



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

STAFF REPORT – VARIANCE

Public Hearing Date: October 20, 2022

Case: PC-2022-09

Current Zoning: GC General Commercial

Proposed Request: Variance to reduce the number of required parking spaces from 55 to 44 as part of a new gas station and retail development.

Staff Report Compiled By: Caity Chandler

Staff Recommendation: Approval of Variance

APPLICANT INFORMATION

Owner of Record:

Name: Kinh Enterprises Inc
Address: 3953 Jonesboro Road
City/State: Forest Park, GA 30297

Applicant:

Name: Kinh Enterprises Inc
Address: 3953 Jonesboro Road
City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13015A A001

Address: 3953 Jonesboro Road

Acreage: 1.33

FLU: Commercial

SUMMARY & BACKGROUND

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.

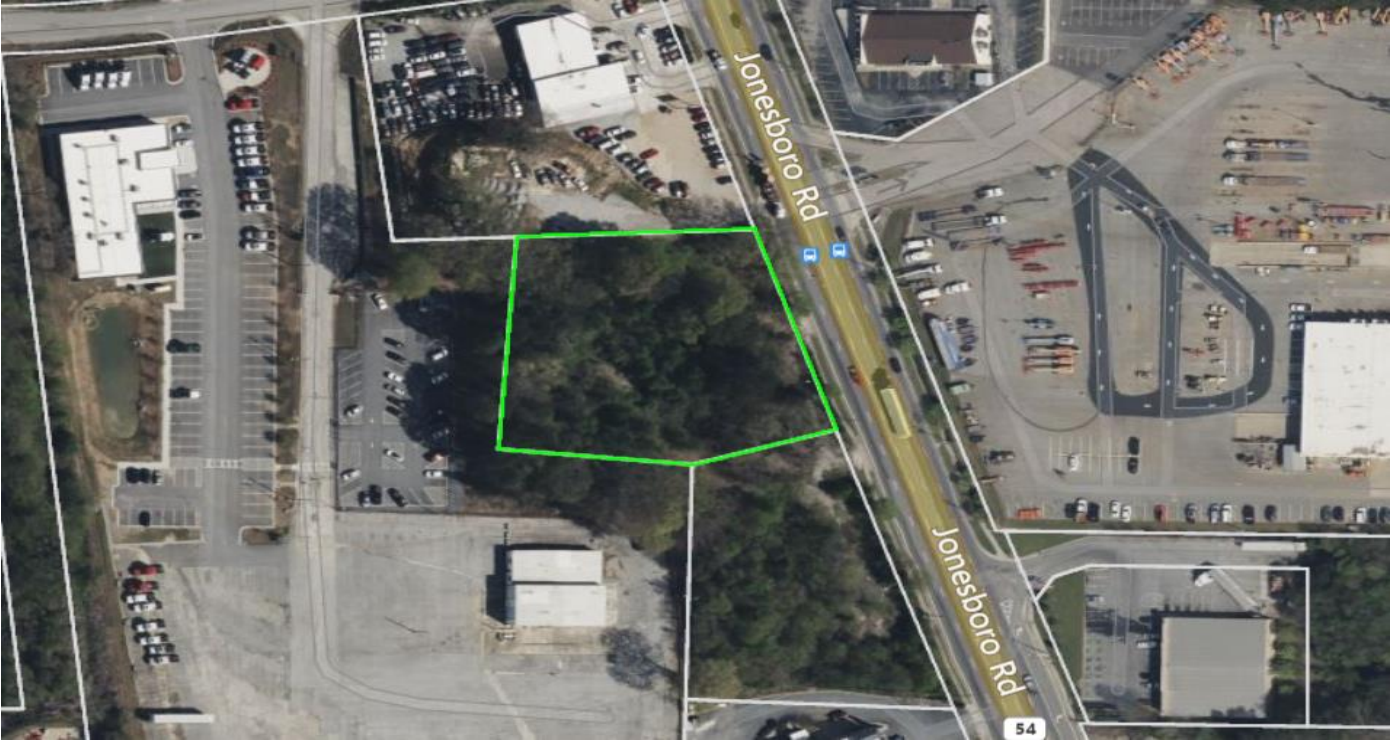
PARKING STANDARDS – CODE OF ORDINANCES

Sec. 8-8-90 - Parking Standards

Gasoline Service Stations – 1 space for each 100 square feet of gross floor area

Other Retail Service Uses – 1 space for each 500 square feet of gross floor area

AERIAL MAP



ZONING MAP



Property General Commercial (GC)
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use		Direction	Zoning & Use
North	GC General Commercial Auto Repair Shop		East	GC General Commercial Retail Use
South	GC General Commercial Vacant Lot		West	LI Light Industrial Warehouse

SITE PHOTOS









