

Informational Summary

5370 Ash Street, Forest Park, GA

Current Zoning: RS | Single Family Residential.

Background Information:

April 2022: Planning Commission recommended Approval to allow a church, school, daycare, and affiliated offices at the subject property in a RS (Single-Family Residential) district.

May 2, 2022: City Council voted to approve the recommendation of the Planning Commission to allow the church, school, daycare, and affiliated offices as a conditional use at the subject property in a RS District.

May 9, 2022: Mayor Butler vetoed the Conditional Use Permit request stating the following:

There remain too many existing or changing conditions affecting the use and development of the property which cause for disapproval of the proposal. First, until recently, the applicant was operating a trucking business in violation of our code of ordinances at the location. The applicant was found guilty in Municipal Court and ordered to pay a fine. I am informed that there may have been other for-profit businesses that illegally operating there as well. Second, the City does not have sufficient information about the school the applicant proposes to locate at the property. No information was provided to the Council regarding whether the applicant had received or was likely to receive any necessary state approvals or accreditation credentials pertaining to the school. Additionally, the applicant did not provide information to the Council regarding the number of students, the amount of traffic the school would generate or other pertinent information to allow the Council to decide on whether the proposal will adversely affect the existing use or usability of adjacent or nearby property. Finally, the applicant did not demonstrate he had a feasible plan for making the repairs necessary for the proper use of the buildings at the location.

Per Code Section 8-8-189. Reapplication of Conditional Use Permit. If the decision of the Mayor and Council is to deny the Conditional Use Permit, then the same property may not again be considered for a Conditional Use until the expiration of at least six (6) months immediately following such denial.

May 10, 2023: Applicant, Cynthia Waters (Angels of God/Life Christian Academy School of Performing Arts), submitted an application to the Planning & Community Development Department. The request for a Conditional Use Permit at the subject property was for the following uses:

- (1) Youth performing arts facility
- (2) Rehabilitation group home for teens
- (3) AA (Alcoholic Anonymous) meetings for court mandated residents
- (4) Summer camp
- (5) Health clinics

The applicant's application mentioned the following services to be offered: (1) Provide office space for small entrepreneurs to conduct business and (2) weekly food drives