



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

Board Members in Attendance

Doris Betz
Allie Coker
Hannah Coker
Joe Krebs
Karen Page
Pamela Papner
John Peak
Robbie Russell
John Wolfinger

Board Members Not in Attendance

Rob Glancy
Charlie LeFort
Betsy Nicholas

I. Welcome

Pamela Papner

Meeting was called to order at 7:05pm

II. City/State/Police Officials

Police Update

Officer Schierbaum

- Right before our meeting, an arrest was made at the Claremont Lounge, based on a tip called into police. Mr John Donald Butler was wanted in 12 bank robberies, the most recent one at Wachovia on Monroe.
- Other recent incidents:
 - One happened on Ponce Place. A woman was robbed of her purse and there was an attempted sexual assault. The police are currently looking for the individual.
 - Two persons walking back to their car on Bonaventure at 1:15am were robbed at gunpoint
- Property crimes continue to be the biggest driver of crime statistics. Home burglaries were down this past month. The police have been engaging in the following activities to try to reduce property crimes:
 1. On Nov 16, they conducted a Blue Light Blitz on Moreland Ave, in an effort to remove stolen autos from the streets before they get into the neighborhood. During this exercise they take a non-descript vehicle the city owns and place it on a street. They have the ability to turn the engine on and off and lock and unlock the doors on this car. They succeeded in getting it stolen twice on this date, and removed those individuals off the street. Many groups worked together to run the detail between 8pm-4am. They made 36 arrests, removed 11 impaired drivers from roadway, recovered 4 stolen autos, and impounded several cars. This



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

Wednesday Major Williams will be doing a similar activity in the North end of the zone (Moreland/Ponce area).

2. On Nov 17, they conducted a sweep of the railroad tracks between zones 5 & 6. They engaged 35 homeless individuals, gave referrals to homeless services, and filled four city garbage trucks filled with debris.
3. On Nov 28, they conducted a sweep of Freedom Park. They issued warnings, and want to repeat their sweep of urban camping in the future.

State Senator Update

Nan Orrock

- Our State Senator, Nan Orrock was in attendance at the meeting, and spoke to the board and attendees for several minutes. She has lived downtown since 1967 and has represented our area for many years. She took the Senate seat formerly filled by Sam Zamarripa. The Senate goes back into session in January.
- Air quality, transportation, and water issues are directly connected to revenues and the policies we will have, and how we address these issues will define whether we will wrestle with tough questions or not. Under Barnes administration, there were plans in place for the water situation. The plans were not funded, and there was no state-wide planning effort. Transportation has also not been adequately managed, and there is now a new person at the helm.
- With the Sierra Club and the Chamber of Commerce, there is a growing sense that people will have to get involved at the Capital, because it isn't just going to get handled. There is a growing lack of confidence with voters as to whether there is enough input and expertise in making decisions. A 30-member transportation coalition has been developed to engage with the capitol. Problems need to be forced on the table, and the upcoming session will be a critical session to address all of these critical issues. The Speaker has an array of task reforms on the agenda.
- There are many stakeholders who are concerned about revenues – which has led to underfunding many services around the state. Nan would like our input on interests of Atlantans. She will be serving on the Urban Affairs commission. Her contact information is:
 - Office number: (404) 463-8054
 - Email: Nan.Orrock@senate.ga.gov
- There is also a great opportunity for young people (ages 12-17) to come down to the Senate and page during the next session. Nan would be happy to sponsor a child in the neighborhood to page.
- Nan then discussed the Grady Hospital issue that is currently being dealt with. She explained that all rural hospitals with high instances of uninsured patients have been struggling. The State has also not invested in trauma coverage state-wide in recent years.
 - Grady is an important hospital for the State of Georgia for many reasons. Grady is the only level 1 trauma facility between Macon and Chattanooga, and as such, all highway accidents go right to Grady. If we lose Grady, we will also lose their



VIRGINIA-HIGHLAND
CIVIC ASSOCIATION

Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

residency program, which will cause these residency slots to leave the state of Georgia.

- In Georgia we have a shortage of doctors. Both Emory and Morehouse are critical schools for keeping doctors in state, and many do their residencies at Grady.
- In Georgia, there has been an increase of 200,000 uninsured patients in recent years. Some advances have been made to broaden insurance coverage, such as Peach Care for kids, but the Senate had to fight last year to keep the State from cutting this program. It is necessary for us to continue to look for ways to cover the uninsured.
- In addition, the State has wacked away at the Medicare reimbursement rates. Currently the medical rates in Georgia are 10-12% above inflation, but reimbursements are being reduced. A 50% increase in all Medicaid funds that come into the entire state system go straight to Grady
- The ways to fix this situation are to cover more people and bring more money into the system.

