



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

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

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

PLANNING BUILDING AND ZONING
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: Chairman Porter called the meeting to order at 6:02pm.

ROLL CALL: A quorum was established.

Present: Andy Porter, Azfar Haque, Michael Clinkscales, Roderick Jackson, Donald Williams

Absent:

Others Present: LaShawn Gardiner, Planning & Community Development Director; Chountelle Hudson, Interim City Planner; Latonya Turner, Planning & Community Development Administrative Supervisor

APPROVAL OF MINUTES:

1. Approval of January 19, 2023, Meeting Minutes
Michael Clinkscales made a motion to approve the minutes of the January 19, 2023, meeting. Roderick Jackson seconded the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

- Case # VAR-2023-03-Variance for 4593 Ernest Drive**, Parcel # 13048A C029. The applicant, Winston Lewis, is requesting a variance from the size of the lot width to build a single-family house. The current zoning of the property is RS (Single-family residential).

Chountelle Hudson read aloud the staff report stating that the street frontage for the parcel is Ernest Road; surrounding parcels are all designated RS Residential Single Family with future land uses of Single Family. Adjacent to this district, however, lies the GC General Commercial District with a great deal of retail, restaurant, professional office, and other general services. The applicant Winston Lewis is requesting a variance to reduce the minimum RS district lot width requirement of 80 feet to 65 feet. In this district where single-family homes are permitted, the applicant is proposing to build a two (2) story, 2,000 square feet single family home with a height of 31'-8" on a vacant lot. The maximum structure height district standard and requirement is 35 feet. The average single-family home in this district is one (1) story, with a lot width of 65 feet. Per section 8-8-29, the minimum lot width is 80 feet with a minimum lot area of 8,200 square feet and a maximum lot coverage of 30%. The applicant has a lot width of 65 feet, a lot size of 10,029 square feet, and will have a lot coverage of 16%. Considering the applicant is requesting a variance for a reduction of lot width, the north side setback of the property from the house to the property line will be 13.37 feet, with the south side setback being 13.94 feet. The minimum side setback requirement for this district is 10 feet. Staff recommends APPROVAL of a Variance from the 80 feet minimum lot width requirement per Section 8-8-29 to 65 feet based on surrounding parcels with lot widths of 65 feet or less:

1. The parcels adjacent to the proposed project as well as the surrounding parcels are all 65 feet and under in lot width.
2. The newly built structure will add value to the overall community and not be injurious to the public health, safety, morals, and general welfare towards the adjacent properties.
3. Applicant will have to apply and appear before Urban Design Review Board for consideration of proposed exterior house design elements.

Andy Porter opened the floor for anyone in favor of the project to speak.

The applicant, Winston Lewis, spoke in favor stating that he and his wife have been residents of Forest Park for the past 5 years. He stated that they own a productive business that is generating income for the city. He stated that he has a professional degree in architecture and intends to build a home that will add aesthetic value to the community.

Andy Porter opened the floor for anyone in opposition of the project to speak

Melanie Carter, owner of 4586 Mitchell Street, spoke in opposition stating that she didn't have enough information regarding the size and structure of the proposed home. She also stated that she worried about the potential for run-off to her property.

Andy Porter closed the floor to public discussion.

Azfar Haque asked Mr. Lewis if his objective for building the house was for investment purposes or personal use. Mr. Lewis stated the house would be for his personal use.

Ms. Carter objected to Mr. Lewis stating the proposed home would be two stories. Andy Porter stated that while the size of the home would be larger its footprint would be smaller.

Michael Clinkscales asked Mr. Lewis if he would be sensitive to Ms. Carter's concerns and Mr. Lewis stated yes.

Andy Porter asked Mr. Lewis if he would entertain an addition to the motion that restricted the lot coverage of the house to 16%. Mr. Lewis stated that he didn't want to be limited to the 16% but is not planning to exceed a lot coverage of 30%. Andy Porter stated the Board was willing to live with the 30%.

Andy Porter moved to entertain a motion.

Roderick Jackson made a motion to approve the Variance for 4593 Ernest Drive. Azfar Haque seconded the motion. Motion approved unanimously.

ADJOURNMENT:

Michael Clinkscales made a motion to adjourn the meeting at 6:18pm. Azfar Haque seconded the motion. Motion approved unanimously.