



CITY OF FOREST PARK
PLANNING COMMISSION MEETING

Thursday, September 19, 2024 at 6:00 PM
City Hall | 745 Forest Parkway, Forest Park, GA 30297

Website: 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 June 20, 2024 Meeting Minutes

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS:

NEW BUSINESS:

PUBLIC HEARING:

2. Case# CUP-2024-02 - Conditional Use Permit for 4914 West St., Parcel# 13050A D001, Ward 2 - Applicant, India Evans, is requesting a Conditional Use Permit to establish a childcare center for children from infancy to pre-kindergarten within the Multi-Family Residential District (RM).
3. Case# CUP-2024-03 - Conditional Use Permit for 1042 and 1044 Main St., Parcel# 13049B F002B, Ward 3 - Applicant, Dadrean Lakes, is requesting a Conditional Use Permit to establish a childcare center for children from 6 weeks to 12 years of age within the Downtown Mainstreet District (DM).

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.



**CITY OF FOREST PARK
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Thursday, June 20, 2024 at 6:00 PM
City Hall | 745 Forest Parkway, Forest Park, GA 30297

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

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

MINUTES

- Andy Porter, Chairman**
- Azfar Haque, Vice Chairman**
- Michael Clinkscales, Member**
- Roderick Jackson, Member**
- Donald Williams, Member**

CALL TO ORDER/WELCOME:

Azfar Haque called the meeting to order at 6:08pm.

ROLL CALL:

Meeting commenced with Azfar Haque as Temporary Chair. A quorum was established.

PRESENT:

Azfar Haque, Michael Clinkscales, Roderick Jackson, Donald Williams, Lois Wright

OTHERS PRESENT:

James Shelby, Interim Planning & Community Development Director; Danielle Matricardi, City Attorney; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator; Bridgette Jackson-Barney, Permit Technician

OTHER DISCUSSION:

Prior to the meeting being called to order Andy Porter resigned and Lois Wright was sworn in by Mayor Butler as the newest member.

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was moved to adopt the agenda as presented.

Motion made by Lois Wright, Seconded by Michael Clinkscales. Motion carried.

APPROVAL OF MINUTES:

1. Approval of May 16, 2024 Meeting Minutes.

It was moved to approve the May 16, 2024 Meeting Minutes as printed.

Motion made by Michael Clinkscales, Seconded by Donald Williams. Motion carried.

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

Noe Nunez – noted that he was at the previous meeting and that his understanding was the development was supposed to be apartments. Now it has changed to single homes and he would like to know what the plan is now. He said his understanding from the previous meeting was also that a third of the buildings were supposed to be rentals and that they would sell the other 70 percent. He wants to know if all of these are for sale or rentals.

NEW BUSINESS:

2. **Annual Election of Chairperson and Vice Chairperson**

Azfar Haque nominated as Chair Michael Clinkscales, Seconded by Donald Williams.

Azfar Haque elected Chair by unanimous vote.

Michael Clinkscales nominated as Vice Chair by Donald Williams, Seconded by Lois Wright.

Michael Clinkscales elected Vice Chair by unanimous vote.

3. **Case# PP-2024-02 - Preliminary Plat for 733 and 0 Scott Rd., Parcel# 13015C A002, 13015C A003, 13015C A006, 13015C A009. Divine Dream Homes ATL, LLC/4A Realty Group, Inc requests approval of a Preliminary Plat to subdivide 7.56+/- acres at 733 and 0 Scott Rd. to create 18 lots to construct eighteen (18) single-family homes.**

Background/History:

The subject property is two vacant wooded lots located north and south of Scott Rd. with approximately 3.49+/- combined acreage. The property was previously four individual lots that have since been combined into two due to the applicant submitting and receiving an approval to combine lots within the City of Forest Park and Clayton County Real estate division. The current arterial road location to Scott Rd. is off Jonesboro Rd. The applicant has met with the City of Forest Park Planning & Community Development Department, Planning Commission, and the Urban Design Review Board to discuss this project and receive specified approvals for variances and architectural design, as well as provided staff with a lot division application to subdivide lots. The applicant is seeking approval of the Preliminary Plat to begin the process of developing the property into two subdivisions consisting of a total of eighteen (18) single-family homes.

SaVaughn Irons-Kumassah stated staff recommends approval of the Preliminary Plat with the following conditions:

- The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
- The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.

- Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.
- The applicant will develop the roadways on Scott Road as advised to Planning Commission and Staff.
- The Applicant must complete a Lot Split Application and submit to the City of Forest Park to subdivide lots for eighteen (18) units to be provided individual Parcel ID numbers, and addresses prior to the final plat submission.

