

NEIGHBORHOOD PLANNING UNIT – M



Monday, December 8, 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

Haley Swindle, **City of Atlanta, Urban Planner** – 470-596-2310 or jswindle@atlantaga.gov

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or llarue@atlantaga.gov

MINUTES

1. Opening Remarks/Introductions

- Roll Call:
- Elected Officers.
 - i. Chair - Forrest Coley
 - ii. Vice Chair - Kyle Kessler
 - iii. Secretary - Sarah Kim
 - 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 - Juan Mendoza
 - 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 - n/a
 - 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**

- i. Absent : edgewood food mart - harolds chicken ice
- ii. Withdrawn : 420 chapel
- iii. Adding: Z-25-074
- Motion to adopt the Consent Agenda
- Motion by Steve Yazell
- 2nd Dorthey Hurst
- Motion passes with none opposed



4. Approval of Agenda

- Motion to approve the remainder of the Agenda
- Motion by Tom Boyle
- 2nd Steve Yazell
- Motion passes with none opposed

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

- APD Zone 5: n/a
- APD Zone 6: n/a
- DPW/Public Works SWEET Officer: L.Lawrence, lilawrence@atlantaga.gov
 - i. Signup for trash/recycling:
<https://www.atl311.com/en-us/knowledgearticle/?code=KB0012471>
 - ii. Replacement bins:
<https://www.atl311.com/en-US/knowledgearticle/?code=KB0011862>
 - iii. Violation to put bin out too early for collection and leave too late
 - 1. Out by as late as Night before 7pm
 - 2. Collected by Next morning 9am
 - 3. Bin back in by the next day at 9am
 - iv. Yard Trimming Stickers (max 32gals), bi-weekly collections, contact L.Lawrence, lilawrence@atlantaga.gov
- Office of the Ombudsman of Neighborhoods, under Dr. Jodi Merriday (exe-jmerriday@atlantaga.gov, 470-316-2382) - Apollo Gunn, agunn@atlantaga.gov representing; Amber Ware, Neighborhood Relations Managers, and is available to assist, amberware@atlantaga.gov, (470) 834-6453
- ATL311 Casey Wilson ATL311 Community Affairs Coordinator, sstokesacampbell@atlantaga.gov; M-F, 7am-12am dial 311 or 404-546-0311, email ATL311@atlantaga.gov; you can also tag them in a chat or DM on social media for issues
 - i. Stay informed by signing up for NotifyATL. You can receive emergency alerts like severe weather warnings and other life safety alerts AND community news like service schedule changes and newsletters. Go to <http://atlantaga.gov/notifyatl> or text "NotifyATL" to 24639 to sign up
 - ii. 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>
 - iii. 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 or email info@atlantapad.org
 - iv. When calling - 311 is now Option 3!! No longer option 4

6. Comments from Elected Officials

- District 4 - DeMicha Luster, Director of Community Engagement for Councilmember Jason Dozier, 404-290-2174, DLuster@atlantaga.gov, to reach Councilmember Dozier: 678-330-6047, JDozier@AtlantaGa.gov
 - i. Visit our website + sign up for our newsletter & check out our updated resource page: www.District4ATL.com
 - ii. 24 HR road closure on decatur st x piedmont and portland

7. Committee Reports

- Transportation Committee - DeJon Tebought
 - i. No transportation meeting this week, will resume in Jan
- Public Safety Committee - Dorthey Hurst
 - i. Attended LRB for 2 applicants
 - 1. Loft Lounge - was approved for an alcohol license
 - 2. 490 whitehall convenient store - was denied an alcohol license
- Land Use Committee - Senya Zaitsev
 - i. 420 chapel - has been withdrawn

8. APAB Report

- Kyle Kessler, Atlanta Planning Advisory Board (APAB) - apab@npumatlanta.org
 - i. TAD - was held at last committee meeting and needs to be reintroduced

9. Planner's Report

- Haley Swindle, Planner
 - i. Asked to check data on Loft Lounge from Nov

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

- 5 Stripes + Pints, Andrew O' Hara
 - i. Motion to approve the remainder of the Agenda
 - ii. Motion by Princess Wilson
 - iii. 2nd Tom Boyle
 - iv. Motion passes with none opposed
- Atlanta Falcons 404 Day, Kabrione Cummings
 - i. Motion to defer to next meeting, relative to Parks meeting
 - ii. Motion by Tom Boyle
 - iii. 2nd Princess Wilson
 - iv. Motion passes with none opposed
- Edgewood Food Mart
 - i. Motion to keep on agenda until january
 - ii. Motion by Dorthey Hurst
 - iii. 2nd Tom Boyle
 - iv. Motion passes with 1 opposed 10 in favor
- Hyatt House, Isaack Sainz
 - i. Motion to support
 - ii. Motion by Dorthey Hurst
 - iii. 2nd Steve Yazell
 - iv. Motion passes with none opposed
- Underground Diner,
 - i. Not present
 - 1. Defer to next meeting
 - 2. Motion by Jennifer Brooks
 - 3. 2nd Dorthey Hurst
 - 4. Motion passes with none opposed
- Harold's Ice Bar, April Robinson
 - i. Motion to support
 - ii. Dorthey Hurst
 - iii. 2nd Tom Boyle
 - iv. Motion passes with none oppose
- Origin Hotel , Mindy Thompson
 - i. Motion to support
 - ii. Dorthey Hurst

