

NEIGHBORHOOD PLANNING UNIT

Wednesday, August 19, 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.

Additions to the agenda:

- Sidney Marcus Park /Road Warrior Tribute project under Presentations
 - Under new business, will be discussing proposed By-Law and Policy Statement changes. A vote will be taken at next month's meeting. We are required by City Ordinance to submit our 2027 Bylaws by the end of September.
 - Midtown High School Renovation Plans – I invited Board Member Katie Howard to attend tonight's NPU meeting to discuss the renovation plans, but both Katie, and Board Member Ken Zeff were unable to attend. They said that they will be present at the September meeting and are willing to meet with any interested parties if you are interested.
- The agenda is adopted without objection.
2. Approval of Minutes
 3. The June and July minutes are ready for review tonight.
 - The June and July minutes are adopted without objections.
 4. Announcements
 - The LRB application for Allure (denied at last month's meeting) still has not been scheduled. If you are interested in attending the LRB, drop a note in the chat and we'll let you know when it is on the LRB agenda.
 - Also, at the LRB, a due cause hearing was on the agenda last night for Baba's Kitchen. Baba's Kitchen has retained counsel, and they asked that their hearing be scheduled to allow time to review the case. The due cause will be held on September 1st. There were some folks present for Public Comment, but the sound system from the podium was not audible.



5. Reports from City Departmental Representatives

Atlanta Police Department Zone 2 – Major Vaynes Capt. K Knapp Lt. Jeffrey Henderson, Jphenderson@atlantaga.gov 404-227-3545 Zone 6 – Major Captain Jeffery Davis	<i>Major Webster has been reassigned from Zone 6. She has been replaced by Major Fred Watson.</i> Zone 2, Capt. Knapp: The Baba Kitchen location was originally a banned extra job location because they were not in compliance. Once they determined that there was new management, they started allowing officers to work that location. They have an extra job officer there 5 nights a week, if not 7 nights some weeks. One of the biggest calls for service that they get is for traffic; we are asking them to hire a second officer there. The city is down -15% in crimes year-to-date. In Zone 2, we are at 19% year-to-date. Property crimes still run our numbers although we are down 21%. With stolen vehicles we were down 50% a couple of weeks ago; now we are down 39%. We had a 28-day spike. Part of the reasoning for this is that we now report e-bikes, scooters, and golf carts as motor vehicles. In 28 days we had 12 incidents of 8 e-bikes and 4 golf carts. The remaining ones included a domestic violence, was with known acquaintances, and several with people leaving their keys in the car and leaving them running. These were mostly Uber Eats and other delivery drivers. Two significant arrests were made with the golf cart and e-bike thefts; they recovered four of the golf carts. The two arrestees had significant background in theft and drugs. Our zone is number one and two beats in these two areas in the entire city as it pertains to proactive enforcement. Their partnership with Zone 6 is working out well. Theft from autos is down 33%, robberies are down 20%, burglaries are down 20%. Storage units are an issue. If you have a storage unit, please check on it at least once per month. Storage unit facilities only keep their video 7 days and it isn't good video. Shoplifting is driving our crime. We are down 18% on the year but it is still number two in our crimes. Seems other jurisdictions are not regularly running their arrestees for active warrants. We now have four more in custody. School is back in session. Let us know if any traffic issue is affecting your neighborhoods. Crimes against persons is up 1% year-to-date, aggravated assaults are up 7% on the year. We had one domestic violence incident last week that included four children and a mother; that is five victims in one incident.
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	Q: What is the status of our Flock cameras? There is an audit going on now in the city. The system absolutely saves lives; we just found two kidnapped children with this system. Zone 6, Capt. Davis: We have three aggravated assaults in the Zone over the past 30 days. Theft from motor vehicles was 26. In one instance, a witness was able to take a photo that helped them to identify and apprehend the individual. They had 35 vehicles broken into on Monroe Drive at the end of July. They have had between 10 and 30 vehicles broken in at a time. They put together a special detail that allowed them to get 3 crews off the street the last week of July. That included 4 adults and 4 juveniles. Not much was taken from these vehicles due to the Clean Car Campaign. They have noticed criminals coming off the Beltline at Ansley Mall, committing crimes, and getting back on the Beltline. They now have more officers there on bikes. They have had 91 diversions where the person was not taken to jail, they chose to get help. Kay Stephenson commented: With In-Town Cares (Presbyterian Church at the corner of Ponce & North Highland) they have an open house every Thursday afternoon from noon to 4. If you get people asking you for money or say they are hungry, there is a food pantry on Tuesdays and Saturdays, 10-2. You can direct people to go there for that and speak to Jonathan Kelso, the case worker. He can help with paperwork to get housing.
APD Code Enforcement Atlanta Police Department Code Enforcement Section Officer Andrea Williams, 470-547-7339	Officer Joshua Wood, standing in for Officer Williams. No questions asked.
ATL311 Tamika Merriweather-Clark tmerriweather@atlantaga.gov	You can reach us at 404-546-0311 Monday-Friday, 7am-midnight. Email is atl311@atlanta.ga.gov
Public Works Code Enforcement Officer McClendon Officer Spurlock SWEET Officer Young	Be careful about what you put out for bulk pickup. This is now done with a truck using an arm. Do not mix household items in with the bulk items. Please do not pile it up near mailboxes or under a power line. Do not put it out earlier than the day before. If people throw other stuff in there, the whole pile will not be picked up.
Watershed Management Aisha Brown aibrown@atlantaga.gov 678-637-1041 City cell	They are currently upgrading the east side of Peachtree Basin sewer systems. 'The contract includes 24 projects comprised of 96 sewer segments scheduled for

