



CITY OF FOREST PARK
PLANNING COMMISSION MEETING

Thursday, May 18, 2023 at 6:00 PM
Environmental Courtroom- Planning & Community Development Building

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

PLANNING BUILDING AND ZONING
785 Forest Parkway
Forest Park, GA 30297

MINUTES

BOARD MEMBERS: Andy Porter, Azfar Haque, Michael Clinkscales, Roderick Jackson, Donald Williams

CALL TO ORDER/WELCOME: Michael Clinkscales calls the meeting to order at 6:00pm.

ROLL CALL: A quorum is established.

Present: Michael Clinkscales, Roderick Jackson, Donald Williams

Absent: Andy Porter, Azfar Haque

Others Present: LaShawn Gardiner, Planning & Community Development Director; SaVaughn Irons, City Planner; Latonya Turner, Planning & Community Development Administrative Supervisor

APPROVAL OF MINUTES:

1. Approval of April 20, 2023 Meeting Minutes

Roderick Jackson makes a motion to approve the minutes of the April 20, 2023 meeting. Donald Williams seconds the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. **Case # VAR-2023-06- Variance for 5909 PINECREEK Road, Parcel # 13112C F012**, Forest Park, Georgia. The applicant, Aiden Cuong, is requesting a variance to reduce the Minimum side yard setback from ten (10) feet to two (2) feet for a constructed carport.

SaVaughn Irons states that the applicant, Aiden Cuong, is requesting a variance to reduce the minimum side yard setback from 10 feet to 2 feet for a constructed carport. The zoning & use of the property is RS: Single Family Residential District on the north, RS: Single Family Residential District on the south, RS: Single Family Residential District on the east, and RS: Single Family Residential District on the west. The subject property is a residential home located on approximately 0.26 +/- acres. The home was built in 1964. The applicant is requesting a variance

for the constructed carport that he has recently built to allow a minimum side yard setback of two (2) feet instead of the required minimum ten (10) foot side yard setback per Sec. 8-8-29 Single Family Residential District (RS) Standards. Currently, there is a fence located at the property line where the constructed carport has a two (2) feet setback. Adjacent property owner has provided consent of the constructed carport. This variance will allow the applicant to keep his constructed carport.

SaVaughn Irons presents page 2 of the staff report and states this is an aerial map and zoning map and site plan of what was constructed. On the right side or east side is the fence boundary and the carport and how close by it is. We also have site photos that show the carport that was constructed and also the proximity to the property line. The Planning Commission may grant a variance from the development standards of this chapter where permitted 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 recommends approval of a variance to allow a minimum side yard setback of two (2) feet instead of the required minimum side yard setback of ten (10) foot for the preconstructed carport. This approval allows the previously constructed development to remain on said property. The requested variance will not be injurious to the public health, safety, 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. There is a justification letter and letter of consent from the adjacent property owner.

Michael Clinkscales asks the applicant if he has anything to share concerning the variance and, if so, to stand at the podium and state his name.

Tony Lee stands and states that he is the brother of the property owner and that he's here to translate. He asks if there's anything else the owner has to do in regards to the variance as they are not familiar with process.

Roderick Jackson answers that he should leave the left side of the home free and don't block it in case fire or emergency rescue needs to get to the back of the house.

Tony Lee States that the owner will not be parking in that area so that it will be open.

Roderick Jackson states not to be put a fence or obstruction on opposite side of house.

Tony Lee states there is nothing on the other side of the house.

Roderick Jackson makes a motion to approve the variance for 5909 Pinecreek Road. Donald Williams seconds the motion. Motion approved unanimously.

SaVaughn Irons states that with the granted approval the owner will need to submit plans and obtain a permit as Code Enforcement has been waiting to cite the owner based on the findings of this hearing.

ADJOURNMENT: Michael Clinkscales adjourned the meeting at 6:13pm.