

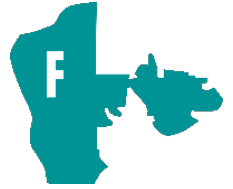
NEIGHBORHOOD PLANNING UNIT

Wednesday, April 15, 2026, 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

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
 - The agenda is adopted without objection.
Motion to approve made by Marla Johnson, 2nd by Kay DeWees, and was adopted without objection.

2. Approval of Minutes

- Motion to approve the March minutes was made by Marla Johnson, 2nd by Rich Sussman. The March minutes were adopted without objection.

3. Announcements

- We received several Special Administrative Permits (SAPs) this month for NPU and neighborhood and NPU-F review.
 - SAP-26-047 1958 Piedmont – Cosina Latina
 - SAP-26-048 1842 Cheshire Bridge Rd Las MargaritasBoth are for Cinco de Mayo events and were sent to MLPA and PHCA. SAPs do not require NPU-F votes.
- The Housing and Code Enforcement Division is sponsoring an Open House to discuss the In Rem process and blighted properties on May 1, 10-11 am at the Municipal Court on Garnett
- Last fall, NPU-F had a presentation from Mercy Housing/Amsterdam Walk Phase 1 (Portman) who requested funding from Invest Atlanta to construct 135 affordable housing units. (60% and 80% AMI) NPU-F declined making any recommendation because of the late notice from IA that it was on their agenda and the IA committees had already voted to approve it. Yesterday, I received a request from Billy Lummus asking for a recommendation letter or could they write one on our behalf. I sent them the notes from the September 2025 meeting saying that we had declined sending a recommendation and declined both requests.



4. Reports from City Departmental Representatives

<p>Atlanta Police Department Chief Darin Schierbaum</p> <p>Zone 2 – Assistant Zone Commander Captain Kevin Knapp krknapp@atlantaga.gov</p> <p>Morning Watch Commander Lt. Mike Young Works 9pm-7am mayoung@atlantaga.gov 404.610.9756</p> <p>Zone 6 – Assistant Zone Commander Captain Jeffery Davis jkdavis@atlantaga.gov</p> <p>Brittany Holland Atlanta Victim Assistance, Inc. L.E. Based Advocate Zone 4 & 6 Cell: 404-749-0476 bholland@atlantaga.gov Website: https://atlantava.org/programs-services/ AVA 24/7 Crisis Line: (678) 857-5457</p> <p>J. Beavers Atlanta Victim Assistance, Inc. L.E. Based Advocate Zone 2 & 5 Cell: 678-651-8554 ja-jbeavers@atlantaga.gov</p>	<p>Captain Knapp, Zone 2: Through week 15, the city has had a 10% reduction in crime, Zone 2 is down 17%. We are down 22% for the year in property crimes. Crimes against persons is up 25%; most of these are domestic violence or known acquaintances; only one random act. That suspect has been identified by our CID and a warrant is forthcoming. That was just a shots-fired call at one of our problem areas off Cheshire Bridge.</p> <p>Robberies are down 17%. No random acts of robbery; most of these are related to the domestic violence calls. Stolen vehicles are down 51%. Still working to get Uber Eats drivers and delivery services to be more careful.</p> <p>Theft from autos is down 46%. They work closely with CID and their Larceny from Auto Unit; just recently they secured arrest warrants for Mr. Marcus Eppinger. He's part of the Eppinger family, which has a pretty violent history throughout the city. Many family members are in prison; Mr. Eppinger is a 14-cycle convicted felon. He's responsible for 17 vehicles being broken into in the Cheshire Bridge corridor.</p> <p>15 Shoplifting incidents. Many of those 15 commercial locations do not have extra job officers. Of the 15, 8 arrests were made on scene, 1 was diverted to PAD, 1 is a known repeat offender. CID will be securing some warrants on these.</p> <p>404 Weekend Planning: Our Zone 2 officers did an awesome job; 231 traffic stops, 23 arrests. No major incidents. Piedmont Park incident: 40 credible tips received, photos released to the public. Many undercover officers in the city over the weekend. Largest 911 call volume ever received.</p> <p>Captain Davis, Zone 6: They had lots of resources out over the weekend.</p> <p>Down 43% on property crime, up 100% with personal crime (from 0 to 1). Thefts from vehicles is driving crime here. They had 40 thefts in the past month. The Paideia School had 12 iPads stolen; video obtained. E-bikes and e-scooters are being stolen often. You should have your serial number on your bike so they can track them.</p> <p>Q: Thank you for your focus on Cheshire Bridge; it is really making a difference. Lt. Denson has been very effective.</p>
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404 Festival Discussion with APD Chief Schierbaum:

