

MORNINGSIDE LENOX PARK ASSOCIATION

YOUR NEIGHBORHOOD ASSOCIATION NEWS
November 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!

NEWS & UPDATES



2025 Annual Meeting

At the MLPA Annual Meeting, a healthy crowd of residents braved the frigid weather and joined us at Hillside, Inc to hear from neighborhood, city and county representatives. A heartfelt thank you to Alex Wan, Matt Westmoreland, Ken Zeff, Michelle Long Spears and Dana Barrett for their passionate leadership and willingness to engage on issues relevant to our community. We heard from public safety officers representing the Morningside Security Patrol, Atlanta Police Department and Atlanta Fire & Rescue Department, as well

Security Patrol, Atlanta Police Department and Atlanta Fire & Rescue Department, as well - we deeply appreciate their dedicated service!

The meeting also included the election of the new MLPA board, and a minor update to the association's bylaws. For those who couldn't attend, you can view [the presentation slides here](#). Be sure to check it out for highlights and accomplishments from the past year!

Thank you to everyone who participated, and we look forward to another year of collaboration and community growth.



Morningside Community Foundation

The Morningside Community Foundation, our new 501(c)3, has gone live with a website, online donation form, and CRM solution to make it easier for you to help us make Morningside even better. Partnering with MLPA, the Foundation will help fund major and minor projects for our parks, infrastructure, and those in need. All we need is you! Your ideas, your money, and your time.

Your ideas

Make your voice heard by completing the [online priorities survey](#). We are actively forming our 2026 goals for fundraising and neighborhood improvements.

Your money

Since going live two weeks ago, we've raised over \$8,000 for our [Herbert Taylor Daniel Johnson Park fundraising campaign](#). Join the fun and [donate to our inaugural general fund](#) today!

Your time

Meet the board and explore potential projects at [our website](#). We'd love to hear from you! Whether you have questions, ideas, or would like to get involved in supporting

Morningside–Lenox Park, please reach out using [this form on our website](#).



Cheshire Bridge Update

On November 5th, a group of 10 neighbors from Morningside, Piedmont Heights, LaVista Park and Lindridge Martin Manor, along with neighboring business owners, attended the Municipal Court cases against the three blighted properties at the corner of Cheshire Bridge and Lindbergh/LaVista. All have the same owner, who was discovered to have a warrant for failure to appear at a previous case against the same properties. The warrant was dismissed for the owner's recent attendance and the following was issued:

- Cited with 45 code violations
- Fined \$14,030
- Most importantly, imposed time limits on the demolition of the buildings:
 - At 2277 Cheshire Bridge Rd (formerly Landmark Diner), demolition must occur by December 16, 2025.
 - At 2297 Cheshire Bridge Rd (formerly European Dry Cleaners), demolition must occur by January 5, 2026.
 - At 2299 Cheshire Bridge Rd (formerly Happy Hermans), the building must be brought into compliance by January 14, 2026. This site is tricky because the building sits on two lots, and the other lot has a different property owner.

We are grateful to the City Solicitors and Judge Seitz for acknowledging and responding to the community's concerns.



Emory Acquires Former Egleston

Emory University purchased the properties at 1405 Clifton Road and 1712 Uppergate Drive from Children's Healthcare of Atlanta, both parties announced on Thursday.

Emory and Children's have been in discussions about the former Egleston Hospital site since the opening of the Arthur M. Blank Hospital in September 2024. The property consists of two buildings and associated parking on 7.5 acres.

Emory evaluated the property and determined that demolition of the two buildings will best support the university's future needs. [Read more here.](#)

EVENTS



Thanksgiving at Fire Station #29 — Let's Give Back!

This Thanksgiving, we're coming together with Piedmont Heights and Lindridge Martin Manor to show our appreciation for the firefighters at **Atlanta Fire Station #29**, who will be on duty while we're celebrating with our families.

We're providing meals and treats for the crew on:

Wednesday, November 26 – Thanksgiving Eve

Thursday, November 27 – Thanksgiving Day

Friday, November 28 – Post-Holiday Shift

You can sign up to bring food, desserts, drinks, or supplies — or contribute to a group grocery or gift card fund. **Sign up here:** [SignUpGenius Link](#)

Thank you for helping us make their holiday special and showing gratitude to the first responders who keep our community safe. And thanks to Susan Kanellos, Piedmont Heights Civic Association Vice President, for organizing!



Falling Safely Class

MLPA is partnering with Atlanta Judo Midtown to offer our 55+ neighbors a free class on **how to fall safely**. Join us on **Wednesday, December 3rd from 10:00-11:00am**.

