

# NEIGHBORHOOD PLANNING UNIT – M



**Monday, July 28, 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](mailto:chair@npumatlanta.org)

Matt Adams, **City of Atlanta, Urban Planner** – 404.985.5772 or [mdadams@atlantaga.gov](mailto:mdadams@atlantaga.gov)

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## MINUTES

### 1. Opening Remarks/Introductions

- Roll Call:
- Elected Officers
  - Chair - Forrest Coley
  - Vice Chair - Kyle Kessler
  - Secretary - Sarah Kim
  - Asst Secretary - Carrie Burns
  - Parliamentarian - Jennifer Brooks
- Neighborhood Associations
  - Old Fourth Ward Neighborhood Association - Tom Boyle
  - Old Fourth Ward Business Association - Juan Mendoza
  - Downtown Association / Marietta Artery Association - John Fischer
  - Castleberry Hill Neighborhood Association - Steve Yazell
- Committee Chairs
  - Public Safety Committee - Dorthey Hurst
  - Land Use Committee - Chair / filling in
  - Transportation Committee - DeJon Tebought
  - APAB - Atlanta Planning Advisory Board - Kyle Kessler

### 2. Approval of Minutes

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

### 3. Announcement & adoption of **Consent Agenda**

- Motion to approve the Consent Agenda
- Tom Boyle
- 2nd Steve Yazell
- Discussion on additions/removals



- i. Azalea Fresh Market - REMOVED
  - ii. Atlanta Passport to the World - ADDED
  - iii. Fall Flowers Festival - ADDED
  - iv. Breakfast on Luckie Street - REMOVED PER LEGAL
- Motion passes with none opposed
- 4. Approval of Agenda
  - Motion to approve the Agenda
  - Tom Boyle
  - 2nd Steve Yazell
  - No discussion
    - i. Hip Hop Day (Not Present)
    - ii. Eclipse Di Luna
    - iii. Edgewood Food Mart (Not Present)
    - iv. 157 Randolph (Not Present)
    - v. Oakland Cemetery
    - vi. Sunset Bar (Not Present)
    - vii. Alivin: Kids R Chefs (added)
  - Motion passes with none opposed
- 5. Reports from APD, AFD and other City Departmental Representatives
  - Zone 6 APD (Major Webster) gives updates
    - i. GB has questions for Major Webster
    - ii. Chair advised to plan to attend the Public Safety meeting August 21st
  - Zone 5 APD - (not present)
  - ATL311 Casey Wilson (Shade' Stokes-Campbell, ATL311 Community Affairs Coordinator, [sstokescampbell@atlantaga.gov](mailto:sstokescampbell@atlantaga.gov))
    - i. PAD (Policing Alternatives and Diversions Initiative), call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services, Monday-Friday, 7am-12am. For more information visit [www.atlantapad.org](http://www.atlantapad.org) or email [info@atlantapad.org](mailto:info@atlantapad.org)
  - Code Enforcement - Amber Taylor (470-694-7316, [apd-antaylor@atlantaga.gov](mailto:apd-antaylor@atlantaga.gov))
  - Office of the Ombudsman of Neighborhoods, under Dr. Jodi Merriday ([exe-jmerriday@atlantaga.gov](mailto:exe-jmerriday@atlantaga.gov), 470-316-2382) - Apollo Gunn, [agunn@atlantaga.gov](mailto:agunn@atlantaga.gov) representing
    - i. Amber Ware, Neighborhood Relations Managers, and is available to assist, [amberware@atlantaga.gov](mailto:amberware@atlantaga.gov), (470) 834-6453
    - ii. Tuesday, August 12, 6-8pm, St. Luke's Episcopal Church (Parish Hall), 435 Peachtree St. NE - What's Next for the Downtown Corridor? Open to Neighbors, Business Owners, Community Stakeholders, Engaged

Residents. RSVP to Amber Ware by August 8th. Phone/text 470-834-6453 via email [amberware@atlantaga.gov](mailto:amberware@atlantaga.gov).

