



**General Board Meeting  
June 13, 2022; 7:00 PM**

**Grace Lutheran Church  
1155 N Highland Avenue NE  
Atlanta, GA 30306**

Join Zoom Meeting  
<https://us06web.zoom.us/j/8454182975>  
Meeting ID: 845 4182 9750  
+19294362866,,84541829750# US (New York)

**Minutes**

**VHCA Directors:** Johnson Bazzell, David Brandenberger, Mike Lewis, Jess Liddick, Jim Long, Barry Loudis, Leah Matthews, Jessalyn Rogers, Amanda Scott, Katie Voelpel, Patti Winkeljohn  
Absent with prior notice: Mr. Bazzell, Ms. Matthews, Ms. Scott.

**Adoption of Agenda**

**Approval of Minutes from prior month's Board meeting**

**Atlanta Police Department** - Sergeant Haslam - not present

**Elected Public Officials & Municipal Representatives** - not present

- *District 57 State Representative Stacey Evans; Kennedie McClung, Chief of Staff*
- *District 6 Councilman Alex Wan*
  - Summerfest t-shirts to Alex and Lance.

**Old Business**

- Plan to call a community meeting at VaHi Church in July to update/listen to input regarding APS' Midtown Cluster plans.

**Planning Committee** - Jack White, Barry Loudis

- Alcohol License Application - Dad with No Name, LLC - Former Diesel location.
  - Randy and attorney DeWayne Martin
  - Hours Monday - Friday 5pm - 1am; Sat. 11am - 1am, Sun. 11am - midnight
  - 4 kitchen staff, 4 alcohol servers, 4 servers, 3 support staff
  - Training for servers - Randy is ServSafe and Tips certified, will train staff, and requires their certification in ServSafe as well
  - No violations, 25 yrs in F&B
  - Number of parking spaces stated as 18 in the application - if reduced, it would increase the nonconformity technically but not a relevant issue, as parking spot pressures seem to have abated over the past few years
  - Report from the Planning Committee:
    - The observations about minimum distance from residents was incorrect; it zero feet on the east and north sides. The distance to the nearest church is incorrect; the Eastside Church is located at the old Ben & Jerry's. Mr Martin understood all



these points and tried to provide the correct info on the form; the city's system doesn't openly accommodate inputting non-conforming data, even on sites like this one that are grandfathered in. Mr. Martin said he would find a way to express the correct values accurately.

- We are not convinced that 18 parking spaces exist, as asserted. We will resolve this according to City of Atlanta standards.
  - Part of the challenge is that there are minimal existing markings on the concrete or alternative markings on the gravel spaces. That can be remedied. Those spaces off of Drewry side require exiting around the building onto Highland; directional signage is needed.
  - The garbage bin is located at the corner of the property line at Dreary, surrounded partially by required fencing. The weight of tgh truck pulling up to swap bins has broken the concrete sidewalk that houses the structure's water meter cover. There is now a dangerous footprint-size deep hole on the site. (We put a cone over it.) A clever and more permanent solution is needed. Several are imaginable; one needs to be chosen and implemented.
  - Planning committee Likely recommendation, if time had permitted meeting and vote, after site visit with applicant: Approval, conditioned on correction of data in regard to distance to residences and churches and, numbers of parking spaces; installation of required parking and directional signage; repair of sidewalks; and pledge to observe announced hours of operation.
  - **Board Motion to support contingent on updating the details of the application, passed unanimously.**
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- **Z-22-034; Rezoning from R-4 to R-5. 569 Amsterdam Ave**
    - Kyle Williams representing the owners. Lot is about 50' x 200' footprint. Noting this is in the Beltline overlay as well.
    - Neighbors on each side have been notified.
    - Report from the Planning Committee:
      - The owners of 569 Amsterdam have demolished an old structure and seek to build a duplex on the site. They ask to change the zoning from R-4 (single-family, though there are dozens of grandfathered exceptions in all northeast neighborhoods, including ours) to R-5, which allows duplexes.
      - The location is the second home site east of Amsterdam Walk, west of Monroe. The intervening home already has atypical zoning, RLC - residential with conditions (in this case, multifam.) Further west is Amsterdam Walk, with several zoning categories. Across Amsterdam on the north side is Morningside. (The sacred soil stops mid-street.) The zoning there is C-1 (a category often in conflict with R districts) and hosts several dozen condos. The C-1 zoning informs you that it occurred well before Aaron Fortner was advising MPLA.)
      - Three single-family R-4s fill the gap up to Monroe on the south side. (One appears to be abandoned; it's in the midst of a reported two-year-plus endeavor.
      - A letter from the immediate next-door neighbor to the east follows, and represents a coherent and thoughtful set of observations in support of the rezoning. The Planning Committee substantially concurs with his views, and we specifically affirm his reasoning on why this is not spot zoning. "Spot zoning" classically results in an odd 'spot' of different zoning amidst a sea of otherwise