It was moved to approve the Preliminary Plat for 733 and 0 Scott Rd with the stated conditions.
Motion made by Michael Clinkscales, Seconded by Donald Williams. Motion carried.

ADJOURNMENT:

It was moved to adjourn the meeting at 6:30 pm.
Motion made by Lois Wright, Seconded by Michael Clinkscales. Motion carried.

DRAFT



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

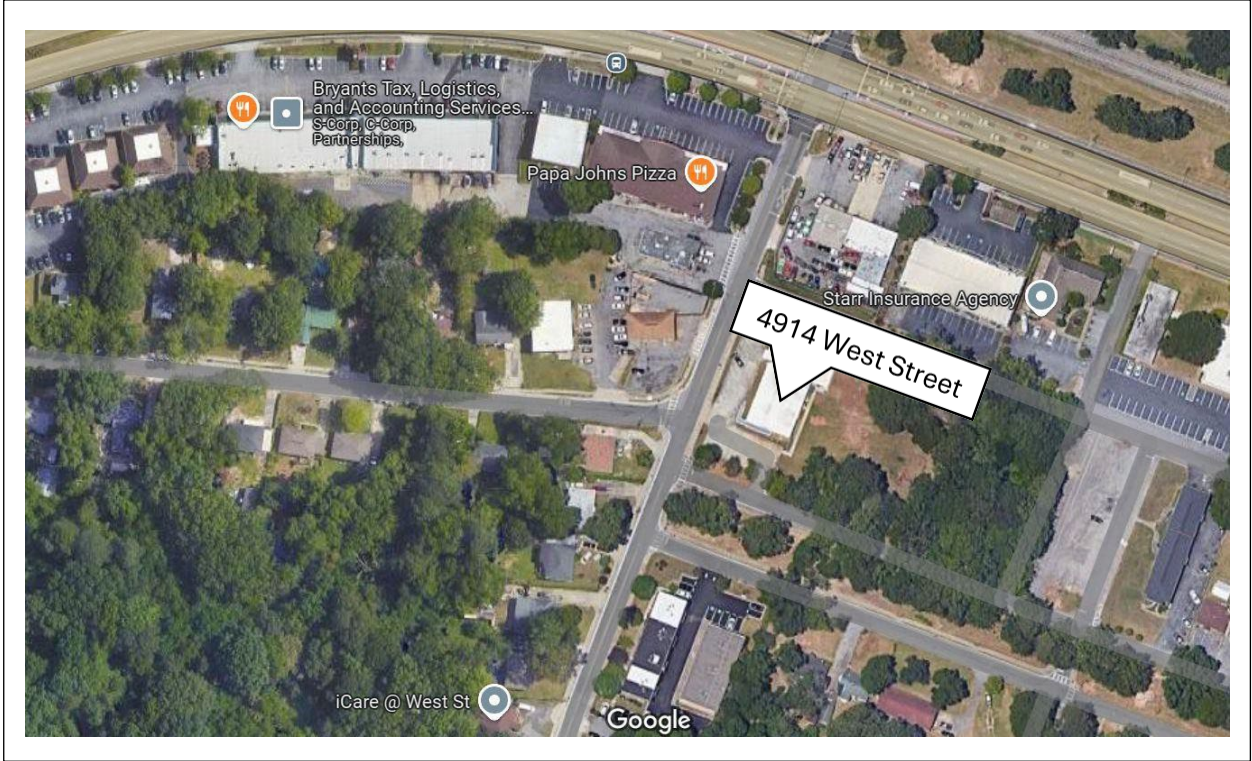
FLU: Medium Density Residential

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).

