

# NEIGHBORHOOD PLANNING UNIT – M



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

Haley Swindle, **City of Atlanta, Urban Planner** – 470-596-2310 or [jswindle@atlantaga.gov](mailto:jswindle@atlantaga.gov)

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

## MINUTES

### 1. Opening Remarks/Introductions

- Roll Call:
- Elected Officers
  - i. Chair - Forrest Coley
  - ii. Vice Chair - Kyle Kessler
  - iii. Secretary - n/a
  - iv. Asst Secretary - Carrie Burns
  - v. Parliamentarian - Jennifer Brooks
- Neighborhood Associations
  - i. Old Fourth Ward Neighborhood Association - Tom Boyle
  - ii. Old Fourth Ward Business Association - n/a
  - iii. Downtown Association / Marietta Artery Association - John Fischer
  - iv. Castleberry Hill Neighborhood Association - Steve Yazell
- Committee Chairs
  - i. Public Safety Committee - Dorthey Hurst
  - ii. Land Use Committee - Senya Zaitsev
  - iii. Transportation Committee - DeJon Tebought
  - iv. APAB - Atlanta Planning Advisory Board - Kyle Kessler

### 2. Approval of Minutes

- No changes needed
- Motion by Steve Yazell
- 2nd Tom Boyle
- Motion passes, none opposed

### 3. Announcement & adoption of **Consent Agenda**

- Motion to approve the Consent Agenda
- Steve Yazell
- 2nd John Fisher
- Motion passes with none opposed



#### 4. Approval of Agenda

- Motion to approve the Agenda
- Tom Boyle
- 2nd Steve Yazell
- No discussion
- Motion passes with none opposed

#### 5. Reports from APD, AFD and other City Departmental Representatives

- APD Zone 5: not in attendance
  - i. Renaissance Park HOA noted that the No Kings march was handled very well from their POV
- APD Zone 6: not in attendance
- AFD: not in attendance
- Code Enforcement: Officer Anjol Stevens, please feel free to reach out via email, phone or text 404-205-1238, [Asstevens@Atlantaga.gov](mailto:Asstevens@Atlantaga.gov), can submit violations through 311; handle everything from overgrowth, exterior structure, foundation issues, unkept properties, etc.
  - i. A sidewalk in front of a residence is considered the street and you would reach out to DPW/SWEET since it's ROW
- DPW/Public Works SWEET Officer: Pete Francis (404-938-1183, [pfrancis@atlantaga.gov](mailto:pfrancis@atlantaga.gov))
  - i. Bulk needs to be scheduled in advance of being placed on the sidewalk/street or it's in violation of the ordinance, cannot be placed out there until 7pm the night before pickup. Even if you have private collection, you can call 311 for bulk scheduling, but it takes a little time so don't place it out there early. The SWEET team has been notifying residents when they are in violation and it was suggested that neighborhood
- Office of the Ombudsman of Neighborhoods, under Dr. Jodi Merriday ([exe-jmerriday@atlantaga.gov](mailto:exe-jmerriday@atlantaga.gov), 470-316-2382) - Apollo Gunn, [agunn@atlantaga.gov](mailto:agunn@atlantaga.gov) representing; Amber Ware, Neighborhood Relations Managers, and is available to assist, [amberware@atlantaga.gov](mailto:amberware@atlantaga.gov), (470) 834-6453
- ATL311 Shade' Stokes-Campbell, ATL311 Community Affairs Coordinator, [sstokescampbell@atlantaga.gov](mailto:sstokescampbell@atlantaga.gov); M-F, 7am-12am dial 311 or 404-546-0311, email [ATL311@atlantaga.gov](mailto:ATL311@atlantaga.gov); you can also tag them in a chat or DM on social media for issues

- i. 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>
- ii. PAD (Policing Alternatives and Diversions Initiative), call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services, Monday-Friday, 7am-12am. For more information visit [www.atlantapad.org](http://www.atlantapad.org) or email [info@atlantapad.org](mailto:info@atlantapad.org)
- iii. Business owner with issues transitioning to ATLBIZ from ATLCORE. Someone else on the call said to ask for your BOC #, that will help connect the accounts

