

NPU-T Meeting Minutes

March 8, 2006

The General meeting was called to order at 7:32pm EST by Chairman Jerry 'Tacuma' Brown

1. Invocation – a moment of silence was observed.
2. Approval of the Agenda – The agenda was approved with a motion by Mark Malaguerra to accept deviations as the chair deems necessary. This was seconded by Oluyemi Yikealo.

Vote: Yes-8; No-0; Abstain-0 → Motion carries.

3. Approval of Minutes – the minutes from the February meeting was distributed.

A motion was made Kwabena Nkromo , and seconded by Oluyemi Yikealo to approve the February minutes as submitted.

Vote: Yes-8; No-0; Abstain-0 → Motion Carries

4. Police, Fire and Community Prosecutor's Updates

- a. Police –

- Zone 1: Lt. Quillard spoke. He reviewed crime statistics for beats 103 & 107. A copy of the report was left with the NPU-T Chair. In an attempt to reduce crime, there has been a foot detail added to these beats for the 3pm – 11pm shift.
 - They are working with the AUC police to help increase awareness of preventing thefts from auto.
- Zone 4: Maj. Walker spoke. He introduced Lt. Bryant (404.472.3708) who is the head of the investigative unit within Zone 4.
 - He highlighted that the majority of the burglaries are suspected as being committed by truant youths. He is asking that members of the community call 911 when they see children during that day that are not in school.
 - Auto thefts are the second highest crime that has been taking place in Zone 4. In the last week there were seven (7) reported auto thefts in Zone 4.
 - Finally, there have been robberies taking place at ATM machines. He cautioned individuals to be more aware of their surroundings when withdrawing money from bank machines.
 - A copy of the crime and arrest statistics was left with the NPU-T Chair.
- *Chairman Brown announced that Wanda Dallas is being appointed as a Judge over juvenile court and will be sworn in on Friday, March 17th at 11am.*

- b. Fire & Rescue – No representative present.

- c. Community Prosecutor – Erika Marshall-Story

- There was a successful court watch session held in the last month. The next step is to create a phone call system implemented to notify members of the community when there is a trial that is of interest to the community.
- Public Safety Seminar will be at the Adamsville Natatorium on March 17th at 1pm.

Prepared by S. C. Smith – Secretary

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- She talked about issues regarding juvenile crime and the point system. She indicated that a presentation can be made to educate the community about the system so that the community can understand issues and challenges regarding juvenile justice and prosecution.
- Kwabena Nkromo asked about a community court/justice program. Ms. Marshall-Story indicated that there is a Restorative Board which enables the community to interact with Juvenile Offenders to help them understand their actions and hopefully help the juveniles to begin changing behavior.

Deviation #1:

Committee Reports:

- Oluyemi Yikealo (678.523.8773) – the Land Use and Zoning Chair – Oleyemi spoke about the land use advisory board. He highlighted the revision work that is currently underway for the zoning ordinances. On March 25th, there will be a public workshop called “Vision 6” which is sponsored by the ARC talks about the future planning for Atlanta. Also attended the WEND meeting where the subdivision and variance applications that are on the agenda were discussed. The Committee meets via teleconference on the 1st Tuesday of each month. (402.756.9000 passcode 501866#)
- Dadisi J. Olutosin – Crime & Public Safety – Dadisi presented his report. Attached.
- Kwabena Nkromo – Parks & Recreation – no report
- Scott Smith – Housing Code Enforcement – Scott presented his report. Attached.

Neighborhood Associations:

- Gwen Cain spoke about the AUC Corridor Study which is in the startup phase. The community input session will be Monday April 10 at 5:30pm at the Morehouse Leadership Center.

Presentations:

- Melanie Farrah, H. Lamar Willis’ chief of staff, presented the “Swing into Spring” program. This is a tennis camp that will run during spring break (April 3 – April 7). Applications were left on the information table.
- Joy Barnes spoke about the Greensferry Basin project. She gave the status of the project and presented a map which shows the Greensferry basin so that the NPU-T members can understand the areas impacted. She also discussed that it is time to re-apply for the Senior Discount. Anyone 65 or older with annual income under \$25,000 can qualify for a 30% discount in their water bills. To apply, call 404.658.6500. She also highlighted the fact that the Nancy Creek tunnel project has been completed on time and under-budget. She also volunteered to make a longer presentation to any neighborhood association within NPU-T so that additional understanding of the watershed projects can be gained by the community.
- Theresa Wilkins representing Von Creations talked about the Marta Breeze Card. By the end of 2006, all Marta stations will be converted to the Breeze Card system. Brochures were left on the information table.

