



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

Thursday, January 18, 2024 at 6:00 PM  
City Hall | Council Chambers

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 366-4720

**PLANNING & COMMUNITY DEVELOPMENT**  
745 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 November 16, 2023 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Case# VAR-2024-01 - Variance for 1299 Waverly Dr., Parcel# 12240C E025, Forest Park, Georgia
3. Case# PP-2024-01 - Preliminary Plat for 803, 805, 829, 837, 845, 847, 861 Main St., Parcel# 13050B L001A, 13050B L002, 13050B L003, 13050B L004, 13050B L005, 13050B L006, 13050B L007, Forest Park, Georgia

**ADJOURNMENT:**



**CITY OF FOREST PARK  
PLANNING COMMISSION MEETING**

Thursday, November 16, 2023, at 6:00 PM  
Environmental Courtroom- Planning & Community Development Building

**Website:** [www.forestparkga.gov](http://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:**

Azfar Haque called the Planning Commission meeting on November 16, 2023, to order at 6:02pm.

**ROLL CALL:** A quorum was established.

**PRESENT:**

- Azfar Haque
- Roderick Jackson
- Donald Williams

**ALSO PRESENT:**

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

**APPROVAL OF MINUTES:**

1. Approval of October 19, 2023, Meeting Minutes  
Member Jackson made a motion to approve the October 19, 2023, meeting minutes. Member Williams seconded the motion. Motion approved unanimously.

**OLD BUSINESS:**

**NEW BUSINESS:**

SaVaughn Irons made a request to amend the agenda to include a discussion regarding the December meeting schedule and the change in meeting location beginning in January.

2. Case# VAR-2023-14 - Variance for 0 Scott Rd., Parcel# 13015C A006, Forest Park, Georgia.

**BACKGROUND/HISTORY:**

The applicant, Divine Dream Homes ATL, LLC, requested a variance to decrease the minimum lot area from 8,200 sq ft to 6,000 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 ft and decrease the side yard setback from 10 ft to 7.5 ft to build 9 new construction single family homes.

**SaVaughn Irons** – delivered the staff report. Staff is recommending approval of the variance with conditions. Per Section 8-8-29 Single Family Residential District (RS) Standards, the city should promote an average density of 5 dwelling units per acre. Based on the district intent and total acreage of proposed development, staff is requesting the applicant to decrease the number of homes by 1, to allow a total of 8 new construction homes to be developed, instead of the nine 9 that was initially requested. With this requested change, it should allow an increase of the requested minimum lot area, minimum lot width and setback changes.

**PUBLIC COMMENTS:**

**Frank Holtzclaw** – stated he is concerned about the removal of trees, increased vehicle traffic, lack of parking for visitors, and potential for increased crime in the neighborhood. He asked if a red light would be put up at the intersection of Scott Rd.

**Member Jackson** – stated that there will be a tree buffer that will still be there.

**Vice Chairman Haque** – stated he thinks there has to be development coming into the City of Forest Park. He believes it's good for the city, neighborhood, county, and the taxes. He likes the proposal by staff to only allow 8 homes instead of 9. He asked if 8 homes is the max that would fit in per the acreage allowed.

**SaVaughn Irons** – answered that 8 homes is the max staff would like to have fit in as far as the maximum lot width in the area.

**Vice Chairman Haque** – stated that the development is going to come and you can only fight it so much.

**Russel Rogers** – stated he is here on behalf of the applicant who is out of town. He's here to answer any questions.

**Vice Chairman Haque** – asked if he was ok with the Planning Commission only approving 8 homes.

**Russel Rogers** – answered that initially the applicant was trying to fit 12 homes in there. He says that if that is what the board wants to vote in favor of that they're happy to move forward.

**Nicholas Elliott** – stated that trees are very important and that the schematics doesn't call out the tree buffer that was referenced. He thinks the buffer should be referenced or documented somewhere in the schematics or verbiage somewhere.

**SaVaughn Irons** – stated that the city’s ordinance requires a certain amount of trees. She says the original scope of plans, which can’t necessarily fit in here because of the size, the buffers are indeed on there. The Light Industrial District and the warehouses that are on the opposite side have a buffer as well. There will be a buffer of trees surrounding this property as well as the trees that are already in place.

**Director Gardiner** – stated that this is just for the variance request. They will still have to submit site plans and development plans for review by our engineer and our office as well. That’s where the tree buffers and all of that type of information will be explained, provided, and documented.

It was motioned to approve the variance.

Motion made by Member Jackson to approve the variance with the stated conditions of 8 homes and the tree buffer in place. Member Williams seconded the motion. Motion approved unanimously.

3. Case# TA-2023-05 - Text Amendment of Article B: Zoning Districts, Overlay Districts, and Design Guidelines within the City of Forest Park Code of Ordinances.

