

**December 8, 2014**  
**Morningside-Lenox Park Association**  
**Monthly Board Meeting Agenda**  
**www.mlpa.org**

**Call to order and welcome:**

MLPA President Carmen Pope called the meeting to order.

**Approval of November Minutes:**

MLPA motion to approve the approval of the November minutes made by Lillian Caudle; Rae seconds the motion. Motion approved 10-0-0.

**Security Committee Report:**

Ric Vasquez, Commander of Zone 2 Precinct, Morningside Security Patrol spoke:

- The Morningside Security Patrol has been fairly busy, checking over 80 houses a day Thanksgiving weekend. Due to the recent pedestrian robbery and various burglaries, the board approved an overnight shift for the MLPA Security Patrol. Suspected prowlers on Pasadena have been identified (one arrested) and there have been no incidents since that date. No pedestrian robbery since Middlesex incident.
- The neighborhood continues to be plagued by broken in vehicles and vehicle thefts in the “bar” area of Morningside.
- Louise asked how she should handle a young male soliciting for book sales – per Ric call 911. That is the only way to get patrol cars into the area. Calls are counted and investigated but they may not be priority depending on the moment. If you want an update to your call, notify the 911 operator.

Bob Silvia:

- Spoke on future plans to assign a “street captain” for each neighborhood street to be the MLPA liason. Some streets may need multiple captions. We need volunteers for this.

**Parks Committee:**

Sally Bayless spoke on the Zonolite requests. Also have a team from UGA giving us advice (as part of their Senior Project) to give advice on preserving Morningside Nature Preserve, etc.

Katie Vann – new subcommittee chairman for traffic islands – she and Sally alerted the authorities about the homeless man in Smith Park. He hasn’t come back since the police were called to inspect. Clean up planned to follow.

**Treasurer’s Report**

Chuck Tobias reported the balance is \$68K; Jan/Feb membership should bring this back up.

**Membership Committee Report**

Rae Conlan spoke regarding 2014 plans to move Membership to a company called MemberClicks, Everything will be online – business memberships will be available as well. Carmen notes there have been 42 new member sign ups in the past 6 weeks.

**Events Committee Report**

The MLPA is still in need of a chairperson for this. There have 50-60 breaks-ins for VaHi and Morningside/Lenox Park in just a few weeks. Events are important to raise money for security patrol.

## **Zoning Report/Variances:**

### **\*\*V-14-284 927 Kings Court**

Applicant seeks a variance to reduce the half-depth front yard setback from 17.5' to 4' to construct a new single family residence. Home will be identical to the house recently built by Epic on Highland Terrace. A few trees will be removed and he has a city permit to remove as they are dead.

Lillian Caudle made a motion to approve based on the site plan dated 11-20-14.

Rae Conlan seconded the motion.

Motion Passed 10-0-0.

### **\*\*V-14-259 776 Yorkshire**

No one in attendance regarding the 776 Yorkshire variance request.

Lillian Caudle makes a motion to defer. Rae Conlan seconds the motion.

Motion to defer passed 11-0-0.

### **\*\*V-14-263 1143 University Drive**

Applicant, Steve Pisenti, seeks a variance to reduce the east side yard setback from 7' to 3' to allow construction of an accessory structure (storage shed). The new shed will be 10x16 with an 11 foot peak on the roof (replacing the a previous 8x10 shed). The proposed shed would be about 3.5 feet taller at the peak than the previous shed. The two neighbors behind the property are in support. The 1139 University neighbors are here to object to the size of the larger shed. They are completely fine with a smaller 10 x 10 shed.

Lillian Caudle made a Motion to approve based on the site plan dated 11-18-2014. Bob Silvia seconded the motion. Motion failed 4-0-6.

Sally Bayless made a motion to defer. Kevin Lyman seconded this motion.

Motion passed 10-0-0. (Board hopefully parties will come to their own agreement on size.)

Applicant denies deferral.

Rae Conlan makes a motion to take no action. Susan seconded the motion.

Motion passed to take no action passed 11-0-0.

### **\*\*V-14-265: 678 Yorkshire Road**

Applicant seeks a variance to reduce the west side yard setback from 7' to 4' to construct a two story addition a two-story single family residence. Applicant reduced initially requested coverage of 59% to 49.9% due to previous zoning committee recommendation. Neighbors are in support with all letters signed.

Lillian Caudle made a Motion to approve. Rae Conlan seconded the motion.

Motion to approve passed 11-0-0.

### **\*\*V-14-279: 822 Sherwood Road**

Applicant seeks a variance to reduce the front side yard setback from 35' to 30' for the enclosure of an existing front porch. This would allow parking for two cars behind the house. Six neighbors are in support of project.

Lillian Caudle made a motion to approve based on the site plan dated 11-19-2014. Rae Conlan seconded the motion.

Motion to approve passed 11-0-0.

### **\*\*1791 Piedmont Road (Oak Knoll):**

Applicants, Perennial Properties (Aaron Goldman, Jay McGinity, Whit Johnson and attorney) presented. Initial plans were to raise the current buildings housing 52 units and build 250 new units. The new plan has reduced the unit count to 180. The density they request allows them to build at elevations lower than the original structures and incorporate a parking garage. The closest proposed distance of the new structures to the adjacent residential lots is will be 42 feet (instead of the current 13 feet in some places) and many more plantings will be added. Paved fire lane to be reconstructed as a 'hammerhead' in order to provide for more plantings along the rear of the property. Traffic study returned 38 am and 50 pm additional trips once developed. Perennial plans to put \$400k in escrow for neighborhood improvements.

Neighbor opposition presented (Charlie Nalbone, John & Lynn Ayres, etc.) Aaron Fortner, a city planner, who was commissioned the previous Thursday by the neighbors to do a study on alternative developments within the same MR-3 zoning (medium residential). Aaron revealed his alternative plans for a 46 townhome unit complex with tuck-under parking. The neighbors adjacent to the project site are all in support of this plan. Perennial Properties replies that townhome development on this site is not financially feasible due to the massive amount of site work necessary and the cost that would entail; therefore, the property will either be sold to continue "as is" or if rezoned to a higher density, they will develop.

**Z-14-041: 1791 Piedmont Road (Oak Knoll)**

Applicant, Perennial Properties) requests property to be rezoned from RG-2 to MR-4A . Lillian made a motion to approve the rezoning request subject to a 1.0 FAR condition. Kevin Lyman seconded the motion.  
Motion to approve passed 6-2-4.

**CDP 14-30, CDP Amendment (Oak Knoll):**

Applicant requests a change in the Comprehensive Development Plan. Lillian made a motion to approve. Kevin Lyman seconded the motion.  
Motion to approve passed 6-2-4.

**V-14-143: 1791 Piedmont Road (Oak Knoll)**

Applicant seeks a special exception to reduce the off-street loading requirements for the site from the required 4 stalls to 2 stalls for the development of a MF development. Lillian made a motion to approve. Rae Conlan seconded the motion.  
Motion to approve passed 11-0-0.

**U-14-31: 1791 Piedmont Road (Oak Knoll)**

Special Use Permit to use Transferable Development Rights. Option to buy zoning rights from another neighborhood district if the CDP doesn't pass. Lillian made a motion to defer. Rae Conlan seconded the motion.  
Motion to defer passed 11-0-0.

**Adjourn:**

MLPA President Carmen Pope adjourned the meeting.