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CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

Staff Report – Conditional Use Permit

Public Hearing Date: February 20, 2025

City Council Meeting: March 03, 2025

Case: CUP-2025-01

Current Zoning: RS – Single Family Residential District

Proposed Request: Applicant is requesting a Conditional Use Permit for the combination of the existing W.A. Fountain Elementary School and existing Unidos Language School to construct a new expanded elementary school, located within the Single-Family Residential District (RS).

Ward District: 4

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Conditional Use with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Clayton County Board of Education

Applicant:

Name: Mashara Williams (Clayton County Public Schools)

Address: 5215 West St

Address: 5215 West St

City/State: Forest Park, GA 30297

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13078B A004, 13078B A004A, and 13078A E001

Acreage: 27.57 +/-

Address: 5215 West St, Forest Park, GA 30297

FLU: Office/Professional

SUMMARY & BACKGROUND

The applicant for 5215 West St. is requesting a Conditional Use Permit (CUP) to expand the existing W.A. Fountain Elementary School in response to projected community growth. The project will involve partial demolition and expansion to accommodate a combined population of W.A. Fountain Elementary School and Unidos Language School. The land use and zoning will remain unchanged, and improvements will include a new driveway, better circulation, parking, landscaping, and a new stormwater system. Although the property has operated as a school for many years, a CUP is required due to the scope of the work. The project will not negatively impact public services and will enhance safety and circulation. It will also involve work within a floodplain and stream buffer, with necessary

erosion control and permits. Post-construction stormwater management will improve runoff and water quality. The design respects the site's history by preserving significant features and maintaining vegetative areas, with exterior features chosen to blend with the area's character. This property is located within the Single-Family Residential District (RS).

Property Zoned General Commercial District (GC)

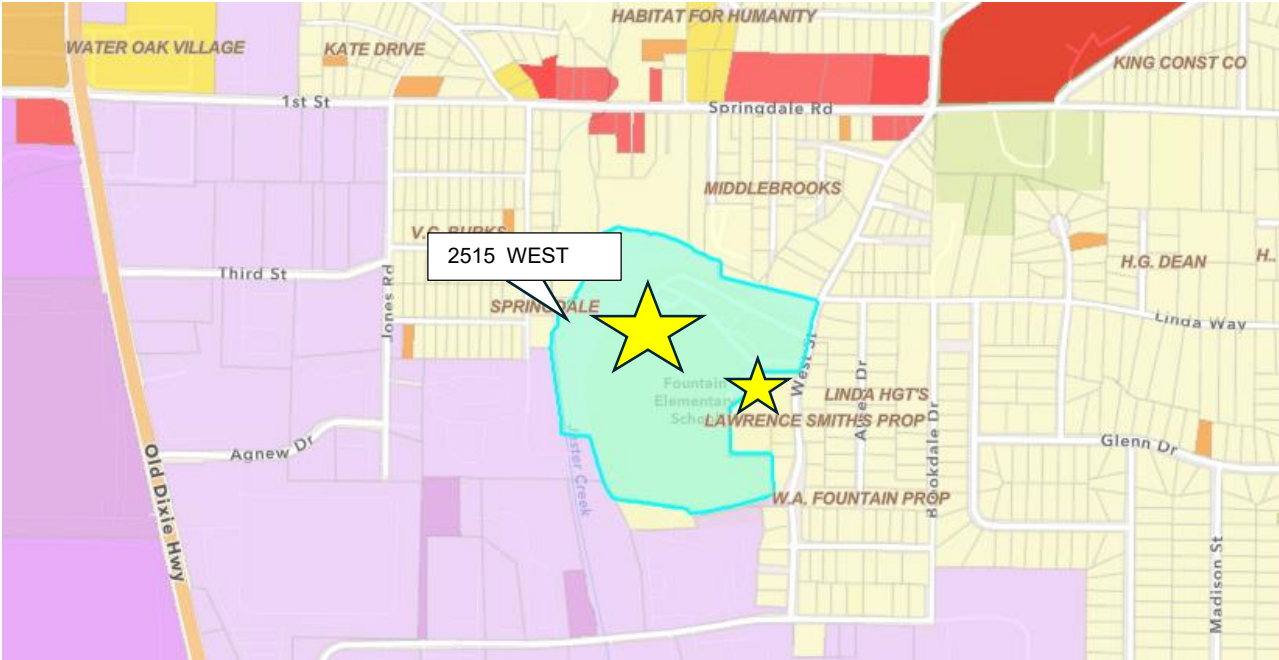
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS- Single Family Residential	East	RM- Multiple Family Residential
South	LI- Light Industrial District	West	RS- Single Family Residential and LI-Light Industrial District

