



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, October 19, 2023 at 6:00 PM
Environmental Courtroom- Planning & Community Development Building

Website: www.forestparkga.gov
Phone Number: (404) 366-4720

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

AGENDA

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

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of September 21, 2023 Meeting Minutes
2. Approval of October 3, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

3. Case# VAR-2023-14 - Variances for 0 Scott Rd. to 733 Scott Rd., Parcel# 13015C A009, Parcel# 13015C A003, and Parcel# 13015C A002 Forest Park, Georgia.

ADJOURNMENT:



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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: Vice Chairman Azfar Haque called the meeting to order at 6:02pm.

ROLL CALL: A quorum was established.

Present:

Azfar Haque
Michael Clinkscales
Roderick Jackson
Donald Williams

Others Present:

LaShawn Gardiner, Planning & Community Development Director
SaVaughn Irons, Principal Planner
Latonya Turner, Planning & Community Development Administrative Supervisor

APPROVAL OF MINUTES:

1. Approval of July 20, 2023 Meeting Minutes
Michael Clinkscales made a motion to approve the July 20, 2023 meeting minutes. Roderick Jackson seconded the motion. Motion carried.

OLD BUSINESS: None

NEW BUSINESS:

SaVaughn Irons requested the members entertain a motion to amend the agenda and remove Item 4. Case# CUP-2023-06 and Item 5. Case# CUP-2023-07.

Michael Clinkscales made a motion to amend the agenda and remove Item 4. Case# CUP-2023-06 and Item 5. Case# CUP-2023-07. Roderick Jackson seconded the motion. Motion carried.

2. Case# VAR-2023-11 - Variance for 4281 Huntoon Pl., Parcel# 13017B C017 Forest Park, Georgia.

SaVaughn Irons read the staff report as it was presented and recommended approval of the variance.

The floor was opened to public comments.

- Applicant Plinio Quezada, assisted by Fatima Fernandez, stated he purchased the home on March 4, 2022 and began construction of an accessory structure 9 months ago without a permit. Azfar Haque stated staff should cease recommending approval of variances for which the proper permits have not been obtained. Mr. Quezada apologized for his actions and stated he was unaware he needed a permit when he began construction. LaShawn Gardiner stated that, with the assistance of the Code Enforcement Department, staff is attempting to address the issue with the public. Ms. Irons stated that Mr. Quezada had been in the process of obtaining permits when he was told he needed a variance.

The floor was closed to public comments.

Michael Clinkscales made a motion to approve the variance. Roderick Jackson seconded the motion. Motion carried.

3. Case# VAR-2023-12 - Variances for 5050 Park Ave., Parcel# 13050C G001 and 730 South Ave., Parcel# 13050C G021 Forest Park, Georgia.

SaVaughn Irons read the staff report as it was presented and recommended approval of the variances.

The floor was opened to the public.

- Applicant Billy Freeman stated that he is proposing to build 6 new homes along Park Ave. and South Ave. to improve the neighborhood and living conditions for residents. The homes will be modern, well-built, and bring increased value to the area. His company, Technique Construction, will assist potential buyers with securing financing if needed.
- Sydney Epstein and Kylan Williams, of SEA Studio, spoke about some of the features and amenities that will be included in the design of the homes while remaining within the guidelines of the setback requirements.

The floor was closed to public comments.

Michael Clinkscales made a motion to approve the variance. Roderick Jackson seconded the motion. Motion carried.

4. Case# CUP-2023-06 - Conditional Use for 4035 Jonesboro Rd. #220, Parcel# 13015B A001 Forest Park, Georgia. **WITHDRAWN**

5. Case# CUP-2023-07 - Conditional Use for 4035 Jonesboro Rd. #280, Parcel# 13015B A001 Forest Park, Georgia. **WITHDRAWN**

6. Text Amendment of Article A. General Provisions. Sec 8-2-2.-Permits (f) (1).

LaShawn Gardiner read the staff report as it was presented and requested approval of the text amendment.

- Mrs. Gardiner explained that the vendor contracted by the city will not perform building inspections when permit fees have been waived and that the ordinance as written doesn't require churches to pay fees. The permit fees vary depending on the value of the project and the scope of work.

The floor was opened to the public.

The floor was closed to public comments.

