



General Virginia-Highland Civic Association Board Meeting

Meeting Minutes

June 15, 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 20 online.

Call to Order

The meeting was called to order at 7:02 pm by Tim Langan, 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:

(Langan/Glancy) Motion to approve the agenda.

Motion Passed 9 in favor/ 0 opposed



Kady DeWees		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:

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

- Approval of Minutes
 - Minutes - Prior Board Meeting
- Approval of Prior Month Financial Reports
- Variances (Approved unanimously by Planning Committee & No Voiced Neighbor Concerns)
 - V26-069 - 680 Elmwood

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
 - Atlanta Police Department - Lt Carroll
 - Recognition of Chris Clark with City of Atlanta Proclamation presented by Alex Wan at Summerfest



- Updates on 729 Bonaventure Avenue NE - Pink Building (Kevin Cronin)
 - Last 30 days no serious activity; group will propose putting in the gate. 3 homes have joined VAHI Safety patrol. Increasing APD coverage. 1 other eviction, 2 evictions in process.
 - Last meeting has taken place with community members.
- Man walking along Ponce with Machine Gun

	June/May 2026 Period	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	15	11	13	24?	20	29	46
Burglaries	1	1	3	1	1	1	0
Motor Vehicle Thefts	5	4	2	4	5	6	3
Thefts from Motor Vehicles	14	9	14	24	6	12	29

- City Councilperson District 6 - Alex Wan - Not Present, in a long Council Session
- City Councilperson District 2 - Kelsea Bond - Not Present, in a long Council Session
- 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 Run off June 16th

Officer & Committee Updates

- Executive Committee (Tim Langan)
 - Summerfest June 6-7, 2026
 - Community Impact Report - Plan to distribute
 - Porchfest - VHD Community Input - June 24th 6:30pm Neighbors Pub
 - World Cup & Atlanta - Spain vs Cabo Verde today!
 - General Meeting - Tuesday, September 1, 2026, 6:30pm social 7pm business

(Langon/Cronin) Motion to have General Meeting on Tuesday, Sept 1 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>



Kady DeWees	<i>Approved</i>	Melissa Clark	<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>		

- o Updates re Calendar of Events for 2025-2026 (see appendix)
- o Finance Committee / Treasurer Update (Mary Frances Jones)
 - o VHCA and VHRC 2025 990 Tax Filings
 - Bob Tallini completed our 990s for both VHCA and VHRC
 - Have been circulated to Finance Committee. Waiting on comments. Need to get these submitted asap. Will vote over email.
 - VHRC has an account with the Georgia Tax Center, if we know who did this in the past it will make our transition easier for Bob Tallini.
 - o May 2026 Financial Reporting
 - o VHCA In-Kind Donation Process
 - Bob Tallini shared details on in-kind donations, such as Morningside Storage space we use, Grace Lutheran Church. Create a fair market value. Provide a receipt so that they get the tax benefit.
 - o NHP Funding
 - \$10,000 from Glancy Foundation. Thank you to Rob Glancy!
 - \$6,411 insurance premium due
 - Board approval for \$10K NHP grant
 - Kevin Cronin has met with VHD and Third & Urban
 - Emma Herrig at APNA shared that they do not have any funds available for contribution in 2026 to NHP; APNA fees are due in September, so contributions may be available then. Kevin Cronin shared that APNA will not contribute at all to NHP in an on-going basis.
 - o Rob Glancy asked if we were informed about landscaping being taken out around columns since it is part of North Highland Park; Emma Herrig shared strategy and agreed to share plans in the future.
 - Cronin shared that recent meeting with Parks Commission and Kelsea Bond and City was open to have the park gifted to city; this would reduce VHCA expenses and liability. Subcommittee will reconvene to make a recommendation.



- o Planning Committee (Kevin Cronin)
 - o V26-074 - 618 Cresthill Avenue

(Cronin/Langon) Motion to approve 618 Cresthill Ave V-26-074 with side year seat back of 3 feet and rear yard set back of 3 feet. 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>		

- o Selig Development on Ponce de Leon APPLICATION #: **Z-26-038**, List of Conditions dated June 3rd, 2026
 - Jessica Hill presented full plan. On vahi.org at <https://vahi.org/committees/planning/selig-project-on-ponce/>
 - Selig is requesting the following:
 - o Rezoning from C-1 to MRC-3.
 - o To change the comprehensive development plan designation of 774 Ponce de Leon Avenue from medium density mixed use to high density mixed use
 - o Propose development program
 - Multifamily for rent-product
 - Up to 375 units
 - Product mix of studios, 1 BR, and 2 BR
 - Amenities to include: pool, fitness, coworking, club and game rooms
 - Will meet BeltLine overlay affordable unit requirement
 - Neighborhood Retail
 - Approximately 10,000 sf of retail, food and beverage
 - Sidewalk Level.
 - o Aaron Fortner shared that we spent a lot of time with Portman rezoning and were able to leverage for Selig.

