

NPU-N April Meeting

April 27th, 2025

NPU-N members present:

- Chair - Amy Stout
- Cabbagetown - Eric Foley
- Candler Park - Aaron Fowler
- Druid Hills - Barbara Stafford
- Inman Park - Jonathan Miller
- Lake Claire - Carol Holliday
- Little Five Business - Mack Headrick
- Little Five Community Center - David Shorter
- Poncey Highland - Beth McDonald
- Reynoldstown - Christopher Leerssen
- City Planner - Tamaría Letang

AGENDA

1. Opening Remarks/Introductions
2. Approval of Agenda
 - a. Fast Track suggestions
 - i. Little 5 Halloween Festival
 - ii. 169 Moreland Ave
 - b. Agenda approved with no objections with fast track suggestions above
3. Approval of Minutes
 - a. Motion to approve March minutes with no objections
4. Reports from City Departmental Representatives (please allow public safety representatives to report first)
 - a. APD - Lt Carroll Zone 6 ()
 - i. 18 thefts from motor vehicle, 11 motor vehicle thefts, 4 burglaries, 2 simple assaults, 1 agg assault
 - ii. Slightly down from previous month
 - iii. Mostly around cabbagetown and reynoldstown
 - iv. Bike units about to start patrolling Cabbagetown and Reynoldstown
 - b. Atlanta Fire Rescue - not present
 - c. ATL 311 - Tamika Clark-Merriweather
 - i. Non-emergency outlet to city of Atlanta, potholes, business licenses, etc
 - ii. 5 ways to contact
 1. Dial 3-1-1 inside city limits or 404-546-0311 (short code only works with Atlanta area code)
 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

- iii. PAD available from 7am to midnight now
- iv. ATL 311 survey: <https://www.surveymonkey.com/r/ATL311Meeting>
- d. Code Enforcement - Officer Angel Stevens
 - i. Blah
- e. Public Works - Officer Spurlock
 - i. Oversees sanitation all regulations (storage, collection, disposal of solid waste)
 - ii. Delayed service for Memorial Day
 - iii. Q: Pickups have been missing in Ormewood Park
 - 1. A: will contact supervisor
- f. Atlanta Watershed - Tessa Winbigler
 - i. Q: big puddles on Dekalb Ave
 - 1. A: information passed along last time (~6 months); will try again
- g. Office of Ombudsman Of Neighborhoods - Nyaa Grant
 - i. Can help with unresolved issues with 311 or city departments
 - ii. amberware@atlantaga.gov
 - iii. 470-834-6453

5. Comments from Elected Officials

- a. Office of Lilian Bakhtiari - Patrick Husbands
 - i. Council back after 2 week recess
 - ii. Liliana introduced access to council for eviction defense donation – renewed
 - iii. Resolution introduced requesting reforms to GSP chase policy
 - iv. Three ordinances passed on Monday related to the stitch
 - 1. <https://thestitchatl.com/project/implementation>
 - 2. Uncertainty of federal funds will be a hurdle
 - 3. Stitch Special Services District:
 - https://atlantacityga.iqm2.com/Citizens/Detail_LegiFile.aspx?Frame=&MeetingID=4141&MediaPosition=5276.637&ID=37604&CssClass=
 - v. Questions about Moving Atlanta Forward
 - 1. Map of uncompleted projects:
 - <https://experience.arcgis.com/experience/6d436185fa464b3789768edae13b5cb7/page/Page>
- b. Office of Nikema Williams - Jennifer Freeman
 - i. Art competition sponsored by the congresswoman: [Congressional Art Competition](#)
 - ii. Congresswoman having town halls for unlawfully terminated federal employees:
 - https://forms.office.com/pages/responsepage.aspx?id=mYITktAiSU2NMHFw1YltmFtUmLAVTSxBtzzzB_Je97VUQVhLSUINTjVYRUwzSlhJNkdMSzZENDRWUy4u&route=shorturl
- c. Councilmember Bond - Madison
 - i. Respiration Committee meeting
 - ii. Food Distribution at Israel Baptist Church Wednesday May 7th

- iii. mbond@atlantaga.com
- iv. Councilmember wants to move Tree Protection Ordinance forward with amendments
 - 1. What amendments? Still gathering information
 - 2. What dates? Nothing set yet
 - 3. Updates not public yet
 - 4. CDHS moving forward with a hearing on May 1st at 10:30 a.m.
 - a. Vote would be after this
- 6. APAB Report
 - a. No updates
- 7. Planner's Report
 - a. Dept City Planning wrapping up Plan A
 - i. Public review open until April 30 (atlantaforall.com)
 - b. Q: Administrative stay for TPO was deferred to May 1st, but we will not vote on anything before then. Will it be deferred again
 - i. A: most likely but no confirmation
- 8. Matters for Voting (please see attachment)
 - a. Fast Track
 - i. Motion to approved passed unanimously
 - b. 545 Page Ave Variance
 - i. Previously resident got approved for second story addition
 - ii. Came across construction issues and second story was not feasible
 - iii. Applicant went to city to request demolition and were told that they don't need another variance
 - iv. They got approved to start building new house
 - v. They actually did need another variance for new construction, which is what we're voting on now
 - vi. This was an issue from the city
 - vii. Motion to Approve passed unanimously
 - c. Druid Hills zoning changes
 - i. University INN owner (hotels inc.) wanted to be annexed into city of Atlanta
 - ii. All 5 parcels zoned with historic overlay in unincorporated Dekalb
 - iii. 4 of 5 parcels will be OFFICE-INSTITUTIONAL
 - iv. 1 of 5 parcels SINGLE FAMILY RESIDENTIAL
 - v. There is an agreement that properties bordering on Emory would be incorporated into Druid Hills if annexed into Atlanta
 - vi. One ordinance for zoning translation from Dekalb to Atlanta
 - vii. One ordinance for moving parcels into historic district
 - viii. One ordinance for defining new subarea within Druid Hill landmark district
 - ix. Issues left to resolve
 - x. New ordinances were received hours before NPU meeting
 - xi. Z-25-18

