

# MORNINGSIDE LENOX PARK ASSOCIATION

YOUR NEIGHBORHOOD ASSOCIATION NEWS  
March 2025

*If you're not already an MLPA member, please [join/renew](#) today. If you are a member, we very much appreciate you for supporting our neighborhood!*

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## NEWS & UPDATES



### Cheshire Bridge Corridor

We are excited to be joining forces with other neighborhood associations along Cheshire Bridge Road to support and improve this major corridor that connects so many of us - from Piedmont to 85/Northeast Expressway. Coordinated by the [Piedmont Heights Alliance](#),

the Cheshire Bridge Neighborhood Coalition will also include board member representatives from the Piedmont Heights Civic Association, Manchester HOA, Woodland Hills Neighborhood Association, Lindridge-Martin Manor Neighborhood Association and LaVista Park Civic Association.

With several initiatives taking shape, for now, please be aware of the following court cases for Code Enforcement Violations:

- Former Happy Hermans/Ace/Dry Cleaner and Diner at Cheshire/LaVista
  - 2299 Cheshire Bridge, cc-2024-02445, Civil Complaint Filed / Scheduled Court Case 3/26/25
  - 2297 Cheshire Bridge, cc-2024-02444, Civil Complaint Filed / Scheduled Court Case 3/26/25
  - 2277 Cheshire Bridge, cc-2024-02484, Civil Complaint Filed / Scheduled Court Case 3/26/25
- Former Mandarin Antiques at Cheshire/Windemere Dr
  - 1769 Cheshire Bridge, Civil Complaint Filed / Scheduled Court Case 3/26/25

When: Wednesday Mar 26, 2025 · 9am – 9:30am

Where: City of Atlanta Municipal Court, 150 Garnett Street, Court Room 5C

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2025 PiHi DAYS

*We're all pieces of the Pi, here in PiHi!*

**SHOP SMALL BUY LOCAL**

**CLEAN-UP & BEAUTIFY PiHi**

FRIDAY MARCH 14 SATURDAY MARCH 15 SUNDAY MARCH 16

SATURDAY MARCH 15 Streets around Ansley Mall and Atlanta Beltline NE Trail

9:30AM - Noon

Thanks to our sponsors!

@PiHiAlliance  
PiHiAlliance.com

**Clean Up and Beautify: Saturday March 15th**

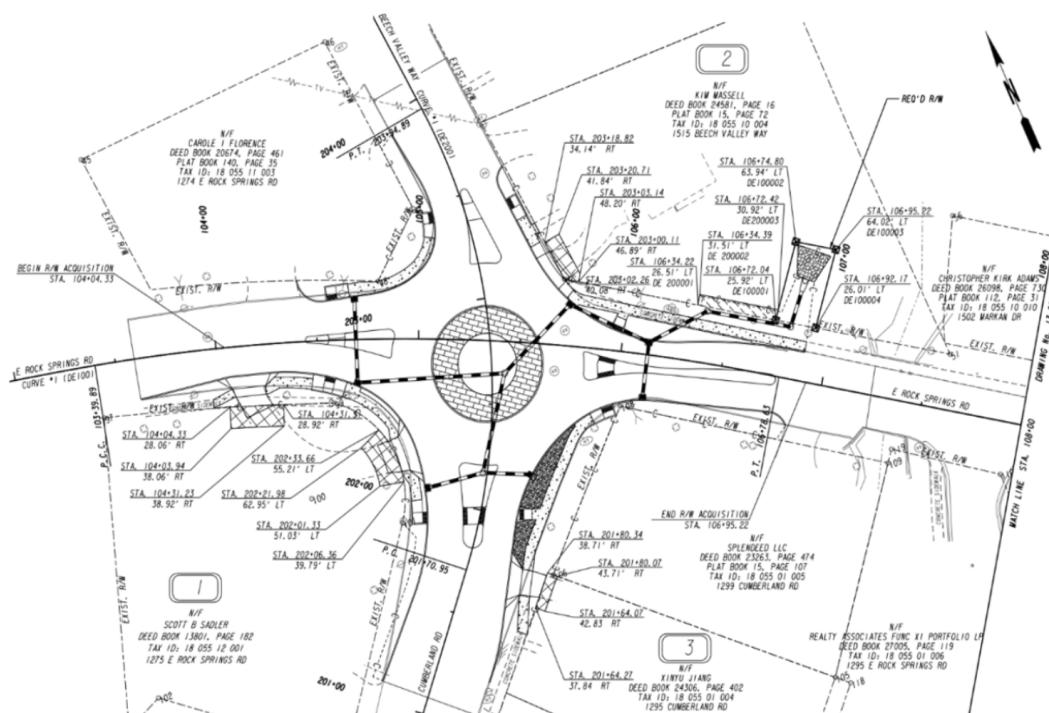
Streets around Ansley Mall & BeltLine NE Trail