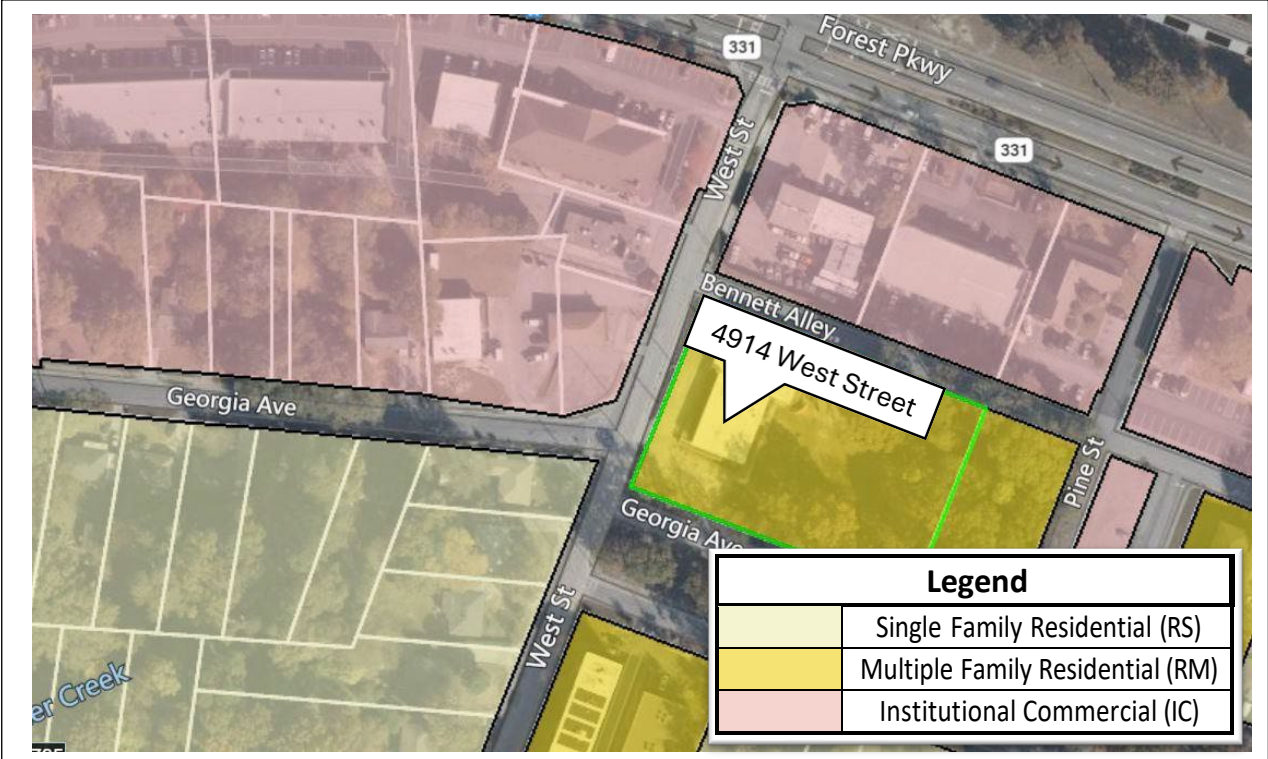
BACKGROUND

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.

