



**Attendance:** 52

**Voting Members:** 24 (who signed in)

**Introductions:** Stephanie Flowers & Executive Board

**Approval of September Minutes:**

Change requested: Sullivan Hills changed to Sylvan Hills  
Verbal Vote

Outcome: Motion Passed

**Approval of October Agenda:** Verbal Vote

Outcome: Motion Passed

## Reports from City Departments

### Atlanta Police Department Public Safety

Lieutenant Wilson - Zone 3

13 Incidents from September 1-30, 2024

- 3 Shoplifting
- 3 Theft from Motor Vehicle
- 2 Motor Vehicle Theft
- 1 Homicide
- 1 All Other Larceny
- 3 Aggravated Assault

#### Incident Details:

**Motor Vehicle Theft:** A vehicle tag was stolen from a car on Sims Street. Another Kia was stolen from West Avenue, despite clubs being available at Zone 3 precinct for vehicle security.

**Shoplifting:** Three incidents occurred where individuals ran into stores and grabbed items before fleeing. One incident involved power tools such as chainsaws, blowers, and lawn mowers from a property on Mayland Avenue. Another incident involved the theft of two brand-new Lime scooters valued at \$4,000 from a warehouse on Ralph David Abernathy Boulevard.

**Homicide:** A homicide occurred at 1044 Ira Street. The victim was sitting in a vehicle when an individual approached, exchanged words, and then shot the victim. The incident was captured on ring cameras, and detectives are working on the case. Residents with surveillance equipment are encouraged to share footage with the City of Atlanta Department.

**Theft from Motor Vehicle:** A food trailer was stolen from McDaniel Street after a suspect in a white Ram truck used a hitch to take it away. Additionally, construction equipment was stolen from a truck at 1144 Hubbard Street.

#### Aggravated Assault:

- **1057 Ira Street:** This location was targeted. Gasoline was poured on the porch, and the suspect shot at the house.
- **1154 Booker Avenue:** A man walking down the street was shot in the thigh after being approached by a suspect who referenced a past incident. Ring camera footage from a nearby house is being reviewed.
- **1147 Hubbard Street:** A suspect shot into the house; no one was injured. This was also a targeted incident.

#### Community Concerns:

**Curfew Violations:** Residents reported seeing children out past curfew hours. Patrols are monitoring this situation. The curfew

is 10 PM on weekdays and 11 PM on weekends.

**Patrols:** Residents raised concerns about increasing incidents despite overall statistics showing crime is down by 19% in Zone 3. Lieutenant Wilson noted that there is a regular patrol car dedicated to the Pittsburgh area (Beat 2302) and a bike team that is dispatched to areas experiencing spikes in crime.

**Unhoused Individuals:** Residents reported an increase in unhoused individuals on Hubbard Street, leading to safety and sanitation concerns. Patrols are being asked to monitor the area and connect individuals with appropriate services where possible. Residents also mentioned the presence of a tent and drug-related activity near 833 Humphries Street, it was recommended to report the tents to Code Enforcement.

**Drug and Prostitution Concerns:** Reports of drug sales and prostitution activity in the area, particularly around Humphries Street, were discussed. Lieutenant Wilson mentioned that the vice unit and bike team will be addressing these concerns, and the HOPE team will be visiting all unhoused camps in Zone 3 to connect individuals with resources.

## Presentations

### 1029 McDaniel Street

#### City of Atlanta Housing Innovation Lab

Carolyn Kovar - Senior Policy Analyst

**Project Overview:** The Housing Innovation Lab introduced plans to redevelop 1029 McDaniel Street, previously a laundromat and store, into a mixed-use space. This transformation would blend affordable housing with retail, enhancing the site's community value. The current proposal includes rezoning from R4B (single-family residential) to RLC (residential, limited commercial) to create low-density mixed-use development that aligns with the community's Master Plan. The redevelopment aims to turn this underused area into a lively hub with residential, retail, green spaces, and open areas.

#### Key Elements of the Plan:

- **Zoning:** Proposed change from R4B to RLC to support mixed-use (housing and retail).
- **Housing and Retail Split:** Approximately 41% of the site designated for housing, with the remaining 59% for retail and community spaces.
- **Mixed-Income Housing:** The housing portion will feature a range of unit types, with 20% set aside for affordable units at 50% of the Area Median Income (AMI) and another 10% at 80% AMI. The rest will be market-rate units, supporting economic diversity.
- **Retail and Community Spaces:** Plans include small retail shops, possibly a café, and community-oriented businesses. Green areas with gardens and seating will provide communal spaces for residents.

