



General and Board Meeting
Tuesday, September 12, 2017; 7:00 PM
Grace Lutheran Church
1155 N. Highland Avenue

Minutes

Attendees: Troy Murray, Jenifer Keenan, Robin Ragland, Debbie Skopczynski, Kay Stephenson, Eleanor Barrineau, David Brandenberger

Call In: Micah Stringer

Excused: Steve Messner, George Zirkel, Cindy Kaufman

Call to Order and Adoption of Agenda 7:03 pm

APD – Recognized Upon Arrival – no representatives present

Other Public Officials & Municipal Representatives – no representatives present

Other Guests: John Wilson representing Jamestown

John Wilson gave a presentation and answered questions about Phase II of Ponce City Market

- The property was purchase from city of Atlanta in 2011. However, the zoning goes back to 2005 when Emory Morseberger developed a plan for the redevelopment of the site. This plan was very residentially focused and formed the starting point for Jamestown’s plans.
- The Phase 1 Jamestown plan was modified substantially because it was important to them to preserve historic views.
- They developed that plan with a working group of community representatives from NPU M, N, E, U and F.
- Now they are looking at plans for Phase 2 of the property. Barry Loudis has been the NPU F representative to the new working group.
- Phase 2 includes a new residential structure that will be built on top of the current parking deck adjacent to the BeltLine
 - 20% of unites in existing residential are affordable
 - 20% of the new building will also be affordable housing
 - The definition of affordable housing is 80% of the area median income which is approximately \$60K for a family of four
- A new boutique office space will be built behind the shed. This structure will hide the loading dock “canyon” and the parking structure that is currently visible as you enter PCM from the BeltLine. This space is intended for smaller companies and will include approximately 70,000 square feet with about 1,000 fee per floor.
- The entire site is zoned MRC3 (Multi-family residential) with a height limit of 225 feet.
- A traffic study is in process and results will be presented to the community when it is complete. However, Jamestown has found that current traffic to the site is much lower than they expected based on their initial traffic studies. 20% of traffic is coming off the BeltLine and not in vehicles.
- The residential building would be accessed from North Avenue
- A new retail structure would be built in the current surface parking lot off North Avenue. The target for this space would be a tech company store but no deal has been struck yet.
- A new structure will be built on the current surface parking lot at the corner of Ponce de Leon and Glen Iris. The north side of this structure will be very human scaled with retail storefronts on Glen Iris. The feel should be of a Paseo (a public walk or boulevard or a place for a leisurely evening stroll). It is desirable to attract a cultural amenity to this space such as a museum or gallery. \



- At the south side of the current parking lot (next to the Suzuki School) Jamestown would like to build an 18 story hotel structure. This building has been moved to this location to preserve views of the main historic PCM structure.
- Timeline – focused this year on community engagement. If all goes according to plan, rezoning requests would go through City Council in November or December. If approvals are secured this year, then next year will be devoted to detail planning and schedule. The earliest they would break ground is in 2019.
- Zoning changes will include modifications to the conditions for MRC3 zoning and a special use permit to operate a hotel in perpetuity.
- In response to a question about green roofs shown in the renderings Mr. Wilson indicated that green roofs and lead certification is important to Jamestown and would be a goal of this phase 2 development.

- Planning Committee

Variations - Planning Committee

V-17-208; 897 Saint Charles Ave.; RG-2

Applicant Pamela Bullock on behalf of homeowners Jeffrey Keesee and Shawn Whitman seek 1) a reduction in the front yard setback from 40' to 25', 2) a reduction in the east side yard setback from 7' to 5'6" and 3) a reduction in the west side yard setback from 7' to 5' to construct a new single family home, more specifically a new front patio, and garage structure in the rear of the property.

The proposed lot coverage with these new structures is 59.7%. No lot coverage maximum exists for the RG-2 zoning category.

All appropriate neighbors, including adjoining apartment/condominium complex management groups, have been notified. Site plan and variance request for west side yard have been modified since their initial application in August by the homeowners after discussion with their neighbor.

