

**AGENDA**  
**ZONING REVIEW BOARD**  
**DECEMBER 5, 2024**  
**6:00 P.M., CITY COUNCIL CHAMBERS, SECOND FLOOR**

**NEW CASES**

1. **Z-24-81** An Ordinance by Councilmember Jason Winston to rezone a portion of **7 Meldon Avenue SE** from R-4 (Single Family Residential) to C-1 (Community Business District) for the erection of a freestanding sign; and for other purposes.  
NPU Y                                      COUNCIL DISTRICT 1
  
2. **Z-24-82** An Ordinance by Councilmember Jason Winston 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 residential affordable housing density bonus in **MRC-3 (Mixed Residential Commercial Sector 3)** zoning district; and for other purposes.  
ALL NPUs
  
3. **Z-24-83** An Ordinance by Councilmember Alex Wan to amend the 1982 Atlanta Zoning Ordinance, as amended, City of Atlanta Code of Ordinances **Part 16, Chapter 16-18P, Section 16-18P.001** so as to amend the affordable housing density bonus in SPI-16 (Midtown Special Public Interest District); and for other purposes.  
NPU E                                      COUNCIL DISTRICT 2
  
4. **U-24-30** An Ordinance by Zoning Committee for a special use permit for a barber & beauty shops & similar personal services pursuant to section 16-18S.006 for property located at **607 Magnolia Street NW** fronting 33 feet on the northwest side of Magnolia Street NW beginning at the northwest corner of the intersection of Graves Street and Magnolia Street Depth: 70 feet Area: .1 acres Land Lot: 83 14<sup>th</sup> District Fulton County, Georgia.  
OWNER:                                      TERRELL DAVIS  
APPLICANT:                                      TERRELL DAVIS  
NPU L                                      COUNCIL DISTRICT 3
  
5. **U-24-31** An Ordinance by Zoning Committee for a special use permit for an outdoor sales area pursuant to Section 16-18I.007 for property located at **3190 Roswell Road NW** fronting 73.90 feet on the west side of Roswell Road NW beginning at the intersection of the westerly right of way of Roswell Road and the southerly right-of-way of East Andrews Drive Depth: 251.2 feet Area: .408 acres Land Lot: 99, 17<sup>th</sup> District Fulton County, Georgia.  
OWNER:                                      KENNETH DEWIS  
APPLICANT:                                      ANDREW CASIMIRO  
NPU B                                      COUNCIL DISTRICT 8

**AGENDA**  
**ZONING REVIEW BOARD**  
**DECEMBER 5, 2024**  
**6:00 P.M., CITY HALL, COUNCIL CHAMBERS, SECOND FLOOR**

6. **U-24-32** An Ordinance by Zoning Committee for a special use permit for a private club pursuant to Section 16-05.005(1)(d) for property located at **155 West Paces Ferry Road NW** fronting 871 feet on the north side of West Paces Ferry Road NW beginning at a 1/2" iron pin set replacing a previous 1/2" iron pin found on the northeasterly right-of-way line of West Paces Ferry Road, said 1/2" iron pin set being located 350.10 feet southeasterly as measured along the northeasterly right-of-way line of West Paces Ferry Road from the intersection with the southeasterly right-of-way line of Chatham Road Depth: varies Area: 18.351 acres Land Lot: 115, 17<sup>th</sup> District Fulton County, Georgia.

OWNER: CHEROKEE TOWN AND COUNTRY CLUB, INC.  
APPLICANT: CHEROKEE TOWN AND COUNTRY CLUB, INC.  
NPU B COUNCIL DISTRICT 8

7. **U-24-34** An Ordinance for a special use permit for outdoor dining at eating and drinking establishments when any part of such use is located within 1,000 feet of property that is zoned as an R-1, R-2, R-2A, R-3, R-3A, R-4, R-4A, R-4B, or R-5 District, or that is used as a residential property pursuant to Section 16-11.005(1)(l) for property located at **1544 Piedmont Avenue NE Suite 139 and 1544 Piedmont Avenue NE Suite 406** fronting 245 feet on the north side of Piedmont Avenue commencing at the intersection of the western right-of-way line of Piedmont Avenue NE and the southern right of way line of Monroe Drive Depth: 526.22 feet Area: 15.51 acres Land Lot: 56, 17<sup>th</sup> District Fulton County, Georgia.

OWNER: SEI ANSLEY MALL LLC C/O SELIG ENTERPRISES LLC  
APPLICANT: STEPHANIE LOEW  
NPU F COUNCIL DISTRICT 6

8. **U-24-35** An Ordinance for a special use permit for a non-residential use or establishment exceeding 7,500 square feet in area in which alcoholic beverages are sold or consumed on the premises pursuant to Section 16-44.007(12)(a) for property located at **1881 Howell Mill Road NW** fronting 185 feet on the easterly side of Howell Mill Road NW commencing at a concrete monument found at the intersection of the northern right of way line of Interstate 75 and the east right of way line of Howell Mill Road Depth: 194 feet Area: 1.221 acres Land Lot: 153, 17<sup>th</sup> District Fulton County, Georgia.

OWNER: 1881 HM PARTNERS, LLC  
APPLICANT: PROOF OF THE PUDDING  
BY MGR, LLC D/B/A PROOF OF THE PUDDING  
NPU C COUNCIL DISTRICT 8

**DEFERRED CASES**

9. **Z-24-63** An Ordinance by Zoning Committee to rezone from SPI-19 SA6/WIZ (Vine City Special Public Interest District Subarea 6/Westside Affordable Workforce Housing Overlay) to SPI-19 SA7/WIZ (Vine City Special Public Interest District Subarea 7/Westside Affordable Workforce Housing Overlay) for property located at **243 Sciple Terrace NW** fronting 42.99 feet on the east side of Sciple Terrace NW being all that tract or parcel of land lying and being in Land Lot 110 of the 14<sup>th</sup> District, Fulton County, Georgia, being Lot 40 C.R. Norris property, as per plat recorded in Plat Book 9, page 192, Fulton County, Georgia records, Depth: 158.17 feet Area: .16 acres Land Lot 110, 14<sup>th</sup> District Fulton County, Georgia

OWNER:	ZEN HOUSE SCIPLE TERRACE LLC C/O JULIUS KEVINEZZ
APPLICANT:	JENNIFER BUTLER
NPU L	COUNCIL DISTRICT 3

**END OF AGENDA**