

NEIGHBORHOOD PLANNING UNIT - F

Wednesday, January 15, 2025, at 7:00 PM

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

- I'm Debbie Skopczynski, 2025 NPU-F chair. It's a new year with new beginnings and we have a new slate of officers.
- Kathryn King is our secretary and will be taking minutes tonight.
- Our NPU committee chairs include Kay Stephenson, Public Safety Co-Chair, Susan Kanellos, Public Safety Co-Chair, Tom Schwab, Alcohol Licensing Chair, Wiley Summerfield, Zoning Chair, Rich Sussman, Parks, Trees and Environment Chair, Marla Johnson, Communications Chair and Jason Holmes, Education Chair.
- The agenda was adopted without objection.

2. Approval of Minutes

- The minutes were posted on the NPU-F website and were attached to the Reminder email sent to folks on our mailing list. They were also placed in the chat.
- The December minutes were approved without objection.

3. Announcements

- At the end of the meeting, after we have completed making recommendations on the Matters for Voting, I will open a discussion on our responsibilities for Plan A - the Comprehensive Development Plan and ATL Zoning 2.0. These are the two big projects that are colliding on the calendar with some overlap. Please add to your calendars January 27th, at 7 pm on Zoom to update/rewrite the NPU-F Policies for future development which are incorporated into the CDP. A member of the CDP team will be present to assist us. We must approve the policies at our February meeting. I will put the current Policies in the chat. The link to register for the meeting is on the consent agenda, also on the Chat
- In the meantime, Plan A (the CDP) continues to have public input sessions on individual chapters through March. Those dates are also on the consent agenda.
- Atl Zoning 2.0 is approaching the end of their community engagement cycle. The final Module III, which will focus on the administration of the plan, will be introduced on February 3rd at Haleys Event Center (located inside Green Briar Mall) To register, go to <https://atlzoning.com/meet-and-contribute/> Modules I and II are available for review at the atlzoning.com website. Please send in your comments and questions. The project team has repeatedly said that nothing is "written in stone" and you will get a response. There have been some comments on NextDoor that are not 100% accurate – if you have a



concern, send in a comment. Also remember that this is a city-wide effort and not every neighborhood will fit perfectly in every recommendation. The team is currently looking at the RG 2 and 3 proposed conversions.

4. Reports from City Departmental Representatives

<p>Atlanta Police Department Zone 2 Ben Vayens, Commander</p> <p>bvayens@atlantaga.gov</p> <p>404.323.6344</p> <p>Zone 6 –</p>	<p>Crime is down 7%. Zone 6 had 40, ... arrests...</p> <p>The biggest issue continues to be theft from vehicles.</p> <p>The subject arrested on Dec 6 for Morningside burglaries is still in custody.</p> <p>Q: How is APD handling the homeless problem without PAD?</p> <p>A new contract has been signed with PAD.</p> <p>Comment: The encampment at Paris on Ponce has actually doubled in size.</p>
<p>APD Code Enforcement Officer A J Williams Atlanta Police Department Code Enforcement Section (470) 694-1236</p> <p>anjwilliams@atlantaga.gov</p>	<p>Summons was served for Club Platinum, Allure, and Gino's Pizza. There is a homeless encampment hiding behind the businesses in the trees.</p> <p>She will let us know the court date.</p>
<p>ATL311 Tamika Merryweather 404.546.0311</p> <p>Visit & chat at www.ATL311.com</p> <p>Email: ATL311@atlantaga.gov</p>	<ol style="list-style-type: none"> 1. Dial 3-1-1 inside city limits or 404-546-0311 2. Visit and chat at www.ATL311.com 3. Email at ATL311@atlantaga.gov 4. Mobile App by searching "ATL311" in your app store 5. Social Media @ATL311 6. Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 24639. <p>PAD (Policing Alternatives and Diversions Initiative): To make a PAD Community Referral for non-emergency quality of life concerns related to mental health, substance use or extreme poverty, please call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit www.atlantapad.org or email info@atlantapad.org.</p> <p>Shade' Stokes-Campbell ATL311 Community Affairs Coordinator sstokescampbell@atlantaga.gov</p> <p>If you would like to leave ATL311 feedback from today's meeting, ask us questions, or report any outstanding</p>

