



CITY OF FOREST PARK

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

Staff Report – Variance

Public Hearing Date: February 20, 2025

Case: VAR-2025-02

Current Zoning: RS – Single Family Residential

Ward: 4

Proposed Request: Height variance to increase the maximum height of the elementary school structure from the required thirty-five (35) feet to forty (40) feet at the two main entry areas for the construction and modification of a new elementary school within the Single-Family Residential (RS) District.

Staff Report Compiled By: Latemia Richards, Planner I

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Clayton County Public Schools
5215 West Street
Forest Park, GA 30297

Applicant:

Mashara Williams
191 Peachtree St NE, Ste. 2400
Atlanta, GA 30303

PROPERTY INFORMATION

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

Acreage: 27.57 +/-

Address: 5215 West Street

FLU: Institutional

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single Family Residential / GC: General Commercial District	East	RS: Single Family Residential
South	LI: Light Industrial District	West	LI: Light Industrial District / RS: Single Family Residential



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SUMMARY & BACKGROUND

The subject property is three separate parcels with an approximate total of 27.57 +/- land acreage at West Street. The applicant is requesting a height variance to increase the maximum height from 35 feet to 40 feet for two main entry areas to allow the combination, modification, and construction of a new elementary school. **Per Sec. 8-8-29.- Single Family Residential (RS) District Standards**, the maximum structure height is 35 feet for the primary structure. The applicant stated that the height variance is necessary to accommodate the architectural needs of the building as the increase height will allow a clear visual for students, staff, and visitors in identifying the primary access points. The increased height will integrate with the surrounding residential neighborhood, enhance functionality and aesthetics, and will not obstruct views or negative impact affect neighboring properties as the subject property is situated on three parcels.

The approval of this variance will allow the applicant to construct the two main entries to the increased height within the Single Family Residential (RS) District.

