

NEIGHBORHOOD PLANNING UNIT - F



Wednesday, October 16, 2024. at 7:00 PM

Please pre-register by clicking [HERE](#)

Meeting ID: 845 9824 9006

Dial In: +1 646-558-8656

Access Code: 845 9824 9006#

CONTACT INFORMATION

Debbie Skopczynski, **Chair** – 404.874.7483 or chair@npufatlanta.org

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or dyoung@atlantaga.gov

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or llarue@atlantaga.gov

Minutes

1. Welcome and Opening Remarks

The meeting was called to order at 7:06 pm.

The agenda was adopted without objection

2. Approval of Minutes

Thanks to Kathryn King for preparing the September minutes. The minutes were posted on the NPU-F website and were attached to the Reminder email sent to those on our mailing list.

The minutes are approved without objection.

3. Announcements

- There are 2 changes to our agenda: 1) Aria Gentlemen's Club has deferred to a later meeting. 2) The Virginia-Highland Pool Association presentation has been cancelled.
- The Bellline SubArea 6 master plan is on the agenda tonight.
- Mark your calendars: Club Platinum is on the next LRB agenda, at City Hall, 2nd floor, October 22, 5 pm. This is the 5th or 6th time it has been on the agenda. If you would like to address the LRB, public comment begins at 5 pm.
- The October SAP hearing will be held on October 24 at City Hall, Council Conference room 1, at noon. BL-24-029 (the ABG expansion) is on the agenda. This is the only public hearing for this SAP. To speak at the hearing, you must sign up before the start and you will be called on when the application is called. If you are not able to attend this hearing, you can send comments to sapcomments@atlantaga.gov. No decisions will be made at the hearing but will follow a day or two afterwards.



4. Reports from City Departmental Representatives

<p>Atlanta Police Department</p> <p>Lt. Kelvin Walls on behalf of both zones</p> <p>Zone 2 TTU/Bike/CARE Commander 404.823.3771 404.546.5685</p> <p>Zone 2 – Major Vayens Zone 6 – Captain Dearlove</p>	<p>Allure is still trying to appeal their suspension. They are monitoring that to ensure that they lose their appeal and do not reopen. License and permits has increased their watch at Copper Cove.</p> <p>Clean car campaign is still on. Please do not leave items in your vehicles. Make sure your cameras are connected to APD so they can access them.</p> <p>If you have a camera on or around your home, go to Connectatlanta.org to register them. APD will not have camera access but will know to contact you if there is an event near your home.</p>
<p>ATL311</p> <p>Tamika Merriweather NPU-F Ambassador ATL311@Atlantaga.gov 404.546.0311</p>	<p>No changes have been made. Still working with PAD to extend their hours.</p>
<p>Watershed Management</p> <p>Aisha Brown aibrown@atlantaga.gov 678-637-1041 City cell</p>	<p>The City of Atlanta Annual Stormwater Program is to clean storm drains, assess their condition, pipe replacements as needed, and new sewer construction. Locations include Misty Lake Pump Station 1 & 2</p> <p>Annual Trick or Treatment Tour is Thursday, October 31 from 4-9 pm Hemphill Water Treatment Plant, 650 17TH Street</p>
<p>Fulton County Solicitor</p> <p>Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, jbowles@atlantaga.gov 770-542-7759</p>	<p>They check up on and provide follow-up to property citations.</p> <p>The Blight Legislation has been approved. They continue to have meetings for who will spearhead it. No clear instructions have been given yet.</p>

<p>Office of the Ombudsman of Neighborhoods</p> <p>Clyde Mitchell Neighborhood Relations Manager clmitchell@atlantaga.gov 404.510.8498</p> <p>Dr. Jodi Merriday exe-jmerriday@atlantaga.gov 470.316.2382</p>	<p>Ombuds are independent, neutral, and impartial parties that can assist with navigating the City, finding resources, and resolving outstanding issues/concerns following an unresolved escalation to 311 and/or a City Departments.</p> <p>Please be in touch if we can assist.</p>
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- 5. Comments from Elected Officials – None
- 6. Consent Agenda

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
<p>AMENDED RAIN DATE Outdoor Festival AIDS Walk Atlanta & Music Festival (NEW RAIN DATE 10/19/2024. Previously supported in February) Susan Ferreira</p>	Class D/3,000 Participants	<p>Piedmont Park September 28, 2024 October 19, 2024</p>	<p>Continue to Support (one day Class D event, recurring)</p>
<p>ATL Holiday Market Sydney Howell</p>	Class E/1,950 Participants New event	<p>Piedmont Park December 15, 2024</p>	<p>Support (Class E)</p>
<p>18th Annual Atlanta HBCU 5K Run/Walk Erinn Rowell And Sydney Powell</p>	Class D/4,000 Participants Recurring event	<p>Piedmont Park June 28, 2025</p>	<p>Support (one day Class D event, recurring)</p>

Consent agenda requirements: All Class E events and one-day Class D events that are recurring. Neighborhood events are not eligible.

