



# CITY OF FOREST PARK

Planning & Community Development Department  
785 Forest Parkway  
Forest Park, Georgia 30297  
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## Staff Report – Conditional Use Permit

Public Hearing Date: January 19, 2023

City Council Meeting: February 6, 2023

**Case:** CUP-2023-01

**Current Zoning:** RS – Single-Family Residential District

**Proposed Request:** Conditional Use for a church and early childcare learning center

**Staff Report Compiled By:** Chountelle Hudson

**Staff Recommendation:** Approval of Conditional Use Permit with Conditions

### APPLICANT INFORMATION

**Owner of Record:** New Covenant Faith and Miracle Arena **Applicant:** Maveto McKenzie Hylton

**Name:** New Covenant Faith and Miracle Arena

**Name:** Maveto McKenzie Hylton

**Address:** 721 Morrow Road

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**City/State:** Forest Park, GA 30297

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### PROPERTY INFORMATION

**Parcel Number:** 13114AA001

**Acreage:** 8.1

**Address:** 721 Morrow Road, Forest Park, GA 30297

**FLU:** Institutional

### SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to add and operate an early childcare learning center use to a present church use at 721 Morrow Road. This property is in the Single-Family Residential District (RS). Places of Worship, a K-12 private school, and Pre-K and day care centers require conditional use permits to operate in a Single-Family Residential District. Currently the property houses a church, south of the minor arterial street Morrow Road. The street frontage for the parcel is Morrow Road; west of the parcel is a mixture of residential homes and a church, south of the parcel are residential homes, east of the parcel are residential homes and an office building, and north of the parcel are residential homes and a gas station.

Per Section 8-8-90, one (1) parking space for each two (2) staff members and other employees are required for a daycare, and one (1) parking space for each six (6) seats are required for places of worship. The applicant has two (2) employees at the daycare, and the place of worship consists of pews instead of seats. Upon observation from aerial photographs, it appears the applicant has sufficient parking with an approximate parking space count of 117. The church square footage is 6,195, church gym square footage is 7,869, and the learning center (daycare)

square footage is 5,162. Analogously, the front setback to Morrow Road is 107.9 feet, the side (west) setback is 164.3 feet, the side (east) setback is 143.6 feet, and the rear setback is 180.5 feet.

