

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 - 6:16 PM

Position	Person	Present?
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Chair	Forrest Coley	Y
Vice Chair	Tom Boyle	Y
Parliamentarian	Gay Lemmerhirt	Y
Secretary	Alison Grady	N
Asst. Secretary	Jereme Sharpe	Y
Downtown Atlanta	Robyn Jackson	Y
Castleberry Hill	Patrick Collins	N
Fourth Ward West	Catherine	Y
Marietta Street Artery		N
Fourth Ward Alliance		N
Fourth Ward Neighbors	Tom	Y
Fourth & SAND	Elizabeth, LeJuano	Y
Old Fourth Ward Business Association	Juan Mandoza	Y
Land Use & Zoning Committee	Ross Wallace	Y
Public Safety Committee	Gay Lemmerhirt	Y
Education Committee		N
APAB	Kyle Kessler	Y

2. Approval of Minutes - Motion - Catherine, Second - Tom Boyle
3. Approval of Agenda - Motion - Tom, Second Catherine - No Opposition
 - a. Removed from Consent Agenda - Doug Young - No Show
 - b. Removed from Consent Agenda - Word Up Fest - N/A
 - c. Removed from Consent Agenda - Roderick Teachey: Wingate Capital – Demolition of 333 Angier Ave & City Lights South Update
4. Reports from City Departmental Representatives
 - a. APD - Captain Lucas Wagaman
 - i. #1 Crime - Theft from Auto
 - ii. Court Watch - Holding Judges Accountable

b.Code Enforcement - Coffield

- i. 611 McGruder St - Bricks falling from building
- ii. 550 and 554 Piedmont Ave - 10/25 Officer will take photos

c.DOT - John Saxton

- i. Irwin Street Closure - Traffic Study - Planned w/ Portman Holdings - Nov 7th-13th

d.Public Works - Officer McClendon

- i. Illegal Dumping Issue - Call 911 - Arrest can be made.
- ii.

5. Comments from Elected Officials

a.District 2 - Jay Tribby

- i. Early Voting
- ii. Oct 26 - The Birds Movie - Outdoor - Commercial Row Commons (Peachtree & Peachtree Place)
- iii. Nov 12-13 - Downtown Fest & Loft Tour - www.downtownfestival.com
- iv. Oct 27 - Mayors Town Hall - 6pm - Zoo Atlanta

b.District 3 - Demisha Luster

- i. Quarterly Town Hall - Historic Preservation - Wrens Nest - Thank You
- ii. Thursday Night - Community Conversation - Washington High - 6pm

6. Committee Reports

a.Public Safety - No Report - Third Thursday at 6pm

b.APAB -

- i. Motion to Approve Support of City Council NPU Boundary Resolution

c.Education Committee - None

d.Land Use - None

e.Transportation

- i. Recruitment Efforts Started, New Committee Will Begin Jan 2023

7. Planner's Report - Matt Adams

- a. Corner Conversations Ongoing - Does not have locations.
 - b. LGBTQ Historic Preservation Efforts - www.atlfutureplaces.com
 - c. Improve Permitting Process, Recommend Systems
8. Matters for Voting (please see attachment)
- a. Announcement and adoption of consent agenda - Motion - Tom, Second - Jereme
 - b. Review and vote of remaining applications
 - i. Word Up Fest - Defer One Cycle - Motion - Gay, Second - Catherine
 - ii. Uncut Atlanta - Defer One Cycle - Motion - Catherine, Second - Tom Boyle
 - iii. Dad's Garage - Application - Change of Agent - Stacey Sharer (Presented) - Motion - Dorathay, Second - Tom Boyle
 - iv. 581 Edgewood - Rezoning - Anamaria Hazard, Alex Walker (Presenters and Developer Reps) - Motion, Tom Boy, 2nd Jereme - 15 Yes, 0 No
 - 1. Moved Loading Dock - Dads Garage Request
 - 2. 15% Affordable Housing (Forever) -
 - 3. Secure Bike Parking & Electric Vehicle Accessible to the Public. - Jereme Sharpe
 - 4. Parking Requirements -
 - v. Z-22-25 - Motion, Tom, Second, Princess
 - 1. Allowing for Cloud Kitchens in select zones
9. Presentations
- a. Tom Boyle: Fourth Ward Neighbors –
 - i. Taste of the 4th -
 - ii. O4W Block Party - Sunday Nov 13th
 - iii. Park Pride Grant to complete "54 Columns" - Revitalization - \$100K Grant - Seating, Lighting, - Catherine Motion, Princess Second - Letter of Support
 - iv. Highland Ave - \$250K - Improvement - New Park next to Field Day,
 - b. Cole Smith-Greg Holder: MARTA – Update on the Summerhill Bus Rapid Transit Project
 - i. TSP will be provided by GDOT
 - ii. Station Design Plans Submitted to FDA couple months ago.
10. Old Business
11. New Business
- a. Elections
 - i. Nominations
 - 1. Vice Chair (Kyle Nominated via Forrest)
 - 2. Secretary (Alison) - Not Seeking Reelection, Vacant Seat
 - 3. Chair (Forrest), Asst Secretary (Jereme), Parliamentarian (Gay) - Seeking Reelection,