Board of Zoning Adjustment

Application #/ Address	Request	Neighborhood Report	Recommendation
<p>V-24-178 876 Arlington Place NE</p>	<p>Applicant seeks a variance from the zoning ordinance to reduce the front yard setback from 35 feet to 32.6 feet.</p>	<p>VHCA: Site plan conducted, board vote 11-0, no concerns, notified neighbors</p>	<p>Recommend approval</p>

License Review Board

Name of Business/ Agent	Property Address	Request	Recommendation
<p>Aria Gentlemen’s Club Ashley Fowler</p>	<p>2284 Cheshire Bridge Road</p>	<p>Nightclub Change of Ownership</p>	<p>Deferred at the request of the applicant</p>

Motion made by Kay Stephenson, 2nd by Harry Heiman to approve the Consent Agenda. The motion was approved by a vote of 35 in favor, 0 opposed.

7. Matters for Voting

Special Event Applications (MOSE)

See Consent Agenda.

Special Event Applications (MOSE)- Review and Comment

Event Name/Organizer	Event Location	Event Date
Spring Festival on Ponce Randall Fox	Class E/1,999 Participants	Olmsted Linear Park – Springdale – Virgilee (NPU-N) April 5-6, 2025

Comments: Will report no comments and no issues.

Alcohol License Applications (LRB)

See consent agenda

Alcohol License Applications (LRB) Review and Comment

Name of Business/Applicant	Property Address	Type of Business/ Request
Alici Brian K. Ferris	931 Monroe Drive NE (NPU-E)	Restaurant Additional Facility

Comments: No comments and no issues.

Board of Zoning Adjustment Applications (BZA)

[V-24-163](#) 762 St. Charles Avenue NE

Applicant seeks a variance from the zoning ordinance to increase the total floor area of an accessory structure from the required 30 percent of the main structure to 58.6 percent of the main structure.

Comments: Neighbor opposition. Holly Fisher and Harry Heiman, local neighbors to the property, related issues of storm water caused by the initial expansion of this property. The City Watershed Department didn't address this during the initial expansion project. Property owner has committed to fixing the issue during this new construction.

VHCA Report: Recommendation to approve with a vote of 9-0. We recommended approval without conditions despite the written request of one neighbor for a condition on stormwater. We have a statement from Louisa Tovar, COA Planning, to address that issue which falls outside of zoning. I will read that statement at the meeting.

NPU-F action: Motion was made to amend the original motion that there be a condition that the stormwater ordinance will be followed was made by Holly Fisher, 2nd by Robin Ragland. The motion was approved by a vote of 26 in favor, 0 opposed.

Motion was made to approve the amended motion by Kay Stephenson, 2nd by Cameron Dodge. It was carried by a vote of 23 in favor, 0 opposed.

Land Use Amendments - Comprehensive Development Plan

CDP-24-27

An Ordinance to Adopt **Atlanta BeltLine Subarea 6 Master Plan**- The Atlanta BeltLine Subarea 6 Master Plan Update; To Amend the 2021 Plan-A Comprehensive Development Plan (CDP) by incorporating by reference said plan. MASTERPLAN, MAP, MASTERPLAN FACT SHEET

Lynette Reid and Andrew Kohr here for Atlanta Beltline. Lreid@atlbelpline.org or Forrest Rose Frose@atlbelpline.org

Comments: The height of the buildings at Amsterdam Walk has been changed back to what was in the original Subarea 6 master plan.

Andrew Pond highlighted the updates to the master plan.

Action: A motion was made to support the plan by Kay Stephenson, 2nd by Vicki Davis. The motion was approved by a vote of 34 in favor, 5 opposed.

Zoning Review Board Applications (ZRB)

[U-23-26](#) 1492 Piedmont Avenue NE

Applicant seeks a special use permit to operate an outdoor dining terrace. [PROPOSED PLANS](#)

Technically, this is in Piedmont Heights, but Ansley Park is also involved. Applicant was not present.

