

NEIGHBORHOOD PLANNING UNIT

Wednesday, June 17, 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

Jack Staples, **City of Atlanta, Substitute Planner** – 404.330.6145 or istaples@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.
2. Approval of Minutes
 - The May minutes are in the chat.
 - Motion was made to approve the minutes by Rich Sussman, 2nd by Kay Stephenson, and were approved with no objections.
3. Announcements
 - a) Please note the Public Announcement at the end of the full agenda. City Council is considering legislation to impose a surcharge on City credit card transactions. A link to the legislation is in the public announcement. The public hearing is June 24 and full Council will vote on July 6.
 - b) There is still time to provide feedback on the Amsterdam Walk SAP. BL-26-019. You can send comments to me or to sapcomments@atlantaga.gov and copy me.
 - c) Any golfers in the room? Atlanta City Golf is hosting monthly Community Open Houses to showcase the courses and learn about new programming and opportunities. The next event is This Saturday, June 20th from 10 am – 2 pm at the Browns Mill Golf Course on Cleveland Ave. A future event will be at the Candler Park Golf Course. Light refreshments will be available.
 - d) You've probably heard that the July 19th Piedmont Park World Cup viewing party will include a performance by Ludicris. The NPU approved the Showcase Atlanta festival permit last month (without knowing the artist). If you are interested in attending as well as receiving newsletters with info on FIFA events, go to showcaseatlanta.com/celebration to RSVP for the event.
 - e) Another neat event is a month-long digital passport that turns the entire city into a scavenger hunt for 10 flags representing the 9 nations in the tournament and 1 additional. Flag are located in neighborhoods, restaurants, cultural institutions and small businesses. To start your passport go to capturetheflagATL.com



4. Reports from City Departmental Representatives

Atlanta Fire Department Station 19 North Highland, Station 29 Monroe Drive Battalion Chief Derek Harris Battalion Chief Christopher Martin Battalion Chief Michael Roman mroman@atlantaga.gov 404-307-0941	No report.
Atlanta Police Department Zone 2 – Major Vaynes Lt. Eucline Vincent EAVincent@AtlantaGA.gov 404.276.6687 Zone 6 – Major Andrea Webster awebster@atlantatga.gov Lt. James Carroll jcarroll@atlantaga.gov	Zone 2: FIFA events are now ongoing. Travel times are lengthened. Down around 27% on major crime over the past 30 days and 30% year-to-date. We've had 30 arrests in the last 30 days ranging from criminal trespasses to suspicious persons and different traffic violations. Please clean your vehicles to help prevent theft. Zone 6: Crime over the past 28 days was 0 robberies, down 66%. There has been 1 burglary and 6 motor vehicle thefts. Theft from autos is 19, up from 10; all other larcenies is 18. Bike patrols out daily now at our local parks.
APD Code Enforcement Atlanta Police Department Code Enforcement Section Officer Andrea Williams anjwilliams@atlantaga.gov 470-547-7339	We have 39 cases now with 35 of them being property maintenance cases, three of these are highly hazardous. Their case load has been low this season.
ATL311 Tamika Merriweather-Clark tmerriweather@atlantaga.gov 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 We are open Monday-Friday, 7 am-12 am.	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 PAD (Policing Alternatives and Diversions Initiative): please call ATL311 at 404-546-0311 and press the option to speak with ATL311 Supportive Services
Public Works Code Enforcement Department of Public Works Sweet Officer	This weekend all residents will receive their Friday service on Saturday due to Juneteenth on Friday.

Officer Samuel Young sjyoungk@atlantaga.gov Commissioner Cyril Turer	Schedule bulk pickup before you move your materials to the street. Be sure it is clear of any overhead lines or obstacles for the truck to collect your pile. Yard debris is collected in bags every other week. They have stickers available for your container for yard waste. 2026 Solid Waste Rate Study review. Costs have been going up for fuel and replacement of some equipment. Some fleet vehicles are 20+ years old. They expect rates to go up. 2026 Solid Waste Rate Study Atlanta, GA This legislation will be on our NPU-F agenda in July, and we will be able to vote on whether we or not we support the legislation.
City of Atlanta / County Solicitor Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, jbowles@atlantaga.gov 770-542-7759	Their office handles prosecution of any violations of the Municipal Code. During this FIFA time they have added additional court presence in an effort to make sure, if anyone is detained during this time, they can process them quickly.
Office of Neighborhood Ombudsman Clyde Mitchell clmitchell@atlantaga.gov 404.510.8498	Please be in touch if he can assist. They can surface concerns to Departments, help you find information, mediate discord, and explore options to resolve outstanding constituent and neighborhood issues. Send him the case numbers and the history to enable him to help you.