**BACKGROUND/HISTORY:**

The Planning & Community Development Department has discovered that Title 8, Section 8 of the current Zoning Ordinance does not adequately address the use of certain transportation businesses, such as taxi and limousine services, taxi and limousine dispatch and storage service, and ambulance services. The requested amendments will not be injurious to the public health, safety, morals, and general welfare of the community. The use will not be affected in a substantial, adverse manner.

**Director Gardiner** – delivered the staff report. She stated that staff continues to review our Zoning Ordinance and Code of Ordinances and as we find things that we need to amend we will be bringing forth text amendments. This ordinance is in regards to transportation related businesses such as ambulances, ambulance services, taxicab services, limousine services, and limousine dispatchers. As far as your limitation on certain businesses in regards to spacing, there is a area in the code where certain businesses cannot be within a mile of one another so we placed those recommended businesses under that category.

**COMMENTS/DISCUSSION FROM BOARD:**

**Member Jackson** – asked if businesses that provide the same function such as a print company that only prints certain documents that the other company wouldn’t be providing the same type of services.

**Director Gardiner** – answered that we look at each business based on what they do.

**Vice Chairman Haque** – asked if a UPS store that does packaging as well as printing would be allowed next to a full-blown print shop.

**SaVaughn Irons** – stated we don’t want an area condensed with hair salons or tire shops because then it limits the types of businesses we can offer.

It was motioned to approve the text amendment.

Motion made by Member Jackson. Member Williams seconded the motion. Motion approved unanimously.

4. Case# TA-2023-06 - Text Amendment of Article C. Development and Use Standards. Section. 8-8-73 Lot/Yard Standards.

**BACKGROUND/HISTORY:**

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner. The following text amendments have been proposed: An amendment to Article C. Development and Use Standards. Section. 8-8-73. Lot/Yard Standards, adding subsection (c) Commonly Owned Lots. This update provides clarity for property owners with contiguous individual parcels and lots under common ownership to disregard Front yard, side yard and rear yard setbacks, found in Article B of the City of Forest Park Zoning Ordinance as long as the setbacks occur on the actual lines of ownership.

**SaVaughn Irons** – delivered the staff report.

**COMMENTS/DISCUSSION FROM BOARD:**

**Vice Chairman Haque** – asked for further explanation.

**SaVaughn Irons** – stated that if you own 3 lots and they're all consecutively next to each other typically each lot has its setback requirements front, rear, and side yard but because you own these 3 lots and they're parallel contiguous next to each other and you're trying to do some type of development at that point you would not have to honor the setback requirements in that section because you own contiguous lots and there property lines meet. It allows some additional flexibility for property owners who own contiguous lots next to each other.

**Vice Chairman Haque** – stated provided I was doing all 3 lots development.

**SaVaughn Irons** – stated correct. If you were combining the lots that would be a separate story.

It was motioned to approve the text amendment.

Motion made by Member Jackson. Member Williams seconded the motion. Motion approved unanimously.

**OTHER DISCUSSION:**

**SaVaughn Irons** – stated the next scheduled meeting would be Thursday, December 21<sup>st</sup>. Some of the other meetings, such as Council, were moved to January. We're just giving you all an opportunity to move.

It was motioned to approve the rescheduling of the December 21<sup>st</sup> meeting to January 18<sup>th</sup>.

Motion made by Member Jackson. Member Williams seconded the motion. Motion approved unanimously.

**ADJOURNMENT:**

Member Jackson made a motion to adjourn the meeting at 6:41pm. Member Williams seconded the motion. Motion approved unanimously.

DRAFT



# CITY OF FOREST PARK

Item #2.

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

## Staff Report – Variance

Public Hearing Date: January 18, 2024

Case: VAR-2024-01

**Current Zoning:** RS – Single Family Residential District

**Proposed Request:** Variance Request to decrease the minimum right side yard setback from the required 10 feet to 1 foot to construct an enclosed attached garage.

**Staff Report Compiled By:** SaVaughn Irons, Principal Planner

**Staff Recommendation:** Approval of Variance with Conditions

### APPLICANT INFORMATION

<b>Owner of Record:</b> <b>Name:</b> Maria Isabel Argos Rios 1299 Waverly Dr. Forest Park, GA 30297	<b>Applicant:</b> Maria Isabel Argos Rios 1299 Waverly Dr. Forest Park, GA 30297
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### PROPERTY INFORMATION

<b>Parcel Number:</b> 12240C E025	<b>Acreage:</b> 0.26+/-
<b>Address:</b> 1299 Waverly Dr., Forest Park, GA 30297	<b>FLU:</b> S.F. Residential

### 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	RS: Single Family Residential District



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Item #2.