April 4th weekend had three days of events across the City. FYI: In Georgia anyone over the age of 18 can legally possess a firearm. Officers were checking for curfew issues and responding to calls. Monitored several social media streams to know where groups may be forming such as teen groups, street racers, protestors, etc. At 7:45 the Piedmont Park event closed early due to the crowd size and traffic issues when their cell phone communications no longer had strong signals in the area. Officers around the park responded to reports of traffic issues due to street repairs, teenagers running, and so on but no disorderly conduct or illegal activities were noted.

Shots were fired at 9:00. Officers in the park immediately responded, Park camera images have been retrieved. Investigation is progressing well to start to hold people accountable.

APD understands the frustration about the response around parking complaints and responses around noise complaints and traffic issues. The APD system works on a priority system of 0 through 2: Priority 0, priority 1, priority 2, with 2 being the highest. If a parking complaint comes in and a call comes in of higher priority, they must redirect to the higher priority call.

APD is now at 90% staffed but 250 of those are still in training.

World Cup Preparation:

City has been planning for this for two years now. Planning for protection of the events, the attendees, and the city residents.

Using plans used as far back as the Olympics to design their response. No leave will be granted to any employees for those 6 to 7 weeks. Based on their training, the current trainees will be deployed around the events. APD is the largest law enforcement agency in Georgia with 1,840 currently onboarded and supported by 500 civilians. Over 400 officers have been offered to us by other Georgia agencies. They will be housed in the GA State University dormitory system and fed by the school's cafeteria system.

Numerous State Troopers will join us as will mounted patrols from Memphis, Tennessee, Savannah, Georgia, and Cobb County. We will also have a litany of resources from our federal partners here helping us protect against a terrorism threat as we celebrate the 250th U.S. anniversary. We have over 2,500 cameras in our Connect Atlanta infrastructure. We have added technologies to the

	<p>911 Center and expanded staffing across the 6 to 7 weeks. Interpreters in multiple languages will be able to be available.</p> <p>Many more agencies have offered us their assistance; they will be contacted if needed.</p> <p>If you see something, call or text us.</p> <p>Q: Lots of questions and concerns about the number of anticipated attendees in Piedmont Park for 404 versus the huge number that attended. Safety was a concern though that there were lots of officers present was acknowledged.</p> <p>Chief shared that no group organizing was found for the 404 Park event. They did find that many of the teenagers were from outside our region, not APS students. The fact that most area schools were on spring break was also a contributing factor. Going forward, all schools will be on summer break during the World Cup events. Last year APD charged 52 parents for their children not obeying the curfew. This year they have charged 20 parents so far.</p>
<p>APD Code Enforcement</p> <p>Atlanta Police Department Code Enforcement Section Officer Andrea Williams anjwilliams@atlantaga.gov 470-547-7339</p>	<p>51 property maintenance cases, 21 highly hazardous cases.</p>
<p>ATL311 Tamika Clark-Merriweather tmerriweather@atlantaga.gov</p> <p>Muhammad Hafeez, Policing Alternatives and Diversion Initiative Director of Community Engagement (PAD) Muhammad@atlantapad.org/ 470.860.1242</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>We are open Monday-Friday, 7 am-12 am.</p> <p>Stay informed by signing up for NotifyATL. You can receive emergency alerts like severe weather warnings and other life safety alerts AND community news like service schedule changes and newsletters. Go to atlantaga.gov/notifyatl or text "NotifyATL" to 24639 to sign up</p> <p>PAD (Policing Alternatives and Diversions Initiative): please call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services</p>
<p>Public Works Code Enforcement Officer McClendon, Department of Public Works Sweet Officer Pete Francis 404.273.0685</p>	<p>Yard trimming in April is being collected weekly on your regular trash collection date. Please do not put stones or other heavy objects in your brown bags; this causes them to split and tear.</p>

	Someone recently put a battery from a motorized toy car into their trash bin. When the compactor was compressed, it started a fire.
Office of Neighborhood Ombudsman Clyde K. Mitchell clmitchell@atlantaga.gov 404.510.8498	Please use our services as you need us. Email me your case # and the history; I will see what I can do to help you. We can surface concerns to Departments, help you find information, mediate discord, and explore options to resolve outstanding constituent and neighborhood issues.