AERIAL MAP



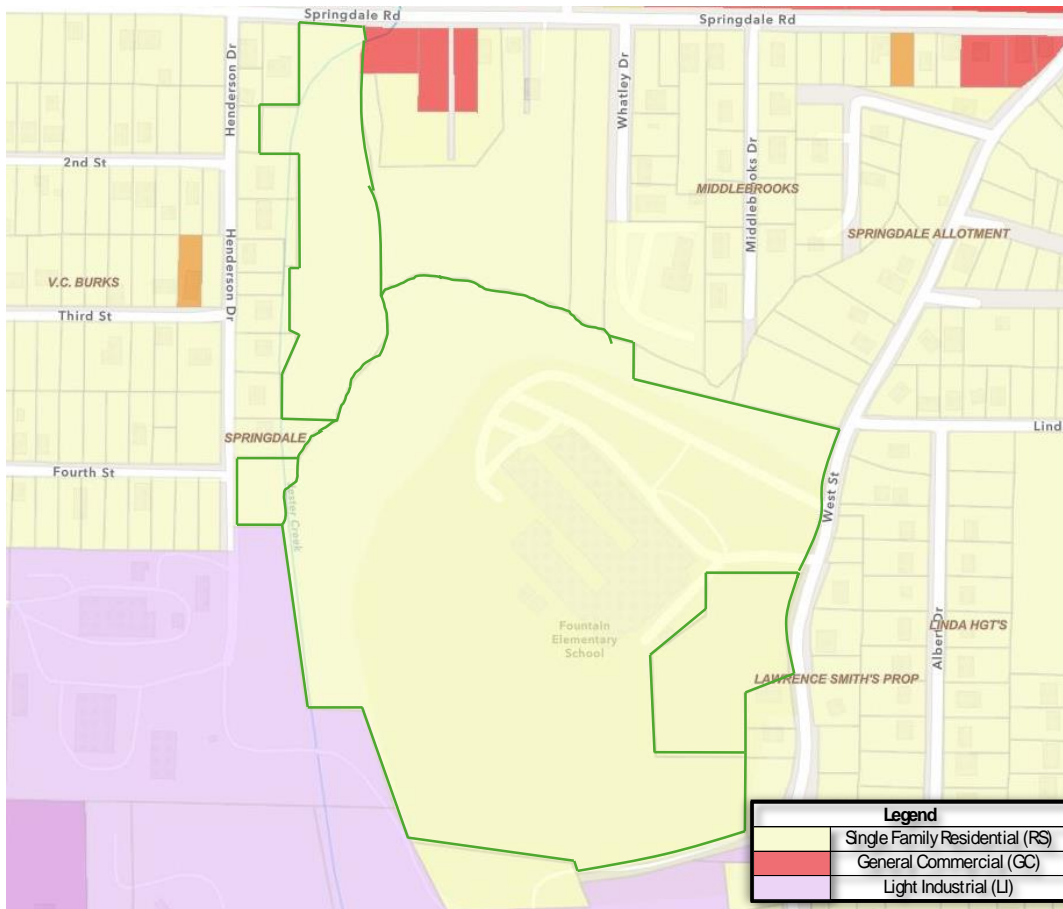


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ZONING MAP



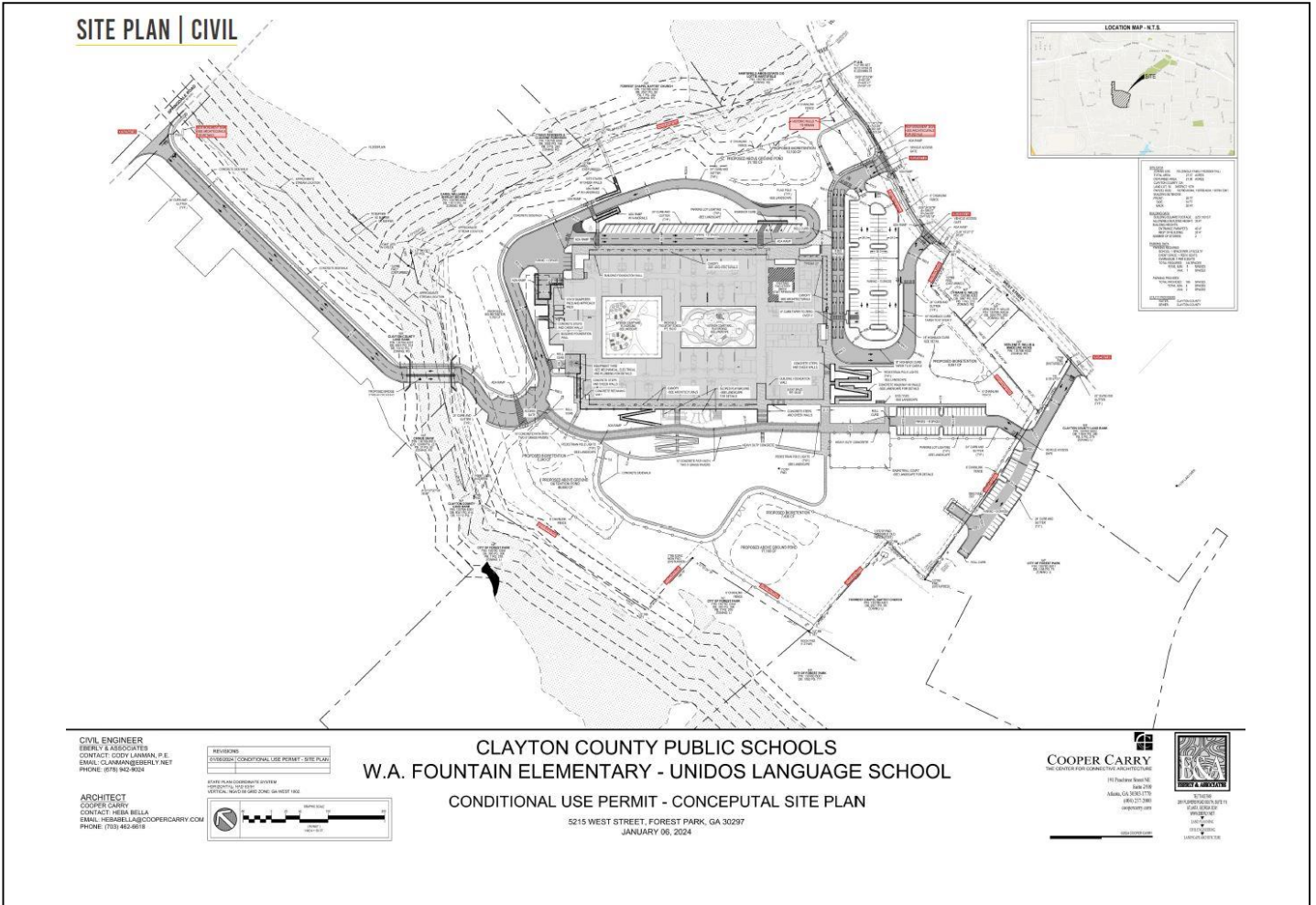


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SURVEY



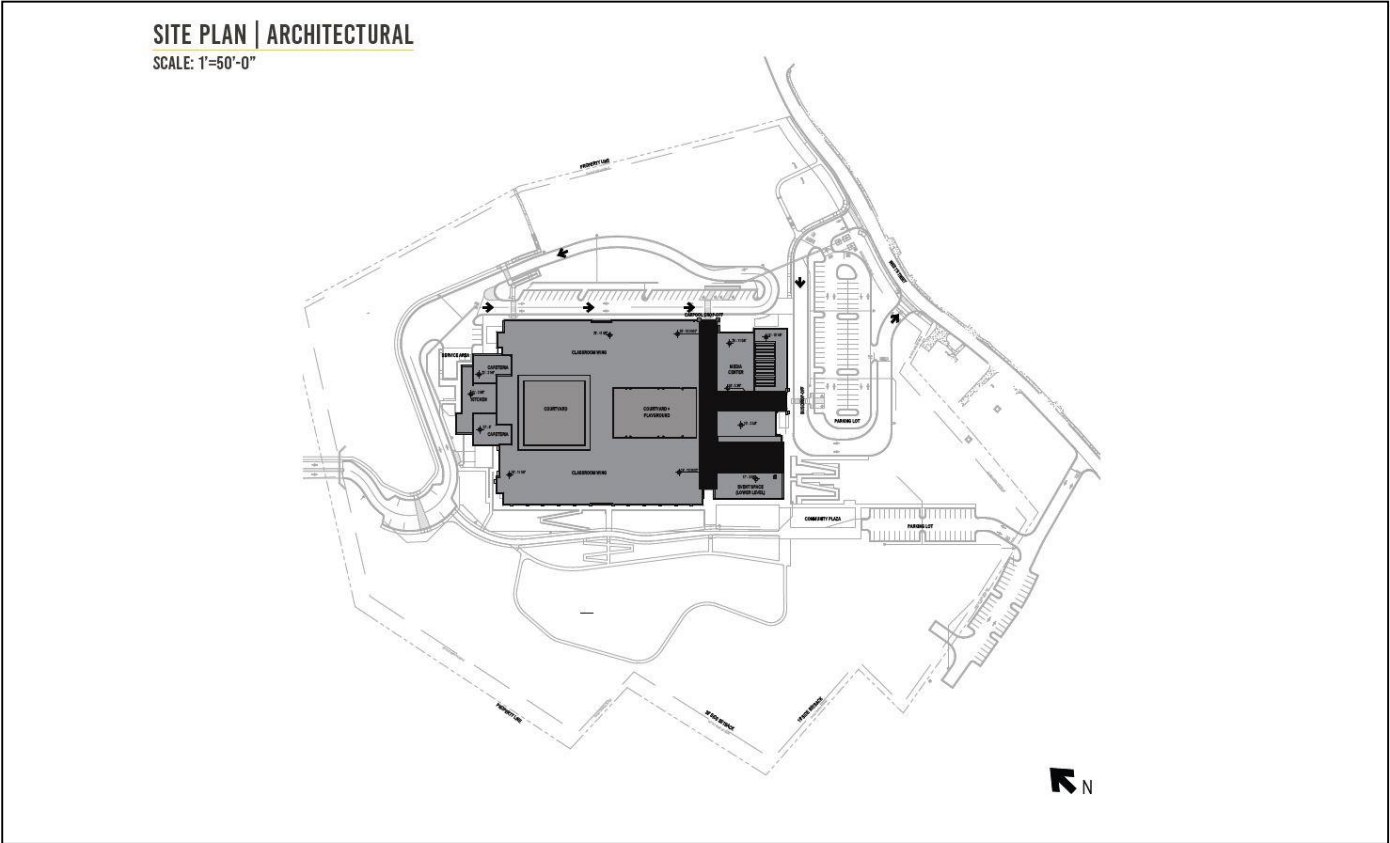


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SITE PLAN





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RENDERING

PERSPECTIVES | NORTHEAST: CARPOOL ENTRY





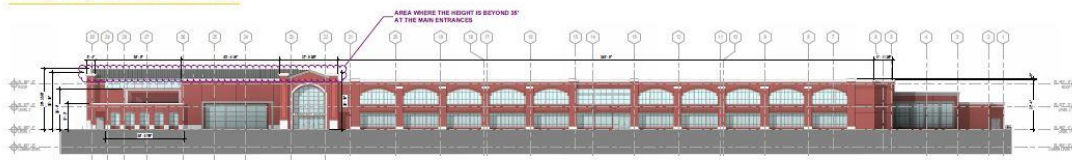
