



NEIGHBORHOOD PLANNING UNIT – P

Monday, November 4, 2024 at 7:00 PM

To join the meeting, click [here](#)

Meeting ID: 940 8702 7097

Dial-In: 646-558-8656, Access code: 940 8702 7097#

CONTACT INFORMATION

Reginald Rushin, **Chairperson** – 470.363.9086 or rushinr58@gmail.com

Kamilah Bakari, **City of Atlanta, Planner** – 404.330.6145 or kbakari@atlantaga.gov

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

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Approval of Agenda
4. Reports from City Departmental Representatives
(please allow public safety representatives to report first)
5. Comments from Elected Officials
6. Committee Reports
7. APAB Report
8. Planner's Report
9. Matters for Voting (please see attachment)
 - 2025 NPU-P Officers Election
10. Presentations
 - Department of City Planning: Capital Improvements Element | Rasheen Hunter
11. Old Business
12. New Business
13. Announcements
14. Adjournment

NPU-P VOTING RULES per [2024 Bylaws](#)

Any person 18 years of age or older whose primary place of residence is within NPU-P or who owns, manages or is responsible for a corporation, organization, institution, or agency which owns property or has a place of business within the NPU-P, may be determined to be a resident and is thereby eligible for membership (Article IV, Section 1). Each member shall have one vote provided they have attended at least two (2) regular meetings within the previous twelve (12) months (Article V, Section 1). Members must attend four (4) or more regular meetings to vote in officer elections (Article V, Section 2). All members are eligible to vote on Bylaws without attendance restrictions (Article V, Section 1). **Please sign in to ensure your attendance is recorded for voting eligibility.**



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.

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-24-196 Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from 35 feet to 7 feet and 2) reduce side yard setback from 7 feet to 0 feet.	2017 Ben Hill Court SW	December 5, 2024

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
Z-24-65 Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation to the MR-2 (Two to three story multi-family dwellings) zoning designation to build a community of 21 townhomes. SITE PLAN , SURVEY	3520 North Camp Creek Parkway SW	December 5 or 12, 2024
Z-24-78 Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation to the PD-H (Planned housing development (single-family or multi-family)) zoning designation for a duplex development of four units and subdivision. SURVEY , SITE PLAN	2439 Fairburn Road SW	December 5 or 12, 2024

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-24-26 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 3520 North Camp Creek Parkway SW from the Open Space (OS) Land Use designation to the Low Density Residential (LDR) Land Use designation. (Z-24-065)	3520 North Camp Creek Parkway SW	November 25, 2024 6:00 PM

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-24-82 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 (Mixed Residential Commercial Sector 3) zoning district; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	December 5 or 12, 2024

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.

Subdivision Review Committee Applications (SRC)		
Application	Property Address	Hearing Date
MSD-24-35 Applicant seeks to subdivide the property into two lots	2257 Barge Road SW	November 13, 2024

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Plan A: Atlanta's Comprehensive Development Plan
<p>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 www.AtlantaForAll.com. 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 PlanA@AtlantaGA.Gov.</p>
Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.</p> <p>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."</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> • 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. <p>Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.</p>