



CITY OF FOREST PARK

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

STAFF REPORT – Preliminary Plat

Public Hearing Date: April 21, 2022

Case: PP-2022-01

Current Zoning: RM – Multiple Family Residential

Proposed Request: Preliminary Plat for 4975 Lake Drive – 8-unit subdivision.

Staff Report Compiled By: Caity Chandler

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Steve Bernard
Address: 5656 Jonesboro Road Suite 111/334
City/State: Forest Park, Georgia 30297

Applicant:

Name: Anthony Cochran P.E.
Address: 7557 Watson Bay Court
City/State: Stone Mountain, Georgia 30087

PROPERTY INFORMATION

Parcel Number: 13050C C001

Address: 4975 Lake Drive

Acreage: 0.46

FLU: Duplex Residential

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 4975 Lake Drive to subdivide a 0.46+/- acre parcel into 8 single-family lots.

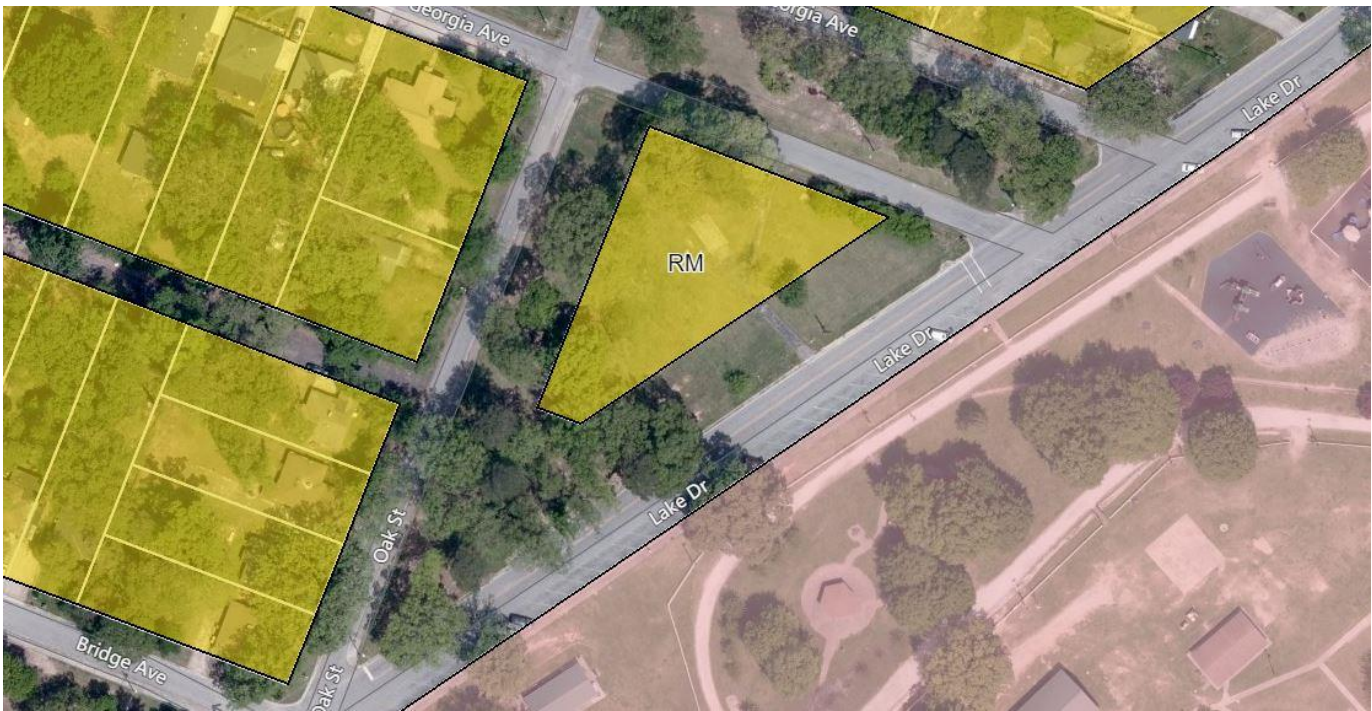
FINDINGS OF FACT

The subject property is vacant and once housed a single-family home that has since been demolished. The property was previously owned by the City of Forest Park before it was purchased by the applicant within the last two years. The applicant is now in the process of developing the property into a subdivision consisting of 8 lots. Two-story houses are proposed for the site. The property is currently zoned RM (Multiple Family Residential), but a technical map amendment will change the zoning back to RS (Single-Family Residential) due to an error in the recently adopted zoning map. Adjacent land uses are Single-Family Residential, except for the City's park, Starr Park (to the east). Additionally, the Preliminary Plat was sent to the appropriate City departments for review and comments.

