



# NEIGHBORHOOD PLANNING UNIT

Wednesday, May 15, 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](mailto:chair@npufatlanta.org)

Doug Young, **City of Atlanta, Planner** – 404.330.6702 or [dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)

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

## Minutes

### 1. Welcome and Opening Remarks

Meeting was called to order at 7:15 pm.

The agenda is adopted without objection.

### 2. Approval of Minutes

The April 2024 minutes are accepted without objection.

### 3. Announcements

- The first meeting to review **Atlanta Zoning 2.0** is Monday, May 20th, 6:30 pm at the Habitat for Humanity, located at 824 Memorial Drive SE. (More information at [www.atlzoning.com](http://www.atlzoning.com)).
- **Plan A (CDP) open houses** will be starting up again. More information [www.AtlantaforAll.com](http://www.AtlantaforAll.com)
  - i. [Community Workshop #3](#), May 29, 2024, 6:30 PM – 8:30 PM, Virginia Highland Elementary School, 774 Virginia Ave NE, Atlanta, GA 30306, USA
  - ii. [Community Workshop #4](#), May 30, 2024, 6:30 PM – 8:30 PM, Sutton Middle School Sixth Grade Campus, 4360 Powers Ferry Rd NW, Atlanta, GA 30327
- Midtown Neighbor's Association (NPU-E) Land Use Committee, Tuesday, May 21<sup>st</sup>, 6:30pm – 8:30 pm will discuss **ABG Special Use Permit**. This is a Zoom Webinar. For more info: <https://www.midtownatlanta.org/events/land-use-committee-2024/2024-05-21/>
- Coming soon: **Beltline Subarea 6 Master Plan** is being completed and ready to come to the NPU in July with an NPU vote at the August meeting. Links will be published when they become available.
- As we reported last month, the LRB recommended that the alcohol license for **Allure**, located in Lindridge Martin Manor, be revoked. The recommendation is now on the mayor's desk and LMM is asking that letters be sent to the Mayor asking him to sign it. LMM has a suggested letter that can be sent. Send me an email if you'd like a copy of it.
- **Early voting** for Fulton County Commissioners, District Attorney, Sheriff, Tax Commissioner, State Senate, State House and other seats, continues this week. The election date is May 21<sup>st</sup>.
- The Stitch has launched an online engagement portal is located at <https://stitch.mysocialpinpoint.com/> that will be open through June 7<sup>th</sup> for community input. Your input is invaluable in ensuring that "The Stitch" reflects the needs and aspirations of



our diverse neighborhoods. Whether you have ideas for amenities, concerns about potential impacts, or simply want to learn more about the project, I encourage you to take advantage of this opportunity to be heard.

4. Reports from City Departmental Representatives

<p><b>Atlanta Fire Department</b> Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris</p>	<p>Chief Justin Turner - captain of Battalion 3, which is located at Station 15 in midtown and Station 19 in their battalion, Virginia-Highland. He mentioned that they are currently conducting their biannual hydrant inspection. He also reminded the attendees to be aware of firefighters testing hydrants and to avoid washing white clothes on the same cycle as the firefighters. He emphasized the importance of being cautious with outdoor grills and barbecues, especially on upper floor patios and in multifamily dwellings.</p>
<p><b>Atlanta Police Department</b> <b>Zone 2 – Major Vaynes</b> <b>Zone 6 – Major Webster</b></p>	<p>Captain Germain Dearlove - representing Zone 2 precinct, reported a violent weekend in the district, with two incidents at the Onyx Club on Cheshire Bridge and a car break-in at 2115 Piedmont. He mentioned that the suspects for these incidents are still at large. He also noted a decrease in crime in the district compared to 2023, currently at 12%. He emphasized that property crimes, particularly theft of autos and burglaries, are the most prevalent in the area. He advised residents not to leave any valuables in their vehicles and to be aware of non-emergency calls to 311. Lastly, he informed the group about President Biden's visit to the city and possible traffic delays.</p>
<p><b>APD Code Enforcement</b> Officer Joseph Young Atlanta Police Department Code Enforcement Section (470) 694-1236 Jeyoung@atlantaga.gov</p>	<p>Joseph Young is an officer with the Atlanta Police Department who is working on the area along Cheshire Bridge, between Lindbergh and Buford Highway. He reported that the Old Regions Bank parking lot has been an ongoing issue and a civil summons has been expedited for the property owners to appear in court. He also mentioned that he is monitoring a vacant lot beside a gas station.</p> <p>Joseph Young responded to Kay Stephenson's question about a property at 1102 Briarcliff Place. He confirmed that he would go and check if the property is occupied. If it is, even if it's illegally occupied, they can't mark it as unoccupied. He also mentioned that he would add this to the list.</p>
<p><b>ATL311</b> <b>Cheyenne Forbes</b></p>	<p>ATL311 is the Non-Emergency Call Center for City of Atlanta Services, and we are open Monday-Friday from 7am-7pm. You can contact us by:</p>

