



# CITY OF FOREST PARK

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

## Conditional Use Permit Staff Report

Planning Commission Hearing Date: September 19, 2024

**Date:** September 4, 2024

**Case #:** CUP-2024-03

**Prepared By:** Latemia Richards, Planner I *LR*

**Staff Recommendation:** Denial

### APPLICANT & PROPERTY INFORMATION

**Name:** Dadrean Lakes

**Site Address:** 1042 Main Street

**City/State:** Forest Park, GA 30297

**Parcel ID #:** 13049B F002B

**Ward #:** 3

**Acreage:** 0.34

**Zoning:** DM – Downtown Mainstreet District

**FLU:** MXD TVD – Mixed-Use Transit Village

**Request:** Applicant is requesting a Conditional Use Permit to open and operate a childcare center for children aged 6 weeks to 12 years old within the Downtown Mainstreet District (DM).

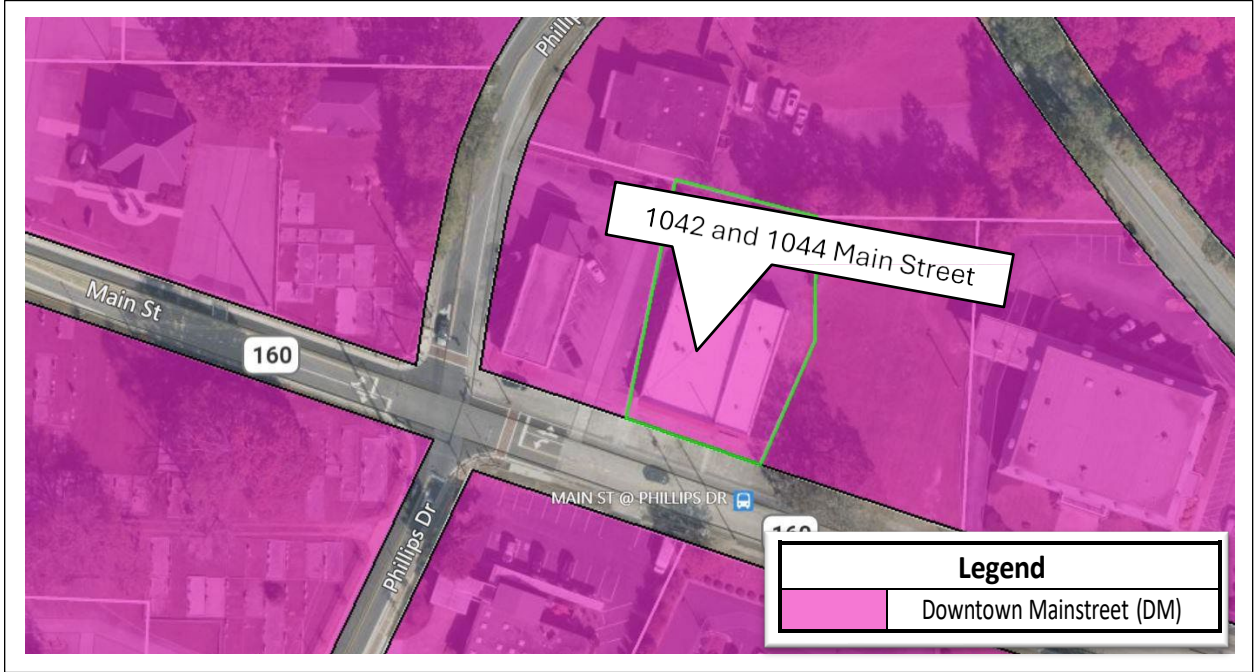
### BACKGROUND

The applicant is requesting a Conditional Use Permit to open and operate a childcare center for children aged 6 weeks to 12 years old at 1042 Main Street. The applicant is proposing to utilize two units addressed 1042 and 1044 Main Street at this location to cater to the specific needs of each age group. The operation hours will be Monday through Friday 7am - 6pm. This property is located within the Downtown Mainstreet District (DM). Per Section 8-8-30.- Downtown Mainstreet (DM), Pre-K and Day Care centers require a Conditional Use Permit to operate within this district.

