

**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

APPLICANT INFORMATION

Applicant Name: TBG Residential	Email: kbuckner@tbgresidential.com
Phone: 770-862-7333	Fax: 678-324-5561
Address: 3825 Paces Walk SE, Ste 100, Atlanta, GA 30339	

BUSINESS OWNER INFORMATION

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

B.O. Name:	Email:
Phone:	Fax:
Address:	

PROPERTY OWNER INFORMATION

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

P.O. Name: Dave Ladet	Email:		
Phone:	Fax:		
Address: PO BOX 539, Lavonia, GA 30553			
Location of Subject Property: 154 Olive St, 2816 Franklin St and 2804 Franklin St, Avondale Estates, GA 30002			
District: TAV1-AVDL CITYTAD	Land Lot:	Block:	Parcel: 15 248 21 012, 15 248 21 016 & 15 248 21 014

FOR OFFICE USE ONLY

APPROVAL

Received By: Shari Hallman Date: 3/10/21 Application #: 02-2521

Total Paid: \$50 online OK# _____ Cash _____

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

S13 VI → Dwelling, multifamily, assisted living / senior housing and apartment development

Conditional Use Approved By _____ Date: _____

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

1. General description of the proposed use.

100-unit senior project to be located in Avondale Estates, Georgia. A combination of the 1 and 2 bedroom units which will be affordable

and available to tenants whose income is 60% of the area median income. The proposed use is for multifamily senior apartments which

will be age-restricted to residents 55 years and older. The building will have 4-stories with surface and podium parking. Residents will

enjoy a community room with a dedicated leasing office, computer center and a fitness center.

2. Hours of Operation.

Monday - Friday 9am to 5pm.

3. Size of building or tenant space.

107,000 heated sf

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.

65 parking spaces

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

Residents will enter and exit the property via a main entrance where the leasing office will be off of Potter Avenue (to be Franklin St).

Site plan has been included in this application.

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

The use fits into the city's long-term housing plan by creating a pedestrian-oriented development within walking distance to MARTA, neighborhood amenities and downtown. There is other multi-family in the surrounding area. This is a unique opportunity to provide senior residents an opportunity to live in a high-quality community without having to pay the Metro Atlanta rents. This development will serve seniors in Avondale Estates for generations to come.

7. List the uses of all abutting properties.

Wild Heaven Brewery 135 Maple Street Avondale Estates, GA 30002; Andersson Gardens Center 2832 Washington St, Avondale Estates, GA 30002; Itchy Brain Recording, LLC 125 Olive St, Avondale Estates, GA 30002; Avondale Independent Repair Shop 2808 E College Ave, Decatur, GA 30030; House of K Boutique & Wholesale 120 Olive St suite 400, Avondale Estates, GA 30002

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, we do not believe our use would be injurious. Our use will provide a safe, sustainable housing option for senior residents to live. We will be conducting a Phase I Environmental and will mitigate any environmental issues that may arise. We look forward to the opportunity of being a part of the transformation and development within the CBD District of Avondale Estates.

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, we believe that our use would actually add value to the surrounding neighborhood. Our use conforms with the City's development plan. Our property will incorporate the new street grid improvements to increase walk-ability and provide better access to our site and surrounding business/properties. This will help to drive new economic development and strengthen existing businesses.

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

No, our use would not increase local or state expenditure. The City of Avondale Estates is planning on the development of the new street grid and street-scape but our property will not cause any additional expenses.

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.

No. Our property will incorporate the new street grid improvements to increase walk-ability and provide better access to our site and surrounding business/properties. In the Avondale Estates Downtown Urban Design Analysis (AEUD_210128_Presentation) slides 62, 64 and 65 provide a great example of what Multi-Family Podium buildings would look like on the parcels of interest.

This is based off of the Downtown Master Plan for the Rail Arts District.

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.

Yes, our use will be consistent with the desirable pattern of development for the locality in general. Our use would be in-line with the City of Avondale's Downtown Master Plan for this site to ensure that its development will be in harmony with the vision established during the City's Rezoning Process and through the Downtown Master Plan. The Rail Arts District is a Light Industrial corridor with emerging Arts & Crafts beer environment and unique housing. The Development Plan establishes our site as a "Housing Core" for the Downtown Area.

[Handwritten Signature]

Signature of Applicant

3-10-21

Date

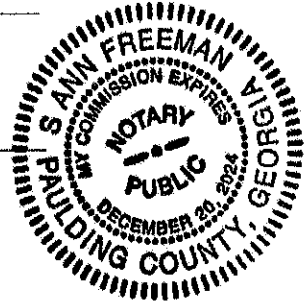
Check One: Owner _____ Agent

Sworn to and subscribed before me this 10th day of March, 2021.

