

**Minutes of NPU-B regular monthly meeting  
Tuesday, March 7, 2017**

The meeting was called to order at 7:00 p.m. by Andrea Bennett, NPU-B Chairperson.

Present: 16\*

Proxies: 4  
Bob Connelly to Frank Toye  
Jim Cosgrove to Bill Murray  
Kim Shorter to Nancy Bliwise  
Jason Kendall to Abbie Shepherd

**1. OPENING REMARKS / CHAIRPERSON'S COMMENTS**

Welcome, mission of NPU-B, and introductory remarks  
Michael Isaacs has resigned -- moving

**2. APPROVAL OF MINUTES**

**NPU-B Action: A motion to approve minutes, as amended, from the previous regular monthly meeting of the NPU-B passed by vote of 20-0-0.**

**3. REPORTS FROM CITY DEPARTMENTAL REPRESENTATIVES, ELECTED OFFICIALS, AND OTHERS IN AUDIENCE**

Atlanta Police Department (APD) Zone 2

Captain Butler, Assistant Commander Zone 2, presenting for Zone 2 Commander, Major Barry Shaw, [JBShaw@atlantaga.gov](mailto:JBShaw@atlantaga.gov) ; 404-391-0081

Captain Butler had no formal report and asked for questions. Ridgedale Park (Kingsboro Road) experienced an armed robbery but have not received any additional information. Captain Butler will check current status and respond to Ridgedale Park.

Atlanta Fire Rescue Department (AFRD)

404-546-4400 (or dial 404-546-4421 to reach station 21)

No Report

Fulton County District Attorney Community Prosecutor's Office

Brenden Dougherty, Zone 2 Community Prosecutor ([Brenden.Dougherty@fultoncountyga.gov](mailto:Brenden.Dougherty@fultoncountyga.gov))

Keeps track of repeat offenders, burglaries, quality of life crimes, etc. Continuing to identify specific individuals. An offender with 15 indictments is currently in custody awaiting trial. Recently arrested an individual involved in a carjacking at Lenox Mall. Was able to track the vehicle and arrested within 30 minutes of committing crime and will be indicted shortly. Arrest restriction event (April 29) – if anyone knows of someone with an arrest on their record that has had no action, this event is an opportunity to request that the arrest is expunged. Event will occur at MLK Center on Jackson Street. Encouraged participation in Court Watch – will receive notice

of court proceedings and can attend hearings and provide community impact statement. Can also send a written statement.

City of Atlanta Office of the Solicitor: main office 404-658-6618

Alan Coleman [acoleman@atlantaGA.gov](mailto:acoleman@atlantaGA.gov)

404-658-6658 office; 404-902-0934 mobile

L'Erin Barnes, Senior Assistant Solicitor, [LFBarnes@AtlantaGA.gov](mailto:LFBarnes@AtlantaGA.gov) (404-680-6498)

No report.

MARTA Police Department (MPD) North Precinct (404-848-3902) [www.itsmarta.com](http://www.itsmarta.com)

Major Easterling reported an incident on the North line that is under investigation. News stations reported a shooting at the North Avenue MARTA station that occurred at a location outside of the station. Major Easterling wanted to correct the record and MARTA is working with news station to correct what was reported.

Question: Is MARTA acquiring security cameras or license plate readers? This is being studied but there is no announcement at this time.

Department of Watershed Management (DWM) (404-982-1480) [www.atlantawatershed.org](http://www.atlantawatershed.org)

Denita Burton, Office of Safety, Security, & Emergency Management (404-546-3374) or

[dburton@atlantaga.gov](mailto:dburton@atlantaga.gov); 404-798-8103 (cell)

Watershed is beginning to canvass area to inventory leaks in our area. Ms. Burton announced a bill payment amnesty program. If a customer owes \$500 or more, Watershed will create a bill payment plan. The customer must be able to pay 20% of bill in order to qualify for the program.

Department of Parks and Recreation (DPR) (404-546-6813)

[www.atlantaGA.gov/iparcs](http://www.atlantaGA.gov/iparcs)

Stanton German, Manager, Peachtree Hills Recreation Center (PHRC), 308 Peachtree Hills Ave.

[SMGerman@AtlantaGA.gov](mailto:SMGerman@AtlantaGA.gov) or 404-237-2756.

Current programs are in full swing; everything is going well. Basketball is at the end of the season. Playoffs have started.

Camp Best Friend is scheduled for June 5 – July 21. Registration is open and families can register at [Atlantaga.gov](http://Atlantaga.gov) website. The program is trying to serve 4000 students across the city.

Track and baseball programs have opened. Summer program will be published soon.

Department of Public Works

Officer L Morgan, Solid Waste, 404-276-4666

Ruthie Norton, Deputy Director, Office of Sustainability, [RNorton@AtlantaGA.gov](mailto:RNorton@AtlantaGA.gov), 404-335-1902

Verna Singleton, [VSingleton@AtlantaGA.gov](mailto:VSingleton@AtlantaGA.gov)

City of Atlanta is beginning a new recycling public awareness program – “top 10 in the bin” – that lists what materials will be accepted. This will reinforce proper recycling and may result in fines for improper disposal.

