



NPU-B Monthly Full Board Meeting Minutes

May 2025

Date: May 6, 2025

Time: 7:00 PM

Location: Zoom

The meeting was called to order at 7:00 PM by Nancy Bliwise, NPU-B Chairperson.

Present: 13 present*; 5 proxies (*additional members joined after the meeting called to order)

Officers Present: Nancy Bliwise, Kim Shorter, Bob Connelly

1. OPENING REMARKS / CHAIRPERSON'S COMMENTS

Ms. Bliwise welcomed everyone.

Press - No

Elected Officials/ their representative in Attendance:

Amber Madison, Project Manager for Councilmember Michael Julian Bond was in attendance. She asked that for any additional questions or concerns about anything please feel free to contact her.

Amber Madison, AIA On behalf of Council-member Bond (Post 1 At Large)

Mbond@atlantaga.gov

almccreary89@gmail.com

Office: 404.330.6770

Akilah Blount - intern in the Office of the Ombudsman of Neighborhoods, Jodi Merriday (exe-jmerriday@atlantaga.gov 470-316-2382). Ombuds are independent, neutral, and impartial parties that can assist with navigating the City, finding resources, and resolving outstanding issues/concerns following an unresolved escalation to 311 and/or a City Department. Contact if they can assist.

Akilah Blount ablount@atlantaga.gov

(404) 922-6896

Amber Ware is your Neighborhood Relations Manager and is available to assist. She can be reached by email at amberware@atlantaga.gov or by phone at 470-834-6453.

2. APPROVAL OF MINUTES

NPU-B Action: A motion by Kim Shorter to approve the April 2025 minutes passed by a vote of 18-0-0.

3. APPROVAL OF AGENDA

NPU-B Action: A motion by Bob Connelly to approve the May 2025 agenda passed by a vote of 20-0-1

4. REPORTS FROM CITY DEPARTMENTAL REPRESENTATIVES, ELECTED OFFICIALS, AND OTHERS IN AUDIENCE

Atlanta Police Department (APD)

Major Ben Vayens, Zone 2 Commander, 404-323-6344, bvayens@atlantaga.gov

Captain Germain Dearlove, Zone 2 Asst Commander, 404-987-7377, gdearlove@atlantaga.gov

Lieutenant Walls, Bike Patrol, 404-823-3771, kwalls@atlantaga.gov

Lieutenant Allison Leduc, arleduc@atlantaga.gov

Maple Drive Precinct, 404-848-7231

Buckhead Village Precinct, 404-546-5486

Lenox Mall Precinct, 404-467-8061

Non-Emergency 911, 404-658-6666

Major Vayens joined our meeting and was pleased to announce 2025 overall crime is down 30% in NPU-B and down for Zone 2 by 13% ytd. This is the 5th year in a row that Zone 2 has had decreases.

There were 429 stolen firearms so far this year with 76 stolen in Zone 2. Encourage everyone to be vigilant and follow recommendations of the Clean Car Campaign.

It was shared with the Major Vayens by Ms. Bliwise on behalf of a citizen, Mr. Coppola, that at the Publix at the Peach there has been aggressive solicitation and harassment that is bordering on shoppers. Groups of people requesting money. Mr. Coppola shared that he has contacted 311 in the past. It is intermittent. Major Vayens recommended for citizens call 911. There is a 2nd group at Tower Place have been harassing people too. Major Vayens will share this with the Zone 2 team.

Ms. Bliwise congratulated Major Vayens on the opening of the Public Safety Training Center and that he should let us know if we can do anything to help them.

Atlanta Fire Rescue Department (AFRD)

Main 404-546-4400, Station 21 404-546-4421

Captain Rae Manion, Captain Rodney Deese, Captain Eric Copeland

Battalion Chief Ken Mitchell, Battalion 6

Captain Carter, Station 21

Claudie Nash 404-546-7000, 404-392-0040 cell, cnash@atlantaga.gov

No report given

Atlanta Office of the Solicitors

Judge Sylvia J Lee, 404-932-5566, sjlee@atlantaga.gov

Hala Carey, Senior Assistant Solicitor, 404-658-6003, hcarey@atlantaga.gov

Lynn Reynolds, 4070-421-2796, lwreynolds@atlantaga.gov

150 Garnett Street, 3rd floor 30303

Traffic Diversion inquiries: ptit@atlantaga.gov

Ms. Cassandra Ford gave her report covering for Hala Carey.

