

City of Newnan Georgia



Board of Zoning Appeals

Agenda Book

December 6, 2022



City of Newnan
Board of Zoning Appeals

Agenda for December 6, 2022 Board of Zoning Appeals Meeting
10:00 AM, Richard A. Bolin Council Chambers, City Hall

TAB NUMBER	AGENDA CATEGORY / ITEM
TAB #1	Minutes of the November 1, 2022 Board of Zoning Appeals Meeting
TAB #2	Variance Request – 30 Ellen Sims Court – 2022-16
TAB #3	Variance Request – 207 Bullsboro Drive – 2022-17
	Other Business and Comments by Members of Staff
	Public Comments
	Adjourn

Unless otherwise posted, all Board of Zoning Appeals Meetings
are held in the:

Richard A. Bolin Council Chambers, City Hall
25 LaGrange Street, Newnan, Georgia 30263

Any questions prior to the meeting
should be directed to the Planning and Zoning Department.

Phone: 770-254-2354

E-mail: tdunnavant@cityofnewnan.org



CITY OF NEWNAN
Board of Zoning Appeals
Meeting Minutes
November 1, 2022
10:00 a.m.

Board Members in Attendance: Skin Edge, Cliff Smith, Frank Flournoy, Kris Lovell, Ken Parker

Board Members Absent: Sally Hensley, Willie Walton

Others in Attendance: Tracy Dunnavant, Planning & Zoning Director
Dean Smith, Senior Planner
Samantha Wood, Planning & Zoning Administrative Assistant

CALL TO ORDER

Chairman Edge called the meeting to order at 10:00 a.m. in the Richard A. Bolin Council Chambers, City Hall, 25 LaGrange Street.

READING OF THE MINUTES

Chairman Edge asked the Board if they had reviewed the minutes from the October 4, 2022 meeting. After no questions or discussion, Flournoy motioned to approve the minutes. Lovell seconded the motion.

MOTION CARRIED (5-0)

Variance Request – 24 Elm Street

Staff informed the Board that the applicant is requesting to withdraw the application.

Flournoy made a motion to approve the withdrawal of the application. Smith seconded the motion.

MOTION CARRIED (5-0)

New Business

Dunnavant informed the board that there would be a December meeting.

ADJOURN

Smith motioned to adjourn the meeting at 10:01 a.m. Flournoy seconded.

MOTION CARRIED (5-0)

Chairman Skin Edge



City of Newnan, Georgia – Board of Zoning Appeals

Date: 12/6/2022

Application Number: 2022-16

Agenda Item: Variance Request-30 Ellen Sims Court

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: To hear a variance request for a reduction in the side building setback.

Applicant/Property Owner: Church Holland Road, LLC
Jonathon O'Connor
1465 Northside Drive, Suite 200
Atlanta, GA 30318

Zoning: Heavy Industrial District (IHV)

Present Use: Under construction

Proposed Use: Office/Warehouse buildings

Pertinent Regulations: Article 4, Section 4-32, Table 4-C

Applicant's Position: "...We are asking for a variance because lots 1 & 2 will have separate owners and in order to keep development on track, a lot split is necessary...The property line will go straight down the drawing as shown and will not change the look or use of the either lot...[by not receiving a variance] would cause a delay and us not being able to complete development in a timely manner....the variance will cause no substantive detriment to the public good....We only need a reduction of 10 feet in order to satisfy the lot split.

- ✓ Such conditions are peculiar to the particular piece of such property involved; and,
- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

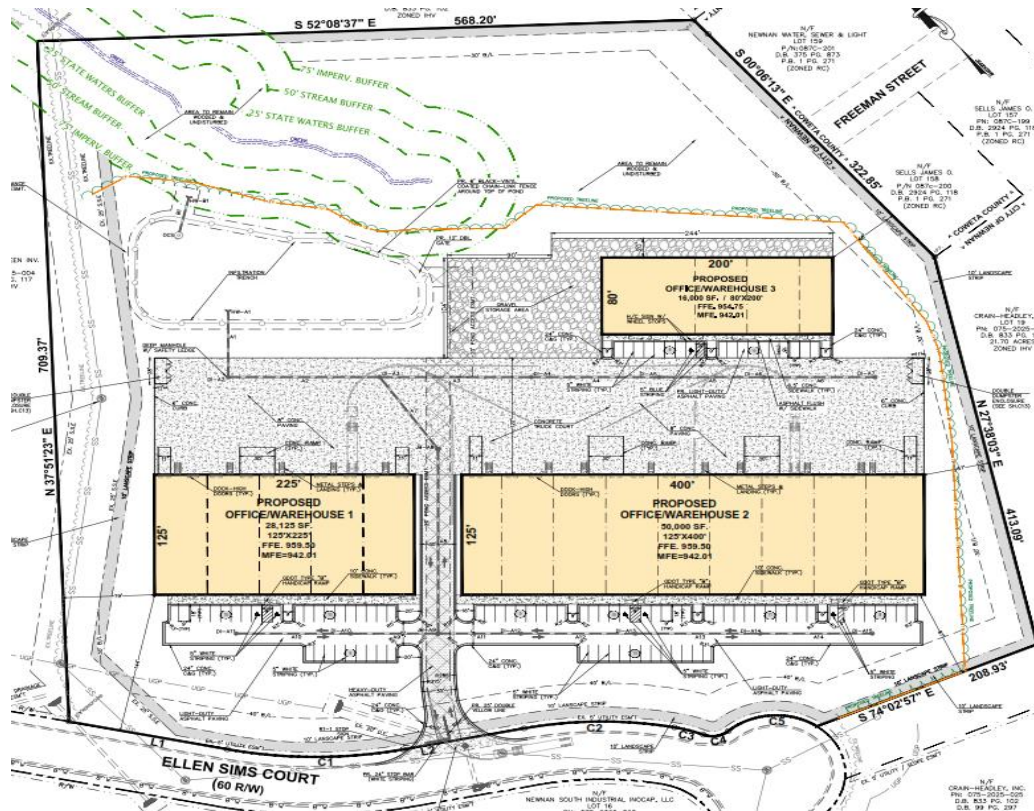
B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

