



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-2024-02

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

Staff Recommendation: Approval

APPLICANT & PROPERTY INFORMATION

Name: India Evans

Site Address: 4914 West Street

City/State: Forest Park, GA 30297

Parcel ID #: 13050A D001

Ward #: 2

Acreage: 1.38

Zoning: RM – Multiple Family Residential District

FLU: Medium Density Residential

Request: Applicant is requesting a Conditional Use Permit to open and operate a childcare center children from Infancy to Pre-Kindergarten within the Multiple Family Residential District (RM).

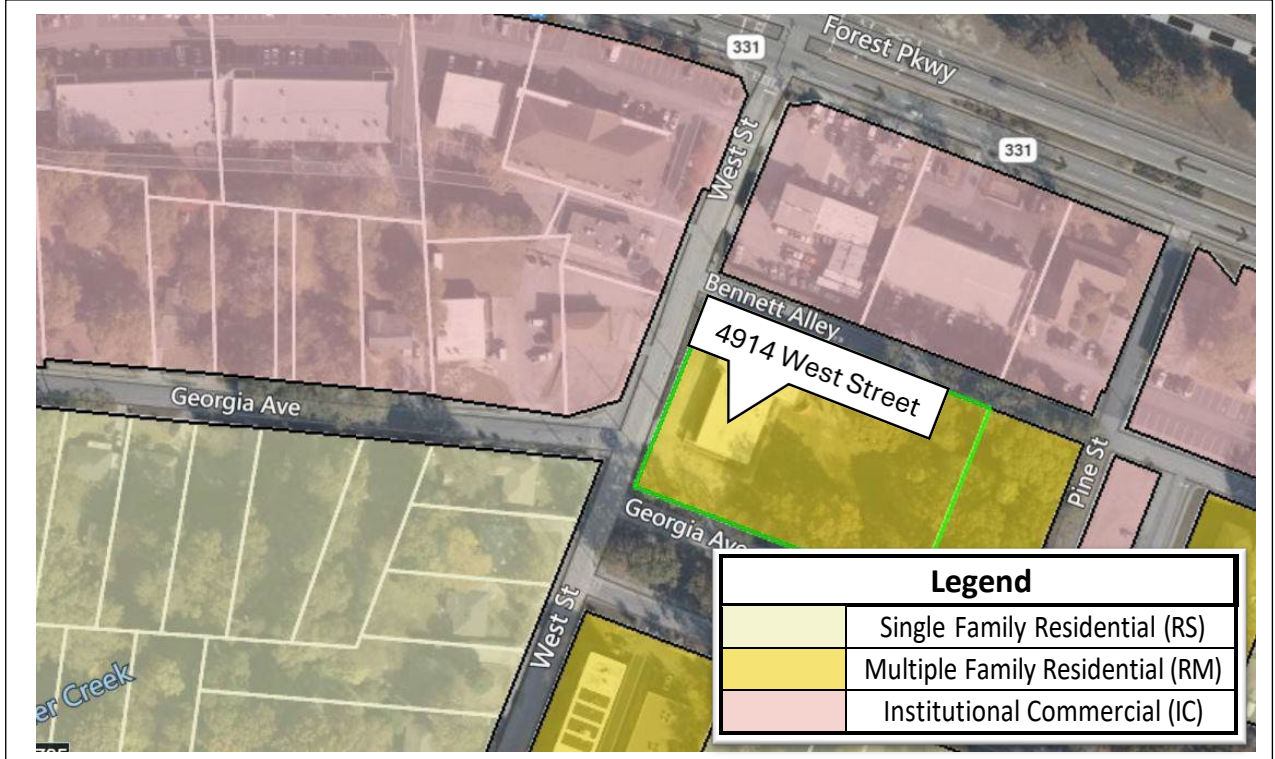
BACKGROUND

The applicant is requesting a Conditional Use Permit to open and operate a childcare center for children from infancy to pre-kindergarten at 4914 West Street. The applicant is proposing to utilize the existing building to offer a safe, nurturing, and educational environment. The majority of the building will consist of five age-specific classrooms. The rest of the building will consist of an equipped kitchen for meal preparation, waiting area for parents and visitors, reception area, and administrative offices. The operation hours will be Monday through Friday 7am - 6pm. This property is located within the Multiple Family Residential District (RM). Per Sec. 8-8-32. – Multiple Family Residential District (RM), Pre-K and Day Care centers require a Conditional Use Permit to operate within this district. The property is located within a residential neighborhood.

