

NEIGHBORHOOD PLANNING UNIT – M



Monday, April 28, 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

1. Opening Remarks/Introductions

Roll Call:

Elected Officers

Chair - Forest Coley

Vice Chair - Kyle Kessler

Secretary - Sarah Kim

Asst Secretary - Carrie Burns

Parliamentarian -Jennifer Brooks

Neighborhood Associations

Old Fourth Ward Neighborhood Association - Tom Boyle

Old Fourth Ward Business Association - Juan Mendoza

Downtown Association / Marietta Artery Association - John Fisher -

Castleberry Hill Neighborhood Association - Steve Yazell

+ Committee Chairs

Public Safety Committee - Dorthey Hurst

Land Use Committee - Senya Zaitsev

Transportation Committee - DeJon Tebought

APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Minutes

- Motion to approve the minutes
- Steve Yazell
- 2nd Senya Zaitsev
- Motion passes with none opposed

3. Announcement & adoption of Consent Agenda

- Motion to adopt the consent agenda
- Tom Boyle



- 2nd Dorthey Hurst
 - Motion passes with none opposed
4. Approval of Agenda
5. Reports from APD, AFD and other City Departmental Representatives
- Zone 5 APD - N/A
 - Zone 6 APD - Lt Carroll gives updates:
 - Chief Michael Roman, Battalion 3 Atlanta Fire, 404-307-0941, mroman@atlantaga.gov gives updates
 - i. Email AFRCarSeats@AtlantaGa.Gov for car seat checks and to receive a car seat funded by GOHS, family needs to apply and qualify. Seat checks are provided for free. Email and setup an appointment.
 - ii. Note there are Fifa Club World Cup games in 2025:
<https://www.mercedesbenzstadium.com/news/atlantas-schedule-for-fifa-club-world-cup-2025-announced>
 - Allison Murillo from ATL311 gives updates
 - Shade' Stokes-Campbell, ATL311 Community Affairs Coordinator, sstokescampbell@atlantaga.gov
 - ATL311 is the Non-Emergency Call Center for City of Atlanta Services, and we are open Monday-Friday from 7am-12am. You can contact us by:
 - 1. Dial 3-1-1 inside city limits or 404-546-0311
 - 2. Visit and chat at www.ATL311.com
 - 3. Email at ATL311@atlantaga.gov
 - 4. Mobile App by searching "ATL311" in your app store
 - 5. Social Media @ATL311
 - If you would like to leave ATL311 feedback from today's meeting, ask us questions, or report any outstanding issues, please take our survey by clicking this link: <https://www.surveymonkey.com/r/ATL311Meeting>.
 - If you would like to have ATL311 present for a Community Meeting or Community Event, please feel free to complete the form below and the Community Affairs Coordinator will reach out to you within two (2) business days: <https://forms.office.com/g/JzTWX3gHx1>
 - City of Atlanta Emergency Alerts
 - Sign up by texting NOTIFYATL to 24639.
 - PAD (Policing Alternatives and Diversions Initiative): To make a PAD Community Referral for non-emergency quality of life concerns related to mental health, substance use or extreme poverty, please call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-12am. For more information visit www.atlantapad.org or email info@atlantapad.org
 - Pete Francis, DPW SWEET Officer, pfrancis@atlantaga.gov, 404-938-1183 gives updates
 - i. GB has question for Pete Francis
 - Akilah Blount for Office of the Ombudsman of Neighborhoods, Dr. Jodi Merriday (exe-jmerriday@atlantaga.gov 470-316-2382). Ombudsmen are independent, neutral, and impartial parties that can assist with navigating the

City, finding resources, and resolving outstanding issues or concerns. Amber Ware is your Neighborhood Relations Manager and is available to assist, amberware@atlantaga.gov, 470-834-6453 - gives updates

- Code Enforcement Officer Stevens gives updates City of Atlanta Code Enforcement Officer Stevens, 404-205-1238, Asstevens@Atlantaga.gov
 - i. GB has questions for Officer Stevens
- Margaret Elliott, City of Atlanta Solicitors Office, melliot@atlantaga.gov gives updates
- Cassandra Edmond, Data Report Analyst Senior, Office of Park Design City of Atlanta - Department of Parks and Recreation, cedmond@atlantaga.gov, Direct Dial: 404-546-7294, City Cell: 470.249.9102
- Tara Buckner, Urban Planner COA Department of Parks and Recreation, tlbuckner@atlantaga.gov, 404-217-9603
 - i. Moving ATL Forward: <https://atldot.atlantaga.gov/maf-dashboard>

6. Comments from Elected Officials

- Amber Madison, from councilmember Bond's Office gives updates
- Patrick Husbands from councilmember Bakhtiari's office gives updates, Councilmember Liliana Bakhtiari, <https://www.district5atl.com/>, lbakhtiari@atlantaga.gov, ncappon@atlantaga.gov, phusbands@atlantaga.gov, (404) 330-6048
 - i. Shared [ATLDOT Interactive Map](#)
- Kelly Benton, (404) 655-5781, kbbenton@atlantaga.gov, District 3 Constituent Services Manager - email for presentation from April 22nd ATLDOT/GDOT in Castleberry Hill

