

**Minutes of NPU-B regular monthly meeting  
Tuesday, July 6, 2021**

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

**\*\*This meeting was held via Zoom\*\***

Present: 17 present

Proxies: Kevin Glass to Kim Shorter  
Shawn Perez to Jason Kendall  
Abbie Shepherd to Jason Kendall  
George Heery to Jefferson McConkey

\*7 members joined the meeting after establishing a quorum.

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

Welcome, mission of NPU-B, and introductory remarks. Dr. Bliwise.

Two members of the media participated in the meeting.  
Dyana Bagby with Atlanta Business Chronical  
Amy Wenk with Reporter Newspapers.

Kyle Cunnion – The new representative from Peachtree Hills was welcomed.

**2. APPROVAL OF MINUTES**

**NPU-B Action: A motion to approve the minutes as corrected from the previous regular monthly meeting (May) of the NPU-B passed by vote of 16-0-0.**

**3. APPROVAL OF AGENDA**

Atlanta Gas Light presentation added to the agenda.

**NPU-B Action: A motion to approve the agenda of the NPU-B with addition passed by vote of 16-0-0.**

**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.

Captain Ailen Mitchell has recently returned to Zone 2. 404-323-1386.  
[aamitchell@atlantaga.gov](mailto:aamitchell@atlantaga.gov).

Zone 2 had a successful July 4<sup>th</sup> weekend with no issues during the Peachtree Road Race. Officers worked 12 hour shifts throughout the Zone. When comparing crime numbers to 2019, crime is down 1% for the Zone. Over the last 28-day period, auto thefts have decreased by 42%,

Part 1 crimes have decreased by 19%, and there has been a 50% increase in recovery of illegal weapons.

A board member asked about the July 4<sup>th</sup> shooting and excessive fireworks near Stratford Road. Captain Mitchell responded that as of now, there are no known victims but damage to building from gunfire. A witness provided that information. A board member noted that they called 911 and that police did not respond. The fireworks were tall enough to reach the 38<sup>th</sup> floor, creating a dangerous situation. The fireworks were not the typical residential fireworks, but the 911 operator did not seem to appreciate the seriousness. The board member asked if there was a better way to communicate? Captain Mitchell said that calling 911 is the right thing to do, but the 911 operators had a high volume of calls and were trying to prioritize issues.

A board member noted that several residents have raised issues about an establishment on Pharr Road. The residents have not been able to find the liquor license. The business of concern is Habitat, which is located above Savi on Pharr Road. The board member wanted to know how residents could determine whether a business has a current license. Captain Mitchell advised that residents could email Lieutenant Mark Cotter ([mcotter@atlantaga.gov](mailto:mcotter@atlantaga.gov)) and copy Major Senzer and Captain Mitchell. A board member noted that the business must post a copy of the license. Lieutenant Cotter is working to address issues at three establishments on Pharr Road and recently arrested 2 persons from one of these establishments.

#### Atlanta Fire Rescue Department (AFRD)

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

Battalion Chief Kendale Mitchell with station 21 congratulated those who participated in the Peachtree Road race and felt like the event was a success. Since the last meeting, 22 new recruits graduated from the Academy. The next slate of recruits will start the Academy in mid-August. The fire department is still recruiting, [www.atlantafirerescue.com](http://www.atlantafirerescue.com). The fire training academy relocated to 5155 Clifford Drive, near the airport, and will be able to host ALL fire training needs. Any items to be donated to the fire station can be done through the Atlanta Fire Foundation.

Breakfast with the Bravest will be held on September 10<sup>th</sup>. Location is unknown but typically is held in Buckhead.

Since the last meeting, there were 823 calls: 74% of calls were EMS related, 26% of calls were fire related, 1% of calls were Hazmat, and the others were non-categorized service calls. There was a slight increase in EMS calls, likely due to warmer weather and the return to normal patterns after the pandemic.

Battalion Chief Mitchell warned of common dangers in your garage. There has been a spike of EMS incidents in garages. Common hazards include:

1. Slips and falls – eliminate trip hazards by decluttering your garage, lining your steps with reflective tape, or increasing your lighting.
2. Chemicals, poisons, and hazardous materials should be stored in original containers, sealed, and kept off the floor. Flammable materials should be marked with red tape.
3. Mount ladders to the wall versus leaning them against the wall. Leaning items can fall and cause damage.

