

# NEIGHBORHOOD PLANNING UNIT – F



Wednesday, April 16, 2025 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)

## 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)
8. Presentations
  - Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
9. Planner's Report
10. Neighborhood and Committee Reports
11. Old Business
12. New Business
13. Adjournment

### NPU-F VOTING RULES per [2025 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.

<b>Special Event Applications (MOSE)</b>			
<b>Event Name</b>	<b>Event Organizer</b>	<b>Event Location</b>	<b>Event Date</b>
<a href="#">Virginia Highland Porchfest and Rock n Run</a>	Caitlin Norrell	869 Virginia Avenue NE – Todd Road NE – Greenwood – Drewry Street NE	May 17, 2025
<a href="#">Indigenous House Atlanta</a>	John Dennis	Piedmont Park Large Pavilion – 400 Monroe Drive	May 18, 2025
<a href="#">Virginia Highland Summerfest</a>	Caitlin Norell	John Howell Memorial Park – 797 Virginia Ave. – Arcadia St. NE – Todd Rd. NE	June 6-8, 2025
<a href="#">ATLGREENHOUSE</a>	Darryl Terry	Piedmont Park 400 Park Drive NE	July 12, 2025
<a href="#">Joining Hearts 38</a>	Jerry Henderson	Piedmont Park Greystone & Aquatic Center – 400 Park Drive NE	July 26, 2025
<a href="#">SMART-BTA stop the Violence Community Fair</a>	Brenda Banks	Piedmont Park (The Meadow) – Charles Allen and 10 <sup>th</sup> Street	August 23, 2025
<a href="#">Pure Heat Community Festival</a>	Melissa Scott	Piedmont Park - 400 Park Drive NE	August 31, 2025
<a href="#">One Music Fest 2025</a>	Doug Widener & Terrell Henderson	Piedmont Park	October 25-26, 2025
<a href="#">Atlanta Out of the Darkness Walk</a>	Chelsea Piatt	Piedmont Park	November 2, 2025
<a href="#">Atlanta Alive</a>	Joseph Turnbull	Piedmont Park – The Meadow	November 14-16, 2025

<b>Board of Zoning Adjustment Applications (BZA)</b>		
<b>Application</b>	<b>Property Address</b>	<b>Public Hearing</b>
<a href="#">V-24-225 (Amended)</a> Applicant seeks a variance to 1) reduce the front yard setback from 35 feet to 21 feet, 2) reduce the west side yard setback from 7 feet to 6 feet, 3) reduce the east side yard setback from 7 feet to 6 inches and 4) reduce the rear yard setback from 15 feet to 6 feet.	816 Adair Avenue NE	-
<a href="#">V-25-58</a> Applicant seeks a special exception from the zoning ordinance to 1) allow for active recreation in a yard adjacent to a street, and 2) increase the height of the fence (more than 50 percent opacity) in the half-depth front yard from the required 4 feet to 6 feet.	904 Plymouth Road NE	May 1, 2025
<a href="#">V-25-69</a> Applicant seeks 1) a special exception from the zoning ordinance to allow for active recreation in the required rear yard and in a yard adjacent to the street, and 2) a variance to reduce the rear yard setback from 20 feet to 14 feet.	1669 Lenox Road NE	May 1, 2025
<a href="#">V-25-74</a> Applicant seeks a variance from the zoning ordinance to reduce the south side yard from the required 10 feet to 0 feet.	1895 Wellbourne Drive NE	May 8, 2025

**Zoning Review Board Applications (ZRB)**

Application	Property Address	Public Hearing
<a href="#">Z-25-18</a> An Ordinance by Councilmember Alex Wan to zone property located at 1767 N. Decatur Road, 1775 N. Decatur Road, 1779 N. Decatur Road, and 1785 N. Decatur Road, Atlanta, Georgia 30307 to O-I (Office-Institutional) zoning district and 465 Emory Drive, NE, Atlanta, Georgia 30307 to the R-4 (Single Family Residential) zoning district; and for other purposes. <a href="#">MAP</a>	1767, 1775, 1779 and 1785 North Decatur Road	May 1 or 8, 2025

