

# NEIGHBORHOOD PLANNING UNIT – B



**Tuesday, March 4, 2025 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

Dr. Nancy Bliwise, **Chairperson** – 404.233.6820 or [chair.npu.b@gmail.com](mailto:chair.npu.b@gmail.com)

Punya Vats, **City of Atlanta, Planner** – 470.522.3399 or [pvats@atlantaga.gov](mailto:pvats@atlantaga.gov)

Leah LaRue, **City of Atlanta, 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. Department of City Planning: Legislative Update
6. Comments from Elected Officials
7. Committee Reports
8. APAB Report
9. Planner's Report
10. Matters for Voting (please see attachment)
  - 2025 Community Impact Grant Project
11. Presentations
  - Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
  - PATH Foundation on behalf of the Department of Parks and Recreation: Trails ATL | Eric Ganther
  - MARTA Army | Brian Sumlin

### NPU-B VOTING RULES per [2025 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).



12. Old Business

13. New Business

14. Announcements

15. Adjournment

# MATTERS FOR VOTING

NPU's 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="#">Life Time (Main)</a>	Restaurant	Sharon Randall	3470 Peachtree Road NE	Change of Agent
<a href="#">Life Time (Rooftop Patio Bar)</a>	Restaurant	Sharon Randall	3470 Peachtree Road NE	Change of Agent
<a href="#">Life Time (3rd Floor Cafe)</a>	Restaurant	Sharon Randall	3470 Peachtree Road NE	Change of Agent
<a href="#">Buckhead Grand (Patio)</a>	Bar	Cintron L. Shiver	3338 Peachtree Road	Change of Agent
<a href="#">Buckhead Grand (36th Floor)</a>	Bar	Cintron L. Shiver	3338 Peachtree Road	Change of Agent
<a href="#">Wyndham Buckhead Hotel &amp; Conference Center (Market)</a>	Hotel	James W. Hayes, Jr.	3405 Lenox Road NE	Change of Ownership
<a href="#">Wyndham Buckhead Hotel &amp; Conference Center (Main Bar)</a>	Hotel	James W. Hayes, Jr.	3405 Lenox Road NE	Change of Ownership
<a href="#">Wyndham Buckhead Hotel &amp; Conference Center (Lounge)</a>	Hotel	James W. Hayes, Jr.	3405 Lenox Road NE	Change of Ownership
<a href="#">Wyndham Buckhead Hotel &amp; Conference Center (Banquet Facility)</a>	Hotel	James W. Hayes, Jr.	3405 Lenox Road NE	Change of Ownership
<a href="#">Wyndham Buckhead Hotel &amp; Conference Center (Hotel Bar)</a>	Hotel	James W. Hayes, Jr.	3405 Lenox Road NE	Change of Ownership
<a href="#">QT #744</a>	Convenience Store	Joshua Gracek	761 Sidney Marcus Boulevard	Change of Agent
<a href="#">Uno Mas Cantina</a>	Restaurant	Elizabeth Feichter	3500 Lenox Road NE	New Business

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
<a href="#">V-24-237</a> Applicant seeks a variance from the zoning ordinance to reduce the rear yard from the required 20 feet to 12 feet and a special exception for active recreation adjacent to a street.	979 Moores Club Place NE	March 6, 2025
<a href="#">V-25-4</a> Applicant seeks a special exception from the zoning ordinance to allow height of fence in the side yard to exceed from 6 feet to 7 feet.	3879 Peachtree Dunwoody Road NE	March 13, 2025
<a href="#">V-25-7</a> Applicant seeks a special exception from the zoning ordinance to allow for active recreation in the required rear yard and in a yard adjacent to a street.	3619 Ivy Road NE	March 13, 2025

