



**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



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PLANNING COMMISSION MEETING**

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

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

MINUTES

Azfar Haque, Chairman
Michael Clinkscales, Vice Chairman
Roderick Jackson, Member
Donald Williams, Member
Lois Wright, Member

CALL TO ORDER/WELCOME: Azfar Haque called the meeting to order at 6:05 pm.

ROLL CALL: A quorum was established.

PRESENT:

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

ALSO PRESENT:

Nicole Dozier, Director of Planning & Community Development; SaVaughn Irons-Kumassah, Principal Planner; Latemia Richards, Planner I; Latonya Turner, Board Secretary and Department of Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

Michael Clinkscales motioned to adopt the agenda as presented, noting that the staff report would be amended during the hearing to include a recommended condition of approval. Donald Williams seconded the motion. The motion was approved unanimously.

APPROVAL OF MINUTES:

1. Approval of February 20, 2025 Meeting Minutes
Lois Wright motioned to approve the printed February 20, 2025, Meeting Minutes. Donald Williams seconded the motion. The motion was approved unanimously.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes) None

OLD BUSINESS: None

NEW BUSINESS:

2. **Case# VAR-2025-03 - Variance request for 2000 Anvil Block Rd., Parcel# 12204 204004, Ward 3. The applicant, Scannell Properties LLC (Rep: Jacob Holdeman), is requesting a stream buffer variance to construct a driveway and extend a box culvert within the 22.40 +/- acre lot for Stream one (1), for the construction of a 281,880 square foot +/-, Class A warehouse distribution facility within the Gillem District (GZ).**

Background/History:

The subject property is approximately 22.40 +/- acres and is located on the west side of Moreland Avenue and south of Anvil Block Road within the City of Forest Park. The property is bordered to the north by vacant land zoned Gillem District (GZ), to the east by Moreland Avenue, to the south by a stream and a neighboring warehouse development's detention pond, and to the west by a recently constructed warehouse and production studio. The site is gently sloped and primarily consists of low-growth grass, bushes, and a partially wooded area containing primarily younger pine trees that were likely planted around 2008. Additionally, the property features dilapidated asphalt roads, a power line easement, an inactive railroad bridge, and an existing detention pond. The soil on the property is a mix of topsoil, fill materials, residual soil, and partially weathered rock.

Stream Features

There are two streams located on the property. Stream one (1) runs through the northeastern corner of the property, moving southeast into a culvert that flows beneath Moreland Avenue. Stream two (2) runs along the southern and southwestern borders of the property. The applicant is requesting a variance for the Forest Park Stream Buffer Protection Ordinance in relation to Stream one (1). Stream two (2) will maintain full protection as required by the ordinance.

Request for Variance and Extent of Infringement

The applicant is requesting a variance for two specific areas of stream buffer infringement:

1. **0'-50' Undisturbed Buffer (Stream one (1)):** The applicant seeks approximately 4,600 square feet of total infringement, which includes 1,900 square feet of impervious surface and 2,700 square feet of pervious area (landscaping/grading). This infringement is necessary for the construction of a small section of the site's driveway, which involves primarily landscaping and grading work, as well as the extension of a box culvert to further protect Stream one (1). The area proposed for infringement contains low-density, sparse vegetation and trees, as Stream one (1) is a man-made, stone-lined channel.
2. **50'-75' Impervious Buffer (Stream one (1)):** The applicant also seeks approximately 4,900 square feet of total infringement, including 3,400 square feet of impervious surface and 1,500 square feet of pervious area. This area is needed for the construction of the site driveway and associated improvements. Efforts have been made to shift the driveway as far south as possible; however, the driveway cannot shift further south due to safety concerns arising from misalignment with the curb cut for the truck terminal on the east side of Moreland Avenue.

Hardship and Alternative Design

The applicant has carefully considered alternative designs to minimize buffer infringement. However, the proposed design is the most practical and reflects careful coordination with the property's shape, stream locations, and Georgia Department of Transportation (GA DOT) requirements. The driveway and requested buffer infringements are critical to provide safe and efficient access to the property,

which is in line with Forest Park Stream Buffer Protection Ordinance Per Sec 8-9-4. (c).1.c. This section permits intrusions necessary to provide access to a property.

Water Quality Impacts and Resource Protection

To mitigate potential water quality impacts, all on-site drainage will be directed away from Stream one (1) and into an existing detention pond, which will be expanded to include a bio-retention feature. This stormwater infrastructure will reduce runoff reaching the stream and provide additional resource protection. The applicant will also coordinate with the U.S. Army Corps of Engineers (USACE), the City of Forest Park, and Clayton County, as necessary, to minimize impacts to Stream one (1) during construction. As noted, the area surrounding Stream one (1) is generally open with sparse vegetation and trees, further minimizing environmental disruption.

Conclusion

In conclusion, the requested stream buffer variance is essential to facilitate the development of the property while balancing environmental protection and site access. The applicant has made significant efforts to minimize the environmental impact, and the proposed design includes measures to protect water quality and manage stormwater runoff.

The approval of this variance will allow the applicant to move forward with their construction plans to build a warehouse/distribution center, driveway, and extend the box culvert within the Gillem District (GZ).

Michael Clinkscales moved to approve VAR-2025-03 with the condition that the applicant provide the City with a new site plan to record new lot lines per the stream buffer variance. Lois Wright seconded the motion. The motion was approved unanimously.

ADJOURNMENT: The meeting adjourned by consensus at 6:24 pm.

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

Item #2.

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

Staff Report – Conditional Use Permit

Public Hearing Date: April 17, 2025

City Council Meeting: May 05, 2025

Case: CUP-2025-02

Current Zoning: **Downtown** Mainstreet District (DM)

Proposed Request: Applicant is requesting a Conditional Use Permit to authorize the construction of an additional forty-eight units, bringing the total number of units to sixty, as part of a proposed mixed-use development within the Downtown Mainstreet District (DM) Ward 2.

Ward District: 2

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Conditional Use with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Tejejo Investments LLC and
Development Authority of Forest Park

Address: 0, 752, 760, and 770 Main Street

City/State: Forest Park, GA 30297

Applicant:

Name: Prestwick Land Holdings
(Edrick Harris)

Address: 0, 752, 760, and 770 Main Street

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050B K006, 13050B K005 and 13050B K0002