1. Ordinance to create new University Park subarea and what the code would look like once properties are moved into the subarea
2. Two issues:
 - a. Transitional yards - needs clarification. The way it's written has broken up side yards and rear setbacks into two "zones" (first 20 ft and second 20 ft). Says they can have underground structures up to property line
 - i. Need clarification
 - b. Maximum Height - currently no structures over 35 feet. Ordinance says it can go up to 70 feet. No transitional height plane clause included (included in usual Atlanta zoning and every historic district)
 - i. We would like to see 35 foot limit for residential, and 54 foot limit for hotels and non-residential
3. Motion not to support unless:
 - a. 35 foot height limit for residential
 - b. 54 foot height limit for non-residential (including hotels)
 - c. Include transitional height plane of 45 degrees
 - d. Clarification for no underground structures within first 20 feet from property line
 - e. Language for proposed changes:
 - i. Sec. 16-20B.009 Part 6 (Maximum height) be rewritten as:

"6. Maximum height:

 - a. Single-family dwellings: No building shall exceed a height of 35 feet.
 - b. Multi-family buildings: No building shall exceed a height of 35 feet.
 - c. Non-residential uses including hotels:
 - (i) No building shall exceed a height of 54 feet.
 - (ii) Transitional Height Plane: Adjacent to any residential use with or without an intervening street, including any adjacent residential use outside the City of Atlanta boundaries, height shall be limited as follows: No portion of any structure shall protrude through a height-limiting plane beginning 35 feet above the transitional yard nearest to the common district boundary and extending inward over this District at an angle of 45 degrees."
 - ii. Sec. 16-20B.009 Part 5 b (ii) (1) and (2) that:

"Parking or other below ground uses maybe located within the side yard 20-40 feet away from a residential use."
 - f. Motion approved, 8-0-1 (one abstention)

- xii. 23-O-1659/CDP-23-25:
[https://drive.google.com/file/d/1tmhO8T-EzzqQfPIEbcz3ku9JXsNXJw7G/v
iew](https://drive.google.com/file/d/1tmhO8T-EzzqQfPIEbcz3ku9JXsNXJw7G/view)
1. Neighborhood has not gotten an explanation for any of this
 2. This is transitioning properties from Dekalb O-I land use designation to Atlanta O-I land use designation without moving them into HC-20B (landmark district)
 3. This would be the closest match for land use but doesn't match up with Historic District
 4. Neighborhood opposes unless the other two ordinances related to the landmark district are also passed
 - a. This may have to be passed first
 5. Meeting won't be until June 4th
 6. Motion to defer until next month approved unanimously

- xiii. Z-24-98
1. Neighborhood supports two main things
 - a. Wave nomination and public hearing to be moved into landmark district
 - b. All structure will be identified as "contributing"
 2. Motion to support approved unanimously

- xiv. 25-O-1133/CDP-25-10
1. www.trailsatl.com/report
 2. eric@pathfoundation.org
 3. Ordinance to adopt Trails ATL Plan as City of Atlanta's Master Plan for citywide network of trails
 4. Will add explicit community engagement process in the "Implementation" chapter of the Master Plan
 5. We do not have a final document
 6. Multi-use paths could pose issues for walkers and people in wheelchairs
 7. Motion to refer one month – approved unanimously

- xv. Z-24-82
1. Update to MRC-3 zoning
 2. Motion to adopt - approved unanimously

- xvi. Z-25-10
1. Require special use permit for data centers
 2. Motion to adopt - approved unanimously

9. Matters for Review and Comment

a. Z-25-15

- i. Create definition of vape shops and separate them by 1000 ft
- ii. Little Five Points not included based on existing zoning classifications
- iii. Comment: we want it to apply to all zoning categories

10. Presentations

- a. Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
 - i. We will be voting in May
- 11. Old Business
 - a. Little Five Points updates:
 - i. We got the grant and accepted it for Poncey Highland and Little Five Points
 - 1. 6500 split between the two
 - ii. Finley Plaza renovation supposed to start in the next couple weeks
 - iii. Jug Handle study will be happening at Dekalb and Moreland
 - iv. Mural under Moreland needs to be bid on
- 12. New Business
 - a. Happy Hour for NPU-N board will resume
- 13. Announcements
- 14. Adjournment
 - a. Adjournment at 9:55