

NEIGHBORHOOD PLANNING UNIT – B

Tuesday, January 5, 2021 at 7:00 PM

To join the remote meeting, click [here](#)

Meeting ID: 968 8189 6662

One tap mobile: +16468769923,,96881896662#



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
 - City of Atlanta Department of City Planning: Atlanta City Design | Housing
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
Amalfi Pizza	Restaurant	Stephen de Haan	3242 Peachtree Road	New Business
Hotel Colee (Lobby Bar, Restaurant, and Rooftop Bar) {Amended}	Hotel	Halim Eren	3377 Peachtree Road NE	Change of Ownership
On The Border Mexican Grill & Cantina	Restaurant	Amber S. Walker	1 Buckhead Loop NE	Change of Agent
JW Marriott Atlanta Buckhead	Hotel	Brian C. Wander	3300 Lenox Road	Change of Agent
Le Colonial	Restaurant	Myout Y. Lee	3035 Peachtree Road NE	Change of Agent
Cost Plus World Market	Retail Package	John Bartholoma	3495 Buckhead Loop NE	Change of Agent
The Kimpton Sylvan Hotel (Restaurant Bar, Garden Patio, Suite Hotel Roof Top Patio)	Hotel	Tristan D. Haas	374 East Paces Ferry Road	New Business
The Pool Hall	Nightclub	Mark Kishel	30 Irby Avenue NW	Change of Agent
ALDI #1	Retail Grocery	Grace B. Gaylord	3221 Peachtree Road NE	Change of Agent

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing Date
V-20-154 Applicant seeks a special exception from the zoning regulation to allow active recreation in a yard adjacent to a street (Haven Oaks Court) in order to install a swimming pool.	820 Haven Oaks Court NE	January 7, 2021
V-20-169 Applicant seeks a variance from the zoning regulation to 1) reduce the required front yard setback from 50 feet to 12.9 feet, 2) reduce the required north side yard setback from 10 feet to 9.2 feet, 3) reduce the required rear yard setback from 20 feet to .9 feet and 4) increase the maximum lot coverage from 40 percent to 46.8 percent in order to construct an addition to an existing single family residence and an accessory structure (garage).	4061 Club Drive NE	January 14, 2021
V-20-171 Applicant seeks a special exception from the zoning regulations to construct an in-ground swimming pool (accessory to an existing single-family detached dwelling) in yards adjacent to a street.	400 Pine Tree Drive NE	January 14, 2021

V-20-172 Applicant seeks a variance from the zoning regulation to 1) reduce the required west side yard setback from 7 feet to 5 feet 10 inches, 2) reduce the required east side yard setback from 7 feet to 4 feet 5 inches and 3) exceed the maximum floor area of an accessory structure from 30 percent of the main structure to 48 percent of the main structure in order to construct an addition to an existing accessory structure (without an independent kitchen).	21 Peachtree Hills Avenue NE	January 14, 2021
V-20-175 Applicant seeks a variance from the zoning regulations to reduce the required rear yard setback from 15 feet 3 inches for the installation of a pool in the rear yard.	2603 Winslow Drive NE	January 14, 2021

Zoning Review Board Applications (ZRB)

Application	Property Address	Public Hearing Date
U-20-18 Applicant seeks a special use permit to operate outdoor dining within 1000' of residential zoning. SITE PLAN , SURVEY	3714 Roswell Road NE	February 4 or 11, 2021
Z-20-74 Applicant seeks to rezone the property from the RG-3-C (General {multi-family} residential, maximum floor area ratio of .696 conditional) zoning designation to the RG-3 (General {multi-family} residential, maximum floor area ratio of .696) zoning designation to develop 5 single-family homes. SITE PLAN , SURVEY	2760 Lenox Road NE	December 3 or 10, 2020
Z-20-83 Applicant seeks to rezone the 7.34 acre property from the R-3 (Single-family residential, minimum lot size .41 acres) zoning designation to the PD-H (Planned housing development {single-family or multi-family}) zoning designation for the development of 11 single-family detached residential lots. SITE PLAN , SURVEY	1 Emma Lane NE	February 4 or 11, 2021

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.

Public Notice

[20-O-1696](#)

A substitute Ordinance by Public Safety and Legal Administration Committee to amend the Public Property Vending Code to provide a process for establishing and removing designated food truck areas and the accompanying criteria; to promote opportunities for small businesses and an increase in food access for underserved areas of the city; and for other purposes.

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.