



**CITY OF FOREST PARK  
PLANNING COMMISSION MEETING**

Thursday, October 19, 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:

Chairman Andy Porter called the meeting to order at 6:03pm.

### ROLL CALL:

A quorum was established.

Present:

Andy Porter

Azfar Haque

Michael Clinkscales

Absent:

Roderick Jackson

Donald Williams

Others Present:

LaShawn Gardiner, Planning & Community Development Director

SaVaughn Irons, Principal Planner

Latonya Turner, Planning & Community Development Administrative Supervisor

### APPROVAL OF MINUTES:

1. **Approval of September 21, 2023 Meeting Minutes**

It was motioned to approve the September 21, 2023 Meeting Minutes.

Motion made by Azfar Haque and Seconded by Michael Clinkscales. Motion approved.

2. **Approval of October 3, 2023 Meeting Minutes**

It was motioned to approve the October 3, 2023 Meeting Minutes.

Motion made by Azfar Haque and Seconded by Michael Clinkscales. Motion approved.

#### **OLD BUSINESS:**

#### **NEW BUSINESS:**

3. **Case# VAR-2023-13 - Variances for 0 Scott Rd. to 733 Scott Rd., Parcel# 13015C A009, Parcel# 13015C A003, and Parcel# 13015C A002 Forest Park, Georgia.**

#### **Background/History:**

The subject property is three (3) parcels located on three (3) vacant undeveloped lots, located at 0 Scott Rd. on approximately 1.29 +/- acres, Scott Rd. on approximately 0.37 +/- acres, and 733 Scott Rd. on approximately 0.23 +/- acres. The combined acreage of the three lots is approximately 1.9 +/- acres. The applicant, Divine Dream Homes Atl, LLC, is requesting a variance to decrease the minimum lot area from 8,200 sq ft to 4,000 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 feet and decrease the side yard setback from 10 ft to 7.5 ft to build 10 new construction single family homes. Per section 8-8-29 Single Family Residential district (RS) Standards, the city should promote an average density of five (5) dwelling units per acre. The required minimum lot area is 8,200 sq ft, the required minimum lot width is 80 ft, the minimum front yard setback is 25 feet, the required rear side yard setback is 10 ft, and the required rear yard setback is 30 feet. The proposed development will feature modern homes with three bedrooms, 2.5 bathrooms, and two car garages with a square footage of 1400 to 1600 square feet per home. Each dwelling unit will have hardwood floors, a fireplace and a kitchen that features a butler's pantry as well as a private deck. This variance will allow the applicant to construct ten (10) new homes within the Single-Family Residential District, target home ownership and provide added value to the existing community.

**SaVaughn Irons, Principal Planner** - noted that staff recommends to allow a decrease in the minimum lot area from 8,200 sq ft to 4,000 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 10 new construction single family homes because 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.

#### **PUBLIC COMMENTS: (All Speakers will have 5 Minutes)**

**Lorenzo Kendrick** – stated that this request was made because the prior request for construction of multi-family homes was denied. He noted that the neighbors of Scott Rd had previously voiced their desire for the construction of single-family homes only. Mr. Kendrick says that this project will increase property values and tax revenue for the city. He states the acreage is the exact amount required for the construction of 10 homes and that incentives will be offered to city employees.

**Frank Holtzclaw** – noted that his family has owned this property since 1941 or 1942. He stated that the road is about 500 ft long with a liquor store located on the corner of Jonesboro Rd and Scott Rd with a bus stop and a flea market across the street making it a dangerous intersection. Mr. Holtzclaw

says that there are about 2 cars per home currently and that this will cause close to 30 more cars being on this road and make it hard to get in and out. It says it would be too many houses in this one spot.

**Lorenzo Kendrick** – in rebuttal, noted that the neighborhood is in-line with the city's Comprehensive Plan for 2024.

**Michael Clinkscales, Member** – asked Mr. Holtzclaw if he had reviewed the plans for this project.

**Frank Holtzclaw** – replied no and stated that he received a letter in the mail notifying him of the hearing, but that when he came to the office of Planning & Community Development to inquire about a sign on the property notifying residents of the hearing he was told that the picture was all he needed to know.

**Andy Porter, Chairman** – asked if either the applicant or staff had addressed concerns raised by the fire department about Scott Rd being able to handle fire safety equipment.

**SaVaughn Irons** – noted the applicant hasn't moved forward with any of the promised upgrades of the road because they are waiting to see if they are going to be able to move forward with the project. She says the issue previously was density and the number of homes that were going to be built. Mrs. Irons stated that Mr. Holtzclaw and other residents had previously stated that they would be for single family homes versus the higher density. She noted that the city's code allows for 10 homes in that area based on the acreage.

**Lorenzo Kendrick** – noted that they will be doing their roads and that there are already fire hydrants and sewer lines there. He says that all the homes will be for sale and not leased and that the homes will start at \$350,000.

**Azfar Haque, Vice Chairman** – stated that from his prospective this project will be good for the community because the population is growing, and this will increase revenue for the city.

**Frank Holtzclaw** – stated that he is not trying to change the zoning, but he doesn't want more homes packed into the area that needs to go there.

**SaVaughn Irons** – stated that the city's code only allows 5 homes per acre in any single-family residential district within the city.

**Frank Holtzclaw** – asked why the variance is necessary if the acreage meets requirements.

**SaVaughn Irons** – stated that based on the lot coverage and the current standards of modern homes being built on smaller lot widths. She says the project is still in line with the total area of the minimum square footage of the house which is 1,400 sq ft. She noted the reason for the variance request is for the applicant to be able to build the most current modern homes.

**Frank Holtzclaw** – asked why his neighbors had not received hearing notices.

**SaVaughn Irons** – stated that the hearing was advertised in the newspaper per zoning procedure laws.

**LaShawn Gardiner, Director** – noted that notices are sent out and information is published in the paper to provide information to residents who would be impacted by the project.

**Frank Holtzclaw** – stated that his neighbors did not receive notice of the hearing.

It was motioned to approve the variances. Motion made by Azfar Haque and Seconded by Michael Clinkscales. Motion approved.

**ADJOURNMENT:**

It was motioned to adjourn the meeting at 6:31pm.

Motion made by Michael Clinkscales and Seconded by Azfar Haque. Motion approved.