



CITY OF FOREST PARK

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

STAFF REPORT – REZONING

Public Hearing Date: July 15, 2021

Case: PC-2021-03

Current Zoning: C-1 General Commercial District

Proposed Request: Rezoning to RM-85 Residential District

Staff Report Compiled By: Caitlyn Hungate, Planner

Staff Recommendation: Approval of Rezoning

APPLICANT INFORMATION

Owner of Record:

Name: Marilyn Lewis
Address: 4914 West Street
City/State: Forest Park, GA 30297

Applicant:

Name: Randy Pimsler
Address: 4914 West Street
City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050A D001

Address: 4914 West Street

Acreage: 1.38 acres

FLU: Duplex Residential

SUMMARY

The applicant is requesting to rezone the property located at 4914 West Street. The property was rezoned to C-1 several years ago. However, the applicant would like to develop the land and build multi-family units on the property.

BACKGROUND

The property located at 4914 West Street is currently zoned C-1, due to a rezoning several years ago. Prior to this rezoning, it was zoned RM-85. The property currently houses a daycare and several offices. The owners would like to develop the land behind the existing building. They would like to build multi-family units on the property and eventually rehabilitate the building.

AERIAL MAP



ZONING MAP



ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	C-3 Commercial	East	RM-85 Residential
South	RM-85 Residential	West	C-3 Commercial