#### Questions:

- **Zoning and Design Flexibility:** Residents inquired about the flexibility of the proposed site plan. Carolyn explained that



rezoning would enable development opportunities, with ongoing community input to shape the final design. While the current plan provides a foundational layout, adjustments will incorporate feedback as the project moves forward.

- **Property Maintenance Concerns:** Residents raised concerns over the property's current condition, mentioning overgrowth, trash, and neglect. The Housing Innovation Lab acknowledged these issues and committed to immediate upkeep. The city will collaborate with public works to clean and secure the site, ensuring it remains safe and maintained during the rezoning and planning phases.
- **Mixed-Income Housing Clarification:** Questions arose about what "mixed-income" housing entails. Carolyn confirmed that the plan includes a range of affordability levels, including units for low-income residents. This approach balances community benefits with financial sustainability, ensuring the project can maintain quality while serving residents across income brackets.
- **Community Input and Special Use Permits:** Residents asked if they could influence the final plans, especially regarding commercial tenants and special permits. The Housing Innovation Lab assured the community that engagement will continue, allowing residents to have input on retail choices, any required special permits, and other project aspects. This collaboration will ensure that the development meets neighborhood needs.

**Community Vote:** A vote was conducted to approve the zoning change request, which, if passed, would allow the proposal to proceed to the NPU-V for further consideration. Even with the rezoning, community feedback will remain integral to shaping the project's final details.

### 356 University Avenue - Atlanta Beltline

Rashida Williamson - Community Engagement Manager; Chelsea Arkin - Senior Manager of Housing Policy and Development

#### Upcoming 356 University Avenue Beltline Meetings:

- **Stakeholder Meeting:** November 7, 6:30pm via Zoom
- **Community Meeting:** November 21, 6:30pm at Pittsburgh Yards Nia Building

**Project Overview:** Rashida Williamson and Chelsea Arkin presented an update on the planned redevelopment at 356 University Avenue, a 13.7-acre site near the NIA Building and Southside Trail. This property was acquired from the Annie E. Casey Foundation in 2023 as part of the Beltline's strategy for equitable development, focusing on affordable housing, affordable commercial space, and community amenities.

#### Project Goals:

- **Community Hub:** Establish a job anchor for the neighborhood, including spaces for entrepreneurs, rental housing, and essential services.
- **Connectivity:** Create pathways linking the site to the Oakland City MARTA station and internal connections to nearby

Beltline trails and the NIA Building.

- **Sustainability:** Develop affordable housing and retail options, balanced with public benefits that meet neighborhood priorities.

#### Key Elements:

- **Land Use and Zoning:** The current zoning (I-1, light industrial) will be changed to I-Mix to increase flexibility for mixed-use, combining light industrial, retail, and residential spaces.
- **Commercial and Community Spaces:** Based on community feedback, proposed features include:
- **Retail Options:** Space for a grocery store, food hall, and essential retail.
- **Services:** Job training centers, wellness facilities, and spaces for healthcare.
- **Recreational Spaces:** Green areas and gathering spaces for community events.

#### Community Feedback and Priorities:

- **Land Use Needs:** Connectivity to MARTA, grocery store access, small business spaces, and parking.
- **Community Services:** Focus on affordable housing, workforce training, food access, and entertainment venues.
- **Housing Mix:** Residents emphasized a balanced mix of affordable, market-rate, and permanently affordable units, with housing designed to meet various income levels.
- **Non-Industrial Uses:** Preferences included a neighborhood market, fitness center, arts and cultural spaces, and community spaces for gatherings.

**Survey and Engagement:** A survey was introduced to gather community input on specific site programming under the I-Mix category. Options for amenities include shared kitchens, training facilities, lab and research spaces, and job training spaces.

