



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 608-2300 Fax: (404) 608-2306

Staff Report – Conditional Use Permit

Public Hearing Date: March 21, 2024

City Council Meeting: April 1, 2024

Case: CUP-2024-01

Current Zoning: GC – General Commercial District

Proposed Request: Applicant is requesting a Conditional Use Permit to open and operate a childcare center for children aged 6 weeks to 12 years of age within the Single-Family Residential District (RS).

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval of Conditional Use

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: Arzeria Davis	Name: Arzeria Davis
Address: 4959 & 4965 West St	Address: 4959 & 4965 West St
City/State: Forest Park, GA 30297	City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13051D A067 and 13051D A066	Acreage: 0.43 and 0.26
Address: 4959 and 4965 West St, Forest Park, GA 30297	FLU: Office/Professional

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use Permit to open and operate a childcare center for children aged 6 weeks to 12 years of age at 4959 and 4965 West St. The applicant is proposing to utilize each building at this location to cater to the specific needs of each age group. One building will be used to serve infant and toddlers from 6 weeks of age to 2 years old, another building will be used to serve preschool and Pre-Kindergarten children ages 3-5 and the last building will be used to served school aged children ages 5-12 years of age. The operation hours will be Monday through Friday 7am - 6pm. This property is located within the Single-Family Residential District (RS). Per Section 8-8-28 Single-Family Residential District (RS), Pre-K and day care centers require conditional use permits to operate within this district. Currently, the property is located within a residential neighborhood.

Property Zoned General Commercial District (GC)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS- Single Family Residential	East	RM- Multiple Family Residential
South	RS- Single Family Residential	West	RS- Single Family Residential