[MORE INFO HERE](#)

**Shop Small Buy Local: March 14-16, 2025**

Special deals at participating businesses throughout the neighborhood

[MORE INFO HERE](#)



## The Roundabout at E Rock Springs, Beech Valley, and Cumberland Road is Happening NOW!

The MLPA Master Plan Implementation Committee began working on several projects in 2019, including a “Reach” project to build a roundabout at the intersection of E Rock Springs, Cumberland Road, and Beech Valley. It is now finally happening in 2025 (please see the blueprint above).

Besides the MLPA Master Plan Implementation Committee, there are several other contributors to recognize:

- Elena Parent identified Georgia DOT matching dollars for Dekalb County to use.
- Alex Wan will facilitate the installation of traffic signage for all 4 sides of the intersection. Jennifer Ide, as our past Council Member, agreed to this early on.
- Dekalb County accommodated requests from neighbors 1) to incorporate appropriate drainage in an areas that flood after heavy rains; and 2) to connect sidewalks in the roundabout (which is in Dekalb County) to the existing sidewalks in the City of Atlanta.

E Rock Springs is a major through street that carries heavy east-west traffic during morning and evening rush hours. This intersection has been particularly problematic because it is at the bottom of two steep hills, one from N Highland Avenue and the other

from Briarcliff Road. Other issues and challenges include:

- Speeding cars: Speeding cars have hit mailboxes and trees, and a postal worker was thrown from her vehicle when hit.
- Wheelies in the intersection
- No crosswalk: Pedestrians have no safe way to cross E Rock Springs to and from the Marta bus stop located there. Children who attend Morningside Elementary School and who live in Edmund Park do not have a safe way to walk to school.
- It is part of MLPWay (another feature of Morningside's Master Plan).
- The intersection is in Dekalb County.



## Amsterdam Walk Update

### *From Councilman Alex Wan:*

Following up on the special announcement email from two weeks ago, here is a quick update on where the application for the proposed Amsterdam Walk project stands.

The zoning and land use papers remained held in Zoning and Community Development /Human Services (CDHS) Committees respectively, this week. The next opportunity for council action will be during the committee meeting cycle the week of March 24. If they move out of committee that week, they will advance to the full city council meeting on April 21 due to our scheduled two-week recess at the beginning of April.



Many thanks again to the Virginia-Highland Civic Association for housing the various documents relevant to this project on their website [HERE](#).

Please continue to stay connected to the various associations, NPU's and advocacy groups for any movement.



## Last Call! MARTA NextGen Bus Network

We're quickly approaching the [final round of public meetings](#) for the [NextGen Bus Network](#), and your voice is important to shaping the future of MARTA's bus service. This is your last chance to weigh in before the proposed changes take effect!

1. Take the Survey: Share your thoughts by taking our brief [survey](#). Feedback is being accepted through March 16, 2025.
2. Attend the last in-person meeting:

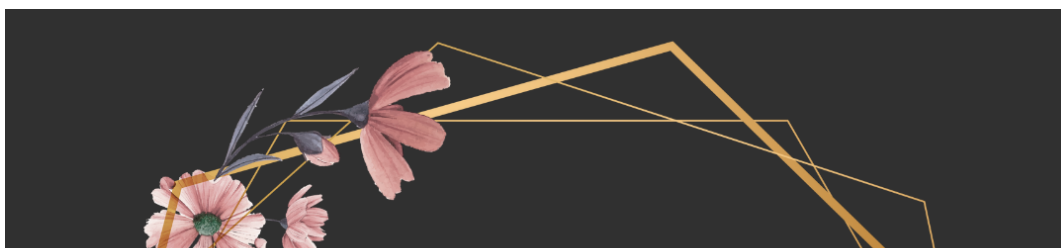
Open House – MARTA NextGen Bus Network (in person)

Friday, March 14, 2025

2:00 p.m. – 8:00 p.m.

MARTA Headquarters (2424 Piedmont Road NE, Atlanta, GA 30324)

## EVENTS





## New Parent Brunch April 26

Join us for MLPA's annual community-building brunch for new parents! You're welcome to attend if you're expecting or have a baby under 18m. Second- and third-time parents also welcome to attend.

Cohorts in years past have continued to keep in touch! They have shared everything from baby milestone updates to hand-me-downs to preschool recommendations.

