



MORNINGSIDE LENOX PARK ASSOCIATION

Monthly Board Meeting Minutes August 14, 2017

Call to order and welcome:

Charlie Nalbone called the meeting to order.

Board members present: (*strikethrough indicates not present*)

President - Sally Bayless	Neighborhood Watch - Phyllis Wingo
Vice President - Charlie Nalbone	Parks - Julia Payne
Treasurer - Lynn Ayers	Security Patrol - Kevin McGlynn
Secretary - Drew Gandy	Traffic - Sharon Ferguson
Communications - Marti Breen	Zoning - John Ayers
Education - Amanda Strawser	At-large 1 - Chase Horner
Events - Vacant	At-Large 2 - Alex Munoz
Membership - Sonny Jones	

Minutes of the July meeting were approved. Motion to approve was made, seconded and passed 12/0/0.

Boardmember Jeff Ralston's Passing. A fellow boardmember, Jeff Ralston, passed away unexpectedly. The Board took a moment to remember his service to the neighborhood. The Board also approved a motion to donate \$100 to an Alzheimer's foundation and coordinate a tree planting in a local park in Jeff's memory.

Sprout's Alcohol License. Michael Sard of Sard & Leff appeared on behalf of Sprout's Farmer's Market to discuss the transfer of its alcohol license. Because the agent on the existing license was promoted and transferred out of area, the license must be reapproved by the City of Atlanta. The Board did not have any comments.

Neighborhood Watch:

- Officer Rick Vazquez, the head of MLPA's neighborhood patrol, appeared and discussed safety in the neighborhood. There have been 9 car break-ins in the zone, which is higher than usual.
- Members may request vacation patrols by 3 ways: e-mail (_____), voicemail (_____) or placing your info in the mailbox outside of the Morningside Presbyterian Church.
- The City of Atlanta will install in Morningside three license plate readers. The timeline for installation is anticipated to be in the next three months.
- Several Morningside neighbors volunteered to help with initiatives to get additional license plate readers and other security measures in the neighborhood.
- There was an energetic discussion on how to better engage the police department

Zoning Variances:

V-17-200	1831 Homestead Ave	Board Approved 13/0/0 Committee Approved 10/0/0
	<i>Letters in support from neighbors: Yes</i>	<i>Applicant present: Yes</i>
V-17-210	836 Yorkshire Rd NE	Board Approved 13/0/0 Committee Approved 10/0/0
	<i>Letters in support from neighbors: Yes</i>	<i>Applicant present: Yes</i>
V-17-211	1727 North Pelham Rd. NE	Board Approved 7/3/3 Committee Approved 10/0/0
A neighbor requested approval be conditioned on a water study of how rainfall moves through the surrounding properties and whether the encroachment will exacerbate the drainage issue.		
	<i>Letters in support from neighbors: Letters mailed to all neighbors; one neighbor appeared in opposition.</i>	<i>Applicant present: Yes</i>
V-17-207	1343 Greenland Avenue	Board Approved 13/0/0 Committee Approved N/A
	<i>Letters in support from neighbors: N/A</i>	<i>Applicant present: Yes</i>
	Stream Buffer Encroachment Application for 924 Cumberland Rd.	Board Approved 13/0/0 Committee Approved N/A
There are currently three parcels for sale at Cumberland and Wessyngton, although the plat reflects it is currently only one lot and there is a single residence on the property. The Board discussed whether replatting and dividing the land into three separate lots and if the creek would restrict the developer's ability to divide the lot as planned. Every lot must comply with all requirements under the R4 zoning. None of the new lots have 70 feet of frontage. August 19 is the deadline for neighbors to provide comments on the subdivision of lots.		
	<i>Letters in support from neighbors: N/A</i>	<i>Applicant present: No</i>

Treasurer's Report:

- MLPA currently has \$125,339.42 in the bank account. See attached financials for further information.

Miscellaneous Matters:

- *District 6 Campaign.* The District 6 Candidate forum will be held on Tuesday,

September 19, at Rock Spring Presbyterian Church. The forum is being held with the neighborhood associations of Piedmont Heights, Virginia-Highland and Lenox. Please send questions for the candidates to Mrs. Breen.

- *Noble Park Master Plan.* Will Hazleton, Annie Christopher, Daniel Calvert and Martina K. appeared on behalf of the Friends of Noble Park to discuss the revised master plan for Noble Park in conjunction with the City of Atlanta following comments from neighbors. Currently, the playground equipment is very old and overgrown or otherwise dead vegetation dominates the landscape. The plan calls for replacement of the playground with new wooden playground equipment by a company that is approved by the City of Atlanta, along with ADA and stroller access. A survey of the park was also performed to better understand the park's natural features. Currently the budget for the project is under \$200,000, which will be provided on a 1:1 match with grant money and fundraising dollars by Friends of Noble Park. The City has committed to maintain the landscaping of the park. See attached for further information on the proposed plan. A letter from the MLPA Board was approved by motion, seconded and passed 13/0/0.
- *Zonolite Park.* Pete Densmore appeared on behalf of Friends of Zonolite Park to request the Board's support in obtaining a \$50,000 grant from DeKalb County. While Zonolite is not in the City of Atlanta (it is in DeKalb County), it borders the Morningside neighborhood and neighbors enjoy the benefits of the park. Charles Bayless appeared on behalf of the [_____]. He noted that 12,000 square feet (nearly a third of the park) would need to be graveled, it would become a destination location, and the group does not have any maintenance plans for the site. A motion to withhold support for grant application was seconded and passed 9/0/3. A motion for Mrs. Bayless to write a letter to Park Pride expressing the Board's views on the park was seconded and passed 12/0/0.

Meeting Adjourned.