5. Comments from Elected Officials - None

6. Consent Agenda

Board of Zoning Adjustment Applications (BZA)			
Application	Request	Neighborhood Report	Recommendation
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-26-69 680 Elmwood Drive NE	Applicant seeks a variance to reduce the west side yard setback from 7 feet to 1.2 feet.	VHCA: Site visit conducted, no neighbor opposition, planning	Approve

		committee and board voted to approve unanimously	
V-26-71 1787 Flagler Avenue NE	Applicant seeks variances to 1) allow an accessory structure to exceed the required 30 percent of the main structure to 37.7 percent, 2) increase the allowable height of an accessory structure from 20 feet to 21 feet, and 3) reduce the north side yard setback from 7 feet to .9 feet.	PHCA: PHCA Board voted unanimously to approve. No opposition.	Approve
V-26-75 1267 Reeder Circle NE	Applicant seeks a variance to 1) reduce the east side yard setback from 7 feet to .21 feet, and 2) reduce the front facing garage setback from 10 feet to 0 feet behind the main structure.	MLPA: Site visit conducted, letters sent to adjacent neighbors, no neighbor opposition, MLPA zoning committee and board approved without opposition.	Approve
V-26-79 915 Courtenay Drive NE	Applicant seeks a variance to 1) reduce the east side yard setback from 7 feet to 1.8 feet, and 2) reduce the west side yard setback from 7 feet to 3.9 feet.	Defer at the request of the applicant (additional variance is required.)	Defer
V-26-80 1185 Lanier Boulevard NE	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.	VHCA: No response from applicant after multiple attempts	Defer

Zoning Review Board Applications (ZRB)

Z-26-29 573 Amsterdam Avenue NE	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	VHCA: Plans modified. Has not met with applicant	Defer
---	---	---	--------------

Land Use Amendment – Comprehensive Development Plan

CDP-26-14 573 Amsterdam Avenue NE	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).	CDP amendment travels with ZRB application. Neighborhood has not met with applicant	Defer
---	--	---	--------------

NPU-F Action: Motion to approve by Kevin Cronin, 2nd by David Lile, carried by a vote of 20 ayes, 0 Nays.

7. Matters for Voting

Alcohol License Applications (LRB)

Name of Business	Applicant	Property Address	Request
French Toast ATL	Marvala Erinkitola	2263 Cheshire Bridge Road (LMM)	Restaurant Change of Ownership

Comments: Alcohol & License chair recommends Denial

The business type listed is Restaurant

- Section 10-106(c) states that at least 80% of restaurant sales from prepared foods. Reporting must be done by a statement from a CPA. Application states that 20% will be from food sales.

Applicant confirmed the application numbers were reversed. It's 80% food, 20% alcohol.

- Applicant indicates the establishment is NOT in a shopping center. Does the shopping center in which it is located count as a shopping center?

- It is worth pointing out that there are no records in ACCELA showing a change of use from Adult to Restaurant or any other permits and certificates of occupancy for what work may have been done to convert it into a restaurant. That doesn't necessarily need to come up in the meeting but probably worth me looking into further.

-Shared parking lot with other businesses in shopping plaza

Business hours M-F 8:00 am – 3:00 pm; S-S 8:00 am – 5:00 pm

Business to close at 3 pm on weekdays and 5 pm on weekends (cannot reopen for evening/late hours)

Previous business (Blu Lagoon) closed after due cause hearing upheld by LRB with \$2,500 fine and zero days suspension.

NPU-F Action: Motion to approve, with agreement to not be open after 3pm, weekdays, and 5pm, on weekends, and to not rent facility out to others, made by Joanne Mei, 2nd by Kevin Cronin, carried by a vote of 19 ayes, 0 nays.

Vinny's NY Pizza	Giovan B. Vitale	1544 Piedmont Avenue (Ansley Mall)	Restaurant Change of Agent
----------------------------------	------------------	------------------------------------	-------------------------------

Comments: Alcohol & License chair recommends approval

Applicant did not appear.

Board of Zoning Adjustment Applications (BZA)

[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.

Comments: Deferred in May – applicant to consult with landscaper to determine water runoff mitigation.

LMMNA report: Next door neighbor opposes application because of water runoff onto property. Board voted to deny.

NPU-F Action: Motion to approve made by Rich Sussman, 2nd by Kay Stephenson, did not pass by a vote of 9 ayes and 10 nays.

Motion to defer the application to allow time to work issues out with the neighbors and to confirm that it meets the standards of Watershed Management, by Kevin Cronin, 2nd by Rich Sussman, was approved by a vote of 18 ayes, 0 nays.

