

NEIGHBORHOOD PLANNING UNIT – M



Monday, September 27, 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

MINUTES

1. Opening Remarks/Introductions
2. Approval of Minutes
 - Princess Wilson motion, Tom Boyle second, no opposed
3. Approval of Agenda
 - Lindon Ave. development deferred to October
 - Add bylaws vote to “new business” by Kyle Kessler
 - Dorothy Hurst motion, Tom Boyle seconded, no opposition
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
 - Janwell II, LLC: 258 Auburn Avenue
 - i. Motion for letter to Invest Atlanta of support: Kyle Kessler, Princess Wilson; 13 in favor, 0 opposed
 - MARTA: Jon Tuley-
10. Old Business
11. New Business
12. Announcements

13. Adjournment

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.

Event Name	Event Organizer	Event Location	Event Date
First Day of Summer Deferred until January 2022 (Catherine Chase, Terry McColl)	Reeves Price	Central Park	June 18, 2022
Chili Outreach and Wellness Fair Approve (Forrest Coley, Tom Boyle) 12 in favor, 0 opposed	Adrienne Spikes	89 Ellis Street	November 27, 2021
PRISM Opening Party Approve (John Fischer, Terry McColl) 15 in favor, 0 opposed	Ansley Whipple	Woodruff Park	December 4, 2021

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
The Candler Hotel	Hotel	Loni M. Abraham	127 Peachtree St SW	Change of Agent
The Candler Hotel (Market)	Hotel with retail	Loni M. Abraham	127 Peachtree St SW	Adding Retail Package
Adele's	Restaurant	Steven J. Trager	525 Edgewood Avenue SE	New Business
SpringHill Suites by Marriott Support: John Fischer, Forrest Coley 11 in favor, 0 opposed	Restaurant	Richard Charles Jones III	239 Ivan Allen Junior Boulevard	Change of Ownership
King of Pops	Open Air Café	Nicholas J. Carse	675 Ponce de Leon Avenue	New Business
Big Game Support: Terry McColl, Forrest Coley 13 support, 1 oppose	Restaurant and Patio	Tim Lance Catalfo	720 Ralph McGill	New Business

Consent agenda for Candler Hotel, Adele's, King of Pops:
Approve Forrest Coley, Tom Boyle
10 in favor, 0 opposed

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).

Application	Property Address	Public Hearing Date
V-21-190 Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 40 feet to 10 feet, 2) reduce the required half depth front yard (along Hunt Street) from 20 feet to 0 feet, 3) reduce the required east side yard setback from 20.4 feet to 3 feet and 4) reduce the required rear yard setback from 11 feet to 5 feet in order to construct a multifamily development. Motion to defer Forrest Coley, Catherine Chase 11 in favor, 0 oppose	389 Linden Avenue NE	October 7, 2021
V-21-195 Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 30 feet to 11 feet and 2) reduce the required recessing of garages with front facing garage doors from 10 feet to 0 feet so that the garage may be constructed in-line with the front façade in order to construct a new single-family residence. Motion to approve Tom Boyle, Terry McColl 16 in favor, 0 oppose	209 Corley Street NE	October 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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Mandela Market Days Holiday Festival	Trenace Pyles	Martin Luther King Drive to Walnut Street (NPU-L and T)	November 20-December 19, 2021

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing Date
V-21-206 (Appeal) Applicant seeks to appeal the administrative decision of the Interim Chief Combination Inspector.	495 Foundry Street NW (NPU-L)	November 4, 2021

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing Date
Z-21-73 (Amended) PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance by Councilmember Amir R. Farokhi to rezone certain properties within one half mile walking distance of existing high-capacity transit stations from various low-density residential zoning codes to Multifamily Residential Multi Use (MR-MU); to promote a variety of	Various (NPU-W)	November 4 or 18, 2021

housing options and increase affordability near transit; and for other purposes. AMENDED BINDER , AMENDED FACT SHEET		
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Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-21-74 (Amended) - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City Of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 Below); Minimum Parking Requirements (Section 2 Below); Accessory Dwellings (Section 3 Below); to promote a diversity of housing options and increase housing affordability; and for other purposes. AMENDED FACT SHEET	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
CDP-21-43 - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties within one half mile of existing high-capacity transit stations listed in exhibit A to Low Density Residential; to promote a variety of housing options and increase affordability near transit; and for other purposes. (Z-21-073). BINDER	Parcels ½ from a MARTA Station	November 29, 2021 6:00 PM

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Public Notice	
<p><i>Plan A</i> is Atlanta’s guide to growth and development. The Department of City Planning (DCP) has been leading a public planning process to keep it up to date every 5 years. As part of this effort, DCP has posted a 2nd draft of <i>Plan A</i> for public review and comment online at https://www.atlcitydesign.com/2021-cdp and at 15 libraries and community recreation centers. The 2nd round of public review and comment will end on August 27th. A 3rd draft and round of public review and comment will be 9/13 to 9/27. City Council Community Development/Human Services (CD/HS) Committee will host the final virtual public hearing on September 27th at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email cdp2021@AtlantaGa.Gov.</p>	
<p>21-O-0604 An Ordinance by Councilmembers Amir R. Farokhi, Andrea L. Boone, Carla Smith, Andre Dickens, Marci Collier Overstreet and Clea Winslow to designate the intersection of Peachtree Street, SW, Edgewood Avenue, SE, and Decatur Street, SE Honorary Lonnie C. King, Jr. Square; and for other purposes.</p>	
<p>2022 NPU Bylaws must be submitted by September 30, 2021. There shall be no restrictions on a resident’s right to vote on Bylaws.</p> <p>Motion to approve: Tom Boyle, Terry McColl 17 in favor, 0 oppose</p> <p>Motion to renew bylaws: Kyle Kessler, Terry McColl 15 in favor, 0 oppose</p>	

Honorary Designation: Lonnie C. King, Jr. Square

21-O-0604 An Ordinance by Councilmembers Amir R. Farokhi, Andrea L. Boone, Carla Smith, Andre Dickens, Marci Collier Overstreet and Cleta Winslow to designate the intersection of Peachtree Street, SW, Edgewood Avenue, SE, and Decatur Street, SE Honorary Lonnie C. King, Jr. Square; and for other purposes. Cam

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.