	<p>issues, please take our survey by clicking this link: https://www.surveymonkey.com/r/ATL311Meeting.</p> <p>If you would like to have ATL311 present for a Community Meeting or Community Event, please feel free to complete the form below and the Community Affairs Coordinator will reach out to you within two (2) business days: https://forms.office.com/g/JzTwx3gHx1</p> <p>Kelly Brown commented that the fire hydrant on Virginia Avenue, near the bump-out curb, between two driveways, near Murphy's. People keep getting tickets there. Can we paint the curb red? Yes, 311 should be able to help. Please send a photo to Tamika. She thinks, though, it would be Transportation to get the curb painted.</p> <p>Comment: Annette McBrayer called 311 this afternoon from Virginia-Highland and the system told her she was not in a covered area. She tried again later and got through.</p>
<p>Public Works Code Enforcement Officer Pete Francis</p>	<p>He wanted to clarify that no explosives should be disposed of in your trash bin. Fireworks count as explosives. You are only allowed extra garbage four times per year. Any more than that you will be assessed an additional charge. Never use a blue recycling bin for anything other than recycling.</p> <p>Q: Can you not use old Herby Kirby's for yard debris? No, they are too large. The new ones are, only 35 pounds.</p> <p>Q: Can Christmas trees be put on the curb? Yes, but no taller than 6' and no decorations.</p>
<p>City of Atlanta Solicitor Janel O. Bowles, Solicitor Senior Counsel, Office of the Solicitor 150 Garnett Street, 3rd Floor Atlanta, GA 30303 jbowles@atlantaga.gov 770-542-7759 cell 404.658.6618 office</p>	<p>Please access https://linktr.ee/coasol This is to encourage residents to get social with them.</p>
<p>Office of Neighborhood Ombudsman</p> <p>Clyde Mitchell Neighborhood Relations Manager clmitchell@atlantaga.gov 404.510.8498</p>	<p>I am your designated Neighborhood Relations Manager in the Office of the Ombudsman of Neighborhoods, with Dr. Jodi Merriday (exe-jmerriday@atlantaga.gov 470-316-2382). 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. Please be in touch if we can assist.</p>

5. Comments from Elected Officials

<p>Councilmembers</p> <p>Alex Wan, awan@atlantaga.gov, 404-330-6049</p> <p>Amir Farokhi, District 2, 404-330-6038</p> <p>Liliana Bakhtiari, District 5, 404-330-6048</p> <p>Amber Madison, AIA on behalf of Council member Michael Bond, Post 1 at Large</p> <p>Mbond@atlantaga.gov</p> <p>Cc: almccreary89@gmail.com 404.330.6770</p>	<p>Amber Madison here.on behalf of Councilmember Michael julian Bond.</p> <p>Comment: Charles Kaften pointed out that Alex Wan has not attended the past three meetings. He has an obligation to attend these meetings and to answer questions from us.</p>
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6. Consent Agenda

Board of Zoning Adjustment

Application/ Address	Request	Neighborhood Report	Recommendation
<p>V-24-224 676 Elmwood Drive NE</p>	<p>Applicant seeks a variance from the zoning ordinance to 1) reduce the rear yard from the required 15 feet to 6 feet, 2) reduce the west side yard from the required 7 feet to 1 foot 6 inches 3) increase the lot coverage from the required 50 percent to 52.6 percent and 4) a special exception to increase the maximum width of a driveway from the required 20 feet to 24 feet.</p>	<p>Site plan conducted, objections from adjacent neighbor has been resolved by lowering height and removing window that faces the neighbor</p>	<p>Recommend Approval</p>
<p>V-24-233 1739 Pine Ridge Drive NE</p>	<p>Applicant seeks a special exception from the zoning ordinance to 1) reduce the front yard setback from 50 feet to 23 feet, 2) reduce the west side yard setback from 10 feet to 5.4 feet, and 3) reduce the east side yard setback from 10 feet to 5 inches.</p>	<p>Existing stair that is going to be re-built will be rebuilt in existing location, currently non-conforming but going to be repaired/replaced in place. Variance request to decrease front set back only decreases it by 6"</p>	<p>Recommend Approval Removed at the request of a participant</p>

