

NEIGHBORHOOD PLANNING UNIT – M



-Monday, May 12, 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 Kim
- Asst Secretary - Carrie Burns
- Parliamentarian - not here
- **Neighborhood Associations**
- Old Fourth Ward Neighborhood Association - Tom Boyle
- Old Fourth Ward Business Association - Juan Mendoza
- Downtown Association / Marietta Artery Association - John Fisher -
- Castleberry Hill Neighborhood Association - Steve Yazell
- **+ Committee Chairs**
- Public Safety Committee - Dorthey Hurst
- Land Use Committee - Frances Hamilton
- Transportation Committee - DeJon Tebought
- APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Minutes

- Motion to approve the April minutes
- Tom Boyle
- 2nd Steve Yazell
- no discussion
- Motion passes with none opposed

3. Announcement & adoption of Consent Agenda

- Motion to adopt the consent agenda
- Dorthey Hurst
- 2nd Steve Yazell
- no discussion
- Motion passes with none opposed



4. Approval of Agenda

- Motion to adopt with deferred noted
- Steve Yazell
- 2nd John Fuller
- no discussion
- Motion passes with none opposed

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

• **EXCUSED FROM MEETING**

- Dept of Parks & Rec May Update [here](#)
- NPU Planner Update [here](#)

6. Comments from Elected Officials

• **EXCUSED FROM MEETING**

7. Committee Reports

- Transportation Committee - DeJon Tebought gives updates
 - i. MARTA Five Points Construction beginning May 17th, more info here: <https://itsmarta.com/fivepoints.aspx>
 - ii. Legislation introduced to bring back eBike rebate program, no current funding, let your representatives know if you support
 - iii. May 17-24: [Atlanta Cycling Festival](#)
- Public Safety Committee - Dorthey Hurst gives updates
- Land Use Committee - Frances Hamilton gives updates
 - i. Motion to defer [V-25-95](#) / [Z-25-24](#) to June Land Use meeting/June GB meeting giving those items more ample opportunity for discussion vs a 3 min discussion on its feasibility
 - 1. Frances Hamilton
 - 2. 2nd Dorthey Hurst
 - 3. No discussion
 - 4. Motion to defer does not carry - 51 opposed 20 in favor

8. APAB Report

- Kyle Kessler gives APAB Report updates - [more APAB info here](#), meetings on 3rd Saturday of the month at City Hall
 - i. APAB meets this Saturday at 10am at City Hall and will be live-streamed on YouTube. The agenda and video will be posted [here](#)

9. Planner's Report

- Matt Adams gives Planner's Report - [find updates here](#)

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

EVENTS

- Dr Ferieda Marie Walker Presentation by Tyelisha Johnson
 - i. GB has discussion
 - ii. Motion to approve subject to attending O4WNA GB meeting (Rick's/Wed meeting)
 - iii. Tom Boyle

- iv. 2nd Steven Imle
- v. Motion passes with none opposed

LRB

- The Vick at Healey - Kadajah Vickers
 - i. GB has discussion
 - ii. Motion to approve
 - iii. Dorthey Hurst
 - iv. 2nd Nate Wysong
 - v. Motion passes with none opposed
- Suite Food Lounge - Presented by: DeWayne Martin (attorney)
 - 1. Owner: Dr. Torey Clark / Security: Reggie Smith
 - ii. GB has discussion
 - iii. motion to support
 - iv. Dorthey Hurst
 - v. 2nd Kelli Reid-Hawes
 - vi. Motion passes with none opposed
- Americas Mart - Mindy Thompson & William Goldstein
 - i. Chair recommendation to vote on Americas Mart's 13 applications at once
 - ii. Passes with none opposed
 - iii. GB has discussion
 - iv. Motion to support all 13 applications all at once
 - v. Dorthey Hurst
 - vi. 2nd Kelli Reid-Hawes
 - vii. Motion passes with none opposed
- Trade & Tempo - Scott Richardson (w/ Tiffany Richardson + Toni Williams)
 - i. GB has discussion
 - ii. Motion to support trade & tempo
 - iii. Dorthey Hurst
 - iv. 2nd Tom Boyle
 - v. Motion passes with none opposed
- Sweet Auburn Brunch - Darais Anderson
 - i. GB has discussion
 - ii. Motion to support
 - iii. Dorthey Hurst
 - iv. 2nd DeJon Tebought
 - v. Motion passes with none opposed

