



CITY OF
FORESTPARK

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Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
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Staff Report – Conditional Use Permit

Public Hearing Date: March 16, 2023

City Council Meeting: April 3, 2023

Case: CUP-2023-03

Current Zoning: IC – Institutional Commercial District

Proposed Request: Conditional Use for a small event/party venue/studio.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Conditional Use Permit with Conditions

APPLICANT INFORMATION

Owner of Record: Honey's Sweet Memories, LLC

Applicant: Alyson M. Hamm

Name: Honey's Sweet Memories LLC

Name: Alyson M. Hamm

Address: 1067 Forest Parkway

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City/State: Forest Park, GA 30297

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PROPERTY INFORMATION

Parcel Number: 13049D A001

Acreage: 0.43

Address: 1067 Forest Parkway, Forest Park, GA 30297

FLU: Commercial

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to add and operate a small event, party and studio venue in which she will host small gatherings, bridal showers and banquets that will not exceed 40 people and only operate Friday through Sunday (Weekends). Presently, the space is utilized as a party supply store at 1067 Forest Parkway Ste. A. This property is in the Institutional Commercial District (IC). The intent of the IC district is to allow a land use category for offices, banks, and personal business services which can serve as a transitional area between residential and commercial districts. Currently the district does not allow event venues as a permitted use or a conditional use but does allow places of assembly as a conditional use. Examples of Public Assembly Uses are Arenas, assembly halls, auditoriums, concert halls, convention halls, dance halls, exhibition halls, gymnasiums, indoor theaters, pool or billiard halls, stadiums, and similar indoor amusement or recreation uses. This property currently houses a party supply store, bakery and a salon within the same parcel. West of the arterial street is Lorraine Pl. The street frontage for the parcel is Forest Parkway; west of the parcel is one residential home and a commercial/retail business, south of the parcel are residential homes, east of the parcel are residential homes and an office building, and north of the parcel are commercial businesses.

Per Section 8-8-90, one (1) parking space for each six (6) seats or total parking area equal to 3 times the gross floor area, whichever is greater. Where there are no fixed seats each 24 inches of bench or pew shall be considered 1 seat. Where there are no seats, benches, or pews, each 20 square feet of ground or floor area usable for seating shall be considered 1 seat. Upon observation from aerial photographs, it appears the applicant has sufficient parking with an approximate parking space count of 8. Suite A Square footage is 1,000. Property address is not a standalone building. Building has additional suites attached. The Minimum requirements for the front yard setback to Forest Parkway is 25 feet, the minimum side (east) setback is 15 feet, the side (west) setback is attached, and the minimum required rear setback is 30 feet.

Property Zoned Institutional Commercial (IC)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

| Direction | Zoning & Use | Direction | Zoning & Use |
|-----------|--|-----------|---------------------------------------|
| North | DM: Downtown Mainstreet District | East | IC: Institutional Commercial District |
| South | RM: Multiple-family Residential District | West | IC: Institutional Commercial District |

AERIAL MAP



ZONING MAP



SITE PHOTOS – MARCH 2023









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. West of the parcel is within the Institutional Commercial District and contains a small residential structure and a CVS pharmacy, south of the parcel are residential homes, east of the parcel are a mixture of small businesses, and north of the parcel is within the Downtown Mainstreet District and encompasses a variety of other businesses.
- 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 not have an increase, decrease of the relationship to safety from fire and other dangers if event

space attendee numbers are minimized. The proposed use can affect emergency access if there is an overflow of parking.

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 proposed 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?** The proposed use will not increase, decrease or have any influence on the adequacy of light and air.
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. Applicant has discussed use with neighboring businesses. 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 small event venue within the Institutional Commercial (IC) District. **WITH THE FOLLOWING CONDITIONS:**

1. The applicant must adhere to the City of Forest Park, GA Zoning Ordinance Parking standards outlined in Section 8-8-90.
2. The applicant will provide a letter of approval/consent from neighboring businesses providing consent of type of business to ensure no disruption of the current tenant/businesses
3. The applicant will provide written policy to guest on limited parking spaces and advise that they are not allowed to park on side residential streets, RM residential district is south of parcel.
4. Maximum number of occupants in facility shall not exceed 40 persons at any time.
5. Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Disclosure of Campaign Contributions and Gifts
- Floor Plan