	replacement. It includes 20,000 linear feet of sewer pipe replacement. They have a trick-or-treatment event coming up at the Hemp Hill Water Treatment Plant.
City of Atlanta / County Solicitor Janel O. Bowles, Solicitor Senior Counsel, City of Atlanta, Office of the Solicitor, jbowles@atlantaga.gov 770-542-7759	On Thursday, September 17, there is an event to provide updates on the blight tax, NREM, homestead exemption to be held at the Martin Luther King Recreation Center from 10-noon.
Office of Neighborhood Ombudsman Clyde Mitchell	Please continue to be in touch if we can assist. We can surface concerns to departments, we help you find information, we mediate, discord, and explore options to resolve outstanding constituent and neighborhood issues.

6. Comments from Elected Officials

City Council at Large Michael Julian Bond, Post 1, Matt Westmoreland, Post 2 mbond@atlanta.ga.gov madison@atlanta.ga.gov 404.330.6770	Amber McCreary-Madison with CM Michael Julian Bond's office here to mention they will be having a SAT prep and boot camp partnered with the YMCA and Princeton Review. This will be Saturday, October 10, 9am-2pm. Open to all teens 13-19.
Congresswoman Nikema Williams	Ernest Boston, Jr. here, an outreach coordinator with Congress. Wanted to remind everybody that their Good Trouble Youth Council applications are now open to any high school students within the district. For middle and high school students, the Congressional App Challenges has started. They will design an app. The congressional district winner will receive a free trip to Washington, D.C. to compete in the national competition with scholarship money on the line. Same thing with their art competition. Also, please sign up for Nakima's Notes, a weekly newsletter.

7. 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)	VHCA: Defer at request of applicant (plans changing)	Defer

	reduce the recess of a front facing garage from 10 feet from the front façade to 0 feet.		
V-26-80 (Amended) 1185 Lanier Boulevard NE	Applicant seeks a variance to 1) increase the maximum lot coverage from 50 percent to 53.1 percent, and 2) reduce the rear yard setback from 15 feet to 13.7 feet.	VHCA: Neighbors notified, no apparent opposition, site visit conducted, VHCA Planning Committee and Board approved.	Approve
V-26-116 851 Courtenay Drive NE	Applicant seeks a variance to reduce the front yard setback from 35 feet to 15 feet 2 inches.	MLPA: Site visit conducted, neighbors notified, no apparent opposition. MLPA board approved.	Approve

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
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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
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NPU-F Action: Motion to approve by Marla Johnson, 2nd by Rich Sussman, carries by a vote of 17 ayes, 0 Nays.

8. Matters for Voting

Alcohol License Applications (LRB) Review and Comment

Name of Business/Applicant	Property Address	Request
Okiboru and Norifish Naoki Kyobashi	675 Ponce de Leon Avenue NE (NPU-M)	Open Air Cafe New Business

Comments: at Ponce City Market – application heard at the LRB last night. No action necessary.

Text Amendments – Zoning Ordinance

Z-26-46 An Ordinance by Councilmembers Dustin Hillis, Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Kelsea Bond, Wayne Martin, Andrea L. Boone, Michael Julian Bond, Mary Norwood, Eshé Collins, Alex Wan, Antonio Lewis, Jason H. Winston, Byron Amos, and Thomas Worthy as substituted by zoning committee to amend the zoning ordinance of the City of Atlanta to require special use permits for self-storage facilities; and for other purposes.	Zoning Review Board – City Hall Council Chambers September 3 or 10, 2026
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NPU-F Action: Motion to approve made by Kay Stephenson, 2nd by Rich Sussman, carried by a vote of 13 ayes, 0 nays.

