

MORNINGSIDE LENOX PARK ASSOCIATION

YOUR NEIGHBORHOOD ASSOCIATION NEWS
December 2025

If you're not an MLPA member, please [join/renew](#) today.

If you are a member, we very much appreciate your support - thank you!

NEWS & UPDATES





Halley (on left) with board members Marc and Kristen at MLPA's New Parent Brunch.

Volunteer Service Tribute

If I look familiar, it's probably because you've seen me with a clipboard in hand at an MLPA event! I wanted to share just how much I have absolutely loved volunteering with the MLPA over the past four years.

Through the MLPA, I've made some close friends, gained a fantastic mentor, and had a front-row seat to some truly impactful neighborhood projects. I would enthusiastically recommend volunteering with the MLPA to anyone who's looking to meet fun, engaged neighbors and learn more about our incredible neighborhood.

I'm definitely staying involved—you can find me hosting the New Parent Brunch in April!

Thanks MLPA!

Halley (outgoing Super Volunteer)

The MLPA cannot thank Halley enough for her contributions to our neighborhood. Not only did she help at every event, Halley also managed our social media accounts, grew our online presence and supported our business sponsors. One of Morningside's greatest cheerleaders, we're thankful she's not going far.

Please consider helping us in 2026! Make a difference in your own backyard, meet new neighbors and build community by volunteering in one (or more!) of the following ways:

- Events - Join our committees for Concerts in the Park, New Parent Brunch, New Neighbor Welcome, Monster Dash 5K and the Morningside Wine Walk.
- Membership - Help us welcome new neighbors and spread the word about MLPA.
- Zoning - Attend site visits around the neighborhood with our committee and learn about the city's zoning variance process.
- Public Safety and Security - Become a street captain to keep neighbors informed.
- Parks - Keep our parks and preserves beautiful and maintained by engaging with neighborhood Friends of the Park groups.
- Communications - Help us share great happenings in Morningside via our social media channels and newsletter.

Email volunteer@mlpa.org to get involved!

[Return to Survey](#)



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

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](#).





Beautify Cheshire Bridge: Community Collaboration At Its Best

On November 15, the final Beautify PiHi cleanup of 2025 brought together 35 dedicated volunteers who collected an incredible 56 bags of trash — plus an assortment of car parts, building materials, household items, and just about everything else you can imagine. Thanks to the Piedmont Heights Alliance for coordinating and organizing once again!

We also loved connecting with local business owners and meeting neighbors from LaVista Park Civic Association, Lindridge-Martin Manor Neighborhood Association, and Piedmont Heights Civic Association (PHCA). Seeing neighborhood leaders, residents and business owners work side-by-side reminds us what true community partnership looks like. [Read more and see pictures here.](#)



Thank You Morningside-Lenox Park, Lindridge-Martin Manor and Piedmont Heights from Fire Station #29

Dear Neighbors,

Thanks to your generosity, the firefighters enjoyed three full Thanksgiving meals delivered on Wednesday, Thanksgiving Day, and Friday. From homemade dishes to store-bought

favorites and donations that helped fill in the gaps, you made sure the entire crew felt cared for throughout the holiday week. Your support reminds us what makes our three neighborhoods so special — a strong sense of community and a deep appreciation for those who keep us safe.

Wishing you and your families a warm and joyful start to the holiday season.

With Gratitude,

Susan Kanellos

Vice President of the Piedmont Heights Civic Association

NPU-F Public Safety Co-Chair

EVENTS



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](#) for locations off Cheshire Bridge Rd, Piedmont Ave, Monroe Dr and Armour Dr and make your list local this year!
- **Follow [@pihialliance](#)** 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 businesses.

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

ZONING



ATL Zoning 2.0 Update on Draft V2

The **December 2025 ATL Zoning 2.0 Newsletter** is now available. It includes outcomes from the testing process and important information about the upcoming adoption process. You can read the newsletter at the link below:

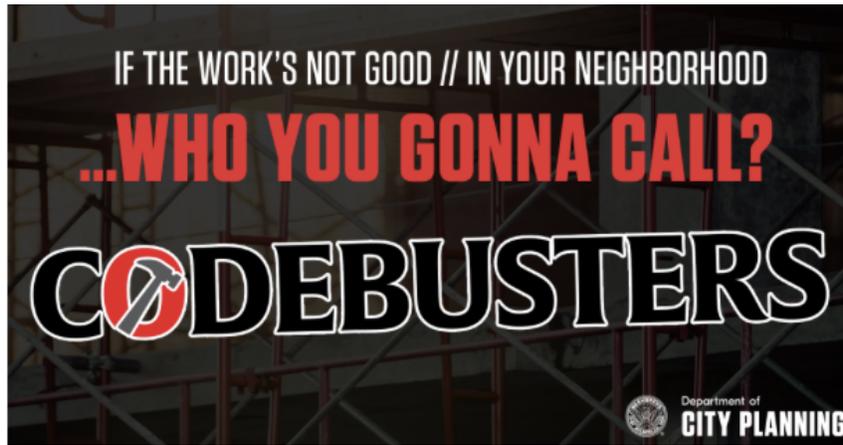
[ATL-Zoning-December-2025-Update.pdf](#)

This **Friday, December 19, 2025** we will also release **Draft V2 of the ATL Zoning 2.0 Zoning Ordinance and Official Zoning Maps**. These materials will be available for review at the link below:

[ATL Zoning 2.0 | Atlanta's new Zoning Ordinance for the 21st century](#)