**Property Zoned Single Family Residential (RS)**

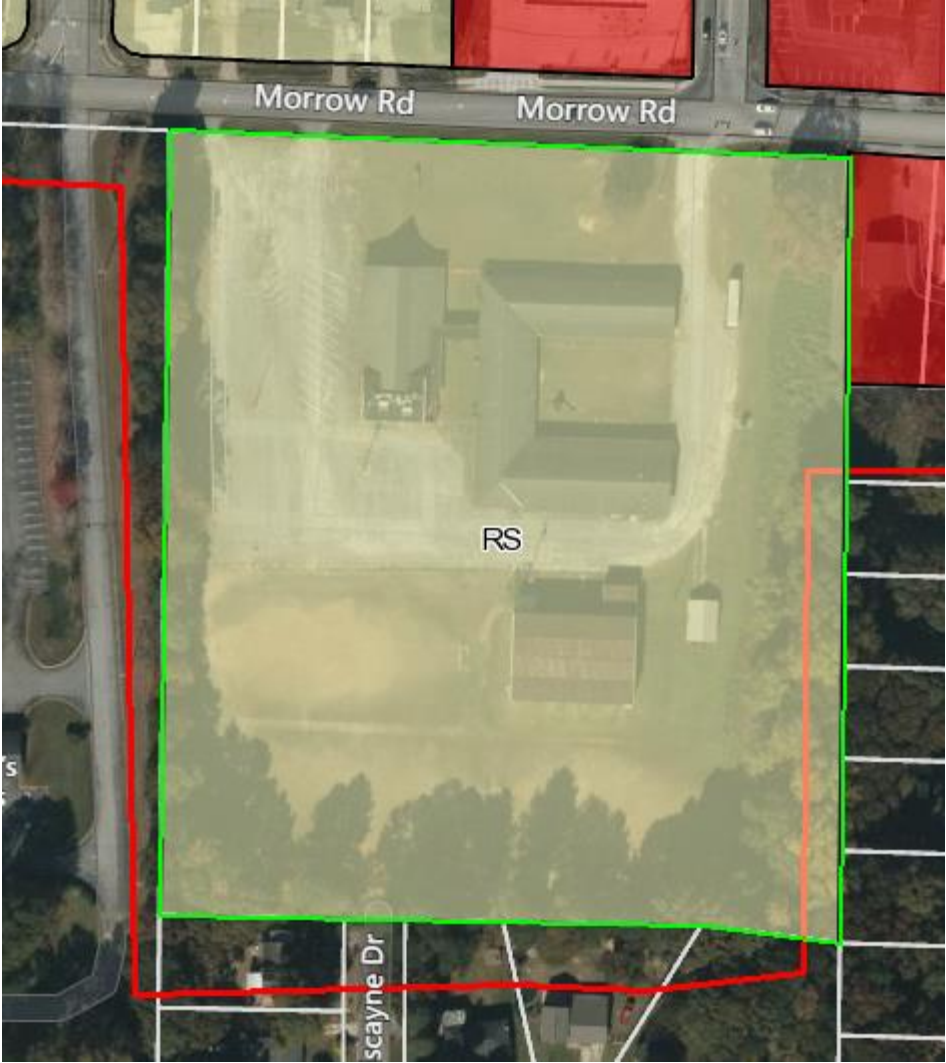
**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Residential Single-Family and GC: General Commercial	East	Outside Forest Park jurisdiction and GC: General Commercial
South	Outside Forest Park jurisdiction	West	Outside Forest Park jurisdiction

**AERIAL MAP**



ZONING MAP





**SITE PHOTOS – DECEMBER 2023**













## ZONING CRITERIA AND ANALYSIS

- 1. Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** The proposed use is compatible and consistent with the City's land use and development goals and objectives. West of the parcel is a mixture of residential homes and a church, south of the parcel are residential homes, east of the parcel are residential homes and an office building, and north of the parcel are residential homes and a gas station.
- 2. Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposal will not cause a significant impact on the transportation infrastructure.
- 3. Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed use will have no impact on community facilities

4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the City?** The proposal development does not appear to be a detriment to the public health, safety, morals, or general welfare if the Conditional Use Permit is granted.
5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** No impact on light and air quality.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** No.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship on the population distribution within the City, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the City?** The proposed use will not increase the population or density as to adversely affect the health, safety, and general welfare of the City.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** The proposed use will not cause any additional impact on the water/sewer and other utilities or other public services.
9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The subject property value has no existing zoning restriction that would diminish the value and enjoyment of surrounding properties.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** Granting a Conditional Use Permit would not diminish the future uses of the property and surrounding area.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The use appears suitable for the nearby properties. There is no indication of any potential detrimental causes that would decrease the property value of surrounding or adjacent property
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** The Conditional Use Permit would not create an isolated district.

**STAFF RECOMMENDATION**

Staff recommends **APPROVAL OF A CONDITIONAL USE PERMIT** to allow a school with an existing church in the Single-Family Residential (RS) District **WITH THE FOLLOWING CONDITIONS:**



1. The applicant must adhere to state guidelines outlined in Section 8-8-78, and provide proof (i.e. copy of application in process) and/or a copy of state certification to operate a school.
2. The applicant and/or his tenants may be allowed to operate a church, a school, and offices associated with those uses. However, no other offices or commercial uses will be permitted.
3. Storage of vehicles, trucks, and trailers is strictly prohibited.
4. Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Disclosure of Campaign Contributions and Gifts
- Floor Plan