

NEIGHBORHOOD PLANNING UNIT

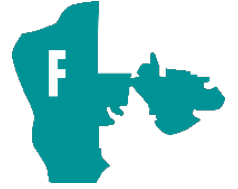
Wednesday, July 16, 2025 at 7:00 PM

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

Tom Schwab, **Vice-Chair** - npu.f.TomSchwab@gmail.com

Susan Coleman, **City of Atlanta, Substitute Planner** – 404.546.0113 or sucoleman@atlantaga.gov

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

Minutes

1. Welcome and Opening Remarks

Meeting hosted tonight by the NPU-F Vice-Chair, Tom Schwab.

Debbie Skopczynski, Chair, could not attend this evening.

- First order of business is to adopt the agenda
 - The agenda is adopted without objection.

2. Approval of Minutes

Both the May & June minutes are now ready for review & posted in the chat. Thanks to Kathryn King for getting them ready.

Motion to adopt minutes made by Marla Johnson, 2nd by Kay Stephenson, carried without objection.

3. Announcements

- We will begin our annual review of NPU-F bylaws. If you have any recommendations for bylaw changes, please contact either Debbie or Tom Schwab.
- Draft 1 of the Zoning Ordinance Rewrite has been posted to the project website atlzoning.com.
To find the draft:
 - From the project website select “Zoning Drafts”
 - Select “Online Zoning Drafts”
 - Select “Zoning Ordinance: Revised Discussion Draft V1”The draft will be available June 2, 2025 through September 2, 2025. You may use the Konveio tool to make comments and suggestions to the draft.

4. Reports from City Departmental Representatives



<p>Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Christopher Martin cemartin@atlantaga.gov 404.546.4454</p>	<p>In July they are celebrating the privatization of safety, wellness, and emergency preparedness. July is the National Minority Health Month. Check on yourself, assess your own mental wellbeing.</p> <p>Grill safety is a potential issue now. Do not use any grill on balconies or wooden decks, don't put them up against your home, keep away from wooden fences, tree branches.</p> <p>Never leave a grill unattended. Keep it clean. Soot and grease buildup can start a fire.</p> <p>Drink plenty of water to stay hydrated in this hot, humid weather. Heat stroke is a serious issue and needs immediate attention. Dizziness, heavy sweating, or delirium are signs of heat stroke. If a person is not sweating, it could be an even more serious issue; Call 911 asap.</p> <p>Pool safety: Never leave children unattended. Designate a water watcher, keep horse play down and stay away from drains. No diving in shallow areas. Alcohol and swimming do not mix.</p> <p>Q: Can we use gas or electric grills on balconies? A: No grilling of any kind is allowed on any personal balconies (e.g. apartment complex). Any rooftop and balcony grills (non-personal) must be permitted.</p>
<p>Atlanta Police Department Zone 2 – Major Vaynes Lt. Jeffrey Henderson, Jphenderson@atlantaga.gov 404-227-3545</p> <p>Zone 6 – Major Andrea Webster Captain A Harris Lt Carroll, jcarroll@atlantaga.gov</p>	<p>No report.</p> <p>No report.</p>
<p>APD Code Enforcement Atlanta Police Department Code Enforcement Section Officer Andrea Williams anjwilliams@atlantaga.gov 470-547-7339</p>	<p>They're currently 45 open cases pertaining to property maintenance: i.e. Debris, Inoperable vehicles, flaking/peeling paint, etc.</p>
<p>ATL311 Tamika Clark-Merriweather tmerriweather@atlantaga.gov Supervisor Shade' Stokes-Campbell sstokescampbell@atlantaga.gov</p>	<p>5 pathways to contact ATL311: 1. Dial 3-1-1 <i>inside city limits</i> 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> <p>Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 24639.</p>

<p>Public Works Code Enforcement Officer McClendon</p>	<p>To schedule bulk pickup, check our app to see photos of what is allowed and how to prepare it.</p> <p>Please return your Herby-Curbies away from the street by the next day at 9 am.</p> <p>Yard trimmings are currently collected bi-weekly. A few routes are every week, but most are on an alternate week schedule.</p> <p>Rich Sussman questioned why his yard trimmings were dumped into his "Curbie" by public works and then disposed of as regular trash. They will take the discussion off line.</p>
<p>Parks and Recreation</p>	<p>No report.</p>
<p>Watershed Management Aisha Brown aibrown@atlantaga.gov 678-637-1041 City cell</p>	<p>No report.</p>
<p>City of Atlanta Solicitor Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, 770-542-7759</p>	<p>This is the prosecuting arm of the city. They prosecute general traffic, criminal, & code enforcement issues.</p> <p>Q: Any progress on the Happy Herman case? She will put her response in the Chat.</p>
<p>Office of Neighborhood Ombudsman Clyde Mitchell 404.510.8498</p>	<p>The office can help surface concerns to city departments, find info, mediate discords, help resolve outstanding issues.</p> <p>They wish to do a fellowship with neighborhood relations managers, presidents, or chair people on how they can use their office to take care of old outstanding issues.</p>

