



NPU-B Monthly Full Board Meeting Minutes July 2025

Date: July 1, 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*; 4 proxies (*additional members joined after the meeting called to order)

Officers Present: Nancy Bliwise, Bill Murray, Robert Patterson

1. OPENING REMARKS / CHAIRPERSON'S COMMENTS

Ms. Bliwise welcomed everyone.

Press – None present.

Elected Officials/ their representative in Attendance:

Amber Madison, Project Manager for Councilmember Michael Julian Bond was not in attendance.

For 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@atlanatga.gov

almccreary89@gmail.com

Office: 404.330.6770

No elected officials

2. APPROVAL OF MINUTES

NPU-B Action: A motion by Bill Murray to approve the June 2025 minutes passed by a vote of 17-0-0.
Motion seconded by Rebecca King.

3. APPROVAL OF AGENDA

NPU-B Action: A motion by Kim Shorter to approve the July 2025 agenda passed by a vote of 17-0-0.

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

Captain Germain Dearlove

Zone 2 overall crime is down 11% YTD.

However, car break-ins remain an issue. The Clean Car campaign remains a focus.

There was a PSA on the Waterboys that has been published on social media. This is a focus for Zone 2 currently. If they approach aggressively, call 911 before it escalates. Also, they are now engaging in fraud via QR code. Please share with others in the community to be aware.

Upcoming events

- Peachtree Road Race / Lenox Square Mall
 - 7/2-4 - Peachtree Road closed from Lenox Road to Lenox Parkway.
 - 7/2-3 - The Peachtree Road Race bib pickup and Export at Lenox Square Mall.
 - 7/3 - Peachtree Junior and the 50-meter dash for kids is occurring.
 - 7/4 – Road Race to Piedmont Park.
- FIFA Club World Cup - Atlanta
 - 7/1 – Dortmund vs. Monterrey
 - 7/5 – PSG vs. Bayern

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

Captain Eric Copeland

Location: Phipps Plaza Station

Focus on the following this summer:

- Grill Safety
 - Keep grills clean and keep them 10 feet away from combustible materials.
- Deck and Balcony safety
 - Be careful with fireworks on balconies and always have a fire extinguisher handy.
- High temperatures
 - Stay in the shade, if possible, hydrate, and limit caffeine and alcohol because they can dehydrate you.
- Ms. Bliwise thanked Captain Copeland on behalf of Pine Hills for first responder support for a situation in their neighborhood.

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

Hala Cary

Recent & Upcoming Events

- Successful field day event at Sara Smith Elementary on May 29th. This included APD participation with motorcycle and mounted police which make the event more dynamic for the kids.
- 8/5 – National Night Out – If your neighborhood is having an event, please share with Hala so they can stop in.
- 8/8 – Sr. Citizen Public Safety Event at Lenbrook Retirement Community. This is closed to the public due to the location. Livable Buckhead will be participating.

Ms. Carey provided an update on Jamal Elledge and 1116 Roxboro Rd.

Mr. Elledge has a bench warrant for a failure to appear (FTA) regarding a Housing Code violation from January 13, 2025. There is also an outstanding traffic violation with Judge Jackson. Ms. Carey has notified the court in case Mr. Elledge attempts to appear in traffic court and enter the PTIFT Diversion program.

Fulton County District Attorney

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

No report given.

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, tbuckner@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

No report.

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 Pete Francis

This is the time of year we have a lot of thunderstorms. With that in mind, please remember that if trees and limbs are downed and are in the right of way, this is the City's responsibility. However, if it is on private property, it is the property owner's responsibility to clean up the debris in a way that it can be easily picked up for disposal.

The rules for bulk pickup for trees/limbs are the following:

- Yard waste should not be longer than 4 feet long
- Diameter should be less than 2 feet.

Ms. Starling inquired about 684 Mountain Drive. There was a downed tree across the right of way at 684 Mountain Drive which was removed, but the City has indicated that it could be up to a year before the tree stump can be removed. Officer Francis will research this to see if the timeline can be improved upon.

Ms. Shorter shared that Amber Ware with Ombudsman's office has been very helpful in assisting her neighborhood get on the route for waste pickup. There is confusion due to the address being NW, but it is on the NE route.

Department of Transportation

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

No report given.

Ms. Bliwise shared that ADOT requests a list on the NPU's concerns be shared two weeks out from a planned attendance out one of our meetings. If there are any concerns, please send them to her so they can be shared with ADOT before we invite them 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

Officer Bridgers (bbridgers@atlantaga.gov; 404-643-4383)

42 cases in NPU-B. This is an inclusive list for all types of cases.
There are 3 cases for the demolition and clean and cut list.

Ms. King asked if the closed case regarding the improper storage of a neighboring building's dumpster can be reopened or if she should open a new 311 case. Due to the age of the closed case, Officer Bridgers recommended the opening of a new case.

Ms. Bliwise asked if there was a limit to the number of citations a property could receive for Clean & Cut. They have a repeat violator in Pine Hills at 2621 Shady Valley. Office Bridgers recommended

contacting the Solicitor's office on citation limits. Ms. Carey shared that this was a question at Judge Seitz open house in June (6/13), but she did not have her notes at hand. She will follow up with Ms. Bliwise.

