

NPU-T Meeting Minutes
Wednesday, May 09, 2007

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 following remarks by the chairman

2) Approval of Agenda –

- a) A motion was made by Kwabena Nkromo to approve the agenda as published with deviations as the chair deems necessary. This was seconded by Henry Ingram.

Vote: Yes- 5 ; No- 0; Abstain- 0 → Motion Carries

3) Approval of Minutes – (*Copies of the minutes was not provided to the NPU-T body by the Revitalization Task Force as is customary.*)

- a) A motion was made by Kwabena Nkromo to defer the approval of the April Minutes until the June Meeting. This was seconded by Mark Malaguerra.

Vote: Yes- 8; No-0; Abstain- 2 → Motion Carries

4) Police, Fire, and Community Prosecutor's Updates (5 minutes per report)

a) Police:

i) Major Dallas (Zone 1) Spoke.

(1) His mobile # is 404.580.9826

(2) A copy of the April Crime Statistics for beat 107 was left with the NPU Chair.

(3) They have made numerous arrests in Zone 1 for individuals stealing pipes from vacant properties. They have placarded multiple properties in the area through working with Housing Code Enforcement.

(4) There have been several armed robberies on Legacy Drive at College Town.

(5) There have been several auto thefts and thefts from auto in beat 107.

ii) Major Purdue (Zone 4) Spoke

(1) His mobile # is 404.617.9859 mperdue@atlantaga.gov

(2) He provided the NPU Chair with a copy of the crime statistics

(3) There were 3 teens that were arrested in the past month for burglary. These were rooftop burglary attempts.

b) Fire: no presentation

c) Community Prosecutor – there is no prosecutor currently assigned to Zone 4.

d) Grady Hospital EMS – Bill Hatchet spoke. (404.616.4146 x6379)

i) There is a goal to get 25 individuals per NPU trained on CPR.

ii) The NPU-T body needs to decide on a date to host this training session.

iii) To register, please call Grady **and** the NPU-T Vice-Chair.

iv) The session will last approximately 90 minutes.

v) The targeted date is Wednesday, May 23, 2007 at 7:30pm.

5) Neighborhood Associations Reports (3 minutes per report)

- a) None.

6) Committee Reports (3 minutes per report)

a) Housing Code Enforcement – Scott Smith

- i) No report

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The Vote: Yes: 9; No: 0; Abstain: 0 → Motion Carries.

Zoning Review Board **May 3 or 10, 2007** **6:00PM**

Z-07-25 **1280 Ralph David Abernathy Blvd.** *(case deferred at the NPU meeting)*

Applicant, William H. Gunn, seeks to rezone from R-5 (Two-family Residential) to C-1 (Commercial Business).

The Discussion: The applicant spoke. The intended usage of the property is for a mortgage company. This is supported by the impacted neighborhood association.

The Action: A motion was made by Scott Smith to approve the application as submitted. This was seconded by Oni Oluremi.

The Vote: Yes: 12; No: 0; Abstain: 0 → Motion Carries

U-07-02 **1310 White Street** *(case deferred at the NPU meeting)*

Applicant, James Higgs, seeks a special use permit to operate a Urban Monastery that will accommodate 150 overnight residents.

The Discussion: The applicant was not present. The impacted neighborhood association indicated that the applicant did not attend the impacted neighborhood association.

The Action: A motion was made by Kwabena Nkromo to defer the application until further clarification of the application was gained. This was seconded by Oni Oluremi

The Vote: Yes: 8; No: 3; Abstain: 0 → Motion Carries

Zoning Review Board **6:00PM**

Z-07-33 **Text Amendment**

An Ordinance to amend section 16-28.008 (10) of the City of Atlanta Zoning Code so as to eliminate the one (1) year restriction imposed upon private property vendors with respect to a vending site; to waive conflicting ordinances; and for other purposes.

The Discussion: Planner McLaughlin overviewed the proposed amendment.

The Action: A motion was made by Kwabena Nkromo to approve the text amendment. This was seconded by Mark Malaguerra.

