

NEIGHBORHOOD PLANNING UNIT - F

Wednesday, May 21, 2025, at 7:00 PM

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

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

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

Minutes

1. Welcome and Opening Remarks
 - The agenda was adopted without objection.
2. Approval of Minutes
 - Motion to adopt minutes made by Tom Schwab, 2nd by Wiley Sommerville, carried without objection.
 - The March minutes were approved.
 - The April minutes will be available next month.
3. Announcements
 - A Municipal Court hearing regarding Happy Hermans, European Dry Cleaners, and Landmark Diner on Cheshire Bridge Road was held last month and was reset for compliance to June 3rd, at 11:00 a.m. in Courtroom 5C, at the City of Atlanta Municipal Court 150 Garnett Street SW, Atlanta, GA 30303. Several neighbors (6) attended the hearing in April, and the Judge acknowledged their concerns by shortening the amount of time allowed to clean-up the property. There have been regular postings on Next Door with updates. The date and time of the hearing is also on the Consent Agenda.
 - A Special Administrative Plan (SAP) Hearing will be held tomorrow, May 22 at noon, in City Hall Committee Room #1, 2nd floor. The SAP BL-25-012 for 442 Plaster Ave NE (in Armour-Ottley) is on the agenda. The hearing is for comments only; no decisions will be made.
 - The Atlanta Municipal Court is hosting an Open House on June 13, 2025, at 10:00 AM to provide information about its Housing and Code Enforcement Division. All community leaders are invited to join and hear from the Presiding Judge, APD Code Enforcement, the City Solicitor's Office, and more. This is an opportunity for community leaders to ask general questions and become informed about housing, business, zoning, and other code violations that impact your neighborhood. Coffee and light bites will be provided. See the consent agenda to RSVP.



4. Reports from City Departmental Representatives

<p>Atlanta Fire Department</p> <p>Station 19 North Highland, Station 29 Monroe Drive</p> <p>Captain Jeremy Ratner jratner@atlantaga.gov 404.546.4419</p>	<p>Celebrating International Fire Fighters and National EMS week. Inspecting hydrants will sometimes close roads. Let them know if you see any leaking hydrants.</p> <p>Car seat inspections are ongoing. Smoke detectors are available at the station. Still working to maintain their ISO ratings. Each fire station has a safe spot location you can always refer people to use.</p> <p>Porchfest this past week went on pretty flawlessly for their EMS and fire services. Jazz Fest is this weekend.</p> <p>New fire fighter starting this weekend. Jacob Mason is his name. Please feel free to stop by and say hi. Ongoing training for him for the next six months.</p> <p>His wife's grandfather was a Captain firefighter at this station. In June an article is coming out about him and the station's 100th anniversary in The Atlanta Magazine.</p>
<p>Atlanta Police Department</p> <p>Zone 2</p> <p>Captain Germain Dearlove Gadearlove@atlantaga.gov 404.987.7377</p> <p>Zone 6 – Major Andrea Webster Lt. Carroll, jcarroll@atlantaga.gov</p>	<p>Continue to show decreases since last year. Main issue is theft from autos.</p> <p>June 16-July 5 we will see a lot of FIFA soccer fans in town. Peachtree Road Race on July 4th.</p> <p>No Zone 6 report.</p>
<p>APD Code Enforcement</p> <p>Officer V. Roberts Atlanta Police Department Code Enforcement Section 470.345.1244 veroberts@atlantaga.gov</p>	<p>Please keep your grass down to 3 inches, weeds down to 12 inches.</p>