#### 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

Ms. Carey shared the results of the Prince's Club trial. She noted that Nancy provided an impact statement on behalf of NPU B. The Owner plead guilty and was fined \$1,000 (maximum fine). He was admonished by the Judge and was warned that he would receive more than just a fine if there are future issues. Hala encouraged NPU B members to stay on top of issues and keep proper documentation. The victim impact statements are important and helpful.

Hala clarified that in response to a Board member's question, she was unable to provide information on cases related to rioting earlier this year. These cases are outside of Hala's jurisdiction.

Nancy thanked Hala for her support and guidance during the Prince's Club trial. Nancy noted that the Judge was very responsive to the neighborhood's concerns and that it was a powerful experience.

Hala Carey  
Senior Assistant Solicitor,  
DUI Division, City of Atlanta Municipal Court  
Lead Community Prosecutor,  
for Zone 2 and NPU-B  
150 Garnett Street, 3rd floor  
Atlanta, Georgia 30303  
hcarey@atlantaga.gov

For Traffic Diversion Inquiries  
Please email PTIT@atlantaga.gov

Fulton County District Attorney Community Prosecutor's Office  
Megan McCulloch, Zone 2 Community Prosecutor (megan.mcculloch@fultoncountyga.gov,  
678-362-1855)

No Report.

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)  
Louis Sheppard, 404-546-1181, cell (770) 624-0793, [lsheppard@atlantaga.gov](mailto:lsheppard@atlantaga.gov)

Louis Sheppard reminded everyone to stay hydrated and wear appropriate clothing to avoid heat related issues. It is smart irrigation month [www.atlantawatershed.org/](http://www.atlantawatershed.org/). There are senior citizen discounts available. 404-546-0311 for any issues.

There have been issues of trespassers at the Quarry/Westside Park. Mr. Sheppard is reminding everyone that no recreational activities are allowed as it is a drinking water facility, as well as an active construction site. <http://h2o4atl.com/>

Senior citizen discounts and toilet rebate programs are available for June.

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

No Report.

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

Officer J. Walker – 470-698-6976 or [jawwalker@atlantaga.gov](mailto:jawwalker@atlantaga.gov)

J Walker DPW S.W.E.E.T OFFICER - 4706989673 - [jawwalker@atlantaga.gov](mailto:jawwalker@atlantaga.gov)

Officer Ferguson with Public Works noted that the department is behind on collecting yard waste. A board member expressed frustration that their yard waste had not been picked up since the City returned to weekly pickup. The frustration is the lack of consistency. Returning to every other week is preferable if it means the yard waste will be consistently collected. Calls to 311 do not appear to help.

Atlanta Department of Transportation

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

No Report.

Code Enforcement Section, APD Community Services Division

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

Sandra Edwards noted Willy Grayer has now been assigned to our area. There were 49 calls, most of these were property maintenance. 404-387-4688. [wgrayer@atlantaga.gov](mailto:wgrayer@atlantaga.gov). There is a written report that will be distributed as well.

There was a question regarding whether Code Enforcement could help with a non-ADA compliant sidewalk that has resulted in a resident being putting in harm. This issue has been ongoing for 5 years. Sandra and Hala Carey noted that they could assist.

ATL311

Barbara Dougherty, Community Affairs Coordinator. 470-698-5171. [bdougherty@atlantaga.gov](mailto:bdougherty@atlantaga.gov)

No Report.

You can contact us by Dialing 3-1-1 inside city limits or (404)546-0311 outside the City limits.

1. Visiting us online at [www.ATL311.com](http://www.ATL311.com)
2. Emailing us at [ATL311@atlantaga.gov](mailto:ATL311@atlantaga.gov)
3. Downloading & reporting issues via our app by searching “ATL311” in your app store.
4. Sending us a message on Social Media. Just search “ATL311” on Twitter, Facebook, Instagram, Reddit, NextDoor, SnapChat, and YouTube.

Additional Information: Sign up for COVID--related emergency notifications related emergency notifications by texting “ATLSTRONG” to 888777.