Come ready to relax! **No babies or children, please.**

Attire is snappy-casual; "at least I made it out of the house."

LGBTQ+ friendly. Birthing and non-birthing parents welcome.

[REGISTER HERE](#)





## UPCOMING EVENTS

**New Parent Brunch - April 26**

**Spring Concert in the Park - May 9**

**New Neighbor Welcome - August 13**

**Fall Concert in the Park - September 12**

**Wine Walk - September 18**

**Monster Dash 5K Run/Walk - October 25**

## NEW THIS YEAR

**Members Only Socials + Perks**



# STAY TUNED

For Event Details

## Save the Dates

We've got a diverse, fun lineup of events this year - mark your 2025 calendars now and keep an eye out for additional information!

## PARKS



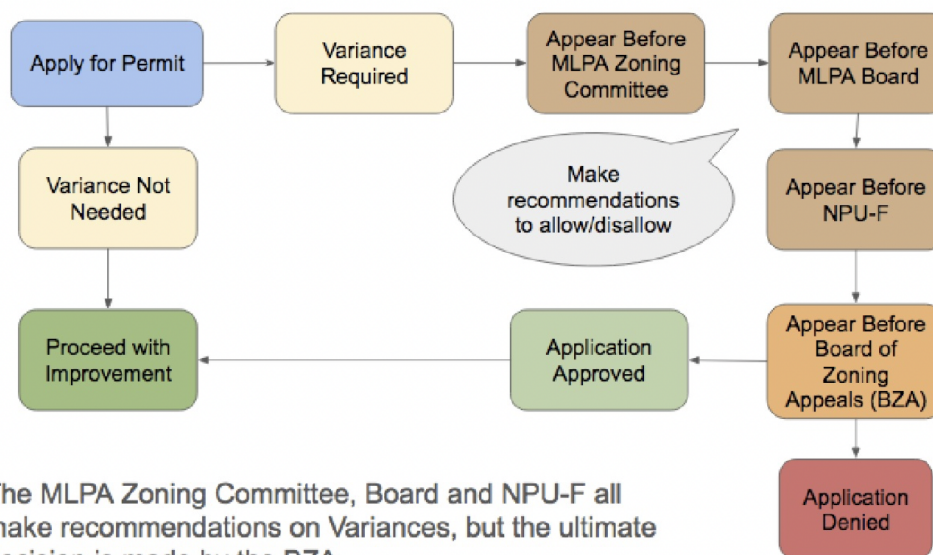
## Conserve the 4-0-Forest: Restoration in Morningside Nature Preserve



Conserve the 4-U-Forest! This project in Morningside Nature Preserve is part of our [4-U-Forest celebration](#). Your work will improve habitat for humans who use the greenspace for recreation and wildlife that call it home. Activities include hand-pulling and cutting invasive plants such as English ivy, Chinese privet, and kudzu in a densely wooded area off trail.

For more information and to register for **Saturday 4/19/2025 9:00am - 12:00 pm**, [click here](#).

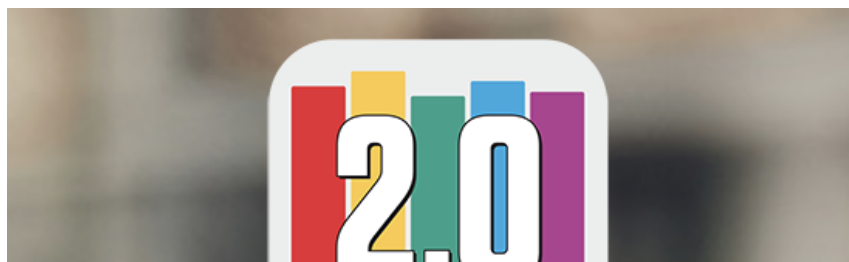
## ZONING



## Variance Requests

MLPA received two variance requests for review at the March board meeting:

- [V-25-19](#) 1296 N Morningside Dr
  - Recommendation: Approval
- [V-25-50](#) 1237 Beech Valley Rd
  - Recommendation: Approval





## Zoning 2.0

Join virtually on **Monday, March 17 from 6:30-8:00pm** to have your Module III questions answered and discuss the administration of the new zoning ordinance. It includes the code's legal provisions, assorted rezoning, variance, and development review procedures, and standards for nonconformities. This module will also include associated definitions.

