



CITY OF FOREST PARK

Planning Building & Zoning Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 608-2300 Fax: (404) 608-2306

Staff Report – Conditional Use Permit

Public Hearing Date: December 16, 2021

City Council Meeting January 3, 2021

Case: CUP-2021-01

Current Zoning: GC-General Commercial

Proposed Request: Requesting a Conditional Use Permit to allow the construction of a Mini-Warehouse and Storage

Staff Report Compiled By: James Shelby

Staff Recommendation: Approval of Conditional Use Permit

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: MCRE Management Partners, LLC	Name: Amerco Real Estate Company
Address: 4311 West Lovers Lane, Suite 100	Address: 2727 N Central Ave
City/State: Dallas TX 75209	City/State: Phoenix, AZ 85004

PROPERTY INFORMATION

Parcel Number: 13017C A008 (Tract 3)	Acreage: 0.6361
Address: SW Corner of Theater Drive and Thurman Road	FLU: Commercial

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to construct a 13,567 sq.ft. building on a 0.6361-acre parcel to house a Mini-Warehouse and Storage Units. The General Commercial (GC) District requires that mini-warehouse and storage units acquire an approved Conditional Use Permit to operate at this site. The subject property is vacant and has frontage and access on Theater Road.

AERIAL MAP



ZONING MAP



Property Zoned General Commercial (GC)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	Theater Road Commercial	East	GC-General Commercial
South	GC-General Commercial	West	Jonesboro Road Commercial

EXISTING SITE PHOTOS



Looking Northwest from the Site

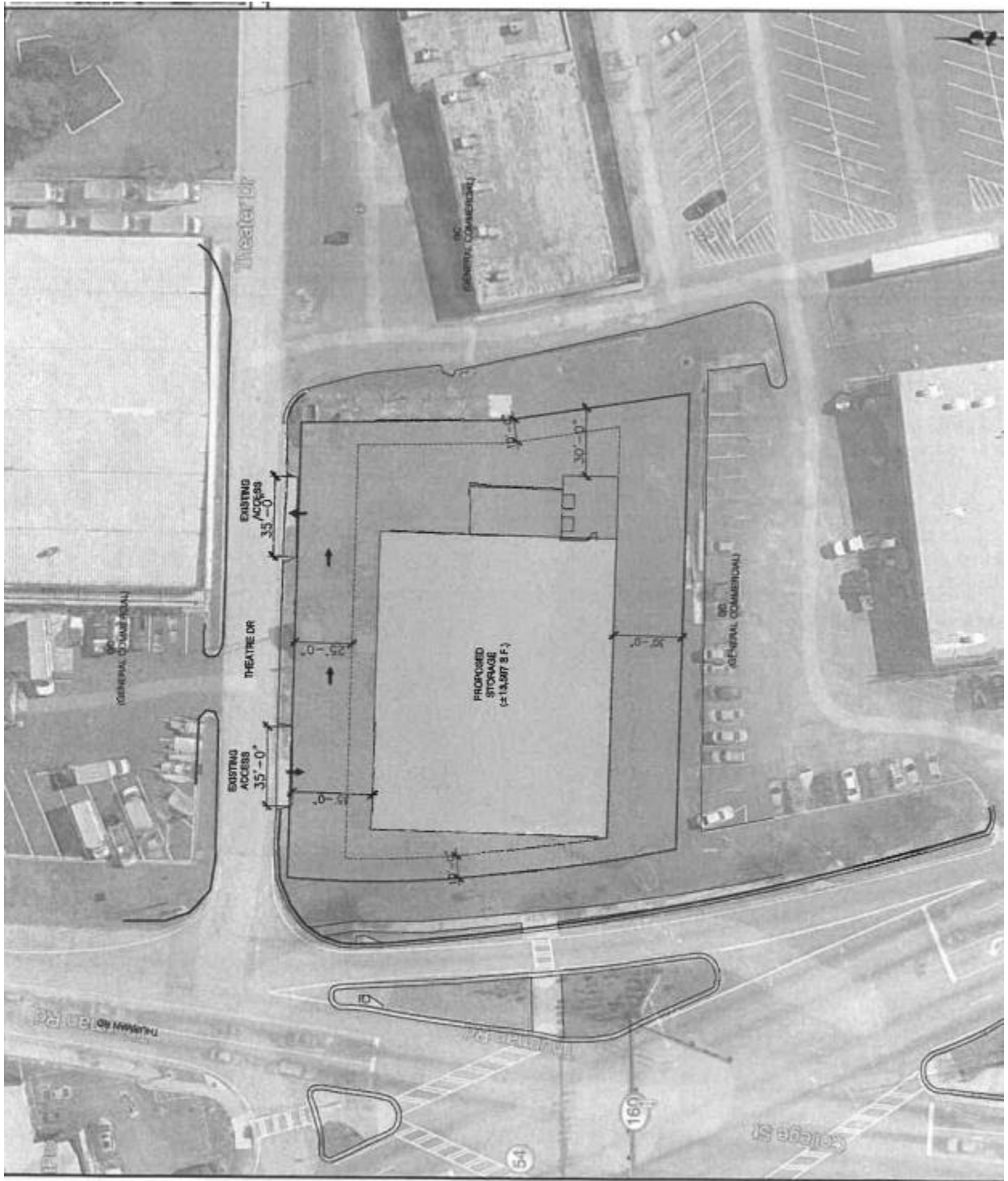


Looking South from the Site



Looking North from the Site

SITE PLAN



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 subject property is located in a commercial zoned district and the future land use plan designate this site for commercial. The proposed use is compatible and consistent with the City's land use and development goals and objectives.

- 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 to allow a Mini-Warehouse and Storage units.

- 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 because the surrounding and adjacent properties are all zoned General Commercial (GC).

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a Conditional Use Permit to allow the construction of a 13,567 sq.ft. building on a 0.6361-acre parcel to house a Mini-Warehouse and Storage Units. The use would be a suitable use under the General Commercial District and would serve as an additional community service which are already provided along the Jonesboro Road Corridor.

Attachments Included:

- Applications
- Letter of Intent