<p>ATL311 Tamika Merryweather</p> <p>404.546.0311</p> <p>Visit & chat at www.ATL311.com</p> <p>Email: ATL311@atlantaga.gov</p> <p>Jasmine Cobb, ATL311 Ambassador</p> <p>Officer Wall</p> <p>Solid Waste Education & Enforcement Team</p> <p>Kwall@atlantaga.gov</p> <p>470.922.7681</p>	<ol style="list-style-type: none"> 1. Dial 3-1-1 inside city limits or 404-546-0311 2. Visit and chat at www.ATL311.com 3. Email at ATL311@atlantaga.gov 4. Mobile App by searching "ATL311" in your app store 5. Social Media @ATL311 <p>Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 24639.</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 www.atlantapad.org or email info@atlantapad.org.</p> <p>Shade' Stokes-Campbell ATL311 Community Affairs Coordinator stokescampbell@atlantaga.gov</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: https://www.surveymonkey.com/r/ATL311Meeting.</p> <p>If you would like to have ATL311 present for a Community Meeting or Community Event, please feel free to complete the form below and the Community Affairs Coordinator will reach out to you within two (2) business days: https://forms.office.com/g/JzTWX3gHx1</p> <p>Q: from Tim Berube regarding a specific intersection, Monroe Dr NE & Montgomery Ferry Rd. There is a malfunctioning walk signal report still outstanding.</p> <p>Q: Q about a damaged Cheshire Bridge Marta stop; they will need to contact Marta for this.</p> <p>Comment: Congratulations to Tamika for being named the Community Ambassador of the Quarter!</p>
<p>Public Works Code Enforcement Officer K Wall</p>	<p>With your yard work there are two options for its removal. You can have a 32-gallon container marked yard waste that will be collected. You have up to 21 brown paper bags before calling for a bulk collection. Try to put your waste out the previous night and away from anything that will interfere with the collection.</p> <p>They will also take reports on illegal dumping.</p>
<p>Watershed Management Aisha Brown, Ambassador aibrown@atlantaga.gov 678-637-1041 City cell</p>	<p>No new reports. They are having workshops that started back in April. These end on September 25.</p>

Fulton County Solicitor Janel O. Bowles , Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, jbowles@atlantaga.gov 770-542-7759	No report.
Office of Neighborhood Ombudsman Clyde Mitchell Neighborhood Relations Manager clmitchell@atlantaga.gov 404.510.8498	We can elevate concerns to departments, help you find information, mediate disputes, and explore options to resolve outstanding constituent and neighborhood issues. Anti-Displacement Tax Relief Fund Program: investatlanta.com/taxrelief Intern Fellow, Nyaa Grant, is an intern with them now. She's from LSU and has been a huge help. nygrant@atlantaga.gov
Department of Parks and Recreation Urban Planner, Tara Buckner. 404.546.7911, #1 for a park ranger	No report.

5. Comments from Elected Officials

Councilmembers Alex Wan , awan@atlantaga.gov , 404-330-6049 Amir Farokhi , District 2, 404-330-6038 Liliana Bakhtiari , District 5, 404-330-6048	No report.
State Rep Stacy Evans stacey@staceyevans.com Kennedae McClung – Chief of Staff State Rep	No report
Council Member Bond Amber Madison, on his behalf amadison@atlantaga.gov	Councilman Bond had a groundbreaking for the African American Veterans Memorial. Next food distribution will be at St. Peter's Missionary Baptist Church. He is also sponsoring a Father's Day event.

6. Consent Agenda

Board of Zoning Adjustment

Application/	Request	N'hood	Recommendation
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Address		Report	
V-25-81 2236 Melante Drive NE	Applicant seeks a variance from the zoning ordinance to increase height of fence within half-depth front yard from 4 feet to 6 feet.	LMMNA board approved unanimously	LMMNA: Recommend approval/ Removed, no one here
V-25-84 623 Park Drive NE	Applicant seeks a variance from the zoning ordinance to reduce the east side yard from the required 7 feet to 2 feet 4 inches.	VHCA voted unanimously to recommend approval	VHCA: Recommend approval
V-25-87 1062 Reeder Circle NE	Applicant seeks a variance from the zoning ordinance to reduce the front yard from the required 35 feet to 19.3 feet.	MLPA Board voted unanimously to recommend approval	MLPA: Recommend approval

Special Events

Event Name/ Applicant	Class / # Participants	Event Location/Date	Recommendation
ATL Donut Festival Michelle Lewin	Class E/ 500 Participants	Piedmont Park – 1320 Monroe Drive NE July 13, 2025	Support/Removed, no one here
SMART-BTA Stop the Violence Community Fair Brenda Banks	Class E/700 Participants	Piedmont Park - The Meadow August 23, 2025	Support
ATL Holiday Market Sydney Howell	Class E/1,950 Participants	Piedmont Park December 13-14, 2025	Support/ Removed, no one here

NPU-F Action: Motion Tom Schwab, 2nd by Kay Stephenson, to approve the Consent Agenda carried by a vote of 17 in favor, 0 opposed.

