

**Minutes of NPU-B regular monthly meeting  
Tuesday, December 7, 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: Abby Shepherd to Jason Kendall  
Bill Murray to Jefferson McConkey

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

Dr. Bliwise welcomed everyone.

There were no media in attendance.

Taylor Hollis with Peachtree Hills was welcomed and recognized as the residential representative.

Initially, there were not enough people in attendance to establish a quorum; however, just as Dr. Bliwise was going to call for committee reports a quorum was achieved.

**2. APPROVAL OF MINUTES**

**NPU-B Action: A motion to approve the minutes from the previous regular monthly meeting (November) of the NPU-B passed by vote of 17-0-1.**

**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 provided a couple of updates. There were a few homicides; one on Alexander Circle and one on Kingsboro Road. Both were related to individuals involved in illegal activity. Warrants were dropped on the suspect in the Alexander Circle shooting which was drug related. The Kingsboro Road case was related to prostitution and the City is close to issuing warrants for that individual.

The Zone is trying to maintain pressure throughout December. Overall, the Zone is hoping to finish first in overall crime reduction across the city. The zone has been working very hard.

There are double-digit reductions in crimes. Arrests are up for the year, due in part to the proactive enforcement in between responding to calls. The retail districts are busy for the holidays and there was a meeting this morning with the Buckhead Security representatives, including representatives from the Simon Malls. Shopping malls are busy, so don't leave items and especially not guns in your car. Over 300 guns have been stolen from cars this year.

A board member asked about a SWAT Team deployed in Peachtree Park. Major Senzer noted that he would have to look into that as there are other SWAT teams that also operate within the Zone 2 space.

A board member asked about the Roxboro party house. Major Senzer noted that the Roxboro party house continues to be a problem. The house is owned by persons who own several adult entertainment facilities. The owner and his girlfriend were arrested many months ago and the case continues to be deferred. This past weekend the house was rented, and a citation was issued for noise violations. Major Senzer noted that it is difficult to find the owner or party operator to issue the citation during the party.

A board member asked if there was anything that neighbors could do to address traffic volumes and restaurant traffic backing up on the major streets. Major Senzer noted that part of the challenge is that the restaurant owners need to operate within the agreements that were established with the neighborhood. The board member noted that there is a Mexican restaurant that spills onto Piedmont. Major Senzer noted that the establishment is part restaurant and part club and that there isn't much that Zone 2 can do in terms of enforcement.

A board member asked what neighborhoods can do if a business is operating outside of their license. Another board member noted that the real challenge is business license enforcement to make sure that the percentage of alcohol sales are appropriate and the parking agreements that were established are still in place. Councilman Shook has a plan for the Village, but it will be slow to be implemented.

#### Atlanta Fire Rescue Department (AFRD)

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

Aaron Wilder from Battalion 6 noted that fire calls are expected to increase with the oncoming cold weather. He reminded everyone to keep Christmas trees watered to reduce the risk of fires. Change the batteries in your smoke detector at daylight savings time changes to ensure they work in case of fire. Review fire escape plans, especially if you have children in the house. Seconds are critical today as houses are more flammable than years ago. Be safe on the roads and take your time to get to your destination.

A board member asked about an increase in fires on Cheshire Bridge near Piedmont under the bridge and whether there was an effort to restrict access. Mr. Wilder noted that the city is talking with GDOT and working on finding additional services for the individuals who are residing under the bridges. Enforcing the homeless camps is a challenge. The NPU offered to provide support and advocacy to achieve desired outcomes.

#### 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

Hala shared that the 3511 Roxboro Party House had an order signed on November 26 and the owners accepted a no contest plea under condition that they do not violate ordinances (zoning or otherwise) moving forward. Since they may have violated the noise ordinance, they would be subject to a “show cause” hearing which could change the terms of the plea. Hala will look into the status of the Roxboro Party House on behalf of NPU-B.

Code enforcement trials will begin again in January.

Hala reported that another NPU asked for an easier way to track the status of cases moving through the trial system. Hala is speaking with the Code Enforcement Supervisors to discuss ways to make the process easier.

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](mailto:PTIT@atlantaga.gov)

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)

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)

No Report. An email report will be distributed.