	<p>1. Dial 3-1-1 inside city limits or 404-546-0311  2. Visit and chat at <a href="http://www.ATL311.com">www.ATL311.com</a>  3. Email at <a href="mailto:ATL311@atlantaga.gov">ATL311@atlantaga.gov</a>  4. Mobile App by searching "ATL311" in your app store  5. Social Media @ATL311</p> <p>Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 888777.</p> <p>PAD (Policing Alternatives and Diversions Initiative): To make a PAD Community Referral for non-emergency quality of life concerns related to mental health, substance use or extreme poverty, please call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services. PAD only accepts Community Referrals through the ATL311 phone line Monday-Friday, 7am-7pm. For more information visit <a href="http://www.atlantapad.org">www.atlantapad.org</a> or email <a href="mailto:info@atlantapad.org">info@atlantapad.org</a>.</p> <p>By dialing 311 and selecting option 2, you will now be directly connected to APD non-emergency services.</p> <p>If you would like to leave ATL311 feedback from today's meeting, ask us questions, or report any outstanding issues, please take our survey by clicking this link:  <a href="https://www.surveymonkey.com/r/ATL311Meeting">https://www.surveymonkey.com/r/ATL311Meeting</a>.</p>
<p><b>Watershed Management</b></p> <p><b>Aisha Brown</b>  <a href="mailto:aibrown@atlantaga.gov">aibrown@atlantaga.gov</a>  678-637-1041 City cell</p>	<p>Aisha Brown is the ambassador for the Department of Watershed. She provided an update on the ongoing storm water upgrade and repair services, which includes cleaning, condition assessment, construction, and pipe repairs and replacements. She also mentioned that there are major storm sewer reconstruction and new construction projects. She encouraged attendees to reach out to her with any concerns or issues regarding the storm water upgrades or repairs.</p>
<p><b>Fulton County Solicitor</b>  <b>Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor,</b>  <a href="mailto:jbowles@atlantaga.gov">jbowles@atlantaga.gov</a> 770-542-7759</p>	<p>Janel Bowles, the senior Solicitor Counsel for the City of Atlanta Solicitor's office, did not have any specific reports to share. However, she mentioned that the office is available for any questions or assistance needed.</p>

5. Comments from Elected Officials - None

6. Consent Agenda

**Special Events**

Event Name/ Applicant		Event Location/Date	Recommendation
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	<b>Class/# Participants</b>		
<b>Amended: Concerts in the Park</b> (Date change: 6/27/2024 to 9/22/2024. Now: 9/10/2024 Previously supported in February, April)	Class D/9,999 Participants Recurring Event	Piedmont Park – Oak Hill September 10, 2024	<b>Continue to Support</b>
<b>AMENDED Juneteenth Atlanta Parade and Music Festival</b> (Attendance figures updated from 5,000 to 20,000. Previously supported in February) Bob Johnson	Class C/20,000 Recurring Event (2 <sup>nd</sup> Year in Piedmont Park)	Piedmont Park June 21-23, 2024	<b>Continue to support</b>  Note: the 5,000 participation rate was a daily rate, not total

**Consent agenda requirements: All Class E events and one-day Class D events that are recurring. Neighborhood events are not eligible.**

### Board of Zoning Adjustment

<b>Application/ Address</b>	<b>Request</b>	<b>Neighborhood Recommendation</b>	<b>NPU-F Recommendation</b>
<b>V-24-73</b> 1807 Meadowdale Avenue NE	Applicant seeks a variance from the zoning ordinance to reduce the half-depth front west side yard setback from 17.5 feet to 8.75 feet.	<b>MLPA: Site plan conducted, neighbors notified, unanimous approval</b>	<b>Approval</b>

**NPU-F Action:** Motion by Marla Johnson 2<sup>nd</sup> by Kay Stephenson to approve the Consent Agenda carries by a vote of 264 in favor, 0 opposed.