7. Matters for Voting

8. Board of Zoning Adjustments (BZA)

[V-25-81](#) **2236 Melante Drive NE**

Applicant seeks a variance from the zoning ordinance to increase height of fence within half-depth front yard from 4 feet to 6 feet.

LMM Report: LMMNA Board voted 10-0 to recommend approval.

Comments: Consent agenda – recommend approval. The fence has been in place 10+ years. Applicant was not present.

NPU-F Action: Motion to defer made by Tom Schwab and 2nd by Kay Stephenson carries with no objections.

[V-25-85](#) **1304 Beech Valley Road NE**

Applicant seeks a variance from the zoning ordinance to reduce the half-depth front yard from 17.5 feet to 7 feet.

MLPA Report: Planning Committee voted 4 ayes, 1 abstention to defer application until neighbor letters indicating receipt of notice from 3 locations are received. MLPA Board voted unanimously with moving application forward with No Recommendation.

Comments: Several neighbors are opposed. Concerns are proximity to street and lack of consultation with neighbors on specific issues.

NPU-F Action: Motion to recommend **denial** made by Charles Kaften, 2nd by Anne Christopher, carried by a vote of 13 ayes and 5 nays.

V-25-92 1011 McLynn Avenue NE

Applicant seeks a variance from the zoning ordinance to 1) reduce the east side yard from the required 7 feet to 0 feet and 2) reduce the rear yard from the required 15 feet to 1.1 feet.

MLPA Report: Both Zoning Committee and MLPA Board voted unanimously to recommend approval.

Comments:

NPU-F Action: Motion to recommend approval made by David Lile, 2nd by Charles Kaften carried by a vote of 22 ayes and 0 nays.

V-25-98 1914 Wildwood Place NE

Applicant seeks a special exception from the zoning ordinance to 1) reduce the front-facing garage to recessed from the minimum distance of 10-linear feet behind the front façade down to 0 feet, and special exceptions to 2) remove the requirement of a front porch with a roof and roof supports, and 3) remove the requirement for a front door to face and be visible from the adjacent street.

MLPA Report: Both Zoning Committee and MLPA Board voted unanimously to recommend approval.

Comments: Where is the front door? Other front facing garages on street appear to pre-date change in ordinance in 2019.

NPU-F Action: Motion to recommend approval made by David Lile, 2nd by Marla Johnson carried by a vote of 16 ayes and 0 nays.

9. Special Events

10. Special Event Applications (MOSE)

Event Name/Organizer	Class/# Participants	Event Location/Date
ATL Donut Festival Michelle Lewin	Class E/500 Participants	Piedmont Park – 1320 Monroe Drive NE July 13, 2025

Comments: On Consent Agenda with recommendation to Approve. Applicant not present.

NPU-F action: Motion to defer made by Tom Schwab, 2nd by Wiley Sommerville carried without objection.

RnB in the Park Timothy Hudson	Piedmont Park Conservancy Event/2,000 Participants	Piedmont Park Promenade/Legacy Fountain – 400 Park Drive July 19, 2025
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Comments:

NPU-F action: Motion to defer made by Wiley Sommerville, 2nd by Tom Schwab carried without objection.

Red Bull Showrun Atlanta Michael King & Kyle Schackert	Class B/49,999 Participants	Piedmont Park Meadow Area & Charles Allen Gate August 9, 2025
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Comments:

NPU-F Action: Motion to recommend deferral made by Wiley Sommerville, 2nd by Tom Schwab carries without objection.

Pure Heat Community Festival Melissa Scott	Class C/19,999 Participants	Piedmont Park - 400 Park Drive NE August 31, 2025
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Comments:

NPU-F action: Motion to recommend approval made by Kay Stephenson, 2nd by Marla Johnson carries with 16 ayes, 0 nays.

Atlanta Alive Joseph Turnbull	Class C/19,000 Participants	Piedmont Park – The Meadow November 14-16, 2025
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Comments:

NPU-F Action: Motion to defer approval made by Wiley Sommerville, 2nd by Tom Schwab, carried without objection.

ATL Holiday Market Sydney Howell	Class E/1,950 Participants	Piedmont Park December 13-14, 2025
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Comments: On Consent Agenda with recommendation for Approval. Applicant not present.

