



## COMMUNITY AGENDA

### INTRODUCTION

The Comprehensive Plan of The City of Avondale Estates serves as a guide for making decisions and setting policies for City officials and staff concerning the future development of the City. The ten year update was completed November 2, 2007 and provides policy for the 2007-2027 planning period, and was undertaken per the Rules of the Georgia Department of Community Affairs (DCA), O.C.G.A. Chapter 110-12-1, effective May 1, 2005.

DCA rules structure the format of the Comprehensive Planning process such that three interlocking components comprise the final plan:

- **Community Assessment:** Summary of existing conditions with supporting data
- **Community Participation:** Program for providing public input opportunities
- **Community Agenda:** Policy goals and strategies for plan implementation

This **Community Agenda** is the heart of the Comprehensive Plan; it articulates the community vision for a 20 year planning period and provides the policy that guides land-use decision making. It also specifies the strategies by which the community intends to pursue its vision. The Community Agenda is based largely on input derived from the community during the process of citizen involvement as outlined in the **Community Participation Program**.

The Community Agenda also relies upon data and information compiled in the **Community Assessment** as a base-line resource from to draw during the development of the Community Agenda.

5-Year Update Requirements:

To maintain Qualified Local Government Status under the Georgia Planning Act, local governments must have an approved and adopted Short Term Work Program (STWP) for implementation of their Comprehensive Plan. The STWP is a key implementation tool, which reflects those activities and strategies the local government has chosen to undertake in the current five-year period. This will also include a Report of Accomplishments outlining the progress the City has made in implementing the STWP.



Based on changes that have occurred in the City since the ten-year update was completed, the City has decided to expand parts of the Community Agenda to ensure that this document is a living, accurate representation of the City of Avondale Estates and will be the foundation document for decisions being made in the City for the next five years.

## **ORGANIZATION OF COMMUNITY AGENDA**

This document contains three (3) substantive sections, which include required and optional components of the DCA planning standards.

### **Section I. Community Vision**

- General Vision Statement
- Future Development Map
- Supporting Narrative for Development Areas
- Future Development Areas Implementation Measures
- Future Development Areas Quality Community Objectives

### **Section II. Issues and Opportunities**

- Final list of Issues and Opportunities

### **Section III. Implementation Program**

- Policies
- Short Term Work Program 2012-2016
- Long Term and Ongoing Activities
- Updated Long Term and On-Going Activities

**Appendix I.** List of Accomplishments to the Short Term Work Program 2007-2011

**Appendix II.** Summary of Community Participation (2007)

**Appendix III.** Glossary



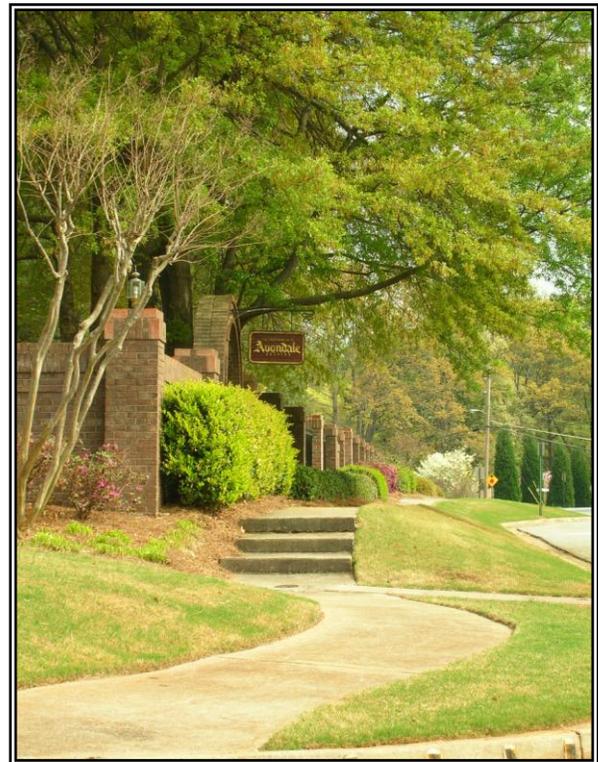
## SECTION I. COMMUNITY VISION

The community vision paints a picture of what The City of Avondale Estates desires to become during the 20 year planning period from 2007 to 2027. The vision statement below was originally created by the boards and commission and citizens during the Community Participation Program for the 2007 Comprehensive Plan and amended for this Comprehensive Plan Update.

### A. VISION STATEMENT: The City of Avondale Estates is a Small Town, In-Town

The City of Avondale Estates is a vibrant growing community with a small town feel, which welcomes new residents and new business and encourages quality development.

B. General Character: The City of Avondale Estates is recognized as a historic community that has successfully preserved its tree-lined “front-porch” neighborhoods and unique, small town character. As such, it offers an oasis within the surrounding urban intensity while enjoying close proximity to metropolitan amenities. The City welcomes visitors to experience the shopping, dining, business services and green spaces of its charming Tudor Village. Generations of Avondale Estates residents continue to strengthen their ties through cultural, athletic and social activities that enliven the neighborhood throughout the year. Although a small city, the City of Avondale Estates benefits from a high level of active and well-educated citizen participation, guiding the City toward a future that respects its past while responding to smart growth and enlightened change. As a result, the City of Avondale Estates’ friendly people and picturesque winding streets will remain hallmarks of this vibrant City for generations to come.





### **C. Background**

The City of Avondale Estates, founded in 1924 by Georgia Willis, sits on what was once known as the town of Ingleside and 950 adjoining acres. Mr. Willis planned to transform the area into “the seat of an ideally perfect social and political life”. He hired civil engineers, landscape architects and city planning experts with not only national recognition, but international renown. The staff included the following:

O.F. Kauffman: Chief Engineer

Note: Mr. Kaufman also worked in Druid Hills.

W. E. Bedinger: Engineering Staff

Robert B. Cridland: Landscape Architect

J. G. Hardeman: Landscape Gardener

E. M. Moffett: Secretary to Willis

Ben S. Forkner: General Manager and Superintendent

Arthur Neal Robinson: Architect

The City was intended to be, and has always been an independent City. It was incorporated by referendum January 1, 1928. Willis was inspired by a trip he and his wife Lottie took to Stratford-Upon-Avon (England) which featured the Tudor style. Stratford-Upon Avon is also the birthplace of William Shakespeare. In original promotional materials the design and layout of the neighborhood is shown complete with initial houses that had been built as well as the location of the proposed amenities. The brochure outlines “The Marvelous Endowments Exclusive to Its Residents.” They included Beautiful Lake Avondale, Picturesque Swimming Pool, Avondale Riding Stables, Athletic Fields, Golf Course, Parks, Children’s Playground, Educational Facilities, A Flourishing Business District,

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*After a vacation to Stratford-Upon-Avon in England George Willis and his wife Lottie, were inspired to recreate the Tudor-Revival style architecture.*

*Publicity for Avondale Estates in the 1920’s:*

*“An oasis, situated high upon rolling hills, with “all the nest life had to offer.”*

*“A ride to Atlanta on a horse drawn buggy or wagon was a two day trip or about 30 minutes by streetcar.”*



Avondale's Dairy, Splendid Vegetable Garden, Orchards and Vineyards, Nurseries, Scores of Beautiful Homes, Nine Miles of Streets, and Transportation and Accessibility. The pool and pool house was originally spring fed. It opened in 1927. Mr. Willis described the pool as being "set like a precious gem in the grove of patriarchal oaks". Today the pool is private.

#### Great Depression:

By 1931 the Great Depression had taken its toll. Mr. Willis was forced to auction off the unsold lots. A tent was set up to sell lots for as low \$50. He was quoted as saying "The fact that hundreds of thousands of dollars worth of the finest improvements that money could buy have been installed, and that shrubs and trees and flowers, costing a substantial fortune have been planted, that residences and recreation facilities, costing additional hundreds of thousands are already apart of Avondale, does not enter into the matter at all."

The remaining lots were built on except for a few which still remain empty. The community has been able to maintain the town plan and architecture. The City created a Historic District and Historic Preservation Commission to further protect these resources.

#### Recent Past

The current City layout is much as it was originally planned aside from the now widened US 278. Road

### *National Register of Historic Places*

*In 1987 the City of Avondale Estates was listed in the National Register of Historic Places. The nomination highlights Avondale Estates as one of the best examples of 20<sup>th</sup> century town planning in the nation.*

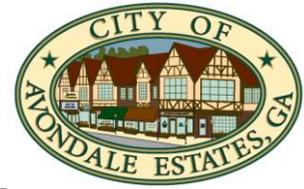
### *Town Plan and Architecture*

*O. F. Kaufman also planned the Druid Hills section of Atlanta. Kaufmann took over the project after famed landscape architect Fredrick Law Olmstead. Many of the principals used in Druid Hills were used here.*

*The elements of the town plan are key components of the "new Urbanism" or Neo Traditional planning.*

*There are five prominent residential architectural styles in Avondale Estates:*

- Tudor Revival*
- English Cottage*
- Dutch Colonial*
- Craftsman*
- Spanish Mission*



widening and configuration has impacted the walkability between residential and commercial sections of town. One of the original City gates was removed during the widening.

For additional historical information please see the Community Assessment of this document and the following sources:

The National Register of Historic Places: Avondale Estates Historic District, 1986  
Martin-Hart, Terry. Images of America: Avondale Estates: Charleston, South Carolina, 2000.  
DeKalb Historical Society  
Atlanta History Center  
Comprehensive Plan for the City of Avondale Estates, Georgia 1998-2017.

#### ***D.Future Development Map***

The Future Development Map is the end result of the City's consideration of the character area map developed for the Community Assessment. The character areas designated on the future development map are reinterpretations of the locally devised character areas (based on existing neighborhood characteristics) shown on the character areas map in the Community Assessment.