Piedmont Heights Report: Recommend denial, cannot support without an updated site plan

Michael Barnett, Zoning chair for Ansley Park discussed the efforts made to work with The Mixx to address noise issues. He reported that all of their proposed conditions had been agreed to. During their discussions discovered that the site plan did not reflect the distance changes made to property. Ansley Park determined that they could not support the application until an updated site plan was provided. Piedmont Heights agreed. Note: the applicant was not present at NPU meeting.

NPU-F Action: Motion to recommend denial of U-23-26 based on the need for an updated site plan made by PHCA President Bill Compton 2nd by Jack White. The motion carried by a vote of 25 in favor, 0 opposed.

Text Amendments – Zoning Ordinance

Legislation

[Z-24-68](#)

An Ordinance by Councilmember Dustin Hillis to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) of the City of Atlanta Code of Ordinances for the purpose of clarifying restrictions of the erection of freestanding signs; to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) for the purpose of modifying sign permit application procedures; and for other purposes. [FACT SHEET](#)

Comments (from Fact Sheet): To ensure the section regarding the timing of the issuance or denial of an application is consistent with certain constitutional requirements and b) that the language in sections regarding the prohibition of freestanding signs at locations where no business is located be clarified. Freestanding signs may not be constructed before the principal building is on a lot. One freestanding sign shall be permitted for each developed lot with a business establishment.

The City shall process all complete and accurate sign permit applications for sign permits shall be either issued or denied within 30-45 days of their submission. Planning should give notice on or before the 45th day and state the reasons for denial. If a decision is not made before 45 days, then the sign request is approved.

NPU-F Action: Motion made to support the Ordinance by Kay Stephenson, 2nd by Rich Sussman. The motion was approved by a vote of 13 in favor, 0 opposed.

8. Presentations

- Partners for HOME, Inc.: Rapid Housing Initiative-729 Bonaventure Ave | Darion Dunn
 - Purpose is to make residents aware of the project and what it includes.
 - Multi-family property at corner of Bonaventure and Maiden Lane
 - Renovated recently
 - Currently the building has 24 units; previous 12 units were all split in half
 - All are studios of 300 feet
 - 14 units have exterior entrances, 10 will have interior entrances
 - One unit is ADA accessible
 - There will be full time staff and security
 - Wrap around services include a minimum of two full-time staffers on site a24/7
 - Peer specialists will be on site if needed
 - Clinical person is there to help residents with any needs they have
 - Closing is on October 18; 30 or so days later the units will be ready for the new residents

- Virginia-Highland Pool Association – John Closs –Cancelled by applicant

9. **Planner's Report – Doug Young**, Director, Office of Design. dyiung@young@atlantaga.gov

404.330.6702

- The NPU systems 50th Anniversary continues. Saturday, Nov 9, 1-4, there will be Block Party at Old Fourth Ward Park.
- Next phase of Plan A meetings starting up. The kickoff is 10/10 at 5:30 pm, 55th floor, Bank of America building.
- Go to Atlantaforall.com you will find all meetings and dates for the City Development Plan.
- ATL Zoning 2.0
Module II - Development Standards will be released on December 4th. You may continue to submit comments on **all modules** through March 31st at ATLzoning.com
- October 29, the Atlanta City Book Club is meeting. Book is [*Inclusive Transportation: A Manifesto for Repairing Divided Communities*](#)
6:30-8:30 pm meeting at the Atlanta City Studio.
We will also discuss the Vision Zero Action Plan, the Plan A Transportation Chapter, and the upcoming Comprehensive Transportation Plan with ATL DOT representatives.
- Still collecting survey responses on NPU system.
Please [follow this link](#) to a brief survey in the chat so you can **tell us about your experience with your NPU**. Please take a few minutes to complete the survey

10. Neighborhood and Committee Reports

Lindridge Martin Manor	Annual meeting will be November 13, at 7:00 p.m. at Colonnade.
Piedmont Heights	No report
Morningside Lenox Park	Monster Dash 5K Race on November Annual meeting is November 11 at Morningside Presbyterian Church
Virginia-Highland	Tour of Homes is this weekend, 10-6:30 PM. Still looking for some volunteers. You get two free tickets for volunteering. Halloween activities are going on here all next week.
Edmund Park	No report
Emory/CDC area/ Druid Hills	No report
Parks, Trees & Environment (Rich Sussman)	Rich attended Phase 3 of the Atlanta Trail effort. A survey link is in the Chat. A draft Trail report may be available the end of January. They may come to an NPU meeting in January or February They are proposing a long-range plan for 150 miles of Citywide trails. Of those, 99 miles are not yet funded.
Education	No report
Communications (Marla Johnson)	No report
Public Safety (Kay Stephenson)	No report

<p align="center">APAB (Debbie Skopczynski, Voting Member)</p>	<p>At the September meeting, APAB voted to send a letter of support for the <i>OIG</i> to the Mayor's Temporary Task Force approved by Council to "investigate" the processes and activities of the <i>OIG</i>. APAB has asked for Task force meetings to be held at times accessible to the public, including evenings or weekends. Meetings should be live streamed to ensure that all citizens, including those with limited transportation or schedule conflicts, can participate.</p> <p>Meeting notifications should be posted publicly at least one week in advance, following the standard NPU protocol.</p> <p>Public comment should be allowed during task force meetings to foster transparency and enhance public trust.</p> <p>The task force's composition should include peers of the <i>OIG</i>, selected from the Association of Inspectors General (AIG), as well as representatives from Atlanta's citizenry.</p> <p>We will be asked by APAB for our NPU to sign a letter with recommendations for reinforcing the <i>OIG</i>'s independence and operational effectiveness. A draft is being circulated for approval at our next meeting on Saturday.</p> <p>The Mayor will be at this month's APAB meeting. We meet on the Ground floor of City Hall at 10:00 on Saturday.</p>
<p>2024 Community Impact Project Status Reports</p>	<p>No report</p>
<p align="center">Chair Report</p> <p align="center">Sap hearing 10/24 Platinum hearing at LRB 10/22</p>	<p>Piedmont Park Conservancy Master Plan – watch for link to provide input. Will be sent to Neighborhood communication chairs.</p> <p>The Department of City Planning will be launching our Planning Atlanta Together Initiative in 2025. The purpose is to reimagine how neighborhoods participate in public processes, how our recommendations shape our work, and to implement enhancements that advance the Mayor's goal of empowering neighborhoods. A survey should take 5-10 minutes and is anonymous. It is mostly multiple choice. A link is on the Consent Agenda</p> <p>NPU Survey: https://arcg.is/1y050T0</p> <p>The 2024 NPU Chair's Appreciation Dinner will be held on November 14th.</p> <p>Reminder that NPU-F elections will be held in November as required by our bylaws and City ordinance.</p>

11. Old Business - None

12. New Business – Election of Officers will be held in November, as required by City ordinance.

The nominations committee has proposed the following slate:

- Chair – Debbie Skopczynski

- Vice-Chair - open
- Secretary- Carol Shunnarah/Kathryn King
- Committee chairs:
 - i. Zoning – Wiley Sommerfield
 - ii. Public Safety – Kay Stevenson/Susan Kanellos
 - iii. Communications – Marla Johnson
 - iv. Parks, Trees and Environment – Rich Sussman
 - v. Education – ~~Melissa Clark~~ (replaced)
 - vi. Alcohol License and Permits Blake Poticny

APAB Voting Member - to be appointed by the chair

Per the Bylaws Article VI, additional or opposing nominations may be made from the floor at the November meeting.

13. Adjournment

- The meeting was adjourned at 9:42 pm. Motion by David Taylor, 2nd by Kay Stephenson.

PUBLIC NOTICES AND ANNOUNCEMENTS

Plan A: Atlanta’s Comprehensive Development Plan
<p>The Department of City Planning (DCP) is continuing the planning process to update Plan A: Atlanta's Comprehensive Development Plan meeting the Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act. The comprehensive plan sets forth the vision, goals, policies, and actions for future growth and development in Atlanta. DCP will host the next round of events across the city including public meetings and pop-ups between October 2024 and February 2025. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. In-person meetings will occur October 10 to February 6. The website will also have education resources, draft documents for public review, and ways to submit comments. For additional questions, please email PlanA@AtlantaGA.Gov.</p>
Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.</p> <p>Sec. 6-3019 Prohibition of Political Forums “Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.”</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> • Introduction of elected officials as political candidates in upcoming elections; • Distributing campaign materials and literature; and • Conducting either of the above in City Hall, its rooms or offices. <p>Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.</p>