

NEIGHBORHOOD PLANNING UNIT – B



Tuesday, May 6, 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

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 [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.

Alcohol License Applications (LRB)				
Name of Business	Type of Business	Applicant	Property Address	Request
Bungalow (Main)	Restaurant	Ali Moradi	3201 Peachtree RD	New Business
Bungalow (Additional Facility)	Restaurant	Ali Moradi	3201 Peachtree RD	New Business
Verde Taqueria	Restaurant	Hilsman H. Rogers	10 Kings Circle	Change of Ownership
Le Bon Nosh (Restaurant)	Restaurant	Forough VakiliDastjerd	65 Irby Avenue	Change of Agent
Le Bon Nosh (Wine Specialty Shop)	Wine Specialty Shop	Forough VakiliDastjerd	65 Irby Avenue	Change of Agent
Buckhead Saloon	Restaurant	Brett Canin Holtzclaw	34-A Irby Avenue NE	Old Location
Mister01 Extraordinary Pizza (Amended)	Restaurant	Miguel Blatt	3699 Lenox Road	New Business
Buckhead Shell	Convenience Store	Murtuza Ali Pirani	3669 Powers Ferry Road	Change of Ownership
Courtyard by Marriott (Main)	Main Hotel	Gay Ann Richards	3332 Peachtree Road NE	Change of Ownership
Courtyard by Marriott (Retail)	Main Hotel	Gay Ann Richards	3332 Peachtree Road NE	Change of Ownership

Board of Zoning Adjustment Applications (BZA)		
Application	Property Address	Public Hearing
V-24-237 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	-
V-25-4 (Amended) Applicant seeks a variance/special exception to 1) increase the height of a fence in the front yard from the required 4 feet to 7 feet and 2) increase the height of a fence in the side yard from the required 6 feet to 7 feet.	3879 Peachtree Dunwoody Road NE	-
V-25-44 (Amended) Applicant seeks 1) a special exception to allow for active recreation in a yard adjacent to the street and 2) a variance to reduce the rear yard setback from 20 feet to 14 feet.	437 Pinecrest Road NE	-
V-25-57 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	-
V-25-66 Applicant seeks a variance from the zoning ordinance to allow retaining wall in side and rear yard to exceed 6 feet to 16 feet.	314 Pinecrest Road NE	-

V-25-72 Applicant seeks a variance from the zoning ordinance to increase the maximum building height from the required 35 feet to 39.5 feet.	4247 West Club Lane NE	May 8, 2025
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Text Amendments – Zoning Ordinance		
Legislation	Public Hearing	
Z-24-82 (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
Z-25-15 Substitute 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 as amended by zoning committee. An Ordinance 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 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.
Z-25-21 Substitute Ordinance An Ordinance by Councilmember Howard Shook as amended by Zoning Committee to waive the transitional height plane and transitional yard and screening requirements of the SPI-9 zoning district (Buckhead Village Special public Interest District) for property located at 505 Pharr Road, NE; to waive the variance requirement for a reduction in the SPI-9 (Buckhead Village Special public Interest District) transitional height plane and transitional yard and screening; and for other purposes. EXHIBIT A , SURVEY	Zoning Review Board – City Hall Council Chambers	June 5 or 12, 2025

Land Use Amendments – Comprehensive Development Plan		
Legislation	Property Address	Public Hearing
25-O-1224/CDP-25-1 An Ordinance to adopt Plan A- The City of Atlanta’s 2025 Comprehensive Development Plan as the official Comprehensive Development Plan for the City of Atlanta, Georgia in compliance with the requirements of the Georgia Planning Act of 1989. FACT SHEET , WEBSITE	N/A	June 4, 2025, 6:00 PM
25-O-1133/CDP-25-10 An Ordinance to adopt the Trails ATL Plan as the City of Atlanta’s Master Plan for a citywide network of trails; to incorporate the Trails ATL Plan into the City of Atlanta Comprehensive Development Plan Plan A (Plan A). PHASING , NETWORK , REPORT , WEBSITE	N/A	June 4, 2025, 6:00 PM

PUBLIC NOTICES AND ANNOUNCEMENTS

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

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.