- iii. 2nd Steve Yazell
 - iv. Motion passes with none opposed
- (2 applications) The American Hotel Downtown Atlanta, Mindy Thompson
 - i. Motion to support
 - ii. Dorthey Hurst
 - iii. 2nd Steve Yazell
 - iv. Motion passes with none opposed
- (3 applications) Moxy By Marriott, Kyle Baker
 - i. Motion to support
 - ii. Dorthey Hurst
 - iii. 2nd John Fisher
 - iv. Motion passes with none opposed
- [Z-25-71](#), Kyle Kessler, Tia Maxwell
- An Ordinance by Councilmembers Liliana Bakhtiari, Carden Wyckoff, Jason Dozier, Jason H. Winston, Byron D. Amos, Alex Wan, Mary Norwood, Dustin Hillis, Andrea L. Boone and Antonio Lewis to amend the 1982 Atlanta Zoning Ordinance, as amended, requiring primary pedestrian entrances to provide push button activators where relationship of the building to street is required; and for other purposes.
 - i. [Motion to support](#)
 - ii. [Motion passes with none opposed](#)
- [Z-25-74](#), Anamaria Meanes
 - i. An Ordinance by Councilmember Jason Dozier to authorize the construction of one digital changing billboard face and its supporting structures located at 218 Peachtree Street NE; and for other purposes.
[FACT SHEET](#)
 - ii. [Motion to approve](#)
 - iii. [John Fisher](#)
 - iv. [2nd Steve Yazell](#)
 - v. [Motion passes with 8 in favor and 1 opposed](#)
 - 1. [Jan 8 or 15th before the ZRB](#)

11. Presentations

12. Old Business

13. New Business

14. Announcements

- [Christmas Market @ Municipal Market 12th + 13th](#)

15. Adjournment

- 8:07pm

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
Georgia State University (142-64)	Boyd Beckwith & Anthony Banks	Hurt Park – 25 Courtland Street	January 4-April 4, 2026
5 Stripes + Pints Pub Crawl	Andrew O'Hara	Atlanta Beltline/Krog Street District (124 Krog St/Atlanta Eastside Beltline Trail/65 Dekalb AVE)	February 21, 2026
Atlanta Falcons 404 Day Event	Kabrione Cummings	Atlanta Beltline O4W Skate Park 830 Willoughby Way NE	April 4, 2026

Consent

Absent

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Edgewood Food Mart	Retail Package	Amin Panjwani	400 Edgewood Avenue SE	Change of Agent
Hyatt House Atlanta Downtown Underground Diner	Hotel	Issack Sainz	431 Marietta Street NW	Change of Agent
Harold's Ice Bar	Restaurant	Ofelia Reyes Duran	68 Pryor Street SW	Change of Ownership
Harold's Ice Bar - Additional Facility	Restaurant	April Robinson	349 Edgewood Avenue SE	Change of Ownership
Origin Hotel	Hotel	Nikki L. Henry	166 Pryor Street SW	Change of Agent
The American Hotel Atlanta Downtown (Social 62)	Hotel	Euan McGlashan	160 Ted Turner Drive NW	Change of Ownership
The American Hotel Atlanta Downtown (Marketplace)	Hotel	Euan McGlashan	160 Ted Turner Drive NW	Change of Ownership
Moxy by Marriott Atlanta Centennial Park (Bar Moxy)	Hotel	Alfonse Jermaine McKinney	329 Marietta Street NW	New Business
Moxy by Marriott Atlanta Centennial Park (Powder Room)	Hotel	Alfonse Jermaine McKinney	329 Marietta Street NW	New Business

Moxy by Marriott Atlanta Centennial Park (Jagger Suite Lounge)	Hotel	Alfonce Jermaine McKinney	329 Marietta Street NW	New Business
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Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
U-25-34 Applicant seeks a special use permit to operate a food truck and electric vehicle charging station. AMENDED SITE PLAN	420 Chapel Street SW	December 4 or 11, 2025
Z-25-74 An Ordinance by Councilmember Jason Dozier to authorize the construction of one digital changing billboard face and its supporting structures located at 218 Peachtree Street NE; and for other purposes. FACT SHEET	218 Peachtree Street NE	

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-25-71 An Ordinance by Councilmembers Liliana Bakhtiari, Carden Wyckoff, Jason Dozier, Jason H. Winston, Byron D. Amos, Alex Wan, Mary Norwood, Dustin Hillis, Andrea L. Boone and Antonio Lewis to amend the 1982 Atlanta Zoning Ordinance, as amended, requiring primary pedestrian entrances to provide push button activators where relationship of the building to street is required; and for other purposes.	Zoning Review Board – City Hall Council Chambers	January 8 or 15, 2026

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.

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).