

Organized Neighbors of Summerhill (ONS)
Meeting Minutes
August 3, 2020

(These minutes have been summarized to include both verbal comments, as well as written comments made in the Zoom chat box, during ONS' virtual meeting. For clarity and ease of reading, chat box comments are recorded with the related subject matter. Vote totals are based on the number of attendees at the time of the vote, which varies throughout the meeting. Eligibility and vote totals are checked and adjusted after the meeting)

CALL TO ORDER: Michael Lievers 7:00 PM

I. OLD BUSINESS:

Approval Of Minutes: Motion to approve - Wanda Rasheed
2nd - Kenneth Rasheed
Approved 29/ Abstain 1

II. NEW BUSINESS

- A. Mitsha Henry - Commissioner Arrington- Mitsha will post all on Facebook
Early voting taking place until August 7, Must vote August 11 at your precinct
Commissioner Arrington and Tyler Perry COVID testing at 2805 Metropolitan SW
8:30-4:30 8/4
School Events partnering with Hosea Helps -
Board Of Commissioners Meeting on Wednesday 8/5. May be viewed online
- B. Presidents Report- Michael Lievers
House Signs for this year have been ordered. There are extras that can be ordered on
Onsummerhill.org
- C. Treasurer's Report - Wanda Rasheed
This is attached below
- Christina Nixon - explanation of expense? This is an order and money will be returned in
 - Patrick Washington: Is the Liability Insurance a monthly or annual expense?
Response by Michael Lievers & Wanda Rashad This is an annual expense. It is required for the Parks project but is also required by our current By-Laws
- D. Secretary Report- Nothing to report except how the Newsletter will go forward
- Michael - Mary and Su-Kor will be helping with the Newsletter and we should have one by the Fall
- E. Public Safety Report - Arnie
Larceny in July on Ormand, South, Pollard and Hank Aaron
Aggravated Assault - family dispute
Inquiry about shooting at Martin St Apts - this was in June, not July
- II. NEW MATTERS - VARIANCE AND REZONING REQUESTS
- A. **160 Little Street** - Michael Lievers clarifying that we will not be voting today

- B. 1. Kyle Williams- attorney for developer- asking once again what the neighborhood will desire. These are the 2 options they can do
- a) Market rate, or affordable or restricted affordable, or owner occupied condos -
 - (1) 1 bedroom \$900 or below or 3 bedrooms \$2500 or below they could do 10 units per unit
 - (2) At market rate the company could reduce the number to 8 units per building w a parking space for each unit

QUESTIONS::

- Nolan - What is Market rate? Kyle doesn't know what it'd be at completion in 2 years. Likely around over \$1000- \$1500 1 BR but he doesn't really know what it'd be in 2 years
- M.Barber- Where will parking be. Kyle- on the property
- Chase Horton- traffic study? Kyle - wouldn't get hard data for that small of an area
- Tom Butler- per zoning a duplex is not an option

Michael to Kyle- The neighborhood seems to desire 2 SFH

- Angus Guberman-Why does it have to be one or the other? 2 SFH or 24 Units? This is our chance to take an active role in a positive way for Summerhill. 24 units is careless and 2 SFH is not thoughtful. Can the APS greenspace be used progressively. There has to be something in between these 2 options.

- b) Tom Butler- Duplexes are a different zoning category. We have an opportunity to create workforce housing. Kyle has been working with us. 16 units solves a lot of the problems the people have a problem with. Parking spaces will be behind the units. This is a place people who work in the neighborhood can actually live in.
- c) Kyle- responding to APS- We have worked to do a larger development there but they have refused to make a decision until they meet Master Planning. Right now that is on hold
- d) Michael - clarifying that no board members are advocating for development. Tom is in the Zoning chair and recommends to us but this is a community decision and not a Board Members decision. This is not a vote on zoning but on what the community wants to see going forward in this space.

Michael Lievers asking for a motion for a path forward. Not for or against their current rezoning.

Motion - Patrick Washington - I motion for them to show us 2 single family options. 2nd Shannon Cook

Vote: 27 Yes / 7 No/ 1 Abstention/ 16 ineligible to vote according to By Law requirements (currently 80 online). MOTION TO SHOW US 2 SFH PASSES. These totals were verified by cross-checking votes and eligibility from the chat record) - Tom Butler questioning if a motion is needed for a No vote.

C. 78 Little Variance - James Cheeks - Fortis homes- Jim@fortis.homes - House would sell at 220K to 228K

1. This is a 52 feet deep lot on the corner. Zoning without a variance would allow a 5 foot wide by 27 ft home which is unreasonable.
 - a. Asking 12 ft by 36 ft on the 1st floor. Requesting 3 ft rear set back, 9 ft. front set back, 3 ft and 5 ft side set back
 - b. There would likely not be a sidewalk on Little but on Reed. Go to Zillow and see 909 Smith in Pittsburg is the same house as this plan.
2. Michael prefers that since this is our first time seeing this information, we prefer to not to vote until the neighbors can see the site plan
 - a. Mr Cheeks - the City is very delayed in their responses.
3. Nolan Morris Moves to approve variance on 78 Little St. Michael Lievers restating motion to approve variance of 3 ft rear setback, 3 and 5 ft side setbacks and 9 ft front setback. Chat discussion was around parking since the lot is not big enough for a parking pad. The affordability of purchasing the adjoining lot to build a larger home is probably not an option.

