



# NEIGHBORHOOD PLANNING UNIT – W

Wednesday, November 20, 2024 at 7:00 PM

To register in advance, click [here](#)

Meeting ID: 916 2580 5725

Dial-In: +1 646-558-8656 Access code: 916 2580 5725#

## CONTACT INFORMATION

Skyler Hassan, Chairperson – [npu.w.atl@gmail.com](mailto:npu.w.atl@gmail.com)

Skyler Hassan, Land Use & Zoning Committee Chair – [zoning@npu-w.org](mailto:zoning@npu-w.org)

Mike Snyder, Land Use & Zoning Committee Chair – [zoning@npu-w.org](mailto:zoning@npu-w.org)

Mike Gardner, Bylaws Committee Chair - [bylaws@npu-w.org](mailto:bylaws@npu-w.org)

NPU-W Leadership Team - [leadership@npu-w.org](mailto:leadership@npu-w.org)

Steven Aceto, City of Atlanta, Planner – 404-205-0638 or [saceto@atlantaga.gov](mailto:saceto@atlantaga.gov)

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

## AGENDA

1. Call to Order
2. Approval of Previous Meeting Notes
3. Approval of Agenda
4. APD and AFRD Updates
5. Matters for Voting (please see attachment)
  - 2025 NPU-W Officers Election
  - 2025 Elected Representatives Continued Election
  - 2025 Committee Chairs Ratification
6. Unfinished Business
7. Planner's Report
8. Updates from Elected Officials and City Departmental Representatives

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

A resident of NPU-W is defined as any person 18 years of age or older whose primary place of residence is within the neighborhood planning unit, or any corporation, organization, institution or agency which owns property or has a place of business or profession within the NPU (Article II, Sec. A1). Notwithstanding any conflicts of interest, any resident of NPU-W who has attended two NPU-W general meetings within the preceding twelve calendar months may vote at their next (third) NPU-W general meeting (Article II, Sec. A.3). Proxy voting shall not be allowed (Article II, Sec. A.9). **Please sign in to ensure your attendance is recorded for voting eligibility.**



9. Old Business

- A Motion to add the following language as a new paragraph at the end of Bylaws Article 3.A:
  - “No Officer or Member shall concurrently serve as the Chair of more than one Standing Committee, excluding the Leadership Committee.”
- A Motion to add the following language as a new Operating Procedure Article IV.A (and renumber as required):
  - “When there is a NPU-W Officer or Committee Chair vacancy, any standing Officer or Committee Chair may serve in the role for a 90-day interim period, with approval by Eligible Voters.”
  - “The interim period can be extended in 90-day increments with approval of Eligible Voters”

10. New Business

11. Committee Reports

12. APAB Report

13. Presentations

- Department of City Planning: Capital Improvements Element | Rasheen Hunter

14. Announcements

15. Adjournment

# 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
<a href="#">ATL Vegan Festival</a>	Michelle Lewin & Chris Lee	Grant Park	April 19, 2025
<a href="#">ATL Dessert Festival</a>	Michelle Lewin & Chris Lee	Grant Park – 840 Cherokee Avenue SE	May 24, 2025

## Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
<a href="#">V-24-177</a> Applicant seeks a special exception from the zoning ordinance to reduce the front yard setback from 35 feet to 28 feet.	1424 Newton Avenue SE	November 14, 2024

## Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
<a href="#">Z-22-88</a> 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 the construction of seven (7) single-family homes. <a href="#">AMENDED SITE PLAN 8-29-24</a> , <a href="#">SURVEY</a> , <a href="#">TREE PLAN</a>	1640 Flat Shoals Road SE	-
<a href="#">Z-24-71</a> Applicant seeks to rezone the property from the R-LC-C (Residential with limited commercial, maximum floor area ratio of 0.348 conditional) zoning designation to the R-LC-C (Residential with limited commercial, maximum floor area ratio of 0.348-with different conditions) zoning designation for the development of a for-rent duplex. <a href="#">SITE PLAN</a> , <a href="#">FLOOR PLANS</a> , <a href="#">SURVEY</a> , <a href="#">ELEVATIONS</a> , <a href="#">LANDSCAPE PLAN</a>	631 Flat Shoals Avenue SE	December 5 or 12, 2024

## Text Amendments – Zoning Ordinance

Legislation	Public Hearing
<a href="#">Z-24-82</a> 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. <a href="#">FACT SHEET</a>	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
<a href="#">MSD-24-38</a> Applicant seeks to subdivide the property into 2 lots.	883 Dale Drive SE	December 18, 2024

## Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
<a href="#">V-24-194</a> Applicant seeks a variance from the zoning ordinance to reduce both east and west side yards from the required 5 feet to 3 feet.	174 Richardson Street SE (NPU-V)	December 5, 2024

## PUBLIC NOTICES AND ANNOUNCEMENTS

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

### Community Impact Grant Eligibility

The 2025 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 11, 2024 at 6:00 p.m. via Zoom to apply for the 2025 Community Impact Grant. Contact Morgan Thomason, [NPUs@mail@atlantaga.gov](mailto:NPUs@mail@atlantaga.gov) or 770-675-5049 for more information.

### 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](http://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](mailto: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](mailto:llarue@atlantaga.gov) with any questions or concerns.