**Land Use Amendments – Comprehensive Development Plan**

Legislation	Property Address	Public Hearing
<a href="#">23-O-1659/CDP-23-25</a> An Ordinance by Councilmember Alex Wan to amend the Land Use Element of the 2021 Atlanta Comprehensive Development Plan (CDP) so as to designate property located at 1767, 1775, 1779 and 1785 N Decatur Road, Atlanta GA 30307 to the O-I (Office Institution) land use designation and 465 Emory Drive Atlanta GA 30307 to the Single Family Residential (SFR) land use designation.	1767, 1775, 1779 and 1785 N Decatur Rd and 465 Emory Drive	June 4, 2025
<a href="#">25-O-1133/CDP-25-10</a> An Ordinance to adopt the Trails ATL Plan as the City of Atlanta’s Master Plan for a citywide network of trails; to incorporate the Trails ATL Plan into the City of Atlanta Comprehensive Development Plan Plan A (Plan A). <a href="#">PHASING</a> , <a href="#">NETWORK</a> , <a href="#">REPORT</a> , <a href="#">WEBSITE</a>	N/A	June 4, 2025, 6:00 PM

**Text Amendments – Zoning Ordinance**

Legislation	Public Hearing	
<a href="#">Z-24-82</a> (Substitute Ordinance) 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 zoning; and for other purposes.	Zoning Review Board	May 1 or 8, 2025
<a href="#">Z-24-98</a> (Updated 4/10/25) An Ordinance to zone property located at 1767 N. Decatur Road, 1775 N. Decatur Road, 1779 N. Decatur Road, 1785 N. Decatur Road and 465 Emory Drive, NE, Atlanta, Georgia, 30307 to the University Park SubArea of the Druid Hills Landmark District Zoning classification; to retain existing conditions of zoning as imposed by the Dekalb County Board of Commissioners until January 1, 2026; to waive certain provisions of Chapter 20 (Historic and Cultural Conservation Districts) of the City of Atlanta Zoning Ordinance; and for other purposes.	Zoning Review Board	May 1 or 8, 2025
<a href="#">Z-25-10</a> An Ordinance by Councilmembers Dustin Hillis, Jason Dozier, Matt Westmoreland, Jason H. Winston, Liliانا Bakhtiari, Michael Julian Bond, Eshe Collins, Amir Farokhi, Byron Amos, Alex Wan, Mary Norwood, Andrea L. Boone, and Marci Collier Overstreet Amending the Zoning Ordinance of the City of Atlanta to require special use permits for data centers; to provide certain special use permit application requirements to address a proposed data center’s water consumption, water conservation, energy consumption, and other environmental considerations; and for other purposes.	Zoning Review Board	May 1 or 8, 2025

# 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.

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<a href="#">Z-25-15</a> An Ordinance by Councilmembers Liliana Bakhtiari, Jason Winston, Amir Farokhi, Byron Amos, Jason Dozier, Alex Wan, Howard Shook, Dustin Hillis, Andrea L. Boone, Marci Collier Overstreet, Mary Norwood, Matt Westmoreland, Michael Julian Bond, and Eshe Collins to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition for “vape shops” and “elementary and secondary schools”; amending the regulations of various districts to establish a minimum distance of 1,000 feet between vape shops; amending the regulations of various districts so as to require a 1,000 foot distance between vape shops and elementary and secondary schools; and for other purposes.	Zoning Review Board – City Hall Council Chambers	June 5 or 12, 2025.

## 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 concluding the Plan A: Atlanta’s Comprehensive Development Plan update process 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. Public review and comment on the final draft is open April 1 to April 30, 2025. Visit [www.AtlantaForAll.com](http://www.AtlantaForAll.com) to review and comment. 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.