Contact: 404-658-6672

Email: casford@atlantaga.gov

Ms. Ford provided an update on the two following cases.

Property 1116 Roxboro Drive, Mr. Jamal Elledge has an unsecure structure. Since January 13, 2025, the case is in a failure to appear status. There is an outstanding warrant from Judge Sikes.

Property 2510 Rivers Road – Mr. Elijah Thompson was in court week of April 28th for 4 cases that included 2 erosion control management cases, 1 zoning case, and 1 public works case. On May 8th, at 11am, Mr. Thompson is scheduled to appear before Judge Sikes to get an update on the application permits for the zoning issue which may then impact the erosion management cases.

There will be a Senior Citizen Public Safety event in District 8 on Corso Assisted Living facility on May 9th. From 5/9/25 11:00am to 12:30pm. All are welcome.

Fulton County District Attorney

Kendall Watkins, 404-426-4525, kendall.watkins@fultoncountyga.gov

No report.

MARTA Police Department (MPD)

North Precinct 404-848-3902, itsmarta.com

Major Britt, 404-427-6047, cbritt@itsmarta.com

No report given.

Department of Watershed Management (DWM)

404-982-1480, atlantawatershed.org

Commissioner Al Wiggins, 470-653-3013, awiggins@atlantaga.gov

Evan Bennett, evanbennett@atlantaga.gov

Louis Sheppard, 404-546-1181, cell 770-624-0793, lsheppard@atlantaga.gov

No report.

Department of Parks and Recreation (DPR)

O'Kelvis Hambrick, Interim Facilities Manager, 678-815-3653, okhambrick@atlantaga.gov

Taylor Cosby, Community Facility Manager, 404-237-2756, tcosby@atlantaga.gov

Tara Buckner, Urban Planner, 404-217-9603, tlbuckner@atlantaga.gov

Artiane Saintil, asaintil@atlantaga.gov

Abdur-Rahim Muhammad Architectural Designer DPR- Office of Park Planning & Design

RAMuhammad@Atlantaga.gov

Peachtree Hills Recreation Center (PHRC), 404-237-2756, 308 Peachtree Hills Ave

Destiny Mays – ROA from Peachtree Hills Center

Registration is still open CBF. This is July 9th to July 25th from 7:30am to 6pm.

Renovations for Peachtree Hills will be spring of 2026 with small changes this fall.

Tara Buckner added additional information in the Chat.

Department of Public Works

Deputy Commissioner Anou Sothsavath, 678-878-0904, asothsavath@atlantaga.gov

Deputy Program Moses Tejuoso, motejuoso@atlantaga.gov

Officer V. Ferguson, 678-221-8215, vferguson@atlantaga.gov

SWEET Officer Ebony Jefferson, 470-304-6757, edjefferson@atlantaga.gov

Officer Pete Francis, 404-938-1183, pfrancis@atlantaga.gov

Officer Wall of the Solid Waste Education and Enforcement team is covering for Officer Francis.

Contact information is Kwall@atlantaga.cov and 470-922-7681.

For yard work, please use brown paper bags for leaf collection. There can be up to 21 in the bi-weekly – bulk pickup. If there are more than 21 bags this needs to be scheduled. Large branches need to be in 32-gallon containers. This can also be used for yard trimmings. If you have over 21 bags, please contact the team for pickup.

Kim requested the text be added to the Chat for her to share with her neighborhood. Officer Wall will also add flyers to the Chat.

It was shared that at Morosgo and Morosgo Way behind the Kroger there were yard trimmings on side of the road that had not been picked up. Officer Wall requested the address to have her colleague investigate it.

Department of Transportation

Keely Wallace, Community Outreach Coordinator, atldot@AtlantaGa.Gov

No report given.

Ms. Bliwise shared that ADOT had requested information for neighborhood issues. She requested known issues from the board from their neighborhoods. Ms. Bliwise to collect some concerns and bundled that to share with ADOT.

The Buckhead Council of Neighborhoods has picked this up and are addressing it at their meeting this week.

ADOT requires a couple of weeks' notice to research issues and will be invited to a future meeting.

Code Enforcement Section, APD Community Services Division

CodesRequests@AtlantaGA.gov, Report issues: 404-546-3800

Chanell Alexis, 404-295-0709, calexis@atlantaga.gov

Veruschka Ohwobete, 404-546-3815, cell 404-673-5029, vgsobers@atlantaga.gov

No report given.