In April 2022, civil site plan was approved for the construction of three office/warehouse buildings on the subject property. The site is currently under construction and two building pads/slabs have been set out.



To date, the City has received no objection to the proposed variance request. This type of request is not unusual, and the Board of Zoning Appeals has heard similar requests in the past.

Recommendation:

Options:

- A. Grant the variance request.
- B. Grant the variance request with conditions.
- C. Deny the variance request

In summary, staff does not have any objection to granting the request, should the Board members deem it appropriate to do so. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Staff would recommend Option B, to approve the side building setback reduction from 30 feet to 20 feet with a condition that an access easement agreement be created, recorded and a copy provided to the City that would ensure that each subsequent property owner would be able to have clear an unobstructed passage through the common driveway that both future properties will share.

Attachments:

Application



CITY OF NEWNAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR VARIANCE

Name of Applicant Jonathan O'Connor

Mailing Address 1465 Northside Drive Suite 200, Atlanta GA 30318

Telephone 678.662.9586 E-Mail: joconnor@ocdmanagement.net

Property Owner (Use back if multiple names) Church Holland Road LLC

Mailing Address 1465 Northside Drive Suite 200 Atlanta GA 30318

Telephone 678.662.9586

Address/Location of Property 30 Ellen Sims Court Newnan GA 30263

Tax Parcel No: 075 2025 027

Present Zoning Classification: Heavy Industrial

Present Land Use Small Bay Industrial Warehouses

Intended Use Small Bay Industrial Warehouses

Any person owning property or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) _____ of the Zoning Ordinance/Subdivision Regulations: _____.

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
We would like to reduce the side building setback requirement to 20' from the required 30'
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
existing zoning is heavy industrial (IHV)

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
We are asking for a Variance b/c Lot 1 & 2 will have separate owners & in order to keep development on tracks, a lot split is needed. The property line will go straight down the driveway as shown & will not change the look or use of either lot, all curb/landscaping will look the same whether the site is 1 or 2 lots
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
- this would cause a delay & us not being able to complete development in a timely manner. - the variance will cause no substantial detriment to the public good or hardship to any owner in the Newnan South Industrial Park
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
we only need a reduction of 5' 10" ft in order to satisfy the Lot Split

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

- A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:
- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
 - ✓ Such conditions are peculiar to the particular piece of such property involved.
 - ✓ Such conditions were not imposed by the action or will of the owner of the property.
 - ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
 - ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.
- B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.
- C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

Included with the application, the following information is required and must also be furnished in digital, pdf format:

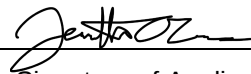
- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

✓ Check for applicable fees (\$250.00 Per Variance Requested).

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

Jonathan OConnor/Church-Holland Road LLC

Applicant(s) Name(s) (Please Print)



Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY _____

DATE OF FILING _____

BZA MEETING DATE _____

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____



City of Newnan, Georgia
Attachment A

Property Owner's Authorization

The undersigned below, or as attached, is the owner of the property which is the subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for property.

Name of Property Owner Church-Holland Road LLC

Telephone Number 678-662-9586

Address of Subject Property 30 Ellen Sims Court
Newnan, GA 30263

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Coweta County, Georgia.


