



CITY OF FOREST PARK

Department of Planning & Community Development
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720
www.Forestparkga.gov

STAFF REPORT
Planning Commission Meeting: May 16, 2024
City Council Meeting: June 3, 2024

Case: RZ-2024-01

Current Zoning: RS- Single Family Residential

Proposed Request: Rezone property from RS (Single-Family Residential) to RM (Multiple family residential district) to allow the building of a new construction duplex.

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

Staff Recommendation: Approval to Rezone to RM (Multiple family residential district).

APPLICANT INFORMATION

Owner of Record: Gaetan Gachelin	Applicant: Gaetan Gachelin
Address: 0 Ferguson Ct.	Address: 0 Ferguson Ct.
City/State: Forest Park, GA 30297	City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13049A A031	Acreage: 0.16 +/-
Address: 0 Ferguson Ct.	FLU: S.F. Residential

SUMMARY & BACKGROUND

The subject property is a vacant lot measuring approximately 0.16+/- acres, located at 0 Ferguson Ct. and is currently zoned RS (Single-Family Residential). The property is vacant and comprises of trees and shrubbery. Its location is in between a single-family residential home to the east and south of the property and an apartment complex to the west of the property. The applicant’s request is to rezone the property from RS (Single-Family Residential) to RM (Multiple family residential district) to construct a new construction two-family duplex styled home.

The approval of the rezone request will provide a diverse range of housing options at this location and allow the applicant to build the new construction two-family duplex style home at the proposed location.



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ZONING CLASSIFICATION OF CONTIGUOUS PROPERTIES

North	RS (Single-Family Residential)	East	RS (Single-Family Residential)
South	RS (Single-Family Residential)	West	RM (Multiple-Family Residential)

AERIAL MAP





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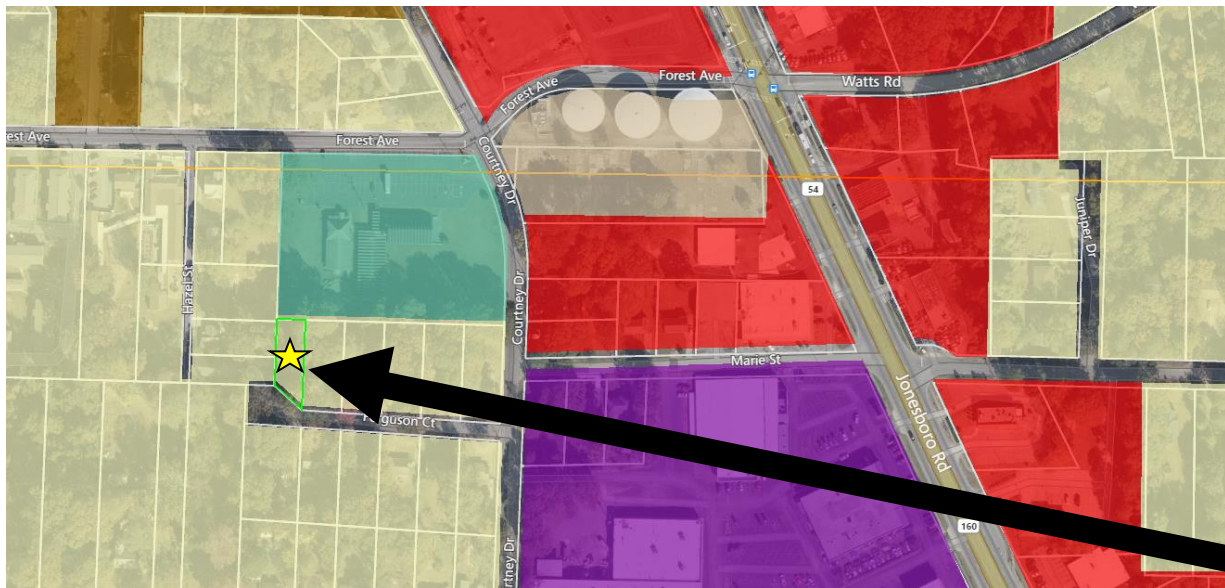
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ZONING MAP



Current Zoning: RS (Single-Family Residential)

FUTURE LAND USE MAP



Future Land Use: Single-Family Residential



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SITE PHOTOS





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SURROUNDING PROPERTIES



**Ferguson Court Apartments: Zoned RM (Multiple-Family Residential)
(West of Parcel)**



**Residential: Zoned RS (Single-Family Residential)
(East of Parcel)**



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**Residential: Zoned RS (Single-Family Residential)
(South of Parcel)**