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](mailto: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 reported that the solid waste team and contractors are working. Contractors work in neighborhoods other than the scheduled time. If you have a regular pickup (less than 20 bags) leave your bags at the street. If you have more than 20 bags, you need to call 311 or go online to schedule a bulky pickup before placing yard bags at the street.

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)

Willy Grayer  
[wgrayer@atlantaga.gov](mailto:wgrayer@atlantaga.gov).  
Cell: 404-387-4688 cell

Officer Grayer noted that 2479 Peachtree Road's ADA concern is still ongoing. Officer Grayer has asked for the owner to provide copies of all correspondence that has been forwarded to Mr. Bagwell. There is a conversation with the City's Civil Engineer and others to secure the necessary permits. A surveyor has collected the survey data. Progress is being made.

A board member asked how long a resident should wait after a fire burns down a building to have it deemed unsafe and inhabitable. Officer Grayer noted that no waiting is needed and that should get called in tomorrow.

ATL311  
Barbara Dougherty, Community Affairs Coordinator. 470-698-5171. [bdougherty@atlantaga.gov](mailto:bdougherty@atlantaga.gov)

Joy Durrah noted that the email address for PAD has changed. Information on PAD was posted in the chat.

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)

Anna Sharp shared a list of fun events that Livable Buckhead is sponsoring during the holiday season. The Miracle on Peachtree list includes the German Market, Santa Photos, Christmas trees at Loudermilk Park, a gallery walk on Miami Circle, and a hot chocolate crawl from 5:30pm to 8:30pm from the JW to Jamestown properties with stops along the way. The goal is to get people out in Buckhead to enjoy the holidays.

[anna@livablebuckhead.org](mailto:anna@livablebuckhead.org)  
[www.livablebuckhead.org/holiday](http://www.livablebuckhead.org/holiday)

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

None

## **6. COMMITTEE REPORTS**

APAB Report was distributed by email.

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

Bryan Steed, Chair

Knife Kitchen & Cocktails / 3162 Piedmont Road NE / New Business / no vote in committee

Knife Kitchen & Cocktails has worked with the neighborhood over the past two months. The site plans have been reviewed by the city and permitted. The plans in Accela show a rooftop patio, but this will not be constructed.

The neighborhood is concerned about the location but supports the owners and concept. The parking spaces are very limited and there are currently large stacking problems in that area already. There are several liquor licenses, event spaces, and similar venues in that area.

There was a discussion about the parking requirements. Parking was not previously required within the Village and the code was updated due to problems. In the Village, there are parking lots. This location is isolated on Piedmont Road without nearby parking.

There was a question about outdoor seating as that would change the site plan requirements. The applicant has no plans to have outdoor seating. There was a question as to whether there were any parking arrangements with some of the neighboring property owners. The owners are actively seeking arrangements. The owner noted that there are 32 spaces on the site, which isn't ideal, but it is sufficient. The plan is to use a professional valet company, off-duty officers, and attempt to create an offsite parking arrangement.

The plans were reviewed and approved by the fire department and public safety. There was a discussion that the owner has met the requirements. If the neighborhood feels that the parking requirements are insufficient, then that is a legislative effort for NPU-B.

**NPU-B action: A motion to approve the application from Knife Kitchen & Cocktails passed by vote of 14-3-2.**

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

Jason Kendall, Chair

No Report.

**C. ZONING COMMITTEE**

Bill Murray, Chair

Z-21-076      314 West Wieuca Road NE      approved with conditions

Applicant seeks to rezone the property from the R-L-C-C (Residential with limited commercial, maximum floor area ratio of .348 conditional), R-4 (Single-family residential, minimum lot size .21 acres) zoning designations to the PD-H (planned housing development (single-family or multi-family)) zoning designation for the consolidation of 4 lots for the construction of 11 new single-family houses and new future 4-acre park.