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/Date	Recommendation
Piedmont Park Arts Festival Randall Fox	Class E/ 1,999 Participants	Piedmont Park August 16-17, 2025	Support
ATL Spring Market Sydney Howell	Class E/ 1,950 Participants	Piedmont Park May 31-June 1, 2025	Applicant not present; pulled off consent agenda
AIDS Walk Atlanta & Music Festival Susan Ferreira	Class D/3,000 Participants	Piedmont Park September 27, 2025	Support
Abnormal Market Uncommon Bazaar Randall Fox	Class E/1,000 Participants	Piedmont Park June 12-27, 2025	Support

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

Comments: Rich Sussman wishes to discuss why the V-24-233 side yards are so small.

NPU-F Action: Motion by Rich Sussman, 2nd by Kay Stephenson, to approve the Consent Agenda, with the exception of V-24-233 and the ATL Spring Market to be discussed further, carried by a vote of 26 in favor, 0 opposed.

7. Matters for Voting

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
2025 Atlanta Science Festival Exploration Expo	Tanner Garrard	Piedmont Park – 400 Park Drive	March 22, 2025

NPU-F Action: Motion to recommend approval made by Tom Schwab, 2nd by Kevin Cronin. Carries by a vote of no objections.

Board of Zoning Adjustment Applications (BZA)

V-24-225 816 Adair Avenue NE

Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 35 feet to 17 feet 6 inches, 2) reduce the west side yard setback from 7 feet to 3.8 feet, 3) reduce the east side yard setback from 7 feet to 1 foot and 4) reduce the rear yard setback from 15 feet to 4 feet.

VHCA Report: Board approved 8-2 as follows:

West side yard setback to 6' (requested 3.8 feet)

East side yard setback to 6" (requested 1 foot)

Rear yard setback to 6' (requested 4 feet)

Front Yard to 21' (requested 17 feet 6 inches)
and lot coverage to 53% (an additional variance request)
and immediately commence a water mitigation plan
Conditioned on a site plan dated received by the City 1-7-2025
Comments:

NPU-F Action: Motion to approve made by Kevin Cronin, 2nd by Kay Stephenson was defeated by a vote of 14 in favor, 19 opposed.

Motion to deny made by Charles Kaften, 2nd by Frances Johnston carried by 17 in favor, 14 opposed.

V-24-233 1739 Pine Ridge Drive NE

Applicant seeks a special exception from the zoning ordinance to 1) reduce the front yard setback from 50 feet to 23 feet, 2) reduce the west side yard setback from 10 feet to 5.4 feet, and 3) reduce the east side yard setback from 10 feet to 5 inches.

MLPA Report: No issues from the zoning committee, approved as submitted. Existing stair that is going to be re-built will be rebuilt in the existing location, currently non-conforming but going to be repaired/replaced in place. Variance request to decrease front set back only decreases it by 6"

Comments: Consent agenda – recommend approval

NPU-F Action: Motion to approve made by Leslie Mather, 2nd by Kay Stephenson carried by a vote of 19 in favor, 1 opposed.

V-24-238 848 Courtenay Drive NE

Applicant seeks a variance from the zoning ordinance to 1) reduce the half-depth front yard setback from 7.3 feet to 6.4 feet, 2) reduce the east side yard setback from 6.1 feet to 4.6 feet and 3) reduce the front yard setback from 28.2 feet to 23.7 feet.

MLPA Report: No issues from the zoning committee, approved as submitted

- The overall design is thoughtful and contributes in a positive manner to the overall pedestrian / general community experience of the street. We appreciate the architectural 'bump outs' which enhance the overall character and remove the experience of a 'flat box'. We understand the direct side neighbor home is most likely going to be a tear down and re-developed by a local developer.

Comments: R-4 Zoning ordinance requires half-depth front yard setback 17-1/2 feet, side yard 7 feet and front yard 35 feet. The variance requests are for current conditions.

NPU-F Action: Motion to approve made by Leslie Mather, 2nd by Wiley Sommerville, carried by a vote of 21 in favor, 0 opposed.