Signature of Property Owner

Personally appeared before me

Ronald Lopes

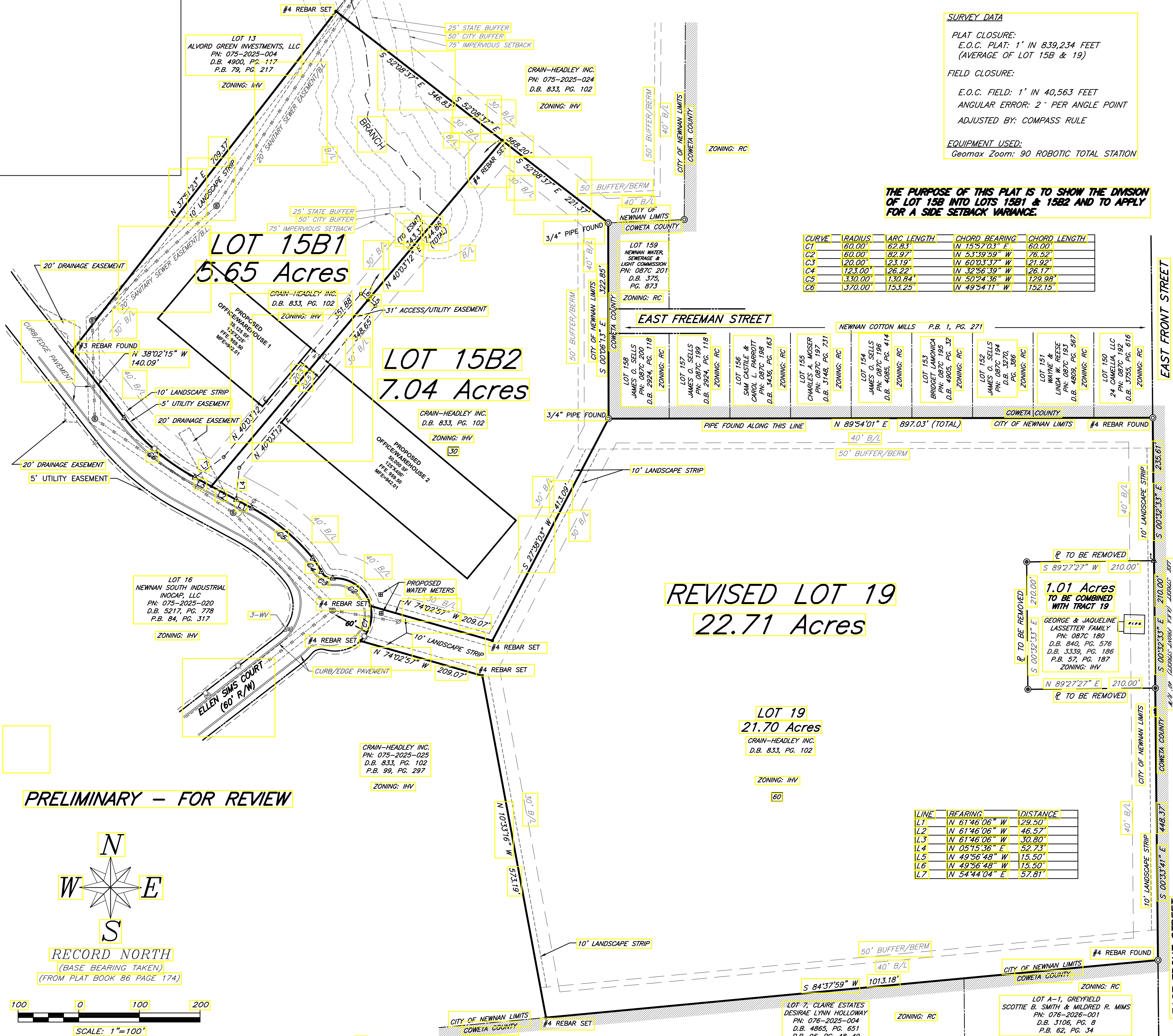
who swears the information contained in this authorization is true and correct to the best of his/her knowledge and belief.


Notary Public

10/13/2022
Date



(Affix Raised Seal Here)



SURVEY DATA

PLAT CLOSURE:
E.O.C. PLAT: 1' IN 839,234 FEET
(AVERAGE OF LOT 15B & 19)

FIELD CLOSURE:
E.O.C. FIELD: 1' IN 40,563 FEET
ANGULAR ERROR: 2" PER ANGLE POINT
ADJUSTED BY: COMPASS RULE

EQUIPMENT USED:
Geomax Zoom: 90 ROBOTIC TOTAL STATION

THE PURPOSE OF THIS PLAT IS TO SHOW THE DIVISION OF LOT 15B INTO LOTS 15B1 & 15B2 AND TO APPLY FOR A SIDE SETBACK VARIANCE.

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	60.00'	62.83'	N 15°57'03" E	60.00'
C2	60.00'	82.97'	N 53°39'59" W	76.52'
C3	20.00'	23.19'	N 60°03'37" W	21.92'
C4	123.00'	26.22'	N 32°56'39" W	26.17'
C5	330.00'	130.84'	N 50°24'36" W	129.98'
C6	370.00'	153.25'	N 49°54'11" W	152.15'

LINE	BEARING	DISTANCE
L1	N 61°46'06" W	29.50'
L2	N 61°46'06" W	46.57'
L3	N 61°46'06" W	30.80'
L4	N 05°15'36" E	52.73'
L5	N 49°56'48" W	15.50'
L6	N 49°56'48" W	15.50'
L7	N 54°44'04" E	57.81'

SHEET 2 OF 2
RECONFIGURATION PLAT FOR:
EGG & CRAIN-HEADLEY
LOTS 15B & 19
NEWMAN SOUTH
INDUSTRIAL PARK
LOCATED IN L.L. 25
2ND DISTRICT
COWETA COUNTY, GEORGIA