III. General Updates

Pamela Papner

Streetscape update

- We should have a streetscape update ready for the January board meeting. We are currently waiting to receive the updated renderings back from the City. Commercial property owners are still giving input. Then will set up a public meeting on the issue.

Georgia Power Substation Update

- We had three guests at our meeting. Norman Jeter and Larry Jack from Georgia Power, and Matt Sussman, the Landscape Architect working on the project.
- Matt presented the preliminary landscape plans. Many of the items in these plans have been agreed upon between the VHCA and Georgia Power.
- He presented an elevation sketch of Ponce Place near Inman Middle School, and close to Virginia Avenue. The main objective of these plans were to screen the substation from neighbors' views. Before Ga Power did any work on that site, it has been a wide open space that didn't feel like a part of the neighborhood. In developing the plans to screen the station, he was trying to better integrate the landscape into the neighborhood.
- They added street trees along the street, and other screening with granite walls and fencing, based on precedents throughout the neighborhood. The street trees are planned to be 12-14' tall. Although they will not provide immediate full screening, they are large trees and will provide a visual block to affect the perception of the substation. A drawing has been provided to show a view of how they will look in 15 years.



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

- They ran into some issues on the south end of site with a garage that is used every day all day long and needs to maintain its current functionality for emergencies (it is a centralized location to coordinate efforts to clear downed lines or other storm-related issues).
- A question was asked if there is a screening plan from the beltline view? The answer was that some of it will be screened, particularly for the apartment views. They will still be able to see the midtown skyline beyond it which should also detract attention from this specific structure.
- Jack White talked about the process and some of the gains from the process. There are still some details to work out, but Georgia Power has been collegial and supportive, which is appreciated by the neighborhood. In addition, the group has talked about some solutions for the retention ponds and other areas of the property. On the granite outcrop, they have planned a meadow mix, which will create a perception change and an aesthetic difference. Recommended landscaping solutions also strive to reduce Georgia Power maintenance costs within a couple of years. The apartments will look into the meadow. Jack will field questions from the neighborhood. There shouldn't be any noise issues.
- It is critical that future generations of VHCA members and GP employees will continue to be committed to working together on other initiatives relating to this project, and to ensure it continues to grow in the manner in which it was conceived.
- The Georgia Power representatives discussed the fact that this is a relatively new process for working with the community. It has been a great project and a model to use throughout the city as they expand it. They value the neighborhood's participation.
- We then discussed some of the challenges relating to the timing of the landscaping installations. The normal process is to put in all hardscapes (walls, fences, etc) first. With the current drought conditions, this may be all we see over the next year. If we have a normal winter this year, it may be possible to put the plants in faster. The plants selected have intentionally been drought tolerant species, with a cover crop that will come up quickly when it rains. Even if we can't plant trees, we can plant ground covers. Once the plants are established, they won't need anything special after the first year. On the streetscape, the plan is to invest more money in the trees & shrubs planted there. They are monitoring when they can install features, and when it makes the most sense from a longer-term perspective.
- The bulk of the disruptions relating to the substation development is over. GP has conceded building to left to transfer hardscapes to planted areas, and to plant items next to building to soften how it looks.
- A question was asked if there is a way to publish the plans once they are finalized so the neighborhood will know what was agreed to and what the plan is? GP is ok with the VHCA publishing on our website. We discussed the fact that passively putting it on the website is not enough to stop the phone calls from concerned neighbors. Liz



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

Coyle asked that GP post a large rendering of the finalized plans on the property. They agreed to do this.

- From a public safety standpoint, Jack Wolfinger thanked Georgia Power for having an officer on Ponce Place. He said it seemed well handled and well planned.
- ***Later in the meeting Liz Coyle mentioned that Georgia Power will need to widen sidewalks and put in a pedestrian friendly entrance because of the Beltline overlay area requirements. We need to bring it to their attention and it will need to go through the NPU process. Jack White and Liz Coyle will discuss tomorrow.***

V. Zoning and Planning

Joe Krebs & John Peak

V-07-244	
Applicant Name	Robert Taylor & Chantelle Cox
Address	970 Los Angeles Ave
Date Filed	08-27-2007
VHCA Point-of-Contact	Jack White , 404-454-6892 (c)
VHCA Planning Committee Review	09-26-2007
VHCA Board Review	10-01-2007
NPU-F Review Date	10-15-2007
BZA Hearing Date	10-19-2007
Planning Committee	<p>Unanimous (5) vote to recommend deferral at October NPU-F meeting, to give applicant time to consider options, including but not limited to:</p> <ol style="list-style-type: none"> 1. Complete removal of newly filled driveway strip and withdrawal of variance application. 2. Partial removal of newly filled driveway strip and amendment of variance application for updated lot coverage.
Board Outcome	Motion to defer. Board vote: Unanimous (10) in favor.
Conditions	
Post-Deferral VHCA Planning Committee Review	11-28-2007
Post-Deferral VHCA Board Review	12-03-2007
Post-Deferral NPU-F Review Date	12-17-2007
Post-Deferral BZA Hearing Date	12-21-2007
Post-Deferral Planning Committee	Applicants did not appear. Unanimous (4) vote to recommend denial.



