



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

Staff Report – Conditional Use Permit

Public Hearing Date: November 21, 2024

City Council Meeting: December 02, 2024

Case: CUP-2024-04

Current Zoning: GC – General Commercial District

Council Ward District: 2

Proposed Request: Applicant is requesting a Conditional Use Permit to open and operate a place of worship within the Institutional Commercial District (IC).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Denial of Conditional Use

APPLICANT INFORMATION

Owner of Record:

Name: ECP NORTH PARK
VILLAGE I

Address: 1725 Winward Concourse Ste 140

City/State: Alpharetta, GA 30009

Applicant:

Name: Universal Kingdom of God
(Glenn Husbands Jr.)

Address: 528 Forest Pkwy Ste. G

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13051B B010

Acreage: 1.6+/- acres

Address: 528 Forest Pkwy Ste. G, Forest Park, GA 30297

FLU: Office/Profession

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use permit to open and operate a place of worship at 528 Forest Pkwy Ste. G. This property is found within a commercial strip plaza that has 9 additional business suites on site. The square footage of the suite is approximately 1,270 square feet and the applicant is proposing to utilize this space to host worship services, gatherings, and church events. The hours of operation will be Monday to Friday 10am -5pm for administration, planning, and ministry functions, Friday, and Saturday 7pm – 10pm, and Sunday services will be held at 10:30am. The proposed capacity would be about twenty (20) to thirty (30) members in attendance for Sunday service and on Friday and Saturday, the applicant advised that there would be approximately fifty (50) to sixty (60) or more members in attendance. This property is located within the Institutional Commercial District (IC). **Per Section 8-8-38 Institutional Commercial District (IC)**, Places of assembly and places of worship require a conditional use permit to operate in the Institutional Commercial District.

Prior to applying for the conditional use permit, the applicant was informed by staff that the use would not be suitable due to the size, capacity and parking requirements needed to operate. **Per Sec 8-8-90 Parking Standards**, Public Assembly Uses, would require 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. The same text also states Places of Worship are required to maintain one parking space for every six seats. With the surrounding businesses, some of which are medical centers and other commercial services, there are a requirement for 5 spaces for each doctor or dentist, plus one space for each two employees or one space for each 150 square feet of gross floor area, whichever is greater.

Property Zoned Institutional Commercial District (IC)

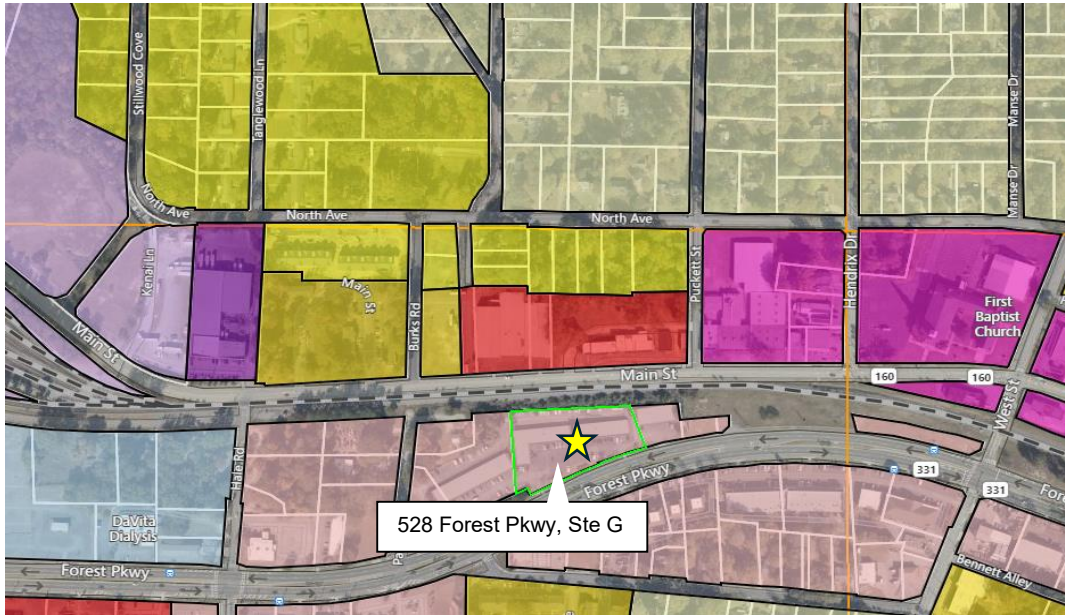
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

| Direction | Zoning & Use | | Direction | Zoning & Use |
|-----------|---------------------------------------|--|-----------|---------------------------------------|
| North | GC- General Commercial District | | East | IC- Institutional Commercial District |
| South | IC- Institutional Commercial District | | West | IC- Institutional Commercial District |

AERIAL MAP



ZONING MAP



SITE SURVEY

SITE PLAN

528 Forest Parkway Suite G
 Forest Park, GA 30297
 Parcel ID: 13-051B- B-010
 Lot area: 1.6 Acres
 Paper Size: 11"x17"
 Proposed Land Use:
 Place of Worship
 Zoning: IC-Institutional
 Commercial District





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 not compatible and consistent with the City's land use and development goals and objectives. The property is located within a commercial strip center that encompasses a variety of businesses. Spacing is limited and based on parking, there would not be enough parking to accommodate members.
- 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 have a significant impact on the traffic and affect the neighboring businesses based on the size parking availability, size of lot and influx of members in attendance. During the evening events on Friday and Saturday, if there are 50-60+ vehicles at one time, there would also be a increase in traffic flow on forest parkway, entering and exiting the parking lot.
- 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 member attendance numbers are minimized, but based on the provided numbers, could cause an issue if other businesses are open and there is an influx of member attendance.
- 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?** Yes, if member attendance exceeds minimal numbers.
- 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. The area is zoned Institutional Commercial and there are other commercial properties surrounding it. If granted, applicant would need to communicate with neighboring businesses about scheduled church gatherings, events, and services to ensure it does not disturb operations of surrounding businesses.

- 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 does not appear to be suitable for the nearby properties. There is no sign of any potential detrimental causes that would decrease the property value of surrounding or adjacent property. The applicants have been in communication with neighboring businesses regarding proposed use.
- 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 **DENIAL OF A CONDITIONAL USE PERMIT** to open and operate a place of worship within the Institutional Commercial District (IC).

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Floor Plan