- **Survey link:** <https://www.surveymonkey.com/r/LHMDFKZ>

#### Questions:

- **Job Training vs. Career Development:** Residents voiced interest in job training and STEAM-focused career paths for local youth. The Beltline team will coordinate with economic development experts to ensure training aligns with long-term community benefits.
- **Grocery Store Options:** While there's no specific grocery store commitment yet, a nearby small market, Nourish and Bloom, will open soon, offering fresh foods and prepared items.
- **Site Cohesion:** Community members asked if the site design would integrate with nearby developments like the NIA Building. The Beltline team confirmed that they are coordinating with neighboring properties for a cohesive neighborhood aesthetic.
- **Avoiding Duplication:** Concerns were raised about duplicating existing amenities, such as coworking spaces and food halls at Pittsburgh Yards. The Beltline team assured the community that market analysis is underway to identify unique needs that complement, rather than compete with, nearby services.



**Next Steps:**

- **Stakeholder Engagement:** Ongoing community meetings, with the next on November 21 at Pittsburgh Yards (NIA Building) at 6:30 PM. This hybrid meeting will also be available online.
- **Project Development:** Finalizing the master plan, conducting market analysis, and preparing an RFP by Q1 2025 to attract developers aligned with community goals.

**Community Involvement:** Residents were encouraged to participate in future meetings and reach out to PNA representatives like Tyrone Clemens for updates. The project team emphasized the importance of sustained community input throughout the planning and development phases to ensure the project reflects local needs.

**Welch Street Park - Atlanta Parks & Rec**

Rachel Maher, Department of Parks and Recreation; Liza Mueller, Public Space Studio Assistant Director; Tara Buckner, Urban Planner

**Project Overview:** The Atlanta Department of Parks and Recreation has been collaborating with the community for nearly a year to reimagine Welch Street Park. Currently a small community green space primarily used as a community garden, the park, located on Welch Street between Rockdale and Stevens, will be expanded to serve more community needs. The department has conducted surveys, held community meetings, and gathered input from nearby residents to shape the vision for this revitalization.

**Community Priorities:** Through surveys and discussions, community members highlighted key features they'd like in the redesigned park:

- **Amenities:** Benches, a shade structure, lighting, and an herb garden.
- **Natural Features:** Trees for shade, pollinator-friendly plants, edible plants, and sensory elements (plants with distinct scents or seasonal colors).
- **Accessibility:** Walking paths that encourage neighborhood use by people of all ages and abilities, along with accessible sidewalks.

**Design Concepts:** Three concepts were presented for feedback:

- **Oval Circulation:** Features an organic walking path, central seating area, and a pergola for shade. Plantings include edible and native plants.
- **U-Shaped Circulation:** Emphasizes open green spaces for gatherings, flexible seating areas, and shaded areas for yoga, board games, or small events.
- **Mixed-Use Elements:** Includes flexible play elements for all ages, like kinetic sculptures and seating that can double as climbing elements.

**Key Questions and Feedback Areas:**

- **Seating Options:** Community members can choose between permanent benches and movable furniture.
- **Activity Spaces:** Passive green space for picnics, exercise areas, and sensory play elements.

- **Lighting Considerations:** Minimal lighting suitable for neighborhood parks, designed to avoid bright lights affecting nearby homes.

**Questions:**

- **Parking and Traffic Concerns:** Residents expressed concerns about increased traffic in the neighborhood due to the park's redesign. Parks and Recreation clarified that Welch Street Park is intended as a local space, designed primarily for pedestrian access. Discussions with the Department of Transportation are ongoing to improve sidewalks and maintain accessibility without increasing car traffic.
- **Fence Replacement:** The deteriorating fence around the park will be removed. Options for replacing the fence are still under consideration.
- **Plant Selection:** Parks and Recreation, with input from community members and experts, will use native, non-invasive plants. Certified arborists and landscape architects will oversee plant selection to ensure sustainability.
- **Lighting and Security:** Soft lighting options will be considered to enhance safety while respecting the residential nature of the area.

**Next Steps:**

- **Design Finalization:** Community feedback from today's meeting will inform the final concept, which will be shared in November.
- **Project Timeline:** The park's redesign process aims for implementation in 2025 or 2026, contingent on community input and logistical planning.
- **Community Stewardship:** The department encourages the formation of a "Friends of Welch Street Park" group to assist with maintenance, events, and gardening activities.

**Ongoing Involvement:** Community members were invited to view design boards, speak with the planning team, and provide feedback through surveys. A follow-up email with presentation materials and survey links will be sent to ensure ongoing engagement.

