

**Morningside-Lenox Park Association (www.mlpa.org)
Monthly Board Meeting Agenda –October 13th 2014**

Call to Order and Welcome

Carmen Pope called the meeting to order.

Approval of August and September Minutes

Lillian Caudle made a motion to approve the August and September minutes. Tad Christian seconded the motion. Motion passed 6-0-0.

Variances

V-14-191

1418 North Morningside Drive

Application seeks a variance to reduce the required North side yard setback from 7' to 4' for the construction of a play house in the rear yard of a single family residence.

Zoning Committee approved 4-0-0.

Built playhouse for 6 yr old daughter. 4ft from the property line set back. Neighbor along the line sent letter of support. Also Morningside Presbyterian sent letter of support.

Motion to approve made by Tad Christian. Lillian Caudle seconded. Motion passed 6-0-0

V-14-205

1271 Avalon Place

Applicant seeks a variance to increase the maximum lot coverage allowed of 50% to 55% to allow a porch/carport addition.

Zoning Committee approved variance based on the site plan submitted with the application dated 9-23-14. Motion Passed 3-0-1

Will be 55% -- but will put in a catchman system to help the neighbors alleviate the run off into their yard.

All neighbors got letters.

Motion to approve made by Tad Christian. Lillian Caudle seconded. Motion passed 6-0-0

Z-14-055

1529 Piedmont Ave & 1518 Monroe Drive

Applicant request property to be rezoned from C-1, I-2 & RLC-C to MRC-1.

Clear Creek shopping center

Zoning Committee passed Motion to Defer to allow applicant time to separate property on Monroe Drive from this application or to allow applicant time to show the use of the Monroe Drive property that will be rezoned.

Motion Passed 4-0-0

Motion to defer made by Tad Christian. Lillian Caudle seconded. Motion passed 6-0-0

Z-14-041 - Discussion

1791 Piedmont Road

Applicant request property to be rezoned from RG-2 to MR-3

Zoning Committee made a Motion to Defer. Note applicant would like to give short presentation to the board on the proposed plans that were deferred.

Motion Passed 2-1-0

Oak Knoll Development

Deferred in committee – SUP has been filed and document being filed with some conditions that will be put on the property.

Aaron Goldman joined by Wood Johnson and Jamie Kennedy – Perrenial Development

1930's 1940's original constructions. No central AC/ 8ft ceilings

Goldman stated they have had several meetings to hopefully result in reducing the neighbors' impact.

4 things addressed in their revised plans:

- Density
- Traffic
- Impact to Neighbors
- CDP – MR 3- to MR 4

Matt Camp- resident: 1818 N Rock Springs Road – right behind where the parking deck will be built –

- Negative externalities – potential impact to property value/
- 50 units above and beyond MR3 zoning – feel like a loophole – going to 4 but just not on paper.
- Will be living behind a 4 story parking garage. 270 parking

David Packwood resident – 1812 N Rocksprings –

- Sound and visible. Minimum 100K loss. End run to the MR4 even though you won't be

Charlie Nalbene – resident -- N Pelham Road --

- Low density MF Residential.. Approx. 60 appts could be built.
- Long term CDP contemplated redevelopment, that it would never go beyond MR3 Acquiring rights..
- Would be the only piece of residential property that is HD residential. CDP never contemplated HDR
- Examples of other townhouse developments:
 - Ansley Parkside – zoned from RG2 to RG3
 - Townhouses by Botanical Garden entrance
 - 15th and Piedmont – RG3
- No parking deck in people's backyards
- Transferable development rights essentially means the Zoning and CDP are optional.
- True MR 3 – neighbors want that...

Zoning committee meeting will be November 4th, in this room

Motion to defer made by Tad Christian. Lillian Caudle seconded. Motion passed 6-0-0

Legislative Report

Pat Gardner joined. She is running unopposed this year. Early voting starts tomorrow
Get out the vote.

Parks

Nickel Bottom Creek Issue

Gerneda from Zonolite community presenting on behalf of Nickel Bottom Garden...

Recently applied for a community building grant from Park Pride and to do some existing maintenance on foot paths.

South Fork Conservancy has helped immensely. Friends of Zonolite Park is not SouthFork Conservancy.

Will help with a trail and garden.

Apologizes for not coming to us sooner – assumed we would give approval. South Fork Conservancy is not going to benefit from the grant.

Floataway Café supports it

Sally Bayless recommended that we work with Gerenda to come up with a solution that benefits all of us.

Security Committee Report

Bob Silvia could not be in attendance

Treasurer's Report

\$70,453 Balance

Events Chair Report

Susan Schlittler could not be in attendance

Membership Committee Report

Rae Conlan said we are working slowly on getting the new system up and running.

Communications Chair Report

Tom Coggin could not be in attendance.

New Business

Carmen Pope

Woodfire Grill – want to host MLPA members would like to host a party for 3 dates that will go out.

Alex Wan –

14 properties on Spring Valley that will be annexed in to City of Atlanta and become a part of MLP

Insurrection – outside work is permitted. City went in and put a stop work order on the inside things most specifically video booths on back wall.

December BZA meeting...

Infrastructure bond project list is out \$350 M but the bond is \$250 M. N side of town has received limited investment... Mayor has set a March referendum date

Louise – concerned about trees.

Adjourn

Carmen Pope adjourned the meeting.