[Register to attend here.](#)

[Email the project team here.](#)

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## MEET THE BOARD



## Steven Cayton, Secretary

Steven is an attorney, mediator, and Guardian ad Litem in the Metro Atlanta Area. He has been practicing family law since 2010, with a focus on high conflict custody matters, adoption, and assisted reproduction. He has lived in the Morningside neighborhood since 2020 with his spouse and child. Steven has served as a Street Captain for the MLPA Neighborhood Watch since 2021. Steven has significant experience serving on several non-profit and HOA boards in a variety of positions. Steven's volunteering spirit stretches back many years, including serving as a firefighter/EMT during his time in college.

## AROUND TOWN



### Support Morningside Boy Scouts Troop 455's Third Annual sale!

PINE STRAW FUNDRAISER! No price increase from last year!

Troop 455 chartered out of Haygood United Methodist Church is sponsoring a Pine Straw Fundraiser. This funds scout activities and helps purchase any required gear that may be



needed.

They are selling full-sized bales of premium long leaf pine straw (the good stuff) for Delivery to your home or Pick Up at Haygood United Methodist church on Sat. March 29th for \$6.00 per bale. Delivery limited to within 3 miles of Haygood church.

You must purchase a minimum of 10 bales for Delivery. Delivery is free if you purchase 30 or more bales. **Order deadline is March 21!**

For more information and to submit an order, please go to <http://troop-455.square.site>.

Contact [fundraising@troop455.net](mailto:fundraising@troop455.net) with any questions. Thanks so much!



**Join Hillside for a Special Event**







## Special Event! Motherhood and the Mental Load

Mothers and caregivers juggle careers, childcare, household management, and the emotional labor that keeps families running—often at the expense of their own well-being. Despite increased professional success, many mothers still shoulder a disproportionate mental load, leading to stress, burnout, and stalled career growth. But what if we could change the narrative?

Join us for **Motherhood and The Mental Load** on **Friday March 28th** from **8:30-9:30am**.

We'll unpack deep-rooted societal expectations, the pressures of intensive parenting, and the toxic messaging that keeps mothers overextended. Our panelists will explore practical strategies for redistributing responsibilities, setting boundaries, and fostering true equity in both professional and family life.

This conversation is for working and stay-at-home caregivers, employers, partners, and advocates who want to challenge outdated norms, spark meaningful change, and redefine what it means to share the mental load.

[Free to attend - register here!](#) A light breakfast and coffee will be provided!



## Morningside Farmers Market

Did you know? [Intown Cares](#) is finding it increasingly difficult to keep their shelves stocked for food insecure neighbors. Help our Morningside Farmers Market vendors help purchase

for food insecure neighbors. How can Morningside Farmer's Market goers help? Purchase local, fresh food at the market or bring shelf-stable foods to our market bin any Saturday (near the farmers' tents). Every donation matters! Donate using the [Intown-Cares.Amazon.Wish.List](#). Check out the most needed items from the [Intown-Cares.website](#).

### What's in Season?

bok choy, butternut squash, carrots, cabbage, cauliflower, cilantro, daikon radish, flowers, green garlic, green onions, hakurei turnips, kale, lettuces, microgreens, parsley, radish, spinach, and more!

*Morningside Farmers Market has been offering organically grown produce, local meats, breads, and goods since 1995. The market is open every Saturday morning year-round from 8:00-11:30am at Morningside Presbyterian Church's parking lot (1411 N. Morningside Drive NE). SNAP/EBT (food stamp) dollars are doubled for an equal amount of tokens for fruits and vegetables at the information tent. The market's location offers a spacious, tree-lined setting for market goers.*



### Atlanta City Council

[Click here](#) and sign up to receive alerts, updates and newsletters - plus view past communications - from our District 6 City Councilperson Alex Wan.



### Atlanta Public Schools Updates

#### ENGAGEMENT : MIDTOWN CLUSTER DATA DIG

Midtown Cluster Advisory Team (CAT) - Engagement Committee in partnership with Council of Intown Neighborhoods & Schools (CINS) will host a Midtown Cluster data dig.

When: Tuesday March 25 from 12:00 - 1:30pm

[Register for the Virtual Engagement via Zoom](#)

This session will be recorded if you are not able to attend.