11. Presentations

BZA

- V-25-95 - 700 Highland Ave NE - Senya Zaitsev
 - GB has discussion

- Motion to not support the recommendations of variance needed for 700 Highland
 - Princess Wilson
 - 2nd Sean Imley
 - GB has discussion
 - Motion does not carry with 69 opposed, 15 in favor
- Motion to support the variance needed for 700 highland
- Steve Imle
- 2nd Brooks Merkle
- GB has discussion
 - Sean Imley motion to present during Discussion (in presentation from 3mins)
 - 2nd (not needed because in discussion)
 - GB has no discussion
- Motion carries with 14 opposed, 79 in favor

ZRB

- Z-25-24 - 696 Highland Avenue NE - Senya Zaitsev
 - GB has discussion
 - Motion to support this project
 - David Perloe
 - 2nd Steven Imle
 - GB has discussion
 - Sean Imley presentation during discussion and asking GB to not support this zoning
 - Chair recuses himself Kyle Kessler takes over for voting
 - Motion carries with 33 opposed, 68 in favor
 - Forrest Coley resumes Chair position

Land Use Amendments

- 25-O-1224/CDP-25-1 - Plan A - Atlanta's 2025 Comprehensive Development Plan
 - Presented by Monique Forte
 - Motion to support
 - Dionica Bell
 - 2nd Steven Imle
 - Motion carries with 1 opposed, 21 in favor
 - More information on timeline and Draft 4 available at <http://www.AtlantaForAll.com>, questions/comments: PlanA@AtlantaGA.gov

Text Amendments

- Z-25-15 Substitute - "Vape shops" and "elementary and secondary schools" and distances
 - Presented by Matt Adams
 - GB has discussion
 - Motion to approve
 - Steven Imle

- 2nd DeJon Tebought
- Motion carries with none opposed

12. Old Business

- Wellstar/Atlanta Medical Center Updates - Eric Pinckney
 - Demolition by EOY, will be public event/invites, 10-year project
 - GB has discussion
 - Contact info: EPinckney@integral-online.com

13. New Business

- n/a

14. Announcements

- Chair Forrest Coley noted that the chair position for 2026 is open and encourages everyone to be more involved in the entire NPU process; learn more at [NPU University](#)

15. Adjournment

Motion to adjourn

Dorthey Hurst

2nd Senya Zaitsev

Adjourned: 9:03PM

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).

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
Summer Soccer in South Downtown	Nick Kulb & April Stammel	214 Nelson Street SW	June 22, 2025
Peachfest	Rob Frazer & Brady Lowe	Peachtree Center Plaza – 225 Peachtree Street	July 27, 2025
Atlanta Passport to the World	Michelle Lewin	Historic Fourth Ward Park-680 Dallas St NE	August 2, 2025
11th Annual Cool Dads Rock Soapbox Derby Festival	La Verio Barnes	Historic Old 4 th Ward Conservancy – 667 Rankin Street	August 23, 2025
Dr. Ferieda Marie Walker Foundation	Marcus Graham & Tyelisha Johnson	Historic Fourth Ward Park – 680 Dallas Street	September 20, 2025

