



NPU-B Monthly Full Board Meeting Minutes January 2026

Date: January 6, 2026

Time: 7:00 PM

Location: Zoom

The meeting was called to order at 7:01 PM by Nancy Bliwise, NPU-B Chairperson.

Present: 12 present*; 2 proxies (*additional members joined after the meeting called to order)

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

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.

Press – None present.

Elected Officials/ their representative in Attendance:

Councilwoman Mary Norwood

Amber Madison

Two Board members acknowledged:

Business Representative- Lisa Bennett - Serving on the Zoning Committee

Business Representative- Karim Lalani- Serving on Public Safety Committee

2. APPROVAL OF MINUTES

NPU-B Action: A motion by Kim Shorter to approve the December 2025 minutes and seconded by Shawn Perez, passed by a vote of 20-0.0.

3. APPROVAL OF AGENDA

NPU-B Action: A motion by Kim Shorter and seconded by Shawn Perez the January 2026 agenda passed by a vote of 19-0-1.

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

Councilwoman Mary Norwood- Chair of zoning 2026:

Focused on getting Zoning 2.0 approved- she is up to date on this and has read the 1075 page report and if you have information to add go to ATLZoning.com. She would like this to move along as quickly as possible.

Nancy commented there have been spot issues in different neighborhoods and many general comments that have been made but no responses from the committee as of yet. Nancy asked that we contact her for a meeting as soon as possible for any modifications that are needed.

Denise Starling asked when was the adoption schedule date and Mary didn't have that information yet.

Atlanta Police Department (APD)

Major Ben Vayens, Zone 2 Commander:

- * Atlanta Crime down 13% -2025 - Trend for the past 5 years.
- * 2025 there were 45,000 Traffic stops/ 3900 Arrest
- * Added a Crime Prevention Inspector as well as Victim witness Advocate -
- * Held events with Senior centers, Apartment complexes, Capital One, Coffee with a Cop at lenox mall and National Night Out.
- * Big focus for 2026 is Crime and Community concerns.
- * Preparing for 2026 World Cup.

Questions:

(Tammy Caudell)-

Her Community Ridgedale had a walk with Atlanta DOT- Area at Kingsboro and Roxboro there is a right turn only out of community. There is a camera and she has witnessed many violators have been turning left and it's a traffic nightmare. She wants to know if the camera is indeed working and giving tickets to violators. Major Vayens relayed he would take it back to enforcement, have more police presence and would email Tammy results of his findings.

(Jamie Olsen)-

Is there enforcement to arrest loiters trespassing on the Kroger parking lot on Piedmont. There seems to be an uptick of activity. Major Vayens acknowledged that they have the authority to arrest trespassers but in order to charge for that crime they need a representative from the property to approve. But with Kroger being closed there is no one to give the authority to put them in jail for the crime. However, they are working on cleaning up the location.

(Robert Patterson)-

With North Buckhead- Launching a neighborhood security patrol- Wanted to Thank Major Vayens and his officers for their involvement in making it happen.

APD- Repeat Offender- No Report

ATL Fire Rescue- No Report

Atlanta Office of the Solicitors- Lynn Reynolds for Hala Cary-
No Report

Marta Police- No Report

WaterShed Management - Nancy will reach out to the new commissioner for information.

Parks and Recreation-

Destiny Mays- Peachtree Hills

- * Registrations for Winter break Camp are now open. The event starts Feb. 16-20. Locations: Cohen, Kier, CT Martin, Grove Park and MLK.
- * Registrations open for Top Basketball, ages 3 & 4 (girls and boys) and Track and Field ages 5- 14 (girls and boys)
- * Peachtree Hills Forever Valentine's Day- Dog Photo shoot- Free event- Feb. 14th - 10am-1:30pm

Department of Transportation-

Nancy stated that if there are specific issues to let her know and they have mechanism for her to invite them to our next meeting to answer any concerns. They have been helpful in the past and willing to assist with any needs that arise.

APD Code Enforcement- Ofc Bridgers reporting

- * 39 cases (December) Compliance citations notices mailed out
- * 3 Clean and cut
- * 3 Demolitions
- * Nancy stated the Demolition issues are huge and happy to see them on the report.
- * Ofc Bridgers stated he had seen and email from Mr. Bagwell concerning the property that received the citation which is the first step. Nancy will connect.

