



**CITY OF FOREST PARK**  
**PLANNING COMMISSION MEETING**

Thursday, November 21, 2024 at 6:00 PM  
City Hall | 745 Forest Parkway, Forest Park, GA 30297

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 366-4720

**PLANNING & COMMUNITY DEVELOPMENT**  
785 Forest Parkway  
Forest Park, GA 30297

## AGENDA

**Azfar Haque, Chairman**  
**Michael Clinkscales, Vice Chairman**  
**Roderick Jackson, Member**  
**Donald Williams, Member**  
**Lois Wright, Member**

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**

**APPROVAL OF MINUTES:**

1. Approval of October 17, 2024 Meeting Minutes

**PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Case# VAR-2024-08 - Variance Request for 885 Kennesaw Dr., Parcel# 13018B D015, Ward 1 - The applicant, Sophia Parrish, is requesting a Variance to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single Family Residential District (RS).
3. Case# CUP-2024-04 - Conditional Use Permit for 528 Forest Pkwy, Suite G, Parcel# 13051B B010, Ward 2 - The applicant, Universal Kingdom of God, Inc (Glen Husbands Jr.) is requesting a Conditional Use Permit to operate a place of worship within the Institutional Commercial District (IC).

4. Case# TA-2024-05 - Text Amendment for Article S. – Residential Rental Dwelling Unit Inspection and Maintenance Program, Section 8-2-302 Self-Inspections of residential rental dwelling units of the City of Forest Park Code of Ordinances to amend such section, modifying the provisions of self-inspections of residential rental dwellings units.
5. Case# TA-2024-06 - Text Amendment for Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ) of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.
6. Case# TA-2024-07 - Text Amendment for Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-42 Urban Village District (UV) of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow tiny homes as a permitted housing type within the UV District.
7. Case# TA-2024-08 - Text Amendment for Article E. – Banquet Halls of the City of Forest Park Code of Ordinances to amend such section, modifying the provisions and use standards.

**ADJOURNMENT:**

In compliance with the Americans with Disabilities Act,  
those requiring accommodation for meetings should notify  
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.



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**PLANNING & COMMUNITY DEVELOPMENT**  
785 Forest Parkway  
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**MINUTES**

- Azfar Haque, *Chairman***
- Michael Clinkscales, *Vice Chairman***
- Roderick Jackson, *Member***
- Donald Williams, *Member***
- Lois Wright, *Member***

**CALL TO ORDER/WELCOME:** Azfar Haque called the meeting to order at 6:00 pm.

**ROLL CALL:** A quorum was established.

- Present:
- Azfar Haque
  - Michael Clinkscales
  - Roderick Jackson
  - Donald Williams
  - Lois Wright

- Others Present:
- Nicole Dozier, Planning & Community Development Director
  - Danielle Matricardi, City Attorney
  - SaVaughn Irons-Kumassah, Principal Planner
  - Latemia Richards, Planner I

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**

Michael Clinkscales made a motion to remove agenda item 4 and adopt the amended agenda.  
Lois Wright seconded the motion. Motion carried.

**APPROVAL OF MINUTES:**

1. Approval of September 19, 2024 Meeting Minutes  
Lois Wright made a motion to approve the September 19, 2024 minutes as printed.  
Roderick Jackson seconded the motion. Motion carried

**PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

Applicant Thomas Cobb addressed the Board in support of the Variance request for 100 Metcalf Rd Extension.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- Case# VAR-2024-07 - Variance request for 100 METCALF EXTENSION RD., Parcel # 12178-2107002. The applicant, PME Oakmont Gillem, LLC (Thomas Cobb), is requesting a variance to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ).**

**Background/History:**

The subject property is a 16 +/- acre lot that has a structure, east of the lot and vacant land west of the lot on an industrial property located at 100 Metcalf Extension Rd. The applicant is requesting a variance to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ). Per Sec 8-8-51. Gillem District (GZ) standards the required maximum lot coverage is fifty (50) percent, and the minimum lot frontage is fifty (50) percent of the lot width. Prior to submitting this variance request, the applicants architectural design was approved by the Urban Design Review Board in July 2024. After the approval was granted, the applicant then requested the lot to be divided, which has caused hardship and has prevented the property to comply with the standards set in our GZ District. The approval of this variance will allow the applicant to move forward with their construction plans to build a warehouse/distribution center within the Gillem District (GZ).

Roderick Jackson made a motion to approve the Variance. Donald Williams seconded the motion. Motion carried.