AERIAL MAP



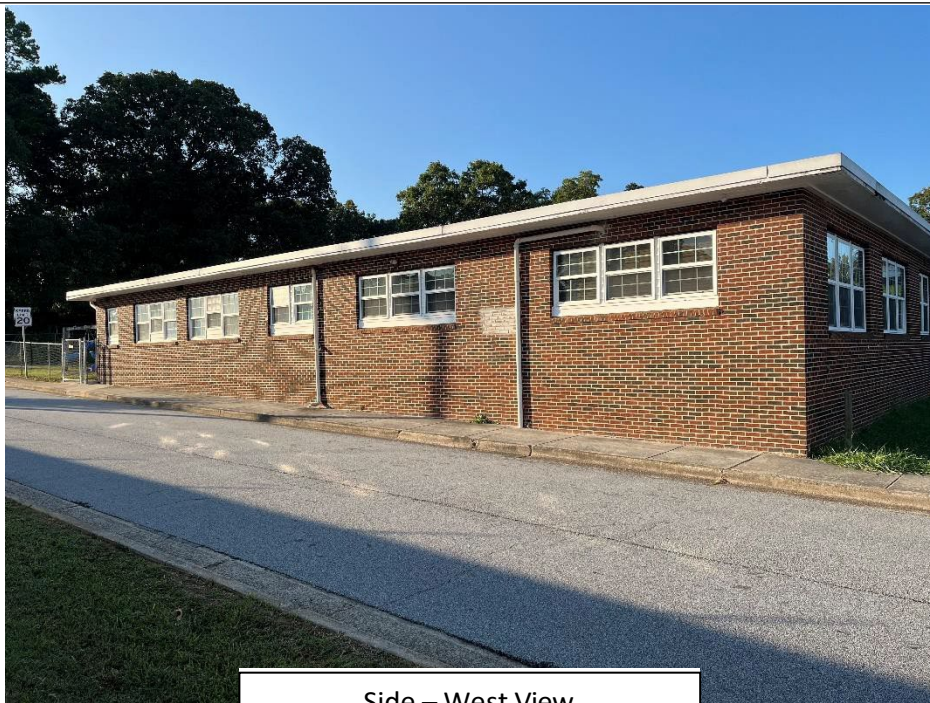
ZONING MAP



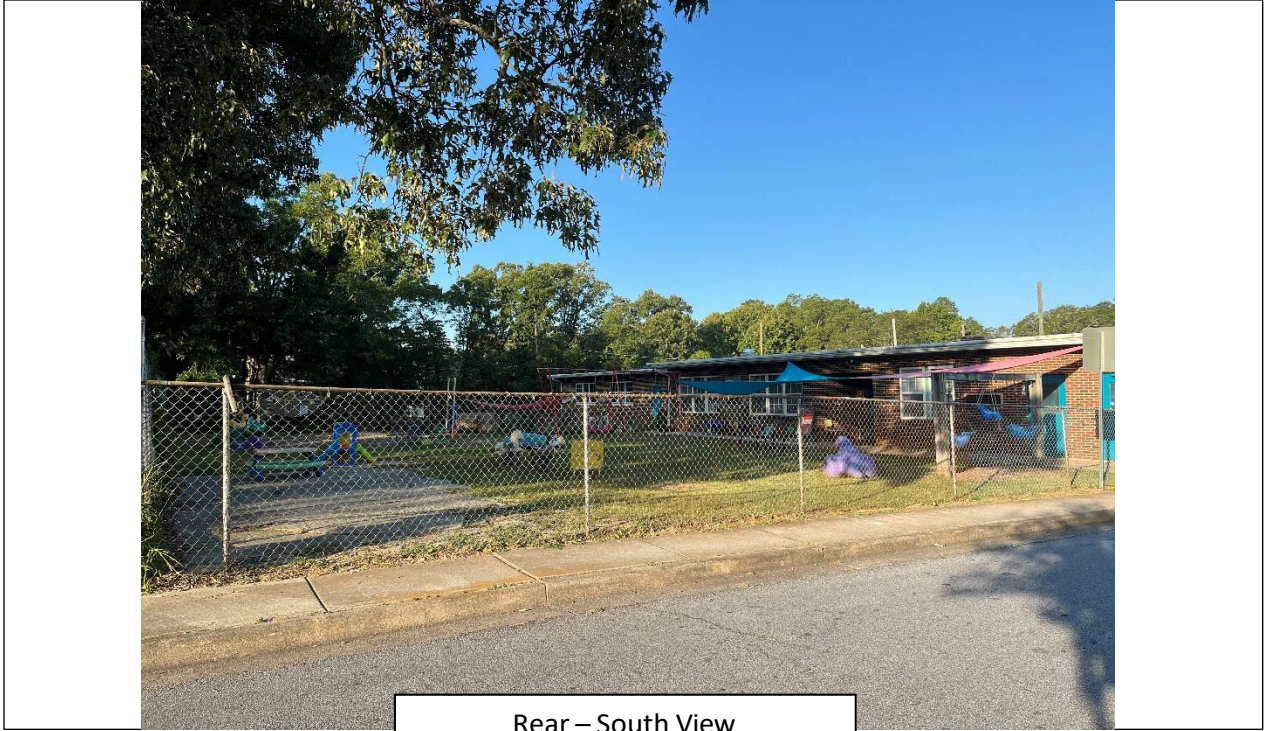
SITE PHOTOS



Front – North View



Side – West View



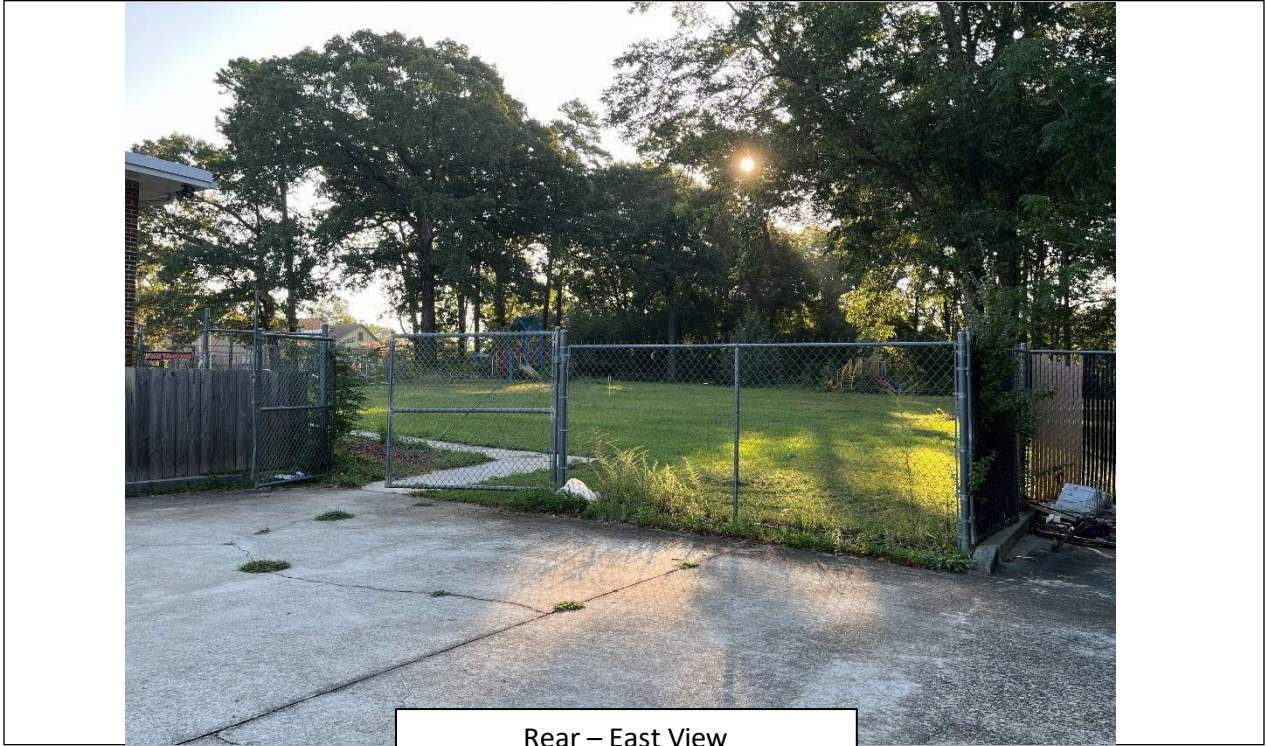
Rear – South View



Front – East View



Side – East View



Rear – East View

ZONING CRITERIA AND ANALYSIS

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

Direction	Zoning & Use		Direction	Zoning & Use
North	IC- Shopping Plaza and commercial businesses.		East	RM and IC- Multiple family homes and commercial businesses.
South	RM and RS- Single-family and multiple family homes.		West	IC- Shopping Plaza and Commercial businesses.

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

The subject property is compatible with the uses permitted in the zoning district.

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

Property values will not be diminished because use is permitted as a conditional..

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 high-quality early education and care that fosters children’s growth and development.

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

The subject property has reasonable economic use as currently zoned. The site was previously a daycare center.

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 property is continuing its use as a daycare center and will be operated by the new tenant.

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 use is suitable for the site because the property is next to a local strip shopping and adjacent to a multi-family building.

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

The proposed use might cause an adverse effect on the existing use of adjacent or nearby properties. The increased traffic during pick up and drop off times and the movement of traffic on a two-lane road.