### 7. Matters for Voting

#### Zoning Review Board Applications (ZRB)

#### Application

[Z-23-63](#) 501 Amsterdam Avenue (Amsterdam Walk)  
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 \(Site plan has been amended\)](#).

VHCA Report: Amsterdam Walk rezoning: Recommended support passed (9 in favor, 1 against, 1 abstain)

MLPA Report: Recommends approval  
 Conditions: [link to conditions](#)

Comments from participants - The comments about the Amsterdam Walk were diverse. Some speakers expressed concerns about the increased traffic and density in the area, questioning the need for a new development. They suggested that the development could lead to more traffic and congestion, which could be detrimental to the neighborhood. Others, however, highlighted the benefits of the proposed development, such as the inclusion of affordable housing and the potential for increased community control over the development outcome. Some speakers also pointed out the need for a realistic traffic plan and the importance of preserving the existing tree canopy. Ultimately, the fate of the Amsterdam Walk development proposal will be determined by the vote.

**NPU-F Action:** A motion to recommend approval with conditions was made by Jack White 2<sup>nd</sup> Marla Johnson **does not** carry by a vote of 84 ayes 282 nays

**Land Use Amendments – Comprehensive Development Plan**

Legislation	Property Address
<a href="#">CDP-23-26 (Amsterdam Walk)</a> 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 <b>Mixed Use Medium Density (MU-MD) Land Use designation (Z-23-063)</b> .	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)

VHCA Report: Recommended support passed (9 in favor, 1 against, 1 abstain)  
 MLPA Report: Recommended approval

**NPU-F Action:** Motion to recommend approval made by Jack White 2<sup>nd</sup> by Marla Johnson does not carry by a vote of 84 ayes 282 nays

**Alcohol License Applications (LRB)**

Name of Business	Property Address	Request
<a href="#">Unknown Flo</a> Ritta Andemariam	2196 Cheshire Bridge Rd Restaurant	Change of Ownership

The discussion about Unknown Flo was centered around a proposed alcohol license application for a high-end restaurant located at 2196 Cheshire Bridge Road. The restaurant, owned by Ritta Andemariam, is planning to serve American cuisine and fine wine. They are planning to be open from Sunday to Thursday, 5 to 11 pm, and Friday to Saturday, 5 pm to 2 am. They also plan to host live entertainment, such as a band and bellydancers, on special occasions. However,

there was some confusion about the frequency of live entertainment, with Ritta later clarifying that it would only be on special occasions.

Linridge Martin Manor denied the application due to no menu and no chef hired. Need more clarity on kind of establishment.

The questions for the new restaurant included whether the restaurant would have live entertainment, the number of parking spaces required, and the age requirement for customers.

**NPU-F Action:** Motion to recommend denial made by Kay Stephenson 2<sup>nd</sup> by Angie Fitzgerald carries by a vote of 88 ayes 0 nays

### Board of Zoning Adjustment Applications (BZA)

[V-24-60](#) 819 Sherwood Road NE

Applicant seeks a variance from the zoning ordinance to 1) reduce the rear yard setback from the required 15 feet to 3 feet and 2) reduce the west side yard setback from the required 7 feet to 3 feet.

MLPA Report: Applicant and architect Michelle Krahe on behalf of owner & future resident Jessica Musick seeks **variances to (A) reduce the rear yard setback from 15' to 3'; and (B) reduce the western side yard setback from 7' to 3' to construct an accessory structure at the end of the driveway.** On a 4-30-24 site visit, Don Cantrelle of the MLPA Planning Committee (404-234-0280) and Jack White from NPU-F (404-454-6892) met at the site with both the applicant and owner. Ms Musick will occupy the home; she grew up in the neighborhood and her father was an officer in MLPA.

