

# NEIGHBORHOOD PLANNING UNIT – B



**Tuesday, April 1, 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. Comments from Elected Officials
6. Committee Reports
7. APAB Report
8. Planner's Report
9. Matters for Voting (please see attachment)
10. Presentations
  - Department of City Planning Update on Plan A - Atlanta's 2025 Comprehensive Development Plan: Plan A's Planning Process
  - MARTA Army | Brian Sumlin
11. Old Business
12. New Business
13. Announcements
14. Adjournment

### 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).



# 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.

## Special Event Applications (MOSE)

Event Name	Event Organizer	Event Location	Event Date
<a href="#">La Notte Rose</a>	Kari Weaver	306 Buckhead Avenue NE	June 22, 2025

## Alcohol License Applications (LRB)

Name of Business	Type of Business	Applicant	Property Address	Request
<a href="#">Bungalow (Main)</a>	Restaurant	Ali Moradi	3201 Peachtree RD	New Business
<a href="#">Bungalow (Additional Facility)</a>	Restaurant	Ali Moradi	3201 Peachtree RD	New Business
<a href="#">Mister01 Extraordinary Pizza</a>	Restaurant	Miguel Blatt	3966 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	May 1, 2025
<a href="#">V-25-44</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 the street.	437 Pinecrest Road NE	April 10, 2025
<a href="#">V-25-51</a> Applicant seeks a variance from the zoning ordinance to 1) increase the maximum lot coverage from the required 35 percent to 42.4 percent and a special exception to allow for a parking bay in the required front yard and the required north side yard.	2963 Habersham Road NW	April 10, 2025
<a href="#">V-25-57</a> Applicant seeks a variance from the zoning ordinance to reduce both north and south side yards from the required 7 feet to 4 feet.	2909 Grandview Avenue NE	May 1, 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-25-10</a> 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

## 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
<a href="#">Chastain Park Auto Show</a>	Rosa McHugh	Chastain Park Red Lot – Powers Ferry Road (NPU-A)	October 26, 2025

Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
<a href="#">Z-24-82</a> (Substitute Ordinance) An Ordinance by Councilmember Jason H. Winston as substituted by zoning committee to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances Part 16, Chapter 34, Section 16-34.010 and Section 16-34.028 so as to modify the provisions of the Voluntary Density Bonus Program in MRC-3 zoning; and for other purposes.	Zoning Review Board	May 1 or 8, 2025
<a href="#">Z-25-15</a> An Ordinance by Councilmembers Liliana Bakhtiari, Jason Winston, Amir Farokhi, Byron Amos, Jason Dozier, Alex Wan, Howard Shook, Dustin Hillis, Andrea L. Boone, Marci Collier Overstreet, Mary Norwood, Matt Westmoreland, Michael Julian Bond, and Eshe Collins to amend the 1982 Atlanta Zoning Ordinance, as amended, by creating a definition for “vape shops” and “elementary and secondary schools”; amending the regulations of various districts to establish a minimum distance of 1,000 feet between vape shops; amending the regulations of various districts so as to require a 1,000 foot distance between vape shops and elementary and secondary schools; and for other purposes.	Zoning Review Board – City Hall Council Chambers	June 5 or 12, 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 concluding the Plan A: Atlanta's Comprehensive Development Plan update process 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 final draft is open April 1 to April 30, 2025. Visit [www.AtlantaForAll.com](http://www.AtlantaForAll.com) to review and comment. For additional questions, please email [PlanA@AtlantaGA.Gov](mailto:PlanA@AtlantaGA.Gov).