

NPU M Land Use/Executive Meeting



Monday, July 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

Roll Call:

Elected Officers

Chair - N/A

Vice Chair - Kyle Kessler

Secretary - N/A

Asst Secretary - Carrie Burns

Parliamentarian - Jennifer Brooks

Neighborhood Associations

Atlanta Downtown Neighborhood Association - John Fischer

Castleberry Hill Neighborhood Association - Steve Yazell

Old Fourth Ward Neighborhood Association - Terry McColl

Old Fourth Ward Business Association - N/A

Committees

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

3. Announcement & adoption of Consent Agenda

4. Approval of Agenda

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

6. Comments from Elected Officials

7. Committee Reports



- Public Safety - Movida (199 Mitchell) will need to come before us again; this Thursday, July 17th Edgewood Food Mart will be discussed; there will not be Public Safety meetings at the General Body

8. APAB Report

9. Planner's Report

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

- Neighborhoods familiar w/ MOSE events
- Public Safety - a few things pending for Thursday's Public Safety meeting and awaiting more info on some
- V-25-130 - Lauren Vereen confirmed they have not connected w/ neighbors, motion to defer; Terry McColl stated that the point of this meeting is to present these types of land use; Brandon (building the house) presented; Senya connected w/ applicant and provided questions in writing about stormwater plan, etc missing from site plan
 - i. Jennifer Brooks motion to defer until Land Use chair questions answered and applicant has met w/ neighbors and report from that meeting
 - ii. 2nd Dorthey Hurst
 - iii. 11 in favor, none opposed - motion passes

11. Presentations

- The Mayor's Office of Cultural Affairs: Freedom Park & Windsor Mural project | Edith Courtney
- Gorman and Company: Folio House development project [143 Alabama St] -Phase 2 | Joel Reed & Mira Kaufman (Invest Atlanta Application – Requested funding: \$43,000,000.00)
- Central Atlanta Progress: Historic Broad Streetscape (Broad Street SW/Garnett MARTA Plaza Streetscape) project updates | Jennifer Ball
- Center for Civic Innovation: Survey and NPU Initiative Report Updates | Ann Hill-Bond

12. Old Business

13. New Business

- Terry McColl asked that we discuss AI note takers by others during calls, especially when not attached to a person; Catherine noted that as Sec of O4WNA she takes manual notes and AI can be redundant; voted to boot "Desi's

Fathom Notetaker" out; Kyle & Carrie noted various issues they cause,
especially w/ larger meetings

14. Announcements

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 Passport to the World | Michelle Lewin | Historic Fourth Ward Park- 680 Dallas St NE | August 2, 2025 |
| Atlanta Hip Hop Day Festival | Amir James | Historic Fourth Ward Park – 680 Dallas Street NE | August 30-31, 2025 |
| Fall Flowers Festival | Sammy Mumphery & Tiffany Richardson | Woodruff Park – Broad Street Boardwalk | September 20, 2025 |

Alcohol License Applications (LRB)

| Name of Business | Type of Business | Applicant | Property Address | Request |
|--|--|------------------------|---------------------------|-------------------------|
| Edgewood Food Mart | Retail Package | Amin Panjwani | 400 Edgewood Avenue SE | Change of Agent |
| Georgia Beer Garden Main Bar | Restaurant | Feleg Dawit | 420 Edgewood Avenue | Change of Ownership |
| Breakfast on Luckie Street | Restaurant | Kimberly Dart Heidt | 320 Luckie Street NW | New App/Old Location |
| Eclipse Di Luna | Bar & Restaurant | Eric Kline | 661 Auburn Avenue | Change of Ownership |
| Top Draft (Hotel Bar) | Hotel Restaurant | Ramon Reyes | 190 Marietta Street NW | Change of Agent |
| Vues Hotel Lounge | Hotel Restaurant | Ramon Reyes | 190 Marietta Street NW | Change of Agent |
| New South Kitchen | Hotel Restaurant | Ramon Reyes | 190 Marietta Street NW | Change of Agent |
| Centennial Grounds | Hotel Coffee Shop/ Restaurant Package | Ramon Antonio Reyes | 190 Marietta Street NW | Change of Agent |
| Red Room Bistro | Restaurant | Cassandra Ingram | 255 Trinity Avenue SW | Change of Ownership |

| | | | | |
|-------------------------------------|----------------|-----------|------------------------|--------------|
| Azalea Fresh Market | Retail Grocery | Paul Nair | 25 Peachtree Street NW | New Business |
|-------------------------------------|----------------|-----------|------------------------|--------------|

| Board of Zoning Adjustment Applications (BZA) | | |
|--|------------------------|----------------|
| Application | Property Address | Public Hearing |
| V-25-130 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 30 feet to 3 feet, 2) reduce the rear yard setback from 7 feet to 1 foot, 3) reduce the half-depth front yard setback from 15 feet to 1 foot, 4) allow garage to exceed 30 percent of the main structure to 66 percent, 5) increase lot coverage from 55 percent to 87 percent lot coverage, 6) increase accessory structure coverage in backyard from 25 percent to 93 percent and 7) remove the requirement for a front porch with a roof and roof supports. | 157 Randolph Street NE | August 7, 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 |
| Capturing the Spirit of Oakland 2025 | Sandy White | Historic Oakland Cemetery – 248 Oakland Avenue SE (NPU-W) | October 16-18 & 23-26, 2025 |
| Historic Oakland's Day of the Dead Celebration | Sandy White | Historic Oakland Cemetery – 248 Oakland Avenue SE (NPU-W) | November 2, 2025 |

| Alcohol License Applications (LRB) | | | | |
|------------------------------------|------------------|---------------|-----------------------------|---------------------|
| Name of Business | Type of Business | Applicant | Property Address | Request |
| Sunset | Bar | Gedion Zeleke | 728 Monroe Drive NE (NPU-E) | Change of Ownership |

25-O-1417 Occupation Tax Code Amendments

[25-O-1417](#)

An Ordinance by Finance/Executive Committee to amend the Atlanta City Code Part II (General Ordinances), Chapter 30 (Businesses), Article III (Occupation tax), to reflect updated laws and procedures; to improve customer service standards; to increase operational efficiencies; to levy a more appropriate occupation tax; and to better reflect the costs to the city for the issuance of the occupation tax certificates; to amend the occupation tax table; and for other purposes. [FACT SHEET](#)

Occupation Tax Code Public Hearing: Finance/Executive Committee – September 10, 2025

2026 NPU Bylaws

2026 NPU Bylaws must be submitted by September 30, 2025. There shall be no restrictions on a resident's right to vote on Bylaws.

Atlanta Zoning 2.0: Zoning Ordinance Rewrite

DRAFT I of the Zoning Ordinance Rewrite has been posted to the project website atlzoning.com.

To find the draft:

- From the project website select "Zoning Drafts"
- Select "Online Zoning Drafts"
- Select "Zoning Ordinance: Revised Discussion Draft V1"

The draft will be available June 2, 2025 through September 2, 2025. You may use the Konveio tool to make comments and suggestions to the draft.

PUBLIC NOTICES AND ANNOUNCEMENTS

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.

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