Address: 0 Main ST., 752 Main ST

. 760 Main ST., and 770 Main ST

Acreage: 1.62 +/-

FLU: Institutional/Mixed Use Commercial

SUMMARY & BACKGROUND

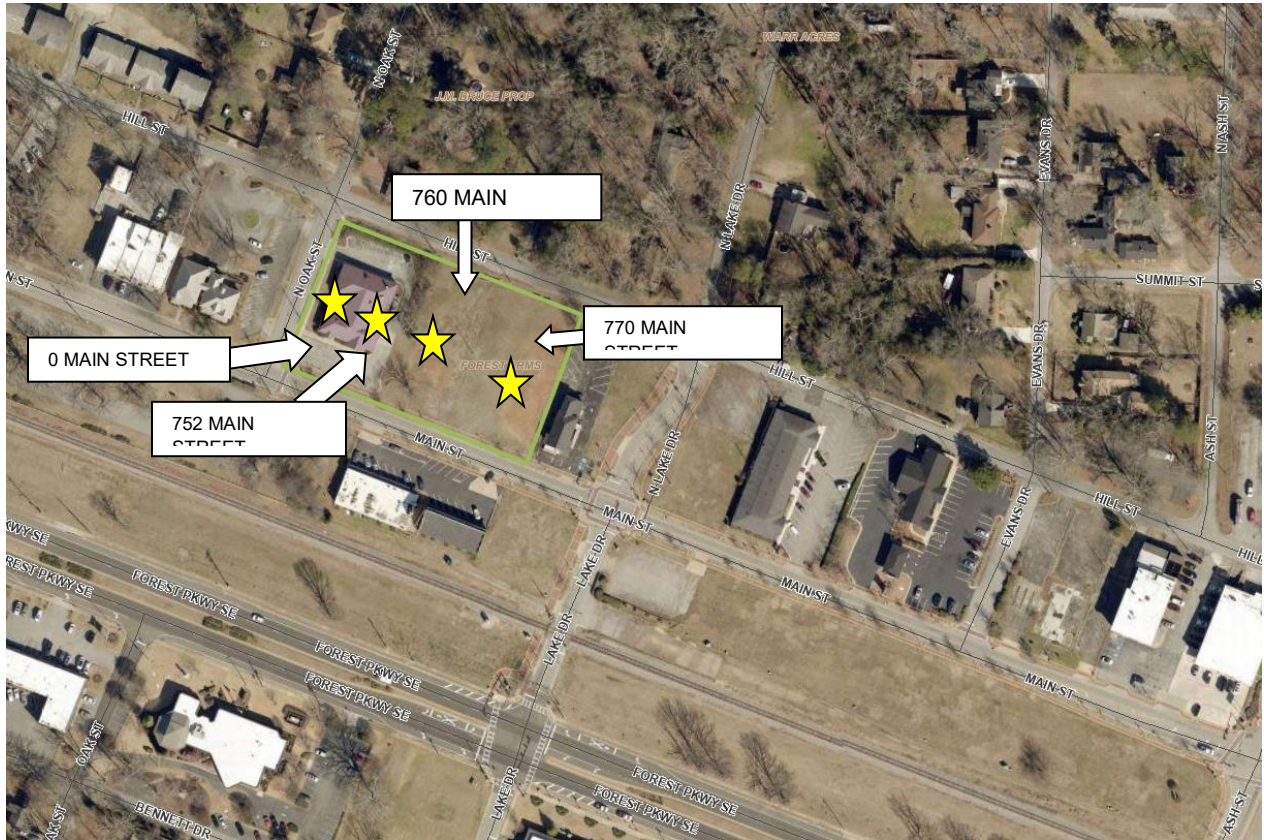
The applicant for 0, 752, 760 and 770 Main St. is requesting a Conditional Use Permit (CUP) to authorize the construction of a 60-unit mixed use development on a 1.62+/- acre parcel located within the Traditional Downtown Core (TDC) of the Downtown Mainstreet District (DM). The proposed development falls within the residential density guidelines outlined in Section 8-8-54.8(a)(2) of the zoning ordinance, which stipulates that residential densities within this district must range from 6 to 12 units per acre. However, the proposed density exceeds the maximum limit of twelve units per acre, necessitating approval through the CUP process as specified in Section 8-8-188 of the ordinance.

Property Zoned General Commercial District (GC)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RT: Two-Family Residential	East	DM: Downtown Mainstreet District
South	DM: Downtown Mainstreet District	West	DM: Downtown Mainstreet District