Purpose of Character Areas: Character Area means a specific geographic area within the community that:

- Has unique or special characteristics to be preserved or enhanced (such as a downtown, historic district, a neighborhood, or transportation corridor);

### ***Future Development Map vs Zoning***

*Future Development Map: Guides land use decisions and is advisory*

*Zoning Ordinance: Regulates type, scale and intensity of development which may occur in specific zones and is regulatory.*

### ***How to use each document:***

*To fully understand how a parcel of land can be used, you first need to know how the parcel is zoned. If your proposed use is not allowed in the zoning district you will need to request a rezoning. The Planning and Zoning Board and Board of Mayor and Commissioners use the Comprehensive Plan a guide to determine appropriate land uses and zoning changes.*

*The Comprehensive Plan is a GUIDE whereas Zoning is regulatory and legally binding.*

City of Avondale Estates:  
Comprehensive Plan 2007-2027



- Has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as strip commercial corridor that could be revitalized into a more attractive village development pattern); or
- Requires special attention due to unique development issues (rapid change of development patterns, economic decline etc.)

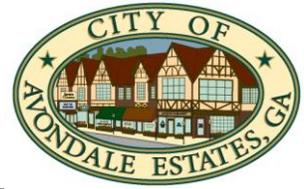
Each character area is a planning sub-area within the community where more detailed, small-area planning and implementation of certain policies, investments, incentives, or regulations may be applied in order to preserve, improve, or otherwise influence its future development patterns in a manner consistent with the community vision.

The character area map was refined during the community participation process. Citizens and other stakeholders were given the opportunity to show and tell planners the type of development desired or considered appropriate for each of the character areas. This input was discussed with the City's Comprehensive Plan Steering Committee and further refined into the Future Development Map presented herein.

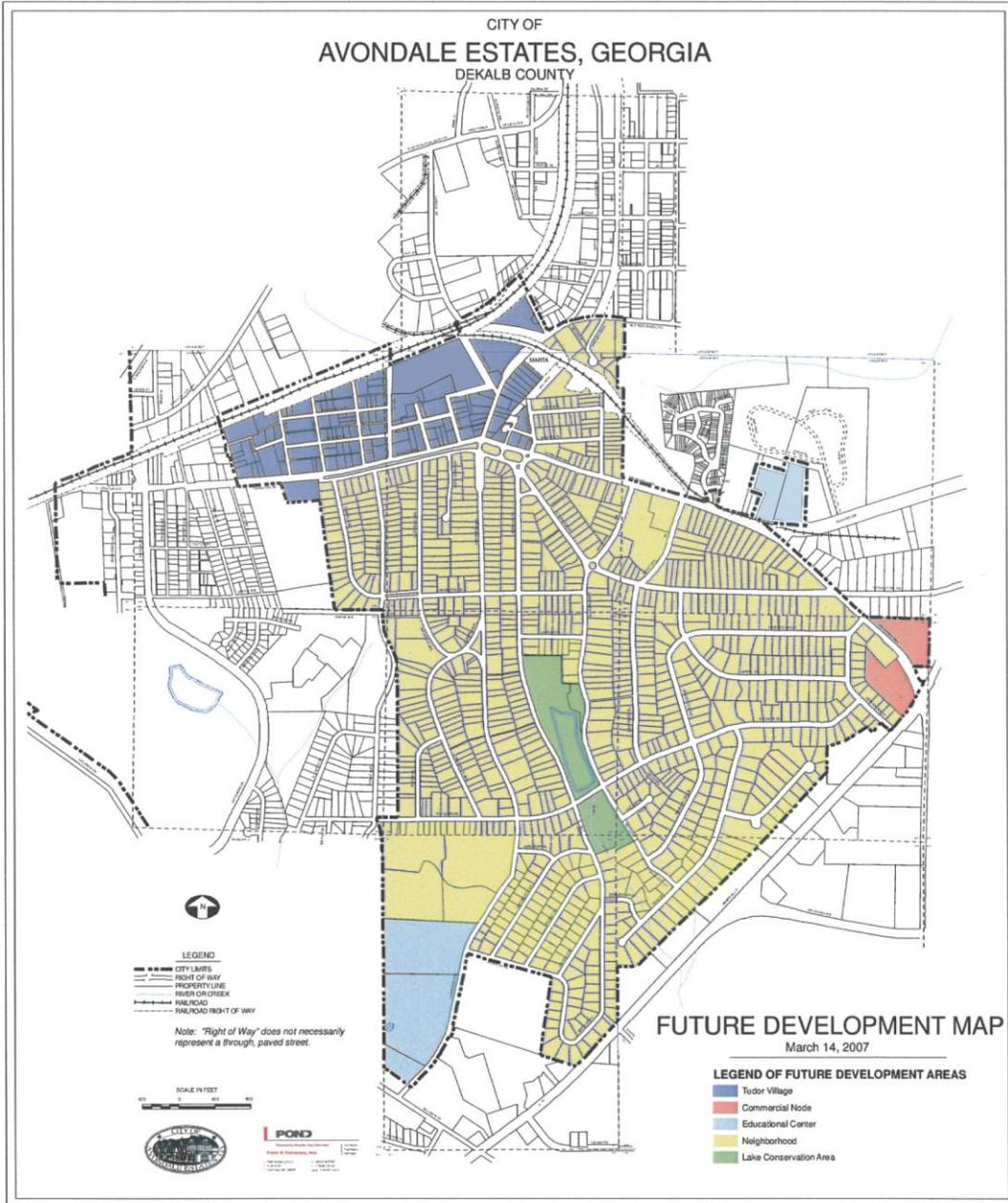
The Future Development Map (FDM) delineates the boundaries of the City's major character areas. It is a visual representation of the City's future development policy. Interpretation of the map is provided in the Supporting Narrative and should be contemplated in a manner that takes the City's zoning, the Quality Community Objectives and other local policies into consideration.

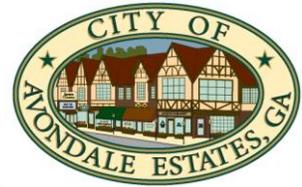
The Supporting Narrative included later in this document provides a written and graphic description of the types, forms, styles and patterns of development, which the City will encourage in each area delineated on the FDM. The Supporting Narrative also includes a description of the specific land uses, based on land use categories used on the Existing Land Use Map included in the Community Assessment.

In addition to the Future Development Map, the City has and will continue to use a Future Land Use Map. That map should be referenced in the Community Assessment document that is part of the overall Comprehensive Plan.



**Future Development Map**





### ***E. Future Development Supporting Narrative***

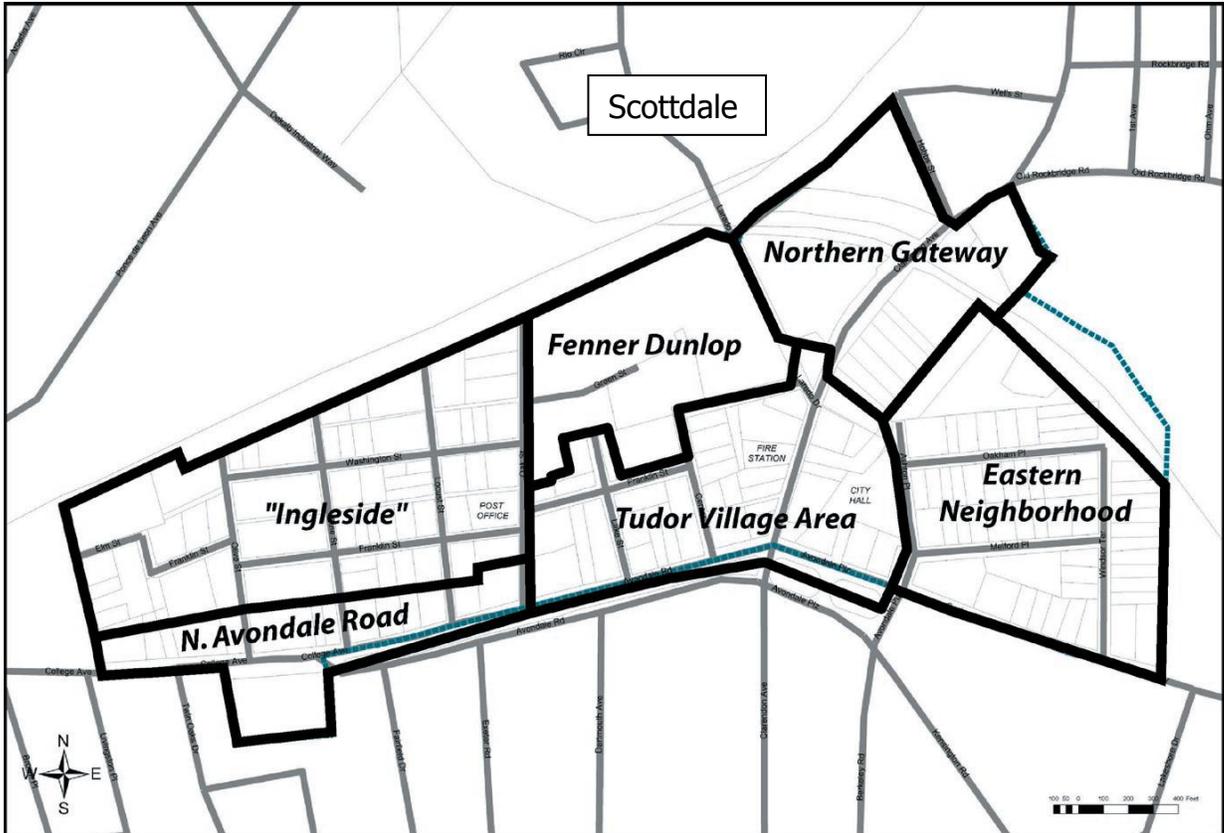
The following narratives support the future development areas as established and represented on the Future Development Map. These include the land currently in the incorporated City limits. The City hopes to annex additional property which will be discussed later in this agenda.

