

NEIGHBORHOOD PLANNING UNIT – M



Monday, August 10, 2026 at 6:30 PM
Land Use/Exec Meeting

CONTACT INFORMATION

Kyle Kessler, **Chairperson** – 678-488-8298 or chair@npumatlanta.org

Haley Swindle, **City of Atlanta, Urban Planner** – 470-596-2310 or jswindle@atlantaga.gov

Leah LaRue, **City of Atlanta, Director** – 404.330.6070 or llarue@atlantaga.gov

MINUTES FROM DRAFT AGENDA

1. Opening Remarks/Introductions

- Roll Call:
- Elected Officers.
 - i. Chair - Kyle Kessler
 - ii. Vice Chair - Forrest Coley (n/a)
 - iii. Secretary - Carrie Burns (n/a)
 - iv. Asst Secretary - Sarah Kim (n/a)
 - v. Parliamentarian - Jennifer Brooks (n/a)
- Neighborhood Associations
 - i. Old Fourth Ward Neighborhood Association - Catherine Chase
 - ii. Old Fourth Ward Business Association - Juan Mendoza (n/a)
 - iii. Downtown Neighborhood Association - John Fischer
 - iv. Castleberry Hill Neighborhood Association - Steve Yazell (unsure of who was on the call)
- Committee Chairs
 - i. Public Safety Committee - Dorthey Hurst
 - ii. Land Use Committee (n/a)
 - iii. Transportation Committee - DeJon Tebought
 - iv. APAB - Atlanta Planning Advisory Board - Kyle Kessler

2. Approval of Minutes

3. Announcement & adoption of Consent Agenda

4. Approval of Agenda

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

6. Comments from Elected Officials

7. Committee Reports

- [Public Safety](#): Updates from Dorthey re: her position on the LRB and separation of her role on the committee from the liquor licensing
- [Transportation](#): Updates from DeJon



- [Bylaws](#): We need to have everything proposed by the August GB meeting, not policies, bylaws only
8. APAB Report - Meeting coming up, will update at GB
 9. Planner's Report
 10. Matters for Voting (remaining applications - please see attachment)
 - [Z-26-49](#) - 460 Decatur
 - i. Presentation and extensive discussion about parking/traffic planning, no InvestAtlanta funds, 15% of units at affordable rates, varying units from 1- to 3-bedrooms, concern over needing more opportunities for families
 - ii. Will the developer do a traffic study even though it's under the requirements? The city can't condition it, but we can request. They agreed on the call to handle the traffic study
 - iii. Will they agree to not request permit parking? They can't agree to that this evening
 - iv. Contact info for questions: skirchhoff@trammellcrow.com and nbarker@trammellcrow.com
 - v. Motion by Dorthey Hurst to defer for one month to allow time to further review w/ O4W neighborhood: traffic study, parking analysis, tree at Fitzgerald/Todd entrance, curb cut at Lucy St & Fitzgerald, 3-bedrooms; second by John Fisher; 14 in support, no one opposed, motion carries
 - vi. They don't need to attend the August GB meeting, they will return in September
 - [Z-26-46](#) - text amendment for self-storage
 11. Presentations
 - Tapestry Development Group: 444 Highland Avenue NE | Bo Johnston (Invest Atlanta application. Requested funding: \$ 20,000,000.00)
 - The Integral Group: 40 Marietta Street NW | Taylor Brown (Invest Atlanta application. Requested funding: \$ 22,000,000.00)
 - Trees Atlanta: Martin Luther King Jr National Historical Park and Old Fourth Ward neighborhood tree planting project | Todd Wiggins
 12. Unfinished Business
 13. New Business
 14. Announcements
 15. Adjournment

Additional Land Use/Executive Items:

- National Night Out: Needs better run of show/operations in place, Dorthey noted Operation Peace needs to be invited, but that needs structure in the Google Drive; awaiting group photo for social post
- Bylaws Update
- Henderson Place mitigation plan

MATTERS FOR VOTING

NPU's provide recommendations to the City of Atlanta by voting to support or oppose applications. The application and the NPU's recommendations, along with Staff recommendations, are then considered by the appropriate board, association, commission, or office.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Ace on Auburn Bar & Grill Additional Facility	Restaurant	Aklilu Tesfaye	253 Auburn Avenue	Change of Ownership
LunchBox	Nightclub	Eval Reisin	108 Pryor Street SW	New Business
Mule Train	Restaurant	Shyretha A. Sheats	87 Broad Street	New Business
Mastro's Ocean Club	Restaurant	Evan M. Wagner	190 Marietta Street NW	Change of Ownership
Umai Sushi and Noodles	Restaurant	Hyun Julie Song	701 Highland Ave NE	Change of Ownership

Special Event Applications (MOSE)			
Event Name	Event Organizer	Event Location	Event Date
AMENDED: Sip & Drool Dog Festival	Michelle Lewin	680 Dallas Street NE	September 20, 2026
Atlanta Hip Hop Day Festival	Amir James	Historic 4 th Ward Park 680 Dallas Street NE	September 5-6, 2026
AMENDED OUTDOOR FESTIVAL ATL UTD Celebration of Soccer (amended the street/lane closure(s) to include Andrew Young International Blvd and site plan to include additional street/lane closure(s).)	Hannah Kang & Tameka Rish	200 Peachtree St - Peachtree St b/t Ellis Street and 210 Peachtree St NW an Andrew Young International Blvd	October 4, 2026
Where the Weird Things Are	Brittany Brewster	Historic 4th Ward Park Amphitheater-666 Rankin St NE	October 24, 2026
I'm So ATL Arts & Culture Festival	Eric Barnes	Old Fourth Ward Park - 680 Dallas St NE	October 30 – November 1, 2026
Jazz in The Park ATL	Hassan Jordan	Historic Old Fourth Ward Park-680 Dallas Street	November 7-8, 2026
PurpleStride Atlanta	Ashley Marquis & Shanle Vanderm	Historic Fourth Ward 680 Dallas Street NE	April 24, 2027

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
Z-26-49 Applicant seeks to rezone the property from the I-1 BL () zoning designation to the MRC-3 BL () zoning designation to accommodate a multifamily residential building with commercial use. SITE PHOTOGRAPHS , SITE PLAN , TREE PLAN	460 Decatur Street SE	September 3 or 10, 2026

Land Use Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing
CDP-26-21 An Ordinance to amend the land use element of the 2025 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 460 and 478 Decatur Street SE from the LDMU (low density mixed use) development pattern designation to the HDMU (high density mixed use) development pattern designation; and for other purposes (Z-26-049).	460 and 478 Decatur Street SE	September 9, 2026 at 6:00 pm

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
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

MATTERS FOR REVIEW AND COMMENT

Members can review subdivision applications and provide comments to be forwarded to the Subdivision Review Committee (SRC). Other applications may be presented to an NPU for review and

comment when the address is within a 300-foot radius of the NPU's boundary. The Code of Ordinances does not require these applicants to attend NPU meetings.

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-26-98 (Appeal) Applicant seeks to appeal the issuance of fence permit BB-202605106 and the approval of CA2S-26-250.	92 Bradley Street NE	September 10, 2026

NPU-M VOTING RULES per [2026 Bylaws](#)

Eligible members shall be any person 18 years of age or older whose primary place of residence is within the NPU-M designated area or a representative of any corporation, organization, institution, or agency which owns property or has a place of business or profession within NPU-M designated area (Article II, Sec. 1). All eligible members shall have one (1) vote without attendance requirements, dues payments or any other limitation (Article IV, Sec. 1).