

NPU-T Meeting Minutes

June 14, 2006

The General meeting was called to order at 7:32 pm 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 Oni Oluremi to accept deviations as the chair deems necessary. This was seconded by Dadisi Olutosin.

Vote: Yes- 9; No-0; Abstain-0 → Motion Carries

3. Approval of Minutes – the minutes from the May meeting were distributed.

A motion was made Kwabena Nkromo, and seconded by Dadisi Olutosin to accept the May minutes as submitted.

Vote: Yes-10; No-0; Abstain-1 → Motion Carries

4. Police, Fire and Community Prosecutor’s Updates

- a. Police –

- Zone 1: Sgt. J.W. Bell presented the stats for the beats that cover NPU-T. There were 3 robberies, 6 Aggravated Assaults, 7 Burglaries and 8 auto thefts. A copy of the police statistics were presented to the NPU-T chair.
 - Sgt. Bell indicated that many of the burglaries have been from houses under construction. The items taken include appliances, tools and HVAC systems. He stressed the importance of recording serial numbers of items being used on construction sites to help with the recovery of stolen items.
- Zone 4: Sgt. Taylor from the criminal investigation division present. He provided a copy of the crime statistics to the NPU-T chair. There were 26 Larceny; 10 auto thefts, 7 Robberies, and 17 aggravated assaults reported.

- b. Fire & Rescue – no representative present

- c. Community Prosecutor – no representative present

5. Planner’s Report

- Campbellton-Cascade Plan – (requires NPU vote) - Bill Dunkley, City of Atlanta Planner
 - **The Discussion:** Bill distributed the overview of the redevelopment plan report. He asked that the community consider the zoning and land use changes that are proposed in the plan.
 - ◆ **A question was asked as to what would be re-zoned part of this plan.** Bill indicated that the specific details are highlighted in the plan.
 - ◆ **A question was asked about the commitment of the impacted property owners.** Bill indicated that not all of the property owners are required at this time but the plan serves as a roadmap for change over time.
 - ◆ **Mark Malaguerra indicated that members of the Westview Community had been involved in the development plan.**
 - **The Action**
 - **Kwabena Nkromo made a motion to defer until the zoning & land use committee could meet with the planner so that**

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detailed review could be made and a recommendation could be made by the zoning land use committee. This was seconded by Oni Oluremi

▪ **The Vote**

- **Yes: 11; No: 0 ; Abstain: 0 → Motion Carries**

- Reminder NPU 2007 Bylaws are due September 29, 2006
- NPU Neighborhood Boundaries Review
 - **Planner McLaughlin reviewed the neighborhoods within NPU-T's boundaries and asked that they be reviewed at the time the by-laws were reviewed.**
- Planner McLaughlin introduced ordinance 06-O-1162. This was for information only as the ordinance will not be formally added to the NPU agendas until July or later.

6. Special Events/Outdoor Festivals

➤ Family Fun Day Festival

- Barcretia Bateman presented the proposal for the event.
- **The Discussion:** This proposal has been presented to the impacted neighborhood (WEND). They submitted a letter to the NPU-T in support of the event.
 - The NPU-T chair expressed a concern over the parking situation. He recommended that all effort be made to ensure that larger vehicles not be parked near residential driveways so that line-of-site be preserved to ensure safety of vehicles attempting to exit their driveways.
- **The Action**
 - **Mark Malaguerra made a motion to support the proposal as presented. This was seconded by Dadisi Olutosin.**
- **The Vote**
 - **Yes: 11; No: 0; Abstain: 0 → Motion Carries**
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7. Board of Zoning Adjustment July 7, 2006 1:00 P.M.

V-06-70 790 Cascade Road (case deferred at NPU meeting)

Applicant, Cheryl Witherspoon, seeks a special exception from zoning regulations to reduce the on-site parking requirement from 33 parking spaces to 28 on-site parking spaces and to allow additional parking within 500' of the primary structure to allow for the expansion of an existing restaurant.

The applicant presented. She has received her lot consolidation. As a result the total number of parking spaces onsite is increased to 28 (aside from 9)

- **The Discussion:** A question was asked whether she plans to serve alcohol as part of the planned oyster bar. **The applicant indicated that she intends to apply for a license to sell alcoholic beverages.**
- **The Action**
 - **Oluremi Yikealo made a motion to reduce the onsite parking requirement from 33 to 28 parking spaces. This was seconded by Dadisi Olutosin**
- **The Vote**
 - **Yes: 12; No: 0; Abstain: 0 → Motion Carries**

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V-06-118 **500 Culberson Street S. W.** *(case deferred at NPU meeting)*

Applicant, JLW Development, LLC, seeks a variance from zoning regulations to reduce the required side yard setback from 7' required to 4.11' on the north side yard setback and also reduce the south side yard setback from 7' required to 4.10' to allow for the construction of a single family dwelling.

Bonica Woods spoke on behalf of the agent. The house is within WEND and she is requesting a variance prior to going for her certificate of appropriateness. The planned house will be 1700 s.f. if the variance is granted. Without the variance, the house will be 1500 s.f.

