



**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, June 20, 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

Andy Porter, Chairman
Azfar Haque, Vice Chairman
Michael Clinkscales, Member
Roderick Jackson, Member
Donald Williams, Member

CALL TO ORDER/WELCOME:

Azfar Haque called the meeting to order at 6:08pm.

ROLL CALL:

Meeting commenced with Azfar Haque as Temporary Chair. A quorum was established.

PRESENT:

Azfar Haque, Michael Clinkscales, Roderick Jackson, Donald Williams, Lois Wright

OTHERS PRESENT:

James Shelby, Interim Planning & Community Development Director; Danielle Matricardi, City Attorney; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator; Bridgette Jackson-Barney, Permit Technician

OTHER DISCUSSION:

Prior to the meeting being called to order Andy Porter resigned and Lois Wright was sworn in by Mayor Butler as the newest member.

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was moved to adopt the agenda as presented.

Motion made by Lois Wright, Seconded by Michael Clinkscales. Motion carried.

APPROVAL OF MINUTES:

1. Approval of May 16, 2024 Meeting Minutes.

It was moved to approve the May 16, 2024 Meeting Minutes as printed.

Motion made by Michael Clinkscales, Seconded by Donald Williams. Motion carried.

OLD BUSINESS:**PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

Noe Nunez – noted that he was at the previous meeting and that his understanding was the development was supposed to be apartments. Now it has changed to single homes and he would like to know what the plan is now. He said his understanding from the previous meeting was also that a third of the buildings were supposed to be rentals and that they would sell the other 70 percent. He wants to know if all of these are for sale or rentals.

NEW BUSINESS:

2. **Annual Election of Chairperson and Vice Chairperson**

Azfar Haque nominated as Chair Michael Clinkscales, Seconded by Donald Williams.

Azfar Haque elected Chair by unanimous vote.

Michael Clinkscales nominated as Vice Chair by Donald Williams, Seconded by Lois Wright.

Michael Clinkscales elected Vice Chair by unanimous vote.

3. **Case# PP-2024-02 - Preliminary Plat for 733 and 0 Scott Rd., Parcel# 13015C A002, 13015C A003, 13015C A006, 13015C A009. Divine Dream Homes ATL, LLC/4A Realty Group, Inc requests approval of a Preliminary Plat to subdivide 7.56+/- acres at 733 and 0 Scott Rd. to create 18 lots to construct eighteen (18) single-family homes.**

Background/History:

The subject property is two vacant wooded lots located north and south of Scott Rd. with approximately 3.49+/- combined acreage. The property was previously four individual lots that have since been combined into two due to the applicant submitting and receiving an approval to combine lots within the City of Forest Park and Clayton County Real estate division. The current arterial road location to Scott Rd. is off Jonesboro Rd. The applicant has met with the City of Forest Park Planning & Community Development Department, Planning Commission, and the Urban Design Review Board to discuss this project and receive specified approvals for variances and architectural design, as well as provided staff with a lot division application to subdivide lots. The applicant is seeking approval of the Preliminary Plat to begin the process of developing the property into two subdivisions consisting of a total of eighteen (18) single-family homes.

SaVaughn Irons-Kumassah stated staff recommends approval of the Preliminary Plat 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.
- The applicant will develop the roadways on Scott Road as advised to Planning Commission and Staff.
- The Applicant must complete a Lot Split Application and submit to the City of Forest Park to subdivide lots for eighteen (18) units to be provided individual Parcel ID numbers, and addresses prior to the final plat submission.

It was moved to approve the Preliminary Plat for 733 and 0 Scott Rd with the stated conditions.
Motion made by Michael Clinkscales, Seconded by Donald Williams. Motion carried.

ADJOURNMENT:

It was moved to adjourn the meeting at 6:30 pm.

Motion made by Lois Wright, Seconded by Michael Clinkscales. Motion carried.

APPROVED