

NEIGHBORHOOD PLANNING UNIT – B

Tuesday, August 3, 2021 at 7:00 PM

To register in advance, click [here](#)

Meeting ID: 83248368602

Dial-In: 312-626-6799, access code: 83248368602#



CONTACT INFORMATION

Nancy Bliwise, **Chairperson** – 404.727.4170 or nbliwis@emory.edu

Jessica Lavandier, **City of Atlanta, Planner** – 404.865.8522 or jlavandier@atlantaga.gov

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

AGENDA

1. Opening Remarks/Introductions
2. Approval of Minutes
3. Approval of Agenda
4. Reports from City Departmental Representatives
(please allow public safety representatives to report first)
5. Comments from Elected Officials
6. Committee Reports
7. Planner's Report
8. Matters for Voting (please see attachment)
9. Presentations
10. Old Business
11. New Business
12. Announcements
13. Adjournment

NPU-B VOTING RULES per [2021 Bylaws](#)

NPU-B is composed of residential and business representatives who shall each have one vote on any matter. Votes and motions may be made via email (Article 6, Section 6.5). In the event members cannot attend a Board of Committee Meeting, they may designate a Proxy to vote in their place (Article 6, Section 6.9).



MATTERS FOR VOTING

NPUs 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
Thompson Buckhead (Restaurant Bar, Lobby Bar, and Rooftop Bar)	Hotel	Lukus Grace	415 East Paces Ferry Road	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing Date
V-21-149 Applicant seeks a variance to reduce the north side yard setback from 10 feet to 6 feet for an addition to an existing single-family dwelling.	4575 Angelo Drive NE	August 12, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
Z-21-55 Applicant seeks to rezone the 12.52 acre property from the SPI-12 SA3 and R-3 (Buckhead/Lenox Stations Special Public Interest District Subarea 3 and Single-family residential, minimum lot size .41 acres) zoning designation to the SPI-12 SA1 (Buckhead/Lenox Stations Special Public Interest District Subarea 1) zoning designation to allow a mixed-use development and the expansion of some church facilities. SITE PLAN , SURVEY , TREE PLAN	3721 Peachtree Dunwoody Road NE	August 5 or 12, 2021

Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
CDP-21-35 An ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate property located at 3626 Peachtree Road NE from the Low Density Residential (LDR) Land Use Designation to the High Density Commercial (HDC) Land Use Designation and 3715 and 3693 Wieuca Road NE and 3714 and 3706 Peachtree Dunwoody Road from the Single Family Residential (SFR) Land Use Designation to the High Density Commercial (HDC) Land Use Designation (Z-21-055).	3626 Peachtree Road NE, 3715 and 3693 Wieuca Road NE, 3714 and 3706 Peachtree Dunwoody Road and parcel 17-0044-LL025	September 27, 2021 6:00 PM

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.

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing Date
Z-21-73 An Ordinance by Councilmember Amir R. Farokhi to rezone certain properties within one half mile walking distance of high-capacity transit stations from various low-density residential zoning codes to multifamily residential multi-use (MR-MU); to promote a variety of housing options and increase affordability near transit; and for other purposes. FACT SHEET	Various	October 7 or 14, 2021

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-21-74 An Ordinance by Councilmember Amir R. Farokhi to amend the Zoning Ordinance of The City of Atlanta (Part 16), by amending various provisions of the text of the Zoning Ordinance, including individual zoning district regulations, with regard to the subject areas and provisions that follow, MR-MU (Multifamily Residential Multi-Unit) zoning district and regulations (Section 1 below); minimum parking requirements (Section 2 below); accessory dwellings (Section 3 below); to promote a diversity of housing options and increase housing affordability; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	October 7 or 14, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
21-O-0455/CDP-21-43 An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to redesignate certain properties within one half mile of high-capacity transit stations listed in exhibit A to Medium Density Residential; to promote a variety of housing options and increase affordability near transit; and for other purposes. (Z-21-073). PARCELS , MAP	Various	September 27, 2021 6:00 PM

Proposed Legislation – Atlanta City Council		
Legislation	Public Hearing	
21-O-0266 An Ordinance by Councilmembers Joyce M. Sheperd and Carla Smith as substituted by Community Development/Human Services Committee to update the requirements for agreements between Park Pride and community garden adopter groups originally authorized by 07-R-1363; and for other purposes.	Community Development/Human Services Committee – City Hall Committee Room #1 or #2	-

PUBLIC NOTICES AND ANNOUNCEMENTS

Provided for informational purposes. Votes/comments are neither required nor expected.

Public Notice

Plan A is Atlanta's guide to growth and development. The Department of City Planning (DCP) has been leading a public planning process to keep it up to date every 5 years. As part of this effort, DCP has posted a 2nd draft of *Plan A* for public review and comment online at <https://www.atlcitydesign.com/2021-cdp> and at 15 libraries and community recreation centers. The 2nd round of public review and comment will end on August 27th. A 3rd draft and round of public review and comment will be 9/13 to 9/27. City Council Community Development/Human Services (CD/HS) Committee will host the final virtual public hearing on September 27th at 6pm. City Council will adopt the CDP by October 31, 2021. For additional information please email cdp2021@AtlantaGa.Gov.

City of Atlanta Code of Ordinances

(Campaigning by Elected Officials & Candidates)

Campaigning by elected officials at NPU and APAB meetings is strictly prohibited by the City of Atlanta's Code of Ordinances. Please note the following code section:

SEC. 6-3019 Prohibition of Political Forums

Part 6, Chapter 3, Article B, Section 6-3010: "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;
- Passing out campaigning materials and literature; and
- Conducting either of the above in City Hall, its rooms or offices.
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Please contact Leah LaRue at (404) 546-0159 or llarue@atlantaga.gov with any questions or concerns.