

**Minutes of NPU-B regular monthly meeting  
Tuesday, September 1, 2020**

The meeting was called to order at 7:04 p.m. by Nancy Bliwise, NPU-B Chairperson.

**\*\*This meeting was held by Zoom\*\***

Present: 20

Proxies: None

\* 5 members joined after the minutes were approved.

No press were in attendance.

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

Welcome, mission of NPU-B, and introductory remarks

The Lindbergh/Morosgo neighborhood has been officially recognized by the City of Atlanta. Rob Haskins will be representing the neighborhood, and this is his first official meeting. Everyone welcomed Rob to the Board.

**2. APPROVAL OF MINUTES**

**NPU-B Action: A motion to approve the revised minutes from the previous regular monthly meeting (June) of the NPU-B passed by vote of 15-0-0.**

**3. APPROVAL OF AGENDA**

**NPU-B Action: A motion to approve the agenda of the NPU-B passed by vote of 19-0-0.**

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

Atlanta Police Department (APD) Zone 2

Major Senzer, Commander Zone 2, [asenzer@atlantaga.gov](mailto:asenzer@atlantaga.gov) ; 404-624-0674.

Major Senzer noted that part 2 crimes are lower by 15% citywide and lower by 22% in NPU B. There has been an increase in auto thefts, however. In Zone 2, 281 stolen vehicles were either running or had their key fobs in them (70% approximately). The valet incidences have declined due to the efforts by the City and valet workers.

There have been 147 guns taken from vehicles in Zone 2. Auto thefts and homicides are up with 5 homicides this year, compared to one last year. There is one homicide in Zone 2 where the “leads have gone cold.” That is the homicide on Peachtree Road and Peachtree Battle on May 31<sup>st</sup>, in which a motorist driving a pickup truck was assaulted and killed. The other 4 homicides have been solved due to the homicide unit’s hard work.

Major Senzer was pleased to report that the Simon Group put forward a more robust security team and since the upgrades, there has not been a critical incident at Lenox Mall. The security detail still identifies a number of people trying to enter the mall with firearms. The Mall does not allow firearms.

Homelessness continues to be a challenging problem. The properties that abut the GDOT land by Lindbergh is the biggest frustration. The City has approval to enforce urban camping ordinances on GDOT property. Progress has been slowed due to Covid related issues at the jail and courts, and is further complicated by the large number of people violating the Ordinance.

The City has met with Kathy Zahul (GDOT) and toured the “tent city”. The encampments have grown and there is much filth and debris. GDOT does not think that they can issue public trespass citations. The MOU that was supposed to allow APD to issue criminal trespass without GDOT representatives present has ceased to make progress. APD has tried to offer services (shelters) but most of the homeless in the encampments turn down the services. The City continues to struggle and tries to address this issue.

A board member asked if changes in housing are driving the homelessness or is it related to other factors. Major Senzer said that he doesn't know the driver.

Major Senzer updated the group on “Party Houses”. There are 5 or 6 “party houses” located in Zone 2. The house at 3511 Roxboro has been the worst recently. The police are addressing noise and parking issues on a weekly basis but also working with zoning and others on a multi-pronged approach. The property owner was recently arrested, and the manager turned herself in, both charged with zoning violations. The “Disorderly House Code” prohibits a house from being used for commercial purposes. APS was also able to use the “Disorderly House Code” to get citations against 3234 Andrews Court. The City is continuing to stay engaged and make arrests when possible.

There was a question from a board member about girls being bussed into the party houses, noting that it appears to be trafficking. Major Senzer noted that residents should email him if they see something that looks inappropriate. Major Senzer noted that one of the party homes is run by the owner of adult entertainment establishment, so while any site suspected of trafficking needs to be investigated – it may not be what it appears.

Street racing activities are a problem and not unique to Atlanta. The scope has increased Citywide. Deputy Chief Murphey has organized a centralized plan of action to deal with these issues, primarily addressing the weekends. The auto crimes enforcement unit and street enforcement unit along with the zone discretionary team will be working together. The numbers are massive. Just related to street racers in Zone 2 last weekend there were 60 traffic stops, 17 moving violations, and 7 vehicles were impounded.

Deputy Chief Murphy noted that they are working on the traditional “hot spots” as well as responding to any locations called in by the public. She urged folks to provide any information available to put financial pressure on the car owners to curb the behavior.

Deputy Chief Celeste Murphy Atlanta Police Field Operations Division 404-558-4911  
[cmurphy@atlantaga.gov](mailto:cmurphy@atlantaga.gov)

The Buckhead Condo Alliance noted that the noise due to the modified cars is really a nuisance to the property owners. There was a comment about re-writing the noise ordinance so that there is an ability to ticket people for exhaust and the noise.

