



**PLANNING, ARCHITECTURE, ZONING BOARD
REGULAR MEETING
November 17, 2025, 6:00 p.m.
Avondale Estates City Hall
21 N. Avondale Plaza
Avondale Estates, GA 30002
DRAFT**

Members Present: Dan Marcec (Chair)
Kirk Benson
Luis Suazo
Alex Brown
Sam Harris
Dave Marder
Aaron Albrecht (Late)

Staff Present: Shannon Powell, Assistant City Manager
Lori Leland, Planning and Development Director
Josh Weston, Administrative Analyst

Item No. 1 Meeting called to Order

Dan Marcec called the meeting to order at 6:00 PM.

Item No. 2 Approval of the Agenda

Dave Marder motioned to approve the agenda, Alex Brown seconded the motion. All members voted aye. The motion passed.

Item No. 3 Approval of October 20, 2025 PAZB meeting minutes

Luis Suazo motioned to approve the October minutes. Kirk Benson seconded. All members voted aye. The motion passed

Item No. 4 **Public Hearing to Receive Comment: Avila Real Estate and Hedgewood Homes-Oak Street parcel. Consider variance applications for the properties known as 136 Laredo Drive, 2968 Parry Street, 147 Oak Street, 2950 Franklin Street, and 2556 Franklin Street, Avondale Estates, GA 30002. The subject properties are zoned CBD-3 (Central Business District-3).**

The requested variances pertain to Sec. 20-184 to Eliminate a stream buffer, to Sec 21-3.2.7 Vary the street pattern, to Sec. 21-3.2.8 Vary the typical street sections for 11 streets, to Sec. 21-3.2.8.E Reduce supplemental zones from 5 to 0 feet in 10% of townhome/SF units, to Sec. 3.2.6 Eliminate shopfront façade requirement fronting City parks, Sec. 3.2.6 Allow the maximum building height of 5 stories or 70 feet whichever is less for buildings within 650 feet of the rail line, to Sec. 3.2.6 Building

ridge may exceed Tutor Village elevation from 1,094 to 1,110 feet, to Sec.21-3.2.10 Allow fiber cement as a primary building material, to Sec. 21-5.3.C.2 Where fiber cement is used as primary building material, the materials of brick or stone may be modified on a façade visible from the street, to Sec. 21-3.2.F.3 Juliette balconies are permitted, to Sec. 21-3.2.10.G.7 Window systems may be recessed from the façade less than 3 inches where the façade is fiber cement, to Sec. 21-3.2.1.L Eliminate the direct stoop access requirement, to Sec. 21-6.2.5 Parking layout and design that allows an overhead vertical clearance of less than 10 feet, to Sec. 21-6.2.13 Multifamily buildings may address the street with communal entrances, windows and landscaping, to Sec. 21-6.2.11.B Loading- one loading space per multi-unit building is required, to Sec. 21-6.5.3 Decorative fences and walls may be up to 4 feet in front yards with select locations up to 6 feet and sections over 4 feet in height shall allow views into private space, and gates may be up to 6 feet in height that provide selective views into private space, to Sec.6.3.5 Open space, A minimum of ten (10) percent on-site open space shall be provided across the entire development site, and additional open space shall not be required by the supplemental use regulations of division 5.3 - residential uses, to Sec. 21-6.3.5.E.2 Private outdoor open space may be used to satisfy open space requirements, to Sec. 21-6.3.5.E.10 No open space minimum dimensional standards are required, and to Sec. 21-3.2.8.D.3.b Curbing is not required to be granite and may be constructed of concrete.

Public Comment:

Proponents:

Sherie Swindell, 3070 Wells Street, with comments

Bill Hover, 89 Berkeley Road, with comments

David Sax, 89 Dartmouth Avenue, with comments

Dee Merriam, 8 Lakeview Place, with comments

Chris Stanton, 33 Wiltshire Drive, with comments

Dave Deiters, 2 Clarendon Avenue, with comments

Greg Knot, 167 Locust Street, with comments

Kathy Kingsberry, 817 Stratford, with comments

Adam Woodford, Chatsworth, with comments

Don Shriver, 33 Berkeley Road, with comments

Lyda Stedman, 3118 Majestic Circle, with comments

Sherie Swindell, 3070 Wells Street, second round of comments

Opponents:

Whitney Wolfe, 2830 Washington Street, with comments

David Sax, 89 Dartmouth Avenue, with comments

Greg Knot, 167 Locust Street, with comments

Kirk Benson made a motion for a 5 minute hiatus. Aaron Albrecht seconded the motion.

Item No. 5

Recommendation to BOMC: Avila Real Estate and Hedgewood Homes-Oak Street parcel

Luis Suazo motioned to approve the requested variance, item number 4 in this agenda, as submitted. Alex Brown seconded. Dan Marcec. Alex Brown, and Luis

Suazo voted aye. Aaron Albrecht, Sam Harris, Kirk Benson, and Dave Marder voted nay. The motion failed.