V-24-242 1346 Avalon Place NE

Applicant seeks a variance from the zoning ordinance to 1) reduce the rear yard setback from 15 feet to 9 feet 2) reduce the north side yard setback from 7 feet to 6 feet and 3) reduce the south side yard setback from 7 feet to 5 feet.

MLPA Report: While the same design of the carriage house can be achieved by simply moving the carriage house towards the main house by 5ft or so, the side neighbors are in agreement and ok with the proposed design. The carriage house design proposal is not dissimilar to the adjacent properties and their garages, and it is well proportioned and designed to reflect and enhance the overall character of the existing Neighborhood. **We would like it documented that our approval of the project above and variance includes**

the assumption that the city of Atlanta building and zoning department will inspect and enforce the below:

o The impervious vs pervious site percentages meet code and are enforced via inspections

NPU-F Action: Motion to approve made by Leslie Mather, 2nd by Kevin Cronin, carried by a vote of 19 in favor, 0 opposed.

8. Presentations

- MNS Engineers, Inc. and the Department of Grants & Community Development: 5-Year Consolidated Plan and updates to the Analysis of Impediments to Fair Housing Choice Report. Karin Parish presented on the Grant programs for lower income residents in our neighborhood. They are asking all residents to take one or both of their surveys.
- Karin Parrish, kparish@mnsengineers.com
- NPU Survey Link: <https://www.surveymonkey.com/r/COANPU>
- Public Community Outreach Survey link: <https://www.surveymonkey.com/r/CityofAtlantaConPlan>

9. Planner’s Report – Doug Young

Doug Young, Director, Office of Design, DCP and NPU F Planner. 404-330-6702, dyoung@atlantaga.gov

- They are wrapping up their 50th NPU Anniversary events and wish to thank everyone for their participation.
- There are several large community meetings coming up for Plan A (CDP) and Atl Zoning 2.0
- AtlantaForAll.com has a complete listing of all meetings and recordings
 - o Module 3 focuses on the procedures and the organizational structure of the zoning ordinance.
- NPU’s survey results will be available soon
- Plan A would not change the zoning 2.0 plan
- NPU-F’s land use is being reviewed on January 27
- Question: Who would the VHCA contact to get participation from someone to discuss Zoning 2.0 at an upcoming town hall? Doug Young suggested contacting Keyetta Holmes, Director of the Office of Zoning Development.

10. Neighborhood and Committee Reports

Lindridge Martin Manor	Board is meeting January 22. Their President has moved to Alabama.
Piedmont Heights	No report.
Morningside Lenox Park	Marta is redesigning two of their bus routes that will eliminated them in Morningside & Va-Hi neighborhoods.
Virginia-Highland	No report.
Edmund Park	No report.
Emory/CDC area/ Druid Hills	No report.

<p>Parks, Trees & Environment (Rich Sussman)</p>	<p>Big thank you to Stephanie Coffin and Trees Atlanta for increasing the tree canopy in Virginia-Highland. We had 148 trees planted in the past year.</p> <p>Friends of Orme Park is having their annual Weed Wrangle on Monday, January 20, to pull out ivy. This event is sponsored by the Georgia Native Plant Society (GNPS) and is a great way to give back to the community on MLK Day. They will meet at the Orme Park sign near the playground from 10am-noon.</p>
<p>Education</p>	<p>Jason Holmes reported that the APS Board is reviewing the capacities of all the APS schools over this calendar year. I would appreciate any feedback from our community members.</p>
<p>Communications (Marla Johnson)</p>	<p>No report.</p>
<p>Public Safety (Kay Stephenson & Susan Kanellos)</p>	<p>There has been a huge water main break over in the Emory area. The hospital and their research labs are having water issues; so are their student housing units. Our Council member, Alex Wan, had planned to be here tonight but he has spent the day trying to get water to vital places within Emory.</p> <p>Major Webster, Zone 6, let us know there is a new security plan for the new Training Center. The Center has drained many of our officers to provide security at the Center; many of those officers (maybe 8?) will be reassigned now to our area again.</p> <p>The College Championship game on Monday is going to have an impact on our neighborhoods and traffic.</p>
<p>APAB (Debbie Skopczynski, Voting Member)</p>	<p>The December meeting of APAB was cancelled.</p> <p>Kady Dewees will represent NPU-F at APAB in 2025. Her 1st meeting is Saturday.</p>
<p>2024 Community Impact Project Status Reports</p>	<p>Community Impact Grant close-out report was submitted on time with a couple missing components that will need to be cleaned up later this month.</p> <p>The 2025 Community Impact Grants was released last week. The basic program has not changed from last year: The max award for each NPU is around \$10,000 which includes a \$1,500 training bonus for NPU officers. Our committee chairs have registered for the training so we should be eligible. Debbie has sent an announcement to the neighborhoods and previous grant applicants.</p> <p>If you are interested in applying for a grant, please send me an email to get the specifics on what is required by February 5th. If you have a project in mind but don't know if it is eligible, call me. Grant submissions must be submitted in early March, which means the NPU will need to vote on grant projects at our February meeting.</p>