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## SUMMARY & BACKGROUND

The subject property is a residential home located at 1299 Waverly Dr., on approximately 0.26 +/- acres. The home was built in 1958 with a total building area square footage of 975sq feet. The applicant is requesting a variance to decrease the minimum right side yard setback from the required 10 feet to 1 foot to construct an enclosed attached garage. Per Sec. 8-8-29 Single Family Residential District (RS) Standards the minimum requirement for side yard setbacks is 10 feet. Currently, the property has a stop work order due to applicant beginning to construct front porch without proper permitting. Plans were submitted to staff for the review of front porch and garage construction but did not meet the side yard setback requirements to receive an approval during the plan review process. The applicant has plans to construct an attached garage on the right side of the structure. The applicant did speak with staff and was advised that the minimum side yard setback of one (1) foot would not be ideal for safety reasons, and the side yard setback requirement would have to be met unless granted a variance approval from the planning commission. Based on the dimensions and size of the lot, the placement of the driveway on said property is near the property line and there is a fence present. Applicant advised staff that the left side of the property would maintain the minimum required setback of 10 feet. If this variance request is approved, it will allow the applicant to construct an enclosed garage on the right side of the primary structure and provide an approval to move forward with a minimum side yard setback of 1(one) foot instead of the required minimum side yard setback of 10 feet.





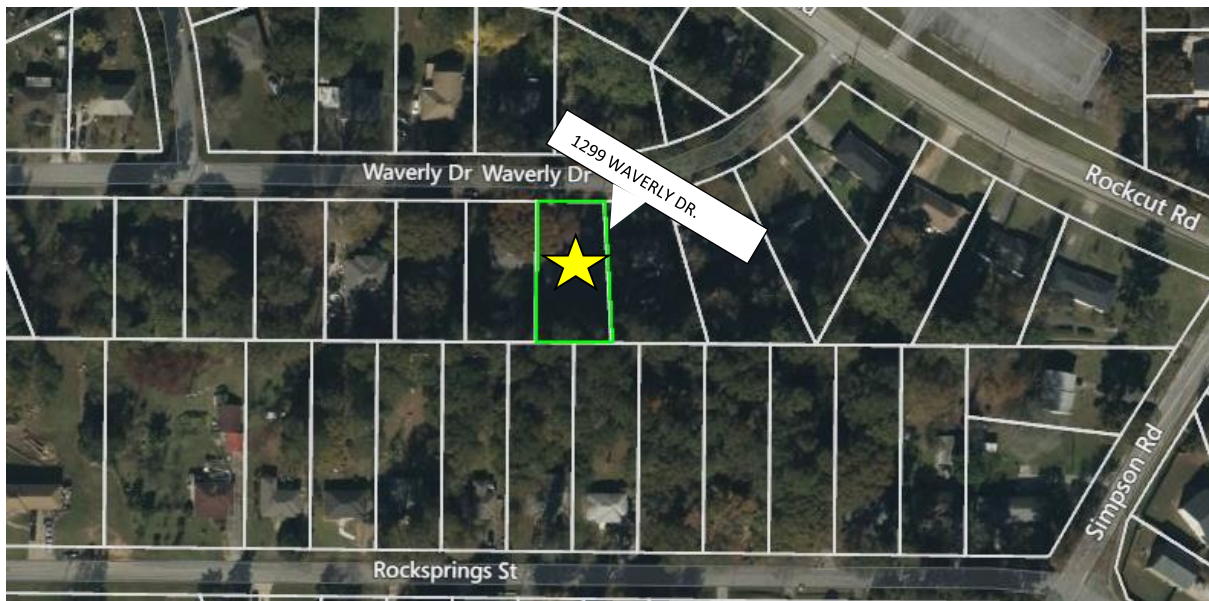
CITY OF  
**FORESTPARK**  
*- help for every season*