conforming classifications. That is not at all the case here; the nearby zoning categories are already varied, and further changes are likely. This request poses no threat to existing nearby R-4 zoning; the areas south of this site on Orme Circle or east of Amsterdam are well differentiated.

- Additionally, the Planning Committee asked that VHCA's request for two sets of two-car garages be amended to two sets of single garages, an outcome consistent with the Beltline Overlay's standard of reduced parking. The applicant is willing to reduce both garages to one-car and will amend the plans after it gets through VHCA tonight. We ask that the Board do so.
- Recommendation of the Planning committee: Approval, conditioned on reducing the garages at both residential units from double-car to single-car.
- **Motion to approve rezoning, conditioned on reducing the garages at both residential units from double-car to single-car, passed unanimously.**

#### **Budget Committee/Treasurer's Report** - Barry Loudis

- Summerfest Results - initial results are positive, will know more at the July meeting.
  - Payables and receivables are still incoming.
  - Successful indications across the board- expecting full detail from Rob by end of month
  - Expenses were still high, saved on security but entertainment investments and insurance were higher than budget.
  - Shorter day to get everything wrapped up in time to avoid costs.
  - Revenue approximately \$15k gross from Friday, \$28k gross from artists, \$45k gross from sponsors, \$20.5k gross from race.
  - Good feedback from artists on the spacing of the booths and quantity of vendors
- Post-Summerfest
  - Tour of Homes budgeting - website launched this past weekend, secured a sponsor already and bank account is connected now to credit card processing system to start to sell tickets
  - Grants Committee considerations. Typically start in July or August but will have better look at it once Summerfest results come in.

#### **Communications Committee** - Amanda Scott

- Send articles for the next Voice to [communications@vahi.org](mailto:communications@vahi.org)
- Potential topics- ToH save the date, Monroe Complete Street

#### **Fundraising Committee**

**Summerfest** - Alex Saucedo, Leah Matthews, Mary Riccardi Peck

- Banner and gift card for Alex Saucedo, Leah Matthews and Mary Peck
- General report from all involved.

**ToH** - Meghan Pendergast Dean and Brittany Thacher

- Website was launched: <https://vahitourofhomes.org/web/> Mark your calendars, October 1.

#### **Parks Committee** - David Brandenberger

- Will be calling a short meeting later this week to discuss John Howell playground project status



- \$1,300 paid to landscaper Dan Mazur for John Howell Park mid-section cleanup prior to Summerfest. Much work still remains. Dan will also be cleaning up North Highland Park and will propose what to do with the drainage issue in North Highland Park.

### **New Business**

- Ms. Liddick is interested in formally joining Parks and Planning Committees. Motion to approve- no objections, passes 6-0, Jess abstaining.
- Jess to poll board members and capture some recent history to pass along to future boards.

### **Announcements/Calendar** (All meetings are public)

- NPU-F Meeting, Monday, June 20, 7pm via Zoom.
- VHCA Planning Committee Meeting, Wednesday, July 6, 7pm via Zoom.
- May VHCA General Board Meeting, Monday, July 11, 7pm, Grace Lutheran Church and via Zoom.

### **Adjourn**