5. Planner’s Report – Chancer McLaughlin

6.

a. **Zoning Review Board** **April 6 or 13, 2006** **6:00 P.M.**

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Z-06-08 Text Amendment

An Ordinance by Zoning Committee, to amend the City of Atlanta Sign Ordinance so as to redefine Principal Occupant; and for other purposes.

- Discussion: Planner McLaughlin provided an overview and a fact sheet of the ordinance.
- Oluyemi Yikealo asked clarification of the difference between business identification and building signature signs.
- A motion was made by Oluyemi Yikealo to approve text amendment Z-06-08. This was seconded by Kwabena Nkromo
- The Vote Yes 13: ; No: 0 ; Abstain: 0 → Motion

b. Board of Zoning Adjustment April 7, 2006 1:00 P.M.

V-06-38 633 Parson St. S. W.

Applicant, Larry Lucas/Land Logistics, LLC, seeks a variance from zoning regulations to reduce the front yard setback from the required 40' to 15', reduce the east side yard from the required 7' to 5' and the west side from the required 7' to 4' for the construction of a single family residence.

- The applicant presented a visual overview of the proposed project. There is an existing rear alleyway so no driveway in front of the building would be required. There was a proposal by the Booker T Washington community that would propose that anyone purchasing the property would occupy the property for at least 5 years. The alternative to this was to agree to a registry of property owners so that the community has an opportunity to contact the owner. The owner/builder did not find either of these stipulations acceptable.
- Discussion: A comment was made that the business model could be changed so that the houses would be built on contract so that owner-occupancy would be built.
- A recommendation has not yet been received from the impacted neighborhood association. As a result, the NPU-T bylaws will preclude a vote by the NPU until a response by the impacted neighborhood is received.
- The applicant indicated that he would insist that the hearing take place despite the fact that the NPU-T bylaws prohibit a vote without either a response of the impacted neighborhood or 60 day without a response.
- No vote was able to be taken at this time.

c. V-06-49 590 Parson Street

Applicant, Larry Lucas/Land Logistics, LLC, seeks a variance from zoning regulations to reduce the front yard setback from the required 40' to 19' and the side yard setbacks from the required 7' to 3' to allow for the construction of a single-family residence.

- Discussion: This is the same situation as the prior vote.
- A recommendation has not yet been received from the impacted neighborhood association. As a result, the NPU-T bylaws will preclude a vote by the NPU until a response by the impacted neighborhood is received.
- *The applicant indicated that he would insist that the hearing take place despite the fact that the NPU-T bylaws prohibit a vote without either a response of the impacted neighborhood or 60 day without a response.*
- No vote was able to be taken at this time.

7. Street Abandonment (case deferred at the Feb. NPU meeting)

1. An Ordinance by Council Member Winslow to abandon a public street known as Norcross Street, located in the Housing Authority of the City of Atlanta, Georgia Community known as Harris Home and to convey said abandoned street at no cost to the Housing Authority of the City of Atlanta, Georgia; to waive the provisions of Section 2-1578 of the City Code; and for other purposes.

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1. Discussion: Because of his personal involvement with the project, Chairman Brown excluded himself from this discussion so as to remove any appearance of conflict of interest. Vice Chair Nkromo presided over this topic.
2. A letter from John O Chiles was received in support of this abandonment. This letter was read to the NPU-T body by vice president Nkromo. It was also reported that Andre Bertrand has spoken in support of the project.
3. The Zoning & Land Use committee supports this proposal.
4. A motion was made by Oluyemi Yikealo to support the street abandonment. This was seconded by Oni Oluremi.
5. The Vote: Yes: 10; No: 0; Abstain: 2 → Motion Carries

8. Subdivision Review Committee *(for review and comments)*

SD-05-91 1180 Eggeston St. *(case deferred at the Jan. & Feb. NPU meeting).*

Applicant, Mark Ross, seeks to subdivide .8215 acre into three lots. Property is zoned R-5 (Two-Family Residential).

- a. Mark Ross presented. The intent is to create 3 lots that are consistent with the lots on the existing street.
- b. Discussion: WEND made a recommendation that the property owner and developer meet with Karl Barnes to develop further the plans on what the property will be used for. There was no plan expressed as to the type and quantity of structures that would be built on the properties should a subdivision be granted.
- c. There was no vote required on this.