**Rock Church of Atlanta: RS (Single-Family Residential)
(North of Parcel)**

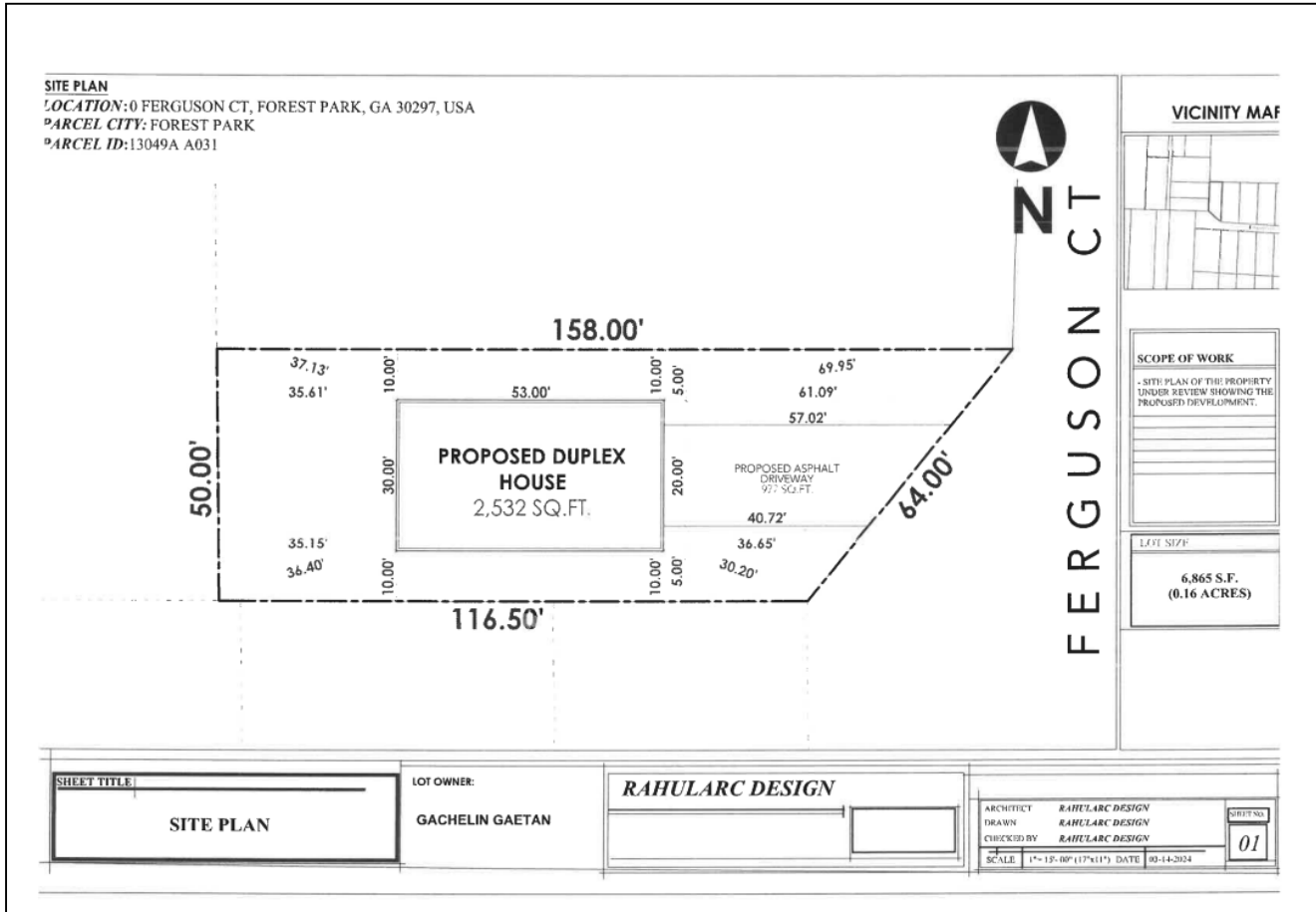


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SITE PLAN



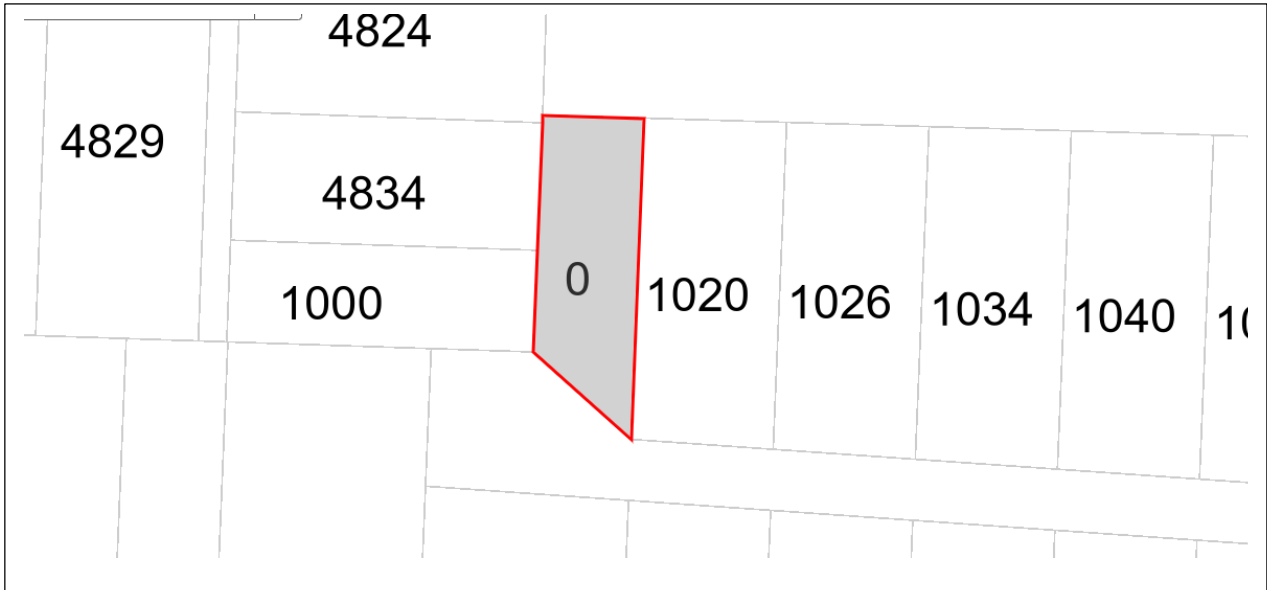


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BOUNDARY SURVEY





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PROPOSED STRUCTURE



Impact Summary

Would the proposed amendment be consistent and compatible with the city's land use and development, plans, goals, and objectives: **Yes** **No** *The subject property is currently in the middle of single-family residential and multifamily residential. Although, the future land use map designation is Single-Family Residential for the area, the proposed zoning map amendment is consistent and compatible with the current zoning within the proposed area based on location. Although the size, shape, and location of the property is smaller than the lot to the east of the property, development is possible within the proposed use.*

Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets? **Increase** **Decrease** **No Impact** *We do not anticipate an increase in traffic congestion or detriment to traffic safety as a result of this rezoning.*

Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers? **Increase** **Decrease** **No Relationship**

Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health



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and general welfare of the city? Promote Diminish No Influence

Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air? Promote Diminish No Influence

Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land? Cause Prevent No Influence

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 as dense in population as to adversely affect the health, safety, and general welfare of the city? Cause Prevent No Relationship

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?

Impede Facilitate No Impact

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? Yes No *There are no known contributing factors that will affect the value, use and enjoyment of surrounding properties.*

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?

Promote Diminish No Influence *The proposed amendment may promote the aesthetic effect due to the type of development being proposed. With the new construction duplex being an aesthetically pleasing upgrade to the area, it may promote increased property values and updates to surrounding homes.*

Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property? Yes No

