

**Minutes of NPU-B regular monthly meeting
Tuesday, August 3, 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: Anne Culberson to Kim Shorter
Ben Howard to Rebecca King
Mark Tiller to Jason Kendall

*5 members joined the meeting after establishing a quorum.

1. OPENING REMARKS / CHAIRPERSON’S COMMENTS

Dr. Bliwise provided an overview of the NPU B meeting. She shared the representative model where neighborhoods appoint representatives and businesses appoint representatives; and that these collective residents vote on behalf of those they represent. However, due to the high level of interest in one of the proposed Ordinances on the agenda tonight, there will be a poll of residents (non-NPU board members) to gauge the views of those in attendance. The NPU B board will NOT vote on the Ordinances at tonight’s meeting based on the recommendation of City staff. NPU B will provide input and guidance to the City and then vote on the proposed Ordinances at the September NPU B meeting. The Ordinances are on the agenda for the ZRB meeting in October.

Nancy explained that we always present reports from City departments first and that the discussion on the Ordinance will be near the end of the meeting.

One member of the media participated in the meeting.
Amy Wenk with Reporter Newspapers.

2. APPROVAL OF MINUTES

NPU-B Action: A motion to approve the minutes as corrected from the previous regular monthly meeting (July) of the NPU-B passed by vote of 24-0-2.

3. APPROVAL OF AGENDA

Department of Planning will have a presentation on the proposed Ordinance prior to the discussion.

NPU-B Action: A motion to approve the agenda of the NPU-B with addition passed by vote of 21-0-0.

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 ; 404-624-0674.

Captain Ailen Mitchell has recently returned to Zone 2. He can be reached at 404-323-1386 or aamitchell@atlantaga.gov.

Major Senzer emailed a report because tonight is National Night Out and he and Captain Mitchell are attending events across the Zone. Major Senzer noted that Zone 2 crime is down 6% compared to crime in 2019. Crime levels are up 15% from last year, but crime is declining. The City uses 2019 as a comparison because crime rates were depressed due to COVID-19.

There was a seasonal spike in car break ins last month, but that is common during the back-to-school season. Captain Mitchell shared that none of the habitual offenders have been released, which is a positive trend. The patrol tactics seem to be working. The Zone is monitoring conditions carefully and seeing improvements. Keeping the multiple offenders in jail is helping. Crimes should continue to decline as school starts back.

Water boys, problem establishments, and a re-emerging party house on Roxboro are all being actively addressed.

Atlanta Fire Rescue Department (AFRD)

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

Chief Middlebrooks reported that the fire department is also participating in National Night Out. The fire training academy moved in July. The fire department moved back to Phase III of reopening and there currently are many fire fighters out with COVID-19. The department is still able to provide all necessary services.

The department is offering outreach programs including car seat installations, smoke detectors and batteries. There is a senior program available by calling 404-546-7000 to help make sure the smoke alarm functions and there is a fire extinguisher in the kitchen.

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 noted that the municipal courts remain open despite COVID-19 concerns. The Solicitor's office is engaged and wants to increase the collaboration on issues with NPU-B. The Solicitor's office held a school supply backpack collection that was very successful. Ms. Carey noted that progress is being made on the sidewalk issue for the resident who is put in an unsafe situation due to improper sidewalks.

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
Major Matthew Carrier; mcarrier@itsmarta.com, 404-848-4813

No Report.

Department of Watershed Management (DWM) (404-982-1480) www.atlantawatershed.org
Louis Sheppard, 404-546-1181, cell (770) 624-0793, lsheppard@atlantaga.gov

No Report. A report will be forwarded by email.

Department of Parks and Recreation (DPR) (404-546-6813)
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
Verna Singleton, VSingleton@AtlantaGA.gov
Officer O (404-807-2610)
Sama 404-865-8621 samakoi@atlantaga.gov
Officer McLendon, amclendon@atlantaga.gov, 404-273-0865

Officer J. Walker – 470-698-6976 or jawwalker@atlantaga.gov
J Walker DPW S.W.E.E.T OFFICER - 4706989673 - jawwalker@atlantaga.gov

Officer Ferguson with Public Works noted that some new staff are in progress of being hired.
Yard waste will be every other week for the foreseeable future. Trash and recycling will be collected weekly.

Residents shared that 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

No Report.

Code Enforcement Section, APD Community Services Division
CodesRequests@AtlantaGA.gov 404-546-3800 (call to report an issue)

Willy Grayer has now been assigned to our area. 404-387-4688. wgrayer@atlantaga.gov. Mr. Grayer worked with Mr. Bagwell and others on the access and sidewalk issue to improve access for the resident having difficulty. There is a written report that was distributed.

A board member asked how long a call into 311 takes to reach Mr. Grayer. Mr. Grayer didn't know but he did admit there were several calls being received right now. The board member asked if a citation is given, what happens after the citation is issued. Mr. Grayer explained that after the inspection, the research department writes a letter that notes the changes that are needed with a reinspection date. If the issues have not been addressed by the re-inspection, a citation is issued.

