



FORESTPARK

# CITY OF FOREST PARK

Department of Planning & Community Development  
785 Forest Parkway  
Forest Park, Georgia 30297  
(404) 366-4720  
www.Forestparkga.gov

## STAFF REPORT DE-ANNEXATION

City Council Date: October 3, 2022

### APPLICANT INFORMATION

**Owner of Record:**

Name: The ORA Group, LLC  
Address: 125 St. Gabriel Way  
Fayetteville, GA 30215

**Applicant:**

Name: The ORA Group, LLC  
Address: 125 St. Gabriel Way  
Fayetteville, GA 30215

**Proposed Request:** The applicant is requesting to de-annex parcel # 13014D A002Z, currently located in the City of Forest Park on Conley Road, to combine the subject property with an adjacent parcel owned by the applicant that is currently in unincorporated Clayton County. The subject property is currently undeveloped and is 0.96 acres.

### PROPERTY INFORMATION

**Current Zoning:** RS Single-Family Residential  
**Address:** Conley Road  
**Acres:** 0.962

**Parcel:** 13014D A002Z  
**Future Land Use:** Office/Business

**Additional Property Information:** The subject property is approximately 48,674 square feet, and the assessed square footage of the property is 41, 818 sq. ft. As of 2021, the assessed value of the property is \$4,400.00 and the market value is \$11,000.00.

### ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

North: RS (SF Residential)  
East: RS (SF Residential)

South: RS (SF Residential) & RM (MF Residential)  
West: RS-110 ( SF Residential)- Clayton County

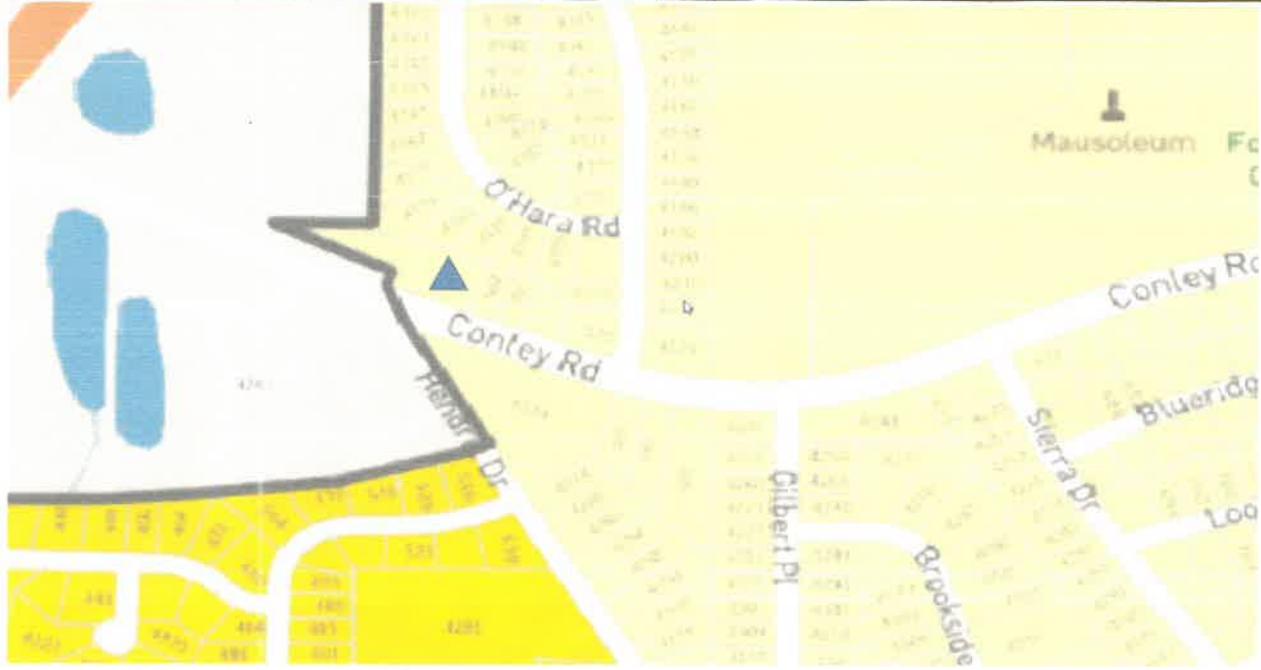
**PHOTO OF SITE FROM HENDRIX DRIVE & CONLEY ROAD**



