

# NPU– M Exec/Land Use

Monday, August 11 , 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](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
2. Matters for Voting (please see attachment)
  - BZA:
    - [V-25-130 \(Amended\)](#), 157 Randolph
      - Chad Ellis made motion to deny, discussion around setting precedence as far as setbacks and lot coverage
      - 2nd - Chris Hare
      - Kyle clarifying “amended” portion, Forrest noted that it was due to additional entitlement being warranted, Kyle noted that he’s inclined to think that’s for an add’l variance needed
      - All in favor, none opposed, will go to GB Meeting on Aug 25th
      - J Moore noted that he is doing the same in Ormewood Park and stating that he would live in that one as well and has approx 3 others; he’s giving the same information to each of the NPUs
  - ATLDOT:
    - [Abandonment of Public Right-of-Way: Gilmer Street](#) between Peachtree Center Avenue and Courtland Street
      - Closure of street bet Hurt Park & Sparks Hall to expand quad
3. Adjourn to Executive Meeting
  - Committee Reports - Public Safety, APAB, Land Use, Transportation

### 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).



City of Atlanta | Department of City Planning

**NEIGHBORHOOD PLANNING UNITS**

- o Transportation - DeJon Tebought: Stadium discussions about traffic, upcoming meeting; on- and off-street dining permitting discussions; street renaming happening on Pryor (not in NPU-M)
- o APAB - Kyle Kessler: Comprehensive Transportation Plan info coming, no concrete dates yet
- o Public Safety - Dorthey Hurst:
  - 120 Piedmont/BP (used to be QT): Selling CBD to <21 and making them sick
  - Underground: Using existing license for specific outside areas to sell inside and were told they needed a separate license and they have lot of stop work orders; they have people cooking w/o hoods
  - Edgewood Task Force
  - Landmark Condos (215 Piedmont): STR issues causing prostitution and other issues in the bldg and buildings need to ensure they're protected, but there is a public safety issue there; [find 11Alive article here](#)
- o Community Impact Grant (CIG) - Carrie Burns:
  - Scope of Work for branding and stickers ready and will go out to the neighborhoods in the next few days, deliverables needed from all
  - Email considerations underway
  - Discussing Google Workspace and website w/ Kyle
  - There will likely be add'l funding available if neighborhoods want to consider that, only one initially presented was CHNA for street sign toppers

#### 4. Presentations

- Jennifer Brooks
- Policing Alternatives & Diversion Initiative | Muhammad Hafeez
- American Civil Liberties Union of Georgia | Shruti Lakshmanan

#### 5. Old Business

#### 6. New Business

#### 7. Announcements

- Tues, Aug 12, 6pm, 435 Peachtree St: Mayor's Town Hall to answer questions
- National Night Out: Good turn-out, City Council, APD and others in attendance

#### 8. Adjournment

## 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
Amended <a href="#">Beats on the Beltline</a> (RAIN DATE changed from 10/4/2025 to 10/11/2025. Previously supported in June)	Eyal Schechter & Meghan Hardison	Historic Fourth Ward Park – 830 Willoughby Way NE	September 6, 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="#">ATL Splash Bash!</a>	Cyrei Daniel & Kristy Cook	Historic Fourth Ward Park - 830 Willoughby Way NE	August 29 -September 1, 2025
<a href="#">Mimosa Fest 2025</a>	Kari Weaver	Historic Fourth Ward Park - 830 Willoughby Way NE	October 18, 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="#">NDA Restaurant and Lounge</a>	Restaurant	Brian Ragsdale	139 Ralph McGill Boulevard NE	New Business
<a href="#">Wine Shoe</a>	Wine Specialty Shop	Jonathan Darnell Ashely	339 Nelson Street SW	Change of Ownership
<a href="#">Atlanta Marriott Marquis (Concierge Lounge)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent
<a href="#">Atlanta Marriott Marquis (Sear)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent
<a href="#">Atlanta Marriott Marquis (Pulse)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent

<a href="#">Atlanta Marriott Marquis (High Velocity)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent
<a href="#">Atlanta Marriott Marquis (M Store)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent
<a href="#">Atlanta Marriott Marquis (Pool Patio Bar)</a>	Hotel	Barry L. Kadel	265 Peachtree Center Avenue NE	Change of Agent
<a href="#">Smorgasburg Atlanta</a>	Courtyard Market	Paris S. Jeffcoat	140 Forsyth Street SW	New Business
<a href="#">Bottle Rocket</a>	Restaurant	Bonny McKinnon	235 Mitchell Street SW	New Business
<a href="#">Energy Eatz</a>	Open Air	Grindl Reynolds	168 Luckie Street NW	Change of Ownership
<a href="#">Courtyard Atlanta Downtown (Hotel)</a>	Hotel	Tanveer Dogar	133 Carnegie Way NW	Change of Ownership
<a href="#">Courtyard Atlanta Downtown (Market)</a>	Hotel	Tanveer Dogar	133 Carnegie Way NW	Change of Ownership

### Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
<a href="#">V-25-130 (Amended)</a> Applicant seeks a variance/special exception from the zoning ordinance to 1) reduce the front yard setback from 30 feet to 3 feet, 2) reduce the half depth front yard setback from 15 feet to 1 foot, 3) reduce the side yard setback from 7 feet to 1 foot, 4) reduce the rear yard setback from 7 feet to 1 foot, 5) increase the lot coverage from 55 percent to 87 percent, 6) remove the requirements for a front porch with a roof and roof supports, 7) allow the accessory structure floor area to exceed from 30 percent of the main structure to 66 percent of the main structure, and 8) increase the accessory structure building coverage from 25 percent to 93 percent in the backyard.	157 Randolph Street NE	September 4 or 11, 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.

### Atlanta Department of Transportation (ATLDOT)

[Abandonment of Public Right-of-Way: Gilmer Street](#) between Peachtree Center Avenue and Courtland Street. [SURVEY](#)

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
<a href="#">Fall West Side Fest</a>	Yusuf Muhammad	Northside Drive & MLK Jr. Dr (NPU-L & T)	October 25, 2025

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Mushi Ni</a>	Restaurant	Michael N. Le	337 Elizabeth Street (NPU-N)	New Business

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

25-O-1417 Occupation Tax Code Amendments
<a href="#">25-O-1417</a> 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. <a href="#">FACT SHEET</a> 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 <a href="#">atlzoning.com</a> . To find the draft: <ul style="list-style-type: none"> <li>From the project website select "Zoning Drafts"</li> <li>Select "Online Zoning Drafts"</li> <li>Select "Zoning Ordinance: Revised Discussion Draft V1"</li> </ul> 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. <b>Sec. 6-3019 Prohibition of Political Forums</b> "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: <ul style="list-style-type: none"> <li>Introduction of elected officials as political candidates in upcoming elections;</li> <li>Distributing campaign materials and literature; and</li> <li>Conducting either of the above in City Hall, its rooms or offices.</li> </ul> Please contact Leah LaRue at 404.546.0159 or <a href="mailto:llarue@atlantaga.gov">llarue@atlantaga.gov</a> with any questions or concerns.