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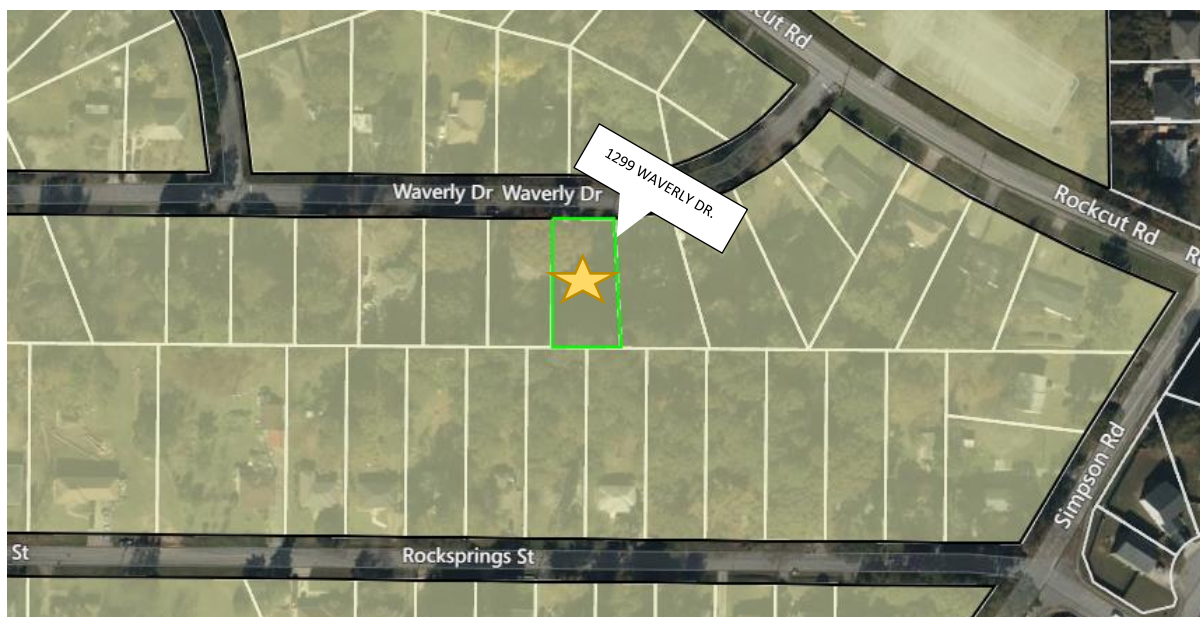
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## AERIAL MAP



## ZONING MAP



## SITE PLAN

VICINITY MAP  
N.T.S.

WAVERLY DRIVE 50' R/W

PROPOSED LAND USE: FRONT PORCH & GARAGE  
 50' FT 1,738 BS (1.615)

**SURVEY NOTES**

1. REVIEW TO HER: SANITARY SEWER AND OTHER BURIED UTILITIES HAVE BEEN PLOTTED ON THIS PLAN. THE LOCATION OF ANY UTILITIES SHOWN AT OTHER LOCATIONS ARE BASED ON MAPS FROM VARIOUS LOCAL AGENCIES AND SHOULD BE CONFIRMED BY THE LOCAL UTILITY AGENCIES. ALL LOCAL UTILITY PROBLEMS AND OR SET FOR FURTHER INVESTIGATION.
2. SURVEYOR HAS MADE AND INVESTIGATION OF ANY EXISTING RESTRICTIONS, EASEMENTS, OR ENCUMBRANCES. THE EXISTENCE OF ANY SUCH RESTRICTIONS OR EASEMENTS WILL BE INDICATED ON THIS PLAN. FOR ANY PURCHASE OF THIS PROPERTY, THE BUYER SHOULD CONSULT WITH THE LOCAL UTILITY AGENCIES FOR ANY ADDITIONAL REQUIREMENTS NOT SHOWN.
3. THIS PLAN WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON HEREON AS PART HEREON. THIS PLAN DOES NOT EXTEND TO ANY OTHER PERSON OR ENTITY. NO LIABILITY SHALL BE ASSUMED BY THE SURVEYOR FOR ANY DAMAGE TO ANY PERSON OR ENTITY.
4. THE FIELD DATA UPON WHICH THIS PLAN IS BASED WAS OBTAINED BY AN OPEN TRAVEL SURVEY AND HAS BEEN CALCULATED FROM A DISTANCE OF 300 FEET. THIS PLAN HAS BEEN CALCULATED FOR ACCURACY AND IS INTENDED TO BE ACCURATE WITHIN ONE FOOT IN DISTANCE WITH CAROLINA SURVEY DATA COLLECTOR WERE USED IN THE COLLECTION OF FIELD DATA.
5. BEARING SIGHTS WERE COMPUTED FROM ANGLES TURNED FROM A SINGLE MAGNETIC OBSERVATION.
6. THIS PROPERTY IS SUBJECT TO CURRENT ZONING REGULATIONS AND RESTRICTIONS.
7. ALL SETBACKS SET ARE 1/2" REBARS UNLESS OTHERWISE NOTED.
8. THE EXISTING USE AND LOCATION OF BUILDINGS, BUFFERS ARE SUBJECT TO FINAL DETERMINATION BY THE LOCAL ZONING AUTHORITY. COPY OF COUNTY.