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 because the Future Land Use Designation is Medium Density Residential which includes duplex, triplex, townhouse, condominiums, and single family attached and detached.

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 between 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.

There are no existing or changing conditions that affect the use and development of the property.

STAFF RECOMMENDATION

The applicant meets 10 zoning criteria for approval. However, if the board chooses to approve this request staff recommends the following conditions:

1. The owner of property must repave and strip the parking lot, replace old signs with new signs, cut the grass at the front entrance, side, and rear of the property, and add entrance and exit signs.

Attachments Included:

- Accompanying materials

Letter of Intent

1. We propose to establish a childcare center in Forest Park for children from infancy to pre-kindergarten, operating from 7am to 6pm, Monday through Friday. The center will offer a safe, nurturing, and educational environment.

Proposed Use of Buildings:

*Main Building:

- Five age-specific classrooms with appropriate furniture, educational materials, and play areas.
- Designated teacher areas for lesson preparation.
- Child-friendly restrooms accessible from all classrooms.

*Auxiliary Building:

- A fully equipped kitchen for meal preparation and a communal dining area.
- Administrative offices, reception area, and a waiting area for parents and visitors.

*Outdoor Spaces:

- A secure, age-appropriate playground for physical activity.
- A garden area for educational nature and gardening activities.

Proposed Land Use:

The surrounding land will have secure fencing, landscaping, and adequate parking. Eco-friendly materials and sustainable practices will be used, including rainwater collection and native plantings.

In summary, the proposed childcare center aims to provide high-quality early education and care, fostering children's growth and development.

***Energy Efficiency:**

- Installation of energy-efficient lighting, heating, and cooling systems to minimize energy consumption.

***Water Conservation:**

- Implementation of rainwater collection systems and low-flow fixtures to conserve water.

***Green Landscaping:**

- Planting native species to reduce water usage and support local ecosystems.

***Waste Reduction:**

- Emphasis on recycling and composting to minimize waste.

***Educational Garden:**

- A garden area to teach children about sustainability and the environment.

Overall, the project aims to promote sustainability through efficient use of resources, waste reduction, and environmental education

6. The proposed childcare center in Forest Park will have the following effects on the existing flow of traffic:

***Managed Traffic Flow:**

- The center will implement staggered drop-off and pick-up times to prevent congestion during peak hours.

***Adequate Parking:**

.., The facility will provide sufficient parking spaces for staff and parents, reducing the likelihood of on-street parking and traffic disruption.

***Traffic Control Measures:**

- Proper signage and designated drop-off/pick-up zones will ensure smooth and safe traffic flow around the center.

***Impact on: Peak Hours:**

- While there may be a slight increase in traffic during morning and afternoon peak times, the managed scheduling and traffic control measures will mitigate potential congestion.

