

# NEIGHBORHOOD PLANNING UNIT – M



**Monday, August 25, 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
  - i. Chair - Forrest Coley
  - ii. Vice Chair - Kyle Kessler
  - iii. Secretary - n/a
  - iv. Asst Secretary - Carrie Burns
  - v. Parliamentarian - Jennifer Brooks
- Neighborhood Associations
  - i. Old Fourth Ward Neighborhood Association - Tom Boyle
  - ii. Old Fourth Ward Business Association - Juan Mendoza
  - iii. Downtown Association / Marietta Artery Association - John Fischer
  - iv. Castleberry Hill Neighborhood Association - Steve Yazell
- Committee Chairs
  - i. Public Safety Committee - Dorthey Hurst
  - ii. Land Use Committee - Senya Zaitsev
  - iii. Transportation Committee - DeJon Tebought
  - iv. APAB - Atlanta Planning Advisory Board - Kyle Kessler

### 2. Approval of Minutes

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

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

- Motion to approve the Consent Agenda
- Dorthey Hurst
- 2nd DeJon Tebought
- Discussion on additions/removals



- i. Beats on the Beltline (Removed)
  - ii. NDA Restaurant & Lounge (Removed)
- Motion passes with none opposed
- 4. Approval of Agenda
  - Motion to approve the Agenda
  - Dorthey Hurst
  - 2nd Steve Yazell
  - No discussion
    - i. Atlanta Hip Hop Day (Not Present)
    - ii. ATL Splash Bash (Not Present)
  - Motion passes with none opposed
- 5. Reports from APD, AFD and other City Departmental Representatives
  - APD Zone 5 - not in attendance
  - APD Zone 6: not in attendance
  - AFD - Chief Cutrer: Responder Connect (part of the E-911 system), calling will automatically send a text to your phone and when you click the link it opens a channel to allow AFP, APD, etc. to follow you
  - Code Enforcement: Officer Anjol Stevens, please feel free to reach out via email, phone or text 404-205-1238, [Asstevens@Atlantaga.gov](mailto:Asstevens@Atlantaga.gov), can submit violations through 311
  - 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; Amber Ware, Neighborhood Relations Managers, and is available to assist, [amberware@atlantaga.gov](mailto:amberware@atlantaga.gov), (470) 834-6453
  - DPW/Public Works SWEET Officer - Pete Francis (404-938-1183, [pfrancis@atlantaga.gov](mailto:pfrancis@atlantaga.gov)), please make sure to break down cardboard, the city owns the containers, but it is your responsibility to keep them clean; yard waste/trimmings don't have to be bound, but it does need to be containerized (next exceeding 32gals or paper bags), trimmings can't exceed 4'
  - ATL311 Casey Wilson (Shade' Stokes-Campbell, ATL311 Community Affairs Coordinator, [sstokescampbell@atlantaga.gov](mailto:sstokescampbell@atlantaga.gov)); M-F, 7am-1am dial 311 or 404-546-0311
    - 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)
    - ii. Questions about reporting scooters and making it easier to find and reference past cases

- City of Atlanta Solicitors Office, Margaret Elliott, [melliott@atlantaga.gov](mailto:melliott@atlantaga.gov); \$1000 fine for going around a school bus w/ the arm down, be alert and watch for kids
- MARTA, Houston Harris; Garnett Station 6-week skip stop Sept 13-Oct 26, shuttle available between Garnett and Five Points during that time, email [publichearinginfo@itsmarta.com](mailto:publichearinginfo@itsmarta.com) for more info; MARTA Rapid A-Line from Summerhill past Five Points and Garnett, 12 of the 14 platforms are complete, Survey: <https://www.surveymonkey.com/r/RDWC3KM>, Project Website: <https://itsmarta.com/aline.aspx>, Rapid Response Team: [rapidaline@itsmarta.com](mailto:rapidaline@itsmarta.com) Recorded Hotline: (404) 848-3006

#### 6. Comments from Elected Officials

- Fulton County Magistrate Court, Court Program Administrator, Office of Chief Magistrate Judge Cassandra Kirk, [Demetrius.myatt@fultoncountyga.gov](mailto:Demetrius.myatt@fultoncountyga.gov), 470-471-5065; Bang the Gavel invites students to join them in the courts, Magistrate Court 101 at a local library assisting w/ info on small claims and similar cases
- District 3 - Kelly Benton representing Councilman Byron Amos ([kbbenton@atlantaga.gov](mailto:kbbenton@atlantaga.gov), 404-655-5781)

