

**Conditional Use Permit  
Application  
Cost: \$50**



21 North Avondale Plaza  
Avondale Estates, Georgia 30002  
Ph: (404) 294-5400  
Fx: (404) 299-8137  
[www.avondaleestates.org](http://www.avondaleestates.org)

**APPLICANT INFORMATION**

Applicant Name: <u>Catrina Knight</u>	Email: <u>drcatrinaknight@gmail.com</u>
Phone: <u>678.549.9274</u>	Fax:
Address: <u>3981 Brookcrest Circle</u> <u>Decatur, GA 30032</u>	

**BUSINESS OWNER INFORMATION**

*If different than Applicant, attach Affidavit of Authorization as an Exhibit*

B.O. Name: <u>Catrina Knight</u>	Email: <u>drcatrinaknight@gmail.com</u>
Phone: <u>678.549.9274</u>	Fax:
Address: <u>3981 Brookcrest Circle</u> <u>Feather Nail Bar, Inc.</u>	

**PROPERTY OWNER INFORMATION**

*If different than Applicant, attach Affidavit of Authorization as an Exhibit*

P.O. Name: <u>Oakhurst OCP Avondale, LLC</u>	Email: <u>fpaty@oakrep.com</u>
Phone: <u>(404) 371-4100</u>	Fax:
Address: <u>3016 N. Decatur Road, Scottdale, GA 30079</u>	

Location of Subject Property: 120 North Avondale Road, Avondale Estates, GA 30002

District: \_\_\_\_\_ Land Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Parcel: \_\_\_\_\_

**FOR OFFICE USE ONLY**

**APPROVAL**

Received By: [Signature] Date: 9-21-2020 Application #: \_\_\_\_\_  
Total Paid: \$50 CK# \_\_\_\_\_ Cash

Type of Conditional Use Requested (List Code Section base on Article 9 of the Official Zoning Ordinance):  
Sec. 820-1 Barber and beauty shops, and other similar personal services, personal service establishments.

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

1. General description of the proposed use.

Nail salon and spa

2. Hours of Operation.

9:00 AM - 7:00 PM

3. Size of building or tenant space.

1,200 square feet

4. Number of parking spaces dedicated to the building or tenant space. You may also provide a shared parking agreement if one is in effect.

all spaces are used for all Tudor Square businesses

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

clients will enter the front entrance

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

The need for relaxation and self care is evident. There are no other nail salons in Avondale Estates. Our hope is to excel as the only one to provide this incredible

7. List the uses of all abutting properties. Service to the community.

There is a restaurant and an insurance company on both sides.

### 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.

This business will not be injurious. We will conduct business the safest, cleanest way possible.

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.

No, due to the walking business district, our goal is to attract the community through our quality of service and care, and our beautiful interior design.

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

The services will be offered at an affordable rate.

3. 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.

Our hopes is to draw more foot traffic, which inturn will offer support to additional businesses in the area.

4. 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.

The design will ~~fit~~ <sup>(w)</sup> compliment the design within the city very well.

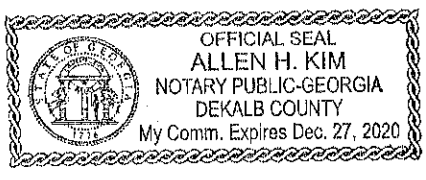
Cal Ygo  
Signature of Applicant

9/21/2020  
Date

Check One: Owner  Agent

Sworn to and subscribed before me this 21 day of September, 20 20.

Allen H. Kim  
Signature and Seal of Notary Public



My Commission Expires 12/27/2020

**Conditional Use Permit Application Approved By:**

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Date

TO: The Champion Newspaper

Please publish the following notice in the Legal Review Section of the October 16, 2020 and October 23, 2020 editions of your paper:

### **Notice of Public Hearing**

**The Board of Mayor and Commissioners shall conduct a hearing on Monday, October 26, 2020 at 6:30 PM to consider a conditional use permit application (City of Avondale Estates Zoning Ordinance Code Section 822.I) from Catrina Knight to establish a nail salon and spa at 120 N. Avondale Road, Avondale Estates, GA 30002.**

**The hearings will be held via Zoom webinar. Please use one of the following to join the webinar.**

**Online: <https://us02web.zoom.us/j/84617859381>  
Telephone: 301.715.8592  
Webinar ID: 846 1785 9381**

**All interested parties are invited to attend.**

**Ken Morris  
Planner & Permit Services Coordinator  
City of Avondale Estates**