



**Oakland City Community Organization**  
General Body Meeting | June 22, 2021 at 6:30 p.m.

**MEETING MINUTES**

*37 people on the call.*

**I. Brief Welcome & Updates – Terra Washington, OCCO President**

- a. Looking Ahead:
  - i. OCCO Meetings: September 28 Return to In-Person (*Will also maintain virtual option*) - Traditionally have met in the rec center at James Orange park but looking at other options.
  - ii. Halloween Block Party - We are looking for folks to head this up. Please email [occoatl@gmail.com](mailto:occoatl@gmail.com) if you are interested in planning something fun!
- b. Technical Support: Kudos to Winnie Duong -- Thanks for our help with technology. Winnie will be handling the calendar and website needs moving forward.

**II. Approve April & May Minutes – Laura Glass-Hess, OCCO Parliamentarian**

- a. Alex motions to approve April minutes, Allison seconds (Power outage last month in 30310 so meeting was truncated). No opposition. Motion passes.
- b. Alex motions to approve May minutes, Adriana seconds. No opposition. Motion passes.

**III. Treasurer's Report – Allison Myrick, OCCO Treasurer**

- a. Current balance: \$5,400.33 - reflects deposit today of \$750 grant from NPU-S to fund two trash cans in the neighborhood; still looking to price these and purchase, so if neighbors have a competitive vendor, let us know.
  - i. Allison suggests maybe we could purchase with the other neighborhood
  - ii. Lifecycle might have some for purchase
  - iii. Councilwoman Winslow says she would be happy to make a contribution to help with the trash can purchases. May have to do it in the form of legislation. Terra to connect with Jason Murphy to discuss vendor and make sure they are all the same. **CM Winslow suggests that we look at these through Keep Atlanta Beautiful Commission.**
- b. Recent Grants of Note
  - i. Terra also shares about our grant from TransFormation Alliance. We applied for \$15,000 and received \$7,500. Congratulations, team! **Next month's meeting can include community input on how to prioritize these funds.**
  - ii. Judy reminds us TFA is here through the national organization SPARCC. Atlanta is one of their five cities. Learn more about SPARCC here:  
<https://www.sparcchub.org/>
- c. Judy suggests that maybe OCCO can redo our meeting signs to make them clearer and that we could use some funds for other outreach.

**IV. Atlanta Police Department Zone 4 Update – Capt. Cantin or Lt. Gruen & Nicole Kimes, Public Safety Committee Chair**

- a. This Thursday: Monthly APD Meet & Greet (Location TBD) -- Thursday at 7pm -- 1170 Wilmington Avenue (Adriana Sola is hosting). Walk over to Wilmington, bring your lawn chair and your questions.
  - i. Volunteer Hosts Wanted for future monthly meetings

- b. Sgt. J. Sutton joins from APD. His report for crime in our zone for the month:
  - i. One homicide between two houseless men. A stabbing that resulted in one death.
  - ii. 8 aggravated assaults.
  - iii. 3 burglaries (represents decrease). One on Donnelly, two on Peeples at the same address.
  - iv. Auto thefts: three this month. Sgt. says not to leave keys in the ignition.
  - v. Terra shares about the speeding related crash that occurred at 4am on Monday of this week - car speeding down Oakland Drive crashed through someone's yard and totaled a parked car. This is the fourth time this kind of incident has happened in this spot over the last few years.
    - 1. **(Ali Carter) New Chief of Staff for Councilmember Dickens post 3 At Large 404-974-7043 -- Alex to reach out to discuss**
  - vi. Corey Nettles (new neighbor) says speeding on Peeples/Sparks. No stop sign. Speeding on Peeples towards Avon is a daily incident.
  - vii. Corey Nettles said he has a video of someone with a gun in the neighborhood from a recent weekend. Requests more presence from the police in this area. **Send this video to APD.**