The applicant's cited hardship is the lot's trapezoidal shape and its width of 64.7'. 70' is the minimum specified in the applicable code.

The final lot coverage is 48%; the accessory structure (not be taller than 11', the applicant reports) and will be sited against a hill that rises above it on the adjoining rear lot. (That address is 810 Cumberland Road.) The applicant's lot climbs notably from Sherwood and begins to level off as it reaches the house's front door. Modifications that will add a second floor to the residence - an original and apparently unrenovated single-family home - are permitted separately and need no other variances. A driveway runs along the west side of the lot; the side property line is fenced along its back half, where a line of unremarkable Leyland cypresses (about 6 out of 10 on the Scruffy Scale) are somehow surviving on in the neighbor's yard along the fence line. (That address is 813 Sherwood.)

Ms. Krahe observed that the removal of the eastern section of the original concrete slab in the rear would provide more growing room for an adjacent tree. Her examination suggests that the new accessory building may minimally impact one Leyland cypress on the western boundary. She will notify the owner of the tree and let us know what (if any) action needs to be taken. To our amateur eyes, one fewer Leyland may benefit the remainder; she will resolve the issue with the neighbor and the city (if necessary) and report to MLPA prior to its meeting.

The applicant and owner will notify the adjacent neighbors of the requested variances and provide contact info for MLPA. Two oaks - a 12" and a 19" - are now sited within 5' of the owner's home on the eastern boundary but are not shown on this variance's site plan. Ms. Krahe reports that both are now designated DDH: we asked for a new version of the site plan with them (and

their removal) shown and that the owners of the adjoining structure be notified of the loss of those trees and their stormwater absorption capacity.

A rain garden site that appears fully capable of accommodating the necessary stormwater is indicated on the plan.

At its meeting on 5-7-24, the MPLA Zoning Committee (Dawsey, Cantrelle) voted unanimously to recommend approval to the MLPA Board.

**NPU-F Action:** Motion to recommend approval made by Marti Breen 2<sup>nd</sup> by Marla Johnson Carries by a vote of 54 ayes and 0 nays.

**V-24-63 862 Brookridge Drive NE**

Applicant seeks a variance from the zoning ordinance to reduce the east side yard setback from 7 feet to 1 foot.

VHCA Report: Recommend support (passed unanimously) Applicant agreed to modify site plan to increase setback

Comments: revised site plan, possible revised referral certificate.

**NPU-F Action:** Motion to recommend approval of revised site plan made by Kay Stephenson 2<sup>nd</sup> by Marla Johnson carries by a vote of 49 ayes and 0 nays.

**V-24-69 1753 Pine Ridge Drive NE**

Applicant seeks a special exception from the zoning ordinance to allow active recreation adjacent to the public right of way.

MLPA Report: This is a Special Exception since the pool will be next to the driveway.

The MLPA Zoning committee had a site visit Thursday afternoon,5/9. We were able to confirm that the line of sight does not allow the proposed pool to be seen from the street. We also noticed the distance of the pool from the street (80-100 feet) and saw the location where the 6-foot privacy gate will replace the existing metal fence and gate.

We had enough committee members at the site visit Thursday to take a vote. Based on the factors above we voted to approve the Special Exception unanimously with the assumption that the homeowners follow through with neighbor notification.

**NPU-F Action:** Motion to recommend approval made by Jack White 2<sup>nd</sup> by Marti Breen Carries by a vote of 50 ayes and 1 nay

**Special Event Applications (MOSE)**

Event Name	Class/Participants	Event Date
<a href="#">Indigenous House Atlanta</a> John Dennis	Class D/2000 Participants Recurring Event	Piedmont Park – Large Pavilion May 19, 2024

Comments: Not Present when called

**NPU-F Action:** Motion to make no recommendation made by Kay Stephenson 2<sup>nd</sup> by Nick Boxer carries without objection.