5. Comments from Elected Officials

<p>Councilmembers Alex Wan, District 6, awan@atlantaga.gov 404-330-6049 Amir Farokhi, District 2, 404-330-6038 Liliana Bakhtiari, District 5, 404-330-6048</p>	<p>No report</p>
<p>State Rep Stacy Evans stacey@staceyevans.com Rachel Schiffer– Chief of Staff State Rep</p>	<p>No report</p>
<p>Fulton County Commissioners</p>	<p>No report</p>
<p>Michael Julian Bond, Post 1 MBond@atlantaga.gov City Council Amber Madison AMadison@atlantaga.gov</p>	<p>Shared detailed contact information.</p>

6. Consent Agenda

Note: All special event representatives are required by ordinance to attend an NPU meeting so please speak up so we can see you on camera.

Special Events

Event Name/ Applicant	Class/# Participants	Event Location/ Date	Recommendation
Emerging 100/ Paul Smith & Lee Henderson	Class E Event/ 1500 Participants	Park Tavern Aug 29 - 30, 2025	Support
Shaky Knees Music Festival, SITE PLAN/ Tim Sweetwood	Class A Event/ 85,000 Participants	Piedmont Park Meadow & Oak Hill – 1320 Monroe Drive NE	Deferral
Concert in the Park/ Justin Richardson	Class D Event/ 9999 Participants	Piedmont Park - 400 Park Dr/ April 19, 2026	Removed
Fitness ATL/ Kia Lewis & Brad Lewis	Class E Event/ 1000 Participants	Piedmont Park/ Jun 13 – Jun 14, 2026	Removed

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

Concert in the Park and Fitness ATL were removed from the Consent Agenda.

Board of Zoning Adjustment

Application/ Address	Request	Neighborhood Report	Recommendation
V-25-139 1104 East Rock Springs Road NE	Applicant seeks a variance from the zoning ordinance to reduce the east side yard from the required 7 feet to 2 feet 2 inches.	MLPA: Site visit conducted, no neighbor opposition, Board voted unanimously	MLPA: Recommend approval
V-25-142 1912 Lenox Road NE	Applicant seeks a variance to reduce north side yard setback from 10 feet to 6.8 feet.	MLPA: Site visit conducted, no neighbor opposition, Board voted unanimously	MLPA: Recommend approval

NPU-F Action: Motion to approve by Kay Stephenson, 2nd by David Lile, carried by a vote of 14 ayes and 0 nays.

7. Matters for Voting

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Emerging 100--Piedmont Park Park Tavern	Paul Smith & Lee Henderson	Park Tavern – 500 10 th Street	August 30, 2025

Comments: Consent agenda for support.

Atlanta Seafood & Caribbean Music Festival, ATTACHMENT A, B	JD Lovett, Sammy Mumphery present	Piedmont Park – Promenade/Legacy Fountain – 400 Park Drive	September 6, 2025
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Comments: Gated Event. JD Lovett was same event organizer of the *Tacos & Tequilas Festival*, which had many issues including noise clearly heard 2 miles away and amplified obscenities shouted by the DJ.

Sammy Mumphery presented. Annual event, conducted last year at same location (Promenade/Legacy Fountain)

There was a detailed discussion on noise. Sound meter present. Will be monitoring.

DJ's will sign disclaimer to maintain clean set ... no obscenities.

Event security contact information shared with neighborhoods.

Doug Widener spoke on efforts to control event noise. Will have to get sound under control or conservancy will have to rethink whole festival program.

NPU-F Action: Motion to approve made by Kay Stephenson, 2nd by Rich Sussman, carries with a vote of 10 ayes and 0 Nays.

Shaky Knees Music Festival, SITE PLAN	Tim Sweetwood	Piedmont Park Meadow & Oak Hill – 1320 Monroe Drive NE	September 19-21, 2025
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Comments: Consent agenda for deferral. Gated Event. Per applicant, working on some operational issues and should have everything locked down by 8/20. Will review at August NPU meeting.

One Music Fest 2025	Doug Widener, Terrell Henderson, & Josh Antenucci	Piedmont Park	October 25-26, 2025
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Comments: Gated Event

https://drive.google.com/file/d/18FU497I47WNsHyUCWRq71z3j3cvqo23u/view?usp=drive_link

Doug Widener (Piedmont Park Conservancy) and Josh Antenucci (Rival) present. Class A permit used as partial fundraiser for Conservancy. The last time this event was in Piedmont Park was 2023. There will be 3 stages for this R&B Event. Expect 35,000 persons per day. Seargent Clark is security lead. Traffic control plan details specific streets on east side of Park. Dedicated wrecker & auxiliary tow lot assigned to festival. Requested to load in/ load out scheduled around 30 minute period during midtown high ingress. Organizers do not issue parking passes, but there are some dashboard passes issued. Will advise additional details on passes. Reference organizer's community portal for feedback.