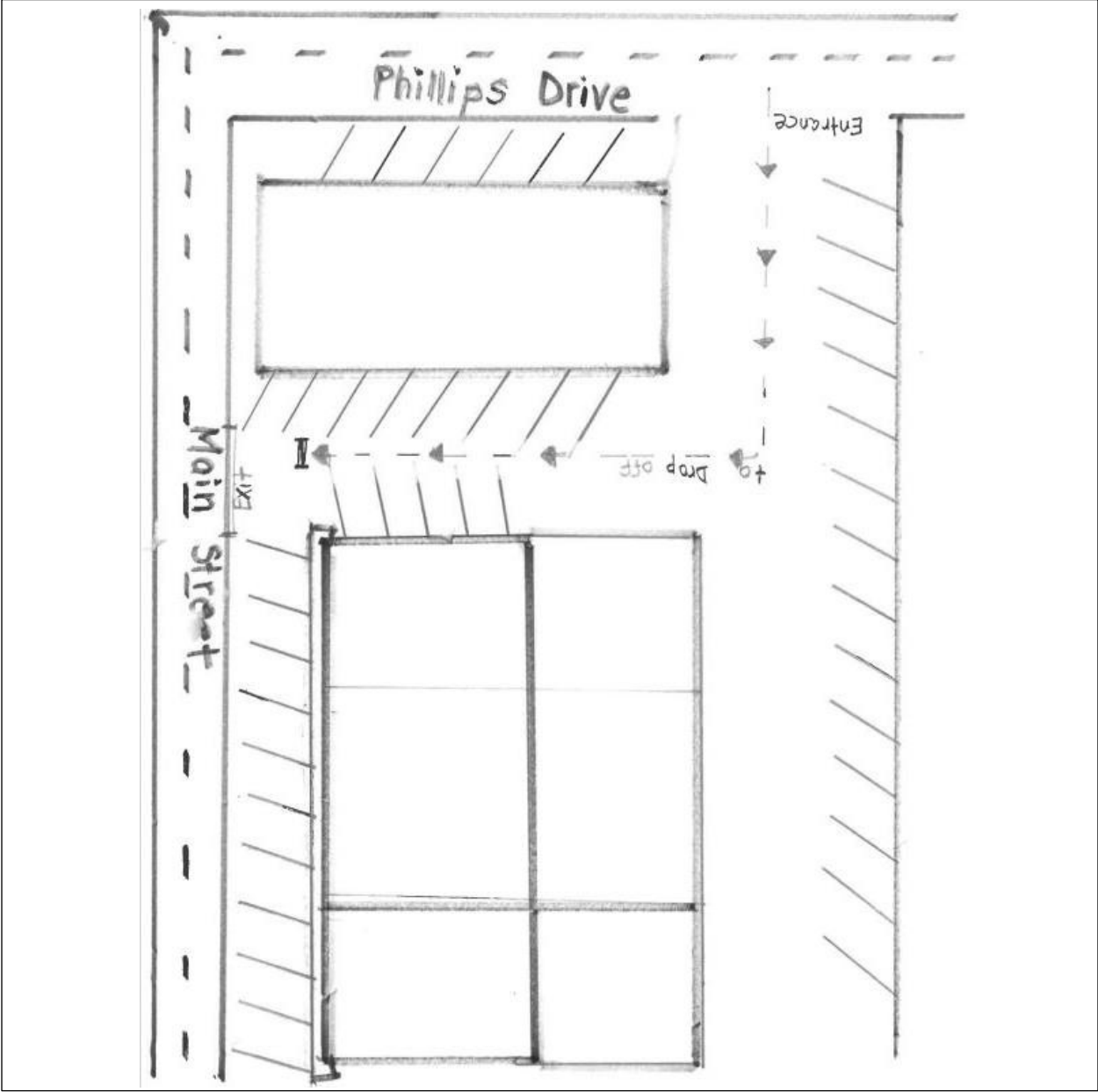
# AERIAL MAP



**ZONING MAP**



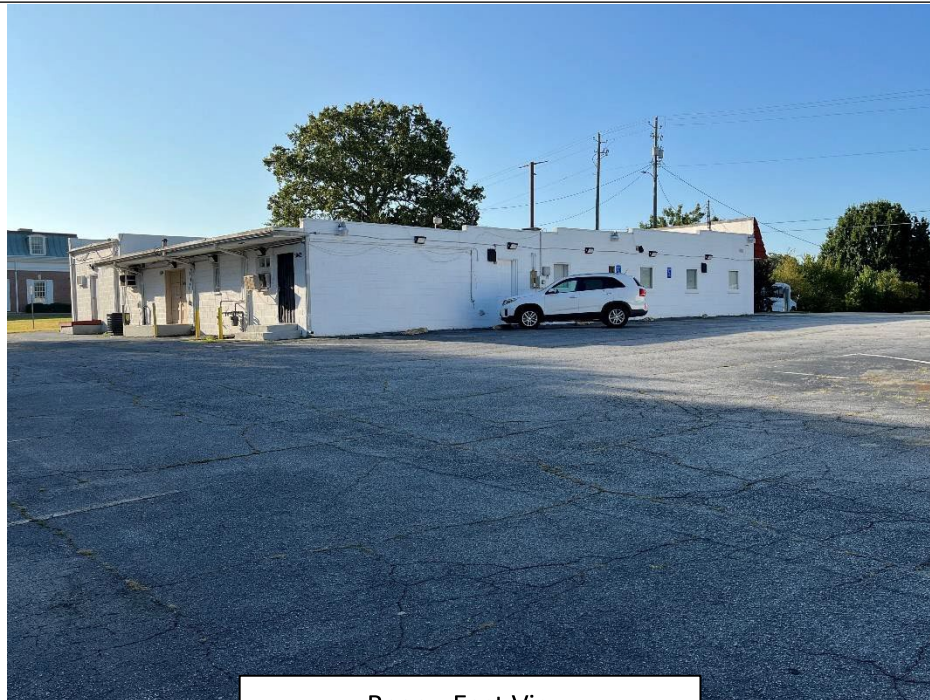
**SURVEY**



**SITE PHOTOS**



Front – East View



Rear – East View



Front – West View



Rear – West View

## ZONING CRITERIA AND ANALYSIS

**1. The existing land uses and zoning classifications of nearby property.**

Direction	Zoning & Use		Direction	Zoning & Use
North	DM- Child Daycare Center		East	DM- Commercial businesses
South	DM- Shopping Plaza		West	DM- Church

**2. The suitability of the subject property for the zoned purposes.**

A daycare center is permitted as a conditional use.

**3. The extent to which the property values of the subject property are diminished by the particular zoning restrictions.**

The property values of the subject property will not diminish the zoning restrictions.

**4. The extent to which the diminution of property values of the subject property promotes the health, safety, morals, or general welfare of the public.**

The subject property will not cause diminution of property values.

**5. The relative gain to the public, as compared to the hardship imposed upon the individual property owner.**

The relative gain to the public is providing quality childcare for the community.

**6. Whether the subject property has a reasonable economic use as currently zoned.**

The subject property has reasonable economic use as currently zoned.

**7. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property.**

The subject property has been vacant for almost one year. Previous businesses were a supermarket and clothing retail store.

**8. Whether the proposed zoning will be a use that is suitable in view of the use and development of adjacent and nearby property.**

The proposed zoning is not suitable for the use and development of adjacent property and nearby property as there is a daycare center behind the property and traffic congestion will increase on Phillips Drive and Main Street.

**9. Whether the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.**

The proposed use may have adverse effects on the existing uses within the building as the two units are right next to Minuteman Press.

**10. Whether the zoning proposal is in conformity with the policies and intent of the land use.**

The zoning proposal is not in conformity with the policies and intent of the land use as the site has a Future Land Use Designation as Mixed-Use Transit Village which allows for a mixture of neighborhood-friendly, commercial, office, and residential uses in vertical arrangement.

**11. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.**

The zoning proposal might cause excessive use of existing streets, transportation facilities, utilities, or schools. The daycare center behind the subjected property uses Phillips Drive as an entrance for drop-off and pick up times.