Reminded us that city ordinances require us to bring in trash cans the day that solid waste is picked up in the neighborhood. If a crew is working in the neighborhood and sees trash cans that remain at the curb, may leave a warning sticker for residents. They are not policing neighborhoods but do this if other work brings them to an area where trash can are not appropriately removed from the curb.

The city has identified a glass recycling firm -- Ripple Glass – as a possible partner for glass recycling. Plan is to install drop-off bins around Atlanta area. They are seeking possible locations. Requires room about the square footage of two parking spaces.

Office of Sustainability received \$1M grant from Rockefeller Foundation to address resilience – response to stress (e.g., traffic) or shocks (e.g., ice storm). Stephanie Stuckey – chief resilience officer seeking information about major concerns. There is an online survey posted at ResilientAtlanta.org. Ms. Norton will come back to community and present results. Noted cyberterrorism as an emergent issue that the office had not anticipated.

Issues to be resolved:

- Paving – Habersham between W. Wesley and Peachtree Battle; signs were left on the street after the paving was completed.
- Water at 2576 Peachtree – large leak; combined with construction is creating more of a problem for right turn lane.
- Sheridan Drive – public works installed no parking signs. 58 Sheridan Drive – parking signs are placed too far from driveway.

Ms. Singleton noted that public works has outstanding service request records that require a disposition in order to be closed. She will e-mail a list of open service requests for us to review and potentially close. Encouraged everyone to use 311 so that a ticket is open and can be tracked more efficiently.

Ms. Singleton is transitioning her work to Officer Morgan. We thanked her for her service to NPU-B.

Code Enforcement Section, APD Community Services Division

[CodesRequests@AtlantaGA.gov](mailto:CodesRequests@AtlantaGA.gov) 404-546-3868

[jhbrown@atlantaga.gov](mailto:jhbrown@atlantaga.gov); 404-546-3800 office; 404-557-2748 cell

Officer Culbreth

Officer Culbreth presented three cases for the month of February. Investigating 2416 Piedmont and 2832 Lenox Road for junk and debris; notice mailed. 741 Loidans property is assigned and will be investigated.

Atlanta-Fulton Public Library – Outreach Program  
Oscar Gittemeier, 404-730-1826, [Oscar.gittemeier@fultoncountyga.gov](mailto:Oscar.gittemeier@fultoncountyga.gov)

Will come to neighborhood association meetings to give out library cards or workshops on library use, resume services, entrepreneurial resources, etc. Does not matter day or time; will work on scheduling at convenient time. Very invested in increasing library service.

Buckhead Business Association

Bob Gibeling, VP, Community Alliance, BBA office: 404-467-7607

No Report.

Livable Buckhead, Inc (LBI) - Denise Starling, Executive Director

[www.livablebuckhead.org](http://www.livablebuckhead.org)

Buckhead Community Improvement District (CID)

[www.buckheadcid.com](http://www.buckheadcid.com)

Buckhead Area Transportation Management Association (BATMA)

[www.batma.org](http://www.batma.org)

No report

Councilman Ceaser Mitchell's office

Jim Elgar

No report

Councilman Howard Shook's Office

Sally Silver

No report

#### **4. PRESENTATIONS**

#### **5. PLANNER'S REPORT**

Jessica has a wide range of housing options and are considering an adjustment to the R-5 zoning to allow 'tiny houses' on foundations. Tiny house feasibility study examined a range of issues (e.g., foundation, wheels, communities, micro-housing (small houses within developments). Current plats are designed for 'regular' single family housing. Research suggests some mismatch between household demographics and current housing stock. Councilman Hall and Planning wanted to explore options. Not feasible for current property configurations and are seeking alternatives. R-5 districts are not very prevalent in NPU-B (some in Peachtree Park and a few scattered in other areas). Ordinance will allow free-standing units less than 750 square foot units. Accessory usage in multi-dwelling parcels. Outlined ordinance.

Zoning Review Board – Public Meeting on April 13<sup>th</sup>. We can vote on ordinance in April meeting.

Jessica will send a copy of the redlined ordinance for our review prior to April meeting.

