

NEIGHBORHOOD PLANNING UNIT – M



Monday, February 24, 2025 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

Roll Call:

Elected Officers

Chair - Forest Coley

Vice Chair - Kyle Kessler

Secretary - Sarah Oak Kim

Asst Secretary - Carrie Burns

Parliamentarian -Jennifer Brooks

Neighborhood Associations

Old Fourth Ward Neighborhood Association - Tom Boyle

Atlanta Downtown Neighborhood Association - Dejon Tebough

Castleberry Hill Neighborhood Association - Steve Yazell

Marietta Street Artery Association - N/A

Old Fourth Ward Business Association - Juan Medoza

Committee Chairs

Public Safety Committee - Dorthey

Land Use Committee - Senya

Transportation Committee - DeJon Tebought

APAB - Atlanta Planning Advisory Board - Kyle Kessler

1. Opening Remarks/Introductions
2. Approval of Minutes
 - Motion to approve the minutes
 - Steve Yazell
 - 2nd Tom Boyle
 - Motion passes with none opposed
3. Announcement & adoption of Consent Agenda
 - GB has comments on consent agenda



- Motion to adopt the consent agenda as shown
 - Steve Yazell
 - 2nd Tom Boyle
 - no discussion
 - Motion passes with none opposed
4. Approval of Agenda
- Motion to approve the agenda as shown
 - Tom Boyle
 - 2nd DeJon Tebought
 - no discussion
 - Motion passes with none opposed
5. Reports from APD, AFD and other City Departmental Representatives
- APD Zone 5 Captain Welch - gives updates to GB
 - i. GB has questions for Zone 5
 - APD Zone 6 - Simone from Zone 6 says they have issues getting on and have been up working issues that come up in the nighttime hours
 - Code Enforcement Office Stevens gives updates to GB
 - i. GB has questions for Code Enforcement
 - Margaret Elliott from Solicitors Office gives updates to GB
 - Allison Murillo from 311 gives updates to GB
 - i. GB has questions for 311
 - ** Chief Roman - from AFRD/ Battalion 3 gives updates to GB
6. Department of City Planning: Legislative Update
- Janide Sidifall - from Dept of city planning gives updates
7. Comments from Elected Officials
- Demicha Luster - Jason Doziers office gives updates to GB
 - Commissioner Mo Ivory - Fulton Co Commissioner's Office gives updates to GB
 - Amber Madison - Michael Bond's office has no updates for GB
 - Kelly Benton - Bryon Amos office gives updates to GB
8. Committee Reports
- Transportation - DeJon Tebought gives updates to GB
 - Public Safety - Dorthey Hurst gives updates to GB
 - Land Use - Senya has no updates for GB
9. APAB Report
- Kyle Kessler - from APAB gives updates to GB
10. Planner's Report
- Matt Adams - from Dept of City Planners gives updates to GB
 - i. GB has comments for Matt Adams
 - Commissioner Janide Sidifall gives additional comments to Planners Report
11. Matters for Voting (remaining applications - please see attachment)
- Elevate Thriving Together (not present)
 - i. Motion to defer 1 cycle
 - ii. Tom Boyle

- iii. 2nd Steve Yazell
 - iv. no discussion
 - v. Motion passes with none opposed
- Frozen Margarita Festival -- Ericka Simms Presents
 - i. GB has questions for Ericka Simms
 - ii. Motion to approve - Tom Boyle
 - iii. 2nd Steve Yazell
 - iv. no discussion
 - v. Motion passes with none opposed
- Sweet Auburn Springfest (hassan Jordan Presents)
 - i. GB has questions for Hassan Jordan
 - ii. Motion to defer
 - iii. Tom Boyle
 - iv. 2nd Terry Mccoll
 - v. no discussion
 - vi. Motion passes with none opposed
- Esco Restaurant Tapas - Deferral
- Cru Peters Street (Dewayne Martin)
 - i. GB has questions for Dewayne Martin
 - ii. Motion to recommend denial of this alcohol application
 - iii. Steve Yazell
 - iv. 2nd Gay Lemmerhirt
 - v. no discussion
 - vi. Motion passes with none opposed
- Harold's Chicken and Ice Bar (April Robinson)
 - i. GB has questions for April Robinson
 - ii. Motion to support the application with the condition that the rooftop closes on thursday @ midnight - and @ 1am on friday + saturday
 - iii. Dorthey Hurst restates her motion to support this application with the condition that rooftop patio is empty on thursday @ midnight - and @ 1am on friday + saturday
 - iv. Dorthey Hurst
 - v. 2nd Steve Yazell
 - vi. no discussion
 - vii. Motion passes with none opposed
- Preview Steakhouse (Michael Efuetlateh)
 - i. GB has questions for Michael Efuetlateh
 - ii. Motion to support
 - iii. Dorthey Hurst
 - iv. 2nd Dejon Tebough
 - v. no discussion
 - vi. Motion passes with none opposed
- V-25-3: 305 Fortune Street (Stacey Rainwater)