5. Comments from Elected Officials

<p>Councilmembers</p> <p>Alex Wan, District 6 (he/him) awan@atlantaga.gov 404-330-6049 Committee Assignments: City Utilities Transportation Committee (Chair) Finance/Executive Committee Chairs</p> <p>Kelsea Bond, District 2 (they/them) (470) 831-9487 kbond@atlantaga.gov Committee Assignments: Zoning City Utilities Community Development/Human Services</p> <p>Liliana Bakhtiari, District 5 (they/them) 404-330-6048 lbakhtiari@atlantaga.gov Committee Assignments: Zoning, City Utilities, Committee on Council</p> <p>Thomas Worthy, District 7 (he/his) (404) 330-6050 tworthy@atlantaga.gov Committee Assignments: Zoning, Public Safety, Transportation</p>	<p>Alex Wan:</p> <p>Thank you to those who attended last night’s Monroe Drive Safe Streets Zoom call. This is projected to start at the end of June/early July. The first phase will be from Park Drive to Armour Yards. A lot of this is curb work, sidewalk, then repaving, and some striping. Lots of intersection improvements planned across sidewalks and some lighted crosswalks as well.</p> <p>He will include more details in his May newsletter.</p> <p>Council is on break but comes back on April 20. First up is the budget, to be presented at the end of April.</p> <p>TAD extension proposal of the Major’s will be before the Council this summer as well as the Zoning 2.0 project.</p> <p>He is planning to review all events planned at Piedmont Park including traffic plans, public safety plans, public works plans, parking enforcement plans, fees being charged, and the re-application process. His focus is to take best practices that other venues have implemented for large events and use those to improve our future events at Piedmont Park. Wants changes in place by the 2027 schedule.</p> <p>Q: NYTimes Sunday had a good article on homelessness this past Sunday. Could offer some ideas for Atlanta.</p> <p>Q: Can you please examine events that have the potential to turn into parties. Perhaps charging an entrance fee would help.</p> <p>Bianca Garcia from CM Kelsea Bond’s office reported on the sidewalks needing repair in our Va-Hi area. We have some discretionary funds to spend on our sidewalk repairs. Please send us photos on those needing repairs and the location.</p> <p>Bianca Garcia, Constituent Services – bgarcia@atlantaga.gov</p> <p>Juniper Bike Lane Ribbon Cutting – 4/16, 10 AM, 8th St & Juniper St - https://www.midtownatl.com/do/juniper-street-bike-lane-celebration-and-ribbon-cutting</p>
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	<p>Findley Plaza Ribbon Cutting – 4/17, 3:45 PM, Findley Plaza in Little 5 Points - https://atldot.atlantaga.gov/events/little-5-points-findlev-plaza-ribbon-cutting</p> <p>No other reports.</p>
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6. Consent Agenda

Special Event Applications (MOSE)			
Event Name	Event Date	Event Class/ # Participants	Recommendation
One Musicfest Doug Widener & Terrell Henderson	Piedmont Park – 1071 Piedmont Avenue NE October 24-25, 2026	Gated/50,000 Participants Recurring Event	Defer

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

Board of Zoning Adjustment Applications (BZA)			
<u>Application</u>	<u>Request</u>	<u>Neighborhood Report</u>	<u>Recommendation</u>
V-25-248 901 Los Angeles Avenue NE	Applicant seeks a variance to reduce the front yard setback from 35 feet to 22.18 feet, 2) increase the lot coverage from 50 percent to 54.82 percent, 3) increase the paved area in driveway from 1/3 to pervious pavers at 93.84 percent, 4) increase the maximum width of the driveway from 20 feet to 55.76, and 5) reduce the recess of a front facing garage from 10 feet from the front façade to 0 feet.	VHCA: Defer at request of applicant (plans changing)	Defer
V-26-16 1093 Amsterdam Ave NE	<i>Plans changed – pending new referral certificate</i>	VHCA: Defer at request of applicant	Defer
V-26-42 2045 Lenox Road NE	Applicant seeks a variance to reduce the required south side yard setback from 7 feet to 0 feet.	LMMNA: Defer	Defer
V-26-35 (amended) 623 Yorkshire Road NE	Applicant seeks to reduce the required east side yard setback from 7 feet to 5.2 feet (5 feet 2.4 inches)	MLPA: Site visit conducted. Neighbors notified. No opposition. Zoning Committee and MLPA Board voted to approve.	Approve
V-26-38 750 San Antonio Drive NE	Applicant seeks 1) a variance from the zoning ordinance to reduce the east side yard setback from seven (7) feet to one (1) foot, and 2) a special exception to increase the height of a privacy fence in	MLPA: Site visit conducted. Neighbors notified. No opposition. Zoning Committee and	Approve

	the east side yard from six (6) feet to eight (8) feet.	MLPA Board voted to approve.	
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Motion to approve made by David Lile, 2nd by Tom Schwab, carried by a vote of 20 ayes, 0 nays.