AERIAL MAP

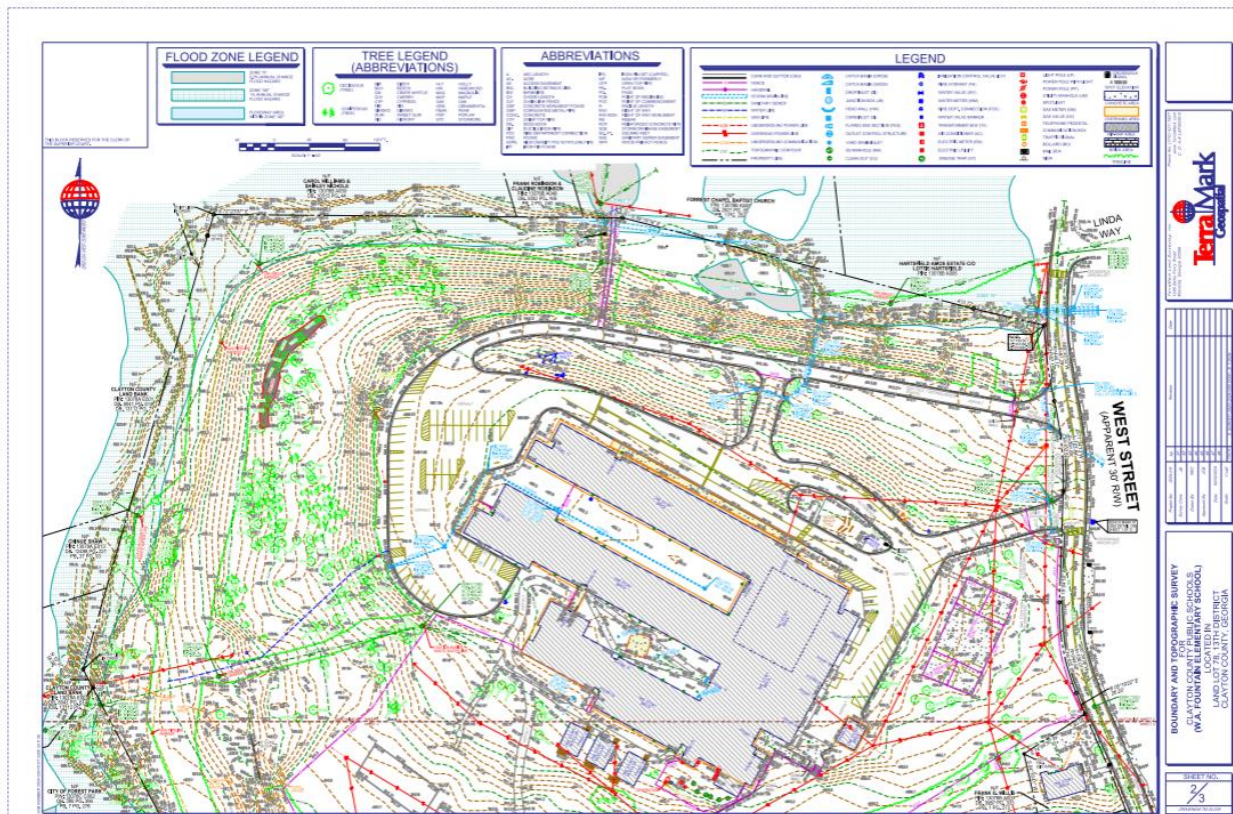


ZONING MAP

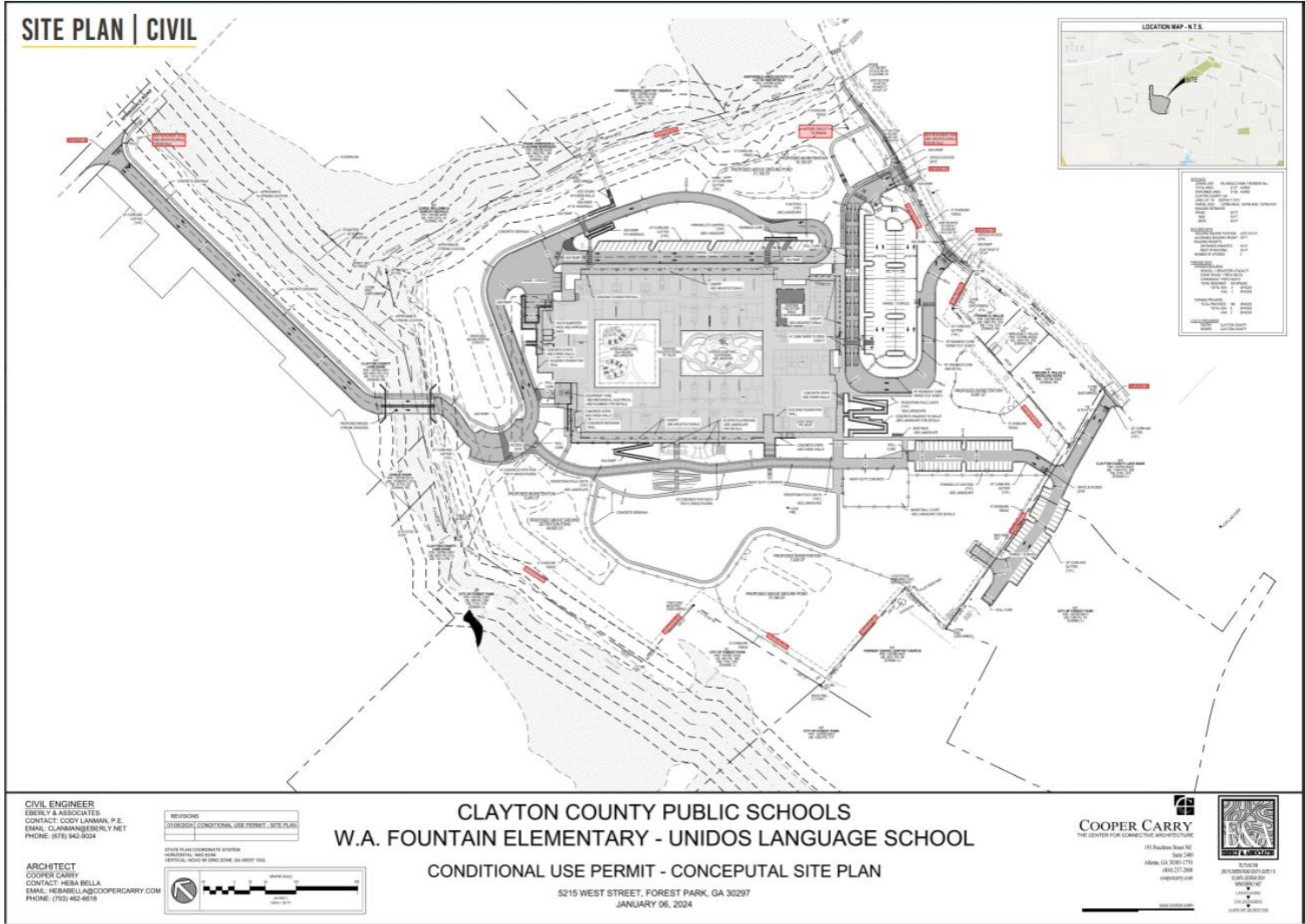


SURVEY

TOPOGRAPHIC SURVEY | CIVIL



SITE PLAN



SITE PHOTOS





PROPOSED DEVELOPMENT



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.
- 2. Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** Based upon the expected growth, combination, and expansion of the two schools, the proposed will have a significant impact on traffic safety and congestion in the streets. West St. road widths are particularly narrow and would not be able to accommodate growth without road improvements.
- 3. Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** As long as road improvements are completed, the proposed use will not have an increase, decrease of the 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 proposed 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?** The proposed use will not increase, decrease, or have any influence on the adequacy of light and air.
- 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 with 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?** With the expansion and combination of the two schools, the proposed larger development use may cause an increase in population or density during the start or ending of the school day, but there will not be an adverse effect on 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 cause additional impact on the water/sewer and other utilities or other public services within the area due to the growth and expansion, and the applicant will have to develop a plan for proper to ensure there is adequate provisions for transportation, water, sewerage and other public services/utilities or facilities.

