



NEIGHBORHOOD PLANNING UNIT – F

Wednesday, February 21, 2024 at 7:00 PM

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

Meeting ID: 845 9824 9006

Dial In: +1 646-558-8656 Access Code: 845 9824 9006#

CONTACT INFORMATION

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

Steven Aceto, City of Atlanta, Substitute Planner – 404-205-0638 or saceto@atlantaga.gov

Leah LaRue, City of Atlanta, 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. Matters for Voting (please see attachment)
 - 2024 Community Impact Grant Project
8. Presentations
 - Atlanta Police Foundation: At-Promise, Operation Shield, Mounted Patrol and Crime Stoppers | Brad Taylor
9. Planner's Report
10. Neighborhood and Committee Reports
11. Old Business
12. New Business
13. Adjournment

NPU-F VOTING RULES per [2024 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. 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. (Article III).



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
3rd Annual Atlanta Wine & Jazz 2024	Terrell Henderson & Leslie Dickinson	Piedmont Park – 400 Park Drive	May 4, 2024
Virginia Highland Porchfest and Rock N Run	Mallory Izbicki	John Howell Park – Virginia Avenue – Virginia Circle – Adair Avenue – Greenwood Avenue – Frederica Street	May 18, 2024
Indigenous House Atlanta	John Dennis	Piedmont Park – Large Pavilion	May 19, 2024
Café City Festival	Queen Brown De Thiam	Piedmont Park - Meadow	June 1, 2024
Juneteenth Atlanta Parade and Music Festival	Bob Johnson	Piedmont Park	June 21-23, 2024
17th Annual Atlanta HBCU Alumni Alliance 5K Run/Walk	Erinn Thomas Rowell	Piedmont Park – The Meadow	June 29, 2024
Atlgreenhouse	Darryl Terry	Piedmont Park – 400 Piedmont Avenue	July 13, 2024
Joining Hearts 37	Jerry Henderson	Piedmont Park Greystone & Aquatics Center	July 27, 2024
14th Annual Atlanta Ice Cream	Kevin James	Piedmont Park (10 th /Charles Allen Drive)	July 27, 2024
Pure Heat Community Festival	Melissa Scott	Piedmont Park – 400 Park Drive NE	September 1, 2024
Kaiser Permanente Corporate Run Walk & Roll	Jonathan Dziuba	Piedmont Park	September 25, 2024
AIDS Walk Atlanta & Music Festival	Susan Ferreira	Piedmont Park – Meadow & Charles Allen Gate	September 28, 2024
Atlanta Pride Festival	Glen Paul Freedman	Piedmont Park	October 12-13, 2024
Atlanta Out of the Darkness Walk	Kristen Petillo	Piedmont Park	November 3, 2024

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Tara Theatre	Restaurant	Christopher Escobar	2345 Cheshire Bridge Road	New Business
CVS PHARMACY #4747	Pharmacy with Retail Package	Kevin Q. Welch	1544 Piedmont Ave NE	Change of Agent
Dark Horse Tavern (Main)	Restaurant	S. Brianna Gonzalez	816 North Highland Avenue	Change of Agent
Dark Horse Tavern (Upper Level)	Restaurant	S. Brianna Gonzalez	816 North Highland Avenue	Change of Agent
Dark Horse Tavern (Additional Facility)	Restaurant	S. Brianna Gonzalez	816 North Highland Avenue	Change of Agent
Dark Horse Tavern (Lower Level Patio)	Restaurant	S. Brianna Gonzalez	816 North Highland Avenue	Change of Agent