Hala added that if a condition is highly hazardous (like an improperly secured open and active building site) then the citation is issued immediately. In a highly hazardous situation, research is limited to determine the name for the citation. For less imminently dangerous situations, there is a time period allowed for the remedy of the situation (such as a car with an expired tag). If not remediated, the case would be adjudicated. Hala also noted that the Solicitors office has code enforcement officers who can help if Officer Grayer gets overworked.

A board member asked about the establishment, Toast, following the shooting recently in the parking lot. Ms. Carey did not know if they were cited. A board member added that the valet has been parking handicapped cars in non-handicapped spaces. Ms. Carey will follow up on that concern.

Officer Grayer's Cell: 404-387-4688 cell

ATL311

Barbara Dougherty, Community Affairs Coordinator. 470-698-5171. bdougherty@atlantaga.gov

Joy reminded everyone that you can go to the website, email, or social media platforms from Monday through Friday from 7am to 7pm to report issues. 311 can also make referrals to help individuals with mental health issues or other social services.

ATL311 is the Non-Emergency Call Center for City of Atlanta Services and we are open Monday- Friday from 7am-7pm. You can contact us by:

1. Dialing 3-1-1 inside city limits or (404)546-0311.
2. Visiting us online at www.ATL311.com.
3. Emailing us at ATL311@atlantaga.gov.
4. Downloading & reporting issues via our app by searching "ATL311" in your app store.
5. Sending us a message on Social Media. Just search "ATL311" on Twitter, Facebook, Instagram, Reddit, NextDoor, SnapChat, and YouTube.

Sign up for COVID-19 emergency notifications by texting "ATLSTRONG" to 888777.

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 and press 1 when the automated voice asks if you would like to make a PAD Community Referral. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm, not through the mobile app, ATL311 website or social media. For more information visit www.atlantapad.org or email clara@atlantapad.org.

A board member asked about an outstanding work order that has been ongoing for over a year that was closed several times and not completed. Joy will follow up on the case offline.

Buckhead Coalition

Jim Durrett

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

www.livablebuckhead.org

Buckhead Community Improvement District (CID)

www.buckheadcid.com

Denise Starling provided several reports and updates:

- The Buck Service is planning to launch on November 1st, which is an on-demand service. The start date depends on COVID concerns.
- PARK(ing) day will happen on September 17th in front of Lenox. The event converts parking spaces into parks. The concept is to convert car infrastructure into something different.
- Buckhead Rotary and Livable Buckhead sponsored a cookout for the public safety officers the week before last. It was a lot of fun and enjoyed the time with the first responders. It was the first time all Buckhead Battalions had gotten together.
- A new Path 400 mural is coming due to a partnership with several groups to celebrate the survivors of human trafficking.
- In December, Livable Buckhead will celebrate the holidays in Buckhead making the celebration bigger and better than last year.
- Proposals are out to look for a consultant to create an employer assisted affordable housing program that will piggyback off the great work that Kevin Glass and AIS are doing. That will get started in October.

5. COMMENTS FROM ELECTED OFFICIALS

None

6. COMMITTEE REPORTS

APAB report was distributed via email.

A. PUBLIC SAFETY COMMITTEE

Bryan Steed, Chair

Thompson Hotel (Restaurant Bar, Lobby Bar, and Rooftop Bar) / 415 East Paces Ferry Road / New Business / 12-0-0

NPU-B action: A motion to approve the consent agenda passed by vote of 23-0-0.

B. DEVELOPMENT, TRANSPORTATION and SPECIAL PROJECTS COMMITTEE

Jason Kendall, Chair

No report this month. The committee will be working on the CDP items.

C. ZONING COMMITTEE

Bill Murray, Chair

No report.

7. PLANNERS REPORT

Chanel Zeisel with Department of City Planning presented information about the Atlanta City Design Housing and proposed zoning ordinances. She presented to the NPU in January. The zoning ordinances are part of the larger Comprehensive Development Plan and Chanel described the differences. The strategy for affordable housing has been a work in progress since 2017.

The Ordinances that are being introduced now are separate from the CDP. The city can't afford to wait for the CDP to be adopted they have to move forward with the Ordinances due to expected rapid population growth. Chanel explained that many zoning ordinances were designed to discriminate and not to create housing. There are housing shortages and lack of production in middle housing. Chanel said that the city was more densely developed in 1940 than in 2018. The goal of the housing strategy being proposed is to achieve this previous level of density. Chanel noted that there are massive amounts of single-family zoned areas and the proposed CDP is designed to increase the zoning in these areas as the current zoning ordinance was built for a declining population and rental units that are being added are in the upper income brackets. The City feels the proposed approach is respectful to existing neighborhoods. Chanel also commented that the proposed Ordinances support small businesses who rely on density. There will never be enough subsidies to encourage affordable housing. The Ordinance is only one part of the larger affordable housing strategy. All of the tools need to be combined together.

3 policy objectives of the proposed Ordinances:

1. Affordable housing near transit – allow for small apartments near transit
2. Remove residential parking minimums – unbundle parking costs from housing costs to reduce rents
3. Create more flexible accessory dwelling units – there are ADUs in existing neighborhoods throughout

<http://www.atlcitydesign.com/acdhousing>

A board member mentioned concerns about stormwater runoff and parking capacity and wondered what studies have been done to address these issues. Chanel noted that within the SPI,

the parking would not be impacted. She did not have an answer for areas outside of an SPI. There have been discussions with watershed about addressing the stormwater issues.