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. The area is zoned Single Family Residential District (RS), and public schools are permitted within this district. Based upon the scope of work, the applicant may move forward as long as approved for conditional use.
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 use 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 based upon its current existing use.
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 combine the existing W.A. Fountain Elementary School and existing Unidos Language School to construct a new expanded elementary school, located within the Single-Family Residential District (RS).

WITH THE FOLLOWING CONDITIONS:

1. The applicant must complete a traffic analysis study for the area detailing the impact the expansion/combination of the school and growth will have on the surrounding neighborhood.
2. The applicant will have to complete a Land Combination application to combine Parcel #'s **13078B A004, 13078B A004A, and 13078A E001** into one Parcel of Land.
3. The applicant will have to widen roadways and provide lane widths, leading to the entrance of the school to assist with the flow of traffic, ensuring safe drop-offs and Pickup Zones. This includes separate lanes for buses and private vehicles with clear signage for safety.
4. The applicant must include sidewalks, curb and gutter, lighting, and greenspace within the development.
5. The applicant must provide the city with a plan for adequate surface drainage (road runoff).
6. Per plan review, any capital improvements required by engineering and review staff are required to be completed by the applicant.

7. If applicant is wanting to move forward with the roadway addition off Springdale rd., a stream buffer variance will be required, and the applicant will be responsible for all road improvements.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Floor Plan