Excel sheet was provided prior to the meeting and shared with everyone by Ms. Bliwise.

Ms. Bliwise shared that abandoned properties in her neighborhood had notices posted. There were also some stop work orders.

ATL311

Barbara Dougherty, Community Affairs Coordinator, 470-698-5171, bdougherty@atlantaga.gov

Shadé Stokes-Campbell, ATL311 Community Affairs Coordinator, sstokescampbell@atlantaga.gov

Allison Murillo, Bayyinah Sullivan, Shade Stokes-Campbell, Casey Wilson

Ms. Stokes reminded all that PAD has extended 7am to 12md.

Reminder to use AVA, download the app, and that they are on all social media platforms. She reminded us that 311 is the place to call to report problems regarding potholes, damaged/missing street signs, non-functioning streetlights, or traffic lights.

ATL311 is the Non-Emergency Call Center for City of Atlanta Services and is open Monday-Friday from 7am-12am. You can contact them by:

1. Dial 3-1-1 inside city limits or 404-546-0311
 - a. 311 will not work for non-Atlanta area codes

2. Visit and chat at www.ATL311.com

3. Email at ATL311@atlantaga.gov

4. Mobile App by searching "ATL311" in your app store
5. Social Media @ATL311

Sign up for City of Atlanta emergency alerts by texting NOTIFYATL to 24639.

If you would like to have ATL311 present for a community meeting, complete the form here:

<https://forms.office.com/g/JzTWX3gHx1>

Buckhead Coalition / Livable Buckhead / Buckhead Community Improvement District (CID)

Jim Durrett, Buckhead Coalition President, thebuckheadcoalition.com/

Denise Starling, Livable Buckhead Executive Director, livablebuckhead.org

Tony Peters, BCID Director of Capital Projects and Programs, buckheadcid.com

Ms. Starling shared that the 5k on May 3rd had been a big success. She shared information on an Atlanta Cycling fest on May 24th at 9am ride at Path 400.

Ms. Starling confirmed that there had been stop work orders recently in Buckhead. The bank at 3465 Lenox Road/Buckhead Loop that was transitioning to a Jared Jewelers was torn down and it was not supposed to be. Also, Starbucks on Piedmont across from Tower Place was torn down in error.

Shoppes around Lenox is getting a new vendor and the Krystal on Piedmont is becoming a Raising Cains.

They are working with the Parks department to transition the design documents to construction documents for Lordins Park and Mountain Way Commons. This will take a few months and then start the grant request process.

They offer an Officer housing subsidy of \$650/month to support officers which support them living in the community.

5. COMMENTS FROM ELECTED OFFICIALS

District 6, Alex Wan; District 7, Howard Shook; District 8, Mary Norwood

Jordan Kemp, Legislation Liaison & Community Engagement Manager for City Council President Doug Shipman, 470-650-8970, jkemp@atlantaga.gov

Jodi Merriday, Community Engagement Program Director for the Executive Office/Ombudsman of Neighborhoods, 470-316-2382, jlmerriday@atlantaga.gov

Clyde Mitchell, Neighborhood Relations Manager in Ombuds Office, 404-510-8498, clmitchell@atlantaga.gov

Courtney Reeder, Neighborhood Relations Manager in Ombuds Office, 470-891-1195, creeder@atlantaga.gov

Kennedie McClung, Chief of Staff for State Representative Stacey Evans, District 57, kennedie@staceyevans.com

Jennifer Freeman, Community Outreach Representative to U.S. Congresswoman Nikema Evans, 404-623-5453, jennifer.freeman@mail.house.gov

Dana Barrett, Fulton County District 3 Commissioner, 678-467-5142, dana.barrett@fultoncountyga.gov

Amber Madison, AIA On behalf of Council-member Bond (Post 1 At Large)

Mbond@atlanatga.gov
amadison@atlantaga.gov

Office: 404.330.6770

Amber Madison shared there would be Fresh & Free Lunch event for Seniors on Friday, 5/9. Also, Jazz in the Park on Sunday 5/18. There will be a Father's Day event on weekend on Saturday, 6/14, 11am to 4pm, with the focus being men's healthcare. Flyer is in the Chat. Ms. Bliwise shared that all the events are very helpful and informative.

