



CITY OF FOREST PARK

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

STAFF REPORT – Preliminary Plat

Public Hearing Date: June 20, 2024

Case: PP-2024-02

Current Zoning: Single-Family Residential District (RS)

Council Ward District: 1

Proposed Request: Preliminary Plat for 733-0 Scott Rd – 18-Single Family Homes

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

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Divine Dream Homes ATL, LLC

Address: 0 Scott Rd

City/State: Forest Park, Georgia 30294

Applicant:

Name: Lorenzo Kendrick

Address: 2486 Moreland Ave

City/State: Atlanta, GA 30315

PROPERTY INFORMATION

Parcel Number: 13015C A006 and 13015C A002

Acreage: 3.49+/-

Address: 733-0 Scott Rd

FLU: Industrial

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 733-0 Scott Rd to subdivide a 3.49+/- acre parcel to create 18 Single-Family Homes.

FINDINGS OF FACT

The subject property is two vacant wooded lots located north and south of Scott Rd. with approximately 3.49+/- combined acreage. The property was previously four individual lots that have since been combined into two due to the applicant submitting and receiving an approval to combine lots within the City of Forest Park and Clayton County Real estate division. The current arterial road location to Scott Rd. is off Jonesboro Rd. The applicant has met with the City of Forest Park Planning & Community Development Department, Planning Commission, and the Urban Design Review Board to discuss this project and receive specified approvals for variances and architectural design, as well as provided staff with a lot division application to subdivide lots. The applicant is seeking approval of the Preliminary Plat to begin the process



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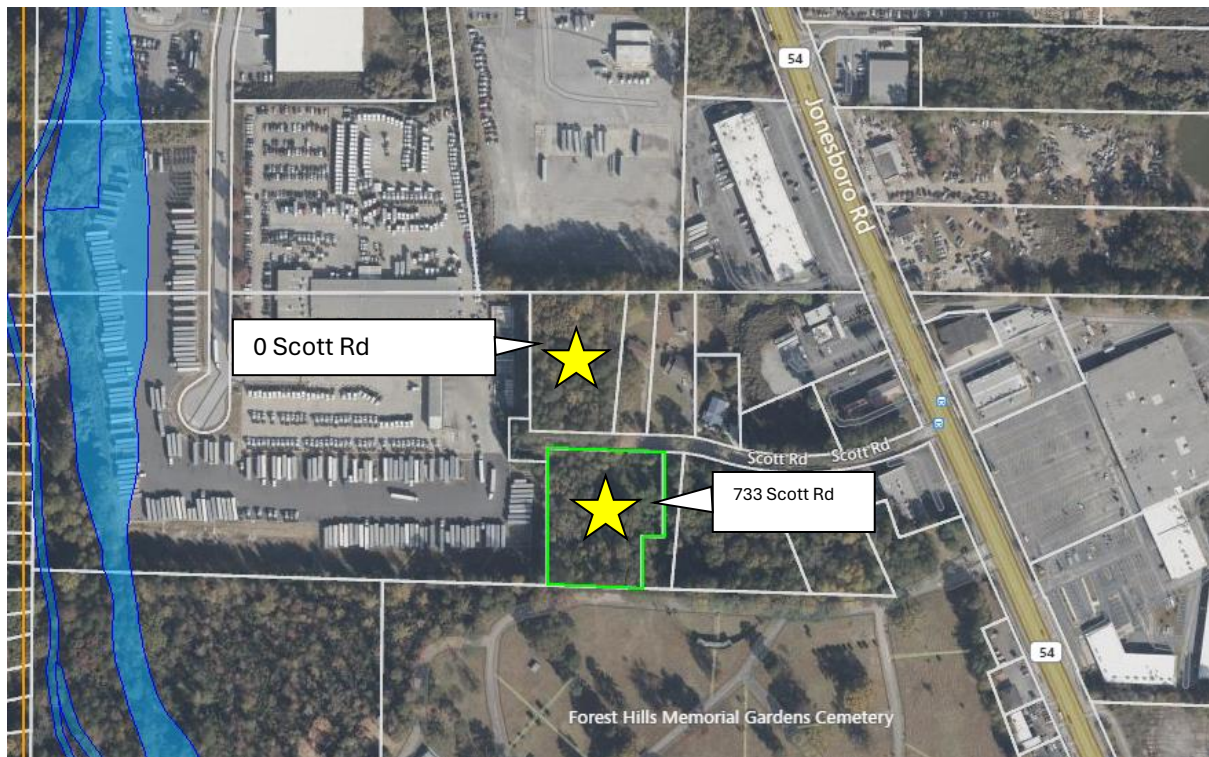
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of developing the property into two subdivisions consisting of a total of eighteen (18) Single-Family homes.