**AERIAL MAP**

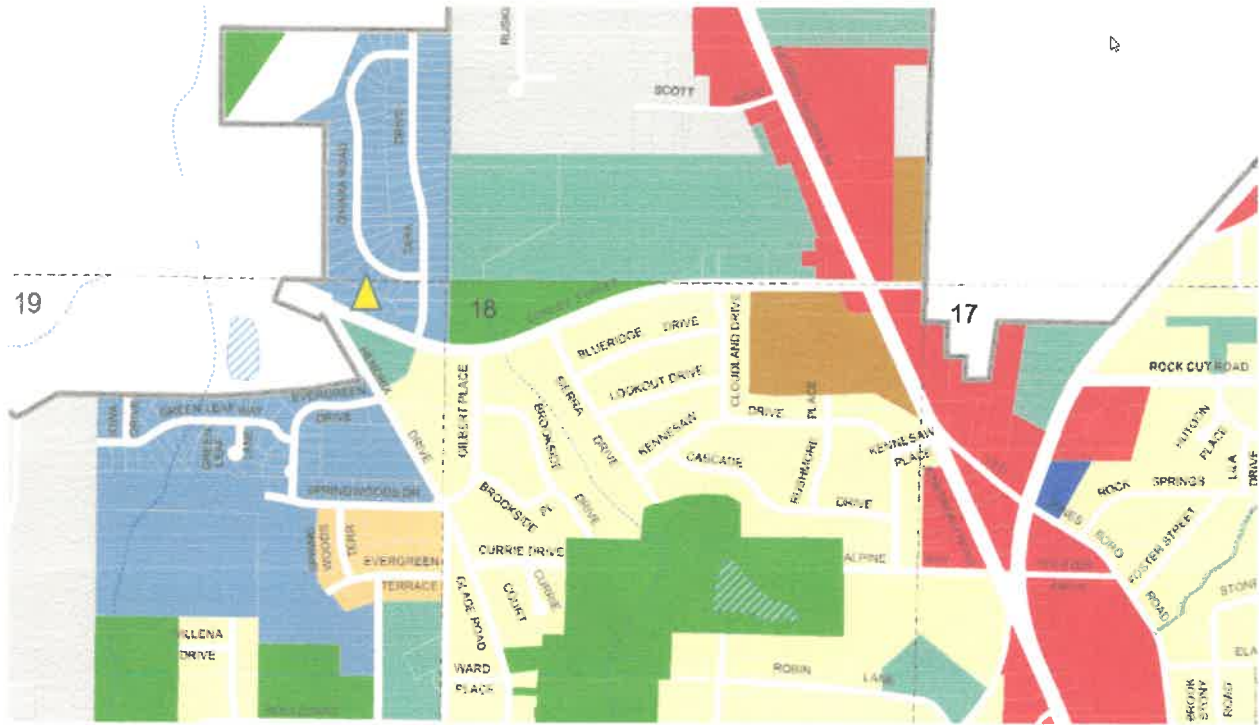


**ZONING MAP**  
**RS-Single Family Residential**



- |   |  |
|---|--|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> RS   Single-Family Residential   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> DM   Downtown Main Street |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> R1   Two-Family Residential      | <span style="display: inline-block; width: 15px; height: 15px; background-color: #4b0082; border: 1px solid black; margin-right: 5px;"></span> H   Heavy Industrial      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> RM   Multiple-Family Residential | <span style="display: inline-block; width: 15px; height: 15px; background-color: #9933cc; border: 1px solid black; margin-right: 5px;"></span> PI   Planned Industrial   |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> MH   Mobile Home Residential     | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> I1   Light Industrial     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #ff3300; border: 1px solid black; margin-right: 5px;"></span> IC   Institutional Commercial    | <span style="display: inline-block; width: 15px; height: 15px; background-color: #000080; border: 1px solid black; margin-right: 5px;"></span> G2   Silicon District     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #cc0000; border: 1px solid black; margin-right: 5px;"></span> GC   General Commercial          | <span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> UV   Urban Village        |

**FUTURE LAND USE MAP  
OFFICE/BUSINESS**



**Legend**

Light Yellow	Low Density Residential
Orange	Medium Density Residential
Brown	High Density Residential
Red	Commercial
Blue	Office/Professional
Light Blue	Office/Business
Purple	Mixed-Use Office/Professional
Pink	Mixed-Use Commercial
Dark Purple	Mixed-Use Transit Village
Green	Open Space

**DE-ANNEXATION JUSTIFICATION**

O.C.G.A. 36-36-22. De-annexation; authority; procedures; identification; status of lands.

