

NEIGHBORHOOD PLANNING UNIT – M



Monday, January 27, 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

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

- [ATTENDANCE](#)
-
- [Elected Officers](#)
- Chair - Forrest Coley .
- Vice Chair - Kyls
- Secretary - Sarah Oak Kim
- Asst Secretary - Carrie Burns
- Parliamentarian -Jennifer brooks
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- [Neighborhood Associations](#)
- Making Up the Old Fourth Ward Neighborhood Association - Terry Mccoll
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- Atlanta Downtown Neighborhood Association - John Fischer
- Castleberry Hill Neighborhood Association - Steve Yazell
- Marietta Street Artery Association - _____
- Old Fourth Ward Business Association - Wanda Davilla
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- [Committee Chairs](#)
- Public Safety Committee - Dorthey Hurst
- Land Use Committee -Senya
- Transportation Committee - DeJon Tebought
- APAB - Atlanta Planning Advisory Board - Kyle Kessler

1. Opening Remarks/Introductions
2. Approval of Minutes



- motion to approve minutes
 - Dejon Tebough
 - 2nd Carrie Burns
 - Motion carries with none opposed
3. Announcement & adoption of Consent Agenda
- motion to support the consent agenda and approve as presented in green
 - terry mccall
 - 2nd steve yazell
 - Motion carries with none opposed
4. Approval of Agenda
- motion to approve the remaining agenda
 - terry mccall
 - 2nd catherine chase
 - Motion carries with none opposed
5. Reports from APD, AFD and other City Departmental Representatives
- updates from Major Hunt - Zone 5 APD to GB
 - i. GB has questions for Major Hunt
 - updates from Major Webster - Zone 6 APD to GB
 - i. GB has questions for Major Webster
 - updates from Pete Francis from DPW SWEET Officer.
 - updates from Chief J Cutrer - 3rd Battalion
 - updates from Allison Murillo - 311
 - i. GB has questions for Allison Murillo
6. Comments from Elected Officials
- updates from Jay Tribby - District 2 - Amir Farokhi
 - i. GB has questions for Jay Tribby
 - updates from Kelly Benton - District 3 - Byron Amos
 - updates from Patrick Husbands - District 5 - Liliana Bakhtiari
 - updates from DeMicha Luster - District 4 - Jason Dozier
 - i. GB has questions for DeMicha Luster
7. Committee Reports
- updates from DeJon Tebought - Transportation
 - updates from Senya - Land Use
 - updates from Dorthey Hurst - Public Safety
8. APAB Report
- updates from Kyle Kessler - APAB Report
 - i. GB has questions for Kyle Kessler
9. Planner's Report
- Tia Maxwell gives updates for City Planning
10. Matters for Voting (remaining applications - please see attachment)

- Samantha Menino presents- Universal Epic Universe (interactive portal)
 - i. GB has questions for Samantha Menino
 - ii. motion to recommend approval
 - iii. John Fischer
 - iv. 2nd Steve Yazell
 - v. Motion carries with none opposed
- Jennifer Humphrey - Fall Arts Festival
 - i. motion to recommend approval
 - ii. Terry Mccall
 - iii. 2nd Catherine Chase
 - iv. Motion carries with none opposed
- Read The Room - Jim Kearney + Dona Matthews
 - i. Jim Kearney shares screen for presentation
 - ii. GB has questions for Jim Kearney
 - iii. motion to support this application with amendments to provide details for soundproofing and traffic and trash plan
 - iv. Terry Mccoll
 - v. 2nd Sarah Kim
 - vi. motion carries with none opposed
- Shell Food Mart - Dana Farkas
 - i. GB has questions for Dana Farkas
 - ii. Dana Farkas - is given more time to continue presenting
 - iii. GB has more comments for Dana Farkas
 - iv. Motion to defer for a security plan -
 - v. Dorthey Hurst
 - vi. 2nd Jereme Sharpe
 - vii. per kyle kessler, we can only support or deny recommendation
 1. Motion to amend the existing motion to recommend deny
 2. dorthey hurst
 3. 2nd john fischer
 4. GB has discussion
 5. motion passes with none opposed
- Intown Market - Destini Beard
 - i. GB has questions for Destini Beard
 - ii. motion to recommend approval for Ms. beard's application for this convenient store
 - iii. catherine chase
 - iv. 2nd jereme sharpe
 - v. motion passes with none opposed
- 223 randolph - N/A

11. Presentations

- MNS Engineers, Inc. and The Department of Grants & Community Development: 5-Year Consolidated Plan and updates to the Analysis of Impediments to Fair Housing Choice Report.
 - i. Karen Parish is asking that the GB is aware of the grant and takes a survey
 - ii. Karen Parish presents a powerpoint with QR code to survey
 - iii. GB has questions for Karen Parish

- Department of City Planning: Capital Improvements Element | Rasheen Hunter
 - i. Rasheen Hunter is presenting so we are made aware of these improvements/developments
 - ii. Rasheen Hunter presents a powerpoint
 - iii. GB has questions for Rasheen Hunter

- Academy for Innovation in Medicine | Kristy Beam (Charter School)
 - i. Kristy Beam is requesting a letter of support of NPU M for the model to be in zones for their students
 - ii. Kristy Beam presents a powerpoint
 - iii. GB has questions for Kristy Beam
 - 1. motion to support a letter of support
 - 2. Steve Yazell
 - 3. 2nd Catherine Chase
 - 4. GB has discussion
 - 5. motion passes with none opposed

12. Old Business

- N/A

13. New Business

- N/A

14. Announcements

- Municipal market will be having an Open mic Night this Friday 6pm-9pm

15. Adjournment

- motion of adjourn (8:11pm)
- - steve yazell
- 2nd carrie burns

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).