NPU-F action: Motion to defer made by David Lile, 2nd by Wiley Sommerville carried without objection.

Land Use Amendments – Comprehensive Development Plan

25-O-1224/CDP-25-1

An Ordinance to adopt Plan A- The City of Atlanta's 2025 Comprehensive Development Plan as the official Comprehensive Development Plan for the City of Atlanta, Georgia in compliance with the requirements of the Georgia Planning Act of 1989. [FACT SHEET](#), [WEBSITE](#)

Comments: This does not include the new zoning ordinance.

NPU-F Action: Motion to recommend approval made by Tom Schwab, 2nd by David Lile carried by a vote of 16 ayes and 1 nay.

Text Amendments – Zoning Ordinance

Z-25-15 Substitute

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 as amended by zoning committee.

An Ordinance 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 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.

Comments: This is a **substitute** ordinance. The substitute is reflective of NPU R's recommendation to add child care nurseries, day care centers, pre-kindergartens, kindergartens, play and other special schools or day care facilities for young children to the legislation. These locations have been added to the 1,000-foot distance requirement. ZRB will vote on this item in June. Please ensure that your recommendation is on the substitute.

NPU-F Action: Motion to recommend approval of Z-25-25 Substitute made by Tom Schwab, 2nd by David Lile carried by a vote of 17 ayes and 0 nays.

11. Presentations – Plan A

- Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process

12. Planner's Report – Nate Hoelzel (for Doug Young)

Doug Young, Director, Office of Design, DCP and NPU F Planner. 404-330-6702, dyoung@atlantaga.gov

Links to Department of City Planning events:

<https://www.npuatlanta.org/event-details/urban-plan-academy-3>

<https://www.atlcitystudio.org/acs-book-club>

<https://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/updates>

13. Neighborhood and Committee Reports

Lindridge Martin Manor	No report.
Piedmont Heights	Nakato Restaurant is going to close its dining room for renovation. Cheshire Bridge cleanup moved to June 7 due to thunderstorms. Fire Station 29 are looking at the end of 2026 to be in their new location in the Marta area on Lindbergh.
Morningside Lenox Park	Wonderful turnout for their Spring Concert in the Park. Issues with the sound level of the Tacos and Tequila festival at Piedmont Park Promenade. Doug Widener of the PP Conservancy was very open to discussions and changes.
Virginia-Highland	Porchfest was the past weekend. Kevin Cronin wanted to clarify that it wasn't a VHCA event, it was a Va Hi District event. Summerfest is June 6-8. They are still looking for volunteers and sponsors.
Edmund Park	No report.
Emory/CDC area/ Druid Hills	No report.
Parks, Trees & Environment (Rich Sussman)	No report.
Education	No report.
Communications (Marla Johnson)	No report.
Public Safety (Kay Stephenson & Susan Kanellos)	Morningside and Druid Hills have been experiencing an uptick in car break-ins. Please remind your visitors to clean their cars. Remind your landscapers to keep their trucks and equipment locked up. Porchfest was an overwhelming success, but the Va-Hi Safety Patrol is collecting any security concerns. Send your comments to info@vahipatrol.org .
APAB (Kady Dewees, Voting Member)	No report.
2025 Community Impact Project	<ul style="list-style-type: none"> - We finally cleared the 2024 CIG Closeout – thanks to those who worked with me to get the documents requested after the deadline. - One project not funded for 2025 was the NPU website and Google Workspace platform that we use for managing emails. Councilmember Alex Wan has generously said that he will fund both for 5 years. The funds will be sent to the VaHi District Association (our 2025 fiscal agent) and I will be reimbursed for the payments I have made monthly. Thank you Alex!! - We received the 2025 Community Impact Grant award letter last week and 4 projects were funded as follows: <ul style="list-style-type: none"> o Friends of Orme Park - \$1,496 o VH Safety Patrol Banners - \$2,000 o VH District Assoc Planters - \$1,000 o Armand Park Native Plantings - \$1,920 - I have appealed the grant award because we did not receive the \$1,500 training bonus for attending 3 NPU-U courses. Several of the NPU officers attended classes this year and we should have met the requirement.