Questions:

- Airbnb rentals – prohibits commercial ventures of leasing on a non-long-term basis in accessory unit; does not prohibit rental of main house and owner living in accessory unit during short-term rental period.
- Will not be allowed to subdivide parcels – will remain on main lot
- Parking – on parcel; has to have enough space for a conforming parking space in back yard; any exception would be a variance
- Cannot combine duplex and accessory structure
- Restricted to two units – main house and accessory unit
- Does not have to be owner occupied in R-5
- Some study of alternatives for other types of zoning – may be a family model
- What is change from current zoning – two-family zoning is more flexible than traditional duplex; option to make second residence a free-standing unit
- Conforming R-5 lot to divide into duplex can have two units on each lot (zero lot line) – this would result in 4 units; can do this now but new ordinance would give more flexibility on placement of building than current R-5 zoning. Flexibility comes somewhat from reduced setbacks
- Plumbing – required to have all utility connections currently covered in R-5 ordinance
- Other models – Decatur now allows accessory dwellings on all zoning classes

Another zoning ordinance is being proposed that will allow another category of industrial use that includes residential within industrial. The problem being addressed is fragmented industrial parcels in areas that are becoming residential. Ordinance now allows industrial properties more than 50 years old to be converted to We have received fact sheet but not full ordinance.

Public hearing is in May or June. Work on ordinance is ongoing. Wants comments on current state as they are writing the ordinance. NPU-B members pointed out problematic typographical error that requires that ‘emit noxious lights and sounds’.

## **6. INTERNAL REPORTS**

Atlanta Planning Advisory Board (APAB)

Richard Rauh, NPU-B APAB delegate; Cathy Muzzy, alternate delegate.

Email Report.

## **7. STANDING COMMITTEE REPORTS**

### **A. PUBLIC SAFETY COMMITTEE**

Randall Kent, Chair

Buckhead Grand Condominium Bar; 3338 Peachtree Road NE / change of agent / REVIEWED AND APPROVED AT MEETING

California Pizza Kitchen; 3393 Peachtree Road NE / change of agent / DEFERRED

Sahara Hookah Lounge; 321 Pharr Rd NE, Suite D / change of licensee / REVIEWED AND APPROVED AT MEETING

The Barney Bash was presented last month and included in report this month.

**NPU-B action: A motion to adopt committee recommendations on the above-listed consent agenda passed by vote of 20-0-0.**

**B. DEVELOPMENT AND TRANSPORTATION COMMITTEE**

No Report.

**C. ZONING COMMITTEE**

Bill Murray, Chair

**Applications on Zoning Committee Consent Agenda:**

V-16-006 1010 East Club Lane NE APPROVED WITH CONDITIONS  
Applicant seeks a variance from the Zoning regulation for the following: (1) to allow an accessory structure to project in front of main house. (E. Brookhaven Drive frontage); (2) to exceed the maximum size allowed for an accessory structure from 30% to 39%; (3) to allow a parking bay/pad to be located in the required half-depth front yard where prohibited. Applicant seeks a Special Exception; to allow active recreation (swimming pool) to be located in a yard adjacent to a street.

V-17-011 2950 Slaton Dr NW APPROVED WITH CONDITIONS  
Applicant seeks a variance from the Zoning regulations to reduce the required rear yard setback from 30 feet to 15 feet 7 inches to allow for a swimming pool.

V-16-346 36 Highland Drive NE APPROVED CONDITIONED TO SITE PLAN  
Applicant seeks a variance from the zoning regulations to reduce the required west side yard setback from 7 feet to 3 feet 6 inches in order to allow for the construction of a new single family dwelling. Applicant seeks no other variances at this time.

V-17-004 762 Martina Drive NE APPROVED CONDITIONED TO SITE PLAN  
Applicant seeks a variance from the zoning regulations to (1) reduce the required east side yard setback from 7 feet to .5 feet and (2) reduce the required front yard from 35 feet to 19.5 for a 2<sup>nd</sup> story addition to an existing single family dwelling.

**NPU-B action: A motion to adopt committee recommendations on the above-listed consent agenda passed by vote of 16-0-0.**

Community Comment

Laura Dobson – protesting action of Peachtree Hills Civic Association

Revised site plan with transfer of the Isackson property parcel to Ashton Woods. Was approved by association without notice to the neighborhood. Believes that neighborhood would not approve development because of a history of clear-cutting lots and loss of historic properties. Ashton Woods involved in court action involving properties. Supports original Isackson property plan that preserves 50% of tree canopy.

Peachtree Hills Civic Association does not have a statement on the concern at this time. France Campbell is not on the Peachtree Hills Civic Association board but represents the neighborhood at NPU-B and thus could not address the civic association process. NPU-B system does not regulate neighborhood process. We can provide community feedback and will do so in this situation. Ms. Dobson will prepare a paragraph and send to Andrea Bennett for review, distribution, and submission to Peachtree Park.

## **8. OLD BUSINESS**

## **9. NEW BUSINESS**

## **10. ANNOUNCEMENTS**

Please pay dues.

The next BZA meetings will be held on March 9<sup>th</sup> on the 2<sup>nd</sup> floor of the City Hall Annex at noon.

The next ZRB meeting will be held on March 9<sup>th</sup> on the 2<sup>nd</sup> floor of the City Hall Annex at 6 PM.

Kim Shorter is looking for a volunteer to take minutes at the next NPU meeting.

The next meeting NPU B meeting will be April 4, 2017.

## **11. ADJOURNMENT**

The meeting was adjourned at 8:30 p.m.