7. Matters for Voting

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

Comments: An application which has timed out pending a building permit was previously approved by VHCA and NPU-F.

NPU-F Action: Motion to approve made by Kay Stephenson, 2nd by Tom Schwab, carried by a vote of 21 ayes, 0 nays.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Showcase Atlanta	Lamar Stewart & JaNay Wilburn	Piedmont Park	July 19, 2026 Defer
Joining Hearts 39	Jerry Henderson	Piedmont Park Greystone 400 Park Drive NE	July 25, 2026 Defer
ONE Musicfest	Doug Widener & Terrell Henderson	Piedmont Park – 1071 Piedmont Avenue NE	October 24-25, 2026 Defer
AMENDED GATED PARK EVENT: PT Beats (Amended dates 5/16/2026 –5/17/2026 to 10/30/26 – 10/31/26. Previously supported	Paul Smith	Park Tavern – 500 10th Street	October 30 – October 31, 2026
<p>Motion made by David Lile to support the change in dates did not carry by a vote of 4 ayes and 15 nays.</p> <p>Motion made by David Lile to defer this application until next month to allow the applicant to complete the application and add clarification to the dates, 2nd by Rich Sussman, carried by 22 ayes and 1 nay.</p>			

AFSP Atlanta Out of the Darkness Community Walk	Christine Curtin	The Meadow at Piedmont	November 1, 2026
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The applicant did not appear.

Comment made to note that this event is the day the previous event is being broken down in the same space.

Piedmont Holiday Market 2026	Randall Fox	Piedmont Park Charles Allen & Park Dr	November 28-29, 2026
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Motion made to not support by Justin Martorana and 2nd by Christine Dunham did not carry by a vote of 10 ayes and 10 nays.

Motion to approve made by David Taylor-Klaus, 2nd by Nicholas Boxer, carried by a vote of 14 ayes and 10 nays.

MATTERS FOR REVIEW AND COMMENT

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Mellow Mushroom	Restaurant	Charles Kevin Bridges	931 Monroe Drive NE (NPU-E)	Change of Ownership

No comments or concerns.

Text Amendments – Zoning Ordinance		
Legislation	Property Address	Public Hearing
Z-26-20 An Ordinance by Councilmembers Jason Dozier, Antonio Lewis, Michael Julian Bond, Wayne Martin, Byron D. Amos, Thomas Worthy, Andrea L. Boone, Liliana Bakhtiari, Dustin Hillis, Kelsea Bond, Alex Wan, Jason H. Winston, Eshe Collins and Matt Westmoreland to amend Part III Code of Ordinances – Land Development Code, Part 16 - Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.008 Permitted and Prohibited Uses and Structures to prohibit self-storage facilities within the Beltline Overlay district; and for other purposes. ATTACHMENT	Zoning Review Board – City Hall Council Chambers	May 7 or 14, 2026.

Motion made to approve made by Rich Sussman, 2nd by Kay Stephenson, carried by a vote of 19 ayes and 0 nays.

8. Presentations - None

9. Planner’s Report by Doug Young

- Doug Young, NPU F Planner (day job = Director, Office of Design, Dept. of City Planning), 404-516-8392, dyoung@atlantaga.gov
- Planner's Report links:
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>

- Department of Parks and Recreation is still leading a master plan process to transform 125 acres of the former Atlanta prison farm on Key Road into an accessible green space. You can help us with this process. The next meeting will be at the Roselle Recreation Center SE on April 18, 10-2:00. It is an open house style format.

- May 15 the Dept of City Planning and the Atlanta Urban Design Commission is holding its annual design awards ceremony. The event will be at the old city council chambers in City Hall. It is free and open to the public.
- They are now starting to review the permitting process. Complete details to follow.