Barry Loudis presented the planning committee report

- With one abstention (Chip Bullock) the Planning Committee unanimously recommended approval.
- Motion: Move to approve V-17-2108 by Jenifer Keenan and 2nd by David Brandenberger
- Motion carried by voice vote with no opposition or abstentions.

V-17-217; 929 Adair; R-4

Applicant Tiffany Barcik, on behalf of property owner Walter and Evelyn Hoff, seeks a special exemption from the zoning regulations to allow for active recreation (pool) in yard adjacent to a public right of way.

The pool is planned to sit in the southwest corner of the lot, furthest from both the front and side yard road frontages. The lot is notably larger than others in the area at 18,871 sq feet. The pool will not be in any prescribed setbacks and no tree impacts are expected.



Since machinery will be using the open alley on the south side of the property, the applicant committed to protecting the root plate of the adjacent tree. Applicant also plans to continue existing fence design along alley once construction is complete. The fence along the alley is not currently in place for construction equipment access.

All appropriate neighbors have been notified.

Barry Loudis presented the planning committee report

- The Planning Committee unanimously recommended approval.
- Motion: Move to approve V-17-217 by Jenifer Keenan and 2nd by Debbie S.
- Motion carried on voice vote with no opposition or abstentions

Liquor Licenses - Jenifer Keenan
None

No update on 712 Ponce Place.

Motion to Approve Planning Project for Ponce Place and Monroe – Jenifer Keenan

Jenifer Keenan presented a proposal to contract with Aaron Fortner, Canvas Planning, and Bob Zoekler, attorney, to update the Virginia-Highland Master Plan for development concerns along the BeltLine at Ponce de Leon Place and Monroe Drive. The proposal includes:

- Traffic calming – comprehensive plan for Ponce Place from Virginia to Ponce De Leon
- BeltLine connectivity fleshing out these concepts from the sub-area 6 master plan
- Prohibited uses and what and would not be good uses of the land
- Height and massing – ambiguity in the sub-area six overlay.
- This proposal is prompted by two development proposals for the industrially zoned property that currently houses Urban Body Studio. Both of these proposals have been withdrawn, but the property is still for sale and it is expected that new proposals will be forthcoming.
- Most of the property along Ponce Place that backs up directly against the BeltLine is zoned industrial with no height limit. The most recent request would have been to rezone at MRC3 which would be a height limit of 225 feet (the same as the corresponding properties on the south side of Ponce de Leon Avenue and adjacent to the BeltLine.

Jenifer has negotiated with Aaron Fortner to delay the majority of \$30K payment until after revenue from Summerfest begins coming in for 2018.

Jenifer Keenan made a motion to approve the proposal to update the Virginia-Highland Master Plan related to Ponce Place and Monroe. The motion carried on unanimous voice vote.

History and Preservation Committee – Robin Ragland

- Submitted application for historic marker

Budget Committee/Treasurer's Report

- No report from the Treasurer
- Jenifer Keenan noted that the final Summerfest numbers have not yet been published but we were below budget on revenue and will be looking for ways to reduce expenses and increase revenue for next year.



Nominating Committee – Debbie Skopczynski

The meeting will be held Thursday and Debbie is collecting absentee ballots.

Candidates are asked to be on hand at 6:30 pm to meet and greet members of the association

Kay Stephenson noted that there is a forum on Nextdoor for discussion of the candidate and election

Jenifer Keenan noted that the SPARK chorus will begin singing at 6:45 pm

Grants Committee – David Brandenberger

- Total of \$10,000 in grants awarded to 7 organizations:
 - \$1,000 to Inman Middle School PTO
 - \$1,000 to Inman Middle School Foundation
 - \$2,000 to SPARK Elementary PTA
 - \$2,000 to Grady High School PTA
 - \$1,000 to Atlanta Public Library on Ponce de Leon Ave
 - \$2,000 to Trees Atlanta
 - \$1,000 to YWCA

David Brandenberger made a motion to support the recommendations of the committee. The motion carried on voice vote.