V-26-74 618 Cresthill Avenue NE

Applicant seeks a variance to reduce the western side yard setback from 7 feet to 2 feet and reduce the rear yard setback from 15 feet to 2 feet for the construction of a detached two car garage with outdoor kitchen.

Comments: The applicant has revised plans to reduce rear and side yard setbacks to 3 feet and filed new plans with the city. The referral certificate has not changed. They wish to save a 42 inch oak tree and its roots.

VHCA Report: The site was visited by many members of the Planning Committee; no neighbors objected. Below 50% lot coverage

NPU-F Action: Motion to approve variances to reduce western side yard from 7 feet to **3 feet** and reduce the rear yard setback from 15 feet to **3 feet** made by Kevin Cronin, 2nd by Jonathan Zurawin, carried by a vote of 24 ayes, 0 nays.

Land Use Amendments – Comprehensive Development Plan

CDP-26-14 573 Amsterdam Avenue NE

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).

Comments: CDP Hearing on September 9, 2026
Consent agenda – defer.

Zoning Review Board Applications (ZRB)

Application

Z-26-29 573 Amsterdam Avenue NE

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

Comments: Consent agenda – defer. VHCA has not met with applicant.

Special Event Applications (MOSE)

Event Name	Event Class/Participants	Event Date
19th Annual Atlanta HBCU Alumni Alliance 5K Run/Walk Erinn Thomas Rowell	Class D/5,000 Participants Recurring event	Piedmont Park June 27, 2026

Comments: Applicant did not appear.

ATL Greenhouse	Class E/500 Participants	Piedmont Park
--------------------------------	--------------------------	---------------

Darryl Terry	Recurring event	July 11, 2026
--------------	-----------------	---------------

Comments: Applicant did not appear again.

MATTERS FOR REVIEW AND COMMENT

Special Event Applications (MOSE)

Event Name	Event Location	Event Date
Concert in the Park Justin Richardson	Class D/9,999 Participants	Piedmont Park (NPU-E) September 9, 2026

Observations and Comments:

- Attendees expected – 9,999; admission is free; recurring event; free concert by ASO
- Application is incomplete
- Security Plan – APD listed; no private contractors
- EMS – contact person listed, but no organization to provide emergency services (GMH.EDU? I don't know what this is); no contractors for portable toilets, provision of water, or plan for trash pickup and removal listed
- Event details – Marketing is not listed but based on similar past events, the concert will be marketed through the ASO website, Piedmont Park Conservancy, Midtown Neighbors Association, Midtown Alliance; application says “no” to encouraging public transportation or rideshare to the park
- Internal Health Plan items not checked
- Fire Safety – ok
- No traffic plan is given

Comment: It is disappointing to see an incomplete application for a recurring event.

Light the Night Atlanta Kristin Oliver (Katie Kallal)	Class E/ 2,500 Participants Recurring event	Piedmont Park (NPU-E) October 3, 2026
---	--	--

Observations and Comments; Contact Kristin Oliver and Katie Kallal

- Attendees expected – 2,500; fundraiser blood cancer research and lantern parade; attendees should register; lantern parade around Lake Clara Mear
- Application is incomplete
- Application says this is a new event, but it has been staged at least twice before in 2024 and 2025
- Detailed site plan is provided
- Golf carts will shuttle attendees from the Piedmont Park parking garage to the site of the parade
- Sanitation - trash pickup, recycling contracts not given, but says a 3rd party contractor will be hired; contractor for portable toilets not given
- Security – APD listed; no private contractors
- EMS – contract company not listed
- Bottled water will be provided
- Fire Safety – ok

Atlanta Halal Fall Festival Hasnain Lakhani	Class D/5,000 Participants New event	Piedmont Park (NPU-E) November 14-15, 2026
--	---	---

Observations and Comments:

a. Dates for this event appear to be incorrect

i. Website says this event will take place in “Grand” Park (“Grant” Park?) near Zoo Atlanta, November 22-23, 2026

ii. RECOMMEND that this application not be considered until the date and place are clarified

b. Other observations

i. Attendees expected – 5,000; event is free(?)

ii. Application is incomplete

iii. Applications says “yes” to encouraging MARTA

iv. Sanitation – contractor is Southern Sanitation, but contract not provided

v. Security – APD and a private security company – contact name given, but not the name of the company

vi. EMS – no contractor given except for a contact with GMH.edu – I don’t know what this means

vii. Fire Safety – ok

ATL Holiday Market Sydney Howell	Class E/1,950 Participants Recurring event	Piedmont Park (NPU-E) December 12-13, 2026
---	---	---

