

NEIGHBORHOOD PLANNING UNIT – F



Wednesday, July 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

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)
8. Presentations
9. Planner's Report
10. Neighborhood and Committee Reports
11. Unfinished Business
12. New Business
 - Midtown High School renovations
13. Adjournment

NPU-F VOTING RULES per [2026 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.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
French Toast ATL	Restaurant	Marvala Erinkitola	2263 Cheshire Bridge Road	Change of Ownership
Vinny's NY Pizza	Restaurant	Giovan B. Vitale	1544 Piedmont Avenue	Change of Agent
Publix Super Market #1044	Retail Grocery	Stephanie Ashleigh Bennett	2325 Cheshire Bridge Road NE	Change of Licensee
Allure Gentlemen's Club	Nightclub	Carmen Popovitch	2284 Cheshire Bridge Road	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-25-248 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.	901 Los Angeles Avenue NE	-
V-26-16 (Amended) Applicant seeks a variance to 1) increase the lot coverage from 50 percent to 55 percent, 2) allow single-family detached dwelling to not have front porch on the façade of the principal structure, 3) allow front door to not face and be visible from the adjacent street, and a special exception to 4) allow number of retaining walls within the required front yard to exceed from 3 to 6.	1093 Amsterdam Avenue NE	-
V-26-42 Applicant seeks a variance to reduce the required south side yard setback from 7 feet to 0 feet.	2045 Lenox Road NE	-
V-26-79 (Amended) Applicant seeks a variance to 1) reduce the east side yard setback from 7 feet to 2.6 feet, 2) reduce the west side yard setback from 7 feet to 3.9 feet and, 3) reduce the front yard setback from 35 feet to 29.8 feet.	915 Courtenay Drive NE	-
V-26-80 Applicant seeks variances to 1) increase the maximum lot coverage from 50 percent to 55.2 percent, and 2) reduce the rear yard setback from 15 feet to 13.7 feet.	1185 Lanier Boulevard NE	-
V-26-92 Applicant seeks a variance to reduce the required rear yard setback from 15 feet to 7 feet.	1124 Hudson Drive NE	August 13, 2026

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
Z-26-29 Applicant seeks to rezone the property from the R-4 (Single-family residential, minimum lot size 0.21 acres) zoning designation to the R-5 (Two-family residential, minimum lot size 0.17 acres) zoning designation. BUILDING PLANS , SITE PLAN	573 Amsterdam Avenue NE	August 13, 2026
Z-26-38 Applicant seeks to rezone the property from the PDMU/BL (Mixed-use planned development BeltLine Overlay) and C-1/BL (Community Business BeltLine Overlay) zoning designations to the MRC-3/BL (Mixed residential and commercial, maximum floor area ratio of 7.2 BeltLine Overlay) zoning designation. SITE PLAN , SITE PHOTOGRAPHS	774 Ponce de Leon Avenue	August 6 or 13, 2026

Land Use Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing
CDP-26-14 An ordinance to amend the Land Use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 573 Amsterdam Avenue NE from the MLSF (Medium Lot Single Family) to the LDR (Low Density Residential) Development Pattern designation (Z-26-029).	573 Amsterdam Avenue NE	September 9, 2026
CDP-26-17 An ordinance to amend the Land Use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 774 Ponce de Leon Avenue NE from the MDMU (Medium Density Mixed Use) to the HDMU (High Density Mixed Use) Development Pattern designation (Z-26-038)	774 Ponce de Leon Avenue NE	September 9, 2026

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-26-41 An Ordinance by Councilmembers Wayne Martin and Antonio Lewis to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending Chapter 25 (Special Permits) to add a special use permit requirement to allow a holder of a state medical cannabis and product dispensing license to operate within the distances proscribed via State Law at O.C.G.A. § 16-12-215(a) ; to set forth certain requirements for said special use permit; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	August 6 or 13, 2026

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.

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
Dukes N Boots Southern Soul & RnB Music & Food Festival GPE	JD Lovett	Piedmont Park 400 Park Drive (NPU-E)	September 5-6, 2026

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Taqueria Lobito	Restaurant	Jose de Jesus Ornate	931 Monroe Drive (NPU-E)	Change of Ownership

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Public Notice
26-O-1356 A substitute Ordinance to amend Chapter 130 (Solid Waste Management) Article III (Municipal Collection and Disposal System), Divisions 1 (Generally) and 4 (Rates and Charges) of the City of Atlanta Code of Ordinances, to adjust the taxes, assessments, service fees and other charges for solid waste services specified therein, and clarify the qualifications required for exemption from payment for backyard collection services; to amend Appendix B - Fees to remove all references to solid waste fees; and for other purposes. PUBLIC NOTICE