



Planning Commission Minutes December 15, 2022

Call to Order: Andy Porter called the meeting of the City of Forest Park Planning Commission to order at 6:00 p.m. on December 15, 2022.

Roll Call: Andy Porter, Azfar Haque, Michael Clinkscales, Roderick Jackson, and Donald Williams were present. Also present was the Director of the Department of Planning and Community Development, LaShawn Gardiner.

Approval of Minutes: Azfar Haque made a motion to approve the minutes from the October 20, 2022, Planning Commission meeting. Michael Clinkscales seconded the motion. The vote was unanimous.

Old Business:

Item 1: Case: PC-2022-10

Variance at 0 Fort Gillem

For a 50-foot undisturbed buffer and 75-foot no-impervious Stream Buffer Encroachment on designated buffered waters

LaShawn Gardiner states the applicant, Robinson Weeks, is requesting a variance for a 50-foot undisturbed buffer and 75-foot no-impervious Stream Buffer Encroachment on designated buffered waters. The project is a 58-acre undeveloped site with mixed-age pine and hardwood forest located in the Gillem Logistics Center. The nearest named body of water is Upton Creek. The applicant proposes to construct two industrial warehouse facilities. Building 600 is proposed to be 567,000 square feet and Building 650 is proposed to be approximately 157,000 square feet and associated infrastructure within the designated buffer zone. The Stream Buffer Protection Ordinance (Chapter 9, Section 8-9-5) requires that an undisturbed natural vegetative buffer be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling, and earthmoving shall be minimized within the setback. The applicant is requesting a variance for a 50-foot undisturbed (Stream 1) and a 75-foot on-impervious stream buffer encroachment (Stream 2) on designated buffered waters to allow for the construction of the warehouse development.



CITY OF FOREST PARK

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Staff recommends APPROVAL of the variance with the conditions that the applicant submits a copy of the Certificate of Compliance Permit from the Department of Army Nationwide to the Department of Planning and Community Development and also complies with any conditions that the U.S. Army Corps of Engineers imposes. The applicant must also provide a written letter, on applicant letterhead, agreeing to these conditions.

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

Eugene Richardson, owner of 2204 First Ave, spoke in opposition.

0 Fort Gillem is adjacent to his property and he is worried there will be flooding and raccoons on his property.

Azfar Haque asked Mr. Richardson if he did his due diligence before purchasing his property.

Mr. Richardson replies “not enough”.

Andy Porter explains to Mr. Richardson that the Board is unable to assist him.

LaShawn Gardiner states that David New, the City of Forest Park Erosion Inspector, said this project would not impede any type of erosion.

Tim Staub of Robinson Weeks states that this project will help with the flooding.

Stephen Barnett, owner of Joy Lake, states the developments at Fort Gillem have deprived him from enjoying the lake. He claims flooding has caused a delta to form at the beginning of the lake.

Michael Clinckscles asks Mr. Staub if he is aware of these issues.

Mr. Staub states they have a company that handles these matters. He gave Mr. Richardson and Mr. Barnett his contact information and agreed to assist them.

Azfar Haque motioned to approve with the conditions. Michael Clinckscles seconded the motion. Voting was unanimous.

Other Business:

Adjournment: There being no further business, Michael Clinckscles motioned to adjourn the meeting. Azfar Haque seconded the motion. Voting was unanimous. The meeting adjourned at 6:25pm.