



NPU-B Monthly Full Board Meeting Minutes December 2025

Date: December 2, 2025

Time: 7:00 PM

Location: Zoom

The meeting was called to order at 7:02 PM by Nancy Bliwise, NPU-B Chairperson.

Present: 14 present*; 2 proxies (*additional members joined after the meeting called to order)

Officers Present: Nancy Bliwise, Kim Shorter, Shawn Perez, Bill Murray joined in process

1. OPENING REMARKS / CHAIRPERSON'S COMMENTS

Ms. Bliwise welcomed everyone in attendance and asked if there were any elected officials or members of the press present. Ms. Bliwise also reminded all that this was the last meeting of the year for NPU-B.

Press – None present.

Elected Officials/ their representative in Attendance:

Amber Ware / Office of the Ombudsman

(470) 834-6453

amberware@atlantaga.gov

2. APPROVAL OF MINUTES

NPU-B Action: A motion by Bob Connelly to approve the November 2025 minutes and seconded by Tammy Caudell, passed by a vote of 18-0-1.

3. APPROVAL OF AGENDA

NPU-B Action: A motion by Shawn Perez and seconded by Keith Biggs to approve the December 2025 agenda passed by a vote of 16-0-0.

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

APD Captain Kevin Knapp, Asst. Zone Commander, krknapp@atlantaga.gov was in attendance.

- Year to date, crime in Atlanta is down 8%
- Year to date, crime in Zone 2 is down 13%
- Most crime is property crime with shoplifting being up 13%. He credited this rise to the time of year and the many big box stores and shopping centers and malls in our area.
- Violent crime is down. Captain Knapp shared that aggravated assaults that they see fall into three categories: Domestic Violence, Known Acquaintances, Somewhat known acquaintances which typically involve two or more people meeting at a specified location to conduct illegal activity. This often ends in violence as something goes wrong.
- He noted that there is very little random violent crime in our area.
- He outlined the holiday plan for law enforcement which entailed joint details with Marta, GDOT and other APD Zones.
- They want to keep the homeless encampments in check and discourage any new problems popping up through frequent patrols.
- He reminded that this is the time of year when many packages are being delivered to homes everywhere, and to be aware of Porch Pirates. He suggested asking a neighbor to retrieve your package if you aren't home or making other arrangements.
- He encouraged all to be vigilant and if you see something, say something by calling 9-1-1.
- He also suggested we be aware of delivery drivers impersonating Amazon drivers who are intending to steal.
- One board member asked about the patrol frequency at the now vacant Kroger on Morosgo. Captain Knapp said it is being patrolled daily and on every watch. The owner discontinued the use of loud music that had been used as a deterrent, after fielding many complaints from residents of a 55+ building nearby.

Ofc. Andrea Baptiste, Repeat Offender Tracking Unit- Atlanta Police Department

470-218-3314

Anmbaptiste@atlantaga.gov

- Officer Baptiste from the Repeat Offender Tracking Unit attended our NPU-B meeting and provided a report. There are currently 85 "repeat offenders" city wide. A repeat offender is an individual with 3 or more felony convictions. We do not have a high number of repeat offenders in Zone 2. This last month Zone 2 had 9 repeat offenders with 6 of these being in NPU-B Most of those are related to shoplifting.
- She did not have an update on urban campers at this meeting, as there have been personnel changes in that department.
- One board member asked if the focus on repeat offenders is having a positive effect. Officer Baptiste responded that yes, it is helping. Other agencies reach out to her, and she works with judges, sharing her reports and information on individual offenders.
- She shared contact information for Atlanta's Court Watch Program: Lisa Holland | Court Watch Program Manager | Fulton County District Attorney's Office, 404-402-5690 (Cell)
www.courtwatchATL.org

Atlanta Fire and Rescue

Captain Copeland from Station #3 at Phipps Plaza joined our meeting along with
Claudie Nash
cnash@atlantaga.gov
404-392-0040

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
Hala Cary

No current updates.

