

NEIGHBORHOOD PLANNING UNIT – M

Monday, August 26, 2024 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 – 404.985.5772 or mdadams@atlantaga.gov

Leah LaRue, City of Atlanta, Director – 404.330.6070 or llarue@atlantaga.gov

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Announcement & adoption of Consent Agenda
4. Approval of Agenda
5. Reports from APD, AFD and other City Departmental Representatives
6. Comments from Elected Officials
7. Committee Reports
8. APAB Report
9. Planner's Report
10. Matters for Voting (remaining applications - please see attachment)
11. Presentations
 - Gorman & Company: 265 Washington Street SW | Joel Reed (Invest Atlanta Application – Requested funding: **\$21,263,630**)
 - Integral Properties, LLC: 2 Peachtree Street | Eric Pinckney (Invest Atlanta Application – Requested funding: **\$ 41,500,000.00**)
12. Old Business
13. New Business
14. Announcements
15. Adjournment

NPU-M VOTING RULES per [2024](#) 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. 1). All eligible members shall have one (1) vote without attendance requirements, dues payments or any other limitation (Article IV, Sec. 1).



MATTERS FOR VOTING

NPU's 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
Sweet Auburn Music Fest	Yusuf Muhammad	321 Irwin Street – 230 JW Dobbs Avenue	September 27-29, 2024
Atlanta's Missing + Murdered Children Memorial Fest 2024	Dr. Sunshine Lewis	Historic Old Fourth Ward Park	September 28, 2024
Jazz in the Park ATL	Tariq Jordan	Historic Fourth Ward Park – 680 Dallas Street	October 26-27, 2024
Atlanta Fall Wine Fest	Kari Weaver	Historic 4 th Ward Skatepark – 830 Willoughby Way	November 17, 2024
Events on Broad Street	Parker Thornton & Noa Hecht	Broad Street Boardwalk - Broad St NW	November 12, 2024 – January 31, 2025

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
120 Piedmont Ave	Gas Station	Barkat Lakhani	120 Piedmont Avenue	New Business
Yuji Modern Japanese	Restaurant	Christine Ngoan Thi Nguyen	667 Auburn Avenue NE	New Business
Insomnia	Nightclub	Albeiro Jimenez	119 Central Avenue SW	New Business
Umai Sushi and Noodles	Restaurant	Phillip Choi	701 Highland Avenue NE	Change of Ownership
WALGREENS #6032	Pharmacy	Tornica L. Chaney	595 Piedmont Avenue NE	Change of Agent
Cafe Momentum Atlanta	Restaurant	Stewart Douglas Williams	200 Peachtree Street	New Business
The Upper Room	Bar	Kelsey Maynor	675 Ponce de Leon Ave NE	New Business
Twelve Downtown Autograph Collection	Hotel	Shon Lamar Johnson	400 W Peachtree St NW	Change of Ownership
Sweet Auburn Brunch	Restaurant	Darais Anderson	171 Auburn Ave NE Suite P	New Business
Chiringa	Restaurant	Jonathan T. Brown	678 Edgewood Avenue	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-24-15 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from the required 30 feet to 10 feet, 2) reduce the north side yard setback from the required 7 feet to 0 feet, 3) increase the lot coverage from the required 55 percent to 70 percent and 4) removing the requirement for the front porch to contain roof with a minimum six-inch roof supports.	223 Randolph Street NE	-

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
U-24-3 Applicant seeks a special use permit to operate valet parking operations. SITE PLAN	551 Ponce de Leon Avenue NE	-

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-24-15 An Ordinance by Community Development/Human Services Committee to amend the 2021 Comprehensive Development Plan to incorporate by reference said Atlanta Medical Center Small Area Plan; and for other purposes. MASTERPLAN	Atlanta Medical Center	September 4, 2024 6:00 PM
CDP-24-18 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 126 Hilliard Street SE and 89 William H. Borders Dr., from the High Density Residential (HDR) land use designation and 380 Decatur Street SE from the Low Density Commercial (LDC) land use designation to the Mixed Use High Density (MUHD) Land Use designation (Z-24-040).	126 Hilliard Street SE, 89 William H. Borders Dr and 380 Decatur Street SE	September 4, 2024 6:00 PM

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
Oakland's Day of the Dead Celebration	Sandy White	Historic Oakland Cemetery – 248 Oakland Avenue SE (NPU-W)	November 3, 2024

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Illy Ponce	Restaurant	Aarmir M. Ali	699 Ponce de Leon Avenue (NPU-N)	New Business

PUBLIC NOTICES AND ANNOUNCEMENTS

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

2025 NPU Bylaws
2025 NPU Bylaws must be submitted by September 30, 2024. There shall be no restrictions on a resident's right to vote on Bylaws.
Plan A: Atlanta's Comprehensive Development Plan
<p>The Department of City Planning (DCP) is continuing the planning process to update Plan A: Atlanta's Comprehensive Development Plan meeting the Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act. The comprehensive plan sets forth the vision, goals, policies, and actions for future growth and development in Atlanta. DCP will host the next round of events across the city including public meetings and pop-ups between October 2024 and February 2025. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. In-person meetings will occur October 10 to February 6. The website will also have education resources, draft documents for public review, and ways to submit comments. For additional questions, please email PlanA@AtlantaGA.Gov.</p>

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.