



General Virginia-Highland Civic Association Board Meeting

Meeting Minutes

April 13, 2026 - 7:00 - 9:00 PM

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

Zoom Meeting
<https://us06web.zoom.us/j/89794061574>

VHCA Directors: Adam Faust (President), Tim Langon (Vice President), Karri Hobson-Pape (Secretary), Mary Frances Jones (Co-Treasurer), Rob Glazer (Co-Treasurer), Miguel Barrios, Melissa Clark, Kevin Cronin, Amy Harward, Jennifer Hardwick, Alex Bevel Jones

Community Members In Attendance:
Approximately 25 in person and online

Call to Order

The meeting was called to order at 7:02 pm by Adam Faust, VHCA President 2025-2026. A Quorum was established. All board members in attendance.

Faust read the following prologue to begin the meeting:

Welcome, everyone, to the Virginia-Highland Civic Association meeting. As we gather here, we'd like to first express our gratitude to each of you for joining. This association has proudly served our neighborhood for over 50 years, powered entirely by dedicated volunteers who give their time and energy to help shape a stronger, more vibrant community. Together, we work on initiatives that support our parks, guide thoughtful planning, and bring neighbors together in meaningful ways.

We know that Virginia-Highland is home to a diverse group of voices, and with that comes a wide range of perspectives. While we may not always agree, we hope that everyone feels comfortable to share their thoughts in a way that is both respectful and neighborly. Disagreement is ok. Disrespect will not be tolerated. Let's continue to build on our legacy by focusing on what connects us and working together for the future of our community. Thank you for being here and for being part of this ongoing work.

Approval of Agenda

Motion #1:
(Faust/Cronin) Motion to approve the agenda.
Motion Passed 9 in favor/ 0 opposed



Adam Faust	<i>Approved</i>	Melissa Clark	<i>Approved</i>
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones		Jennifer Hardwick	<i>Approved</i>
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios			

Brief Neighbor Updates

- Stephanie Coffin shared that the City Council is going to address leaf blower concerns to control noise. April 20th.

Consent Agenda

Motion #2:

(Faust/Cronin) Motion to approve the consent agenda, including March 2026 minutes and financials

- Approval of Minutes
 - Minutes - Prior Board Meeting
- Approval of Prior Month Financial Reports

Motion Passed 9 in favor/ 0 opposed

Adam Faust	<i>Approved</i>	Melissa Clark	<i>Approved</i>
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones		Jennifer Hardwick	<i>Approved</i>
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios			

Guests and Elected Officials

- Updates on 404 Celebration Events Saturday, April 4, 2026 (Tim Langon)
 - Tim Langon shared the background on 404 Day, which has been shared by City for the last 3 years - 40 separate permitted events, not Piedmont Park exclusively. Second year in a row at Piedmont Park. Class E permit - determines security, sanitation (1999 people or fewer).



- VHCA reps met with City on April 8, 2026 - Tim Langon and Rob Glancey, Debbie and Kady DeWees from NPU-F + Piedmont Heights, Ansley, MLPA, APS, Parks Dept, Mayor’s office, City Council, etc.
- Pushed back on size of crowd in Piedmont Park and size of crowd stated by Mayor’s office (1200). At 7:45 APD shut down the music and vendors. 9:05 tragic guns shots.
- A lot of neighbor concerns about traffic gridlock.
- Increased security for Dogwood Festival
- As a Civic Association, we cannot weigh in on city permits, but we can provide input to our NPU. It is state law that if 18+ can carry a gun in the park. There were cellphone communications issues for police.
- Rob Glancey made strong contact with permit officials for Summerfest.
- Ways to stay involved and take action:
 - Attend the VHCA Monthly Board Meeting on April 13 (7:00 PM at Grace Lutheran Church)
 - Share feedback with City leadership via official communication channels, including adickens@atlantaga.gov; atlantacouncil@atlantaga.gov; parkscustomerservice@atlantaga.gov
 - Use the Atlanta 911 non-emergency online portal for issues such as noise or parking during events: [Atlanta 911 Request for Dispatch Portal](#)
 - Volunteer with VHCA to support community planning and safety efforts

- Guests and Elected Officials

- Atlanta Police Department - Lt Carroll, Zone 6 APD - Not Present

	Mar/Apr 2026 Period	Feb/Mar 2026 Period	Jan / Feb 2026 Period	Dec 2025 / Jan 2026 Period	Nov / Dec 2025 Period
Property Crimes	-	24?	20	29	46
Burglaries	-	1	1	1	0
Motor Vehicle Thefts	-	4	5	6	3
Thefts from Motor Vehicles	-	24	6	12	29

- Very busy on 404 Day.
 - Since getting hot again, more people out on bikes now.
 - Langon shared concerns with Beltline; Path PD focuses on Beltline.
 - 921 Highland View shooting - domestic violence. K.Deweese meeting with AirB&B.
 - 729 Bonaventure Avenue NE - Pink Building - will include Lt Carroll in letter; management has been cooperative with Lt. Carroll.
 - Contact Lt Carroll if needed jcarroll@atlantaga.gov
- City Councilman District 2 - Kelsea Bond - not present
 - City Councilman District 6 - Alex Wan - present
 - Event Management - Piedmont Park and other parks (Chastain, Grant, Benz)
 - Cannot just deny certain permits -



- Provide resting period for the parks - asset
- Event model is very nuanced, but need specific needs for different type of events (e.g. Class A - C, 2 Class Es = B). Need to revisit fees for events.
- Park/Asset doesn't get compensated at all.
- Alex has started a conversation with Special Events (e.g. parking restrictions); introducing legislation on Monday - will take time.
- Traffic Management Playbook for Piedmont Park Area
 - Alex will explore; didn't feel that we needed
- Monroe Drive Meeting tomorrow - must register in advance
 - 11 year process and this is the last meeting!
 - This will be more of an information push vs feedback. There will be a formal response to VHCA Monroe email by end of week.
 - Will be a Q&A at end, not debate.
 - Big topic: Construction schedule, break ground at end of June, start at Ansley.
 - Amy Harward asked specifically about increase in speed limit at Ponce; ask at meeting.
- Fire Department
 - Union rep has been pushing information that AFRD is understaffed; have received assurance that staffing is ok.
- State District 57 Representative - Stacey Evans (Kennedie McClung, Chief of Staff) - Not present
- US House 5th District - Nikema Williams - Not present
- District 4 Fulton County Commissioner - Mo Ivory (Anita Harris - Chief of Staff) - Stepped down to run for Chair of Fulton County Commissioner - Primary May 19th, unrepresented until January.
- Updates on 729 Bonaventure Avenue NE - Pink Building (Kevin Cronin)
 - Presentation by Neighbors - Barry Zipperman, 739 Bonaventure Avenue, and Brian Liske, 743 Bonaventure Avenue.
 - Have owned building across the street for 45 years, supportive of affordable housing; part of the fabric of this neighborhood.
 - Owned by Partners for Home - mandate to develop permanent housing for unhoused. Non-profit. Rent is being paid to them by the City.
 - Fundamental Concerns
 - 23 very small units - was foreclosed on so became option for unhoused; not set up properly.
 - Extensive alleged drug activity
 - Solutions
 - 4 people being evicted based on drug activity.
 - Start process to check in people.
 - Regular meetings including Partners for Home, City, Barry/Brian, Rep from VHCA. Not consistent.
 - Conversations about APD, security company (armed guard). 24 hour unarmed guards.

Motion #3:

(Faust/Cronin) Motion to approve the sign on to letter with Barry Zipperman and Brian Liske to Property Owner and City.

