

Tuesday June 9, 2015 – Cabbagetown Community Center, 177 Estoria St.  
Minutes recorded by Julie Stephens.

Meeting called to order at 7:01 by CNIA President Katherine Dirga

1. **Welcome and Announcements.** The current CNIA representative member of the Cabbagetown Initiative (CI) board's term has expired. We need to elect a new rep. Also, the CNIA co-secretaries have resigned. We need to elect a new secretary to the CNIA board.
2. **Sgts Smith and Boyd, APD Zone 6.** No incidents in Cabbagetown. The following incidents occurred nearby:
  - Robbery at Tower Package Store on Moreland and Memorial.
  - Robbery of 2 pedestrians at 54 Walthall at 7 PM in Reynoldstown.
  - Aggravated assault at Buffalo China on Moreland south of I20 – angry customer threw chair. Shooting on Harold Ave – homeowner came home late (after midnight) and found two people in his house. One shot the other.Summary: Less than 5 burglaries the past month in zone 6 – none in Cabbagetown. Crime in city is up overall. It is likely they will get some additional resources in zone 6 soon – be sure to stop at stop signs.
3. **Vote to approve minutes of May meeting passed.**
4. **Treasurer's report, Julie Stephens.** CNIA's account balance at the end of May was \$10,364. Expenses were monthly hospitality and newspaper printing. Revenue came from advertising. List of transactions is available upon request after meeting.
5. **CI Board Member Election.** Shelly Scott volunteered. **Vote to elect Shelly as CNIA representative to CI passed.** Congratulations Shelly!
6. **CNIA Secretary Election.** Jocelyn Wise volunteered. **Vote to elect Jocelyn as CNIA secretary passed.** Congratulations Jocelyn.
7. **Vote to establish GEM Committee as an official ad hoc committee of CNIA.** GEM is the Memorial Drive Visioning committee. They would like to be recognized as an official CNIA Committee so they can speak on behalf of the neighborhood when working with other bodies such as developers and city council members. Their next committee meeting is July 7. As a committee they would report back monthly at the CNIA meetings and get feedback from the community before making agreements or deals with other parties. The current state of the committee is that they have the visioning plan and drawings which the neighborhood voted to support last year and they would like to start sharing the plan with outside parties. Another neighbor suggested they print their mission statement in the newspaper before having a vote. Informal show of hands showed preference for waiting until next month to vote after they publish another article in the newsletter explicitly stating their mission in mission statement form. **Vote was deferred.**

8. **Vote to establish Parking Committee as official ad hoc committee of CNIA.** The group recommended that the parking committee follow the same protocol as the GEM committee and decided to defer the vote until after the committee published another article in the newsletter explicitly stating their mission in mission statement form. **Vote was deferred.**

## 9. Committee Reports

- A. **Public Safety, Mitch Watkins.** Nothing to report.
- B. **CI Connect, Katherine Dirga.** The CI board is looking for Chomp committee head volunteers to run Chili Judging committee and another to run Individual Chili Cookers committee. Also, CI is getting really tired of off leash dogs and poop in park. Be on the lookout for cops issuing tickets soon.
- C. **NPU, Ed Lindahl.** NPU-N monthly meeting summary: Beltline patrol is extending their hours past 11 PM. If the legislation passes, City of Atlanta will start conducting a Public Safety Assessment similar to what is done annually for solid waste. Property owners will get an annual bill of \$26. This is to fund a budget shortfall in electronic 911. Also, the city is going to create a committee to review the special event permitting process because currently festivals keep bunching up in the same locations and they would prefer to have events better spread out across the city. Four NPUs were asked to send a representative to the discussion, including NPU-N (because of Candler Park). A neighbor asked if the NPU could do something about the Mardi Gras parade which has been occurring the past few years in Cabbagetown. Edward said that it was not an event that came before the NPU because it has not requested a permit in the past. The neighbor continued to elaborate about what a nuisance the parade was. She feels that it is noisy and disruptive and results in litter that is dangerous to her dog – primarily beads and candy. Some neighbors loosely and informally agreed to discuss these issues with the potential organizers of the next unofficial Mardi Gras parade event.
- D. **Historic Preservation/Land Use, Matt Wise.**

Discussion about new building application at **228 Powell St.** At the May CNIA meeting, neighbors voted to not support the new building design or setback variance because they were concerned about parking even though the plan included 2 additional parking spaces as required by the rules. The property currently has three parking spaces, one for each residential unit. Matt followed up with Doug Young from UDC about the interpretation of the parking space requirement, and he said that the UDC would probably interpret the rules as applying only to the new structure, and not retroactively enforcing parking requirements on the existing building.

The property owner has just submitted a new proposal to HP, but the committee has not yet had time to review it and therefore did not have a recommendation. Matt also said that the

application would be deferred by the UDC until after Cabbagetown had submitted a statement.

The property owner presented her new proposal for the property anyway to solicit feedback from neighbors. She stated that she had purchased the mixed-use multi-family building two years ago and had been living in one of the residential units ever since. She is a business consultant and would like to move her two-person office to the new structure which she is proposing on the Gaskill side of the property.

Based on feedback from last month's meeting she has decided to move the proposed building further from the property line to mitigate the headlight and privacy concerns of the adjacent neighbors and remove the need for a setback variance. Also, the updated new structure design is a bit larger than what was presented last month. The revised proposal is for a 750 square foot structure. The new application would not include any additional off-street parking and therefore would require a parking variance. To compensate, she would pursue a shared parking arrangement with one of the nearby churches.

Neighbors expressed concern about granting a parking variance in exchange for a shared parking agreement because if the shared parking disappears in the future the neighborhood ends up with an even bigger shortage of parking. Neighbors also expressed concerns that future occupants of the new building would attract more cars leaving the neighborhood more exposed to parking issues. The applicant expressed willingness to further restrict future use of the building in order to mitigate these concerns. Matt is going to work with her and share the concerns that were voiced tonight with the HP committee.

- E. **Parking Committee, Katherine Dirga.** The committee met for the first time and decided to try to solicit advice from some more experienced people outside of the neighborhood. They are trying to track some people down now – hopefully for free.
  
- 10. **City Council Update, Natalyn Archibong.** The city is creating 3 committees (Community Development, Transportation and Roadway, and Planning and Permitting) for parties interested in Memorial Drive development (neighbors, developers etc) to work together to help tie the current development proposals together with the GA Tech study that was created two years ago. They are looking for a lead and alternate representative from Cabbagetown for each committee. Katie Butler volunteered to be the lead rep for the Community Development committee. Shelly Scott volunteered to be the lead rep for the Transportation committee. John Dirga volunteered to be the lead rep for the Planning and Permitting committee. Matt Wise volunteered to be the alternate for any or all of the committees. The time of day of the meetings will be decided by each committee based on the members.  
A neighbor asked Natalyn if she was doing anything about the property at 600 Memorial Drive (previously Blessing Tires) which has been boarded up for over 5 years. She said she will look into it again.
  
- 11. The meeting was adjourned at 8:22