

Poncey-Highland Neighborhood Association
Monthly General Meeting Minutes
Wednesday, October 27, 2021

Welcome – Erika Heller, President

- Erika discussed the proposed revisions to the PHNA Bylaws. At the beginning of 2021, the Bylaws Revision Committee was formed which included Chris Jenko, John O'Brien, Susan Sommach (all of whom have legal backgrounds) and Erika. The Committee had approximately ten working group meetings and several hours of email communications as well as review sessions with the PHNA Board. The goal of the Committee was to reformat the document to make it easier to read and to review against other NPU-N neighborhood bylaws documents to ensure the PHNA bylaws are not overly complicated and challenging to read or follow. One draft revision was published in early October, and a special meeting was held to discuss the proposed revisions and answer any questions. The Board received feedback from members both at the Special Meeting and via email. Additional revisions were made, and the most recent draft was posted to the PHNA website on Friday, October 22. If you have any questions or concerns with respect to the proposed changes, please feel free to reach out to Erika no later than 5:00pm on November 8th. The vote for the proposed revisions will be held on November 17th at the monthly PHNA membership meeting. Erika can be reached directly at erikaphna@outlook.com or the Board at phna@ponceyhighland.com.
- The latest working draft of the by-laws can be found here:
<https://static1.squarespace.com/static/5cffe6bd6b5a74c000143f4c1/t/617329dd02dff30bcc30a1c4/1634937309846/DRAFT+REVISION+2+10.21.21.pdf>
The deadline for comments and questions and instructions on how to submit feedback can be found here:
<https://us10.campaign-archive.com/?u=63a277ad6e975ef1c1b8e049f&id=7d9147bff6>

Fundraising – Ward Binns, Vice President:

- The next PHNA event is the Halloween block party. Linwood Avenue will be closed from North Avenue to Ralph McGill with police officers posted at each end. A special thank you to the McJenko Team (Chris Jenko and Jim McMahel) for sponsoring the event. An adult costume contest will take place with kids serving as judges. A \$100 gift card to Babette's Café will be rewarded to the adult costume winner. Willy's Mexicana will be catering the event. Please see the PHNA newsletter for more details.

Treasurer Report – Nick Pastore:

- Nick presented a financial update. The current cash balance year-to-date is \$7,427.91. With a starting balance of \$676 in January, this is an increase of almost \$7,000. Recent expenses include insurance renewal on October 1st in the amount of \$520 and pre-allocated donations to the community per the 2021 budget. The community donations to Springdale Park Elementary, David T. Howard Middle, Midtown High and the Freedom Park Conservancy

totaled \$2,350. The Board does not anticipate any other significant expenses through the remainder of 2021.

Land Use/NPU – Lianne Deren, Land Use Chair:

- Lianne presented Land Use matters to be voted on by the membership this month. As a reminder, you must be a resident (owner or renter) to vote on land use/zoning issues. Photo ID and proof of Poncey-Highland residency may be required for new PHNA attendees to validate vote.
- The first vote was for **Z-21-85 Short-Term Rental Ordinance**. Lianne made a motion to support the proposed ordinance Z-21-85 as written to create a definition of a “Short-Term Rental” and allow short-term rentals as a permitted use in certain zoning districts. Ward Binns seconded the motion. With 17 total votes, the PHNA vote results were 11 in support, 0 opposed, 6 abstained.
- The next 4 votes related to the proposed Z-21-74 (Amended) ACD Housing Text Amendments to amend the text of the Zoning Ordinance related to the regulations and development controls for MR-MU zoning, Residential Parking Minimums, and Accessory Dwelling Units (ADUs). The purpose of the proposed ordinance is an effort to promote diversity of housing options and increase housing affordability. The PHNA general membership voted on each section individually as well as a final vote to support the full proposed amended ordinance. Following are the votes and outcomes.
 - **SECTION 1 – MR-MU (Multifamily Residential Multi-Unit) Z-21-74 (Amended) ACD Housing Text Amendments** Lianne made a motion to support the MR-MU section of the proposed amended ordinance Z-21-74 as written to update the regulations and development controls for the MR-MU zoning category. Ward Binns seconded the motion. With 17 total votes, the PHNA vote results were 4 in support, 9 opposed, 4 abstained.
 - **SECTION 2 – Parking Minimums Z-21-74 (Amended) ACD Housing Text Amendments** Lianne made a motion to support the Parking Minimums section of the proposed amended ordinance Z-21-74 as written to remove the residential parking minimums in all residential zoning districts except R1-R-3 districts. Ward Binns seconded the motion. With 17 total votes, the PHNA vote results were 12 in support, 2 opposed, 3 abstained.
 - **SECTION 3 – Accessory Dwelling Units Z-21-74 (Amended) ACD Housing Text Amendments** Lianne made a motion to support the Accessory Dwelling Units (ADUs) section of the proposed amended ordinance Z-21-74 as written to allow attached & detached ADUs and update the regulations & development controls for ADUs. Ward Binns seconded the motion. With 17 total votes, the PHNA vote results were 14 in support, 1 opposed, 2 abstained.
 - **Full Proposed Z-21-74 (Amended) ACD Housing Text Amendments** Lianne made a motion to support the full proposed amended ordinance Z-21-74 as written to amend the text of the Zoning Ordinance relating to the regulations & development controls for MR-MU zoning, Residential Parking Minimums, and Accessory Dwelling Units (ADUs) in