	<p>Fingers crossed. If we receive it, it will go to the projects that did not receive their max request for funds.</p> <ul style="list-style-type: none"> - 2025 Community Impact Grant funds should be available by May 23rd
Chair Report	<ul style="list-style-type: none"> - Please be sure to check the Consent Agenda for the Public Engagement opportunities: - Amsterdam Walk: Not much to add. It's fairly well known that despite the amazing efforts of MLP and VH neighbors and others throughout the city, including the extensive media coverage, City Council approved the Portman application. I am particularly unhappy that not a single Councilmember who voted for the project had the courtesy of explaining their vote. That is an insult to the public and their commitment to citizen engagement. A reminder that the mayor (whose office was reportedly complicit in the vote outcome) and all members of Council are up for reelection in November. Your vote is your voice. If you attend any of their campaign events, please be sure to ask them why. - 816 Adair Circle variance: At the April meeting, a concern was raised at the end of the meeting of two people who voted to oppose the variance, who might not have been eligible because of their status as trustees in a Trust for the adjacent property. In the interest of privacy, I'm not going to mention names. I was asked to research the issue. Since the definition of membership in an NPU is defined in City ordinances, I have discussed the issue with the Director of the NPU Support team and asked that the City Law Department provide some guidance. That was nearly a month ago, and still no response. I also learned that the two who voted were 100% trustees for two individual trusts for the property. Finally, we've looked at the bylaws and our Policy Sheet and will be making some recommendations to include Trustees in the voting requirements if appropriate. Our protocol for processing proof of eligibility is also being reviewed. Based on our records, it does not appear that neither individual took the 2nd step of providing proof. As a reminder – to register as an eligible voter, it's a two-step process: 1st you fill in a template form and then you are sent a link to send proof of your residency or business association. - Charles Kaften spoke regarding getting Monroe Drive design by the City Council. Alex Wan stated it had been in the works for ten years. It's time to get this done. - Tim Langen commented about how Piedmont Park has become the defacto site for class A and class B events compare to other parts of the city. Is this something that has been brought up with the city? The fall events especially are tough on the lawn. Doug Widener, President and CEO of Piedmont Park Conservancy, said that they only handle five of these events. All other festivals go through the city. Centennial Park is opening an indoor event venue but it's not big enough for festivals. Lots of discussion regarding having fewer events there. - As mentioned last month, we received an SAP for a business at 2087 Piedmont Road for a restaurant; the applicant is Nana Addaquay for Sahara Atlanta. This is the former Looks of Atlanta location. It was sent to MLPA, Lindridge Martin Manor and Piedmont Heights for review. The SAP Hearing has not been set (not on June agenda). - Moving forward on (finally) getting the Piedmont Heights Master Plan incorporated into the 2025 CDP (Plan A). It should be on our agenda for a vote in the next couple months. - Had a good meeting hosted by CM Alex Wan regarding the Tacos and Taquila Fest held in Piedmont Park a couple weekends ago. Many of you probably heard the music. Also in attendance was Doug Widener, President PPC, Commissioner Justin Cutler from Parks and Rec, residents from the Belvedere condos on Dutch Valley and representatives from MLPA and VH. PPC is committed to working with neighbors to find a solution to the noise and other issues. They listened and took notes from neighbor suggestions. CM Wan said

	<p>that this group would continue to meet.</p> <ul style="list-style-type: none"> - Speaking of special events – I need help with working with the Midtown Neighbors Association on two big events in PP later this year (Shakey Knees and One Music Fest). If you live near PP and have a stake in the outcome of the events, please send me an email. There will be some meetings coming up in the next couple months with the producers for both. There’s a lot of stuff that we can’t fix the way we like, but we are able to make it better by working with the event organizers so that these events are tolerable and enjoyable by neighbors.
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13. Old Business - None

14. New Business – None

15. Adjournment

- The meeting was adjourned at 9:56 pm. Motion by Tom Schwab, 2nd by Marla Johnson.

PUBLIC NOTICES AND ANNOUNCEMENTS

Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta’s Code of Ordinances.</p> <p>Sec. 6-3019 Prohibition of Political Forums</p> <p>“Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.”</p> <p>Examples of campaigning could include, but not be limited to:</p> <ul style="list-style-type: none"> • 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. <p>Please contact Leah LaRue at 404.546.0159 or llarue@atlantaga.gov with any questions or concerns.</p>