- Atlanta Fire Rescue - Captain Munson
- DPW/Public Works SWEET Officer - Pete Francis (404-938-1183, [pfrancis@atlantaga.gov](mailto:pfrancis@atlantaga.gov))
- City of Atlanta Solicitors Office, Margaret Elliott, [melliott@atlantaga.gov](mailto:melliott@atlantaga.gov)

6. Comments from Elected Officials

- District 5 - Councilmember Liliana Bakhtiari, <https://www.district5atl.com/>, [lbakhtiari@atlantaga.gov](mailto:lbakhtiari@atlantaga.gov), 404-330-6048
- Post 1 At-Large - Amber Madison for Councilman Michael Julian Bond ([MBond@atlantaga.gov](mailto:MBond@atlantaga.gov), [AMadison@atlantaga.gov](mailto:AMadison@atlantaga.gov), 404.330.6770 Cell: 470-549-6748)
  - i. Tom Boyle asked about graffiti legislation
- District 3 - Kelly Benton representing Councilman Byron Amos ([kbbenton@atlantaga.gov](mailto:kbbenton@atlantaga.gov), 404-655-5781)

7. Committee Reports

- Transportation Committee - DeJon Tebought, [more info on meetings here](#)
  - i. July 31st - Official ribbon cutting of MLK Viaduct at Ted Turner
  - ii. Sept 14th - Atlanta Streets Alive, Peachtree
- Public Safety Committee - Dorthey Hurst, [more info on meetings here](#)
  - i. Edgewood Food Mart will be discussed at the next meeting, not at GB
  - ii. Chair advised to plan to attend the Public Safety meeting August 21st

8. APAB Report

- Kyle Kessler gives GB updates
- Aug 16th - Next APAB meeting

9. Planner's Report

- Matt Adams gives updates on Planner's Report Planner's Report
- Track applications in the [NPU Dashboard](#)
- DRAFT I of the Zoning Ordinance Rewrite has been posted to to the project website [atlzoning.com](http://atlzoning.com) Available through Sept 2nd
- [DCP Updates page](#)
- [Community Leadership Institute](#)

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

- Atlanta Hip Hop Day - N/A
  - i. Motion to defer 1 cycle
  - ii. Tom Boyle
  - iii. 2nd Steve Yazell
  - iv. Motion carries none opposed
- Edgewood food mart
  - i. Motion to defer 1 cycle
  - ii. Dorthey Hurst

- iii. 2nd Steve Yazell
  - iv. Motion carries none opposed
- Eclipse Di Luna - Eric Kline
  - i. Motion to approve
  - ii. Tom Boyle
  - iii. 2nd Steve Yazell
  - iv. Motion carries none opposed
- Red Room Bistro - Karlie Lewis
  - i. Motion to approve
  - ii. Dorthey Hurst
  - iii. 2nd Tom Boyle
  - iv. Motion carries none opposed
- Azalea Fresh Market - Paul Nair, estimated opening mid-August
  - i. Motion to approve
  - ii. Dorthey Hurst
  - iii. 2nd Tom Boyle
  - iv. Motion carries 1 opposed, 14 in favor
- NDA Restaurant and Lounge - Brian Ragsdale
  - i. Motion to recommend the deferral for 1 cycle so he can attend the public safety meeting and get valet plan worked out
  - ii. Dorthey Hurst
  - iii. 2nd Tom Boyle
  - iv. Motion carries none opposed
- BZA - V-25-130
  - i. Motion to defer 1 cycle
  - ii. Tom Boyle
  - iii. 2nd Laureen Vereen
  - iv. Motion carries none opposed

#### 11. Presentations – 3 minutes/6 slides

- The Mayor's Office of Cultural Affairs: Freedom Park & Windsor Mural project | Edith Courtney
  - i. Withdrawals her presentation at the time
- 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)
  - i. Motion that NPU-M provides a letter of support for Gorman and company for their ask
  - ii. John Fischer
  - iii. 2nd Catherine Chase
  - iv. Motion carries none opposed
- Central Atlanta Progress: Historic Broad Streetscape (Broad Street SW/Garnett MARTA Plaza Streetscape) project updates | Jennifer Ball
  - i. Jennifer Ball gives presentation
  - ii. Informational only, 3 blocks on Broad from Garnett to Five Points MARTA
- Center for Civic Innovation: Survey and NPU Initiative Report Updates | Ann Hill-Bond

- i. Kyle Kessler gives NPU Initiative Presentation
- ii. NPU survey: <http://civicatlanta.org/npusurvey> and learn more about the NPU Initiative at <http://civicatlanta.org/npu-initiative>. You can learn more about CCI at [civicatlanta.org](http://civicatlanta.org) or across social media @civicatlanta. Our contact info is [ann@civicatlanta.org](mailto:ann@civicatlanta.org) and [kyle@civicatlanta.org](mailto:kyle@civicatlanta.org).

