



CITY OF
FORESTPARK

**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, September 17, 2026 at 6:00 PM
City Hall | 745 Forest Parkway, Forest Park, GA 30297

[City Website](#)

Phone (404) 366.4720

**PLANNING & COMMUNITY
DEVELOPMENT**

785 Forest Parkway
Forest Park, GA 30297

AGENDA

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

Meetings will be live-streamed and available on Forest Park's YouTube Channel.

I CALL TO ORDER/WELCOME:

II ROLL CALL:

III APPROVAL OF MINUTES:

1. Approval of the August 20, 2026, Meeting Minutes

IV OLD BUSINESS:

V NEW BUSINESS:

2. **Case #CUP-2026-04 – Conditional Use Permit for 4140 Jonesboro Road, Forest Park, Georgia 30297, Ward 3, Parcel #13015D C001. The applicant, Zarin Bhimani is requesting a Conditional Use Permit to allow the continued operation of a flea market, within the General Commercial (GC) Zoning District.**
3. **Case#VAR-2026-05 – A variance request for 876 Slaton Street, (Parcel # 13047D C015) in Ward 2. The applicant, Patrica Byas is requesting a variance to reduce the minimum required rear yard setback from 30 feet to 20 feet to permit the construction of an addition to the existing residence, within the Single-Family (RS) Zoning District.**

VI ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.



CITY OF
FORESTPARK

CITY OF FOREST PARK

PLANNING COMMISSION MEETING

Thursday, August 20, 2026 at 6:00 PM

City Hall | 745 Forest Parkway, Forest Park, GA 30297

[City Website](#)

Phone (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT

785 Forest Parkway
Forest Park, GA 30297

Azfar Haque, Chairman

Michael Clinkscales, Vice-Chairman

Lois Wright, Member

Roderick Jackson, Member

Donald Williams, Member

Meetings will be live-streamed and available on Forest Park's YouTube Channel.

MINUTES

I. CALL TO ORDER/WELCOME:

The meeting was called to order at 6:00 PM by Chairman Asfar Haque.

II. ROLL CALL:

PRESENT: Azfar Haque

Michael Clinkscales

Donald Williams

Lois Wright

ABSENT: Roderick Jackson

ALSO PRESENT: Michael Huening, City Attorney

Ryan Saddler, Planner I

Kandice Gardner, Planning & Community Development Office Coordinator

III. APPROVAL OF MINUTES:

1. Approval of the July 16, 2026, Meeting Minutes.

A motion to approve the July 16, 2026, meeting minutes was made by Vice Chairman Michael Clinkscales, seconded by Member Lois Wright, and approved unanimously.

IV. OLD BUSINESS:

V. NEW BUSINESS:

2. **Case# CUP-2026-04– Conditional Use Permit request for 904 Main Street, Ward 3, Parcel #13049A B012. The applicant, Sarah Buckner requesting a Conditional Use Permit to allow the construction of a four- story mixed use development consisting of 75 residential units and 9,680 square feet of commercial space.**

Case# CUP-2026-04– Conditional Use Permit was withdrawn by applicant.

3. **Case# TA-2026-03- Text Amendment for Sec. 8-3-16.Nonconforming signs. To revise the City’s nonconforming sign regulations to clarify the circumstances under which a legally nonconforming sign loses its grandfathered status.**

Background/History:

Staff presented a proposed Text Amendment to Sec. 8-3-16, Nonconforming Signs, to revise the City’s nonconforming sign regulations and clarify the circumstances under which a legally nonconforming sign would lose its grandfathered status. Staff noted a correction to the Staff Report. The reference currently states Chapter 8, Zoning, Article A; however, it should read Chapter 3, Signs, Article A.

Staff Recommendation:

Approval of the Text Amendment to Sec. 8-3-16, Nonconforming Signs.

Board Discussion:

Chairman Azfar Haque opened the floor for public comments at 6:09 PM. The floor was closed at 6:12 PM. Member Lois Wright made a motion to approve Case# TA-2026-03- Text Amendment for Sec. 8-3-16. Nonconforming signs. The motion was seconded by Member Donald Williams and approved unanimously.

Public Comments:

Robbie Gardner addressed the Board regarding Case# CUP-2026-04 Conditional Use Permit. The Board informed Ms. Gardner that the case had been withdrawn.

