

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

- Opening Remarks/Introductions

Roll Call:

Elected Officers

Chair - N/A

Vice Chair - Kyle Kessler

Secretary - Sarah Oak Kim

Asst Secretary - Carrie Burns

Parliamentarian - N/A

Neighborhood Associations

Atlanta Downtown Neighborhood Association - John Fischer

Castleberry Hill Neighborhood Association - N/A

Old Fourth Ward Neighborhood Association - Tom Boyle

Old Fourth Ward Business Association - Wanda Davila/Juan Mendoza

Committees

Public Safety Committee - Dorthey Hurst

Land Use Committee - Senya Zaitsev

Transportation Committee - DeJon Tebought

APAB - Atlanta Planning Advisory Board - Kyle Kessler

- Matters for Voting (please see attachment)
 - V-25-9 (607 East Ave NE) - Rob Eidson presenting
 - Senya Zaitsev motion to support
 - 2nd Rob Eidson
 - 10 in favor, 6 opposed, motion passes
 - Z-25-16 (315 Highland Ave NE) - Stephen Rothman presenting
 - Kelli Reid-Hawes motion to defer
 - 2nd Tom Boyle
 - 33 in favor, 0 opposed, motion passes



- No other applicants in attendance
- Adjourn to Executive Meeting
 - NPU Dashboard: <https://www.npuatlanta.org/npu-dashboard>
 - Committee Reports
 - Public Safety - 412 Chamberlain party house concern in MLK Historic District
 - APAB - Possible extensions of TADs (tax allocation districts)
 - Land Use
 - Transportation - DeJon noted ATLDOT meeting in Castleberry Hill on Tuesday, April 22nd, 5:30pm at RICE, 504 Fair St SW
- Presentations
 - 174 Peachtree (Origin hotel) - SAP-25-043 – Parking Lot Fence Addition - not in attendance
 - Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process - not in attendance
- Old Business - none
- New Business
 - Sean Imlay - speaking in opposition to proposed rezoning at 696 Highland Ave
 - We need to find a way to condense discussions during GB meetings, things need to be properly vetted at neighborhood meetings for feedback
- Announcements
 - Dorthey Hurst - Municipal Market, new business Curly's Fried Chicken should be opening soon, please support; May 1st there's a pizza place coming and another w/ Korean street food/coffee anticipating July
- Adjournment - Dorthey motion, DeJon 2nd - 8:19pm

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 Ward 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	Zoning Review Board	May 1 or 8, 2025

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.		
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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
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 .
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.