- Case# TA-2024-04 Text Amendment for Article I. – Permits and Certificates, Section 8-8-238 Zoning Verification Process of the City of Forest Park Code of Ordinances to amend such section and add subsection (c) Zoning Verification Approval Timeline.**

**Background/History:**

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner. This update provides clarity for the timeline in which a zoning verification approval expires and length of time the approval is authorized.

Lois Wright made a motion to approve the Text Amendment. Michael Clinkscales seconded the motion. Motion carried.

4. ~~Case# TA-2024-05 Text Amendment for Article S. – Residential Rental Dwelling Unit Inspection and Maintenance Program, Section 8-2-302 Self-Inspections of residential rental dwelling units of the City of Forest Park Code of Ordinances to amend such section, modifying the provisions of self-inspections of residential rental dwellings units.~~

**ADJOURNMENT:** Lois Wright made a motion to adjourn the meeting at 6:22 pm. Michael Clinkscales seconded the motion. Motion carried.

DRAFT



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

## Staff Report – Variance

Public Hearing Date: November 21, 2024

**Case:** VAR-2024-08

**Current Zoning:** RS – Single-Family Residential

**Ward:** 1

**Proposed Request:** Variance Request to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS).

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval of Variance

### APPLICANT INFORMATION

<b>Owner of Record:</b>	<b>Applicant:</b>
<b>Name:</b> Sophia Parrish and Steven Zapata	Sophia Parrish
885 Kennesaw Drive	885 Kennesaw Drive
Forest Park, GA 30297	Forest Park, GA 30297

### PROPERTY INFORMATION

<b>Parcel Number:</b> 13018B D015	<b>Acreage:</b> 0.24 +/-
<b>Address:</b> 885 Kennesaw Drive.	<b>FLU:</b> S.F. Residential

### ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential District	East	RS: Single-Family Residential District
South	RS: Single-Family Residential District	West	RS: Single-Family Residential District

## SUMMARY & BACKGROUND

The subject property is a residential home located on approximately 0.24 +/- acres of land. The tract of land and its peculiar shape has caused hardship and conformity issues for the applicant and has limited the property owner’s ability to be compliant with the district standards. The applicant is requesting a variance to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS). Per Sec **8-8-29. Single family residential district (RS) standards** the required Minimum Side Yard Setback is 10 feet. **Per Sec. 8-8-94. - Fences and walls standards (2)** All required setbacks for fences and walls shall be measured from the property line or existing street right-of-way line. (4) Fences and walls located within required side and rear yards may be erected on the property line with the submission of written consent from all adjacent property owners or a certified survey verifying the location of lot boundaries. The applicant has provided all necessary information to assist with staff analysis.

The approval of this variance will allow the applicant to move forward with their construction plans to install a fence at the residential home within the Single-Family Residential District (RS).

## AERIAL MAP











CITY OF  
**FORESTPARK**  
*— a city for every season —*

# CITY OF FOREST PARK

Item #2.

*Planning & Community Development Department  
785 Forest Parkway  
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(404) 366-4720*

## SITE PHOTOS





## VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

## STAFF RECOMMENDATION

Staff recommends **APPROVAL** of the Variance Request to decrease the minimum side yard setback from the required ten (10) feet to six (6) feet on the right side of the property and decrease the minimum side yard setback from the required ten (10) feet to nine (9) feet on the left side of the property to allow the installation of a fence at the residential home within the Single-Family Residential District (RS). The requested variance will not be injurious to the public health, safety,



CITY OF  
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*— City of Forest Park —*

# CITY OF FOREST PARK

Item #2.

*Planning & Community Development Department  
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morals, and general welfare of the community, and the use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner.

## Attachments Included

- Justification Letter



# CITY OF FOREST PARK

Item #3.

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

## Staff Report – Conditional Use Permit

Public Hearing Date: November 21, 2024

City Council Meeting: December 02, 2024

**Case:** CUP-2024-04

**Current Zoning:** GC – General Commercial District

**Council Ward District:** 2

**Proposed Request:** Applicant is requesting a Conditional Use Permit to open and operate a place of worship within the Institutional Commercial District (IC).