*The Midtown Cluster Advisory Team (CAT), which is comprised of a principal and an elected GO Team Member from each Midtown Cluster School, has established a **Midtown Cluster Engagement Committee** for the 24/25 School Year. The focus of this committee is to provide stakeholders with authentic engagement opportunities on topics of interest within the Midtown Cluster.*

*For the inaugural year, the Midtown Cluster Engagement Committee is providing 3 engagement sessions: (1) Tests & Assessments (2) Cluster Data (3) Safety & Security. These engagement opportunities are to hear from stakeholders across our entire Midtown Cluster spanning all grade levels.*

## 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](#)
  - [Join Zoom Meeting](#)
  - Meeting ID: 893 6667 0233
  - Passcode: 553503
- **MLPA Zoning Meetings** - Typically 1st Tuesday of every month, 7:00pm [Contact](#)
- **NPU-F Meetings** - 3rd Wednesday of every month, 7:00pm, [Online via Zoom](#)

## 2025 MLPA SPONSORS

**PRESENTING**





**Audi** Atlanta

***PREMIER***

**ENGEL & VÖLKERS<sup>®</sup>**  
KEN COVERS

Celebrates Morningside

**ATLANTA CITY COUNCILMEMBERS**



**Alex Wan, Council District 6**  
**Matt Westmoreland, Post 2 At-Large**



## ***BENEFACTOR***

Alscan

Catherine Wilson Interiors

Copper Sky Design & Remodel

Joy Myrick | Atlanta Fine Homes/Sotheby's Realty

Savi Provisions

Six Feet Under

Varuni Napoli

Alex Wan and Matt Westmoreland, City Council


## ***FRIEND***

*Boutte Tree, Inc.*

*L&M Construction Group*

## **MLPA SPONSORSHIP OPPORTUNITIES 2025**

SUPPORTING A VIBRANT, SAFE, & ENGAGED COMMUNITY

<b>presenting</b>		<b>premier</b>	<b>benefactor</b>	<b>friend of</b>
<ul style="list-style-type: none"> <li>Co-branded presenting sponsor recognition on all events.</li> <li>On-site Activation opportunity OR promotional item distribution at events</li> <li>Inclusion in new neighbor welcome bag distribution</li> <li>Sponsor Spotlight feature</li> </ul>	<ul style="list-style-type: none"> <li>Primary Logo recognition on website &amp; all email distribution</li> <li>4 tickets to MLPA events</li> <li>Invitation to member only events</li> <li>Co-branded &amp; sponsor highlight content across social media channels</li> <li>Industry exclusivity</li> </ul>	<ul style="list-style-type: none"> <li>Logo recognition on all events, association messaging &amp; newsletters</li> <li>2 tickets to MLPA events</li> <li>Logo recognition on website &amp; all email distribution</li> <li>On-site Activation opportunity OR promotional item distribution at events</li> <li>Inclusion in new neighbor welcome bag distribution</li> <li>Co-branded &amp; sponsor highlight content across social media channels</li> </ul>	<ul style="list-style-type: none"> <li>Recognition at MLPA events &amp; associated communication/promo</li> <li>2 tickets to select MLPA events</li> <li>Inclusion in new neighbor welcome bag distribution</li> <li>Sponsor recognition on website &amp; all email distribution</li> <li>On-site Activation opportunity at select events</li> <li>Co-branded &amp; sponsor highlight content across social media channels</li> </ul>	<ul style="list-style-type: none"> <li>Sponsor recognition on website &amp; all email distribution</li> <li>Co-branded &amp; sponsor highlight content across social media channels</li> </ul> <p><b>\$500 annual investment</b></p> 
<b>\$10,000 annual investment</b>		<b>\$5,000 annual investment</b>	<b>\$1,500 annual investment</b>	

Connect our diverse neighborhood with a common link!

**Support our awesome neighborhood with a sponsorship!**

**[Email us](#) for more information.**

#### Quick Links:

- [MLPA](#) - Morningside Lenox Park Association website
- [NPU-F](#) - Neighborhood Planning Unit F website
- [APD](#) - Atlanta Police website
- [City of Atlanta](#) - City's website
- [NextDoor](#) - Neighborhood List Serve (not affiliated with MLPA)

#### Contact Our Elected Officials:

- [Ken Zeff](#), APS Board of Education, District 3
- [Council Member Alex Wan](#), Atlanta City Council, District 6
- [State Rep. Becky Evans \(D\)](#), District 83, Serving MLP residents in DeKalb County
- [State Sen. Elena Parent \(D\)](#), District 42, Serving MLP residents in DeKalb County
- [State Rep. Stacey Evans \(D\)](#), District 57, Serving MLP residents in Fulton County
- [State Sen. Nan Orrock \(D\)](#), District 36, Serving MLP residents in Fulton County

#### Neighborhood Schools:

- [Morningside Elementary School](#)
- [Virginia-Highland Elementary School](#)
- [David T Howard Middle School](#)
- [Midtown High School](#)
- [Atlanta Public Schools](#)



Join MLPA or Renew Membership

Please send questions, ideas and photos to [communications@mlpa.org](mailto:communications@mlpa.org).

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