#### **Tudor Village: Central Business District**

This character area represents the portion of the City north of North Avondale Road/Covington Highway. It includes the historic Tudor Revival buildings planned and built by George Willis, the Fenner Dunlop property (originally GA Duck and Cordage) in addition to a variety of other “industrial” type buildings and a few residential structures. The area was divided into subareas in the Downtown Master Plan (2004) to accurately depict the appropriate character of each subarea based on location and proximity to existing infrastructure and structures which will remain. This area is considered a redevelopment area. The subareas include:

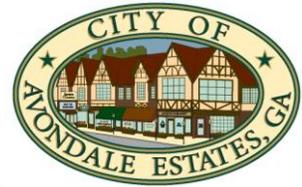
- North Avondale Road
- Ingleside
- Fenner Dunlop (Mill District)
- Tudor Village
- Northern Gateway

The subareas generally follow those established by the Downtown Master Plan and the Architectural Review Board Design Guidelines. The Eastern Neighborhood Area shown on the map is not addressed in this update.



#### NORTH AVONDALE ROAD SUBAREA

This area acts as a gateway into the City. It is located along North Avondale Road which is also a State Highway (US 278). Traffic is an issue for pedestrian amenities although the volume provides valuable visibility for businesses. After the road was widened, the development pattern was focused on auto-oriented building layouts and uses. Since this road is controlled by the Georgia Department of Transportation there are limited options to control traffic flow. The City does, however, have the opportunity to control the development/redevelopment of the properties along this roadway and discuss proposed changes to the street with GDOT. The intent is to adhere to the traditional context with a focus on placement and orientation in redevelopment projects. This area is largely incompatible with



the Tudor Village and the recommended pattern established by the Design Guidelines and Downtown Master Plan.

*Appropriate Future Development Types*

- Commercial
  - Retail
- Restaurants
- Office Professional
- Services
  - Business
  - Personal
- Housing options
  - Townhouses
  - Condominiums
  - Multi-family with retail below
  - Live-work
- Lodging
- Home Occupation
- Amenities
  - Open Space
  - Parks
  - Paths
  - Streetscape



A rendering of future development in the Tudor Village and surrounding area from 2004 the Downtown Master Plan

*Appropriate Architectural Treatment*

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement
- Architectural Detailing: Tudor Revival features, Beltcourse, Soldier Course, Façade Undulation, Fenestration Detailing

*Building Scale*

- 2-3 stories with possible additional stories moving toward the City limits-transitional height planes should be utilized.

*Building Orientation*

- Zero lot line or compatible pedestrian oriented placement

*Transportation (Complete Streets)*

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone

City of Avondale Estates:  
Comprehensive Plan 2007-2027



- Traffic Calming
- Cross Walks
- Shared Parking
- Rear Parking (not visible from the right-of-way)
- On-street Parking
- Interconnected Streets

Small Blocks (400-800 feet)

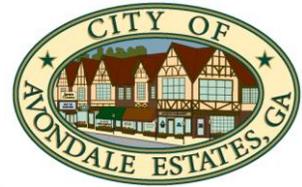
INGLESIDE SUBAREA

This area was developed in close proximity to the rail lines and former industrial areas. These areas with their utilitarian and sometimes large footprint buildings, offer an opportunity for development and redevelopment with the most leeway, given location and existing architectural character. The topography of the area slopes significantly toward the MARTA tracks. The natural elevation change allows for flexibility in scale. The area is not visible from any significant public right-of-way.

*Appropriate Future Development Types*

- Commercial
  - Retail
- Government services
  - Schools
  - Libraries
- Restaurants
- Office Professional
- Services
  - Business
  - Personal
- Housing options
  - Townhouses
  - Condominiums
  - Multi-family with retail below
  - Multi-family
  - Live-work
  - Assisted Living
- Lodging
- Home Occupation
- Amenities
  - Open Space
  - Parks

City of Avondale Estates:  
Comprehensive Plan 2007-2027



- Paths
- Streetscape

Appropriate Architectural Treatment

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement
- Architectural Detailing: Tudor Revival features, Beltcourse, Soldier Course, Façade Undulation, Fenestration Detailing

Building Scale

- 5-6 stories, adjacent to the rail lines
- 3 stories adjacent to the N. Avondale Road Subarea

Building Orientation

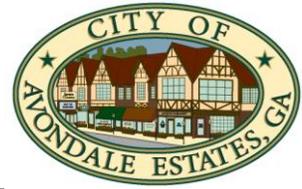
- Zero lot line or compatible pedestrian oriented placement

Transportation

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone
- Cross Walks
- Shared Parking (possible deck)
- Rear Parking (not visible from the right-of-way)
- On-street Parking
- Interconnected Streets
- Small Blocks (400-800 feet)

FENNER DUNLOP SUBAREA (MILL DISTRICT)

As a result of the annexation of 9.20 acres in 2010, the 13.14 acres known as the Fenner-Dunlop property, (GA Duck and Cordage), is now all within the City limits of the City of Avondale Estates. The property was originally developed as a mill complex and was in operation until recently. The first building was constructed in 1916. The property contains approximately 305,700 square feet of building area within 17 structures, which all will be demolished to facilitate redevelopment. A shared vision for the property was developed in a joint venture between the City of Avondale Estates and DeKalb County. The area should be a mixed-use center with active uses for day and night events that may include family destinations, retail and restaurant as well as other uses. An increase in housing options with



buildings that compliment the character of the neighborhood, will improve downtown circulation with walkable, safe and pedestrian friendly streets and open space. This is a significant opportunity for the City of Avondale Estates.

#### *Appropriate Future Development Types*

- Commercial
  - Retail
- Government services (including schools)
  - Community Center
  - Library
- Restaurants
- Office Professional
- Services
  - Business
  - Personal
- Housing options
  - Townhouses
  - Condominiums
  - Multi-family with retail below
  - Multi-family
  - Live-work
  - Assisted Living
- Lodging
- Home Occupation
- Museum
- Amenities
  - Open Space
  - Parks
  - Paths
  - Streetscape

#### *Appropriate Architectural Treatment*

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement
- Architectural Detailing: Beltcourse, Soldier Course, Façade Undulation, Fenestration Detailing

#### *Building Scale*

- 5-6 stories adjacent to MARTA
- 3 stories adjacent to Tudor Village-transitional height planes shall be utilized



#### Building Orientation

- Zero lot line or compatible pedestrian oriented placement

#### Transportation

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone
- Cross Walks
- Shared Parking
- Rear Parking (not visible from the right-of-way)
- On-Street Parking
- Interconnected Streets
- Small Blocks (maximum 500 feet)



#### TUDOR VILLAGE SUBAREA

The Tudor Village area of the City of Avondale Estates is included in the Central Business District. It is the City's historic core and is listed on the National Register of Historic Places. In the future, the City envisions a mixed-use downtown

featuring these restored historic buildings and a range of retail, employment and open space options tied together by new streets, greenways, and pedestrian facilities. There is a great desire for the downtown to be redeveloped in the immediate to very near future but options are limited based on the scale and condition of the buildings. The buildings are unique and speak to the development pattern and style of the residential section of the City. Unfortunately, pedestrian amenities have been eroded by insensitive road widening. The Tudor Village should be connected architecturally and physically to the neighborhood. The City anticipates that the Tudor Village will become an Activity Center, a place where the citizens of the City of

City of Avondale Estates:  
Comprehensive Plan 2007-2027



Avondale Estates will gather, shop, eat and enjoy the unique environment that blends new and old, bringing modern amenities in line with historic surroundings and peaceful small town environment. The historic buildings shall be retained. Appropriate development types are summarized below, but also detailed in the City's adopted Downtown Master Plan completed and adopted in 2004.

*Appropriate Future Development Types*

- Commercial
  - Retail
- Government services
- Restaurants
- Services
  - Business
  - Personal
- Housing options
  - Townhouses
  - Residential above retail
  - Single Family
  - Assisted Living
- Office
- Amenities
  - Open Space
  - Parks
  - Paths
  - Streetscape
  - Community Center



A rendering of future development in the Tudor Village  
(From the 2004 Downtown Master Plan)

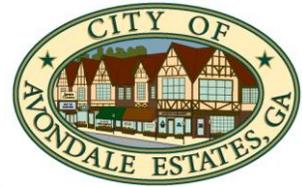
*Appropriate Architectural Treatment*

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement

*Building Scale*

- 2-3 stories or compatible mass and scale
- Utilize the transitional height plane moving from the main street toward the MARTA tracks
- 





#### Building Orientation

- Zero lot line or compatible pedestrian oriented placement

#### Transportation

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone
- Cross Walks
- Shared Parking
- Rear Parking (not visible from the right-of-way)
- On-street Parking
- Interconnected Streets
- Small Blocks (400-800 feet)

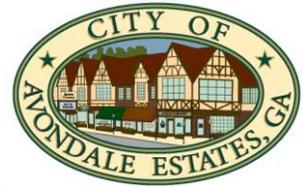
#### NORTHERN GATEWAY SUBAREA

The Northern Gateway is an important entry point into the City. Existing development does not have an established pattern or architectural character. It is the intent that this area is redeveloped with compatible, quality materials to compliment the surrounding redevelopment areas. A good portion of this area is not along a major thoroughfare so office uses, which do not require a large amount of visibility, will be appropriate.