- i. GB has questions for Stacey Rainwater
 - ii. Motion to defer the application until next month to allow to speak with neighbors at the neighborhood meeting
 - iii. Steve Yazell
 - iv. 2nd Terry Mccoll
 - v. no discussion
 - vi. Motion passes with none opposed
- V-25-12: 392 Glen Iris Drive (Ben Darmer) -
 - i. GB has questions for Ben Darmer
 - ii. Motion to support
 - iii. Stevel Yazell
 - iv. 2nd Senya
 - v. no discussion
 - vi. Motion passes with none opposed
- Z-25-4: Text Amendment Presented by Matt Adams
 - i. GB has questions for Matt Adams
 - ii. Motion to support
 - iii. Terry Mccoll
 - iv. 2nd Stevel Yazell
 - v. no discussion
 - vi. Motion passes with none opposed
- Z-25-5: Text Amendment Presented By Matt Adams
 - i. GB has questions for Matt Adams
 - ii. Motion to defer
 - iii. Senya
 - iv. 2nd Terry Mccoll
 - v. no discussion
 - vi. Motion passes with none opposed
- 24-O-1687: Short Term Rentals (Review and Comment)
 - i. Presented by Matt Adams
 - ii. GB has comments for Matt Adams
- 24-O-1691 Tree Protection
 - i. Presented By Matt Adams
- 2025 Community Impact Grant Project
 - i. NPU M Stickers: Presented by Steve Yazell
 - ii. Social Media Campaign: Presented by Tom Boyle
 - iii. Email Campaign: Presented by Carrie Burns
 - iv. Comments from GB
 - v. Motion to create a plan that engages a new audience that is not today involved in the NPU thru the outreach of social media marketing, physical marketing and email marketing
 - vi. Tom Boyle
 - vii. 2nd DeJon Tebought
 - viii. no discussion
 - ix. Motion passes with none opposed

12. Presentations

13. Old Business

- Atlanta's Comprehensive Development Plan - TBD Matt will check with office

14. New Business

15. Announcements

16. Adjournment

- Motion to Adjourn 10:01 PM

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
Spring Wine Fest	Kari Weaver	Historic Fourth Ward Skatepark – 830 Willoughby Way	April 12, 2025
ATL Street Market	Gilbert Smith	Underground – 15 Lower Wall Street – Kimball Street – Wall Street	April 20-21, 2025
Beats on the Beltline (Amended Rain Date change from 4/12/25 to 4/26/25. Previously supported in January)	Meghan Hardison	Historic Fourth Ward Skatepark Field - 830 Willoughby Way NE	April 5, 2025
Frozen Margarita Fest, ATTACHMENT A, B	Ais Almahdi	Historic Fourth Ward Park	May 3, 2025
Sweet Auburn Springfest	Hassan Jordan	230 John Wesley Dobbs – Jessie Hill Junior Drive – Hilliard Street	May 10, 2025
RNB Seafood Festival	Bryson Dorsey	Underground Atlanta – 50 Upper Alabama Street	May 25, 2025
Old Fourth Ward Springs Arts Festival (Amended: Date change from 4/26-27/25 to 5/31/25 – 6/1/25. Previously supported in November 2024)	Randall Fox	Historic Fourth Ward Park – 680 Dallas Street	May 31– June 1, 2025

NPU-M VOTING RULES per [2025 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).

