



CITY OF
FORESTPARK

**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, March 19, 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*

CALL TO ORDER/WELCOME

APPROVAL OF MINUTES

1. **1. Approval of the February, 19,2026, Meeting Minutes.** - Planning and Community Development

Background/History:

OLD BUSINESS

NEW BUSINESS

2. **Case# TA-2026-01 – Text Amendment Request to the City of Forest Park Code of Ordinances.**
The Planning & Community Development Department is proposing a text amendment to Title 8 – Planning and Development, Chapter 8 – Zoning, Article F – Boards and Commissions, Section 8-8-169, Public Arts Review Board, to modify the membership composition by removing the requirement for one Downtown Development Authority representative and replacing that position with one additional Forest Park resident. – Planning and Community Development - Planning and Community

Development

Background/History:

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.



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PLANNING & COMMUNITY DEVELOPMENT

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VIRTUAL MEETING NOTICE: Council Meetings will be live-streamed and available on Forest Park's YouTube Channel.

MINUTES

CALL TO ORDER/WELCOME

The February 19, 2026, meeting of the Forest Park Planning Commission was called to order at 6:00 p.m. by Vice Chairman Michael Clinkscales.

ROLL CALL

Present: Michael Clinkscales, Lois Wright, Roderick Jackson, and Donald Williams.

Absent: Azfar Haque

Also Present: SaVaughn Irons-Kumassah, Principal Planner; Michael Huening, City Attorney; Kiona Warren-Covington, Office Coordinator

APPROVAL OF MINUTES

1. Approval of January 15, 2026, Meeting Minutes - Planning and Community Development

Commissioner Wright made a motion to approve January 15, 2026, Planning Commission Meeting Minutes, seconded by Commissioner Williams. The motion carried unanimously.

OLD BUSINESS

None

NEW BUSINESS

2. **Case# CUP-2026-01 – Conditional Use Permit Request for 87 Royal Drive, Parcel # 13044B B002. The applicant, Marcus Malone, is seeking a Conditional Use Permit to authorize a Towing, Wrecking and Impound Service within the Heavy Industrial District (HI) Ward 4.**

Background/History

Planning & Community Development staff presented Case No. CUP-2026-01, a request for a Conditional Use Permit to authorize a towing, wrecking, and impound service at 87 Royal Drive within the Heavy Industrial (HI) District (Ward 4). The proposal utilizes an existing industrial building for administrative operations with on-site vehicle storage/staging and limited internal maintenance of company-owned fleet vehicles only, with no auto sales, salvage/dismantling, or public-facing repair services proposed. Staff recommended approval of conditions to ensure operational compliance and compatibility with surrounding industrial uses. Final action on this request will be considered by Mayor and Council at the March 2, 2026, City Council Meeting.

Public Hearing

The public hearing was opened.

Marcus Malone, Applicant, appeared before the Planning Commission and provided his address as Pasadena, Maryland. The applicant spoke in support of the request to operate a towing, wrecking, and impound service at 87 Royal Drive and stated that operations would be limited to contracted vehicle recovery activities, with on-site security measures and internal fleet maintenance conducted for company-owned fleet vehicles only.

There being no additional speakers in support or opposition, the public hearing was closed.

A motion to recommend approval of CUP-2026-01 with staff conditions was made by Commissioner Clinkscales and seconded by Commissioner Williams. The motion carried unanimously.

The recommendation will be forwarded to the Mayor and Council for final consideration.

- 3. Case# RZ-2026-01 – Rezone Request for 5002 Park Avenue., Parcel # 13050D J001. The applicant, Leslie Lees, is requesting to rezone a 0.22+/- acre lot within the Single-Family Residential District (RS) to Multiple-Family Residential District (RM) to allow the continued use of a Quadraplex in Ward 2.**

Background/History

Planning & Community Development staff presented Case No. RZ-2026-01, a request to rezone the property located at 5002 Park Avenue (Ward 2) from Single-Family Residential (RS) to Multiple-Family Residential (RM) to allow the continued use of the site as a quadruplex. Staff noted that the property has functioned as a multifamily residential use since prior to 2008, though not formally approved through zoning. The proposed rezoning seeks to bring the property into compliance with its existing residential configuration and is consistent with the City's Future Land Use designation of Medium Density Residential. Staff recommended approval with conditions. Final action on this request will be considered by Mayor and Council at the March 2, 2026, City Council Meeting.

Public Hearing

The public hearing was opened.

Ryan Lees, husband of the property owner, Leslie Lees, appeared before the Planning Commission and provided his address as Marietta, Georgia. Mr. Lees spoke in support of the request, stating that the property was purchased in 2021 with an existing multifamily configuration and that the rezoning application was submitted following recent discussions with City staff regarding zoning compliance after the issue was identified during a pending real estate transaction. Mr. Lees further stated that the requested rezoning would allow the property to operate in compliance with the City's zoning regulations.

There being no additional speakers in support or opposition, the public hearing was closed.

