



**PLANNING AND ZONING BOARD  
REGULAR MEETING**

**April 18, 2022**

**6:00 p.m.**

**Held at**

**Avondale Estates City Hall  
21 N. Avondale Plaza  
Avondale, Estates, GA 30002**

**MINUTES**

Members Present: Keith Melton  
Dan Marcec  
Alex Brown  
Luis Suazo  
Kirk Benson  
Larissa Paredes Muse

Staff Present: Shannon Powell  
Shari Hillman  
Gina Hill

*Chairman Melton called the meeting to order.*

Chairman Melton asked for a motion to approve the agenda.

Dan Marcec moved to adopt the agenda. Kirk Benson seconded. All ayes.

Chairman Melton asked for approval of the March 21, 2022 minutes.

Alex Brown moved to approve the minutes. Dan Marcec seconded. All ayes.

Chairman Melton explained that the application the variance and tier 2 waiver application was deferred from the March 21, 2022 meeting. In summary, the request is as follows:

- TBG Residential - 2804 Franklin Street, 2816 Franklin Street & 154 Olive Street
  - a. Reduce the unit size for one-bedroom units from 1,300sf to 750sf.
  - b. Increase the building height from 3 stories and 36 feet to 4 stories and 60 feet. (NOTE: Submitted renderings in the resubmitted applicant show a building height of 3 stories and 42 ½ feet. The applicant has stated that

this is due to the developer's desire to closer comply with the established zoning height requirement and is open to discussion.)

Sarah Buckner from TBG presented the group's latest plans and elevations that were requested at the previous PAZB board meeting. Their architect also spoke and pointed out features of the proposed project and explained the rationale behind some decisions. The site plan had been changed to further reduce the height of the building. TBG also discussed their plans to build the project without any of the proposed new streets but within the bounds of the zoning code. They referenced a plan which could be built "as of right". There was a discussion of the street grid and site plan.

Chairman Melton reminded the PAZB that they were evaluating and commenting on the variance and waiver requests as proposed and that affordable housing was an allowable use. Members of the PAZB indicated a need for a diversity of housing types including affordable senior housing in the City of Avondale Estates. Members of the PAZB asked for clarification on the site plan, elevations, and changes made from the previous submittal. They asked questions about parking and the number of spaces in the "build as of right plans". The developers were asked about the unit size and why they are for requesting smaller square footage. The goal, they responded, was to keep the apartments affordable. Members of the TBG team talked about how unit size and height impacted the building's footprint and potential for building the street grid. A member of the PAZB asked about the status of the property and the developer said they are under contract. Their attorney questioned the relevance of this type of questioning and emphasized they want to find a compromise between themselves and the City on this site. PAZB member Ms. Parades Muse asked about soundproofing in the building and whether additional consideration had been given to the design and the materials given the location within the entertainment district and centered between bars and the railroad. Ms. Buckner said that noise studies have been conducted and the results fell within acceptable guidelines.

Mr. Melton asked Ms. Powell to speak on the City's behalf. She referred the PAZB back to the staff recommendation memo. She reiterated that use was not a part of the evening's decision. She pointed out that this project could be built as of right without the variance or the waiver as the developer had already illustrated. The decision in front of the board was whether to recommend a variance for the reduction in unit size and/or a tier 2 waiver for height. She restated the points in the memo.

Chairman Melton invited the public to comment. Downtown business owner Nick Purdy, whose brewery is adjacent to the proposed project, opposed the project because he worried that the neighboring bars would be bothersome to the residents and that there would be constant complaints about noise. Margie Means, also an adjacent property and business owner, expressed similar concerns. Aimee Shari, another business owner adjacent to the project, was concerned about parking and concerned that TBG might have met the zoning requirements for parking but had allocated barely enough parking for residents and had not considered staff or visitor parking in their parking plans adding to an already challenging parking situation. Property owner Joe Gargiulo had questions about plans for his own property. Stacia Familo-Hopek, another business owner, asked the PAZB to adhere to current zoning

and the vision of the street grid as much as possible. She strongly encouraged the Board not to support variances and waivers that did not deliver on the City's long-standing plans for the street grid. She noted that she was held to the city's code when building her brewery even when it was not easy or what she might have wanted to do. She felt others should be held to that same standard.

Kirk Benson moved to recommend approval of the variance request for a smaller unit size for one-bedroom apartments from 1,300 square feet to 750 square feet. Luis Suazo seconded. Four ayes, two nays (Alex Brown and Larissa Parades Muse)

There was some discrepancy between the materials before the PAZB and what was verbally presented. TBG's attorney said they were technically asking for a Tier 2 waiver from the maximum height allowed (without the bonus awarded for participating in the street grid plan) to build at 40.5 feet of height. Alex Brown motioned to recommend denial of the applicant's request for a height waiver from 36 feet to 40.5 feet. Luis Suazo seconded. All ayes.

Alex Brown moved to adjourn. Dan Marcec seconded. All ayes.