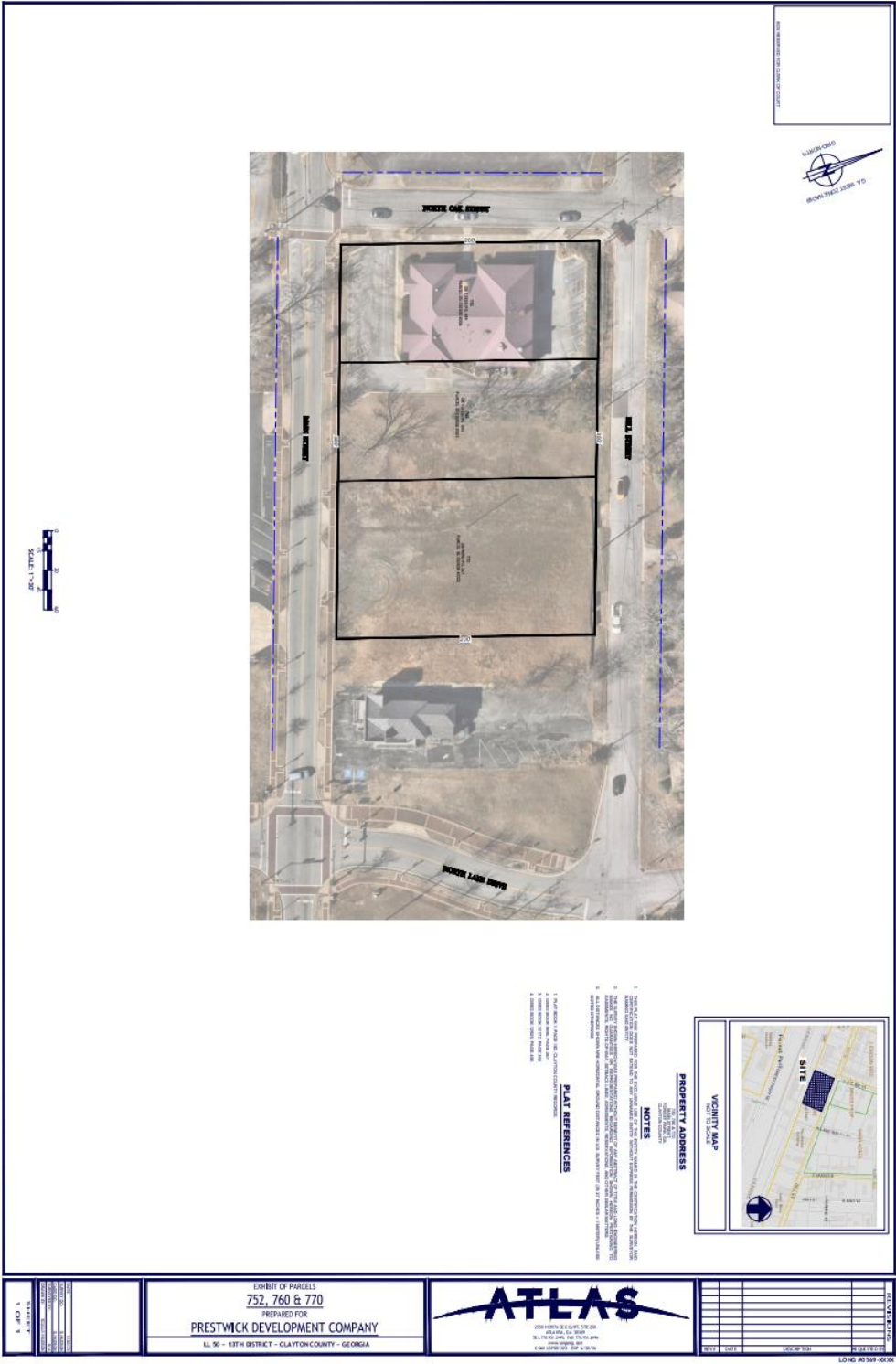
AERIAL MAP



ZONING MAP



SURVEY

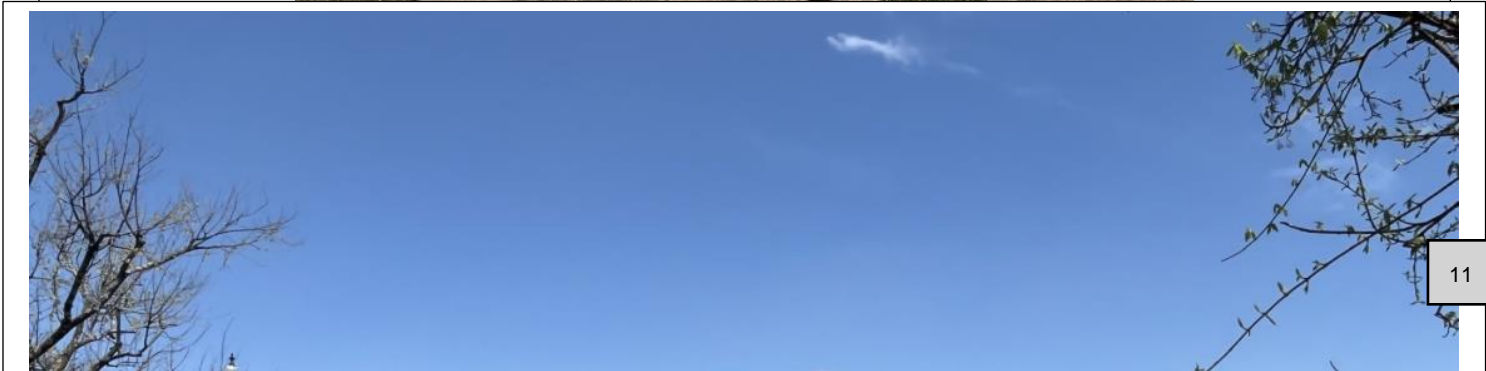




04

FOREST PARK MIXED-USE

SITE PHOTOS





1. **Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** The proposed could be considered consistent and compatible with the City's land use and development plans, goals, and objectives, provided that the Conditional Use Permit (CUP) is approved. The project is located within the Traditional Downtown Core (TDC) of the Downtown Mainstreet District (DM), an area likely designated for higher-density, mixed-use development to support vibrant urban growth. Per the Future Land Use Map, one of the parcels are listed as institutional and the other three parcels are listed as Mixed - Use Commercial. All parcels are located within the Downtown Mainstreet District, which does permit mixed use developments.
2. **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposed is likely to have an impact on traffic safety and congestion, with the exact effect depending on several factors, including the design of the development and its integration with the surrounding infrastructure. Given that the development is located within the Traditional Downtown Core (TDC) of the Downtown Mainstreet District (DM), which typically encourages higher-density development, there could be an increase in both residential and commercial traffic. However, the impact on traffic safety and congestion may be mitigated if the development includes pedestrian-friendly features, adequate parking, and access to public transportation. In addition, mixed-use developments often generate less traffic per unit than purely residential or commercial developments, as residents are more likely to walk to nearby businesses, reducing the overall traffic burden.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed could have an impact on safety from fire and other dangers, but the effect would largely depend on the design and construction standards of the development. Generally, higher-density developments like the one proposed tend to increase the complexity of fire safety planning due to the larger number of residents and potentially mixed-use spaces (residential, commercial, etc.). However, if the development adheres to modern building codes and safety standards, such as fire-resistant materials, fire suppression systems (e.g., sprinklers), emergency access routes, and adequate separation of uses, the risk from fire and other dangers could be mitigated. Additionally, the development may benefit from being built with more advanced safety features that could provide enhanced protection compared to older structures in the area.
4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?** The proposed amendment is likely to promote the public health and general welfare of the city, as it supports the development of additional housing in the downtown area, potentially increasing access to amenities, reducing the need for long commutes, and fostering a more vibrant, mixed-use community. If designed well, it could also contribute to walkability, improved infrastructure, and economic growth, all of which can enhance overall quality of life if the Conditional Use Permit is granted.

5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** The proposed amendment could potentially decrease the adequacy of light and air, depending on the building's design, height, and proximity to neighboring properties. Higher-density developments can sometimes lead to reduced natural light and airflow, particularly if the structure is large or closely positioned to surrounding buildings. However, proper design and setbacks could mitigate these effects.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** Though the area is in the low-density part of the downtown core, the proposed amendment could still help prevent overcrowding by promoting efficient use of available land. Higher-density development in urban areas like this typically helps reduce sprawl and encourages growth within existing infrastructure, making it a more sustainable option. However, it would be important for the development to align with zoning regulations and ensure that it integrates well with the surrounding neighborhood to avoid negative impacts like congestion or overcrowding.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship with the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?** The proposed amendment is unlikely to cause an adverse effect on the population distribution within the city. While it increases density in the downtown core, if properly planned, it should not create overcrowding or negatively impact health, safety, or general welfare. Instead, it can help focus growth in an area designed for higher density, promoting more sustainable urban development.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** The proposed amendment could facilitate the adequate provision of transportation, water, sewage, and other public services, as it focuses development within the downtown core, where infrastructure is typically already in place or can be more easily upgraded to accommodate increased demand. However, this depends on proper planning and integration with existing services.
9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The proposed amendment could be compatible with environmental conditions in the downtown core, as it aligns with urban growth goals and utilizes existing infrastructure. However, factors such as increased density, traffic congestion, or reduced access to light and air could potentially diminish the value, use, and enjoyment of surrounding properties, depending on the development's design and integration with the area.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and**

the surrounding area? The proposed amendment could promote the aesthetic effect of the area if designed to complement the surrounding architecture and enhance the urban environment. However, if the design is out of scale or incompatible with existing properties, it could diminish the aesthetic quality of the area.

11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The proposed amendment is unlikely to have a measurable adverse economic effect on the value of surrounding or adjacent property, especially if the development is well-integrated and enhances the area's appeal. The use appears suitable for the nearby properties based upon its current existing use.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** The Conditional Use Permit is unlikely to create an isolated district, as the proposed development is located within the downtown core, an area typically integrated with surrounding districts. If well-designed, the development should connect smoothly with adjacent areas and contribute to the overall urban fabric.

STAFF RECOMMENDATION

According to Section 8-8-54.8(a)(2) of the ordinance, the residential density within this zoning district must range from 6 to 12 units per acre. However, residential densities exceeding twelve (12) units per acre are subject to approval through a Conditional Use Permit.

The proposed development, with a total of sixty residential units, would exceed the maximum residential density allowed by right within this district, thereby necessitating the request for a Conditional Use Permit to authorize any additional units.

It is important to note that while the ordinance establishes the framework for this application, the ultimate decision regarding the approval of the Conditional Use Permit rests with the Mayor and Council, as they are the final decision-makers in this matter. Their determination will consider both the requirements outlined in the ordinance and the specific merits of the applicant's request, taking into account the potential impact of the additional units on the surrounding community and the overall development within the Downtown Mainstreet District.

In conclusion, the staff acknowledges the applicant's request in alignment with the ordinance and provides this information for the Mayor and Council's consideration in their review of the Conditional Use Permit application.

If granted approval staff recommends the following conditions:

1. If the Mayor and Council approve the development of the sixty units, staff recommends that the applicant preserve the architectural design as presented in the rendered photo provided to staff.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Floor Plan

Staff Report – Variance

Public Hearing Date: April 17, 2025

Case: VAR-2025-06

Current Zoning: Downtown Mainstreet District (DM)

Council Ward: 2

Proposed Request: Variance Request 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 front yard setback to 10 feet to accommodate on street parking, 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).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Tejejo Investments LLC and
Development Authority of Forest Park
0 Main ST., 752 Main ST., 760 Main ST., and
770 Main ST.
Forest Park, GA 30297

Applicant:

Prestwick Land Holdings
3715 Northside Parkway, NW
Atlanta, GA 30327

PROPERTY INFORMATION

Parcel Number: 13050B K006, 13050B K005 and 13050B K0002

Address: 0 Main ST., 752 Main ST
. 760 Main ST., and 770 Main ST

Acreage: 1.62 +/-

FLU: Institutional/Mixed Use Commercial

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RT: Two-Family Residential	East	DM: Downtown Mainstreet District
South	DM: Downtown Mainstreet District	West	DM: Downtown Mainstreet District

SUMMARY & BACKGROUND

The applicant is seeking a series of variances to facilitate the development of a proposed new mixed-use project on a 1.62+/- acre parcel within the Traditional Downtown Core (TDC) of the Downtown Mainstreet District (DM). The proposed development includes a request to increase residential density from the required 6-12 units per acre by 48 units to equal 60 units, reduce parking requirements from 1.75 stalls per unit to 1.6 stalls per unit, decrease the setback minimum to 10 feet to install on street parking stalls, decrease minimum bedroom sizes by 150 square feet, reduce first-floor ceiling height from 18 feet to 10 feet, and lower the required transparent glazing on the retail portion of the building from 50% to 30-40%.