VI. ADJOURNMENT:

Member Lois Wright made a motion to adjourn at 6:13 PM. The motion was seconded by Member Donald Williams and approved unanimously.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk’s Office at least 24 hours prior to the meeting at 404-366-4720.

Staff Report – Conditional Use Permit

Public Hearing Date: September 17, 2026

City Council Meeting: October 5, 2026

Case: CUP-2026-04

Current Zoning: GC – General Commercial District

Proposed Request: Conditional Use Permit to allow the continued operation of an existing flea market within the General Commercial District (GC) in Ward 3.

Council Ward District: 3

Staff Report Compiled By: SaVaughn Irons-Kumassah, Interim Planning Director/Principal Planner

Staff Recommendation: Approval of Conditional Use with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Old Peachtree Properties LLC

Address: 3373 Arbor Path DR

City/State: Doraville, GA 30340

Applicant:

Name: Zarin Bhimani

Address: 3373 Arbor Path Dr

City/State: Atlanta, GA 30340

PROPERTY INFORMATION

Parcel Number: 13015D C007

Acreage: 7.79

Address: 4140 Jonesboro, Forest Park, GA 30297

FLU: Commercial

SUMMARY & BACKGROUND

The applicant, Zarin Bhimani, is requesting approval of a Conditional Use Permit (CUP) to allow the continued operation of an existing flea market at 4140 Jonesboro Road within the General Commercial (GC) Zoning District. The flea market is an existing commercial use at the subject property; however, the previous business license has lapsed. During review of the business license status, staff determined that a flea market is not permitted by right within the GC District and requires approval as a Conditional Use pursuant to Section 8-8-40 of the City of Forest Park Zoning Ordinance. Accordingly, approval of the Conditional Use Permit is required before the flea market use may proceed through the applicable business licensing process.

The subject property is located along the east side of Jonesboro Road/State Route 54 and is developed as a large commercial shopping center/flea market complex. The submitted ALTA survey depicts a 7.79-acre tract with frontage along Jonesboro Road, a large principal commercial building, associated storefront areas, extensive surface parking, internal drive aisles, and multiple access and circulation

areas. The survey's legal description identifies the tract as being located in Land Lot 15 of the 13th District of Clayton County and containing approximately 7.79 acres.

Based upon staff's site observations and photographs, the commercial center is an older development with a substantial amount of paved surface parking. Existing site conditions include deteriorated and cracked pavement, faded or deteriorated parking-space and directional markings, aging freestanding tenant signage, areas of overgrown or poorly maintained landscaping, and an overall need for property maintenance and aesthetic improvements.

The property is located along a prominent commercial corridor and represents a significant commercial site because of its size, visibility, and frontage along Jonesboro Road

Property Zoned General Commercial District (GC)

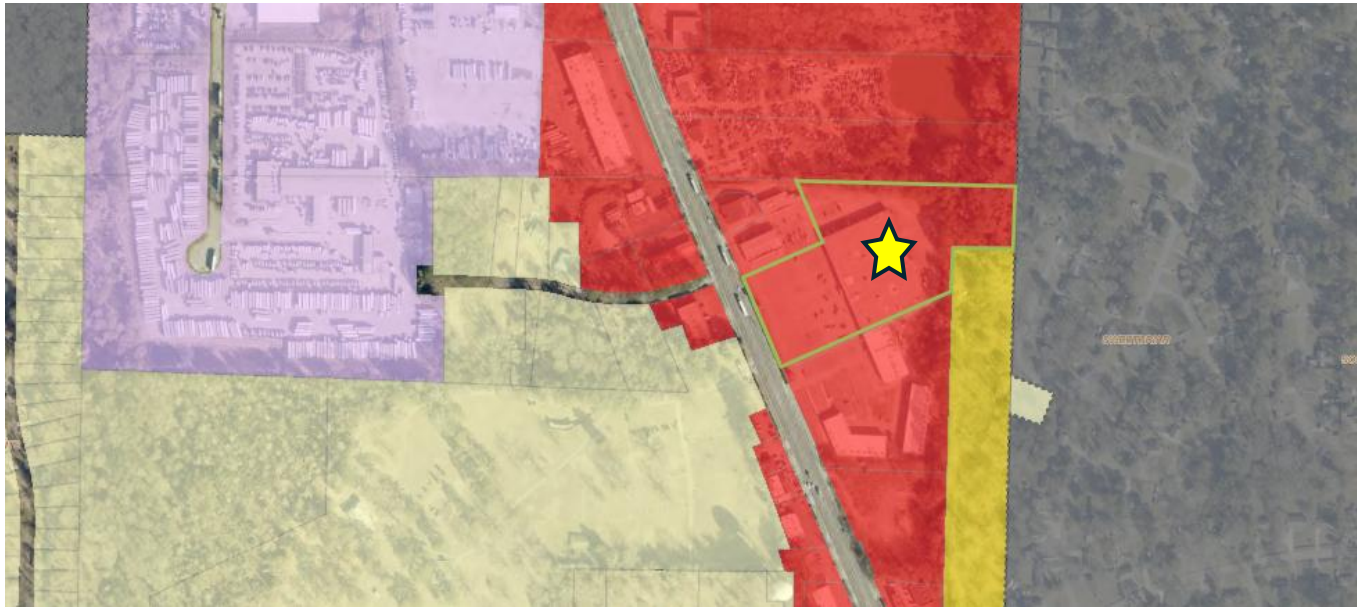
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	GC- General Commercial	East	Outside of City limits
South	GC- General Commercial	West	GC- General Commercial and RS – Single Family Residential