Public Works-

Ofc Butler - Solid Waste Education Team for Ofc Pete Francis

- * Stated they enforce sanitation regulations including collections and disposal of solid waste and concerns you may have with illegal dumping, proper maintenance for residential and commercial businesses.
- * Report illegal dumpings to ATL301
- * Contact ATL301 to schedule your bulk pickup- keep in mind there are delays due to the holiday - If your trimmings were missed dial 311 to report
- * Ensure your bulk, yard trimmings and construction materials are separated. They must be set out at the appropriate times or they will not be taken away. They must be sized correctly as well. trimmings cut in 4ftx6in, 32 gallons paper bags mulch, dirt and leaves.
- * Operating on a bi-weekly basis- collected the first week, 12th and 26th of January.
- * Bins must be removed after the collections. Bins can be placed at 7pm the night before collections and removed by 9am the following morning.
- * Recycling at Greenbriar is every 3rd Saturday and starts at 9am- Information posted in the chat.
- * Kim Shorter stated the website that tells the public when there pickup is scheduled doesn't include the holiday schedule.
- * Bill Murray stated that tree pickup was prompt for Sunday but the majority of the trees are just now being placed. Will there be another scheduled pickup? Ofc will look into it.
- * Shawn Perez asked when the normal schedule for yard debris would start again. Ofc stated that if you didn't see a normal schedule within the next week to call 3-1-1 and report or reach out to a representative.
- * Anne Culberson asked due to delays are they still being strict with yard trimming sizes, bag counts and weight. She stated that she has seen more than the 21 bags limit that would be

picked up, unless classified as bulk. Ofc stated that the normal limits were still being enforced and following all guidelines.

- * Anne Culberson also asked about recycle day pickup. Ofc stated same day as normal pickup just a different truck.
- * Tammy Caudell asked to clarify tree pickup. Ofc stated tree pickup should be scheduled as bulk pickup by calling ATL301 or your solid waste tool on the app.
- * Tamara Flanagan stated that the street sweeper was out over the weekend but missed the area near the pool. Did you need open a ticket on 3-1-1? Ofc stated yes but to ensure to state the exact intersection that was missed. A picture of the street sign and detailed street area would be helpful.

ATL311- Shade Campbell

- * Shade stated that when you call in please listen to the new directions the menu has changed.
- * You must have a number with an Atlanta area code to just dial 311. If your number is outside of Atlanta you must dial the full 10 digit number.
- * There are now extended hours 7am-12 midnight M-F
- * Weekend reporting you have to reach out by email -ATL311@atlantaga.gov
- * Can also use social media platforms (use ATL311) to post pics and tag. There is a team that is monitoring the platforms
- * There is also a live agent chat bot on the app you should have an account with an associated email address.
- * Denise Starling asked if there were issues with 911 because she called and was placed on hold many times. Shade didn't have an answer for emergency but suggested APD as a contact.
- * Jamie Olsen stated he submitted a 311 request while out on Sydney Marcus. There was supposed to have been a mural painted. There appears to be a start with trimmed trees but everything was left in place causing a sidewalk hazard. He

received an email confirmation that the project was closed. He checked this evening and it still looks the same with the sidewalk not clear and the mural not started. Shade asked if there was a case number, he placed it in the chat for Shade to look into.

- * Nancy stated that trees in the public right of way fall under parks and recreation. That area is near a senior center and Marta and should be cleared immediately.
- * Keith Biggs asked about sidewalk street lights blinking or not working. Shade stated that I could call ATL311 and they would help to rectify the issue.
- * Tammy Caudell asked about exposed communication cables hanging over the street or sidewalk. Shade stated that would go through Georgia Power she placed the number in the chat.

Livable Buckhead/Buckhead Coalition/ Buckhead Community

Denise Starling present and gave the following report:

- * Christmas eve they hosted a Holiday Ham Hall in partnership with Buckhead Rotary and Livable Buckhead with support by community improvement district, the coalition and NPU-B. Delivered Christmas Eve dinner to every police and fire station in the city of Atlanta- 56 hams and all the sides and pies provided by Southern Baked Pies. Denise arranged this out of her garage. She thanked NPU-B for their contribution.
- * Path400 construction is ongoing for Lordians up to Sandy Springs. Highland drive and Adena will start later in the year of 2026.
- * World Cup planning is underway for its debut in June and July. Conversations are in process to ensure the Buckhead community is aware and ready to lead in a big way. Paying attention to infrastructure fixes, safety of pedestrians on foot or using Marta, bikes and scooters.

- * Buckhead coalition has a new CEO- Katherine Kelly that started today. she is a longtime Buckhead resident. The board is excited for her leadership.
- * Robert Patterson asked about Adena construction- Denise stated that the striping for the path 400 would start all the way down to piedmont. He also suggested that with if you want to encourage biking to the Marta station especially in Buckhead then there should be more bike parking options.

5. COMMENTS FROM ELECTED OFFICIALS

Amber Madison from Council Member Bond's Office- Announced that the councilman is excited to be back for more years due to the election results. The contact information: Telephone 404-330-6770, Email mbond@atlantaga.gov, Amber's contact amadison@atlantaga.gov

Apollo Gunn Representing The Office of the Ombudsman- Your neighborhood Ombudsman is Dr. Jodie Mariday.