**BCR TechED - Keicha Barnum, Founder**

**Introduction:** BCR TechED is located in Pittsburgh Yards coworking space. The organization's mission is to provide workforce development and create career pathways in STEM fields. BCR TechED offers training in emerging technologies and partners with local businesses to create practical, hands-on career opportunities for participants.

**Program Overview:** BCR TechED's training focuses on skills in high-demand fields:

- **Emerging Technologies:** Cybersecurity, graphic design, and website development.
- **Certifications and Training:** Courses are designed to equip participants with industry-recognized certifications and practical skills. Instruction combines virtual and in-person elements, with an emphasis on hands-on learning.



- **Internships and Apprenticeships:** BCR TechED collaborates with businesses to place students in internships and apprenticeships, offering real-world experience and a pathway to employment.

**Opportunities Available:**

- **Career Training:** Open to young adults starting their careers to those seeking a career change.
- **Internship Placements:** Businesses looking for fresh talent can connect with interns who are gaining new skills. Internship opportunities are available to participants of the training programs, with occasional opportunities for those already skilled in a field.
- **Cybersecurity Combine:** Modeled after sports combines, this event allows cybersecurity professionals to demonstrate their skills to industry scouts. It will be held at Atlanta Metropolitan State College and is open to both program participants and skilled individuals.

**Upcoming Classes:**

- **Cybersecurity and Graphic Design** classes are beginning this month.
- **CPR Training** and additional courses will be offered as new instructors join.

**Question and Response:**

- **Internship Eligibility:** Internships are primarily for those who complete the BCR TechED training, but skilled individuals in fields like cybersecurity may also participate, particularly through events like the cybersecurity combine, which connects professionals with industry scouts.

**Matters for Voting**

**Atlanta Fork and Spoon - Liquor License**

Terry Bailet, Legal Representation; Tredrick Gray, Owner

**Introduction:** Request for a liquor license for Fork & Spoon, located at 599 Whitehall Street. Mr. Gray, a long-time community member who also owns Tredrick's Seafood next door, aims to offer an accessible dining and event space for the Pittsburgh community with affordable menu options.

**Business Overview:**

- **Fork & Spoon:** A new dining concept next to Tredrick's, Fork & Spoon will serve a variety of food options including seafood, breakfast items, and casual meals like wings and crab bites. The restaurant is designed to provide a welcoming space for locals, with a commitment to affordability and community-oriented service.
- **Operating Hours:** Open daily from 11 AM, closing at 10 or 11 PM on weekdays and 11 or 12 PM on weekends.
- **Event Space:** Fork & Spoon will offer two levels for dining and events, allowing community members to host gatherings like family birthday parties without rental fees.

**Community Engagement:**

- **Support and Approvals:** Mr. Gray met with the Land Use and Zoning (LUZ) Committee and other neighborhood groups, including Mechanicsville, to discuss security and operations. All groups have approved the license request, with Mr. Gray's team agreeing to provide a letter outlining commitments to safety and community-friendly practices.

**Community Questions and Responses:**

- **Pricing:** Menu items, including seafood, will be competitively priced, and Fork & Spoon's meals are expected to be more affordable than similar local seafood venues.
- **Space Usage:** Community members can use the space for free events, paying only for food.
- **Security and Operations:** Concerns about security and safety were addressed in meetings with the LUZ Committee, with a commitment to responsible management of the venue.

**Motion:** Zach Perry | **Second:** Tyrone Clemmons

**Yay:** 21 | **Nay:** 0 | **Abstain:** 0

**Outcome:** Motion Passed

**1029 McDaniel Street – Rezone from R-4B to R-LC**

**Motion:** Zach Perry | **Second:** Delvin Davis

**Yay:** 19 | **Nay:** 3 | **Abstain:** 2

**Outcome:** Motion Passed

**1065 Hubbard St – Maintain existing fence around property**

**Request:** Special exception to maintain an existing six-foot privacy fence surrounding his property at 1065 Hubbard Street. The fence, which spans 189 feet, was constructed without a permit, resulting in a code violation. Mr. Murphy explained that the fence is essential for the property's safety, security, and privacy, contributing positively to the neighborhood by creating a safer environment.

**Details:**

- **Fence Specifications:** Six feet tall, wooden privacy fence.
- **Location:** Black house on the corner of Hubbard and Fletcher.
- **Usage:** The property is a secondary residence, used periodically by the owner.