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

<p>Post-Deferral Board Outcome</p>	<ul style="list-style-type: none"> ▪ Recommend denial because have exceeded lot coverage, and applicant has not shown up to discuss the issue with the planning committee and NPU on several occasions. Straw: 3 for, 1 against, 2 abstentions. ▪ Board approved motion unanimously (8 present board members). <p>Motion Passes.</p>
<p>Post-Deferral Conditions</p>	

<u>V-07-317</u>	
Applicant Name	Mike Sircy
Address	1071 Monroe Dr. NE
Date Filed	10-24-2007
VHCA Point-of-Contact	Jack White , 404-454-6892 (c)
VHCA Planning Committee Review	11-28-2007
VHCA Board Review	12-03-2007
NPU-F Review Date	12-17-2007
BZA Hearing Date	12-21-2007
Planning Committee	Unanimous (4) vote to recommend approval
	<ol style="list-style-type: none"> 1. Plans dated 10-23-2007 2. Standard garage conditions (max 60 amp, plumbing limited to hose bib, 16" max height slab to ridge) 3. Updated referral certificate requesting the additional, necessary relief from north side setback from 7' required to 2'.
	<p>Note: it was apparent that the drawings included in the scanned packets for V-07-316 and V-07-317 were swapped. This appears to be just an inadvertent error, and applicant agrees to clear up any confusion prior to the VHCA general meeting.</p>
Board Outcome	<ul style="list-style-type: none"> ▪ Motion to approve 07-317 based on documented conditions; straw: 4 for, 0 opposed, 1 abstention ▪ Board – unanimous approval
Conditions	

- Property owner amended the plans through the city. They were not properly advised. The plans were approved at the NPU meeting, then rescinded the next day. The plans presented at NPU and to the city were what they presented previously to the VHCA Board. When went through process the second time, a front porch enclosure variance



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

was identified, that was not identified the first time around (even though the plans were the same).

- The floor area ratio with enclosure of front porch were included in the previous calculations, and are under the 50% required
- Are there letters of support from contiguous neighbors? Yes. There was one set of neighbors across the street who did not want to be contacted regarding the issue. There was a language barrier, and a request to not knock on the door because it scared them. These efforts were acceptable to the planning committee.

V-07-316	
Applicant Name	Mike Sircy
Address	1075 Monroe Dr. NE
Date Filed	10-22-2007
VHCA Point-of-Contact	Jack White , 404-454-6892 (c)
VHCA Planning Committee Review	11-28-2007
VHCA Board Review	12-03-2007
NPU-F Review Date	12-17-2007
BZA Hearing Date	12-21-2007
Planning Committee	Unanimous (4) vote to recommend approval
	<ol style="list-style-type: none"> 1. Plans dated 10-23-2007 2. Standard garage conditions (max 60 amp, plumbing limited to hose bib, 16' max height slab to ridge)
	<p>Note: it was apparent that the drawings included in the scanned packets for V-07-316 and V-07-317 were swapped. This appears to be just an inadvertent error, and applicant agrees to clear up any confusion prior to the VHCA general meeting.</p>
Board Outcome	<ul style="list-style-type: none"> ▪ Motion to approve subject to the conditions previously documented. ▪ Straw: 4 approved, 0 disapproved, 1 abstention. ▪ Board voted for unanimous approval.
Conditions	

- Property owner wants to reduce side and rear setbacks for attached garage addition to single family home. He added a front porch variance, but no second story. The homeowner was originally told the front porch is considered an alteration to enclose it, but was later told that it required a variance.



VIRGINIA-HIGHLAND CIVIC ASSOCIATION

Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

- Rear of this home sits next to 1071. Initial variance to build a smaller garage in back portion of the property. Remove many structures that exist and replace with one garage, move 2 ft north to correct 0 lot line condition, so there will be enough room to maintain.
- This exceeds 50% lot coverage, but is a net gain from 68% to 59% lot coverage, and so the planning committee felt it was acceptable. Property owner has obtained letters from all neighbors except those who did not want to be contacted. Planning committee voted for unanimous approval, however they did not discuss the variance for enclosure of their porch.

