

NEIGHBORHOOD PLANNING UNIT – M



Monday, January 26, 2026 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

Kyle Kessler, **Chairperson** – 678-488-8298 or 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 - Carrie Burns
 - iv. Asst Secretary - Sarah Kim (n/a)
 - v. Parliamentarian - Jennifer Brooks (n/a)
 - 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 - Dorothy Hurst
 - ii. Land Use Committee - Senya Zaitsev
 - iii. Transportation Committee - DeJon Tebought
 - iv. APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Agenda

- Need to Add:
 - i. [CVS, Change of Agent](#)
 - ii. [Cafe Momentum, Change of Agent](#)
 - iii. [Read the Room, New Applicant - filing not completed](#)

3. Matters for Voting

- BZA:
 - i. [V-25-260](#) (410 North Ave/Dairy Queen) - Applicant seeks a special exception to reduce the required off-street parking from a minimum of 36 spaces to 20 spaces



1. Jamila Mindingall presented Buckhead Bodega showing changes to property w/ Dairy Queen, Little Caesars, and Buckhead Bodega grab-n-go-type deli), no alcohol, overall stays the same, just facelift
2. Juan Mendoza (O4WBA, president@o4wba.com) asked about LOIs for DQ & LC operators, Jamila confirmed they thought they had LOIs for all; Asked about possibly incorporating rideshare options along w/ bike racks and EV they are already proposing
3. Senya/Tom asked about lighting improvements, Jamila noted it didn't come up in preop meeting; Tom asking if they could confirm some lighting/landscape improvements; Jamila asked if there was anything specific the community would be looking for, they confirmed it would be pedestrian-focused lighting and soften the North Ave landscape
4. Dorthey asked about int/ext cameras and noted they should be connected to Atlanta Connect
5. Senya w/ motion to support, Juan 2nd, no one opposed, motion passes

- ZRB:
 - i. [Z-25-83](#) - An Ordinance to amend the Atlanta Sign Ordinance to change the definition of Public Entertainment District; to allow, under certain time, place, and manner criteria, projection and wrap signs within the SPI-1 Zoning District upon council activation of a public entertainment district in connection with large downtown entertainment events; and for other purposes.
 1. Austin Wagner w/ COA presenting; noted this is separate from A&E ordinance and this goes through the Dept of Planning, etc
 2. John (ADNA) noted residential concerns w/ hours, luminosity, etc
 3. Dorthey noted that working through issues w/ A&E and residential lighting issues, if a building faces a residential bldg, it cannot have white since the luminosity on that is the most extreme; suggested they speak w/ A&E about the guardrails that have already been put in place
 4. John (ADNA) made motion to defer to Jan 26th GB meeting, Dorthey 2nd, no one opposed, motion passes

4. Committee Reports
 - Public Safety
 - i. Meetings: 3rd Thursday at 6pm
 - ii. Dorthey working with someone to take over chair, she will continue w/ heavy-lifting, like LRB, but she needs someone to assist w/ admin, will be able to migrate email/minutes to them most likely, Secretary should be responsible for committee minutes
 - iii. Edgewood Task Force info presented Jan 20th
 - iv. MLK District alcohol licensing discussions
 - v. Zone 5
 1. 2 homicides:
 - a. 161 Peachtree Center
 - b. 130 Luckie St NW
 - Land Use
 - i. Nothing outside of agenda

- Transportation
 - i. Lots going on w/ MARTA
 - ii. Meetings on 1st Thursday at 6pm
- APAB
 - i. Elections next month, but Kyle remaining for another year
- 2026 CIG
 - i. Reminder that we will be voting on projects at the February GB Meeting (Feb 23), please share w/ communities and at community meetings for input, we should have up to \$6500 available
 - ii. [Eligible projects found here](#)
 - iii. [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-F](#) (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

5. Presentations

- Department of Watershed Management: Historic 4th Ward Pond Green Infrastructure Maintenance project | Kinesia Cato
- Fulton County: Public health and public safety updates | Jessica Corbitt

6. Old Business

7. New Business

8. Announcements

- New management at the Edgewood Municipal Market, started Carver Market as of last week; he's very open and gathering info from the community

9. Adjournment

NPU-M VOTING RULES per [2026 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
Board Street Boardwalk Events	Alex Frankcombe	Broad Street Boardwalk – Broad Street NW	March 4, 2026 – June 3, 2026
Atlanta Falcons 404 Day Event	Kabrione Cummings	Atlanta Beltline O4W Skate Park 830 Willoughby Way NE	April 4, 2026
Safe (Market) Place for Our Tribe	Charlene Hendricks	Historic Fourth Ward Greenspace D 830 Willoughby Way NE	April 4, 2026
Beats on the Beltline	Eyal Schechter & Meghan Hardison	Historic Fourth Ward Skatepark Field 830 Willoughby Way NE	April 11, 2026