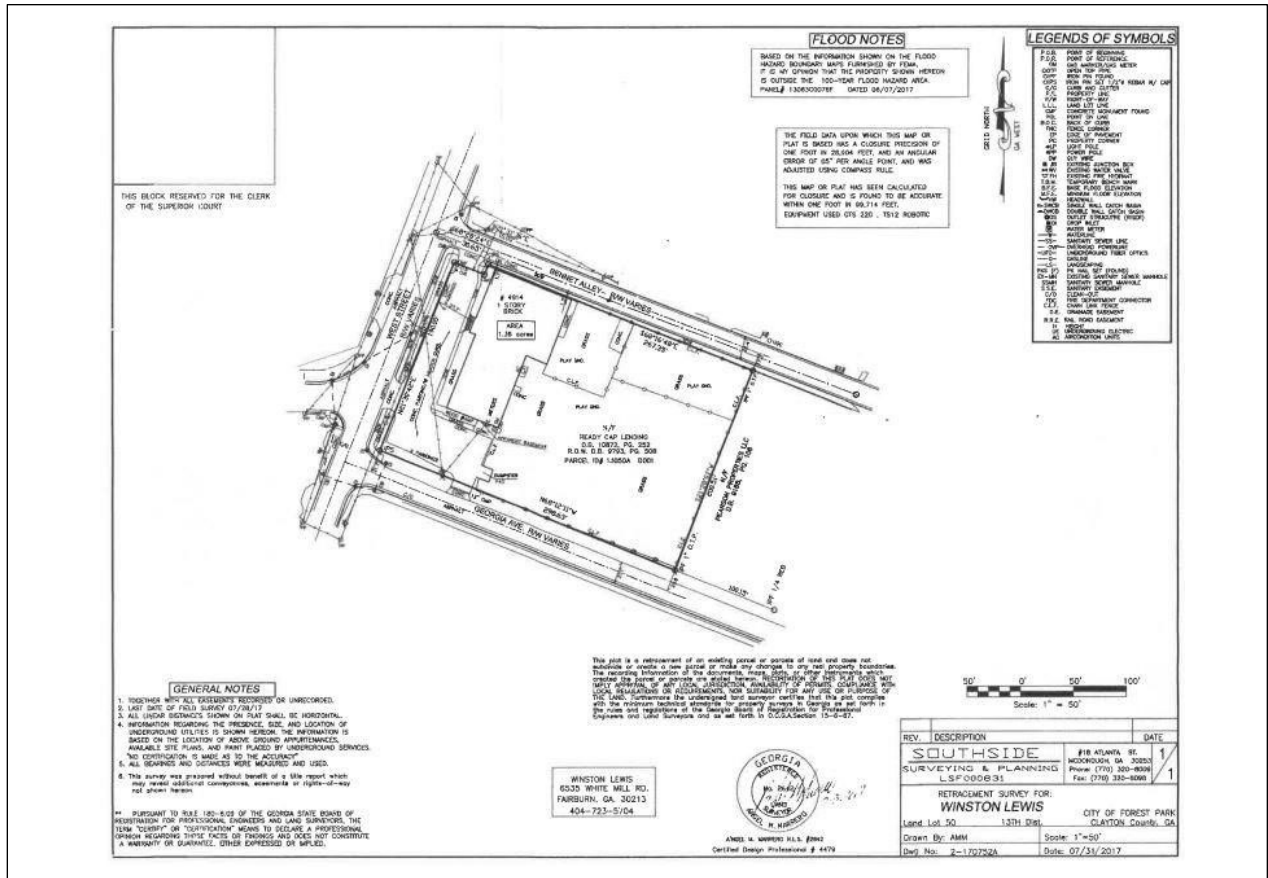
AERIAL MAP



ZONING MAP



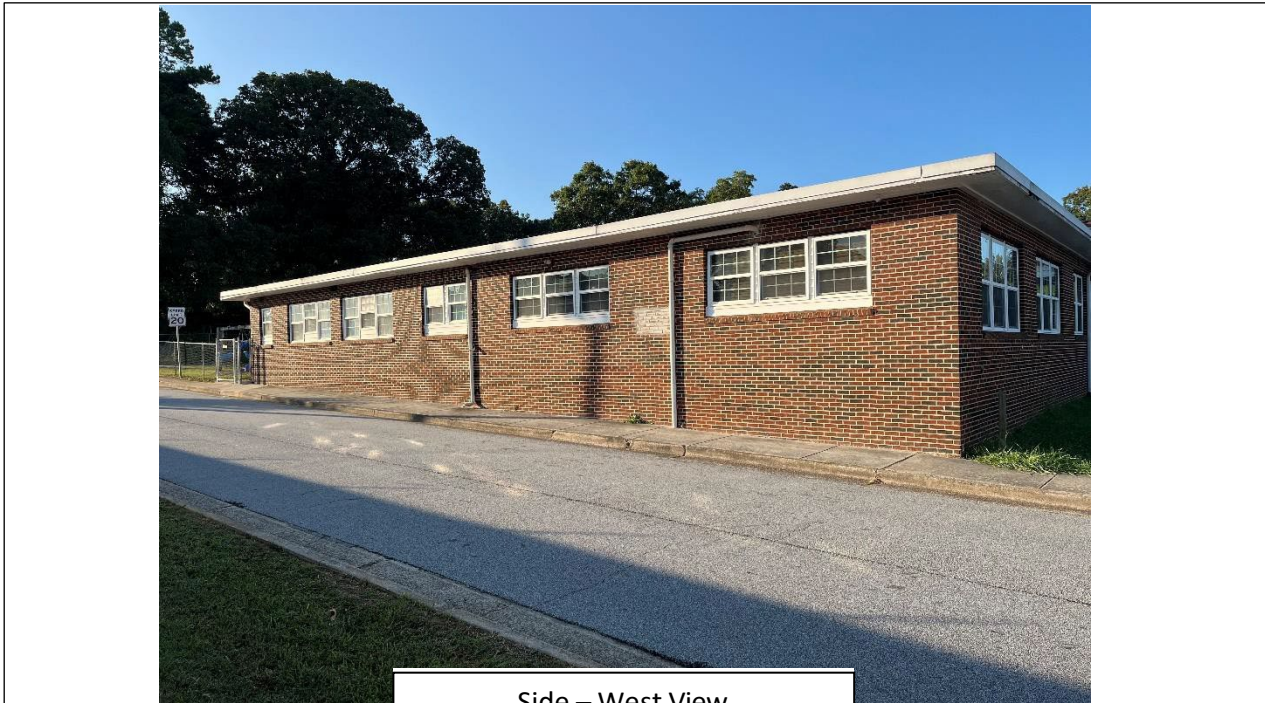
SURVEY



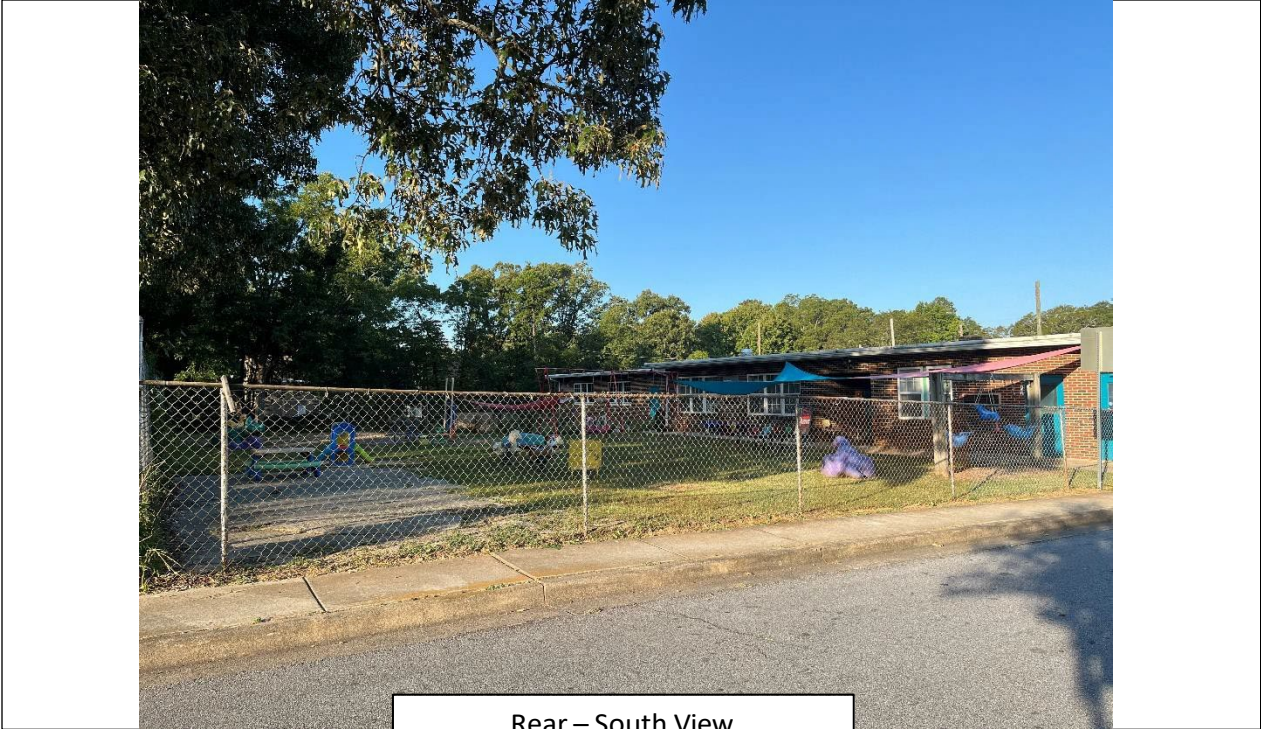
SITE PHOTOS



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

