



NEIGHBORHOOD PLANNING UNIT – E

Tuesday, November 12, 2024 at 6:30 PM

CONTACT INFORMATION

Courtney Smith, **Chairperson** – 917-805 7731 or chair@npueatlanta.org

Nabil Hammam, **Vice Chairperson** – 404.886.8448 or vicechair@npueatlanta.org

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Katherine Hernandez, **City of Atlanta, Planner** – 404.293.0847 or KHernandez@atlantaGA.gov

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

TO JOIN:

Click [HERE](#)

Phone: 929-436-2866

Webinar ID: 920 3606 4688

If you are new to Zoom, please see attachment for detailed instructions.

AGENDA

1. Welcome, Introductions and Hot Topics
2. Approval of Minutes (see [NPU-E website](#) for previous month voting report)
3. Approval of Agenda
 - Announcement of deferrals
4. Consent Agenda Announcement and Adoption
5. Reports from City Departmental Representatives
6. Comments from Elected Officials
7. APAB Report
8. Planner's Report
9. Presentations
 - MARTA Army | Brian Sumlin
10. Non-Consent Agenda Matters for Voting (please see attachment)
 - 2025 NPU-E Officers Election
11. Old Business
12. New Business
13. Announcements
14. Adjournment

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

Each member organization of NPU-E may select two representatives, either of whom may cast a single, indivisible vote at NPU-E meetings. Member organizations represent neighborhood, civic and business associations which have geographical boundaries within the NPU (Article III, Section 3.3. Any organization wishing to become a member may petition for membership (Article III, Section 3.2).



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
ATL Holiday Market	Sydney Howell	Piedmont Park	December 15, 2024
404 Day	Randall Fox & Ricky Mayberry	Piedmont Park (Large Pavilion)	April 4, 2025
Atlanta Dogwood Festival	Rebekah Jones	Piedmont Park	April 11-13, 2025
Walk to End Lupus Now	Teri Edmond	Piedmont Park 400 Park Drive NE	April 26, 2025
Atlanta Beltline, Inc X Tigger Bike Fest	Brittany Brewster	Piedmont Park 10 th Street (The Meadow)	May 3, 2025
Atlanta Beltline, Inc. Summer Bike Giveback	Brittany Brewster	Piedmont Park 10 th Street (The Meadow)	May 17, 2025
12th Annual Midtown Garden Stroll	Wally Dilks	826 Penn Ave NE	May 18, 2025
18th Annual Atlanta HBCU 5K Run/Walk	Erinn Rowell	Piedmont Park	June 28, 2025

Alcohol License Applications (LRB)				
Name of Business	Applicant	Type of Business	Property Address	Request
Barcelona Wine Bar	Restaurant	Paula-Marie Kule	1085 Howell Mill Road NW	Change of Agent
La Santa Tacos and Bar	Restaurant	Pablo Casas	905 Juniper Street	New Business
Alici	Restaurant	Brian K. Ferris	931 Monroe Drive NE	Additional Facility
Bro-Ritos	Open Air Cafe	Marcus Crawford	756 West Peachtree NW	Change of Ownership
Rock Steady (Upstairs)	Restaurant	Jacob T. Muller	907 Marietta Street NW	Change of Ownership
Rock Steady (Downstairs)	Restaurant	Jacob T. Muller	907 Marietta Street NW	Change of Ownership
Angry Crab Shack	Restaurant	Tricia V. Jenkins	1380 Atlantic Drive NW	Change of Ownership
Sebastian Pintxos (Main)	Restaurant	Mehmet Otaeri	818 Juniper Street	Change of Ownership
Sebastian Pintxos (Additional Facility)	Restaurant	Mehmet Otaeri	818 Juniper Street	Change of Ownership
Pata Negra Mezcaleria	Restaurant	Rozana Aguirre	1777 Peachtree St NE	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-23-178 Applicant seeks 1) a variance to reduce minimum half-depth front yard setback from 25 feet to 15 feet, 2) a variance to reduce the total open space requirement from 14,810 square feet to 12,000 square feet, 3) a variance to allow parking and service in the required yards and 4) a special exception to reduce required minimum parking from 276 parking spaces to 9 parking spaces.	734 Techwood Drive NW	November 14, 2024
V-24-128 Applicant seeks a variance from the zoning ordinance to increase the maximum building height from 225 feet to 435 feet. AMENDED ELEVATIONS & SITE PLAN	690 11 th Street NW	-
V-24-146 (Amended) Applicant seeks a variance from the zoning ordinance 1) to increase lot coverage from 55 percent to 57.6 percent, 2) to reduce half-depth setback from 15 feet to 14 feet and 3) for active recreation in yards adjacent to the street, and a special exception to 1) increase the height of the retaining wall from 3 feet to 6 feet and 2) increase the height of the privacy fence (wall) on top of the retaining wall from 4 feet to 6 feet within the half depth setback. AMENDED SITE PLAN 9-26-24 , AMENDED SITE PLAN 9-26-24 ARCHITECT	395 10 th Street NE	November 14, 2024