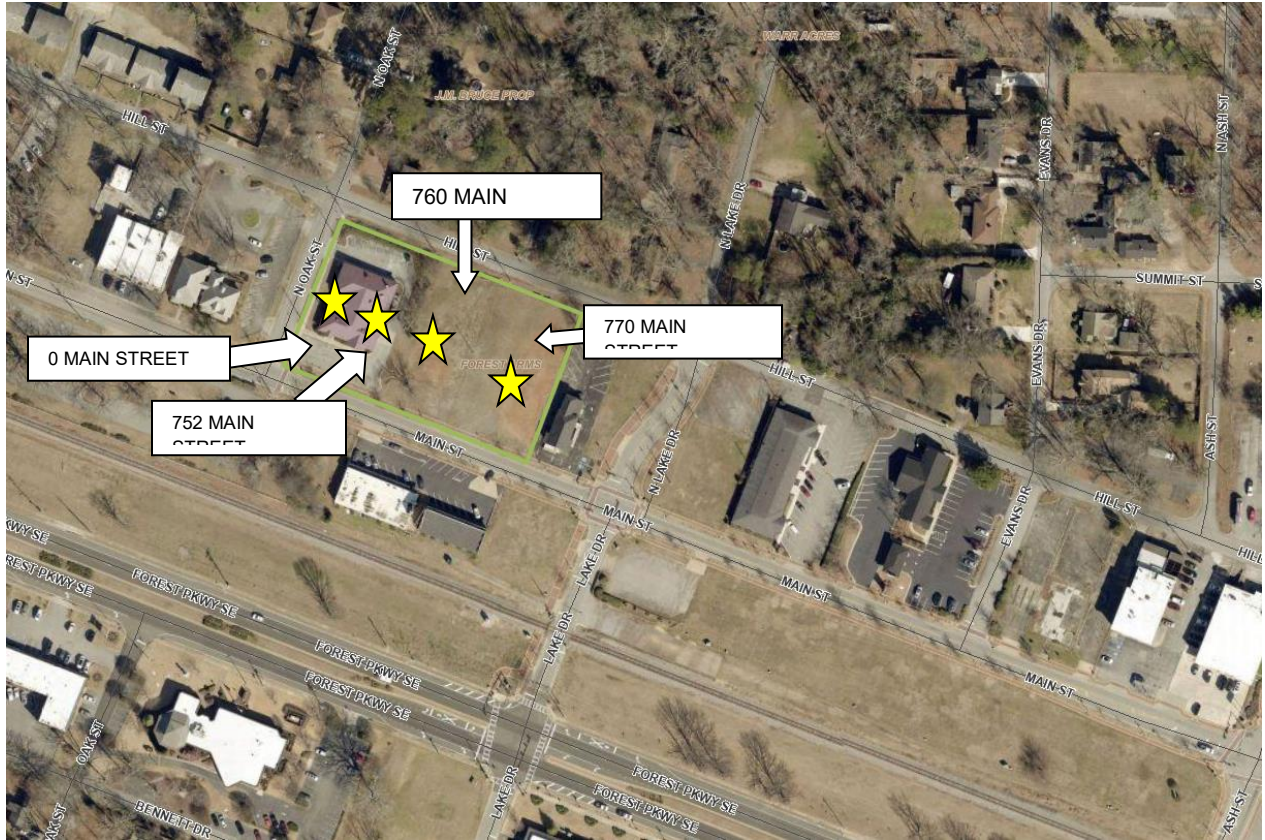
According to the applicant’s letter of intent, the requested variances are driven by the site’s exceptional and extraordinary conditions, including its small size, irregular topography, and the challenges posed by the current construction market. The property’s limited land area and sloping nature create significant obstacles to conventional development under the existing zoning requirements. Adhering to these standards would result in inefficient use of the land, leaving substantial portions of the property underutilized.

Per sec 8-8-54.7 setbacks and orientation of buildings; Mixed-use and commercial buildings shall have zero setbacks from the back of sidewalks. The applicant argues that the requested variances are essential to address these site constraints while ensuring the development remains financially feasible. With rising construction costs, supply chain disruptions, and a shortage of critical building materials, the development process is further complicated. The applicant believes that adjusting unit sizes and parking requirements will allow the project to proceed without compromising quality or viability.

Given the current challenges faced by the development site, the applicant contends that the requested variances are necessary to overcome these unique obstacles, align with the financial realities of today’s construction market, and adhere to the principles of new urbanism.

If granted, approval of these variances will facilitate an efficient and sustainable development, maximizing the site’s potential and contributing positively to the ongoing revitalization of the downtown area.