***Neighborhood Traffic Patterns:**

- The center's location and traffic management plans will aim to integrate seamlessly with existing neighborhood traffic patterns, minimizing disruption.

In summary, the proposed childcare center will carefully manage traffic flow through staggered scheduling, adequate parking, and effective traffic control measures, minimizing any negative impact on existing traffic conditions.

FLOOD NOTES

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY FEMA, IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS OUTSIDE THE 10D-YEAR FLOOD HAZARD AREA. PAN:1# 1J063C0076# DATE:06/07/2017

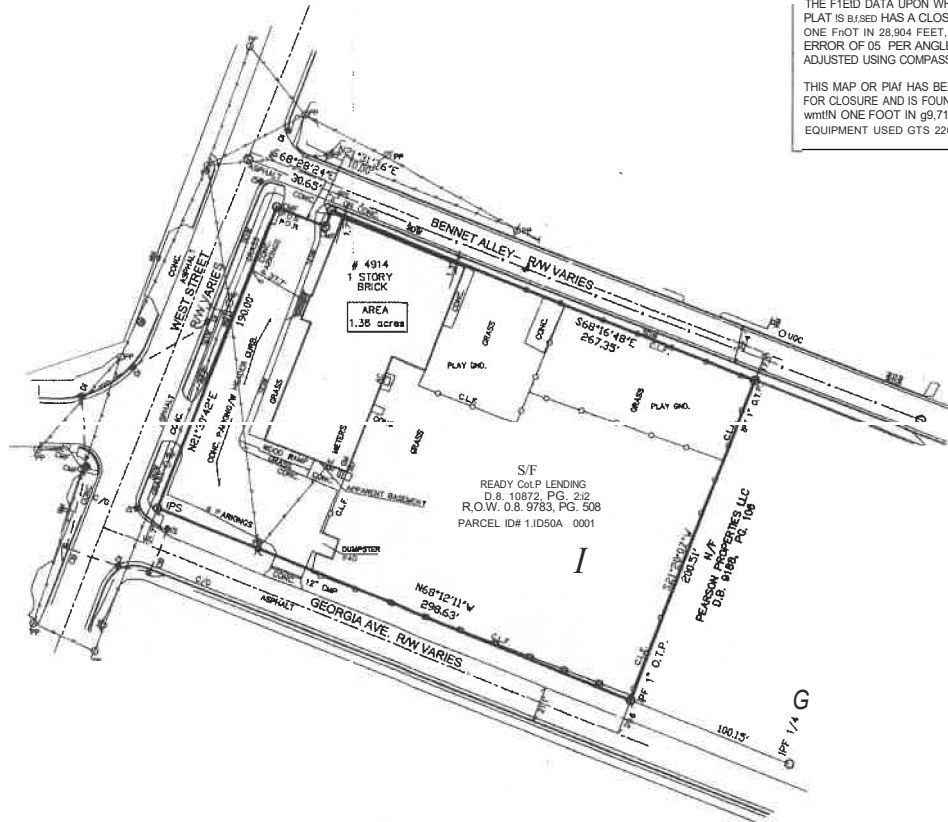
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,904 FEET, AND AN ANGULAR ERROR OF 05 PER ANGLE POINT, AND IT ADJUSTED USING COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 99,711.1 FEET. EQUIPMENT USED GTS 220 , TS12 ROBOTIC

