

NEIGHBORHOOD PLANNING UNIT

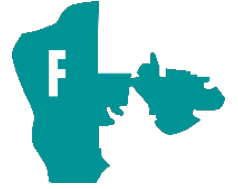
Wednesday, October 15, 2025 at 7:00 PM

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 - npuf.TomSchwab@gmail.com

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

- First order of business is to **adopt the agenda**
 - Posted in chat & NPU website
 - The agenda was adopted without objection.

2. Approval of Minutes

The September minutes are now ready for review & posted in the chat. Thanks to Kathryn King for getting them ready and Marla for posting to the NPU website.

Motion to adopt minutes made by Kay Stephenson, 2nd by Rich Sussman, carried without objection.

3. Announcements

- Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Sec. 6-3019 Prohibition of Political Forums. Refrain from:
 - Introducing elected officials as political candidates in upcoming elections;
 - Displaying, buttons, banners, signs
 - Distributing campaign materials and literature
- Mastercard Fun Run – October 25
 - Starts at Ponce City Market and runs along the Eastside beltline
 - Contact Conrad Rybka for more info (Conrad.Rybka@mastercard.com)
- Biketober
 - City has issued a challenge to get more people riding bikes. Log your ride to earn points and chances at some amazing prizes!
 - <https://www.midtownatl.com/midtown-alliance/commute-options/atlanta-bike-challenge>
 - Lots of information about group bike rides.



- VaHi bike lane open on Virginia Ave. from Ponce Place to Monroe. 1 year pilot. Thanks to volunteers for setting that up.
- October National Code Enforcement month
 - Officer Appreciation week October 13-17
 - Thank Officer Williams and other officers
- NPU Elections on November 19th
 - 1 year terms Jan 2026 - Dec 2026.
 - Several positions will be open. NPU-F needs you!
 - Easy process ... no campaigning required ... may run unopposed.
 - Great way to contribute to your neighborhood. Please consider running.
 - Please reach out to Tom, or any other Committee Chair, if interested.

4. Reports from City Departmental Representatives

Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Cutrer	Temperatures are cooling, please be careful with space heaters. Plug them directly into the wall, no extension cords, and keep all flammables away from them. Be sure they are the auto-cutoff feature in case they get knocked over. Be careful at Halloween and watch for pedestrians but have fun.
Atlanta Police Department Zone 2 – Major Vaynes Lt. Jeffrey Henderson, jphenderson@atlantaga.gov 404-227-3545 Zone 6 – Major Andrea Webster Lt. James Carroll jcarroll@atlantaga.gov	Zone 6: The 30 days from Sept 15-Oct 15, decrease in theft from autos. We had 12 Motor vehicle thefts, 3 burglaries, and 2 robberies. All of these numbers are down. They have steering wheel clubs for free for anyone wishing to secure their vehicles; especially, Kias or Hyundais. Zone 2 has had an 11% decrease in crime. Theft from motor vehicles is down 58%; but, there is an increase in firearms being stolen from vehicles. They have a 15-minute online training course available for citizens. After taking this the citizens will receive a free gun-safe box for their vehicle. They can build a class around our NPU neighborhood if we wish.
APD Code Enforcement Atlanta Police Department Code Enforcement Section Officer AJ Williams, 470-547-7339 anjwilliams@atlantaga.gov	This is Code Enforcement Officer Appreciation week. Happy Herman case was moved from Civil Court to Municipal Court. There will be a jury trial.
ATL311 Tamika Merriweather tmerriweather@atlantaga.gov	Follow up to closing duplicate tickets pre-maturely – LMMNA If you see political signs posted on city property, call 311.
Public Works Code Enforcement Officer McClendon	The City cannot pick up large tree debris that has been cut by a professional company.

S.W.E.E.T. Officer Spurlock	<p>Trash and recycling cans must be off the right-of-way by 9:00 am the day after your collection.</p> <p>Update on glass recycling; glass is allowed.</p> <p>Update on yard trimmings frequency; they are on a bi-weekly schedule.</p>
Parks and Recreation Tara Buckner, Urban Planner, COA tlbuckner@atlantaga.gov 404.217.9603	<p>There is after-school programming in our parks for \$35/week. There is also a Teen Leaders Program.</p> <p>This is the last month for 305 Fitness and Kilometer Kids at Piedmont Park.</p> <p>They are having Trunk or Treat in Peachtree Hills from 5-7 pm on Thursday, October 30th. Peachtree Hills Rec Center at 308 Peachtree Hills Ave, NE.</p>
Watershed Management Aisha Brown aibrown@atlantaga.gov 678-637-1041 City cell	No report.
City of Atlanta / County Solicitor Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, 770-542-7759 jbowles@atlantaga.gov	GA Court of Appeals ruling on Tokyo Valentino case argued for the city by Stacey Evans; answer to Rich Sussman npu@immna.org
Office of Neighborhood Ombudsman Clyde Mitchell clmitchell@Atlantaga.gov 404-510-8498	No report.
Any other departments missed?	

