



NEIGHBORHOOD PLANNING UNIT – B

Tuesday, October 1, 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 chair.npu.b@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
The Bell Stand	Restaurant	Elizabeth Feichter	3414 Peachtree Road NE	New Business
Flower Child	Restaurant	Dustin A. Kawasaki	3400 Around Lenox	Change of Agent
Pho Dai Viet	Restaurant	Hau Vo	4279 Roswell Road NE	Change of Ownership

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-24-123 Applicant seeks a variance from the zoning ordinance to reduce the south side yard setback from the required 15 feet to 9 feet 3 inches and a special exception to allow for active recreation in required yards.	64 Muscogee Avenue NW	-
V-24-132 Applicant seeks a variance from the zoning ordinance to reduce the rear yard setback from 20 feet to 4 feet.	4081 Club Road NE	-
V-24-141 Applicant seeks a variance from the zoning ordinance to 1) reduce the rear yard setback from the required 30 feet to 5 feet 8 inches and 2) increase the lot coverage from the required 35 percent to 59.5 percent.	2897 Habersham Way NW	-
V-24-144 Applicant seeks a variance from the zoning ordinance to increase lot coverage from 40 percent to 50 percent.	3187 Andrews Court NW	-

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
Z-24-60 An Ordinance by Zoning Committee to rezone from C-2/BL (Commercial service district/BeltLine Overlay) to SPI-15 SA4/BL (Lindbergh Transit Station Area Special Public Interest District Subarea 4/BeltLine Overlay) for property located at 583 Garson Drive NE fronting approximately 154 feet on the south side of Garson Drive NE commencing at a point at the northerly end of the mitered intersection of the westerly right-of-way of Piedmont Road and the Southerly right-of-way of Garson Drive Depth: Varies Area: 2.1893 Acres Land Lots 49 and 58, 17 TH District Fulton County, Georgia Owner: Atlanta BeltLine Partnership Inc. Applicant: Atlanta BeltLine Partnership Inc. NPU B Council District 6, and to add said property to SPI-15 (Lindbergh Transit Station Area Special Public Interest District); and for other purposes. SITE PLAN	583 Garson Drive NE	November 7 or 14, 2024

Text Amendments – Zoning Ordinance

Legislation	Public Hearing	
Z-24-68 An Ordinance by Councilmember Dustin Hillis to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) of the City of Atlanta Code of Ordinances for the purpose of clarifying restrictions of the erection of freestanding signs; to amend certain provisions of Chapter 28A (Sign Ordinance) of Part 16 (Zoning) for the purpose of modifying sign permit application procedures; and for other purposes. FACT SHEET	Zoning Review Board – City Hall Council Chambers	November 14, 2024

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-24-155 Applicant seeks a variance from the zoning ordinance to 1) reduce the south side yard setback from 15 feet to 5 feet, and 2) reduce the north side yard setback from 15 feet to 9 feet.	3110 Habersham Road NW (NPU-C)	October 10, 2024

PUBLIC NOTICES AND ANNOUNCEMENTS

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

Plan A: Atlanta's Comprehensive Development Plan
The Department of City Planning (DCP) is continuing the 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 the next round of events across the city including public meetings and pop-ups between October 2024 and February 2025. DCP will routinely post schedule updates and information on how to participate at www.AtlantaForAll.com . In-person meetings will occur October 10 to February 6. The website will also have education resources, draft documents for public review, and ways to submit comments. For additional questions, please email PlanA@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: <ul style="list-style-type: none"> • 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.