

NEIGHBORHOOD PLANNING UNIT – M

Monday, October 24, 2022 at 6:15 PM

To register in advance, click [here](#)

Meeting ID: 972 3364 7127

Dial-In: +1 646 558 8656 Access code: 972 3364 7127#



CONTACT INFORMATION

Forrest Coley, **Chairperson** – 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)
 - Announcement and Adoption of Consent Agenda
 - Review and vote of remaining applications
 - 2023 Officer Elections

NPU-M VOTING RULES per [2022 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).



9. Presentations

- Doug Young: City of Atlanta | Department of City Planning – Office of Design – Historic Preservation Studio: LGBTQ+ Historic Context Statement
- Tom Boyle: Fourth Ward Neighbors –
 - i. O4W Block Party
 - ii. Park Pride Grant to complete “54 Columns”
- Greg Holder: MARTA – Update on the Summerhill Bus Rapid Transit Project
- Roderick Teachey: Wingate Capital – Demolition of 333 Angier Ave & City Lights South Update

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.

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
Hoop Exchange	Jordan Wyton	Central Park	October 30, 2022
Annual Peach Drop	David Helberg	Underground Atlanta – 50 Upper Alabama St SW	December 31, 2022 – January 1, 2023
Georgia State University *142-64*	Boyd Beckwith	Hurt Park	October 23, 2022 – January 20, 2023
WERD Up! Fest (Updated: Date changed from 10/16/2022 to 5/27/2023)	Jonathan Sims	54 Hilliard St NE	May 27, 2023

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
REVERB by Hard Rock Downtown Atlanta (Lobby Bar and Rooftop Bar)	Hotel	Richard C Jones III	89 Centennial Olympic Park Drive NW	Change of Ownership
Uncut Steaks	Restaurant	Shakita Herder	550 Piedmont Rd NE	New Business
Uncut Atlanta	Restaurant	Shakita Herder	554 Piedmont Ave NE	New Business
Home2 Suites by Hilton Downtown Atlanta	Hotel	James Edwin Lane	87 Walton St	Change of Agent
Daquiriville	Bar	Luisa Maria Duran Reyes	50 Lower Alabama Street Unit 008	Change of Owner
Underground Atlanta	Courtyard Market	Luisa Maria Duran Reyes	50 Upper Alabama Street	New Business
Wild Leap	Brewery - Beer	Anthony Rodriguez	125 Ted Turner Dr SW	New Business
Wild Leap	Distillery - Liquor	Anthony Rodriguez	125 Ted Turner Dr SW	New Business
Wild Leap	Farm Winery - Wine	Anthony Rodriguez	125 Ted Turner Dr SW	New Business
The Darwin (Main)	Restaurant	Shyam Patel	585 Parkway Dr NE	New Business
The Darwin (Patio)	Restaurant	Shyam Patel	585 Parkway Dr NE	New Business
Dad's Garage Theatre Company	Non-Profit Theatre	Stacey Sharer	569 Ezzard St NE	Change of Agent
Sugarcane Caribbean Cuisine	Restaurant	Chad Elliott Dillon	480 JW Dobbs Ave NE Suite 110-120	New Application/ Old Location
Bibi	Restaurant	Fares Kargar	675 Ponce De Leon Ave NE	New Business

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
Z-22-69 Applicant seeks to rezone 1.97 acres from C-2-C/C-2/R-5 (Commercial service with Conditions/ Commercial service/ Two-family residential, minimum lot size 0.17 acres) to MRC-3 (Mixed residential and commercial, maximum floor area ratio of 7.2) for a mixed-use development with residential units, ground floor retail/ eating and drinking uses. SITE PLAN , FLOOR PLANS	581 Edgewood Ave SE	November 3 or 10, 2022

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-22-25 An Substitute Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending various provisions of the text, including creating definitions of “ commercial food preparation ” and “ delivery-based commercial kitchen ” by amending Chapter 29; and by amending the regulations of the Light Industrial District in Chapter 16, the Community Business District (C-1) in Chapter 11 by modifying the permissible uses and the parking requirements and the loading requirements, the Commercial Service District (C-2) regulations in Chapter 12 by modifying the permissible uses and the parking requirements and the loading requirements, the Office-Institutional District (O-I) in Chapter 10 by modifying the permissible uses and the parking requirements and the loading requirements, the Industrial Mixed Use District (I-MIX) regulations in Chapter 16A by modifying the permissible uses and the parking requirements and the loading requirements; and for other purposes.	Zoning Review Board – City Hall Council Chambers	November 3 or 10, 2022

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-22-42 An Ordinance to amend the Land Use element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 581 Edgewood (Rear) SE from the Low Density Residential (LDR) and Low Density Commercial (LDC) land use designations to the Mixed Use Land Use Designation and 21 Cornelia Street SE, 586 Ezzard street SE, and 0 Ezzard Street SE (parcel ID 14 00450004093) from the Low Density Residential (LDR) land use designation to the Mixed Use land use designation (Z-22-69).	581 Edgewood (Rear), 21 Cornelia Street SE, 586 Ezzard street SE, and 0 Ezzard street (parcel ID 14 00450004093)	November 28, 2022 6:00 PM

PUBLIC NOTICES AND ANNOUNCEMENTS

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

LGBTQ+ Historic Research Project by City of Atlanta and Historic Atlanta

The Department of City Planning and Historic Atlanta are continuing the work on documenting the City's LGBTQ+ history, and the places and spaces associated with it through the LGBTQ+ Historic Context Statement. The research project will be going on until the spring, 2023, with follow up action by the City of Atlanta and Historic Atlanta beginning soon thereafter. To learn more about the project, please go to www.atlfutureplaces.com/lgbtq-grant. Please contact the project team at lgbtqcontext@historicalatlanta.org to help with this important project.

This project has been partially financed by the National Park Service through the Georgia Department of Community Affairs (DCA). Any opinions, findings, conclusions, or recommendations expressed in this project are those of the author(s) and do not necessarily reflect the views or policies of the Department of the Interior or DCA, nor does the mention of trade names, commercial products, or consultants constitute endorsement or recommendation by these agencies.

Notices

Food Truck Requests

1. [Fulton County Government Building, 141 Pryor St SW](#)

Community Impact Grant Eligibility

The 2023 Community Impact Grant Program (CIG) is funded by the Department of City Planning to assist Neighborhood Planning Units in their efforts to improve their neighborhoods and the City as a whole. Grants are awarded to eligible NPUs for purposes of neighborhood beautification, engagement and awareness, and community building. **NPU chairs or CIG project managers must attend the CIG Information Session on November 16th, 2022 at 6:00 p.m.** via zoom to apply for the 2023 Community Impact Grant. Contact Tony McNeal, mmcneal@atlantaga.gov or 404-546-6232 for more information.

Special Administrative Permit

In response to changes introduced by the adoption of House Bill 1405, pursuant to Title 36 of the Official Code of Georgia annotated "The Zoning Procedures Law", effective July 1, 2022, all SAP (Special Administrative Permit) applications will be presented at a public hearing. All applications will be published in a paper of general circulation and will include the time, place and purpose of the hearing and the location of the property.

SAP hearings will occur on the 2nd and 4th Wednesday of every month starting at 12:00pm. The meetings will be held in Committee Room #1, located on the 2nd floor of the City Hall annex, 55 Trinity Avenue. Comments on applications may also be submitted to city staff via email at sapcomments@atlantaga.gov. Please click [here](#) for more information on the SAP public hearing process and to view upcoming meeting agendas.

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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.