Conditions for Selig's Ponce de Leon Avenue Development

Z-26-038

June 3, 2026



1. The property shall be developed in accordance with the site plan entitled Ponce de Leon Rezoning prepared by Kimley-Horn dated May 14, 2026 and stamped received by the Office of Zoning and Development on May 22, 2026. Minor changes to the approved site plan may be authorized by the Director of the Office of Zoning and Development in accordance with Section 16-02.003(7).
2. The maximum building height on the property shall be 160 feet.
3. The following design standards shall be applicable to the Maiden Lane frontage of the development:
 - a. A variety of façade treatments and articulation, variations in materials and other means of articulation shall be incorporated on the Maiden Lane fronting parking structure elevation to provide visual interest along the length of the building and reduce the perceived mass as viewed from the public realm.
 - b. 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.
 - c. The residential units located at sidewalk level on the Maiden Lane frontage, if any, shall have individual unit entrances on Maiden Lane.
 - d. Individual residential unit entrances along Maiden Lane, if any, shall be recessed a minimum of two feet from the sidewalk level façade wall.
 - e. A minimum of 40 percent of the unglazed building façade above the parking structure should be brick, granite, stone, cast stone or similar on the Maiden Lane frontage elevation.
 - f. 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.
4. The following design standards shall be applicable to the Ponce de Leon Avenue and Bonaventure Avenue frontages of the development:
 - a. 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.
 - b. 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.
 - c. Excluding building columns, unfinished or unpainted concrete, concrete masonry units, plywood, hard coat stucco and vinyl siding shall not be used as exterior façade materials on buildings.
5. 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.



6. Eating and drinking establishment exhaust hood ventilation shall include scrubbers on grease ducts if discharged through a sidewall.
7. 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.
8. With the exception of exterior Insulation and Finish Systems (EIFS) that is high impact rated within eight feet of the adjacent grade, drainable and mimics materials like stone, wood grain, brick, granite and/or metal panel, 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.
9. A minimum of 40 percent of the portion of the building façade containing residential use (excluding parking structures) shall be glazing on the stories above the sidewalk level.
10. A minimum of 50 percent of residential dwellings shall have balconies. Internally divided windows shall be prohibited.
11. New surface parking, if any, shall be located interior to the project and not between the building and the street.
12. The project shall provide parking for rideshare and delivery drop-offs.
13. 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.
14. Subject to approval by ATL DOT and GDOT, as applicable, curb bulb outs shall be installed on Bonaventure Avenue, NE (i) at the northwest corner of the intersection of Ponce de Leon Avenue, NE with Bonaventure Avenue, NE and (ii) at the southwest corner of the intersection of Maiden Lane, NE with Bonaventure Avenue.
15. The owner will coordinate with the Virginia Highland Civic Association on installation of traffic calming measures around the subject property, which may include, subject to approval by ATL DOT and GDOT, installation of bulb outs on all corners of the intersections of Bonaventure Avenue, NE with Maiden Lane, NE and with St. Charles Avenue, NE.

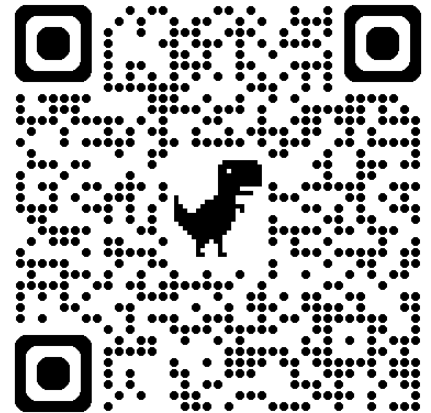
(Cronin/Langon) Motion to approve 774 Ponce de Leon Ave z-26-038 with list of conditions dated June 3, 2026 CDP 26-017 Amendment. Passed 10 in favor/ 0 opposed

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>
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Miguel Barrios	<i>Approved</i>		

o Fundraising

o Summerfest 2026 Update (Rob Glancy)

