

STAFF REPORT – Preliminary Plat

Public Hearing Date: April 17, 2025

Case: PP-2025-01

Current Zoning: Single Family Residential District (RS)

Proposed Request: Approval of the Preliminary Plat for 730 South Ave and 5050 Park Ave to subdivide a 0.648 +/- acre parcel to create seven (7) lots to construct six (6) single-family detached homes within the Single-Family Residential District (RS).

Ward: 2

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

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Freeman JR Billy/Technique

Concrete Construction LLC

Address: 944 Astor Avenue

City/State: Forest Park, GA 30297

Applicant:

Name: Sandy Epstein (Billy Freeman-Technique)

concrete Construction, LLC)

Address: 730 South Ave & 5050 Park Ave

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050C G001, 13050C G021

Acreage: 0.641

Address: 730 South Ave & 5050 Park Ave

FLU: Low Density Residential

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 730 South Ave and 5050 Park Ave to subdivide two parcels of land equally 0.641+/- acre to create 6 detached single-family homes. The intent of the development is to provide additional housing options within the neighborhood by constructing six new single-family homes. The development aims to better utilize the subject property to increase density in alignment with current development trends. Lot One, an existing single-family home, will remain and is not part of the proposed development.

FINDINGS OF FACT

The subject property is two parcels located on Cherry Street between South Avenue and Park Avenue, with approximately 0.641+/- acre. The applicant has met with staff to discuss this project and has previously received approval from the Urban Design review board for architectural design and Planning commission for variances associated with the development of the property. The applicant is seeking approval of the Preliminary Plat to begin the process of developing six (6) single-family detached homes. Adjacent zoning land use north of the subject property consists of the Institutional Commercial District (IC), and east, west and south of the subject property is zoned Single Family Residential District (RS).

Proposed Development: The applicant is seeking approval of the Preliminary Plat to facilitate the construction of six (6) single-family detached homes. Each home is proposed to be a two-story structure, with a square footage of approximately 1,500 SF, and each unit will include a single-car garage.

Consistency with Planning Goals: The proposed development aligns with the goals of increasing housing density within the area while maintaining compatibility with the surrounding residential and commercial uses. The development will contribute additional living units to the neighborhood, enhancing the overall housing stock.

Comprehensive Plan Consideration: The proposed preliminary plat is consistent with the objectives of the city's comprehensive plan and future land use, which supports residential development and appropriate land use density within areas zoned for single-family residential use.

Conformance with Zoning Requirements: The proposed development complies with the zoning requirements for the Single-Family Residential District (RS), as well as with the variances previously granted by the Planning Commission.

Impact on Surrounding Area: The proposed development of six (6) single-family homes will be thoughtfully designed to complement the character of the surrounding neighborhood, while incorporating a modern aesthetic with architectural elements reviewed and approved by the Urban Design Review Board. The development is expected to have a minimal impact on the surrounding area in terms of traffic, infrastructure, and overall neighborhood character.

Public Infrastructure and Services: The subject property benefits from access to existing public infrastructure, including roads, utilities, and essential services required to support the proposed development. Additionally, the applicant has committed to installing public sidewalks that will extend from the development's starting point at the corner of South Avenue and Cherry Street to its terminus at the corner of Cherry Street and Park Avenue, ultimately leading to Starr Park.

Single Family Residential District (RS)

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Institutional Commercial District (IC)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP

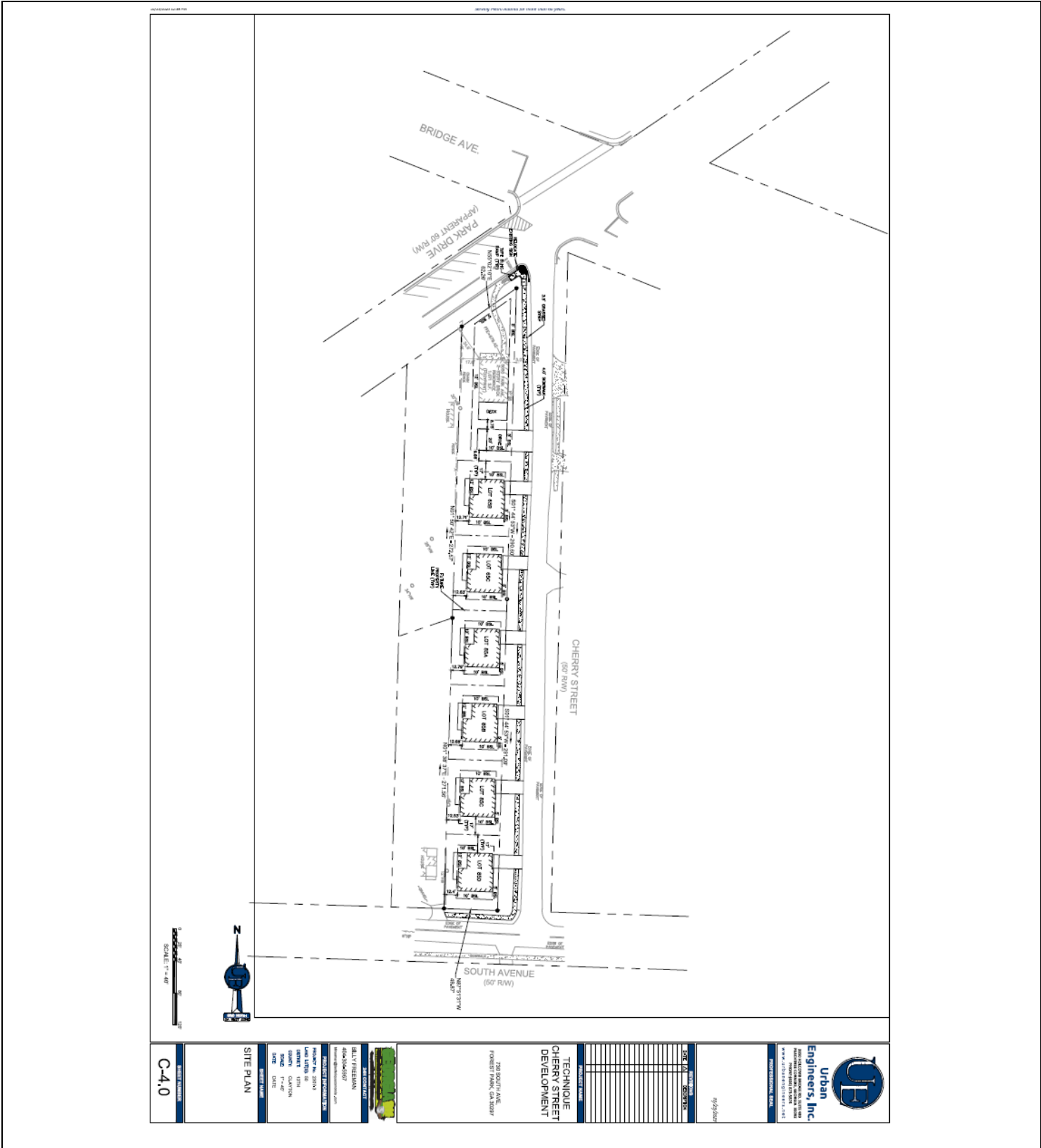


CURRENT SITE PHOTOS/CONDITIONS

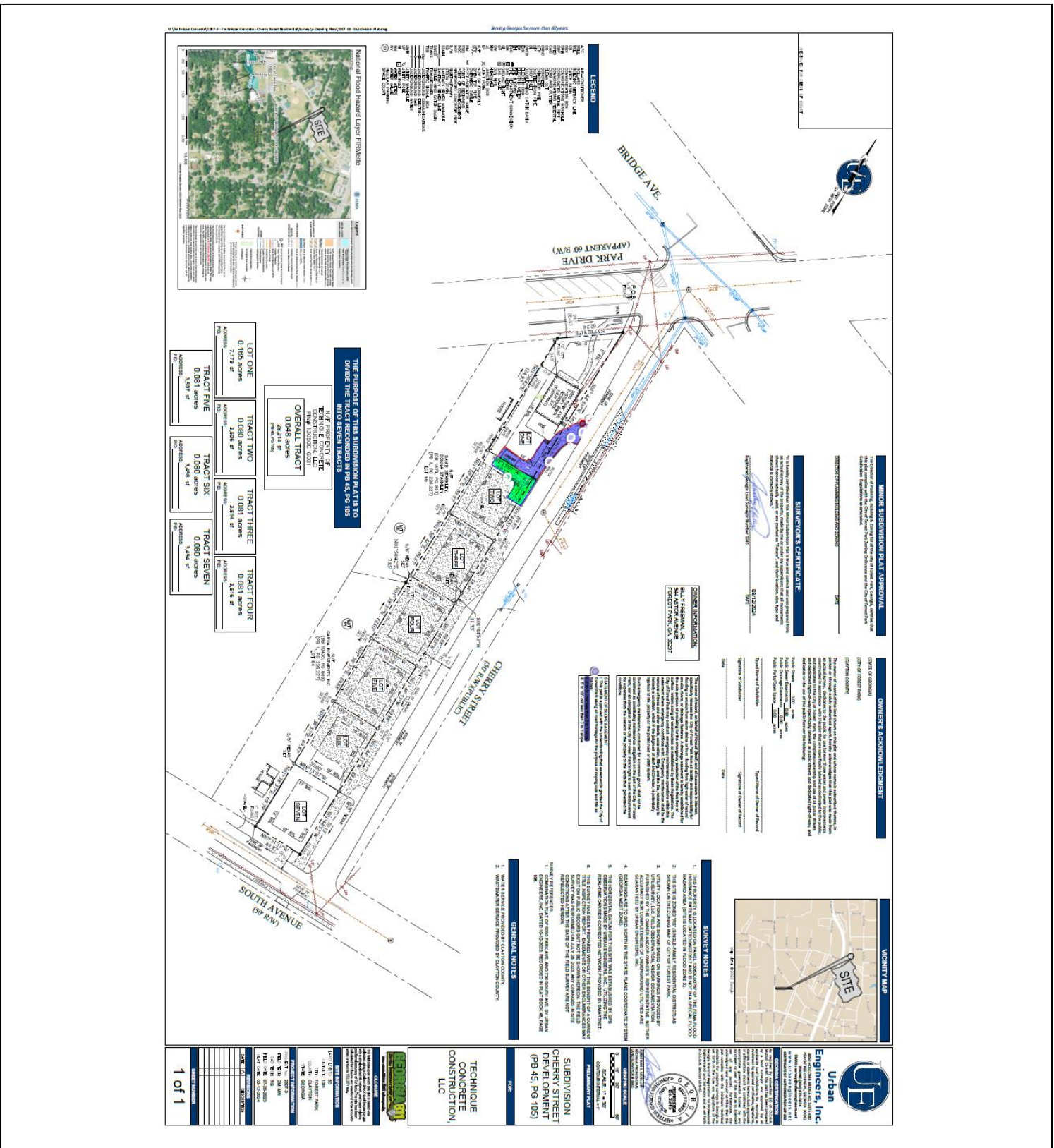




SITE PLAN



SITE PLAT



STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 730 South Ave and 5050 Park Ave 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 the design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
3. Sidewalks will be installed from the development's starting point at the corner of South Avenue and Cherry Street to its terminus at the corner of Cherry Street and Park Avenue, which will serve each lot, and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan