



General Virginia-Highland Civic Association Board Meeting

Meeting Minutes

May 11, 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: Miguel Barrios, Melissa Clark (Vice President), Kevin Cronin, Kady DeWees, Rob Glancy (Co-Treasurer), Jennifer Hardwick, Amy Harward, Karri Hobson-Pape (Secretary), Alex B Jones, Mary Frances Jones (Co-Treasurer), Tim Langan (President)

Community Members In Attendance:
Approximately 10 in person and online

Call to Order

The meeting was called to order at 7:02 pm by Tim Langon, VHCA President 2025-2026. A Quorum was established. All board members in attendance except Alex B Jones.

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:
(Langon/Glancy) Motion to approve the agenda.
Motion Passed 10 in favor/ 0 opposed

Kady DeWees	<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	<i>Approved</i>	Jennifer Hardwick	<i>Approved</i>
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	
Miguel Barrios	<i>Approved</i>		

Brief Neighbor Updates

- None

Consent Agenda

Motion #2:

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

- Approval of Minutes
 - Minutes - Prior Board Meeting
 - Electronic Minutes - Between last Meeting and this meeting
- Approval of Prior Month Financial Reports

Motion Passed 10 in favor/ 0 opposed

Kady DeWees	<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	<i>Approved</i>	Jennifer Hardwick	<i>Approved</i>
Rob Glancey	<i>Approved</i>	Alex Bevel Jones	
Miguel Barrios	<i>Approved</i>		

Guests and Elected Officials

- Guests and Elected Officials
 - City Councilman District 2 - Kelsea Bond - not present
 - Moving Atlanta Forward - Focus on Comprehensive Transportation Plan - encouraging everyone to share ideas in survey <http://tinyurl.com/ATLDOT-CTP>
 - Using last of funds for sidewalk survey

- Sending requests to ATLDOT - focus on pedestrian areas, most dangerous
- PAD Policing Alternative and Diversion Alternatives - Getting the word out to people that don't know how to use PAD. This Saturday at 1pm, Little 5 Community Center
- Atlanta Special Event Technical Advisory Group (SETAG) on Piedmont Park Events - share specific thoughts.
 - Rob Glancy will be this person for VHCA
- 729 Bonaventure Avenue NE - Pink Building - Kelsea will explore further
 - Partners for Housing - get people into house; will
- Atlanta Police Department - Lt Carroll, Zone 6 APD - Not Present

	May/Apr 2026 Period	Mar/Apr 2026 Period	Feb/Mar 2026 Period	Jan / Feb 2026 Period	Dec 2025 / Jan 2026 Period	Nov / Dec 2025 Period
Property Crimes	11	13	24?	20	29	46
Burglaries	0	3	1	1	1	0
Motor Vehicle Thefts	4	2	4	5	6	3
Thefts from Motor Vehicles	7	14	24	6	12	29

- 729 Bonaventure Avenue NE - Pink Building
 - 3:17am - Stabbing victim approached police, search warrant, perpetrator went to jail.
 - APD Police are only allowed to enforce house rules, only state ordinances. Private security could enforce house rules. APD at night cannot enforce rules, only laws.
 - Fulton County handles all evictions.
 - Barry Zipperman - unarmed private security in day, APD at night (commitment to have APD there is temporary).
 - Perimeter Fence needed; have been getting bids for 2 months.
 - Were told that Partners for Home were owners; actually City of Atlanta owns the building. TI Asset Management manages.
 - Contact Lt Carroll if needed jcarroll@atlantaga.gov can pass on to Lt Silva Asliva@atlantaga.gov
 - Next steps: Kelsea Bond to reach out to group meeting with every 3 weeks and have meeting.
- Maiden Lane & Barnett Crime Activity - Report of 2 attacks in middle of day.
- City Councilman District 6 - Alex Wan - not present
- 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.



