



Planning Commission Minutes April 21, 2022

- Call to Order:** Michael Clinkscales called the meeting of the City of Forest Park Planning Commission to order at 6:20 p.m. on April 21, 2022.
- Roll Call:** Roderick Jackson, Donald Williams and Michael Clinkscales were present. Also present was Daija Blocker, Secretary, Caity Chandler, Planner and Director of Department of Planning and Community Development, James Shelby.
- Approval of Minutes:** Michael Clinkscales made a motion to approve minutes from the January 13, 2022, Planning Commission meeting. Roderick Jackson seconded the motion. The vote was unanimous.
- Old Business:** No Old Business.
- New Business:**
- Item 1:** **Case: CUP-2022-02**
Conditional Use Permit at 5370 Ash Street
To allow a church, school, daycare, and affiliated offices to be in the RS-Single Family Residential District.
- Caity Chandler states that the first item is the Conditional Use for 5370 Ash Street which is Ash Street Baptist Church. The applicant is requesting a Conditional Use Permit to operate a church, school, and associated offices at 5370 Ash Street. This property is in the Single-Family Residential District (RS). Places of worship, private schools, and daycares require conditional use permits to operate in the Single-Family Residential District. Currently, the property houses occasional worship services and a virtual learning school. All the properties around the church are zoned Single Family Residential. Staff recommends **APPROVAL** of a conditional use permit to allow a church, school, and a daycare in the Single-Family Residential (RS) District with the following conditions:
- The applicant and/or his tenants cannot operate a trucking or freight business in this location.
 - The applicant and/or his tenants may be allowed to operate a church, school, and a daycare and offices associated with those uses. However, no other offices or commercial uses will be permitted.



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- Storage of vehicles, trucks, and trailers is prohibited.
- Violation of these conditions will result in the loss of the conditional use permit and associated business licenses.

Michael Clinkscales lets the applicant Kelvin Waters speak.

Kelvin Waters states that he is the owner of 5370 Ash Street, and he just bought the property in October. He states he is the owner of a private school that has been open for 15 years and the school is a performing arts school. He has been in Forest Park for 30 years and knows the area needs a private school. His school focuses on special needs students. He also wants to bring a daycare to the private school to house smaller kids. He bought the church for his pastor and church. The downstairs area of the church has room, so he wants to change it into office space. He wants the zoning so the students can be in person when school starts back in August.

The pastor of the church, James Summers, speaks, and says that he is happy that Kelvin Waters bought the church. They have kids who graduate and go to college in Georgia, and he wants the zoning to pass and be an improvement to the City of Forest Park.

Adriane Farmburger-Ellis states she grew up in Forest Park and anything she sees that will help grow the city she is happy to help. She states she helps Kelvin Waters with whatever secretary work at the church because she is an accountant. She says they are ready to do whatever they need to comply to start the school etc.

Michael Clinkscales asks how many students they have at the school.

Kelvin Waters answers that they have 200 students online and will graduate 75 students in May. All the students are from Atlanta and no students from Clayton County.

Michael Clinkscales asks if the church is open right now.

Kelvin Waters answers yes, they are having church.

Donald Williams asks what the age group is for the kids, what is the max capacity, and are there going to be sports for the kids.

Kelvin Waters answers yes, they have basketball, football and they will have girls' basketball. The age is K5 through 12th grade. For Daycare they will go from babies and up.

Roderick Jackson makes motion to approve the Conditional Use Permit at 5370 Ash Street with conditions. Donald Williams seconded the motion. Voting is unanimous.

Michael Clinkscales asks Kelvin Waters if he agrees with the conditions applied to the approval.



Kelvin Waters says he is trying to use the trucks to get money to remodel the building and improve it.

James Shelby states that he understands but they cannot have a trucking business or have the trucks on the property because of the zoning even if the permit gets approved or denied.

Roderick Jackson states that any big truck in that residential area might be a hazard to the streets and might cause damage.

Adriane Farmburger-Ellis asked if the accounting business is allowed at the church.

Caity Chandler stated that if the accounting is for the church and affiliated with the church it is allowed.

Item 2:

Case: PC-2022-02

Preliminary Plat for 4975 Lake Drive

To create a small 8-unit subdivision.

