



YOUR NEIGHBORHOOD ASSOCIATION NEWS

December 2022

As 2022 comes to a close, we can't wait for the New Year - because 2023 is our beloved neighborhood's centennial! Thanks to your support over the years, though, we don't feel a day over 57 (the MLPA was founded in 1965). [Click here](#) to see our membership levels or log in to your account. It's always a great year to be in Morningside!

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The MLPA would like to thank Ben (and his family!) for the countless hours of dedication and fearless leadership he's given as President over the last (who's counting) years. We know he's not going far - we would never let him - but we hope he enjoys some of his time back. The 2023 MLPA Board is excited to continue serving our neighborhood!

President's Note

You're busy, I'm busy. Let's get to it!

1. Feedback on upcoming distance waiver possibility. Thanks to our Council Member Alex Wan, we have been briefed on the potential for a new tenant in the current Coldwell Banker space on North Highland that will require a distance waiver to sell alcohol within 300 feet of residences. We want to represent the neighborhood on a point of view – please read below and send us any comments as suggested (and soon!).

2. Don't dump. Apparently there are folks out there who believe our parks are great places to dispose of Halloween pumpkins, Christmas trees and other rotting holiday relics. Lots I want to say on that subject, but I'll leave it at just please don't.

3. Security Committee. It's time to tune up some of our efforts on the security front. Our phenomenal security chair Phyllis Wingo is looking for some new volunteers to join her security committee. If this is a topic you care about, it's a really easy way to get involved – reach out to her at security@mlpa.org if you want to know more. I myself got my start with MLPA by working with Phyllis on security and learning from her is a big reason why I'm still here!

Cue the tiny violin...it's not just the end of the year but the end of my term as president. I've been on the MLPA board for five years and it's time for some fresh energy. You're in great hands with next year's board and I look forward to shifting my time to working with the Sunken Garden Friends' group to formalize a design plan and make needed upgrades happen. I have loved meeting neighbors I never would have met and ensuring we collectively have a voice on topics that make a difference. My parting thought is that if you ever find yourself wishing something would change, then get involved – you'd be amazed by what even a little bit of time and energy can do and how much more connected to the neighborhood you'll feel when you get to know new neighbors. Thanks to all of you who support us as members and thanks to the board, committee and volunteers that give your time and energy so freely on behalf of all of us!

Ben Nemo, president@mlpa.org



NEED YOUR FEEDBACK! POTENTIAL DISTANCE WAIVER FOR NEW RETAIL ESTABLISHMENT

We are distributing flyers with this information to all houses close to the address in question below, but please read and share your comments as broad neighborhood feedback is valuable to us.

Coldwell Banker is vacating the property currently located at 1370 North Highland Avenue. A potential new tenant, specialty food store Savi Provisions ("Savi"), is interested in the space and has put forward tentative plans to sell alcohol for off-premise consumption. In order to sell

alcohol for off-premise consumption, the tenant would require a distance waiver allowing it to sell packaged alcohol within 300 feet of private residences per Section 10-88 of Atlanta city ordinances and within 600 feet of other specialty food shops (i.e. Alon's). We do not know if the license is just for wine/beer or for all alcohol including liquor, but we believe Savi only sells wine/beer and are working to confirm.

District 6 City Council Member Alex Wan has asked MLPA for its position on this waiver. Our role is to represent the best interests and needs of its members and the neighborhood. Please consider:

- The proposed tenant is by all accounts a respectful and law-abiding neighbor in its 13 other currently open metro Atlanta locations (www.saviprovisions.com)
- Savi is also tentatively planning to open a new location at Emory Village in the coming year
- We expect the current co-tenant, Professional Dry Cleaners, to stay in place
- In nearby locations such as Inman Park, Savi operates its markets from 7am-9pm Monday-Thursday, 8am-10pm Friday-Saturday, and 8am-9pm Sundays. (Professional Dry Cleaners currently operates 8am-6pm Monday-Friday and 9am-5pm Saturday and Alon's operates 7am-8pm Monday-Saturdays and 9am-4pm Sundays)
- Although not necessarily guaranteed or problematic, this new tenant could drive more foot and car traffic, noise, and lighting compared to the habits and hours of the vacating business
- A new distance waiver would establish a long-term precedent for that location – in other words, this property would forever be considered suitable for other specialty shops that sell alcohol. While this precedent does not extend to the property being considered suitable for a package store or bar in the future, approval of a waiver for a specialty shop may lead to the perception by future city council members that the property is suitable for alcohol sales of any kind (such as package stores or bars)

We know Council Member Wan is not in favor of this distance waiver as he has adopted a general policy of not supporting alcohol sales-related waivers until the broader alcohol license code is updated with more protections. However, Matt Westmoreland, Post 2 At-Large City Council Member, is considering introducing legislation as soon as January 3, 2023, to grant Savi's waiver.