<a href="#">Pure Heat Community Festival</a> Melissa Scott	Class C/19,000 Participants Recurring Event	Piedmont Park – 400 Park Drive NE September 1, 2024
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Comments: also known as Black Pride

**NPU-F Action:** Motion to defer made by Marla Johnson 2<sup>nd</sup> by Kay Stephenson carries without objection.

8. Presentation -- Office of Design Planning Studio | Plan A  
The Office of Design Planning Studio's Plan A is a five-year update required by the State of Georgia and Atlanta codes. It is a city policy document about the future physical growth and development of the city. The plan involves neighborhood and public participation, with the aim of shaping physical development in the city of Atlanta. It is being updated in phases, with the current phase focusing on land use and neighborhood planning, and the next phase focusing on other elements related to running and managing the city. The plan is being updated in collaboration with various public agencies and bodies, as well as the public.
  
9. Planner's Report – Doug Young, the NPU planner, reported on several updates. He mentioned that May marks the beginning of the Love by Neighbor phase of the NPU system's 50th anniversary celebration. A collaboration with the Langan Cycling Festival is planned for a bike ride on May 17. He also announced that there will be a series of meetings regarding the zoning update, with the first one on May 26. The Department of City Planning is also updating the city's Comprehensive Development Plan with workshops from mid-May to mid-June. Lastly, he mentioned upcoming NPU University courses in June and an event on May 31st, the Atlanta Urban Design Commission and Department City Planning annual design awards ceremony.

Events dates are:

Love by Neighbor Phase 2 of the NPU Systems 50th anniversary celebration - May (start date not specified) to August (end date not specified).

NPU Atlanta book club - Wednesday, May 22nd at 6:30 PM.

Atlanta City Design Studio Book Club - Wednesday, May 29th at 6:30 PM.

Atlanta Urban Design Commission and Department City Planning annual design awards ceremony - Thursday, May 31st at 6:00 PM. (moved to June 11)

Doug Young, Director, Office of Design, Dept. of City Planning, 404-516-8392,

[dyoung@atlantaga.gov](mailto:dyoung@atlantaga.gov)

#### 10. Neighborhood and Committee Reports

<b>Lindridge Martin Manor</b>	n/a
<b>Piedmont Heights</b>	n/a
<b>Morningside Lenox Park</b>	First spring concert in the park at Sydney Marcus Park is this Friday from – 6-8pm



<b>Virginia-Highland</b>	Porchfest is this weekend
<b>Edmund Park</b>	n/a
<b>Emory/CDC area/ Druid Hills</b>	The semester just ended without a hitch
<b>Parks, Trees &amp; Environment (Rich Sussman)</b>	No report.
<b>Education</b>	No report
<b>Communications (Marla Johnson)</b>	No report
<b>Public Safety (Kay Stephenson)</b>	No report
<b>APAB (Debbie Skopczynski, Voting Member)</b>	The May meeting of APAB is this Saturday. Instead of meeting, we will be participating in an all day strategic planning session.
<b>2024 Community Impact Project Status Reports</b>	Still no word from the City on the awards.
<b>Chair Report</b>	No report.

- 11. Old Business - none
- 12. New Business - none
- 13. Adjournment

The meeting was adjourned at 10:39 pm.

PUBLIC NOTICES AND ANNOUNCEMENTS

<b>Plan A: Atlanta's Comprehensive Development Plan</b>
The Department of City Planning (DCP) is leading an 18-month planning process to update <i>Plan A: Atlanta's Comprehensive Development Plan</i> 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. DCP will routinely post schedule updates and information on how to participate at <a href="http://www.AtlantaForAll.com">www.AtlantaForAll.com</a> . In-person workshops will occur May 22 to June 18. The website will also have education resources, online surveys and mapping tools and ways to submit comments. For additional questions, please email <a href="mailto:PlanA@AtlantaGA.Gov">PlanA@AtlantaGA.Gov</a> .
<b>ATL Zoning 2.0</b>
Please join us on Monday, May 20 <sup>th</sup> , 6:30pm at Habitat for Humanity   824 Memorial Drive - for the first of several meetings to review and discuss the Zoning 2.0 update. This meeting will be an opportunity to review and comment on the proposed new Zoning Districts and Use standards. We will also

update you on the other zoning modules that are coming soon. For more information, please visit [www.atlzoning.com](http://www.atlzoning.com)

### **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.