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
Underground Diner	Restaurant	Ofelia Reyes Duran	68 Pryor Street SW	Change of Ownership
Park Bar	Restaurant	Kab J Kim	150 Walton Street NW	Change of Ownership
SpringHill Suites by Marriott Atlanta Downtown (Retail Package Beer and Wine)	Hotel	Christina L. Murray	239 Ivan Allen Jr Blvd NW	Change of Ownership
SpringHill Suites by Marriott Atlanta Downtown (On-Premises Consumption)	Hotel	Christina L. Murray	239 Ivan Allen Jr Blvd NW	Change of Ownership
Forth Hotel Atlanta (Courtyard Market)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
Forth Hotel Atlanta (Restaurant Bar)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
Forth Hotel Atlanta (Open Air Cafe)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
Forth Hotel Atlanta (Rooftop Bar)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
Forth Hotel Atlanta (Ground Floor Bar)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
Forth Hotel Atlanta (Social Club Bar)	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership

<u>Forth Hotel Atlanta (Pool Bar)</u>	Hotel	Crystal T. Beasley	800 Rankin Street	Change of Ownership
<u>Shake Shack</u>	Restaurant	William Stringer	670 Dekalb Avenue NE	Change of Agent
<u>W Atlanta Downtown (Restaurant Bar)</u>	Hotel	Alissa L. R. Ward	45 Ivan Allen Jr. Boulevard NW	Change of Agent
<u>W Atlanta Downtown (Pool Bar)</u>	Hotel	Alissa L. R. Ward	45 Ivan Allen Jr. Boulevard NW	Change of Agent
<u>W Atlanta Downtown (4th Floor Banquet)</u>	Hotel	Alissa L. R. Ward	45 Ivan Allen Jr. Boulevard NW	Change of Agent
<u>W Atlanta Downtown (Living Room Bar)</u>	Hotel	Alissa L. R. Ward	45 Ivan Allen Jr. Boulevard NW	Change of Agent
<u>W Atlanta Downtown (2nd Floor)</u>	Hotel	Alissa L. R. Ward	45 Ivan Allen Jr. Boulevard NW	Change of Agent
<u>Close Company Atlanta</u>	Open Air Cafe	McKenzie F. Nelson	505 North Angiers Avenue	Change of Agent
<u>Hilton Atlanta Downtown (Southern Elements)</u>	Hotel	Bernadette SaintVil	225 Courtland Street NE	Change of Agent
<u>Hilton Atlanta Downtown (Nikolai's Roof)</u>	Hotel	Bernadette SaintVil	225 Courtland Street NE	Change of Agent
<u>Hilton Atlanta Downtown (Market Place)</u>	Hotel	Bernadette SaintVil	225 Courtland Street NE	Change of Agent
<u>Hilton Atlanta Downtown (Around the World)</u>	Hotel	Bernadette SaintVil	225 Courtland Street NE	Change of Agent
<u>Hilton Atlanta Downtown (Trader Vic's)</u>	Hotel	Bernadette SaintVil	225 Courtland Street NE	Change of Agent
<u>AmericasMart Apparel Mart (Floor Market Cafe)</u>	Convention Center	William J. Goldstein	75 John Portman Boulevard NW	Change of Agent
<u>AmericasMart Apparel Mart (1st Floor Exhibit Hall)</u>	Convention Center	William J. Goldstein	75 John Portman Boulevard NW	Change of Agent
<u>AmericasMart Apparel Mart (2nd Floor Exhibit Hall)</u>	Convention Center	William J. Goldstein	75 John Portman Boulevard NW	Change of Agent
<u>AmericasMart Apparel Mart (15th Floor Exhibit Hall)</u>	Convention Center	William J. Goldstein	75 John Portman Boulevard NW	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-25-260 Applicant seeks a special exception to reduce the required off-street parking from a minimum of 36 spaces to 20 spaces	410 North Avenue NE	February 12, 2026

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-25-83 An Ordinance to amend the Atlanta Sign Ordinance to change the definition of Public Entertainment District; to allow, under certain time, place, and manner criteria, projection and wrap signs within the SPI-1 Zoning District upon council activation of a public entertainment district in connection with large downtown entertainment events; and for other purposes.	Zoning Review Board – City Hall Council Chambers	February 5 or 12, 2026

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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Illumine 2026	Sandy White	Oakland Cemetery – 248 Oakland Avenue SE (NPU-W)	April 16-19 & 23-26, 2026

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
BrewDog (Farm Winery)	Farm Winery	Brandon M. Shipp	112 Krog Street NE (NPU-N)	Change of Agent
BrewDog (Restaurant)	Restaurant	Brandon M. Shipp	112 Krog Street NE (NPU-N)	Change of Agent