CONSENT

DEFERRED

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
The Vick at Healey	Restaurant	Kadijah Vickers	57 Forsyth Street NW	New Business
Suite Food Lounge	Restaurant	Torey Clark	375 Luckie Street NW	Change of Ownership
Edgewood Food Mart	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent
Americas Mart Gift Mart (1st Floor Exhibit Hall)	Convention Center	William J. Goldstein	40 John Portman Boulevard	Change of Agent
Americas Mart Gift Mart (3rd Floor Space)	Convention Center	William J. Goldstein	40 John Portman Boulevard	Change of Agent
Americas Mart Apparel Mart (1st Floor Exhibit Hall)	Convention Center	William J. Goldstein	75 John Portman Boulevard	Change of Agent
Americas Mart Apparel Mart (1st Floor Market Cafe)	Convention Center	William J. Goldstein	75 John Portman Boulevard	Change of Agent
Americas Mart Apparel Mart (15th Floor Exhibit Hall)	Convention Center	William J. Goldstein	75 John Portman Boulevard	Change of Agent
Americas Mart Apparel Mart (2nd Floor Exhibit Hall)	Convention Center	William J. Goldstein	75 John Portman Boulevard	Change of Agent
Americas MART Building 2 West 1st FLOOR	Convention Center	William J. Goldstein	81 Andrew Young International Boulevard	Change of Agent
Americas MART Building 2 West 2nd FLOOR	Convention Center	William J. Goldstein	81 Andrew Young International Boulevard	Change of Agent
Americas MART Building 2 West 3rd FLOOR	Convention Center	William J. Goldstein	81 Andrew Young International Boulevard	Change of Agent

Americas MART Building 2 West 4th FLOOR	Convention Center	William J. Goldstein	81 Andrew Young International Boulevard	Change of Agent
Trade & Tempo	Restaurant	Scott Richardson	552 Decatur Street	Change of Ownership
Sweet Auburn Brunch	Restaurant	Darais Anderson	171 Auburn Ave NE	New Business
AmericasMart - Merchandise Mart (1st Floor)	Convention Center	William J. Goldstein	240 Peachtree Street NW	Change of Agent
AmericasMart - Merchandise Mart (2nd Floor Exhibit Hall)	Convention Center	William J. Goldstein	240 Peachtree Street NW	Change of Agent
AmericasMart - Merchandise Mart (10th Floor Exhibit Hall)	Convention Center	William J. Goldstein	240 Peachtree Street NW	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-25-95 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard (fronting Freedom Parkway) from the required 30 feet to 10 feet and 2) reduce the rear yard from the required 7 feet to 5 feet.	700 Highland Avenue NE	June 5, 2025

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
Z-25-24 Applicant seeks to rezone the property from the R-5 (Two-family residential, minimum lot size 0.17 acres) zoning designation to the MR-MU (Two to three story multi-unit buildings targeting "Missing Middle") zoning designation. FLOOR PLAN , SITE PLAN , SURVEY	696 Highland Avenue NE	June 5 or 12, 2025

Land Use Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing
25-O-1224/CDP-25-1 An Ordinance to adopt Plan A- The City of Atlanta's 2025 Comprehensive Development Plan as the official Comprehensive Development Plan for the City of Atlanta, Georgia in compliance with the requirements of the Georgia Planning Act of 1989. FACT SHEET , WEBSITE	N/A	June 4, 2025, 6:00 PM

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<p>Z-25-15 Substitute</p> <p>An Ordinance by Councilmembers Liliana Bakhtiari, Jason Winston, Amir Farokhi, Byron Amos, Jason Dozier, Alex Wan, Howard Shook, Dustin Hillis, Andrea L. Boone, Marci Collier Overstreet, Mary Norwood, Matt Westmoreland, Michael Julian Bond, and Eshe Collins as amended by zoning committee.</p> <p>An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition for “vape shops” and “elementary and secondary schools”; amending the regulations of various districts to establish a minimum distance of 1,000 feet between vape shops; amending the regulations of various districts to establish a minimum distance of 1,000 feet between vape shops; amending the regulations of various districts so as to require a 1,000 foot distance between vape shops and elementary and secondary schools; and for other purposes.</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>June 5 or 12, 2025.</p>

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta’s Code of Ordinances.</p> <p>Sec. 6-3019 Prohibition of Political Forums</p> <p>“Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.”</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> • 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. <p>Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.</p>