

# NEIGHBORHOOD PLANNING UNIT – M

Monday, May 13, 2024 at 6:15 PM

## CONTACT INFORMATION

Forrest Coley, Chairperson – [chair@npumatlanta.org](mailto:chair@npumatlanta.org)

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## AGENDA

### 1. Opening Remarks/Introductions:

4th Ward Alliance: Terry McColl

4th Ward West: Catherine Chase

4th and Sand: absent

ADNA: John Fischer

CHNA: Patrick Collins

Marietta Street Corridor:

O4W Business Association: Juan Mendoza

Chair: Forrest Coley

Vice-Chair: Kyle Kessler

Secretary: absent

Assistant Secretary: absent

Parliamentarian: Jennifer Brooks

Public Safety Committee: Stacey Sharer

Transportation: DeJon Tebought

Land Use: Senya Zaitsev

### 2. Approval of Minutes:

Motion to defer approval until the April minutes are posted: Terry McColl

2nd: Catherine Chase

Vote: motion carries with no opposition.

### 3. Announcement & adoption of Consent Agenda:

There is no consent agenda.



Roll call for applicants on this agenda.

#### **4. Approval of Agenda:**

Motion to approve agenda: Terry McColl

2nd: Stacey Sharer

Motion carries without opposition.

#### **5. Reports from APD, AFD and other City Departmental Representatives**

No presentation from APD.

AFD: Claudie Nash wrote in the chat reminding folks to check smoke and carbon monoxide detectors. Reach out to [cnash@atlantaga.gov](mailto:cnash@atlantaga.gov)

Atl311: Ebony Batiste will report back about fire hydrant parking especially during festivals/events in O4W.

Code Enforcement: Officer Angel Stevens responded to 2 questions.

DPW: Pete Francis of the SWEET Team offered to arrange for help to remove a fallen tree at Samson & McGruder. Recycling bins available from Atl311. "Feet On The Street" campaign to improve quantity and quality of recycling and draw attention to sorting properly. [pfrancis@atlantaga.gov](mailto:pfrancis@atlantaga.gov)

Ombudsman: Jodi Merriday offers support to escalate unresolved issues.

DCP Office of Design: Carlos Garcia presented information about Plan A. Many opportunities for public engagement, commentary and feedback May through October. [ATLANTAforall.com](http://ATLANTAforall.com)

#### **6. Comments from Elected Officials**

None

#### **7. Committee Reports – Transportation, Safety, Land Use**

Transportation: DeJon Tebought reported on rebate program for e-bikes:

[https://atlantaregional.org/what-we-do/mobility-services/atlanta-e-bike-rebate-program/?utm\\_source=ActiveCampaign&utm\\_medium=email&utm\\_content=The+Atlanta+E-Bike+Rebate+Program+Officially+Launches+Sunday%2C+June+16&utm\\_campaign=E-Bike+Rebate+-+Program+Launch+Notification&vgo\\_ee=iAq1cltYK8WVUHAQ75CLp1Qb27HEJuIWO6%2FBfmm%2BA56E59Cr%3ADSg0mcLUTX%2FF39UOXizeDGfTZdRWXp8V](https://atlantaregional.org/what-we-do/mobility-services/atlanta-e-bike-rebate-program/?utm_source=ActiveCampaign&utm_medium=email&utm_content=The+Atlanta+E-Bike+Rebate+Program+Officially+Launches+Sunday%2C+June+16&utm_campaign=E-Bike+Rebate+-+Program+Launch+Notification&vgo_ee=iAq1cltYK8WVUHAQ75CLp1Qb27HEJuIWO6%2FBfmm%2BA56E59Cr%3ADSg0mcLUTX%2FF39UOXizeDGfTZdRWXp8V)

Marta budget public meetings May 16 & 16

Streets Alive Sunday May 19 from Mitchell Street to 15th Street on Peachtree Street.

Public Safety: Stacey Sharer reported that meetings are every 3rd Thursday, virtually from June onwards. National Night Out needs someone to take charge and organize it. Reach out to Stacey at [publicsafety@npumatlanta.ga](mailto:publicsafety@npumatlanta.ga)

Land Use: Senya Zaitsev is working with Georgia Power on the Wabash station, reviews are underway. The committee is working on O4W land use ideas as a community.

#### **8. APAB Report:**

Kyle Kessler had no report because APAB has not met this month yet.

#### **9. Planner's Report:**

Matt Adams announced ongoing NPU 50th Anniversary events that everyone is invited to. Public meetings for Zoning 2.0 begin on May 20. Plan A public workshops are scheduled around the city in May and June, with more to come later summer and fall. NPU University classes are in full swing. Community Design Awards 6pm May 31 at City Hall, included food. O4W 54 Columns Art Installation was nominated.

