

NEIGHBORHOOD PLANNING UNIT



Monday, November 24, 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

Haley Swindle, **City of Atlanta, Urban Planner** – 470-596-2310 or jswindle@atlantaga.gov

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

MINUTES

1. Opening Remarks/Introductions

- Roll Call:
- Elected Officers.
 - i. Chair - Forrest Coley
 - ii. Vice Chair - Kyle Kessler
 - iii. Secretary - Sarah Kim
 - 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 - n/a
 - iii. Transportation Committee - DeJon Tebought
 - iv. APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Minutes

- No changes needed
- Motion by John Fisher
- 2nd Tom Boyle
- Motion passes, none opposed

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

- Motion to approve the Consent Agenda
- Motion by Tom Boyle
- 2nd Steve Yazell
- Motion passes with none opposed

4. Approval of Agenda

- Motion to approve the remainder of the Agenda
- Motion by Steve Yazell
- 2nd Juan Mendoza
- Motion passes with none opposed

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



- APD Zone 5: n/a
- APD Zone 6: n/a
- DPW/Public Works SWEET Officer: Pete Francis (404-938-1183, pfrancis@atlantaga.gov)
 - Signup for trash/recycling: <https://www.atl311.com/en-us/knowledgearticle/?code=KB0012471>
 - Replacement bins: <https://www.atl311.com/en-US/knowledgearticle/?code=KB0011862>
- 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.
- AFD: Captain Jonathan Oliver gives updates
- ATL311 Casey Wilson ATL311 Community Affairs Coordinator, sstokescampbell@atlantaga.gov; M-F, 7am-12am dial 311 or 404-546-0311, email ATL311@atlantaga.gov; you can also tag them in a chat or DM on social media for issues
 - Stay informed by signing up for NotifyATL. You can receive emergency alerts like severe weather warnings and other life safety alerts AND community news like service schedule changes and newsletters. Go to <http://atlantaga.gov/notifyatl> or text "NotifyATL" to 24639 to sign up
 - 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>
 - 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
- 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

6. Comments from Elected Officials

- District 5 - Patrick Husbands representing Councilmember Liliana Bakhtiari, <https://www.district5atl.com/> lbakhtiari@atlantaga.gov, ncappon@atlantaga.gov, phusbands@atlantaga.gov, (404) 330-6048
 - i. Early Voting Monday, November 24 - Wednesday, November 26, 2025 - 9 a.m. to 6 p.m.
 1. Joan P. Garner Library at Ponce De Leon 980 Ponce De Leon Avenue NE Atlanta, GA 30306
 2. Metropolitan Library 1332 Metropolitan Parkway SW Atlanta, GA 30310
- 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

- District 2 - Commissioner Carden Wyckoff, cwyckoff@atlantaga.gov, [@cardenonwheels](#) on Insta, or 470-831-9487
 - i. Final NPU-M meeting, Kelsea Bond is the incoming City Councilmember
- Post 1 At-Large - Amber Madison representing Councilmember Michael J Bond, 404-330-6770, mbond@atlantaga.gov, amadison@atlantaga.gov

7. Committee Reports

- Transportation (DeJon Tebought):
 - i. Resurfacing happening soon multiple downtown streets, pay attention to new no parking signs (72 hours before towing)
 1. **Elliott/Chapel St** from Mitchell St to Northside Drive
 2. **Centennial Olympic Park Dr** from North Ave to Marietta St
 3. **Nelson Street** from Elliott St to Northside Dr and Ted Turner to Forsyth
 4. **MLK Jr** from W Peachtree to Whitehall
 - ii. Expect construction 8am - 6pm for a few weeks leading up to world cup
 - iii. Expect emergency sewer work on Broad Street starting dec 1 (8-5pm)
 - iv.
- Public Safety (Dorthey Hurst):
 - i. LRB
 1. Loft Lounge denied at LRB
 2. 490 Whitehall - Denied at LRB
 3. No PS meeting in Dec, combined w/ 2nd Monday (Dec 8th) General Body/Land Use/Exec Meeting
- Land Use (N/A)

8. APAB Report

- Kyle Kessler, Atlanta Planning Advisory Board (APAB) - apab@npumatlanta.org
 - i. TAD Act
 - ii. APAB seeking volunteers
 - iii. Neighborhood Reinvestment Initiative Commission legislation, https://atlantacityga.iqm2.com/Citizens/Detail_LegiFile.aspx?ID=39028

9. Planner's Report

- Haley Swindle, Planner
 - i. Dec 3, 6pm: 2026 CIG Info Session, chairs and project managers in attendance
 - ii. Track applications in the NPU Dashboard: <https://coaplangis.maps.arcgis.com/apps/dashboards/0edb5ee66955448d9edf659e3472b3ee>
 - iii. Find direct links to more info on the DCP updates page: <https://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/updates>
 - iv. Office of Design on Eventbrite: <https://www.eventbrite.com/o/office-of-design-108580996491>
 - v. All Atlanta City Studio Events: <https://www.atlcitystudio.org/acs-events>

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

- [Edgewood Food Mart](#)
 - i. Motion to defer this application for one cycle
 - ii. Dorthey Hurst
 - iii. 2nd Tom Boyle
 - iv. 10 in Favor, 1 Opposed, Motion Carries
- [V-25-237](#) - 400 Linden Ave NE, Daniel Marin