Photos Taken 8/31/2022

SITE PLAN

SITE ADDRESS:
 3953 JONESBORO ROAD
 FOREST PARK, GA. 30297
 DB 11219 PG 403
 PARCEL NO. 13015A A001

OWNER/DEVELOPER:
 KINH ENTERPRISES INC.
 4441 JONESBORO ROAD
 FOREST PARK, GA. 30297
 CONTACT: ZEESHAN THOBHANI
 678-525-4705



GENERAL NOTES:

1. TRACT AREA - 1.313 ACRES (572066 S.F.)
2. PROPERTY ZONING: GC
3. SETBACKS REQUIRED:
 - 3.1. FRONT - 25'
 - 3.2. SIDE - 10'
 - 3.3. REAR - 30'
4. PROPOSED USE: COMMERCIAL
5. PARKING REQUIRED: SEE PARKING CALCULATIONS.
6. VARIANCE REQUEST:
 - TO REDUCE PARKING REQUIREMENTS FROM THE MINIMUM & MAXIMUM SHOWN TO A TOTAL OF 44 SPACES (42 STANDARD & TWO HANDICAP AS SHOWN)
7. PROPERTY SERVED BY CLAYTON COUNTY WATER & SEWER
8. AS PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 1960000R F DATED 6-7-17, THIS PROPERTY IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARD ZONE "X".
9. THIS PROPERTY DOES NOT HAVE A CEMETERY, WETLANDS, HISTORIC OR ARCHITECTURAL FEATURES LOCATED ON THE PROPERTY.

PARKING CALCULATIONS:

STORE OR GAS STATION:
 4310 24 S.F. / 1 SPACE PER 100 S.F. = 43 SPACES REQUIRED

RETAIL SPACE:
 TWO SITES WITH 231320 S.F. / 1 SPACE PER 500 S.F. = 463 SPACES (TOTAL) REQUIRED

RESTAURANT SPACE:

TWO SITES WITH 231320 S.F. MINUS TWO 1000 S.F. (KITCHENS/TOWAERS) /
 1 SPACE PER 100 S.F. FOR PATRON AREA = 23 SPACES REQUIRED

OR

TWO 25 TABLE RESTAURANTS / 1 SPACE PER 4 SEATS = 50 SPACES REQUIRED.

