



**PLANNING, ARCHITECTURE, ZONING BOARD
REGULAR MEETING**

April 21, 2025

6:00 p.m.

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

MINUTES

Members Present: Dan Marcec, Chair
Kirk Benson, Vice Chair
Luis Suazo
Alex Brown
Aaron Albrecht
David Marder
Samuel Harris

Staff Present: Lori Leland, Planning and Development Director
Josh Weston, City Analyst and Permit Coordinator

Item No. 1 Meeting called to Order
Dan Marcec called the meeting to order.

Item No. 2 Approval of the Agenda
Luis Suazo motioned to approve the meeting agenda. Alex Brown seconded the motion. All ayes.

Item No. 3 Approval of February 24, 2025 PAZB meeting minutes
Alex Brown made a motion to approve the minutes. Aaron Albrecht seconded. All ayes.

Item No. 4 **Public Hearing to Receive Comment - Development of Community Impact**
application submitted by The Paideia School to improve to an existing school sports field complex including converting fields to synthetic turf, rebuilding the field house, interior site upgrades, parking lot revisions, and fencing. The subject property is at 1201 Clarendon Avenue, Avondale Estates, GA 30002 and is zoned O-I (Office-Institutional).

Alan Wieczynski *Principal* of Breedlove Land Planning, Inc., presented the Paideia project for the board's review. All public hearings were allotted 10 minutes per side with no public comment on any item.

Item No. 5 **Public Hearing to Receive Comment - Concurrent variance to Sec. 21-6.2.3** to allow a reduction of bicycle parking from 100 spaces to 15 spaces. The subject

property is 1201 Clarendon Avenue, Avondale Estates, GA 30002, zoned O-I (Office-Institutional).

Item No. 6 **Public Hearing to Receive Comment - Concurrent variance to Sec. 21-6.5.1** to allow chain link fencing material around sports fields and allow the existing vehicle gate to be maintained in its current condition. The subject property is 1201 Clarendon Avenue, Avondale Estates, GA 30002, zoned O-I (Office-Institutional).

Item No. 7 **Public Hearing to Receive Comment - Concurrent variance to Sec. 21-6.5.3** to allow an increase in the height of a fence from 6 feet to 8 feet tall. The subject property is 1201 Clarendon Avenue, Avondale Estates, GA 30002, zoned O-I (Office-Institutional).
This public hearing was cancelled as the application was withdrawn by the applicant.

Item No. 8 **Recommendation to BOMC- Development of Community Impact** application submitted by The Paideia School to improve to an existing school sports field complex including converting fields to synthetic turf, rebuilding the field house, interior site upgrades, parking lot revisions, and fencing, 1201 Clarendon Avenue.

Kirk Benson motioned to approve with the condition recommending limited hours. Hours for events and field lighting shall be limited to between 7:00 a.m. and 11:00 p.m. every day in accordance with residential quiet hours found in Sec. 12.4.1. Luis Suazo seconded the motion. The motion was approved unanimously.

Item No. 9 **Recommendation to BOMC - Concurrent variance to Sec. 21-6.2.3** to allow a reduction of bicycle parking from 100 spaces to 15 spaces, 1201 Clarendon Avenue.

Luis Suazo motioned to approve the reduction from 100 spaces to 15 spaces. Alex Brown seconded the motion with a recommendation to condition 25 spaces. The amendment was approved unanimously.

Item No. 10 **Recommendation to BOMC - Concurrent variance to Sec. 21-6.5.1** to allow chain link fencing material around sports fields and allow the existing vehicle gate to be maintained in its current condition, 1201 Clarendon Avenue.

Luis Suazo motioned to allow chain link fencing material around sports fields and continued legal non-conforming use of vehicle gate. Kirk Benson seconded the motion. The motion was approved unanimously.

Item No. 11 **Recommendation to BOMC- Concurrent variance to Sec. 21-6.5.3** to allow an increase in the height of a fence from 6 feet to 8 feet tall, 1201 Clarendon Avenue. This recommendation was removed as the application was withdrawn by the applicant.

Item No. 12 Other business

Item No. 13 Adjournment
Luis Suazo moved to adjourn. Alex Brown seconded. All ayes.