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Denial of Conditional Use

### APPLICANT INFORMATION

<b>Owner of Record:</b>	<b>Applicant:</b>
<b>Name:</b> ECP NORTH PARK VILLAGE I	<b>Name:</b> Universal Kingdom of God (Glenn Husbands Jr.)
<b>Address:</b> 1725 Winward Concourse Ste 140	<b>Address:</b> 528 Forest Pkwy Ste. G
<b>City/State:</b> Alpharetta, GA 30009	<b>City/State:</b> Forest Park, GA 30297

### PROPERTY INFORMATION

<b>Parcel Number:</b> 13051B B010	<b>Acreage:</b> 1.6+/- acres
<b>Address:</b> 528 Forest Pkwy Ste. G, Forest Park, GA 30297	<b>FLU:</b> Office/Profession

### SUMMARY & BACKGROUND

The applicant is requesting a Conditional Use permit to open and operate a place of worship at 528 Forest Pkwy Ste. G. This property is found within a commercial strip plaza that has 9 additional business suites on site. The square footage of the suite is approximately 1,270 square feet and the applicant is proposing to utilize this space to host worship services, gatherings, and church events. The hours of operation will be Monday to Friday 10am -5pm for administration, planning, and ministry functions, Friday, and Saturday 7pm – 10pm, and Sunday services will be held at 10:30am. The proposed capacity would be about twenty (20) to thirty (30) members in attendance for Sunday service and on Friday and Saturday, the applicant advised that there would be approximately fifty (50) to sixty (60) or more members in attendance. This property is located within the Institutional Commercial District (IC). **Per Section 8-8-38 Institutional Commercial District (IC)**, Places of assembly and places of worship require a conditional use permit to operate in the Institutional Commercial District.

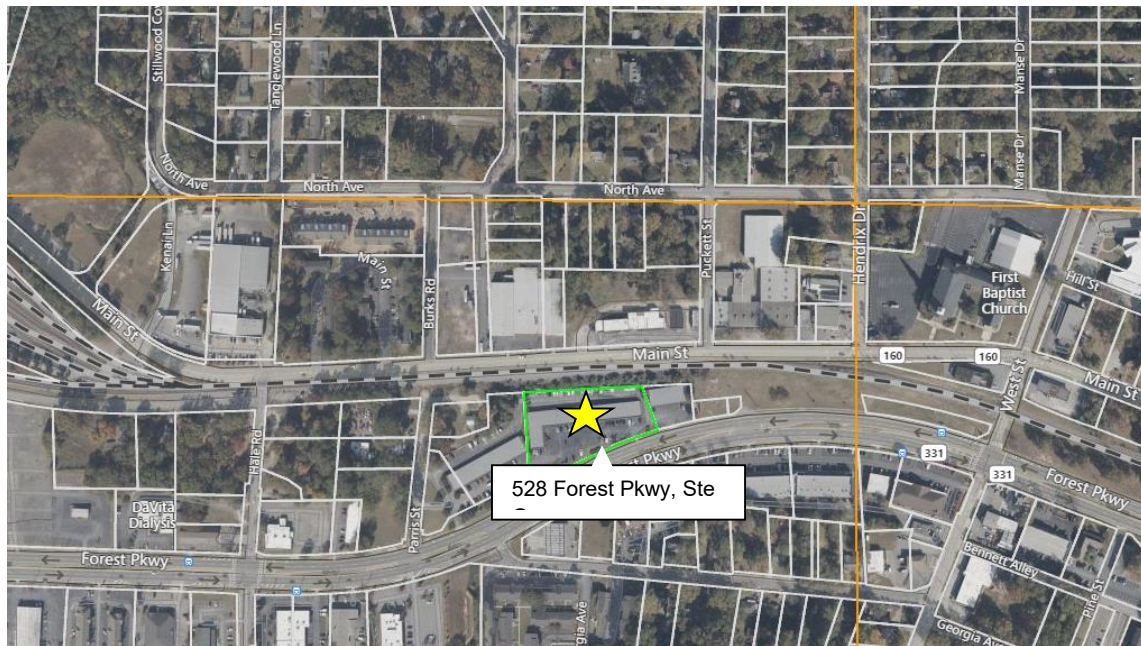
Prior to applying for the conditional use permit, the applicant was informed by staff that the use would not be suitable due to the size, capacity and parking requirements needed to operate. **Per Sec 8-8-90 Parking Standards**, Public Assembly Uses, would require one (1) parking space for each six (6) seats or total parking area equal to 3 times the gross floor area, whichever is greater. Where there are no fixed seats each 24 inches of bench or pew shall be considered 1 seat. Where there are no seats, benches, or pews, each 20 square feet of ground or floor area usable for seating shall be considered 1 seat. The same text also states Places of Worship are required to maintain one parking space for every six seats. With the surrounding businesses, some of which are medical centers and other commercial services, there are a requirement for 5 spaces for each doctor or dentist, plus one space for each two employees or one space for each 150 square feet of gross floor area, whichever is greater.

