

NPU-T Meeting Minutes March 14, 2007

The executive committee was held on March 7, 2007 at 7pm EST. Present were Kwabena Nkromo, Oluyemi Yikealo and Scott Smith. This did not represent a quorum therefore no binding votes were taken.

During the meeting, the change in the agenda format was discussed. Additionally, a report regarding the Crime Task Force was presented, highlighting the changes and long-term plans.

Additional discussions were held around growing individual committees so that they become more functional and effective.

The Executive Committee meeting adjourned at 8:20pm EST

The General meeting was called to order at 7:34 pm EST by Vice Chair Kwabena Nkromo.

1) **Invocation**

A moment of silence was observed following remarks by the Vice Chair. Those announcements included the fact that this was the first meeting Chair Jerry "Tacuma" Brown had missed in 14 years of service, and appreciation expressed to Oluyemi Yikealo for sitting in as Vice Chair and Debbie Zimmerman for sitting in as Secretary.

2) **Approval of Agenda –**

- a) A motion was made by Mike Mumper to approve the agenda as published with deviations as the Vice Chair deemed necessary to accomplish the business of the NPU. This was seconded by Henry Ingram.

Vote: Yes- 5; No- 0; Abstain- 0 → Motion Carried

3) **Approval of Minutes**

- a) A motion was made by Mike Mumper to approve the February 14, 2007 NPU-T meeting minutes as corrected. Corrections included minor nonsubstantative typographical corrections described by Debbie Zimmerman and a correction by Roberta Horsley to information about the dates during which the West End Park Ballfield will be closed due to reseeding - from February 15, 2007 through March 20, 2008.

This was seconded by Jasper Boykin.

Vote: Yes- 6 ; No- 0; Abstain- 0 → Motion Carried

4) **Police, Fire, and Community Prosecutor's Updates (5 minutes per report)**

- a) **Police:** Lt. Deborah Cox (Zone 4) spoke. She announced that Major Walker has retired after 37 years of service, and will be missed. His permanent replacement has not yet been named; she will be his temporary replacement. Citizens may call her at (404) 756-1903 or email her at dcox@atlantaga.gov; emailing will obtain faster results because she responds to emails 24 hours/day. A copy of the past month's crime statistics was presented to Vice Chair Nkromo, who asked Lt. Cox to convey to Lt. Walker our appreciation for his service.

- i) No representative from Zone 1 was present at the meeting.

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Deviation #1 → Vice Chair Nkromo entertained announcements from community members who were unable to stay for the entire meeting.

Mike Mumper, the publisher of Our West End Newsletter (OWEN), announced that on Saturday, March 31 OWEN will celebrate its first anniversary at a banquet and fundraiser at the Shrine of the Black Madonna Auditorium. He distributed flyers about the event.

Deviation #2 → Roberta Horsley from the Department of Parks, Recreation and Cultural Affairs submitted a written update on ball fields, pools, recreation centers, and summer camps. League baseball will be played at Washington Park while the West End Park is closed between February 15, 2007 and March 20, 2008. Camp Best Friends will operate between June 4 and July 27 and costs \$30/wk for city residents, \$90/wk for others. To register for summer camp, call Vivian Davis, Program Director, at (404) 817-6765.

- b) Fire: Lt. Hank Williams of Station #17 discussed the resignation of the fire chief, whose replacement will probably come from within the department. Anyone who wants to participate in the smoke detectors program should call (404) 853-7000 to make an appointment for a fireman to come out and install or inspect their smoke detector.
 - c) Community Prosecutor – no report.
- 5) **Neighborhood Associations Reports** (3 minutes per report)
- a) No reports.
- 6) **Committee Reports** (3 minutes per report)
- a) **Housing Code Enforcement** - Scott Smith, Chair
 - i) No report.
 - b) **Crime Task Force** – Kwabena Nkromo, Chair
 - i) Jasper Boykin, committee Secretary, reported that the task force is creating partnerships to make our community safer, because we can't rely solely on law enforcement. He encouraged everyone to participate in the online work group forum, which now has 60 members (email Kwabena.nkromo@gmail.com to join)
 - ii) Mike Mumper announced a community forum in mid-April at the RDA/Donnelly Kroger Community Room. Information will be provided about home security systems and other ways to make our homes safer. (Correct forum date, confirmed after the close of the meeting by Vice Chair Nkromo, is 5:00 p.m., Sunday, April 15)

Deviation #3 → Watershed Report. Anastasia Sandoval and Mike Turner reported on the Greensferry Sewer Project and submitted written reports. Water customers aged 65 and older can get a discount on their water bills by calling (404) 658-6500; and there will be a \$4.50 "convenience fee" charged for water bill payments made online. Everyone is asked to use very little fertilizer and help keep leaves and trash out of the storm drains this year. The work on RDA between Lee and Lowery should be finished by the end of April, and final street repaving everywhere will be done when the whole project is finalized, probably in September (February 2008 is the project deadline).

- c) **Parks, Recreation and Cultural Affairs**
 - i) See Deviation #2, above.
- d) **Zoning & Land Use** - Oluyemi Yikealo, Chair
 - i) Chair Oluyemi Yikealo reported on the February 28 Beltline Update meeting and March 6 town hall meeting, both of which he attended. He provided Beltline materials and a written committee report to the Vice Chair. A highlight of the Beltline plans for NPU-T is a planned West End trail from White Street to the cemetery, along RDA Blvd.

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Construction of that trail will begin in October of this year by the PATH Foundation (www.pathfoundation.org). Also, he has learned that although changes made after the SAP process will be communicated to the NPU, NPU's will not have another opportunity to vote.