### Buckhead Coalition

Jim Durrett

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)

Denise Starling noted that there are 3 new beehives that have been added to Buckhead. Livable Buckhead has received a grant from the Atlanta Regional Commission to look at employer assisted housing. Since our community’s traffic is dominated by commuter traffic, the goal of the study is to look at how to make employers solution providers in affordable housing.

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

Jamille Bradfield with Fulton County Sherriff’s Office in communications.

Jamille Bradfield, Community Outreach Manager, Fulton County Sheriff’s Office, [jamille.bradfield@fultoncountyga.gov](mailto:jamille.bradfield@fultoncountyga.gov) (404) 612-8726 office | (470) 240-7444 cell. Follow us @FultonSheriff

## **6. COMMITTEE REPORTS**

APAB report was distributed via email. Chris Brown from APAB reminded everyone that there will be an APAB public safety committee meeting this Thursday if anyone wanted to participate.

“Join us this Thursday as the community, civic leaders, residents, business owners, non-profits, service providers, and Special Invited Guest discuss Public Safety, Legal Administration, and Community Building Opportunities to reduce crime and recidivism in the City of Atlanta.

APAB Public Safety Meeting  
Thursday, July 8th @ 6pm

Join us via Zoom:

<https://us02web.zoom.us/j/89034596164?pwd=OFBKUzFVOHdiaElmY0tzZGk3OFdMQT09>

For more information:

[SafeAtlanta.org](http://SafeAtlanta.org) | [atlpublicsafety@gmail.com](mailto:atlpublicsafety@gmail.com)

Follow Us: @atlpublicsafety”

**A. PUBLIC SAFETY COMMITTEE**

Bryan Steed, Chair

Buckhead Butcher Shop Restaurant / 3198 Cains Hill Place / New Business / 9-0-0

Buckhead Butcher Shop Food / 3198 Cains Hill Place / New Business / 9-0-0

Trader Joe’s #735 / 3183 Peachtree Road NE / Change of Agent / 9-0-0

**NPU-B action: A motion to approve the consent agenda passed by vote of 21-0-0.**

Bryan noted that there was a temporary permit application for Waterfall which is owned by Savi for UPOP. They were approved last month by the Board; the committee did not see any concerns.

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

Jason Kendall, Chair

No report this month.

**C. ZONING COMMITTEE**

Bill Murray, Chair

V-21-124                      760 Old Ivy Road NE                      Approved with Conditions

Applicant seeks a variance from the zoning regulation to increase the maximum driveway width in a required front yard (adjacent to a street) from 20 feet to 44 feet; and a special exception to construct a 10.5 foot tall wall in the required east side yard and a 6 foot tall privacy wall/gate in the required front yard.

CONDITION: Fence meets City requirements.

V-21-121                      848 Stovall Boulevard NE                      Approved

Applicant seeks a variance to reduce the required east side yard setback from 10 feet to 6.5 feet.

V-21-137                      3566 Cantrell Road NE                      Approved

Applicant seeks a variance to reduce the front yard setback from 50 feet to 40 feet, for the purpose of constructing a two-story addition to a single-family home.

**NPU-B action: A motion to approve the consent agenda passed by vote of 21-0-0.**

V-21-135                      69 Delmont Drive NE

Applicant seeks a variance from the zoning regulations to (1) reduce the required front yard setback (along Delmont Drive) from 40 feet to 5 feet, (2) reduce the required interior front yard from 40 feet to 4 feet, (3) reduce the setback for the transitional height plane to begin 35 feet

above the new interior front yard setback at 4 feet for unit #1, (4) reduce the required half-depth front yard (along Delmont Drive/ Sheridan Drive) from 20 feet to 5 feet, and (5) reduce the required front yard setbacks (along Sheridan Drive) from 40 feet to 5 feet in order to construct 35 new single-family residences.

**NPU-B action: A motion to approve V-21-135 passed by vote of 14-9-0.**

The developer presented that following the rezoning application that resulted in the need for several variances. The variances were presented on the site plan. There was a long discussion by the NPU members.