Gaskins
ENGINEERING SURVEYING PLANNING CONSULTING CONSTRUCTION MGMT

Christopher BROTHERS
www.gcsurvey.com LSF# 789
24 Jackson Street, Newnan, GA 30263
Phone: (770) 253-5195

DRAWN BY: VCB	CHECKED BY: CWR
FIELD DATE: 07/15/2021	OFFICE DATE: 07/23/2021
REVISIONS:	8/12/21 PER COMMENTS
	2/2/22 REV. TRACT 19
	5/4/22 PER NEW UTIL COMMENT
	9/7/22 TO DIVIDE LOT 15B INTO TWO LOTS

- LEGEND**
- IRON REBAR FOUND
 - IRON PIPE FOUND
 - BOUNDARY POINT
 - WATER VALVE
 - FIRE HYDRANT
 - WATER METER
 - LIGHT POLE
 - UTILITY POLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - SANITARY SEWER PIPE
 - STORM DRAIN CURB INLET
 - STORM DRAIN HEADWALL
 - SUBJECT PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - RIGHT OF WAY
 - EDGE OF COUNTY JURISDICTION
 - PARCEL NUMBER
 - PN
 - P.B.
 - D.B.
 - PG.
 - S.F.
 - AC.
 - E.O.C.
 - NTS
 - R/W
 - B/L
 - 60
- PLAT BOOK
DEED BOOK
PAGE
SQUARE FEET
ACRE(S)
ERROR OF CLOSURE
NOT TO SCALE
RIGHT OF WAY
BUILDING LINE
ADDRESS



City of Newnan, Georgia – Board of Zoning Appeals

Date: December 6, 2022

Application Number: 2022-17

Agenda Item: Variance Request – 207 Bullsboro Drive

Prepared and Presented by: Dean Smith, Senior Planner

Purpose: To hear a request for a variance to allow an increase over the maximum allowable number of parking spaces for a proposed fast-food restaurant.

Applicant: Warren Mason
Civterra, LLC
233 12th Street, Suite 902B
Columbus, GA 31901

Property Owner: Jerome Tasker
Tasker Investment Group
10307 Whisper Glen Drive
Midland, GA 31820

Zoning: General Commercial District (CGN) and within Quality Development Corridor Overlay District (QDC)

Present Use: Undeveloped/vacant land.

Proposed Use: Fast-Food Restaurant

Pertinent Regulations: Article 7, Section 7-5 (b), (1) of the Zoning Ordinance.

Applicant's Position: "...Current code allows 26 spaces and does not contemplate outdoor seating...five additional spaces are requested...."

Basis for Granting Variance

The Board of Zoning Appeals shall base its required findings of fact upon particular evidence presented to it in each specific case where the property owner can show all of the following to be true:

- A. The strict application of the terms of this Ordinance would effectively prohibit or unreasonably restrict utilization of the property because of all of the following:
 - ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography; and,
 - ✓ Such conditions are peculiar to the particular piece of such property involved; and,

- ✓ Such conditions were not imposed by the action or will of the owner of the property; and,
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship other than a financial hardship in which the applicant would receive a lower rate of financial return on the use of the property if the variance is denied; and,
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

B. In addition, the Board of Zoning Appeals shall affirmatively determine that:

- ✓ The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

The condition or situation of the property which gives rise to the need for such variance is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to this Ordinance.

Planning Department's Review and Findings:

In 2019, the City changed the ordinance pertaining to the method for calculating parking spaces for restaurant uses. Previously, the formula had been based upon the gross floor area of the restaurant building. The current formula is based upon the square footage of seating area. One reason for this change was due to several variance cases the Board of Zoning Appeals had heard in the past for a reduction in restaurant parking spaces. The City has received no objections to the proposed variance as of the date of this report.

In summary, staff does not have any objection to granting the request, should the Board members deem it appropriate to do so. Relief, if granted, to allow up to 31 parking spaces for this specific restaurant use would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

Attachments:

Application
Site plan



NEWMAN
GEORGIA

CITY OF NEWMAN, GEORGIA

25 LaGrange Street
Newnan, Georgia 30263
770-254-2354

APPLICATION FOR VARIANCE

Name of Applicant WARREN MASON - CINTERA LLC (CIVIL ENGINEER)
Mailing Address 233 12TH ST SUITE 902B, COLUMBUS GA 31901
Telephone 706-575-4553 E-Mail: warren@cintera.com
Property Owner (Use back if multiple names) JERRY TASLER W/ TASLER INVESTMENT GROUP
Mailing Address 10307 WHISPER GLEN DRIVE, MIDLAND GA 31820
Telephone 678-360-5439
Address/Location of Property 207 BULLBROOK DRIVE, NEWMAN GA 30263
Tax Parcel No: N57 0001A
Present Zoning Classification: CGN
Present Land Use WOODED
Intended Use RESTAURANT

Any person owning property, or having a possessory or contract interest in property and the consent of the owner, may file an application for variance in regard to such property with the Board.

If you have any questions concerning this process, you may call the Planning and Zoning Department at (770) 254-2354. Office hours are 8:00 a.m. to 5:00 p.m., Monday through Friday. The Board of Zoning Appeals meets on the first Tuesday of each month. Applications must be submitted by 9:00 a.m. at least thirty (30) days prior to that date. Incomplete applications or applications submitted after the deadline will not be accepted.