VI. Liquor License Applications:

- a. Sala Sabor de Mexico is changing ownership. Steve Polasky (also owner of Vine) attended the meeting
 - 12 Grapes, owner of Vine Grapes, is purchasing Sala (which has existed for 4 years). They will focus on making it neighborhood friendly, and have brought back flower tortillas. The food will be more approachable, but the menu will essentially be the same. They will profile tequilas by intensity, like others do wine lists. They have been working with Steve for 7 months.
 - All employees will be TIPS trained. They will be at the same price point as Vine, which keeps younger crowd out, and makes their job of ensuring they do not serve minors easier. Everyone is carded, and they have not been sited for violations. Steve will divide his time between the two restaurants (approx. 60% Sala and 40% Vine). Their hours will stay the same. The patio will be kept the same as it is.
 - Motion to recommend favorably this particular application. Unanimous approval of the Board.
- b. Loca Luna is applying for a liquor license at Amsterdam Walk, as a result of a change of ownership from Red Chair.
 - Joaquin Hilliard and Eric Kline attended the meeting. They own Quatro and Eclipse di Luna. Loca Luna is relocating because the old Local Luna is closing due to lease being up at the end of this year. The new location will be: 550c Amsterdam Walk (first right, large stand-alone building)
 - They have not had any license violations to date. Their restaurant will have seating for 250 people. As it compares to current Loca Luna, it will be 2,000 square feet smaller. They are working with valet companies and will have 250-275 parking spaces available. Red Chair had the same seating, no additional square footage was added to the building, and Red Chair didn't operate as a restaurant.



Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

- The new location is surrounded by residential now, and was not as much before. There are no plans for live music at the new location, and it will be more of a restaurant than it was before. They have brought in a sous chef from San Francisco, and will focus on the business as a restaurant.
- Red Chair has been an ongoing problem for the neighborhood for activities that go on in parking lot. The question was asked: what types of things would you plan to do if your patrons had issues in the neighborhood? They will cater to higher-scale clientele than the previous occupant of that space. They will use TIPS training for all employees to ensure that underaged persons are not served alcohol.
- They have a liquor license for a restaurant, and will be open 7 days a week. Fridays and Saturdays from 11am to midnight, Sundays until 10pm, and all other nights until 11pm.
- Motion to recommend favorably this particular application. Seconded. Unanimous approval by the Board members in attendance.
- Opening parties will be held on January 7 & 8 for Friends, Families, and Neighbors. All neighbors are invited.

IV. Committee Reports

Home Tour Committee

Rob Glancy

The VHCA Tour of Homes will be held this year on Dec 8th and 9th. We have eight homes and nine restaurants participating in this year's event. Tickets are currently on sale on the TOH website: www.vahihometour.org. Sponsorships are up this year, and we have a net proceeds goal of \$20k.

Parks Committee

Jack White

Orme Park Master Plan presentation to the VHCA Board

- Jack White presented the Conceptual Master Plan for Orme Park. The plan envisions restoration of the stream corridor, although they are going to wait for an opportunistic event in concert with city of Atlanta coming in to fix a problem to make this piece a reality. The plan envisions the relocation of the playground slightly to the south, a boardwalk, better defined trail systems, and recreation space relocation. They have begun to repair the corridor on the west side below the bridge.
- The entire effort could be a 10 year process, unless they receive significant funding or can get city in there for emergency sewer repairs, or a tree falls, which would reduce the necessity for permitting, etc. They are considering hiring additional resources to drive the management of the plan. Tennell. Spenser has



VIRGINIA-HIGHLAND CIVIC ASSOCIATION

Combined Board/General Meeting Minutes

Ponce de Leon Library

Monday, November 5, 2007, 7:00 PM

been established force in Atlanta landscape architecture. All plants will be native plants, which is one reason they are more drought tolerant. The committee will come out with a budget next. They did not spend the earmarked money this year, but will come back with budget requests in the short term.

- Jack requested a motion to support the general vision embodied in the Conceptual Master Plan, submitted through Orme Park Committee and offices of Park Pride. Once approved by all, they will begin the process of applying for grants.
- Jack will come back with a project plan that will lay out the phases of the project. Studies would be Tier 1 to develop the budget requests that they will come back to the board with.
- A motion was made to accept the conceptual master plan, and it was approved unanimously by the Board. It will go through NPU process before it is posted to the website. Thank you from the Board to all who have participated in this.

Safety Committee

John Wolfinger

John spoke about the Volunteer Police Report. The VAHI security guys have been responding to emails. They will go to a two-man team for the rest of the year for extra eyes and ears.

The Fire Station is out of t-shirts, but they hope to have more in this week. They have small sizes for smaller kids.

Other Committee Reports

Pamela Papner

Pamela will send other items not covered tonight to Doris for community emails.

Home Tour Allie Coker

As of two days ago, they did not have enough volunteers, and were down one house captain. John Wolfinger and Pamela will split the house captain for the open spot. On-line ticket sales have been really strong this year

VII. Other/Announcements

None