## 6. Comments from Elected Officials

- Post 1 At-Large - Amber Madison representing Councilmember Michael J Bond, 404-330-6770, [mbond@atlantaga.gov](mailto:mbond@atlantaga.gov), [amadison@atlantaga.gov](mailto:amadison@atlantaga.gov)
  - i. Newsletter included in chat
- Post 2 At-Large - Elle Chumlongluk, Director of Stakeholder Engagement and Communications for Councilmember Matt Westmoreland. Contact info: [mwestmoreland@atlantaga.gov](mailto:mwestmoreland@atlantaga.gov), [echumlongluk@atlantaga.gov](mailto:echumlongluk@atlantaga.gov), 404.330.6302
  - i. Feedback form: <https://forms.office.com/g/ysk1dUbKkV>
- District 2 - Commissioner Carden Wyckoff, [cwyckoff@atlantaga.gov](mailto:cwyckoff@atlantaga.gov), [@cardenonwheels](https://www.instagram.com/cardenonwheels) on Insta, or 470-831-9487
  - i. Jennifer Brooks inquired: Can you describe how citizens can participate in the CID discretionary funds? Stacy Grolimund (she/her) Senior Project Manager, Transportation & Capital Projects has been the one leading the project management agreement at CAP/ADID. Recommend syncing with her on ways that you can help. She will send the list of where the funds were used to Jennifer.
  - ii. Jennifer Brooks inquired: Can you do anything about dust mitigation at the Atlanta Medical Center demolition site? It'll be ok today because of the rain but normally it's very dusty for the immediate neighborhood. Wyckhoff noted that this would be better for Code Enforcement or another city dept.
    - 1. Please contact the demolition contractor directly about dust issues as they arise by calling Barry Roberts at 404-697-3409 or [barry@trinitygreentech.com](mailto:barry@trinitygreentech.com) with a copy to [epinckney@integral-online.com](mailto:epinckney@integral-online.com)
- District 3 - Janae Broadnax, Director of Constituent Services representing Councilmember Byron Amos, [bdamos@atlantaga.gov](mailto:bdamos@atlantaga.gov), 404-330-6046, [jbroadnax@atlantaga.gov](mailto:jbroadnax@atlantaga.gov), 404-330-6046, Aliyah Fleming, Operations Manager, [Afleming@atlantaga.gov](mailto:Afleming@atlantaga.gov), 404-330-6046

- i. Newsletter sign up here: <http://bit.ly/D3updates>
  - ii. How Can We Help? To submit concerns to our office, please fill visit the form here: <http://bit.ly/D3Concerns>
- (not in attendance, carry over from last month) District 4 - DeMicha Luster, Director of Community Engagement for Councilmember Jason Dozier, 404-290-2174, [DLuster@atlantaga.gov](mailto:DLuster@atlantaga.gov), to reach Councilmember Dozier: 678-330-6047, [JDozier@AtlantaGa.gov](mailto:JDozier@AtlantaGa.gov)
  - i. Visit our website + sign up for our newsletter & check out our updated resource page: [www.District4ATL.com](http://www.District4ATL.com)
- District 5 - Patrick Husbands representing Liliana Bakhtiari
  - i. Fulton Early Voting: Tuesday, October 14 to Friday, October 31, 2025 Monday – Friday from 9 a.m. until 6 p.m. Closest to NPU-M: Grant Park Recreation Center (537 Park Avenue SE, Atlanta, GA 30312) and Joan P. Garner Library at Ponce De Leon (980 Ponce De Leon Avenue NE, Atlanta, GA 30306)
  - ii. Plant 3 Trees (free yard trees) through Trees Atlanta: <https://www.treesatlanta.org/yardtree/>
  - iii. Resolution to launch the “It Starts with Me Campaign” to help achieve and maintain 50% average tree canopy cover within the COA and for other purposes: [https://atlantacityga.igm2.com/Citizens/Detail\\_LegiFile.aspx?Frame=&MeetingID=4235&MediaPosition=13942.527&ID=38932&CssClass=](https://atlantacityga.igm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=4235&MediaPosition=13942.527&ID=38932&CssClass=)

