

NPU-N Meeting – Minutes
Thursday, April 26, 2018
Little 5 Points Community Center

Chair: Christopher Leerssen

CNIA: John Dirga

CPNO: Lindy Kerr

DHCA: Travis Blalock

IPNA: Rick Bizot

LCN: Carol Holiday

L5PBA: ---

L5PCAC: Randy Pimsler

PHNA: Ed Haefner

RCIL: ---

Planning: Julia Billings

1. Meeting called to order @ 7:02pm by Chair Christopher Leerssen.
2. Agenda: L5PCAC motion to approve agenda, limiting applicant presentation time to 5m, passed 7-0-0.
3. IPNA Motion to approve amended March minutes, with notable changes: amend #13 to NO COMMENT, amend #14 to PHNA 9-0-0. Passed, 7-0-0.
4. DEPARTMENTAL REPORTS: Parks / Clara Kwan, envisionParksandRec@atlantaga.gov; APD, Captain Collier Zone 6; AFD; Code Enforcement: 404-546-3800, smlane@atlantaga.gov; Public Works, Commission Arrington's Office; Planner's Report: www.atlzoning.com
5. [MOSE] Forward Warrior, Esther Peachy Lefevre Park [CNIA], Cabbagetown Initiative, Saturday 6/16/18 11am-8pm. Passed 6-0-1 (1 abstention).
6. [LRB] Mouth of the South, Mikey Jenkins. Carroll Street [CNIA]. CNIA motion to support, passed 7-0-0.
7. V-18-52 / 1110 Hawthorne Street NE [RCIL] Applicant seeks a variance from the zoning regulation to reduce the required eastern side yard setback from 7 ft to 2.2 ft. L5PCAC motion to support, passed 7-0-0.
8. V-18-60 / 985 Manigault Street SE [RCIL] Applicant seeks a variance from the zoning regulation: (1) to reduce the required front yard setback from 30 ft to 18 ft, (2) to reduce the required east side yard from 7 ft to 3 ft 6in, (3) to reduce the required west side yard from 7 ft to 4 ft, and (4) to exceed the maximum percentage allowed for a garage on the ground floor of a principal building from 35% to 50% to construct a new single-family residence. CHANGES: East side = 5ft, West side = 3.5ft. RCIL approved, conditional upon the site plan. L5PCAC motion to support as amended, conditioned on site plan dated received 4/10. Passed 7-0-0.
9. V-18-73 / 491 Harold Avenue NE [LCN] Applicant seeks a variance from the zoning regulation to reduce the required half-depth front yard from 17.5 ft to 10 ft. / LCN motion to not support, passed, 2-0-5 (abstention). IPNA motion to defer application, passed 7-0-0.
10. V-18-110 Will be considered in May.
11. Z-17-85 / 952 North Avenue [PHNA] Applicant seeks to rezone the .252-acre property from R-4 (Single-family residential, minimum lot size 0.21) to R-5 (two-family residential, minimum lot

size 0.17 acres) for the development of a single two-family residence. PHNA motion to approve based on site plan stamped received 2/19/18, passed 5-0-2.

12. Z-18-28 / An Ordinance by Councilmember Ivory Lee Young Jr. to amend Zoning Ordinance Section 16-29-.001(71) to change the definition of shelter so as to allow expansion of an existing shelter that does not meet certain distance limitations of said ordinance on condition that the expansion be approved by special use permit; and for other purposes.
L5PCAC motion to support, passed 7-0-0.
13. U-18-11 / 721 North Angier Avenue NE (NPU-N Adjacent – Review & Comment Only) Applicant seeks a special use permit to operate a hotel, & Z-18-25 (NPU-N Adjacent – Review & Comment Only) Applicant seeks to rezone the 11-acre property from I-1, I-2 (Light Industrial, Heavy Industrial) to MRC-3-C (Mixed residential and commercial, maximum floor area ratio of 7.2, with conditions) for the development of two office buildings surrounding and enclosing structured parking, a boutique hotel, approximately 800 residential units, in addition to street-level retail and restaurants. No comment.
14. NEW BUSINESS: Affordable Housing Complex (seeking Invest Atlanta support) Memorial & Chester // Bret King / Rea Ventures, 890 Memorial. Motion was made to accept receipt of presentation, passed 7-0-0.
15. NPU N grant Update: On schedule, turned in invoices and received approval.
16. Beltline Rail Now: Requesting draft letter to support.
Motion to support, passed 4-0-3 (3 abstentions).
17. Adjourned 9:54.