



CITY OF FOREST PARK
PLANNING COMMISSION MEETING

Thursday, April 17, 2025 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 March 20, 2025 Meeting Minutes

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS:

NEW BUSINESS:

2. Case# CUP-2025-02 - Conditional Use Permit Request for 0 Main Street, 752 Main Street, 760 Main Street, and 770 Main Street., Parcel# 13050B K006, 13050B K005 and 13050B K0002. The applicant, Prestwick Land Holdings, LLC (Edrick Harris), is seeking a Conditional Use Permit to authorize the construction of 60 apartment units as part of a mixed-use development project within the Downtown Mainstreet District (DM) Ward 2.
3. Case# VAR-2025-06 - Variance request for 0 Main Street, 752 Main Street, 760 Main Street, and 770 Main Street., Parcel# 13050B K006, 13050B K005 and 13050B K0002. The applicant, Prestwick Land Holdings, LLC, is requesting a variance to increase the allowed density within the *Traditional downtown*

core from the required six to twelve (6-12) units to sixty (60) units, reduce the required parking from the 1.75 stalls/units to 1.6 stalls/unit, reduce the required minimum bedroom size by 150 square feet for each one, two and three bedroom type, reduce the minimum floor-to-ceiling height on first floor from eighteen (18) feet to ten (10) feet and reduce the retail glazing to 50% of the length of the retail portion of the building to transparent glazing to 30-40% of the length of the building, for the construction of a new mixed-use development within the Downtown Mainstreet District (DM) Ward 2.

4. Case# PP-2025-01 - Preliminary Plat for Cherry Street Single Family Homes - 730 South Ave and 5050 Park Ave, Parcel # 13050C G021 and 13050C G001. The applicant, Sandy Epstein (Billy Freeman – Technique Concrete Construction, LLC), is requesting an approval of the Preliminary Plat for 730 South Ave and 5050 Park Ave to subdivide a 0.648 +/- acre parcel to create seven (7) lots to construct six (6) single-family detached homes within the Single-Family Residential District (RS) Ward 2.
5. Case# VAR-2025-04 - Variance request for 0 Ferguson Ct., Parcel# 13049A A031. The applicant, Gaetan Gachelin, is requesting a variance to decrease the side yard setback from the required twenty-five (25) feet to ten (10) feet and reduce the rear yard setback from the required thirty-five (35) feet to thirty (30) feet to allow the construction of a new two-family duplex within the Multiple-Family Residential District (RM) Ward 2.
6. Case# VAR-2025-05 - Variance request for 556 Kay Street., Parcel# 13078D A009. The applicant, J & B Builders (Jesus Gonzalez), is requesting a variance to decrease the lot width from the required eighty (80) feet to sixty (60) feet to construct a new single-family home within the Single-Family Residential District (RS) Ward 4.
7. Case# TA-2025-02 - Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article C. – Development and Use Standards, of the City of Forest Park Code of Ordinances to amend such section, adding section 8-8-97 mini-warehouse and storage facilities.

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