#### **10. Matters for Voting**

##### **Special Event Applications (MOSE)**

[RnB Mimosa Festival](#) (Darryl Edler) Sammy Mumphrey presented Historic Fourth Ward Park – July 6, 2024.

Motion to defer to next month: Terry McColl

2nd Matthew Peterson

Discussion: Applicant will work with Terry McColl to sort out O4W concerns, pedestrian access, access for businesses, lane closure, street closure.

Motion carries with no objection and the understanding that if O4W is satisfied that all issues have been addressed they can ask to put it on the Consent Agenda for June.

[Love Day](#) Tyree Smith Historic Old Fourth Ward Park July 13, 2024: Did not attend

Motion to defer to June by Terry McColl

2nd Catherine Chase

Motion carries with no opposition

**Brunch-Ella** Ronald Hixon Historic Fourth Ward Park  
(North Parcel) – 680 Dallas Street NE July 20, 2024

Motion to support the application by Terry McColl

2nd Stacey Sharer

Motion carries with no opposition.

**Peachfest** Rob Frazer (& Brady Lowe)

Peachtree Center Plaza – 225 Peachtree Street July 21, 2024 3pm to 7pm

Peach themed culinary tasting, supporting local farmers, music, market place.

Motion to recommend approval of this application: John Fischer

2nd: Catherine Chase

Motion carries with no opposition.

**Afrobeat Experience Festival (AFRO X FEST)** Amir James Historic Fourth Ward Park  
July 27-28, 2024: Did not attend.

Motion to defer to June: Terry McColl

2nd Princess Wilson

Motion carries with no opposition.

**SMART BTA Stop the Violence Community Fair** Brenda Banks

Historic Fourth Ward Park (Skate Park) August 3, 2024

Open to the public, not gated, not ticketed, no street closures, expecting 500-700 people. Discussion about a parking plan.

Motion to support the application: Terry McColl

2nd Princess Wilson

Motion carries with no opposition.

**So So Def Music Festival** Bryson Dorsey Underground Atlanta – 50 Upper  
Alabama Street Alabama Street August 31-September 1, 2024

Did not attend.

Event is reported to be canceled.

**Beloved Community International Expo** (Mika Vines & Andrus Washington)

Sun Roberson presented.

The King Center – 449 Auburn Avenue NE September 7, 2024 from 11am to 5:30pm.

Expecting 1800-2000 people, open to the public.

Motion to support the application: Terry McColl

2nd: Stacey Sharer

Motion carries with no opposition.

[United Revival](#) (Briana Tokar) Jessica McDonald presented.

Woodruff Park 91 Peachtree Street September 21, 2024 from 2pm to 6 or 7pm.

Worship and prayer event on a 20' X 30' stage. No vendors, no food.

Expecting 800-1000 people.

Motion to support this application: John Fischer

2nd: Patrick Collins

Motion carries with no opposition.

[Rival Concert in the Park](#) (Josh Antenucci) Jessica McDonald presented Fourth Ward Park - (North Parcel) relocated to Thomas Taylor Memorial Skate Park area.

Expecting 10,000 people over the 2 days. September 27-28, 2024 5pm to 10:30pm.

Motion to support the application conditional on the applicant working with 4th

Ward Alliance to work out any remaining details (ed note: add “no parking” signs along East Avenue): Terry McColl. 2nd: Princess Wilson

Motion carries with no opposition.

[Oye Fest 2024](#) Margarita Rios and Randall Ruiz Historic 4th Ward Park. October 6, 2024 2pm to 10pm, set up on October 5. Concert, art, street closings will accommodate business access (ie. Buena Vida Tapas Bar)

Motion to support the application: Terry McColl

2nd: Juan Mendoza

Motion carries with no opposition.

**Discussion:** 7 out of 10 special events on this agenda are for events in the O4W Park, putting undue strain on the residents of the immediate area. MOSE has been unresponsive to expressed concerns of the repeated disruptions to the neighborhood.

**Action:** Mr. Chair invited a formal letter on this subject that he would sign and send to the Mayor’s office and to MOSE.

## **Alcohol License Applications (LRB)**

[Peters Street Music and More:](#) Micah Troy presented. 177 Peter Street NW, New Business. A “listening bar” featuring vinyl for listening and for sale, private events, autograph sessions, adult beverages, “not a club”. Seating for 25 patrons indoors.

There is a back patio. Will meet with CHNA (Castleberry Hill Neighborhood Association) on May 20. Will apply for an alcohol license at a later date.

Motion to defer until June NPUM meeting: Matt Tarleton

2nd: Patrick Collins

Motion carries with no opposition.

[Underground Atlanta](#) Luisa Maria Duran Reyes is the manager, Rashad Roberson represented and spoke. 50 Upper Alabama Street. New Business.