AERIAL MAP



ZONING MAP



Multiple Family Residential (RM)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RM – Multiple Family Residential (Open space and residential properties)	East	IC – Institutional Commercial (Starr Park)
South	IC – Institutional Commercial (Starr Park)	West	RM – Multiple Family Residential (Residential properties)

RESIDENTIAL ZONING STANDARDS

Minimum Lot Area:

- 8,200 sq. ft.

Minimum Lot Width:

- 80 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 10 feet

Minimum Rear Yard Setback:

- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,400 sq. ft.

Maximum Structure Height:

- 35 feet for the primary structure
- 15 feet for accessory structures

The applicant has applied for several variances that were approved by the Planning Commission on June 17, 2021. The variances are listed on the preliminary plat.

CURRENT CONDITIONS



SITE PLAN

See Attachment

DEPARTMENT COMMENTS

Police Department: “[T]he concern was for the potential noise complaints from residents of the subdivision because of its proximity to Starr Park.”

Fire Department: No comments received.

Public Works: No comments received.

Falcon Design Consultants, LLC: No comments received.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 4975 Lake Drive with the **FOLLOWING CONDITIONS:**

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan

Legend:

- ①714 CURRENT STREET ADDRESS
- C.M.P. Corrugated Metal Pipe
- ESSMH Existing Sanitary Sewer Man Hole
- L.L. Land Lot
- L.L.L. Land Lot Line
- N/P Now or Formerly
- OT Open Top Found
- P- Overhead Utility Lines
- P/P Utility Poles
- RBF Reinforcement Bar Found
- RBS Reinforcement Bar Set
- Z-?? CURRENT ZONING

OWNER/
DEVELOPER: JASPER PROPERTIES, LLC
2045 MT ZION RD, SUITE 281
MORROW, GA 30260
PHONE: 770-374-5225
CONTACT: STEVE BERNARD

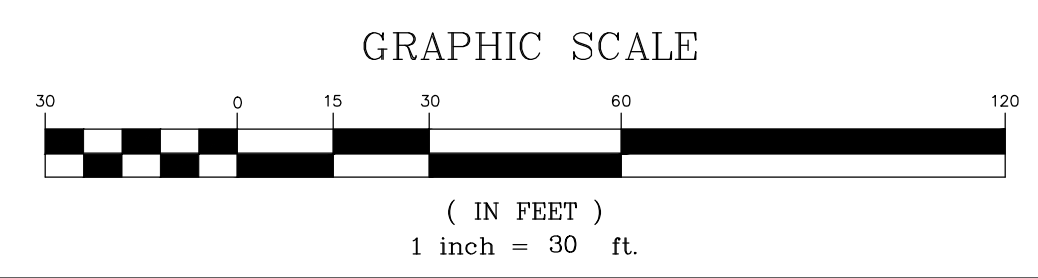
ENGINEER: SOUTH ENGINEERING RESOURCES
CONTACT: REGINALD CRAYTON, P.E.
PHONE: 404-428-3445
7557 WATSON BAY CT
STONE MOUNTAIN, GA 30087