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

Tara Buckner, Urban Planner in the Department of Parks and Recreation, attended the meeting and gave the following report:

- Lifeguard training is scheduled for December 12th – 14th. Applicants must be a minimum of 15 years old and have a work permit
- Public Engagement meeting is scheduled on January 13, 2026 at the Oakland Cemetery Visitor Center from 4-7pm

- The winter catalogue for fun youth activities is now open for registration online.
- To celebrate the World Cup, there will be a Soccer Ball Design Contest for ages 11-24 years old. Applicants must attend a public or private middle school or high school within the city limits. Entry deadline is 12/12/2025.
- A Santa Workshop is planned at the Peachtree Hills Recreation Center on 12/13/2025 from 10am – 1pm.
- Registration for the Winter Break Camp to be held 2/16/2025 – 2/20/2025 will be open beginning 1/5/2026.

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

Terez Chapman, Keep Atlanta Beautiful Commission

Tchapman@atlantaga.gov / 470-581-1315

Attended the meeting and asked for anyone interested in participating in “Operation Clean Sweep” to contact her for volunteer opportunities or any other inquiries.

Officer Pete Francis was in attendance and gave the following report:

- They are behind in Bulk pick-ups. If yours has been missed, there is no need to call. They hope to be back on schedule by Christmas.
- A board member reported that 3-1-1 operators were giving information that conflicted with what DPW was giving. She asked if 3-1-1 operators could be kept in the loop, to provide accurate information. She also asked if an e-mail could go out to residents that had missed their pick-ups.
- Another board member reported that Peachtree Park had not had yard debris bags picked up in more than a month. Officer Francis said they were aware and have been working through management changes in the department
- Buckhead Forest is another neighborhood that has not had yard debris picked up.

Department of Transportation

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

No report given. Ms. Bliwise reported on recent neighborhood meetings with Pine Hills and Peachtree Park that were very helpful and encouraged all to contact the department to schedule a walking DOT 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 470-643-4384

Officer Bridgers attended the meeting, e-mailed a report in advance and gave the following report:

- There are currently 37 cases in NPU-B

- 3 orders to “clean and cut”
- 3 orders for demolition
- A board member asked what happens if the inspector is “unable to gain access” to the property after multiple attempts? Officer Bridgers responded that then the Compliance Resolution Team digs deeper. If needed, the city of Atlanta will then act.
- Another board member asked how much time is allowed a homeowner to demo a property once a demolition order has been given? Officer Bridgers wasn’t sure but said she’d ask the Compliance Resolution Team for answers. The owner may need the resolution team to assist them with obtaining a demo permit. The property in question is a burned structure located at 1116 Roxboro Rd.

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

Tamika Merriweather attended the meeting in Ms. Stokes’ absence and reported the following:

- She offered clarification about the demolition of properties: Once a compliance order has been issued, the homeowner has 30 days to comply with that order. The City of Atlanta will require that all portions of the form be filled out accurately and a copy of the Compliance Resolution form be forwarded to a supervisor via e-mail. The city will assist property owners with this process.
- 311 has changed some of the prompts, so those who call will need to pay attention to the changes. This was done to eliminate long “hold” times.
- A board member asked who was responsible for flickering streetlights. Ms. Merriweather said that Georgia Power Company is responsible.

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 was in attendance and gave the following report:

- FIFA Draw Watch Party will be held on 12/5/2025 from 11am – 3pm at Fado in Buckhead Village. VIP members will be inside the restaurant, and the outside will be open to the public. The portion of Buckhead Avenue in front of the restaurant will be closed to vehicular traffic for the event.
- A Christmas Hot Chocolate Crawl will be held at Buckhead Village on 12/6/2026 from 4-7pm and will culminate with a tree lighting at Loudermilk Park at approximately 7:30pm.
- Another Christmas Hot Chocolate Crawl is scheduled for the Lenox & Phipps Plaza area on 12/13/2025 from 4-7pm. All are invited to participate!
- The Buckhead Rotary Club and Livable Buckhead are planning Christmas Eve dinner for Buckhead fire stations and police departments to thank these first responders. A team of 25 volunteers will be delivering 53 Honeybaked Ham dinners!
- A reminder was given to donate to Livable Buckhead during Giving Tuesday, as well as a reminder of the SEC Football tournament being held at Mercedes Benz Stadium.
- A board member asked about current construction work on Lenox Road and noted how disruptive it is and that the metal plates are moving around. Ms. Starling noted that there will be a construction pause to this project for the holidays.

- Buckhead Council of Neighborhoods is hosting a meeting to learn more about the TADs on December 11th - this link will work to register Meeting Registration – Zoom
<https://www.atlantaga.gov/government/departments/city-planning/neighborhood-planning-units/community-impact-grant-program-faqs>

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

Ombuds of Neighborhoods – Fellow

Apollo Gunn from the Office of the Ombudsman of Neighborhoods, Jodi Merriday (ex-
jmerriday@atlantaga.gov 470-316-2382) joined our meeting and reminded all that 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.

Amber Ware is one of our Neighborhood Relations Managers and is available to assist. She can be
 reached by email at amberware@atlantaga.gov or by phone at (470) 834-6453.

Apollo Gunn

Ombuds of Neighborhoods – Fellow

Executive Office of Mayor Andre Dickens – Chief Policy Office

Atlanta City Hall – 68 Mitchell Street, Ste 4120

Atlanta, GA 30303

agunn@atlantaga.gov

(404) 922-6896 joined our meeting and is one of our Neighborhood Relations Managers. She
 reminded us that she is available to assist. She can be reached by email at
amberware@atlantaga.gov or by phone at (470) 834-6453.

6. COMMITTEE REPORTS

A. PUBLIC SAFETY COMMITTEE

Keith Biggs, Chair

Consent Agenda: Motion to approve by Ms. Shorter and 2nd by Ms. Tatum
Motion adopted 18-0-0.

Alcohol License Applications (LRB) included in the Consent Agenda were heard and are as follows:

- The Big Ketch – Restaurant – 3279 Roswell Rd / Change of agent
- Bartaco – Restaurant – 3802 Roswell Rd / Change of agent

NON-Consent Agenda

- Mai Thai Kitchen – Restaurant / 3872 Roswell Rd / New Business

Motion to approve by Ms. Shorter and 2nd by Mr. Steed

Motion adopted 18-0-0

B. DEVELOPMENT, TRANSPORTATION and SPECIAL PROJECTS COMMITTEE

Jason Kendall, Chair; Bob Cooney, Vice Chair

Mr. Kendall was not in attendance, so no report was given.

- Ms. Bliwise reported on several items that came up at a busy city council meeting:
- Revitalization of Neighborhoods Proposal by the Mayor – the purpose is to fund re-development in neighborhoods that need it by extending existing TADS. An alternate proposal by Councilwoman Norwood that called for a special commission be named by the city council to further and more thoroughly explore the issue and pursue input from neighborhoods and NPU's was accepted.
- Ms Bliwise attended a hearing on the issue and shared three concerns that were raised:
 - 1.) The proposed extension of 30 years for the TADS is a long time. What would this mean to the general fund?
 - 2.) It was unclear whether this extension was the only funding mechanism for the project. Do all the TADS need to be extended for that length of time?
 - 3.) The proposal has everything running through "Invest Atlanta" with no clear role for the City Council on the project. Also, it was noted that it appears if a neighborhood does not fall within a TAD, they are out of luck.
- They're also asking City Planning Department to think through the minimal parking requirements. The feedback from many neighbors was that it would be bad for neighborhoods and result in safety issues - especially in neighborhoods without sidewalks. Children walk in the streets to catch their school buses.
- Many NPU's voiced concern with a "one size fits all" approach regarding this.