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-23-81 Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 1 foot, 2) reduce the eastern side yard setback from 7 feet to 2.6 feet, 3) increase the lot coverage from 50 percent to 54.6 percent and a special exception to allow active recreation in yard adjacent to the street.	638 Park Drive NE	-
V-23-210 Applicant seeks a variance from the zoning ordinance to 1) reduce the required north rear yard from 15 feet to 3 feet, 2) reduce the required west side yard from 7 feet to 3 feet and 3) exceed the required maximum lot coverage from 50 percent to 54 percent.	926 Drewry Street NE	March 7, 2024
V-24-3 Applicant seeks a variance from the zoning ordinance to recued the east side yard setback from 7 feet to 1 foot.	1438 North Morningside Drive NE	March 7, 2024
V-24-4 Applicant seeks a variance from the zoning ordinance to reduce the front yard setback from the required 35 feet to 22 feet.	1400 Wessyngton Road NE	March 7, 2024
V-24-10 Applicant seeks a variance from the zoning ordinance to reduce the required south side yard setback from 7 feet to 3.5 feet.	1500 North Highland Avenue NE	March 14, 2024
V-24-18 Applicant seeks a variance from the zoning ordinance to 1) reduce the required front yard setback from 35 feet to 33.3 feet, 2) reduce the required west side yard setback from 7 feet to 3 feet and 3) reduce the required rear yard setback from 7 feet to 3 feet.	1065 Rosedale Drive NE	March 14, 2024

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
Z-23-63 Applicant seeks to rezone the property from the C-1 (Community Business) and R-4 (Single-family residential, minimum lot size 0.21 acres) BeltLine Overlay zoning designation to the PD-MU (Mixed-use planned development)) BeltLine Overlay zoning designation to accommodate redevelopment with a mixed-use project. SITE PLAN , SURVEY , TREE PLAN	501 Amsterdam Avenue	-

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-23-26 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 500 Park Drive (parcel id 17 0054 LL0042) from the Transportation Communications and Utilities (TCU) Land Use designation, 530 Worcester Avenue (parcel id 17 0055 LL020) from the Transportation Communications and Utilities (TCU) Land Use designation, 501 Amsterdam Avenue NE (parcel ID 17 0055 LL0090) from the Mixed Use High Density (MU-HD), Low Density Commercial (LDC), Open Space (OS) and Medium Density Residential (MDR) Land Use designations, and 538 Orme Circle NE rear (parcel id 17 005400010313) from the Single Family Residential (SFR) Land Use designation to the Mixed Use Medium Density (MU-MD) Land Use designation (Z-23-063).	500 Park Drive (parcel id 17 0054 LL0042), 530 Worcester Avenue (parcel id 17 0055 LL020) 501 Amsterdam Avenue NE (parcel ID 17 0055 LL0090), 538 Orme Circle NE rear (parcel ID 17 005400010313)	March 6, 2024 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.

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-23-207 Applicant seeks a special exception to reduce the minimum required parking from 70 parking stalls to 0 parking stalls.	1425 Piedmont Avenue NE (NPU-E)	-

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
U-23-41 (Amended) Applicant seeks a special use permit to operate a botanical garden. TREE PLAN , SURVEY , SITE PLAN	1425 Piedmont Avenue NE (NPU-E)	March 7 or 14, 2024
Z-23-90 Applicant seeks to rezone the 4.13 acre property from the I-1 (Light industrial) C-1 (Community business, maximum floor area ratio 2.0 times net lot area.) RG-3 (General (multi-family) residential, maximum floor area ratio of 0.696) zoning designations to the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation for the expansion of the Atlanta Botanical Gardens into the northeast corner of the intersection between Piedmont Avenue NE and Westminster Drive. SITE PLAN , MASTER PLAN , TREE PLAN	1425 Piedmont Avenue NE (NPU-E)	March 7 or 14, 2024

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-24-1 An Ordinance to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 1425, 1433, 1439, 1447, 1451, 1461 and 1475 Piedmont Avenue NE and 240, 244, 250 and 268 Westminster Drive NE from the Medium Density Residential (MDR) 0-16 units per acre (0-16 u/a) Land Use designation to the Private Open Space (POS) Land Use designation Z-23-090).	1425, 1433, 1439, 1447, 1451, 1461 and 1475 Piedmont Avenue NE and 240, 244, 250 and 268 Westminster Drive NE (NPU-E)	March 6, 2024 6:00 PM

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 leading an 18-month 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 events across the city including public meetings, pop-ups and community workshops. All are invited to the in-person kick-off event on **February 29, 2024, from 5 PM to 7 PM, at the Greenbriar Mall (2841 Greenbriar Pkwy SW, Atlanta, GA 30331)**. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com. The website will also have education resources, online surveys and mapping tools and ways to submit comments. For additional questions, please email PlanA@AtlantaGA.Gov.