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*	David Murkison & Anthony Banks	Hurt Park - 25 Courtland Street	January 6 -April 6, 2025
Downtown Festivities on the Boardwalk	Parker Thornton	Broad Street Boardwalk – Broad Street NW	February 12 - May 8, 2025
2025 Atlanta United Block Party + Kit Launch	Andrew O'Hara	Historic Fourth Ward Park – Skate Park Field – 830 Willoughby Way NE	February 15, 2025
Public Programs in the Park	Parker Thornton	Woodruff Park	March 18- June 17, 2025
Beats on the Beltline	Meghan Hardison	Historic Fourth Ward Skatepark Field – 830 Willoughby Way NE	March 22, 2025
Universal Epic Universe	Samantha Menino	Pemberton Place – 126 Ivan Allen Junior Boulevard	April 11-13, 2025
ELEVATE Thriving Together Arts & Wellness Festival	Monica Protho	Old Fourth Ward Skate Park – 830 Willoughby Way NE	September 27, 2025
Old Fourth Ward Fall Arts Festival	Randall Fox	Historic Fourth Ward Park	September 27-28, 2025

Consent Deferred

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Esco Restaurant & Tapas	Restaurant	Dundalan Sain	327 Peters Street SW	Change of Ownership
Read the Room	Restaurant	James Kearney	691 John Wesley Dobbs Ave NE	New Business
Cru Urban Lounge	Restaurant	Dania Murrell	301 Peters Street SW	Change of Ownership
Pizza Jeans	Open Air Cafe	Jeremy J. Gatto	675 Ponce de Leon Avenue NE	Change of Agent
Necessary Purveyor (Retail Package)	Retail Package	Nicholas Kiraly	639 Glen Iris Drive, Suite B130M	New Business
Necessary Purveyor (Restaurant)	Restaurant	Nicholas Kiraly	639 Glen Iris Drive, Suite B130M	New Business
Shell Food Mart	Convenience Store	Kasim K. Narsingani	490 Whitehall Street	Change of Ownership
Level III Cuisine	Restaurant	Komlan Avouwadan	14 Jesse Hill Jr. Drive NE	New Business
Marcus Bar and Grille	Restaurant	Kevin P. Stoeffler	525 Edgewood Avenue SE	Change of Agent
Ritz Carlton Atlanta (Lobby Lounge)	Hotel	Ian F. McPhee	181 Peachtree Street NE	Change of Agent

Ritz Carlton Atlanta (Basement Ballroom)	Hotel	Ian F. McPhee	181 Peachtree Street NE	Change of Agent
Ritz Carlton Atlanta (Atlanta Grill)	Hotel	Ian F. McPhee	181 Peachtree Street NE	Change of Agent
Ritz Carlton Atlanta (Cotton Level)	Hotel	Ian F. McPhee	181 Peachtree Street NE	Change of Agent
Intown Garden	Convenience Store	Destini Beard	349 Decatur Street SE	Change of Ownership
The Westin Peachtree Plaza (Cafe)	Hotel	El Hadji Ali Ndao	210 Peachtree Street NW	Change of Agent
The Westin Peachtree Plaza (Main Lobby Level)	Hotel	El Hadji Ali Ndao	210 Peachtree Street NW	Change of Agent
The Westin Peachtree Plaza (Sun Dial Restaurant)	Hotel	El Hadji Ali Ndao	210 Peachtree Street NW	Change of Agent
The Westin Peachtree Plaza (Sun Dial Bar)	Hotel	El Hadji Ali Ndao	210 Peachtree Street NW	Change of Agent
Cafe Momentum	Restaurant	Alfred Johnson	200 Peachtree St Suite L02	Change of Agent
Lore (Upstairs Bar)	Restaurant	Jonathan C. Dean	466 Edgewood Avenue NE	Change of Ownership
Lore (Downstairs Bar)	Restaurant	Jonathan C. Dean	466 Edgewood Avenue NE	Change of Ownership

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. AMENDED PLANS	223 Randolph Street NE	-

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
Arts at Oakland presents Illumine 2025	Sandy White	Oakland Cemetery – 248 Oakland Avenue SE (NPU-W)	April 17-18, 2025

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Planta	Restaurant	NeTanya P. Davis	99 Krog Street NE (NPU-N)	Change of Agent
Courtyard by Marriott The Element Hotel (Restaurant)	Hotel	Kathy Gillis	640 Peachtree Street (NPU-E)	Change of Agent
Courtyard by Marriott The Element Hotel (Market)	Hotel	Kathy Gillis	640 Peachtree Street (NPU-E)	Change of Agent
Courtyard by Marriott The Element Hotel (2nd Floor Lobby)	Hotel	Kathy Gillis	640 Peachtree Street (NPU-E)	Change of Agent

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Plan A: Atlanta's Comprehensive Development Plan

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. In-person Community Meetings end February 6. Public review and comment on the draft maps closes January 31, and public review and comment on draft chapters closes February 28. See www.AtlantaForAll.com for drafts and information to participate. For additional questions, please email PlanA@AtlantaGA.Gov.