



MORNINGSIDE LENOX PARK

ASSOCIATION

Monthly Board Meeting Minutes

March 13, 2023

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

President – Donald Campbell	Social Media – Kristen Pollock*
Vice President – Rob Schuler	Webmaster – Grant Davies*
Secretary – Brandon Dhande	Events – Ryan Murphy
Treasurer – Marc Tammes	Zoning – Rebekah Falkler
Membership – Sarah Chatel	Legal – Josh Kirschner*
Security – Phyllis Wingo	Communications – Marla Johnson
Parks – Micah Coleman	Licensing – Ashley Milam*
Public Affairs - Michael Parkerson*	

Call to Order and Welcome.

Don Campbell called the Zoom meeting to order and opened the floor to discussion topics.

Initial discussions included:

- Recap of recent Master Plan meeting at The Family Dog. Great turnout and feedback. Discussion about keys to success for driving turnout for future events.
- Minutes from February meeting approved by unanimous vote of the Board.
- Some discussion about including additional elected officials to our meetings; follow up needed.
- Update from Kennedie McClung, from Stacey Evans' office: crossover day happened recently; no significant updates for the neighborhood.
- Mark Smith had questions about the height limit for architectural design in the Master Plan. Camille confirmed that is in the plan; the Master Plan is built to evolve and some matters may not be current.
- No other community members or elected officials to comment today.

Committee Updates and Discussion

- Events Topics

- Ryan and the Events team provided the update:
 - First Concert in the Park - March 24, Sweet and Salty Blues Band
 - Audi Atlanta will be present at several events this year, as a sponsor.



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- We are ready to go with events; 5k run will be pushed to October for a better organizing and advertising platform. Rob Schuler will support 5k organizing.

- Zoning Topics

- Rebekah provided this update:
 - One application - 836 Yorkshire Road
 - Mark Arnold, architect: resident will like to add a play structure on the footprint of existing shed and artificial turf in backyard (two variances total - setback reduction and artificial turf). Some discussion about whether turf is considered impermeable or not.
 - Zoning Committee site visit on Monday; did recommend approval with amended application. Some concern about how turf will impact root zones of trees in yard.
 - Stephanie Reeves, adjacent homeowner: opposes the rear yard setback. Explained her reasoning for opposing the variance.
 - Derrick Robinson: adjacent neighbor, supports the setback and turf variance.
 - Joe Dawsey, on Zoning Committee: notes that some neighbors have used repeated variances to increase impermeable surfaces.
 - Ernie Murphy, installer: main reason to install turf, is water (too much water). This is a perforated product and helps to hold water.
 - Mark Arnold: previous variance was relating to defining a hardship. This is a narrow lot; not a 9k square foot lot. There is a hardship of a deficient lot. Neighbor notification went out late but there are neighbors on the call.
 - Daniel Rosen from Lanier Place: the idea that someone can request too many variances does not seem correct. Had installed turf at his place and drainage was improved.
 - Hanna Chouest: adjoining neighbor supports the variances.
 - Andrew Shaw, homeowner: this is a standard play structure, King of Swings. This is not an obstructive structure.
 - Recommendation is approval from Zoning Committee, 3-0 for approval. Motion to approve, approved by vote of Board (one member abstained).



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- Licensing Topics

- Mindy Thompson, attorney representative: change of agent for Go Puff, 2223 Falkner Road (Cheshire Bridge area). Had alcohol license since 2021; just an agent change. Confirmed this is delivery-only, no onsite sales. Unanimous vote for approving the change of agent.

- Master Plan Topics

- Camille updated the Board:
 - We have several sign options for street sign toppers (similar to Virginia Highland) and MLP Way signs. Presentation of graphic ideas. Recommendation from MP committee on black color. Preference from Board for option 1 for street toppers. For the MLP Way signs, the Board voted unanimously to delegate to MP committee to make selection.

- Security Topics

- Phyllis discussed the possibilities for adding 3-5 license plate readers in the neighborhood. 6 of 8 are currently functioning. APD has assured us that the two not functioning will be replaced.
- Alex Wan believes he can help fund one camera with matching funds from MLPA. He has also agreed to help find a way to pay for maintenance; for the new cameras, maintenance costs are usually shifted to the neighborhood after three years. Phyllis has been discussing appropriate locations with the APD. Locations under consideration are Windemere and Cheshire Bridge, the circle at E Pelham and N Rock Springs, and possibly Monroe at Hillpine or Yorkshire. Although we are considering raising funds for the new cameras, more discussion about cost/benefit is needed.
- Sue discussed the Clean Car Campaign: may include new banners and stickers on business doors.

- Parks Topics

- Micah/Marti provided an update:
 - Discussion about Herbert Johnson Daniel Taylor park. Proposals to enhance entrance on Johnson Road, to make easier access to the trails leading into the park, to make the park more easily navigable; larger sign will be more prominent. Other improvements discussed. Board voted to approve improvements.
 - Lenox Wildwood bridge: in progress (should be complete soon).



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- **Financial Topics**

- Marc updated the Board:
 - Have any past funds approved by the Board need to be reconsidered?
 - Don and others: we have Parks projects that do not seem to need their allocation. Sidewalk campaign needs a time limit - funds cannot remain tied up.
 - New residents have joined as a result of the Membership Campaign.

- **Membership Topics**

- Sarah updated the Board:
 - No new updates (apart from what was recently shared at Family Dog event).

- **Communications Topics**

- Marla provided this update:
 - The calendar on the website is updated with all meetings and events.
 - We will be receiving MLPA swag items to hand out at events to promote the organization/marketing.

Concluding notes:

Don concluded the meeting, with group discussion about ways to streamline license discussions.

ADJOURN