

NPU– M Exec/Land Use

Monday, April 14, 2025 at 6:30 PM

Join Zoom Meeting

<https://us06web.zoom.us/j/84561473651>

Meeting ID: 845 6147 3651

One tap mobile: 312-626-6799, access code, 84561473651#



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. Matters for Voting (please see attachment)
3. Adjourn to Executive Meeting
 - Committee Reports - Public Safety, APAB, Land Use, Transportation
4. Presentations
 - 174 Peachtree - SAP-25-043 – Parking Lot Fence Additon
 - Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan:
Plan A's Planning Process
5. Old Business
6. New Business
7. Announcements
8. Adjournment

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

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 |
| Atlanta Tech Week Food Truck Park | Justin Samuels & Breyuna Irby | 236 Williams Street | June 12-13, 2025 |
| Summer Beer Fest-GPE-Historic 4th Ward Skate Park | Kari Weaver | Historic Fourth War Skatepark Field - 830 Willoughby Way NE | June 14, 2025 |
| Summer Soccer in South Downtown | Nick Kulb & April Stammel | 214 Nelson Street SW | June 19-22. 2025 |
| Block Party Atlanta | Bryson Dorsey | Underground Atlanta – 50 Upper Alabama Street | July 5, 2025 |
| El Pum Pum | Kyle Wallon | Central Park – 400 Merritts Avenue NE | September 13, 2025 |
| Sweet Auburn Music Fest | Yusuf Muhammad | 321 Irwin Street to 230 John Wesley Dobbs Avenue NE | September 26-28, 2025 |
| ELEVATE Thriving Together Arts & Wellness Festival | Monica Protho | Old Fourth Ward Skate Park – 830 Willoughby Way NE | September 27, 2025 |
| Fall Wine Fest | Kari Weaver | Old Fourth Ward Skate Park – 830 Willoughby Way NE | November 15, 2025 |

| Alcohol License Applications (LRB) | | | | |
|--|------------------|--------------------|------------------------|---------------------|
| Name of Business | Type of Business | Applicant | Property Address | Request |
| Porfirio's Mexican Restaurant | Restaurant | Alexandra Zambrano | 11 Baker Street | New Business |
| 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 |
| Comunidad Taqueria | Restaurant | Nicholas W. Melvin | 655 Highland Avenue NE | New Business |
| Residence Inn by Marriott Atlanta Downtown | Hotel | Thomas M. Eaton | 134 Peachtree Street | Change of Agent |
| Residence Inn by Marriott Atlanta Downtown Suite Hotel | Hotel | Thomas M. Eaton | 134 Peachtree Street | Additional Facility |
| Esco Restaurant & Tapas (Amended) | Restaurant | Dundalan Sain | 327 Peters Street SW | Change of Ownership |
| Edgewood Food Mart | Retail Package | Amin Panjwani | 400 Edgewood Avenue SE | Change of Agent |

| Board of Zoning Adjustment Applications (BZA) | | |
|--|--------------------|----------------|
| Application | Property Address | Public Hearing |
| V-25-9 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 30 feet to 4 feet, 2) reduce the east side yard setback from 7 feet to 3 feet, 3) increase in height from 35 feet to 37.5 feet and 4) Allow front facing garage doors to not be recessed from the façade of the structure. | 607 East Avenue NE | May 8, 2025 |

| Board of Zoning Adjustment Applications (BZA) | | |
|---|------------------------|------------------|
| Application | Property Address | Public Hearing |
| Z-25-16 Applicant seeks to rezone the property from the C-4 (Central area commercial-residential) zoning designation to the C-3 (Commercial-residential) zoning designation for a mix of residential units and secured storage-use on the property. SITE PLAN , SURVEY , TREE PLAN | 315 Highland Avenue NE | May 1 or 8, 2025 |

| Land Use Amendments – Comprehensive Development Plan | | |
|--|------------------|-----------------------|
| Legislation | Property Address | Public Hearing |
| 25-O-1133/CDP-25-10 An Ordinance to adopt the Trails ATL Plan as the City of Atlanta’s Master Plan for a citywide network of trails; to incorporate the Trails ATL Plan into the City of Atlanta Comprehensive Development Plan Plan A (Plan A). PHASING , NETWORK , REPORT , WEBSITE | N/A | June 4, 2025, 6:00 PM |
| CDP-25-11 An Ordinance to adopt the Stitch Master Plan as the City of Atlanta’s Plan Reconnecting North Downtown Atlanta; to amend the 2021 Atlanta Comprehensive Development Plan (CDP) by incorporating by reference said plan. MASTERPLAN | N/A | June 4, 2025 |

| 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 |

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 |
| West Side Fest | Yusuf Muhammad | Northside Drive & MLK Jr. Drive (NPU-L & T) | July 12–13, 2025 |

| Text Amendments – Zoning Ordinance | | | |
|--|--|--|---------------------|
| Legislation | | Public Hearing | |
| Z-25-15 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 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 so as to require a 1,000 foot distance between vape shops and elementary and secondary schools; and for other purposes. | | Zoning Review Board – City Hall Council Chambers | June 5 or 12, 2025. |

PUBLIC NOTICES AND ANNOUNCEMENTS

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

| Plan A: Atlanta’s Comprehensive Development Plan |
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| <p>The Department of City Planning (DCP) is concluding the Plan A: Atlanta’s Comprehensive Development Plan update process 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 final draft is open April 1 to April 30, 2025. Visit www.AtlantaForAll.com to review and comment. For additional questions, please email PlanA@AtlantaGA.Gov.</p> |
| 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> |