Michael Clinkscales made a motion to approve the text amendment. Roderick Jackson seconded the motion. Motion carried.

ADJOURNMENT: Michael Clinkscales made a motion to adjourn. Roderick Jackson seconded the motion. The meeting was adjourned at 6:47pm.



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

Tuesday, October 03, 2023 at 6:00 PM
Environmental Courtroom- Planning & Community Development Building

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: Vice Chairman Azfar Haque called the meeting to order at 6:02pm.

ROLL CALL: A quorum was established.

Present:

Azfar Haque
Michael Clinkscales
Donald Williams

Others Present:

LaShawn Gardiner, Planning & Community Development Director
Latonya Turner, Planning & Community Development Administrative Supervisor
Michael Williams, City Attorney

APPROVAL OF MINUTES:

OLD BUSINESS:

NEW BUSINESS:

1. Final Subdivision Plat of Ft. Gillem Development (Gillem Logistics Center)
LaShawn Gardiner introduced the City Attorney Michael Williams.

Mr. Williams stated that the purpose of approving the final plat is to begin the process of clearing up confusion and discrepancies at the county tax assessor’s office, identify all discreet existing parcels, and establish some prospective potential parcels to be developed. Future and anticipated development sites were parceled out during this process to prevent having to approve another plat at another date. The presented plat has been reviewed and approved by

staff and current property owners. He asked that the Commission approve the plat with the condition that Page 1 be amended at a later date to include additional certifications of approval from the Planning Commission, City Council, and Mayor.

Michael Clinkscales made a motion to approve the plat with the stated condition. Donald Williams seconded the motion. Motion carried.

ADJOURNMENT: Michael Clinkscales made a motion to adjourn. Donald Williams seconded the motion. The meeting was adjourned at 6:11pm.



CITY OF FOREST PARK

Item #3.

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 608-2300 Fax: (404) 608-2306

Staff Report – Variance

Public Hearing Date: October 19, 2023

Case: VAR-2023-13

Current Zoning: RS – Single Family Residential District

Proposed Request: Variance Request to decrease the minimum lot area from 8,200 sq ft to 4,000 sq ft, decrease the minim lot width from 80 ft to 50 ft, decrease the rear yard setback from 30 ft to 20 ft, decrease the front yard setback from 25 ft to 15 feet and decrease the side yard setback from 10 ft to 7.5 ft to build 10 new construction single family homes.

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Divine Dream Homes ATL, LLC
0 Scott Rd. and 733 Scott Rd.
Forest Park, GA 30297

Applicant:

Divine Dream Homes ATL, LLC
0 Scott Rd. and 733 Scott Rd.
Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13015C A009, 13015C A003 and 13015C A002

Acreage: 1.9 +/-

Address: 0 Scott Rd. and 733 Scott Rd., Forest Park, GA 30297

FLU: Industrial

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	LI: Light Industrial District