Susan Desmond 2nd

Vote: 19 Yes/ 7 No/ 6 Abstain/ 9 ineligible MOTION PASSES

D. 442 Martin Street - Request for variance - 4 Unit Property requesting set backs due to the sewer easement. - Tony

Tom Butler: Developer approached us in March before the City shut down. There is a sewer easement which is pushing their building to one side of the easement. You can't build over a sewer but you can have parking over it.

Tony- 4 Unit , 1 bedroom , 630 sq feet per apartment. They are requesting a variance that the northside change from the required 10.9 to 5 feet, South setback-from 9.5 to 5 feet and rear set back from 8.9 to 0 with the 5 feet credit of alley that the city previously owned.

Michael Lievers, President, suggests waiting until we have a site plan and more specs.

Motion: Kenneth Rasheed moves to take no action until more data is submitted

2nd from Brian Adams

Vote: Yes 16/ No 4, Abstain 2/ Ineligible 6

MOTION PASSES to wait for more data

Developer contests that he can share a rendering, and a site plan with the submitted information and with the President. Tony explains that she is to go before the Zoning Board on August 14. They have already been delayed several months. Tom states that the zoning already is zoned multifamily and deferring will cause hardship on the owner. This will shove them back 3 months.

Tom Butler - Motions to allow the ONS Board to approve the zoning before the NPUV meeting in August

Valerie Scott - Point of order - this is just 4 people deciding on this variance.

Vote: 8 to approve/ 29 opposed

MOTION DOESN'T CARRY

Haywood - This plan was submitted 4 or 5 months ago. Everything was presented that we were asked for. Tom states that this application fell victim to the changes in the board and things not being transferred and COVID. Haywood was able to present the renderings and more information.

Motion to Approve the Variance for 442 Martin - Christina Nixon

2nd - Valerie Scott

- 23 Yes/ 1 No/ 3 Abstain/ 3 ineligible

MOTION TO APPROVE 442 MARTIN VARIANCE CARRIES

E. Community Partners

1. Carter:

- a. Maggie Murphy's and Hero Doughnuts are open now. All other businesses are open in specific times. Be sure to check Instagram for times and days.
- b. Bomb Biscuits Pop Up is there every Saturday. You must order ahead online to pick up on Saturdays
- c. Phase II Of Ga Ave. development now has brick
- d. Apartments now have windows
- e. Grocery store still in negotiation
- f. East side of Hank Aaron development is not in the works yet.

2. ONS and Carter approached today to do a drive up concert on Labor Day Weekend on Sunday from 7-11 PM. It has not been fully vetted yet but this comes before our next meeting.

- a. There is concern about the time on a Sunday being disruptive
- b. COVID concerns that this will be truly a car event
- c. This would be in the parking lots. They'd like 1000 to 2000 spaces!

- d. They are open to times and giving a donation
- e. Adam Parker- this would be multi artists. It would be hip hop and R&B.
- f. Suzanne Mitchell - this is too close to homes by the parking lots. This is very hard to mitigate. Please consider your neighbors who live close to this unless it's a community based event.
- g. Can they use the West lot where they were doing COVID testing? Jack/ it is GSU property

MOTION TO SUPPORT CONCERT -(M HOPPING) 2ND TINA PEREZ

VOTE: YES 3/ 32 NO. MOTION DOES NOT CARRY.

F. Parks Report

- a. ONS is the Fiscal Agent as requested by the Trust Fund Committee, based on the original application. Srdone Glover is the monitor of the funds for ONS.
- b. Initial project permits have been paid. The City now wants permits for each project.
- c. A second bank account just for the Parks Project has been opened
- d. Applications have been submitted
- e. Liability Insurance has been acquired

G. By Laws - Graphic of By-Laws shown. This will be mailed out this week.

E. Suzanne Mitchell - 98 year old Mattie Jackson. An advocate for South East Atlanta. Many Mayors came to her for her endorsement. She was instrumental for Michelle and Barak Obama Academy coming to our area.

**MOTION TO ADJOURN: Nefertete Amon-Ra
2nd Valerie Scott**



Treasurer's Report July 2020

Account	Statement Period
Primary Business Checking	07/01/2020 – 07/31/2020
Description	Amount
Beginning Balance	\$25,713.94
Deposits: House Sign Purchases	\$281.56
Account Balance:	\$25,995.50
Checks: 0	
Debits: Compact Size Duplicate Checks	\$78.27
Permit Fees for Parks Projects	\$1,205.00
Liability Insurance	<u>\$475.00</u>
Total Debits:	\$1,758.27
Ending Balance:	\$24,237.23