## 7. Committee Reports

- Transportation (DeJon Tebought): Demonstration of the new MARTA Breeze fare system at Lindbergh, all stations complete by World Cup, will require a new acct, etc
  - i. Meetings 1st Thursdays at 6pm; [dejon.tebought@atlantadna.org](mailto:dejon.tebought@atlantadna.org)
- Land Use (Senya Zaitsev): No updates
- Public Safety (Dorthey Hurst): Edgewood Task Force next meeting will be open to the public, email [publicsafety@npumatlanta.org](mailto:publicsafety@npumatlanta.org) for more info. Next Public Safety meeting will be the same day as LRB.

## 8. APAB Report

- Kyle Kessler no report, reach out to Kyle w/ questions, [apab@npumatlanta.org](mailto:apab@npumatlanta.org)
- Atlanta Public Schools' facilities plan page: <https://www.atlantapublicschools.us/APS2040>
- Center for Civic Innovation explainer on Tax Allocation Districts (TADs): <https://civicatlanta.org/blog/2025-10-17/tad-explainer>

## 9. Planner's Report

- Tia Maxwell standing in for Matt Adams, who has left the position, Haley Swindle, [jswindle@atlantaga.gov](mailto:jswindle@atlantaga.gov) is our new planner, but out this evening
- [DCP Updates page](#)

- Track applications in the [NPU Dashboard](#)
- [Office of Design on Eventbrite](#)
- [All Atlanta City Studio Events](#)

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

MOSE: On Consent

LRB:

- [Edgewood Food Mart](#)
  - i. Dorthey noted they didn't come back to Public Safety and there are still a few concerns that need to be addressed, one being that they want to be open 24/7
  - ii. Motion to defer to one more Public Safety meeting, then will suggest denial
  - iii. 6 in favor, 2 opposed, motion passes
- [Energy Eatz](#)
  - i. Not receiving notices about Public Safety meetings, confirmed email address for Dorthey, who will reach out since we vet these LRB licenses there instead of during this call
  - ii. Restaurant at The SkyView (ferris wheel) w/ a temp (180 days) alcohol license, food served in the outside areas of the bistro, outside of the container, but nothing leaves the area, all containers sealed
  - iii. Dorthey noted security issues and trying to understand the difference
  - iv. Motion to defer to Public Safety Meeting by Dorthey Hurst
  - v. 2nd John Fisher
  - vi. Motion passes
- [Cru Lounge \(Amended\)](#)
  - i. Update from Dorthey and the Public Safety committee
  - ii. Motion to recommend approval by Dorthey Hurst
  - iii. 2nd Kyle Kessler
  - iv. Discussion: Gay Lemmerhirt inquired about smoking, including weed; concerns by Steve Yazell
  - v. 2 in favor, 9 opposed, motion fails
- [Northern China Eatery](#)
  - i. Beltline location of the Buford Hwy location
  - ii. Motion to support by Dorthey Hurst
  - iii. 2nd Tom Boyle
  - iv. Discussion: Concerns over Agent's (owners mother) inability to speak English, she doesn't speak it well enough to have a full conversation
  - v. Motion passes
- [Crowne Plaza Staybridge Atlanta \(Suite Hotel\)](#)
  - i. Nothing changing, just the mgmt company
  - ii. Motion to support all applications by Dorthey Hurst
  - iii. 2nd John Fisher
  - iv. Motion passes
- [THChill](#)
  - i. Removed from agenda, was looking at adding liquor license to their business

- ii. Dorthey noted that the city isn't involved in this process, state-regulated

ZRB:

- Z-25-63: Disallow barbed wire throughout the city; would not be retroactive, but would stop it going forward
- Carrie Burns motion to support
- 2nd Jennifer Brooks
- Motion passes

11. Presentations

- Princess Wilson – Helene Mills Sr. Center Mural Project, looking for support for a mural to replace the current picture of her on the side of the building, rather than on a hallway inside. Motion to write a letter of support for the placement of the mural outside, properly 2nd, none opposed, motion passes.