Motion Passed 9 in favor/ 0 opposed



Adam Faust	<i>Approved</i>	Melissa Clark	<i>Approved</i>
Tim Langon	<i>Approved</i>	Kevin Cronin	<i>Approved</i>
Karri Hobson-Pape	<i>Approved</i>	Amy Harward	<i>Approved</i>
Mary Frances Jones		Jennifer Hardwick	<i>Approved</i>
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	<i>Approved</i>
Miguel Barrios			

Officer & Committee Updates

- Executive Committee (Adam Faust)
 - General Meeting - Date/Location - Still TBD
 - Tuesday, Sept 8th
 - Tentatively Monday, Sept 14th
 - Use of Google Meet vs Zoom in future - include in Voice, 2 month overlap
 - Updates re Calendar of Events for 2025-2026 (see appendix)

- Finance Committee / Treasurer Update (Rob Glancey)
 - Quick claim deed with name change for VHRD for North Highland Park executed; should receive original in the mail soon.
 - New 4-mo CD being set up with Wells Fargo

- Planning Committee (Kevin Cronin / Tim Langon)
 - Update re Selig Development on Ponce de Leon
 - Selig has agreed to a traffic study - glad they are doing it.
 - If Selig is ready will include in May or June planning comm meeting.

SUMMARY OF PONCE + PONCE (PORTMAN) ZONING CONDITIONS 3.26.26

Maximum building height

- 160'

Design standards

- Maiden Lane
 - A variety of façade treatments and articulation, changes of plan, variations in materials and other means of articulation shall be incorporated on the Maiden Lane fronting elevation to provide visual interest along the length of the building and reduce the perceived mass as viewed from the public realm. The width of any unbroken facade plane on the Maiden Lane frontage may not exceed the building height.
 - The façade shall be designed to provide or create the appearance of providing variations in the façade with color and design differentiations such as variation in plane, step backs and balconies.
 - The residential units located at sidewalk level on the Maiden Lane frontage shall have individual unit entrances on Maiden Lane.



- o Individual residential unit entrances along Maiden Lane shall be recessed a minimum of two feet from the sidewalk level façade wall.
- o A minimum of 40 percent of the unglazed building façade should be brick, granite, stone, cast stone or similar on the Maiden Lane frontage elevation.
- o Windows installed in brick, granite, stone, cast stone or similar on the Maiden Lane frontage elevation shall be recessed from the exterior wall at least one inch to provide visible depth and shadow on the façade.
- Loading and Mechanical.
 - o Building service areas shall be screened from any adjoining public right-of-way. Mechanical equipment shall be located on the roof and in the location least visible from the public right-of-way and will be screened from view if visible from public areas. No air-cooled chillers located at sidewalk level within 50 feet of a public right-of-way.
 - o Eating and drinking establishment exhaust hood ventilation shall include scrubbers on grease ducts if discharged through a sidewall.
- All other street frontages
 - o To create visual interest, the sidewalk level exterior building façade for nonresidential uses shall (i) be differentiated architecturally from the upper levels of the building, (ii) vary along the building elevation, (iii) not be homogenous, (iv) include changes in texture and (v) vary in depth, height and change of plane.
 - o At sidewalk level the building façade shall not exceed 60 feet in length without interruption by at least one of the following architectural features: (i) Projection or recess in the wall plane of at least six inches in depth; (ii) Change in material, texture or pattern; or (iii) Change in the fenestration pattern.
 - o Unfinished or unpainted concrete, concrete masonry units, plywood, hard coat stucco and vinyl siding shall not be used as exterior façade materials on buildings.
- Residential treatment
 - o Building facades shall incorporate a variety of articulation techniques to reduce visual mass such as vertical and horizontal banding, material changes, façade plane changes, vertical and horizontal recesses, window composition and design, balconies, or terraces.
 - o Exterior Insulation and Finish Systems (EIFS) shall not be used for the first 25 feet of building height above grade on any façade facing either a public right-of-way or a publicly accessible area.
 - o A minimum of 40 percent of the portion of the building façade containing residential use shall be glazing on the stories above the sidewalk level.
 - o A minimum of 50 percent of residential dwellings shall have balconies. Internally divided windows shall be prohibited.

Parking

- The off-street parking requirements applicable in the MRC zoning districts shall apply to the property.
- New surface parking, if any, shall be located interior to the project and not between the building and the street.
- Except for spaces reserved for rideshare and delivery drop-offs, on street parking shall not be provided on the adjacent public right-of-way frontages. The project shall provide parking for rideshare and delivery drop-offs.
- Clearly designated pedestrian paths shall be provided through parking areas to the public sidewalk or building entrance. Paths shall be designated with materials such as paint, elevated crosswalks, or changes in materials.

