



# 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-2021-02

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

**Proposed Request:** Requesting a Conditional Use Permit to allow for a Personal Care Home

**Staff Report Compiled By:** James Shelby

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

### APPLICANT INFORMATION

**Owner of Record:**

**Name:** Telithia Williams  
**Address:** 66 Clay Street SE  
**City/State:** Atlanta GA 30317

**Applicant:**

**Name:** Telithia Williams  
**Address:** 66 Clay Street SE  
**City/State:** Atlanta GA 30317

### PROPERTY INFORMATION

**Parcel Number:** 12208A A019      **Acreage:** 0.22  
**Address:** 4838 Bartlett Road      **FLU:** Residential

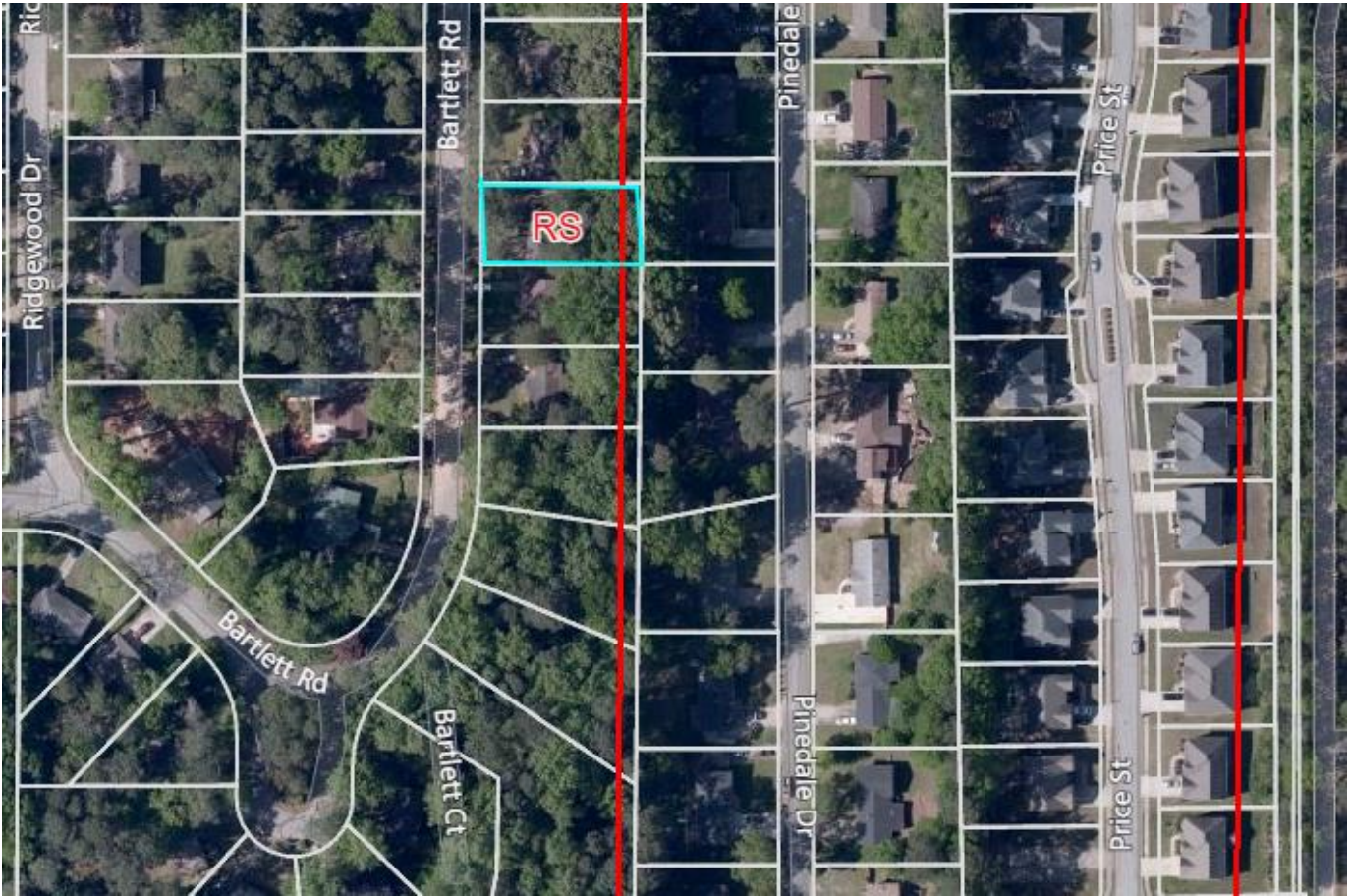
### SUMMARY & BACKGROUND

The applicant, Telithia Williams is requesting a Conditional Use Permit to allow for a Personal Care Home in a single-family residential district (RS). The subject property is located at 4838 Bartlett Road, which is further known as parcel 12208A A019.