Adjacent zoning land uses north, south and east of 733 Scott Rd consist of the Single-Family Residential District (RS). West of the property is zoned Light Industrial District (LI). Adjacent zoning land uses south and east of 0 Scott Rd consist of the Single-Family Residential District (RS). North and West of the property are zoned Light Industrial District (LI).

Each of the eighteen (18) single-family homes will feature two (2) car garages, and range from 18,500 – 2100 SQ FT.

AERIAL MAP

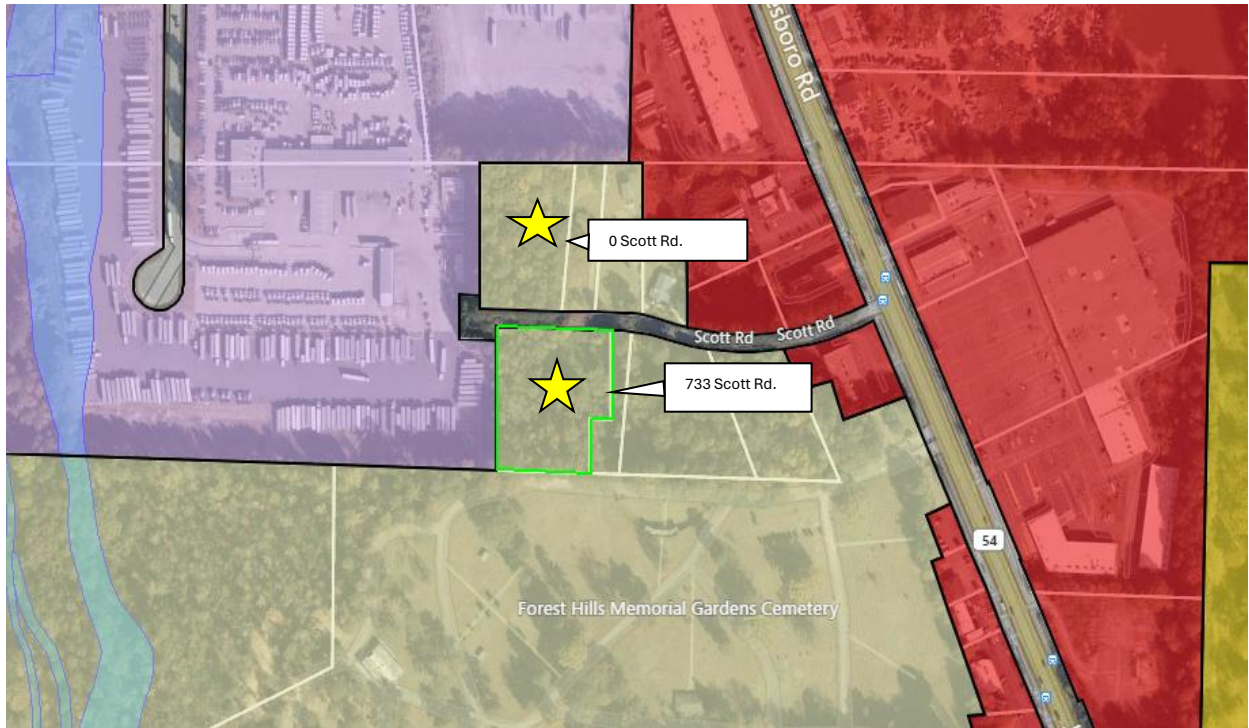




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ZONING MAP



Single-Family Residential District (RS)

