

**Minutes of NPU-B regular monthly meeting**  
**Tuesday, April 5, 2016**

The meeting was called to order at 7:02 p.m. by Andrea Bennett, NPU-B Chairperson.

Present: 13  
Proxies: 3  
Bill Bozarth to Bill Murray  
Bob Connelley to Frank Toye  
Abbie Shepherd to Jason Kendall

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

Welcome, mission of NPU-B, and introductory remarks

**2. APPROVAL OF MINUTES**

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

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

Atlanta Police Department (APD) Zone 2

Lieutenant Steve Zygaj, Zone 2, reported for Major Van H. Hobbs, Precinct Commander Zone 2, [VHobbs@AtlantaGA.gov](mailto:VHobbs@AtlantaGA.gov)

Lieutenant Zygaj indicated that the same two issues continue to be a problem in the zone – car break-ins and auto thefts. Major Hobbs has requested increased resources to address these crimes but Lt. Zygaj noted that Zone 2 is competing with other areas and there are no guarantees that the requests will be approved. Crime is down overall.

Bill Murray asked about dangerous traffic conditions during drop-off and pick-up hours near the Suzuki School on Pharr Road. Lt. Zygaj indicated that there is APD traffic control at that location but will check into traffic conditions and report back to NPU-B

Atlanta Fire Rescue Department (AFRD)

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

Battalion Chief Andre Owens, 404-217-8180, [aowens@atlantaga.gov](mailto:aowens@atlantaga.gov) (station 21, battalion 6)  
Mr. Owens reported the deadly fire that occurred in Atlanta in March and the subsequent “Save-a-Life Blitz” AFD smoke alarm campaign. The campaign will continue in selected neighborhoods. Mr. Owens reminded NPU-B of the need to eliminate all standing water on our property in order to control mosquito populations and reduce the risk of contracting the Zika virus and other mosquito-borne illnesses.

Fulton County District Attorney Community Prosecutor’s Office

Elizabeth Morrow Emanuel, Zone 2 Community Prosecutor (404-613-8407) or [ElizabethMorrow@FultonCountyGA.gov](mailto:ElizabethMorrow@FultonCountyGA.gov)

No Report.

MARTA Police Department (MPD) North Precinct (404-848-3902 ) [www.itsmarta.com](http://www.itsmarta.com)  
No Report.

Department of Watershed Management (DWM) (404-982-1480) [www.atlantawatershed.org](http://www.atlantawatershed.org)  
Katie Vorel, Office of Safety, Security, & Emergency Management (404-546-3374) or  
[kvorel@atlantaga.gov](mailto:kvorel@atlantaga.gov) cell: 404-481-7964

The Department of Watershed Management will begin blasting operations at the Bellwood Quarry in preparation for the Water Supply Program, a \$280M project designed to extend Atlanta's water reserve from the current three-day supply to more than 30 days. The blasting begins on April 6<sup>th</sup> and will last approximately four months.

The DWM will continue to offer rain barrel workshops throughout the summer: June 24, July 22, August 19 and September 23. Each workshop will be held from 11 a.m. to 1 p.m. at the Water Works Lodge, located at 655 Green Street NW. The workshop fee is \$40 (includes rain barrel and installation kit) which can be paid on site by cash, check or money order. To register for a workshop, contact Danita Ogandaga at [dogandaga@atlantaga.gov](mailto:dogandaga@atlantaga.gov) or 404-546-3217.

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.

Stanton reported that Spring Break is this week and that the four DPR camps have been well-attended. Spring programs have started and they are signing up for camp. Camp Best Friend registration is open. Camps are held from June 6 – July 26 (7:30 am – 6:00 pm). For additional information and registration, visit [www.AtlantaGA.gov/iparcs](http://www.AtlantaGA.gov/iparcs).

#### 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)

Keep Atlanta Beautiful recycling event was held on Saturday, April 2<sup>nd</sup>. It is held in Buckhead on the first Saturday of each month (10:00 am – 3:00 pm) at Second-Ponce de Leon Baptist Church, 2715 Peachtree Road NE. Mr. McGaw reported that the City of Atlanta continues to accept glass in its recycling program. He described the operation and machines that allow us to continue to do recycle glass. He also noted that thin plastic bags are a particular problem for recycling and asked that we remind our residents not to place these in recycling bins. Mr. McGaw also reminded everyone to sign up for "Recycling Perks".

Code Enforcement Section, APD Community Services Division  
[CodesRequests@AtlantaGA.gov](mailto:CodesRequests@AtlantaGA.gov)

Leaves and other yard waste should be placed in yard waste bags or containers to prevent them from clogging sewers. Construction and landscape workers are required to remove yard and other waste and not leave this at the curb. Officer O reported that he was able to contact the owners of the property with the abandoned and full swimming pool behind the bank on Paces Ferry Rd. The pool will be drained and secured.