I (We) hereby request the following variance from the provisions of section(s) 7-5 of the Zoning Ordinance/Subdivision Regulations: OFF STREET PARKING COUNT

In order for the Board to consider the request, it must be claimed "application of the Ordinance to the particular piece of property would create an unnecessary hardship". Please answer the following criteria questions:

1. What are the particular provisions or requirements of the Ordinance that prevent the proposed construction on, or use of, the property?
CURRENT CODE ALLOWS 26 PARKING SPACES AND DOES NOT
CONTEMPLATE OUTDOOR SEATING. FIVE ADDITIONAL SPACES ARE
REQUESTED
2. What is the existing zoning of the property, including any previously approved modifications, conditions, or proffers?
CGN

3. What are the special conditions, circumstances or characteristics of the land, building or structure that prevent the use of the land in compliance with the requirements of the Ordinance?
CURRENT CODE ALLOWS 26 PARKING SPACES AND DOES NOT
CONTEMPLATE OUTDOOR SEATING. FIVE ADDITIONAL SPACES ARE
REQUESTED.
4. What is the particular hardship that would result if the specified provisions or requirements of the Ordinance were to be applied to the subject property?
INADEQUATE PARKING BASED ON FABRI'S BUSINESS MODEL
AND HISTORICAL DATA
5. What is the minimum extent to which it would be necessary to vary the requirements of the Ordinance in order to permit the proposed construction on, or use of, the property?
ALLOW 5 ADDITIONAL SPACES

The Board of Zoning Appeals shall base its required findings upon the particular evidence presented in each specific case where the property owner can show:

A. The strict application of the terms of the Ordinance would effectively prohibit or unreasonably restrict utilization of the property because:

- ✓ There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography.
- ✓ Such conditions are peculiar to the particular piece of such property involved.
- ✓ Such conditions were not imposed by the action or will of the owner of the property.
- ✓ The application of the Ordinance to the particular piece of property would create an unnecessary hardship. Such hardship does not include financial hardship in that if the variance were granted, the applicant could receive a higher rate of financial return on the use of the property and without the variance, a lesser but still reasonable return could be realized.
- ✓ Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of the Ordinance.

B. The granting of such variance will alleviate a clearly demonstrable hardship approaching confiscation, as distinguished from a special privilege or convenience sought by the applicant.

C. The condition or situation of the property, which give rise to the need for such variance, is not of so general or recurring a nature as to make reasonably practicable the formulation of a general regulation to be adopted as an amendment to the Ordinance.

Included with the application, the following information is required:

- ✓ Plat of property, illustrating existing development and requested variance.
- ✓ Plans or drawings necessary to illustrate the requested variance.
- ✓ Check for applicable fees (\$250.00 Per Variance Requested).
- ✓ Legal description of property.
- ✓ List of all the names and addresses of all property owners within 250 feet of subject property. This information can be found at the Coweta County Tax Assessors Office.

I (We) do hereby certify the information provided herein is both complete and accurate to the best of my (our) knowledge, and I (we) understand any inaccuracies may be considered just cause for invalidation of this application, and any action taken on this application. I (We) do hereby understand a variance of any requirement does not exempt the development from any other requirements of the Zoning Ordinance, Subdivision Regulations, or other City or State Regulations.

WARREN MASON (CIVIL ENGINEER
AGENT FOR OWNER)

Applicant(s) Name(s) (Please Print)

WM

Signature of Applicant(s)

FOR OFFICIAL USE ONLY

RECEIVED BY Dean Smith

DATE OF FILING 10-20-22

BZA MEETING DATE 12-6-22

DATE OF NOTICE PUBLICATION _____

ACTION TAKEN (DATE) _____

18 October 2022

RE: Parking Variance request for a proposed Fazoli's restaurant, Newnan GA

Dear Variance review board,

It is my pleasure to serve as the civil engineer for the proposed Fazoli's restaurant project in Newnan Georgia. The location is 207 Bullsboro Drive and the owner is Mr. Jerry Tasker with Tasker Investment Group.

Request: We would like to request a variance to Newnan's Off-street Parking Section 7-5 which allows 26 spaces verse the 31 spaces desired.

Justification: Parking per the zoning code is 1 space per 75 sf of seating area. This building has 1,250SF of seating area / 75 = 17 spaces. The code allows an increase up to a 50% $17 \times 1.5 = 25.5$ or 26 spaces. This does not contemplate outdoor seating and based on Fazoli's business model and historical data, a few additional spaces are necessary.

We have attached three exhibits to pictorially illustrate our request. Exhibit "A" illustrates the site plan with the 26 spaces allowed. Exhibit "B" illustrates the three areas for potential modification, and Exhibit "C" illustrates the desired 31 spaces.

We appreciate your consideration and look forward to attending the board meeting to discuss this request.