#### *Appropriate Future Development Types*

- Commercial
  - Retail
- Restaurants
- Services
  - Business
  - Personal
- Housing options
  - Townhouses
  - Residential above retail
  - Single Family
  - Assisted Living
- Office
- Amenities
  - Open Space

City of Avondale Estates:  
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- Parks
- Paths
- Streetscape
- Community Center

Appropriate Architectural Treatment

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement

Building Scale

- 3 stories
- Utilize the transitional height plane moving from the Eastern Neighborhood Area toward the MARTA tracks

Building Orientation

- Zero lot line or compatible pedestrian oriented placement

Transportation

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone
- Cross Walks
- Shared Parking
- On-Street Parking
- Rear Parking (not visible from the right-of-way)



COMMERCIAL NODE: EASTERN GATEWAY

Currently, government offices occupy commercial space within an office building on the east side of Covington Highway, making this area a combination of public and institutional uses rather than pure commercial use. There are also neighborhood scale commercial uses such as an Eckerd drugstore. These current uses are not likely to change significantly in the immediate future. The office building is well kept and the highway commercial uses serve a wider population than just that of the City of Avondale Estates. This character area



Commercial office building located in the Commercial Node

sits adjacent to the Kensington MARTA Station. As the development of the station progresses, in compliance with the Kensington MARTA Station LCI and other planning efforts, there will be more pressure on this area to redevelop in a more pedestrian friendly manor with the possibility of housing options and mixed-use development. This could be included in a mixed-use overlay district. It is important for pedestrians to be able to safely access the MARTA Station

*Appropriate Future Development Types*

- Commercial
  - Retail
- Office: Larger scale
  - Government Services
- Restaurants
- Services
  - Business
  - Personal
- Housing options

City of Avondale Estates:  
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- Townhouses
- Residential above retail
- Assisted Living
- Amenities
  - Open Space
  - Parks
  - Paths
  - Streetscape

Appropriate Architectural Treatment

- Materials: Brick, Masonry, Hard Coat Stucco, Wood, Fiber-Cement

Building Scale

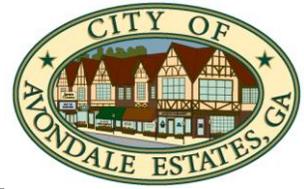
- 6 stories

Building Orientation

- Maximum of 20 feet, compatible pedestrian oriented placement

Transportation

- Streetscaping, including pedestrian amenities
  - Sidewalk Clear Zone
  - Street Tree and Furniture Zone
- Cross Walks
- Shared Parking
- Rear Parking (not-visible from the street)

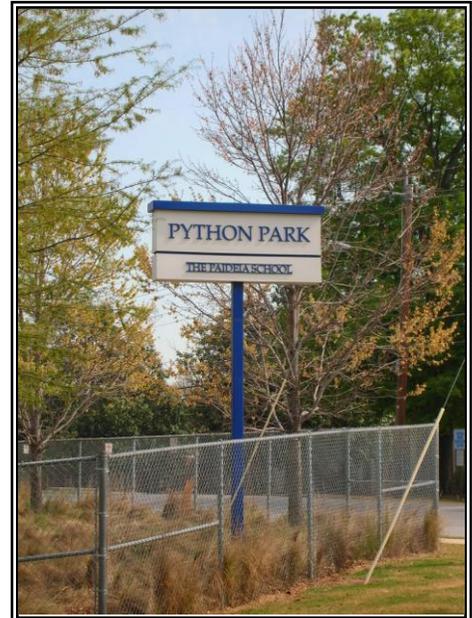


### EDUCATIONAL CENTER

This area is comprised of recreational fields associated with adjacent institutions, both public and private schools. These facilities are not open to the public and are anticipated to remain under control of the current owners/users for the foreseeable future. This area is designated as an educational center because of the concentration of facilities in a small area as well as its location, which is separate from the Neighborhood area and extends to the edge of the City limits.

#### *Appropriate Future Development Types*

- Institutional/ Educational
  - Public
  - Private
- Education
- Recreation



The Paideia School Sports Facilities



Avondale High School Sports Facilities

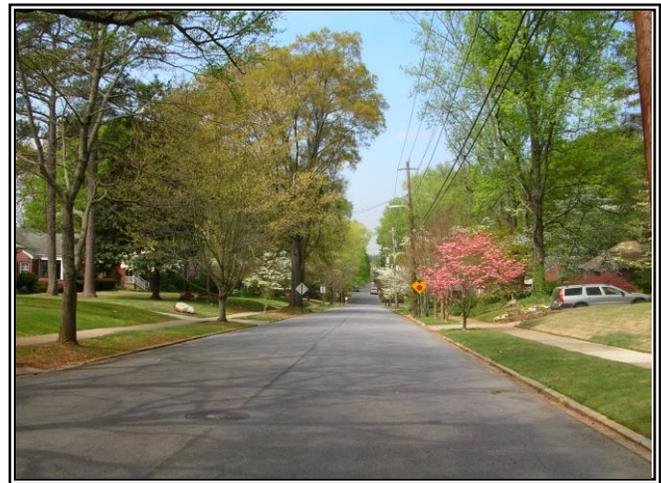


## NEIGHBORHOOD

The residential areas of the City of Avondale Estates are considered one Neighborhood based on its character and the appropriateness for future development. There are many homes with historic value nestled within the neighborhood; these were designed and built in the style and tradition of notable American architectural periods such as Tudor Revival and Colonial Revival. A portion of this area is listed on the National register of Historic Places. The core of the neighborhood is representative of the City's history as an early 20<sup>th</sup> century planned new town.

Neighborhood homes are largely well-maintained, there has been recent investment in many home renovations; the underlying street network and neighborhood fabric is sustainable.

Recent diversity in housing types has emerged in small pockets of the Neighborhood. Residents desire this diversity so that residents of many ages are able to continue living in the City of Avondale Estates even as their housing needs change. The residential



Tree-lined Neighborhood Street

neighborhoods make up the majority of the land within the city and serve to connect other areas of the city. Thus, the neighborhoods are a well integrated and well-connected part of the City. There is not anticipated to be a significant amount of change within the Neighborhood Area during the 10-20 year planning period. Because the Neighborhood is stable, continued maintenance and upkeep of the homes, infrastructure, and the amenities is required in order to preserve it into the future. Continued home renovations, of an appropriate style and scale will likely be commonplace; however, there will be a need to control the proliferation of large, out of scale new homes that are replacing existing, traditionally smaller homes.

City of Avondale Estates:  
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*Appropriate Future Development Types*

- Housing
  - Single family
    - Detached
- Accessory Use: Garage Apartments
- Institutional
  - Church
  - School
  
- Community Facilities
  - Parks



Well maintained Neighborhood homes



### LAKE CONSERVATION AREA

The natural areas along Lake Avondale and the lake itself create a valuable natural resource and undeveloped area in the center of the City. The lake is an area that serves as both active and passive greenspace. It is highly valued for the natural habitat and environment it provides in the midst of the Neighborhood. The future development goal for the Lake Conservation area is that it will remain undeveloped. Though surrounded by residential development, the Lake Area itself should be protected and maintained as a natural area not intended for future development. There



Lake Avondale- A valuable resource to be preserved as the Lake Conservation Area

are, however, reported issues in the Lake Avondale environment, such as

erosion and maintenance issues. Due to the identification of these issues, the Lake and Lake area were designated as an Area Requiring Special Attention in the Community Assessment of this Comprehensive Plan. These issues will be addressed as part of the Lake Avondale Master Plan. The Master Plan recommends solutions to the ongoing issues as well as changes to the landscape in the area, but maintains focus on the natural elements of the Lake Conservation Area. The implementation of the Master Plan is supported by the Implementation Plan contained in this Community Agenda. The City is actively implementing this plan in phases, with the most pressing environmental and needed community amenities being addressed in the first phase.

#### *Appropriate Future Development Types*

- Undeveloped
- Preservation of natural environment
- Lake integrated with surrounding Traditional Neighborhood via pedestrian connections



**F. Future Development Character Area Quality Community Objectives**

DCA has established a number of Quality Community Objectives that provide targets for local governments in developing and implementing their comprehensive plans. The Quality Community Objectives to be pursued in each Character Area are listed in the table below.

Quality Community Objective	Character Area				
	Tudor Village	Commercial Node	Educational Center	Neighborhood	Lake Conservation
<b>1. Development Patterns:</b> <i>Traditional neighborhood development patterns should be encouraged, including use of more human scale development, compact development, mixing of uses within easy walking distance of each other, and facilitating pedestrian activity.</i>	✓	✓		✓	
<b>2. Infill Development Communities:</b> <i>should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.</i>	✓			✓	
<b>3. Sense of Place:</b> <i>Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.</i>	✓				

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Quality Community Objective	Character Area				
	Tudor Village	Commercial Node	Educational Center	Neighborhood	Lake Conservation
<p><b>4. Transportation Alternatives:</b>  <i>Alternatives to transportation by automobile, including mass transit, bicycle routes, and pedestrian facilities, should be made available in each community. Greater use of alternate transportation should be encouraged.</i></p>	✓	✓	✓	✓	✓
<p><b>5. Regional Identity:</b> <i>Each region should promote and preserve a regional "identity," or regional sense of place, defined in terms of traditional architecture, common economic linkages that bind the region together, or other shared characteristics.</i></p>	✓				
<p><b>6. Heritage Preservation</b> <i>The traditional character of the community should be maintained through preserving and revitalizing historic areas of the community, encouraging new development that is compatible with the traditional features of the community, and protecting other scenic or natural features that are important to defining the community's character.</i></p>	✓			✓	✓
<p><b>7. Open Space Preservation</b> <i>New development should be designed to minimize the amount of land consumed, and open space should be set aside from development for use as public parks or as greenbelts/wildlife corridors. Compact development ordinances are one way of encouraging this type of open space preservation.</i></p>	✓	✓	✓	✓	✓