A board member asked whether businesses can cite the racers for criminal trespass? Major Senzer responded that criminal trespass could be used, but an agent of the property must be present in order for the City to enforce this.

Another board member asked about gating off the parking lots during the off-hours to prevent the parking lots being used for street racing activities. Major Senzer noted that commercial businesses could use bollards or other techniques to prevent access.

Water dealers – Major Senzer noted that enforcement stepped up when guns were found and the sellers were getting more aggressive towards cars. Zone 2 is enforcing the laws on the books. There was a PSA done explaining why the actions of these kids is dangerous to the kids and the public. The youth caught are transported back to their homes. Currently, the City is at a “maintenance” level. The kids leave quickly when the police show up. Major Senzer reminded everyone to call 911 and the Zone will quickly address the issues.

There was a discussion about restaurants that are operating outside of the parameters of their license. The City is working with the License and Permits Office and the Solicitors Office to address some problematic establishments. Luca was cited for operating an unapproved outdoor area, as none of their outdoor area was legal. The removal of the outdoor seating appears to have helped. The License Office is citing Valur. The City is doing directed patrols and enforcing parking. Major Senzer is trying to determine whether or not they are operating outside of hours of operation.

A board member thanked APD for working to address the security issues near Garden Hills and ensuring these facilities operate within their licenses.

Buckhead CID has an off-duty officer in a marked patrol car that operates from 6pm to 2am within the Buckhead CID footprint that includes this corridor.

A Board Member asked if there were continued violations at a restaurant if their liquor license could be terminated. Major Senzer noted that is part of a package that permits and licenses would issue if they were found in violation.

A Board member asked what NPU B can do to facilitate enforcement? Major Senzer reminded everyone to call 911 and/or email Major Senzer if there are issues that are impacting their quality of life. He also noted that the Zone’s support and appreciation for the officers is huge. He commented that Zone 2 is great at showing appreciation.

A board member asked if residents should call Zone 2 Dispatch instead of 911. Major Senzer noted that people should call 911. The board member also asked about gun shots last Saturday night around 2am. Major Senzer noted that there were shots fired.

Atlanta Fire Rescue Department (AFRD)  
404-546-4400 (or dial 404-546-4421 to reach station 21)

No Report.

Atlanta Office of the Solicitors  
Judge Sylvia J Lee; 404-932-5566, sjlee@atlantaga.gov

Hala Carey, Senior Assistant Solicitor, 404-658-6003, [hcarey@atlantaga.gov](mailto:hcarey@atlantaga.gov)

Ms. Carey noted that the Solicitors Office has been working with Major Senzer to address issues affecting NPU-B. She had nothing further to add to Major Senzer's update.

Fulton County District Attorney Community Prosecutor's Office

Megan McCulloch, Zone 2 Community Prosecutor ([megan.mcculloch@fultoncountyga.gov](mailto:megan.mcculloch@fultoncountyga.gov), 678-362-1855)

Ms. McCulloch was unable to attend but noted that she was addressing the issues that have previously been raised.

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

Major Matthew Carrier; [mcarrier@itsmarta.com](mailto:mcarrier@itsmarta.com), 404-848-4813

No report.

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

Denise Stewart, (404-546-1410) [denstewart@atlantaga.gov](mailto:denstewart@atlantaga.gov)

Denise thanked everyone for support in our mission to provide clean, safe drinking water to all our customers.

To receive DWM emergency notifications (city alerts & watermain breaks) - [bit.ly/UpdateDWMInformation](http://bit.ly/UpdateDWMInformation)

No wipes in pipes information - <https://www.atlantawatershed.org/nowipesinpipes/>

Having difficulty making payments, you may qualify for assistance - [www.atlantawatershed.org/care-and-consume/](http://www.atlantawatershed.org/care-and-consume/)

Billing concerns, request an adjustment, dispute a bill, request an appeal or payment arrangements - 404-546-0311 or visit <https://www.ATL311.com>

There are upgrades at 36 W Wieuca Road and the road is closed until the stormwater repairs are completed.

There was a question from a board member regarding stormwater ordinance and when that would be heard my Mayor and Council. Stormwater is a topic of great concern in NPU B.

Denise Stewart

Department of Watershed

404-546-1410

[denstewart@atlantaga.gov](mailto:denstewart@atlantaga.gov)

Please visit our website - [www.atlantawatershed.org](http://www.atlantawatershed.org)

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

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

Erica Collins, Manager, Peachtree Hills Recreation Center (PHRC), 308 Peachtree Hills Ave.  
eknox@atlantaga.gov

Erica Collins noted that Peachtree Hills is supporting Atlanta Public Schools students that need technology for distant learning. Tennis courts and golf courses are opened for recreational use. The 4 natatoriums are open for use. Information about reservations and requirements are all on the City website.