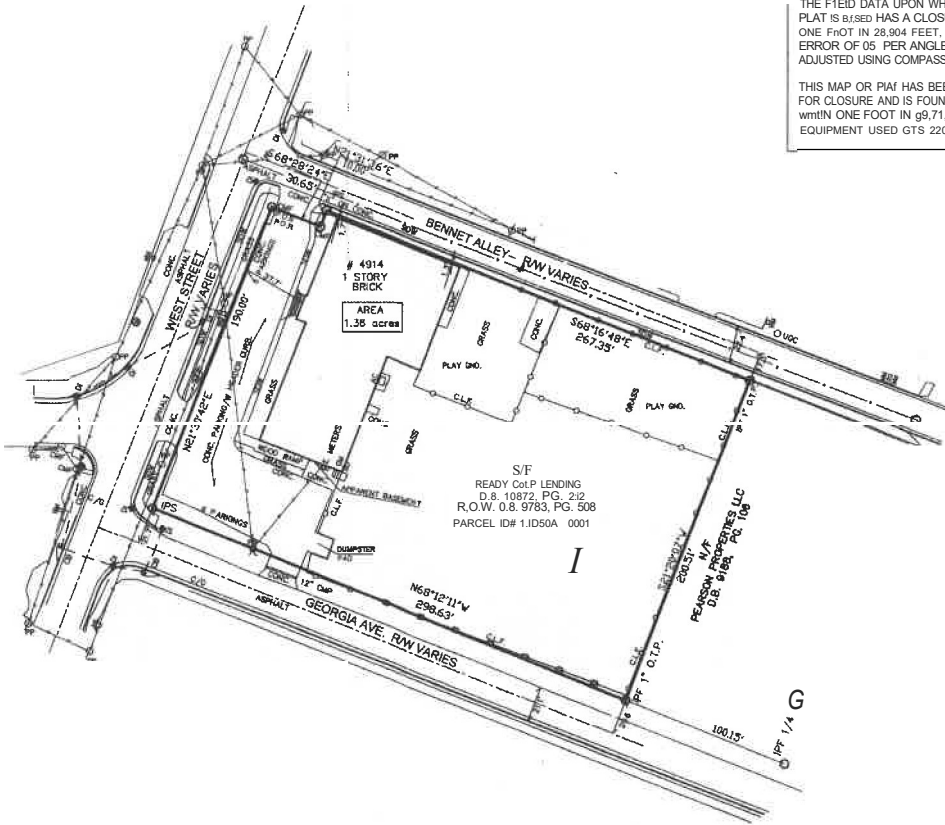
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,904 FEET, AND AN ANGULAR ERROR OF 05 PER ANGLE POINT, AND IT ADJUSTED USING COMPASS RULE.