- * Monthly reminder the Ombudsman office is a neutral independent and impartial party can will assist with navigating the city finding resources and resolving any outstanding issue or concerns following an unresolved escalation to ACL311 or any other 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

6. COMMITTEE REPORTS

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A. PUBLIC SAFETY COMMITTEE

Tamara Flanagan, Chair & Tammy Caudell, CoChair

Consent Agenda: Motion to approve by Keith Biggs and 2nd by Shawn Perez

Motion adopted 20-0-0.

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

- * Hilton Garden Inn Buckhead - Hotel- 3342 Peachtree Rd NE/ Change of agent- **Approved 8-0-0**
- * Buckhead Theatre (1st Floor) Convention Center- 3110 Roswell Rd NE/ Change of agent- **Approved 8-0-1**
- * Buckhead Theatre (2nd Floor) - Convention Center- 3110 Roswell Rd NE/ Change of agent- **Approved 9-0-1**
- * Salted Melon Market and Eatery- Restaurant- 56 East Andrews Dr. NE/ New Business- **Approved 9-0-1**
- * Element Atlanta Buckhead- Hotel- 3491 Piedmont Rd/ Change of Ownership- **Approved 9-0-2**
- * AC Hotel by Marriott Buckhead- Hotel- 3600 Wieuca Rd NE/ Change of Agent- **Approved 9-0-1**
- * Boss Spirits- Importer- 3280 Peachtree Rd NE/ New Business-
- * Hotel Colee (Main) - 3377 Peachtree Rd/ Change of Agent- **Approved 10-0-1**
- * Hotel Colee (2)- 3377 Peachtree Rd/ Change of Agent- **Approve 9-0-2**
- * Hotel Colee (3)- 3377 Peachtree Rd/ Change of Agent- **Approved 9-0-2**

Special Event Applications (MOSE)

- * Yeppa Turns Three- 306 Buckhead Ave NE/ March 1, 2026- **Approved 12-0-0**

NON-Consent Agenda

- * Amended Buckhead Handmade Holiday Market (Amended dated from 12/6-7/25. Previously Supported in October 2025)
- * **No Representative Present- No Action**

B. ZONING COMMITTEE

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

Consent Agenda:

- V-25-186 (Amended 12/23/25) 281 West Paces Ferry Rd NW/ **APPROVED WITH CONDITIONS 8-0-0**
- * Conditioned on revision to the referral and site plan to include only the following variances (A) 6 foot fence in the half-depth front yard (Habersham Rd), (B) 7 foot gate in the half depth front yard (Habersham Rd) (C) 7 foot entry wall between gate and fence in half-depth front yard (Habersham)
- V-25-219 4230 Club Dr. NE / **Denied 7-0-0**
- * V-25-250 3226 Roswell Rd NW/ **Defer 7-0-0**

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

Motion to approve consent agenda was adopted 19-1-0

Non-Consent Agenda:

V-25-242 161 Ridgeland Way NE/ **APPROVED WITH CONDITIONS by COMMITTEE 7-1-0**

*Conditioned on fire sprinklers being added to the carport structure to provide a fire break.

Motion to approve non-consent agenda by Keith Biggs and 2nd by Bill Murray with conditions carport not included and with fire sprinklers

Motion to approve non-consent agenda was adopted 16/3/1

7. APAB Report

Atlanta Planning Advisory Board

- * Ms. Bliwise reported that APAB is currently working on the tax allocation district. The strategic plan is also a main focus that they hope to have completed soon to bring to the board.
- * Jason Kendall reported that they are looking for a chairperson.

8. PLANNER'S REPORT

Punya Vats did not attend the meeting because he has returned to India. Tia Maxwell is our interim planner at this time. She is with the office of the commissioner, communications and neighborhood relations team.

- * My Thai Kitchen, The Big Catch, High Society Buckhead as well as V-25-230 and V-25-228 applications were all supported by NPUB and approved by the city.
- * V-25-91 was denied by BZA in December
- * There will be a new 2026 dashboard shortly after the current agendas have been closed for 2025.
- * Memorial Drive Greenway Open House- January 13th at the Oakland Cemetery visitor center
- * Book Club events listed on the Atlanta Studio Website- Reading Key to the city, how zoning shapes our world. The author will be present who is an Architect, Attorney, Professor and the founder of the National Zoning Atlas- January 27th 6:30- 8pm.