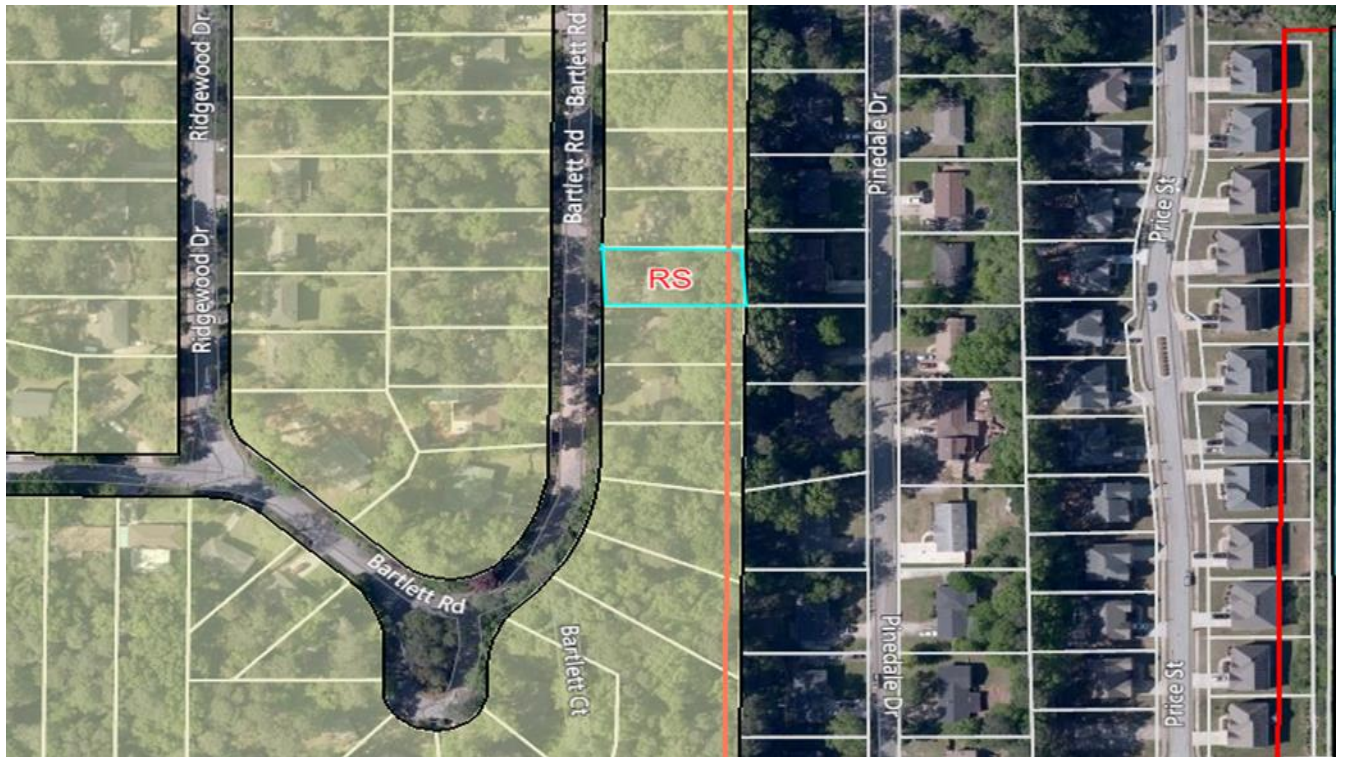
The property is an improved city lot with frontage on Bartlett Street. It is developed with a single-family detached dwelling unit with a concrete driveway that access Bartlett Street. The resident has four bedrooms, kitchen, living room, 2 baths, dining room, and a deck off the kitchen. The front lawn has grass coverage and there is no other vegetation, trees, shrubbery, etc. No additional landscaping is

proposed. The applicant proposes to house up to 4 individuals in resident. Two (2) non-resident employee on different shifts and the resident owner will be associated with the use. There will be no physical changes to the residence. No additional lighting is proposed by the applicant as the existing lighting, residential in nature, will remain unchanged. There is no signage proposed under this application. Sufficient parking space is available for non-resident and resident owner.