Parks Committee - David Brandenberger

- Update on John Howell Park Project
 - Erosion control, granite sitting wall and brick pavers are all going in now.
- Park Reserved Funds
 - \$2605.41 is sitting in VHCL account for approximately ten years. Originally reserved for maintenance on the Cunard Memorial playground and specifically for the upkeep of playground equipment. This amount may have been the remainder of the approximately \$50,000 raised by the community to install the playground.
 - Recently the city of Atlanta Parks Department has taken the position that all work done in city parks must come through them and that due to liability issues they want to handle all repairs and improvements to play structures and equipment. Committee members indicated that the Parks Department intends to fund improvements at the Cunard Memorial Playground in John Howell Park. This includes regrading the area, dealing with storm-water issues, replacing the surface, and installing new equipment. However, there is no definite plan or schedule for any of this work.
 - Discussion surrounded the ability of the community to raise sufficient funds to replace all of the play equipment. It was suggested that, if we raised the money, the city would likely accept the donation and this might accelerate the project.

David Brandenberger made a motion to Transfer funds from VHCL to VHCA and to spend that money on the current John Howell Park Project. The motion carried on voice vote.

Fundraising Committee

- Tour of Homes – Robin Ragland
 - Website updates are ready. Big push for ticket sales coming later. Website updates; ticket sales push coming later. New jealous of Pam getting five full page ads in Creative Loafing
 - A premier package has been sold to Creative Loafing
 - CL will air an audio podcast for each home including a description of the home, restaurant and hopefully menu. The podcast will be available for download from



their new podcast area. They will promote the event and podcasts in an e-blast to their subscribers.

- They also want access to our Voice subscribers
- To support this premier package the committee would like to adjust the timing of the fall issues of the Voice so that one issue goes out in the middle of October one in the middle of November and another at the end of November (a couple of days before the tour). These issues will include
 - Three articles for October – sponsors; teaser; volunteers; Breakfast with Santa
 - Two articles for mid-November – pre-announcement of podcast; call for volunteers
 - Two articles for late November – ticket sales; podcasts and download links; possibly volunteers as well.

Robin Ragland made a motion to make a board commitment to the timing of these voice issues. The motion carried on voice vote.

- Other Fundraising – Kay Stephenson
 - Kay Stephenson and Marti Breen (MLPA) will meet with Rich Chey this week regarding acquisition of the Morningside Mile event.
 - Robin Ragland's estimate is that this event raises 10 – 15K depending on whether it is sold out.
 - Rob Glancy believes there is an opportunity to do more with the event based on his experience running races.

Business District Task Force - Micah Stringer

- No report

Safety Committee- Eleanor Barrineau

- The committee prepared two proposals for funding from Alex Wan's office.
 - A proposal for three lights that would be on the inside of North Highland Park to increase safety and usability of the park in the evening
 - A proposal for the addition of up to three License Plate Recognition (LPR) cameras that would be connected to the Video Integration Center to assist APD in apprehending suspects.
- Both proposals have been circulated to the board via email
- Rob Glancy suggested that there might be funding for lighting available from Georgia Power. They may have donated some lighting to the YWCA. He will try to find a contact through the YWCA and share this with Eleanor. A suggestion was made by Lola Carlisle that the committee talk with Jess Windham regarding possible funding from Georgia Power. A member of our committee, Shannon Mehl works for Georgia Power and may be able to help verify if there is some sort of safety oriented grant program from Georgia Power.

Communications Committee - Kay Stephenson

- Beginning work on website redesign

Sidewalk and Transportation Committee - Troy Murray



- Update on Sidewalk link – the link is working and we expect to have more reports this week as a result of the storm.

Old Business

Calendar: (All meetings are public)

- VHCA Annual Meeting and Elections at Inman Middle School: September 14, 2017, 7pm
- NPU-F Monthly Meeting at Hillside: September 18, 2017, 7 pm
- VHCA Planning Committee at Church of Our Saviour: October 4, 2017, 7 pm
- VHCA General and Board Meeting at Grace Lutheran: October 9, 2017, 7 pm

Meeting adjourned at 8:27 pm