

1. Board Of Mayor And Commissioners Public Hearing Agenda

Documents: [JUNE 20 PUBLIC HEARING AGENDA-BC.PDF](#)

1.1. Item 3a- Conditional Use Permit Explanation

Documents: [CONDITIONAL USE PERMIT EXPLANATION.PDF](#)

1.1.i. Item 3b - Conditional Use Permit Application Form

Documents: [CONDITIONAL USE APPLICATION FORM.PDF](#)



**BOARD OF MAYOR AND COMMISSIONERS
PUBLIC HEARING**

**June 20, 2016
7:30 p.m.**

AGENDA

- Item No. 1 Meeting Called to Order
- Item No. 2 Adoption of Agenda
- Item No. 3 Receive public comment on the Conditional Use Permit for 2864 Franklin
Street-Jessica L. Bilz-Batting Cages and Associated Uses
- Item No. 4 Adjournment

**CONDITIONAL USE PERMIT APPLICATION – 2864 FRANKLIN
STREET**

The applicant proposes an indoor baseball/softball batting cage facility with fast pitch lessons and a team facility for baseball/softball with batting cages, screens and work out area which offers player development camps in the off season. This use is closely related to “Commercial Recreation and Entertainment Facilities, Indoor” in Article 9 (Table of Permitted and Conditional Uses by District) and Section 809. This use requires a review and approval by the Board of Mayor and Commissioners. The Comprehensive Plan outlines “Appropriate Future Development Types” under the Commercial category as pedestrian oriented and small businesses. The applicant, Jessica L. Bliz, has provided a description of the proposed business and Conditional Use Application.



CONDITIONAL USE PERMIT APPLICATION

Cost: \$50

THIS SECTION COMPLETED BY CITY STAFF

Date Received: 5.4.16 Application #: _____

Payment: Check# 135 Cash _____ Received by G. Martin

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

Commercial Recreation + Entertainment Facility Indoor (Sec. 809)

Conditional Use Approved By: _____ Date: _____

APPLICANT COMPLETE SECTIONS BELOW

Applicant: Jessica L. Bilz E-Mail: jessica.itppitchingacademy@gmail.com

Applicant Mailing Address: 1350 Scott Blvd Decatur, GA 30030

Applicant Phone: 850.879.3133 Fax: _____

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

Business Owner's Mailing Address: N/A

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

Property Owner(s): Forkner Properties LLC E-Mail: tom.forkner@quingroup.com
(If different than Applicant, attach Affidavit of Authorization as an Exhibit)

Property Owner's Mailing Address: 1161 Summerwind Lane, Seabrook Island SC 29455

Property Owner(s) Phone: 770.500.7835 Fax: _____

Address/Location of Subject Property: 2864 Franklin St. Avondale Estates

District(s): 15 Land Lot(s): 243 Block: 24 Parcel(s): 011

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

1. General description of the proposed use.

Indoor Baseball/softball batting cages. I will use the space to give fastpitch softball pitching lessons. The space will also be used as a teams facility for baseball/softball with batting cages, L screens, work out area and offer player development camps in the off season.

2. Hours of Operation.

M-F 4-9pm *Subject to change in the summer
 Winter 3
 or on Spring break to accommodate school schedules
 Sat-Sun 10-3pm

3. Size of building or tenant space.

2,000 square feet
 2,000 square feet will be used for batting cages. 1,000 for Office & parent waiting room.

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.

4 spaces, plus additional Road/curb parking.

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

Enter through the Front entrance of the building off Franklin St. You may Exit out the same front entrance or out the back/Rear Exit. There are two Garage Doors in the back of the space. One Garage Door has been converted to an Exit Door.

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

Avondale is expanding and offering the people of its own city as well as Decatur and surrounding Neighborhoods a fun and exciting area to visit. There are hundreds of young athletes that play at Medlock Park, DHS, Rough Riders youth sports that need a facility inside the perimeter's close to home to go to and better their skills.

7. List the uses of all abutting properties.

Handmade furniture, meat market,
comic book/bar

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. All activities will be inside the building. 2304 Franklin St. is a free standing building made of concrete

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. Having an indoor facility for young athletes playing baseball/softball will only invite more opportunities for the surrounding businesses to flourish. The more families that come to my facility will create more revenue to the local restaurants in Avondale, the local shops and more.

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

NO. The proposed business plan for an indoor facility will have no impact on existing infrastructure or government maintenance cost.

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. operation hours and use would be consistent with nearby properties.

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. The proposed plan would further diversify an already mixed use commercial zone while remaining consistent with a family friendly environment.

Gina Hill
Notary Public

Jessica D. Bily 5/4/16
Signature of Applicant Date

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: 1/13/15

Keri Stevens

From: Jessica Bilz <jessica.itppitchingacademy@gmail.com>
Sent: Wednesday, May 4, 2016 1:51 PM
To: Keri Stevens; Tom Forkner
Subject: Fwd: Avondale Franklin

See below.

Sent from my iPhone

Begin forwarded message:

From: Tom Forkner <TomForkner@quingroup.com>
Date: May 4, 2016 at 11:40:39 AM EDT
To: "Katevena@avondaleestates.org" <Katevena@avondaleestates.org>
Subject: Avondale Franklin

Keri

I authorize Jessica to file for use permit on Franklin street. If you have a form or anything I need please send it to me.

Thanks

Tom Forkner iPhone