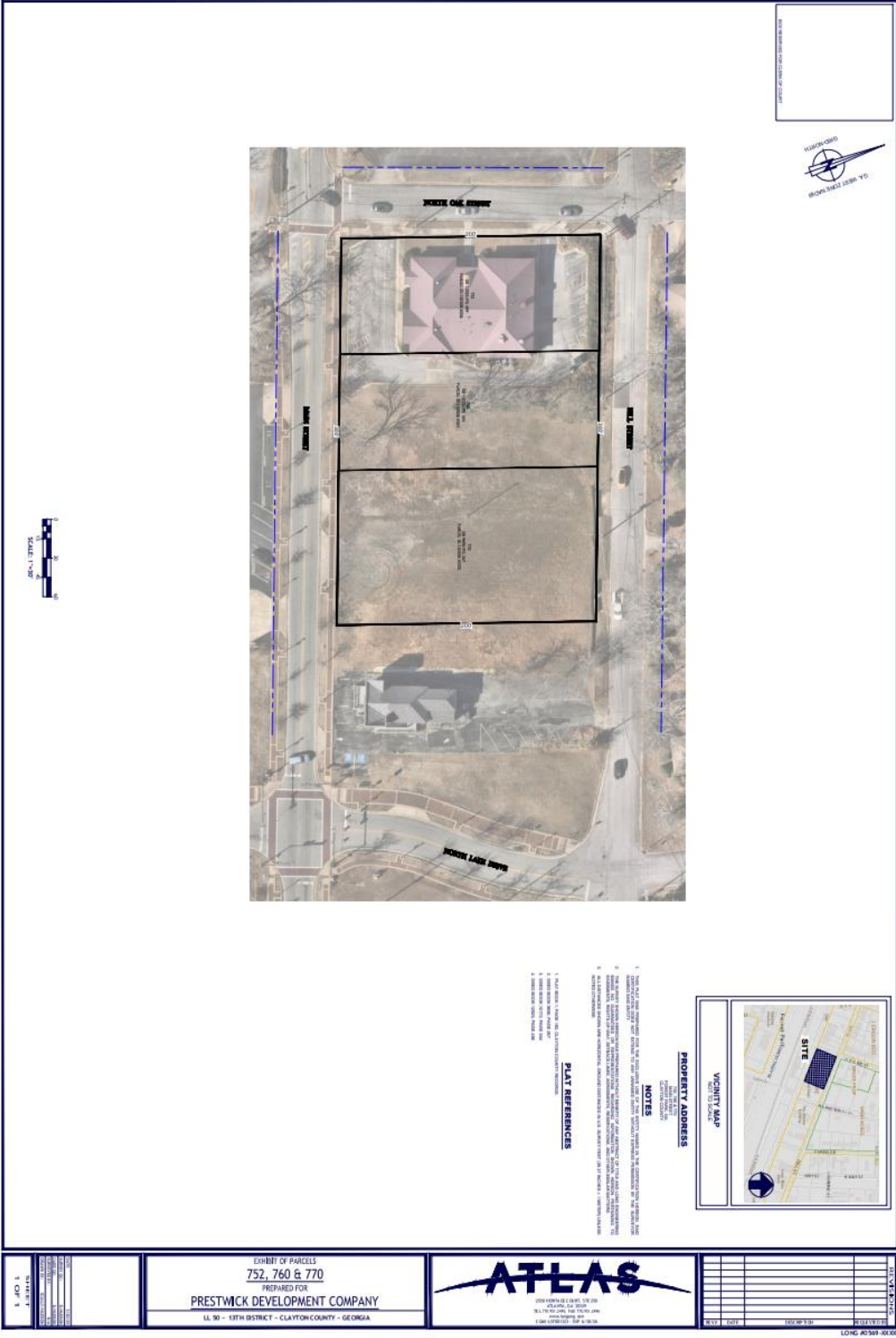
AERIAL MAP



ZONING MAP



SURVEY



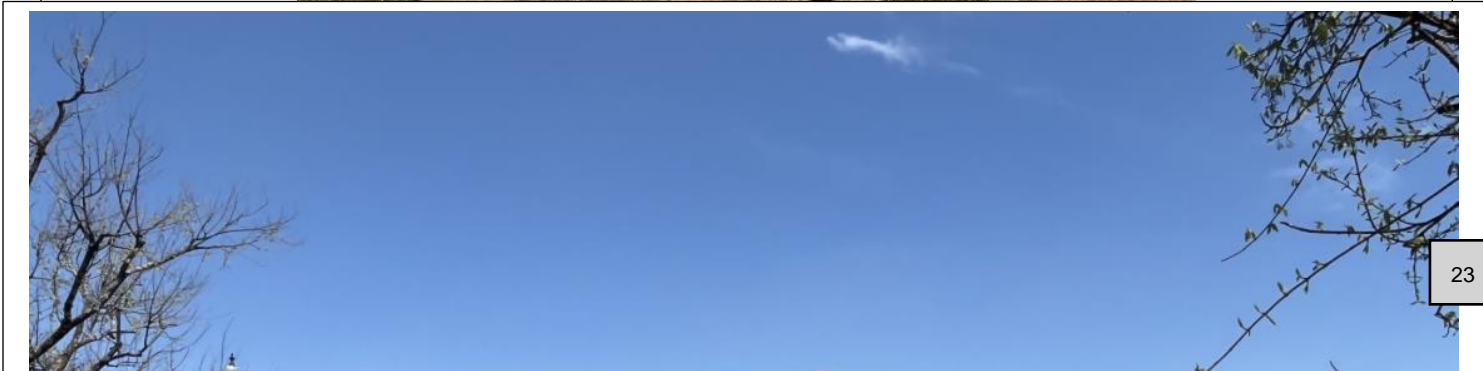
SITE PLAN



04

FOREST PARK MIXED-USE

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 the variance to with **CONDITIONS**. The conditions are as follows:

1. Staff recommends receiving final approval from mayor and council to obtain approval to develop 60 units due to Section 8-8-54.8(a)(2) of the ordinance, stating the residential density within this zoning district must range from 6 to 12 units per acre. This section also advises that residential densities exceeding 12 units per acre are subject to approval through a Conditional Use Permit. If Granted approval by Mayor & Council to proceed with the development of 60 units, Variance on number of units shall be granted.
2. Staff recommends approval of the front set back to 10 feet to create on street parking so as long as parking stalls are constructed as depicted in the provided site plan.
3. Staff recommends denial of the reduction of unit size by 150 sq ft, per section 8-8-37 Downtown Mainstreet District standards, the minimum living area for a studio shall be 600 sq ft, 1 bedroom, 800 sq ft, 2 bedroom, 1000 sq ft and a three bedroom is 1,100 sq ft. by maintaining the minimum living area, we are able to ensure we offer an adequate living space and comfortability for future residents.
4. Staff recommends a height adjustment for floor-to-ceiling height on the first floor to be 14 feet instead of the requested 10 feet which would be a 4 feet reduction instead of the requested 8-foot reduction.
5. Staff recommends maintaining glazing at 50% on the retail portion of the building to enhance visibility, attract foot traffic, and showcase products effectively. Additionally, larger windows support brand identity, provide visual connectivity for security, and help deter crime by offering clear sightlines into the space. The increased transparency ensures a safer environment by allowing employees to monitor both the interior and the surrounding area. Furthermore, the glazing improves safety for drivers and pedestrians by

offering better visibility of the store's activities, reducing blind spots and potential hazards near the building.

6. Staff recommends maintaining the parking requirement of 1.75 stalls per unit. If the applicant is approved for 60 units, no parking variance will be needed, as the proposed parking is adequate with 1.75 stalls per unit. However, the applicant must obtain approval from the neighboring lot and provide staff with a parking agreement from the lot owners west of the property, confirming that the development is authorized to utilize their spaces for parking. This agreement must be submitted to staff prior to the issuance of the certificate of occupancy.
7. If the Mayor and Council approve the development of the 60 units, staff recommends that the applicant preserve the architectural design as presented in the rendered photo provided to staff.

Attachments Included

- Justification Letter

STAFF REPORT – Preliminary Plat

Public Hearing Date: April 17, 2025

Case: PP-2025-01

Current Zoning: Single Family Residential District (RS)

Proposed Request: 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

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Preliminary Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Freeman JR Billy/Technique
Concrete Construction LLC

Address: 944 Astor Avenue

City/State: Forest Park, GA 30297

Applicant:

Name: Sandy Epstein (Billy Freeman-Technique)
concrete Construction, LLC)

Address: 730 South Ave & 5050 Park Ave

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13050C G001, 13050C G021

Acreage: 0.641

Address: 730 South Ave & 5050 Park Ave

FLU: Low Density Residential

SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 730 South Ave and 5050 Park Ave to subdivide two parcels of land equally 0.641 +/- acre to create 6 detached single-family homes. The intent of the development is to provide additional housing options within the neighborhood by constructing six new single-family homes. The development aims to better utilize the subject property to increase density in alignment with current development trends. Lot One, an existing single-family home, will remain and is not part of the proposed development.

FINDINGS OF FACT

The subject property is two parcels located on Cherry Street between South Avenue and Park Avenue, with approximately 0.641+/- acre. The applicant has met with staff to discuss this project and has previously received approval from the Urban Design review board for architectural design and Planning commission for variances associated with the development of the property. The applicant is seeking approval of the Preliminary Plat to begin the process of developing six (6) single-family detached homes. Adjacent zoning land use north of the subject property consists of the Institutional Commercial District (IC), and east, west and south of the subject property is zoned Single Family Residential District (RS).

Proposed Development: The applicant is seeking approval of the Preliminary Plat to facilitate the construction of six (6) single-family detached homes. Each home is proposed to be a two-story structure, with a square footage of approximately 1,500 SF, and each unit will include a single-car garage.

Consistency with Planning Goals: The proposed development aligns with the goals of increasing housing density within the area while maintaining compatibility with the surrounding residential and commercial uses. The development will contribute additional living units to the neighborhood, enhancing the overall housing stock.

Comprehensive Plan Consideration: The proposed preliminary plat is consistent with the objectives of the city's comprehensive plan and future land use, which supports residential development and appropriate land use density within areas zoned for single-family residential use.

Conformance with Zoning Requirements: The proposed development complies with the zoning requirements for the Single-Family Residential District (RS), as well as with the variances previously granted by the Planning Commission.

Impact on Surrounding Area: The proposed development of six (6) single-family homes will be thoughtfully designed to complement the character of the surrounding neighborhood, while incorporating a modern aesthetic with architectural elements reviewed and approved by the Urban Design Review Board. The development is expected to have a minimal impact on the surrounding area in terms of traffic, infrastructure, and overall neighborhood character.

Public Infrastructure and Services: The subject property benefits from access to existing public infrastructure, including roads, utilities, and essential services required to support the proposed development. Additionally, the applicant has committed to installing public sidewalks that will extend from the development's starting point at the corner of South Avenue and Cherry Street to its terminus at the corner of Cherry Street and Park Avenue, ultimately leading to Starr Park.

Single Family Residential District (RS)

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Institutional Commercial District (IC)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP

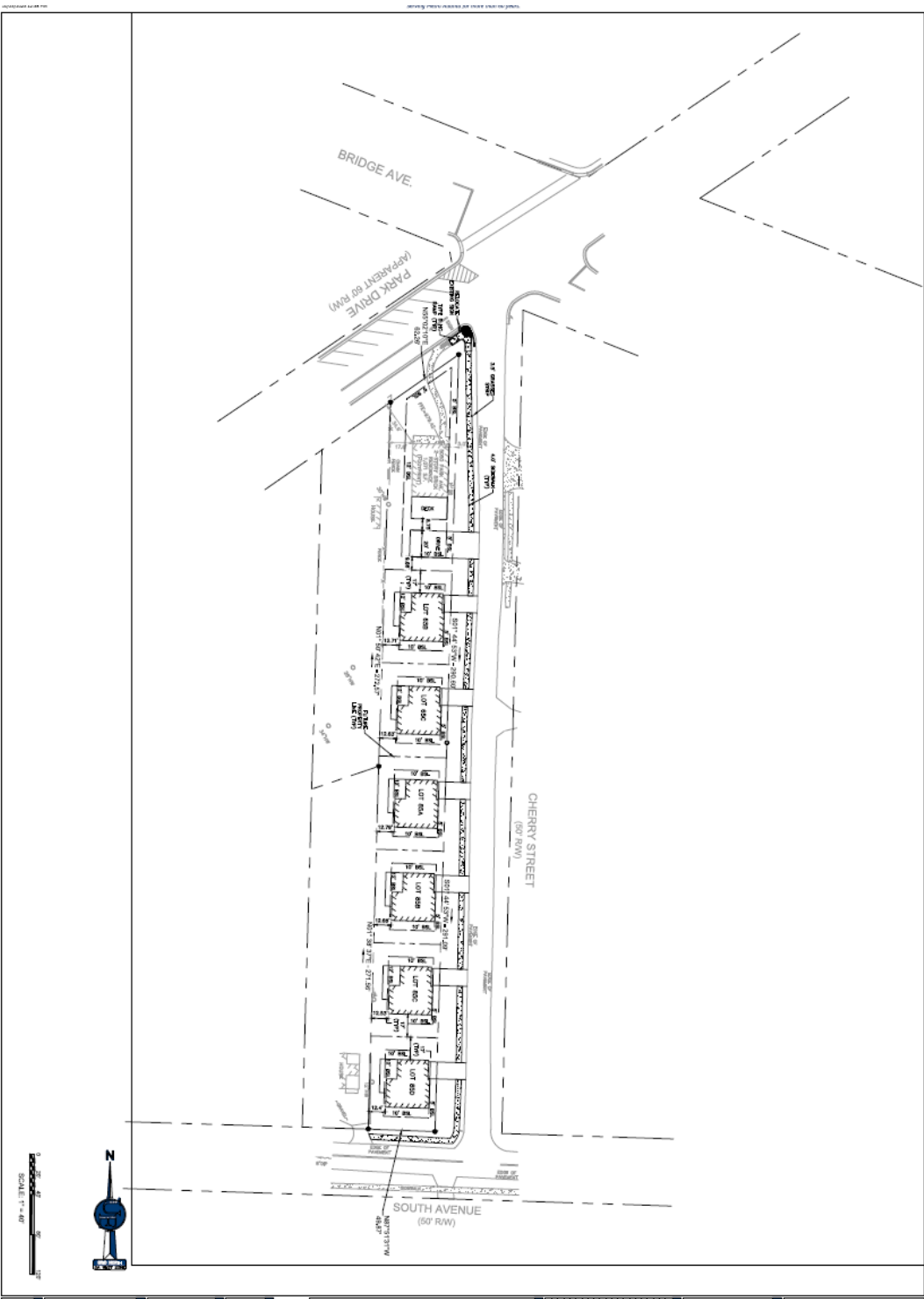


CURRENT SITE PHOTOS/CONDITIONS





SITE PLAN



Urban Engineers, Inc.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1111
 WWW.URBANENGINEERS.COM

PROFESSIONAL SEAL

10/25/2008

PROJECT NAME

TECHNIQUE

CHERRY STREET DEVELOPMENT

300 SOUTH AVENUE
FIRST FLOOR PLAN

DAILY PRELIMINARY DEVELOPMENT

PROJECT APPROVALS

PLANNING No. 28163

LAND DIVISION

SEAL 1" = 40'

DATE

SHEET NAME

SITE PLAN

C-4.0

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 730 South Ave and 5050 Park Ave with the **FOLLOWING CONDITIONS**:

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with the design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
3. Sidewalks will be installed from the development's starting point at the corner of South Avenue and Cherry Street to its terminus at the corner of Cherry Street and Park Avenue, which will serve each lot, and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan

Staff Report – Variance

Public Hearing Date: April 17, 2025

Case: VAR-2025-04

Current Zoning: Multiple-Family Residential District (RM)

Council Ward: 2

Proposed Request: Variance Request 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).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Gachelin Gaetan
364 Baymist Dr.
Loganville, GA 30052

Applicant:

Gachelin Gaetan
0 Ferguson CT
Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13049A A031

Acreage: 0.16 +/-

Address: 0 Ferguson CT.

FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RM: Multiple-Family Residential

SUMMARY & BACKGROUND

Summary

The applicant is requesting approval for a variance to reduce the side yard setback from the required twenty-five (25) feet to ten (10) feet, and to decrease the rear yard setback from the required thirty-five (35) feet to thirty (30) feet, in order to facilitate the construction of a new two-family duplex on a 0.16-acre (approximately 6,970 square feet) lot within the Multiple Family Residential District (RM). This request comes in response to the challenges presented by the lot's size and configuration, which make it difficult to fully comply with all zoning standards while maintaining functional living spaces for the intended duplex.

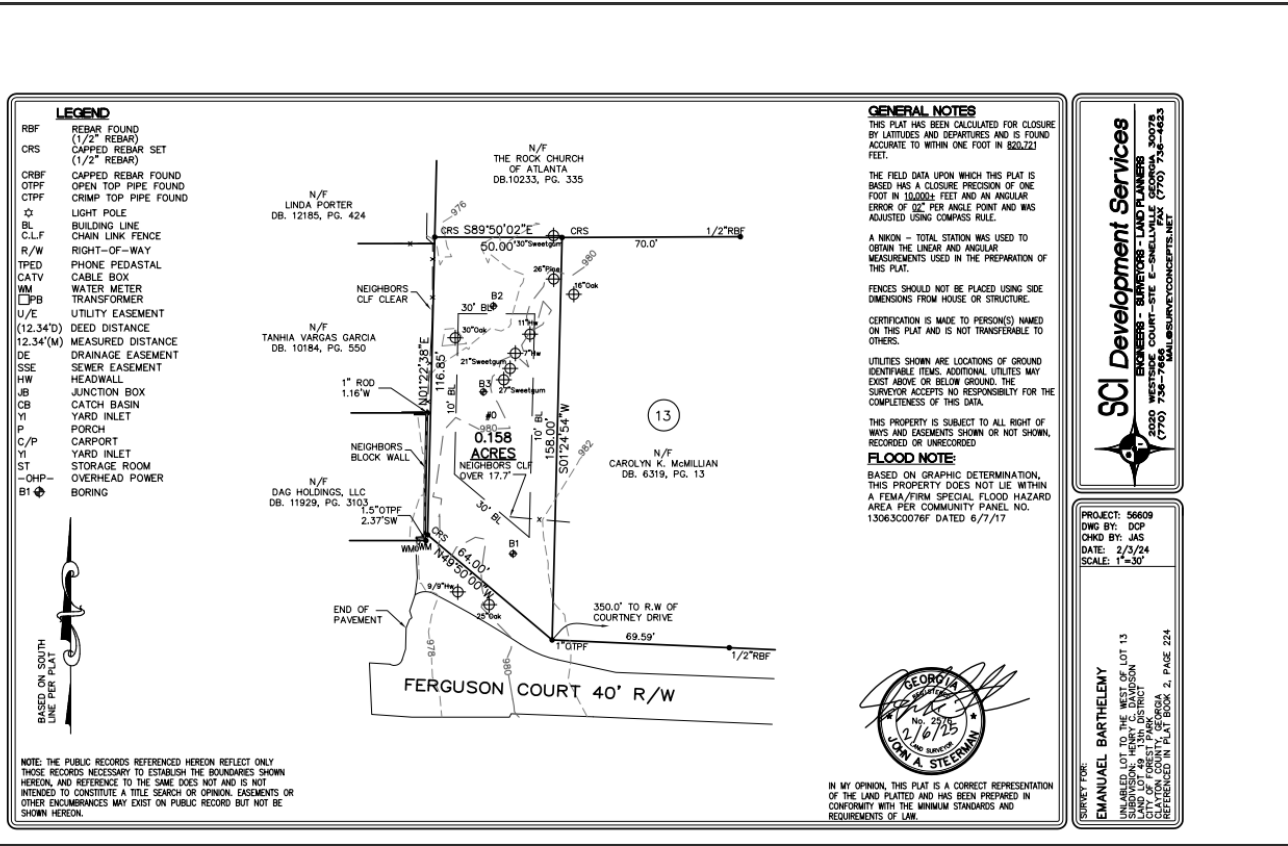
Background

In 2024, the applicant was granted the approval by both the Planning Commission and Mayor and council to rezone the property from Single Family Residential (RS) to Multiple Family Residential (RM). The applicant's intent is to construct a duplex comprising two residential units, each with three bedrooms and 2.5 bathrooms, and a parking pad for two vehicles per unit on the subject property. Although the lot size meets the minimum requirements for duplex development, the proposed duplex will occupy approximately 2,532 square feet of the land, a significant portion of the available space. Due to the required setbacks, parking space, and other zoning regulations, the current lot dimensions limit the applicant's ability to build the duplex without compromising the size and functionality of the individual units.

