

NEIGHBORHOOD PLANNING UNIT – B

Tuesday, June 6, 2023 at 7:00 PM

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

Meeting ID: 83248368602

Dial-In: 312-626-6799 Access code: 832 4836 8602#



CONTACT INFORMATION

Rebecca King, **Chairperson** – 404.218.5820 or rlkintheatl@gmail.com

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 [2023 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
Savi Provisions	Food Specialty Store	Meet Chauhan	316 Pharr Road NE	Change of Ownership
Seven Lamps	Restaurant	Jeffrey Newsham	3400 Around Lenox Road NE	Change of Agent
Canterbury Court	Restaurant	Debra R. McNeil	3750 Peachtree Road NE	New Business

Board of Zoning Adjustment Applications (BZA)

Application	Property Address	Public Hearing
V-23-41 Applicant seeks a variance to 1) reduce the north side yard setback from 20 feet to 10 feet, 2) reduce side yard setback from 7 feet to 3 feet, and 3) reduce the east front yard setback from 30 feet to 20 feet.	2870 Piedmont Road NE	July 13, 2023
V-23-57 Applicant seeks 1) a special exception to place recreational pool adjacent to the street and 2) a variance to reduce the half-depth front yard setback from 17.5 feet to 16.1 feet.	341 Meadowbrook Drive NE	June 8, 2023
V-23-75 Applicant seeks a special exception to increase the height of a fence/gate from 4 feet to 6 feet in the front yard setback.	3445 Habersham Road NW	June 8, 2023
V-23-39 (Amended) Applicant seeks a variance to 1) reduce the required rear setback from 15 feet to 1 foot for the proposed gym and parking structure, 2) increase the size of accessory structures from 30 percent floor area of principle structure to 33 percent of principle structure and 3) decrease the required half-depth front yard from 17.5 feet to 0 feet for the proposed parking structure.	183 Lindbergh NE	June 8, 2023
V-23-82 Applicant seeks a variance to reduce the southern side yard from 10 feet to 3 feet, and a special exception to 1) allow active recreation (swimming pool) in yards adjacent to streets, and 2) allow a 19 foot 7 inch wall in the southern side yard for construction of an accessory structure for an existing single-family dwelling.	4605 Angelo Drive NE	July 6, 2023

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing
U-23-7 Applicant seeks a special use permits to operate four outdoor pickleball courts. SURVEY	3804 Roswell Road NE	July 6 or 13, 2023

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-23-29 An Ordinance by Councilmember Marci Collier Overstreet to amend the 1982 Atlanta Zoning Ordinance, as amended, in response to the passing of House Bill 1405 in the State Legislature, and in compliance with O.C.G.A. 36-66-1 et seq.; and for other purposes. FACT SHEET , EXHIBIT A , B , C , D	Zoning Review Board – City Hall Council Chambers	-
Z-23-22 An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Amir Farokhi, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites and Marci Collier Overstreet to amend Part III Code of Ordinances – Land Development Code, Part 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.020 Off-Street Parking and Loading Requirements so as to require no minimum amount of parking; and for other purposes. EXHIBIT A , B	Zoning Review Board – City Hall Council Chambers	July 6 or 13, 2023
Z-23-23 An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Alex Wan, Amir Farokhi, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites, Marci Collier Overstreet, and Michael Julian Bond to amend Part III Code of Ordinances – Land Development Code, Part 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.008 Permitted and Prohibited Uses and Structures to prohibit the addition of new drive-through and drive-in facilities within the Beltline Overlay District; and for other purposes. EXHIBIT A , B	Zoning Review Board – City Hall Council Chambers	July 6 or 13, 2023
Z-23-24 An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Liliana Bakhtiari, Jason Winston, Dustin Hillis, Byron Amos, Alex Wan, Antonio Lewis, Howard Shook, Mary Norwood, Andrea Boone, Keisha Sean Waites, Marci Collier Overstreet and Michael Julian Bond to amend Part III Code of Ordinances – Land Development Code, art 16 – Zoning, Chapter 36 “Beltline Overlay and District Regulations”, Section 16-36.008 Permitted and Prohibited Uses and Structures to prohibit the addition of new service stations within the beltline overlay district; and for other purposes. EXHIBIT A , B	Zoning Review Board – City Hall Council Chambers	July 6 or 13, 2023

Land Use Amendments – Comprehensive Development Plan

Legislation	Property Address	Public Hearing
CDP-23-8 An Ordinance by Community Development/Human Services Committee to adopt The Northwest Atlanta Industrial Area Freight Cluster Plan (“Freight ATL: Northwest”); to amend The City Of Atlanta 2021 Comprehensive Development Plan (CDP) to incorporate by reference The Northwest Atlanta Freight Plan; And, For Other Purposes.	NA	July 11, 2023 At CD/HS Committee starting at 1:30pm

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-23-85 Applicant seeks a variance to increase the sign height from 35 feet to 45 feet.	2535 Chantilly Drive NE (NPU-F)	July 13, 2023
V-23-86 (Appeal) Applicants seeks to appeal an administrative decision made by the Office of Buildings.	464 Pine Tree Drive NE	July 13, 2023