**FLOOD NOTE**

THIS PROPERTY IS NOT LOCATED IN A FEDERAL FLOOD AREA AS INDICATED BY A F.E.M. OFFICIAL. FLOOD INSURANCE MAY BE AVAILABLE. THE FLOOD INFORMATION ON THIS PLAN HAS BEEN DETERMINED FROM REVIEW OF MAPS WHICH ONLY INDICATES THE GENERAL FLOOD INFORMATION. A SECOND SOURCE OF THE AVAILABLE FLOOD INSURANCE IS RECOMMENDED. FOR FURTHER INFORMATION CONTACT THE LOCAL ZONING DEPARTMENT. STATE OF GEORGIA, AN AFFILIATED COMPANY OF WOODWARD.

**HD3 DESIGN ENGINEERING**  
 17430 STREET  
 ATLANTA, GA 30328  
 404-408-1111  
 ENGINEERING@HD3.COM

**SITE PLAN**  
 1299 WAVERLY DRIVE  
 FOREST PARK, GA 30297  
 12240C E025

**SITE PLAN**  
 12.11.2023  
 Drawn Author Checked Checker  
**C2**  
 Scale As indicated

## SITE PHOTOS



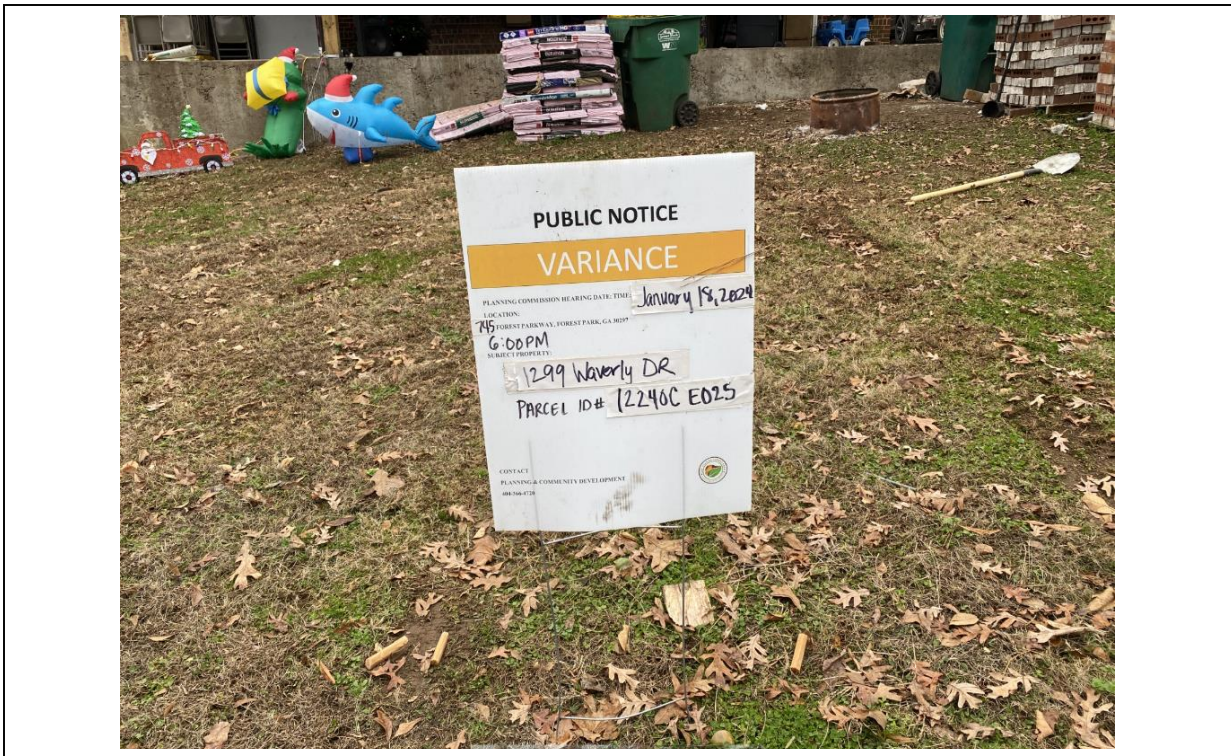




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## VARIANCE JUSTIFICATION

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 with Conditions** to allow a minimum rear yard setback of one (1) foot instead of the required minimum side yard setback of ten (10) feet for the construction of an attached garage to the right side of primary structure. Applicant will need to



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provide staff with a letter of consent from the property owner on the right of the property where the garage will be constructed. With the provision of the letter of consent from the adjacent property owner, 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



Planning & Community Development Department  
785 Forest Parkway  
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## STAFF REPORT – Preliminary Plat