Sincerely,
CIVTERRA LLC


Warren D. Mason, PE



LOCATION MAP: NOT TO SCALE

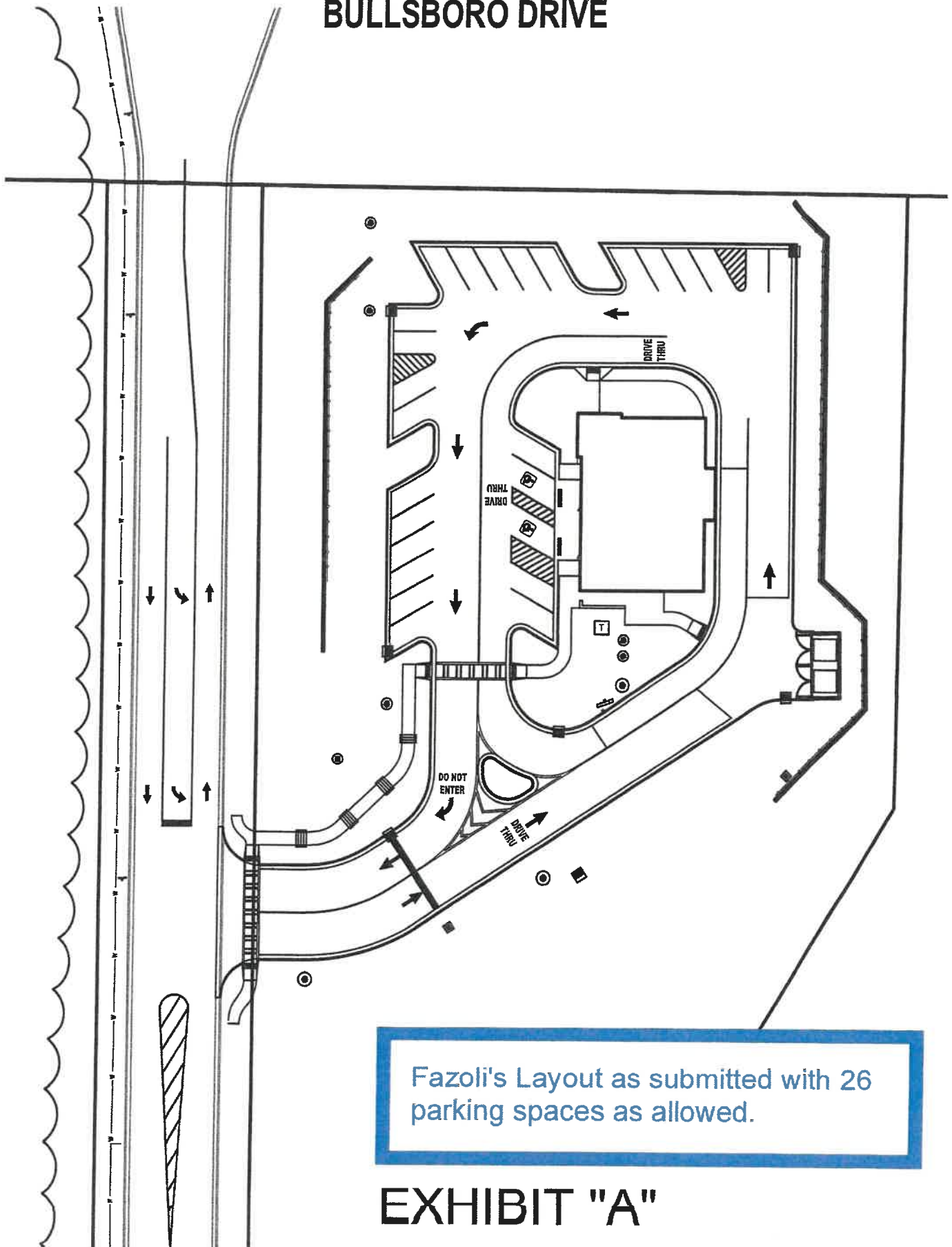
1 (229) 539-5515

www.civterra.com

233 12th Street, Suite 902-B, Columbus GA 31901



