

NEIGHBORHOOD PLANNING UNIT – F



Monday, September 20, 2021 at 7:00 PM

Please pre-register by clicking [HERE](#)

Dial-In: 646-558-8656, access code, 92815131493#

Meeting ID: 928 1513 1493

CONTACT INFORMATION

Debbie Skopczynski, **Chair** – 404.874.7483 or chair@npufatlanta.org

Kay Stephenson, **Vice-Chair** – kay.stephenson@gmail.com

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or dyoung@atlantaga.gov

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

AGENDA

1. Welcome and Opening Remarks
2. Approval of Minutes
3. Announcements
4. Reports from City Departmental Representatives
5. Comments from Elected Officials
6. Consent Agenda
7. Presentations
8. Planner's Report
9. Neighborhood and Committee Reports
10. Matters for Voting (please see attachment)
11. Old Business
12. New Business
 - Proposed By-Law and Policy Sheet Revisions Approval
13. Adjournment

NPU-F VOTING RULES per [2021 Bylaws](#)

Eligible members shall be any person 18 years of age or older whose primary place of residence is within the NPU-F 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-F designated area (Article II). All eligible members shall have one (1) vote to be cast in person or virtually. Corporations, other business entities, organizations, institutions, agencies, businesses or professionals shall, by notarized letter of appointment, designate one person as voting representative. (Article III). Any resident, as defined in Article II Membership, desiring to vote at an NPU-F meeting, shall sign-in on an official sign-in sheet. He/she shall list his/her address and provide reasonable proof of residency.



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 Science Festival Exploration Expo	Cynthia Alford	Piedmont Park	March 26, 2022
Walk to End Lupus Now	Teri Emond	Piedmont Park	April 30, 2022
BLM 5K Atlanta Festival	Tanisha Crisp	Piedmont Park	November 18-20, 2021
Winterfest	Robert Frazer	1917 Virginia Avenue NE	December 4, 2021
A Performance in the Park (Date Change: Previously supported on 7/19/21)	Tyler Benware	Midtown: Piedmont Park	September 28, 2021

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
DT Studios	Event Center	Terence Thomas	415 Plasters Avenue	New Business
Octopus Kitchen and Bar	Restaurant	Muhammet Erkek	1551 Piedmont Road NE	Change of Ownership
Street Bistro	Restaurant	Jongah Kong	2184 Cheshire Bridge Road NE	Adding Liquor
Pielands	Restaurant	William J. Streck	1021 Virginia Avenue NE	New Business

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing Date
V-21-183 Applicant seeks a variance from the zoning regulation to 1) reduce the required east side yard setback from 7 feet to 5 feet and 2) reduce the required rear yard from 15 feet to 3 feet in order to construct an accessory structure.	1220 Pasadena Avenue NE	October 7, 2021
V-21-188 Applicant seeks a special exception from the zoning regulation to 1) allow active recreation in a yard adjacent to a street (Bellevue Drive NE). The applicant is also seeking a variance from the zoning regulation to 2) reduce the required rear yard setback from 15 feet to 3 feet 9 inches in order to install a swimming pool and construct a carport.	1100 Rosewood Drive NE	October 7, 2021
V-21-198 Applicant seeks a variance from the zoning regulation to reduce the required front yard setback from 35 feet to 14.75 feet for an addition to an existing single-family residence.	1120 North Highland Avenue NE	October 14, 2021

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing Date
Z-21-84 Applicant seeks to rezone the 6.4 acre property from the R-4 (Single-family residential, minimum lot size .21 acres) zoning designation to the O-		

I (Office-Institutional) zoning designation for the construction of a graduate housing facility. SITE PLAN , SURVEY , LANDSCAPE PLAN	1845 Haygood Drive NE	October 7 or 14, 2021
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Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-21-52 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located AT 1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Road, 1931 North Decatur Road, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, 2005 Ridgewood Drive, 1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive from the single family residential Land Use Designation to the Office Institutional (O-I) Land Use Designation (Z-21-084).	1845 Haygood Drive, 1854 North Decatur Road, 1848 North Decatur Rd, 1931 North Decatur Rd, 1945 Ridgewood Drive, 1949 Ridgewood Drive, 1955 Ridgewood Drive, 1959 Ridgewood Drive, 1965 Ridgewood Drive, 1971 Ridgewood Drive, 1977 Ridgewood Drive, 1981 Ridgewood Drive, 1987 Ridgewood Drive, 2001 Ridgewood Drive, 2005 Ridgewood Drive, 1785 Haygood Drive, 1791 Haygood Drive, 1795 Haygood Drive, 1799 Haygood Drive, 1803 Haygood Drive, 1809 Haygood Drive, 1815 Haygood Drive, 1821 Haygood Drive, 1825 Haygood Drive, 1831 Haygood Drive, 1837 Haygood Drive	November 29, 2021 6:00 PM

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
King of Pops	Open Air Café	Nicholas J. Carse	675 Ponce de Leon Avenue (NPU-M)	New Business

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-21-74 (Amended) - PRESENTATION BY THE DEPT OF CITY PLANNING An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of the City Of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow: MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 Below); Minimum Parking Requirements (Section 2 Below);	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021

Accessory Dwellings (Section 3 Below); to promote a diversity of housing options and increase housing affordability; and for other purposes.		
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[AMENDED FACT SHEET](#)

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Public Notice

Plan A is Atlanta's guide to growth and development. The Department of City Planning (DCP) has been leading a public planning process to keep it up to date every 5 years. As part of this effort, DCP has posted a 2nd draft of *Plan A* for public review and comment online at <https://www.atlcitydesign.com/2021-cdp> and at 15 libraries and community recreation centers. The 2nd round of public review and comment will end on August 27th. A 3rd draft and round of public review and comment will be 9/13 to 9/27. City Council Community Development/Human Services (CD/HS) Committee will host the final virtual public hearing on September 27th at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email cdp2021@AtlantaGa.Gov.

2022 NPU Bylaws must be submitted by September 30, 2021. There shall be no restrictions on a resident's right to vote on Bylaws.

City of Atlanta Code of Ordinances

(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.