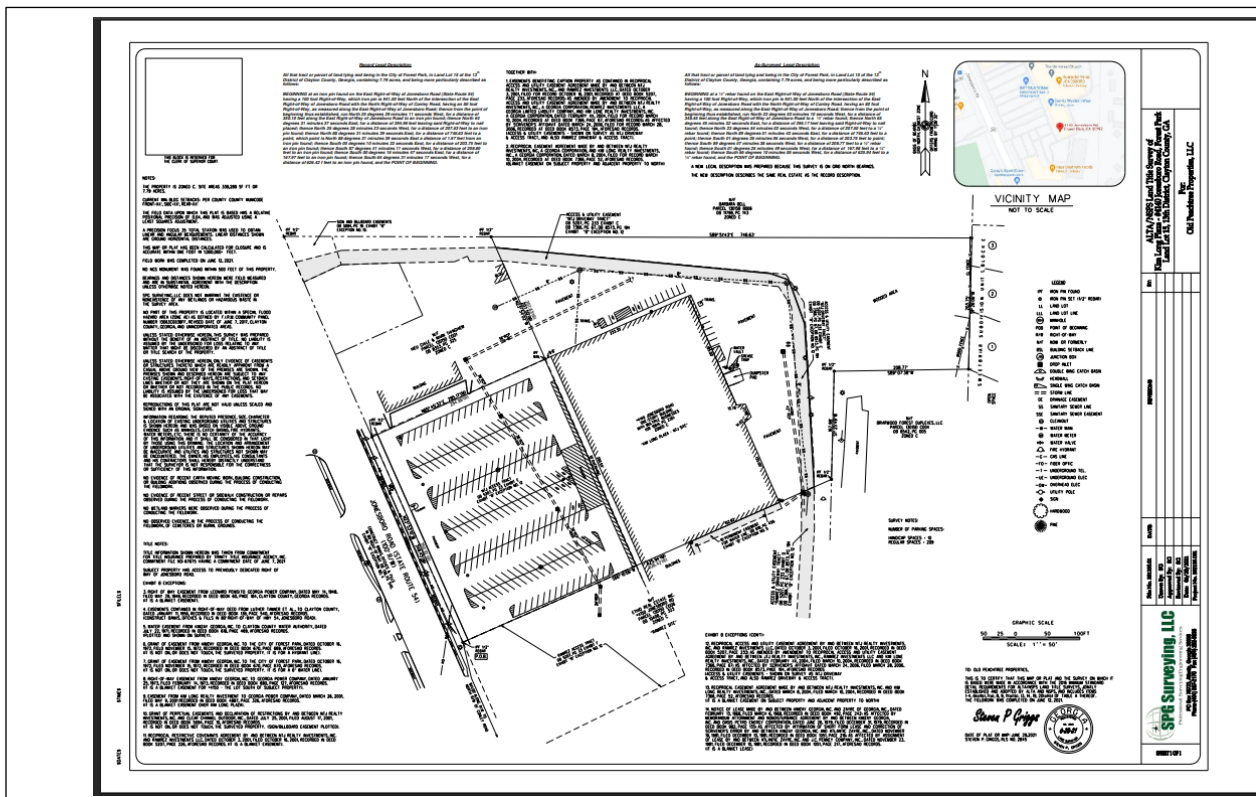
AERIAL MAP



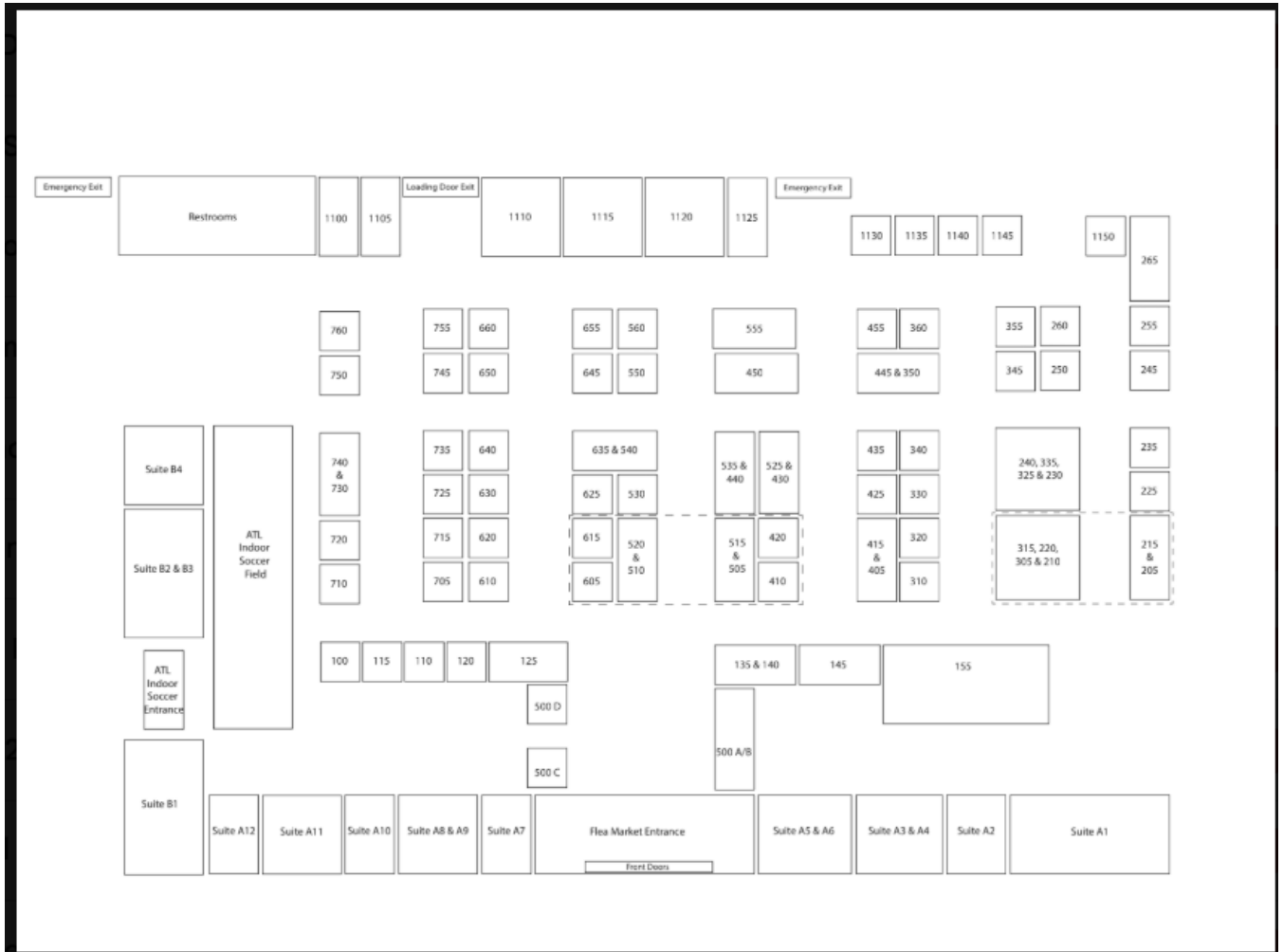
ZONING MAP



SITE SURVEY/PLAN

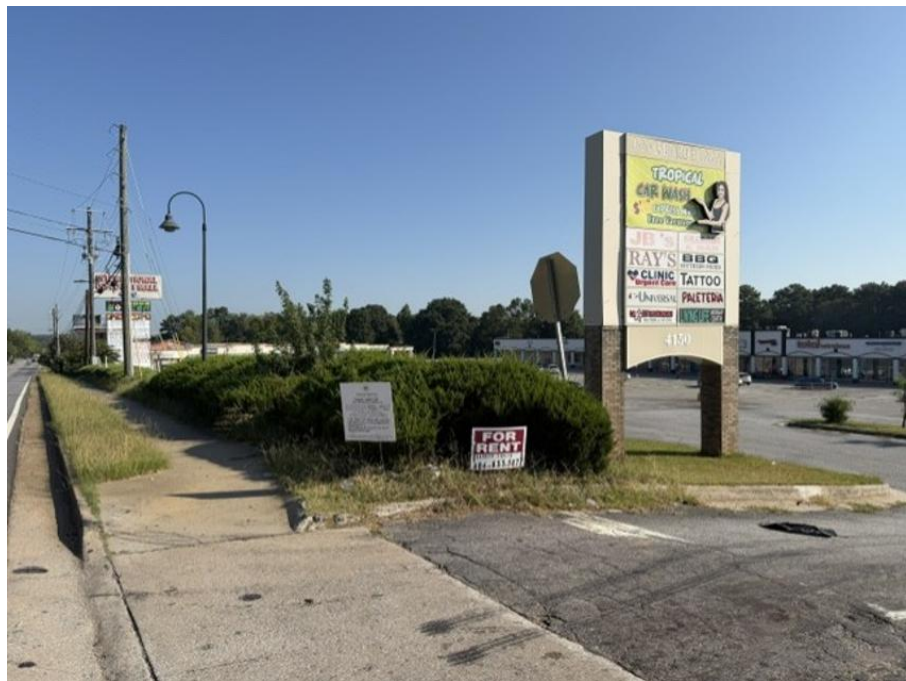


SITE LAYOUT



SITE PHOTOS





ZONING CRITERIA AND ANALYSIS

1. **Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives? Yes, with conditions.** Flea markets are permitted as a Conditional Use within the General Commercial (GC) District. The continued use is compatible with the commercial character of the area, subject to conditions addressing site maintenance and improvements consistent with the City's commercial revitalization goals.
2. **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposed use is expected to **have no significant impact** on traffic safety or congestion because it is an existing use with no proposed expansion. Improvements to parking lot striping and internal circulation are recommended.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed use is **not expected to increase fire or public safety hazards**, provided the property complies with all applicable building, fire, life-safety, and occupancy requirements.
4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?** The proposed use is expected to **promote the general welfare** by supporting continued commercial activity and reinvestment in an existing commercial center. Conditions addressing site maintenance and improvements will further support the City's revitalization goals.