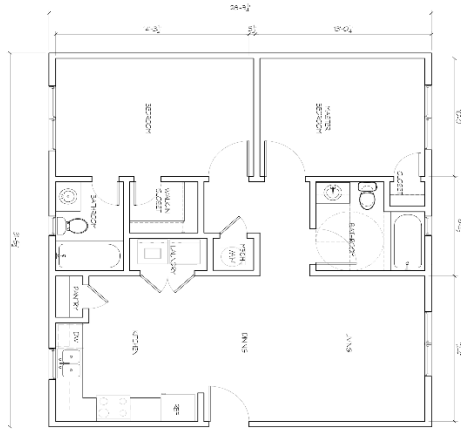
EXISTING SITE PHOTOS



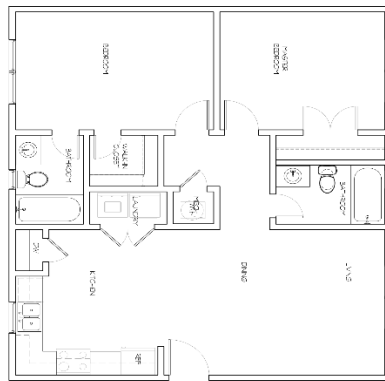




PROPOSED SITE PLANS



1
PROPOSED ACCESSIBLE FLOOR PLAN
 AREA 876 S.F.
 1/4" = 1'-0"



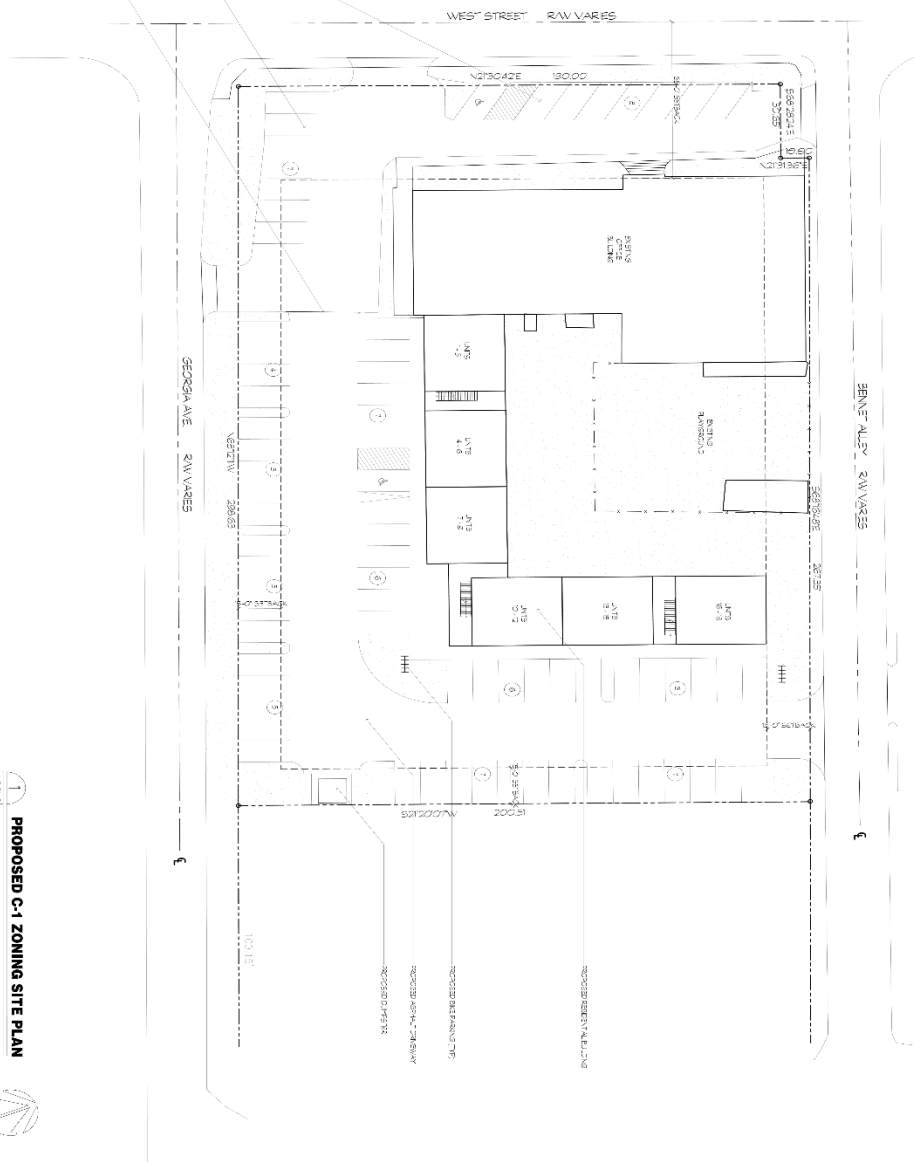
2
PROPOSED FLOOR PLAN
 1/4" = 1'-0"

	4914 WEST ST FOREST PARK 4914 WEST STREET FOREST PARK GA, 30297	PROJECT NO. 19-001 SCALE: 1/4" = 1'-0" REV. DATE: 08/20/2019	SHEET NO. 014 PROJECT NO. 19-001
	A1.0-1 PROPOSED FLOOR PLAN	PROJECT NO. 19-001 SCALE: 1/4" = 1'-0" REV. DATE: 08/20/2019	SHEET NO. 014 PROJECT NO. 19-001

PROJECT INFORMATION

OWNER: FOREST PARK HISTORICAL SOCIETY
PROJECT NAME: 4914 WEST STREET
ADDRESS: 4914 WEST STREET, FOREST PARK, GA 30299
CITY: FOREST PARK, GA
STATE: GA
COUNTY: DEKALB COUNTY
PROJECT TYPE: RESIDENTIAL REZONING
DATE: 10/20/2023
SCALE: 1" = 20'-0"

WEST STREET
RAW VARRS



1 PROPOSED C-1 ZONING SITE PLAN
 10' 20' 30'
 1" = 20'

ASP1.0
 PROPOSED C-1 ZONING SITE PLAN

THIS DOCUMENT IS PART OF A RECORDED PAPER

BHA
 BROWN HILL ASSOCIATES
 ARCHITECTS & PLANNERS
 1100 BIRCHWOOD DRIVE, SUITE 100
 DEKALB COUNTY, GA 30292
 (770) 433-1100
 www.bha.com

4914 WEST ST FOREST PARK
 4914 WEST STREET
 FOREST PARK GA, 30297

NO.	DATE	DESCRIPTION

REZONING JUSTIFICATION

Applicant Response

“The existing parcel of land at 4914 West Street contains a one story building which provides office and day care space. The building is approximately seven thousand eight hundred feet in area. Fifteen parking spaces are provided along with three curb cuts.

