

**Minutes of NPU-B regular monthly meeting
Tuesday, December 3, 2019**

The meeting was called to order at 7:05 p.m. by Nancy Bliwise, NPU-B Chairperson.

Present: 15

Proxies: Mandi Gibson to Bryan Steed
Randall Kent to Bryan Steed
Jim Cosgrove to Kim Shorter
Frank Toye to Kim Shorter
Cathy Boston to Bill Murray

* 2 people arrived after the approval of the minutes.

1. OPENING REMARKS / CHAIRPERSON'S COMMENTS

Welcome, mission of NPU-B, and introductory remarks

No press attended.

2. APPROVAL OF MINUTES

NPU-B Action: A motion to approve minutes from the previous regular monthly meeting of the NPU-B as revised passed by vote of 18-0-0.

3. 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.

Major Senzer, the new Zone 2 Commander, was welcomed to NPU B. He is a 20+ year veteran of the force, spending most of his career in special operations. Larceny from auto drives the crimes. There were 130 Part 1 crimes in November, with over half of these being theft from auto. The crime rates are down for the year.

Panhandlers and “water boys” are being addressed by a 2-person bike crew from Tuesday through Saturday to patrol the Buckhead loop in the parking lots and parking decks as well as keeping the intersections clear.

Nancy mentioned that there are some hot spots and emerging issues. The party houses are a concern. Councilman Matzigkeit passed the ordinance that hopefully will address. Garden Hills is concerned about 2990 Grandview and the contiguous properties. This location is very close to schools. The neighborhood hopes that the property owner is committed to preventing issues. Pine Hills off Roxboro is also having issues at 3308 Ferncliff Place, which is an AirBNB that is rented for large properties. The neighbors were upset because the cars were so densely parked that the cars drove over yards. A party has been posted for December 6th at that house. Major Senzer noted that these party houses are businesses and they are a problem. There is another house in

Zone 2 that did not have a liquor license and was cited for illegally selling alcohol. Licensing and code enforcement can help get control over these houses. Morosgo area is also a challenge, mainly homelessness.

There was a question about the scooters. One of the big companies pulled out of Atlanta. There is a new ordinance. The scooters are a nuisance and are dangerous. There is more of an emphasis on educating riders versus ticketing riders.

Early in the morning the police have the blue lights on (not flashing). Major Senzer noted that the lights add visibility in the early morning hours.

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

Battalion Chief Middlebrooks noted that Fire Station 26 is closed for renovation but the project is ahead of schedule and the station will open before the end of the year. They will receive their new ladder truck soon. Station 27 on Northside Drive is also getting a new engine. The City retained the ISO rating of 1, which is the highest. The station at Phipps was upgraded. The City is looking for new locations for fire stations.

Check your smoke detectors. Chief Middlebrooks reminded everyone to close your doors to your bedrooms at night.

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

No Report.

Fulton County District Attorney Community Prosecutor's Office
Nemone Nooks, Zone 2 Community Prosecutor (Nemone.Nooks@FultonCountyGA.gov, 404-964-5663)

Nemone noted that Jermain Hewitt has a court date tomorrow for a final plea. He is likely not going to plea and will go to trial early next year. Community members probably don't need to attend tomorrow.

Nemone will be hosting a monthly Zone 2 community meeting in the Zone 2 office. She hopes to have a Zone 2 police officer attend as well. Nemone will have more information at the next meeting. The office is in the Roberts Building.

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
Denita Burton, Office of Safety, Security, & Emergency Management (404-546-3374) or dburton@atlantaga.gov; 404-798-8103 (cell)

Denita noted that there are no specific NPU-specific updates. If anyone in the community is disputing their bill, they can't appeal the decision. Before you dispute the bill, Denita can review the dispute to make sure it is the best it can be.

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

www.atlantaGA.gov/iparcs

Jose Salazar, Manager, Peachtree Hills Recreation Center (PHRC), 308 Peachtree Hills Ave.
Jsalazar@AtlantaGA.gov or 404-295-3874 (cell).

Alexa with Peachtree Hills noted that the afterschool registration is still open with limited availability. There is still registration for basketball. Camp registrations open on March 1st. The Peachtree Hills Rec Center is hosting a toy drive and has a box just inside of the building.

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

No Report.

Code Enforcement Section, APD Community Services Division

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

jhbrown@atlantaga.gov; 404-546-3846 office; 404-557-2748 cell

No Report.

Buckhead Business Association

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

No Report.

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

www.livablebuckhead.org

No Report.

Buckhead Community Improvement District (CID)

www.buckheadcid.com

Buckhead Area Transportation Management Association (BATMA)

www.batma.org

No Report.

Buckhead Business Association

Garth Peters

No Report.

4. PRESENTATIONS

5. PLANNER'S REPORT

Jessica noted that the office of Design is working on the Historic Preservation Future Places Project and there is a survey available online. Search the City's website for Future Places Project to find the survey. There will be additional meetings in the Spring. The City is trying something new in Poncey-Highland that provides flexibility while preserving the character of the neighborhood.

Questions about the Party House Ordinance and the status of that ordinance. There were a number of comments that were sent to the Mayor's office.

Nancy asked about the Tree Ordinance rewrite and the status of that. That project is out of the Commissioners Office and there is a big team of people working on that project.

