



Board Members Present: Kyle Lamont, Kim Carter, Justin Feaster, Kelli Koonce

Board Members Absent: Diana Chika

Attendees: 33 attendees (including board members and guests)

Approval of January 22, 2019 Meeting Minutes: We will begin approving minutes from previous meetings to make sure we take control, as a neighborhood, of our narrative.

Edits: NPU-S Meeting location (Vicars) misspelled. Add meeting time of 7:00 PM.; Resident asked to include Judy Walker's name among board members. Will not include because she is a committee chair.

Justin motioned to approve. Motion seconded. **Minutes approved with edits.**

Zone 4 Police & Fire: Crime Report from Jan. 27 – Feb. 16. for beats 403 and 408

- Mostly minor with some residential burglaries / car thefts.
 - Burglaries at vacant residents or those under renovation/construction. Appliances mostly stolen.
- Residents should be aware of suspicious activity in the neighborhood - call 911 to report
 - **Look out for:** Vans or pickup trucks moving appliances out of homes in the late evening/night.
- If see a home being renovated without power, urge the owner to turn on the power or at an alarm system.
- **Do not leave your car while it is running – even if you have a push start!**
- **Questions/Concerns**
 - Speeding reported on Bush Mountain Plaza the last 6 months.
 - Cars racing down Avon/Campbellton/Westmont
 - **Are there any planned traffic improvements along Cascade near Kroger on Ralph David Abernathy?** State DOT has authority to improve traffic, not police. Kyle has engaged Westview President to have a traffic study done at Campbellton and RDA hoping they can see how much it is needed.

Atlanta Land Trust Update | Presenter: Amanda Rhein

- 1091 Tucker Ave. has recently been approved for rezoning with the city of Atlanta. They are also identifying a developer to implement their vision for the property (23 units on 1.8 acres). **The homes will have income limits with a maximum of \$41,900.**
- **Will some units be marked for subsidized housing (Section 8)?** No - Section 8 is for rental housing; these units are for home ownership. There are programs in the city that provide down payment assistance to folks at certain income levels.
- **Will any of the units be specifically for seniors?** Not officially. The homes are smaller units that are well designed for seniors who want/need to downsize.
- **What is the minimum income amount?** No official minimum amount. Still need to qualify for a mortgage and bank sets those requirements.
- **Visit website for more information:** www.atlandtrust.org.

Zone Variance Request at 890 Westmont (near Mustard Seed BBQ) | Presenter: Shona Griffin, Architect

- **Vote:** Owners adding a 2-story addition to the home and **want to decrease the land** on one side of the house from **17.5 feet to 12 feet** to allow for the addition.
- **Concern** from resident about this private investor because they have been out of compliance before. They want to make sure the issues don't happen again with another property. Architect tells the investor how to remain compliant and works with them during the process.



- **Can the size of the addition be reduced instead of the available land?** Due to the building requirements they are unable to reduce the addition.
- **Will it affect parking?** Currently no parking spaces; will add them in the rear, off the street.
- **Kyle reminded neighbors to report non-compliance issues.**
- Judy Walker (Chair of the Zoning Committee) is fine with this request because it does not change the culture or framework of the community.
- Judy Walker made a motion to approve the variance. Motion seconded. 15 in favor, 0 opposed, 3 abstentions.
Motion approved.

The Collaborative Firm | Presenter: Torri D. Hill, Manager, Marketing and Community Outreach

- **Fort Mac Connectivity and Access Study:** a study by the Fort Mac LRA to understand and identify initiatives that could better connect the planned redevelopment at Fort Mac with the surrounding neighborhoods with nearby community amenities.
- Will perform a **walk audit March 9th or 16th** – weather permitting – **to walk around the station and point out connections and discuss what can be developed.**
- More information about the study can be found here: <http://bit.ly/FortMacStudy>
- **Study Team Contact Information:** (404) 684-7031 or FortMac@tcfatl.com.

Southface | Presenters: Kevin Stam, Program Coordinator and Alex Trachtenberg, Senior Project Manager

- Local nonprofit promoting sustainable development and green building through its programs and services, one of which is called: Atlanta CREW (Culture-Resilience-Environment-Workforce).
- **Atlanta CREW is in and around Oakland City to improve the major issue of water runoff.** This program will provide green infrastructure (GI) **paid training** for up to 60 people in the Lee Street Corridor and the Utoy Creek Watershed. 10 people per training cohort.
- Green infrastructure means providing natural ways for water to get into the soil/ground, so it does not sit on top of the surface.
- Participants will support the installation of six GI projects in the watershed and **will receive a stipend of \$35 per day for up to four days.** After training, there will be a **job fair to connect employees to more opportunities in the industry.**
- This is an **employment opportunity** and to provide **some homes the option of receiving assistance with water runoff.** 6 sites selected: Rev. Orange Park, Oakland West End apartments, Graymont Drive residents, Triangle Park at Gordon and Miller, Tucker Ave and OAC.
- **Call or apply online:** 404-872-3549 | <http://form.jotform.com/regional/southfaceatlantacrewapp>

Committee Reports

Treasurer's Report | Presenter: Kim Carter

- Balance is \$2,075.98 as of Jan. 31, 2019. Started 2018 with under \$1000.
- Residents encouraged to keep paying **\$25 membership fee** per household and/or to purchase OCCO Banners (\$35 each). We will begin tracking paid members.
 - **How to Pay?** Kim can take payment after the meeting or payments can be made on the website: <https://www.occoatl.org/donate>.