SURVEYOR: SAWHNEY & ASSOCIATES
523 HASTINGS WAY
JONESBORO, GA 30238
PHONE: 678-500-4356

SUBDIVISION: PARKVIEW PLACE

SITE ADDRESS: 4975 LAKE DRIVE
FOREST PARK, GA 30297

1. PARCEL NUMBER: 12050C C001
2. PARCEL AREA: 1.25 ACRES (52,680 S.F.)
3. ZONING: RS (SINGLE FAMILY RESIDENTIAL)
4. DISTRICT: 13TH
5. LOT/LAND LOT: 47/50
6. SURVEY DATE: 8/24/01
7. PLAT DATE: 3/8/22
8. MINIMUM FRONT YARD SET BACK: 60 FEET
9. MINIMUM SIDE YARD SETBACK: 10 FEET
10. MINIMUM REAR YARD SETBACK: 30 FEET
11. MINIMUM DISTANCE BETWEEN BUILDINGS: 20 FEET
12. MAXIMUM STRUCTURE HEIGHT: 35 FEET
13. MAXIMUM LOT COVERAGE: 30%
14. MINIMUM OPEN SPACE: 20%
15. PROPOSED MINIMUM LOT AREA = 7,700 SF
16. ALL LOTS WILL BE SERVED BY CLAYTON COUNTY WATER AND SEWER.
17. ACCORDING TO FLOOD INSURANCE RATE MAP OF CLAYTON COUNTY, GEORGIA
PANEL NUMBER NUMBER 13063C0076F, WITH AN EFFECTIVE DATE OF 6/7/2017
THIS PROPERTY LIES WITHIN ZONE X, AREA OF MINIMAL FLOOD HAZARD.



VARIANCES REQUESTED:

LOT 1:
SETBACKS:
FRONT YARD: 33.12' (60' REQUIRED)
REAR YARD: 24' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
BUILDING FOOTPRINT: 1929.08 SF
LOT COVERAGE: 40.61%

LOT 2:
LOT AREA: 4,427.70 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 55.06%

LOT 3:
LOT AREA: 4,512.37 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 54.03%

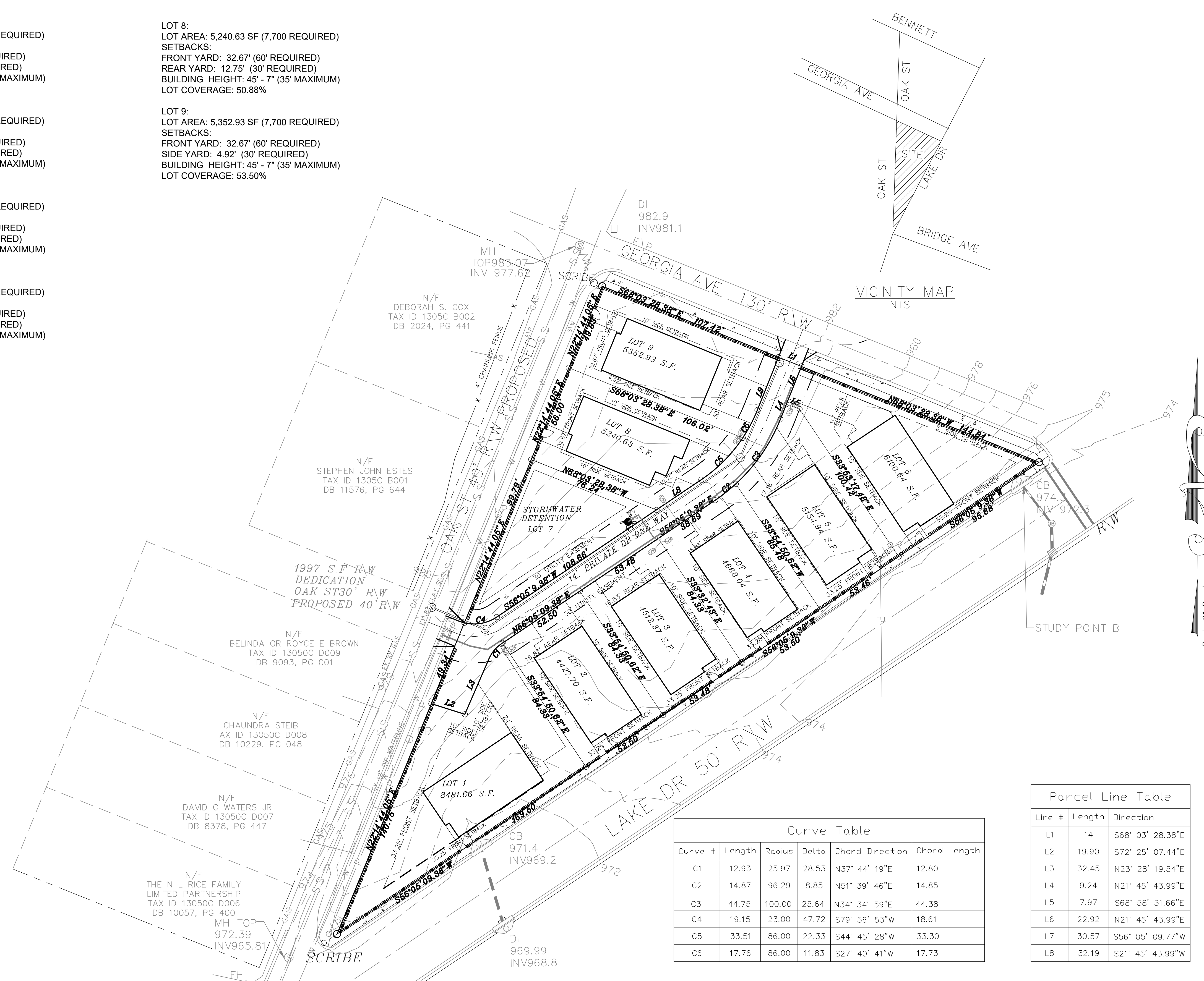
LOT 4:
LOT AREA: 4,668.04 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 16.83' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 52.21%

