

Blandtown Neighborhood Association Meeting Minutes, February 2024

President	Katie Schanck
Vice President	Joshua Jarmin
Secretary	Jarrett Blankenship
Member at Large - Residential	David Ameijeiras

The meeting was brought to order at 7:00 p.m. by Neighborhood President, Katie Schanck.

The meeting was conducted in-person at Novel West Midtown, 1330 Fairmont Ave NW, Atlanta, GA 30318.

Joshua Jarmin presented plans for the upcoming neighborhood event in April.

- Steady Hand is hosting the event and has offered parking
- The goal is for 10 - 12 restaurants to attend, creating a "Taste of Blandtown"
 - CoffeeMan
 - Superica
 - Bacchanalia
 - Chicheria
 - Barcelona
 - Maple St Biscuits
 - More to come....
- "Blandtown Bites" is the theme
- Need help:
 - If anyone has marketing or printing for banners, printing, and would be willing to volunteer to the association, this would be a great help. Other volunteers are also appreciated. Please reach out to Joshua Jarmin (Joshua.Jarmin@gmail.com)

Developer, Braden Fellman (<https://www.bradenfellman.com/>) presented plans for a new development at 864 Huff Rd.

- The plans presented a 5 story multifamily unit. 150 units in total, mostly studios and 1-bedrooms.
- 125 resident and 4 guest parking spaces will be included
- Several neighbors questioned how they will manage the gap between parking spaces and the number of units, there were several responses
 - Their buildings are usually at 95% capacity and parking spaces will be assigned to units
- Business and residential neighbors expressed concerns that their parking would become "overflow" for this development

- The developer is working with neighbors, especially with regard to the abandoned street that abuts the rear of the property
- Braden Fellman owns the land already, and are working through the designs
- There is a zoning restriction against retail in this property, so there is no intent for mixed use or ground floor retail
- A traffic study was performed in late 2023 and found that there would not be a negative impact to the Huff Rd corridor
 - Developers will share the results of that study with the board, and we will disseminate to the neighborhood
- Anticipated timeline
 - The project is still in planning, but will break land as soon as planning can wrap.
 - The plans are not yet approved, they have just been turned in for SAP
- City permitting process will take about 12 months
- Two parking deck entrances will be on Earnest St. and Huff Rd. A one-way road will wrap around the back of the development.
- Beltline has inclusionary zoning and they will be meeting this requirement.

Katie Schanck presented updates from the Upper Westside CID

- Woodall Rail Trail
 - Upper Westside CID broke ground on the Woodall Rail Trail this month
 - Website for more info: <https://woodallrailtrail.weebly.com/>
- Huff Road Multimodal Study
 - The next public touch point for Huff Road study will be on April 27th, more information to come
- In order to get a street restriped you can submit a 311 request
 - UWCID recommends taking this action for Fairmont, where lines are totally gone
- UWCID coordinated with the city to improve signal timing on Sunday to improve traffic flow caused by Victory church services.
 - Should be starting by next Sunday. Please see if it makes an impact!

We reviewed the reapplication for liquor license for Garage on Huff.

- No representatives from Garage on Huff attended, although they were invited
- A vote was taken
 - 0 - FOR
 - 39 - AGAINST
- The neighborhood unanimously voted to reject the liquor license application

The meeting was adjourned at 7:54 PM