an effort to promote a diversity of housing options and increase housing affordability. Ward Binns seconded the motion. With 16 total votes, the PHNA vote results were 4 in support, 9 opposed, 3 abstained.

- Lianne reported on Poncey-Highland Historic District (PHHD) updates. Two applications for Certificates of Appropriateness (COA) have within the PHHD have recently been submitted. Both were originally scheduled to be presented to the Urban Design Commission (UDC) this month, but the UDC was unable to meet quorum. Therefore, all Type III COAs have been postponed and will be heard at the UDC hearing on November 10th. The applications in Poncey-Highland's Historic District include a single family home at 1036 Williams Mill Road and a commercial property at 767 Ponce de Leon. Chick-Fila has applied to replace Dugan's with a new CFA restaurant. This location would not include a drive-thru, but does include accommodations for curbside pickup. The application includes several requests for Variances and a Special Exception. As a reminder, Type II applications go before the Office of Design's Historic Preservation Studio for review and approval, and all type III COAs, including Variances & Special Exceptions, go before the Historic Preservation Studio for review and before the Urban Design Commission hearing for review and approval. Applications within PHHD, including Variances & Special Exceptions, do not require NPU or ZRB approval.
 - Information on proposed legislation and PHHD applications can be found on the PHNA website under the Land Use section: <https://www.ponceyhighland.org/land-use>
 - Questions for the PHNA Land Use Committee? Reach us at phlanduse@gmail.com.
 - Questions about doing work in Poncey-Highland's Historic District? Reach the PHNA Historic District Subcommittee at PHhistoric@gmail.com.
 - Link to Poncey-Highland Historic District regulations: https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOO_RANDECO_PT16ZO_CH20VPOGHHIDI
- The city is embarking on its first full zoning rewrite since 1982. The current zoning is not reflective of our current built environment. This will be a multi-year effort and is expected to take four years with a start in Fall of 2022 by the City's Consultant team. Their goal is to have a final draft ready for a vote by City Council in Summer 2024. They will be conducting public engagement sessions with the first virtual session on November 3rd. To learn more about the upcoming full zoning rewrite and the upcoming "Idea Labs" and other public engagement opportunities: <https://atlzoning.com/> and <https://atlzoning.com/meet-and-contribute/>
- Last month Jay Tribby shared an update regarding the Hawk signal at Somerset and North Avenue. Per the Atlanta DOT, the last update was that it is in procurement.
- Lianne received an update from the developers of the Freedom Townhomes. Site work is almost complete and slabs will be poured this week. Framing is scheduled to begin in November and they are on track to deliver the first completed units in late Summer to early Fall of 2022. In mid-November there will be a scheduled lane closure on North Avenue from N. Highland to Seminole for approximately one week. It will be based on city scheduling but they

wanted to provide advanced notice the neighborhood.

- Lianne received a status update from the owners at the Highland Inn. They are still working through general cleanup, maintenance and pest control. They hope to provide another update in the new year about their future plans.

Nominations for 2022 PHNA Board of Directors

- Cathi Barlow is leading the Nominating Committee which is made up of past PHNA presidents. If you or someone you know is interested in serving on the 2022 Board, please reach out to Cathi Barlow directly to nominate yourself or someone else who is interested in serving in this capacity. Please send nominations by Monday, November 1st at 5:00 pm to: ponceyhighlandna@gmail.com. Cathi's email is: cathibarlow08@comcast.net.

*Please reach out to Andrea Zern (Secretary) regarding any additions, omissions or corrections.
Andrea.zern@yahoo.com