5. Comments from Elected Officials

Councilmembers Alex Wan , District 6 awan@atlantaga.gov, 404-330-6049 Carden Wyckoff , District 2, 404-330-6038 Liliana Bakhtiari , District 5, 404-330-6048	No report.
City Council at Large Michael Julian Bond, Post 1, Matt Westmoreland, Post 2	<p>Amber Madison reported that Councilman Bond would be having a celebration to honor the anniversary of the first meeting of the Atlanta Student Movement.</p> <p>Amber Madison - CM MJB office 4043306770 mbond@atlantaga.gov cc: amadison@atlantaga.gov</p>

State Rep Stacy Evans stacey@staceyejans.com Rachel Schiffer– Chief of Staff State Rep	No report.
Fulton County Commissioners	No report.

6. Consent Agenda

Special Events

Event Name/ Applicant	Class/ # Participants	Event Location/ Date	Recommendation
Winterfest 2025 / Caitlin Norrell & Laura Valente	Class E / 1,900 participants	Lanier Blvd b/t Hudson Dr & Los Angeles Avenue - Virginia Avenue b/t North Highland Avenue & 1082 Virginia Avenue / December 13, 2025	Approval

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

Board of Zoning Adjustment

Application	Address	Neighborhood Report	Recommendation
V-25-196 Applicant seeks a special exception from the zoning ordinance to 1) reduce the front yard setback from 35 feet to 26 feet and 2) increase lot coverage from 50 percent to 52.4 percent.	1350 North Highland Avenue NE	MLPA: Site visit conducted, no neighbor opposition, voted unanimously to support	Approval
V-25-208 Applicant seeks a variance from the zoning ordinance to reduce the half-depth front yard from the required 17.5 feet to 5.7 feet.	1192 Briarcliff Place NE	VHCA: Site visit conducted, no neighbor opposition, voted unanimously to support	Approval

NPU-F Action: Motion to approve by Kevin Cronin, 2nd by Wiley Sommerville, carried by a vote of 8 ayes and 0 nays.

7. Matters for Voting

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Atlanta Persian Festival	Hamid Garmestani	Piedmont Park - Charles Allen Gate	April 5 & 6, 2026

Comments: **Class D event**, 2000 participants, **2-day event**, reoccurring event

NPU-F Action: Motion to approve made by Rich Sussman, 2nd by Kay Stephenson, carried with a vote of 8 ayes and 0 nays.

Fitness ATL	Kia Lewis & Brad Lewis	Piedmont Park	June 13-14, 2026
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Comments: Class E event, 2000 participants, 2-day event, not a new event

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

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**, reoccurring event.

NPU-F Action: Motion to support made by Kay Stephenson, 2nd by Rich Sussman, carried with a vote of 11 ayes and 0 nays.

Winterfest 2025	Caitlin Norrell & Laura Valente	Lanier Blvd b/t Hudson Dr & Los Angeles Avenue - Virginia Avenue b/t North Highland Avenue & 1082 Virginia Avenue	December 13, 2025
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Comments: **Consent Agenda**. Class E Event, 1,900 participants. VHD event

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Jack Brown's Beer & Burger Joint	Restaurant	Matthew Chung	1006 North Highland Avenue	New Application / Old Location

Comments: Located in former Taco Mac Location, 1006 North Highland.

This is Jack Browns 22nd location throughout the SE. The location is corporate owned.

Discussed limiting trash collection time to preclude early mornings. Coordinating with Murphy's. Confirmed no guests or music will be on rear deck facing alley.

VHCA voted unanimously to recommend approval.

NPU-F Action: Motion to approve made by Kevin Cronin, 2nd by Kay Stephenson, carried with a vote of 9 ayes and 0 nays.

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-25-196 Applicant seeks a special exception from the zoning ordinance to 1) reduce the front yard setback from 35 feet to 26 feet and 2) increase lot coverage from 50 percent to 52.4 percent.	1350 North Highland Avenue NE	November 6, 2025

Comments: **Consent agenda**. Site visit conducted, no neighbor opposition, Board voted unanimously to support.

MLPA Report: Recommend approval.

V-25-198 Applicant seeks a variance/special exception from the zoning ordinance to 1) reduce the half-depth front yard from 17.5 feet to 2 feet and, 2) allow active recreation in yards adjacent to the street.	2281 Melante Drive NE	November 13, 2025
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Comments: The applicant was not present. Rich Sussman is going to instruct the applicant to request BZA to reschedule to December.

LMMNA Report: LMMNA board has not yet taken a vote

NPU-F Action: Motion to defer made by Rich Sussman, 2nd by Kevin Cronin, carried with a vote of 10 ayes and 0 nays.

V-25-208 Applicant seeks a variance from the zoning ordinance to reduce the half-depth front yard from the required 17.5 feet to 5.7 feet.	1192 Briarcliff Place NE	November 13, 2025
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Comments: Consent agenda VHCA Planning Committee voted 3-0 in favor

VHCA Report: Recommend approval. Site visit conducted, no neighbor opposition, Board voted unanimously to support.