One board member was concerned about the lack of transparency as these variances were not clearly described during the rezoning process. Other board members noted that there did not appear to be a hardship as they had just gone through the zoning process. Other board members wanted to know if the two schools in the neighborhood were included in the neighborhood/ community process and were concerned that their issues were not thoroughly heard and addressed. The Garden Hills neighborhood is in favor of the variance. Several board members felt that the variances represent procedural issues related to an already proposed package and therefore should be approved. Several board members felt that this project was important to Garden Hills.

SD-21-12

1 Emma Lane

Applicant seeks to subdivide the property into 11 lots.

Comments:

- Concerns over encroachment into the stream buffer – City needs to perform a stream determination study
- Easement, right of way
- Future buildout floodplain needs to be mapped and building restrictions placed on the map
- If area is septic, need to confirm sewer is available
- Tree protection plan was requested
- 5 of the homes will backup to Blue Heron Nature Preserve and there were concerns about the views from the Preserve
- Subdivision committee meets on July 21<sup>st</sup>

**7. PLANNERS REPORT**

The Draft 2020-2021 Comprehensive Development Plan is available online and a copy is available at local libraries.

The next NPU University will be on Bylaws.

The Atlanta Main Street Program is available and will award \$20,000 to three community programs to promote local main street business districts. East Atlanta and West Vue were recipients of this award last year.

Urban Enterprise Zone – City Planning will be updating the Urban Enterprise Zone Ordinance.

Nancy asked about the CDP process as there were a lot of comments posted and most in opposition to the Plan. Nancy expressed concern that the Planners Reports had all indicated that the Plan would not include any significant changes. However, the Plan that was posted included several MAJOR changes. There are concerns about lack of public process.

Jessica noted that the Plan is an administrative update that is required every 5 years. Jessica was working on the land use sections but the Housing Department was working on Housing sections. The Housing team wrote the sections that changed. Jessica noted that zoning and land use didn't change. Nancy pressed why allowing multi-family on single-family lots near MARTA stations didn't involve land use changes? Jessica noted that Nate Hoetzel is the person to contact regarding these concerns.

Nancy asked if the Plan that is online is the most recent copy and whether any changes have been made as a result of the comments. Jessica did not know the answer to those questions.

Neighborhoods are irate about the proposed changes. Jessica noted that written comments can also be accepted in addition to the verbal comments.

Once changes are made, the Plan is sent to the Atlanta Regional Commission for a 60-day review. Once that review is complete, it will be placed on the September 27<sup>th</sup> public hearing.

Other Reports:

For more information about NPU University courses, visit [www.npuatlanta.org/npuucatalog](http://www.npuatlanta.org/npuucatalog) or call 404.546.0158.

For public hearings or other departmental information visit <https://www.atlantaga.gov/government/departments/city-planning>

Follow NPU voting activity on the NPU Dashboard: <https://www.npuatlanta.org/npu-dashboard>

For info on the CDP, visit [www.atlcitydesign.com/2021-cdp](http://www.atlcitydesign.com/2021-cdp)  
NPUs and the public can submit questions and comments to their NPU planner or to [cdp2021@AtlantaGa.Gov](mailto:cdp2021@AtlantaGa.Gov).

The City will present at the June 28th CD/HS Quarterly Public Hearing and then submit the 2021 CDP update to DCA and ARC for their review.

Planning anticipates the City Council adopting the 2021 CDP at their October 4th Council Meeting.

To register for the design awards visit [udcdesignawards.eventbrite.com](http://udcdesignawards.eventbrite.com)

For more information on the Code Enforcement Virtual Training Academy, visit [npuatlanta.org/codeenforcementacademy](http://npuatlanta.org/codeenforcementacademy)

To stay informed, follow us on social media @npuatlanta

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



**Ordinance Z-20-43:** An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14<sup>th</sup> Street Linear Park and the Peachtree Creek at Cheshire Bridge Road environmental project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes.

Nancy noted that the schedule for hearing this case was changed. In compliance with our bylaws, the materials were packaged, and an email vote was requested. The applicant asked to defer the ZRB vote to work with neighborhoods.

**NPU-B action: A motion to oppose Ordinance Z-20-43 passed with an email vote of 21-0-0.**

Nancy asked for any updates that could be shared within 5 minutes.