<a href="#">V-25-8</a> Applicant seeks a special exception from the zoning ordinance to increase maximum height of fence in front yard setback from 4 feet to 6 feet.	2804 Andrews Drive NW	March 13, 2025
<a href="#">V-25-10</a> Applicant seeks a special exception from the zoning ordinance to 1) reduce the front-facing garage from the required 10-linear feet behind the front façade of the principal structure down to 0 feet, and 2) increase the height of the fence (more than 50 percent opacity) in both required rear and north side yards from the required 6 feet to 8 feet.	2624 Forrest Way NE	March 13, 2025
<a href="#">V-25-11</a> Applicant seeks a variance from the zoning ordinance to reduce the half-depth front yard setback from 25 feet to 10 feet.	684 Mountain Drive NE	April 3, 2025
<a href="#">V-25-21</a> Applicant seeks a special exception from the zoning ordinance to 1) allow for active recreation in the required rear yard, 2) allow for a parking bay in the required half-depth front yard, and 3) increase the maximum paved area in the half-depth front yard from the required one-third to 46 percent.	3770 Peachtree Road NE	April 3, 2025

Zoning Review Board Applications (ZRB)		
Application	Property Address	Public Hearing
<a href="#">Z-24-100</a> Applicant seeks to rezone the property from the R-LC-C (Residential with limited commercial, maximum floor area ratio of 0.348 conditional) zoning designation to the C-1-C (Community business, maximum floor area ratio 2.0 times net lot area conditional) zoning designation to expand area of the existing building without change of use. <a href="#">SITE PLAN</a> , <a href="#">SURVEY</a>	2870 Piedmont Road NE	April 3 or 10, 2025

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<a href="#">Z-25-4</a> An Ordinance to amend the 1982 Atlanta Zoning Ordinance, as amended, to amend Section 16-26.003, entitled “Conditions of Granting a Variance”; to create a new Section 16-26.008 entitled “Administrative Zoning Setback Variances for the Preservation of Trees”; to create a new Section 16-20.003(f) entitled “Variances for the Preservation of Mature Trees”; and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	March 13 or April 3, 2025
<a href="#">Z-25-5</a> An Ordinance by Councilmember Howard Shook to amend the 1982 Atlanta Zoning Ordinance, as amended, by amending the definition of a “Party House”; and for other purposes. <a href="#">FACT SHEET</a>	Zoning Review Board – City Hall Council Chambers	March 13, 2025

# 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.

## Text Amendments – Zoning Ordinance

### Legislation

### Public Hearing

#### [Z-25-10](#)

An Ordinance by Councilmembers Dustin Hillis, Jason Dozier, Matt Westmoreland, Jason H. Winston, Liliana Bakhtiari, Michael Julian Bond, Eshe Collins, Amir Farokhi, Byron Amos, Alex Wan, Mary Norwood, Andrea L. Boone, and Marci Collier Overstreet Amending the Zoning Ordinance of the City of Atlanta to require special use permits for data centers; to provide certain special use permit application requirements to address a proposed data center's water consumption, water conservation, energy consumption, and other environmental considerations; and for other purposes.

Zoning  
Review Board  
– City Hall  
Council  
Chambers

May 1 or 8,  
2025

## Proposed Legislation – Atlanta City Council

### Legislation

### CD/HS Meeting

#### [24-O-1687](#)

An Ordinance by Councilmember Byron D. Amos to amend Part III - Land Development Code, Part 20 – Short-Term Rentals, to add a short-term rental license requirement for multi-family complexes; to revise the application requirements for a short-term rental license; to create location limitations on the issuance of short-term rental licenses; to clarify the requirements for short-term rental licensees and short-term rental agents; to revise the consequences of violating the terms of a short-term rental license; to increase the short-term rental application fee; to continue to ensure that short-term rentals are paying applicable state and local taxes; and for other purposes. [AMENDMENT TABLE](#)

March 25,  
2025

#### [24-O-1691](#)

An Ordinance by Councilmember Michael Julian Bond to amend the Atlanta City Code, Part II (General Ordinances), Chapter 158 (Vegetation), Article II (Tree Protection), to adopt a new tree protection ordinance for the City of Atlanta; and for other purposes.

#### [FACT SHEET](#)

March 25,  
2025

# 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. Public review and comment on the draft maps and chapters is extended to Monday, March 10. See [www.AtlantaForAll.com](http://www.AtlantaForAll.com) for drafts and information to participate. For additional questions, please email [PlanA@AtlantaGA.Gov](mailto:PlanA@AtlantaGA.Gov).