

# NEIGHBORHOOD PLANNING UNIT – B

Tuesday, September 7, 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](mailto:nbliwis@emory.edu)

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Leah LaRue, **City of Atlanta, Assistant Director** – 404.330.6070 or [llarue@atlantaga.gov](mailto: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
  - Motion to rescind the July 6<sup>th</sup> vote to support V-21-135.
11. New Business
  - NPU-B Bylaws - Vote
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
<a href="#">Spice House</a>	Restaurant	James Foye	2591 Piedmont Road	New App/Old Location
<a href="#">ST Germain French Bakery</a>	Open Air Café	Heather C. Jourdan-Gassin	3035 Peachtree Rd	New Business
<a href="#">Knife Kitchen &amp; Cocktails</a>	Restaurant	Paul Lawrence	3162 Piedmont Road NE	New Business
<a href="#">Fetch</a>	Restaurant	Stephen B. Ochs	309 Buckhead Avenue	New Business

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing Date
<a href="#">V-21-149</a> 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	September 9, 2021
<a href="#">V-21-172</a> Applicant seeks a special exception to reduce the required onsite parking from 43 spaces to 13 spaces for an existing eating and drinking establishment. <a href="#">AMENDED REFERRAL</a>	4362 & 4346 Roswell Road NE	September 9, 2021
<a href="#">V-21-181</a> Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 35 feet to 25.8 feet for a garage addition and 2) a special exception to exceed the height of a retaining wall in the side yard from 6 feet to 8.70 feet in order to build a new retaining wall.	3388 Mathieson Drive NE	September 9, 2021
<a href="#">V-21-184</a> Applicant seeks a variance from the zoning regulation to 1) reduce the required east side yard setback from 7 feet to 1 foot 7 ½ inches and 2) reduce the rear yard setback from 15 feet to 8 feet 10 inches in order to construct a two car garage.	314 Delmont Drive NE	October 7, 2021

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing Date
<a href="#">Z-21-44</a> Applicant seeks to rezone the .95 acre property from the RG-2 (General {multi-family} residential, maximum floor area ratio of .348) zoning designation to the RG-3 (General {multi-family} residential, maximum floor area ratio of .696) zoning designation for the development of 12 single-family homes. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	77 Sheridan Drive NE	September 9, 2021

<a href="#">Z-21-55</a> 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. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a> , <a href="#">TREE PLAN</a>	3721 Peachtree Dunwoody Road NE	September 9, 2021
<a href="#">Z-21-76</a> Applicant seeks to rezone the property from the R-L-C-C (Residential with limited commercial, maximum floor area ratio of .348 conditional), R-4 (Single-family residential, minimum lot size .21 acres) zoning designations to the PD-H (Planned housing development {single-family or multi-family}) zoning designation for the consolidation of 4 lots for the construction of 11 new single-family houses and new future 4 acre park. <a href="#">SURVEY</a> , <a href="#">SITE PLAN</a>	314 West Wieuca Road NE	October 7 or 14, 2021

### Text Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing Date
<a href="#">CDP-21-35</a> 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
<a href="#">Z-21-73 (Amended)</a> <b>PRESENTATION BY THE DEPT OF CITY PLANNING</b> An Ordinance by Councilmember Amir R. Farokhi to rezone certain properties within one half mile walking distance of existing 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. <a href="#">AMENDED BINDER</a> , <a href="#">AMENDED FACT SHEET</a>	Various	November 4 or 18, 2021

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<a href="#">Z-21-74 (Amended)</a> - <b>PRESENTATION BY THE DEPT OF CITY PLANNING</b> 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. <a href="#">AMENDED FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	November 4 or 18, 2021

Text Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing Date
<a href="#">21-O-0455/CDP-21-43 (Amended)</a> <b>PRESENTATION BY THE DEPT OF CITY PLANNING</b> An Ordinance to amend the Land Use element of the 2016 Atlanta Comprehensive Development Plan (CDP) so as to designate certain properties within one half mile of existing high-capacity transit stations listed in exhibit A to Low Density Residential; to promote a variety of housing options and increase affordability near transit; and for other purposes. (Z-21-073). <a href="#">PARCELS</a> , <a href="#">AMENDED MAP</a>	Various	November 29, 2021 6:00 PM

## 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](mailto:cdp2021@AtlantaGa.Gov).

**2022 NPU Bylaws must be submitted by September 30, 2021. There shall be no restrictions on a resident’s right to vote on Bylaws.**

## 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](mailto:llarue@atlantaga.gov) with any questions or concerns.