

Newsletter

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Understand what Mayor Bottoms' Proposed Total Overhaul of Zoning Plan Means for You

One Atlanta, the Housing Affordability Action Plan (Plan), originally unveiled in June 2019 to provide increased options for low-cost housing in the City of Atlanta (COA) contains some good ideas but also includes as one of its 13 initiatives, a proposal that would effectively eliminate all single-family housing in the COA by allowing for the construction of Accessory Dwelling Units (ACUs).

It is important for homeowners to familiarize themselves with this plan to understand the impact it can have on residential property. Please note that efforts are underway to move the proposed legislation quickly through the City Council, with some experts saying it will be introduced as early as the end of February to middle of March 2021.

City Planners have already attended many Neighborhood Planning Unit (NPU) meetings to present the plan. The MPNCA is in NPU-A.

According to Nina Schwartz, NPU-A Zoning Chair:

The City states its vision is to provide a pathway to affordable and equitable housing opportunities for all who desire to call Atlanta home. The mission is to create or preserve 20,000 affordable homes by 2026 and increase overall supply by leveraging public land for housing, expanding affordability tools and rezoning.

There are several important initiatives in this proposal that can accomplish this mission—most importantly, thousands of acres of vacant parcels that exist in our City today.

Yet the focus still seems to be about eliminating single-family residential zoning.

This RE-ZONING INITIATIVE would allow two or more living dwellings on single-family residential lots. “ADU’s” (Accessory Dwelling Units) could be placed on every tract of land in*

*our communities. The end result is that this proposed change will eliminate single family zoning districts in Atlanta. *An ADU is a Guest House with a stove or one where a person lives full-time. They are allowed to be rented out but not for short term (ex. AirBnB) purposes.*

Before you think, "that's impossible!" -- consider that it has already been done in Minneapolis and in Portland. This will, over time, change the character of neighborhoods as they become less green with loss of tree canopy, have more traffic, more cars parking on the street, land speculation and subdivision. Not to mention the commercial implication of these additional dwellings

It is important to note that single family zoning exists in all areas of our city and is one of our city's most defining characteristics as it enables a leafy green landscape and urban canopy to exist inside our city center, which has health and wellness implications as it combats pollution and absorbs heat.

70% of our urban tree canopy is on Single Family Residential (SFR) land. Compared to other cities, Atlanta is ranked very low on parks: only 5-6%. This is one reason why SFR land is so important. Also, Single Family Residential land as a percentage of total land is just 61% in Atlanta, which is low compared to other cities.

Any legislation will have to go through the NPU and Zoning Review Board (ZRB) and City Council process, but the pace of the legislation appears to be on the fast track at this point.

In reaction to the city's Plan, the Buckhead Council of Neighborhoods (BCN) has elected to voice its disapproval of the "rezoning initiative" to allow ADUs on every residential tract of land in the COA, through a resolution it plans to present to several organizations and individuals. The Board of the MPNCA voted unanimously to support the efforts by the BCN regarding this initiative. The Buckhead Council of Neighborhoods provides a unified voice for all Buckhead residents on topics such as education, transportation, traffic, community development, and government services.

According to Jennifer Rose, MPNCA Director and BCN Representative:

If 2/3 of the [BCN] member neighborhoods vote in favor of the resolution, it will be presented to all Atlanta City Council Members, the Council President, the Mayor, the Planning Commissioner, and the Housing Director. Mary Norwood, President of the BCN, will be reaching out to other non-BCN neighborhoods to let them know BCN's position in hopes that they join in the resolution or make one of their own. The BCN is taking swift action on this as it appears it is moving quickly towards official presentation to City Council for approval.

For more information on the One Atlanta Plan, click this link: [One Atlanta Plan](#) .

To voice concerns or ask questions about this matter, contact the City Councilmember for our District (District 8), J. P. Matzigkeit at jpmatzigkeit@AtlantaGa.gov or (404) 330-6051 and/or any other councilmembers as well.

Temporary Reduction of Yard Trimmings and Recycling Materials Services

Recently, the President of the MPNCA was advised that the letter below was going out to all property owners in this area announcing a *reduction of certain Office of Solid Waste Services beginning Monday, February 15, 2021*. It is included in its entirety below for your convenience.

Dear Residential Property Owner:

In this unprecedented and challenging time, the City of Atlanta (COA) Department of Public Works (DPW) Office of Solid Waste Services (SWS) continues to provide essential

sanitation and environmental services throughout the city. As we continue to provide City services amid the pandemic, COVID-19 has disproportionately impacted our Department of Public Works (DPW) Solid Waste frontline employees. As a result, DPW must implement temporary service changes that will help mitigate the adverse health and safety effects on its employees while continuing to provide quality, effective and efficient services to residents across the city.