NPU-F Action: Motion to approve made by Kay Stephenson, 2nd by Rich Sussman, carried with a vote of 12 ayes, 0 Nays.

Atlanta Alive	Joseph Turnbull	Piedmont Park – The Meadow	November 14-16, 2025
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Comments: Class C Event

NPU-F Action: Motion to approve made by Rich Sussman, 2nd by Kay Stephenson, carried with a vote of 12 ayes, 0 Nays.

Concert in the Park	Justin Richardson	Piedmont Park - 400 Park Drive	April 19, 2026
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Comments: Removed from Consent agenda due to lack of representative present. Class D Event, 9999 participants, 1 day event. Not a new event.

NPU-F Action: Motion to defer made by Kay Stephenson, 2nd by Rich Sussman, carried with no objections.

Fitness ATL	Kia Lewis & Brad Lewis	Piedmont Park	June 13-14, 2026
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Comments: Removed from Consent agenda due to lack of representative present. Class E Event

NPU-F Action: Motion to defer to next month made by Rich Sussman, 2nd by Kay Stephenson, carried with no objections.

Juneteenth Atlanta Parade and Music Festival	Bob Johnson & Brad Lewis	Piedmont Park	June 19-21, 2026
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Comments: Class D Event, 8,500 participants, 3-day event, Not a new event

NPU-F Action: Motion to defer made by Rich Sussman, 2nd by Kay Stephenson, carried with no objections.

Red Bull Showrun Atlanta	Michael King & Kyle Schackert	Piedmont Park Meadow – 10 th Street & Charles Allen Gate	August 1, 2026
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Comments: Class B Event, 49,999 participants, 1 day event, not a new event. Applicant not present.

NPU-F Action: Motion to defer made by Rich Sussman, 2nd by Marle Johnson, carried with no objections.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Thyme Restaurant Bar	Restaurant	Kandice Burns	1937 Piedmont Circle NE	New Business

Comments: Applicant Kandice Burns & Attorney Terry Bailey presented.

Thyme will be operating as a traditional restaurant

Hours of Operation will be: Tu–Th 5:00PM -11:00PM, Fr & Sa 5:00PM-1:00AM, Su 12:00PM – 6:00PM

No exterior amplified music, no DJ. The reported reason the application states ‘dancing and live entertainment’ is for business resale purposes only. The applicant has no plans to have live entertainment.

At the prior PHCA meeting, their board voted to defer a recommendation to the NPU meeting to permit the applicant time to address parking concerns raised by PHCA members. A considerable amount of time was spent at the NPU meeting discussing parking, including: requirements to utilize adjacent lots (no contract with neighboring OWNER), potential for valet services (no permit applied for), actual square footage of building, etc... The rezoning of the property to MRC-2 carries relaxed parking requirements; therefore their 40 space lot meets the code requirement.

Concerns were raised regarding potential ties between the applicant and her landlord, including 3 instances of both parties working together and the fact the operating unit (Brixton LLC) shares the same office location with the landlord (Essense LLC).

Concerns over the landlord’s potential involvement in operations include: a prior felony conviction, a history of operating a problematic club at that same location (Atlantis), and prior dispossession hearings (Essense/Lilly white)

NPU-F Action: Motion to deny made by Bill Compton, 2nd by Susan Kanellos, carried with a vote of 15 ayes, 0 nays.

Here Today	Restaurant	Kwasi Adadevoh	736 Ponce De Leon Avenue NE	Change of Ownership
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Comments: Kwasi Adadevoh, Applicant, & DeWayne Martin, Attorney, were present.

Similar operations to former Brookhouse Pub... neighborhood bar with slightly elevated menu.

Applicant made & documented concession on operating hours. Closing times reduced to: Mo-Th 11:00 PM, Fr & Sa 2:00 AM, Su 12:00 AM.

VHCA recommends approval. VHCA Planning Committee vote was 5 Ayes, 0 nays

NPU-F Action: Motion to approve made by Marla Johnson, 2nd by Kay Stephenson, carried with a vote of 11 ayes, 0 nays.

Board of Zoning Adjustment Applications (BZA)		
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Application	Property Address	Public Hearing
V-25-139 Applicant seeks a variance from the zoning ordinance to reduce the east side yard from the required 7 feet to 2 feet 2 inches.	1104 East Rock Springs Road NE	August 14, 2025

Comments: Consent agenda to support MLPA Report: Recommend approval. Site visit conducted, no neighbor opposition, Board voted unanimously

V-25-141 Applicant seeks a special exception from the zoning ordinance to reduce the minimum off-street parking requirements from the required 168 parking spaces to 15 parking spaces.	1907 Piedmont Road NE	August 14, 2025
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Comments: Randy Pimsler presented.