Zoning Classifications of Contiguous Properties of 733 Scott Rd

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single Family Residential District	East	RS: Single Family Residential District
South	RS: Single Family Residential District	West	LI: Light Industrial District

Single-Family Residential District (RS)

Zoning Classifications of Contiguous Properties of 0 Scott Rd

Direction	Zoning & Use	Direction	Zoning & Use
North	LI: Light Industrial District	East	RS: Single Family Residential District



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South

RS: Single Family Residential District

West

LI: Light Industrial District

CURRENT CONDITIONS





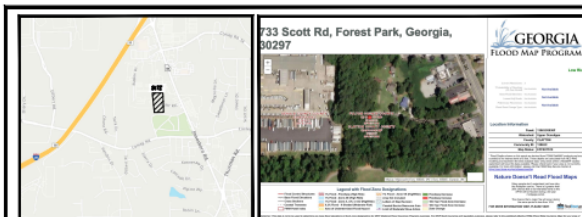
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PRELIMINARY PLAT



GENERAL NOTES

- OWNER/DEVELOPER:** DRIVE DREAM HOMES ATL, LLC 2406 1200 NORTLAK AVE ATLANTA, GA 30305 Phone: (404) 887-8789
- SURVINY:** LARRY BRUNSON ASSOCIATES, INC. 726 LINDSEY BUNSTON, SUITE A LANSINGVILLE, GA 30049 770-439-9828
- CLOSING DATE:** Field Closure: 11/18/2024 Final Plan Closure: 07/2025 Equipment: MICHIGAN 2000 60 HORSE STATION 24" DIAMETER 12" STRENGTH SUMP

The field work upon which this plat is based was in absence of a site visit on 10/22/24 and an engineer's error of 25% per state code, and was performed using the Georgia code. This plat has been submitted to the City of Forest Park for review.

FLOOD NOTE

ACCORDING TO THE FLOOD INSURANCE RATE MAP (FIRM) OF CLAYTON COUNTY, PALM ALDRAY VILLAGE/PT. OF WESTWOOD LAKE IS NOT LOCATED IN A FLOOD HAZARD AREA.

SITE LEGEND

- EXISTING PROPERTY LINE
- EXISTING ADJACENT LINE
- PROPOSED ADJACENT LINE
- PROPOSED ADJACENT LINE
- 34" DIA. AND DEEPER
- 12" DIA. AND DEEPER
- 24" DIA. AND DEEPER
- CONCRETE
- BRICKWORK
- BRICKWORK



LOCATION SKETCH/MCINTY MAP

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF HIMSELF AND ALL SUCCESSORS AND ASSIGNEES, HEREBY RELEASES THE CITY OF FOREST PARK FROM LIABILITY AND RESPONSIBILITY FOR ANY DAMAGE TO PROPERTY OR PERSONS OR FROM FLOODING PROVIDED BY THE CITY OF FOREST PARK IN CONNECTION WITH THE DRAINAGE DISTRICTS AND ADJACENT AREAS. THE CITY OF FOREST PARK SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DISTRICTS OR ADJACENT AREAS. THE CITY OF FOREST PARK SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRAINAGE DISTRICTS OR ADJACENT AREAS.