## V. Committee Updates & Events – Chairs

- a. Zoning & Land Use – Kyle Lamont
  - i. Tucker Avenue (ALT) - Amanda says fencing should be up in next two weeks to curb dumping. If there is trash on site, ALT will coordinate pick up before fence installed. Moving forward with project. Hope to submit land disturbance permit to City in next week or two. Fundraising for Phase 1 (13 of 36 units). AveatOaklandCity.com. Renderings posted there, points of interest map. If you are interested in living at 1091 Tucker Avenue, getting ready to put reservations on units. If you or a friend is interested, next info session is July 10 at 10 a.m. or you can contact Karen Babino, Stewardship Manager.
    - 1. For updates on the Atlanta Land Trust's project @ 1019 Tucker Avenue, please visit: <https://avenueatoaklandcity.com/>
    - 2. Register for ALT's next Community Information Session here: <https://www.eventbrite.com/e/150787572689>
  - ii. Donnelly -- 3.5 acres, but only 1.5 acres is developable. ALT is working on stream buffer variance from City of Atlanta. If unable to get that, may not be able to move forward with the project.
  - iii. Outdoor Activity Center - Stream daylighting work to be done. 100% of plans have been presented and accepted by City. Construction accepted to begin middle of Winter 2021 or early 2022.
  - iv. Murphy's Crossing - Laura Glass Hess shares that the Murphys Crossing Neighborhood Alliance (MCNA)
  - v. Fort Mac - Judy Walker shares that TDJakes has signed an agreement with Tyler Perry Studios for the purchase of acreage on site. Just entered into three month period of community outreach on behalf of LRA and TDJakes. There is an open community engagement subcommittee meeting where they will open a portion to comments. If you would like Judy to bring your concerns to the meeting, email or call her. Kyle also shares that TDJakes joined on the last community engagement subcommittee meeting -- Judy said her impression was that he was very community conscious. A concern she shared was the goal to minimize the gentrification in the neighborhood and stabilize legacy residents. TDJakes said it will not be a megachurch or a movie studio -- it will be mixed use. Judy shared some community residents want to come down for a tour, and he was open to it. He said he would also hire local contractors, so please let us know if this applies to you.

1. Judy Walker contact information: [jwmoney1@gmail.com](mailto:jwmoney1@gmail.com) or call 404-849-4141
  2. To join meeting tomorrow:  
submit comments, questions, concerns via the email in advance of the meeting: [PUBLI COMMENT@fortmaclra.com](mailto:PUBLI COMMENT@fortmaclra.com).
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Topic: Fort Mac LRA-CES Meeting June 23, 2021

Time: Jun 23, 2021 05:30 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83974161223?pwd=SkF0d04wcHRReFB2MjQxYkNyMXNjUT09>

Meeting ID: 839 7416 1223

Passcode: 991479

One tap mobile

+19292056099,,83974161223# US (New York)

+13017158592,,83974161223# US (Washington DC)

- vi. Cut Rate Box: Presentation from Erik Kronberg. Current plan is all residential one and two beds for rentals. Have historic tax credits from National Parks Service and will plan to preserve the buildings. Townhomes and rentable store fronts on the BeltLine spur. Parking: one space per unit. Triangular building at the corner is a placeholder for a later phase -- use as communal greenspace or art pop up in the interim, then will likely be a restaurant. In conversation with ABI about reducing the buffer so that things can sit closer than the current 20 feet from the BeltLine. Because 100% of the property is for rent, everything is subject to inclusionary zoning, so they are proposing to meet the 15% of units at affordable at 80% AMI. On renderings, currently a black box infill spot left empty -- TBD on what that becomes.
  1. Questions --
    - a. Allison asks whether there will be Airbnb or vacation rental exclusions. Eric will ask and report back to Kyle. Hasn't talked about it. Kyle reminds us about the City's Airbnb restrictions past last year. Airbnb's must register with the City and after a certain number of no.
    - b. Alex asks about the pursuit of a reduction of the 20 foot buffer. Concerned it is giving the privileged few beach front property. Eric says that was written with the intent to make space for transit, but because this was a spur trail, there will never be transit. In terms of concerns about view shed, this is a curved road, so he is not concerned about it messing up the view. Eric says that Lee + White is an example of something built right on the property line.
    - c. Terra shares concerns about influx of people. Without transit, concerned that we will be flooded with people. Ordeal to get to the site from the neighborhood. Eric says we need to give better pedestrian options. Should ask developer for Murphy Crossing to create a better point of entry. ABI is trying to do a spur to Oakland City MARTA. Eric says trying to be as heavily pedestrian centric as possible. Happy to continue to push with MARTA for bus. Room on site for uber and lyft drop off. This site also creates two.