CONDITIONS:

1. The developer will build the project in conformance with the Project Site Plan date October 26, 2021.
2. The developer, through the contemplated development’s HOA or POA (or both) shall, upon the completion of to-be-constructed homes, transfer a fee-simple interest in the land designated for the future trail on the Project Site Plan stamped by the City of Atlanta planning department on October 27, 2021 to either the development’s HOA and/or PAO or a non-profit entity such as Livable Buckhead, The Conservation Fund, or other similar well-qualified non-profit entity, under the terms of an agreement that is mutually agreed to between the transferor and the transferee, to hold said land for the likely future transfer to the City of Atlanta. The developer and/or the future neighborhood association may build fencing or install other security measures that are compliant with City Code, to provide a buffer between the public greenspace and the homes, as part of the negotiation of ownership. The fencing and security measures shall not in any way, obstruct public access to the greenspace.
3. Developer agrees to submit its Stormwater Management Plan to the Committee at the time that it submits the plan to the City.

**NPU-B action: A motion to approve the consent agenda passed by vote of 18-0-1.**

V-21-219      115 Laurel Drive NE      Deferred to work with neighborhood

**7. PLANNERS REPORT**

Jessica noted that the short-term rental ordinance was adopted as amended 14-1. The housing ordinances were filed with a vote of 13-1-1. The tree protection ordinance will be discussed at a special called meeting on December 20<sup>th</sup>.

NPU University will be back in January with a new 2022 schedule. There will be a Community Certificate option.

The city is working on the Zoning Re-write. The last Idea Lab is on Tuesday, December 14<sup>th</sup> at 6pm. The link to register is on the City's website and in the chat.

A board member noted frustration that the city's recent actions involve many competing priorities. For example, the city is pushing affordable housing but then approves the short-term rental ordinance, despite significant and compelling data that shows that short-term rentals are very bad for those who need affordable housing. The board member noted that one of the effective arguments for STRs was that there were individuals who were able to keep their homes during COVID because of rental fees. This example of one individual benefit pales in comparison with the numerous studies that conclusively documented that STRs will conflict with the goal of affordability.

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

None

## **9. PRESENTATIONS**

None

## **10. OLD BUSINESS**

The Farokhi legislation was filed, which means that it is dead. Gloria Cheatham deserves a great deal of credit for her tireless writing efforts Eunice Glover for pulling together NPU's – together there were 16 NPU's that voted against this legislation.

## **11. NEW BUSINESS**

Congratulations to the business representatives who were elected to the board. The business representatives for 2022 include:

- Kim Wachtel
- Jim Cosgrove
- Jason Kendall
- Jefferson McConkey
- Bill Murray
- Abbie Shepherd
- Mark Tiller
- Kevin Glass
- Kristy Favalli
- Dale Ioannides
- Mandi Gibson
- Patrick Carney

There are still 2 business representative opportunities. Please contact Kim Wachtel if you have a nominee for these spaces.

**NPU-B action: A motion to approve the Business Representative slate passed by vote of 17-0-0.**

Electronic officer elections were held. Kim Shorter was voted as the Recorder and Mandi Gibson as Treasurer. Nancy requested that the positions be switched so that Kim Shorter serves as the Treasurer and Mandi Gibson will serve as the Recorder.

**NPU-B action: A motion to approve Kim Shorter as the Treasurer and Mandi Gibson as the Recorder passed by vote of 17-0-0.**

## 12. ANNOUNCEMENTS

In January, we will need to appoint our Business Representative and our Residential Representative.

There was a board discussion about annual donations. Typically, NPU-B donates funds each year to the Atlanta Police Foundation and Atlanta Fire Foundation. Once we determine the funds available, we will approve these donations via an email vote.

A board member noted that in the past a donation was made to the church for use of the facility. There was a discussion that the city is encouraging us to stay virtual for NPU meetings into next year. Virtual meetings are helpful for City representatives to attend multiple meetings and NPU-B attendance has been higher with virtual meetings. Hybrid meetings are very difficult to do well. The in-person meetings are better for coordination. Kevin Glass noted that AIS would be willing to offer space and the campus can handle hybrid meetings. The nature of meetings will be re-visited in January.

The next NPU-B meeting will be January 4, 2022.

The next BZA meetings are cancelled for December.

The next ZRB meetings are cancelled for December.

## 13. ADJOURNMENT

**NPU-B action: A motion to adjourn passed by vote of 17-0-0.**

The meeting was adjourned at 9:03 PM.