

Organized Neighbors of Summerhill (ONS)
Monthly Meeting Minutes
June 4, 2018

Call to Order

John Colabelli, president, called the meeting to order at 7:09 p.m. Attendees introduced themselves.

Quality of Life/Public Safety/Code Compliance

Lt. Smith, Atlanta Police Department, reported on criminal activity occurring in the past month. He reported the city is seeing an uptick in car break-ins due to summer school break. He also cautioned residents to be vigilant at gas stations and any instance of unattended vehicles. Always lock the door when unattended and also be aware of surroundings. Night shift is focusing on curfew violations in which parents are held accountable for youth out beyond curfew hours. jksmith@atlantaga.gov is Lt. Smith's email. Colabelli requested statistics report for month of May when available.

Lt. Smith discussed several parameters and circumstances about the new noise ordinance. (NOTE: Ordinance may be found at https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOORENOR_CH74EN_ARTIVN_OCO). He fielded questions from the audience related to specific circumstances. Colabelli will post information provided by Lt. Smith to the ONS website.

Smith also reported that the rock through the window incident on Connally is still being investigated by CID. He said the "partying" at Phoenix II park is discussed every roll call; he relayed responses are prioritized and slow response times are attributed to priority calls. He also encouraged residents to report properties not being maintained. One resident noted 80 Little Street is not maintained well but the city has responded.

Old Business

The prior meeting minutes from the May 7, 2018 meeting were approved.

New Business

Colabelli reintroduced the discussion of variance Z18-48, Change of Zoning-Microbreweries as a permitted use in MRC-3-C. The zoning for the brewery being developed for Georgia Avenue needs to be updated to include microbrewery specifically. The alcohol code was updated by the state last year and this modification will conform with those changes. The variance request passed with a vote 23-0-2.

Colabelli reported that the City of Atlanta requested two property variances be considered again (757 and 759 Martin Street, V18-159 and V18-160) because of inconsistent/incorrect language in the original submission. He explained the circumstance of the lots being too narrow to conform to both the 5 feet setback requirement and the minimum 20 feet width of a house. The developer explained this is a repeat of the original variance process due to the errors. The variance passed 18-7-3.

Kate Diedrick, consultant, presented the Neighborhood Profile for Summerhill which compiles a range of socioeconomic data. The report will be posted to the ONS site when finalized. The report should allow us to analyze trends and changes over time.

Benjamin Limmer, MARTA, provided a presentation for current projects. He explained the 2016 half cent sales tax referendum that was passed to raise 2.5 billion dollars. The Summerhill Bus Rapid Transit (BRT) project just

received a 12.5 million in federal funds; it is a 48 million capital project. He provided a fact sheet which will be posted on the ONS website. Info may be found at www.itsmarta.com/moremarta. Specific suggestions can be sent to him at dlimmer@itsmarta.com.

David Nelson, Carter, shared the status of the student housing development. Aspen Heights, a student housing development company out of Texas, is building the 680-bed property. A road will be built around the project which is scheduled for fall of 2019. They are close to selling 2.5 acres on the south side of Georgia Avenue behind the retail for a townhouse development. They anticipate 70+ townhomes in the \$200K-\$500K range. Carter is in the design phase for multi-family and an office building likely to begin construction in Q1 2019. He responded to a question about student parking indicating there will parking available at a factor of 75-80% of beds; it will be a wrapped parking deck facility. He relayed the city is purposefully restricting parking in an attempt to push public transportation.

He reported Carter is looking more critically at upcoming events they allow to use the properties. There will be a 5K fundraising run for cancer research event July 7th. A festival will be held in conjunction 5 p.m. to 11 p.m. They expect some noise; Nelson stated 50% of all proceeds Carter makes on the event (lot rental and percentage of sales), will be donated to the community.

Program: Speaker/Event/Presentation

Officer Reports:

- Bryan Adams, vice president, announced the reveal of the Phoenix II playground this upcoming Saturday at 11:00 a.m. Colabelli added Carter helped source 2.5 tons of sand for the volleyball court. Both encouraged attendance at the ribbon-cutting.
- John Helton, secretary, reported the Stadium Neighborhood Communities Trust Fund continues its development of infrastructure and governance.
- Wanda Rasheed, treasurer, provided the month's financial activity. The May month end balance is \$8497.24; \$5000 revenue is anticipated.
- Colabelli referenced the Grant Park families who lost their homes to fire and directed residents who want to help to the ONS or Grant Park websites.

Announcements/Events and Updates

Summerhill Neighborhood Development Representative (SNDC) representatives and Colabelli referenced announcements on back of the agenda and encouraged participation in the Summerhill Reunion on June 16, 2018.

Adjournment

The meeting was adjourned at 8:45 p.m.