Caity Chandler states the applicant is requesting the approval of a Preliminary Plat for 4975 Lake Drive to subdivide a 0.46+/- acre parcel into 8 single-family lots. The subject property is vacant and once housed a single-family home that has since been demolished. The City of Forest Park previously owned the property before it was purchased by the applicant within the last two years. The applicant is now in the process of developing the property into a subdivision consisting of 8 lots. Three-story houses are proposed for the site. The property is currently zoned RM (Multiple Family Residential), but a technical map amendment will change the zoning back to RS (Single-Family Residential) due to an error in the recently adopted zoning map. Adjacent land uses are Single-Family Residential, except for the City's Park, Starr Park (to the east). Additionally, the Preliminary Plat was sent to the appropriate City departments for review and comments. The only comment is from the Police Department about the noise complaints from the subdivision about Starr Park. Staff recommends **APPROVAL** of the preliminary plat for 4975 Lake Drive with the following conditions:

- The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
- 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.
- Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.

Steven Bernard the applicant states that the homes will be high end and low energy use Structural Insulated Panel (SIP HOMES). This will be the first in the city so if approved it will make history. SIP Homes are environmentally friendly and will



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have solar Tesla panels. The lots are small, so they made it three story. He states that there is almost no sound transmission.

Michael Clinkscales asks if he is fine with the conditions.

Steve Bernard answers he is fine with the conditions and the houses will have a gate around it.

Caity Chandler states that Steve Bernard went before the Urban Design Review Board and got approved.

Patrick Dorsey asks about the parking.

Steve Bernard answers that there will be two car garages and the residents will park in the back of the houses except for the corner lots.

Roderick Jackson motion to approve Preliminary Plat for 4975 Lake Drive with conditions. Donald Williams seconded the motion to approve. Voting was unanimous.

Item 3:

Text Amendment

Caity Chandler states that The Planning & Community Development Department is proposing several text amendments. The proposed code amendments are considered maintenance revisions, or minor clean-up actions, such as typographical errors, and updates for clarity. PC-2022-03 (TEXT) includes a typographical update to Sec. 8-8-38. Institutional Commercial District (IC). Also included is an update to the Sec. 8-3-16. Nonconforming Signs section of the Sign Ordinance and updated language for freestanding signs under Sec. 8-3-23. Restrictions Based on Location. Additionally, Sec. 8-8-77. Home Occupation Standards section of the Zoning Ordinance will be updated for clarity. In September 2021, the City Council approved the City of Forest Park's new Zoning Ordinance and Sign Ordinance. With these changes, the Planning & Community Development Department has discovered some areas of these ordinances that need to be amended for clarity. 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 adverse manner.

James Summers asks about clarity on the signs.

Caity Chandler answers it depends on the residential districts. He can replace signs, but he cannot have multiple signs.

Kelvin Waters asks if the school can put a sign up.

Caity Chandler answers he may be able to do a directory sign that says the church and school is here. Each part cannot have their own sign.

Roderick Jackson made a motion to approve the Text Amendments. Donald Williams seconded the motion to approve. Voting was unanimous.



Item 4:

Map Amendment

Caity presents stating The Planning & Community Development Department is proposing several map amendments. PC-2022-02 (MAP) includes changes to the zoning map. In September 2021, the City of Forest Park City Council adopted a new Zoning Ordinance and new Zoning Map. Staff finds that certain zoning districts as shown on the zoning map are inconsistent with the existing character and development areas in the city. The proposed technical map amendment corrects technical errors to the zoning map that were adopted in September 2021. The requested map 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 an adverse manner.

Steve Bernard asks about Starr Park Zoning and how it will affect future development. He thought increasing density around the park was what the goal.

Caity Chandler states that he will just rezone a property if he wants different zoning.

James Shelby states he was just making the zoning back to what it is supposed to be from an error made when correcting the map.

Steve Bernard states he is on the MARTA Board and to get a Marta station to Forest Park you need high density areas.

Caity chandler stated all cases will go before the Mayor and City Council for a final decision on May 2, 2022, City Council Meeting.

Roderick Jackson motion to approve Map Amendments. Donald Williams seconded the motion to approve. Voting was unanimous.

Item 5:

Vote on Chairman and Vice Chairman for the Board

Not enough members in attendance to vote.

Roderick Jackson made motion to table the voting. Donald Williams seconded the motion. Voting was unanimous.

Other Business:

Adjournment:

There being no further business, Roderick Jackson motioned to adjourn the meeting. Donald Williams seconded the motion. Voting was unanimous. The meeting adjourned at 7:23pm.