

# NEIGHBORHOOD PLANNING UNIT – F



Wednesday, November 19, 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)

Tom Schwab, **Vice-Chair** – [npu.f.TomSchwab@gmail.com](mailto:npu.f.TomSchwab@gmail.com)

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)
  - 2026 NPU-F Officers Election
8. Presentations
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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
<a href="#">Virginia Highland Mardi Gras Festival</a>	Caitlin Norrell	1026 1/2 North Highland Av/Arcadia St/Virginia Ave	February 7, 2026
<a href="#">404-Day</a>	Randall Fox	Piedmont Park 400 Park Drive	April 4, 2026
<a href="#">Juneteenth Atlanta Parade and Music Festival (GPE), DATES, SITE</a>	Tim Sweetwood, Brad Lewis & Bob Johnson	Piedmont Park (Meadow & Oak Hill) 1320 Monroe Drive NE	June 19-21, 2026
2 <sup>nd</sup> Amendment <a href="#">SMART-BTA stop the Violence Community Fair</a> (New event date 08/22/26 & rain date 8/29/26. Original supported in July, 1 <sup>st</sup> amendment supported in September)	Brenda Banks	Piedmont Park (The Meadow) Charles Allen & 10 <sup>th</sup> Street	August 22, 2026

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
<a href="#">V-25-198</a> 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	December 4, 2025
<a href="#">V-25-215</a> 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	-
<a href="#">V-25-224</a> Applicant seeks a variance to reduce the front yard setback from 35 feet to 30 feet 2 inches.	986 Rosedale Road NE	December 4, 2025
<a href="#">V-25-231</a> Applicant seeks a variance to 1) reduce the rear yard setback from 15 feet to 8 feet, and 2) reduce the east side yard setback from 7 feet to 4 feet.	1222 University Drive NE	December 11, 2025

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
<a href="#">U-25-31</a> Applicant seeks a special use permit to operate a half-day preschool and summer camp. <a href="#">SITE PLAN</a> , <a href="#">FLOOR PLAN</a>	743 Virginia Avenue NE	December 4 or 11, 2025
<a href="#">Z-25-66</a> Applicant seeks to rezone the property from the RG-3 (General (multi-family) residential, maximum floor area ratio of 0.696) zoning designation to the MR-3 (Eight story, zero-lot-line multi-family dwellings) zoning designation to convert an existing 22-unit rental townhome development into a 22-unit owner-occupied townhome development. <a href="#">SITE PLAN</a> , <a href="#">CONSTRUCTION PLANS</a>	2199 Lenox Road NE	December 4 or 11, 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.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Botiwalla</a>	Open Air Cafe	Daniel D. Peach	675 Ponce de Leon Ave (NPU-M)	Change of Agent

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<a href="#">Z-25-71</a> An Ordinance by Councilmembers Liliana Bakhtiari, Carden Wyckoff, Jason Dozier, Jason H. Winston, Byron D. Amos, Alex Wan, Mary Norwood, Dustin Hillis, Andrea L. Boone and Antonio Lewis to amend the 1982 Atlanta Zoning Ordinance, as amended, requiring primary pedestrian entrances to provide push button activators where relationship of the building to street is required; and for other purposes.	Zoning Review Board – City Hall Council Chambers	January 8 or 15, 2026

## PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

Community Impact Grant Eligibility
<p>The 2026 Community Impact Grant Program (CIG) is funded by the Department of City Planning to assist Neighborhood Planning Units in their efforts to improve their neighborhoods and the City as a whole. Grants are awarded to eligible NPUs for purposes of neighborhood beautification, engagement and awareness, and community building. <b>NPU chairs or CIG project managers must attend the CIG Information Session on Wednesday, December 3, 2025 at 6:00 p.m.</b> via Zoom to apply for the 2026 Community Impact Grant. Contact Morgan Thomason, <a href="mailto:MLThomason@AtlantaGA.gov">MLThomason@AtlantaGA.gov</a> or 770-675-5049 for more information.</p>
Campaigning by Elected Officials & Candidates
<p>Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.</p> <p><b>Sec. 6-3019 Prohibition of Political Forums</b></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"> <li>• Introduction of elected officials as political candidates in upcoming elections;</li> <li>• Distributing campaign materials and literature; and</li> <li>• Conducting either of the above in City Hall, its rooms or offices.</li> </ul> <p>Please contact Leah LaRue at 404.546.0159 or <a href="mailto:llarue@atlantaga.gov">llarue@atlantaga.gov</a> with any questions or concerns.</p>