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Quality Community Objective	Character Area				
	Tudor Village	Commercial Node	Educational Center	Neighborhood	Lake Conservation
<p><b>8. Environmental Protection:</b> <i>Environmentally sensitive areas should be protected from negative impacts of development, particularly when they are important for maintaining traditional character or quality of life of the community or region. Whenever possible, the natural terrain, drainage, and vegetation of an area should be preserved.</i></p>				✓	✓
<p><b>9. Social and Economic Development: Growth Preparedness</b> <i>Each community should identify and put in place the pre-requisites for the type of growth it seeks to achieve. These might include infrastructure (roads, water, sewer) to support new growth, appropriate training of the workforce, ordinances and regulations to manage growth as desired, or leadership capable of responding to growth opportunities and managing new growth when it occurs.</i></p>	✓	✓			
<p><b>10. Social and Economic Development: Business Appropriateness</b> <i>The businesses and industries encouraged to develop or expand in a community should be suitable for the community in terms of job skills required, long-term sustainability, linkages to other economic activities in the region, impact on the resources of the area, and future prospects for expansion and creation of higher-skill job opportunities.</i></p>	✓	✓	✓		

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Quality Community Objective	Character Area				
	Tudor Village	Commercial Node	Educational Center	Neighborhood	Lake Conservation
<p><b>11. Social and Economic Development: Employment Options</b> <i>A range of job types should be provided in each community to meet the diverse needs of the local workforce.</i></p>	✓	✓	✓		
<p><b>12. Social and Economic Development: Education Opportunities</b> <i>Educational and training opportunities should be readily available in each community – to permit community residents to improve their job skills, adapt to technological advances, or to pursue entrepreneurial ambitions.</i></p>		✓	✓		
<p><b>13. Social and Economic Development: Housing Choice</b> <i>A range of housing size, cost, and density should be provided in each community to make it possible for all who work in the community to also live in the community (thereby reducing commuting distances), to promote a mixture of income and age groups in each community, and to provide a range of housing choice to meet market needs.</i></p>	✓	✓		✓	
<p><b>14. Governmental Relations: Regional Solutions.</b> <i>Regional solutions to needs shared by more than one local jurisdiction are preferable to separate local approaches, particularly where this will result in greater efficiency and less cost to the taxpayer.</i></p>	✓	✓	✓	✓	✓

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Quality Community Objective	Character Area				
	Tudor Village	Commercial Node	Educational Center	Neighborhood	Lake Conservation
<p><b>15. Governmental Relations: Regional Cooperation.</b> <i>Regional cooperation should be encouraged in setting priorities, identifying shared needs, and finding collaborative solutions, particularly where it is critical to success of a venture, such as protection of shared natural resources or development of a transportation network.</i></p>	✓		✓		✓



**E. Future Development Character Area Implementation Measures**

The implementation measures in the table below may be used to ensure that the above Character Areas planned for future development will develop with the desired development patterns.

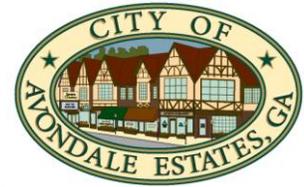
Character Area	Implementation Measure	Description
Tudor Village	Land Assembly for Redevelopment	Encourage the Acquisition of key land parcels, where redevelopment is desired, by private developers.
Tudor Village	Shared Parking	By encouraging property owners to share their parking facilities, the amount of land needed to develop parking lots is greatly reduced. Shared parking works best in mixed-use areas where adjacent buildings are used for different purposes and use parking spaces at different times of day.
Tudor Village	Flexible Street Design Standards	Revising street design requirements in local development regulations to adjust streets to the scale of the neighborhood and types of traffic they serve. Revisions may include reducing required street widths, requiring bicycle lanes, or adding on-street parking.
Tudor Village	Niche Marketing	Marketing the community as a regional center for a particular purpose or attraction, such as the Tudor Village
Tudor Village	LCI Funding or supplemental LCI Studies	These programs serve as tools to further analyze and implement the desired improvements in the Tudor Village.
Commercial Node	Arterial Corridor Overlay	Establishing an amenity zone adjacent to arterial corridors to provide for sidewalks and other enhancements, and to manage development patterns.
Educational Center	Adaptive Reuse	Modified use of property and structures should use or ownership change
Neighborhood	Historic Resources Design Standards	Design standards for infill and material changes to historic properties or districts to maintain historic integrity and significance.

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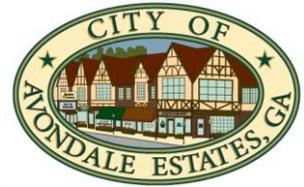
Character Area	Implementation Measure	Description
Neighborhood	Residential Infill Development	Ensuring that new residential infill development is compatible with its neighborhood.
Lake Conservation Area	Low Impact Development (LID)	Using various land planning and design practices and technologies to conserve and protect natural resource systems and reduce infrastructure costs.
All	Review Annexation Options	Annexation provides a method to assure the orderly provision of urban services to densely populated or developed areas located on the fringe of a municipality. The City will investigate options for annexations which are under mutual agreement between the property owners and the City.
All	Sign Regulations	Controlling the aesthetic impact of signage on the community by restricting the location, size, and appearance of advertising signs.
All	Design Standards or Guidelines	Community design standards or guidelines can ensure that the physical appearance of new development (or improvements to existing properties) is compatible with the character of a community, is built to a high standard, and has a pleasant appearance.
All	Sidewalk and Pedestrian Network Design	An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas. Proper design provides for more pedestrian-friendly street environments, affords appropriate access for bicyclists, and facilitates implementation of the community's multi-modal transportation element of its comprehensive plan.
All	Traffic Calming	Physical improvements designed to decrease traffic speed and increase the pedestrian-friendliness of roadways. Typical traffic calming improvements include bump-outs, pedestrian refuges, landscaped medians, raised crosswalks, narrower traffic lanes, and creation of on-street parking.

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Character Area	Implementation Measure	Description
All	Traffic Impact Studies	Enables local governments to determine the transportation demands of development proposals and provide for reduction of adverse impacts on the transportation system.
All	Trails and Greenway Networks	Trails and greenways positively impact individuals and improve communities by providing not only recreation and transportation opportunities, but also by influencing economic and community development.
All	Walkability	Neighborhood design for walkability is concerned with the extent and size of the sidewalk network, its internal and external connectivity, and the attractiveness and security of the sidewalks and street crossings.
All (as applicable)	Tax Allocation District (TAD)	Expand the redevelopment district (area with vacant commercial or residential properties, blighted conditions, and/or need for environmental remediation) to provide public financing for redevelopment activities through the pledge of future incremental increase in property taxes generated by the resulting new development.
All	Analyze Financial Impacts of Growth	Using the financial and fiscal impacts of development patterns on the local economy and on local budgets to help determine types of development patterns desired and needed.
All	Financing Infrastructure Improvements	Evaluating various financing methods for creating new infrastructure.

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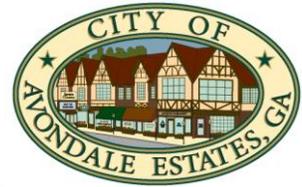


Character Area	Implementation Measure	Description
All	Landscaping Guidelines/Ordinance	May include requirements for protection of existing trees, planting of trees that will create a certain amount of shade over time, establishment of landscaped strips as buffers between developments, etc. Benefits include creation of safe shaded areas for pedestrians and bicyclists, preservation and restoration of natural resources.
All	Establish Processes for Joint Decision-Making About Facilities and Infrastructure	Create and maintain processes for joint decision-making, and strategies for collaborative planning, about facilities and infrastructure.
All	Coordinated Development Review Process	Coordinating development review, with all parties involved, to streamline process and decrease overall review time.
All	Intergovernmental Service Agreement	Provisions for cities and counties to share resources in the areas of planning, land use regulation, building inspection, and code enforcement.
All	Service Delivery Strategy	Establishing a service delivery strategy, for the current and future provision of local services that promote effectiveness, cost efficiency, and funding equity.
All	Main Street Program (Better Home Town)	Apply to be a Better Home Town Community. The City will then utilize the Main Street Approach to redevelopment.
All	Web Page: Additional Content	The City's web page is an important tool to convey the City's mission, goals, and assets for potential residents, business owners and developers. The additional content will include demographics, information on tax incentives/credits,

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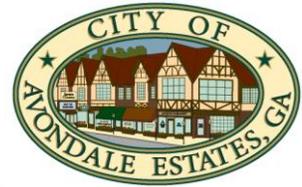
Character Area	Implementation Measure	Description
All	New DDA Web Page	<p>The DDA’s mission is to encourage redevelopment activities and provide assistance to private and public partners for the purpose of improving the downtown area.</p> <p>The DDA is empowered under state law to borrow money, enter into contracts, receive grants and gifts, sell revenue bonds, purchase property and provide loans. The DDA Web Page will highlight available properties complete with descriptions and contact information.</p>
All	Transit System Connectivity	Investigate ways to provide more accessible routes to transit.
All	Improve Bicycle Facilities	The City has an opportunity to monopolize on the Path, which is directly adjacent to the City boundary. Additional bicycle linkages will facilitate alternative transportation in the City.
All	Assist Local Schools to Find Permanent Locations	There are two schools within the City limits in temporary facilities. They are likely to outgrow these facilities. It is beneficial to keep these schools within the City as additional educational options.



