

# NEIGHBORHOOD PLANNING UNIT – M



Monday, July 27, 2020 at 6:15 PM

To join the remote meeting, click [here](#)

Meeting ID: 513 877 4717

One tap mobile: +16465588656,,5138774717#

## CONTACT INFORMATION

Rebecca Rice, **Chairperson** – 858.248.1259 or [chair@npumatlanta.org](mailto:chair@npumatlanta.org)

Matt Adams, **City of Atlanta, Urban Planner** – 404.330.6201 or [mdadams@atlantaga.gov](mailto:mdadams@atlantaga.gov)

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

\*\*\*The Atlanta Planning Advisory Board, the support umbrella organization for NPUs, is encouraging you to [register to vote](#) and [request an absentee ballot](#)\*\*\*

# AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Approval of Agenda
4. Reports from City Departmental Representatives  
(please allow public safety representatives to report first)
5. Comments from Elected Officials
6. Committee Reports
7. Planner's Report
8. Matters for Voting (please see attachment)
9. Presentations
  - 377 Edgewood Avenue: Dana Armour
  - RBH Group, LLC: Teacher's Village
10. Old Business
11. New Business
12. Announcements
13. Adjournment

### NPU-M VOTING RULES per 2019 Bylaws

Eligible members shall be any person 18 years of age or older whose primary place of residence is within the NPU-M designated area or a representative of any corporation, organization, institution, or agency which owns property or has a place of business or profession within NPU-M designated area (Article II, Sec. II.1). All eligible members shall have one (1) vote without attendance requirements, dues payments or any other limitation (Article IV, Section IV.1).

## MATTERS FOR VOTING

NPUs provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

<b>Special Event Applications (MOSE)</b>			
Event Name	Event Organizer	Event Location	Event Date
<a href="#"><u>Atlanta Summer Beer Fest</u></a> Date Change (Original application supported on 1/27/20. First amendment supported on 4/27/20)	Kari Weaver	Historic Fourth Ward Park	September 12, 2020
<a href="#"><u>Atlanta Black Family Reunion</u></a> <a href="#"><u>Date Change</u></a> (Original application supported on 4/27/20)	Lamont Stanley	230 John Wesley Dobbs Avenue	September 12-13, 2020

<b>Board of Zoning Adjustment Applications (BZA)</b>		
Application	Property Address	Public Hearing Date
<a href="#"><u>V-20-66</u></a> Applicant seeks a variance from the zoning regulations to 1) reduce the east side yard setback from 7 feet to 2.4 feet and 2) increase the maximum lot coverage from 55 percent to 61.7 percent for the construction of an addition to an existing single family residence.	575 East Avenue NE	-
<a href="#"><u>V-20-72</u></a> Applicant seeks a variance from the zoning regulations to 1) reduce the required front yard setback from 30 feet to 4 feet and 1.5 inches, 2) reduce the required south side yard setback from the required 7 feet setback 0 feet, 3) reduce the required north side yard from 7 feet to 5 feet 5 inches, 4) exceed the maximum lot coverage from 55 percent of the net lot area to 62 percent, 5) eliminate the neighborhood design standard requiring that front entry garages be recessed a minimum of 10 feet behind the front façade, 6) eliminate the standard requiring a front porch that is minimum 8 feet in depth and 12 feet wide and 7) exceed the maximum percentage of a garage size from 35 percent of the ground floor to 41 percent in order to construct a new single-family residence.	240 Lampkin Street NE	-

### Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
<a href="#">Z-20-41</a> Applicant seeks to rezone the .959 acre property from the MRC-2-C (Mixed residential and commercial, maximum floor area ratio or 3.196 conditional) BeltLine Overlay zoning designation to the MRC-2-C (Mixed residential and commercial, maximum floor area ratio or 3.196 conditional) BeltLine Overlay zoning designation. <a href="#">ELEVATION AND RENDERINGS</a> , <a href="#">LANDSCAPE PLAN</a> , <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	689 Boulevard NE	-
<a href="#">Z-20-44</a> Applicant seeks to rezone the property from the RG-4 (General {multi-family} residential, maximum floor area ratio of 1.49) zoning designation to the C-1 (Commercial Business) zoning designation for the construction of a Starbucks Restaurant. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	625 Boulevard NE	-

### Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
<a href="#">Z-20-36 (Amended)</a> An Ordinance by Councilmembers Dustin Hillis, Andrea Boone, Andre Dickens, Antonio Brown, Joyce Sheperd, and Matt Westmoreland as substituted by Zoning Committee to amend the 1982 Zoning Ordinance of the City of Atlanta (Part 16), as amended, to amend sections 16-06.12(2), 16-06a.012(2), 16-06b.012(2) and 16-07.012(2) garage recess of the R-4 (Single family residential), R-4A (Single family residential), R-4B (single family residential) and R-5 (Two family residential) districts and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	August 20 or 27, 2020
<a href="#">Z-20-43</a> An Ordinance by Councilmember Amir R. Farokhi to authorize the removal of five privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate five billboards where the upgrade and exchange may allow for the creation of the 14 <sup>th</sup> Street Linear Park and the Peachtree Creek at Cheshire Bridge Road Environmental Project after the five privately owned sets of billboard faces and the supporting structures of relocated billboards are removed; and for other purposes. <a href="#">OVERVIEW</a> , <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	-

### Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
<a href="#">CDP-20-23</a> An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 625 Boulevard NE from the High Density Residential (HDR) Land Use Designation to the Mixed Use Medium Density (MU-MD) Land Use Designation and for other purposes (Z-20-044)	625 Boulevard NE	September 28, 2020 6:00 PM

**City of Atlanta Code of Ordinances**  
(Campaigning by Elected Officials & Candidates)

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.

**Sec. 6-3019 Prohibition of Political Forums**

“Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov) with any questions or concerns.