



CITY OF FOREST PARK

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

PLANNING COMMISSION STAFF REPORT

Hearing Date: April 17, 2025

Date: April 4, 2025

Case #: TA-2025-0001 Mini-Storage/Self-Storage Facility Text Amendment

Prepared By: Nicole C.E. Dozier, Planning & Community Development Director

Staff Recommendation: Approval

APPLICANT

Name: City Staff

Site Address: City-Wide

City/State: Forest Park, GA

Request: Approval of mini-storage and self-storage facility definitions and development standards.

BACKGROUND

To ensure adequate development of storage facilities throughout the city, definitions and development standards have been developed to incorporate these facilities based on mass and scale of surrounding structures. These defined terms and development standards will provide clarity and direction to the storage development community.

Attachment(s): 1. Text Amendment Language

Sec. 8-8-4 Definitions

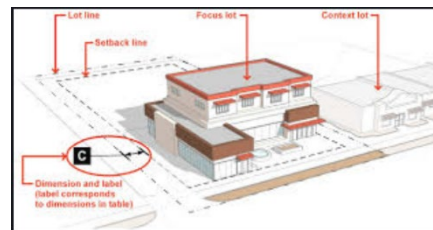
Mini-Storage Short-term rental storage rooms, locker or units in a single building.

Self-Storage Facility Short-term rental space with rooms, lockers, containers with or without outdoor storage space grouped together on a parcel.

Sec. 8-8-97 Mini-Storage, Self-Storage Facility

A. Mini-Storage

1. Permitted as a conditional use in GC zoning.
2. Minimum lot size: 21,780 sq. ft.
3. Maximum Lot Coverage: 50%
4. Building must have stepped back setback.
5. Maximum Building height: 4 Stories
6. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.



B. Self-Storage Facility

1. Permitted as a conditional use in GC zoning.
2. Minimum lot size: 1 acre
3. Maximum Lot Coverage: 50%
4. Maximum Building Height: 1 story
5. Diveway Depth: 40 ft. Minimum
6. Interior Aisle Width: 25 ft. Minimum
7. All vehicular circulation and parking within the site shall have concrete or asphalt surfaces.
8. The site must be a one entry/exit loop drive design.
9. Any storage of watercraft, RVs or other similar vehicles shall be screened from view by fencing from any street right-of-way to the rear of the property.

B. Prohibited uses. The following uses shall be prohibited within self-storage facilities:

- (1) Individual storage bays shall not be considered or used as a premise for assigning a legal address.
- (2) Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.

(3) Uses not related to the temporary storage of personal property including use as a residence, office, workshop (including vehicle, appliance or equipment repair), studio, band rehearsal area or other place of business or worship are prohibited.