SUMMARY & BACKGROUND

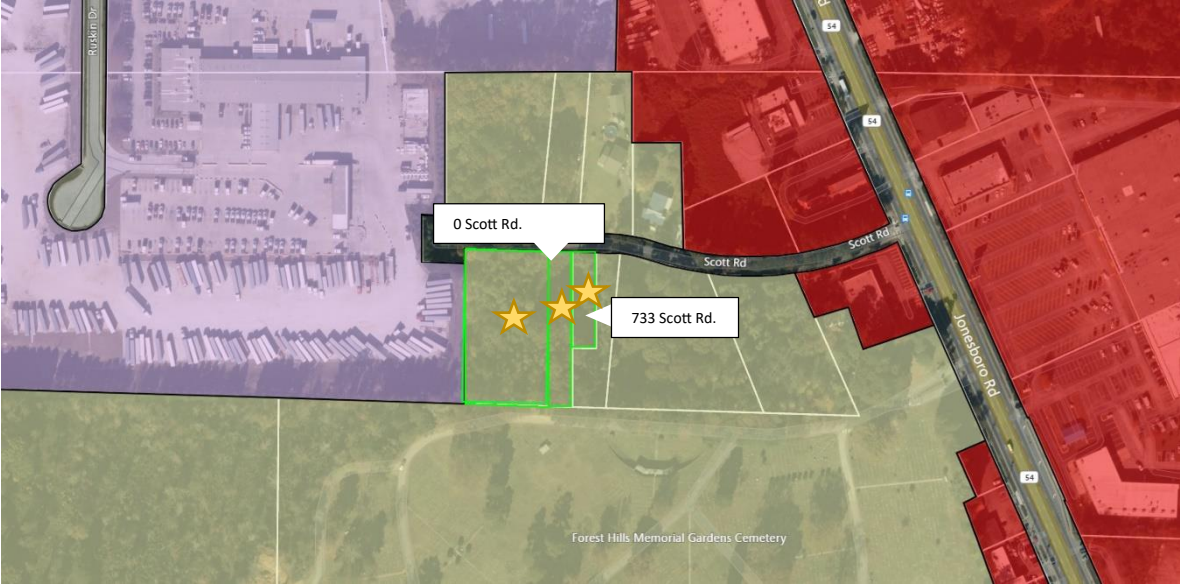
The subject property is three (3) parcels located on three (3) vacant undeveloped lots, located at 0 Scott Rd. on approximately 1.29 +/- acres, Scott Rd. on approximately 0.37 +/- acres, and 733 Scott Rd. on approximately 0.23 +/- acres. The combined acreage of the three lots is approximately 1.9 +/- acres. The applicant, Divine Dream Homes Atl, LLC, is requesting a variance to decrease the minimum lot area from 8,200 sq ft to 4,000 sq ft, decrease the minimum lot width from 80 ft to 50 ft, decrease the rear yard setback from 30 ft to 20 ft, decrease the front yard setback from 25 ft to 15 feet and decrease the side yard setback from 10 ft to 7.5 ft to build 10 new construction single family homes. Per section 8-8-29 Single Family Residential district (RS) Standards, the city should promote an average density of five (5) dwelling units per acre. The required minimum lot area is 8,200 sq ft, the required minimum lot width is 80 ft, the minimum front yard setback is 25 feet, the required rear side yard setback is 10 ft, and the required rear yard setback is 30 feet.

The proposed development will feature modern homes with three bedrooms, 2.5 bathrooms, and two car garages with a square footage of 1400 to 1600 square feet per home. Each dwelling unit will have hardwood floors, a fireplace and a kitchen that features a butler’s pantry as well as a private deck. This variance will allow the applicant to construct ten (10) new homes within the Single-Family Residential District, target home ownership and provide added value to the existing community.