#### Buckhead Business Association

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

Mr. Gibeling reported that he nominated the new Garden Hills pool house for the BBA beautification award and Garden Hills won the award. The next BBA Thursday Breakfast is on April 7<sup>th</sup> at the City Club of Buckhead (7:30 – 9:00 am) and will feature Sam Massell giving his annual "State of Buckhead" address.

Howard Shook, Councilmember, District 7  
(404) 330-6050; [hshook@atlantaga.gov](mailto:hshook@atlantaga.gov); [www.HowardShook.com](http://www.HowardShook.com)  
[SLSilver@atlantaGA.gov](mailto:SLSilver@atlantaGA.gov)  
No report.

Buckhead Coalition  
Garth Peters [GPetersj@thebuckheadcoalition.org](mailto:GPetersj@thebuckheadcoalition.org)  
No report.

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.

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)

Livable Buckhead  
No report.

#### **4. PRESENTATIONS**

Alex Wan, Atlanta City Council, District 6 Representative, Main Phone: (404) 330-6049,  
website: <http://www.atlantadistrict6.com>

1) Councilmember Alex Wan announced the City of Atlanta 2016 Resident Satisfaction Survey and encouraged everyone to respond and distribute notice of the survey to our neighborhoods: <https://www.feedback.infosurv.com/se/4D441EF06A4784A4?src=PRESS> . 2) Councilmember Wan also discussed the planned revision of the Atlanta zoning code. The Peachtree Corridor from midtown to the Peach Shopping Center is an area of particular interest. Andrea Bennett is serving on a Steering Committee that will make recommendations on land use and density. Councilmember Wan encouraged us to present our ideas to the Steering Committee. 3) Councilmember Wan addressed the news report about recycled glass and indicated the City of Atlanta includes glass in its recycling contracts. He asked that we call 311 if the recycling trucks leave a trail of glass on roadways. There are some tracks that need to be repaired and these calls will help the city identify trucks that require repairs.

Q: A resident asked Councilmember Wan if the City of Atlanta is involved with CHARM (Center for Hard-to-Recycle-Materials). At this time CHaRM is run by "Live Thrive Atlanta" at 1110 Hill Street, Atlanta, 30315. Records indicate that there are a large number of users from the Buckhead area and there are plans for a similar facility on the north side.

L. Danielle Carney, Liaison, Ceasar Mitchell, Atlanta City Council President, Office: 404-330-6052. [danielle@atlccp.com](mailto:danielle@atlccp.com) Preferred contact is e-mail.

Announced the #ATLSlowDown Campaign. We can obtain signs at [www.atlslowdown.org](http://www.atlslowdown.org) The Atlanta Metropolitan College is holding PSAT/SAT preparation workshops on April 16<sup>th</sup> and

April 23<sup>rd</sup>. Business conference for entrepreneurs will be held at Atlanta Metropolitan College in August; specific information will be provided at a later date.

Belinda E. Edwards, Candidate, Fulton County Superior Court  
Ms. Edwards announced her candidacy for judge, Fulton County Superior Court and stated that she would remain after the close of the meeting to discuss her election platform.

South Fork Conservancy, Peachtree Creek, <http://southforkconservancy.org/>  
Asked to be placed on the presentation agenda; did not show.

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

Jessica Lavendier, NPU Planner [JLavandier@atlantaGA.gov](mailto:JLavandier@atlantaGA.gov) 404-865-8522  
No report.

## **6. INTERNAL REPORTS**

Atlanta Planning Advisory Board (APAB)  
Richard Rauh, NPU-B APAB delegate; Cathy Muzzy, alternate delegate.  
Mr. Rauh submitted a written report.

## **7. STANDING COMMITTEE REPORTS**

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

Randall Kent, Chair

One application was heard in committee that was not on the published agenda

Yebo - 111 W. Paces Ferry Road NW, Atlanta GA 30305. APPROVED IN COMMITTEE

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

### **B. DEVELOPMENT AND TRANSPORTATION COMMITTEE**

Jason Kendall, Chair

No report.

### **C. ZONING COMMITTEE**

Bill Murray, Chair

### **Applications on Zoning Committee Consent Agenda:**

V-16-031 2877 North Fulton Drive

Applicant seeks a variance from the zoning regulations to reduce the half depth front yard setback from 17.5' to allow for a new SFR. Applicant seeks non other variances at this time.