Would the proposed amendment create an isolated district, unrelated to adjacent and nearby districts?

Yes No *The subject property is adjacent to a neighboring property that is already zoned RM (Multiple-Family Residential to the west. This property is a multifamily apartment complex with several residences. The proposed zoning is commensurate with the existing use of neighboring property.*

Staff Review

The following city departments/divisions had no issues or concerns regarding the requested rezoning:

- Public Works, Police, Fire, and Building Inspector

Planning & Community Development Department



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Planning staff recognizes that the property is 0.16 acres or 6, 865 square feet, and is small in shape. The current Multiple Family Residential (RM) zoning district requires the following minimum front, side, and rear setbacks if rezoning is approved:

Front: 30 ft.
Side: 25 ft.
Rear: 35 ft.

Staff Recommendation

The requested rezoning from RS (Single-Family Residential) to RM (Multiple-Family Residential) zoning category would allow for the construction of the proposed duplex and the request would be compatible with the current zoning to the west of the property. This rezone would also assist with the current housing need within the city of Forest Park by offering additional housing options. If the property is rezoned to RM (Multiple-Family Residential), it would not be out of character of current, surrounding zoned uses in the area. The proposed amendment will not cause an adverse impact on the surrounding community.

Staff recommends Approval of the rezoning request along with the following conditions:

1. That the approval to rezone from RS to RM, applicant must be consistent with Sec 8-8-33 Multiple family Residential district (RM) Standards.
 - a. Based on the submitted site plan, applicant must apply for a variance request to allow the reduction of the side yard setback from the required 25 ft to 10ft.
 - b. Based on the submitted site plan, applicant must apply for a variance request to allow the reduction of the rear yard setback from the required 35 ft to 30ft.
 - c. Each Unit proposed should have a parking capacity of two vehicles per unit.
2. That the applicant will be required to apply to the Urban Design and Review Board for review and approve the landscaping and exterior architectural design of the building façade prior to receiving a building permit. Any changes or deviations from the recommended approval will need to come back before the Planning Commission.