**Motion:** Zach Perry | **Second:** Tyrone Clemmons

**Yay:** 18 | **Nay:** 0 | **Abstain:** 0

**Outcome:** Motion Passed

**Committee Reports:**

**Housing & Land Use Committee**

- **No Updates**

**Communications Committee**

**Committee Status:**

- **Membership Call:** Attendance at Communications Committee meetings has declined, and new members are encouraged to join.



**Logo and Branding:**

- **New Logo:** The logo featuring the Crogman building is now in use. Adjustments are planned to make the train element more prominent.
- **Yard Signs:** Plans are underway to produce yard signs with interchangeable pockets for event announcements, like “Meeting This Week” or “Trick or Treating Event.”
- **Handout Cards:** The committee will create informational handout cards for new neighbors to introduce them to the PNA and encourage involvement.

**Community Question - Website:**

- **Website Status:** Tyrone Clemmons is working on the website but has faced delays due to a full-time job commitment. The project is nearing completion.

**Bylaws**

**Update:** Zach Perry and Anthony are currently reviewing the bylaws, with an initial goal of reorganizing and clarifying certain areas that lack definition. Zach expressed a preference to fully restructure the bylaws for better clarity.

**Timeline:**

- **December:** The committee aims to have a rough draft available for review by the December meeting. This draft will allow community members to offer input and raise questions.
- **January - March:** According to current bylaws, the finalized version of proposed bylaws will be introduced in January, with a community vote scheduled for March. This timeline allows approximately three months for refining and finalizing the bylaws based on community feedback.

**Process:**

- **Initial Review:** Zach and Anthony will conduct the initial round of edits.
- **Community Input:** Following the initial review, the committee will present sections to the community for suggestions and adjustments.
- **Feedback Sessions:** Stephanie Flowers recommended that the bylaws be reviewed section-by-section to facilitate constructive feedback.

**Questions and Participation:**

- **Meetings:** While no formal Bylaws Committee meetings are scheduled yet, Zach is open to forming a larger group to assist as the review progresses.
- **Suggestions:** Community members with specific suggestions can contact Zach directly to share their input.

**Next Steps:** The community will be invited to review the draft in December, with further opportunities for feedback leading up to the final March vote.

**Membership/Engagement Committee**

**Committee Initiatives:**

- **Neighborhood Tour:** A neighborhood tour is in the planning stages to help introduce new and current residents to community highlights. More details will be shared as planning progresses.
- **Committee Involvement:** Delvin emphasized the need to expand committee participation across the board. An upcoming email will provide more information and invite members to join various committees, with a particular focus on areas like Public Safety to ensure strong, effective relationships with community partners.

**Community Engagement Funding:**

- **Pittsburgh Reunion Event:** The committee received funding for a Pittsburgh Reunion event, which was postponed. Delvin confirmed that efforts are ongoing to use these funds effectively and continue planning. Updates on specific plans for the event will be shared next month.

**Next Steps:** The committee will reach out to members soon with details on committee roles and updates on the reunion event, encouraging community members to get actively involved.

**Announcements:**

**Andrew P. Stewart Center - Ashley Dobberke**

- **Community Lunch:** The Stewart Center is providing grilled hot dogs and hamburgers for lunch after the meeting. All are welcome to join.
- **Volunteer Projects Recap:** Volunteers recently completed two projects in the community:
  - Yard work at a Stewart Center property, including fall flower planting.
  - An “Academic Carnival” for after-school students, blending fun activities with educational support.
- **Future Service Weekend:** The next service weekend is planned for the spring, and community members are encouraged to participate.
- **Yoga Thursdays:** Every Thursday in October, the Stewart Center is offering yoga classes at 5 PM in the Gideons Elementary gym. All community members are welcome.
- **Community Development Position:** The Stewart Center will be interviewing candidates for a new community development role.

**Special Recognition - Johnny Floyd**

- **Honoring Brother Lowe:** A notable community figure and part of the historic Carrie Steele-Pitts home. Mr. Lowe, originally from the Pittsburgh neighborhood, was welcomed back to the community and recognized for his contributions.

**Neighborhood Cleanup**

**Saturday - October 19, 10am**

- Meet at the corner of McDaniel and University. RSVP In advance.