

1. Agenda

Documents:

[BOMC-9-24-18-PH2-AGENDA.PDF](#)

2. Meeting Called To Order/Adoption Of Agenda

3. Receive Public Comment On A Conditional Use Permit For Medical And Health Services At 151 Locust Street

Documents:

[COND USE 151 LOCUST.PDF](#)

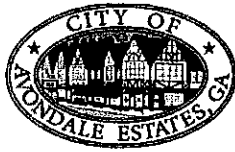
4. Adjournment



**BOARD OF MAYOR AND COMMISSIONERS
PUBLIC HEARING
September 24th, 2018
Immediately Following Public Hearing**

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 Medical and Health Services at 151 Locust Street**
The applicant, Anne Rice, proposes a co-working space exclusively for therapists to host mental health related workshops/seminars and therapy sessions at 151 Locust Street, Avondale Estates GA 30002. This use is outlined in section 821 I., 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: 8/27/18 Application #: _____

Payment: Check# 312 Cash _____ Received by Mena Hill

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

Section B22T Medical and Health Services

APPLICANT COMPLETE SECTIONS BELOW

Applicant: Anne Rice E-Mail: anne.rice@fireflywellnesscounseling.com

Applicant Mailing Address:
809 Twin Oaks Dr Apt. 3 Decatur, GA 30030

Applicant Phone: 404-478-3016 Fax: _____

Business Owner(s): Anne Rice E-Mail: anne.rice@fireflywellnesscounseling.com
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Business Owner's Mailing Address:
809 Twin Oaks Dr Apt. 3 Decatur, GA 30030

Business Owner(s) Phone: 404-478-3016 Fax: _____

Property Owner(s): AR Holdings, LLC E-Mail: ed@softlinc.com
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Property Owner's Mailing Address:
2107 N Decatur Rd 449 Decatur, GA 30033

Property Owner(s) Phone: 404-292-1833 Fax: _____

Address/Location of Subject Property: 151 Locust Street, Avondale Estates, GA 30002

District(s): 15 Land Lot(s): 298 Block: 25 Parcel(s): 002

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

1. General description of the proposed use.

This space will be used as a co-working space exclusively for therapists.

Members will be able to rent space by the hour to hold therapy sessions,

host mental health related workshops/seminars, and complete notes.

2. Hours of Operation.

7am-10pm

3. Size of building or tenant space.

2,200 SF Commercial Office Building

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

Six parking spots dedicated to the building

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

There are multiple entrances and exits to the building including an ADA compliant ramp.

Members and clients can enter through the front and back doors. Members and clients can exit the property

through the front, side, and back doors. Vehicles enter parking lot via paved ally of Locust Street.

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

This business will expose more people to all of the wonderful businesses and restaurants Avondale Estates offers. This space is also meant to encourage the community to become more active in their mental health through seminars and workshops. The community will also have convenient access to mental health professionals.

- 7. List the uses of all abutting properties.

Post Office- East side
Commercial Awning Cleaning- North Side
Street- South and West side

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.

No, due to the nature of the work, there would be little to no noise. Traffic would be very limited due to how size of the space and how therapy services are spaced out. Members would all be professionals who are vetted before being granted membership to the space. We are striving to create an environment that is welcoming and safe for all.

- 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.

The proposed conditional use would not diminish or impair property values in the surrounding area.
This space would offer access to quality mental health services including community events.
This space will also offer the opportunity for new business owners to see the potential of opening a business in Avondale Estates.

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

No, there would not be any increase in state expenditures as no servicing or maintaining neighboring properties
will be needed.

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.

No, this will not affect any development in the surrounding area as there are no special needs required
for this business.

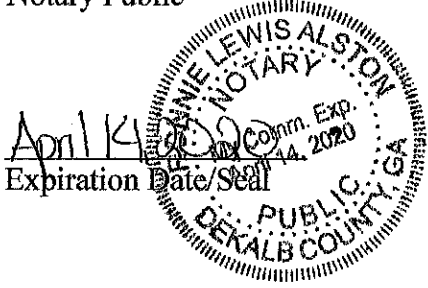
5. Would the proposed conditional use be consistent with a desirable pattern of development for the locality in general? Explain. The Comprehensive Plan and the Downtown Master Plan can assist with the future land use proposed for the area.

Yes, this business would encourage others to explore Avondale Estates and the potential for opening a business
there.

Remie Lewis Alston
Notary Public

[Signature] 8/21/18
Signature of Applicant Date

Check One: Owner Agent



April 14, 2018
Expiration Date/Seal

Conditional Use Permit Application Approved By:

Mayor

Date

Revised: 12/30/2016