

# NPU– M Exec/Land Use

Monday, November 10, 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)

Haley Swindle, **City of Atlanta, Urban Planner** – 470-596-2310 or [jswindle@atlantaga.gov](mailto:jswindle@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)
  - 2026 NPU-M Officers Elections - Secretary (Carrie Burns) & Asst Secretary (
  - BZA:
    - i. [V-25-237](#) - neighbors are talking, Daniel Marin (applicant) on the call and looking at switching the setback side from the East to the West, the 5' setback would abut the driveway and there's discussion of the height
      1. Motion by Senya Zaitsev to support contingent on amendment to change from East to West with reduction of 5', limiting height to 45' and it be site conditional, 2nd Steve Yazell, motion passes
  - ZRB:
    - i. [U-25-34](#) - 420 Chapel (Castleberry Hill), [Firewall food truck](#) (no alcohol license) and 26 [EVgo](#) charging stations; Julie Sellars, Jonah Eidus, Romic Aevaz, and Lane Chaplin on the call; have cameras for monitoring 24/7 during EV charging, make sure to connect to APD; Jennifer and Dorthey asked about Public Safety and Beautification
      1. Motion by Dorthey Hurst to support w/ conditions: security plan, landscaping plan to soften EV farm, 2nd Steve Yazell, motion passes
3. Adjourn to Executive Meeting
  - Committee Reports - Public Safety, APAB, Land Use, Transportation
    - i. Public Safety - Dorthey Hurst:
      1. Cru (Peters St): Went to LRB, it was not positive for the NPU, Dorthey didn't have what she needed to go before LRB to be fully prepared, things that violate Chapter 10 of the code
      2. Nov 18th LRB: 2 denials (490 Whitehall - NPU and APD denial) and Loft Lounge (620 Glen Iris - NPU)



3. Edgewood Task Force: Will be voting on final recs to be sent out later this month to guide legislation
- ii. Land Use - Senya Zaitsev: Nothing beyond above
- iii. Transportation - DeJon Tebought: O4W not too much, ADNA repaving continues and MARTA GA State station has the new fare gates coming in, CHNA GDOT issues / lack of notification for Peters St paving and traffic bars are outside of historic/landmark code; Dorthey noted the lack of overall communication from city/state depts
- iv. APAB - Kyle Kessler: APAB meeting Saturday
- v. 2025 Community Impact Grant (CIG) - Carrie Burns:
  1. Social: FB engagement almost non-existent, focused on IG w/ good engagement and involvement from neighborhoods and city depts
  2. Email: Almost complete w/ main from Hubspot, need to transition Public Safety from Mailchimp
  3. Branding:
    - a. Logo: Final review and getting back w/ designer
    - b. Stickers: Starting soon
  4. Photos/Videos: Have started collecting and have 3-4 I'm waiting on final word from on what they have or can shoot next week
  5. Website: Need to find someone to do it
  6. Google Workspace: Need a place to put everything
- 2026 CIG
  - i. Funding ideas ([previous here](#)): NNO, community outreach events to bring the neighborhoods together are fine and could help better inform the public about NPU-M
 

**Other NPU Examples:**

    - [2023 NPU-E](#) (4 proposed projects)
    - [2023 NPU-N](#) (3 proposed projects)
    - 2023 NPU-K - Mozley Park Wildflower & Edible Garden
    - 2023 NPU-B - Vegetable & Herb Garden

**Other Projects/Ideas from the 2025 CIG allocations and others:**

    - Movie nights/events/block parties
    - National Night Out
    - Street sign toppers
    - Billboards/signage
    - Murals
    - Training/workshops/tutoring programs w/ local businesses/schools

#### 4. Presentations

- Dentons: Digital billboard at 218 Peachtree (at Andrew Young across from Hard Rock), this is a private sign (Integration Media, these are their only 2), not part of A&E and requires change in legislation, which Dozer (District 4) is sponsoring; Anamaria Meanes in attendance; window/landscape one coming down leaving only the corner one, which will be taller (goes all the way down to the patio) and modernized
  - Mayor's Office of Cultural Affairs: Moving Atlanta Forward Infrastructure Bond 2.0.
5. Old Business
  6. New Business
  7. Announcements
  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
<a href="#">Peach Drop 2025</a>	Erin Walton	Underground Atlanta – 50 Upper Alabama	December 31, 2025 – January 1, 2026
<a href="#">Atlanta Caribbean Carnival JOUVERT</a>	Patricia Edigin	Underground Atlanta – 50 Upper Alabama	May 22-23, 2026

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="#">Energy Eatz</a>	Open Air	Grindl Reynolds	168 Luckie Street NW	Change of Ownership
<a href="#">Three Taverns Ponce Brew Terminal (Distillery)</a>	Distillery	Brian K. Purcell	680 North Avenue NE	New Business

<a href="#">Three Taverns Ponce Brew Terminal (Farm Winery)</a>	Farm Winery	Brian K. Purcell	680 North Avenue NE	New Business
<a href="#">Three Taverns Ponce Brew Terminal (Brewery)</a>	Brewery	Brian K. Purcell	680 North Avenue NE	New Business
<a href="#">Lunch Box</a>	Nightclub	Eyal Reisin	108 Pryor Street	New Business/Old Location
<a href="#">El Tesoro South Downtown</a>	Restaurant	Alan Raines	171 Mitchell Street SW	New Business

<b>Board of Zoning Adjustment Applications (BZA)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing</b>
<a href="#">V-25-237</a> Applicant seeks a variance from the zoning ordinance to 1) reduce the required front yard setback from 40 feet to 31 feet and 2) reduce the required east side yard setback from 20 feet to 5 feet in order to construct a new duplex.	400 Linden Avenue NE	December 11, 2025

<b>Zoning Review Board Applications (ZRB)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing</b>
<a href="#">U-25-34</a> Applicant seeks a special use permit to operate a food truck and electric vehicle charging station. <a href="#">SITE PLAN</a>	420 Chapel Street SW	December 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>Text Amendments – Zoning Ordinance</b>	
<b>Legislation</b>	<b>Public Hearing</b>
<a href="#">Z-25-71</a> An Ordinance by Councilmembers Liliana Bakhtiari, Carden Wyckoff, Jason Dozier, Jason H. Winston, Byron D. Amos, Alex Wan, Mary Norwood, Dustin Hillis, Andrea L. Boone and Antonio Lewis to amend the 1982 Atlanta Zoning Ordinance, as amended, requiring primary pedestrian entrances to provide push button activators where relationship of the building to street is required; and for other purposes.	Zoning Review Board – City Hall Council Chambers January 8 or 15, 2026

# PUBLIC NOTICES AND ANNOUNCEMENTS

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

## Community Impact Grant Eligibility

The 2026 Community Impact Grant Program (CIG) is funded by the Department of City Planning to assist Neighborhood Planning Units in their efforts to improve their neighborhoods and the City as a whole. Grants are awarded to eligible NPUs for purposes of neighborhood beautification, engagement and awareness, and community building. **NPU chairs or CIG project managers must attend the CIG Information Session on Wednesday, December 3, 2025 at 6:00 p.m.** via Zoom to apply for the 2026 Community Impact Grant. Contact Morgan Thomason, [MLThomason@AtlantaGA.gov](mailto:MLThomason@AtlantaGA.gov) or 770-675-5049 for more information.

## 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.