

1. Meeting Called To Order
2. Approval Of The Agenda

Documents:

[APR 20 RM AGENDA.PDF](#)

3. Board Member Recommendation To BOMC
4. Recommendation To Amend The Text Of The City's Zoning Ordinance To Properties Zoned General Commercial (GC).

Documents:

[GENERAL COMMERCIAL ZONE PARKING AMENDMENT 4.14.20.PDF](#)  
[APPLICATION FOR GC PARKING AMENDMENT 4.14.20.PDF](#)

5. Public Comment On Agenda Items
6. Adjournment



**PLANNING AND ZONING BOARD  
REGULAR MEETING**

**April 20, 2020**

**6:00 p.m.**

**AGENDA**

- |            |                                                                                                              |
|------------|--------------------------------------------------------------------------------------------------------------|
| Item No. 1 | Meeting called to Order                                                                                      |
| Item No. 2 | Approval of the Agenda                                                                                       |
| Item No. 3 | Board Member Recommendation to BOMC                                                                          |
| Item No. 4 | Recommendation to amend the text of the City's Zoning Ordinance to properties zoned General Commercial (GC). |
| Item No. 5 | Public Comment on Agenda Items                                                                               |
| Item No. 6 | Adjournment                                                                                                  |

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE BY THE AVONDALE ESTATES BOARD OF MAYOR AND COMMISSIONERS TO AMEND THE ZONING ORDINANCE OF THE CITY TO EXEMPT PROPERTY ZONED GENERAL COMMERCIAL (“GC”) FROM PARKING REQUIREMENTS, INCLUDING PARKING LOT LANDSCAPE PLAN REVIEW BY THE ARCHITECTURAL REVIEW BOARD; AND TO AMEND THE TREE ORDINANCE TO EXEMPT PROPERTY ZONED GC FROM THE PARKING LOT LANDSCAPING REQUIREMENTS OF THE TREE ORDINANCE.**

**WHEREAS**, within the City of Avondale Estates there exists a certain commercial area on the Eastern edge of the city that is zoned General Commercial; and

**WHEREAS**, the General Commercial area has already been built out with parking that does not comply with existing parking regulations of the Zoning Ordinance; and

**WHEREAS**, the Board of Mayor and Commissioners hereby finds that market forces will be sufficient to ensure adequate parking in the General Commercial area.

**NOW THEREFORE, BE IT ORDAINED** by the City of Avondale Estates as follows:

**SECTION 1.** Appendix A to the Code of Ordinances, known as the Zoning Ordinance of the City of Avondale Estates, is hereby amended to add new subsection (IV) to Section 1204, regarding parking, to read as follows:

“(IV) The parking requirements of this section 1204, including parking lot landscape plan review by the Architectural Review Board, shall not apply to property zoned General Commercial (“GC”).”

**SECTION 2.** City Code Chapter 5, Article X, regarding tree protection and preservation, is hereby amended to add new subsection (d)(5) to Section 5-413, to read as follows:

“(d)(5) The parking lot landscaping requirements of this section 5-413(d) shall not apply to property zoned General Commercial (“GC”).”

**SECTION 3.** This amendment shall become effective immediately upon its adoption in conformance with the Zoning Procedures Law.

[signature page follows]

SO ORDAINED, this \_\_\_\_ day of \_\_\_\_\_, 2020.

**BOARD OF MAYOR AND COMMISSIONERS  
CITY OF AVONDALE ESTATES**

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Jonathan Elmore, Mayor

Attest:

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Gina Hill, City Clerk

Approved as to Form:

Stephen G. Quinn  
Assistant City Attorney

Advertised: \_\_\_\_\_

PZB Public Hearing: \_\_\_\_\_

Advertised: \_\_\_\_\_

BOMC Public Hearing: \_\_\_\_\_

## **APPLICATION FOR TEXT AMENDMENT**

### **TO EXEMPT PROPERTY ZONED GENERAL COMMERCIAL FROM PARKING REQUIREMENTS INCLUDING PARKING LOT LANDSCAPING REQUIREMENTS.**

#### 1) APPLICANT

City Manager Patrick Bryant

21 North Avondale Plaza

Avondale Estates, Georgia 30002

#### 2) CURRENT PROVISIONS OF TEXT TO BE AFFECTED:

- a.) Section 1204 of the Zoning Ordinance, regarding Parking Requirements
- b.) Subsection 5-413(d) of the City Code, regarding parking lot landscaping.

#### 3) PROPOSED WORDING OF TEXT CHANGES

Please see the attached proposed Ordinance.

#### 4) REASON FOR AMENDMENT REQUEST

The impetus for this proposed amendment is the impending sale of the Department of Juvenile Justice Building. Section 1204 of the Zoning Ordinance requires many more parking spaces than required by the State of Georgia and more spaces than could conceivably be provided on the lot. The Design Guidelines for parking lots that are part of the Architectural Review Board review would require more trees and more space to be dedicated to non-parking than the site can accommodate. Finally, the tree ordinance would require more trees and shaded area than are possible at the site and the tree ordinance does not allow for a variance.

The properties zoned GC are already built out with fewer parking spaces than the code currently requires. While the DJJ building proposes to add some additional parking, even with the new parking, the number of parking spaces falls below the required minimum parking requirements. As is being demonstrated by the DJJ building, property owners are fully motivated by market forces to provide adequate parking. Reducing parking requirements is appropriate in an area that has an adjoining single-family neighborhood in walking distance and good proximity to MARTA services. This proposed change is consistent with the future use that the City envisions as the area evolves over time from suburban to more urban.

In the interest of moving forward with the DJJ building transaction immediately, staff is comfortable eliminating the review of parking lot landscaping plans within the GC zone until the parking landscape requirements can be fully reviewed and a new code is adopted later this year.