**12. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the zoning proposal.**

The existing condition affecting the use and development of the property is the spacing for the outdoor play area for each child. Per Sec. 8-8-78.3(3)- *Daycare standards, each child day care facility shall provide not less than 200 feet of outdoor play area for each child based on maximum permissible enrollment.*

**STAFF RECOMMENDATION**

The applicant does not meet all zoning criteria for approval. Therefore, Staff recommends **Denial** of the Conditional Use Permit to open and operate a childcare center for children from this location.

**Attachments Included:**

- Accompanying materials



## Letter of Intent\*

In detail, provide a summary of the proposed project in the space provided below or on a separate sheet. Include the proposed use of each existing or proposed building, and the proposed land use.

The facility intended for use will be proposed for existing childcare services. Little Angels Christian Academy has been in business for 3 years, currently located on West St. here in Forest Park. LACA would like the opportunity to continue providing quality childcare for our community children. We have acquired building located at 1042 & 1044 Main Street Building (A) is 1800sf and building (B) is 1800sf, which will house our students and staff. We will utilize the entire wrap around parking lot for employee parking and pick up & drop off of our student

How is the proposed use consistent with the existing zoning requirements?

It would be consistent and mesh in fine, as there is another school in close proximity. It meets zoning requirements.

To what extent will or could the proposed use cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or other public facilities?

Our proposed use would cause little to no burdensome of traffic or interference due to the facilities wrap around parking lot. We will provide detailed signage, located in the parking lot as well as a parking lot attendant to assure is ran properly.

What environmental impacts would the proposed project have?

There will be no negative environment impact from the facility. All trash would be bagged and properly placed in the trash dumpster, located in the back of the building.

What adverse affects does the proposed use have on the adjacent properties and how it will impact the character of the neighborhood?

There will be little to no adverse affects to any adjacent properties as I have already established a clientele. LACA will provide a fresh look to the area, which will increase awareness of thriving and quality businesses within the area.

What impact will the proposed use have on established property values and on the public health, safety, morality, comfort, and general welfare of the residents of the city?

The improvements made to the building will raise the property value and provide quality childcare for the community and surrounding areas.