We need your questions and comments in the coming days to inform MLPA's point of view. Please share your comments, questions and thoughts with us before December 22 by emailing us at president@mlpa.org and security@mlpa.org.



MLPA Centennial Events Lineup

Get ready to celebrate! The MLPA Events Committee has already started planning to make next year a fun one. If you'd like to join this volunteer force, please don't hesitate to reach out. Contact

our Events/Social Chair, [Ryan Murphy](#), to help. And check out the lineup below to see which, if not all, events you'll be attending!

Spring 2023

- Concerts in the Park (3x)
- Morningside Fun Run
- New Mom's Brunch

Summer 2023

- New Neighbor Social

Fall 2023

- Battle of the Paddle (Pickleball Tournament)
- Concerts in the Park (2x)
- Centennial Family Event
- The Morningside Centennial Ball (November 10, Callanwolde Fine Arts Center)



Web and Social Media Internships

It takes a village to celebrate a village! We are looking for some fresh talent - perhaps high schoolers, college students or recent graduates - who are looking to gain experience and/or build their portfolio. If you know someone who might be interested in the volunteer opportunities below, please contact [Sejal Patel](#) for more information!

Web Developer Intern to support the Morningside/Lenox Park Events Team create an engaging website for 2023 Centennial Events.

We are looking for an energetic and self-motivated Web Developer Intern to join our team. Your work will include designing and developing landing pages and digital content with marketing and user experience in mind to help drive local engagement. This hands-on internship needs a team player willing to take on multiple projects.

- Develop website, landing pages, and marketing emails
- Analyze data to improve SEO of existing websites
- Collaborate with design teams for website/landing page mockups
- Make updates to current client websites
- Perform miscellaneous related tasks as require

Social Media Interns to support the Morningside/Lenox Park Events Team develop and implement outreach and promotional campaigns to boost event engagement.

The duties and responsibilities of a Social Media Intern include:

- Assist with the design and execution of social media campaigns
- Help create monthly post calendars to promote events on various social media websites
- Track social media engagement to identify high-performing ideas and campaigns for scalability
- Perform social media marketing research
- Brainstorm and research ideas for original content
- Write social media captions
- Ensure brand message is consistent

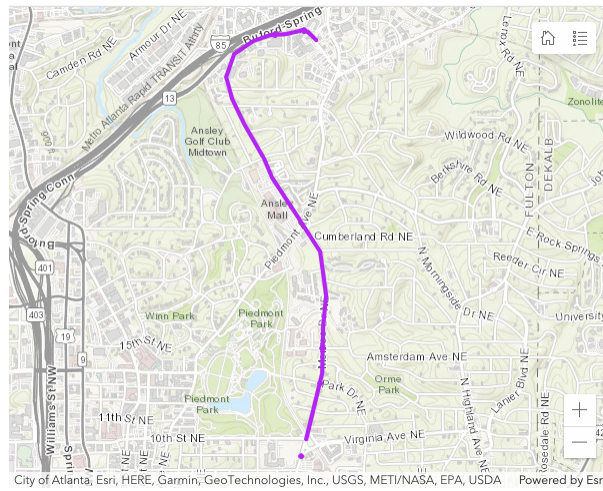
These internships will provide the individual the ability to work with mentors with over 40 years experience in the corporate and start up world. The internships are unpaid positions but would provide a great addition to a college portfolio or resume.



NPU-F Meeting Change

Effective January 2023, NPU-F will meet virtually on the **third Wednesday** of each month. Meeting information can be found [here](#).

A Neighborhood Planning Unit (NPU) is a volunteer managed organization, comprised of multiple neighborhoods, that provides input to City of Atlanta officials on matters of land use, planning (including variances & zoning), liquor licenses, and special events & festivals. In addition, the NPU provides access to information and assistance to residents and business owners about these matters. The NPU also provides a forum where city, county and state officials such as (police, fire, criminal justice, and elected officials) as well as representatives of organizations can communicate with residents and business owners. There are 25 NPUs in the city and each is comprised of multiple neighborhoods – most represented by a civic or neighborhood association.



Monroe Drive Updates

Monroe Drive Complete Street

From ATLDOT: Construction to begin the Monroe Drive Complete Street Project is slated to begin in June 2023. It will include resurfacing, pedestrian safety improvements, and bicycle infrastructure between Piedmont Circle and 10th St. Signal improvements at intersections to include replacement of traffic signal LEDs, cabinets, controller monitors, signal wiring, communications, and signal timing. Design Finish is expected to be complete in September 2024, and Construction Finish is slated to be complete in September 2025. Of course, project scope and schedules are subject to change.

