



NEIGHBORHOOD PLANNING UNIT – M

Monday, July 22, 2024 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

Matt Adams, City of Atlanta, Urban Planner – 404.985.5772 or mdadams@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
 - Atlanta Downtown Improvement District: Millennial Pink | Noa Hecht (Temporary Art Permit Application)
 - Bluelofts & Amara Investments: Blue Lofts | Ike Bams (Atlanta Urban Development Corporation application)
12. Old Business
13. New Business
14. Announcements
15. Adjournment

NPU-M VOTING RULES per [2024](#) 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
Georgia State University *CODE 142-64*	Boyd Beckwith	Hurt Park – 25 Courtland Street SE	July 28 - September 27, 2024
Meet Boston	Josh Antenucci	Historic Fourth Ward Skatepark – 830 Willoughby Way NE	September 6, 2024
Black on the Block	Alainna Edwards	Underground Atlanta – 50 Upper Alabama Street	September 15, 2024
Party with the Past: South Downtown Block Party	F. Sheffield Hale	117 Peachtree Street – Mitchell Street – MLK Jr. Drive	September 18, 2024
The Urban Regatta	Christopher Calvin	180 Walker Street	September 21, 2024
Sweet Auburn Music Fest	Yusuf Muhammad	321 Irwin Street – 230 JW Dobbs Avenue	September 27-29, 2024
Atlanta's Missing + Murdered Children Memorial Fest 2024	Dr. Sunshine Lewis	Historic Old Fourth Ward Park	September 28, 2024
Amended: OYE FEST 2024 (Estimated attendance updated from 3,000 to 3,750 – Previously supported in May)	Randall Ruiz	Historic Fourth Ward Park – 680 Dallas Street	October 6, 2024
Jazz in the Park ATL	Tariq Jordan	Historic Fourth Ward Park – 680 Dallas Street	October 26-27, 2024

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Utopia Restaurant Lounge and Bar	Restaurant	Waheed Ahmad	50 Upper Alabama Street	New Business
La Metro	Restaurant	Hector J. Santiago	675 Ponce de Leon Avenue Suite 152	New Business
MJQ Concourse	Nightclub	Ryan Purcell	50 Alabama Street, Lower Suite 001	New Business
120 Piedmont Ave	Gas Station	Barkat Lakhani	120 Piedmont Avenue	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-24-15 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from the required 30 feet to 10 feet, 2) reduce the north side yard setback from the required 7 feet to 0 feet, 3) increase the lot coverage from the required 55 percent to 70 percent and 4) removing the requirement for the front porch to contain roof with a minimum six-inch roof supports.	223 Randolph Street NE	-
V-24-87 Applicant seeks a variance from the zoning ordinance to reduce the west side yard setback from the required 7 feet to 3 feet, and increase the lot coverage from the required 55 percent up to 73.1 percent.	540 John Wesley Dobbs Avenue NE	August 8, 2024
V-24-112 Applicant seeks a variance from the zoning ordinance to reduce the front yard setback from 10 feet to 8 feet.	70 Boulevard SE	-

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
U-24-3 Applicant seeks a special use permit to operate valet parking operations. SITE PLAN	551 Ponce de Leon Avenue NE	-

Land Use Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing
CDP-24-18 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 126 Hilliard Street SE and 89 William H. Borders Dr., from the High Density Residential (HDR) land use designation and 380 Decatur Street SE from the Low Density Commercial (LDC) land use designation to the Mixed Use High Density (MUHD) Land Use designation (Z-24-040).	126 Hilliard Street SE, 89 William H. Borders Dr and 380 Decatur Street SE	September 4, 2024 6:00 PM

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-24-43 An Ordinance by Councilmembers Matt Westmoreland, Jason Dozier, Antonio Lewis, Andrea L. Boone, Alex Wan, Amir Farokhi, Byron Amos, Dustin Hillis, Howard Shook, Jason Winston, Liliana Bakhtiari, Marci Collier Overstreet, Mary Norwood, and Michael Julian Bond to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending Chapter 36 “BeltLine Overlay and District Regulations”, Section 16-36.008 “Permitted and prohibited uses and structures” so as to prohibit data centers within the BeltLine Overlay District; and for other purposes.	Zoning Review Board – City Hall Council Chambers August 1 or 8, 2024	
Z-24-44 An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Antonio Lewis, Marci Collier Overstreet, Jason Winston, Amir Farokhi, Andrea L. Boone, Mary Norwood, Alex Wan, Dustin Hillis, Byron Amos, Howard Shook, and Michael Julian Bond to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending various provisions of the text, including creating a definition for “data center” by amending Chapter 29; and by amending the regulations of various districts to prohibit data centers within half of a mile of high-capacity transit stops; and for other purposes.	Zoning Review Board – City Hall Council Chambers August 1 or 8, 2024	

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
Capturing the Spirit of Oakland	Sandy White	Oakland Cemetery – 248 Oakland Avenue SE (NPU-W)	October 17-28, 2024

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Shell Food Mart	Convenience Store	Shabnoor Charniya	486 Ponce de Leon Avenue (NPU-E)	Change of Ownership

PUBLIC NOTICES AND ANNOUNCEMENTS

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

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.