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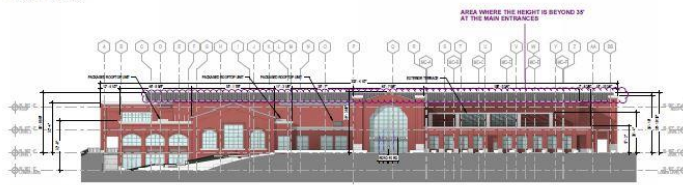
ELEVATION

PROPOSED ELEVATIONS



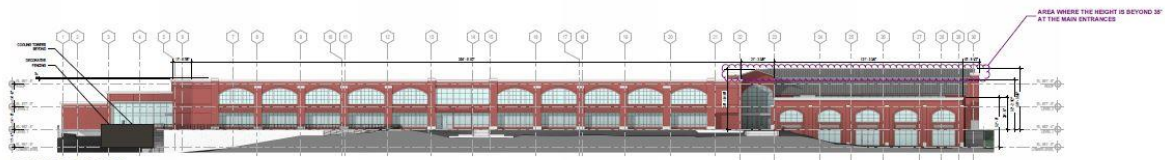
NORTH ELEVATION

SCALE: 1"=20'-0"



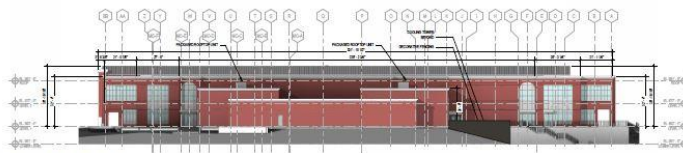
EAST ELEVATION

SCALE: 1"=20'-0"



SOUTH ELEVATION

SCALE: 1"=20'-0"



WEST ELEVATION

SCALE: 1"=20'-0"



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SITE PHOTOS





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The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Variance Request to increase the maximum height of the elementary school structure from the required 35 feet to 40 feet at the two main entry areas for the construction and modification of a new elementary school within the Single-Family Residential (RS) District. The requested variance will not be injurious to the public health, safety, morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

Attachments Included

- Justification Letter