Roundabout on Monroe Drive at Piedmont Circle

From Alex Wan: State Representative Stacey Evans and I recently met with GDOT representatives to discuss their plans to install a roundabout at the entrance of Monroe Drive and Buford Highway Connector across from Fire Station 29. GDOT had recently solicited input from the community about this project, and many of you had voiced your concerns about the initial indications that the interchange would be completely shut down for 10 months during construction.

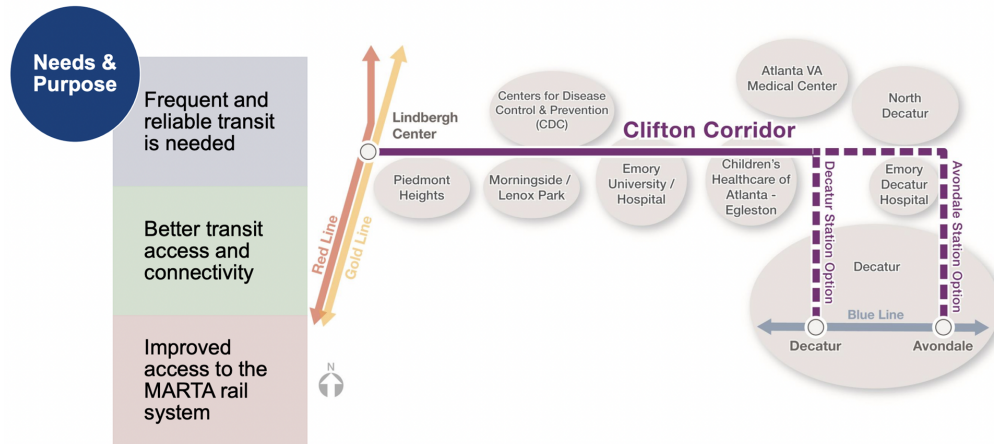
We are relieved to share with you that we received assurances that such an extended closure is now off the table. Instead, the construction will be staged in such a way that sections of the interchange will be closed for much shorter durations (needed due to the extensive site grading work that will be required). Additionally, we learned that this work is not slated to begin until mid-2024 as GDOT spends the bulk of next year in the design process.

Rep. Evans and I will remain in close communication with their team and continue to share out all information on this project as we receive it.

Project Overview

marta

Proposed high-capacity transit service through a major regional employment and institutional corridor



MARTA's Clifton Corridor Transit Initiative Updates

Last month, MARTA proposed three final transit options (narrowed down from 10) for the [Clifton Corridor Transit Initiative](#). Just north of the Morningside border, running alongside the CSX railroad tracks, this proposed new high-capacity transit service will provide a connection between two existing heavy rail lines through a major employment and institutional corridor.

You can view the slides from MARTA's November Public Meeting [here](#), or watch a video of the presentation [here](#). You can also read more about the latest update here:

- [MARTA presents one light-rail, two bus options for Clifton Corridor](#) by Dyana Bagby for Reporter Newspapers & Atlanta Intown on November 21, 2022
- [MARTA narrows Clifton Corridor alternatives to two bus options, one light rail line](#) by John Ruch for SaportaReport on November 15, 2022



From SaportaReport: A map of the area for the planned expansion of Piedmont Park, as shown in Fulton County property records. The property outlined in blue is a shopping center bought by the City for the plan. The property outlined in yellow was recently bought by the Atlanta Botanical Garden. The two properties on the corner, outlined in red, remain in the hands of private commercial owners. Piedmont Avenue is the street at left and Monroe Drive is the street at right.

Piedmont Park and Atlanta Botanical Garden Expansions

We are fortunate in Morningside/Lenox Park to have two of Atlanta's major greenspaces so close to our neighborhood. Both Piedmont Park and the Atlanta Botanical Garden have expansion plans along Piedmont Ave and Monroe Dr. Please see the following articles for more information on related updates:

- [Five years later, Piedmont Park expansion plan remains a mystery with signs of momentum](#) by John Ruch for SaportaReport on December 9, 2022 (map above)
 - [Atlanta Botanical Garden moves to expand with \\$35M and a self-storage facility swap](#) by John Ruch for SaportaReport on November 23, 2022
 - [A close-up look at the Atlanta Botanical Garden's expansion map](#) by John Ruch for SaportaReport on December 12, 2022
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ATLANTA
PUBLIC
SCHOOLS

Atlanta Public Schools Updates

The following timeline for identifying and recommending a **Howard Middle School** principal finalist to the Atlanta Board of Education was shared with current Midtown Cluster families on November 28.