Chair Report

We received a Beltline SAP BL-24-045 for 1903 Piedmont Circle (Piedmont Heights), European & Domestic Auto Care renovation and addition. Piedmont Heights has reviewed it and has no comments,

I met with the stakeholder team today to discuss the Shaky Knees festival which will be held in Piedmont Park on September 19-21. Shaky Knees is replacing the annual Music Midtown. We have not seen the application yet, so it was an abbreviated conversation, but you can expect the load-in/-out and 10th Street closing to be similar to Music Midtown and other class A events.

Plan A – Comprehensive Development Plan: One of the primary roles of the NPU is to review the CDP document and provide input, comments, opposition to the plan to ensure that our preferences for future development in the NPU are reflected. The CDP is the master plan for the city – most of our neighborhoods have prepared master plans and I know that you know that it is a ton of work and can be very comprehensive.

The NPU's contribution are policy statements that we will use, and the city consults when a new development is proposed within our boundaries. I've put our current land use policies created in 2021 in the Chat.

Consider – did these policies reflect the NPU's preferences when we were considering Amsterdam Walk, the service road through Dutch Valley, the Public Storage space on Monroe and 10th, the Fuqua development at 10th and Monroe, the proposed adult entertainment businesses on Cheshire Bridge.

One thing to note: the former president of Ansley Park copied me an email regarding the Plan A designation for Amsterdam Walk. He believes it is not consistent with the Beltline SA6 Master Plan. If you have similar concerns, please send them to the Plan A team. They could have used an early draft of the Beltline MP and didn't realize it had been changed from High Density to Medium Density.

Nate Hoelzel, the project manager for Plan A will host a meeting with the NPU executive committee and planning leads on January 27th at 7 on Zoom using our usual zoom link. All NPU meetings are open to all. Please register in advance. The zoom registration link is on the Consent agenda.

ATL Zoning 2.0

I attended the meeting on Monday night to answer questions about the 2nd Module that is now available for review. Some of the key takeaways:

- Nothing is set in stone. The team is still taking comments and suggestions and requests for reconsiderations.
- The zoning draft will be ready this summer with the process for adoption starting this fall.
- Module III which will be introduced in February will deal with the administration of the plan and also include the definitions of terms use throughout the document. Some terms that will

	<p>change: Sublots will replace Zero Lot Line; Half-depth side yard will be replaced by side street frontage; the definition of family is changing to be consistent with federal standards</p> <ul style="list-style-type: none"> - NPU Chairs will be trained on the new ordinance in NPU-U sessions. - The website can be difficult to use, but you can find the proposed zoning conversion, tables and Module 1 for review. Recordings from previous meetings are also available. - The zoning ordinances will not include anything that is not strictly zoning like the Tree Ordinance, Short Term Rentals, - Proposing a requirement that accessory structures will need to be behind primary structures. - Still looking at conversion recommendation for VaHi's RG2 and RG3 - NC districts will not change but may have some tweaking if a specific requirement changed - Not every neighborhood zoning district will fit neatly in the new categories <p>The team is taking comments for all modules through March 31st.</p>
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11. Old Business - None

12. New Business –

13. Adjournment

- The meeting was adjourned at 10:02. pm. Motion by Benjamin Terry, 2nd by ???, 2nd by .

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

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>