Public Hearing Date: January 18, 2024

Case: PP-2024-01

**Current Zoning:** Multiple-Family Residential District (RM)

**Proposed Request:** Preliminary Plat for 803, 805, 829, 837, 845, 847, 861 Main Street – 32-Unit Townhome Development

**Staff Report Compiled By:** SaVaughn Irons, Principal Planner

**Staff Recommendation:** Approval of Preliminary Plat with Conditions

### APPLICANT INFORMATION

<b>Owner of Record:</b>		<b>Applicant:</b>	
Name:	Cultivate Communities	Name:	Frank Bailey
Address:	1075 Peachtree Street, NE, Suite 6 #570248	Address:	1075 Peachtree Street, NE, Suite 6 #570248
City/State:	Atlanta, Georgia 30318	City/State:	Atlanta, GA 30309

### PROPERTY INFORMATION

**Parcel Number:** 13050B L001A, L002 – L007 **Acreage:** 1.55

**Address:** 803, 805, 829, 837, 845, 847, 861 Main Street **FLU:** Institutional, Commercial

### SUMMARY

The applicant is requesting the approval of a Preliminary Plat for 803 Main Street to subdivide a 1.55+/- acre parcel to create 32 townhome units.

### FINDINGS OF FACT

The subject property is a vacant lot located north of the railroad tracks between Forest Parkway and Main Street, and the corners of Lake Drive and Ash Street, with approximately 1.55 acres. The applicant has met with the City of Forest Park City Manager, Planning & Community Development Department, Economic Development Department, and the Urban Design Review Board to discuss this project. The applicant is seeking approval of the Preliminary Plat to begin the process of developing the property into a subdivision consisting of thirty-two (32) townhome units. Adjacent zoning land uses north, east and west of the subject property consist



of the Downtown Mainstreet District (DM District). South of the property is zoned Institutional Commercial District (IC District).

Each of the thirty-two (32) townhomes will be constructed into four (4) Separate buildings, featuring rear loading two (2) car garages, and a mixture of seventeen (17) feet and twenty (20) feet wide units. Three (3) of the townhome buildings will be two-story (2), and one building will be three (3) stories. The units range from 2,052 sq ft to 2,286 sq ft gross and 1,500 sq ft to 1,734 sq ft heated. Each end unit on each building will be slightly wider than the middle units. The front exterior of the buildings will include a combination of brick, faux stone siding panels, vertical Hardie board plank, and Hardie shingle plank.

The entrance will feature a walk-up design, with wrought iron railings and minimum front yard space from the sidewalk to provide an urban, walkable environment while still providing a small-town charm. The upper levels of the rear elevations will consist of Hardie plank and the lower, garage level exterior will be brick. Side elevations of the buildings will mimic the same materials as the rear elevations, upper levels utilizing Hardie plank and the lower-level brick. The front exterior of each townhome unit per building will also have an assorted color and material combination.

