

NEIGHBORHOOD PLANNING UNIT -



Monday, September 22, 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

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or llarue@atlantaga.gov

AGENDA

1. Opening Remarks/Introductions
 - Roll Call:
 - Elected Officers
 - i. Chair - n/a
 - 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 - Karrie Weddell
 - 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
 - No changes needed, approved
3. Announcement & adoption of **Consent Agenda**
 - Motion to approve the Consent Agenda
 - John Fisher
 - 2nd Dorthey Hurst
 - Motion passes with none opposed
4. Approval of Agenda
 - Motion to approve the Agenda
 - John Fisher
 - 2nd Tom Boyle
 - No discussion
 - Motion passes with none opposed



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

- APD Zone 5 - not in attendance
- APD Zone 6: Lt Carroll gives report to the body
- AFD - not in attendance
- Office of the Ombudsman of Neighborhoods, under Dr. Jodi Merriday (exe-jmerriday@atlantaga.gov, 470-316-2382) - Apollo Gunn, agunn@atlantaga.gov representing; Amber Ware, Neighborhood Relations Managers, and is available to assist, amberware@atlantaga.gov, (470) 834-6453
- DPW/Public Works SWEET Officer - Pete Francis (404-938-1183, pfrancis@atlantaga.gov), recycling is meant for regular products that you use and boxes, not aluminum sheeting and other types of commercial use
- Code Enforcement: Officer Anjol Stevens, please feel free to reach out via email, phone or text 404-205-1238, Asstevens@Atlantaga.gov, can submit violations through 311; handle everything from overgrowth, exterior structure, foundation issues, unkept properties, etc.
- ATL311 Casey Wilson (Shade' Stokes-Campbell, ATL311 Community Affairs Coordinator, sstokescampbell@atlantaga.gov); M-F, 7am-12am dial 311 or 404-546-0311
 - i. If you would like to leave ATL311 feedback from today's meeting, ask us questions, or report any outstanding issues, please take our survey by clicking this link: <https://www.surveymonkey.com/r/ATL311Meeting>
 - ii. 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 or email info@atlantapad.org
 - iii. Concerns over length of time on calls

6. Comments from Elected Officials

- Post 1 At-Large - Amber Madison representing Councilmember Michael J Bond, 404-330-6770, mbond@atlantaga.gov, amadison@atlantaga.gov
- Post 2 At-Large - Elle Chumlongluk, Director of Stakeholder Engagement and Communications for Councilmember Matt Westmoreland. Contact info: mwestmoreland@atlantaga.gov, echumlongluk@atlantaga.gov, 404.330.6302
 - i. Feedback form: <https://forms.office.com/g/ysk1dUbKkV>
- District 3 - Janae Broadnax, Director of Constituent Services representing Councilmember Byron Amos, bdamos@atlantaga.gov, 404-330-6046,

jbroadnax@atlantaga.gov, 404-330-6046, Aliyah Fleming, Operations Manager, Afleming@atlantaga.gov, 404-330-6046

- i. Newsletter sign up here: <http://bit.ly/D3updates>
- ii. How Can We Help? To submit concerns to our office, please fill visit the form here: <http://bit.ly/D3Concerns>
- District 4 - DeMicha Luster, Director of Community Engagement for Councilmember Jason Dozier, 404-290-2174, DLuster@atlantaga.gov, to reach Councilmember Dozier: 678-330-6047, JDozier@AtlantaGa.gov
 - i. Visit our website + sign up for our newsletter & check out our updated resource page: www.District4ATL.com
 - ii. [District 4 Redistricting Guide](#)
 - iii. Our most recent newsletter: <http://eepurl.com/jllo22>
- Concern brought up about lack of food truck regulations in the ordinance; Sec 30-14-01 could have some teeth and fines that as a community we could push