There are currently no after school programs, under Phase I. They will start virtual fitness classes for kids at 5pm soon.

Department of Public Works

Marcus McGaw (404-865-8743) [mlmcgaw@atlantaga.gov](mailto:mlmcgaw@atlantaga.gov)

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

Officer O (404-807-2610)

Sama 404-865-8621 [samakoi@atlantaga.gov](mailto:samakoi@atlantaga.gov)

Officer McLendon, [amclendon@atlantaga.gov](mailto:amclendon@atlantaga.gov), 404-273-0865

No report. Members were disappointed that there was no report as to when yard waste pickup will resume.

Atlanta Department of Transportation

Josh Rowan, [jrowan@atlantaga.gov](mailto:jrowan@atlantaga.gov)

Code Enforcement Section, APD Community Services Division

[CodesRequests@AtlantaGA.gov](mailto:CodesRequests@AtlantaGA.gov) 404-546-3800 (call to report an issue)

Officer Bowden, [labowden@atlantaga.gov](mailto:labowden@atlantaga.gov), (404) 387-4688

Officer Bowden is the newly assigned code enforcement officer to NPU B.

A board member asked a procedural question regarding who to call when new developments drop dirt and leave debris. Officer Bowden suggested placing these complaints with 311 and they will direct the complaint. Debris is typically a code enforcement issue.

Buckhead Business Association

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

No report.

Buckhead Coalition

Jim Durrett

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

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

Denise noted that LBI is working on a project in North Buckhead that will provide connectivity to Path 400. The segment from Peachtree Park to Miami Circle is waiting for back-ordered gates to arrive and will likely open in September. Denise asked for the neighbors to stay off the path until it is officially opened as it is expensive to repair damage.

Buckhead Community Improvement District (CID)

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

Tony Peters will follow up with Major Senzer about the tent city and GDOTs unwillingness to enter into an MOU. He wants to know how high up in GDOT chain of command that the MOU concept got before it stalled. The BCID could possibly influence a different outcome.

The BCID supplemental patrol has complemented the Zone officers 6 days a week from 6pm to 2am. The partnership is working well.

The BCID is four months away from finishing the W Village streetscape project and Peachtree Phase III streetscape should start in the beginning of October.

A board member thanked the BCID for the supplemental patrol partnership.

A board member asked about closing business parking lots to curtail street racing. Tony Peters noted that they will reach out to the owners of the Dump to see if chaining off the parking lot is an opportunity to reduce the illegal activities.

Atlanta 311

Barbara Dougherty – Community Coordinator

Ms. Dougherty noted that 311 is the place to report any and all concerns. A service request will be created and the response tracked. There are 50 agents M-F from 7am to 7pm and they respond to 2,000 calls a day. There is an app that can be used in addition to or in lieu of the phone number.

A board member commented that often 311 work orders are closed without the work being done and that it is frustrating. The board member suggested that there should be three categories: completed, not completed, and pending. The work order shouldn't be closed until the work is completed. Ms. Dougherty noted that she would relay the comment to her supervisor.

## **5. COMMENTS FROM ELECTED OFFICIALS**

No report.

## **6. COMMITTEE REPORTS**

APAB report was distributed via email.

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

Mandi Gibson, Chair

Savi Provisions (Retail) / 3478 Lakeside Drive NE / New Business / 13-0-0

Savi Provisions (Restaurant) / 3478 Lakeside Drive NE / New Business / 13-0-0

Red Pepper Taqueria / 3133 Piedmont Road NE / Change of Agent / 14-0-0

Lucian Books & Wine / 3005 Peachtree Road NE / New Business / 14-0-0

Whole Foods Market (Retail Grocery) / 77 W Paces Ferry Road / Change of Agent / 14-0-0

Whole Foods Market (Restaurant) / 77 W Paces Ferry Road / Change of Agent / 14-0-0

ELEMENT by Westin (Hotel) / 3491 Piedmont Road / New Business / 14-0-0

Storico Fresco / 3167 Peachtree Road NW / New Business / 14-0-0

**NPU-B action: A motion to approve the consent agenda passed by vote of 17-0-0.**

## **B. DEVELOPMENT, TRANSPORTATION and SPECIAL PROJECTS COMMITTEE**

Jason Kendall, Chair

No report.

## **C. ZONING COMMITTEE**

Jefferson McConkey, Vice-Chair

V-20-083      870 Buckhead Trace NE      Approved with Conditions

Applicant seeks a variance from the zoning regulations to reduce the required rear yard setback from 20 feet to 8 feet in order to construct a screened porch at the rear of an existing single-family residential.

CONDITION: The screened porch will not be converted to conditioned living space.

