



# NEIGHBORHOOD PLANNING UNIT – M

**Monday, September 23, 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](mailto:chair@npumatlanta.org)

Matt Adams, **City of Atlanta, Urban Planner** – 404.985.5772 or [mdadams@atlantaga.gov](mailto:mdadams@atlantaga.gov)

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov)

## AGENDA

### ATTENDANCE

#### Elected Officers

Chair - Kyle Kessler / Forrest Coley on call in transit .

Vice Chair - Kyle Kessler

Secretary - Stacey Sharer

Asst Secretary - Stacey Sharer

Parliamentarian - N/A

#### Neighborhood Associations

Making Up the Old Fourth Ward Neighborhood Association - Tom Boyle

-4th and sand -

-4th ward alliance - terry mccall

-4th ward neighbors - tom boyle

-4th ward west -Katherine Chase

Atlanta Downtown Neighborhood Association - John Fischer

Castleberry Hill Neighborhood Association - Steve Yazell

Marietta Street Artery Association - N/A

Old Fourth Ward Business Association - Juan Mendoze

#### Committee Chairs

Public Safety Committee -Stacey Sharer

Land Use Committee - Senya

Transportation Committee - DeJon Tebought

APAB - Atlanta Planning Advisory Board - Kyle Kessler



1. Opening Remarks/Introductions
2. Approval of Minutes
  - accepted as presented
3. Announcement & adoption of Consent Agenda
  - Comments from general body about one music fest date and location
  - motion to adopt the consent agenda as standing
  - Forrest Coley
  - 2nd tom boyle
  - Motion carries with none opposed
4. Approval of Agenda
  - amend to add 100 year anniversary of municipal market under announcements
  - motion to approve the agenda
  - tom Boyle
  - 2nd Steve Imble
  - Motion carries with none opposed
5. Reports from APD, AFD and other City Departmental Representatives
  - Matthew Benton - Battalion 3 Fire - gives update
  - ATL 311- Allison Murillo gives update
  - Inspector Shannon Manigault - Office of Inspector General gives update
  - Margaret Elltiot - Solicitors Office gives an update
  - SWEET TEAM - Kaija Wall gives an update
  - APD Zone 5 - NA
  - APD Zone 6 - NA
  -
6. Comments from Elected Officials
  - Patrick Husbands from CM Liliana Bakhtiari gives update
  - DeMicha Luster from CM Jason Dozier - gives update
7. Committee Reports
  - Public Safety - Stacey Sharer gives update
  - Landuse - Senay gives update
  - Transportation - Dejon Tebought gives an update
8. APAB Report
  - Kyle Kessler gives an update
9. Planner's Report
  - Francis Rozier gives an update
10. Matters for Voting (remaining applications - please see attachment)

- ONE MUSIC FEST
  - i. remarks from Event Organizer Josh Antenucci and Piedmont Park Conservancy Doug Widener
  - ii. General Body asks questions and makes comments
    - 1. motion to not support this application
    - 2. tom Boyle
    - 3. 2nd Dee Battle
    - 4. no discussion
    - 5. Motion carries with 16 in favor, none opposed
- 223 Randolph z24-15 (representative not attending)
  - i. motion to defer
  - ii. Senya
  - iii. 2nd Tom Boyle
  - iv. no discussion
  - v. Motion carries with none opposed
- 223 Randolph z24-59 presented by Francis Rozier
  - i. motion to support this legislation in removal to removal and relocation of billboards
  - ii. Matthew Peterson
  - iii. 2nd Juan Mendoza
  - iv. General Body asks to hear from committee put in place for this ordinance
  - v. Anamaria Meanes shares screen for presentation
  - vi. Tom Boyle speaks on behalf of the appointed committee and says the committee does not support
    - 1. vote from John FOster (big Bethel's Zoom) - will be for 5 people (6 total in support)
  - vii. Motion fails with 9 in support - 15 opposed
- Alcohol Licenses: Azara Upstairs and Downstairs - No Comment
- 2025 NPU-M Bylaws
  - i. Kyle Kessler shows presentation of proposed amendments
  - ii. General body makes comments / asks questions
  - iii. Motion to consider the first 4 as a block and consider the 5th separately
  - iv. terry mccall
  - v. 2nd Catherine Chase
  - vi. no questions
  - vii. motion carries with none opposed
- motion to approve the first 4 as a block
  - i. terry mccall
  - ii. 2nd katherine chase
  - iii. no questions

- iv. motion carries with over  $\frac{2}{3}$  vote of 14 in favor, and none opposed
- motion for 5th amendment
  - i. motion to not support the NPU M Bylaw 5th amendment
  - ii. dorthy hurts
  - iii. 2nd terry mccall
  - iv. motion carries 10 in favor 3 not in favor
  - v. motion passes with over  $\frac{2}{3}$  vote

#### 11. Presentations

- MARTA: Summerhill Rapid Response Team | Houston Harris
  - i. presentation by Houston Harris MARTA
  - ii. General Body has no questions
- City of Atlanta & Centennial Yards Company: Forsyth Street & Ted Turner Drive | Zack Kaminsky
  - i. presentation by Zack Kaminsky
  - ii. General body has questions
  - iii. motion to write a letter of recommendation/ letter of support
  - iv. john fisher
  - v. 2nd Dejon Tebought
  - vi. no discussion
  - vii. motion carries with none opposed
- Sweet Auburn Works – LeJuano Varnell
  - i. presentation by Lejuano Varnell
  - ii. requesting for a letter of support from NPU M
  - iii. General body has questions
  - iv.
  - v. motion to provide a letter of recommendation/ letter of support in favor of Sweet Auburn Works
  - vi. john fisher
  - vii. 2nd Tom Boyle
  - viii. no discussion
  - ix. motion carries with none opposed