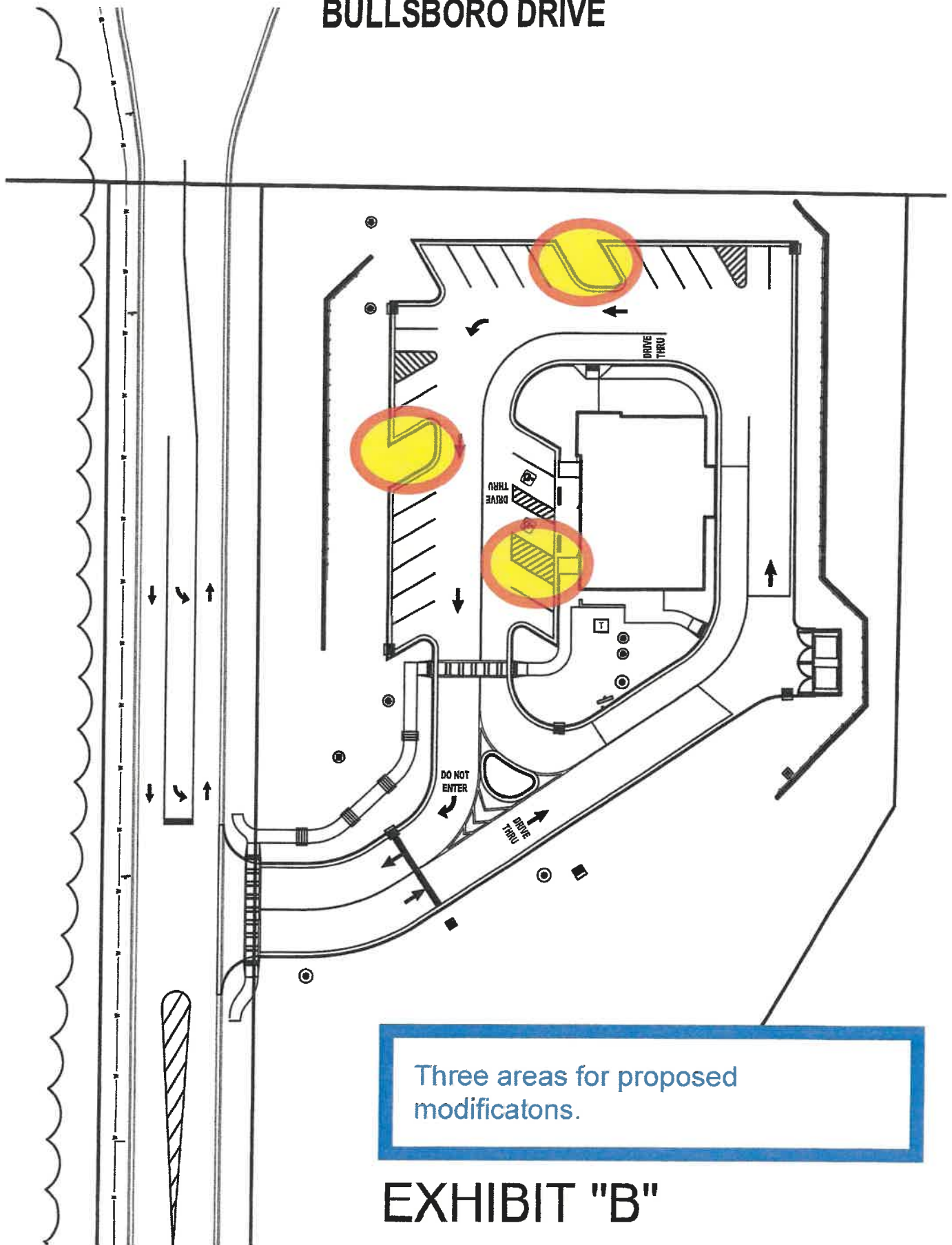
BULLSBORO DRIVE



Fazoli's Layout as submitted with 26 parking spaces as allowed.

EXHIBIT "A"

BULLSBORO DRIVE



Three areas for proposed modifications.

EXHIBIT "B"

