

NEIGHBORHOOD PLANNING UNIT – M



Monday, December 14, 2020 at 6:15 PM

To register in advance, click [here](#)

Meeting ID: 972 3364 7127

Dial-In: 301-715-8592, access code, 97233647127#

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 [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
 - Brownfield Revolving Loan application: 395 and 409 Whitehall Street SW | Jessica Lavandier
 - Central Atlanta Progress/Atlanta Downtown Improvement District: Stacy Grolimund
 - BL-20-59: 675 PONCE DE LEON AVE (Ponce City Market Parcel "B" | Review and Comment Only

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).

10. Old Business
11. New Business
12. Announcements
13. Adjournment

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.

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.

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Esco Seafood	Restaurant	Tiffany Lynn Mitchell	447 Edgewood Avenue SW	Change of Ownership
Graffiti	Restaurant	Travis Harris	349 Decatur Street SE	New Business
Crowne Plaza Atlanta Midtown (Lobby Bar/Lounge)	Hotel	Aaron Thomas Spurgeon	590 West Peachtree	Change of Agent
Crowne Plaza Atlanta Midtown (Next)	Hotel	Aaron Thomas Spurgeon	590 West Peachtree	Change of Agent
Crowne Plaza Atlanta Midtown (Room Service)	Hotel	Aaron Thomas Spurgeon	590 West Peachtree	Change of Agent
Staybridge Suites Lounge	Hotel	Aaron Thomas Spurgeon	590 West Peachtree	Change of Agent
Sheraton Atlanta Hotel (Garden Courtyard, Club Lounge, Collage/Deli, Fandangles)	Hotel	John Snell	165 Courtland Street NE	Change of Agent

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
Atlanta Caribbean Carnival	Patricia Henry	Central Park	May 29, 2021
Atlanta Caribbean Children's Carnival	Patricia Henry	Historic Fourth Ward Park	May 8, 2021

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-20-158 Applicant seeks a variance from the zoning regulation to 1) reduce the required rear yard setback from 20 feet to 4 feet and 2) reduce the required spacing between buildings (1 & 2) from 28 feet to 23 feet 6 inches in order to construct townhomes.	412 Linden Avenue NE	January 7, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
U-20-17 Applicant seeks a special use permit to operate a paid parking lot. SITE PLAN , SURVEY	228 Edgewood Avenue NE	-
Z-20-63 Applicant seeks to rezone the property from the R-5 (Two-family residential, minimum lot size .17 acres) zoning designation to the MR-4A (Multi-family residential, maximum floor area ratio of 1.49) zoning designation to demolish two existing multi-family buildings on two adjacent lots and replace with 1 multi-family building. SITE PLAN . SURVEY , TREE PLAN	575 Boulevard Place NE	January 7 or 14, 2021

Z-20-64 Applicant seeks to rezone the property from the R-5 (Two-family residential, minimum lot size .17 acres) zoning designation to the MR-MU (Mixed-Use Multi-family residential) zoning designation to demolish existing duplex and replace with a 12-unit small apartment building. SITE PLAN , SURVEY	552 Boulevard Place NE	January 7 or 14, 2021
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Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-20-034 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 575 and 585 Boulevard Place NE from the Low Density Residential (LDR) Land Use Designation to the High Density Residential (HDR) Land Use Designation (Z-20-063)	575 Boulevard Place NE	-
CDP-20-037 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 552 Boulevard Place NE from the Low Density Residential (LDR) Land Use Designation to the Medium Density Residential (HDR) Land Use Designation (Z-20-064).	552 Boulevard Place NE	-

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-20-76 An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, regulating the development of Transportation Management Plans (TMPs) in section 16-18A.018 of the SPI-1 (Downtown Special Public Interest District), section 16-18I.024 of the SPI-9 (Buckhead Village Special Public Interest District), section 16-18I.018 of the spi-12 (Buckhead/Lenox Stations Special Public Interest District), and section 16-18P.022(2) of the SPI-16 (midtown Special Public Interest District); so as to update, modify and revise certain provisions of said sections; and for other purposes. FACT SHEET , TMP STANDARDS	Zoning Review Board – City Hall Council Chambers	January 7, or 14, 2021

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.

Subdivision Review Committee Applications (SRC)

Application	Property Address	Hearing Date
SD-20-14 Applicant seeks to subdivide the property into 3 lots.	637 Willoughby Way	-

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Del Bar	Restaurant	Fares Kargar	870 Inman Village Pkwy	Change of Ownership