7. Committee Reports

- Land Use (Senya Zaitsev): No updates
- Public Safety (Dorthey Hurst): Met w/ GA State about the BP station at John Wesley Dobbs/Piedmont (old Racetrac) about the loitering, possible drug sales, possibly contaminated products, etc.
- Transportation (DeJon Tebought): PropelATL hosting 2 candidate forums at Underground Atlanta, Oct 21st and Oct 23rd and on Oct 29th they're going to have karaoke w/ the candidates, find more online
 - i. Meetings 1st Thursdays at 6pm; dejon.tebought@atlantadna.org

8. APAB Report

- Kyle Kessler no report, reach out to Kyle w/ questions, apab@npumatlanta.org

9. Planner's Report

- Tia Maxwell standing in for Matt Adams, who has left the position
- [DCP Updates page](#)
- Track applications in the [NPU Dashboard](#)
- [Office of Design on Eventbrite](#)
- [All Atlanta City Studio Events](#)

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

- [ATL Beach Party](#)
 - i. Motion to remove ATL Beach Party by Tom Boyle due to cancellation
 - ii. Properly 2nd
 - iii. Motion passes
- [Edgewood Food Mart](#)
 - i. Concerns brought by Public Safety chair and discussion w/ owner
 - ii. Motion to defer to Oct Public Safety by Dorthey Hurst
 - iii. 2nd Tom Boyle
 - iv. 10 in favor, none opposed, motion passes

- A Ma Maniere Restaurant
 - i. Motion to accept deferral to Oct by Dorthey Hurst
 - ii. 2nd Tom Boyle
 - iii. Motion passes, none opposed
- Casi Cielo Mexicana
 - i. Motion to support by Dorthey Hurst
 - ii. 2nd Carrie Burns
 - iii. 14 in favor, none opposed, motion passes
- Energy Eatz
 - i. Motion to defer to Oct Public Safety by Dorthey Hurst
 - ii. 2nd John Fisher
 - iii. Motion passes
- Cru Lounge
 - i. Concerns brought by Public Safety chair around security plan and miscommunication w/ the city about trash; and neighborhood surrounding bottle service
 - ii. Applicant (Dania Murrell) asking for clarification on deferral, Karrie Weddle representing Castleberry Hill, noted hours of operation, percentage of sales (food/alcohol) due to posting about bottle service, parking/trash plans and Dorthey Hurst asked for updated application (security, trash, percentages)
 - iii. Motion to defer to Oct Public Safety by Karrie Weddle
 - iv. 2nd Gay Lemmerhirt
 - v. 11 in favor, none opposed, motion passes
- Loft Lounge
 - i. Concerns brought by Public Safety chair
 - ii. Motion coming out of Public Safety committee to deny
 - iii. 15 in favor, 1 opposed, motion passes
- Cafe Sunflower Midtown
 - i. Motion to defer to Oct Public Safety by Dorthey Hurst
 - ii. 2nd John Fisher
 - iii. Motion passes
- 2026 NPU-M Bylaws
 - i. Review of Proposed Bylaws ([link](#)) after properly being reviewed and presented at previous meetings, these would take effect Jan 1
 - ii. Motion to adopt amendments to the Bylaws by Gay Lemmerhirt
 - iii. 2nd Carrie Burns
 - iv. 12 in favor, none opposed, motion passes

11. Presentations

- MARTA: Updates on Five Points Station Transformation & Rehabilitation of Garnett Station | Taylor Doyle presenting
 - i. Sept 13 - Oct 26: Garnett Station Skip Stop, Station Closed, shuttle buses transporting to/from Five Points Station, ~10-15mins
 - 1. Learn about Garnett Station Rehab here:
<https://itsmarta.com/garnettstationrehab.aspx>