#### 7. Committee Reports

- Transportation (DeJon Tebought): Sept 14th Atlanta Streets Alive on Peachtree; Streetcar shut down coming up, shuttles will replace while work being done; PropelATL hosting candidate forums in October at Underground
- Public Safety (Dorthey Hurst): Edgewood Task Force, had 1st meeting last week, next meeting Sept 3rd, 6pm (closed door to the task force), there will be a recommendation sent to the Mayor at the end of the meetings
- Land Use (Senya Zaitsev): Nothing further
- CIG/Community Impact Grant (Carrie Burns): Working on different pieces involving design and email initiatives, slow going, more next month and in email

#### 8. APAB Report

- Kyle Kessler report; Beltline TAD board positions available, more info here: <https://beltline.org/support/community/tadac/>, reach out to Kyle if interested, [apab@npumatlanta.org](mailto:apab@npumatlanta.org)

#### 9. Planner's Report

- Matt Adams report
- DCP Updates page
- Track applications in the NPU Dashboard

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

- Beats on the Beltline
  - i. Questions on parking and transportation marketing
  - ii. Motion to approve
  - iii. Princess Wilson
  - iv. 2nd Tom Boyle
  - v. Motion carries, none opposed
- Atlanta Hop Hop Day Festival

- i. Motion to approve
  - ii. Tom Boyle
  - iii. 2nd Steve Yazell
  - iv. Motion carries, none opposed
- ATL Splash Bash
  - i. Not in attendance
  - ii. Motion to deny
  - iii. Tom Boyle
  - iv. 2nd Dorthey Hurst
  - v. Motion carries, none opposed
- NDA Restaurant & Lounge
  - i. Motion to approve
  - ii. Dorthey Hurst
  - iii. 2nd Steve Yazell
  - iv. Motion carries, none opposed
- BZA - V-25-130 (157 Randolph)
  - i. Brandon Marshall
  - ii. Motion to deny
  - iii. Princess Wilson
  - iv. 2nd Eric Borders
  - v. Motion carries none opposed

#### 11. Matters for Review & Comment

- Abandonment of Public ROW: Gilmer St
  - i. Comments provided to Matt Adams/Planner

#### 12. Presentations

- Policing Alternatives & Diversion Initiative | Muhammad Hafeez
  - i. Muhammad Hafeez, [Muhammad@atlantapad.org](mailto:Muhammad@atlantapad.org), 470-480-1242, Expanded Network of Care: [darci@atlantapad.org](mailto:darci@atlantapad.org), <https://forms.microsoft.com/r/HuWkRHAXnx>  
PAD Hero Volunteer Orientation: [volunteer@atlantapad.org](mailto:volunteer@atlantapad.org), <https://forms.microsoft.com/r/C8XqJSJZfu>, Follow us on Social Media @PADAtlanta, Please sign up for Newsletter at [www.atlantapad.org](http://www.atlantapad.org)
  - ii. Discussion w/ community
- American Civil Liberties Union of Georgia | Shruti Lakshmanan
  - i. Looking for a letter of support for the ordinance, visit <http://bit.ly/popatl> for more information
  - ii. Community Control Over Police Surveillance (CCOPS) not a ban on surveillance tech, a way to get communities involved
  - iii. Discussion w/ community
  - iv. Email [slakshmanan@acluga.org](mailto:slakshmanan@acluga.org) for more info
- When Sport Turns to Moral Panic: Trafficking Rhetoric at Major Events | Jennifer Brooks
  - i. Reach out to continue discussion: [jeffbros@atlantapad.org](mailto:jeffbros@atlantapad.org), 404-275-5579

ii. To check charity status of organizations:

1. <https://www.charitynavigator.org/>
2. <https://www.irs.gov/newsroom/irs-beware-of-fake-charities-check-before-donating>
3. <https://verify.sos.ga.gov/verification/Search.aspx?facility=N&SubmitComplaint=Y>

13. Old Business

- Bylaws: Make sure to review proposed Bylaws changes on the website: <https://www.npumatlanta.org/about/bylaws/>, we will be voting next month
- Elections: Upcoming, speak w/ officers if you're interested, please consider running for an elected position or possibly volunteering for a chair position

14. New Business

15. Announcements

- Question in chat about how to become a voting business: As part of NPU-M (business/residence) you are already a voting member
- [Mayor's Office of Violence Reduction](#) (MOVR): Jennifer Brooks attended the meeting last Saturday, there are amazing people doing amazing outreach in their communities. The active groups are in communities with highest violent crime stats so some underrepresented areas. Parts of O4W with high stats could connect with MOVR.