5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** The proposed use will **have no influence** on the adequacy of light and air. No building additions or expansions are proposed.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** The proposed use will **have no significant influence** on overcrowding of land. The flea market is an existing use, and no expansion of the development is proposed.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship with the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?** The proposed use will **have no relationship** with population distribution. The request does not involve residential development or an increase in residential density.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other public services, utilities, or facilities?** The proposed use is expected to **have no significant impact** on existing public services or utilities. The site is already developed and has historically supported the existing commercial use.

9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The proposed use is **compatible with surrounding development**. The proposed use is **compatible with surrounding commercial development**. Conditions addressing property maintenance, landscaping, parking areas, and site improvements will help maintain compatibility with surrounding properties.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** The proposed use is expected to **promote a positive aesthetic effect with conditions**. Recommended improvements to landscaping, pavement, striping, signage, and general property maintenance will support the City's commercial revitalization objectives.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** **No measurable adverse economic effect is anticipated**. Continued commercial activity and required property improvements may contribute positively to the appearance and long-term viability of the commercial center.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** **No**. The request does not change the property's GC zoning classification and authorizes a use specifically permitted as a Conditional Use within the district.

STAFF RECOMMENDATION

Staff recommends APPROVAL OF A CONDITIONAL USE PERMIT allowing the continued operation of a flea market at 4140 Jonesboro Road, subject to the following conditions:

1. **Conditional Use Limited to Flea Market.** Approval shall authorize the continued operation of a flea market at the subject property. Any substantial expansion, relocation, or modification of the approved use shall be subject to review and approval by the City as required by the Zoning Ordinance.
2. **Business License and Other Approvals.** The applicant/property owner shall obtain and maintain all required City business licenses, permits, certificates, inspections, and other applicable approvals prior to and throughout operation of the flea market.
3. **Property Improvement Plan.** Within 90 days of final approval of the Conditional Use Permit, the property owner shall submit to the Planning & Community Development Department a property improvement plan addressing the physical condition and appearance of the commercial center. The plan shall identify proposed improvements and an implementation schedule.

