



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, October 17, 2024 at 6:00 PM
City Hall | 745 Forest Parkway, Forest Park, GA 30297

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

PLANNING & COMMUNITY DEVELOPMENT
785 Forest Parkway
Forest Park, GA 30297

MINUTES

Azfar Haque, Chairman
Michael Clinkscales, Vice Chairman
Roderick Jackson, Member
Donald Williams, Member
Lois Wright, Member

CALL TO ORDER/WELCOME: Azfar Haque called the meeting to order at 6:00 pm.

ROLL CALL: A quorum was established.

Present:

Azfar Haque
Michael Clinkscales
Roderick Jackson
Donald Williams
Lois Wright

Others Present:

Nicole Dozier, Planning & Community Development Director
Danielle Matricardi, City Attorney
SaVaughn Irons-Kumassah, Principal Planner
Latemia Richards, Planner I

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

Michael Clinkscales made a motion to remove agenda item 4 and adopt the amended agenda.
Lois Wright seconded the motion. Motion carried.

APPROVAL OF MINUTES:

1. Approval of September 19, 2024 Meeting Minutes
Lois Wright made a motion to approve the September 19, 2024 minutes as printed.
Roderick Jackson seconded the motion. Motion carried

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

Applicant Thomas Cobb addressed the Board in support of the Variance request for 100 Metcalf Rd Extension.

OLD BUSINESS: None

NEW BUSINESS:

2. **Case# VAR-2024-07 - Variance request for 100 METCALF EXTENSION RD., Parcel # 12178-2107002. The applicant, PME Oakmont Gillem, LLC (Thomas Cobb), is requesting a variance to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ).**

Background/History:

The subject property is a 16 +/- acre lot that has a structure, east of the lot and vacant land west of the lot on an industrial property located at 100 Metcalf Extension Rd. The applicant is requesting a variance to increase the maximum lot coverage from the required fifty (50) percent to seventy-seven (77) percent and decrease the minimum lot frontage from the required fifty (50) percent of the lot width to thirty (30) percent of the lot width, to allow the construction of a warehouse/distribution center within the Gillem District (GZ). Per Sec 8-8-51. Gillem District (GZ) standards the required maximum lot coverage is fifty (50) percent, and the minimum lot frontage is fifty (50) percent of the lot width. Prior to submitting this variance request, the applicants architectural design was approved by the Urban Design Review Board in July 2024. After the approval was granted, the applicant then requested the lot to be divided, which has caused hardship and has prevented the property to comply with the standards set in our GZ District. The approval of this variance will allow the applicant to move forward with their construction plans to build a warehouse/distribution center within the Gillem District (GZ).

Roderick Jackson made a motion to approve the Variance. Donald Williams seconded the motion. Motion carried.

3. **Case# TA-2024-04 Text Amendment for Article I. – Permits and Certificates, Section 8-8-238 Zoning Verification Process of the City of Forest Park Code of Ordinances to amend such section and add subsection (c) Zoning Verification Approval Timeline.**

Background/History:

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. 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 substantially adverse manner. This update provides clarity for the timeline in which a zoning verification approval expires and length of time the approval is authorized.

Lois Wright made a motion to approve the Text Amendment. Michael Clinkscales seconded the motion. Motion carried.

4. ~~Case# TA-2024-05 Text Amendment for Article S. – Residential Rental Dwelling Unit Inspection and Maintenance Program, Section 8-2-302 Self-Inspections of residential rental dwelling units of the City of Forest Park Code of Ordinances to amend such section, modifying the provisions of self-inspections of residential rental dwellings units.~~

ADJOURNMENT: Lois Wright made a motion to adjourn the meeting at 6:22 pm. Michael Clinkscales seconded the motion. Motion carried.

DRAFT