**AERIAL MAP**



Staff Report – 803, 805, 829, 837, 845, 847, 861 Main Street Preliminary Plat

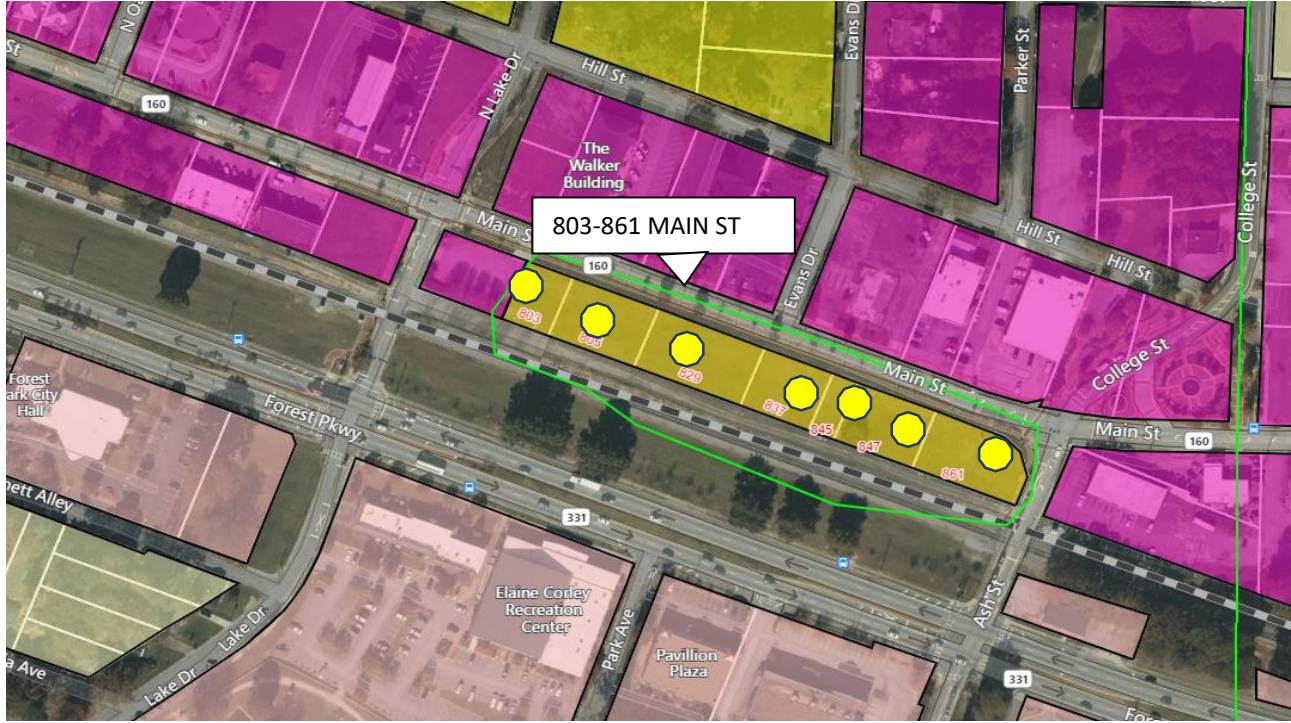


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## ZONING MAP



### Multiple Family Residential (RM)

#### Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Downtown Mainstreet District (DM)	East	Downtown Mainstreet District (DM)
South	Institutional Commercial District (IC)	West	Downtown Mainstreet District (DM)

Staff Report – 803, 805, 829, 837, 845, 847, 861 Main Street Preliminary Plat





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## CURRENT CONDITIONS





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Staff Report – 803, 805, 829, 837, 845, 847, 861 Main Street Preliminary Plat





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Staff Report – 803, 805, 829, 837, 845, 847, 861 Main Street Preliminary Plat



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Item #3.

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## SITE PLAN

**WATER NOTE**  
WATER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC

**SANITARY SEWER NOTE**  
SANITARY SEWER SYSTEM FOR THE DEVELOPMENT SHALL BE PUBLIC

**NOTE**  
ALL OPEN SPACE SHALL BE MAINTAINED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION. COMPLETE LANDSCAPE PLANS TO BE SUBMITTED WITH CONSTRUCTION DOCUMENTS.

**SITE DATA**

WATER SYSTEM	WATER SHALL BE SUPPLIED BY THE CITY OF FOREST PARK
SEWER SYSTEM	SEWER SHALL BE SUPPLIED BY THE CITY OF FOREST PARK
STREETS	STREETS SHALL BE 30 FEET WIDE WITH 10 FEET SIDEWALKS
OPEN SPACE	OPEN SPACE SHALL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION
LANDSCAPE	LANDSCAPE SHALL BE SUBMITTED WITH CONSTRUCTION DOCUMENTS

**CAUTION**  
THE UTILITIES SHOWN ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATION AND DEPTH OF ALL UTILITIES OTHER THAN THOSE SHOWN. ALL OWNERS MUST BE ADVISED THAT UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

**OWNER'S ACKNOWLEDGEMENT**  
(STATE OF GEORGIA)  
(CITY OF FOREST PARK)  
(CLAYTON COUNTY)  
The owner of record of the land shown on this plat and whose name is subscribed thereto, in person or through a duly authorized agent, hereby acknowledges that this plat was made from an actual survey, dedicates to the public for use forever those water and sewer improvements constructed in accordance with this plat that are specifically labeled as dedicated to the public, and dedicates to the City of Forest Park, the complete ownership and use of all public streets and dedicated right-of-way specifically labeled as public streets and dedicated right-of-way, and dedicates to the use of the public forever the following:  
Public Streets \_\_\_\_\_ ACRES  
Public Sewer Easements \_\_\_\_\_ ACRES  
Public Drainage Easements \_\_\_\_\_ ACRES  
Public Parks/Open Space \_\_\_\_\_ ACRES  
Public Space \_\_\_\_\_ ACRES  
Typed Name of Subdivider \_\_\_\_\_ Typed Name of Owner of Record \_\_\_\_\_  
Signature of Subdivider \_\_\_\_\_ Signature of Owner of Record \_\_\_\_\_  
Date 11/11/23 \_\_\_\_\_ Date \_\_\_\_\_

This plat is subject to the covenants set forth in the separate document(s) as recorded in Deed Book \_\_\_\_\_ Page(s) \_\_\_\_\_ which hereby becomes a part of this plat.

**MINOR SUBDIVISION PLAT APPROVAL**  
The Director of Planning, Building & Zoning for the City of Forest Park, Georgia, certifies that this plat complies with the City of Forest Park Zoning Ordinance and the City of Forest Park Subdivision Regulations as amended.