Following the closure of the public hearing, Planning Commission members discussed the request. Commissioner Wright expressed concerns regarding the proposed rezoning of a single-family residential property to a multi-family use within an established single-family neighborhood and the potential impact on surrounding properties. Additional discussion occurred regarding the existing nonconforming use and the applicant's request to bring the property into zoning compliance.

A motion was made by Commissioner Williams to recommend approval of Case No. RZ-2026-01, subject to staff-recommended conditions. The motion was seconded by Commissioner Jackson. The motion passed with Commissioners Clinkscales, Jackson, and Williams voting in favor and Commissioner Wright **opposed**.

The recommendation will be forwarded to the Mayor and Council for final consideration.

ADJOURNMENT

A motion to adjourn was made by Commissioner Wright and seconded by Commissioner Williams. The motion carried unanimously. The meeting was adjourned at 6:44 p.m.

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 – Text Amendments
Public Hearing Date: March 19, 2026
City Council Meeting: April 6, 2026

Case: TA-2026-01

Proposed Request: Text Amendments to The City of Forest Park Zoning Code of Ordinance

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval to amend Zoning Ordinance

PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # **TA-2026-01** includes an amendment to **Title 8 – Planning and Development, Chapter 8 – Zoning, Article F – Boards and Commissions**, of the City of Forest Park Code of Ordinances to amend **Section 8-8-169, Public Arts Review Board, subsection (1) Composition of Board**. The amendment would modify the membership requirements of the Public Arts Review Board by removing the requirement for one (1) Downtown Development Authority representative and replacing that position with one (1) additional Forest Park resident.

BACKGROUND

The purpose of this amendment is to revise the membership composition of the Public Arts Review Board while maintaining the intent and function of the board as previously established. The Public Arts Review Board was created to oversee and promote the integration of art into public spaces, support local artists, encourage community engagement, and ensure that public art reflects and enhances the identity and values of the City of Forest Park.

As originally drafted, the composition of the board included one representative from the Downtown Development Authority. Staff is proposing this amendment to remove that requirement and replace it with one additional Forest Park resident. This change is intended to broaden community representation on the board while preserving the overall structure and purpose of the Public Arts Review Board.

The proposed amendment is limited solely to the membership composition provision under **Section 8-8-169(1), Composition of Board**, and does not alter the duties, authority, review procedures, or overall purpose of the Public Arts Review Board.

The following text amendments have been proposed:

1. An amendment to **Title 8 – Planning and Development, Chapter 8 – Zoning, Article F – Boards and Commissions, Section 8-8-169, Public Arts Review Board, subsection (1) Composition of Board**, of the City of Forest Park Code of Ordinances to amend the membership requirements of the Public Arts Review Board by

removing the requirement for one (1) Downtown Development Authority representative and replacing that position with one (1) additional Forest Park resident.

ARTICLE F. BOARDS & COMMISSIONS

Section 8-8-169 Public Arts Review Board.

The City of Forest Park hereby establishes the Public Arts Review Board (PARB) which shall be responsible for administering the city public arts program “Forest Park Arts.” The PARB is responsible for reviewing and approving public art proposals submitted for installation within public spaces and other designated areas within the city and shall conduct business consistent with all requirements of this chapter:

Current Language – Composition of Board

- 1) ***Composition of Board:*** *The Public Arts Review Board shall consist of five (5) members, one representative from the Downtown Development Authority (Appointed by the Mayor or City Manager), one representative from the Urban Redevelopment Agency (Appointed by the Mayor or City Manager), one (1) Arts Clayton Representative, one (1) local artist (selected by application process) and one (1) member of the community (selected by application process). The planning and community development director shall provide advice and recommendations per approval and qualifications of individuals considered by appointment/application selection to the board. On and after the effective date of this section, each person appointed to the board shall meet either one (1) of the two (2) following minimum preferred requirements:*
 - a) *He or she shall possess a demonstrated interest in and commitment to the arts, culture, and public art, and be educated and/or experienced in the field of visual arts, arts and culture, architecture, community engagement, public policy, arts administration, or similar professional field; or*
 - b) *He or she shall be a design professional with expertise in the fields of visual arts, or related disciplines, possessing a demonstrated commitment to public art and community engagement.*

Proposed Language – Composition of Board

- 1) ***Composition of Board:*** *The Public Arts Review board shall consist of five (5) members, one representative from the Urban Redevelopment Agency (Appointed by the Mayor or City Manager), one (1) Arts Clayton Representative, one (1) local artist (selected by application process), and two (2) members of the Forest Park community (selected by application process). The planning and community development director shall provide advice and recommendations per approval and qualifications of individuals considered by appointment/application selection to the board. On and after the effective date of this section, each person appointed to the board shall meet either one (1) of the two (2) following minimum preferred requirements:*
 - a) *He or she shall possess a demonstrated interest in and commitment to the arts, culture, and public art, and be educated and/or experienced in the field of visual arts, arts and culture, architecture, community engagement, public policy, arts administration, or similar professional field; or*
 - b) *He or she shall be a design professional with expertise in the fields of visual arts, or related disciplines, possessing a demonstrated commitment to public art and community engagement.*