

Poncey-Highland Neighborhood Association
Monthly General Meeting Minutes
Wednesday, August 18, 2021

Welcome – Ward Binns, Vice President

Council District 2 Update – Amir Farohki:

- For anyone experiencing issues with yard waste, solid waste, recycling pickup service, please notify 311 and also send an email to Amir and Jay at ARFarokhi@AtlantaGA.gov and JCTribby@AtlantaGA.gov. Amir and Jay are continuing to actively field and follow-up on missed yard waste pickups in the District 2 neighborhoods.
- The HAWK signal at North Avenue and Somerset has been approved. We are waiting for an install date. Jay Tribby will follow-up on when installation can be expected.
- Councilman Farohki gave a brief overview of his proposed legislation related to rezoning for affordable housing. The three-piece legislation review has been extended and will not come before City Council for vote until at least November. Amendments to the legislation are expected. Amir stated that the proposed legislation is precipitated by a real need for additional housing and affordable housing. The focus of the legislation is three-fold:
 1. Permitting attached and detached accessory dwelling units (ADUs) on properties zoned as R4, R4a, R4b and R5 – It excludes properties zoned R1-3 which encompass the biggest, most suburban lots in the city.
 2. Eliminating residential parking minimums – The current requirement is for 1 to 2 parking spaces per bedroom unit. Developers will have the ability to determine how much parking is needed based upon the development and market demands. It excludes properties zoned R1-3 which encompass the biggest, most suburban lots in the city.
 3. MR-MU Rezoning – The proposed legislation would rezone R-4, R4a, & R-5 residential properties within ½ mile walk of a MARTA transit station (high-capacity/train) to MR-MU. These properties would be allowed 1-4 units by right. Tiered density bonuses would be given for providing affordable units (as defined in the legislation:
 - a) If a minimum of 1 affordable unit is provided (at or below 60% AMI for rental / at or below 80% AMI for sale units), 5 to 8 units could be built.
 - b) If a minimum of 2 affordable units are provided (at or below 60% AMI for rental / at or below 80% AMI for sale units), 9 to 12 units could be built.

*Note: The proposed zoning legislation would not apply to Poncey-Highland because the neighborhood is not located within ½ mile of a MARTA transit station and because the Poncey-Highland Historic District removed all underlying zoning categories (ie. R-4, R-5, etc.). However, the Poncey-Highland Historic District already allows attached & detached ADUs and we have removed both residential and non-residential parking minimums.

- If you would like to hear Amir's presentation in-full, please feel free to access this week's Zoom recording at www.ponceyhighland.org.
- As always, for any concerns within District 2, do not hesitate to email Amir and Jay at ARFarokhi@AtlantaGA.gov and JCTribby@AtlantaGA.gov. Amir's city mobile number is: 404-290-3347.

Land Use/NPU – Lianne Deren, Land Use Chair:

- Filming continues in the Neighborhood. First Kill is filming at the Highland Inn. Please watch for lane closures along Blue Ridge and Cleburne Terrace.
- Lianne shared several links related to Amir's proposed rezoning legislation as well as additional resources that speak both to the proposed legislation and the housing challenges that Atlanta faces as it continues to grow. Issues of affordability and density in our city indirectly affect our neighborhood; therefore, it is important that we all be educated on and informed about this legislation.

Links to Proposed Rezoning Legislation:

Proactive Rezoning - <https://www.ponceyhighland.org/land-use/21-o-0454-z-21-73-mr-mu-proactive-rezoning>

ACD Housing Text Amendments - <https://www.ponceyhighland.org/land-use/21-o-0456-z-21-74-atlanta-city-design-housing-text-amendment>

CDP Land Use Amendment - <https://www.ponceyhighland.org/land-use/21-o-0455-cdp-21-043-cdp-land-use-amendment>

Related Additional Resources:

Atlanta City Design Housing: A look into how housing policy shaped Atlanta's design, how that design impacts the city's residents, and ways to design it for everyone.
<https://storymaps.arcgis.com/stories/e91c43ad299a4634add2bed4cf2eca9d>

Atlanta Regional Housing Forum: Expanding Housing Choice - how residential zoning reform can improve equitable access to affordable housing and economic opportunity?
<https://www.youtube.com/watch?v=hB6vmkvW35s>

Zoning Reform as key to the Beloved Community? Councilmember Amir Farohki spoke this week on a recent webinar about why our zoning laws are an important piece of creating a more just and equitable Atlanta and what he wants to do about it.
https://www.facebook.com/watch/live/?v=366199658460643&ref=watch_permalink

- Lianne shared a link with the 2nd draft of the 2021 Comprehensive Development Plan for public comment.

Link to 2nd Draft of Plan A/2021 Comprehensive Development Plan:
<https://www.atlcitydesign.com/2021-cdp>

- Lianne shared the link to the Poncey-Highland Historic District regulations for community reference, in addition to contact information for the PHNA Land Use Committee and PHNA Historic Subcommittee:

Link to Poncey-Highland Historic District regulations:

https://library.municode.com/ga/atlanta/codes/code_of_ordinances?nodeId=PTIICOORANDECO_PT16ZO_CH20VPOGHHIDI

Questions for the PHNA Land Use Committee? Reach us at phlanduse@gmail.com

Questions about doing work in Poncey-Highland's Historic District? Reach the PHNA Historic Subcommittee at PHhistoric@gmail.com

Treasurer Report – Nick Pastore:

- The PHNA current cash balance year-to-date is \$8,187. A final tally and report on fundraising from Camp Poncey-Hi will be shared in September.

Fun & Fund-raising Events – Ward Binns, Vice President:

- Camp Poncey-Hi, a series of events from July 31st – August 28th, has been extremely well received and successful, serving the neighborhood with both fun and fundraising. The final event is a neighborhood Jamboree, which is free to all attendees. Please sign up and plan to attend, Saturday, August 28th. T-shirts will be available for purchase at the event, and please plan to purchase raffle tickets for fun prizes and bid on fantastic Silent Auction items. Also, don't forget to sign-up for the corn hole tournament.

*Please reach out to Andrea Zern (Secretary) regarding any additions, omissions or corrections.
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