



**PLANNING, ARCHITECTURE, ZONING BOARD
REGULAR MEETING MINUTES
June 16, 2025, 6:00 p.m.**

**Held at:
Avondale Estates City Hall, front lobby due to election
21 N. Avondale Plaza
Avondale, Estates, GA 30002**

Members Present: Dan Marcec
Kirk Benson
Luis Suazo
Aaron Albrecht
Sam Harris
David Marder

Staff Present: Lori Leland
Josh Weston

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 agenda. Kirk Benson seconded the motion. All members voted aye.

Item No. 3 Approval of April 21, 2025 PAZB meeting minutes

Luis Suazo motioned to approve the minutes. Aaron Albrecht seconded the motion All members voted aye.

Item No. 4 **Public Hearing to Receive Comment - Assign Zoning and Land Use Designation**
Application for rezoning of the parcel known as 3292 Mountain Drive, Decatur, Georgia 30032, Tax Parcel No. 15 250 01 006. This parcel is presently zoned Office-Institutional (O-I) under DeKalb County zoning, and is being considered for annexation by the City of Avondale Estates and rezoning to the Office-Institutional (O-I) City zoning designation, with land use designation "Educational."

Shirley Harris, the property owner of 3292 Mountain Drive briefly expressed her thoughts on her property being annexed to the city and that she supports the annexation, rezoning and land use assignment.

Allison Ashe, President and CEO of Wellroot Family Services, described the mission of Wellroot Family Services. She enumerated the reasons children become part of the welfare system and different programs provided by Wellroot to address the spectrum of issues faced by these families and children.

Ms. Ashe provided the functions and services of the center that would be in Avondale Estates. The center will include a training center, mental health clinic, family reunification center, and a culinary training kitchen for the children. Ms. Ashe showed renderings of what the campus will look like.

David Marder and Kirk Benson commented that there is a DeKalb County zoning condition CZ-73102. Property owner is unaware of conditions. Staff believes the condition is from 1973 and will confirm. (Staff subsequently confirmed the 1973 case number with no zoning conditions via email on June 26, 2025.)

No public comment made.

Item No. 5

Recommendation to BOMC- Assign Zoning and Land Use Designation

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David Marder motioned to recommend PAZB support to the BOMC for the assignment of City of Avondale Estates Office Institutional (O-I) zoning with a land use designation of “Educational” for the parcel known as 3292 Mountain Drive, Decatur, Georgia 30032, tax parcel 15 250 01 006, upon its annexation into the City of Avondale Estates. Seconded by Kirk Benson. All members voted aye.

Item No. 6

Other business

Item No. 7

Adjournment

Kirk Benson motioned to adjourn. David Marder seconded the motion All members voted aye.