6. STANDING COMMITTEE REPORTS

APAB report was distributed via email.

A. PUBLIC SAFETY COMMITTEE

Mandi Gibson, Chair

Seasons 52 #4506 / 3050 Peachtree Road / Change of Agent / Approved 6-0-0

Win Indonesian Grill & Gastrobar is just outside of the NPU. No comment from NPU B.

NPU-B Action: A motion to adopt the above consent agenda passed by a vote of 20-0-0.

B. DEVELOPMENT AND TRANSPORTATION COMMITTEE

No Report.

C. ZONING COMMITTEE

Bill Murray, Chair

Consent agenda

Z-19-102 505 Pharr Road NE Approved 7-0-0 w Conditions

Applicant seeks to rezone the 1.896 acre property from the SPI-9/ SA3C zoning designation to the SPI-9/SA3 zoning designation for a mixed-use redevelopment with neighborhood conditions.

Conditions for Z-19-102

1. The property will be rezoned to the SPI-9 SA 3 classification and will not be conditioned on a site plan.
2. If approved by the city of Atlanta, the primary point of access for the site will align with the traffic signal at Pharr Rd. and Maple Dr. through adjacent property at 525 Pharr Rd. Any plan to the contrary will be reviewed with Garden Hills.

3. Office uses on the site will not exceed a maximum of 115,000 usable square feet.
4. A hotel, if located on the site, will not contain more than 200 rooms.
5. At final development, the site will contain a minimum of 12,000 square feet of retail and/or restaurant space which is in addition to that space taken by the hotel restaurant.
6. Developer agrees to discuss any changes in site plan and conditions including but not limited to changes made in the SPI review and approval process.
7. All deck parking on the site will be gated for security.
8. Developer will make best efforts to seek approval from the city of Atlanta to install a deceleration lane on the south side of Pharr Rd. leading into the proposed entrance to the property at the Maple Dr. signal. There will be no left turn except at the traffic signal, and Developer and Garden Hills will request the city to permit a left turn arrow at that signal.
9. At such time as parking for office use on the site is constructed, the developer will make as much of such parking as may be available after office hours, but at least 50 spaces, accessible for use by people attending Buckhead Baseball events at the adjacent Frankie Allen Park and will provide pedestrian access between the subject property and the park. This obligation is contingent on developer reaching a satisfactory agreement with the Buckhead Baseball entity with regard to security and liability.
10. At least thirty days prior to submission of a Special Administrative Permit application to the city, developer will provide a copy of the plans for such application to the Garden Hills Civic Association for review and comment.
11. It is Garden Hill's preference all residential uses on the site be owner-occupied and that the site contain approximately 40 condominiums. The developer will meet with Garden Hills to discuss any residential component of the project prior to proposing any residential use to the city.
12. Developer agrees not lease to any 24 hour retail operations, other than as may be contained in a hotel.
13. Banquet room area in the hotel, if developed, shall not exceed 10,000 square feet.

There was a discussion about the unusual nature of this application as there is not a defined site plan. The neighborhood hopes the conditions provide a mechanism for neighborhood input into the SPI process, which was seen as a benefit. Due to the unique nature of the very specific existing conditions, the zoning committee did not think that this creates a precedent.

V-19-241 2959 Piedmont Road

Approved 7-0-0

Applicant seeks a special exception from the zoning regulation to reduce the required number of off-street parking spaces from 23 required spaces to 8 spaces. Applicant also seeks a variance to eliminate the transitional north side yard requirement and to eliminate the transitional south side yard requirement in order to construct a new retail establishment.

V-19-258 3490 Piedmont Road

Approved 7-0-0

Applicant seeks a variance from the zoning regulations to eliminate the front yard setback in order to construct a pedestrian bridge from the second floor of an existing office space to the public right-of-way.

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

V-19-256 464 Pine Tree Drive

The Zoning Committee recommends that the NPU send a letter of support for the appeal that mirrors the neighborhood's appeal. The City mistreated this property as they treated it as a "regular" lot when in reality it is an "irregular" lot.

V-19-260 120 Peachtree Battle Avenue NW

This property is located in NPU-C but adjacent to NPU-B. NPU-B defers to their recommendation.

7. OLD BUSINESS

8. NEW BUSINESS

Committee assignments were drafted and looking for approval. The assignments are accepted. The committees need to select a chair and vice-chair. Each committee needs to have a summary for their committee, if folks request that information.

Zoning: Bill Murray, Chair
Jefferson McConkey, Vice-Chair
Public Safety: Mandi Gipson, Chair
Bryan Steed, Vice-Chair
D&T: Jason Kendall, Co-Chair
Robert Patterson, Co-Chair

NPU-B needs a Vice-Chair. Nancy has one more year left on her term. It was suggested that a list of eligible candidates be developed and sent around. The vote will be in January for this position.

Officers will be voted on in January.

9. ANNOUNCEMENTS

The next NPU meeting will be January 7, 2019.

The next BZA meetings will be held on December 5th and December 12th on the 2nd floor of the City Hall Annex at noon. The January meeting will be on January 9th.

The next ZRB meeting will be held on December 5th and December 12th on the 2nd floor of the City Hall Annex at 6 PM. The January meeting will be on the 9th and the 16th.

10. ADJOURNMENT

The meeting was adjourned at 8:08 PM