Laura Dobson shared concerns about the 35-45 trees marked at Peachtree Hills Park. She has been trying to get information on the plans for the park via an open records request since January 25, 2025, with no success.

Ms. Blount was attending in place of Ms. Ware of the Ombudsman of Neighborhoods. Ms. Blout and Ms. Ware will follow up with Ms. Dobson to help with the open records issues that she has encountered when trying to get the tree survey information. Ms. Dobson will share her contact information with Ms. Blount to share with Ms. Ware.

6. COMMITTEE REPORTS

A. PUBLIC SAFETY COMMITTEE

Rebecca King, Chair; Keith Biggs, Vice Chair

NPU-B action: A motion by Kim Shorter to approve the consent agenda passed by a vote of 23-0-0.
Non-consent Agenda:

Alcohol License Applications (LRB)

Bungalow

- Deny
- 9-0-0

Bungalow Additional Facility

- Deny
- 9-0-0

Verde Taqueria Restaurant (old J Christopher's location)

- Approve
- 9-0-0

Le Bon Nosh (Restaurant) Restaurant

- Approve
- 10-0-0

Le Bon Nosh (Wine Specialty Shop)

- Approve
- 10-0-0

Buckhead Saloon

- Approve
- 11-0-1

Mister01 Extraordinary Pizza

- Approve
- 13-0-0

Buckhead Shell

- Approve
- 12-0-1

Courtyard Main

- Approve
- 11-0-2

Courtyard Retail

- Approve
- 11-0-2

B. DEVELOPMENT, TRANSPORTATION and SPECIAL PROJECTS COMMITTEE

Jason Kendall, Chair; Bob Connelly, Vice Chair

No report tonight.

C. ZONING COMMITTEE

Kim Shorter, Co-Chair; Bob Connelly, Co-Chair

NPU-B action: A motion by Rebecca King to approve the consent agenda passed by a vote of 23-0-2.

Zoning Consent Agenda:

V-25-044 437 Pinecrest Road NE (Amended) Defer

V-25-004 3879 Peachtree Dunwoody Road NE (Amended) - Defer

V-25-057 2909 Grandview Avenue NE Approve 9-0-0**

** Approved with 5ft side yard setbacks (requested 4ft)

V-25-066 314 Pinecrest Road NE Defer

V-25-072 4247 West Club Lane NE Approve 9-0-0***

***Conditioned on letter of support from one additional neighbor that was received.

Motion by Rebecca King, seconded by Keith Biggs

Revised Consent agenda approve 23-2-0

Zoning Non-Consent Agenda:

Z-25-021 505 Pharr Road In-committee - Approve 8-0-0*

*Approved with Negotiated Conditions

Motion by Denise Starling and seconded by Rebecca King. Approve – 20-0-2

Presentation by Jessica Hill.

There are waivers for parking for Bagley Park.

- Significant community engagement.
- Workforce housing with first responder incentive.
- There will be parking available for use by people going to the park.
 - Laura Dobson share that the City of Atlanta will have the final decision on how the parking will be handled.
- The neighborhood supports this as a safety issue for the kids
- There was a question if Buckhead Heritage was engaged. have they been engaged?
 - They were invited and Friends of Bagley Park were keeping them informed.
 - Area is not historically protected, but it is a historically black community.
- They have met with Parks and Friends of Bagley Park.

V-24-237 979 Moores Club Place NE

In Committee - Deny 4-3-1

Motion to approve variance by Denise Starling, seconded by Bob Connelly Approve 16-8-0

- Applicant seeks a special exception variance from the zoning ordinance to reduce the rear yard setback from the required 20 feet to 12 feet and a special exception for active recreation adjacent to a street.

7. APAB Report

APAB report was posted in the Chat.

8. PLANNER'S REPORT

Jessica Lavandier, Assistant Director, 404-865-8522, jlavandier@atlantaga.gov

Nate Hoelzel, Project Manager, nhoelzel@atlantaga.gov

Troy Smith, Zoning Enforcement, trosmith@atlantaga.gov

Punya Vats, Urban Planner II, 470-522-3399, pvats@atlantaga.gov

Punya Vats shared updates on previous voting matters where the status differs what the NPU recommended.

- v-25-51 at 2963 Habersham Rd NW - On April 10th, the BZA denied the application.
- Z-25-04 Tree ordinance – deferred to May

NPU University is providing a one-day course on how real estate development shapes our neighborhoods.