[Strong & Stable](#) is a Judo-inspired program developed by Atlanta Judo Midtown (AJM). Located right off Cheshire Bridge, AJM has provided high-level judo instruction and taught hundreds of students how to fall safely for over 30 years. This program is designed for

adults 55+ who want to learn how to reduce serious fall-related injuries through *ukemi*, or fall-breaking.

Come learn how to fall safely with your neighbors!

Must RSVP here: <https://MLPAXAJM.eventbrite.com>



Deck the Halls with Hillside

Saturday, December 6

3 sessions: 9:30 - 10:00am, or 11:30-1:00pm, or 1:30-3:00pm

On Saturday, December 6th, join Morningside neighbors and families for a holiday crafting event on Hillside's 14-acre campus! Participants can choose from a variety of decorations to create their own holiday wreaths or centerpieces with help from Hillside's Horticulture Therapy team. Proceeds support mental health services for children and adolescents. Great for ages 6+.

MI DA MEMBERS CAN ENTER TO WIN ONE OF 5 TICKETS!

MLPA MEMBERS CAN ENTER TO WIN ONE OF 3 TICKETS!

CLICK HERE TO ENTER

Tickets are on sale now: <https://hillside.givecloud.co/deckthehalls2025>



Virginia-Highland Tour of Homes

Step inside 10 of the neighborhood's most charming and festively decorated homes - including Morningside homes this year! Enjoy a history tour, holiday lights contest, and live music along the way on December 13 and December 14. It's the perfect way to soak up holiday cheer and local charm!

MLPA MEMBERS CAN ENTER TO WIN ONE OF 3 PAIRS OF TICKETS!

CLICK HERE TO ENTER

[Purchase Tour Tickets Here](#)

Volunteers needed and will receive one complimentary ticket for each shift worked. [Sign](#)

[Up Here](#)

Check Out the Rest of WinterFest

- [Jingle Jog](#) - Lace up your shoes and plan your festive costumes for the newly extended and 5K certified route. Your little ones can join the fun too with our 0.25-mile Elf Dash, free for runners under 12.
- [Holiday Parade](#) - Following the run, catch the Holiday Parade! Local groups, families, and businesses will sleigh their way down Lanier Blvd with colorful floats, festive music, and plenty of cheer.
- [Gift Market](#) - Shop for gifts at the festival's main event: the Gift Market! Explore over 80 vendors and Young Entrepreneurs offering unique finds from candles and jewelry to wearables, art, ornaments, pet goodies, and more.
- [Kids Corner](#) - While grown-ups shop, the little ones can enjoy the Kids Corner complete with bounce houses, face painting, crafts, live performances, and even s'mores!

[Click here for registrations and more information!](#)



Shop Small. Buy Local This Holiday Season.

This holiday season, support the local businesses that make our neighborhoods shine. From restaurants and makers to the boutiques and service pros that keep our community thriving — **Why Shop Small:** every dollar you spend locally, you are boosting the local economy (**68% of money spent stays local**), supporting entrepreneurs, and discovering unique items.

- Discover our [PiHi Business Directory](#) and make your list local this year!

- Follow [@pinialliance](#) on Instagram for weekly “Shop Local & Win” Giveaways, starting **Monday, November 17 through December 19!**
- Each week, we’ll spotlight local PiHi Alliance Members and give you a chance to win gift cards, products, and experiences from PiHi businesses.

Let’s keep it local, festive, and full of community spirit this holiday season.

PARKS



Sidney Marcus Park Food Drive

Hello, Friends of Sidney Marcus Park. We hope you have been enjoying the park this year and its many new improvements. We continue to see record numbers of park goers, events and parties. Our park is a force for good.