4. **Parking Lot and Circulation Improvements.** The property owner shall repair deteriorated portions of the parking and vehicular circulation areas as necessary and restripe parking spaces, accessible parking areas, fire lanes, directional arrows, loading areas, and other required pavement markings. Parking and circulation improvements shall comply with applicable City requirements.
5. **Pedestrian Circulation.** The property improvement plan shall evaluate opportunities to provide or enhance safe and clearly identifiable pedestrian connections between the parking areas and principal building entrances, consistent with the intent of the General Commercial District.
6. **Landscaping and Property Maintenance.** Existing landscaped areas shall be cleaned, maintained, and supplemented where appropriate. Dead vegetation, weeds, litter, debris, and overgrown landscaping shall be removed, and landscaped areas shall thereafter be maintained in good condition.
7. **Signage.** Existing freestanding, tenant, and building signage shall be evaluated for compliance with the City's applicable sign regulations. Abandoned, damaged, deteriorated, obsolete, or noncompliant signage shall be removed, repaired, replaced, or brought into compliance as required by the City.
8. **Exterior Building Maintenance.** Building façades, storefronts, awnings, exterior finishes, and other visible portions of the commercial center shall be maintained in good repair. Damaged, deteriorated, peeling, faded, or otherwise poorly maintained exterior features shall be repaired or improved as identified through the property improvement plan.
9. **Outdoor Storage and Display.** No outdoor storage, merchandise display, vendor booths, temporary structures, or similar flea market activities shall occur within required parking spaces, drive aisles, fire lanes, sidewalks, landscaped areas, or other areas not specifically approved for such activity.
10. **Waste and Debris.** The property shall be maintained free of litter, discarded merchandise, pallets, boxes, debris, and other waste associated with flea market operations. Dumpsters and waste collection areas shall be maintained and screened in accordance with applicable City requirements.
11. **Compliance with Codes.** The property and flea market operation shall remain in compliance with all applicable zoning, building, fire, property maintenance, business licensing, and other City requirements.
12. **Continuing Compliance.** Failure to maintain compliance with the conditions of approval may result in enforcement action and may constitute grounds for review or revocation of the Conditional Use Permit to the extent authorized by the City's ordinances.

Attachments Included:

- Application
- Letter of Intent
- Authorization of Property Owner
- Floor Plan

Staff Report – Variance

Public Hearing Date: September 17, 2026

Case: VAR-2026-05

Current Zoning: Single-Family Residential District (RS)

Council Ward: 2

Proposed Request: A variance request for 876 Slaton Street, Forest Park, Georgia 30297 (**Parcel # 13047D C015**). The applicant, Patrica Byas is requesting a variance to reduce the minimum required rear yard setback from 30 feet to 20 feet to permit the construction of an addition to the existing residence, within the Single-Family (RS) Zoning District in Ward 2

Staff Report Compiled By: Ryan Saddler, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Owner of Record:

Patrica Byas

876 Slaton Street Forest Park,
GA 30297

Applicant Name:

Patrica Byas

876 Slaton Street Forest Park,
GA 30297

PROPERTY INFORMATION

Parcel Number: 13047D C015

Address: 876 Slaton Street

Acreage: 0.25+/-

FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

SUMMARY & BACKGROUND

The subject property, located at 876 Slaton Street, is a 0.25± acre parcel situated within the Single-Family Residential (RS) District in Ward 2 of the City of Forest Park. The property is developed with an existing single-family residence.

On September 18, 2025, the applicant was previously granted a variance to reduce the required side yard setback from 10 feet to 5 feet to accommodate improvements to the existing residence. Following approval of the variance, the necessary building and construction permits were reviewed and approved, and construction subsequently commenced.

During the course of the ongoing construction, it was identified that the proposed addition also encroaches into the required rear yard setback. Pursuant to *Sec. 8-8-29 Single family residential district (RS) standards* of the City of Forest Park Zoning Ordinance, properties within the Single-Family Residential (RS) District are required to maintain a minimum rear yard setback of 30 feet.

