

**Organized Neighbors of Summerhill (ONS)  
Monthly Meeting Minutes  
June 3, 2019**

**Call to Order**

Cheryl Turner, interim president, called the meeting to order at 7:02 p.m. Community members introduced themselves.

**Old Business**

The prior meeting minutes from the May 2019 meeting were approved. 25 in favor, 0 opposed, 0 abstention

**Quality of Life/Public Safety/Code Compliance**

- Karla Baldini, zone 3 evening shift commander presented current crime information. Reviewed staffing changes for zone 3. No significant crime concerns from APD perspective. Some violent crimes reported on Peoplestown/Summerhill border (Four Corners Park). Reported that this may be gang related. APD following up with these incidents. Resident expressed concern about “cyber crime” on Nextdoor where people are asking for money and are actually fraudulent. Lt. Baldini recommends limiting personal information provided on social media and report to police.
- Michael Lievers, ONS public safety chair - 9-10 incidents, a few aggravated assaults. Following up with APD for more information regarding those incidents. As with previous meetings, he reviewed safety topics and crime deterrence ideas such as not leaving empty boxes reflecting recently purchased valuables by the curb or leaving anything visible in vehicles.

**Elected officials Reports**

- Mitsah Henry with Commissioner Arrington’s office presented information regarding current and upcoming events. Also provided information on property taxes that have been sent out. Call 404-612-6440 with any questions or concerns. Any issues with mosquitos, contact environmental health department (404-613-0203 - Mitsah’s number 678-427-5142 - cell) for assistance. Resident asked about Mobile Farmer’s market and when it would be in our neighborhood. Will post online when market will be in our neighborhood. Go to [fultoncountyschools.org](http://fultoncountyschools.org) for list of schools providing free lunches to children during the summer.
- Cheryl provided information from Carla Smith - currently working with Carter and Living Walls to update the murals along Georgia Ave.

**ONS Officer and Committee Reports**

- **ONS Financial Report** - Wanda Rasheed, treasurer, reported a May 2019 ending balance of \$9,568.68. Financial report was made available for review via projector. This number includes the \$5000 allotted toward the Summerhill Park Pride grant.
- **Secretary Report - Newsletter Committee** - Christina Nixon, Secretary - continuing to work toward a mid-late summer publication date. Email Christina Nixon at [secretary@onsummerhill.org](mailto:secretary@onsummerhill.org) if you would like to be a part of the committee, advertise or have pictures that we could add.
- **House Sign update** - Michael Lievers, Public Safety Chair - need 35 paid orders to move forward with ordering the house signs. Currently have 16 paid orders. \$60 if ordered in bulk.

**ONS Matters**

- **Bylaws Update-** Cheryl Turner reported on the process of updating the bylaws. When Mary Gay resigned as president, the decision was made to go forward with replacing the President as approved by the Board and update the bylaws accordingly. The decision was then made to strictly follow the bylaws as written as for how an officer is replaced in their absence. Reviewed some conflicts in bylaws and how we would reconcile them in this scenario. Some discussion and questions from members occurred regarding whether there is a conflict in the bylaws. Cheryl reviewed the current bylaws to clarify any conflicts that may be present. Valerie Scott proposed extending the period of time to next meeting to vote on president confirmation. Cheryl Turner expressed that that is inconsistent with bylaws and bylaws cannot be amended to provide for this vote at this time. Ultimately, the Board would like to promote transparency going forward which is why Board has proposed this route and procedure. Suzanne Mitchell affirmed nomination of Cheryl Turner as President.