The Vote: Yes: 9; No: 0; Abstain: 3; → Motion Carries

Z-07-44 **Text Amendment**

AN ORDINANCE TO AMEND THE 1982 ZONING ORDINANCE OF THE CITY OF ATLANTA, AS AMENDED, SO AS TO PROVIDE MAXIMUM FLOOR AREA RATIOS IN THE R-4A AND R-4B ZONING DISTRICTS AND MAXIMUM LOT COVERAGE IN THE R-4B ZONING DISTRICT; PROVIDE NEW MAXIMUM FLOOR AREA RATIOS AND LOT COVERAGES FOR THE VARIOUS TYPES OF STRUCTURES ALLOWED IN THE R-5 ZONING DISTRICT; TO CREATE A NEW SECTION 16-24.008 CONCERNING THE MEASUREMENT OF FLOOR AREA FOR ADDITIONS TO RESIDENTIAL STRUCTURES; AMEND SEC. 16-28.008(5) CONCERNING THE HEIGHT OF WALLS IN REQUIRED YARDS; AMEND SECTION 16-28.009 TO CLARIFY APPLICATION OF THE FLOOR AREA RATIO CALCULATION; CREATE A NEW SECTION 16-28.026 CONCERNING LIMITING HEIGHT OF THE MAIN FLOOR LEVEL; TO AMEND SECTION 16-29.001(12)(a)(3) CONCERNING THE DEFINITION OF TWO-FAMILY AND DUPLEX DWELLINGS; TO AMEND SECTION 16-29.001(13) TO PROVIDE FOR A NEW DEFINITION OF FLOOR AREA; TO AMEND SECTION 16-29.001(27) TO PROVIDE FOR A NEW DEFINITION OF BUILDING HEIGHT; TO AMEND SECTION 16-29.001(37) TO PROVIDE FOR AN AMENDED DEFINITION OF FLOOR AREA RATIO;

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CREATE NEW SECTION 16-29.001(67) DEFINING ATTICS; CREATE NEW SECTION 16-29.001(68) DEFINING BASEMENTS; CREATE NEW SECTION 16-29.001(69) DEFINING MAIN FLOOR LEVEL; AND FOR OTHER PURPOSES.

The Discussion: Planner McLaughlin provided an overview document of this ordinance.

The Action: A motion was made by Scott Smith to defer this to the Zoning and Land Use Committee for them to make a recommendation and present their recommendations at the June NPU-T meeting. This was seconded by Kwabena Nkromo.

The Vote: Yes: 12; No: 0; Abstain: 0

**11) Proposed Street Abandonment (requires NPU vote)
James P. Brawley, S. W. between Parson Street and Beckwith Street
The application was withdrawn. No action required.**

**12) License Review Board
b) No items on the agenda.**

13) Presentations

- a) **Malcom X Festival. – The event organizer spoke**
 - i) **The event is scheduled for Saturday, May 19th, 2007.**
 - ii) A motion was made by Kwabena Nkromo to approve the application for the special event. This was seconded by Mark Malaguerra.
 - (1) The vote: Yes: 12; No: 0; Abstain: 0 → Motion Carries
- b) Willie A Watkins Festival – Sunshine Lewis Spoke
 - i) The 3rd Annual Willie A Watkins festival has been proposed for May 28th at Howell Park.
 - ii) **The application was filed in February and this is the first time that the item has been placed on the NPU-T Agenda.**
 - (1) A motion was made by Oni Oluremi to support the application pending a similar recommendation by the impacted neighborhood association (WEND). This was seconded by Kwabena Nkromo.
- c) Paul Yu, the Manager of Denny's Supersaver spoke.
 - i) The store has applied for a license to sell beer and wine.
 - ii) The impacted neighborhood, Westview, has recommended against the application.
 - iii) Mark Malaguerra, WCO President, spoke about the improvements that the applicant has made to their property but that the community still has concerns regarding the impact of adding a license to sell beer and wine to the property will have on the community at large.
 - (1) A motion was made by Kwabena Nkromo to deny the application. This was seconded by Oni Oluremi.
 - (a) The vote: Yes: 9; No: 0; Abstain: 2 → Motion Carries
- d) Wayne Martin from Council Member Mitchell's office spoke:
 - i) They are planning a public safety town hall meeting to be held at a future meeting.
 - ii) There will be a Senior Citizen Appreciation Day on May 28th. Call 404.330.6052 for more information.
 - iii) Mark Quick in Council Member Mitchell's office will help coordinate community clean up events.