- ii. Five Points Transformation: Five Points Peachtree Street entrance and federal tunnel will close Oct 13th, Forsyth entrance will remain open
 - 1. Learn about Five Points Transformation here:
<https://itsmarta.com/fivepoints.aspx>
 - iii. Have questions for MARTA? Please email us at
publichearinginfo@itsmarta.com
 - iv. Please also sign up for our newsletter on all capital projects here:
<https://itsmarta.us18.list-manage.com/subscribe?u=bc184f8e095ffaa20cf0a3aa7&id=32f8fa88a8>
- Emory University: Updates - 477 & 489 Peachtree Street | David Payne
 - i. 477 Peachtree (old Peachtree-Pine Shelter): Goal to turn it into ~55-60 units for Emory Healthcare workers who work across the street; Peachtree St side will have minimal changes in keeping w/ the historic structure, Pine and other
 - ii. 489 Peachtree (old Peasant restaurant): Facade will remain, rear portion demolished, this allows the apartment building next door to have new windows due to a courtyard concept; Goal of childcare facility or something else that will benefit Emory Healthcare
 - iii. Timeframe for all is ~2 years
 - iv. Reach out to David.Payne@emory.edu w/ questions or a copy of the presentation
- MLK National Historical Park: Temporary Visitor Center | Reggie Chapple
 - i. Working with a Activate Historic Auburn Ave grant that was recently received
 - ii. October 2025 - January 2027: Visitor Center at 450 Auburn Ave will be closed for renovations
 - iii. Will also be taking into consideration the Vine City home on Sunset Ave (this grant allows for \$600K towards this and the Masons Building, and more
 - iv. Looking at more immersive Black Baptist Church experience
 - v. Reach out to Reginald Chapple, Superintendent Martin Luther King, Jr. National Historical Park, 202-262-9778, reginald_chapple@nps.gov

12. Old Business

13. New Business

14. Announcements

- Neighborhood Treehouse, formerly from EAV, opening up at the Municipal Market next to Miss D's

15. Adjournment

- Adjourned 8:28pm

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	Action
Georgia State University (142-64)	Boyd Beckwith & Anthony Banks	Hurt Park – 25 Courtland Street	October 6, 25 – January 3, 2026	consent: support
Entertainment on the Boardwalk	Parker Thornton	Broad Street Boardwalk	December 2, 2025 – February 26, 2026	consent: support
AMENDED ATL Beach Party (Name change from ATL Splash Bash and amended dates from 8/29/25-9/1/25 to 5/22-24/2026. Previously denied in August. Attendance Required).	Cyrei Daniel & Kristy Cook	Historic Fourth Ward Park (Multipurpose Field/Skatepark) 830 Willoughby Way NE	May 22-24, 2026	canceled

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request	Action
Edgewood Food Mart	Retail Package	Amin Panjwani	400 Edgewood Ave SE	Change of Agent	Defer until October
La Cueva	Open Air Café	Robert S. Hopper II	675 Ponce de Leon Ave NE	New Business	consent: support
Casi Cielo Mexicana	Restaurant	Martin Hernan Velasquez Benavides	405 Angier Ave NE	New Business	Support
Energy Eatz	Open Air	Grindl Reynolds	168 Luckie St NW	Change of Ownership	Defer until October
A Ma Maniere Restaurant	Restaurant	Nyilah Jamison-Myers	479 Edgewood Ave SE	New Business	Defer until October
Cru Lounge	Restaurant	Dania Murrell	301 Peters Street SW	Change of Ownership	Defer until October
Peachtree Sporting Club	Restaurant	Stephen de Haan	207 Peachtree Street NE	New Business	consent: support
Loft Lounge	Restaurant	Shirley Hayes	620 Glen Iris Dr	Change of Ownership	Deny
Hawkers Asian Street Food	Restaurant	David M. Sellers	661 Auburn Ave NE	Change of Ownership	consent: support
Cafe Sunflower Midtown	Restaurant	Libin Li	565 Peachtree St NE	Change of Ownership	Defer until October

PUBLIC NOTICES AND ANNOUNCEMENTS

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

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.

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.

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).