



Subject: Council Discussion to Approve a Conditional Use Permit at 721 Morrow Road-
Planning & Community Development Department

Submitted By: LaShawn Gardiner

Date Submitted: January 26, 2023

Work Session Date: February 6, 2023

Council Meeting Date: February 6, 2023

Background/History: This item was tabled at the February 6, 2023, meeting.

The applicant, Mayeto McKinzie Hylton, is requesting a Conditional Use Permit to add and operate an early childcare learning center use to a present church use at 721 Morrow Road. This property is in the Single-Family Residential District (RS). Places of Worship, a K-12 private school, and Pre-K and day care centers require conditional use permits to operate in a Single-Family Residential District. Currently the property houses a church, south of the minor arterial street Morrow Road. The street frontage for the parcel is Morrow Road; west of the parcel is a mixture of residential homes and a church, south of the parcel are residential homes, east of the parcel are residential homes and an office building, and north of the parcel are residential homes and a gas station.

Staff recommended Approval of Conditional Use Permit to allow the early childcare learning center in the Single-Family Residential (RS) District with the following conditions:

1. The applicant must adhere to state guidelines outlined in Section 8-8-78, and provide proof (i.e. copy of application in process) and/or a copy of state certification to operate a school.
2. The applicant and/or his tenants may be allowed to operate a church, a school, 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.

The Planning Commission voted to approve the Conditional Use Permit with Conditions.

The applicant provided a copy of the application submitted to the Georgia Department of Early Care and Learning. Staff also contacted the GA Department of Early Care and Learning and per the Department, the applicant's application is in Pending Status, until it receives notification of the City of Forest Park's decision of the Zoning (Conditional Use Permit approval), and also other city approvals that would be required (building and fire inspections). See attached documents in packet.

A Public Hearing will be done during the Regular Council Meeting.

Staff is requesting Council to approve the Conditional Use Permit

Cost: \$ n/a

Budgeted for: _____ Yes _____ No

Financial Impact: n/a

Action Requested from Council:

Vote on the Conditional Use Permit at 721 Morrow Road.