- i. Lost connection mid presentation
 - ii. (From Nov 10th Land Use/Exec): 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
 - iii. Back on a 7:43pm
 - 1. Motion to support
 - 2. Tom Boyle
 - 3. 2nd Steve Yazell
 - 4. Motion Carries with none opposed
- U-25-34 (SITE PLAN) - 420 Chapel St, Julie Sellers, Firewall food truck (no alcohol license) and 26 EVgo charging stations
 - i. (From Nov 10th Land Use/Exec): Motion by Dorthey Hurst to support w/ conditions: security plan, landscaping plan to soften EV farm, 2nd Steve Yazell, motion passes
 - ii. Dorthey - Popups: Firewall has brick-n-mortar and this is a food truck option, there will not be popups in the space. Security: Safety plan being created that will deal with the issues as they happen? Jonah Eidus said he would review w/ Zone 5/Major Hunt, Dorthey asked for a proactive plan. Jonah noted that they provided an updated security plan and noted people will not typically be leaving their cars for more than 15-20mins.
 - iii. Lot is 24 hrs + Food Truck Hours (8a-9p)
 - 1. Motion to defer to December 8th GB Meeting with safety plan seen and sent and reviewed based on comments tonight and landscaping
 - 2. Dorthey Hurst
 - 3. 2nd Gayle Lemmerhirt
 - 4. GB has discussion
 - a. MRC-2-C (is NOT in the CH Landmark district)
 - 5. Motion carries with 11 in favor, 2 opposed.
- Z-25-74 (FACT SHEET) - Anamaria Meanes
 - i. ZRB Dec 4th
 - ii. From Nov 10th Land Use/Exec: 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
 - iii. ADID asks we defer until Dec 8th to verify the
 - 1. Motion to defer this vote until Dec 8th meeting, to allow conversation with ADID and application to resolve any issues that might be outstanding
 - 2. John Fischer
 - 3. 2nd Tom Boyle
 - 4. GB has discussion
 - 5. Motion carries with 10 in favor, 1 opposed.
- Barcelona Wine Bar (NPU-N)
 - i. No Comment

11. Presentations

- Mayor's Office of Cultural Affairs: Moving Atlanta Forward Infrastructure Bond
 - 2.0 - Robert Witherspoon, rwitherspoon@atlantaga.gov
 - i. 2 Murals in NPU-M as part of Tunnels, Bridges, & Walls Project
 - ii. Hill St SE & Decatur - old train bridge, artist: Mr. Totem
 - 1. Kyle asking about the historic tiles at the base; Witherspoon believes it is left in tact and worked into design
 - iii. Forsyth St b/w Alabama & Marietta - small foot wall leaving MARTA, artist: Catlanta, asking for letter of support
 - iv. Motion to write a letter of support
 - v. Jereme Sharpe
 - vi. 2nd Princess Wilson
 - vii. Motion carries with none opposed.
- 12. 2026 NPU-M Officers Election
 - Chair - Kyle Kessler
 - V Chair - Forrest Coley
 - Secretary - Carrie Burns
 - Asst Secretary - Sarah Oak Kim
 - i. Motion to support the slate
 - ii. Tom Boyle
 - iii. 2nd Steve Yazell
 - iv. Motion passes with none opposed
- 13. Old Business
 - n/a
- 14. New Business
 - n/a
- 15. Announcements
 - December meeting is [Monday, December 8th](#) at 6:15pm for Land Use, Exec, Public Safety, and General Body
- 16. Adjournment
 - 8:19pm

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
Peach Drop 2025	Erin Walton	Underground Atlanta – 50 Upper Alabama	December 31, 2025 – January 1, 2026
Atlanta Caribbean Carnival JOUVERT	Patricia Edigin	Underground Atlanta – 50 Upper Alabama	May 22-23, 2026
Consent Did not show at PS			
Alcohol License Applications (LRB)			

Name of Business	Type of Business	Applicant	Property Address	Request
Edgewood Food Mart	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent
Energy Eatz	Open Air	Grindl Reynolds	168 Luckie Street NW	Change of Ownership
Three Taverns Ponce Brew Terminal (Distillery)	Distillery	Brian K. Purcell	680 North Avenue NE	New Business
Three Taverns Ponce Brew Terminal (Farm Winery)	Farm Winery	Brian K. Purcell	680 North Avenue NE	New Business
Three Taverns Ponce Brew Terminal (Brewery)	Brewery	Brian K. Purcell	680 North Avenue NE	New Business
Lunch Box	Nightclub	Eyal Reisin	108 Pryor Street	New Business/Old Location
El Tesoro South Downtown	Restaurant	Alan Raines	171 Mitchell Street SW	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-25-237 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

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
U-25-34 Applicant seeks a special use permit to operate a food truck and electric vehicle charging station. SITE PLAN	420 Chapel Street SW	December 4 or 11, 2025
Z-25-74 An Ordinance by Councilmember Jason Dozier to authorize the construction of one digital changing billboard face and its supporting structures located at 218 Peachtree Street NE; and for other purposes. FACT SHEET	218 Peachtree Street NE	December 4, 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.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Barcelona Wine Bar	Restaurant	Paula Marie Kule	240 North Highland Avenue (NPU-N)	Change of Agent

Text Amendments – Zoning Ordinance			
Legislation		Public Hearing	
Z-25-71 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 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: <ul style="list-style-type: none">• 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).