7. Committee Reports

- Dejon Tebought - Transportation Committee gives updates - [MARTA Five Points constructions updates here](#)
- Senya Zaitsev - Landuse Committee gives updates
- Dorthey Hurst - Public Safety Committee gives updates

8. APAB Report

- Kyle Kessler gives APAB Report updates - [more APAB info here](#), meetings on 3rd Saturday of the month at City Hall

9. Planner's Report

- Matt Adams gives Planner's Report - [find updates here](#), includes Atlanta For All Plan A and more

10. Matters for Voting (remaining applications - please see attachment)

- Atlanta Tech Week presented by Breyuna Irby
 - i. GB has questions for Breyuna
- Atlanta Field Day presented by Kevin Cregan
 - i. GB has questions for Kevin
 1. Motion to approve dependant upon parking and street closure
 2. Tom Boyle
 3. 2nd Catherine Chase
 4. motion passes with none opposed
- Dr Ferieda Marie Walker Foundation presented byTyleisha Johnson
 - i. GB has question for Dr Ferieda
 1. motion to defer to next month
 2. Tom Boyle
 3. 2nd Catherine Chase
 4. motion passes with none opposed
- Sweet Auburn Music Fest presented by Yusuf Muhammad
 - i. GB has question for Yusuf
 1. motion to support
 2. Tom Boyle
 3. 2nd DeJon Tebought
 4. motion passes with none opposed
- Beloved Community International Expo Sun Roberson
 - i. motion to recommend approval
 - ii. Tom Boyle
 - iii. 2nd Princess Wilson
 - iv. motion passes with none opposed
- Porfirio's Mexican - Alexandra Zambrano
 - i. GB has questions for Alexandra
 1. motion to support
 2. Dorthey Hurst
 3. 2nd John Fischer
 4. motion passes with none opposed
- The Vic at Healey - No Longer present
 1. motion to defer
 2. John Fischer

3. 2nd _____
4. motion passes with none opposed
- Esco Restaurant & Tapas - Dwayne Martin representing Dundalan Sain
 - i. Public Safety Dorthey Hurst gives updates
 1. motion of support
 2. Princess Wilson
 3. 2nd Jennifer Brooks
 4. motion carries with 6 opposed, 14 in favor
- Edgewood Food Mart - Rashad Robinson representing Amin Panjwani
 - i. GB has comments for Rashad
 1. motion to defer until the public safety meeting
 2. Kelli Reid-Hawes
 3. 2nd Dee Battle
 4. motion carries with none opposed

11. Presentations

- Z-25-16 - 315 Highland
 - i. GB has comments
 1. motion for denial
 2. Tom Boyle
 3. 2nd Kelli Reid-Hawes
 4. motion passes with - 1 opposed, 64 in favor
- 25-O-1133/CDP-25-10 - Eric Ganther, TrailsATL
 - i. GB has questions for Ganther
 1. motion to support
 2. Carrie Burns
 3. 2nd Tom Boyle
 4. motion passes with 1 opposed, 33 in favor
- CDP-25-11 - Jennifer Ball, The Stitch
 - i. GB has questions for Ball
 1. motion to recommend approval
 2. Tom Boyle
 3. 2nd DeJon Tebought
 4. motion passes with none opposed
- Z-24-82 - Presented by Matt Bedsole, MRC-3 Affordable Housing Updates

- i. GB has questions for Bedsole - [HUD AMI current figures](#)
 - 1. motion to recommend approval
 - 2. Dorthey Hurst
 - 3. 2nd Senya Zaitsev
 - 4. motion passes with 2 opposed, 15 in favor
- [Z-25-10](#) - Presented by Matt Adams, Data Centers require SUP
 - i. GB has questions
 - ii. motion to recommend approval
 - iii. Tom Boyle
 - iv. 2nd Dionica Bell
 - v. motion passes with none opposed
- Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
 - i. presented by Monique Forte
 - ii. Please submit comment: PlanA@AtlantaGA.gov and find out more at <http://www.AtlantaForAll.com>

12. Old Business

13. New Business

14. Announcements

15. Adjournment

motion to adjourn Dorthey Hurst

2nd Kelli Reid-Hawes

Meeting adjourned 8:48PM

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

NPU's 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
Atlanta Tech Week Food Truck Park	Justin Samuels & Breyuna Irby	236 Williams Street	June 12-13, 2025
Summer Beer Fest-GPE-Historic 4th Ward Skate Park	Kari Weaver	Historic Fourth War Skatepark Field - 830 Willoughby Way NE	June 14, 2025
Block Party Atlanta	Bryson Dorsey	Underground Atlanta – 50 Upper Alabama Street	July 5, 2025
Atlanta Field Day	Kevin Cregan	Historic Fourth Ward Park Greenspace C – 830	July 26, 2025
Dr. Ferieda Marie Walker Foundation	Marcus Graham & Tyelisha Johnson	Historic Fourth Ward Park – 680 Dallas Street	September 20, 2025
El Pum Pum	Kyle Wallen	Central Park – 400 Merritts Avenue NE	September 13, 2025
Sweet Auburn Music Fest	Yusuf Muhammad	321 Irwin Street to 230 John Wesley Dobbs Avenue NE	September 26-28, 2025
ELEVATE Thriving Together Arts & Wellness Festival	Monica Protho	Old Fourth Ward Skate Park – 830 Willoughby Way NE	September 27, 2025
Beloved Community International Expo	Sun Roberson & Mina Bryant	The King Center – 449 Auburn Avenue	September 13, 2025
Fall Wine Fest	Kari Weaver	Old Fourth Ward Skate Park – 830 Willoughby Way NE	November 15, 2025