LOT 5:
LOT AREA: 5,154.94 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
REAR YARD: 17.16' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 50.16%

LOT 6:
LOT AREA: 6,100.64 SF
SETBACKS:
FRONT YARD: 33.25' (60' REQUIRED)
SIDE YARD: 5' (10' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 47.36%

LOT 8:
LOT AREA: 5,240.63 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 32.67' (60' REQUIRED)
REAR YARD: 12.75' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 50.88%

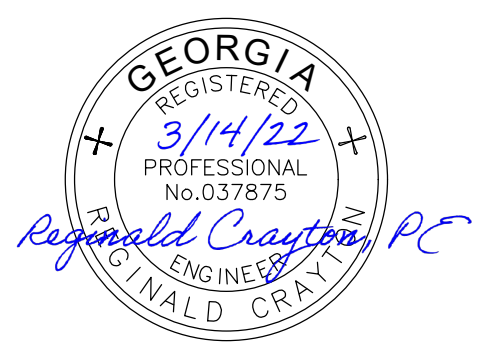
LOT 9:
LOT AREA: 5,352.93 SF (7,700 REQUIRED)
SETBACKS:
FRONT YARD: 32.67' (60' REQUIRED)
SIDE YARD: 4.92' (30' REQUIRED)
BUILDING HEIGHT: 45' - 7" (35' MAXIMUM)
LOT COVERAGE: 53.50%



Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	12.93	25.97	28.53	N37° 44' 19"E	12.80
C2	14.87	96.29	8.85	N51° 39' 46"E	14.85
C3	44.75	100.00	25.64	N34° 34' 59"E	44.38
C4	19.15	23.00	47.72	S79° 56' 53"W	18.61
C5	33.51	86.00	22.33	S44° 45' 28"W	33.30
C6	17.76	86.00	11.83	S27° 40' 41"W	17.73

Line #	Length	Direction
L1	14	S68° 03' 28.38"E
L2	19.90	S72° 25' 07.44"E
L3	32.45	N23° 28' 19.54"E
L4	9.24	N21° 45' 43.99"E
L5	7.97	S68° 58' 31.66"E
L6	22.92	N21° 45' 43.99"E
L7	30.57	S56° 05' 09.77"W
L8	32.19	S21° 45' 43.99"W

DRAWN BY:	DATE:	APPROVED BY:	TITLE:	DATE:
REVIEWED BY:	DATE:			DATE:
	DATE:			DATE:
	DATE:			DATE:



PRELIMINARY PLAT



SOUTH ENGINEERING RESOURCES, L.L.C.
7557 WATSON BAY COURT
STONE MOUNTAIN, GA 30087

SCALE: 1" = 30'

DATE: 03/08/2022

SHEET NO. C.3

PARKVIEW PLACE SUBDIVISION
4975 LAKE DRIVE
FOREST PARK, GA 30297