## SECTION II. ISSUES AND OPPORTUNITIES

This section represents the list of final, locally agreed upon *Issues* and *Opportunities* that the community will address during the 20 year planning period; the final list was pared down from the list presented in the Community Assessment by utilizing citizen and Steering Committee input. They are based on the *Issues* and *Opportunities* in the Community Assessment and have been refined and prioritized through the Community Participation Process. Each *Issue* and *Opportunity* is addressed in the implementation program presented in the following Section.

- 1. Downtown/ CBD redevelopment.** This area has been named the Tudor Village Character Area for future development and plan implementation purposes. A Master Plan for the downtown was adopted in 2004 and there is support for that plan. However, there is also concern about some of the recommendations in the plan. Despite the difference in opinion over the details of the Master Plan, it is clear that the overwhelming majority of citizens, elected officials, and city staff fully support the revitalization of downtown Avondale Estates. The comments provided on the need to revitalize downtown include concerns that the aged and decayed business district does not serve the community; it needs to be developed in a unified manner, be made attractive and viable for long-term business and retail, and more pedestrian friendly. Some other concerns about the redevelopment include that it should keep the historical characteristics, strengthen the tax base, and provide important amenities such as a grocery store and more living space such as lofts. The downtown redevelopment will require a major private investment in addition to the efforts of the City in working toward addressing this *issue* and capitalizing on a prominent *opportunity*. The downtown was the primary *Area Requiring Special Attention* as established in the Community Agenda. The City, in conjunction with the DDA, plans to update the Downtown Master Plan to address changes in the City.



2. **Educational Improvements.** There is a widespread concern for the quality of the public schools that are currently accessible to the residents of the City of Avondale Estates. While the Education Association works with the DeKalb County Board of Education to the extent possible, there is a need to maintain awareness of other solutions. The residents would like viable public schools to which the majority of the City of Avondale Estates residents are willing to send their children. The City has the *opportunity* to assist the International Community School and The Museum School as they look for permanent facilities. It is important to provide the citizens of the City of Avondale Estates quality educational options. Maintaining communication with the Board of Education on the performance and status of schools serving the City of Estates is important *issue* for the City.
  
3. **Parks and Recreation Improvements.** There is concern about the provision and maintenance of parks and recreational facilities within the City. Some of the concern is centered on the absence of a recreational center for all ages. There is an *opportunity* to work community facilities such as a community center into the downtown redevelopment. The lack of available land in other parts of the City is an *issue* that prevents the active exploration of placing a community center in the neighborhood. There is another *opportunity* for the creation of new and enhanced green or otherwise landscaped open space within the Tudor Village area as it redevelops. This will take coordination among the City and development groups responsible for the layout of individual projects or the area as a whole. Another *opportunity* related to improving parks and recreation is the impending completion the implementation of the Lake Avondale Park Master Plan. Phase I has been completed and future phases will continue to provide new resources for the community. One *issue* related to recreation was the desire by many to have the pool open more of the year; however, the pool is a



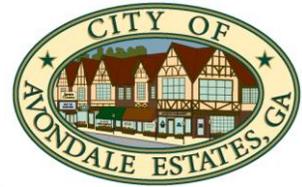
private entity and its operations are not controlled by the City. Thus, this is not an issue to be addressed during the 20 year planning period.

4. **Vehicular and pedestrian traffic- fixing the “highway problems”.** The traffic flow on North Avondale and Clarendon Avenue is often restricted due to high volume especially during peak hours. An additional issue is related to reported excessive speed on these primary routes through the City. Because the City of Avondale Estates is a cut-through neighborhood between Columbia and Memorial Drives, there are many people using these streets to access destinations outside of the City of Avondale Estates. There is an *opportunity* to further study these conditions or to investigate recommendations proposed in the Bypass Study which was completed in 2004. There is also a desire to ensure that new development in the town center does not compromise the downtown street network; existing narrow streets and small blocks serve as traffic calming measures and provide multiple routes. The *opportunity* for sidewalk improvements is also ongoing, as the downtown street system offers only around 30% of its full sidewalk potential, though some streetscape improvement has occurred in recent years. The City has the *opportunity* to work with DeKalb County to install more sophisticated pedestrian crossings at key locations to connect the residential portion of the City with the Central Business district. The Kensington MARTA Station is directly adjacent to the City boundary. There is an *opportunity* to provide safe pedestrian crossings to connect the community with this transit amenity.
5. **Infrastructure improvements.** There is recognition of the *issue* that the City’s infrastructure has become aged and will need upgrading through investment as redevelopment occurs. Specific items of concern are Stormwater, streets and roads, water and sewer capacity. The recently created Stormwater Enterprise fund needs monitoring to ensure reserves meet the targeted levels by the 2009 time frame. Due diligence and planning for a \$2-\$3 million expenditure will be required to move forward



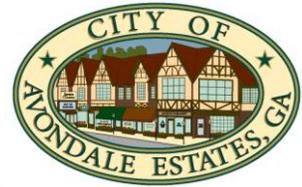
on redevelopment; this is an opportunity for a joint public/private partnership between the City and developers as well as between the City and funding agencies. The roads and streets are an ongoing issue which link general maintenance with larger projects such as Stormwater concerns. The City contracts with the County for road maintenance and a reported *issue* is that the County does not mill roads prior to resurfacing, which leads to loss of curb and eventual stormwater flow problems. The City should work with the County to address this as well as any larger transportation projects that are programmed for the City during the planning period.

6. **Infill housing.** There is a significant concern about the *issue* of infill housing. The current regulations in the City are not appropriately controlling the placement of large out-of-scale homes, sometimes called “McMansions”, and pop-up additions on existing homes that create out-of-scale features. The City has design guidelines for the Historic District which can be amended to address this issue.
  
7. **Annexation and awareness of surrounding land use activities.** Though the City has not considered much annexation in the recent past, there are opportunities for future annexation that may benefit the City. The City of Avondale Estates is not currently pursuing any action related to annexation but feels there is an *opportunity* to stay aware and closely monitor changing land use conditions in the areas immediately surrounding the City. The City will actively partner with the property owners that request to be annexed into the City. The City has the *opportunity* to highlight the mutually beneficial partnership between the City and Fenner Dunlop, who requested to be annexed into the City. The City and the property worked together to create the Mill District Zoning designation which gave each party confidence in the allowed development pattern. At the same time as the Mill District was adopted, the City annexed the remaining 9.2 acres of the Fenner Dunlop property. Over the years the City has received negative feedback on the aesthetics of the gateways entering the City, especially from Sam’s Crossing. The City has the *opportunity* to work with



Decatur and DeKalb County to draft an overlay district which would require complimentary treatment of streetscapes and buildings in areas adjacent to the City.

8. **Updated Land Use Regulations.** The City has recently completed Zoning update. There will be a need to focus efforts on the successful implementation of these policies in order to capitalize on other opportunities, such as the redevelopment of the Tudor Village. The city will also recognize the need to enhance enforcement capacities as new ordinances are created, and possibly revisit the functionality of the Design Review Board and enhance its capacities. With new development may come *issues* related to historic appropriateness; the city intends to continue to modify its design guidelines in order to maintain its historic preservation efforts. Lastly, there have been *issues* with permit coordination between the City and County. There is an *opportunity* to promote better intergovernmental cooperation with DeKalb County regarding site development permits via establishing mechanisms for greater participation.



### **SECTION III. IMPLEMENTATION PROGRAM**

The implementation program is the overall strategy for achieving the Community Vision and for addressing each of the Community Issues and Opportunities listed in the previous section. It identifies specific measures to be undertaken by the community to implement the plan. The Implementation Program includes Policies and the Short Term Work Program for the next five years.

#### ***A. Policies***

The following policies are designed to help the City of Avondale Estates in the decision-making process to achieve the City's Vision and address community issues. They are based on the DCA's State Planning Recommendations, community input, and the Downtown Master Plan.

##### *Economic Development*

- Encourage the development of the Tudor Village as a vibrant activity center as established in the 2004 Downtown Master Plan.
- Implement plans and regulations that assist in accommodating new development while enhancing existing local assets.
- Seek and adopt alternative financing that will allow quick implementation of the vision.

##### *Natural and Cultural Resources*

- Manage the implementation of the Lake Avondale Master Plan.
- Land and transportation networks will be developed and managed to ensure the quality of our air and water.
- Incorporate the connection, maintenance and enhancement of greenspace in all new development.

##### *Facilities and Services*

- Increase investment in community amenities.
- Create priority program of work for addressing stormwater issues in the City of Avondale Estates.
- Make efficient use of existing infrastructure as well as future investments and expenditures for capital improvements and long-term operation and maintenance costs.



- Ensure that new development does not cause a decline in locally adopted level of service and that capital improvements or other strategies to accommodate the impacts of development are made or provided for concurrent with new development.

#### *Housing*

- Enhance residential preservation through updated historic design guidelines.
- Our neighborhood will be an interactive community where people have easy access to schools, parks, residences and businesses through sidewalks, bike accessible paths, roads and public transportation.

#### *Land Use*

- Continue to promote holistic planning for redevelopment of the Tudor Village.
- Update historic design guidelines to address more infill housing and other recent concerns related to blending old and new development.
- Create sign standards for the City, focusing on the Tudor Village and major through town routes such as North Avondale Road and Clarendon Avenue.

#### *Transportation*

- Continue to work to ensure that vehicular traffic will harm neither the residential nature of our neighborhood nor the character of the Tudor Village through the use of appropriate design features, maintenance and traffic calming measures.
- New and reconstructed roadways will reflect community standards of aesthetics, environmental stewardship and urban design.
- Prioritize traffic studies such that recommendations are made prior to or in conjunction with redevelopment.
- Address the location, vehicular/pedestrian/open space design, landscaping, and furnishing of residential and non-residential streets as one of the community's most important components contributing to the character, structure and development pattern of the community.
- The City of Avondale Estates will promote transit, bicycle, and pedestrian travel, and improve access to these alternative transportation modes where appropriate and feasible.
- Ensure connectivity between road network, and pedestrian/bike paths via programs for sidewalk and streetscape improvements.
- Future work in relation to the Bypass Study (such as planning and coordination) shall be coordinated with the DeKalb County CTP and the Regional Transportation Program.

