

NEIGHBORHOOD PLANNING UNIT – M



Monday, March 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

1. Opening Remarks/Introductions

Roll Call:

Elected Officers

Chair - Forrest 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 - John Fisher

Castleberry Hill Neighborhood Association - Steve Yazell

Marietta Street Artery Association - N/A

Old Fourth Ward Business Association - Juan Mendoza

+ Committee Chairs

Public Safety Committee - Dorthey Hurst

Land Use Committee - Senya Zaitsev

Transportation Committee - DeJon Tebought

APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Minutes

- Motion to approve the minutes
- Carrie Burns
- 2nd Tom Boyle
- Motion passes with none opposed



3. Announcement & adoption of Consent Agenda

- Motion to withdraw Residence Inn
- (planner mentions abstention)
- John Fischer
- 2nd Steve Yazell
- Motion passes with none opposed

- Motion to adopt the consent agenda as presented
- John Fischer
- 2nd Steve Yazell
- Motion passes with none opposed

4. Approval of Agenda

- Motion to approve the agenda
- Tom Boyle
- 2nd John Fisher
- Motion passes with none opposed .

5. Reports from APD, AFD and other City Departmental Representatives

- Lt Chafee - from Zone 5 gives updates
 - i. GB has questions for Zone 5
- Major Webster - from Zone 6 gives updates
 - i. GB has questions for Zone 6
- Pete Francis - from SWEET gives updates
- Margaret Elliott - from Solicitor's Office gives updates
 - i. GB has questions for Solicitor's Office
- Tara Buckner - from Parks and Rec gives updates
 - i. GB has questions for Parks and Rec
- Akilah Blount - from Office of the Ombudsman of Neighborhoods, under Dr. Jodi Merriday gives updates
- Allion Murillo - from 311 gives updates
 - i. GB has questions for 311
- Code Enforcement Officer Stevens - from Code Enforcement gives updates
- Chris Martin - from FIRE gives updates

6. Comments from Elected Officials

- Amber Madison - from Julian Bond's (Post 1) Office gives updates
- Michael Ulmer - from Jason Winston's (District 1) Office gives updates
- Patrick Husbands - from Liliana Bakhtiari (District 5) office gives updates

- i. GB has questions for Liliana
- Anthony Benton - from Jason Dozier (District 4) office gives updates
- DeMicha Luster - from Jason Dozier (District 4) office gives updates
- Kelly Benton - Byron Amos (District 3) office gives updates

7. Committee Reports

- Transportation:: Dejon Tebough gives updates
- Public Safety :: Dorthey Hurst gives updates
- LandUse:: Senya gives updates

8. APAB Report

- Kyle Kessler gives updates on APAB report

9. Planner's Report

- Matt Adams gives updates on Planners Report

10. Matters for Voting (remaining applications - please see attachment)

- Tariq Jordan - Sweet Auburn Springfest
 - i. motion to approve
 - ii. Tom Boyle
 - iii. 2nd Dejon Tebough
 - iv. Motion passes with none approved
- Patricia Edigin - Jouvert
 - i. Motion to recommend approval
 - ii. John Fischer
 - iii. 2nd Steve Yazell
 - iv. Motion passes with none approved
- Meghan Hardison - BOTB
 - i. Motion to approve subject to traffic control modifications
 - ii. Tom Boyle
 - iii. 2nd Catherine Chase
 - iv. Motion passes with none approved
- El Pum Pum
 - i. Motion to defer pum pum 1 month
 - ii. Tom Boyle
 - iii. 2nd Catherine Chase
 - iv. motion passes with none approved
- Elevate
 - i. Motion to defer elevate 1 month

- ii. Tom Boyle
 - iii. 2nd Catherine Chase
 - iv. Motion passes with none approved
- Escó - DeWayne Martin
 - i. Dorothy Hurst presents notes from the Public Safety Committee meeting
 - ii. GB has questions for Dewayne Martin
 - 1. Motion to deny support for this application
 - 2. Steve Yazell
 - 3. 2nd Dee Battle
 - 4. GB has discussion
 - 5. Motion passes with none opposed
- Cheez - (Anthony Adighabe + Kwame)
 - i. Dorothy Hurst presents notes from the Public Safety Committee meeting
 - 1. Motion to deny the support of this application
 - 2. Dee Battle
 - 3. 2nd Miranda Long
 - 4. GB has discussion
 - 5. Motion passes with 9 opposed, 11 in favor
- BZA ([V-25-3](#) / [V-25-37](#) / [V-25-47](#) / [V-25-48](#))
 - i. [V-25-3](#) (305 fortune) - Brendan Fountaine presents
 - 1. motion to recommend approval contingent on grading plan
 - 2. Tom Boyle
 - 3. 2nd Senya
 - 4. Gb has discussion
 - 5. motion passes with 9 opposed x 11 in favor
 - ii. [V-25-3](#) (347 fortune) - Senya Zaitsev
 - 1. Motion to recommend approval for all 3 applications 37/.47/28
 - 2. David Perole
 - 3. 2nd Alam Merchant
 - 4. GB has discussion
 - 5. motion passes 2 opposed, 18 in favor
- [Z-25-5](#) (Genesasa Elias) - party house ordinance
 - i. motion to recommend support
 - ii. Catherine Chase
 - iii. 2nd Dee Battle