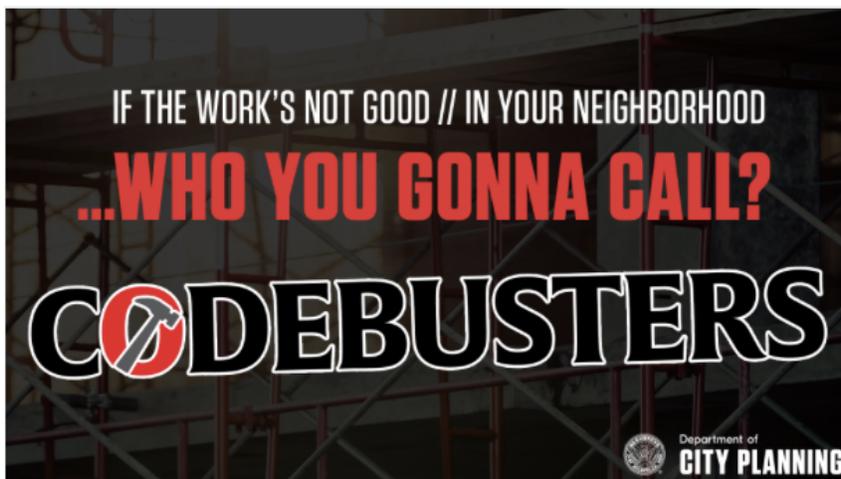
During the Pandemic, we leveraged the park as a convenient and safe way to collect food and personal hygiene products for our partner and pantry, Intown Cares (intowncares.org). We collected over 10,000 pounds of food and your support was amazing.

Our last food drive was in February, 2024. It has been a while. So you have had time to build up surplus stuff in your pantries. Given these uncertain times for so many people, we are asking you to join us at the park on **December 5 or December 6 from 9am to 11am**

are asking you to join us at the park on ~~December 5~~ or ~~December 6~~ from 9am to 11am **both days.**

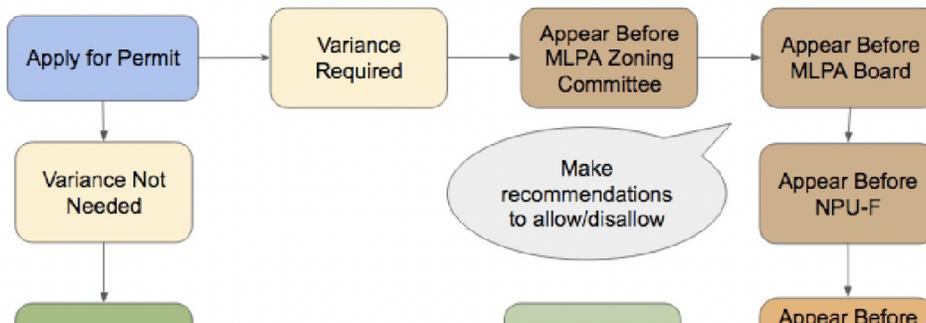
We hope that you will start shopping grocery deals and cleaning out your pantry. As always, you can check with intowncares.org for the latest needs.

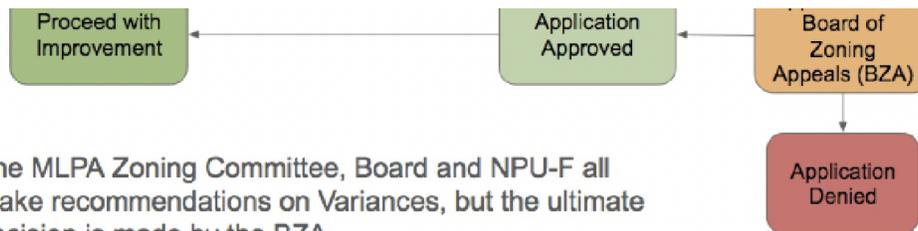
ZONING



Zoning Ordinance Violations

See a building or permitting violation of the City's [zoning ordinances](#)? Say something. [Click here for information on reporting a code violation](#). Reporting code violations is essential for safeguarding safety, health, property values, legal compliance, and community well-being. By promptly addressing violations, individuals can help create a safer, healthier, and more harmonious living environment for all.





Variance Requests

There was one zoning variance request for review at the November board meeting:

[V-25-231](#) 1222 University Dr NE

- Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 8 feet, and 2) reduce the east side yard setback from 7 feet to 4 feet.
- MLPA Zoning Committee Recommendation: Approval
- MLPA Recommendation: Approval

AROUND TOWN



Board of Education Runoff

Kaycee Brock and Royce Mann are in a runoff for the District 8 At-Large seat - this affects Morningside. **Please vote on December 2!**

Join APS & CINS for a Parent University Event: Testing 101 - A Parent's Guide to Testing and Assessment

This event will be held virtually on December 4* from 12-1pm. [Register here](#) or via the registration QR code on the flyer attached. Topics we will cover include:

- MAP Testing
- Milestones Testing
- Amira
- Testing Anxiety

We will also have time for questions from attendees.

Founded in 1978, [CINS' \(Council of Intown Neighborhood Schools\)](#) mission is to empower families, educators, and neighborhoods to create equitable, thriving school communities by fostering transparent communication, data-informed decisions, and collaborative engagement across the Atlanta Public Schools Midtown cluster.