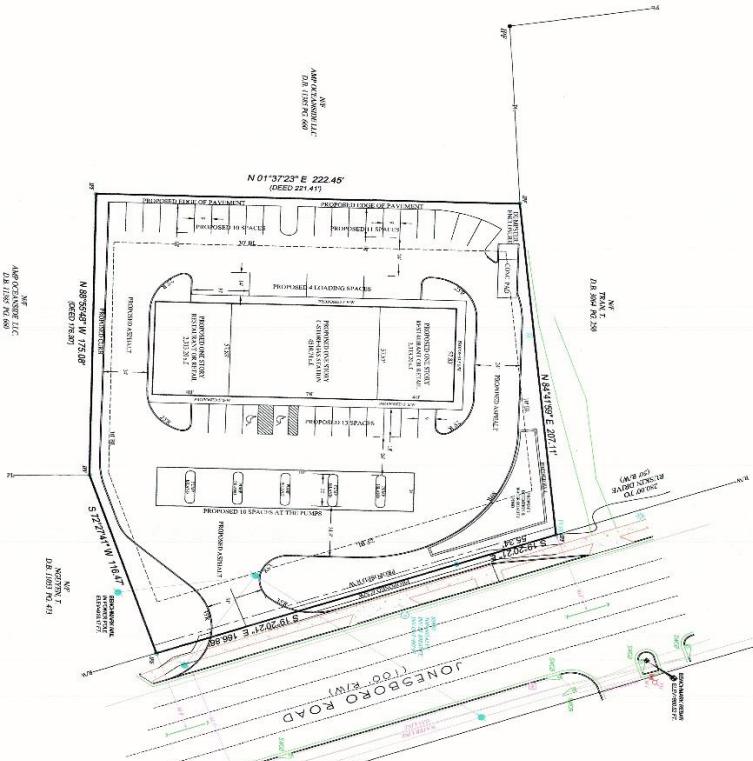
MINIMUM PARKING REQUIRED WITH STORE & RETAIL SPACE: 45 / 10 = 55 SPACES REQUIRED

MAXIMUM PARKING REQUIRED WITH STORE & RESTAURANTS: 43 / 30 = 95 SPACES REQUIRED

ZONING CODE REQUIRES 1 LOADING SPACE; 4 PROVIDED AS SHOWN.

LEGEND

1	ASPH/CONCRETE	13	LANDSCAPE AREA
2	ASPH/PAVEMENT	14	LOT
3	ASPH/PAVEMENT	15	LOT
4	ASPH/PAVEMENT	16	LOT
5	ASPH/PAVEMENT	17	LOT
6	ASPH/PAVEMENT	18	LOT
7	ASPH/PAVEMENT	19	LOT
8	ASPH/PAVEMENT	20	LOT
9	ASPH/PAVEMENT	21	LOT
10	ASPH/PAVEMENT	22	LOT
11	ASPH/PAVEMENT	23	LOT
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87	ASPH/PAVEMENT	99	LOT
88	ASPH/PAVEMENT	100	LOT