WITHDREW **CONSENT** **DEFERRED**

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Porfirio's Mexican Restaurant	Restaurant	Alexandra Zambrano	11 Baker Street	New Business
The Vick at Healey	Restaurant	Kadijah Vickers	57 Forsyth Street NW	New Business
Suite Food Lounge	Restaurant	Torey Clark	375 Luckie Street NW	Change of Ownership
Comunidad Taqueria	Restaurant	Nicholas W. Melvin	655 Highland Avenue NE	New Business
Residence Inn by Marriott Atlanta Downtown	Hotel	Thomas M. Eaton	134 Peachtree Street	Change of Agent
Residence Inn by Marriott Atlanta Downtown Suite Hotel	Hotel	Thomas M. Eaton	134 Peachtree Street	Additional Facility
Esco Restaurant & Tapas (Amended)	Restaurant	Dundalan Sain	327 Peters Street SW	Change of Ownership
Edgewood Food Mart	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-25-9 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 30 feet to 4 feet, 2) reduce the east side yard setback from 7 feet to 3 feet, 3) increase in height from 35 feet to 37.5 feet and 4) Allow front facing garage doors to not be recessed from the façade of the structure.	607 East Avenue NE	May 8, 2025

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
Z-25-16 Applicant seeks to rezone the property from the C-4 (Central area commercial-residential) zoning designation to the C-3 (Commercial-residential) zoning designation for a mix of residential units and secured storage-use on the property. SITE PLAN , SURVEY , TREE PLAN	315 Highland Avenue NE	May 1 or 8, 2025

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
25-O-1133/CDP-25-10 An Ordinance to adopt the Trails ATL Plan as the City of Atlanta's Master Plan for a citywide network of trails; to incorporate the Trails ATL Plan into the City of Atlanta Comprehensive Development Plan Plan A (Plan A). PHASING , NETWORK , REPORT , WEBSITE	N/A	June 4, 2025, 6:00 PM
CDP-25-11 An Ordinance to adopt the Stitch Master Plan as the City of Atlanta's Plan Reconnecting North Downtown Atlanta; to amend the 2021 Atlanta Comprehensive Development Plan (CDP) by incorporating by reference said plan. MASTERPLAN	N/A	June 4, 2025

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-24-82 (Substitute Ordinance) An Ordinance by Councilmember Jason H. Winston as substituted by zoning committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 34, Section 16-34.010 and Section 16-34.028 so as to modify the provisions of the Voluntary Density Bonus Program in MRC-3 zoning; and for other purposes.	Zoning Review Board	May 1 or 8, 2025
Z-25-10 An Ordinance by Councilmembers Dustin Hillis, Jason Dozier, Matt Westmoreland, Jason H. Winston, Liliana Bakhtiari, Michael Julian Bond, Eshe Collins, Amir Farokhi, Byron Amos, Alex Wan, Mary Norwood, Andrea L. Boone, and Marci Collier Overstreet Amending the Zoning Ordinance of the City of Atlanta to require special use permits for data centers; to provide certain	Zoning Review Board	May 1 or 8, 2025

special use permit application requirements to address a proposed data center's water consumption, water conservation, energy consumption, and other environmental considerations; and for other purposes.		
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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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
West Side Fest	Yusuf Muhammad	Northside Drive & MLK Jr. Drive (NPU-L & T)	July 12-13, 2025

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-25-15 An Ordinance by Councilmembers Liliana Bakhtiari, Jason Winston, Amir Farokhi, Byron Amos, Jason Dozier, Alex Wan, Howard Shook, Dustin Hillis, Andrea L. Boone, Marci Collier Overstreet, Mary Norwood, Matt Westmoreland, Michael Julian Bond, and Eshe Collins to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition for “vape shops” and “elementary and secondary schools”; amending the regulations of various districts to establish a minimum distance of 1,000 feet between vape shops; amending the regulations of various districts so as to require a 1,000 foot distance between vape shops and elementary and secondary schools; and for other purposes.	Zoning Review Board – City Hall Council Chambers	June 5 or 12, 2025.

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 concluding the Plan A: Atlanta's Comprehensive Development Plan update process 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. Public review and comment on the final draft is open April 1 to April 30, 2025. Visit www.AtlantaForAll.com to review and comment. For additional questions, please email PlanA@AtlantaGA.Gov .
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.