

NEIGHBORHOOD PLANNING UNIT – M



Monday, February 22, 2021 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

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
 - Wingate Companies: Rod Teachey
10. Old Business
11. New Business
12. Announcements
13. Adjournment

NPU-M VOTING RULES per [2021 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 supported on 4/27/20; second amendment supported on 5/26/20; Third amendment supported on 10/26/20)	Kari Weaver	Historic 4 th Ward Park	June 5, 2021

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Hungry Ghost	Restaurant	Qing Yi Lu	345 Edgewood Avenue	Change of Ownership
King of Pops	Restaurant	Nicholas J. Carse	552 Decatur Street SE	New Business
Staplehouse (Patio)	Restaurant	Ryan S. Smith	541 Edgewood Avenue SE	Change of Agent
Highland Bistro	Restaurant	Issac White	701 Highland Avenue NE	New Business
Neyow's Creole Cafe Restaurant	Restaurant	Tamia Pierre-Taylor	131 Walker Street NW	New Business
LTH Coffee + Social	Coffee Shop	Jonathan D. Golden	525 North Ave NE	New Business
Atlantucky Brewing	Brewery	William Hughes	170 Northside Dr SW	New Business
Wylie Hotel	Hotel	Alan M. Rae	551 Ponce de Leon Ave NE	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-21-16 Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 20 feet to 1 foot 3 inches and 2) reduce the required east side yard from 20 feet to 3 feet 6 inches in order to construct a detached residential dwelling unit.	379 Pine Street NE	March 4, 2021
V-21-22 Applicant seeks a variance from the zoning regulation to reduce the transitional yard requirement, and a special exception to reduce the required number of parking spaces from 25 off-street parking spaces to 17 off-street parking spaces in order to construct a new retail store (Starbucks).	625 Boulevard NE	March 4, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
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	February 4 or 11, 2021

Z-21-1 Applicant seeks to rezone the property from the I-1 (Light industrial) zoning designation to the MRC-2 (Mixed residential and commercial, maximum floor area ratio of 3.196) zoning designation for a mixed-development with student housing and street level commercial components. SURVEY , SITE PLAN	263 Decatur Street SE	March 4 or 11, 2021
Z-21-4 Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the R-4B (Single-family residential, minimum lot size .06 acres) zoning designation to build a new home. SITE PLAN , SURVEY	724 East Avenue NE	March 4 or 11, 2021
Z-21-6 Applicant seeks to rezone the property from the R-5 (Two-family residential, minimum lot size .17 acres) zoning designation to the MRC-1 (Mixed residential and commercial, maximum floor area ratio of 1.696) zoning designation mixed-use redevelopment. SITE PLAN , SURVEY , TREE PLAN	514 Irwin Street NE	March 4 or 11, 2021

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-21-002 An Ordinance to Adopt Atlanta BeltLine Subarea 5 Master Plan – The Atlanta BeltLine Subarea 5 Master Plan Update; To Amend the 2016 Comprehensive Development Plan (CDP) by incorporating by reference said plan; and for other purposes. FACT SHEET , REPORT	N/A	March 22, 2021 6:00 PM
CDP-21-008 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 263 Decatur Street SE from the Industrial (I) Land Use Designation to the Mixed use-Medium Density (MU-MD) Land Use Designation and for other purposes (Z-21-001).	263 Decatur Street SE	March 22, 2021 6:00 PM
CDP-21-011 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 514 Irwin Street NE and 131 Grape Street NE from the Low Density Residential 9-16 Units per acre (LDR 9-16 u/a) Land Use designation to the Low Density Commercial (LDC) Land Use and for other purposes (Z-21-006)	514 Irwin Street NE and 131 Grape Street NE	March 22, 2021 6:00 PM

The Atlanta Planning Advisory Board, the support umbrella organization for NPUs, encourages you to take the Center for Civic Innovation's (CCI) [Civic Engagement Survey](#) to see how Atlanta residents engage in their communities and with the City of Atlanta government

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.