**NPU-B action: A motion to approve the consent agenda passed by vote of 20-0-0.**

## **7. PLANNERS REPORT**

Jessica noted that BZA, ZRB, APAB are all meeting.

Z-20-07 special use permit for building a house on a land locked parcel. R-4 and R-4A were added to the list. Jessica noted that due to changes, NPU B needs to vote on this Ordinance.

A member of the public asked why the Ordinance was written and why the expansion to R-4 and R-4A areas. A board member noted that there was an issue where a land locked parcel development would have negatively impacted the character of the neighborhood and that the Ordinance was carefully crafted to allow these properties to be developed but also to use the NPU process to ensure that they were in keeping with the neighborhood. The member from the public spoke against the legislation as it would negatively affect a property that he planned to develop.

## **8. MATTERS FOR VOTING (above)**

Z-20-07 AN ORDINANCE BY COUNCILMEMBER J.P. MATZIGKEIT TO AMEND THE CITY OF ATLANTA CODE OF ORDINANCES PART 16 ZONING, CHAPTERS 3, 4, AND 5 SINGLE-FAMILY RESIDENTIAL DISTRICT REGULATIONS FOR R-1 (SINGLE FAMILY RESIDENTIAL), R-2 (SINGLE FAMILY RESIDENTIAL), AND R-3 (SINGLE FAMILY

RESIDENTIAL) BY REQUIRING THE DEVELOPMENT OF NEW SINGLE-FAMILY DETACHED DWELLINGS ON LAND-LOCKED LOTS TO OBTAIN A SPECIAL USE PERMIT; AND FOR OTHER PURPOSES

**NPU-B action: A motion to approve the consent agenda passed by vote of 17-0-1.**

## **9. PRESENTATIONS**

Construction Ready – Tasha Ford

Tasha Ford introduced herself as a member of the outreach and recruitment team for the Construction Ready program. CEFGA (Construction Education Foundation of GA) has been active for 27 years. When Arthur Bank was building Mercedes Benz stadium, he wanted a program to develop local talent to support the construction. The Arthur Blank Foundation provided initial funds to develop the Construction Ready program.

The Construction Ready program classes are full-time for 20 days. They are in person but are socially distant and follow all safety protocols. The goal is to train people to start a career in construction and skilled trades. There are large labor demands in the construction field; and these positions can be financially rewarding. For every 4 people who retire, there is only 1 person entering the field.

Construction Ready has four training facilities and 1 satellite station (although only 2 are operating at the moment). There are some eligibility requirements, such as WIOA eligibility and passing a literacy test. The participants earn industry-recognized credentials. People who are not acting in accordance with the rules will be asked to leave the program. Repeated issues with unexcused absences, tardiness, rude behavior, etc are not tolerated in the program. Construction Ready is a training provider and not a placement agency; however, they do have employers who will attend the program in order to recruit. There have been 3 classes since Covid, and every class in 2019 has had 100% placement. There are a lot of steps, but there are rewards as well.

Construction Ready offers wrap around services such as lunch, and other services through the grant program.

Tosha Ford, Construction Ready, Outreach and Recruitment, tosha.ford@cefga.org, 678-832-6581, www.constructionready.us

There was a question regarding Construction Ready's presence in the local high schools. Construction Ready doesn't engage with recruiting for schools but there are groups that are doing that recruitment.

Presentation from Equitable Dinners Atlanta and Out of Hand Theater: Adria Kitchens  
Not present.

## **10. OLD BUSINESS**

## **11. NEW BUSINESS**

Bylaws – NPU-B recently did a thorough bylaw revision. This year there were only a few minor changes. Most of the changes were typographical. The bylaws revisions include provisions for



NPU-B to meet by Zoom. While we have been able to meet via Zoom, it has been through the Chair calling a special meeting. The bylaws change will make meeting by Zoom easier. There was a discussion of hybrid meetings where some members were in person and some participated by Zoom. There are concerns with the acoustics in our current meeting room and if a hybrid meeting is needed in the future, there are several logistics to resolve.

The bylaws will become effective in January.

**NPU-B action: A motion to approve the bylaws passed by vote of 20-0-0.**

Business coordinator is charged with filling a new business representative because we have added a new residential representative (to keep a one to one ratio). We also have 2 business representative who have not attended in more than 4 months. We are going to reach out to them and confirm that they are no longer able to participate. There is also one vacant role. There was a reminder that elections are coming soon. We will review the bylaws offline.

## **12. ANNOUNCEMENTS**

The next NPU meeting will be October 6, 2020.

The next BZA meetings are posted on their website.

The next ZRB meetings are posted on their website.

## **13. ADJOURNMENT**

**NPU-B action: A motion to adjourn passed by vote of 19-0-0.**

The meeting was adjourned at 9:03 PM