V-24-190 Applicant seeks a special exception from the zoning ordinance to reduce minimum off-street parking from the required 43 parking spaces to 29 parking spaces.	1105 Northside Drive NW	November 14, 2024
V-24-191 Applicant seeks a variance from the zoning ordinance to reduce the front yard setback from 30 feet to 19 feet.	1073 Hemphill Avenue NW	December 5, 2024

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
Z-24-75 Applicant seeks to rezone the property from the MR-4B-C (Multi-family dwellings, max. height 15 stories (or less near single-family homes conditional) zoning designation to the MR-4B-C (Multi-family dwellings, max. height 15 stories (or less near single-family homes conditional)) zoning designation to correct discrepancies to as-built and under-construction townhome product. SITE PLAN , SURVEY , EXHIBITS	568 Trabert Avenue NW	December 5 or 12, 2024

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-24-27 An Ordinance to Adopt Atlanta BeltLine Subarea 6 Master Plan- The Atlanta BeltLine Subarea 6 Master Plan Update; To Amend the 2021 Plan- A Comprehensive Development Plan (CDP) by incorporating by reference said plan. MASTERPLAN , MAP , MASTERPLAN FACT SHEET	N/A	November 25, 2024 6:00 PM

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-24-68 An Ordinance by Councilmember Dustin Hillis to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) of the City of Atlanta Code of Ordinances for the purpose of clarifying restrictions of the erection of freestanding signs; to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) for the purpose of modifying sign permit application procedures; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	November 14, 2024
Z-24-80 An Ordinance by Councilmember Byron Amos to amend the 1982 City of Atlanta Zoning Ordinance, as amended, (Part 16 of the Land Development Code), Section 16-18H.003. Minimum Off-Street Parking Requirements to clarify that the parking requirement for all residential dwellings shall be one space per bedroom; and for other purposes.	Zoning Review Board – City Hall Council Chambers	December 5 or 12, 2024
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
Z-24-83 An Ordinance by Councilmember Alex Wan to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 16-18P, Section 16-18P.001 so as to allow for a revised voluntary density bonus program in Midtown Special Public Interest 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.

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
U-24-34 Applicant seeks a special use permit to operate a restaurant. SITE PLAN , SURVEY , DESIGN CONCEPT	1544 Piedmont Avenue NE (NPU-F)	December 5 or 12, 2024

Atlanta Department of Transportation (ATLDOT)
Abandonment of Public Right-of-Way: Westminster Drive between Piedmont Avenue and Atlanta BeltLine Trail – Eastside SURVEY PLAT , DESCRIPTION

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. 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.

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.



Courtney Smith, Chairperson: chair@npueatlanta.org
 Nabil Hammam, Vice Chairperson: vicechair@npueatlanta.org
 Penelope Cheroff, Secretary: secretary@npueatlanta.org

2024 PARTICIPATION INSTRUCTIONS

WHY?

NPU-E conducts our monthly community meetings via Zoom virtual webinar. This began during pandemic restrictions and has continued as a result of increased participation from both reporting departments as well as the NPU-E member community.

HOW?

We use [Zoom](#) to conduct a video webinar. The NPU-E meeting moderator will review the guidelines at the beginning of the meeting and manage participation so we enjoy an efficient and collaborative meeting. The meeting will follow the NPU-E agenda as set by the City of Atlanta. **The community is strongly encouraged to participate in all agenda item discussions.**

TO JOIN

ONLINE: https://us06web.zoom.us/webinar/register/WN_XCXyB8r0T22g19VqnMJV1w
 PHONE: 929-436-2866
 WEBINAR ID: **820 4201 0526**

GUIDELINES

In order to conduct an orderly meeting, the following functionality will be available to participants. Your microphone and/or camera will be activated by the moderator when your presentation begins, application is called, or you are recognized by the chair for public comment. Please practice using [the raise hand feature](#) in advance of the meeting. This will be used by the moderator to identify you. If calling in by phone, you can press *6 to mute and unmute your phone and *9 to raise and lower your hand.

	SEE SHARED DOCUMENTS	ACTIVATED MIC	ACTIVATED CAMERA	CHAT	Q & A
Attendee	✓	As recognized by the Chair during item discussion	As recognized by the Chair during item discussion	✓	✓
Applicant / City, County or State Representative	✓	During presentation / application	During presentation / application	✓	✓