16. 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
Amended <a href="#">Beats on the Beltline</a> (RAIN DATE changed from 10/4/25 to 10/11/25. 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>	<a href="#">Kari Weaver</a>	<a href="#">Historic Fourth Ward Park - 830 Willoughby Way NE</a>	<a href="#">October 18, 2025</a>

[Consent](#)

[Deferred](#)

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Edgewood Food Mart</a>	<a href="#">Retail Package</a>	<a href="#">Amin Panjwani</a>	<a href="#">400 Edgewood Avenue SE</a>	<a href="#">Change of Agent</a>
<a href="#">Breakfast on Luckie Street</a>	<a href="#">Restaurant</a>	<a href="#">Kimberly Dart Heidt</a>	<a href="#">320 Luckie Street NW</a>	<a href="#">New App/ Old Location</a>
<a href="#">NDA Restaurant and Lounge</a>	Restaurant	Brian Ragsdale	139 Ralph McGill Boulevard NE	New Business
<a href="#">Wine Shoe</a>	<a href="#">Wine Specialty Shop</a>	<a href="#">Jonathan Darnell Ashely</a>	<a href="#">339 Nelson Street SW</a>	<a href="#">Change of Ownership</a>
<a href="#">Atlanta Marriott Marquis (Concierge Lounge)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Atlanta Marriott Marquis (Sear)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Atlanta Marriott Marquis (Pulse)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Atlanta Marriott Marquis (High Velocity)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Atlanta Marriott Marquis (M Store)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Atlanta Marriott Marquis (Pool Patio Bar)</a>	<a href="#">Hotel</a>	<a href="#">Barry L. Kadel</a>	<a href="#">265 Peachtree Center Avenue NE</a>	<a href="#">Change of Agent</a>
<a href="#">Smorgasburg Atlanta</a>	<a href="#">Courtyard Market</a>	<a href="#">Paris S. Jeffcoat</a>	<a href="#">140 Forsyth Street SW</a>	<a href="#">New Business</a>
<a href="#">Bottle Rocket</a>	<a href="#">Restaurant</a>	<a href="#">Bonny McKinnon</a>	<a href="#">235 Mitchell Street SW</a>	<a href="#">New Business</a>
<a href="#">Energy Eatz</a>	Open Air	Grindl Reynolds	168 Luckie Street NW	Change of Ownership
<a href="#">Courtyard Atlanta Downtown (Hotel)</a>	<a href="#">Hotel</a>	<a href="#">Tanveer Dogar</a>	<a href="#">133 Carnegie Way NW</a>	<a href="#">Change of Ownership</a>
<a href="#">Courtyard Atlanta Downtown (Market)</a>	<a href="#">Hotel</a>	<a href="#">Tanveer Dogar</a>	<a href="#">133 Carnegie Way NW</a>	<a href="#">Change of Ownership</a>

<b>Loft Lounge</b>	<b>Restaurant</b>	<b>Shirley Hayes</b>	<b>620 Glen Iris Drive</b>	<b>Change of Ownership</b>
<b>National Center for Civil and Human Rights</b>	<b>Convention Center/Museum</b>	<b>David Covell</b>	<b>100 Ivan Allen Jr Boulevard NW</b>	<b>Change of Licensee</b>

<b>Board of Zoning Adjustment Applications (BZA)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing</b>
<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.

<b>Atlanta Department of Transportation (ATLDOT)</b>
<a href="#">Abandonment of Public Right-of-Way: Gilmer Street</a> between Peachtree Center Avenue and Courtland Street. <a href="#">SURVEY</a>

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

<b>Alcohol License Applications (LRB)</b>				
<b>Name of Business</b>	<b>Type of Business</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Request</b>
<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

### [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.