The applicant has expressed that the goal of this project is to create a home for their family and contribute to a community-focused living environment within Forest Park. The applicant believes that granting this variance would enable efficient and effective use of the property, while preserving the family-oriented atmosphere of the area and contributing to local housing options.

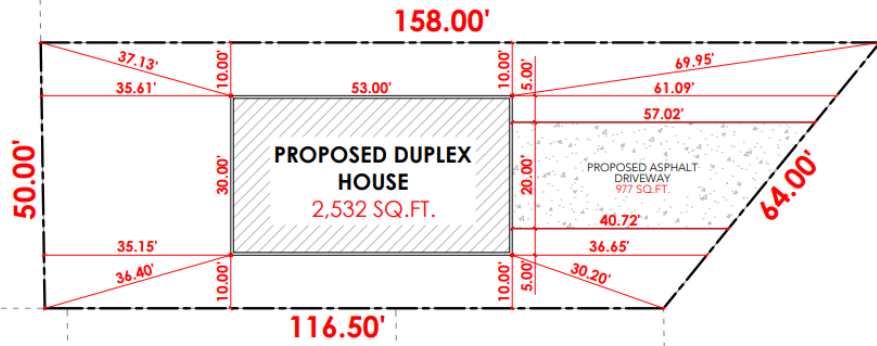
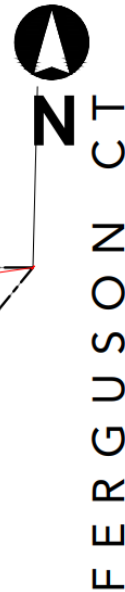
Approval of this variance will allow the applicant to construct the duplex without sacrificing the quality of the living spaces or the overall design of the units, while also ensuring that the development remains consistent with the intent of the surrounding neighborhood. By granting this variance, the property can be developed in a way that maximizes its potential and meets the needs of the applicant's family, while contributing positively to the community's housing stock. The applicant is open to providing any additional information or documentation that may assist in the review process.

SURVEY



SITE PLAN

SITE PLAN
LOCATION: 0 FERGUSON CT, FOREST PARK, GA 30297, USA
PARCEL CITY: FOREST PARK
PARCEL ID: 13049A A031



VICINITY MAP

SCOPE OF WORK

- SITE PLAN OF THE PROPERTY UNDER REVIEW SHOWING THE PROPOSED DEVELOPMENT.

LOT SIZE

6,865 S.F.
(0.16 ACRES)

SHEET TITLE SITE PLAN	LOT OWNER: BARTHLIN M. INVESTMENTS	RAHULARC DESIGN	ARCHITECT <i>RAHULARC DESIGN</i>	SHEET NO. 01
			DRAWN BY <i>RAHULARC DESIGN</i>	
			CHECKED BY <i>RAHULARC DESIGN</i>	DATE 03-14-2024

PROPOSED DEVELOPMENT



DESIGN OPTION #1



DESIGN OPTION #2

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 the variance with conditions 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).

The Conditions are as follows:

1. Staff recommends that the applicant adds a rear entry door to the property of each unit for safety reasons. The addition of this rear entry door is essential to ensure proper emergency access and egress, enhancing the overall safety of the building. The rear entry should be designed and installed in compliance with local safety codes and regulations, and proof of this installation will be required prior to final approval. Please ensure that all necessary adjustments are made promptly to meet these safety requirements.

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

Staff Report – Variance

Public Hearing Date: April 17, 2025

Case: VAR-2025-05

Current Zoning: Single Family Residential District (RS)

Council Ward: 4

Proposed Request: Variance Request 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).

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: Verdin Properties LLC	J&B Builders (Jesus Gonzalez)
675 Seminole Ave NE STE 301	556 Kay Street
Atlanta, GA 30307	Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13078D A009	Acreage: 0.203 +/-
Address: 556 Kay Street.	FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

SUMMARY & BACKGROUND

The subject property at 556 Kay Street is located within the Single-Family Residential (RS) District on a 0.203 +/- acre lot. Per sec. 8-8-29 **Single family residential district (RS) standards** the minimum required lot width for properties in the RS District is eighty (80) feet. However, the subject lot is only sixty (60) feet wide, which does not meet this requirement. As the lot's dimensions are fixed, the applicant is unable to expand or alter the boundaries, creating a hardship. The eighty (80) foot minimum lot width requirement limits the applicant's ability to develop the property for its intended purpose, preventing the construction of a single-family home without a variance. The applicant contends that granting the variance is essential for the reasonable use and development of the property, helping to preserve its value and utility while respecting the surrounding neighborhood and the overall intent of the zoning code. Additionally, the applicant assures that the requested variance will not result in adverse effects, such as increased traffic, safety issues, or negative impacts on neighboring properties.

Approval of this variance will allow the applicant to move forward with the property's development. While the proposed development is more modern than the surrounding properties, it will enhance the area's value and character while remaining consistent with the intent of the zoning ordinance. This approval will enable the applicant to use the property as intended, increasing its value and contributing positively to the community, without causing undue hardship or negative impacts. Ultimately, granting the variance will support responsible and thoughtful development, benefiting both the applicant and the neighborhood.