12. Old Business

- 2026 Elections:
  - i. John Fisher nominated Kyle Kessler for Chair, accepted
  - ii. John Fisher nominated Forrest Coley for Vice Chair, accepted
  - iii. Princess Wilson nominated Jennifer Brooks for Secretary, declined
  - iv. Steve Yazell nominated Sarah Kim, pending, not present for nomination
  - v. Forrest Coley nominated Wanda Davila for Secretary, no answer
  - vi. Steve Yazell nominated Carrie Burns for Asst Secretary, tentatively accepted, will help find someone
  - vii. Princess Wilson nominated Dee Battle for Asst Secretary, declined

13. New Business

- Kyle mentioned an upcoming Public Hearing about extension of TAD, noting that APAB's response historically has been to not approve extensions of it, if interested reach out to him
- Kyle made a motion to support Mary Norwood's recommendation to delay a vote to extend until after the new fiscal year budget, all in favor, none opposed

14. Announcements

- Neighborhood Treehouse, previously in EAV, will be opening in the Market (209 Edgewood) after Black Friday
- Castleberry Hill Loft Tour and Wine Tasting was very successful

15. Adjournment – 8:21pm

## 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
Atlanta Caribbean Children's Carnival	Patricia Edigin	Historic Fourth Ward Park (Green Space D) 700 Ralph McGill Boulevard	May 9, 2026

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Edgewood Food Mart</a>	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent
<a href="#">Energy Eatz</a>	Open Air	Grindl Reynolds	168 Luckie Street NW	Change of Ownership
A Ma Maniere Restaurant	Restaurant	Nyilah Jamison-Myers	479 Edgewood Avenue SE	New Business
<a href="#">Cru Lounge (Amended)</a>	Restaurant	Dania Murrell	301 Peters Street SW	Change of Ownership
Cafe Sunflower Midtown	Restaurant	Libin Li	565 Peachtree Street NE	Change of Ownership
American Dive	Restaurant	Stephen de Hann	19 Andrew Young International Blvd	New Business
Botiwalla	Open Air Cafe	Daniel D. Peach	675 Ponce de Leon Avenue	Change of Agent
<a href="#">Wyndham Atlanta (First Floor)</a>	Retail Package	Curtis J. Doscher Jr.	155 Centennial Olympic Park Drive NW	New Business
<a href="#">Northern China Eatery</a>	Restaurant	Zhiwen Qi	678 Edgewood Avenue NE	New Business
<a href="#">Crowne Plaza Staybridge Atlanta (Suite Hotel)</a>	Restaurant	Timothy Michaud	590 West Peachtree	Change of Ownership
<a href="#">Crowne Plaza Staybridge Atlanta (Next Restaurant)</a>	Restaurant	Timothy Michaud	590 West Peachtree	Change of Ownership
<a href="#">Crowne Plaza Staybridge Atlanta (Marketplace)</a>	Restaurant	Timothy Michaud	590 West Peachtree	Change of Ownership
<a href="#">Crowne Plaza Staybridge Atlanta (Rooftop Pool)</a>	Restaurant	Timothy Michaud	590 West Peachtree	Change of Ownership

## Text Amendments – Zoning Ordinance

### Legislation

### Public Hearing

Z-25-63

#### 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 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.

### Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
<b>THCHILL</b>	<b>Restaurant</b>	<b>Greg A. Gordon</b>	<b>116 Krog Street NE (NPU-N)</b>	<b>New Business REMOVED</b>

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

### Community Impact Grant Eligibility

The 2026 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 Wednesday, December 3, 2025 at 6:00 p.m.** via Zoom to apply for the 2026 Community Impact Grant. Contact Morgan Thomason, [MLThomason@AtlantaGA.gov](mailto:MLThomason@AtlantaGA.gov) or 770-675-5049 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](mailto:llarue@atlantaga.gov) with any questions or concerns.