- * 2026 kickoff meeting for the Chattahoochee Brick company and Atlanta Riverlands Planning and Design Process- January 31 at 10:30am. The consulting team will be present.
- * Atlanta zoning 2.0 early draft version is available for public review and comment through April 8.
- * The Community Impact Grant application is open if the NPUB would like to apply. Please share your ideas with Nancy or the designated project manager so the application can be submitted.
- * Nancy stated she wasn't aware of the BZA Denied zoning application. Kim Shorter stated it was V-25-242 on our non-consent agenda that we just approved. Was denied previously because it needed to be resubmitted.
- * Nancy stated there was only one BZA and ZRB meeting in January even though it was listed for the 8th and 15th. She wanted to know if there was going to be a 15th meeting. Tia will check the schedule with Director Holmes and get back with Nancy.

- 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.

9. MATTERS FOR REVIEW AND COMMENT:

Chastain Park Spring Arts Festival- Chastai Park- Stella +Cooley Pkwy/ 24 Chastain Pk Ave NW (NPUA) May 9-10, 2026. **No Show**

10. Presentations:

Garson Drive Project: Amon Martin with Radiant Development Partners. Development Partners- Pinrose Properties - Randy Clack, Bill WillXin, Public partner Chelsea Arc. and Atlanta Beltline

Overview:

- * Site for Workforce housing and Commercial project with collaboration with the Beltline located at Piedmont & Garson Drive- The old Wells Fargo drive up ATM location.
- * 130 units a mix of efficiencies /one, two and three bedrooms
- * Workforce Housing mix- 73 units at 50% AMI, 34 Units at 60% AMI, 23 Units at 80%AMI
- * Proposed to include 10,000sqft of commercial space fronting Beltline
- * 4% Tax Credit Deal- 17.6 MM Bond Allocation Award- \$65MM total Development cost
- * Funding Source- Ga Dept of Community Affairs, Invest ATL, ATL Beltline, Community foundation of Greater ATL, ATL Housing, Conventional Construction/Permanent Debt, LIHTC Equity
- * Zoning approved by City of ATL
- * Permitting- All 3 grading permits submitted to COA/ Building plans prepared for submission to COA for building permit
- * Closing Date/Construction Start/ Building Delivery- 2/26
- * Two year construction plan finishing 2/28
- * Landed on a 1 building vs 2 building design Solution

- * The 1 building solution helped with the flood zones AE/X to now sit 46 feet nearly 4 stores above the finished elevation previously recommended. This is 15 feet above Garson Dr.
- * Several grading permits have been submitted for approval
- * Applying for an Encroachment permit for the stream buffer area which is currently under review
- * More trees and foliage will be added to replace in abundance what has to be removed.
- * A few elevations were made available to view. Exteriors will be a combination of Stucco, Brick and fiber cement panels.
- * Parking will be under the building.

Questions:

- * Kim Shorter stated it was a pleasure to work with Amon. Wanted to know if zone X was the same as the 500 yr flood plane. Amon didn't know that answer and will get back to Kim. She also stated if there was a way to ask the residents/ commercial in the lower units to purchase flood insurance. Tamara stated that according to previous DRC meetings there wouldn't be any units close to the planes. Also if there would be a notification system.
- * Bill Murray stated he is worried that there will be a lot of dirt during construction going into the creek. Amon stated the soil erosion control requirements would be met according to the city.
- * Scotty East stated that the belt line is not currently there. Which would be constructed first. Chelsea Atkins from Beltline stated the building project would happen first.
- * Bob Connley stated there was a tunnel built for the pedestrians going to the Lindbergh Marta station. Will that be affected or used during this project. Chelsea didn't think so not positive, will get back to us on the exact route.
- * Tamara Flangan asked if there would be consideration for scooters and bikes storage given the proximity to Marta and residents.

- * Amon stated there will be an area for rideshare, loading and unloading off Garson Dr.
- * Keith Biggs asked about the mix of the units. Amon stated there will be 22 efficiencies, 85 one beds, 16 two beds and 7 three bedroom units.
- * Chelsea added some information in the chat about the trails- ATLBeltline.com for more information.
- * Nancy thanked them for this presentation

11. OLD BUSINESS

Nancy stated we need Development, Transportation and Special projects need to discuss future leadership.

12. NEW BUSINESS

Nancy stated to let her and Tamara know if there are any changes to any civic leadership with the new year starting so our records are updated.

Robert Patterson stated he hasn't scheduled invoices for 2026. Target date is April. Nancy asked about finances- There is roughly \$8000 in the account.

13. PUBLIC ANNOUNCEMENTS & NOTICES:

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

- The next NPU-B meeting is 2/3/2026 - 7pm
- The next BZA meeting is 1/8/2026 & 1/15/2026 at noon
- The next ZRB meeting is 1/15/2026 at 6pm
- The next NPU-B Zoning meeting is 1/27/2026

14. ADJOURNMENT

NPU-B action: A motion to Adjourn by Mr Connley and 2nd by Bill Murray.

The meeting was adjourned at 9:02 PM.