**AERIAL MAP**



**ZONING MAP**



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

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	RS-Single-Family Residential	East	RS-Single-Family Residential
South	RS-Single-Family Residential	West	Unincorporated Residential



**EXISTING SITE PHOTOS**

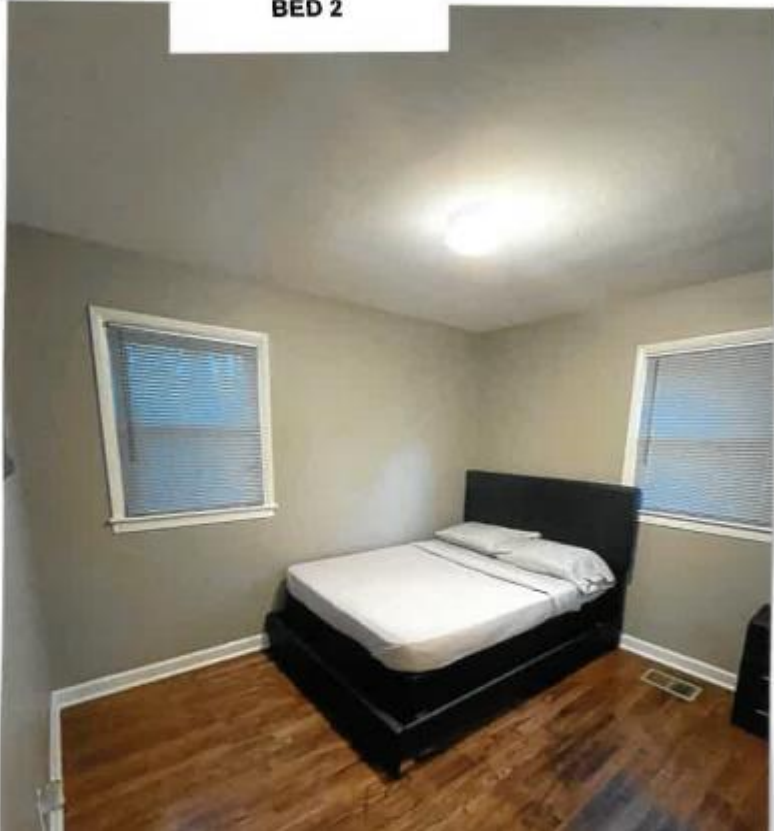


**View of Site from Bartlett Street Looking East**

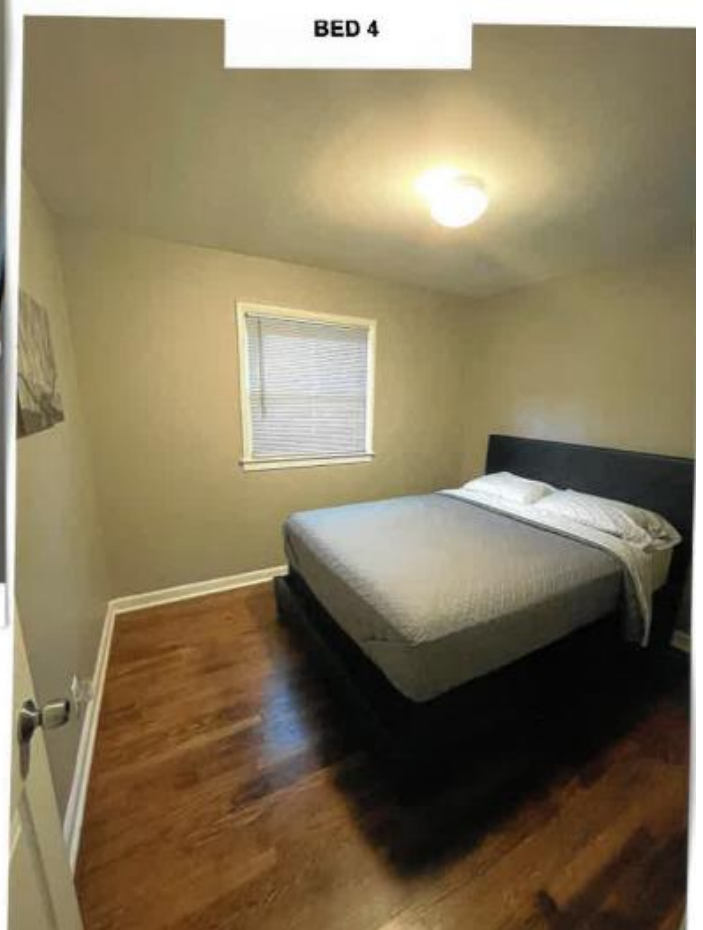
**Interior Photos of Bedrooms**



**BED 2**

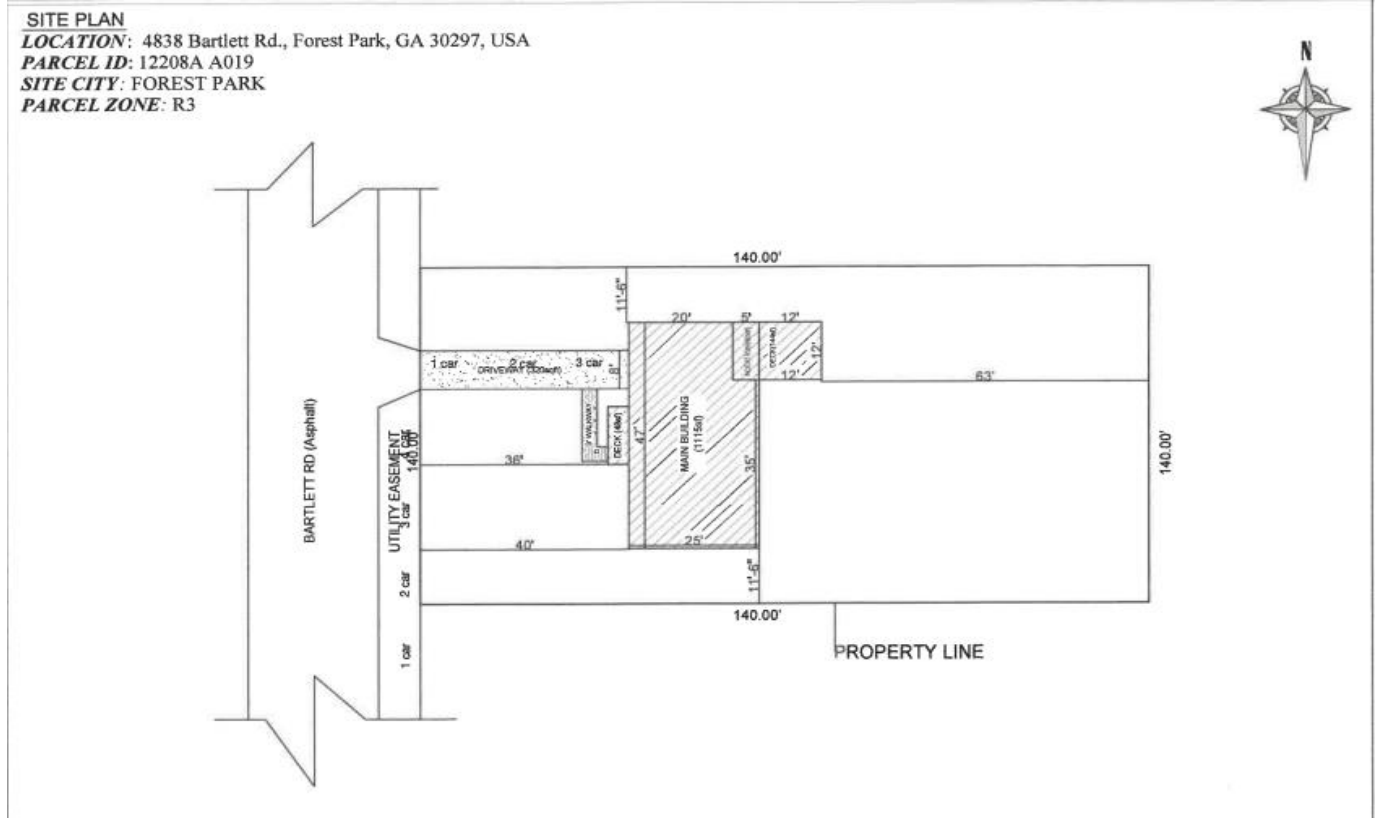


**Master Bedroom and Bedroom 2**



**Bedroom 3 & 4**

## 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 proposed use conforms to the zoning ordinance requirements for a personal care home. The subject property is located in a residential zoned district and future land use plan designate this site for residential. 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 requested conditional use will have no adverse impacts to existing roadway conditions or pedestrian facilities.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed conditional use will not increase or decrease or have no relationship to safety from fire and other dangers.
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 detriment to the public health, safety, morals, or general welfare if the Conditional Use Permit is granted to allow a personal care home.

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 that would 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 conditional 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 would not create an isolated district because the surrounding and adjacent properties are all zoned Residential Single-Family (RS).

### STAFF RECOMMENDATION

Staff recommends **APPROVAL** of a Conditional Use Permit CUP 2021-02 for a Personal Care Home to house four (4) or more persons with the following Conditions and Requirements:

- A. All regulated facilities shall comply with the State regulation and acquire applicable State licenses for operation.
- B. The exterior appearance of any residential structure for which a personal care home, boarding home, or group home is approved, shall be maintained as a residential structure and no signs shall be erected.
- C. Meet all regulations as identified in the adopted building code and adopted fire code.
- D. Meet all parking standards as identified within this Code.
- E. All facilities must apply for and receive a City Business License.

Attachments Included:

Application

Letter of Intent