Motion to support the application: John Fischer

2nd: Stacey Sherer

Motion carries with no opposition.

### **Board of Zoning Adjustment Applications (BZA)**

#### [V-24-15](#)

Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard setback from the required 30 feet to 10 feet, 2) reduce the north side yard setback from the required 7 feet to 0 feet, 3) increase the lot coverage from the required 55 percent to 70 percent and 4) removing the requirement for the front porch to contain roof with a minimum six-inch roof supports.

223 Randolph Street NE

Public Hearing July 11 or 18, 2024

Applicant was not present.

Motion to defer: Terry McColl

2nd: Princess Wilson

Motion carries with no opposition.

### **Zoning Review Board Applications (ZRB)**

#### [U-24-3](#)

Applicant seeks a special use permit to operate valet parking operations.

551 Ponce de Leon Avenue NE

Applicant was not present.

Motion to defer: Terry McColl

2nd: Senya Zaitsev

Motion carries with no opposition.

## **Matters For Review and Comment:**

### **ZRB:**

Z-24-4

Applicant seeks to rezone the property from the I-2 (Heavy Industrial) zoning designation to the I-MIX (Industrial Mix Use) zoning designation for new 100 unit condo development. 2 main concerns expressed are that the application for rezoning may involve demolishing a historic building and may not meet the intent of I-MIX designation. 523 Whitehall Street SW (NPU-V)  
Public hearing is June 6 or 13, 2024. DCP Matt Adams captured this discussion.

### **Atlanta Department of Transportation:**

Abandonment of Public Right-of-Way: Jesse Hill Junior Drive SE between Gilmer Street SE and Armstrong Street SE. Discussion was mixed and DCP Matt Adams captured the points made.

## **11. Presentations**

- Yeppa SAP application - 667 Auburn: Adam Toal presented. A restaurant with eat-in and to-go, indoor and outdoor seating. Will present to DRC May 15 and will apply for an alcohol license at a later date.

## **12. Old Business**

None

## **13. New Business**

Motion for the recall and disqualification of NPUM Secretary for interfering with Castleberry Hill Neighborhood Association, its businesses and its citizens making it difficult to deal with the City and NPUM: Wynn Pennington

2nd: Princess Wilson

Discussion included additional reports of non-compliance with the office of secretary and neglect of the requirements of Community Improvement Grant causing NPUM to be ineligible for additional grant funds. Clarification that NPUM Bylaws and Robert's Rules of Order are being followed for this vote and process. No advance notice was required.

Vote

20 in favor

0 against

0 abstentions

Motion carries, unanimously.

## **14. Announcements**

Further discussion of the means by which to fill the position of secretary.

Discussion about the problem of GPS coordinates for events held in O4W parks causes people driving to go to the wrong place for that event. Question as to whether the City/Parks & Recreation/event organizers can work to make this better.

## **15. Adjournment**

Motion to adjourn: Patrick Collins

2nd: Princess Wilson

## **PUBLIC NOTICES AND ANNOUNCEMENTS**

### **Plan A: Atlanta's Comprehensive Development Plan**

The Department of City Planning (DCP) is leading an 18-month planning process to update *Plan A: Atlanta's Comprehensive Development Plan* meeting the Minimum Planning Standards set by the Georgia Department of Community Affairs and the Georgia Planning Act. The comprehensive plan sets forth the vision, goals, policies, and actions for future growth and development in Atlanta. DCP will host events across the city including public meetings, pop-ups and community workshops. DCP will routinely post schedule updates and information on how to participate at [www.AtlantaForAll.com](http://www.AtlantaForAll.com)

In-person workshops will occur May 22 to June 18. The website will also have education resources, online surveys and mapping tools and ways to submit comments.

For additional questions, please email [PlanA@AtlantaGA.Gov](mailto:PlanA@AtlantaGA.Gov)

### **ATL Zoning 2.0**

Please join us on Monday, May 20th, 6:30pm at Habitat for Humanity at 824 Memorial Drive - for the first of several meetings to review and discuss the Zoning 2.0 update. This meeting will be an opportunity to review and comment on the proposed new Zoning Districts and Use standards. We will also update you on the other zoning modules that are coming soon.

For more information, please visit [www.atlzoning.com](http://www.atlzoning.com)



**Sec. 6-3019 Prohibition of Political Forums**

“Neighborhood planning unit meetings shall not be used for political forums or campaigning for city, county, state, or federal elections.”

Examples of campaigning could include, but not be limited to:

- Introduction of elected officials as political candidates in upcoming elections;
- Distributing campaign materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.

Please contact Leah LaRue at 404.546.0159 or [llarue@atlantaga.gov](mailto:llarue@atlantaga.gov) with any questions or concerns.