#### Billboard Ordinance Discussion

Anamaria Hazard and Dan Baskerville noted that there was a hearing on July 1<sup>st</sup> and there will be a hearing on July 8<sup>th</sup>. There will be time for the City to present, time for those in favor to speak, and time for those opposed to speak.

NPU B asked if the condo association had been contacted. Dan did contact them. The condo association is generally concerned with electronic billboards.

There have been ongoing discussions with NPU M along with an offer to Auburn Works to support their greenspace project. Nancy asked if NPU M has changed their vote. They have not voted for reconsideration. NPU M's vote is recorded as a no. NPU M asked if they could resolve issues outside of the NPU meetings, as these meetings are very full.

NPU F had concerns about the project. Through discussions, NPU F was comfortable with the environmental project but voted against the Ordinance to show support for NPU M and NPU B.

Nancy noted that the NPU-B electronic vote would stand unless there was a motion for a reconsideration. There was no motion for reconsideration.

#### V-21-116 Process Appeal

The City is appealing a variance approval because the applicant did not follow the posting requirements and did not provide the required signature. The project address is 3630 Peachtree Road NE.

The neighborhood strongly supports the appeal as they were unaware of the project. Several administrative steps were missed. NPU B supports the City in this appeal.

## **9. PRESENTATIONS**

Jodie Hart with Atlanta Gas Light presented information on a major project in NPU B. The existing gas pipeline that was installed in the 1960's. Since then, there has been significant

growth with over 1,000 new customers in Buckhead in the last 5 years. The Piedmont Enhancement Project will strengthen safety, reliability, and capacity in the Buckhead area. The project includes installation of new mains, replacement of existing mains, and the installation of a regulator station. The mains being replaced are reaching the end of their useful life.

Construction will begin in July 2021 and take 2 years. Construction is focused along Piedmont and East Paces Ferry Road. The new regulator station will be located on the existing GA Power station at the end of East Paces Ferry Road at Piedmont. Construction will be M – Th from 9am to 3pm and Sa & Su from 7am to 7pm. Care will be taken to minimize inconveniences.

Some segments will be constructed concurrently to reduce community impacts. No sidewalks are expected to be closed. Lane closures will be needed to provide for safety. Lane closures could begin as early as next week. Pelham Road to Squire Place and Morosgo to Alpine Road and East Paces Ferry to Peachtree Road will be first. There may be service interruptions if meters will be replaced, and those customers will be notified with door hangers. Community outreach will be ongoing. 404-584-3145 is the Piedmont Enhancement Project Information Line [www.piedmontenhancementproject.com](http://www.piedmontenhancementproject.com) [piedmontenhancement@southernco.com](mailto:piedmontenhancement@southernco.com)

The station will abut single-family residential neighborhoods and a board member asked whether there was a design scheme. Most of the facility is underground but there are some typical photos available. There will be a few release stacks.

A board member asked how extensive the interruptions will be within neighborhoods. These will primarily be on properties that abut the streets where construction is occurring and not into the neighborhoods.

Lane closures are expected to start next week and then last for two years. Getting this project approved was a very long process and this has been underway for approximately 2 years.

A board member asked if Atlanta Gas had met with the local schools. She responded that they met with APS and a private school in the area. If there were other schools, they are happy to meet with them too.

## **10. OLD BUSINESS**

Remember to pay dues; plan to receive all outstanding dues by July.

## **11. NEW BUSINESS**

Nancy reports the Cathedral is reopening and we will discuss whether we go back in-person or stay virtual; target return for in-person would be September 2021. Nancy will solicit input for discussion.

A board member wants to open a discussion about payments that are being made by developers either to neighborhood associations or other non-profit entities and whether that was a conflict of interest. There was a request for a future discussion regarding ethics comments.

Nancy noted that there were several concerns recently because the City has not been signing everything correctly so people are not being properly notified of upcoming cases.

## **12. ANNOUNCEMENTS**

The next NPU-B meeting will be August 3, 2021.

The next BZA meetings are posted on their website and are July 1 and July 8 at noon.

The next ZRB meetings are posted on their website and are July 1 and July 8 at 6pm.

## **13. ADJOURNMENT**

**NPU-B action: A motion to adjourn passed by vote of 21-0-0.**

The meeting was adjourned at 9:22 PM.