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

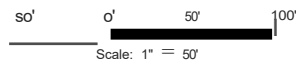
LEGENDS OF SYMBOLS

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

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 CONDUCTED WITHOUT BENEFIT OF TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, ENCUMBRANCES OR RIGHTS-OF-WAY NOT SHOWN HEREON.

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



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

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	City of Forest Park	
Drawn By: AMM	Scale: 1"=50'	
Dwg No: 2-170752A	Date: 07/31/2017	

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.

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.



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).

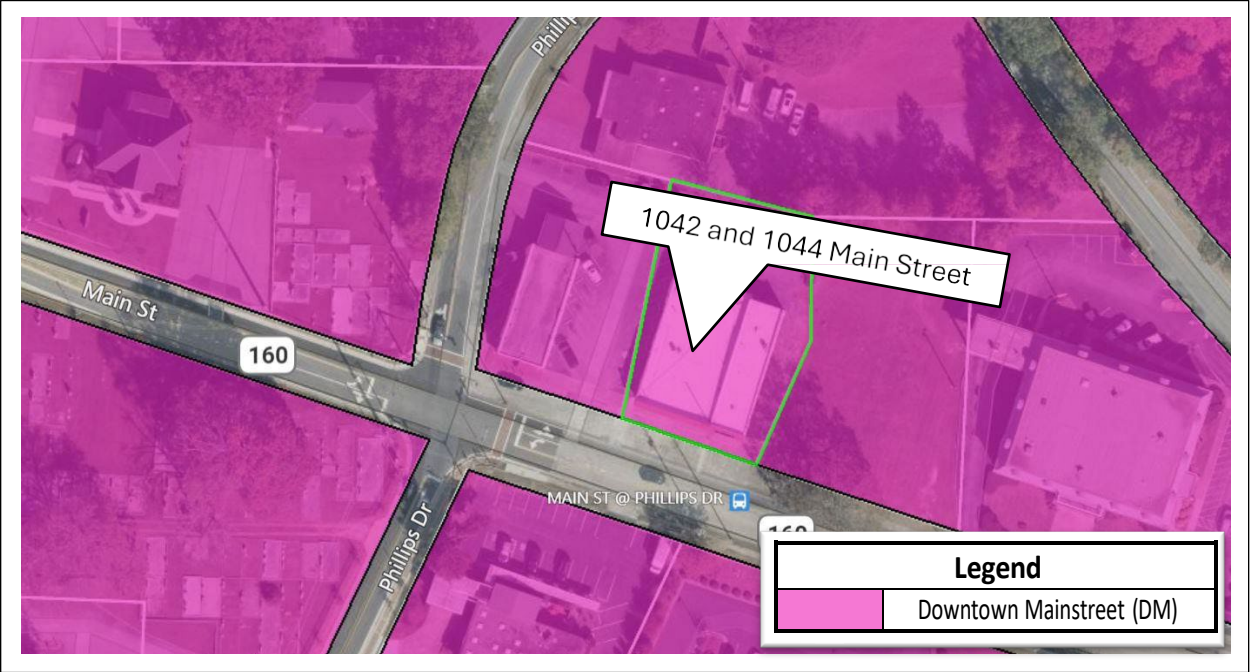
BACKGROUND

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.