Mr. East asked about a neighborhood repeat offender who had started cleaning up their property, but received a stop work order due to not having permits. What would the next steps be in this situation. Officer Bridgers shared that the property owner must work with the City due to the type of changes being made to get proper permits before work can start again.

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

Imani Banks is one of our newest 311 ambassadors. She shared her contact information in the Chat. Shade is still our ambassador. Imani will be Shade's backup.

Reminded everyone 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. PAD is looking to extend the hours to 12am M-F in the coming weeks!

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

Denise Starling

Peachtree Road Race Road Closure for the Expo and the race from 7/2-4. This is an exciting opportunity for Buckhead as it is a test to see if we can host events like the Expo and create a walking experience for attendees. Fireworks are back on 7/3 at 9:15am. It will be a low impact show. Buckhead Restaurant Week is scheduled for later in July. There is information in the Chat.

Path 400 will be opening the path from Wieuca to Loridans Drive in September. They are enhancing the guardrail to increase the safety between the trail and the highway. GDOT has been a great partner. The official opening will be one of the last two Fridays in September.

Work will now move from Loridans to the North section of the path. Construction is progressing and tree clearing is complete. There has been some impact to neighborhoods that has been

acknowledged. Sandy Springs is building their section to Glenridge which can be viewed along the highway.

World Cup 2026 planning in Buckhead is being led by Livable Buckhead. Club World Cup has been here the last several weeks and is being used as a learning experience for the planning for next year.

The World Cup will be next June/July with 10 teams staying in the Buckhead area. The teams that are playing in Atlanta will not be determined until December 2025.

There will be a lot of work in the Buckhead area to ensure a good experience for all visitors. Please be sure to sign up with Livable Buckhead for traffic closures. There will be work on the Phipps area traffic circle and the Lenox sidewalk/boardwalk.

There will be a call for volunteers to help with event in 2026. Contact Ms. Starling to find out more.

FIFA is not disclosing a lot currently due to security concerns, but there is a lot of focus on Downtown as that is expected to be where the main fan experience will be. For satellite areas, there are specific rules for official watch parties which is difficult to plan for until the teams in our city are identified. Private watch parties are easier to plan, but public watch parties are for complex to plan.

How do we engage visitor's when there are not games on? How do we keep people in the Buckhead area.

MARTA is important and how to make the Buckhead area more walkable. Hospitality planning to ambassadors for the community. The Buc will be important.

Development Review Committee (DRC) Update

DRC meetings are open to the public and their focus is on projects that are too big for NPU's and need special permits.

You can go to the LBI website to get the DRC schedule. They meet monthly.

If you want to see development plans in the area every proposed project is listed on the LBI website. The DRC has two committees: 1) Buckhead Village and South Buckhead, and 2) the Business Core in Phipps/Lenox area.

Two recent stop work orders were issued due to unpermitted demolition.

- 1) Clublix/Disco Publix Starbucks
- 2) Jared's at Tower Place

On 7/2, the Jared's is submitting their new plan. The Starbucks has not submitted new plans yet.

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

Akila Blount – Fellow in Ombudsman’s Office of Neighborhoods

Ms. Shorter had a shout out to Amber Ware. She is very grateful for the assistance with yard waste challenges.

6. COMMITTEE REPORTS

A. PUBLIC SAFETY COMMITTEE

Keith Biggs, Chair

Consent Agenda: Motion to approve by Ms. Shorter and 2nd by Ms. King. Motion adopted 20-0-0.

1. Buckhead Bar - A motion to defer as part of the consent agenda passed by a vote of 20-0-0.
 - a. Ms. Duffy has a request to defer because the applicant had a conflict.
 - b. Motion to defer by Ms. Shorter and a 2nd by Ms. Starling.

2. Party on the Path – Motion to Approve – Passed 11-0-1

B. DEVELOPMENT, TRANSPORTATION and SPECIAL PROJECTS COMMITTEE

Jason Kendall, Chair; Bob Cooney, Vice Chair

No report tonight.

C. ZONING COMMITTEE

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

NPU-B action: A motion by Ms. King and 2nd by Mr. Murray to approve the consent agenda passed by a vote of 19-0-0.

Consent Agenda:

V-25-4 (Amended) 11-0-0

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 \(Amended\) 11-0-0](#)

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 17 feet. 437 Pinecrest Road NE
August 7, 2025

[V-25-91 - Deferred](#)

Applicant seeks a variance from the zoning ordinance to reduce the required side set back from 7 feet to 3 feet. 161 Ridgeland Way NE

[V-25-107 11-0-0](#)

Applicant seeks a variance from the zoning ordinance to 1) reduce the front yard from the required 35 feet to 20.6 feet, 2) reduce the front yard half-depth from the required 17.5 feet to 13.9 feet, 3) reduce the west side yard from the required 7 feet to 6.3 feet and 4) increase the maximum width of a driveway from the required 20 feet to 31.2 feet; and a special exception to 5) allow for a parking bay in the required rear yard. 221 Eureka Drive NE July 10, 2025