FEMA MAP

Public Element	Public Element
Public Safety	Public Safety
Public Health	Public Health
Public Welfare	Public Welfare
Public Use	Public Use

Signature of Engineer: [Signature]
Signature of Owner of Record: [Signature]

Final Subdivision Plat Approval

This plat is approved with the understanding that approval is granted for City of Forest Park to provide road frontage for the purpose of stopping sale and file as follows:

- 1. 10' of 12' - not less than 2' to 1 slope
- 2. 10' of 12' - not less than 2' to 1 slope

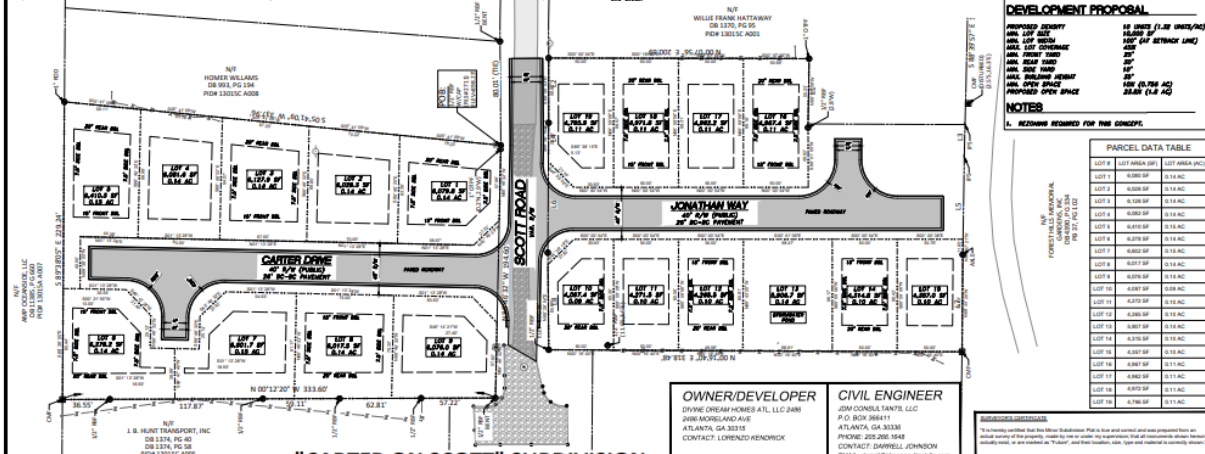
STATEMENT OF WORK

This plat is approved with the understanding that approval is granted for City of Forest Park to provide road frontage for the purpose of stopping sale and file as follows:

- 1. 10' of 12' - not less than 2' to 1 slope
- 2. 10' of 12' - not less than 2' to 1 slope

PARCEL DATA TABLE

LOT #	LOT AREA (SQ. FT.)	LOT AREA (AC)
LOT 1	4,100 SF	0.093 AC
LOT 2	4,100 SF	0.093 AC
LOT 3	4,100 SF	0.093 AC
LOT 4	4,100 SF	0.093 AC
LOT 5	4,100 SF	0.093 AC
LOT 6	4,100 SF	0.093 AC
LOT 7	4,100 SF	0.093 AC
LOT 8	4,100 SF	0.093 AC
LOT 9	4,100 SF	0.093 AC
LOT 10	4,100 SF	0.093 AC
LOT 11	4,100 SF	0.093 AC
LOT 12	4,100 SF	0.093 AC
LOT 13	4,100 SF	0.093 AC
LOT 14	4,100 SF	0.093 AC
LOT 15	4,100 SF	0.093 AC
LOT 16	4,100 SF	0.093 AC
LOT 17	4,100 SF	0.093 AC
LOT 18	4,100 SF	0.093 AC
LOT 19	4,100 SF	0.093 AC
LOT 20	4,100 SF	0.093 AC



CARTER ON SCOTT SUBDIVISION

PRELIMINARY PLAT

NO.	DATE	DESCRIPTION
1	05-07-2024	AS SHOWN

1 OF 1



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PROPOSED CONCEPTUAL SITE PLAN





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STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 733-0 Scott Road with the **FOLLOWING CONDITIONS**:

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.
4. The applicant will develop the roadways on Scott Road as advised to Planning Commission and Staff
5. The Applicant must complete a Lot Split Application and submit to the City of Forest Park to subdivide lots for 18 units to be provided individual Parcel ID numbers, and addresses prior to the final plat submission.

Attachments Included

- Preliminary Plat