Phillips Drive

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Entrance

Main Street

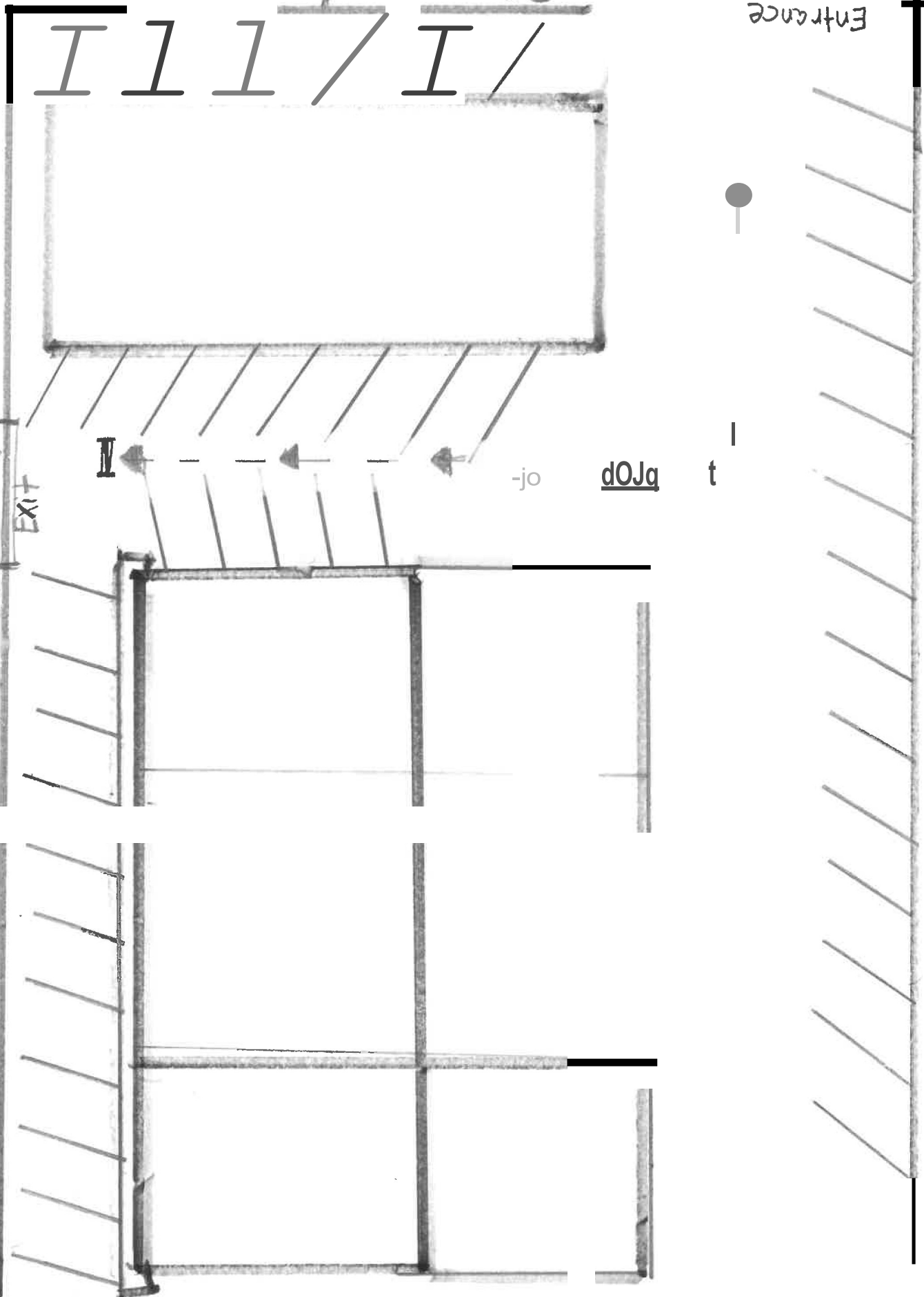
Exit

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# Legal Description

## SCHEDULE A Continued

### Exhibit "A"

BEGINNING ON THE NORTHERN SIDE OF **MAIN** STREET, FOREST PARK, GEORGIA, A DISTANCE OF 100.96 FEET S 74° 21' 30" E (AS MEASURED ALONG THE NORTHERN SIDE OF MAIN STREET FROM THE EASTERN SIDE OF PHILLIPS DRIVE); RUNNING THENCE N 15° 31' E 149.64 FEET TO A NAIL IN PAVEMENT; THENCE S n° 56' E 80.93 FEET TO A NAIL IN PAVEMENT; THENCE S 14° 18' 39" W 154.73 FEET TO AN IRON PIN ON THE NORTH SIDE OF MAIN STREET; AND THENCE N 74° 21'30" W 84.04 FEET TO THE POINT OF BEGINNING.