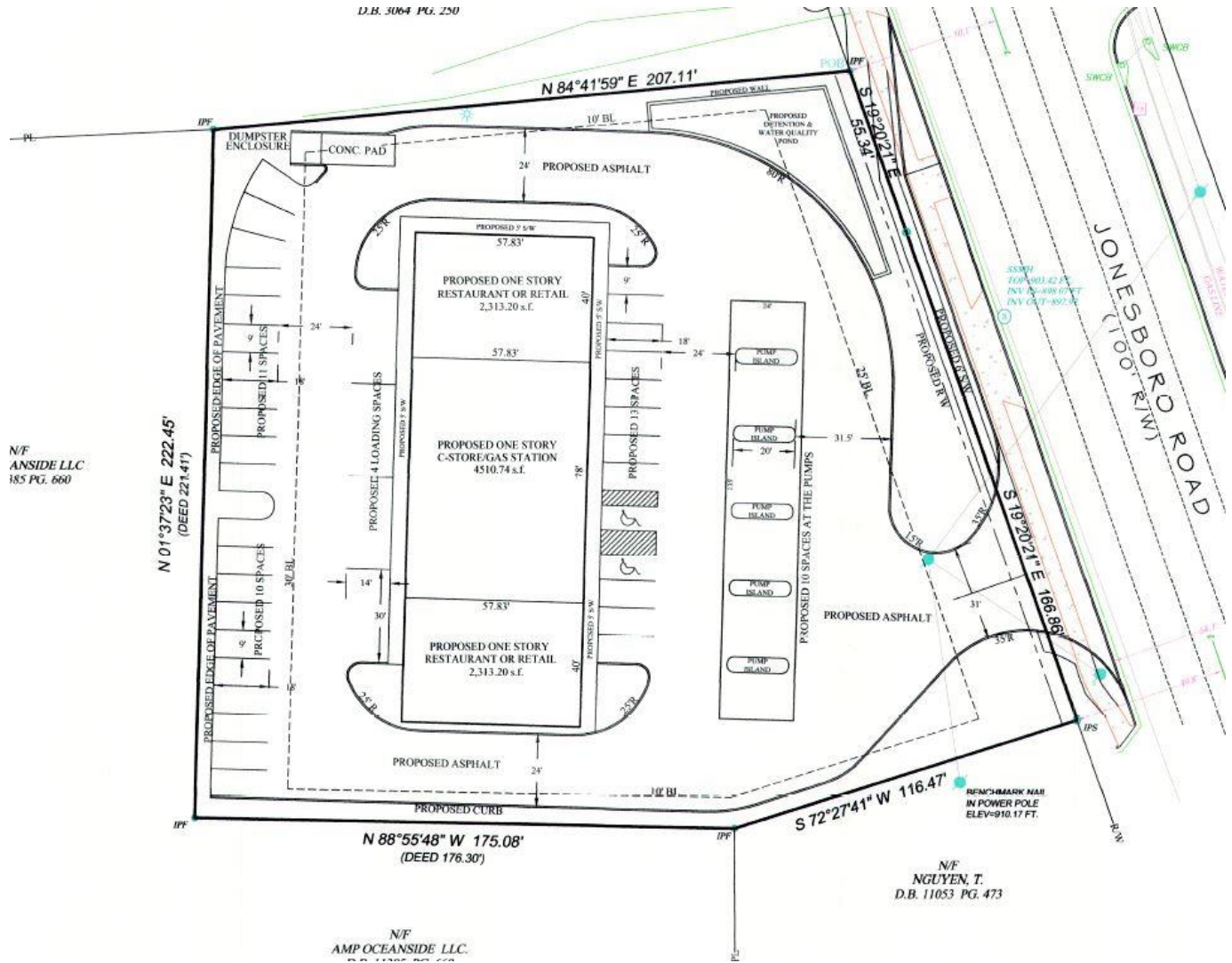
ALL BOUNDARY & TOPOGRAHY DATA
 PREPARED BY LANDPRO SURVEYING AND
 INC. PREPARED FOR THOBHANI & KINH ENTERPRISES
 SURVEYING DATED 1-30-19 PROJECT NO. 20091008



VARIANCE PLAN FOR
KINH ENTERPRISES, INC.

DATE: 1/30/19	PROJECT NO: 20091008
CLIENT: KINH ENTERPRISES, INC.	LOCATION: 3953 JONESBORO ROAD, FOREST PARK, GA.
PREPARED BY: LANDPRO SURVEYING AND INC.	SCALE: AS SHOWN
CHECKED BY: [Signature]	DATE: 1/30/19
APPROVED BY: [Signature]	DATE: 1/30/19

PAUL LEE CONSULTING ENGINEERING ASSOCIATES, INC.
 PLANNING - ENGINEERING - LAND SURVEYING
 44 DAREY'S CROSSING DRIVE, HIRAM, GEORGIA 30141
 PH: (770) 435-0870
 EMAIL: mark.lee@pleen.com



N/F
ANSIDE LLC
185 PG. 660

N/F
AMP OCEANSIDE LLC

N/F
NGUYEN, T.
D.B. 11053 PG. 473

VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this ordinance where permitted under this Ordinance, if, after a public hearing, it makes findings of facts in writing, that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community, per Sec. 8-8-193. (a) (1) of the Code of Ordinances.
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner per Sec. 8-8-193. (a) (2) of the Code of Ordinances; and
3. The strict application of the terms of this ordinance will result in a practical difficulty in the use of the property. This situation shall not be self-imposed, nor be based on a perceived reduction of, or restriction on, economic gain, per Sec. 8-8-193. (a) (3) of the Code of Ordinances.

Applicant Response

See attached justification letter

STAFF RECOMMENDATION

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

Attachments Included

- Justification Letter