#### *Intergovernmental Coordination*

- Maintain a close working relationship with DeKalb County regarding county services to the City of Avondale Estates.
- Maintain required Service Delivery Strategy document outlining the service agreements between jurisdictions.

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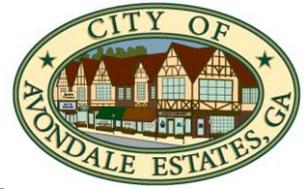
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- Ensure coordination of future development reviews with DeKalb County and surrounding cities when necessary.
- Coordinate local transportation planning with regional plans for Road Improvements, corridor studies, MARTA, and other applicable agencies/entities.
- Work with organizations such as PEDS and PATH to coordinate bike/pedestrian connections and safe routes to school programs.
- Coordinate with the City of Decatur and DeKalb County to provide continuous pedestrian access to MARTA stations
- Continue coordination with MARTA and ARC to ensure existing and future transit routes/stops are appropriately planned for and incorporated in the regional transportation network and land use plan.
- The City of Avondale Estates will coordinate with the ARC Freight study, ARC Bicycle and Pedestrian Plan, and the LCI Program.

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***B. Short Term Work Program***

The Short Term Work Program identifies specific implementation actions the City intends to take during the first five-year time frame of the twenty year planning period. This includes any ordinances, administrative systems, community improvements or investments, financing arrangements, and other programs or initiatives to be put in place for the purposes of plan implementation. As part of the required 5-year update a Short Term Work Program for 2012-2016 has been adopted,

Each item in the Short Term Work Program includes a target date, a responsible party, a cost estimate, and funding source. The Short Term Work Program for the City of Avondale Estates is presented in the following table. It is accompanied by a list of ongoing and long-term activities in part C.

The List of Accomplishments for the 2027 Comprehensive Plan is included in the Appendix of this Community Agenda.

***C. On-Going and Long Term Implementation Activities***

- Maintain communication with the Board of Education on the performance and status of schools serving the City of Avondale Estates.
- Look into the feasibility of a Community Center in downtown.
- Create new and enhanced greenspace or landscaped open space within the Tudor Village.
- Investigate recommendations proposed in the Bypass Study completed in 2004.
- Begin working with the County to address the problems created by not milling roads prior to resurfacing.
- Promote better intergovernmental cooperation with DeKalb County regarding site development permits via establishing mechanisms for greater participation.

**APPENDIX I: ACCOMPLISHMENTS TO THE 2007-2011 SHORT TERM WORK PROGRAM**

## **APPENDIX II: SUMMARY OF COMMUNITY PARTICIPATION (2007)**

The results of the community participation efforts from the 2004 Downtown Master Plan, The Avondale Mall Annexation Request and TAD, the Downtown Redevelopment Proposal, and the Lake Master Plan are presented in the Community Participation Program. The results below are from subsequent meetings designed to update and supplement the results from the previous plans.

### **Informational Kick-off with the City**

This event was held December 20, 2006 and convened by the Mayor and Steering Committee. During the Kick-off, the roles of the parties involved in the Comprehensive Plan update were defined and the Community Meeting schedule was determined.

### **Public Hearing**

As required under the State minimum standards, an initial public meeting took place on January 17, 2007. At the hearing, the community was briefed on the Comprehensive Plan process and presented with the Schedule of Activities and State Approval Timeframe. Additionally, proposed changes to the Community Assessment and Public Participation Plan were presented. Lastly, the public was informed of available resources. After the presentation, public comments were received and recorded.

### **Steering Committee**

A Steering Committee, comprised of four appointees and the Mayor, was established by the Board of the Mayor and Commissioners (BoMC) to work with the Consultants, coordinate and attend community meetings, and make recommendations to the BoMC. The initial meeting of the Steering Committee took place during the Informational Kick-off on December 20, 2006. The Consultants defined and explained the planning process and the responsible parties. Background information was reviewed, as was a suggested timeline and the public meeting schedule.

A second meeting of the Steering Committee took place January 10, 2007. At the meeting, preparations were made for the January 17, 2007 Public Hearing. The Steering Committee then identified a list of stakeholder groups in the community and adopted a meeting schedule. The meeting concluded with a discussion of community assessment issues and inventory. Follow-up actions were assigned to individual parties.

A third meeting of the Steering Committee took place February 7, 2007. The January Public Hearing was reviewed, as were edits to the community assessment per the Steering Committee's previous discussion and commentary at the January 10, 2007 meeting. Additional comments were received and the Steering Committee prepared for the February 19, 2007 Community Meeting.

The fourth meeting of the Steering Committee took place on March 7, 2007. The February 19, 2007 Community Meeting was reviewed and clarification made to issues raised at that Meeting. The Community Vision Statement was refined and Character Areas for the Future Development Map were edited. Additional Issues and Opportunities were discussed, including priority policies and goals. Lastly, preparations were made for the March 14, 2007 Community Meeting.

### **Public Community Meetings**

Two Community Meetings have been held in addition to the Public Hearing on January 17, 2007. The first Public Community Meeting was held on February 19, 2007 and began with an overview of the planning process. The Community Vision was reviewed and a discussion of Community Character followed. The adopted Future Land Use Map was reviewed, along with recommended new Character Areas. A discussion of Issues and Opportunities followed.

The second Public Community Meeting was held on March 14, 2007 for the purpose of continuing to develop the Community Agenda. The meeting began with a review of the planning process and the prior public meeting. The draft of the Future Development Map was presented and opened up for discussion and comment. A discussion of implementation, with regard to short-term actions and long-term goals, followed the Map discussion. The following pages include the Agendas and comment cards presented at the two community meetings. The results from these comment cards were used to formulate the final list of issues and opportunities and policies.

**Public Meeting Agendas and Comment Cards**

**CITY OF AVONDALE ESTATES  
COMPREHENSIVE PLAN  
PUBLIC MEETING: FEBRUARY 19, 2007**

- I. 7:00 PM. Welcome and Introductions – Mayor McCumber, Chair  
Comprehensive Plan Steering Committee
- II. 7:05 PM. Purpose of Meeting – Dan Cohen, Pond & Company
- III. 7:10 PM. Overview: Project Schedule and Planning Process – Dan Cohen
- IV. 7:25 PM. **Community Input:** Re-affirm Vision – Michelle Beesten, Pond & Company
- V. 7:40 PM. Discussion of Community Character – Michelle Beesten
  - Review Adopted Future Land Use Map (existing adopted)
  - Review Recommended Character Areas (new)
  - Comments on Map
- VI. 7:55 PM. **Community Input:** Issues and Opportunities – Michelle Beesten  
Receive community comments on each topic
  - Population
  - Economic Development
  - Natural and Cultural Resources
  - Housing
  - Land Use
  - Transportation, Public Facilities, Services
  - Intergovernmental Coordination
- VII. 8:55 PM. Next Steps – Dan Cohen
- VIII. 9:00 PM. Adjourn – Mayor McCumber

Thank You!

**COMMENT CARD**

**CITY OF AVONDALE ESTATES  
COMPREHENSIVE PLAN  
PUBLIC MEETING: FEBRUARY 19, 2007**

What are the top three issues you most want addressed for Avondale Estates?

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What is it about Avondale Estates that you are most proud of and want to see cultivated?

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What things are the top three goals you want Avondale Estates to pursue over the next 10 years?

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Other Comments:

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Your name and email address (optional):

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**CITY OF AVONDALE ESTATES  
COMPREHENSIVE PLAN  
PUBLIC MEETING: MARCH 14, 2007  
AGENDA**

- I. 7:00 PM. Welcome and Introductions – Mayor McCumber, Chair  
Comprehensive Plan Steering Committee
- II. 7:05 PM. The Comprehensive Plan Process and Purpose of Meeting-  
Michelle Beesten, Pond & Company
- III. 7:25 PM. Overview: Previous Public Meeting – Dan Cohen, Pond & Company
- IV. 7:40 PM. Draft Vision Statement – Michelle Beesten  
Comment cards provided for written responses
- V. 8:00 PM. Draft Future Development Map – Holly Shiver, Pond & Company
  - i. Process of creation
  - ii. What each area represents
    - o Character
    - o Appropriate development types
  - iii. Does this reflect the desired future?
  - iv. Comments on appropriate development types for each area
- VI. 8:30 PM. Implementation- Holly Shiver
  - i. Short-term actions
  - ii. Long term goals
- VII. 8:45 PM. Next Steps – Dan Cohen
  - i. Draft Community Agenda
  - ii. Steering Committee Meeting to review draft
- VII. 9:00 PM. Adjourn – Mayor McCumber

Thank You!

**COMMENT CARD**

**CITY OF AVONDALE ESTATES  
COMPREHENSIVE PLAN  
PUBLIC MEETING: MARCH 14, 2007**

Does the Community Vision presented tonight represent your thoughts on what Avondale Estates should be in 2027?

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Does the Future Development Map presented tonight represent accurately what Avondale Estates should be in 2027?

