

NEIGHBORHOOD PLANNING UNIT – M



Monday, April 26, 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
 - Public Safety Committee: Station 464 Apartments
7. Planner's Report
8. Matters for Voting (please see attachment)
9. Presentations
 - Citizens Tree Protection Group: Howard Katzman
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
25th Atlanta Black Pride Celebration & LGBT Greeks in The Park	Amber Moore	Central Park – 400 Merritts Avenue NE	September 4-5, 2021
Atlanta Artisans Market	Talieya Hargrove	Historic Fourth Ward Park	July 3-August 8, 2021
Sweet Auburn Music Fest - Community Event	Yusuf Muhammad	Irwin Street-Dobbs Street	September 24-26, 2021
2021 COA International Soccer Festival	Cesar Vence	Central Park 400 Merritts Ave NE	October 8-9, 2021
Old Fourth Ward Arts Festival (Date Change: Supported on 1/27/20)	Randall Fox	Historic Fourth Ward Park	October 2-3, 2021

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Side Bar	Restaurant	Chan Heard	79 Poplar Street NW	Change of Ownership
Cru Urban Lounge	Restaurant	Kenneth Thompson	301 Peters Street SW	Change of Ownership
Views Bar and Grill	Restaurant	Darius Statum	200 Peachtree Street	Change of Ownership
Landmark Diner	Restaurant	Nicholas Lambrou	60 Luckie Street NW	Change of Agent
Biggerstaff Brewing Company	Brewpub	William Davies	537 Edgewood Avenue	New Business
Hard Rock Downtown	Hotel	Fazle Sobhan	89 Centennial Olympic Park Drive NW	Change of Agent
Handle Bar	Restaurant	Henok Deglel	476 Edgewood Avenue SE	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-21-67 Applicant seeks a variance to reduce the east side yard setback from 7 feet to 5 feet and the west side yard setback from 7 feet to 5 feet for the construction of a single-family dwelling.	654 McGruder Street NE	May 6, 2021
V-21-78 Applicant seeks a variance to 1) reduce the useable open space requirement from 23,409 square feet to 14,984 square feet; 2) increase the maximum height in the transitional height plane from 35 feet to 53.75 feet; 3) reduce the transitional yard requirement from 20 feet to 10 feet and 4) a special exception to reduce the required off-street loading from 1 space to zero spaces.	514 Irwin Street NE	May 13, 2021

V-21-90 Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 15 feet to 5 feet and 2) adjust the required transitional height plane measured 35 feet above the required west side yard setback to be measured 35 feet above the reduced setback at 5 feet. The applicant also seeks a special exception to reduce the number of required off-street parking spaces from 12 parking spaces to 9 parking spaces for the construction of a multifamily development.	552 Boulevard Place NE	May 13, 2021
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Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing Date
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	June 3 or 10, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
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	-

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-21-27 An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, to amend section 16-26.003, entitled “Conditions of Granting a Variance” and to create a new section 16-26.008 entitled “Administrative Zoning Setback Variances for the Preservation of Trees”; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	May 6 or 13, 2021

Design Awards 2021 - NPU Voting on Community Design Awards
The Community Design Awards are a way for the NPU to recognize the buildings, public spaces, events, art, organizations, etc. that make your community a better place to live. Examples of previous Community Design Award winners include: Neighborhood events, community organizations, new buildings, public art programs, individuals or organizations who have made a significant contribution to a neighborhood, public agencies working in that part of the city, etc. Based on the nomination’s location, each nomination was assigned an NPU for voting purposes. There can only be one Community Design Award winner from each NPU regardless of the number of nominations. The NPU may also decide that none of the nominations warrant a Community Design Award. <u>Nominations can be made from the floor regardless of whether there were any nominations submitted ahead of time to the Dept. of City Planning.</u>

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
Illuminarium Experiences (Event Center, Patio and Restaurant)	Event Center	Thomas Scheffer	820 Ralph McGill Boulevard (NPU-N)	New Business

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
Z-21-15 An Ordinance designating the 306 Ponce de Leon Avenue – Atlanta Eagle, located at 306 (aka 306-308) Ponce de Leon Avenue, NE, land lot 48 of the 14 th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building/Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from MRC-2 to MRC-2 / Landmark Building/Site (LBS); to repeal conflicting laws; and for other purposes. ATTACHMENT A, B	306 Ponce de Leon Avenue NE	May 6, 2021
Z-21-16 An Ordinance designating the 300 Ponce de Leon Avenue – Kodak building, located at 300 Ponce de Leon Avenue, NE, land lot 48 of the 14 th District of Fulton County, Georgia and certain real property on which it is located, to the overlay zoning designation of Landmark Building/Site (LBS) pursuant to Chapter 20 of the Zoning Ordinance of the City of Atlanta and rezoning from MRC-2 to MRC-2/Landmark Building/Site (LBS); to repeal conflicting laws; and for other purposes. ATTACHMENT A, B	300 Ponce de Leon Avenue NE	May 6, 2021

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.