TIMELINE

- Week of Nov. 28 - Dec 2: *District Level Tier 2 Interview*
- Nov. 29: *Staff and Community Leadership Profile*
- Week of Dec. 5-9: *School Level Tier 3 Interviews*
- Week of Dec. 12-16: *Superintendent Tier 4 Interviews*
- Week of Jan. 2-6: *Communicate finalist selection to school staff and community*
- Jan. 9: *APS Board of Education Meeting*

Parks



Herbert Taylor and Daniel Johnson Parks

It's Official -- HTDJ is now a Georgia Native Plant Society (GNPS) Restoration Site! Here's what it means:

- Technical advice – a GNPS liaison, the GNPS Restoration Site Manual, access to information on the GNPS website and other GNPS plant experts will be available to assist us.
- Plant resources – seeds and/or plant material may be available through the GNPS Rescue Program or from GNPS chapter or state propagation sites,
- Volunteers and publicity – Friends of HTDJ can profile our Restoration Site on the GNPS website, and list workdays on GNPS's public calendar to attract GNPS members and other volunteers.
- Local GNPS Chapter partnership – we will work with our local GNPS Chapter, the Intown Chapter, for assistance in raising the profile, publicity and support of the restoration site.

Welcoming Friends from Emory, Hands On Atlanta and EcoAddendum

- November brought a record number of volunteers to work at Herbert Taylor Park & Daniel Johnson Park. We made quick work of a mountain of mulch and planted almost a hundred native shrubs, flowers, and ferns. New friends from Emory Cares and Hands On Atlanta teamed up with many of the 'usual suspects' to make a visible difference in the parks. Thanks to all who made these visitors feel welcome--and invited them to join us again.

Integrated Landscape Design Completes Park Pride 2022 Restoration

- The final improvement to Herbert Taylor Park & Daniel Johnson Park is completed. A trash receptacle is now at the Johnson Road entrance to the park. Hikers now have a handy repository for trash. The trash can, improved stepping stones and steps around the weir were made possible by a generous grants from Park Pride and the Morningside Lenox Park Association, along with gifts from our friends and neighbors.

Save the Dates

- Come and help us on our next regular workday on **January 14** - we will have instructors from the Georgia Forestry Commission joining us! No experience necessary, just bring your enthusiasm.
- Join us again on **January 16** for our MLK Day of Service.

Friends of HTDJ invite you to join our regular workdays, the second Saturday of each month. We meet at the kiosk at 1343 Pasadena Av. at 9:00am for introductions and a short orientation. Then we set off to remove invasive plants that threaten the tree canopy and plant native species to support the park's wildlife. Bring water to drink and your favorite gardening tools, or borrow some of ours!

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THANK YOU TO OUR 2022 BUSINESS PARTNERS



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Zoning

There were no cases heard by the Zoning Committee and MLPA Board this month.

The next zoning meeting will be held on January 3 at 7:00 pm. Any neighbors interested in variance outcomes should come to these meetings. All neighbors are welcome to attend; come to three meetings to qualify to vote. For more information, contact MLPA Zoning Chair, Rebekah Falkler, at zoning@mlpa.org.



Updates from City Councilman Alex Wan

[Click here](#) for the December 2022 edition of the Atlanta City Council District 6 eNewsletter. In this issue:

- GDOT Roundabout on Monroe Dr NE at Piedmont Circle NE
- Holiday Package Delivery Tips
- Appointment to MARTA Board of Directors: Jennifer N. Ide
- Washington Youth Tour
- Tree Protection Ordinance Phase I Updates

As always, I encourage your feedback and comments. Please contact me at (404) 330-6049 or awan@atlantaga.gov if I can be of assistance. I appreciate the opportunity to be your voice in our city government.



Morningside Farmers' Market Special Updates

Here are just some of the happenings at [Morningside Farmers Market](#):

