



PLANNING, ARCHITECTURE, ZONING BOARD

REGULAR MEETING

November 17, 2025, 6:00 p.m.

To be held at:

Avondale Estates City Hall

21 N. Avondale Plaza

Avondale Estates, GA 30002

1. Meeting Called To Order
2. Approval Of Meeting Agenda
3. Approval Of October 20, 2025 PAZB Meeting Minutes
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.

Documents:

[11.17.2025 PAZB PACKET OAK PARCEL VARIANCE AVILA-HEDGEWOOD.PDF](#)

5. Recommendation To BOMC: Avila Real Estate And Hedgewood Homes-Oak Street Parcel
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 setback- 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.

Documents:

[11.17.2025 PAZB PACKET MAPLE PARCEL VARIANCE AVILA-HEDGEWOOD 2.PDF](#)

7. Recommendation To BOMC: Avila Real Estate And Hedgewood Homes-Maple Street Parcel
8. Other Business
9. Adjournment