[Handwritten Signature: S. Ann Freeman]

Signature and Seal of Notary Public 12/20/24

My Commission Expires 12/20/24

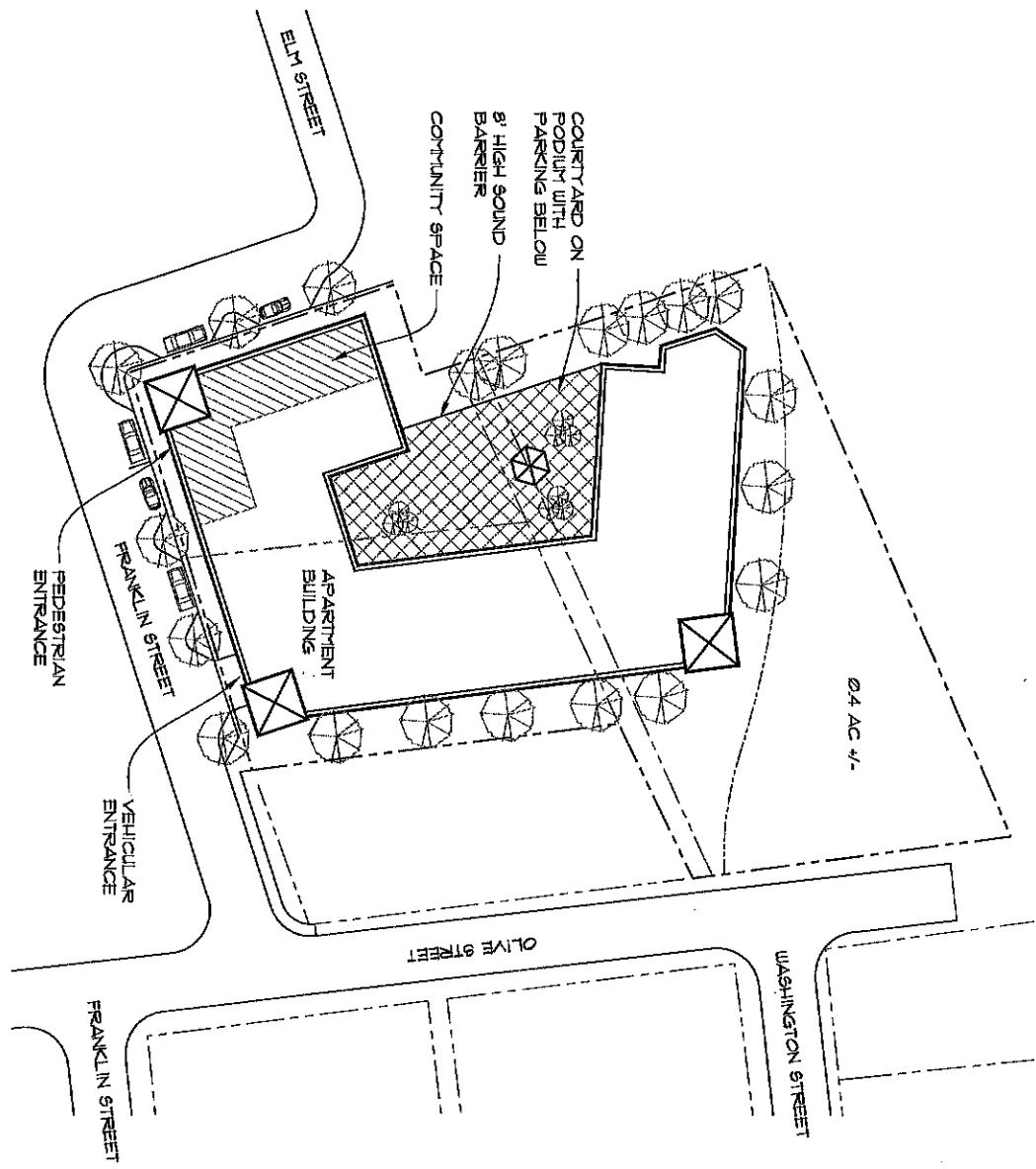


Conditional Use Permit Application Approved By:

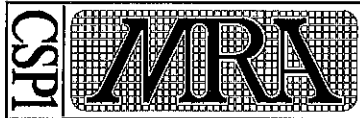
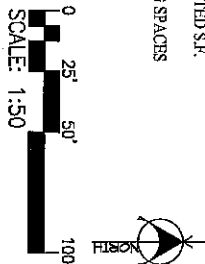
Mayor

Date

1
ARCHITECTURAL SITE PLAN
1"=50'



SITE INFO
 4 STORY APARTMENT BUILDING
 ON PODIUM WITH PARKING BELOW
 100 UNITS
 107,000 HEATED S.F.
 65 PARKING SPACES



MARTIN RILEY ASSOCIATES - ARCHITECTS, P.C.
 25 CHURCH STREET SUITE 200 DECATUR GEORGIA 30030-3329 404-373-2800
AVONDALE SENIOR APARTMENTS
 AVONDALE ESTATES, GA

PROJECT 24251	DATE 3/10/2021	DESIGNED BY DET	CHECKED BY	DATE