MLPA Report: Recommend approval with the following conditions:

- HOURS OF OPERATION FOR STORAGE RETAIL OFFICE ARE 9:30AM - 6:00 PM, AND CLOSED ON SUNDAYS
- ACCESS HOURS FOR STORAGE CUSTOMERS ARE 7:00 AM - 10:00 PM DAILY, WITH SECURITY KEYPAD ACCESS REQUIRED ON ALL STORAGE ENTRY DOORS
- STORAGE ENTRY/EXIT WILL BE MONITORED REMOTELY 24/7, AND WILL HAVE ADDITIONAL ON-SITE MONITORING DURING STORAGE OFFICE HOURS
- HOURS OF OPERATION FOR PIEDMONT ROAD-FACING STREET LEVEL RETAIL/OFFICE SHALL BE CONSISTENT WITH TRADITIONAL RETAIL BUSINESSES, PRESUMED TO BE 7:00 AM-10:00 PM
- EXTERIOR LIGHTING WILL BE LIMITED TO DIRECT CUT OFF DIFFUSERS TO MINIMIZE SPILLAGE FROM THE SITE TO ADJACENT PROPERTIES

NPU-F Action: Motion to approve made by David Lile, 2nd by Marla Johnson, carried by 12 ayes, 0 nays.

V-25-142 Applicant seeks a variance to reduce north side yard setback from 10 feet to 6.8 feet.	1912 Lenox Road NE	August 14, 2025
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Comments: Consent agenda to support. MLPA Report: Recommend approval. Site visit conducted, no neighbor opposition, Board voted unanimously.

8. Presentations

Department of City Planning & The Office of Design: Piedmont Heights Masterplan | Nate Hoelzel & Bill Compton

Tonight’s presentation is for informational purposes, NPU-F will vote on adopting the plan next month on August 20th. The Public hearing date is **September 3rd**.

9. Planner’s Report

Susan Coleman gave the status of different recommendations our NPU-F submitted.

- In May NPU-F voted to support v.25-98 1914 Wildwood Place. The BZA voted to deny the application.
- NPU-F voted not to support V-2528- 1304 Beach Valley Road. The BZA voted to approve it.

The draft of the Zoning Ordinance revision is available at atzoning.com. It will be accessible through September 2nd.

NPU University Community Leadership Institute will be returning this fall. The City of Atlanta has partnered with Clark University to offer six interactive sessions for emerging community leaders to sharpen their skills and deepen their understanding of Atlanta. Civic Landscape classes will be convened every other Saturday starting September 6 through November 15 from 9am to 1 pm. Learn more at apply@npuatlanta.org.

10. Neighborhood and Committee Reports

Lindridge Martin Manor	No report.
Piedmont Heights	Annual – Annual taste of PiHi coming up in September.
Morningside Lenox Park	New Neighbor Welcome is on August 14.
Virginia-Highland	No report.
Edmund Park	No report.
Emory/CDC area/ Druid Hills	No report.
Parks, Trees & Environment (Rich Sussman)	Great Southeastern Pollinator Census, August 22, 23, hosted by UGA Extension: https://GSePC.org South Fork Conservancy’s Creek Rising fundraiser will occur on September 18. Homeowners need to pay attention to watering needs, mulch well, cut grass high.
Education (Jason Holmes)	No report.
Communications (Marla Johnson)	No report.
Public Safety (Kay Stephenson & Susan Kanellos)	They were supposed to have their quarterly meeting for Zone 6 last week but there were technical difficulties so it has been rescheduled for July 30.
APAB (Kady Dewees, Voting Member)	No report.
The Chair Report	- Debbie requests 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 Debbie an email. There will be some meetings coming up in the next couple months with the

	<p>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.</p> <ul style="list-style-type: none"> - Popsicle 5K/10k/ Half Marathon 8/16/25 - 550 Somerset Terrace (New Realm Brewing) Along the east side beltline Informational purposes only - Assembly or Large Gathering - No NPU vote - Atlanta Christmas 5K 12/20/25 - Piedmont Park Route contained within the park Informational purposes only - Assembly or Large Gathering - No NPU vote - NPU Elections – November 1 year terms Jan 2026 -Dec 2026. Several positions will likely be open. Great way to contribute to your neighborhood. Please consider running. Please reach out to Debbie, Tom, or any other Committee Chair if interested.
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11. **Old Business** - None

12. **New Business** - None

13. **Adjournment**

The meeting was adjourned at 9:27 pm. Motion made by Kay Stephenson and 2nd by Kady DeWees.