

NPU-V Meeting  
October 8th, 2018  
Peoplestown  
Rick McDevitt Center  
1040 Crew St. SW  
Atlanta, GA 30315

## **INVOCATION**

Columbus Ward convened the meeting. Ms. Butler led invocation.

## **Approval of Minutes**

There was a motion to approve the September minutes: o-no, o-abstain.

## **Neighborhood Reports**

*Adair Park* - Porches and Pies will be 10/27 from 12-5 PM. The event will have live music and an art station. A tasting pass is \$5. More details are available at [porchesandpies.com](http://porchesandpies.com). Artoberfest at The Metropolitan is looking for local craft vendors. Adair Park approved the Capitol View Apartments project and supports the Lowndes St. and Tift Ave. variances.

*Mechanicsville* - Annie E. Casey Foundation reported on their construction job participation and board volunteers. The APD Zone 3 Lt. met with the tenant associations. Trees Atlanta also presented. Cleta Winslow was strongly advised that there is no equity south of I-20 regarding filming events or film industry liaisons. There is also no equity regarding special events such as AfroPunk.

### *Pittsburgh* -

Pittsburgh Neighborhood Association: Hands on Atlanta did a good job with the garden program. There is a memorial for Jane Bridges in the garden. The Casey Foundation's request regarding 935 Hobson St. was approved. The project will be a housing development with affordable housing.

*Peoplestown* - Peoplestown Neighborhood Association (PNA) will meet on 10/17 at Barack and Michelle Obama Academy at 7PM. The next community meeting will be Saturday 10/13 from 10AM - 12PM at the Rick McDevitt Center. The alcohol license for 12 Atlanta Ave has been revoked by the License Review Board, but the mayor has not signed off on the revocation yet. Tameka Nichols put together a fundraiser for Ms. Terry and has raised more than \$30,000. PNA donated \$300 to the Barack and Michelle Obama Academy performing arts program.

*Summerhill* - Sukor will be bringing a mobile food truck on 10/16. There will be bags of free produce after the cooking demo. There are also free GSU football game tickets available.

## **Roll Call**

Adair Park - 4  
Capitol Gateway - 0  
Mechanicsville - 11  
Peoplestown - 13  
Pittsburgh - 4  
Summerhill - 3

## **Public Safety**

*Fire Department* - There is no open burning allowed in Atlanta. Get your furnace serviced now and check the filter.

*Public Works* - Do not blow leaves into the street. There are dumping issues in Pittsburgh from evictions.

Question: What can Code Enforcement do regarding evictions?

Answer: The owner can be cited. Bulk pickup requests can take 3-4 weeks. You can call your city council member to speed up the process.

Concern: Leaf bags are not being collected, and are rotting and spreading leaves. Pickup can take 3-4 weeks.

Answer: The schedule should be weekly. Call (404)-958-1183

<i>Code</i>	<i>Enforcement</i>	-	These	addresses	have	been	served	citations:
	• 1015 Garibaldi St. SW			• 1109 Coleman St SW			• 972 Ira St W	
	• 55 Milton Ave SE			• 944 Violet St SE			• 123 Haygood Ave SE	
	• 255 Love St SW			• 152 Ormond St SE			• 1001 Garibaldi St SW	
	• 1009 Garibaldi St SW			• 504 GLess St SW			• 635 Pearce St SW	
	• 29 Little St SE			• 697 Garibaldi St SW			• 589 Mayland Ave SE	
	• 176 Richmond St SE			• 802 McDaniel St SW			• 683 Pryor St SW	
	• 727 Garibaldi St SW			• 330 Glenn St SW				
	• 917 McDaniel St SW			• 1016 Ira St SW				

Question: 687 Garibaldi St SW was cited 9/20, but there has been no court date issued?

Answer: No, it can take 2-3 weeks if the owner lives in the city or longer if the owner lives outside the city.

Question: How is a citation served?

Answer: Differently for different offences. Contact Officer Turner at (404) 718-3832.

### **Matters for Voting**

*AfroPunk* - This event is an annual festival located at 787 Windsor St. The event will start at 11AM on Saturday with talking points, changing to performances from 2-11PM. Lt. Harper is the lead officer for parking and street closures. Resident parking will be enforced. Call (404)-213-1348 to report traffic and parking violations.

Question: Why is Lt. Harper on foot? Will he be slow to respond to parking issues.