BULLSBORO DRIVE

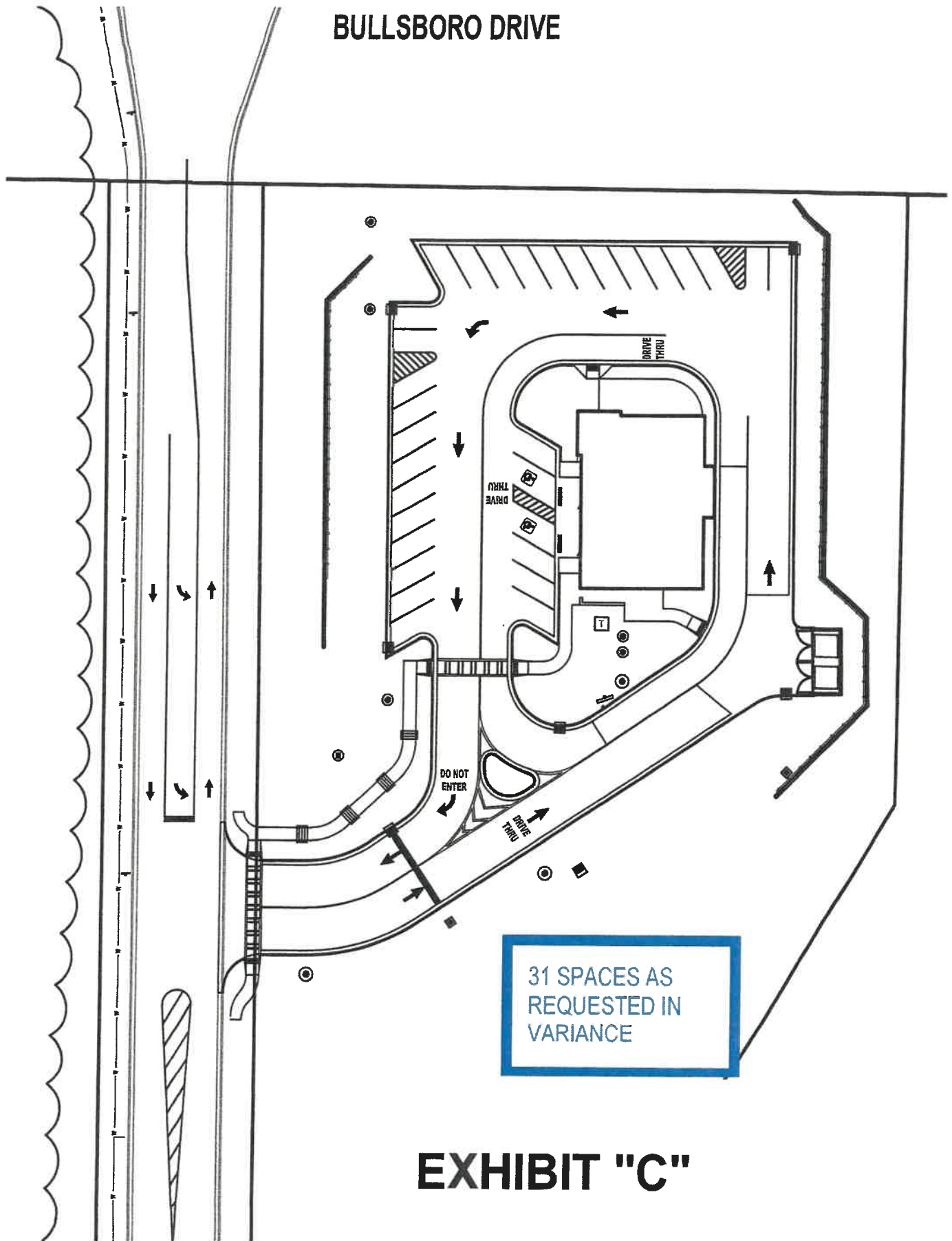
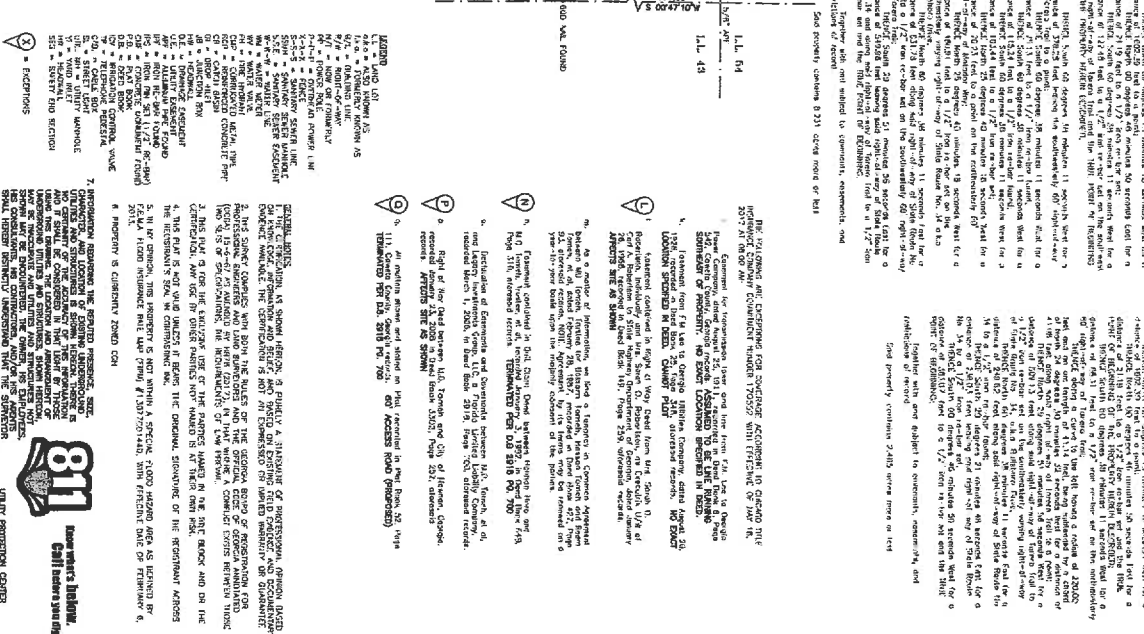


EXHIBIT "C"

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 42, 5th Land District, Coweta County, Georgia, being shown and designated as Tract 2, containing 2.465 acres, according to that certain ALTA/NSPS Land Title Survey prepared for Hanania-Newnan Investments, LLC, by Christopher Brothers Land Surveying, LLC, and certified by Chris W. Robertson, G. R. L. S. No. 3195, dated July, 2017, and recorded in Plat Book 95, Page 139, Clerk's Office, Coweta Superior Court. Said tract has such, size, shape, and dimensions as shown on said plat, which by reference thereto is made a part hereof.



TRACT 2 LEGAL DESCRIPTION

the following information: (1) the number of new prescriptions dispensed at the time of the patient's last visit; (2) the number of new prescriptions dispensed at the time of the patient's last visit; and (3) the number of new prescriptions dispensed at the time of the patient's last visit. The data were collected from the medical records of the patients who were seen at the clinic during the study period. The data were collected from the medical records of the patients who were seen at the clinic during the study period. The data were collected from the medical records of the patients who were seen at the clinic during the study period.

[illegible][illegible]

1 OF 1