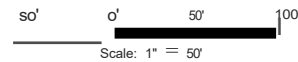
LEGENDS OF SYMBOLS

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- GM GAS MARKER/GAS METER
- OTOP OPEN TOP PIPE
- IRON PIN FOUND IRON PIN SET 1/2" REBAR W/ CAP
- CLMB AND CUTTER CURB AND CUTTER
- 8j PROPERTY LINE
- 8j RIGHT-OF-WAY
- LL LAND LOT LINE
- LI CONCRETE MONUMENT FOUND
- LI POINT ON LINE
- 80.C BACK OF CURB
- FMC FENCE CORNER
- EP EDGE OF PAVEMENT
- PC PROPERTY CORNER
- LI LIGHT POLE
- POWER POLE
- GUY WIRE
- EXISTING JUNCTION BOX
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- TEMPORARY BENCH MARK
- BASE FLOOD ELEVATION
- MINIMUM FLOOR ELEVATION
- HEADWALL
- SHINGLE WALL CATCH BASIN
- DOUBLE WALL CATCH BASIN
- OUTLET STRUCTURE (W/SER)
- DROP INLET
- WATER METER
- WATERLINE
- SANITARY SEWER LINE
- OVERHEAD POWERLINE
- UNDERGROUND FIBER OPTICS
- GASLINE
- LANDSCAPING
- PK NAIL SET (FOUND)
- EXISTING SANITARY SEWER MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY EASIMENT
- CLEAN-OUT
- FIRE DEPARTMENT CONNECTOR
- CHAIN LINK FENCE
- D.E. DITCH/WEIR/SLUICE
- R.R.E. RAIL ROW/ EASEMENT
- ELECTRIC
- AIRCROD/HID/LINETS

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in G.S.A. Section 15-6-67.



GENERAL NOTES

1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
2. LAST DATE OF FIELD SURVEY 07/28/17
3. ALL UTILITY DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL
4. INFORMATION REGARDING THE PRESENCE, SIZE, AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THE INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PLAT PLACED BY UNDERGROUND SERVICES. "NO CERTIFICATION IS MADE AS TO THE ACCURACY"
5. ALL BEARINGS AND DISTANCES WERE MEASURED AND USED.
6. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, ENCUMBRANCES OR RIGHTS-OF-WAY NOT SHOWN HEREON.

WINSTON LEWIS
6515 WHITE MILL RD.
FAJRBURN, GA. 30213
404-723-5704



ANGEL M. HARBER RLS 1254-2
Certified Design Professional CII 4-4-7g

PURSUANT TO RULE 180-6-09 OF THE GEORGIA STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS, THE TERM "CERTIFY" OR "CERTIFICATION" MEANS TO DECLARE A PROFESSIONAL OPINION REGARDING THOSE FACTS OR FININGS AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED.

REV.	DESCRIPTION	DATE
SOUTHSIDE		
SURVEYING S. PLANNING L.SF000831		#18 J. TIAN L. ST. MCDONOUGH, GA. 30253 Phone: (770) 320-8009 Fax: (770) 520-8098
RETRACEMENT SURVEY FOR WINSTON LEWIS		
Land Lot 50	1/4 TH Dist.	CITY OF FOREST PARK CLAYTON COUNTY, GA
Drawn By: AMM	Scale: 1"=50'	Date: 07/31/2017
Dwg No: 2-170752A		

Legal Description of the Land

Tract 1: All that tract or parcel of land lying and being in Land Lot 50 of the 13th District of Clayton County, Georgia, and being Lots 2, 4, 6, and 8 as shown in Plat Book 1, page 56, Clayton County records, and sold by Central of Georgia Railroad to Mrs. W.W. Edwards as is evidenced by Deed Book Y, at page 218, dated May 7, 1929, and more particularly described as follows:

BEGINNING at a point on Georgia Avenue and West Street where the right of way intersects at the Southwest corner of Lot 2, Block C, as set out on plat referred to, thence running in an Easterly direction along Georgia Avenue and the right of way of said Avenue for a distance of 200 feet; thence in a Northerly direction along the lot line of Lots 8 and 10 for 200 feet to an alley; thence along the South side of said alley in a Westerly direction for 200 feet to a point where said alley and West Street intersect; thence along the Easterly side of the right of way of West Street for 200 feet to the point of beginning.

Tract 2: All that tract and parcel of land lying and being in land lot 50 of the 13th District of Clayton County, Georgia, being Lots 10 and 12 of Block C, as per plat of the Town of Forest Park, recorded in Plat Book 1, page 182, Clayton County records, and more particularly described as follows:

BEGINNING at an iron pin on the Northerly side of Georgia Avenue One Hundred (100) feet Westerly from the Northwesterly corner of Georgia Avenue and Pine Street; thence running Westerly along the Northerly side of Georgia Avenue One Hundred (100) feet to an iron pin; thence Northerly Two Hundred (200) feet to a Twenty-foot alley; thence Easterly along the South side of said alley One Hundred (100) feet to Lot 14; thence Southerly Two Hundred (200) feet to Georgia Avenue and the point of beginning.