A motion was made by Oni Oluremi to extend the meeting until 9:15. This was seconded by Scott Smith. The vote was Yes: 9; No: 0; Abstain: 1. → Motion Carries

- e) Marshall Thomas from Council Member Winslow's office spoke.
 - i) On June 8nd, there will Wren's Nest Fest held from 10a – 4p.

14) Chairman's Report –

- a) Chairman Brown mentioned that there has been several conversations with Mr. Egbert Perry The Integral Group, Inc. developer and manager at CollegeTown regarding issues of public safety. Chairman Brown stated, "indirectly we received something in writing so we now have something that can be measured". There has been some improvements in the safety measures. Mr. Brown pledged that NPU-T and CTF will continue to monitor and work with CollegeTown to achieve continued satisfaction.

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15) **Adjournment** – Meeting adjourned at 9:11 pm EST

Donations in the amount of \$12.00 were received.



Westview Community Organization

481 W. Ontario Ave SW, Atlanta, Georgia 30310 404.752.6423

Monday, February 11, 2008

Applicant Ramon Tookes has requested a variance from R4 to C1 for the Westhills Presbyterian Church property located at 1450 Ralph David Abernathy Blvd. In meeting with the Zoning and Land Use Committee members of the Westview Community, we identified several permitted uses of a C1 Zoning that are not in keeping with the vision of the Westview Community.

As a result, the committee's recommendation is to support the application with the stipulation that the conditions that have been stricken through will be disallowed through a C1-C (C1 with Conditions) amendment. Should any of the repealed items be restored via future decision, those uses shall be disallowed until a favorable variance application is approved by the community, NPU-T and the City of Atlanta.

Sec. 16-11.003. Permitted principal uses and structures.

A building or premises shall be used only for the following principal purposes:

- ~~(1) Banks, savings and loan associations, and similar financial institutions.~~
- (2) Repealed.
- (3) Business or commercial schools.
- (4) Child care centers, kindergartens and special schools.
- (5) Churches, synagogues, temples, mosques and other religious worship facilities, on lots of one acre or more.
- (6) Clubs and lodges.
- ~~(7) Commercial greenhouses.~~
- (8) Commercial recreation establishments, including bowling alleys, theaters, convention halls, places of assembly, and similar uses, with primary activities conducted within fully enclosed buildings. Pool halls, billiard parlors, amusement arcades and game rooms are allowed only by special use permits.
- (9) Repealed.
- (10) Eating and drinking establishments.
- (11) Repealed.
- (12) Repealed.
- ~~(13) Hospitals.~~
- (14) Repealed.
- (15) Institutions of higher learning, including colleges and universities.
- ~~(16) Laundry and dry cleaning, collection stations or plants; limited to no more than 5,000 square feet floor area; laundry and dry cleaning establishments where equipment is operated by customers.~~
- ~~(17) Multifamily dwellings, two-family dwellings and single-family dwellings.~~
- (18) Museums, galleries, auditoriums, libraries and similar cultural facilities.
- (19) Repealed.

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- (20) Offices, clinics (including veterinary if animals are kept within soundproof buildings), laboratories, studios, and similar uses, but not blood donor stations except at hospitals.
- (21) Parking structures and lots, other than park-for-hire facilities.
- ~~(22) Professional or personal service establishments, but not hiring halls.~~
- ~~(23) Repair establishments for home appliances, bicycles, lawn mowers, shoes, clocks and similar articles.~~
- (24) Retail establishments, including catering establishments, delicatessens and bakeries without wholesale operations.
- ~~(25) Sales and leasing agencies for new passenger automobiles, bicycles, mopeds, and commercial vehicles not exceeding one ton in rated capacity, selling, servicing and repairing new vehicles and dealing in the disposal, servicing or repairing of used vehicles in connection therewith and all located on the same site.~~
- ~~(26) Security storage centers not exceeding 7,500 square feet of floor area and having all pickup and delivery of items by passenger automobile or van.~~
- ~~(27) Service stations and car washes.~~
- ~~(28) Structures and uses requiring for operation of MARTA or a public utility but not including uses involving storage, train yards, warehousing, switching or maintenance shop as the primary purpose.~~
- (29) Tailoring, custom dressmaking, millinery and similar establishments limited to not more than 5,000 square feet in area.

