



CITY OF FOREST PARK

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

Staff Report – Conditional Use Permit

Public Hearing Date: April 21, 2022

City Council Meeting: May 2, 2022

Case: CUP-2022-02

Current Zoning: RS – Single-Family Residential District

Proposed Request: Requesting a Conditional Use Permit to allow a church, school, daycare, and affiliated offices to be in the RS – Single-Family Residential District

Staff Report Compiled By: Caity Chandler

Staff Recommendation: Approval of Conditional Use Permit with Conditions

APPLICANT INFORMATION

| | | | |
|--|--|--|--|
| Owner of Record: | | Applicant: | |
| Name: Kelvin Waters | | Name: Kelvin Waters | |
| Address: 5370 Ash Street | | Address: 5370 Ash Street | |
| City/State: Forest Park, GA 30297 | | City/State: Forest Park, GA 30297 | |

PROPERTY INFORMATION

| | |
|-----------------------------------|---------------------------|
| Parcel Number: 13079D G010 | Acreage: 5.48 |
| Address: 5370 Ash Street | FLU: Institutional |

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to operate a church, school, and associated offices at 5370 Ash Street. This property is located in the Single-Family Residential District (RS). Places of worship, private schools, and daycares require conditional use permits to operate in the Single-Family Residential District. Currently, the property houses occasional worship services and a virtual learning school.

Property Zoned Single Family Residential (RS)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

| Direction | Zoning & Use | Direction | Zoning & Use |
|-----------|-------------------------------|-----------|-------------------------------|
| North | RS- Single Family Residential | East | Clayton County (Morrow) |
| South | RS- Single Family Residential | West | RS- Single Family Residential |

AERIAL MAP



ZONING MAP



SITE PHOTOS – MARCH 2022







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?** The proposal will not cause a significant impact on the transportation infrastructure.
- 3. Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed use will have no impact on community facilities
- 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 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?** 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 as to 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 proposed 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 Permit would not create an isolated district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF A CONDITIONAL USE PERMIT** to allow a church, school, and a daycare in the Single-Family Residential (RS) District **WITH THE FOLLOWING CONDITIONS:**

1. The applicant and/or his tenants cannot operate a trucking or freight business in this location.
2. The applicant and/or his tenants may be allowed to operate a church, school, and a daycare and offices associated with those uses. However, no other offices or commercial uses will be permitted.
3. Storage of vehicles, trucks, and trailers is strictly prohibited.
4. Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Attachments Included:

- Application
- Letter of Intent