

STAFF REPORT

COUNCIL MEETING: November 10, 2022

DATE: November 6, 2022
TO: Thomson City Council
FROM: Chase N. Beggs, Planning & Zoning Director *CNB*
ISSUE: Consideration to approve a conditional use request for a barber shop at 648 Ellington Avenue, Thomson, GA 30824, Parcel OT210001.

CURRENT ZONE: R-1B (High-Density Single-Family Residential)

ACREAGE: 0.25 Acre

BACKGROUND: John Griffin submitted an application requesting a conditional use to open a barber shop in an existing commercial building at the corner of MLK JR Street and Ellington Avenue.

All public notice requirements were met prior to the public hearing held by the planning board. No public input was received to the staff before the planning board meeting.

PLANNING BOARD RECOMMENDATION: Yays 6, Nays 0 -- The Planning Board made a recommendation to approve the conditional use request unanimously.

FACTS AND FINDINGS:

1. The commercial building was historically used as a barber shop.
2. The business closed down a number of years ago and would require rezoning or a conditional use to reopen.
3. Because the area is residential and there are issues with setbacks, a conditional use was recommended to the applicant by staff rather than rezoning to commercial.
4. The applicant's family lives in the house behind this parcel.

ALTERNATIVES:

1. City Council approves the Planning Board's recommendation to **approve** the conditional use request.
2. City Council **denies** the conditional use request.

STAFF RECOMMENDATION: Staff recommends council adopt alternative #1 and approve the conditional use request as recommended by the planning board.

ATTACHMENTS:

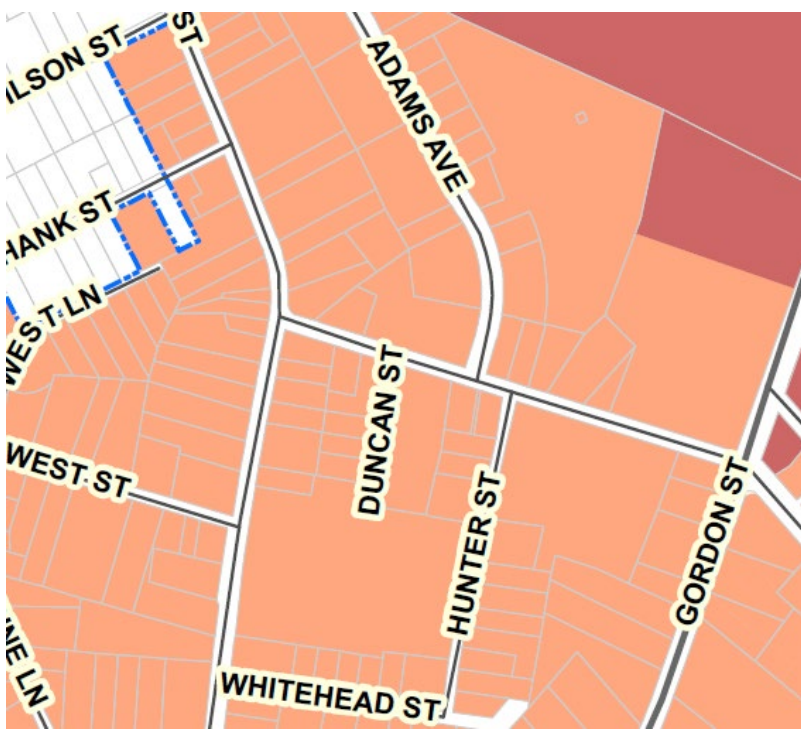
1. Tax map aerial of subject property
2. Zoning Map of the area
3. Picture of subject building



ID OT210001
 Code Commercial
 District Thomson
 0.25

Owner GRIFFIN JOHN W.
 1450 SALEM RD
 THOMSON, GA 30024
 Physical Address 648 ELLINGTON AVE
 Assessed Value Value \$49190

Note: Not to be used on legal documents)



Legend

County Roads

ROUTE

- Roads
- State Hwy
- US Hwy
- Rivers
- Thomson City Limits
- Tax Parcels

Thomson Zoning

CITY_ZON

- B-1 Highway Business
- B-2 Central Business
- I-1 Light Industry
- OUT
- P Professional
- R-1 Light Density Single Family
- R-1A Medium Density Single Family
- R-1B High Density Single Family
- R-2 Multi-Family
- S Special



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