- Survey for Feedback: <https://forms.gle/jeUveFDtwcNhaUvt8>
- Volunteers - 128 shifts, including pouring. Started Saturday
- 5K ~795 runners
- Tot Trot ~40 trotters, 4 heats
- Artist Market ~200 artists
- KidZone ~495 wristbands, 6 huge water slides, Large Screen TV (Soccer, Braves game)
- Music - North Highland and Virginia
- Saturday Night Neighborhood Party - 6-11pm
- Merchandise & Flourney Holmes
- Dunk Tank & Donations
- Financials - estimates, waiting for beverage sales
- Summerfest 2027 - June 5 & 6, 2027, Chair: Rob Glancy



(Langon/Cronin) Motion to plan Summerfest for June 5 and 6, 2027. 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>
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o Films in VAHI (Mary Frances Jones)

- \$500 in May, \$500 in June

o Tour of Homes 2026 Update (Melissa Clark, Amy Harward)

- December 12–13 marks our 32nd Tour!
- \$21K in sponsorship commitments to date
- Home selections - 10 planned
- Volunteers needed
- Magazine with ad from sponsors - very appealing!



- o VHCA Merchandise - new vendor needed, Mary Frances Jones agreed to lead. Ideas from Rob Glancy and Danger Press from Summerfest.
- o Parks Committee (Miguel Barrios)
 - o Update on North Highland Park Strategy
 - Insurance Inspection of North Highland Park (Rob Glancy)
 - Revised Signage Needed - NPU-F Funding received (Rob Glancy) - Need board member to lead
 - Fence in Alley to reduce foot traffic - Estimate \$2800 with one quote, additional quotes (Rob Glancy)
 - o Kevin Cronin felt since fence would be protecting private property, Atkins Park neighbors should also continue.
 - o Emma Herrig will send to APNA list serv and will try to get another quote.
 - o Emma Herrig will check with APNA to see if they could contribute
 - o Update on Friends of John Howell Park - Renovation Initiative (Mary Frances Jones)
 - Fundraising to date: \$680,000 (\$283K from neighbors)
 - \$300K Cox Foundation Grant Proposal - August Award Announcement - would fully fund Phase 1 of park renovation.
 - Georgia Power Grant in future
 - Park Pride grant - hoping they will give us another 18 months to spend money, filing extension
 - o Schedule for Upcoming Park Work Days
 - John Howell Park - Maintenance / Upcoming Work Days - June 20th (Miguel Barrios)
 - North Highland Park - Maintenance / Upcoming Work Days (Miguel Barrios)
 - o Knox Caulden - sent Miguel Barrios a proposal for Eagle Project for rainbow bridge for pet memorial. No plaques are included. Board will provide Miguel feedback after they receive the proposal.
 - o Signed an agreement with an electric landscaping company to get away from gas landscaping. Not working with Evergreen anymore.
 - o Creating a sign for NHP so that safety officers can remove people from the park, with hours. Using NPU-F funding (currently at VHD - we will get reimbursed)
 - Orme Park - Maintenance / Upcoming Work Days (Miguel Barrios)
- o Safety & Transportation (Amy Harward, Jennifer Hardwick)
 - o Tactical Urbanism Bike Lane Update (Amy Harward) - met with neighbors on Virginia Ave as part of community outreach.
 - Visited 3 families on Virginia Avenue.
 - Engaged with Kelsea Bond
 - Determine if need to extend pilot or reapply for pilot.
 - Will begin additional neighbor feedback in July.
 - o Monroe construction will begin mid-July
- o History Committee (Karri Hobson-Pape)



- o Bi-monthly meetings planned for community members focused on specific history topics; held at Atkins Park Restaurant, Upstairs Dining Room
 - Aug 13, 2026, Webb Construction & Nora G. Webb, The Female Leader Who Built VAHI, Speaker: Kady DeWees
 - Sept 10, 2026, Atkins Park & North Highland Park, Speaker: Paul Burks
 - Nov 12, 2026, The Architecture of Virginia-Highland, Speakers: Pam Bullock and Mark & Julie Arnold
 - Jan 14, 2027, Workshop: How to Learn About Your House History, Speaker TBA
 - Mar 11, 2027, Topic and speaker TBA
- o Communications Committee (Amy Harward)
- o Elections Committee (Kevin Cronin)
 - o Will review bylaws to present plan

Old Business

- None

New Business

- Explore Claude support for VHCA operations.

Adjournment

Meeting ended at 9:09 pm.

Respectfully submitted by:
Karri Hobson-Pape