

NPU-N May Meeting

May 22nd, 2025

NPU-N members present:

- Chair - Amy Stout
- Cabbagetown - Eric Foley
- Candler Park - Aaron Fowler
- Druid Hills - Barbara Stafford
- Inman Park - Neil Kinkopf
- Lake Claire - Carol Holliday
- Little Five Business - Mack Headrick
- Little Five Community Center - Not Present
- 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. Casa Coya
 - ii. Wheelbarrow Fest
 - b. Agenda approved with no objections with fast track suggestions above
3. Approval of Minutes
 - a. Minutes approved with edits from board members
4. Reports from City Departmental Representatives (please allow public safety representatives to report first)
 - a. APD - Lt. Carroll (jcarroll@atlantaga.gov)
 - i. Summer plans in effect with children out of school
 1. Bike units will be checking parks
 - ii. Quality of Life Officer can respond to many things in case code enforcement cannot be reached
 - b. Atlanta Fire Rescue - Not Present
 - c. Code Enforcement - Officer Parham 404-295-6045
 - i. Please leave name and number with complaint to help officers if they cannot locate complaint. Or send photo
 - ii. Back in court for civil process properties
 - iii. Officer Parham can provide any court dates
 - d. ATL311 - Imani Banks
 - 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
- e. Public Works - Officer Spurlock
 - i. Oversees all sanitation regulations including storage and disposal of solid waste
 - ii. A lot of unscheduled bulk on the right of way. Please contact public works first
 - iii. There have been a lot of requests for violations. Please leave address of violation, not your own address
 - f. Watershed Management - Tessa Winbigler (twinbigler@atlantaga.gov)
 - i. No updates
 - ii. Krog Tunnel is very rough for cyclists and scooters and not room for them on the small sidewalks on either side
 1. Hopefully update soon
 - g. Mayor's Office of Film Entertainment and Nightlife - Nako Roberson (nroberson@atlantaga.gov)
 - i. New department
 - ii. There will be filming in Inman Park on Euclid and Elizabeth May 28th to May 30th
 - iii. Is there any kind of compensation for the neighborhood?
 1. Some production companies will, but not up to the city
 - iv. atfilm@atlantaga.gov to contact department
 - h. Parks and Rec - Not Present
 - i. Neighborhood Relations Manager Clyde Mitchell (clmitchell@Atlantaga.gov, 404-510-8498)
 - i. Can help resolve neighborhood issues
5. Comments from Elected Officials
- a. Liliana Bakhtiari's office - Patrick Husbands phusbands@atlantaga.gov (404) 330-6048
 - i. Most of city council's focus is on the budget
 - ii. Follow along here <https://atlbudget.org>
 - iii. Councilmember's resolution to prevent high speed chases has been passed unanimously
 - iv. <https://www.district5atl.com/> (monthly newsletter here)
 - v. New district lines will be in effect for election, and districts go into effect when new term starts
 - b. Bond - Amber Madison (mbond@atlantaga.gov amadison@atlantaga.gov)
 - i. Councilmember's office had groundbreaking ceremony for African American Veterans in Piedmont Park
 - ii. Next food distribution will be first week of June (June 4th) St. Peter's Missionary Church at 2 p.m.
 - iii. Men's healthcare event with Eshe Collins on June 14th at Roselle Recreational Center
 1. Free health screenings, haircuts, etc.

- iv. Councilmember Bond supported tree protection ordinance - what is the status? It's being gutted and bled to death
 - 1. Ordinance was deferred to next month
- 6. APAB Report
 - a. No Report
- 7. Planner's Report
 - a. NPU voted to support - Temaria Letang
 - i. V-25-20 - 2090 Howard Circle - NPU voted to approve
 - 1. BZA voted to approve
 - ii. V-25-46 at Oakdale Road - NPU voted to approve
 - 1. BZA voted to deny
 - iii. License for First Watch - NPU voted to approve
 - 1. LRB voted to approve
 - iv. Tree ordinance deferred to May
 - v. NPU University
 - 1. Hosting 1 day immersive course - Urban Plan Academy
 - vi. Zoning Inspector still trying to track down owner of Girl Diver
- 8. Matters for Voting (please see attachment)
 - a. Motion to approve Fast Track items
 - 1. Motion to approve - approved unanimously
 - b. V-25-77 - 717 Edgewood Avenue SE
 - i. Public Hearing June 5, 2025
 - ii. Applicant seeks a variance from the zoning ordinance to 1) increase lot coverage from 50 percent to 72 percent and 2) reduce rear yard setback from 20 feet to 7 feet 6 inches.
 - iii. Want to create a bookstore at this location with coffee shop attached
 - iv. Will add addition on the back of the historic house
 - v. They are also looking at a lot consolidation that will allow them to use both lots for usage percentage
 - vi. IPNA enthusiastically in support
 - vii. Motion to support the variance
 - 1. Passed unanimously
 - c. Z-25-15 - Vape Shop Definition
 - i. Ordinance to create definition for "vape shops"
 - ii. Motion to support resolution
 - 1. Passed unanimously
 - d. 25-O-1224/CDP-25-1 - Adopt Plan A
 - i. Fact Sheet -
 - https://drive.google.com/file/d/1mBMLx9FacqQxAeyoWcE6Re6s7E65_ubO/view
 - ii. Website - <https://www.atlantaforall.com/>
 - iii. Concern over R4 being listed at medium lot single family and low density residential, medium density residential, and high density residential. R5 is the same but duplex.