Except for off-street parking, automobile sales lots, and necessary activities at commercial greenhouses and service stations, or as authorized by special permit, all commercial sales and service activities shall be conducted within completely enclosed buildings, and there shall be no unenclosed displays of merchandise. No wholesaling or jobbing shall be conducted from within the district. No use or manner of operation shall be permitted which is obnoxious or offensive by reason of odor, smoke, noise, glare, fumes, gas, vibration, unusual danger of fire or explosion, emission of particulate matter, or interference with radio or television reception, or for other reasons is incompatible with the character of the district and its relation to adjoining residential districts.

(Code 1977, § 16-11.003; Ord. No. 1996-83, § 4, 12-2-96; Ord. No. 1997-16, § 1, 4-14-97; Ord. No. 2004-53, § 14A, 8-20-04; Ord. No. 2005-21, §§ 1, 2, 3-25-05)

The applicant appeared before the Westview Community Organization on Monday, May 7, 2007 and received a vote of support for the proposed re-zoning of the parcel. The WCO Vote was 10 in favor, 3 opposed and 0 abstentions.

Respectfully Submitted,



Scott C. Smith
WCO Zoning, Land Use and Code Enforcement Committee Chair



Westview Community Organization

481 W. Ontario Ave SW, Atlanta, Georgia 30310 404.752.6423

February 11, 2008

NPU-T
Chairman Jerry 'Tacuma' Brown
952 Ralph David Abernathy Blvd
Atlanta, Ga. 30310

Mark Malaguerra

President

Scott Smith

Chairman Brown,

Vice President

At the May 7, 2007 meeting of the Westview Community Organization, representatives from Denny's Supersaver Supermarket spoke of their intention to apply for a license to sell beer and wine.

Delores Pickens-Crawford

Secretary

Following many discussions, the members of the community voted against supporting this application citing that while the applicant has been a good citizen, the location of their store continues to have many loiterers at adjacent parcels. While these parcels are out of the direct control of the store owners and operators, the community felt that adding a license to sell alcoholic beverages at this time would be detrimental to the continued growth of the community.

Dorothy Robinson

Treasurer

The vote of the community was 10 against the application, 3 in favor and 0 absentions.

Please let me know if you have any other questions concerning this matter.

Scott C. Smith
WCO Vice President

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May 8, 2007

Mr. Jerry "Tacuma" Brown, Chair
Neighborhood Planning Unit-T
925 Ralph David Abernathy Boulevard
Atlanta, Georgia 30310

RE: Malcolm X Festival

Dear Mr. Brown:

For several years the Malcolm X Festival has been held in West End Park located in the West End Historic District. At the last W.E.N.D. Meeting held on May 1, 2007, Mr. Onaje Salim, Festival Coordinator, presented plans for this year's festival which met with the neighborhood's approval.

Therefore, West End Neighborhood Development Inc. (W.E.N.D) would like to express our support once again for the Malcolm X Festival and look forward to a successful event for the participants, attendees and residents of Historic West End. If there is any information or assistance that we can give, please do not hesitate to call (404) 993-3478.

Respectfully,

Rick Rivers, President
West End Neighborhood Development, Inc.

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May 8, 2007

Mr. Jerry Tacuma Brown
Chairman, NPU-T
952 R. D. Abernathy Boulevard, S.W.
Atlanta GA 30310

RE: WEND Support of Application Z-07-25. Applicant, William H. Gunn seeks to rezone 1280 Ralph David Abernathy Blvd., from R-5 (Two-family Residential) to C-1 (Commercial Business).

Dear Mr. Brown:

West End Neighborhood Development Inc. (W.E.N.D) would like to express our support of the applicant for the zoning review board, Mr. William Gunn, owner of the property located at 1280 RDA Blvd., S.W. who is seeking to rezone said property from R-5 (Two-family Residential) to C-1 (Commercial Business). After meeting with Mr. Gunn, who presented pictures and plans for the commercial property which will be offices for a mortgage company, the residents' concerns were satisfactorily addressed.

W.E.N.D. looks forward to working with Mr. Gunn in the future and welcome the new business to the neighborhood. If there is any information or assistance that we can give, please do not hesitate to call (404) 993-3478.

Sincerely,

Rick Rivers, President
West End Neighborhood Development, Inc.