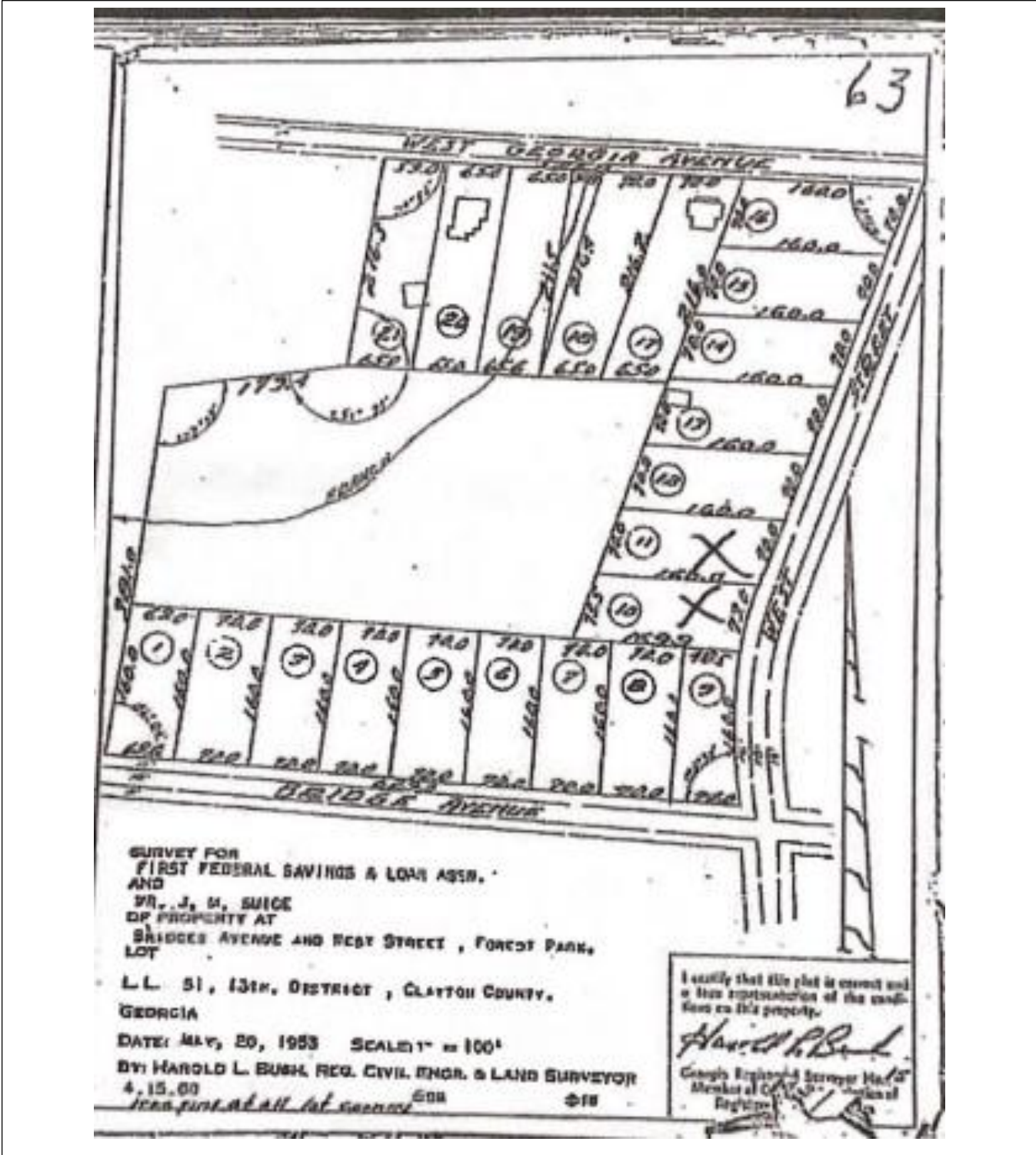
AERIAL MAP



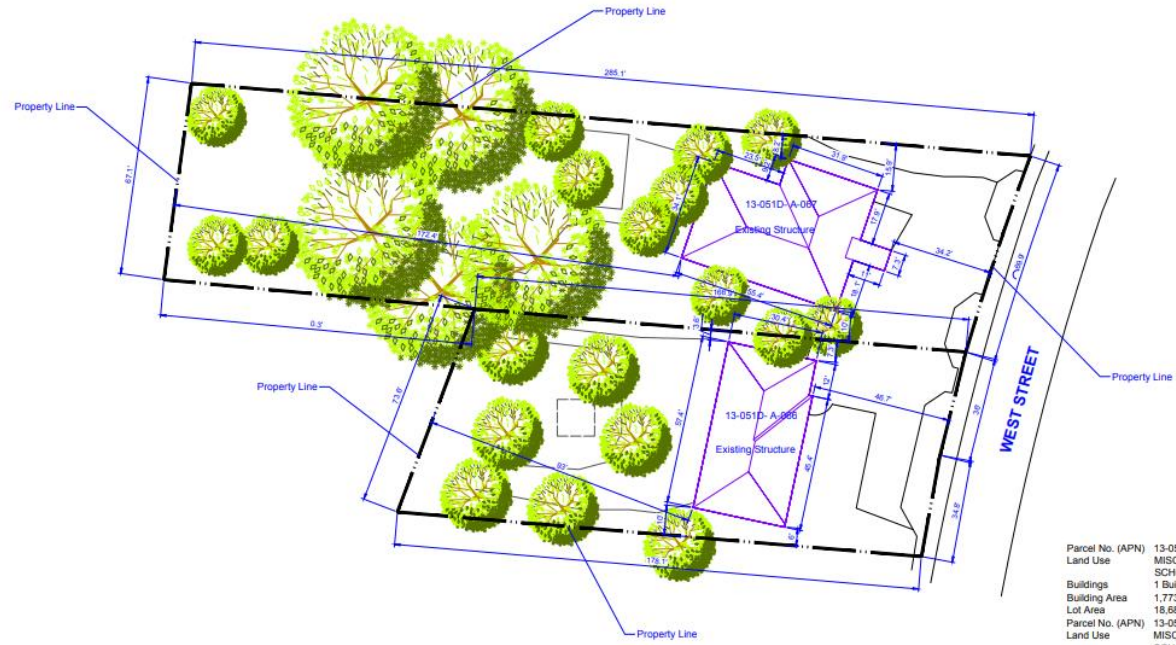
ZONING MAP



SURVEY



SITE PLAN



Parcel No. (APN)	13-051D- A-067
Land Use	MISCELLANEOUS
	SCHOOL
Buildings	1 Building
Building Area	1,773 SF
Lot Area	16,687 SF (0.43 ACRES)
Parcel No. (APN)	13-051D- A-066
Land Use	MISCELLANEOUS
	SCHOOL
Buildings	1 Building
Building Area	1,377 SF
Lot Area	11,456 SF (0.26 ACRES)

ADDRESS: 4959 and 4965 West Street
 Forest Park, Ga, 30297
 Scale: 1"=30'

THIS IS NOT A LEGAL SURVEY, NOR IS IT INTENDED TO BE OR REPLACE ONE
 This work product represents only generalized locations of features, objects or boundaries and should not be relied upon as being legally authoritative for the precise location of any feature, object or boundary.



SITE PHOTOS





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 compatible and consistent with the City's land use and development goals and objectives. The property is located within the Single-Family Residential District (RS) and was previously a childcare center. The property has since obtained new ownership with a new business name.
- 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 not have a significant impact on the transportation infrastructure due to the previous use, however, depending on the number of students enrolled, traffic could increase around drop off and pick up times which can cause an increase of traffic in the area that could potentially aid in congestion in the streets within the area.
- 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 depending upon enrollment size and based off the previous use of property prior to new ownership.
- 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?** No.
- 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 considering the previous use of this property was a childcare center in the past.
- 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 Single Family Residential District (RS), and childcare centers are permitted within this district as long as approved for conditional use. As long as applicant communicates with neighboring residents about school schedules to ensure it does not disturb daily lives of surrounding residences.

- 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 appears suitable for the nearby properties based on the City of Forest Park Zoning Ordinance Sec 8-8-28 Single Family Residential District (RS). This section of the ordinance states that Pre-k and Daycare centers are permitted as a conditional use under this said ordinance. There is no indication of any potential detrimental causes that would decrease the property value of surrounding or adjacent property.
- 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 **APPROVAL OF A CONDITIONAL USE PERMIT** to open and operate a childcare center for children aged 6 weeks to 12 years of age within the Single-Family Residential District (RS). **WITH THE FOLLOWING CONDITIONS:**

1. The applicant must adhere to the City of Forest Park, GA Zoning Ordinance Parking standards outlined in Section 8-8-90.

Attachments Included:

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