Alex Brown motioned to approved the requested variance, item number 4 in this agenda, with comments 1) section 21-3.2.7 to maintain connectivity through the downtown; 2) section 21-3.2.8 to collaborate with the city to align the landscaping development with the current downtown landscape zone; 3) 21-3.2.10 provide more specific information on location and their percentage of cement use as primary materials; 4) section 21-6.3.5.E.2 propose a limit and clarification to the city to the extent of private open space that is sought to be considered as open public space for the development; 5) section 21-3.2.8.D.3.B propose a limit and clarification to the city on where permanent concrete curbing will be used in lieu of granite curbing. Dave Marder seconded the motion. Luis Suazo, Dan Marcec, Dave Marder, Alex Brown, and Sam Harris voted aye. Kirk Benson and Aaron Albrecht voted nay. The motion passed.

Item No. 6

Public Hearing to Receive Comment: Avila Real Estate and Hedgewood Homes-Maple Street parcel. Consider variance applications for properties known as 2804 E College Avenue, 2806 E College Avenue, 129 Maple Street, 117 Maple Street, 113 Maple Street, 109 Maple Street, 2786 E College Avenue, 2794 E College Avenue, 2808 E College, 2804 Franklin Street, 2816 Franklin Street, 154 Olive Street, 102 Olive Street, and 2820 Franklin Street, Avondale Estates, GA 30002. The subject properties are zoned CBD-1 (Central Business District-1). The specific variances requested pertain to Sec 21-3.2.7 Vary the street pattern, to Sec. 21-3.2.8 Vary the typical street sections for 8 streets, to Sec. 21-3.2.8.D Allow curb cut aligned to existing signalized intersection on US-278 (Type A street) and allow access from the higher classified street frontage of North Avondale Road, to Sec. 21-3.2.8.E Reduce supplemental zones from 5 to 0 feet in 10% of townhome/SF units, to Sec. 3.2.4 Allow the maximum building height of five (5) stories or 70 feet, whichever is less abutting the CBD-2 Sub-Area and along US-278, to Sec. 21-3.2.12.B Building stepback- No transitional height plane is required and a building height of five (5) stories or 70 feet, whichever is less is permitted, to Sec. 21-3.2.12.F No transitional height plane is required and a building height of Five (5) stories or 70 feet, whichever is less abutting the CBD-2 Sub-Area and along US-278 is permitted, to Sec.21-3.2.10 Allow fiber cement as a primary building material, to Sec. 21-5.3.C.2 Where fiber cement is used as primary building material, the materials of brick or stone may be modified on a façade visible from the street, to Sec. 21-3.2.F.3 Juliette balconies are permitted, to Sec. 21-3.2.10.G.7 Window systems may be recessed from the façade less than 3 inches where the façade is fiber cement, to Sec. 21-3.2.1.L Eliminate the direct stoop access requirement, to Sec. 21-6.2.5 Parking layout and design that allows an overhead vertical clearance of less than 10 feet, to Sec. 21-6.2.13 Multifamily buildings may address the street with communal entrances, windows and landscaping, to Sec. 21-6.2.11.B Loading- not more than one loading space per multi-unit building is required, to Sec. 21-6.5.3 Decorative fences and walls may be up to 4 feet in front yards with select locations up to 6 feet and sections over 4 feet in height shall allow views into private space, and gates may be up to 6 feet in height that provide selective views into private space, to Sec.6.3.5 Open space, A minimum of ten (10) percent on-site open space shall be provided across the entire development site and additional open space shall not be required by the supplemental use regulations of division 5.3 - residential uses, to Sec. 21-

6.3.5.E.2 Private outdoor open space may be used to satisfy open space requirements, to Sec. 21-6.3.5.E.10 No open space minimum dimensional standards are required, and to Sec. 21-3.2.8.D.3.b Curbing is not required to be granite and may be constructed of concrete.

Public Comment:

Proponents:

- Bill Hover, 89 Berkeley Road, with comments*
- Kathy Kingsberry, 817 Stratford, with comments*
- Greg Knot, 167 Locust Street, with comments*
- Adam Woodford, Chatsworth, with comments*
- Dee Merriam, 8 Lakeview Place, with comments*

Opponents:

- Dee Merriam, 8 Lakeview Place, with comments*
- Kathy Kingsberry, 817 Stratford, with comments*
- Jan Hover, 89 Berkeley Road, with comments*

Item No. 7

Recommendation to BOMC: Avila Real Estate and Hedgewood Homes-Maple Street parcel

Alex Brown made a motion to approve the requested variance with the following comments 1) section 21-3.2.8 Elm Street should be continued with a sidewalk and a 10 foot wide clear bike/pedestrian should be maintained and continue sidewalk on Potter Street further for an additional pedestrian walkway; 2) section 21-3.2.8.D the curb cut to connect to the parking deck is not solely for convenience; 3) 21-3.2.12.B consider implications of transitional plane height on College Avenue; 4) 21-3.2.10 clarify the use of materials for primary material; 5) 21-3.2.F.3 confirm that the Juliatt balconies are only applicable to the town homes; 6) 21-6.3.5.E.2 require additional information on request allowing private open space to be considered as part of the open space condition for the development; 7) 21-3.2.8.D.3.B obtain clarification on details for concrete curbing in lieu of granite. Luis Suazo seconded the motion. Dan Marcec, Alex Brown, Luis Suazo, Kirk Benson, and Dave Marder vote aye. Aaron Albrecht voted nay. The motion passed.

Item No. 8

Other business

Item No. 9

Adjournment

Alex Brown made a motion to adjourn. Dave Marder seconded. All members voted aye. The meeting adjourned at 11:00 PM.