- ii) Chair Yikealo announced that he will transition out of chairing this committee and will train his replacement. He believes the committee has a key role in the NPU process, as many things that come before the NPU relate to zoning. Vice Chair Nkromo agreed that the Land Use and Zoning committee is critical and thanked Mr. Yikealo for his service to date.

2) **Planner's Report** – Chauncer McLaughlin.

- a) Mr. McLaughlin distributed copies of proposed City ordinance 06-0-2697 regarding affordable workforce housing, otherwise known as "inclusionary zoning," and a fact sheet about it. In a nutshell, it allows developers to build more densely than zoning permits if they include affordable housing in the development. He asked everyone to read the materials he provided and email any questions to him at cmclaughlin@atlantaga.gov. He asked that the NPU defer a vote on this issue until its April meeting.

Jasper Boykin moved to defer the item. John Davis seconded the motion.

Vote: Yes- 9 ; No- 0; Abstain- 0 ➔ Motion Carried

- b) In the future, there will be no meetings of the License Review Board in the month of December.
- c) A new Tree Protection Ordinance is under consideration. If anyone has specific questions about items (b) or (c), they should contact their city council representative.

3) **Atlanta Planning Advisory Board Report** (APAB representative or NPU-T delegate)

- a) Vice Chair Nkromo reported that the new head of APAB, Ronald Lall, wants to review the function of the board. Possibilities include advocating for residential input into city processes; and institutionalizing the NPU process so that NPU's cannot be ignored by developers or others. The conversation is ongoing.

4) **Presentations**

- a) **Ashley at College Town Residential Project Tax Credit Application**
 - i) This item was mistakenly included on the agenda as it was dispensed with in February.
- b) **J.O. Chiles Annex Residential Project Tax Credit Application**
 - i) This item was mistakenly included on the agenda as it was dispensed with in February.

5) **Zoning**

Zoning Review Board	DATE	April 5 or 12, 2007		6:00PM
APPLICATION #		ADDRESS		
Z-07-21A		370-A Peoples Street		

Applicant, Jason C. McLin, seeks to rezone from MR-2 (Multi-family residential) to MR-3 (multi-family residential)

Z-07-21B		370-B Peoples Street		
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Applicant, Jason C. McLin, seeks to rezone from MR-2 (Multi-family Residential) to MR-3 (Multi-family Residential)

- a) Vice Chair Nkromo announced that the impacted neighborhood association is John O. Chiles Homes, which requested WEND's assistance. NPU-T has received a support letter from WEND on behalf of these applications (Z-07-21A and Z-07-21B.) Zoning and Land Use Committee Chair Yikealo had not thoroughly reviewed the applications but supports both of them and the changes requested. Mr. McLin elaborated on the changes requested: the homes can be larger - 2000 square feet instead of 1600. There will be offstreet parking with a true alley, allowing for a price point of at least \$250,000. A motion was made by Oluyemi Yikealo to support both Z-07-21A and Z-07-21B as listed on the agenda.

This was seconded by Henry Ingram.

Vote: Yes- 7 ; No- 0; Abstain- 1 → Motion Carried.

Vice Chair Nkromo thanked Mr. McLin and said that he has enjoyed working with Integral on this project because their process is so open. He hopes that the NPU and its zoning committee can use the example of this project when dealing with other developers.

CDP Amendment APPLICATION # CDP-0712/Z-07-01

**ADDRESS
1450 Ralph David Abernathy**

Applicant seeks to rezone from single family residential to commercial. Two components would govern this proposal. Component #1 (Z-07-01), the rezoning case, would effectively rezone the property from R-4 to C-1. Component #2 (CDP-07-12), the amendment to the Comprehensive Development Plan, would change the current land use from single family residential to low density commercial. If this case were given full approvals, it would rezone the subject property to C-1 and would amend the CDP to low density commercial.

The applicant did not appear on February 14 because he had not met with the governing neighborhood association, Westview Community Organization, Inc. (A typographical error on the March 14 NPU-T agenda indicated that zoning was approved at the February 14 NPU meeting, but in fact it was deferred then.) The applicant did not appear tonight, either, most likely because he is still working with the Westview community. Mr. McLaughlin recommended that the CDP portion of this request appearing on the agenda be deferred to April so that the full body NPU could vote on the actual rezoning AND on the CDP amendment at the same time.

Oluyemi Yikealo reported that the Westview community is not in favor of the rezoning because it allows for too many options.

A motion was made by John Davis to defer this item to the April NPU meeting. This was seconded by Jasper Boykin.

Vote: Yes- 8 ; No- 0; Abstain- 0 → Motion Carried.

6) Chairperson's Report - Vice Chair Kwabena Nkromo

- a) Vice Chair Nkromo invited everyone to attend the NPU Executive Committee meetings, and said that in an outreach to more neighborhood associations those meetings will be held at various locations throughout the NPU. The next scheduled Executive Committee meeting will be held on Thursday, April 5 from 7:00 to 8:00 p.m. in the Booker T. Washington

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Community Association neighborhood, at Food for Life Supreme, 880 Martin Luther King, Jr., Drive. A table will be reserved for the meeting and everyone is welcome to attend.

- 7) **Announcements** –
 - a) Mike Mumper suggested that NPU-T get more involved with Abernathy Tower now that John O. Chiles Homes is under renovation and not occupied by senior citizens.

- 8) **Adjournment** – Meeting adjourned at 8:55 pm EDT

Donations in the amount of \$11.45 were received.