Officer & Committee Updates

- Executive Committee (Adam Faust)
 - General Meeting - Monday, August 24 or Tuesday, August 25
 - Volunteer Event + Tables for the Updates, Minimize the traditional presentations
 - Use of Google Meet vs Zoom in future - include in Voice, 2 month overlap - start in October with onboarding of the new board.
- Finance Committee / Treasurer Update (Rob Glancey)
 - Brief update
 - Revenue - Friends of VAHI and Film on track
 - Revenue - History Tours added \$4600
 - Some changes for Tour of Homes that were just mislabeled
 - 990 - Tax Filing for JHP LLC - VHCA Board will vote next month
 - 990 - Tax Filing for Virginia-Highland Resident Coalition (Bob Tallini)
 - VHRC has \$4K in the bank
 - Plan for VHCA to grant VHRC \$10K - it will be \$5K this year.
 - Need Officers for VHRC
 - New 4-mo CD - will be set up soon
 - Wells Fargo Sweep account - explore
- Planning Committee (Kevin Cronin / Tim Langon)
 - Update re Selig Development on Ponce de Leon
 - Very detailed parking study was completed
 - Will file for request for rezoning - will come to VHCA Planning committee in June

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.
 - 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.

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- o Parks Committee (Miguel Barrios)
 - Update on North Highland Park Strategy (Kevin Cronin)
 - o Insurance for NHP complete. Approximately \$6500 annually.
 - o There is a sign up on VAHI.org to host an event at park and must get insurance.



- New representative from Atkins Park Neighborhood Association - Gina Gondron - will ensure that APNA events in future go through the right process.
<https://vahi.org/parks/nhp/>
- Discussion with Park Commissioner Austin and Councilperson Bond - would be open to taking the park as an option. Will work with NHP.
- APNA at this point cannot support the park financially at this point in time.
- Yoga started this past Saturday. Very exciting!
- NPU grant for signage and lighting approved!
 - Work in progress
- We need a lawn service. In conversations with VHD to potentially partner with them and get quotes. Stephanie Coffin shared concern about gas powered blowers near NHP, paid by VHD.
- Some unhoused issues - working with VHSP.
- Boy scout troop will present the updated plan. I'm in active conversations with them.
- Next clean up planned for June 13.
- North Highland Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - 20 people came for clean up day.
- John Howell Park
 - Raised \$660K. \$160K of that has been since September. Warm lead to a Cox Foundation grant; will ask for grant for remaining \$950K - due June 15.
- John Howell Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - Next clean up: May 30 - Mulching
- Orme Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - Next clean up: June 13 - Invasives
- Fundraising
 - Summerfest 2026 Planning Update (Rob Glancy)
 - Tuesday morning committee meetings 8:30am
 - Have insurance now.
 - Dunk Tank - Plunge for a Purpose.
 - Financials
 - Revenue: \$150K+ rev; Sponsorship - \$83K artist market, \$19K food vendors, \$10K road race, \$47K+ gross, including Kidzone title sponsor Kroger Delivery; additional liquor sponsorships, beverage garden.
 - Costs: \$213K
 - Breakeven before the event
 - Artist Market - all artists confirmed
 - KidsZone - water zone plans
 - 5K - 327 registered (800 goal)
 - Merchandise - t-shirts, stickers, poster, beach towels
 - Neighborhood party Saturday night @ Virginia/North Highland
 - Music booked - 15x15 stage - 10 acts on Saturday;
 - News releases and communication
 - Tour of Homes Update (Melissa Clark, Amy Harward)



- Seeking volunteers for Tour of Homes Committee
- Looking for homes to be on tour - new builds and traditional
- VHCA Merchandise - new vendor needed

- Safety & Transportation (Amy Harward, Jennifer Hardwick)
 - Tactical Urbanism Bike Lane Update (Amy Harward)
 - Neighbor on Virginia Avenue shared parking concerns. Lived in house 8 years.
 - There are not plans to remove it
 - Next step: gather community feedback about either upstream or downstream.
 - 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

- History Committee (Karri Hobson-Pape)
 - Bi-monthly meetings planned for community members focused on specific history topics; held at Atkins Park Restaurant, Upstairs Dining Room
 - May 7, 2026, Jewish Migration in 20th Century Atlanta, Speaker: Catherine Lewis, PhD - About 30 attendees, great discussion
 - August 13, 2026, Webb Construction & Nora G. Webb — The Female Leader Who Built VAHI, Speaker: Kady DeWees
 - September 10, 2026, History of Atkins Park and North Highland Park, Speaker: Paul Burks
 - November 12, 2026, The Architecture of Virginia-Highland, Speakers: Pam Bullock and Mark & Julie Arnold
 - January 14, 2027, Workshop: How to Learn About Your House History, Speaker to be announced
 - March 11, 2027, Topic and speaker to be announced

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

- Elections Committee - no updates

Old Business

- None

New Business

- None



Adjournment

Meeting ended at 9:16 pm.

Respectfully submitted by:

Karri Hobson-Pape