What City has shown that this works? Have there been analysis of the impact on City services.

The basis of the analysis and assumptions are flawed. The early part of the presentation communicated urgency. The growth is impacting neighborhoods, but the urgency has created fire drills for us. There needs to be discourse, notification, and a thoughtful process through the CDP and the zoning ordinance re-write process.

Presentation talked about site plan diversity, what does this mean. In the text amendment ordinance, a developer could distribute the units into a courtyard style development over several lots. Chanel noted that the city is working on the compatibility aspects of fitting in with the neighborhood.

There was a comment about protecting the tree canopy. The city is updating the tree canopy ordinance and any changes in housing would have to comply with the tree ordinance.

There are several questions about duplex in fee simple purchases. There are questions about how that works and then could a new ADU be added.

There was a question about the recent Saporta Report article. In May, Atlanta has notified the Federal Government that Atlanta was working on actions to address inequities. Despite concerns, the City is still moving forward with provisions that residents found concerning.

A board member noted that the city says that they want to preserve the unique characteristics of each neighborhood; however the zoning ordinances aren't consistent with this goal. The city this strategy is pragmatic because you can't look at a small-scale solution.

A board member noted that the Buckhead MARTA station was built after the member purchased their house. Now, the neighborhood is getting converted because of their agreement to have the MARTA station. This is an existing area that has worked hard to create SPI to protect the existing historic neighborhood. The zoning changes are destroying the character of the neighborhood.

The original Atlanta City Design study is the proposed CDP and ordinances are a radical change in approach, what led to that change? Chanel did not know the answer.

A board member asked where subdivisions of properties with ADUs has been done successfully. Chanel did not have any examples.

A resident noted that there is a strong reaction because this doesn't seem to make sense for our neighborhoods. The argument will be more compelling if the rationale is more consistent. It is troubling how much we argue that we are enabling the private market, while distorting the private market. There are winners and losers if we change the rules of the game, so we should have an honest discussion about that. The resident asked if the City would develop an econometric model that shows that the City's desired results will be met. Markets tend to balance. The worst-case scenario would be to destroy our stable neighborhoods, we accept too many people, we place more stress on our resources and we haven't actually improved the

conditions the proposal is designed to address. In the absence of hard facts, it will be difficult to get the residents' support.

GSU has a PhD real estate program, and they are doing a lot of white papers and may have econometric models. As square footage decreases, the price per square foot increases. So smaller units are not necessarily more affordable. GSU researchers may be able to assess the economic impacts.

Dr. Bliwise asked the residents participating in the zoom meeting to provide input into the process. The votes are for non-board members only.

Z-21-73 – An Ordinance by Councilmember Amir R. Farokhi to rezone certain properties within one half mile walking distance of high-capacity transit stations from various low-density residential zoning codes to multifamily residential multi-use (MR-MU); to promote a variety of housing options and increase affordability near transit; and for other purposes.

A poll of the attendees showed the following:

- In favor of the Ordinance: 6
- Not in favor of the Ordinance: 35
- Abstain: 1

Z-21-74 – An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow, MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 below); minimum parking requirements (Section 2 below); accessory dwellings (Section 3 below); to promote a diversity of housing options and increase housing affordability; and for other purposes.

1. MR-MU units:

- In favor of the Ordinance: 2
- Not in favor of the Ordinance: 38
- Abstain: 3

2. Minimum parking

- In favor of the Ordinance: 5
- Not in favor of the Ordinance: 35
- Abstain: 2

3. ADUs

- In favor of the Ordinance: 3
- Not in favor of the Ordinance: 39
- Abstain: 2

Jessica noted that the CDP has been updated with comments due by August 22nd. The CDP will be presented at the September 27th public hearing. The City will notify all property owners with proposed zoning changes prior to this meeting date.

NPU University has an elections integrity class that will describe best practices for holding elections.

Applications for 2022 Main Street Program are open to August 15th to community groups to implement main street programs.

Urban Enterprise Zone is a tool to promote affordable housing and there are changes being drafted to comply with state requirements.

8. MATTERS FOR VOTING (above)

9. PRESENTATIONS

10. OLD BUSINESS

Remember to pay dues.

11. NEW BUSINESS

The in-person NPU B meetings will not resume in September based on the increase in COVID-19. Currently, the hope is to return to in person meetings in January.

Bylaws need to be reviewed and changed if necessary next month. NPU B updated the bylaws recently and no major changes are expected.

Grand Bargain will be presented on Thursday and Nancy will participate in that meeting.

12. ANNOUNCEMENTS

The next NPU-B meeting will be September 7, 2021.

The next BZA meetings are posted on their website and are August 5 and August 12 at noon.

The next ZRB meetings are posted on their website and are August 5 and August 12 at 6pm.

13. ADJOURNMENT

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

The meeting was adjourned at 9:17 PM.