

MEMORANDUM

August 20, 2018

From: Planning and Zoning Board, City of Avondale Estates, GA

To: Ken Turner, Interim City Manager
Board of Mayor and Commissioners (BOMC)
City of Avondale Estates, GA

Cc: Keri Stevens, City Planner
Karen Holmes, Administrative Assistant

Re: Zoning Designation for Maple Street Multi-Family SE, LP (aka Trammell Crow) -
2780 East College Avenue, 2748 East College Avenue, 142 Maple Street,
134 Maple Street

1. A Zoning Application was filed by Trammell Crow for approval of a change in classification of the above-listed properties from CBD Area 3 to Central Business District Planned Development (CBD-PD).
2. On July 16, the Planning and Zoning Board held a Public Hearing to receive comments on the proposed Zoning Designation for the properties. The meeting held approximately 40 people, three of whom spoke in favor of the project, citing that it was needed for the future of the city and growth of downtown and to enliven the area. Eight individuals expressed opposition, stating that the zoning ordinance needed updating rather than permitting variances to the code; the street grid needed to be completed; the master plan followed; and density lowered.
3. Immediately following the Public Hearing, the Planning and Zoning Board convened the regular July Meeting. The Board determined that discussion of the project should be held until the Developer Agreement was provided to board members and the community.
4. At the August 7 Special Called Meeting, the applicant provided a revised plan increasing the landscape zone and sidewalk fronting the property and stated that specifics to the proposed road on the north side of the property were still to be determined. The Planning and Zoning Board opened the meeting for public comment, and again, the majority of individuals were opposed, expressing the need to maintain Avondale's uniqueness and keep the vision of the Downtown Master Plan. While the board expressed the desire to work with Trammell Crow to develop the site, as drawn the majority of the members felt the proposed plan did not sufficiently address concerns about density, massing and height or the lack of commercial space and pedestrian amenities.
5. A motion was made by the Planning and Zoning Board to recommend the BOMC deny approval of the Development Agreement granting exceptions to the zoning ordinance for the proposed CBD-PD. The motion was seconded and a roll-call vote taken with 4-1 in favor of the motion.

6. Accordingly, the Planning and Zoning Board, City of Avondale Estates, recommends that the Board of Mayors and Commissioners, City of Avondale Estates, deny the proposed application for a CBD-PD classification.

Respectfully submitted,

Martha Teall, Chair
Planning and Zoning Board