*Authority is granted to the governing bodies of the several municipal corporations of this state to de-annex an area or areas of the existing corporate limits thereof, in accordance with the procedures provided in this article and in Article 1 of this chapter, upon the written and signed applications of all of the owners of all of the land, except the owners of any public street, road, highway, or right of way, proposed to be de-annexed, containing a complete description of the lands to be de-annexed and the adoption of a resolution by the governing authority of the county in which such property is located consenting to such de-annexation. Lands to be de-annexed at*



*any one time shall be treated as one body, regardless of the number of owners, and all parts shall be considered as adjoining the limits of the municipal corporation when any one part of the entire body abuts such limits. When such application is acted upon by the municipal authorities and the land is, by ordinance, de-annexed from the municipal corporation, an identification of the property so de-annexed shall be filed with the Department of Community Affairs and with the governing authority of the county in which the property is located in accordance with Code Section 36-36-3. When so de-annexed, such lands shall cease to constitute a part of the lands within the corporate limits of the municipal corporation as completely and fully as if the limits had been marked and defined by local Act of the General Assembly.*

**Applicant Response:**

On behalf of The ORA Group, LLC, I am requesting that the above referenced parcel be de-annexed from Forest Park. This request is being made in order to combine this parcel with the adjacent parcel also owned by The ORA Group (ID 13019A D015) shown on the map submitted with the de-annexation application. Having only one governing authority approving development decisions on what for practical purposes is one parcel will allow me much more flexibility to market and develop the property. This is especially important in light of the fact that the 0.962-acre parcel in Forest Park serves as a logical point to access the rest of the property. It is my hope that the Council will look favorably upon my request and allow the property to be de-annexed.

**Staff Recommendation:** Upon review and analysis of the subject property, the de-annexation of the 0.96-acre parcel will have no significant impact on the total tax digest of the city. Therefore, staff has no objection to the de-annexation request.

## Property Detail Report for:



### CONLEY RD, FOREST PARK, GA, 30297-

#### Owner Information:

Owner Name: **THE ORA GROUP LLC**  
 Mailing Address: **125 ST GABRIEL WAY, FAYETTEVILLE, GA, 30215-5538**  
 Vesting Code: Vesting Code Desc:  
 Owner Type:

#### Location Information:

Legal Description:  
 County: **CLAYTON** Parcel No. (APN): **13-014D- A0-02Z**  
 FIPS Code: **13063** Alternative APN: **13014D A002Z**  
 Census Trct/Blk: **040302 / 1** Legal Book/Page:  
 Twncshp-Rnge-Sect: **--** Map Ref:  
 Legal Land Lot: School District:  
 Legal Block:  
 Subdivision:

#### Last Market Sale Information:

Recording Date: **7/19/2019** New Construction:  
 Sale Date: **7/19/2019** 1<sup>st</sup> Mtg Amount:  
 Sale Price: **\$150,000** 1<sup>st</sup> Mtg Type:  
 Price Per SF: 1<sup>st</sup> Mtg Doc No:  
 Price Per Acre: **\$156,250** Sale Doc No:  
 Deed Type: Transfer Doc No:  
 Sale Type:  
 Title Company:  
 Lender:  
 Seller Name:

#### Last Transfer of Ownership:

Recording Date: Book Number:  
 Document Number: Page Number:  
 Doc. Type:

#### Prior Sale Information:

Recording Date: Sale Type:  
 Sale Date: Transfer Doc. No.:  
 Sale Price: New Construction:  
 Sale Doc. No.:  
 Seller Name:  
 Title Company:  
 Lender:

#### Property Characteristics:

Building Area (SF): Total Rooms:  
 No. of Units Bedrooms:  
 No. of Stories: Bathrooms:  
 Yr Built/Effective: / Basement:  
 Condition: Basement Area (SF):  
 Construction: Heat Type:  
 Roof Type: **511085598\_4296** Air Cond Type:  
 Roof Material: Fireplace:  
 Parking Spaces: **0**

#### Site Information:

Zoning: **R** Assessor Acreage: **0.96**  
 County Use Code: **100** Calculated Acreage: **1.1174**  
 County Use Code Desc: **RESIDENTIAL VACANT** Assessed Lot SF: **41,818**  
 Land Use Code: **8001** Calculated Lot SF: **48,674**  
 Land Use Desc: **RESIDENTIAL-VACANT LAND** Assessor Lot W/D: **10100 /**

Land Use Category: **VACANT LAND**  
Topography:

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**Tax and Value Information:**

Assessed Year:	<b>2021</b>	Market Value Year:	<b>2021</b>	Tax Year:	<b>2021</b>
Total Assd. Value:	<b>\$4,400</b>	Land Market Value:	<b>\$11,000</b>	Tax Rate Code:	<b>3</b>
Land Value:	<b>\$4,400</b>	Market Imprv. Value:		Property Tax:	<b>\$153</b>
Improvement Value:		Total Market Value:	<b>\$11,000</b>	Tax Exemption:	
Improvement %:		AVM Value:			

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**Hazard Information:**

Flood Zone:		Wetland Type:	
Flood Panel:	<b>13063C0038F</b>	Wetland Classification:	
Flood Panel Date:	<b>06/07/2017</b>		