Streets and streetscapes

- Curb bulb outs installed per the map provided.



- Parks Committee (Miguel Barrios)
 - Two NPU grants received
 - \$2000 NHP signage
 - \$500 for orange crossing flags
 - Update on North Highland Park Strategy (Kevin Cronin)
 - Discussion with Park Commissioner Austin and Councilperson Bond - would be open to taking the park as an option. Will work with NHP
 - Yoga Series planned - VHD going to plan marketing/comms, coordinate comms
 - North Highland Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - 20 people came for clean up day.
 - John Howell Park - Renovation Initiative (Jim Coe / Mary Frances Jones)
 - Jim Coe - Q1 update - Founding member campaign \$141K from 41 families + other smaller donations. Total: \$147 from 80 families since relaunched campaign in November.
 - Filled out the full Friends of JHP LLC Committee
 - Yard Sale support - thank you - brought in \$1500+. Berg family donated all proceeds to JHP; Followed by Party in the Park. 50+ families, everyone learning about efforts.
 - Putting 2 thermometer signs - getting approval from Parks & Rec Dept.
 - Moving Atlanta Forward \$300K - Alex Wan will assist with legislation.
 - Applied for \$1M grant from foundation recommended by Parks & Rec; did not get.
 - Working to find the contractor now - under goal \$950K. Currently just under \$650K.
 - 3 ways to give:
 - Founding Member - changes for large donations
 - Brick Campaign
 - Regular donations
 - John Howell Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - Orme Park - Maintenance / Upcoming Work Days (Miguel Barrios)
- Fundraising
 - Update on VAHI Yard Sale Results (Amy Harward)- Success! 46 neighbor participants, about \$1,500 in participant donations to John Howell Park (including one neighbor that donated their proceeds!). *Learnings for next year:* minimum donation to be featured on the map. Planning \$50.
 - Summerfest 2026 Planning Update (Rob Glancy)
 - Tuesday morning committee meetings 8:30am
 - Sponsorship - \$36K+ gross, including title sponsor for KidsZone (Kroger Delivery) - working with Steph at Premier now.
 - Artist Market - 265 applications submitted, space for ~200
 - KidsZone - water zone; will have mobile changing rooms for kids
 - 5K - changes to course planned; 206 registered (800 goal)
 - Merchandise - t-shirts, stickers, poster, beach towels
 - Neighborhood party Saturday night @ Virginia/North Highland
 - Live music at North Highland (smaller stage)
 - Dunking booth - looking for volunteers, fundraising
 - News release and communication

- Tour of Homes Update (Melissa Clark, Amy Harward)
 - Seeking volunteers for Tour of Homes Committee
- VHCA Merchandise - new vendor needed

- Safety & Transportation (Amy Harward, Jennifer Hardwick)
 - Tactical Urbanism Bike Lane Update (Amy Harward)
 - Monroe Safe Street- Last community feedback meet tomorrow, Tuesday, April 14. Virtual. Sign up here:

https://atlantaga-gov.zoom.us/webinar/register/WN_kh_seK0tTyOVrHUvrJYkww#/registration
 - Our position paper is found on the [VAHI.org](https://vahi.org) here:

<https://vahi.org/wp-content/uploads/VHCA-Feedback-Monroe-Complete-Street.pdf>
 - Redlined renderings:

https://vahi.org/wp-content/uploads/20260304_PS_Monroe-Complete-Street_CFFPR-Submittal_20251120.pdf
 - Meeting info:



- History Committee (Karri Hobson-Pape)
 - Bi-monthly meetings planned for community members focused on specific history topics, beginning in May.
- Communications Committee (Amy Harward)
 - Bi-monthly meetings planned for community members focused on specific history topics, beginning in May.
- Elections Committee



- None

New Business

- SPARK teacher runs 4-day summer camp; looking for a location to run the camp. M-R almost full-day. If anyone has recommendations, please share with Jennifer Hardwick.

Adjournment

Meeting ended at 8:46 pm.

Respectfully submitted by:
Karri Hobson-Pape