- Membership fees are not required but strongly encouraged. **These fees help us grow the neighborhood.** However, if you do not pay it does not mean your voice will not be heard.
- We will receive \$1,000 from an NPU grant soon. We have applied for other grants that we are confident we'll receive. But – we're not counting our chickens before they hatch!

Beautification Report | Justin Feaster

- **OCCO Cleanup Day:** Clean up a street each month from spring to summer.
- **March 9 at 10:00 AM – 1:00 PM at Peeples St.** (at the corner of Peeples and Donnelly)
 - Come get some tires if you like to use them for personal projects.
 - You don't have to cleanup the whole time, even an hour would be helpful!
 - If you can't donate time, donate supplies.
 - **Contact Justin with any streets you want to see cleaned.**

Zoning and Land Use | Judy Walker

- **Committee will meet every 2nd Tuesday of each month from 6:00 – 7:30 PM in the small chapel at the Cathedral of Faith.** Attend the meeting to discuss what you want to see in the neighborhood.
- **Fort Mac Update:** OCCO has been selected to be the pilot project for a fiber optics company once development is complete. More information in the spring (around May).
- **Fort Mac Board Meeting:** Judy was the only OCCO resident there. They are currently working to approve finances for the development. We need to attend the meetings. This is the single largest development to take place in this community. Our voices should be represented.

Historical Preservation | Kyle (in Paige's absence)

- **Paige (Committee Chair) and Chika have been driving around Oakland City looking for permit violations.** They are working with Atlanta to address the issues and have contacted the West End Homeowner's Association for guidance.
- We don't want blighted homes, but we don't want to invite everyone out of desperation.
- Historical designation came from the fact that we wanted to stop investors from building shoddy homes, however, we can expand the designation.
- **Will there be a separate Housing Committee?** A separate one can be created.
- Code Enforcement is offering a free course every week on Saturday. Registration is closed but we have a resident who will attend and can share information with us.

Garden Committee | Mike McCord

- Volunteer **Saturday, March 2 from 10 AM – 12 PM.** Volunteer if you are interested in renting a plot or helping in the garden. OCCO adopting a community garden at WAWA's site at OAC.
- **Opportunity to receive free seeds** – tell Mike what you want! There are lots of urban gardens but they're only good if we use what we grow. Resident mentioned she can provide us with free seeds.

President's Report | Kyle Lamont

- **Porch Party Season** starting in April! Contact us to host one Saturday of the month.
- **Calendar:** Providing a paper calendar every meeting to make sure residents have enough notice of meetings and events.
- **Bylaws Committee:** Asking for volunteers to sit on this committee to review and update our bylaws.
- **Membership Dues:** Discussed during Treasurer's report.



- **Events for Seniors**

- In March taking **applications to assist seniors with basic lawn care.**
- **Grandmama's House** sending canvassers into the neighborhood to find folks who may not have their property tax exemptions and help with other services.
- **Website:** <https://www.grandmamashouse.org/>

- **March Meeting Agenda**

- Commissioner Natalie Hall hosting a **homestead exemption workshop** to make sure we all know how to file for one. Every resident should apply!
- Fort Mac, Oakland City Train Station and Cathedral of Faith

Miscellaneous Topics

- **Spotting Illegal Development:** If a property has their permit, it will be in a **white box posted on a wooden triangle** (look inside!) or **in the window**. No permit posted probably means they do not have one. Need a permit to move soil around and to remove trees over 6 inches in diameter.
- **GA Film Academy – Career and Small Business Symposium & Expo at Sylvan Middle School**
 - Saturday March 30 from 9:00 – 4:00 PM
- **Tyler Perry Studios | Jessica Hardaway, Director of Communications and Engagement**
 - Will join us at our meetings to make sure she keeps us updated on what is going on at the studio.
- **Cleta Winslow's Office | Marshall Thomas**
 - Announced there is a meeting at the CT Martin Center 2/27/19 to get an update from Renew Atlanta on why they haven't finished Cascade Road.
 - Asked for residents to **call in work permit violations in the neighborhood to: (404) 330-6047.**
- **NPU-S Meetings: Every 3rd Thursday at Vicars (838 Cascade Ave) at 7:00 PM.**
 - **OCCO Resident needed to sit on the board.** Contact Nick to volunteer.
- **Outdoor Activity Center**
 - **Atlanta Science Festival: 3/20**
 - **Ongoing Racism Workshop 3/22 and 3/24:** Safe space for residents to discuss the historical legacy of inequity that exists in Atlanta.

Visit OCCO's updated site! www.occoatl.org