

1. Agenda

Documents:

[BOMC-9-24-18-PH-AGENDA.PDF](#)

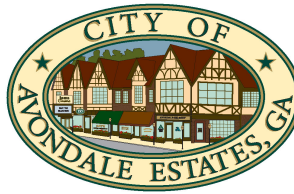
2. Meeting Called To Order/Adoption Of Agenda

3. Receive Public Comment On A Conditional Use Permit For A Specialized School At 106 N. Clarendon Avenue, Suite A

Documents:

[COND USE 106 N CLARENDON.PDF](#)

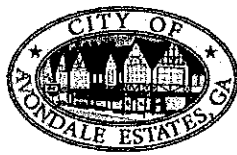
4. Adjournment



**BOARD OF MAYOR AND COMMISSIONERS  
PUBLIC HEARING  
September 24<sup>th</sup>, 2018  
6:30 p.m.**

**AGENDA**

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 **Receive Public Comment on a Conditional Use Permit for a Specialized School at 106 N. Clarendon Avenue, Suite A**  
The applicant, Tricia Froedge, proposes a specialized school that will focus on using movement and music in small class settings, workshops and individual sessions. This use is outlined in section 815, in Article 9 (Table of Permitted and Conditional Uses by District) and requires review and approval by the Board of Mayor and Commissioners. The subject property is within the Town Center area, as defined by the Comprehensive Plan. This area supports a mixed-use downtown with a range of retail, employment and open space options tied together by new streets, greenways, and pedestrian facilities. The applicant has provided an application and project explanation.
- Item No. 4 Adjournment



**CONDITIONAL USE PERMIT APPLICATION**

**Cost: \$50**

**THIS SECTION COMPLETED BY CITY STAFF**

Date Received: 8-21-18 Application #: \_\_\_\_\_

Payment: Check# \_\_\_\_\_ Cash  Received by [Signature]

**Type of Conditional Use Requested (List Code Section based on Article 9 of the Official Zoning Ordinance):**

Section 815 - Specialized schools

**APPLICANT COMPLETE SECTIONS BELOW**

Applicant: Tricia Froedge E-Mail: Triciafroedge@gmail.com

Applicant Mailing Address:  
3159 Wiltshire Dr. Avondale Estates, Ga. 30002

Applicant Phone: 404-840-0822 Fax: N/A

Business Owner(s): Same E-Mail: Same as above  
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Business Owner's Mailing Address:  
Same as above

Business Owner(s) Phone: Same Fax: N/A

Property Owner(s): Delta Salters LLC E-Mail: Deltasalters@gmail.com  
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Property Owner's Mailing Address:  
23 Clarendon Rd. Avondale Estates, Ga 30002

Property Owner(s) Phone: 404-932-7252 Fax: \_\_\_\_\_

Address/Location of Subject Property: 106 Suite A North Clarendon Rd.  
\*\*\*Player Owen

District(s): 15 Land Lot(s): 249 Block: 11 Parcel(s): 001

Please provide the following description of the proposed use and property, as listed below.

1. General description of the proposed use.

The room will be used to work with students and clients  
through movement and music by holding small classes,  
workshops, and individual sessions. I work with people  
of all ages and levels to promote positive self esteem  
through the arts.

2. Hours of Operation.

Monday - Thursday 4:00-8:00pm Friday 4:00-6:00  
Saturday 10:00-2:00 Sundays 2:00-4:00 (Times may vary)  
Occassional day time hours during the school week.

3. Size of building or tenant space.

Tenant Space 700 SF  
\_\_\_\_\_  
\_\_\_\_\_

4. Number of parking spaces dedicated to the building or tenant space.

16 shared spaces in the front and back of building.  
\_\_\_\_\_  
\_\_\_\_\_

5. Explain how clients will enter and exit the property. Provide a site plan if needed.

Ste A has its own door for entering the proposed space.  
Clients will enter and exit through the front door on the left  
side of the building.

- 6. Explain why the proposed use is beneficial and compatible to the surrounding area.

The proposed use is beneficial to the surrounding area as it allows for businesses that fall under conditional use to occupy the space and add to the walking traffic in Avondale that feeds other businesses. My clients love to enjoy coffee, food, beverages and shopping with friends following their work in the studio.

- 7. List the uses of all abutting properties.

Fire Department, Hair Salon, Homegrown Team

Across the street: Second Life, Savage Pizza, The Stratford

Down the street: Garage Door, SunBrimmer Records, Rising Son

**Justification for Conditional Use Permit**

- 1. Would the proposed conditional use be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity of the Subject Property? Provide evidence based on the proposed business.

There would be no changes to the space. I do not see the use being injurious to the use and enjoyment of the environment, but adding to the area in positive ways.

I can provide you with any evidence that I have.

- 2. Would the proposed conditional use diminish or impair property values within the surrounding neighborhood? Explain why the business will be beneficial or detrimental to the surrounding neighborhood.

I believe this use would be beneficial to the surrounding areas.

I grew up in Avondale, I live in Avondale today. It has always been important to me for my work to add to the lives and businesses in Avondale. It is my way of giving back and

passing on what these streets gave to me growing up. I am kind of known at this point as the pied piper and dance therapist. The center of my work resides in creating a safe place and outlet for our teens to thrive and grow. To fill in the gaps for what winter months loose with the pool closing and for how the school systems have changed in that our kids no longer all go to the same school in the neighborhood.

3. Would the proposed conditional use increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties? Explain.

There would be no change to the space. My work is very low maintenance in need. Many of my clients walk to class or get dropped off as they live in the neighborhood. My work requires one speaker, my ipad, and a room to use for developing the freedom that comes from combining movement with music. Dance.

4. Would the proposed conditional use impede the normal and orderly development of surrounding property for uses predominant in the area? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

It would not impede the developments in Avondale or the master plan but it might just add to it as I grow.

Avondale means alot to me.It is nice to be back in the city limits as for the last 17 years it has been in my heart to give back.

My work began here in 2001, as I launched my business in the old town cinema which led to the Arts Alliance back then. Happy to support Avondale's vision in anyway I may be helpful.

5. Would the proposed conditional use be consistent with a desirable pattern of development for the locality in general? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

I believe it would. I fall under the umbrella of the arts.

My work creates street traffic. This year we have already added to some community events. I would love to be more involved in whatever way the city feels my business could be helpful.

But this location and use of space would support the

established businesses around me as I mentioned above and master plan by generating more walking traffic to other businesses in the area.

I currently hold my business license in Avondale, but need a home for my work, the location we were operating out of was not viable do to scheduling reasons.

Gina Hill  
Notary Public

Patricia J. Fruege 8/13/2018  
Signature of Applicant Date

Business owner  
Check One: Owner  Agent

10-14-19  
Expiration Date/Seal

**Gina Hill**  
**NOTARY PUBLIC**  
**DeKalb County, Georgia**

Conditional Use Permit Application Approved By:

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

Revised: 12/30/2016