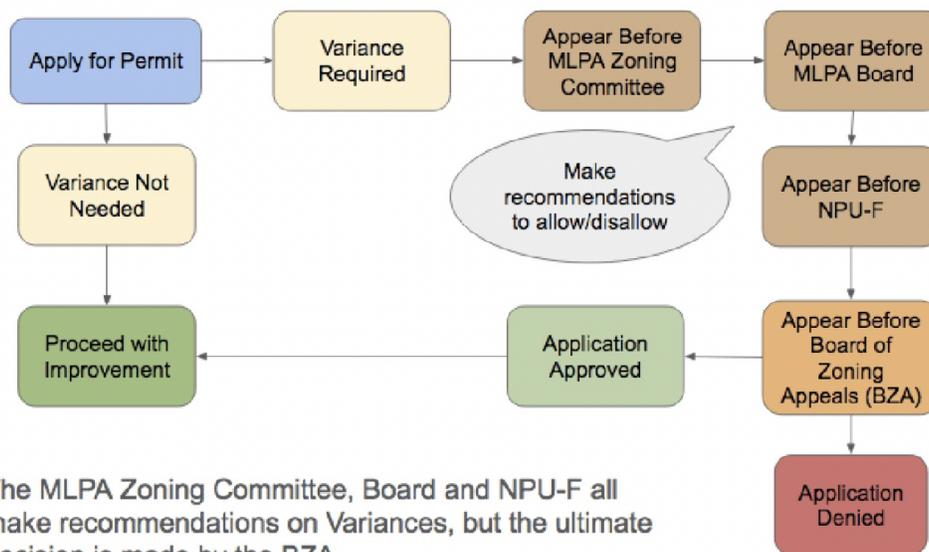
Public comments will be accepted through **April 8, 2026**. Comments may be submitted directly through the website above (preferred) or emailed to atlzoning2@atlantaga.gov





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 were two zoning variance requests for review at the December board meeting:

[V-25-247](#) - 1907 Piedmont Rd NE, Atlanta, GA

- **Variance/Special Exception:** Prior to the issuance of a Building Permit, the applicant is seeking a variance from the zoning ordinance to (1) To reduce the minimum off-street parking requirement from 185 parking spaces to 18 parking spaces.
- **Zoning Committee Motion Approved:** To support the variance/special exception request V-25-247 to reduce the off-street parking from the required 185 parking spaces to 18 parking spaces. The owners were requested to provide adequate screening in the rear of the property to protect those residences from excessive exposure to vehicle lights, to position any outdoor lighting as to not shine in the residences, and to assure that facility is not a 24/7 business and will maintain reasonable hours of operation as indicated in the application of 9:30 AM - 6:00 PM.

[V-25-227](#) - 1413 Lanier Pl. NE, Atlanta, GA

- **Variance/Special Exception:** Prior to the issuance of a Building Permit, the applicant is seeking a special exception from the zoning ordinance to: (1) To reduce the required front yard setback from 35ft to 21ft. (2) To reduce the required north side yard setback from 7ft to 5.5ft.
- **Zoning Committee Motion Approved:** To support the variance/special request V-25-227 as stated.

AROUND TOWN

ADA LISTENING SESSION

Your voice matters!
We want to hear directly from the disability community to better understand barriers to help shape a more accessible future for Atlanta.

HOSTED BY

CITY OF ATLANTA

 DEPARTMENT OF TRANSPORTATION



JANUARY 27 **EVENT HIGHLIGHTS:**

2026 10:00 AM-12:00 PM	<ul style="list-style-type: none"> ASL Interpretation CART Captioning Accessible Seating In-Person + Virtual Option
MLK RECREATION AND AQUATIC CENTER 110 HILLIARD STREET SE ATLANTA, GA 30312	<i>Full event details and registration link coming soon</i>
FOR MORE INFORMATION CONTACT, ADA COORDINATOR, SHAUNCEY BATTLE sbattle-williams@atlantaga.gov	



The team at Pineview Farms, coming 2026!

Open Year-Round: Morningside Farmers Market Adding Vendors, Musicians & Growing Community

The Morningside Market is growing and adding special features throughout the winter.

For The Gift List: Check off your holiday gift list or find hostess gifts from our selection of wreaths, flowers, local honey, and Xocolatl drinking chocolate, peppermint bark, bars, and hazelnut spread.

For Your Kitchen, Lawn, & Garden: Pro Sharp Knife & Tool sharpening service will be at market January 10, (check newsletter or @morningsidemarket for schedule updates and monthly schedule)

Meet a New Local Farmer: In January, we welcome Pinewood Springs Farm to our family of farmers. Pinewood Springs is a 43-acre regenerative farm in Stockbridge owned by Jeff Anthony and Rodney Gabriel. Rodney and Jeff began with a community garden space as a hobby and eventually started farming in Stockbridge, GA in 2016. Look for

their amazing array of veggies, herbs, and preserved goods

For The Kids: Sidewalk chalk, crayons, and stickers are available at the orange info tent for our youngest shoppers. Stop by on your way to or from the playground.

Prepared Foods: Find a rotating offering of prepared foods, including soups, casseroles, or barbeque. Meal prep solved! Weekly offerings are in the newsletter or @morningsidemarket.

Schedule: The Market is open Saturday mornings year-round, rain or shine, with live music, hot coffee, chai, and hot chocolate, fresh local produce, pastured meats, and artisan goods. (The market will close December 27 only).

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



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](#)

- [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](#)

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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