- Last holiday market this Saturday, December 17 featuring artists and makers with a selection of goods, such as pottery, jewelry, wall art, and more!
- What's in Season? Carrots, collards, garlic, green onions, herbs, kale, lettuce, microgreens, radish, squash, sweet potatoes, sunchokes, swiss chard, turnips, and more!
- Bake-N-Jam Bagel Sammies - Josh will be back slinging bagel sandwiches! Grab yours to eat at the market or to take home and enjoy!
- Elise Organic Ice Cream - Simone and Sharon will let you sample their ice cream made with organic milk. Why not try a free sample of Elise Organic Ice Cream this Saturday? Have you tried their new holiday flavor yet?
- Heaps Savory Pies - Jake's pies originated in New Zealand, but they've added a whole heap of flavor, while keeping some traditional Kiwi classics. Everything Heaps makes is handmade from scratch, kept simple.
Why not take frozen pies home for a quick week night meal?
- The Buttery ATL - Get your weekly bread and jam for on top! The Buttery ATL is a warm and welcoming bakery and shop, offering freshly baked bread, pastries and southern classics. The Buttery is brought to you by Gina and Chef Linton Hopkins, and a passionate group of food and beverage professionals.
- EnSue's Smoothies - Sue Worthy created EnSue's Smoothies to meet your nutritional wants and needs with healthy yet tasty, organic, mouth watering smoothies. EnSue's wants to make YOU fall in love with foods that love you back!
Organically made goodness in a cup!

Morningside Farmers Market has been offering certified organic produce, local meats, breads, and goods since 1995, every Saturday morning year-round. Visit all of the vendors at their year-round home in the Morningside Presbyterian Church parking lot (1411 N. Morningside Drive NE) from 8:00-11:30am.

Market Hours Update:

Open on 12/24/22 and 12/31/22

Neighborhood Meeting Schedule

All neighborhood meetings are open to the public and your involvement is always welcome. There will be a public comment period at the beginning of each MLPA Board meeting if you would like to share an idea or concern. Or just join us to learn more. We hope to see you there!

- **MLPA Board Meetings** - 2nd Monday of every month, 7:00 pm [Contact](#)
 - **MLPA Zoning Meetings** - 1st/2nd Tuesday of every month (see Zoning above), 7:00pm [Contact](#)
 - **NPU-F Meetings** - 3rd Monday of every month, 7:00pm, [Online via Zoom](#)
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Around Town



- [Anne Quatrano Is Closing Floataway Cafe After 25 Years on Zonolite](#)
 - [Whiskey Bird Lands #37 on Yelp's Top 100 US Restaurants 2022](#)
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Help for a Zone 2 Officer. On Sunday, December 4th, a house fire left Officer Brittany Gardner and her family without their home and forced them into a hotel. Officer Gardner has worked in Zone 2 for over 6 years. Currently, she works Day Shift as Fleet Manager and assistant to Major Mitchell. Brittany and her husband have three young children. They are in need of the following:

Clothing, new or second-hand

Daughter, Nala, 8 wears a size 7/8

Son, Mason, 4 wears boys small

Son, Legend, 2 wears a Toddler 4

son, Legend, z wears a toddler 4.
Brittany, wears Medium, Size 7 pants
Her husband, wears Medium, 32X34 pants

Children's Christmas

Nana is asking for Arts Supplies
Mason and Legend enjoy Cars, Trains, Dinosaurs and Books

Food

The hotel has a mini-fridge and microwave, so they are not planning meals.

Donation Options - Needless to say money can really help them with their food, and replacing the clothing they lost to smoke and water.

You can donate directly to Brittany, <https://account.venmo.com/u/Brittany-Williams-267> or stop by Zone 2, 3120 Maple Avenue NE, Atlanta GA 30305.



ATL Zoning 2.0 Public input is essential to the success of ATL Zoning 2.0. We'll be working closely with Atlanta's residents, businesses, and property owners to explore, draft, test, and refine the new Zoning Ordinance and Official Zoning Map well before the official adoption process begins.

The process includes thirteen rounds of public meetings and workshops, not including the official adoption process. Upcoming focused workshops include:

- Citywide Alternatives, January 17, 6:30 - 8:00pm
- Growth Area Alternatives, February 28, 6:00 - 7:30pm
- Conservation Area Alternatives, April 13, 6:30 - 8:00pm

[Click here](#) for more information.

Quick Links

- [MLPA](#) - Morningside Lenox Park Association website
- [NPU-F](#) - Neighborhood Planning Unit F website
- [APD](#) - Atlanta Police website
- [PEDS](#) - A quick link to report pedestrian hazards to city
- [City of Atlanta](#) - City's website
- [Atlanta District 6](#) - Our City Council District website
- [Senate District 36](#) - Nan Orrock, Georgia State Senator
- [House District 57](#) - Stacey Evans, Georgia State Representative
- [House District 83](#) - Becky Evans, Georgia State Representative
- [Atlanta Public Schools](#), [Morningside Elementary School](#), [David T. Howard Middle School](#), [Midtown High School](#)
- [NextDoor](#) - Neighborhood List Serve (not affiliated with MLPA)



Join MLPA or Renew Membership

This is your newsletter. Please send questions, ideas and photos to communications@mlpa.org.

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