- **ONS President Confirmation Vote** - Christina Nixon provided an opportunity for the members to vote to confirm Cheryl Turner as the president. Motion to confirm - 30 in favor, 0 opposed, 4 abstention, motion carried.
- **ONS Vice President Nominations** - Currently accepting nominations for Vice President. Please email [secretary@onsummerhill.org](mailto:secretary@onsummerhill.org) to nominate or self nominate. Job description/duties will be posted on social media.
- **Zoning and Liquor License Review and Vote** - Thomas Butler, ONS Zoning Chair
  - 179 South Ave - Builder appeared in May with some confusion and discrepancy on what the setback would be. Provided a copy of plans to pass around to group. Tom Butler, zoning chair reviewed plans with sideyard and accessory structure in back. Plans are proposed in order for the current owner to sell the lot. Tom Butler recommends approving variance for side lot but not accessory unit. Motion to approve without accessory structure - 34 approved, 3 opposed, 2 abstention. Motion carried.
  - 161 (half) Little - Same builder as above. Tom Butler reviewed plans - requesting variance for 0 front setback and sideyard setback. Property neighbor expressed concern with have two story accessory. Tom Butler recommends approving variance for 0 front setback and sideyard setbacks but not for the accessory structure. Motion to approve 0 front yard setback, sideyard setback reduction for main house, no variance for setback for accessory unit. 26 approved, 1 opposed, 8 abstention. Motion carried.
  - 105 Georgia Ave - Martin & Georgia - Micro apartments - Nina Gentry presented plans for 5 story building to meet MRC conditions. Proposing to construct co-housing with 3700 sq ft of office space on the first floor. 58 beds, some in single micro units, some in multiple bed rooms. Some shared kitchens. Asking for a reduction in parking. Providing 4 off street parking. Need 31, will have 22 off and on street parking spots. Reported that builder has completed market study to determine residents - graduate students to mid 30s - and will provide final market study. Received multiple clarification questions from members. Tom Butler recommended accommodations for trash removal, clarification for door placement that could impact parking spaces, materiality for the build, handicapped spaces. Also recommends providing conditions for covered bike racks for 25% of beds, 25% of new onstreet parking for use by shared car service (zipcar, etc), accommodations for shareable, dockless vehicles (scooters, bikes, etc) for 20% of beds OR relay bike stations for 10 bikes. Plan to defer to next meeting for updated plans.
- **Stadium Neighborhoods Trust Fund Update** - John Helton reviewed background for SNTFC briefly. In process of identifying contract with AFCRA to distribute funds. Awarded House Proud \$100,000 as initial award for the rehabbing of 12 houses in the five neighborhoods. Also, announced that Cheryl Turner went to the City Council committee meeting to get the legislation amended to provide that each neighborhood would receive two (2) houses for renovation and the House Proud board would select the other two (2). Continuing to fine tune process for distribution of funds. Open meetings the first Wednesday of each month at Dunbar Recreation Center at 6-7:30 pm.

### Community Partners Updates

- **Carter/Georgia Ave Updates** - Restaurant openings in the next 30 days -Woods Chapel BBQ, Halfway Crooks, Big Softie. One new lease - Atlanta Meal Prep/Hush Dinner Club. Will be part meal prep and part southern american restaurant. Signed LOI with grocer. Scheduled to go to site plan approval committee in August. Will know final answer quickly after this meeting.
- **GSU** - Aspen student housing 100% leased. Convocation construction to begin soon for completion by 2021. Will attend August meeting.
- **Construction Ready (new)** - Howard Robertson with Construction Ready Foundation of Georgia. Offices in Georgia-Hill center. Program providing 4 weeks of free construction job training. 100% job placement. Career support (resume support, etc) also provided. Assists with all levels of construction jobs. Interested in partnerships with applicable organizations. Currently staffing Pittsburg Yards. Interested in staffing from local neighborhoods. Will also be at the Summerhill Reunion Festival. 404-860-2529 (Howard Robertson's phone number)
- **YMCA (new)** - 40 one month guest passes given away to Carver YMCA - Have a great senior program. They will present at the July meeting.
- **SNDC** - Community breakfast Saturday June 8 at Ramada. See Mr. Yancy for tickets. ONS also has a sponsored table for residents. Theme: Past, Present, Future. June 15 - Summerhill Reunion. 12-8 pm at Phoenix Park. Would welcome everyone in the community. Zoo Atlanta will be in attendance, Slutty Vegan Food Truck on site.
- **Tax assessment** - Be on the lookout for your tax assessments and request assistance if you believe that your property is assessed higher than it should be. Will continue to discuss this process and assistance available.

**Adjournment**

The meeting was adjourned at 8:53 p.m.