Answer: If you call the number, a police car will be dispatched.

Question: Will the community have input on the traffic plan? There is a planning committee.

Answer: Yes, Mechanicsville Civic Association will be involved.

MCA approved the request. There was a motion and second to approve the request: 16-yes, 0-no, 2-abstain.

*Celebrate Atlanta: Block Party* - The Applicant presented to Adair Park but there was no vote and no official objections. There was a motion and second to approve: 22-yes, 0-no, 0-abstain.

*Porches and Pies* - There was a motion and second to defer: 0-no, 0-abstain.

*Members Only VIP* - Applicant is not present and did not attend Mechanicsville Civic Association. There was a motion and second to defer to Mechanicsville Civic Association: 0-no, 0-abstain.

*798 Martin St* - Applicant did not attend ONS meeting. There was a motion and second to defer: 21-yes, 0-no, 0-abstain

V-18-258 - Applicant did not attend Adair Park meeting but was approved by the Historic Preservation committee. There was a motion and second to defer to the Adair Park neighborhood association: 17-yes, 0-no, 0-abstain

V-18-263, 264, 265, 266, 267 - These 5 properties are on lots 32 feet wide. The setback will allow the lots to conform in the historic neighborhood. Adair Park approved all 5 variances. There was a motion and second to approve all 5 named variances: 19-yes, 0-no, 0-abstain

*Capitol View Apartments* - Columbia Residential is proposing a 120 residential unit affordable housing project. The project will start next year. Adair Park supports the seeking of funds through Invest Atlanta for the project.

Question: What is 60% AMI?

Answer: Unknown

Question: What will the development look like?

Answer: There will be 120 1 and 2 bedroom units with community areas, on-site laundry, a business center, and fitness center.

Question: What tax credits are used and what is the AMI threshold?

Answer: Columbia Residential is using the low income tax credit and will have 60%, 50%, and 30% AMI thresholds.

Question: How long will the tax credits last?

Answer: 30 years with the intent to renew for longer.

Question: What percent of units will be in each tax bracket?

Answer: Approximately 1/3 of units will be in each bracket.

Question: How will be relocation of school children be handled?

Answer: Resident services will work with the school system to keep kids attending the same schools. Excess land will be used for temporary internal relocation.

Question: Will you hire from the community for the project?

Answer: Yes when the redevelopment starts. Columbia will advertise and maintain hiring statistics.

There was a motion and second to approve with an amendment for Columbia Residential to provide a fact sheet in writing before the 10/18 Invest Atlanta board meeting: 22-yes, 0-no, 1-abstain.

Z-18-106 - This project is owned the Annie E. Casey Foundation, who wants to develop affordable housing for the Gideon School community. There will be 8 units: 1 story flats and 2 story walk-ups with 30% and 60% AMI targets and mixed-income housing. Pittsburgh Neighborhood Association approved the zoning request. There was a motion and second to approve: 19-yes, 1-no, 1-abstain.

Z-18-100 - The second phase of the Atlanta zoning update has started. There were 2 public forums, 8 open houses, and 6 deep-dive sessions. Accessory dwelling units in R-4 and R-4a are proposed. Parking requirements have been reduced in urban areas. Non-conforming duplexes and quadruplexes will be grandfathered. The transitional height plane will be applied to more zones.

Question: Are there R-4 and R-4a zoned in NPU-V?

Answer: Yes, mostly in Pittsburgh.

Question: Were there changes to long-term rentals or AirBnB?

Answer: AirBnB is technically illegal in the city.

There was a motion and second to approve: 12-yes, 0-no, 1-abstain.

Z-18-113 - This amendment will allow for the same maximum residential and non-residential floor area ratio to encourage more residential use. There was a motion and second to approve: 8-yes, 0-no, 2-abstain

## **Announcements**

*Sherise Brown* - The Gulch redevelopment is not a transparent project and has no community representation. City Council denied a request for a 3rd party audit. Visit [redlightthegulch.com](http://redlightthegulch.com) for more information. Additionally, Eastside TAD money will be used for Westside development. The Coalition for Community Benefits will meet on 10/15. The Invest Atlanta APAB representative supports Red Light The Gulch.

Pittsburgh's site Festiva will be 10/30 from 11AM - 5PM. 1st prize is \$200, 2nd prize is \$100, and best team wins \$50.

*Georgia Wand* - Register to vote by tomorrow. Check your status. The public service commission election is important.