The proposed rezoning would allow for the addition of a total eighteen units, both one and two bedroom units on the property, providing new multifamily housing opportunities for the City of Forest Park. In addition, fifty eight parking spaces would be provided, bringing the required parking for the site in compliance with zoning regulations.

Existing and Proposed Uses

The existing building shall continue to provide for office and day care uses.

The proposed building shall provide multifamily residential units in three story structures.

Proposed Land Use

The existing land use is medium density residential and maintaining that land use is proposed.

Existing Zoning Regulation Restrictions

The existing zoning allows for dwelling units to be constructed in the C 1 Commercial District. The interpretation by the planning department that the residential units are permitted only as an integral component of the commercial use, prohibits the proposed development. By forcing the ground floor to contain a commercial use with residential uses above, limits the potential development of the residential units. There is not a specific need for additional commercial development on this site and it is not possible to integrate the uses to a greater extent than presented at this time.

Zoning Impact on Public Services

The proposed use impacts public services to a limited degree. The commercial uses remain and not modified, so there is no impact on public services for those uses. The proposed multifamily uses would require support from public safety, as might other residential uses. Sanitary waste would be collected privately, so there is no impact on that service. The streets are likely to be impacted in a limited manner, with the additional parking provided on this site. The addition of a curb cut along Bennet Alley likely facilitates traffic flow and alleviates some traffic along West Street and Georgia Avenue, given the orientation of the proposed curb cut. Public transit in the area would be supported and / or enhanced by the addition of eighteen residential units. Schools would not likely be impacted as the units are designed to be one bedroom units and not likely geared towards a family occupancy. The impact on public services would be very limited by the proposed rezoning and subsequent redevelopment.

Environmental Impacts

The proposed development will have positive environmental impacts. Storm water management shall be enhanced by the development meeting current storm water regulations. Landscaping and trees shall enhance the site along the perimeter and at the interior of the site. Bicycle racks shall be installed for occupants of the site, reducing the reliance on the automobile and reducing carbon emissions. Sanitary waste and water shall be integrated into the existing public infrastructure to ensure that waste is disposed of properly and water is utilized in a thoughtful manner.

Effect on Adjacent Properties and Impact on Character of Neighborhood

Currently, the land is mostly vacant and underutilized. The proposed development will bring new structures to the site and enhance the area with new, quality construction. There are other residential structures in the area, so the intent would be to blend and / or compliment the existing structures with new residential units. As noted above, landscaping and limited site lighting will provide for an enhanced streetscape and beautify the area.

The character of the neighborhood will be positively impacted. Again, vacant private land does little to enhance the character of the surrounding area. New residential structures will support the residential character of the area. The buildings are proposed to be in scale with surrounding structures and in no way intend to be an imposition to the existing adjacent structures.

Proffered Conditions to be Applied

Given the constraints of the site, it would be appropriate to condition the rezoning on the site plan as submitted with variations to be administratively reviewed and approved by the planning department staff.

It is requested that the existing certified public accountant offices, located in the existing building be allowed to remain and that the office use be permitted to continue as long as no further modifications are made to the building / property, following the proposed rezoning.”

STAFF RECOMMENDATION

In the applicant’s justification letter, they stated that the rezoning would allow for 18 multi-family units to be constructed. The proposed rezoning is compatible with the City of Forest Park’s future land use and will not cause an adverse effect on the surrounding community. Staff recommends **APPROVAL OF THE REZONING.**