



**PLANNING, ARCHITECTURE, ZONING BOARD  
REGULAR MEETING MINUTES  
October 20, 2025, 6:00 p.m.**

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

Members Present: Dan Marcec  
Kirk Benson  
Luis Suazo  
Alex Brown  
Sam Harris (late)  
David Marder

Members Absent: Aaron Albrecht

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

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 June 16, 2025 PAZB meeting minutes  
*David Marder motioned to approve the minutes. Alex Brown seconded the motion All members voted aye.*

Item No. 4 **Development of Community Interest: Avila Real Estates and Hedgewood Homes**  
*Shannon Powell presented the Avila Real Estate and Hedgewood Homes (Avila/Hedgewood) development to the board. Negotiations with Avila Real Estate have been in the works for over 8 years. Avila is partnering with another group called Hedgewood Homes to help build out the prospective developments. One location for development is the area bounded by Laredo Drive, Parry Street, Franklin Street, and Oak Street. The other location is the area between Maple Street and Olive Street, excluding Wild Heaven Beer.*

*The developments are intended to be a mix of single-family homes and apartments. Avila is a long-term holder of their properties and Hedgewood's design ethos is to make homes that will look just as good in 30 years as they do when built. The development will call for the PAZB to review variances and make a recommendation to the BOMC.*

Item No. 5

**Preliminary review of variance application: Avila Real Estate and Hedgewood Homes**

*Lori Leland provided a synopsis of the variance application for the development. The major issues requiring a variance are height related. The maximum height of 5 stories will not be exceeded but the area beyond 300 feet of the Marta tracks will exceed a stepdown height. There is also a transitional height plane on College Avenue and adjacent to CBD-2 along Olive Street that could create functional issues for proposed building layout in that area.*

*Connectivity was discussed next. There is a substantial amount of grade change that occurs in the Oak Street site. The proposed street grid does not exactly match what is in the ordinance but aligns with the intent of the ordinance. Connecting Center Street will also require a variance due to topographic changes.*

*Encroachment into the supplemental zone may be needed for a small number of single family/ townhome sites. The variances are being requested so the developers have the latitude to implement a plan with an intimate pedestrian scale in the single-family/ townhome area. Final building plans have yet to be made.*

*Public hearing will be advertised for the PAZB for the November 17<sup>th</sup> meeting. The Board of Mayor and Commissioners (BOMC) public hearing and first will be on November 19<sup>th</sup> and the second read will be on December 10<sup>th</sup>.*

Item No. 6

**Review of the Subgrant Agreement with the Atlanta Regional Commission for Livable Centers Initiative**

*Lori Leland informed the board that the subgrant agreement between the Atlanta Regional Commission (ARC) and the City to update the downtown master plan is in final review at ARC. The City will also work with ARC to do a comprehensive development plan update. Both efforts will be done concurrently to allow for collaboration. Expansion to the east Decatur trail was discussed. Connections are going to be a theme of the new DMP.*

Item No. 7

**Other business**

*Public comment was made. The importance of public input on the Avila/Hedgewood was vocalized. There was also a comment made regarding the impact of traffic within the city once the developments come online.*

Item No. 8

**Adjournment**

*Sam Harris motioned to adjourn. David Marder seconded the motion All members voted aye.*