- d. Chika asks about actual connectivity to the rest of Oakland City. Creating connections to streets like Sparks, White Oak, etc. Also what is the plan for traffic? Murphy is at a stand still at 5pm.
  - e. Judy asks about noise concern from CSX. Eric says they have taken that into consideration -- upgraded windows, other building materials to mitigate.
  - f. With other questions, please contact Eric Kronberg: [ekronberg@kronbergua.com](mailto:ekronberg@kronbergua.com)
  - g. Lifecycle Building Center: Article in paper today about \$3.4M renovation.
  - h. Avon site: starting to meet with community engagement team. Kyle, Judy, Terra participated in design charette a few weeks ago. BeltLine will be putting on many more community engagement meetings before they issue RFP.
  - i. Campbellton Road Corridor: June 25 MARTA will meet again to talk about needs. Visit website to register: <https://itsmarta.com/campbellton-corridor-project.aspx>
- b. Historic Preservation – Chika
    - i. New officer: Londel Flemming. Working through backlog.
    - ii. Encourage people to report violations AND ALSO have buyers check in with Chika proactively.
    - iii. Atlanta Preservation Center has let Chika know they are happy to help get any structures designated that aren't currently. Let her know if you have any ideas. Email [HistoricOCCO@gmail.com](mailto:HistoricOCCO@gmail.com)
  - c. Code Enforcement - Jason Murphy (absent)
  - d. Beautification – Carissa Zedaker
    - i. No real updates this month. No clean ups scheduled. Carissa working with surrounding neighborhoods on clean ups.
  - e. Seniors & Youth Engagement – Laura Glass-Hess
    - i. Last week Adriana and Laura met with Ms. Smith, Media Center Coordinator at Finch Elementary. Interested in building outdoor classroom and building raised beds at the school. Once priced out, will ask for donations and volunteers. School starts back first week of August so trying to move quickly. Laura will reach out for volunteers.
  - f. Gardens & Trees – Mike McCord
    - i. Campbellton Road Community Garden - Creating relationship with VA Office at Fort Mac. Working on making it ADA accessible -- curb fixes, raised beds that are wheelchair accessible. Volunteers accepted every Saturday morning 10-12.
    - ii. Donation-based ivy removal program to start back up in the fall. NPU-S focus.

## **VI. Public Officials & Community Partner Updates – Various**

- a. West Atlanta Watershed Alliance (WAWA) & Outdoor Activity Center (absent)
- b. Atlanta BeltLine (absent)
- c. Atlanta Land Trust (already spoke - see zoning notes above)
- d. NPU-S (Nick is somewhere with bad service) --
- e. Councilwoman Clea Winslow --
  - i. OAC Daylighting the creek -- gratifying to see it coming to life after a decade of work. Thank you to the community. How can we make it more user friendly in the back with trail improvements, addition of wooden platforms like they have at the Atlanta Botanical Garden so people can enjoy. More people going to Cascade Preserve because easier to navigate.

- ii. Sparks and Arlington - CM Winslow has turned in homes to code enforcement. CM Winslow is going to hire someone to follow these cases through court (used to do this).
- iii. Operation Clean Sweep in District 4 - having right of ways cut on Bridges, Cordova, Oakland Drive. Help with lines of site. If you see something, let her know. Tires on Campbellton between Bywood and Lorenzo... going to pick those up.
- iv. ATLDOT was planning to remove stoplight at Westmont/Avon/Orlando and replace it with a fiveway stop. Very enlightening for the City Council Transportation Committee to hear our legacy residents comments. CM Winslow will follow up with Commissioner Rowan to make sure he stays in touch with the community.
- v. Legislation was passed and approved to put a stop sign at Avon and Graymont. CM Winslow heard request for stop sign at Peebles and Sparks - she can introduce legislation at next council meeting. Corey Nettles says he will do that.
- f. Councilwoman Archibong - speaks as a guest. Thanks the community for being so involved and passionate.
- g. Ali Carter from Andre Dickens office -- he confirmed that he texted Councilman Dickens who serves on the Transportation committee and he said that the proposed stop light removal has been cancelled. See his contact info in the minutes above for more questions.
- h. Representative Natalie Hall (absent)
- i. Representative Stacey Evans (absent)

**VII. Questions & Wrap-up – Terra Washington, OCCO President**

- a. Looking Ahead: November 2021 Candidates Welcome to Speak (July - October Meetings) -- Terra shares that starting next month we will welcome folks for a few
- b. New neighbors:
  - i. Just bought a place on Eastride. Alphonso Meadows
  - ii. Corey Nettles - moved here in February.
  - iii. Dianhan Zheng - Moved onto Arlington 2-3 weeks ago
- c. Contact Allison Myrick for banners