NEIGHBORHOOD PLANNING UNIT – M

Monday, October 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

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Announcement & adoption of Consent Agenda
4. Approval of Agenda
5. Reports from APD, AFD and other City Departmental Representatives
6. Comments from Elected Officials
7. Committee Reports
8. APAB Report
9. Planner's Report
10. Matters for Voting (remaining applications - please see attachment)
11. Presentations
12. Unfinished Business
13. New Business
    - Beltline SAP: 668 and 676 Highland Ave NE
    - 2027 Officer Nominations
    - Approval of Eastside and Westside TAD Advisory Committee (TADAC) nominations
14. Announcements
15. 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.

Alcohol License Applications (LRB)				
Name of Business	**Type of Business**	**Applicant**	**Property Address**	**Request**
Ace on Auburn Bar & Grill Additional Facility	Restaurant	Aklilu Tesfaye	253 Auburn Avenue	Change of Ownership
Lunch Box	Nightclub	Eyal Reisin	108 Pryor Street	New Business – Additional Facility
Khao Thai Isan	Restaurant	Panupong Aiemprig	250 Martin Luther King Junior SW	New Business
Cheese Pizza	Restaurant	Anthony Adighibe	554 Piedmont Avenue NE	New Business

Special Event Applications (MOSE)			
Event Name	**Event Organizer**	**Event Location**	**Event Date**
Jazz in The Park ATL	Hassan Jordan	Historic Old Fourth Ward Park-680 Dallas Street	November 7-8, 2026
AMENDED OUTDOOR FESTIVAL Broad Street Boardwalk Festivities (Dates changed from 12/1/26 – 2/25/27 to 11/30/26 – 2/26/27. Previously supported in September)	Parker Thornton	Broad Street Boardwalk - Broad St NW	November 30, 2026 – February 26, 2027
Atlanta Hip Hop Day Festival (Amended)	Amir James	Historic Fourth Ward Park – 680 Dallas Street	December 5-6, 2026

Board of Zoning Adjustment Applications (BZA)		
Application	**Property Address**	**Public Hearing**
V-26-131 (Amended) Applicant seeks variance to 1) reduce the north side yard from 7 feet to 5 feet, and 2) reduce the south side yard from 7 feet to 3 feet.	586 Glen Iris Drive NE	-
V-26-142 Applicant seeks a variance to reduce the half-depth front yard setback from 15 feet to 3.8 feet.	547 East Avenue NE	November 5, 2026

Zoning Review Board Applications (ZRB)		
Application	**Property Address**	**Public Hearing**
Z-26-49 Applicant seeks to rezone the property from the I-1 BL (Light Industrial BeltLine Overlay) zoning designation to the MRC-3 BL (Mixed residential and commercial, maximum floor area ratio of 7.2 BeltLine Overlay) zoning designation to accommodate a multifamily residential building	460 Decatur Street SE	November 5, 2026

with commercial use. SITE PHOTOGRAPHS, TREE PLAN, AMENDED SITE PLAN		
Z-26-52 Applicant seeks to rezone the property from the I-1 (Light industrial) and MRC-3-C (Mixed residential and commercial, maximum floor area ratio of 7.2 conditional) zoning designations to the MRC-3-C (Mixed residential and commercial, maximum floor area ratio of 7.2 conditional) zoning designation to construct a new multi-family building. AMENDED SITE PLAN, DENSITY STUDY, RENDERING, SURVEY	707 Angier Avenue NE	November 5 or 12, 2026

Land Use Amendments – Comprehensive Development Plan		
Legislation	**Property Address**	**Public Hearing**
CDP-26-21 An Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 460 and 478 Decatur Street SE from the LDMU (low density mixed use) development pattern designation to the HDMU (high density mixed use) development pattern designation; and for other purposes (Z-26-049).	460 and 478 Decatur Street SE	-

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Community Impact Grant Eligibility

The 2027 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 Thursday, December 3, 2026 at 6:00 p.m**. via Zoom to be eligible to apply for the 2027 Community Impact Grant. Contact Caitlin King, caiking@AtlantaGA.gov or 470-692-5797 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 with any questions or concerns.