For the Director of Planning, Building & Zoning \_\_\_\_\_ Date \_\_\_\_\_

REV.	DATE	DESCRIPTION

**WHITLEY ENGINEERING INC.**  
INCORPORATED IN GEORGIA  
305 E. MAIN STREET, 11  
FOREST PARK, GA 30297  
TEL: (770) 366-0255

**FOREST PARK TOWNHOMES**  
15TH LOTS  
SCALE: 1" = 40'

**SITE PLAN**

**SHEET**  
1-2

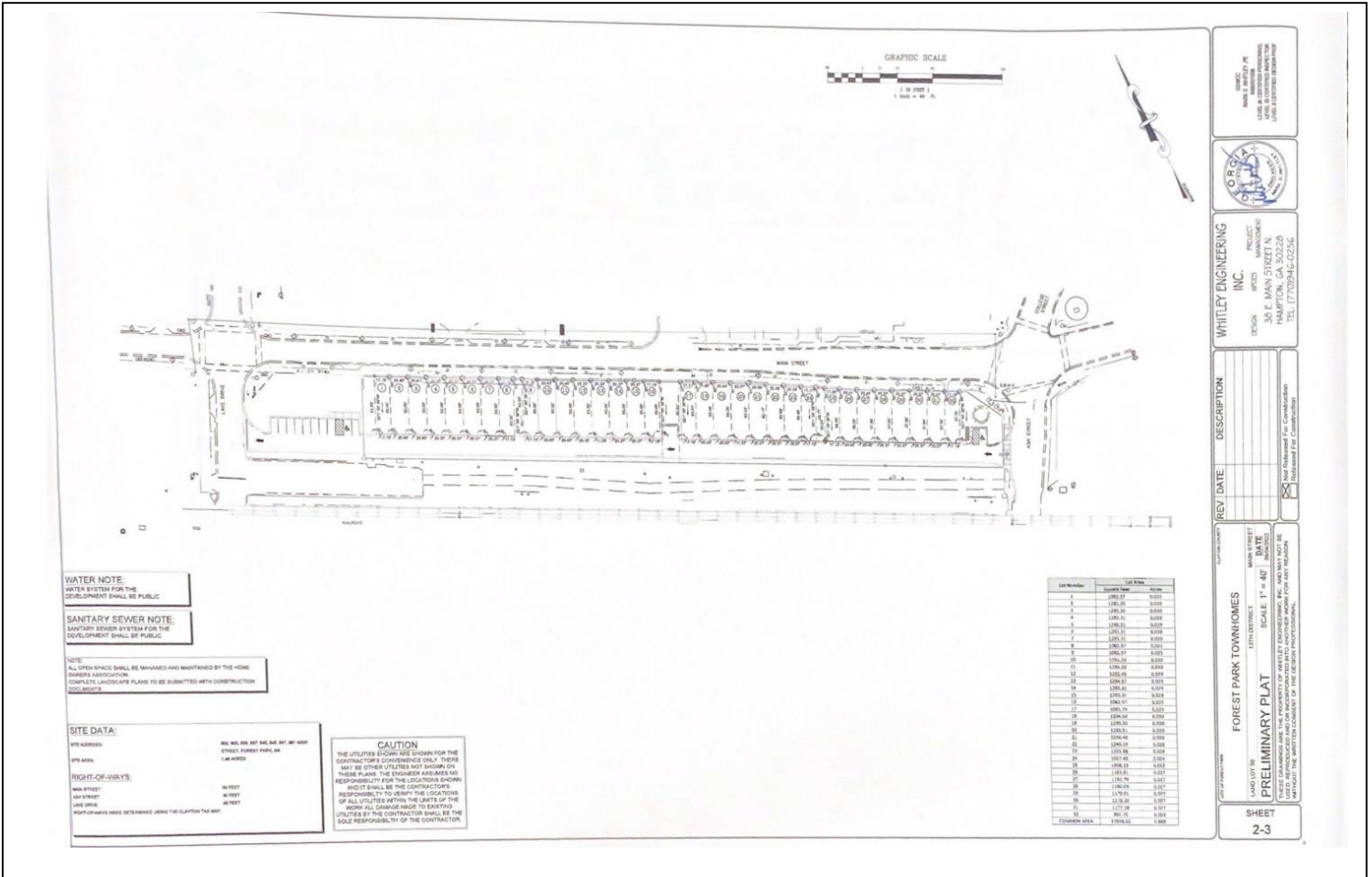




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## STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE PRELIMINARY PLAT** for 803, 805, 829, 837, 845, 847, 861 Main Street 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 design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.

Staff Report – 803, 805, 829, 837, 845, 847, 861 Main Street Preliminary Plat



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3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.
4. Applicant must complete a land combination application and submit to the city of Forest Park to Combine separate addresses and parcels prior to the final Plat submission.
5. Applicant must complete a Lot Split Application and submit to the City of Forest Park to subdivide lots for 32 units to be provided individual Parcel ID numbers prior to the final plat submission.

#### Attachments Included

- Site Plan