

NEIGHBORHOOD PLANNING UNIT – B

Monday, July 8, 2024 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

Punya Vats, City of Atlanta, Planner – 470.522.3399 or pvats@atlantaga.gov

Leah LaRue, City of Atlanta, 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. APAB Report
8. Planner's Report
9. Matters for Voting (please see attachment)
10. Presentations
11. Old Business
12. New Business
13. Announcements
14. Adjournment

NPU-B VOTING RULES per [2024 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
Roswell Chevron	Retail Package	Muhammad Khandaker	4341 Roswell Rd NE	Change of Ownership
Burton's Grill	Restaurant	Brendan D. Gallagher	3330 Piedmont Road	New Business
The Kimpton Sylvan Hotel (Garden Patio)	Hotel	David C. Rowland	374 East Paces Ferry Road NE	Change of Ownership
The Kimpton Sylvan Hotel (Suite Hotel)	Hotel	David C. Rowland	374 East Paces Ferry Road NE	Change of Ownership
The Kimpton Sylvan Hotel (Rooftop Patio)	Hotel	David C. Rowland	374 East Paces Ferry Road NE	Change of Ownership
The Kimpton Sylvan Hotel (Restaurant Bar)	Hotel	David C. Rowland	374 East Paces Ferry Road NE	Change of Ownership

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-24-36 (Amended) Applicant seeks a variance from the zoning ordinance to increase the floor area for an accessory unit from 30 percent to 45 percent of the main structure.	246 Bolling Road NE	July 11, 2024
V-24-65 Applicant seeks a variance from the zoning ordinance to increase the height of a fence in the half-depth front yard from the required four feet to six feet.	3750 Peachtree Road NE	-
V-24-75 Applicant seeks a variance from the zoning ordinance to reduce the required setback for a monument sign from the street property line from the required 30 feet to 4 feet.	2771 Peachtree Road NE	-
V-24-78 Applicant seeks a variance from the zoning ordinance to reduce the required north side yard setback from 14 feet to 10 feet in order to construct a new single family residence.	3296 Mathieson Drive NE	July 11, 2024
V-24-107 Applicant seeks a special exception from the zoning ordinance to allow active recreation in yards adjacent to the street.	2820 Shady Valley Drive NE	July 18, 2024

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
U-24-15 Applicant seeks a special use permit to operate an existing assisted living facility to include a new adjacent green space. SITE PLAN , SURVEY , TREE PLAN	3750 Peachtree Road NE	July 11 or 18, 2024

<p>Z-24-28 Applicant seeks to rezone the property from the RG-3-C (General (multi-family) residential, maximum floor area ratio of 0.696 conditional) and R-3 (Single-family residential, minimum lot size 0.41 acres) zoning designations to the RG-3-C (General (multi-family) residential, maximum floor area ratio of 0.696 conditional) and R-3-C (Single-family residential, minimum lot size 0.41 acres conditional) to include a new adjacent green space. SITE PLAN, SURVEY, LANDSCAPE PLAN, TREE INVENTORY, TREE PLAN</p>	<p>3750 Peachtree Road NE</p>	<p>July 11 or 18, 2024</p>
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Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<p>Z-24-43 An Ordinance by Councilmembers Matt Westmoreland, Jason Dozier, Antonio Lewis, Andrea L. Boone, Alex Wan, Amir Farokhi, Byron Amos, Dustin Hillis, Howard Shook, Jason Winston, Liliana Bakhtiari, Marci Collier Overstreet, Mary Norwood, and Michael Julian Bond to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending Chapter 36 “BeltLine Overlay and District Regulations”, Section 16-36.008 “Permitted and prohibited uses and structures” so as to prohibit data centers within the BeltLine Overlay District; and for other purposes.</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>August 1 or 8, 2024</p>
<p>Z-24-44 An Ordinance by Councilmembers Jason Dozier, Matt Westmoreland, Antonio Lewis, Marci Collier Overstreet, Jason Winston, Amir Farokhi, Andrea L. Boone, Mary Norwood, Alex Wan, Dustin Hillis, Byron Amos, Howard Shook, and Michael Julian Bond to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending various provisions of the text, including creating a definition for “data center” by amending Chapter 29; and by amending the regulations of various districts to prohibit data centers within half of a mile of high-capacity transit stops; and for other purposes.</p>	<p>Zoning Review Board – City Hall Council Chambers</p>	<p>August 1 or 8, 2024</p>

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.

Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
Mayor’s Cup 2024	Kelli Ross & Erin Walton	Chastain Park – Golf Course (NPU-A)	September 5, 2024

Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
Walgreens Store 10422	Pharmacy	Damon D. Jones	3658 Roswell Road (NPU-A)	Change of Agent

PUBLIC NOTICES AND ANNOUNCEMENTS

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

24-O-1214 Solid Waste Services Rate Adjustment

The City Utilities Committee of the Atlanta City Council will hold a Public Hearing on **Tuesday, July 9, 2024 at 10:00 a.m.** in City Hall, 55 Trinity Avenue, S.W., 2nd Floor, Larry Dingle Committee Room on the following proposed legislation:

[24-O-1214](#)

An Ordinance by City Utilities Committee, on behalf of the Atlanta Department of Public Works, to amend Code Section 130-84 of Chapter 130 (Solid Waste Management Article III (Municipal Collection and Disposal System), Division 4 (Rates and Charges) of the City of Atlanta Code of Ordinances to adjust the taxes, assessments, service fees and charges for solid waste services specified therein; and for other purposes. [PUBLIC NOTICE](#)

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. In-person workshops will occur May 22 to June 25. **Review and comment period for the current revisions is extended until Friday, July 19.** 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.

ATL Zoning 2.0

Please join us on Tuesday, July 9th 6:30pm via Zoom to discuss the new ATL 2.0 Zoning Ordinance Module I Discussion Draft, available at www.atlzoning.com. To RSVP, click [here](#). We encourage you to submit your questions in advance at atlzoning2@atlantaga.gov.

Campaigning by Elected Officials & Candidates

Campaigning at NPU meetings is strictly prohibited by the City of Atlanta's Code of Ordinances.

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 with any questions or concerns.