Special Event Applications (MOSE)

Event Name	Event Location	Event Date
Virginia Row Fall Block Party Ashley Saunders	1177 - 1189 Virginia Ave NE	November 7-8, 2026

Comments: Neighborhood block party with music, vendors, local artists, hosted by shops on Virginia Row. Ash Coffee is the lead business for the block party. Attendance is expected to be 250 people per day. Application says the event is not annual, but looks like it has become an annual since the event was staged for the first time in 2025. Sanitation protocols per those followed by Ash Coffee. Security provided by 2 APD off-duty police officers. Traffic plan – closing the end of Virginia Ave, less than one block to Rosedale Ave; application states no traffic plan is needed. Emergency medical plan – fewer than 200 people - use 911. Emails to NPU-E, NPU-F, and Alex Wan were sent, but not provided with the application. Restrooms – 2 within Ash Coffee. Water plan – not needed – too few attendees. Fire safety plan – ok

Applicant not present. No action taken.

Special Event Applications (MOSE) Review and Comment

Event Name	Event Location	Event Date
Spring Festival on Ponce 2027 Randall Fox/Georgia Foundation for Public Spaces	Olmsted Linear Parks (NPU-N)	April 3–4, 2027

Comments: Application is handwritten and difficult to read; Site plan is provided; Sanitation plan is hard to read; Security Plan – 2 off-duty APD officers (I think); Street closures – several full closures are needed for food trucks(?), but plan is hard to read; Emergency medical plan – fewer than 200 people - use 911; Five portable toilets will be provided; Handwashing stations – application contradicts itself between pages. Not sure if 1 or 2 will be provided; Fire Safety Plan – ok, but hard to read handwriting; email to Parks reservationist about banners and placement locations provided; Notification NPU-N provided; Excellent description on parking and how to get to the event on to 2026 website (see above)

AMENDED GATED PARK EVENT Shaky Knees AMENDED SITE PLAN FIRE, CAPACITIES 1, CAPACITIES 2 Tim Smallwood	Piedmont Park (NPU-E)	September 18-20, 2026
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Comments: Per Department of Parks and Recreation:

South (Charles Allen) Entrance: Added 10 feet to the Scan tent and removed the bars next to the entrance

Oak Hill Amenities: Added some toilets!

Oak Hill Medical: Relocated the smaller medical tent to a more visible and accessible location.

Oak Hill South: Adjusted the placement & orientation of the food vendors.

Food Court 4: Expanded the footprint by adding 20 feet of food vendor space.

Peachtree Stage VIP: Repositioned guest services, lockers, and merchandise, and shifted the Platinum scan and help tents.

Piedmont Stage VIP: Added some food into the VIP area

Ponce Wyndham VIP: Adjusted the placement of the bar and added tents for guest services, food, and a sponsor activation.

Sponsors by the Lake: Changed the placement of a few sponsors and added two new footprints.

Sponsors on Oak Hill South: Reconfigured the placement and orientation of the sponsor footprints

Comments: None

9. Presentations – John Pappas

Sydney Marcus Park/Road Warriors Tribute Project: This is the 10th anniversary of Friends of Sydney Marcus Park (friendsofsmp@gmail.com). They have about 288 participants now; just email to be added to the list. They have done food drives that collected over 6,500 pounds of food for In-Town Cares. They are planning to create a Morningside History Walk at the park starting with the five women activists (Road Warriors) that stopped I-485 from destroying Morningside. They also plan to stabilize the park and to enhance its use. They just launched a new capital campaign, with a goal of \$40,000, combined with a Park Pride matching funds grant in 2026.

NPU-F Action: Motion to support this project made by Marla Johson, 2nd by Ryan Howard, passed with no objections.

NOTE: For those interested in the Stop the Roadway Project, the Rose Library at Emory University has an incredible archive of the activities there.