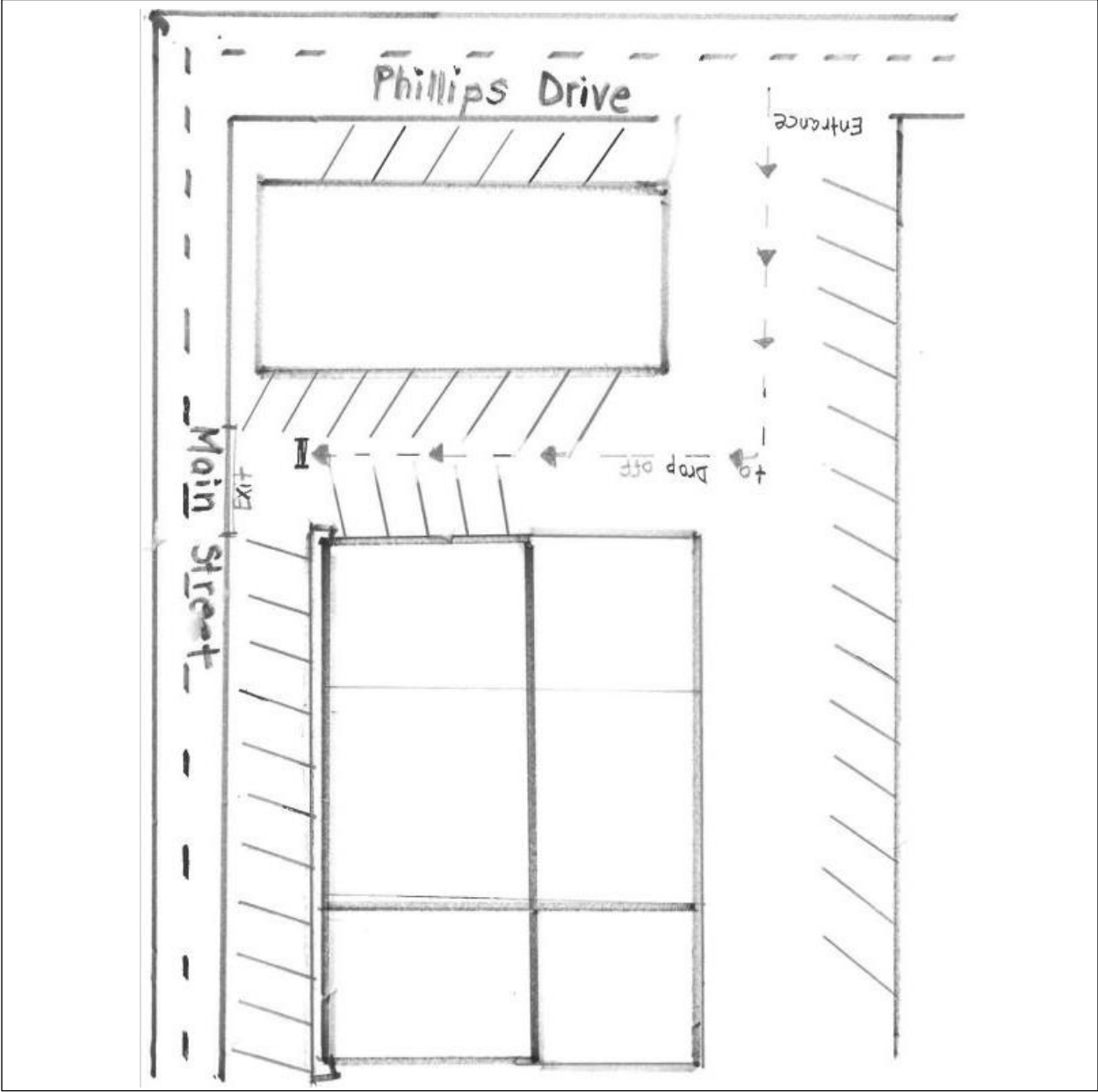
AERIAL MAP



ZONING MAP



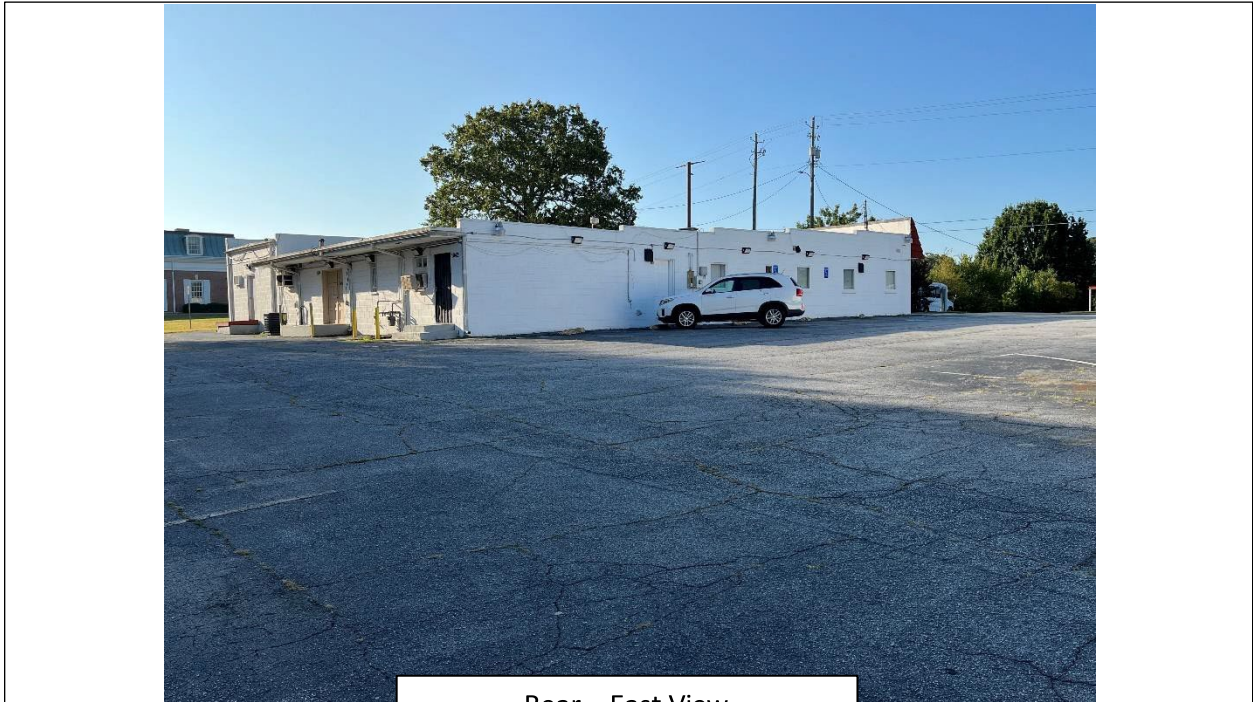
SURVEY



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 1800sqft and building (B) is 1800sqft, 