Non-Consent

[V-25-066 They withdrew from the BZA. Ms. Shorter moves to defer, 2nd by Ms. Starling Motion carries 19-0-0](#)

Applicant seeks a variance from the zoning ordinance to allow retaining wall inside and rear yard to exceed 6 feet to 16 feet. 314 Pinecrest Road NE

Non-Voting matters

[SD-25-6](#)

Applicant seeks to subdivide the property into 6 lots. 4097 Wieuca Road NE July 16, 2025

- Site plan does not conform with R3 requirements. Lot sizes and setbacks need to conform with R3 requirements, or a rezoning is required.
- Concern about the stormwater pond at the front of the subdivision and the need for sufficient stormwater management.
- Concern about the site distances for higher volume of traffic entering and exiting new private drive.
- Rear easement to allow for a future connection to the PATH 400 would be a community benefit.
- Concern about the impact of this density on the adjacent SFR property in its current nonconforming arrangement.

3077 Dale Drive Stream Buffer variance

SAP-25-082 – 579 Garson Drive

They thanked NPU-B for their partnership.

7. APAB Report

Atlanta Planning Advisory Board

Ms. Bliwise shared that they are working to getting a consolidated calendar.

A draft of the strategic plan was shared.

APAB organizes the appointments to many of the boards. They need people to fill some committee roles. For example, there needs to be more participation in the advisory board for the tax allocation districts. Please nominate anyone from your neighborhoods that you think would be good members. Ms. Bliwise will send Ms. Shorter a job description as she may have some people who would be good

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

Updates on previous voting matters where the BZA decision different from the NPU recommendation.

In March/June, the NPU voted to support applications for:

- V-25-008 - 2804 Andrews Drive
- V-25-099 - 4580 Club Terrace NE

The BZA voted to deny both. Ms. Bliwise asked if the dashboard shares why applications were denied. It does not. You would need to watch the recording of the BZA. Ms. Shorter shared that the staff report is very influential in the BZA's decision.

The NPU voted to deny the application for 3201 Peachtree Road. The LRB voted to approve.

All 25 NPUs recommended support Plan A Update. July 7th review by City Council

NPU university offering sessions on community leadership. Election Integrity class is required by NPUs using the Election Buddy platform.

First draft of the zoning ordinance revision is available for feedback on ATLZoning.com. It is available through September 2nd.

NPU University Community Leadership is partnering with Clark Atlanta for sessions for upcoming community leaders.

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.

AMENDED [Chastain Park Fall Arts Festival](#)

Date change from 11/2-3/2025 to 11/1-2/2025.

Chastain Park - 4469 Stella Drive / Chastain Park Ave / Chastain Memorial Drive (NPU-A)

November 1-2, 2025

Motion to approve change of dates make by Ms. King.

Motion approved - 19-0-0.

PUBLIC NOTICES AND ANNOUNCEMENTS

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

2026 NPU Bylaws

2026 NPU Bylaws must be submitted by September 30, 2025. There shall be no restrictions on a resident's right to vote on Bylaws.

Atlanta Zoning 2.0: Zoning Ordinance Rewrite

DRAFT I of the Zoning Ordinance Rewrite has been posted to the project website atlzoning.com.

To find the draft:

- From the project website select "Zoning Drafts"
- Select "Online Zoning Drafts"
- Select "Zoning Ordinance: Revised Discussion Draft V1"

The draft will be available June 2, 2025, through September 2, 2025. You may use the Konveio tool to

make comments and suggestions to the draft.

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.

10. PRESENTATIONS

The Mayor's Office of Cultural Affairs: Sidney Marcus Mural project | Edith Courtney

10 applicants / 3 finalists – Winning artist is Trudy Tran.

The location is 740 Sidney Marcus.

Ms. Startling asked how to protect the art from tagging? Ms. Courtney shared there is a conservation and maintenance team to cleanup artwork if it is tagged. Ms. Courtney shared they are trying to find ways to protect murals. Like Clear Coats, etc.

Jamie from the Lindbergh Neighborhood association stated that he is excited about this and will share with his neighbors. Ms. Courtney shared Ms. Tran's inspirations which included representing flowers in the neighborhood.

The permitting process is just starting now and with painting tentatively starting in October 2025.

Jamie will invite her to their homeowner's association. Ms. Bliwise will send a letter of support.

Mr. Connelly shared how good the Lenox Mall mural looks.

Ms. Starling shared this was Simon.

Nancy shared that some cities have a program where the graffiti artists can meet mural artists in the city.

11. OLD BUSINESS

No old business was discussed.

August 5th meeting is moved to August 12th due to National Night Out.

12. NEW BUSINESS

No new business was discussed.

A review of the by-laws. Feedback was provided on update needed.

- Robert is going to work on the by-laws. Need some more volunteers. Draft needed for August meeting. They will be voted on at our September meeting.
- Mary Heather volunteered to help

13. ANNOUNCEMENTS

The next BZA meetings are July 10th and July 17th.

The next ZRB meeting is July 10th

14. ADJOURNMENT

NPU-B action: A motion to adjourn by Ms. Starling and 2nd by Mr. Murray.

The meeting was adjourned at 8:47 PM.