

# NEIGHBORHOOD PLANNING UNIT – M



Monday, July 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](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)

# 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
  - Freedom Park Conservancy: Stephanie Wolfgang
  - Central Atlanta Progress/Atlanta Downtown Improvement District: Audrey Leous
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
<a href="#">Sweet Auburn Music Fest - Community Event</a>	Yusuf Muhammad	Irwin Street-Dobbs Street	September 24-26, 2021
<a href="#">Black Femme Fund Presents: Black Women's March 2021</a>	Rebekah Howard	Woodruff Park	September 25, 2021
<a href="#">Atlanta Caribbean Carnival</a>	Patricia Henry	Central Park	May 28, 2022
<a href="#">8th Annual Cool Dads Rock Soapbox Derby Festival</a>	La Verio Barnes	667 Rankin Street	September 18, 2021
<a href="#">Boston To Berkeley II/Dropkick Murphys</a>	Brian McNamara	385 Piedmont Avenue NE	September 25, 2021
<a href="#">Sad Summer Music Festival</a> ( <a href="#">Amended Site Plan</a> : Originally supported on 6/28/21)	Brian McNamara	Underground Atlanta	August 21, 2021

## Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Café Circa (Downstairs and Upstairs)</a>	Restaurant	Mindy Hall	464 Edgewood Avenue	New App/Old Location
<a href="#">ATRIUM</a>	Restaurant	Tal Postelnik Baum	675 Ponce de Leon Ave NE	New Business

## Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
<a href="#">V-21-110</a> Applicant seeks a variance to exceed the maximum building coverage from 85 percent to 100 percent for the construction of a multi-family building.	791 Ralph McGill Boulevard NE	September 2, 2021
<a href="#">V-21-147</a> Applicant seeks variances from the zoning regulations to reduce the transitional yard from 20 feet to 10 feet on the south property line, and from 20 feet to 5 feet on the west property line, and to increase the transitional height plane from 35 feet to 45 feet in height as measured from the reduced south transitional yard of 10 feet and reduced west transitional yard of 5 feet.	575-585 Boulevard Place NE	August 12, 2021
<a href="#">V-21-151</a> Applicant seeks a variance from the zoning regulations to reduce the east and west side yard setbacks from 7 feet to 3.5 feet and to reduce the front yard setback from 30 feet to 12 feet. Applicant also seeks to reduce the front porch width from 12 feet to 5 feet.	633 McGruder Street NE	August 12, 2021

### Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
<a href="#">Z-21-42</a> Applicant seeks to rezone the .172 acre property from the MRC-1 BL (Mixed residential and commercial, maximum floor area ratio of 1.696 BeltLine Overlay) zoning designation to the MRC-3 BL (Mixed residential and commercial, maximum floor area ratio of 7.2 BeltLine Overlay) zoning designation to develop a multifamily residential development. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a> , <a href="#">TREE PLAN</a>	791 Ralph McGill Boulevard NE	July 1 or 8, 2021
<a href="#">Z-21-53</a> An Ordinance by Councilmember Cleta Winslow to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 Of The Land Development Code), so as to create Chapter 42 Intown South Commercial Corridor Overlay; and for other purposes. <a href="#">EXHIBIT A</a> , <a href="#">B</a> , <a href="#">OVERLAY DISTRICT</a>	Zoning Review Board – City Hall Council Chambers	September 9, 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.

### Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Element Hotel</a>	Hotel	Timothy J. Dahlen	640 Peachtree Street (NPU-E)	New Business

### Proposed Legislation – Atlanta City Council

Legislation	Public Hearing
<a href="#">21-O-0266</a> An Ordinance by Councilmembers Joyce M. Sheperd and Carla Smith as substituted by Community Development/Human Services Committee to update the requirements for agreements between Park Pride and community garden adopter groups originally authorized by 07-R-1363; and for other purposes.	Community Development/Human Services Committee – City Hall Committee Room #1 or #2 -

## PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

### Notices

#### Food Truck Requests

1. [Armour Yards, 225 Ottley Drive](#)
2. [City Hall, Mitchell St Entrance, 55 Trinity Avenue SW](#)
3. [Atlanta City Hall, Trinity Ave Entrance, 55 Trinity Avenue SW](#)

**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.