- iv. Kyle Kessler presents substitute motion that NPU M does not support and is not in favor of the ordinance as it is currently written
 - v. Catherine Chase accepts the substitute motion
 - vi. 2nd Jennifer Brooks
 - vii. motion carries with none opposed
- Z-25-14 (Jonathan Futrell) -
 - i. Motion to recommend support
 - ii. John Fisher
 - iii. 2nd Dorthey Hurst
 - iv. Motion carries with none opposed
- Rreal Tacos
 - i. No Comments
- Z-24-82 - presented by Matt Bedsole
 - i. GB has no comments
- Z-25-10 - (not present) so Matt Adams will present
 - i. GB has no comments

11. Presentations

- Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
 - i. Monique Forte presents
 - ii. No comments from GB
- PATH Foundation on behalf of the Department of Parks and Recreation: Trails ATL | Eric Ganther
 - i. Eric Ganther presents
 - ii. Asking to come back next month for a vote of support
- Atlanta Downtown Improvement District: The Stitch Master Plan | Jack Cebe
 - i. Jack Cebe presents
 - ii. Asking to come back next month for a vote
- Gorman & Company: 143 Alabama | Mira Kaufman (Invest Atlanta Application - Funding Request \$1,000,000.00)
 - i. Joel Reed
 - ii. Asking for a letter of support for proposed phase 1
 - iii. Motion to support and provide letter of support
 - iv. John Fischer

- v. 2nd Steve Yazell
- vi. Motion passes with none opposed

- 12. Old Business - none
- 13. New Business - none
- 14. Announcements
- 15. Adjournment 9:31 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
Georgia State University CODE 142-64	David Murkison & Anthony Banks	Hurt Park - 25 Courtland Street	April 7- July 6, 2025
Sweet Auburn Springfest	Hassan Jordan	230 John Wesley Dobbs – Jessie Hill Junior Drive – Hilliard Street	May 10, 2025
Jouvert	Patricia Edigin	Underground Atlanta - 62 Pryor St SW	May 23, 2025
BOTB	Meghan Hardison	Historic Fourth War Skatepark Field - 830 Willoughby Way NE	May 24, 2025
Broad Street Public Programming	Parker Thornton	Broad Street Boardwalk	May 28-August 23, 2025
Woodruff Park Downtown Festivities	Parker Thornton	Woodruff Park - 91 Peachtree Street NE	July 9 – October 4, 2025
El Pum Pum	Kyle Wallon	Central Park – 400 Merritts Avenue NE	September 13, 2025
ELEVATE Thriving Together Arts & Wellness Festival	Monica Protho	Old Fourth Ward Skate Park – 830 Willoughby Way NE	September 27, 2025

Withdrawn 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
Residence Inn by Marriott Atlanta Downtown	Suite Hotel	Tara K. Kilinc	134 Peachtree Street NW	Change of Agent
Elick ATL	Restaurant	John Clarke	363 Edgewood Avenue SE	New Business
Courtland Grand			105 Courtland Street	

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).

Courtland Grand Hotel (Club Lounge)	Hotel	Benjamin Javakumar	165 Courtland Street NE	Change of Agent
Courtland Grand Hotel (Fandangles)	Hotel	Benjamin Javakumar	165 Courtland Street NE	Change of Agent
Yeppa Krog	Open Air Café	Stephen C. Peterson	667 Auburn Avenue	New Business
Cheez	Restaurant	Anthony Adighibe	554 Piedmont Avenue NE	New Business

Board of Zoning Adjustment Applications (BZA)			
Application	Property Address	Public Hearing	
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 38 percent.	305 Fortune Street NE	-	
V-25-37 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 20 feet to 13 feet 8 inches, 2) reduce the half-depth setback from 10 feet to 5 feet, and 3) increase the height of main structure from 35 feet to 35 feet 9 inches.	347 Fortune Street NE	April 10, 2025	
V-25-47 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard from the required 20 feet to 14 feet 10 inches and 2) increase the maximum height from the required 35 feet to 35 feet 4 inches.	341 Fortune Street NE	April 10, 2025	
V-25-48 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard from the required 20 feet to 14 feet 10 ¾ inches and 2) increase the maximum height from the required 35 feet to 36 feet 2 inches.	343 Fortune Street NE	April 10, 2025	

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
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	-
Z-25-14 An Ordinance by Councilmember Dustin Hillis to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending Chapter 40 Marietta Street Artery Overlay District to amend the use regulations to permit clubs and lodges as a permissible use subject to specified conditions; and for other purposes.	Zoning Review Board – City Hall Council Chambers	April 3, 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.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Rreal Tacos	Restaurant	Damian Otero Reggiori	699 Ponce De Leon AVE NE (NPU-N)	New Business

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-24-82 (Substitute Ordinance) An Ordinance by Councilmember Jason H. Winston as substituted by zoning committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 34, Section 16-34.010 and Section 16-34.028 so as to modify the provisions of the Voluntary Density Bonus Program in MRC-3 zoning; and for other purposes.	Zoning Review Board	May 1 or 8, 2025
Z-25-10 An Ordinance by Councilmembers Dustin Hillis, Jason Dozier, Matt Westmoreland, Jason H. Winston, Liliana Bakhtiari, Michael Julian Bond, Eshe Collins, Amir Farokhi, Byron Amos, Alex Wan, Mary Norwood, Andrea L. Boone, and Marci Collier Overstreet Amending the Zoning Ordinance of the City of Atlanta to require special use permits for data centers; to provide certain special use permit application requirements to address a proposed data center's water consumption, water conservation, energy consumption, and other environmental considerations; and for other purposes.	Zoning Review Board	May 1 or 8, 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 going through the adoption 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. Review drafts and stay informed about the adoption process by visiting www.AtlantaForAll.com . For additional questions, please email PlanA@AtlantaGA.Gov .