- iv. Comment from Nate: if you have a block of R4 all with ADUs there is an argument to make it low-density residential.
 - 1. At what point does it become low-density residential? There are no thresholds
- v. Goal is to define maximum intensity for an area (i.e. where do we want density?)
 - 1. There can be a high density land use but anything below it will be allowed to account for increasing density
 - 2. Development pattern must speak to previous land use and zoning as well as projected land use and zoning in the future
- vi. Little Five Points wants differentiation for their own section in Plan A to preserve it as a unique neighborhood
- vii. R-4 does not make sense as low-density residential
 - 1. This could be in neighborhood policies
- viii. Motion reads as follows:
 - 1. Adopt Plan with the following conditions:
 - a. All R-4 categories should be de-categorized from Low Density Residential, Medium Density Residential, and High Density Residential
 - b. All R=5 categories should be de-categorized from Medium Density, and High Density
 - c. Some areas of NC1 become LDMU (low density mixed use)
 - 2. Passed unanimously**
- ix. June 4th is CDHS (Community Development and Human Services) committee in city council will have a hearing
- x. June 10th CDHS will have a vote
- e. 25-O-1133/CDP-25-10 - Ordinance to adopt Trails ATL Plan as the City of Atlanta's Master Plan for a citywide network of trails
 - i. There has been an addition to define interaction with NPUs and Neighborhood Associations during projects
 - 1. Project Kickoff
 - a. Outline the trail project in relation to the trail network
 - b. Present trail design options
 - c. Collect and evaluate public feedback for inclusion
 - 2. Public Information Open House at 30% Design
 - a. Share the draft design concept with the public
 - b. Collect and evaluate public feedback for inclusion
 - 3. Public Information Open House at 90% Design
 - a. Share the final design with the public
 - b. Share the project schedule and construction logistics with the public
 - 4. Other Project Updates

- a. Share additional information and design/construction updates with the public on a case-by-case basis.
 - 5. Ribbon Cutting
 - a. Schedule a ribbon-cutting with the community, stakeholders, and elected officials to celebrate the completion of the trail.
 - b. officials to celebrate the completion of the trail.
 - ii. There is room for additions and amendments in the future for trails that come up that are not in the plan currently
 - iii. Motion to support given that the above additions make it into the final plan
 - 1. Approved 7-0-1 (one absention)
 - f. 23-O-1659/CDP-23-25 - Change of Land Use for lots in Druid Hills
 - i. Redefines several lots to translate from Dekalb zoning (R75) to city of Atlanta (R4)
 - ii. Issue is that the final zoning for these properties should be HC 20 B (Druid Hills historic district)
 - iii. No updates from Councilmember Wan after deferring last month
 - iv. Slated to be part of CDHS hearing on June 4th
 - v. Motion NOT to support unless:
 - 1. HC 20 B (Druid Hills Landmark District zoning designation) is referenced properly instead of R4
 - 2. Approved unanimously
9. Matters for Review and Comment
 - a. V-25-88 (Appeal) - 545 Page Avenue NE
 - i. NPU-N approved them on the variance
 - ii. Applicant was partially granted variance because of where the existing foundation was
 - iii. Applicant then removed the existing foundation
 - iv. Then, they were given a stop work order because the city says variance was given because of the existing foundation
10. Presentations
11. Old Business
12. New Business
13. Announcements
 - a. Fringe Festival coming to Little Five Points for two weeks
 - b. Alliance has signed contract with a vendor to redo Findley Plaza in Little Five Points
14. Adjournment
 - a. Meeting adjourned at 9:28 p.m.