



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, January 19, 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 Chairman
Azfar Haque, Vice Chairman
Michael Clinkscales, Member
Roderick Jackson, Member
Donald Williams, Member

CALL TO ORDER/WELCOME:

Azfar Haque called the Planning Commission Meeting on January 19, 2023, to order at 6:09pm.

PRESENT:

Azfar Haque, Vice Chairman
Michael Clinkscales, Member
Roderick Jackson, Member
Donald Williams, Member
Chountelle Hudson, City Planner (Temp.)
LaShawn Gardiner, Planning & Community Development Director
Latonya Turner, Planning & Community Development- Staff Assistant

ABSENT: Andy Porter, Chairman

APPROVAL OF MINUTES:

1. Minutes from meeting on December 15, 2022
Michael Clinkscales made a motion to approve the minutes from the December 15, 2022, meeting. Roderick Jackson seconded the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. **Case # CUP-2023-01- Conditional Use for 721 Morrow Road**, Parcel # 13114A A001. The applicant, Maveto McKinzie Hylton, is requesting a Conditional Use to operate an early childcare learning center. The current zoning of the subject property is RS (Single Family Residential). Institutional uses (Pre-K and day care centers) are conditional uses under the current zoning ordinance. Director Gardiner recommended approval of a Conditional Use Permit under the following conditions:
- The applicant must adhere to state guidelines outlined in Section 8-8-78, and provide proof (i.e. copy of application in process) and/or copy of state certification to operate a school.
 - The applicant and/or his tenants may be allowed to operate a church, school, and offices associated with those uses. However, no other or commercial uses will be permitted.
 - Storage of vehicles, trucks, and trailers is strictly prohibited.
 - Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Director Gardiner also noted that the request for a Conditional Use Permit, if approved by the Board, would have to go before the City Council for final approval.

Michael Clinkscales made a motion to approve the Conditional Use Permit for 721 Morrow Road. Roderick Jackson seconded the motion. Motion approved unanimously.

3. **Case # VAR-2023-02-Variance for 2235 Anvil Block Road** The applicant, Blue Star Fort Gillem, LLC, is requesting a variance to encroach the 50-foot undisturbed stream buffer to allow for the construction of a storm drain outfall. The use of the subject property is to construct a film production studio. Director Gardiner recommended approval of a Variance after considering all of the following:
- The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property
 - The location of all streams on the property, including along property boundaries
 - The locations and extent of the proposed buffer or setback intrusion
 - Whether alternative designs are possible which require less intrusion or no intrusion
 - The long-term and construction water-quality impacts of the proposed variance
 - Whether issuance of the variance is at least as protective of natural resources and the environment

Roderick Jackson made a motion to approve the Variance for 2235 Anvil Block Road. Donald Williams seconded the motion. Motion approved unanimously.

4. **Case # VAR-2023-01-Variance for 700 Ruskin Drive**, Parcel #13015A A005. The applicant, Josh Lipscomb, is requesting a Variance to encroach the 50-foot undisturbed stream buffer and 25-foot impervious setback. The use of the subject property is to construct a storage building on an existing commercial parking lot. Director Gardiner recommended approval of a Variance after considering all of the following:
- The shape, size, topography, slope, soils, vegetation, and other physical characteristics of the property
 - The location of all streams on the property, including along property boundaries
 - The locations and extent of the proposed buffer or setback intrusion
 - Whether alternative designs are possible which require less intrusion or no intrusion
 - The long-term and construction water-quality impacts of the proposed variance
 - Whether issuance of the variance is at least as protective of natural resources and the environment

Jenna Lee, spoke on behalf of the applicant and presented the Board with brochures that contained an overview of the proposed project. Ms. Lee stated that the extent of the existing pavement would remain the same and the degree of encroachment would not increase.

Michael Clinkscales made a motion to approve the Variance for 700 Ruskin Drive. Roderick Jackson seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Michael Clinkscales made a motion to adjourn the meeting at 6:38pm. Roderick Jackson seconded the motion. Motion approved unanimously.

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 404-366-1555.