- **The Discussion:** A question was asked as to how parking would be handled. **The presenter indicated that there would be no driveway and the residents would be required to park on street.**
 - A question was expressed as to the planned price of the house. **Applicant indicated that the plan was for the house to be sold for \$250-280k.**
 - A question was expressed as to how the property would be sold when there are several houses on the street that are vacant and/or in severe disrepair. **The presenter indicated that the company will aggressively market the property to ensure that it sells. The builder is in the business of marketing to homeowners rather than investors.**
 - Chairman Brown expressed concerns that the planned house would have similar issues with other houses that have been built and have sat idle for years post construction.
 - **Chairman Brown read a letter from WEND that is in opposition to the variance application.**
- **The Action**
 - **Oni Oluremi made a motion to deny V-06-118. This was seconded by Edmund McAfee.**
- **The Vote**
 - **Yes: 12; No: 0 ; Abstain: 0 → Motion Carries.**

Zoning Review Board

June 1 or 8, 2006

6:00 P.M.

U-06-08 **1684 Stokes Avenue S. W.** *(case deferred at NPU meeting)*

Applicant, Erica Chaug, seeks a special use permit to operate a personal care home.

- **This application was voided because it was a non-conforming lot and as such, was ineligible for consideration for a special use permit.**

8. Street Abandonment *(case deferred at April & May NPU meetings)*

➤ An Ordinance by Council Member Winslow to abandon that portion of Larkin Place between Larking Street and Lowe's Alley, laying in Land Lot 84, 14th District, Fulton County, Georgia and being more fully described in the attached Exhibit "A" and for other purposes.

- **This application is in NPU-M and should not be on the NPU-T agenda.**

9. Neighborhood Associations Reports: - none

10. Committee Reports –

- a. Zoning & Land Use - Oluyemi Yikealo

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- i. Oluremi indicated that the meeting with Bill Dunkley to discuss the Campbellton Cascade would be on Tuesday, June 20 at 7pm at the planner's auditorium.
- b. Education – Oni Oluremi
 - i. Oni indicated that there are two new members to her committee.
 - ii. There will be a conference call on June 26th to discuss challenges with educational challenges facing the 8th graders and the recent performance on the statewide standardized tests.
 - iii. She is looking for suggestions on ways to address the problems.
- c. Crime & Public Safety – Dadisi Olutosin
 - i. Submitted a report to the NPU-T Chair.
 - ii. He highlighted a recent meeting that was held in May.
 1. August 1 is National Night Out and there will be NPU-T wide participation
 2. Over 50% of the arrests in Zone 1 have been juveniles.
- d. Code Enforcement – Scott Smith
 - i. Report attached

A motion was made by Oluyemi Yikealo to extend the end of the meeting by 5 minutes. This was seconded by Scott Smith.

The Vote

Yes: 12; No: 0 ; Abstain: 0 → Motion Carries.

11. Presentation(s) –

- a. **CDBG Funding for 2007:** Community Housing Resource Center (Aaron Sampson – 404.658.1322 x233)
 - i. **The presenter highlighted a new program to provide new house designs with plans that are appropriate for lots and neighborhoods. This program is called Design Aid and is focused on residential developments**
 - ii. **The grant being requested is \$125,000.**

A motion was made by Scott Smith to extend support the CDBG application. This was seconded by John Davis.

The Vote

Yes: 13; No: 0 ; Abstain: 0 → Motion Carries.

12. Chairperson's Report – none

13. Announcements – none

14. Adjournment Meeting adjourned at 9:08 pm EST

Donations in the amount of \$ 20.00 were received.

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June 2006 Code Enforcement Committee Report

1. The first Neighborhood Deputies training was completed on Saturday June 3rd.
 - a. There are two members of Westview trained and sworn in as Neighborhood Deputies
 - i. Scott Smith
 - ii. Barbara Chambers

2. If there are any senior citizens who need work done on their houses, especially to make sure that they are compliant with housing code, there is a program called “The Emergency Repair Program” that was put in place to help.
 - a. The programs can provide roofing, electrical, plumbing or general repair.
 - b. Only one type of help can be received at any one time. If you need a roof and plumbing repair, the program will only do one of these for you.
 - c. Contacts:
 - i. Program Coordinator – Julius Milton 404.330.64
 - ii. Repair Companies:
 1. Southeast Energy – Lila Blake 404.885.1877
 - a. They perform general repairs, including windows and doors
 2. Wesley Community Center – Charles Bonner 404.872.0086
 - a. They perform all repairs including roof, heating, electrical and plumbing
 3. Community Housing Resource Center (CHRC) – Peyton Lingle 404.658.1322 x23
 - a. They perform all repairs including roof, heating, electrical and plumbing
 - d. To get started, you can call Mr. Milton or contact the different companies directly.
 - e. They will need to make sure that you own the property, there are no outstanding liens on the property and that you have insurance on the property.

3. We will still be using the code enforcement reporting sheets. The sheets should be filled out for any suspected housing code violation. If you deliver them or call the committee chairperson (404.752.6423), they will be reported to the appropriate agency.

4. Additional committee members are always welcome.

Respectfully submitted,

Scott C. Smith
Committee Chairperson

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Crime and Public Safety Committee Report