C. ZONING COMMITTEE

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

Consent Agenda:

- V-25-219 4230 Club Dr NE / DEFERRED
- V-25-228 866 Carlton Ridge NE / APPROVED WITH CONDITIONS
*Approved Variance to reduce rear yard setback from 20 feet to 12 feet. Rear property letter of support or proof the letter was sent to the owner.
- V-25-230 4132 Carmain Dr NE / APPROVED WITH CONDITIONS

*Approved as requested. Approved existing 1-ft side yard setback encroachment for existing deck identified during review, not associated with the project.

Motion to approve the consent agenda by Mr. Biggs and 2nd by Mr. Connelly

Motion to approve consent agenda was adopted 16-0-0

7. APAB Report

Atlanta Planning Advisory Board

Ms. Bliwise reported that APAB is currently working on their strategic plan and making needed updates and changes to their bylaws. This will add more structure and processes in place. The city is providing more resources to the board which is helping.

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 did not attend the meeting.

- Ms. Bliwise updated the group on the Community Impact Grant. She was to attend a Zoom meeting on the process. As of the meeting, Peachtree Park has notified Ms. Bliwise of their interest in pursuing the grant to assist with new plantings and better landscaping on the Bynam Bridge linking the neighborhood and Lenox Square Mall.
- North Buckhead reported that they had just completed their project funded by this year's Impact Grant and will be submitting their final report to the city. Information on the grants and application process may be found on the NPU website.

Punya Vats, Urban Planner II
Office of Zoning & Development
(470) 522 3399
pvats@atlantaga.gov

9. MATTERS FOR VOTING:

Z-25-71 Text Amendment – Zoning Ordinance

Ms. Bliwise noted that NPU-B voted on this ordinance at the November meeting.

10. Presentations:

None given.

11. OLD BUSINESS

Ms. Tatum reported that two new Business Representatives will be joining NPU-B in January. They received 25 votes for the 2026 slate of business representatives.

We do have open spots available for more business representatives!

Buckhead Village decided they did NOT want to continue to be a member of NPU-B. The HOA's didn't want to be involved with another organization.

12. NEW BUSINESS

- Mr. Patterson reported that the Thanksgiving donation to APD & Atlanta Fire and Rescue that the executive committee voted to approve had not yet been made, due to the holiday weekend. A motion was made by Mr. Murray and 2nd by Ms. Starling to carry the \$500 donation over to December as a Christmas donation to our first responders.
Motion was approved 19-0-0

NPU-B Committee Chair Elections

The following elections were held for the 2026 term:

Mary Heather Tatum – Business Coordinator – Motion by Ms. Starling with a 2nd by Ms. Perez / Motion was approved 17-0-0

Tamara Flanagan – Residential Coordinator – Motion by Mr. Biggs with a 2nd by Ms. Tatum / Motion was approved 17-0-0

Other committee chairs were also announced:

Public Safety – Tamara Flanagan & Tammy Caudell / Co-Chairs

Zoning – Kim Shorter & Bob Connelly / Co-Chairs

D&T and Special Projects – Jason Kendall & Abbie Shepherd / Co-Chairs

13. PUBLIC ANNOUNCEMENTS & NOTICES:

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

As this was the last NPU-B board meeting for the year, Ms. Bliwise expressed gratitude for everyone's time and efforts as we navigated many big and important topics this past year. She thanked all for donating their time to the community and reminded all how important this NPU structure is to our city and our neighborhoods.

- The next NPU-B meeting is 1/6/2026
- The next BZA meeting is 12/4/2025 & 12/11/2025 at noon
- The next ZRB meeting is 12/4/2025 & 12/11/2025 at 6pm
- The next NPU-B Zoning meeting is 12/30/2025

14. ADJOURNMENT

NPU-B action: A motion to Adjourn by Ms. Tatum and 2nd by Ms. Starling.

The meeting was adjourned at 8:59 PM.