Observations and Comments;

a. Application is incomplete

b. Attendees expected – 1950 – free event

c. “No” is checked for the “New Event?” item, but this event has been staged before (see link from 2024)

e. P. 7 – Checkbox says “No” for sale of merchandise, food, and alcohol, but that is the intent of this event

g. Checkbox for public transportation encouraged is “Yes”

h. Sanitation – no contractor; trash to be handled by 3 volunteers and 3 staff

i. Security – APD; application says “still seeking” a security contractor

j. EMS – person named as a contact but no contractor; EMS check boxes not completed

k. No named contractor for portable toilets; application emphasizes park restrooms

l. Water plan not given

m. Fire Safety – ok

n. Number of tents is 400, which seems excessive. This event previously had 200 vendors. Site plan submitted looks more like 200 vendors

o. Application says food vendors ARE NOT licensed by the county or state – if this is the case, this event should be rejected (p. 11)

2027 Atlanta Science Festival Exploration Expo Tanner Garrard & Jordan Rose	Class D/9,999 Participants Recurring event	Piedmont Park (NPU-E) March 20, 2027
--	---	---

Observations and Comments:

1. Application is more complete than others up for review

2. Attendees expected – 9,999; admission is free

3. Event has been occurring for years and features science for attendees of all ages
4. Public transportation is encouraged
5. Sanitation contractor is Whitten Waste Management and letter of intent is attached; portable toilets by DOODIE Calls
6. Security by APD and SAFE (private contractor); detailed security plan given by Cohera.com
7. Detailed street closure plans provided for 10th St and Charles Allen to accommodate school buses and for staging on Charles Allen
8. Water plan – provided by Cohera
9. Fire Safety – ok; food trucks coordinated by Food Fleet; detailed report regarding flammables provided

9. Presentations -- None

10. Planner's Report

- 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>

Visit the Office of Design Eventbrite for full event details, registration, and updates. [Link](#)

View and download the presentation for Community Meeting #3 for the Chattahoochee Brick Company Site and Atlanta River Lands Memorial, Park, and Trail Network and participate in an online survey at the link on the updates page. [Link](#)

More information and applications for the Tree Removal Assistance Program are available at this link. [Link](#)

11. Neighborhood and Committee Reports

No reports	Lindridge Martin Manor Piedmont Heights Morningside Lenox Park Edmund Park Emory/CDC area/Druid Hills Education Public Safety Zoning & Economic Development APAB
Virginia-Highland	The Cox Foundation did a tour of John Howell Park for us to apply for a \$300,000 grant with them. There is a survey out for Porch Fest and for Summerfest to get feedback.
Parks, Trees & Environment (Rich Sussman)	The Great Southeastern Pollinator Census will be out next month.

Communications (Marla Johnson)	Looking for a volunteer to maintain NPU-F website. Marla Johnson will train.
Community Impact Grant	The grant award check from the city for CIG projects has been received by our fiscal agent. If you have a CIG project, you'll be getting an email on how to transfer the funds to your project. Also, I will be requesting status reports from each project so that I can report back to the City.
The Chair Report	1. Applications received this month. No votes will be taken. Check with your neighborhood Planning/Zoning Committee to see when or how they will be reviewing applications. ○ SAP-26-092 Jack Brown's Bar and Burger Joint (VH) for renovation of restrooms and to add an additional entrance with accessibility ramp. VHCA had no comments. ○ Riparian Buffer Encroachment (stream or wetland) application for 740 San Antonio (MLPA) to complete construction of 30" max height walls. Application was sent to MLPA for review. ○ <u>BL-26-019 - Amsterdam Walk SAP</u> is still open. If you have comments you can send them to sapcomments@atlantaga.gov. 2. Need a vice-chair. This will most likely be my last year as NPU chair. Elections are in November. 3. Atlanta Beltline is conducting a survey to solicit feedback on new artwork for the Beltline Northeast Trail. The link is on the Consent agenda.

12. Unfinished Business

13. New Business

14. Adjournment

Motion to adjourn by Kevin Cronin, 2nd by Kay Stephenson, carried without objection.

Meeting adjourned at 9:30 PM.

PUBLIC NOTICES AND ANNOUNCEMENTS

Public Notice
26-O-1347 An Ordinance by Councilmember Alex Wan to amend the Atlanta City Code Part II (General Ordinances), Chapter 2 (Administration), Article IX (Finance), Division 3 (Bills and Collections), to authorize the Chief Financial Officer to impose a surcharge for certain electronic payments; and for other purposes. ATTACHMENT