V-25-215 Applicant seeks a variance from the zoning ordinance to reduce the west side yard from the required 7 feet to 0 feet.	2330 Strathmore Drive NE	November 13, 2025
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Comments: LMMNA conducted site visit. Neighbors have provided letters of support.

LMMNA Bboard has not formally voted yet. Application has been rescheduled to December with the BZA to permit LMMNA board additional time to vote. Applicant not present tonight at NPU-F 's request.

NPU-F Action: Motion to Defer made by Wiley Sommerville, 2nd by Rich Sussman, carried with a vote of 10 ayes and 0 nays.

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-25-63 An Ordinance by Councilmembers Jason Dozier and Liliana Bakhtiari as amended by Zoning Committee to amend the 1982 Atlanta Zoning Ordinance, as amended, by prohibiting the use of barbed wire and razor wire along public rights-of-way in all zoning districts; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	November 6 or 13, 2025.

Comments: Fact sheet states: “Barbed wire injuries are a common occurrence, often resulting from accidental contact during outdoor activities, trespassing, or attempts to climb over fences.”

Questions raised: What problem are we trying to solve here? What is the scope? Does this just refer to private entities or public entities or both? Public utilities? Prisons? *No one was present to answer questions.*

NPU-F Action: Motion to deny made by Wiley Sommerville, 2nd by Kay Stephenson, carried with a vote of 8 ayes and 1 nay.

Land Use Amendments – Comprehensive Development Plan		
Legislation	Public Hearing	
25-O-1491/CDP-25-028 An Ordinance by Community Development/Human Services Committee to adopt the Piedmont Park Master Plan as the City of Atlanta’s Master Plan for Piedmont Park; to incorporate the Piedmont Park Master Plan into the City of Atlanta Comprehensive Development Plan; and for other purposes. MASTER PLAN , FACT SHEET , WEBSITE	Piedmont Park	October 28, 2025 at 1:30 PM

Comments: Tara Buckner and Doug Widener presented Piedmont Park’s master plan at NPU-F’s last meeting in September.

NPU-F Action: Motion to approve made by Kay Stpehenson, 2nd by Kevin Cronin carried with a vote of 9 ayes and 0 nays.

8. Presentations

None

9. Planner’s Report

Doung Young.
Piedmont Heights Master Plan was officially adopted in September. This week they are celebrating Historic Preservation Week.

Track applications in the NPU Dashboard:
<https://coaplangis.maps.arcgis.com/apps/dashboards/0edb5ee66955448d9edf659e3472b3ee>

Find direct links to more info on the DCP updates page:
<https://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/updates>

Office of Design on Eventbrite
<https://www.eventbrite.com/o/office-of-design-108580996491>

All Atlanta City Studio Events
<https://www.atlcitystudio.org/acs-events>

10. Neighborhood and Committee Reports

Lindridge Martin Manor	Oct 19, Sunday, is their annual Pets and People Parade from starting at 4 pm on Milante Circle and ending in Armory Park. Annual meeting will likely occur on Nov 4, start at 7:15 probably.
Piedmont Heights	Taste of PiHi, put on by Piedmont Heights Business Alliance, was a huge success.
Morningside Lenox Park	No report.

Virginia-Highland	<p>New officers effective October 1. New president is Adam Foss, Tim Langan is VP. Rob Glancy and Mary Francis are treasurers and Carrie Hobson-Pace is secretary.</p> <p>Home Tour will have ten homes: one in Morningside Lenox Park. It will coincide with Winter Fest.</p> <p>Kevin has notified 311 of two places with illegal political signs.</p>
Edmund Park	No report.
Emory/CDC area/ Druid Hills	No report.
Parks, Trees & Environment (Rich Sussman)	We've only had ½" of rain lately; water your plants.
Education (Jason Holmes)	No report.
Communications (Marla Johnson)	No report.
Public Safety (Kay Stephenson & Susan Kanellos)	<p>Finally made reservations for Nov 16, 1-4 pm, celebration of John Wolfinger at The Colonnade. All are welcome.</p> <p>The N Highland District, through Virginia Highland and Morningside, is holding their annual meeting on Tuesday, October 21 at 6pm at Callanwolde. The Virginia Highland Security Patrol will be at this event.</p> <p>Tour coming up of the new Public Safety Training on November 7, 1-3 pm. So far 6 people have responded to attend; we can have up to 25.</p> <p>With holidays approaching they will be collecting \$25 for generic gift cards for our safety officers.</p>
Zoning & Economic Development (Wiley Sommerville)	No report.
APAB (Kady Dewees, Voting Member)	No report.
The Chair Report	<p>- NPU Elections – November 1 year terms Jan 2026 - Dec 2026. Several positions will be open. It is a great way to meet your neighbors and contribute to your neighborhood. Please consider running. To learn more, please reach out to Tom, or any other Committee Chair.</p> <p>Results of the liquor license that we denied twice by the LRB did not go as we wished.</p>

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11. **Old Business** – None

12. **New Business** – None

13. **Adjournment**

The meeting was adjourned at 9:06 pm. Motion made by Wiley Sommerville and 2nd by Kevin Cronin.