Open Year-Round: Morningside Farmers Market Adds Vendors + Children's Day on December 6

The Morningside Market is growing and adding vendors and special features throughout the fall and winter:

For The Kids: December 6 is a fun day for kiddos with children's musician Alyssa, who engages the young (and young at heart) with her music and an occasional fun parachute game. Sidewalk chalk, crayons, and stickers are available to our youngest shoppers each week.

For The Gift List: Throughout December, check off your holiday gift list with honey, locally made crafts, organic swaddles and blankets, candles, and from Xocolatl: chocolate bars, drinking chocolate, and hazelnut spread.

Meet a New Farmer: In January, we will welcome Pinewood Springs Farm to our family of farmers, including Diamond Hill, Row By Rowe, Riverview Farm, Smyly Farm, Keith Valley Farms (Hobo Cheese), Decimal Place Farms, and produce from Watsonia.

Pinewood Springs Farm is a 43-acre regenerative farm in Stockbridge owned by Jeff Anthony and Rodney Gabriel.

Rodney hails from a small, oil-refining city in Texas and was raised by funeral director parents. Accustomed to 24/7 air conditioning and an asthma inhaler within reach, farming has brought him to understanding the “sunnier side of life.”

Jeff spent the majority of his early working life as a graphic designer, marketer and creative director, bringing the visions of other people to fruition, but he increasingly became weary of corporate America. He grew up in Michigan, where his grandfather and several great-uncles ran their own farms.

Rodney and Jeff started farming in Stockbridge, GA in 2016, but their journey as farmers took root at a community garden at North DeKalb Mall in 2013 as a hobby.

Upon connecting with the family-run East West Farm in Kennesaw, GA, they began farming on a full acre as a business under the “The Family Farmer” brand prior to sowing the seeds of a larger dream in Stockbridge with Pinewood Springs Farm.

Connect: Find the market just next to the Morningside Presbyterian Church playground at 1411 N. Morningside Drive. (Bike rack available + easy parking on street or in the smaller parking lot off Wessyngton). Follow us @morningsidemarket or sign up for the MFM weekly newsletter at morningsidemarket.com for vendor lists, upcoming guest chefs, and hot breakfast menus.



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.

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](#)
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2025 MLPA SPONSORS

PRESENTING

MORNINGSIDE VILLAGE

PREMIER

ENGEL & VÖLKERS®

KEN COVERS

Celebrates Morningside

ATLANTA CITY COUNCILMEMBERS



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

BENEFACTOR

[Alscan](#)

[Casseroles](#)

[Catherine Wilson Interiors](#)

[Copper Sky Design & Remodel](#)

[Joy Myrick | Atlanta Fine Homes/Sotheby's Realty](#)

Six Feet Under

Varuni Napoli

FRIEND

Boutte Tree, Inc.

LM Construction Group

She's Wired

MLPA SPONSORSHIP OPPORTUNITIES 2025 <small>SUPPORTING A VIBRANT, SAFE, & ENGAGED COMMUNITY</small>				
	presenting	premier	benefactor	friend of
<ul style="list-style-type: none"> Co-branded presenting sponsor recognition on all events. On-site Activation opportunity OR promotional item distribution at events Inclusion in new neighbor welcome bag distribution Sponsor Spotlight feature 	<ul style="list-style-type: none"> Primary Logo recognition on website & all email distribution 4 tickets to MLPA events Invitation to member only events Co-branded & sponsor highlight content across social media channels Industry exclusivity 	<ul style="list-style-type: none"> Logo recognition on all events, association messaging & newsletters 2 tickets to MLPA events Logo recognition on website & all email distribution On-site Activation opportunity OR promotional item distribution at events Inclusion in new neighbor welcome bag distribution Co-branded & sponsor highlight content across social media channels 	<ul style="list-style-type: none"> Recognition at MLPA events & associated communication/promo 2 tickets to select MLPA events Inclusion in new neighbor welcome bag distribution Sponsor recognition on website & all email distribution On-site Activation opportunity at select events Co-branded & sponsor highlight content across social media channels 	<ul style="list-style-type: none"> Sponsor recognition on website & all email distribution Co-branded & sponsor highlight content across social media channels <p>\$500 annual investment</p> 
	\$10,000 annual investment	\$5,000 annual investment	\$1,500 annual investment	

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
- [Commissioner Dana Barrett](#), Fulton County
- [Commissioner Michelle Long Spears](#), DeKalb County
- [State Rep. Saira Draper \(D\)](#), District 90, 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.

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