

NEIGHBORHOOD PLANNING UNIT – M



Monday, October 26, 2020 at 6:15 PM

Register in advance by clicking [here](#)

Dial-In: 646-558-8656, Access code, 93258346739#

Meeting ID: 932 5834 6739

CONTACT INFORMATION

Rebecca Rice, **Chairperson** – 858.248.1259 or chair@npumatlanta.org

Matt Adams, **City of Atlanta, Urban Planner** – 404.330.6201 or mdadams@atlantaga.gov

Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or llarue@atlantaga.gov

The Atlanta Planning Advisory Board, the support umbrella organization for NPUs, is encouraging you to [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
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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Atlanta Spring Wine Fest (Date Change – Original application supported on 1/27/20, first amendment approved on 4/27/20 and third amendment in 5/26/20)	Kari Weaver	Historic 4 th Ward Park	April 10, 2021
Atlanta Mimosa Festival (Date Change – Original application supported on 6/22/20)	Kari Weaver	Historic 4 th Ward Park	October 1, 2021
Atlanta Summer Beer Fest (Date Change – Original application supported on 1/27/20 and first amendment approved on 4/27/20, and second amendment on 6/22/20)	Kari Weaver	Historic 4 th Ward Park	June 12, 2021
Parade of Ribbons Health Fair (Date Change – Original application supported on 4/27/20)	Larry Graise/Dannella Burnett	Historic 4 th Ward Park	September 25, 2021

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Breakfast at Barney's	Restaurant	Barney L. Berry Jr.	349 Decatur Street	Change of Ownership
Saito	Restaurant	Stephen De Haan	19 Andrew Young International Boulevard	New Business
Slutty Vegan	Restaurant	Aisha Cole	476 Edgewood Avenue	New Business
Ellis Hotel	Hotel	Scot Gladstone	176 Peachtree Street	Change of Ownership
Hawkers Asian Street Fare	Restaurant	G. Michael Jong	661 Auburn Avenue NE	Change of Agent
Edgewood Dynasty	Bar and Restaurant	Gregory Lloyd Johnson	483 Edgewood Avenue	Change of Ownership

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-20-72 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	-
V-20-104 Applicant seeks a variance to reduce the north side yard setback from 15 feet to 0 feet, the south side yard setback from 15 feet to 3 feet and the rear yard setback from 20 feet to 3 feet.	21 Daniel Street SE	November 12, 2020

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
Z-20-52 Applicant seeks to rezone the property from the C-2-C (Commercial service conditional) zoning designation to the MR-4A (Multi-family residential, maximum floor area ratio of 1.49) zoning designation for the addition of an attached rental unit. SURVEY , SITE PLAN , ELEVATION	21 Daniel street SE	November 5 or 12, 2020
Z-20-60 Applicant seeks to rezone the .0062 acre property from the R-5 (Two-family residential, minimum lot size .17 acres) zoning designation to the RG-4 (General {multi-family} residential, maximum floor area ratio of 1.49) zoning designation for a multi-family development. SITE PLAN , SURVEY	352 Irwin Street NE	November 5 or 12, 2020
Z-20-62 Applicant seeks to rezone the property from the I-1 (Light industrial) zoning designation to the SPI-1 SA1 (Special Public Interest District: Central Core Sub-Area 1) zoning designation to allow for consistent zoning with adjacent property to allow for the future redevelopment of the property. SITE PLAN , SURVEY , GRADING & STORMWATER PLAN	359 Whitehall Street SW	November 5, 2020
Z-20-68 Applicant seeks to rezone the 1.201 acre property from the RG-4 (General {multi-family} residential, maximum floor area ratio of 1.49) zoning designation to the MR-4B (Multi-family residential {townhouses} maximum floor area ratio of 1.49) zoning designation to develop townhomes. SITE PLAN , SITE PLAN 2 , SURVEY	572 Parkway Drive NE	November 5 or 12, 2020

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-20-58 An Ordinance by Zoning Committee to amend the Atlanta Zoning Ordinance, as amended (Part 16 of the Land Development Code), so as to amend Chapter 28B the “Gulch Sign Overlay District” and create a new Spring Street subarea; to codify comprehensive signage regulations for the said district subarea; to amend the official Zoning Map to delineate the boundaries of said district subarea; and for other purposes. FACT SHEET , EXHIBIT A , EXHIBIT B	Zoning Review Board – City Hall Council Chambers	November 5 or 12, 2020

Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-20-030 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 21 Daniel Street SE from the Low Density Commercial (LDC) Land Use Designation to the High Density Residential (HDR) Land Use Designation (Z-20-052).	21 Daniel Street SE	November 30, 2020 6:00 PM

MATTERS FOR REVIEW AND COMMENT

Members can review subdivision applications and provide comments to be forwarded to the Subdivision Review Committee (SRC). Other applications may be presented to an NPU for review and comment when the address is within a 300-foot radius of the NPU's boundary. The Code of Ordinances does not require these applicants to attend NPU meetings.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Peachtree & North	Restaurant	Nicholas J. Lambrou	620 Peachtree Street NE	New Business

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<p>Z-20-69 An Ordinance by Councilmember Howard Shook, Joyce Sheperd, JP Matzigkeit, Michael Julian Bond and Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by adding a definition for Short-Term Rental (“STR”) and to prohibit short-term rentals as a use in the R-1 (Single-family residential), R-2 (Single-family residential), R-2A (Single-family residential), R-2B (Single-family residential), R-3 (Single-family residential), R-3A (Single-family residential), R-4 (Single-family residential), R-4A (Single-family residential), R-4B (Single-family residential), R-5 (Two-family residential), and PD-H (Planned development housing) zoning districts; and for other purposes. FACT SHEET</p>	Zoning Review Board – City Hall Council Chambers	December 3 or December 10, 2020

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 with any questions or concerns.