gloo Atlanta, SITE MAP	Omar Thomas	Old Fourth Ward Skate Park Field – 830 Willoughby Way NE	August 23, 2025
Estamos Aqui Fiesta	Juan Mendoza	Historic Fourth Ward Park – 680 Dallas Street	September 13, 2025
ELEVATE Thriving Together Arts & Wellness Festival	Monica Protho	Old Fourth Ward Skate Park – 830 Willoughby Way NE	September 27, 2025
Rival Concerts in the Park 2025	Josh Antenucci	Historic Fourth Ward Skatepark – 830 Willoughby Way NE	October 3-4, 2025
World Party & Cultural Experience, MAP	Mathew Godfrey Tago	Historic Fourth Ward Park – 680 Dallas Street	October 17-19, 2025

Deferred

Consent

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Esco Restaurant & Tapas	Restaurant	Dundalan Sain	327 Peters Street SW	Change of Ownership
Cru Urban Lounge	Restaurant	Dania Murrell	301 Peters Street SW	Change of Ownership
Ellis Hotel	Hotel	Telmo D. Dantes	176 Peachtree Street NW	Change of Agent
Harold's Chicken and Ice Bar	Restaurant	April Robinson	349 Edgewood Avenue SE	Change of Ownership
Preview Steakhouse	Restaurant	Michael Efuetlateh	111 Cone Street NW	New Business
Hawkers Asian Street Fare	Restaurant	Samantha P. Benson	661 Auburn Avenue NE	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-24-15 (Amended) Applicant seeks a variances 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 3 feet, 3) increase the lot coverage from the required 55 percent to 64.06 percent and 4) remove the requirement for the front porch to contain roof with a minimum 6 inch root supports. AMENDED PLANS	223 Randolph Street NE	-
V-25-3 Applicant seeks a variance from the zoning ordinance to 1) reduce both north and south side yards from the required 7 feet to 3 feet, 2) increase the maximum lot coverage from the required 55 percent to 58.3 percent. Applicant also seeks special exceptions to 3) allow for a parking bay in the required front yard, and 4) increase the paved area of the required front yard from the required one-third (or 33.3 percent) to 52 percent.	305 Fortune Street NE	March 13, 2025
V-25-12 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard from the required 30 feet to 21.8 feet, 2) reduce both north and south side yards from the required 7 feet to 5 feet, and 3) reduce the front-facing garage from the required 10-linear feet behind the front façade of the principal structure down to 8 feet.	392 Glen Iris Drive NE	March 13, 2025

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-25-4 An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, to amend Section 16-26.003, entitled “Conditions of Granting a Variance”; to create a new Section 16-26.008 entitled “Administrative Zoning Setback Variances for the Preservation of Trees”; to create a new Section 16-20.003(f) entitled “Variances for the Preservation of Mature Trees”; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	March 13 or April 3, 2025
Z-25-5 An Ordinance by Councilmember Howard Shook to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the definition of a “Party House”; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	March 13, 2025

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.

Proposed Legislation – Atlanta City Council	
Legislation	CD/HS Meeting
24-O-1687 An Ordinance by Councilmember Byron D. Amos to amend Part III - Land Development Code, Part 20 – Short-Term Rentals, to add a short-term rental license requirement for multi-family complexes; to revise the application requirements for a short-term rental license; to create location limitations on the issuance of short-term rental licenses; to clarify the requirements for short-term rental licensees and short-term rental agents; to revise the consequences of violating the terms of a short-term rental license; to increase the short-term rental application fee; to continue to ensure that short-term rentals are paying applicable state and local taxes; and for other purposes. AMENDMENT TABLE	March 25, 2025
24-O-1691 An Ordinance by Councilmember Michael Julian Bond to amend the Atlanta City Code, Part II (General Ordinances), Chapter 158 (Vegetation), Article II (Tree Protection), to adopt a new tree protection ordinance for the City of Atlanta; and for other purposes. FACT SHEET	March 25, 2025

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Plan A: Atlanta's Comprehensive Development Plan

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. Public review and comment on the draft maps and chapters is extended to Monday, March 10. See www.AtlantaForAll.com for drafts and information to participate. For additional questions, please email PlanA@AtlantaGA.Gov.