The Black Church and their importance to the community. Office of Design providing a conversation to save these churches May 10th at 1pm.

On May 26th, Atlanta Studio Book Club, to discuss Humanize to discuss designing our cities. There is additional information in the Chat.

9. MATTERS FOR VOTING:

No business

10. PRESENTATIONS

Text Amendments

[Z-24-82](#) (Substitute Ordinance) – Sylvia Perez presenter

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 to modify the provisions of the Voluntary Density Bonus Program in MRC-3 zoning; and for other purposes.

This allows for mixed-use development and incents the developer to provide for affordable housing. This is for awareness for NPU-B currently.

The City of Atlanta and the Developer determine the fees. The fees go to the general fund.

Laura Dobson asked if a Developer used the MRC with the Beltline “bump”. Sylvia will follow up on this after Laura sends Can buildings be rezoned. Sylvia was not sure.

Motion to approve by Kim Shorter. Approve with condition that this applies only for currently zoned as MRC-3. 19-2-1

[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. This was amended by NPU-5 – added locations

Kim Shorter motion to approve 20-0-1 - Approve

Land Use

[25-O-1224/CDP-25-1](#) – Presenter Nathan G.

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.

NPU-B has residential flex on Grandview. We have until May 23rd to submit changes.
Ms. Bliwise has collected NPU-B feedback and will send them in.

Kim Shorter move to approve with our pending our revisions. 22-0-0 – Approve

[25-O-1133/CDP-25-10](#) – Eric Ganther presenter

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.

Mr. Ganther presented about the 30-year plan and shared the multiple waves of outreach.

Outreach included the following rounds of public outreach with has been going on for the approximately the last year and 3 months.

Funding is still to be determined.

Round 1 of outreach followed Plan A and went to NPU’s. Then, there was a survey. The survey had 2500 respondents. This identified the destinations of the trails and the trail types. There will be street trails and greenways.

Round 2 of outreach went to Council Districts presented a draft map.

Round 3 of outreach went to Council Districts grouped together.

Round 4 this is the current round

The street trails will not lead to condemnation.

The greenways will respect private property but could impact the public right of way which could impact landowners.

Street trails (no condemnation) and greenways (not impacting private property) – is this right of way

Robert Patterson shared about the experience of the North Buckhead Civic Association (NBCA) for the Wieuca trail in North Buckhead. The Wieuca Trail is from NBCA 2015 Master Plan. Approved by neighbor and adopted by the City in 2015.

NBCA had a study done to take this trail and turns it into a side path.

This plan was adopted into the Trails ATL plan.

Mr. Ganther did share that there is some impacted private land as the path goes over Roswell Rd to Chastain Park.

Ms. Shorter was very concerned that other communities don't have the same bottoms-up planning as North Buckhead. How can we ensure the North Buckhead experience is what all our communities have.

Ms. Dobson and other attendees voiced concern about loss of trees. Mr. Gunther shared that they want to preserve trees. Ms. Dobson shared that in Peachtree Hills Park that they have seen trees lost due to these projects. Mr. Gunther shared that he is concerned that Trails ATL is being linked to other development that took trees.

There is concern about paths that create a shared space with scooters/bikes and walkers. This causes risk for walkers. There is a desire to better understand how this can be addressed.

Ms. Buckner from Parks & Rec stressed that the communities will be engaged in this process. She shared she understands concern that NPU-B would like more information in writing before we are asked to vote on it.

Ms. Bliwise asked if we are being asked to approve the plan and its approval for inclusion into the CDP. Mr. Gunther confirmed that this would be a vote approve the trails as they are defined at this time.

Mr. Patterson expressed concern this could impact the Wieuca Trail and all the work they have done. He may plan to do a presentation for the NPU at a future meeting.

Ms. Bliwise shared this mirrors the experience with the Peachtree Greenway. That impacted landowners/homeowners in ways they did not expect.

Motion to Deny by Kim Shorter, Seconded by Bob Connelly.

Denied 18-2-1

11. OLD BUSINESS

No old business was discussed.

12. NEW BUSINESS

No new business was discussed.

13. ANNOUNCEMENTS

The next NPU-B meeting is June 3, 2025, at 7 PM via Zoom.

14. ADJOURNMENT

NPU-B action: A motion to adjourn passed by a vote of 21-0-0.

The meeting was adjourned at 9:40 PM.