



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: September 21, 2023

City Council Meeting: October 2, 2023

Case: CUP-2023-07

Current Zoning: GC – General Commercial District

Proposed Request: Applicant is requesting a Conditional Use Permit to open and operate a small event space within the General Commercial District (GC).

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Conditional Use

APPLICANT INFORMATION

Owner of Record:		Applicant:	
Name:	Vivian Banduka	Name:	Vivian Banduka
Address:	4035 Jonesboro Rd. Ste. 280	Address:	4035 Jonesboro Rd. Ste. 280
City/State:	Forest Park, GA 30297	City/State:	Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number:	13015B A001	Acreage:	0.27
Address:	4035 Jonesboro Rd. Ste. 280, Forest Park, GA 30297	FLU:	Commercial

SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use to open and operate a small event space at 4035 Jonesboro Rd. Ste 280. Previously, the applicant owned the event center at this location with prior business partners, but due to changing of ownership and business name change, applicant was required to resubmit for CUP. This property is located within the General Commercial District (GC). Per Section 8-8-40 General Commercial District (GC), Places of assembly require conditional use permits to operate in the General Commercial District. Currently, the property is located within a commercial strip center.

Property Zoned General Commercial District (GC)
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	GC- General Commercial District	East	GC- General Commercial District
South	GC- General Commercial District	West	LI- Light Industrial District

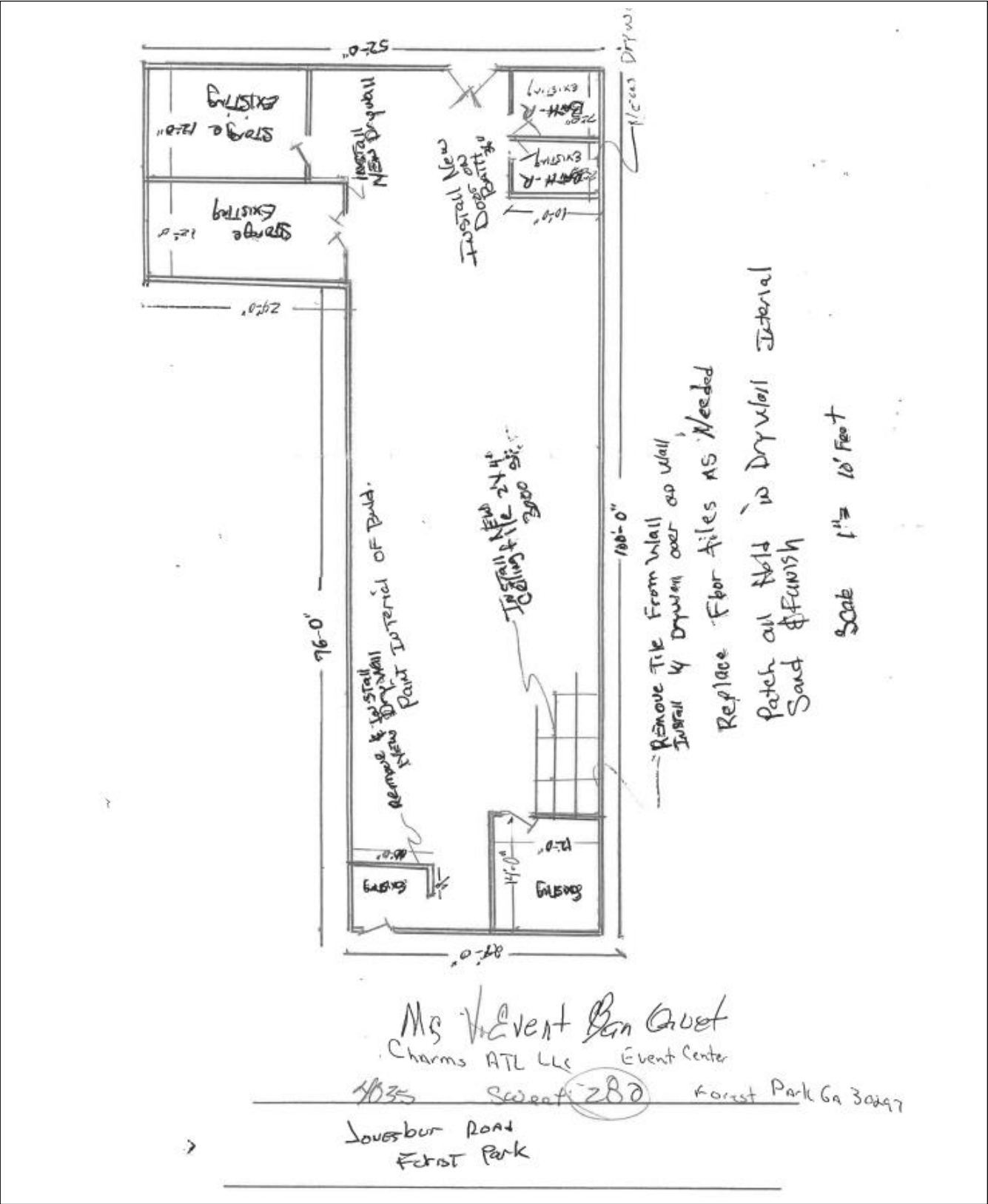
AERIAL MAP



ZONING MAP



SITE PLAN



Ms. Event Center
 Charms ATL LLC Event Center
 4035 Sweetgum Forest Park Ga 30297
 Louisa Road
 Forest Park

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 a commercial strip center that encompasses a variety of businesses.
- 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, however, depending on the number of people attending each event during operation hours, there could be 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 if event space attendee numbers are minimized. The proposed use can affect emergency access if there is an overflow of parking.
- 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.
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 General Commercial and there are other commercial properties surrounding it. As long as applicant communicates with neighboring businesses about scheduled events to ensure it does not disturb operations of surrounding businesses.
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. This event/Banquet center has previously been at this location, the applicant has changed from partnership to sole ownership with a new business name.
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. 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 allow a small event venue within the General Commercial (GC) District. **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.
2. The applicant will provide a letter of approval/consent from neighboring businesses providing consent of type of business to ensure no disruption of the current tenant/businesses.
3. The applicant will provide written policy to guests on limited parking spaces.
4. Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.