10. Neighborhood and Committee Reports

Piedmont Heights	Piedmont Heights patrol sign distribution is scheduled for April 22 nd from 4-8pm between Pet Supermarket and Ansley Care.
Morningside Lenox Park	Wine Walk is next week in Morningside Village, Thursday, April 23.
Parks, Trees & Environment (Rich Sussman)	Herbert-Taylor Park is planning a major restoration effort on the hill behind the park to take out invasive species. This is a 2.13-acre slice of the park. Native Plant Sale at the Morningside Farmers Market. It is moving to the Haygood parking lot on April 25.
Communications (Marla Johnson)	Looking for a volunteer to maintain NPU-F website. Marla Johnson will train. They need to be savvy about websites and knowledgeable with Word Press..
Public Safety (Fred Ehlers & Susan Kanellos)	Phyllis Wingo has resigned as Public Safety Co-Chair and Fred Ehlers, co-chair of the MLPA Public Safety Committee, has volunteered to replace her and work with Susan Kanellos. Motion to approve Fred Ehlers as co-chair was made by Tom Schwab, 2 nd by David Lile, carried with no objections.
APAB (Kady DeWees)	The city is launching an NPU study. There is a move towards consensus based statistical areas. We pushed back on this with concerns that it would dilute the important neighborhood base representation.
	No reports: Lindridge-Martin Manor, Virginia-Highland, Edmund Park, Emory, Druid Hills, Education, Zoning & Economic Development
Community Impact Grant	NPU-F was awarded a \$6,000 CIG from the Department of City Planning. Four projects have been approved and funded as requested: North Highland Pedestrian Safety Flag Initiative - \$500 Lindridge Martin Manor Community Garden tree plantings -\$1,500 North Highland Park Signage - \$2,000 Gotham Way Park hardscape/softscape improvements - \$2,000 The Smith Park project to replace plantings was not approved and a recommendation was made to talk to Park Pride. As mentioned previously, DCP is stepping away from funding projects in city parks. Kick-off meetings for project managers are scheduled for May 6, 7 from 12-1 pm and May 9 at 10 am. The sessions will be held on Zoom

<p>The Chair Report</p>	<ol style="list-style-type: none"> 1. Need a vice-chair 2. By-laws review for 2026 to make up for last year. I would like 2-4 volunteers to work with me on reviewing the Bylaws and Policy Sheet. So far Kady DeWees has volunteered. Need at least 2 more. We did not make any changes last year and there are some recommendations from the City Parliamentarian that need to be reviewed. 3. I attended 2 meetings hosted by the Mayor’s office at City Hall -- <ul style="list-style-type: none"> -The first was to provide an update to neighborhood leaders about the Piedmont Park shooting. It was attended by APD Chief Schierbaum and 2 of his deputy Chiefs, Tyas and Smith. The Midtown, Ansley Park, Morningside, Va-Hi neighborhoods sent representatives as well as Midtown Alliance and Alex Wan. Chief Schierbaum said their first priority is to locate the shooters. He also discussed their safety plans for the Dogwood Festival. I think it was productive and was reassured that APD is doing everything they can keep the festivals and neighbors safe. -The second meeting was hosted by the Mayor’s Office for Nightlife to discuss issues on Cheshire Bridge – primarily at the north end. It was quickly scheduled, but there were some good representation from CBR condo HOAs, the PiHi Alliance, and LMMNA. City reps from APD, AFRD, Planning, Buildings also attended. The neighbors shared good examples of issues with noise, falsified SAPs, trash, parking and traffic, and code enforcement.
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**Note that the NPU-F meeting videos can be found at:

<https://www.youtube.com/@atlantaneighborhoodplannin5716/videos>

11. Old Business - None

12. New Business

Deonne Malick, Midtown Cluster Chair, presented information about the coming 300-seat addition. It will include a multi-deck parking garage on 10th Street. They have over 1,700 students this year. They are the smallest high school property and the lowest funded school. The School Board voted on a plan last year and has now requested a design.

An unofficial document has been created by community providing history and references of facilities master plan over last several decades and is a public document
<https://www.dropbox.com/scl/fi/p8oh0d4jdtqzefylvledu/2026-04-01-1200-Community-Summary-Grady-Midtown.pdf?rlkey=qrk55woiiqacvcjq8kr8eh90j&st=mk49kc9b&dl=0>

13. Adjournment

Motion to adjourn by Tom Schwab, 2nd Kady DeWees, carried without objection.
Meeting adjourned at 10:49 PM.