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

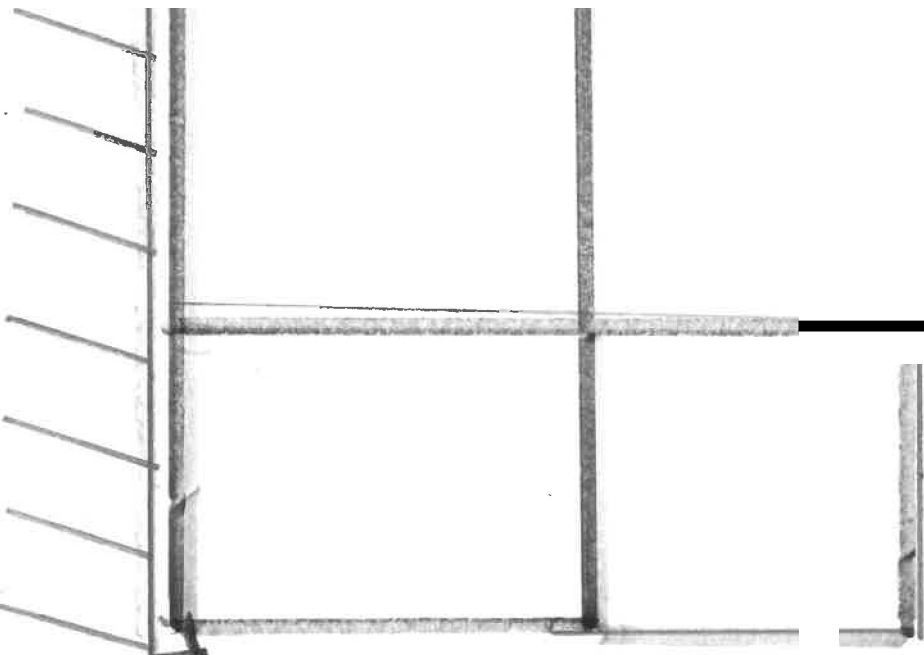
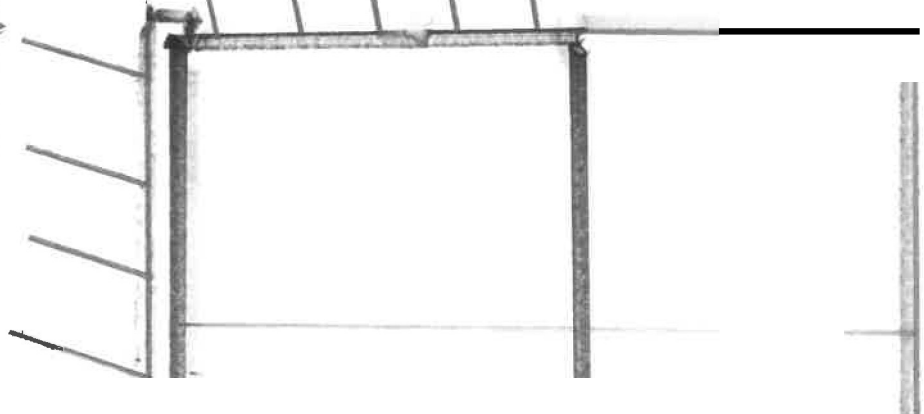


Entrance



Main Street

Exit



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.