- b. Misc.
 - i. Nominations Close before the November Executive Committee Meeting - Motion - Kyle, Second - Tom
 - 1. Discussion - Traditionally Nominations Accepted on the floor Day of Election - Dorothyay

12. Announcements

- a. Catherine, Civic Center Developer Meeting - 7pm Oct 25
- b. Claire, Streetcar Eastside Extension Meeting - 6pm Oct 25 - StudioPlex Community Room

13. Adjournment - 7:45pm

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.

<u>Special Event Applications (MOSE)</u>				
Event Name	Event Organizer	Event Location	Event Date	Vote/Discussion
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	No Vote or Discussion
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	No Vote or Discussion

<u>Alcohol License Applications (LRB)</u>					
Name of Business	Type of Business	Applicant	Property Address	Request	Vote
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	Yes - Consent Agenda
Uncut Steaks	Restaurant	Shakita Herder	550 Piedmont Rd NE	New Business	Deferred - 1 Cycle
Uncut Atlanta	Restaurant	Shakita Herder	554 Piedmont Ave NE	New Business	Deferred - 1 Cycle
Home2 Suites by Hilton Downtown Atlanta	Hotel	James Edwin Lane	87 Walton St	Change of Agent	Yes - Consent Agenda
Daquiriville	Bar	Luisa Maria Duran Reyes	50 Lower Alabama Street Unit 008	Change of Owner	Yes - Consent Agenda
Underground Atlanta	Courtyard Market	Luisa Maria Duran Reyes	50 Upper Alabama Street	New Business	Yes - Consent Agenda
Wild Leap	Brewery – Beer	Anthony Rodriguez	125 Ted Turner Dr SW	New Business	Yes - Consent Agenda
Wild Leap	Distillery – Liquor	Anthony Rodriguez	125 Ted Turner Dr SW	New Business	Yes - Consent Agenda
Wild Leap	Farm Winery – Wine	Anthony Rodriguez	125 Ted Turner Dr SW	New Business	Yes - Consent Agenda

The Darwin (Main)	Restaurant	Shyam Patel	585 Parkway Dr NE	New Business	Yes - Consent Agenda
The Darwin (Patio)	Restaurant	Shyam Patel	585 Parkway Dr NE	New Business	Yes - Consent Agenda
Dad's Garage Theatre Company	Non-Profit Theatre	Stacey Sharer	569 Ezzard St NE	Change of Agent	Yes - Consent Agenda
Sugarcane Caribbean Cuisine	Restaurant	Chad Elliott Dillon	480 JW Dobbs Ave NE Suite 110-120	New Application/Old Location	Yes - Consent Agenda
Bibi	Restaurant	Fares Kargar	675 Ponce De Leon Ave NE	New Business	Yes - Consent Agenda

[Zoning Review Board Applications \(ZRB\)](#)

Application	Property	Public Hearing	Vote
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	Yes - 15 No - 0

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	Vote
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	Vote
<p>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).</p>	<p>581 Edgewood (Rear), 21 Cornelia Street SE, and 0 Ezzard Street (parcel ID 14 00450004093)</p>	<p>November 28, 2022 6:00 PM</p>	<p>Yes - 15 No - 0</p>

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 NPU 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.

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.