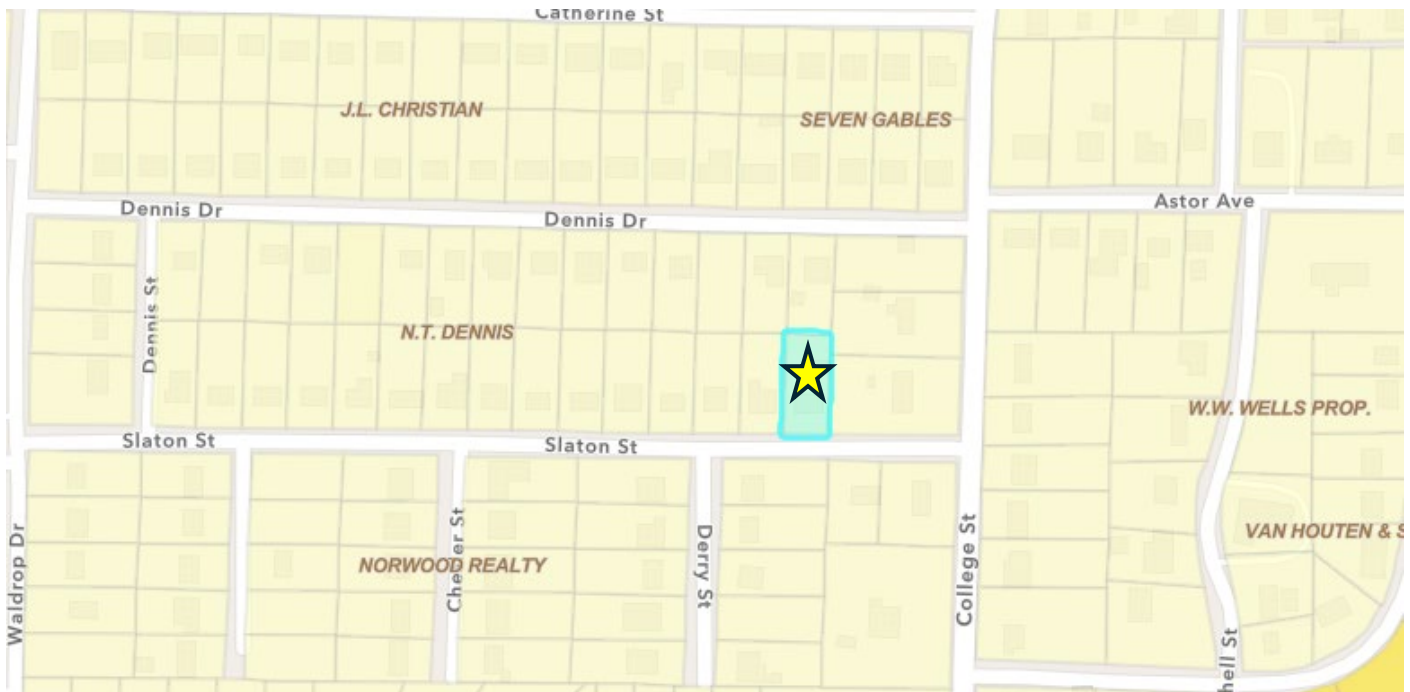
The applicant is currently constructing a 1,380-square-foot addition to the existing residence, which is connected to the rear of the home by a 32-square-foot enclosed/covered walkway. The applicant is requesting a variance to reduce the required rear yard setback from 30 feet to 20 feet, allowing the proposed addition to remain as constructed.

The applicant has identified the location and configuration of the existing residence as the hardship supporting the variance request. Due to the existing placement and configuration of the residence on the lot, the applicant contends that compliance with the required 30-foot rear yard setback would create a practical difficulty in accommodating the proposed addition while maintaining a functional connection to the existing home.

AERIAL MAP



ZONING MAP



SURVEY	
--------	--



SITE PHOTOS



VARIANCE JUSTIFICATION

The Planning Commission may grant a variance from the development standards of this chapter in permittance under this chapter, 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 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.

STAFF RECOMMENDATION

Staff recommends **Approval** of the variance request to reduce the minimum required rear yard setback from 30 feet to 20 feet to accommodate the construction of an addition to the existing residence within the Single-Family Residential (RS) Zoning District in Ward 2.