



CITY OF  
**FORESTPARK**

## City Council Agenda Item

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**Subject:** Rezoning from RS to GC-4233 Thurman Rd. – Planning & Community Development

**Submitted By:** LaShawn Gardiner

**Date Submitted:** June 20, 2023

**Work Session Date:** July 3, 2023

**Council Meeting Date:** July 3, 2023

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### Background/History:

The applicant is requesting to rezone the subject property from RS (Single Family Residential) to GC (General Commercial). The property is located at 4233 Thurman Road, parcel #1317A B014, Forest Park, Georgia, and is 0.287 acres. Records reflect that a structure was built in 1965, and the In-N-Out Groceries convenience store operated at the location since 2014. A fire destroyed the building in 2022. The store prior to the fire was a pre-existing non-conforming commercial use. The purpose of the rezoning is to bring the use into conformance of the current zoning category of GC. **The Planning Commission recommended to Approve the Rezoning from RS to GC with the following conditions: Reduce the front setback from 25 ft. to 14.62 ft., reduce the side setback from 10 ft. to 2.50 ft., reduce the rear setback from 30 ft. to 12.42 ft, the property shall be for a convenience store only, with no automobile gas sales, the building exterior shall be of brick, stone, or combination thereof, and landscaping shall be planted around the perimeter of the building.** If the rezoning with the noted conditions is approved the applicant will be required to submit an application to the Urban Design & Review Board for review and approval of landscaping and exterior design of the building façade prior to receiving a building permit. Any changes or deviations from the recommended approval will have to go back before the Planning Commission.

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**Cost:** \$ n/a

**Budgeted for:** \_\_\_\_\_ Yes \_\_\_\_\_ No

**Financial Impact:** N/A

No Financial impact.

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### **Action Requested from Council:**

Approve the Rezoning from RS to GC with recommended conditions.