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Other Comments:

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Your name and email address (optional):

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**Summary of Community Participation (2010-2011)-Attached**

**City of Avondale Estates**  
**Short Term Work Program (STWP)**  
**2012-2016**



	2012	2013	2014	2015	2016	Responsibility	Estimated Cost	Potential Funding Sources
<b>Economic Development</b>								
Master Plan Implementation (focus on downtown redevelopment)	X	X	X	X	X	City, Private Developer		Public/Private Funds, DDA
Tudor Village Redevelopment (Renovation)	X	X	X	X	X	City, Private Developers		Private, Grants, DDA
Better Hometown Qualification	X	X				City	Staff Time	City, Grants
Web Page: DDA Link	X	X	X	X	X	City	Staff Time	City, DDA
Web Page: DDA Vacant Property Database	X	X	X	X	X	City	Staff Time	City, DDA
Web Page: Detailed Demographics	X	X	X	X	X	City	Staff Time	City
Extend TAD Boundary to Include Mill District	X					City	Staff Time, City Attorney	City

	2012	2013	2014	2015	2016	Responsibility	Estimated Cost	Potential Funding Sources
Update Downtown Master Plan	X					City	\$30,000, Staff Time	City
Investigate Branding Opportunities and Marketing	X	X	X	X	X	City	Staff Time, consultant	City
CPP Program (Community Promotion Program)	X	X	X	X	X	City	\$10,000	City
<b>Natural and Historical Resources</b>								
Implement Lake Avondale Master Plan	X	X	X	X	X	City	\$3,518,441.77	City, grants
Additional work on Historic Design/ARB Guidelines	X	X	X	X	X	Historic Preservation Commission/ARB	Staff Time	City, grants
Implement City Tree Protection & Planning Program	X	X	X	X	X	City	Staff Time, Volunteers	City, Tree USA grants
Preserve America Designation	X					City	Staff Time	City, grants
Historic Preservation Division (DNR) Grants	X	X	X	X	X	City	Staff Time	City, grants
Upgrade Willis Park	X	X	X	X	X	City		City, grants

	2012	2013	2014	2015	2016	Responsibility	Estimated Cost	Potential Funding Sources
<b>Community Facilities and Services</b>								
Stormwater Management (including priority program of work, i.e. Lake Avondale Dam, Bird Sanctuary)	X	X	X	X	X	City/County Enterprise fund		City
Continue Implementing Streetscape Improvement Program	X	X	X	X	X	City		City, grants, private funds
Continue implementing Sidewalk Improvement Program	X	X	X	X	X	City		City
<b>Housing</b>								
Continue active program of code enforcement	X	X	X	X	X	City		City
Establish Plan/Regulations to address infill housing	X					City		City
<b>Land Use</b>								
Complete Zoning updates	X	X	X	X	X	City		City

	2012	2013	2014	2015	2016	Responsibility	Estimated Cost	Potential Funding Sources
Explore Additional Sign Overlays	X	X				City	Staff Time	City
Explore Additional Design Areas including City Entrances	X	X				City	Staff Time	City
<b>Transportation</b>								
New Streets and Improvements Programmed in Master Plan	X	X	X	X	X	City, Private Developers		Private, LCI funds
Priority Pedestrian Projects on existing streets (Master Plan)	X	X	X	X	X	City, Private Developers		City, Private, LCI funds
Investigate Complete Streets/Amenity Corridors	X	X	X			City	Staff Time	City, grants
Investigate the Impact of Traffic	X	X				City		City, grants
<b>Intergovernmental Coordination</b>								
Update Short-Term Work Program on an annual basis	X	X	X	X	X	City	Staff Time	City

## Appendix III.

### GLOSSARY

**Age In Place:** The ability to live in a familiar environment, place, and be able to participate in family and other community events.

**American with Disabilities Act (ADA) of 1990:** The Americans with Disabilities Act gives civil rights protections to individuals with disabilities similar to those provided to individuals on the basis of race, color, sex, national origin, age, and religion. It guarantees equal opportunity for individuals with disabilities in public accommodations, employment, transportation, State and local government services, and telecommunications.

**Annexation:** There are three primary methods of annexation in Georgia.\* All three require the consent of a majority of the persons living in an area to be annexed into a city.

#### **100% Method**

Property owners of all the land in an area may seek to have their property annexed into an adjacent city by signing a petition.

#### **60% Method**

Petitioners owning at least 60% of the property in the area to be annexed, and at least 60% of the voters in an area, may seek to have their property annexed into an adjacent city.

#### **Resolution and Referendum Method**

An election may be held in the area proposed for annexation to determine if the area should be annexed. This method requires that an agreement between all the local governments providing services in that area be reached and that a majority of voters in the area to be annexed vote in favor of the annexation.

Note: \* There are two other methods of annexation; 1) annexations by the General Assembly through local legislation; and 2) the annexation of unincorporated islands totally surrounded by a city.

**Character Area:** Special characteristics to be preserved or enhanced (such as a downtown historic district, a neighborhood, or transportation corridor); has potential to evolve into a unique area with more intentional guidance of future development through adequate planning and implementation (such as a strip commercial corridor that could be revitalized into a more attractive village development pattern); or an area which require special attention due to unique development issues such as, but not limited to rapid change of development patterns or economic decline.

**Community Agenda:** The portion of the comprehensive plan that provides guidance for future decision-making about the community, prepared with adequate input from stakeholders and the general public. It includes; (1) a community vision for the future physical development of the community, expressed in the form of a map indicating unique character areas, each with its own strategy for guiding future development patterns; (2) a list of issues and opportunities identified by the community for further action, and (3) an implementation program that will help the community realize its vision for the future and address the identified issues and opportunities.

**Community Assessment:** The portion of the comprehensive plan that is an objective and professional assessment of data and information about the community prepared without extensive direct public participation. It includes: (1) a list of potential issues and opportunities the community may wish to take action to address, (2) evaluation of community policies, activities and development patterns for consistency with the Quality Community Objectives, (3) analysis of existing development pattern, including a map of recommended character areas for consideration in developing an overall vision for future development of the community; and (4) data and information to substantiate these evaluations and the potential issues and opportunities. The product of the Community Assessment must be a concise and informative report (such as an executive summary), to be used to inform decision-making by stakeholders during development of the Community Agenda portion of the plan.

**Community Vision:** The part of the Community Agenda that is intended to paint a picture of what the community desires to become, providing a complete description of the development patterns to be encouraged within the jurisdiction. It includes: (1) an optional general vision statement of the overall goals and desired future the community seeks to achieve;(2) a future development map delineating boundaries of major character areas throughout the community; and (3)a defining narrative that provides a specific vision and implementation strategy for each character area.

**Connectivity:** A term that refers to the existing or future, desired state of connections that ensure mobility between and among various uses and activities.

**Conservation:** The protection, preservation, management, or restoration of wildlife and of natural resources such as forests, soil, and water.

**Corridor:** An area of land, typically along a linear route, containing land uses and transportation systems influenced by the existence of that route.

**Density:** The quantity of building per unit of lot area.

**Design Guidelines:** Statements and illustrations that are intended to convey the preferred quality for a place.

**Future Development Map (FDM):** A community vision for the physical development of the community expressed on a map delineating boundaries and indicating unique character areas each with their own strategy for guiding future development patterns. The FDM, in conjunction with the Comprehensive Plan, is the city's future development policy and should be used to guide officials in land use decisions. The FDM replaces the former Future Land Use Map.

**Gateway:** A defined entrance to the City from a surrounding jurisdiction. A gateway program which may include markers or other aesthetic improvements should be developed to identify the City boundaries and establish a sense of place.

**Goal:** A statement that describes, usually in general terms, a desired future condition.

**Greenspace:** An area of grass, trees, or other vegetation; especially one maintained or designed for recreational or aesthetic purposes in an urban area; land of this type.

**In-fill:** Development that occurs on vacant, skipped over, bypassed, or underused lots in otherwise built-up sites or areas.

**Live-Work:** An officially designated dwelling in which the occupant conducts a business.

**Local Historic Preservation Ordinance:** An ordinance that identifies procedures for creating local historic districts and administering the review of building renovations or alterations to properties located within the district. It typically establishes a historic preservation commission that is charged with the review of development proposals within historic districts.

**Major Comprehensive Plan Amendment:** Substantial alteration of the city's land use mixture or balance for the area of the city. This can be required when substantial changes to goals, objectives and policies of the Comprehensive Plan are proposed.

**Minor Comprehensive Plan Amendment:** A substantial alteration to the city's land use mixture for the area of the city in question has not occurred.

**Mixed-Use Development:** A single building containing more than one type of land use; or a single development or more than one building and use, where the different types of land uses are in close proximity, planned as a unified, complimentary whole.

**Mixed-Use Commercial:** A single building or development where two or more commercial land uses are present such as, but not limited to, retail, restaurant, institutional, or office use.

**Mixed-Use Residential:** A single building or development where two or more residential land uses are present consisting of single family, condominium, townhome, or multi-family development.

**Multi-modal transportation network:** The comprehensive transportation system formed by the combined networks of all available modes of transportation (e.g., roadway, transit, pedestrian, bicycle, rail, aviation and waterway) in a given area.

**Non-point source pollution (NPS):** Water pollution affecting a water body from diffuse sources, rather than a point source which discharges to a water body at a single location.

**Park:** An area of land owned as public property, kept as open space with few or no buildings, and used for recreation or preservation of natural resources.  
Recreation facilities: Public buildings and marked playing fields within parks used for sports and games.

**Tax Allocation District (TAD):** A Tax Allocation District (TAD) is established for the purpose of catalyzing investment by financing certain redevelopment activities in underdeveloped or blighted areas using public dollars. Redevelopment costs are financed through the pledge of future incremental increases in property taxes generated by the resulting new development. Typically, upon creation, TADs have vacant commercial and residential properties, blighted conditions and numerous vacant buildings or are in need of significant environmental remediation.

**Transit Stop:** Designated location where a passenger boards or alights any type of transit vehicle for access to his ultimate destination, either to be completed on foot or by transferring to another mode or vehicle within the transportation system (e.g., automobile, bicycle or other transit vehicle).