A motion was made by Kwabena Nkromo and seconded by Oni Oluremi. to extended the meeting by 10 minutes. The vote: Yes: 12; No: 1; Abstain: 0 → motion carries

9. License Review Board

Applicant	Type of Business	Name of Business	Location Address	Request
Bookworld USA, LLC	Gas Station	Chevron	923 Lee St.	
WYY, LLC Byong H. You, Agent	Food store with beer & wine package sales	Denny's Supersaver	1562 Ralph David Abernathy Blvd.	New Business

a. **Bookworld USA, LLC**

- The owner was present for this. They met with WEND and they have received a letter of support and MOU for the Beer and Wine license.
- Discussion: Kwabena Nkromo read the letter and memorandum of understanding which indicated that the community concerns were addressed to their satisfaction.
- A motion was made by Oluyemi Yikealo and seconded by Mark Malaguerra to support the application of Bookworld USA, LLC for a beer and wine license. A friendly amendment was made by Oni Oluremi to add "the applicant will request identification for any items that require identification for sale, including alcohol and tobacco products."
- The Vote: Yes: 8; No: 2; Abstain 0 → motion carries

b. **WYY, LLC Byong H You, Agent**

- Discussion: The applicant presented to the Westview Community Organization but has not yet presented to the West End Coalition which is also within the boundaries. Because of this, no vote can be made. The applicant was not present for this meeting.

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10. Low Income Housing Tax Credit (LIHTC) (requires NPU vote)

Harris Redevelopment, LLC, has notified the City of Atlanta of its intent to develop and to apply for Low Income Housing Tax Credit. The applicant proposes to develop (Rehab.) John O. Chiles Senior Residences, consisting of 190 Senior Units. Property is located at 435 Joseph E. Lowery Boulevard, S.W., NPU-T, CD 4.

- a. Because of his involvement with this property, Chairman Brown stepped down from this discussion and turned control over to Vice Chairman Nkromo.
- b. Discussion: This project will take approximately \$17M and will only be possible with the LIHTC. During the renovation, the existing residents will be relocated. The project would start June 2007 if it is approved by the state.
- c. This is supported by WEND and the residents of John O Chiles.
- d. A motion was made by Dr. Drake and seconded by Mark Malaguerra to support the application.
- e. The Vote: Yes: 12; No: 0 ; Abstain: 1 → Motion Carries

11. Neighborhood Associations Reports: - none

12. Committee Reports – presented earlier

13. Presentation(s) – presented earlier

14. Chairperson's Report – none

15. Announcements –

- a. Scott Smith talked about the mortgage fraud workshop being held on Saturday, March 11th at Atlanta Technical College.

16. Adjournment

Meeting adjourned at 9:18 pm EST

No Donations were received.

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Crime and Public Safety Committee Report

NPU-T Committee Report – Crime and Public Safety

Report Date: Wednesday, 8 March 2006

Committee Name: Crime and Public Safety

Committee Chair: Dadisi J. Olutosin

Currently Activities:

- 18-Feb-06 - Attended the 2006 Court Watch Training sponsored by the Community Prosecution Program and the Office of the Fulton County District Attorney Paul L. Howard, Jr.
- Application accepted for participation in the Atlanta Citizens Police Academy starting in May '06
- Accepted an invitation from Major Walker of Atlanta Police Department's Zone 4 precinct to participate in a concerned citizens group for combating crime in Zone 4 – first meeting was held 7-Mar-06 (missed meeting due to business travel; will be in attendance at Apr '06 meeting)

Planned Activities:

- Recruit members to the committee
- Recruit participants for the Atlanta Citizens Police Academy
- Participate in citizen programs from the Atlanta Fire Department
- Work with community associations to help develop more effective neighborhood watch programs
- Plan a crime and public safety event/forum for mid-2006

If you have any questions or comments please let me know.

Merci et la bonne journée,

D. J. Olutosin

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Housing Code Enforcement Committee Report

Report Date: 08 Mar 06

Committee Chairperson: Scott C. Smith

Status Report:

1. In the last 30 days, the housing code enforcement officers have been successful in addressing several open items within the NPU-T boundaries.
2. We are in the process of identifying a Top 10 list per neighborhood association so that we can develop a working list of issues to address
3. A letter was drafted to see whether the house at 369 Hopkins St can be brought into compliance or demolished via the In Rem process.
4. Additional members of the committee are needed to expand the reach and effectiveness.

Sincerely,

Scott C. Smith
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