Beginning the week of Sunday, February 14, 2021, the Department of Public Works, Office of Solid Waste Services, will begin to alternate the weeks of collection services for yard trimmings and recycling materials.

For the next 90 days:

- Beginning Monday, February 15, 2021: The second and fourth week of every month, **SOLID WASTE** and **RECYCLING** materials will be collected.
- Beginning Monday, February 22, 2021: The first and third week of every month, **SOLID WASTE** and **YARD TRIMMINGS** will be collected.

DPW continues to strictly adhere to all Centers for Disease Control (CDC) and Protection guidelines to protect against the virus and to maintain a healthy work environment for our team members, including enhanced cleanings of vehicles and facilities, washing hands frequently, practice social distancing, and following the Mayor's Executive Order to wear face masks and coverings.

There are **NO CHANGES** to the Department's other curbside collection programs, including solid waste and back yard collections. Residents should follow their normal schedule and place their material at the curb after 7 p.m., the night before their scheduled collection day.

APPOINTMENTS FOR BULK COLLECTIONS:

Residents **MUST** still schedule bulk collections through ATL311, online at www.atlantaga.gov/solidwaste or on our ATL Solid Waste mobile app, which can be downloaded on Google Play or through the Apple Play store.

HARD TO RECYCLE MATERIALS:

These items should **NOT** be discarded in curbside recycling or solid waste collections.

E-Waste

Computers/Keyboards/Mouse
Printers/Cables/Circuit Boards
Television/Lamps/Clocks
Answering Machines/MP3/CD Players

Hazardous Household Waste

Motor oil/oil-based paints
Mothballs/Flea Collars
Weed Killers/Toxic Cleaners
Drugs/Needles
Batteries/Fluorescent Light Bulbs

Residents are encouraged to take these items to CHaRM, the Center for Hard to Recycle Materials, which is open by appointment only. The facility is located at 1110 Hill Street SE., Atlanta, GA 30315. Please call 404- 600-6386 to schedule an appointment. For further updates, residents should call ATL311 or follow them on FB, Instagram, and Twitter. You can also follow @ATLPublicWorks on Twitter and Instagram; Atlanta Public Works on Facebook. Remember to sign up for schedule reminders and departmental updates or visit the Waste Wizard at www.atlantaga.gov/recycling.

Highlights from the February 2021 MPNCA Board Meeting

Website

The MPNCA website has been updated and spruced up! Pictures! Newsletters! Contact info! All in one place. Visit the redesigned [MPNCA website](#) soon!

Security

Major Senzer, the Zone 2 Commander - Mt. Paran Northside is in Zone 2 - reported recently that within the last few weeks, all cars that were stolen in Zone 2 had keys in them. To verify crime statistics, visit [Atlanta Crime Stats](#)

He additionally recommended that any neighborhood that has extra security should focus on the hours between 2:00pm and 11:00pm. The MPNCA Security Patrol varies its coverage hours and does not disclose them but includes patrol hours based on Major Senser's recommendation.

Filming

The Office of Film and Entertainment, the official film office for the City of Atlanta is the "go to" for all questions about filming in your neighborhood. Noise, parking, and other nuisance issues are handled through this office. Should you experience problems during filming in your area or if you simply have a question about a production in your neighborhood, click here [Office of Film and Entertainment](#) for information and points of contact.

Budget and Membership

As of February 8, 2021, 523 households had joined the MPNCA.

Remember, the more members who join, the more security hours we can have. The 2021 membership goal is 700. Please join or renew and encourage your neighbors to do so as well.

To renew or update your membership, login to your profile at [Renew or Update here](#) (click on link) with your email and password and follow suggested actions on your profile screen.

To initially set or to reset your password, click [Initially set or reset your password here](#) (click on link)

Alternatively, you may send a check payable to "MPNCA" for \$285.00 to:

Mt Paran-Northside Citizens Association
P.O. Box 724153
Atlanta, GA 31139

Atlanta District 8/Councilmember J.P. Matzigkeit Newsletter

Click below to learn about District 8 initiatives and activities.

[Atlanta District 8 Newsletter](#)

(This newsletter is written by volunteers. Please disregard format, spelling or grammatical errors.)

Need more info? Visit the [MPNCA website](#)

Comments? Questions? Email Newsletter@mtparannorthside.com (Please be kind!)