10. Planner's Report Doug Young, Director, DCP Design Studio

- AgLanta Eats Neighborhood and Flavors Festival will be August 24, 6-9 pm
- They are accepting applications for the Ag Atlanta Grows a Lot Advisory Council to help guide the City of Atlanta's urban agricultural program, looking at best practices, doing site interviews, and informing the program's policies. Applications to be on the council are due by August 30th.
- August edition of the Atlanta City Studio Book Club where we'll discuss the book The Secret Life of Groceries by Benjamin Lore.
- We have the NPU University Code Enforcement Academy. You'll hear from Atlanta Police Department, Code Enforcement Division, Municipal Court, other city agencies involved. Maintaining safe, clean, and well-kept communities. Every other Thursday, 6 to 8, and the program is free.

11. Neighborhood and Committee Reports

Lindridge Martin Manor	The owners of properties at La Vista and Cheshire Bridge are starting to clean them up. The Regions Bank property is being cleaned up, also.
Piedmont Heights	No report.
Morningside Lenox Park	Alex Wan reported that the Transportation Committee meeting last week approved a contract for a list of ATLDOT projects, including the Cheshire Bridge Road Resurfacing and Safety Improvements Project, the North Highland Avenue Resurfacing and Safety

	Improvements Project, Johnson Road and Lenox Road intersection to become a roundabout, and supposedly improvements at the East Rock Springs/Highland traffic light intersection. The improvements to the intersections at Pelham, East Pelham, Wildwood, and North Rock Springs, and also the Montgomery Ferry Drive at Piedmont Avenue intersection improvement. Alex Wan said he is planning a community engagement meeting with DOT for North Highland in the fall/winter. MLPA is planning a concert in the park this fall, a new neighbor welcome in September, and more history walks.
	The Virginia-Highland District just sent out a call for participants in their Mardi Gras Fest on January 30. A small committee has been working on a tribute for John Wolfinger. A local sculpture artist, David Landis is creating a sculpture to go in the little parklet in front of Murphy's. They need to raise \$20,000.
Edmund Park	No report.
Emory/CDC area/ Druid Hills	No report.
Parks, Trees & Environment (Rich Sussman)	The annual Great Southeastern Pollinator Census is this coming Saturday.
Education (Jason Holmes)	<i>Jason Holmes has resigned as Education Chair. See Debbie if you are interested in taking on this area of interest covering the Atlanta Public Schools.</i>
Communications (Marla Johnson)	<i>Looking for a volunteer to maintain NPU-F website. Marla Johnson will train.</i>
Public Safety (Fred Ehlers & Susan Kanellos)	No report.
Zoning & Economic Development (Kady DeWees)	No report.
APAB (Kady Dewees)	No report.
Community Impact Grant	No report.

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. ○ A revised SAP for 1916 Piedmont has been submitted. - for review. This is for an Oil Change facility that was originally proposed as a drive-thru, which is not allowed in the Beltline Overlay. The plans have been revised to include a waiting area in the reception area and the plans for a drive-thru have been abandoned. The new SAP has been sent to Piedmont Heights and Morningside. Comments can be sent to: sapcomments@atlantaga.gov) 2. Need a vice chair. This will be my last year as NPU chair. 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.
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12. Unfinished Business - none

13. New Business – Proposed Bylaws and Policy Statement changes (vote to be taken in September).

- Chair suggests that we take a look at these. The document will be sent to the distribution list before our September meeting so you can prepare for the vote.
- There was a discussion this past year over whether or not someone that is a trustee for a parcel in the NPU would have voting rights in the NPU. Chair spoke with the NPU staff, they never got back to her.
- Chair recommends a sentence at the end of the voting section to say that for properties that have been placed in a valid trust, the voting representative shall be the designated trustee as described in the certification of trust. Any person that has property in their trust, has received a one-page document that Includes all of the conditions of the trust, including the name of the trustee, and that's what we would use when someone is requesting to be able to vote in the NPU.
- There is a recommendation from the city parliamentarian to specifically state that proxy votes and absentee voting is prohibited at our meetings. We've always operated that way. But there isn't anything in our bylaws that absolutely prohibits it. Just putting a very simple statement in this section would address that issue.
- The bylaws state, this is also Article 3, that the quorum for NPU-F shall consist of 15 members in attendance. It follows up with a sentence that says, once a meeting is convened, it may proceed whether or not a quorum is maintained. City parliamentarian says that he thinks that continuing to conduct the meeting without a quorum is risky. He doesn't specify what risky means, but want some input on whether or not taking out the sentence, once a meeting is convened, it may proceed whether or not a quorum is maintained is appropriate or makes sense for NPU-F.
- Article 6, which describes who the officers are of NPU.

14. Adjournment

Motion to adjourn by Kay Stephenson, 2nd by Rich Sussman, carried without objection.
Meeting adjourned at 9:33 PM.