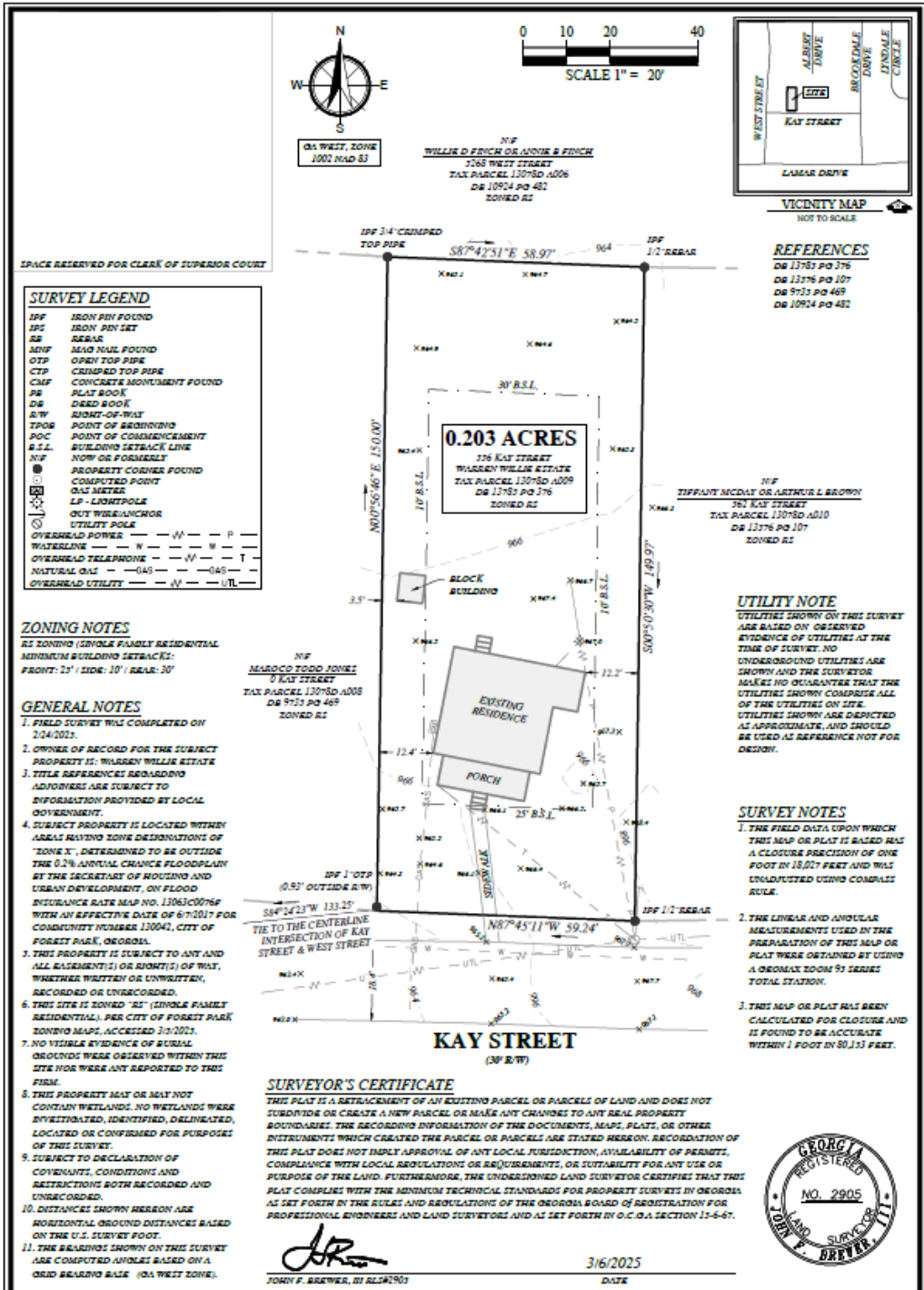
AERIAL MAP



ZONING MAP



SURVEY



- SURVEY LEGEND**
- IPF IRON PIN FOUND
 - IPS IRON PIN SET
 - RE REBAR
 - MP MEAS. NAIL FOUND
 - OTF OPEN TOP PIPE
 - CTP CRIMPED TOP PIPE
 - CMF CONCRETE FOUNDMENT FOUND
 - DR DEED BOOK
 - R/W RIGHT-OF-WAY
 - POB POINT OF BEGINNING
 - POC POINT OF COMMENCEMENT
 - B.S.L. BUILDING SETBACK LINE
 - N/P NOW OR FORMERLY
 - PC PROPERTY CORNER FOUND
 - CP COMPUTED POINT
 - OS OAS METER
 - LP - LIGHTPOLE
 - OW OUT WIRE ANCHOR
 - UTL UTILITY POLE
 - OVERHEAD POWER
 - WATERLINE
 - OVERHEAD TELEPHONE
 - NATURAL GAS
 - OVERHEAD UTILITY

ZONING NOTES
R2 ZONING (SINGLE FAMILY RESIDENTIAL)
MINIMUM BUILDING SETBACKS:
FRONT: 21' SIDE: 10' REAR: 30'

- GENERAL NOTES**
1. FIELD SURVEY WAS COMPLETED ON 2/24/2025.
 2. OWNER OF RECORD FOR THE SUBJECT PROPERTY IS: WAGGEN WILKIE ESTATE
 3. TITLE REFERENCES REGARDING ADJOINERS ARE SUBJECT TO INFORMATION PROVIDED BY LOCAL GOVERNMENT.
 4. SUBJECT PROPERTY IS LOCATED WITHIN AREAS HAVING ZONE DESIGNATIONS OF "ZONE X", DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BY THE INCREMENT OF HOUSING AND URBAN DEVELOPMENT, ON FLOOD INSURANCE RATE MAP NO. 13063C0065P WITH AN EFFECTIVE DATE OF 6/1/2017 FOR COMMUNITY NUMBER 130647, CITY OF FOREST PARK, GEORGIA.
 5. THIS PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS(S) OR RIGHTS(S) OF WAY, WHETHER WRITTEN OR UNWRITTEN, RECORDED OR UNRECORDED.
 6. THIS SITE IS ZONED "R2" (SINGLE FAMILY RESIDENTIAL), PER CITY OF FOREST PARK ZONING MAP, ACCESSED 3/1/2025.
 7. NO VISIBLE EVIDENCE OF BURIAL GROUNDS WERE OBSERVED WITHIN THIS SITE NOR WERE ANY REPORTED TO THIS FIRM.
 8. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLANDS. NO WETLANDS WERE INVESTIGATED, IDENTIFIED, DELINEATED, LOCATED OR CONSIDERED FOR PURPOSES OF THIS SURVEY.
 9. SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS BOTH RECORDED AND UNRECORDED.
 10. DISTANCES SHOWN HEREON ARE RESIDENTIAL GROUND DISTANCES BASED ON THE U.S. SURVEY FOOT.
 11. THE BEARINGS SHOWN ON THIS SURVEY ARE COMPUTED ANGLES BASED ON A GRID BEARING BASE (0A WEST ZONE).

- REFERENCES**
- DB 13783 PG 376
 - DB 13776 PG 107
 - DB 9121 PG 469
 - DB 10924 PG 482

UTILITY NOTE
UTILITIES SHOWN ON THIS SURVEY ARE BASED ON OBSERVED EVIDENCE OF UTILITIES AT THE TIME OF SURVEY. NO UNDERGROUND UTILITIES ARE SHOWN AND THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL OF THE UTILITIES ON SITE. UTILITIES SHOWN ARE DEDUCTED AS APPROXIMATE, AND SHOULD BE USED AS REFERENCE NOT FOR DESIGN.

- SURVEY NOTES**
1. THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,027 FEET AND WAS UNADJUSTED USING COMPASS RULE.
 2. THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS MAP OR PLAT WERE OBTAINED BY USING A GOMAX ZOOM 91 SERIES TOTAL STATION.
 3. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FOOT IN 80,153 FEET.



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RETRACEMENT & TOPOGRAPHIC SURVEY FOR:
JESUS GONZALEZ
556 KAY STREET
FOREST PARK, GEORGIA, 30297
CLAYTON COUNTY - CITY OF FOREST PARK
LAND LOT 78 - 13TH DISTRICT

JOB # 25-00105
DATE: 3/16/2025
DRAFTED BY: AC
REVIEWED BY: JB
SHEET 1 OF 1



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 the 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). 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



CITY OF FOREST PARK

Item #7.

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

PLANNING COMMISSION STAFF REPORT

Hearing Date: April 17, 2025

Date: April 4, 2025

Case #: TA-2025-0001 Mini-Storage/Self-Storage Facility Text Amendment

Prepared By: Nicole C.E. Dozier, Planning & Community Development Director

Staff Recommendation: Approval

APPLICANT

Name: City Staff

Site Address: City-Wide

City/State: Forest Park, GA

Request: Approval of mini-storage and self-storage facility definitions and development standards.

BACKGROUND

To ensure adequate development of storage facilities throughout the city, definitions and development standards have been developed to incorporate these facilities based on mass and scale of surrounding structures. These defined terms and development standards will provide clarity and direction to the storage development community.

Attachment(s): 1. Text Amendment Language

Sec. 8-8-4 Definitions

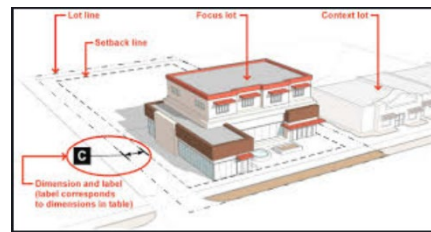
Mini-Storage Short-term rental storage rooms, locker or units in a single building.

Self-Storage Facility Short-term rental space with rooms, lockers, containers with or without outdoor storage space grouped together on a parcel.

Sec. 8-8-97 Mini-Storage, Self-Storage Facility

A. Mini-Storage

1. Permitted as a conditional use in GC zoning.
2. Minimum lot size: 21,780 sq. ft.
3. Maximum Lot Coverage: 50%
4. Building must have stepped back setback.
5. Maximum Building height: 4 Stories
6. Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.



B. Self-Storage Facility

1. Permitted as a conditional use in GC zoning.
2. Minimum lot size: 1 acre
3. Maximum Lot Coverage: 50%
4. Maximum Building Height: 1 story
5. Diveway Depth: 40 ft. Minimum
6. Interior Aisle Width: 25 ft. Minimum
7. All vehicular circulation and parking within the site shall have concrete or asphalt surfaces.
8. The site must be a one entry/exit loop drive design.
9. Any storage of watercraft, RVs or other similar vehicles shall be screened from view by fencing from any street right-of-way to the rear of the property.

B. Prohibited uses. The following uses shall be prohibited within self-storage facilities:

- (1) Individual storage bays shall not be considered or used as a premise for assigning a legal address.
- (2) Storage of flammable liquids, highly combustible or explosive materials, or hazardous chemicals is prohibited.

(3) Uses not related to the temporary storage of personal property including use as a residence, office, workshop (including vehicle, appliance or equipment repair), studio, band rehearsal area or other place of business or worship are prohibited.