V-16-001 4387 West Club Drive

Applicant seeks to create 2 (two) lots where 1 (one) lot exists.

V-15-401 & V-16-056 1000 Park Avenue NE (Comment Only)

Applicant seeks an appeal of decision of administrative officer. Applicant seeks no other variances at this time.

V-15-397 345 Peachtree Road

Applicant seeks a special exception from the zoning regulations to reduce the required half-depth front yard setback from 17.5' to 11'. No architectural plans were presented and the site plan did not a North arrow. Applicant seeks no other variances at this time.

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

**Applications on Zoning Committee Non-Consent Agenda:**

V-16-030 461 Loridans Drive

Applicant seeks a variance from the zoning regulations to reduce the frontyard setback from 50' (required) to 32' and the half-depth front yard from 25' (required) to 10' to construct a 2 story SFR (lat approval pending). Applicant seeks no other variances at this time.

NOTE: The neighborhood recommended denial because the lot does not meet - requirements; wanted the R-3 designation removed. The homeowner presented historical information that indicated that the original plat was filed in 1964 and the R-3 designation was applied in 1982. All adjacent neighbors support the application.

**NPU-B action: A motion to approve the variance was passed by vote of 13-0-3**

V-16-040 975 Stovall Blvd.

Applicant seeks a special exception to allow active recreation (swimming pool) in a yard adjacent to the street where otherwise is not allowed. Applicant seeks no other variances at this time.

NOTE: Mr. John Willis (Builder) represented homeowner and described placement of pool, pool equipment, and topography and placement challenges on the property. Mr. Ben Turnipseed, an adjacent neighbor, presented objections based on equipment noise and sight lines.

**NPU-B action: A motion to approve the variance was passed by vote of 11-0-5**

V-16-028 4001 Club Drive

Applicant seeks a variance from the zoning regulations to reduce the required front yard setback from 50' to 25' to allow for construction of a SFD. Applicant seeks no other variances at this time.

Note: Ms. Diane Barfield spoke representing the owner; the owner was also in attendance and responded to questions. The variance is required in order to have the home entrance facing Club Drive. The neighborhood association is in favor of this re-orientation but there were irregularities in the site plan that need to be corrected. The following conditions were proposed and agreed to by the owner: 1) 50' setback on Club Drive; 2) property will be built as shown on the Landscape Plan (Planters Landscape Architecture 1-15-2016); and 3) no additional variances on the property 4001 and 4007 Club Drive (current designation).

**NPU-B action: A motion to approve the variance with conditions passed by vote of 15-0-1.**

**Z-16-013 2748 Alpine Road DEFERRED**

Applicant seeks to rezone the property from R-4 to MR-3 to build a 6 (six) townhome development. Townhomes will be about 2500 sf with a 2 (two) car garage. Applicant seeks no other variances at this time.

**V-16-057 119 Terrace Drive DEFERRED**

Applicant seeks a variance from the zoning regulations to reduce the east side yard setback from 7' (required) to 1' 10'' in the rear yard of a SFR due to tree damage. Applicant seeks no other variances at this time.

**V-16-029 514 Brentwood Drive DEFERRED**

Applicant seeks a variance from the zoning regulations to reduce the east side yard setback from 7' to 2.5' and to reduce the rear yard setback from 15' to 2.5' to construct a detached garage in the rear yard. Applicant seeks no other variances at this time.

**8. OLD BUSINESS**

Treasurer reminded members to pay annual dues.

**9. NEW BUSINESS**

Andrea Bennett described the formation of the Steering Committee that will provide recommendations for the Peachtree Corridor. There are a number of SPIs in NPU-B (e.g., SPI-9; SPI-12; SPI-15). Currently there is no SPI between SPI-16 in Midtown and The Peach Shopping Center. This is not an NPU-B project but those working on revisions to the zoning code want our ideas and recommendations for this area. Anyone on NPU-B that is interested in working on this should contact Andrea Bennett at [andrea0599@gmail.com](mailto:andrea0599@gmail.com) .

Bill Bozarth will no longer be able to serve as a business representative to NPU-B. Mark Tiller, our NPU-B Business Coordinator recommended Ms. Kim Bondurant to fill his position.

**10. ANNOUNCEMENTS**

The next BZA meetings will be held April 7<sup>th</sup> and 14<sup>th</sup> on the 2<sup>nd</sup> floor of the City Hall Annex at noon.

The next ZRB meeting will be held April 7<sup>th</sup> and 14<sup>th</sup> on the 2<sup>nd</sup> floor of the City Hall Annex at 6 PM.

**11. ADJOURNMENT**

The meeting was adjourned at 8:35 p.m.