**Property Zoned Institutional Commercial District (IC)**

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

Direction	Zoning & Use	Direction	Zoning & Use
North	GC- General Commercial District	East	IC- Institutional Commercial District
South	IC- Institutional Commercial District	West	IC- Institutional Commercial District

**AERIAL MAP**











## 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 not 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. Spacing is limited and based on parking, there would not be enough parking to accommodate members.
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 have a significant impact on the traffic and affect the neighboring businesses based on the size parking availability, size of lot and influx of members in attendance. During the evening events on Friday and Saturday, if there are 50-60+ vehicles at one time, there would also be a decrease in traffic flow on forest parkway, entering and exiting the parking lot.
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 member attendance numbers are minimized, but based on the provided numbers, could cause an issue if other businesses are open and there is an influx of member attendance.
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?** Yes, if member attendance exceeds minimal numbers.
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 Institutional Commercial and there are other commercial properties surrounding it. If granted, applicant would need to communicate with neighboring businesses about scheduled church gatherings, events, and services 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.
- 11. Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The use does not appear to be suitable for the nearby properties. There is no sign of any potential detrimental causes that would decrease the property value of surrounding or adjacent property. The applicants have been in communication with neighboring businesses regarding proposed use.
- 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 **DENIAL OF A CONDITIONAL USE PERMIT** to open and operate a place of worship within the Institutional Commercial District (IC).

Attachments Included:

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

**STAFF REPORT – Text Amendments**  
**Public Hearing Date: November 21, 2024**  
**City Council Meeting: December 2, 2024**

**Case:** TA-2024-06

**Proposed Request:** Text Amendments to The City of Forest Park Zoning Code of Ordinance

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval to amend Zoning Ordinance

**PROPOSED TEXT AMENDMENTS**

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-06 includes an amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

**BACKGROUND**

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

The following text amendments have been proposed:

1. An amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), to Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

This update provides clarity on the available housing types that will be permitted in the Gillem District (GZ) and adding Tiny House/Cottage Dwelling as a conditional use for residential development.

**ARTICLE B. ZONING DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED**

**Section. 8-8-50 Gillem District (GZ).**

*District Intent, Permitted Uses, and Conditional Uses*

*Intent,*

*The intent of the GZ district is to allow an appropriate mix of industrial, commercial, office, residential and public uses, while improving the aesthetics of the built environment.*

*By further establishing uses that complement the city's main street development efforts and allow for the repurpose of the former Fort Gillem area, the city can encourage a grid of connected street improvements to improve access and reduce congestion near the Interstate.*

*It is further intended to promote development of compatible land uses on a scale larger than that of individual small parcels in a comprehensively planned setting and to promote the purposes set forth in the Gillem Logistics Center Master Declaration of Covenants Plan and other plans approved by the City of Forest Park Urban Redevelopment Authority*

*Permitted Uses**Retail and Business Uses*

- Pre-K and adult and child day care centers
- Apparel and retail stores
- Auditoriums, stadiums, and coliseums
- Bank and loan associations
- Breweries and distilleries
- Catering establishments
- Convenience store with gasoline sales
- Conference center
- Dancing schools and other group instruction
- Fitness centers and gyms
- Florist and gift shops
- Furniture sales and showrooms
- Grocery store
- Fruit, vegetable, meat, seafood markets
- Hotels and hospitality
- Indoor/outdoor recreation, including bowling alleys, golf, racing electronic gaming machines, etc.
- Medical and professional offices
- Professional/business schools and colleges or other private schools offered for profit
- Recreational facilities, including tennis, badminton, basketball courts, batting cages, golf range, racing, and other open or enclosed facilities
- Restaurants
- Retail and commercial bakeries
- Shopping centers and department stores
- Theaters, assembly halls, concert hall, or similar places of assembly

*Public/Institutional*

- Commercial parking garages and lots
- Commuter transit, such as bus and train
- Municipal, county, state, or federal buildings
- Parks, recreation, and amphitheaters

