

## **MLPA Board Meeting April 11, 2016 Minutes**

Sally Bayless called the meeting to order and welcomed all.

Minutes of the March meeting were presented. Motion to approve was made by Kirk Rich and Bob Silvia seconded. Approved 9/0

### **Zoning**

No variances were presented. Charlie mentioned that Va/High was exploring possible “new build” guidelines.

### **Financial**

Although Chuck was absent it was generally agreed upon that the finances were in good shape.

### **Events**

COS will be held 5/21/16. All available sponsorships have been sold, even with raising prices for this year. Announcement postcards need to be mailed to all Morningside Lenox Park neighbors by the beginning of May and notifications delivered to the Sherwood and Cumberland Road residents who will be affected by the event. Alex Munoz offered to do a project plan for COS beginning next year. Chase will post blurb on NextDoor.

### **Traffic**

Kirk reported that over 80 people attended the traffic forum. The master list of concerns has been categorized into three sections: speed, parks and schools. The lack of crossing guards was brought up as a long term concern. Kirk will distribute the master list shortly.

### **Communications**

Chase reported that we recently requested bids to upgrade the MLPA website. Walker Oxley’s bid was \$3800 vs. a bid of \$6,000 - \$7,000 from the Southern Web Group. Given that we have worked with Walker Oxley for a number of years and the fact that his bid was the low bid, the Communications Committee recommends that we approve funds to work with Oxley Internet to redo the MLPA website. The new website will be much more intuitive and functional. A motion was made to spend up to \$4000 for the purpose going forward with Oxley for the new website and seconded by Alex. Motion passed 10/0.

Chase has set up an Instagram account for MLPA which may be found by searching for MorningsideLenoxPark.

Sally raised the question of what is the best way to notify neighbors of zoning and variance applications that will be presented at an MLPA Board meeting and, subsequently, the NPU-F meeting. It was suggested that we post variance and zoning requests to the MLPA website as they are made and that we also post them to NextDoor, restricting that post to the Morningside Lenox Park neighborhood. Charlie will write the wording for the MLPA website and NextDoor and will run it by the Communications

Committee for their review. Due to the expense of adding items to the MLPA website, It may be necessary to wait to post on the MLPA website until the website has been upgraded.

Chase announced that the MLPA e-newsletter will be sent out on or about the 15<sup>th</sup> of each month and requested that Board members submit articles to him no later than the MLPA Board meeting each month (ie the second Monday of each month).

### **Parks**

Smith Park renovation is almost ready to start. Grant expires in September but Sally assured the board that the work will start soon and make the deadline. The Smith Park fund raiser will be May 15<sup>th</sup> at Smith's Olde Bar.

A work day for Taylor Park is to be held 4/16/16. This will be a "train the trainer" event run by Katherine Colb of Eco-Addendum. Our goal is to build a group of volunteers who are able to identify and remove invasive plants so that we can begin to restore the forest.

### **Zoning**

John Ayers informed everyone of the Virginia Highlands overlay plan. It may be in our best interest to produce a similar plan for Morningside Lenox Park.

### **Education**

Amanda noted that one of our goals is to build community across the neighborhood and raised the question of how to pull (legitimate) businesses on Cheshire Bridge in? There was some discussion as to whether including information about some of the new, attractive businesses on Cheshire Bridge in our newsletter would help us encourage more of the sorts of business enterprises we would like to see in the neighborhood. It was also noted that we need to encourage those moving into new condos and lofts across Cheshire Bridge to be a part of the MLPA. We need to identify the boundaries of the MLPA as set by the City of Atlanta. John Ayers will send names and numbers of some of the businesses we might like to contact.

### **Security**

Bob reported that Phyllis was been filing in due to his brief trip and we are very grateful. She reports that we now have 60 street captains. That is a success, but we still have streets that need to be covered.

She has been attending the "camera" committee meetings with the Atlanta Police Foundation to determine how cameras will be funded and where they will be positioned. 6 cameras are currently planned. Phyllis stated that we need to determine how the City of Atlanta will interact with DeKalb County to place cameras on the eastern edge of our neighborhood as it is in DeKalb County. Affected intersections are Johnson Road / Briarcliff Road and North Decatur Road / Briarcliff Road. There is already a camera committed for the intersection of University / North Highland.

### **NPU-F Update**

Charlie Nalbome reported that the Oak Knoll property is now zoned MR-3. There will be no more than 97 units allowed on this property, regardless of size. The following is the handout Charlie distributed.

Final report to neighbors dated April 11, 2016

APPROVED BY PRIOR MLPA BOARD	NEGOTIATED BY NEIGHBORS
Rezoning from RG-2 category (low density multi-family) to MR-4A (high density multi-family) category.	Rezoning from RG-2 category (low density multi-family) to MR-3A-C (low density multi-family) category.
180 units	No more than 97 units
<p>5 level 277 car standalone Parking Deck adjacent to single family homes.</p> <p>No prohibition on parking deck being used for parking for other properties, including adjacent commercial properties.</p>	<p>Standalone parking decks adjacent to single family property prohibited.</p> <p>All parking within 60 feet of single family property required to be under the buildings.</p> <p>Any multilevel parking decks on the site required to be at least 60 feet from single family property and completely wrapped/encapsulated by residential buildings.</p> <p>No parking from any other properties permitted.</p>
Eliminated Hard Unit Cap from long term Atlanta Comprehensive Development Plan.	Preserved Hard Unit Cap (no more than 29 units per acre) from long term Atlanta Comprehensive Development Plan.
Changed Comprehensive Development Plan to permit High Density Multi-Family in MLPA Neighborhood core for the first time.	Preserved Comprehensive Development Plan prohibition on High Density Multi-Family in MLPA Neighborhood core.

Expenses Paid by Neighbors:

Legal Fees --	\$16,978.50
Planner Fees --	\$5335.00
Total --	\$22,313.50

**New Business**

Susan Schittler has resigned/retired from her At Large position on the MLPA Board. Her many years of service and dedication were noted and are greatly appreciated. Sally nominated Phyllis Wingo to be Susan's replacement and it was voted on and passed 10/0. Welcome Phyllis!