

# NEIGHBORHOOD PLANNING UNIT – M



Monday, October 25, 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
  - AdHoc Citizens for a Stronger Tree Ordinance
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.

<b>Special Event Applications (MOSE)</b>			
<b>Event Name</b>	<b>Event Organizer</b>	<b>Event Location</b>	<b>Event Date</b>
<a href="#">31st Annual Peach Drop</a>	David Helberg	50 Upper Alabama Street SW	December 31, 2021 – January 1, 2022

<b>Board of Zoning Adjustment Applications (BZA)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing Date</b>
<a href="#">V-21-190 (Amended)</a> 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 10 feet, 3) reduce the required east side yard setback from 23.4 feet to 0 feet and 4) reduce the required rear yard setback from 15.5 feet to 10 feet in order to construct a multifamily development.	389 Linden Avenue NE	-

<b>Text Amendments – Zoning Ordinance</b>		
<b>Legislation</b>	<b>Public Hearing</b>	
<a href="#">Z-21-74 (Amended)</a> - <b>PRESENTATION BY THE DEPT OF CITY PLANNING</b> 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. <a href="#">AMENDED FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	November 4, 2021
<a href="#">Z-21-85</a> An Ordinance by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition of a “Short-Term Rental” and to allow a short-term rental as a use in certain zoning districts; and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 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.

<b>Zoning Review Board Applications (ZRB)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing Date</b>
<a href="#">U-21-24</a> Applicant seeks a special use permit to operate a retail clothing store. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	700 Lake Avenue NE (NPU-N)	November 4 or 11, 2021

[Z-21-101](#)

Applicant seeks to rezone the .323 acre property from the I-2 (Heavy industrial) zoning designation to the I-MIX (Industrial mixed use district) zoning designation to allow for the development of twenty-two residential units. [SITE PLAN](#), [SURVEY](#), [PROPOSED LAYOUT](#)

515 Whitehall  
Street SW (NPU-V)

December 2 or 9,  
2021

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

### **RESCHEDULED: City Council Community Development/Human Services Committee**

RESCHEDULED - City Council Community Development/Human Services (CD/HS) Committee virtual public hearing on the Comprehensive Development Plan is rescheduled for Monday, October 25, at 6pm. City Council will host a special session on October 28 to adopt the CDP by October 31, 2021. The plan is available online at <https://www.atlcitydesign.com/2021-cdp>. For additional information please email [cdp2021@AtlantaGa.Gov](mailto:cdp2021@AtlantaGa.Gov).

City Council Public Notice for the October 25 public hearing is available at <https://citycouncil.atlantaga.gov/Home/Components/Calendar/Event/6282/18>

### **Zoning Ordinance Rewrite Idea Labs – November, December**

The Department of City Planning will start the public process for its multi-year Zoning Ordinance rewrite, ATL Zoning 2.0 on November 3, 2021. The project will start with a series of virtual meetings, or “Idea Labs,” which will provide opportunities for the public to learn more about zoning concepts that could potentially shape the new Zoning Ordinance. Topics will include current conditions of Atlanta, transportation networks, sustainability, natural areas in an urban environment, modern development codes, and more. Attendees will also participate in a question and answer period and provide input on ideas that should be explored during the rewrite process. To learn more and register, please visit <http://atlzoning.com/idealabs>

### **Department of Parks and Recreation: Activate ATL**

The Department of Parks and Recreation will begin the public comment period for the Activate ATL: Recreation and Parks for All Comprehensive Master Plan. The plan is available for review online at <https://www.activate-atl.AtlantaGA.com>. Activate ATL is a comprehensive parks and recreation system plan that provides recommendations for provision of facilities, programs and services; parkland acquisition and development; maintenance and operations; and administration and management over the next ten years. Comments are welcome through November 19<sup>th</sup>. Activate ATL will be presented during the CDHS Quarterly CDP Public Hearing on November 29<sup>th</sup>. Send comments via the website, email to [activate-atl.com](mailto:activate-atl.com) or by U.S. mail to: Tara Buckner, Activate ATL Project Manager, Department of Parks and Recreation, 55 Trinity Avenue SW, Atlanta 30303.

### **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.