#### 12. Old Business

- Kyle Kessler updates us that GA state is scheduling a public hearing

#### 13. New Business

- Dorthey Hurst the municipal is having the 100 year anniversary opened in 1924 on  
October 18 // 8am-5pm //

#### 14. Announcements

#### 15. Adjournment

- motion to adjourn
- dorthey hurst
- 2nd Tom Boyle
- no discussion
- 8:53pm
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# 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
One Music Fest	Josh Antenucci	H4WP	Oct 5
<a href="#">Georgia State University *CODE 142-64*</a>	Boyd Beckwith	Hurt Park – 25 Courtland Street SE	September 28-December 27, 2024
<a href="#">AMENDED RnB Block Party (Original Name: RnB Tequila Festival. Date Change: 3/15/25. Location Change: Underground. Class size from Class D (9,999) to Class E (1,999). Previously approved in February)</a>	Bryson Dorsey	Underground Atlanta - 50 Upper Alabama	March 15, 2025

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Aloft Atlanta Downtown</a>	Hotel	Robert D. Clark	300 Ted Turner Drive	Change of Agent
<a href="#">Brash Coffee Roasters</a>	Open Air Café	Christopher E. McLeod	667 Auburn Avenue	New Business
<a href="#">The American Hotel Downtown Social 62</a>	Hotel	Thierry Grodet	160 Ted Turner Drive NW	Change of Ownership
<a href="#">The American Hotel Downtown Marketplace</a>	Hotel	Thierry Grodet	160 Ted Turner Drive NW	Change of Ownership
<a href="#">Bantam Pub</a>	Restaurant	Timothy Lance Catallo	737 Ralph McGill Blvd NE	New Ap/Old Location

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
<a href="#">V-24-15</a> 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	-
<a href="#">V-24-151</a> Applicant seeks a variance from the zoning ordinance to 1) reduced the front yard setback from 30 feet to 20 feet, 2) reduce the side yard setbacks from 7 feet to 4 feet, 3) reduce rear yard setback from 7 feet to 4 feet, 4) reduce front facing garage recess from 10 feet to 7 feet, 5) reduce front porch from 8' x 12' to 5' x 12', 6) increase lot coverage from 55 percent to 72.8 percent and 7) allow steps from landing to porch to be more than 30" high.	567 Highland Avenue NE	-

Proposed Legislation – Atlanta City Council	
Legislation	Public Hearing

<a href="#">Z-24-59</a> An Ordinance by Councilmembers Matt Westmoreland, Michael Julian Bond, Amir Farokhi, Liliana Bakhtiari, Alex Wan, Andrea L. Boone, Marci Collier Overstreet and Antonio Lewis to authorize the removal of 103 privately owned billboard faces and their supporting structures, permitted under Part 16, Chapter 28A of the 1982 Zoning Ordinance of the City Of Atlanta, as amended, in exchange for the right given to their owners to upgrade and/or relocate 27 billboard faces and their supporting structures; and for other purposes. <a href="#">FACT SHEET</a> , <a href="#">ATTACHMENT A</a> , <a href="#">B</a>	Zoning Review Board – City Hall Council Chambers	October 3 or 10, 2024
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## 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>Alcohol License Applications (LRB)</b>				
<b>Name of Business</b>	<b>Type of Business</b>	<b>Applicant</b>	<b>Property Address</b>	<b>Request</b>
<a href="#">Azara Upstairs</a>	Restaurant	Salih S. Ozgurdal	550 Sommerset Terrace NE (NPU-N)	Change of Ownership
<a href="#">Azara Downstairs</a>	Restaurant	Salih S. Ozgurdal	550 Sommerset Terrace NE (NPU-N)	Change of Ownership

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

<b>2025 NPU Bylaws</b>
2025 NPU Bylaws must be submitted by September 30, 2024. There shall be no restrictions on a resident’s right to vote on Bylaws.
<b>Plan A: Atlanta’s Comprehensive Development Plan</b>
The Department of City Planning (DCP) is continuing the planning process to update Plan A: Atlanta’s Comprehensive Development Plan meeting the Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act. The comprehensive plan sets forth the vision, goals, policies, and actions for future growth and development in Atlanta. DCP will host the next round of events across the city including public meetings and pop-ups between October 2024 and February 2025. DCP will routinely post schedule updates and information on how to participate at <a href="http://www.AtlantaForAll.com">www.AtlantaForAll.com</a> . In-person meetings will occur October 10 to February 6. The website will also have education resources, draft documents for public review, and ways to submit comments. For additional questions, please email <a href="mailto:PlanA@AtlantaGA.Gov">PlanA@AtlantaGA.Gov</a> .
<b>Campaigning by Elected Officials &amp; Candidates</b>
Campaigning at NPU meetings is strictly prohibited by the City of Atlanta’s Code of Ordinances.
<b>Sec. 6-3019 Prohibition of Political Forums</b>
“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"> <li>● Introduction of elected officials as political candidates in upcoming elections;</li> <li>● Distributing campaign materials and literature; and</li> <li>● Conducting either of the above in City Hall, its rooms or offices.</li> </ul>
Please contact Leah LaRue at 404.546.0159 or <a href="mailto:llarue@atlantaga.gov">llarue@atlantaga.gov</a> with any questions or concerns.