*Communications/Utilities*

- Utility substation

- Water tower

### *Industrial and Warehousing*

#### Industrial and Warehousing

- Agricultural implementation and equipment establishments
- Building materials and lumber supply establishments
- Convenience stores
- Coin laundry, dry cleaning, and pick up stations
- Commercial parking garages and lots
- Cafeteria/food courts and recreational services when completely enclosed solely for employees of businesses
- Computer and data processing services
- Consumer fireworks retail sales
- Gasoline service stations and truck stops
- Greenhouses and nurseries, including landscaping services
- Manufacturing, compounding, processing, or assembling food or consumer goods
- Mini-warehouses and storage
- Newspaper and printing plants
- Offices and administrative facilities
- Public utilities such as electric substations, storage of materials and trucks, repair facilities, offices, and electric generating plants
- Radio stations and transmission towers
- Railway lines, passenger depots, intermodal facilities, and rail yards
- Recycling centers for collection only
- Repair, reconditioning, and manufacturing
- Research, experimental, or testing laboratories
- Trade/industrial/vocational schools
- Waste to energy facilities
- Wholesale business, warehouse, distribution, trucking terminal, and similar non processing storage and distribution uses

### *Accessory Uses*

- Gate and security buildings
- Outdoor storage

### *Conditional Uses*

#### Residential

- Triplex
- Quadraplex
- Apartments
- Townhouses
- Condominiums
- **Tiny Home/Cottage Dwelling**

#### Retail and Business Uses

- Places of assembly
- Places of worship

Communications/Utilities

- Wireless telecommunications

**STAFF REPORT – Text Amendments**  
**Public Hearing Date: November 21, 2024**  
**City Council Meeting: December 2, 2024**

**Case:** TA-2024-07

**Proposed Request:** Text Amendments to The City of Forest Park Zoning Code of Ordinance

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval to amend Zoning Ordinance

**PROPOSED TEXT AMENDMENTS**

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-06 includes an amendment to Article B. – Zoning Districts, and Design Guidelines Established, 8-8-42 Urban Village District (UV) of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow tiny homes as a permitted housing type within the UV District.

**BACKGROUND**

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

The following text amendments have been proposed:

1. An amendment to Article B. – Zoning Districts, and Design Guidelines Established, Section 8-8-50 Gillem District (GZ), to Section 8-8-50 Gillem District (GZ), of the City of Forest Park Code of Ordinances to amend such section, adding provisions to allow additional housing types within the GZ District.

This update provides clarity on the available housing types that will be permitted in the Urban Village District (UV), adding Tiny House/Cottage Dwelling as a permitted use type for residential development within the district.

**ARTICLE B. ZONING DISTRICTS, AND DESIGN GUIDELINES ESTABLISHED**

**Section 8-8-42 Urban Village District (UV).**

*District Intent, Permitted Uses, and Conditional Uses*



*Intent,*

*The intent of the UV district is to allow a mixture of residential, commercial, and office uses within close proximity to each other.*

*The goal is to provide interconnected urban scale development in nodal and corridor areas that offer pedestrian connectivity and eliminate additional commuter trips for regionally oriented goods and services.*

*The creation of a regional destination with design amenities that accommodate mixed-use buildings with neighborhood serving retail, service, and other uses on the ground floor and residential units above the non-residential space.*

*Encouraging development that exhibits the physical design characteristics of pedestrian orientated, store-front style shopping streets; and promote the health and wellbeing of residents by encouraging physical activity, alternative transportation, and greater social interaction.*

*The district promotes a maximum density of twenty-four (24) dwelling units per acre.*

### *Permitted Uses*

#### *Residential*

- *Residential dwellings on upper floors*
- *Tiny Home/Cottage Dwelling*

#### *Retail and Business Uses*

- *Apparel and retail stores*
- *Artisan galleries and theaters*
- *Bank and loan associations*
- *Barber shop and beauty salon*
- *Breweries and distilleries*
- *Convenience store with gasoline sales*
- *Conference center*
- *Dancing schools and other group instruction*
- *Day spa and aesthetician*
- *Department stores*
- *Fitness centers, gyms, yoga studios, and similar group instruction*
- *Florist and gift shops*
- *Food trucks and courts*
- *Furniture sales and showrooms*
- *Grocery store*
- *Hotels and hospitality*
- *Indoor/outdoor recreation, including bowling alleys, golf, racing electronic gaming machines, etc.*
- *Medical and professional offices*
- *Night club, dance club, tavern, and similar establishments*
- *Restaurants, including outdoor dining*
- *Theaters, assembly halls, concert hall, or similar places of assembly*

*Public/Office/Institutional*

- *Commercial parking garages and lots*
- *Commuter transit, such as bus and train*
- *Municipal, county, state, or federal buildings*
- *Parks and amphitheaters*

*Conditional Uses*

*Retail and Business Uses*

- *Places of assembly*
- *Places of worship*
- *Pre-K and day care centers*

*Accessory Uses*

- *Home occupation*