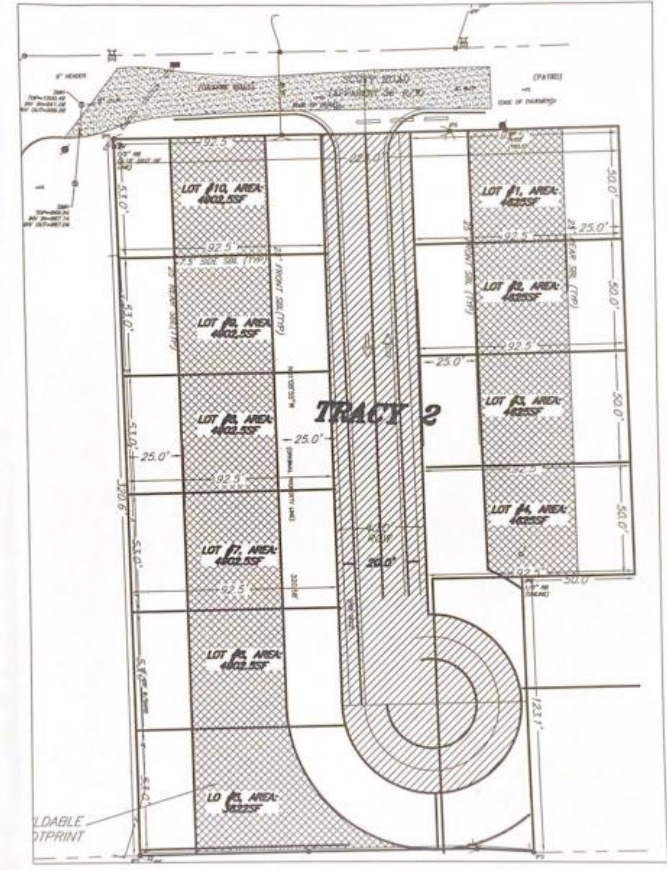
AERIAL MAP



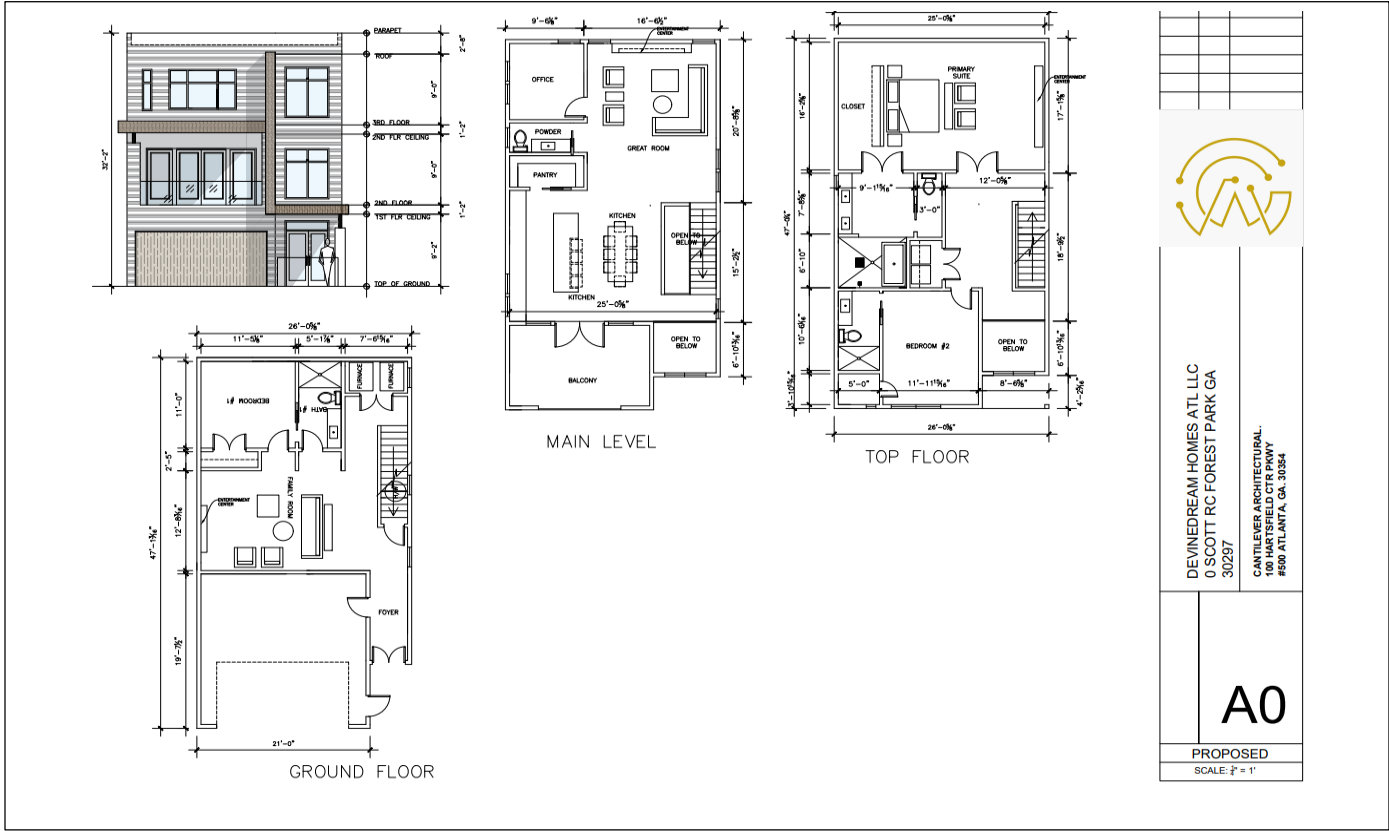
ZONING MAP




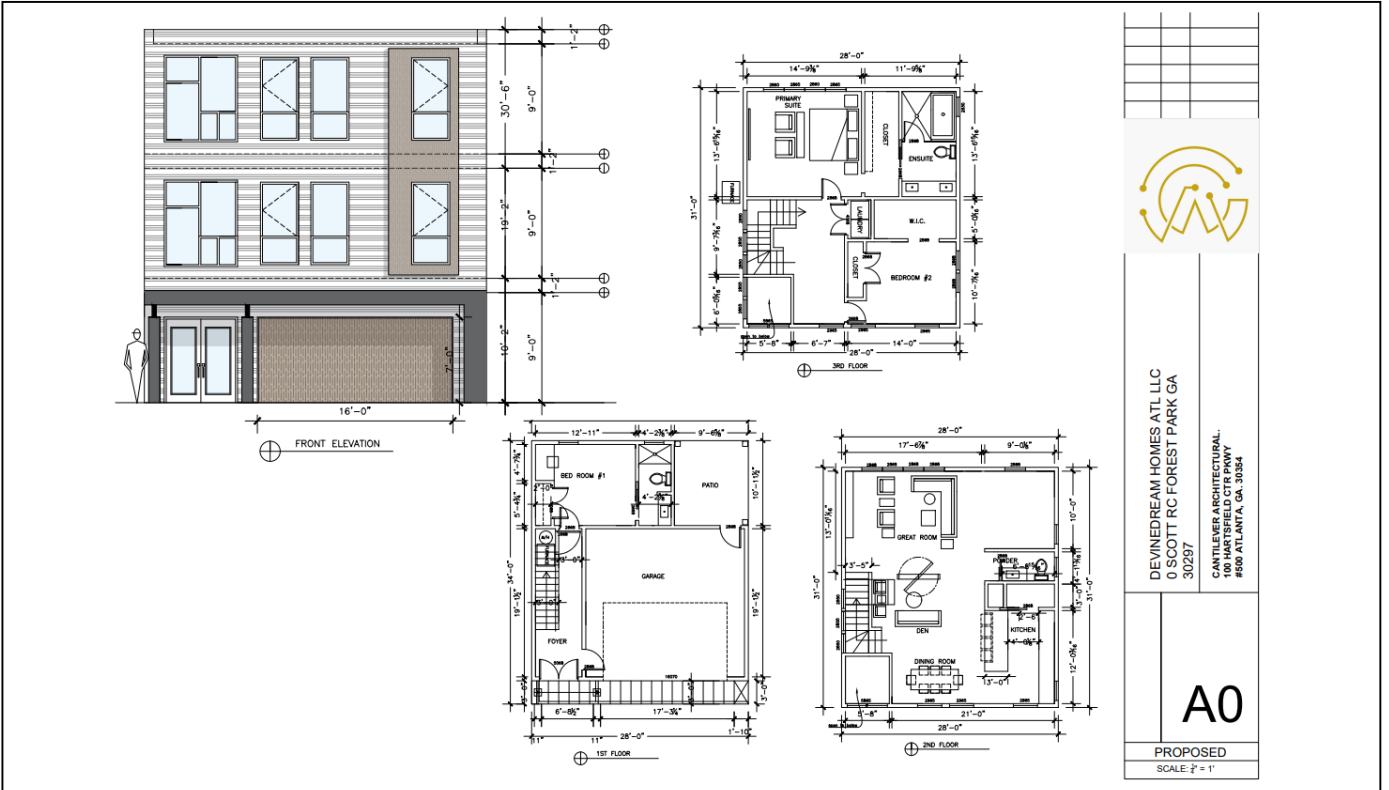
SITE PLAN







	
DEVINEDREAM HOMES ATLL LLC 0 SCOTT RC FOREST PARK GA 30297 CANTILEVER ARCHITECTURAL 100 HARTSFIELD CTR PKWY #500 ATLANTA, GA 30354	
<h1>A0</h1>	
PROPOSED SCALE: 1/4" = 1'	



	
DEVINEDREAM HOMES ATLL LLC 0 SCOTT RC FOREST PARK GA 30297 CANTILEVER ARCHITECTURAL 100 HARTSFIELD CTR PKWY #500 ATLANTA, GA 30354	
<h1>A0</h1>	
PROPOSED SCALE: 1/4" = 1'	

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 variance to allow a decrease the minimum lot area from 8,200 sq ft to 4,000 sq ft, decrease the minim lot width from 80 ft to 50 ft, decrease the rear yard setback from 30 ft to 20 ft, decrease the front yard setback from 25 ft to 15 feet and decrease the side yard setback from 10 ft to 7.5 ft to build 10 new construction single family homes. 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.

Attachments Included

- Justification Letter