



Planning Commission Minutes October 20, 2022

Call to Order: Andy Porter called the meeting of the City of Forest Park Planning Commission to order at 6:04 p.m. on October 20, 2022.

Roll Call: Andy Porter, Azfar Haque and Michael Clinkscles were present. Also present was Caity Chandler, Planner and Director of Department of Planning and Community Development, LaShawn Gardiner.

Approval of Minutes: Michael Clinkscles made a motion to approve minutes from the September 15, 2022, Planning Commission meeting. Azfar Haque seconded the motion. The vote was unanimous.

Old Business:

Item 1: Case: PC-2022-09

Variance at 3953 Jonesboro Road

To reduce the number of required parking spaces from 55 to 44 as part of a new gas station development. Tabled from September 15, 2022, meeting.

Caitlyn Chandler states the applicant, Kinh Enterprises Inc, is requesting a variance to reduce the number of required parking spaces from 55 to 44 as part of a new gas station development. The applicant plans to build a gas station with retail spaces upon 1.33 acres on the northern end of Jonesboro Road. The applicant stated that due to the shape of the property, parking will need to be placed around the whole building. With this design, they are requesting a reduction in the number of required parking spaces for the development. The parking standards in Sec. 8-8-90 states: Gasoline Service Stations – 1 space for each 100 square feet of gross floor area and Other Retail Service Uses – 1 space for each 500 square feet of gross floor area. Caitlyn Chandler stated that a concern in the last meeting was that 73 spaces was needed instead of 55. The applicant agreed to make both spaces beside the restaurant retail to reduce the parking to 55.

Staff recommends APPROVAL of a variance to reduce the number of required parking spaces from 55 to 44 as part of a new gas station and retail development. 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



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adjacent to the property included in the variance will not be affected in a substantially adverse manner.

The representative, Jim Joiner, stated that the reason for reducing parking spots from 55 to 44 because the beverage trucks. It would be easier to not impose on traffic on Jonesboro Road and having more room to get in and out. Jim Joiner states that the city has full control of what type of business goes inside of the empty spaces. He also said that later the city can come back and reevaluate the parking spot situation.

Andy Porter asks if anyone is in opposition of the variance.

No one was in opposition.

Michael Clinkscales asks if the applicant is still doing the restaurant.

Jim Joiner answers that they are strictly doing retail and convenience store route. He states that anything that would bring in a lot of traffic would not work as far as a drive-thru food place or regular restaurant.

Azfar Haque made approval to the parking with conditions:

1. There will be no expansions to the convenience store
2. There will be no restaurant allowed
3. No places of gathering ex: church or event hall
4. No fast-food restaurants allowed

Michael Clinkscales seconds the approval of the Variance at 3953 Jonesboro Road with conditions. The vote was unanimous.

Zee Shan Thobhani, the owner, states that when he applied for the Variance, he was unclear about his intentions. He never wanted to put a restaurant in that space.

Andy Porter states that a Variance goes with the land so if the project doesn't go through for some reason the variance still applies to the next person who wants to go in that space.

New Business: No new business.

Other Business:

Adjournment: There being no further business, Michael Clinkscales motioned to adjourn the meeting. Azfar Haque seconded the motion. Voting was unanimous. The meeting adjourned at 6:16pm.