12. Old Business

- Jennifer Brooks presents about the Bylaws and shares draft, reach out to [parliamentarian@npumatlanta.org](mailto:parliamentarian@npumatlanta.org) w/ feedback ASAP

13. New Business

- Alvin Watson - Kids R Chefs Educational Academy presents
  - i. Alvin Watson Kidsrchefs.com my contact number Mobile:678-852-0053 Office 404-343-0200 thank you for the opportunity.

14. Announcements

- Aug 5th - NPU-M National Night Out
- Municipal Market - AB Cookie Company

15. Adjournment

- 20:16

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
<a href="#">Atlanta Passport to the World</a>	Michelle Lewin	Historic Fourth Ward Park- 680 Dallas St NE	August 2, 2025
<a href="#">Atlanta Hip Hop Day Festival</a>	Amir James	Historic Fourth Ward Park – 680 Dallas Street NE	August 30-31, 2025
<a href="#">Fall Flowers Festival</a>	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
<a href="#">Edgewood Food Mart</a>	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent
<a href="#">Breakfast on Luckie Street</a>	Restaurant	Kimberly Dart Heidt	320 Luckie Street NW	New App/ Old Location
<a href="#">Eclipse Di Luna</a>	Bar & Restaurant	Eric Kline	661 Auburn Avenue	Change of Ownership
<a href="#">Top Draft (Hotel Bar)</a>	Hotel Restaurant	Ramon Reyes	190 Marietta Street NW	Change of Agent
<a href="#">Vues Hotel Lounge</a>	Hotel Restaurant	Ramon Reyes	190 Marietta Street NW	Change of Agent
<a href="#">New South Kitchen</a>	Hotel Restaurant	Ramon Reyes	190 Marietta Street NW	Change of Agent
<a href="#">Centennial Grounds</a>	Hotel Coffee Shop/ Restaurant Package	Ramon Antonio Reyes	190 Marietta Street NW	Change of Agent
<a href="#">Red Room Bistro</a>	Restaurant	Cassandra Ingram	255 Trinity Avenue SW	Change of Ownership
<a href="#">Azalea Fresh Market</a>	Retail Grocery	Paul Nair	25 Peachtree Street NW	New Business
<a href="#">Origin Hotel</a>	Hotel	Timothy M. Horne	166 Pryor Street	New Business
<a href="#">The Locker Room</a>	Restaurant	Daniel Paul Schafstall	199 Mitchell ST SW	New Business
<a href="#">Hotel Phoenix Pool Bar</a>	Hotel	S. Lauren Owens	70 Centennial Olympic Park Drive NW	New Business
<a href="#">Hotel Phoenix Rooftop Bar</a>	Hotel	S. Lauren Owens	70 Centennial Olympic Park Drive NW	New Business
<a href="#">Hotel Phoenix Lobby Bar</a>	Hotel	S. Lauren Owens	70 Centennial Olympic Park Drive NW	New Business
<a href="#">NDA Restaurant and Lounge</a>	Restaurant	Brian Ragsdale	139 Ralph McGill Boulevard NE	New Business

### Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
<a href="#">V-25-130</a> 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
<a href="#">Capturing the Spirit of Oakland 2025</a>	Sandy White	Historic Oakland Cemetery – 248 Oakland Avenue SE (NPU-W)	October 16-18 & 23-26, 2025
<a href="#">Historic Oakland's Day of the Dead Celebration</a>	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
<a href="#">Sunset</a>	Bar	Gedion Zeleke	728 Monroe Drive NE (NPU-E)	Change of Ownership

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

### 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](http://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.

### 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](mailto:llarue@atlantaga.gov) with any questions or concerns.