



CITY OF
FORESTPARK

**CITY OF FOREST PARK
PLANNING COMMISSION MEETING**

Thursday, April 16, 2026 at 6:00 PM

Meeting will be live-streamed on Forest Park's [YouTube Channel](#)

[City Website](#)

Phone (404) 366.4720

CITY HALL COUNCIL CHAMBERS

785 Forest Parkway
Forest Park, GA 30297

AGENDA

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

SaVaughn Irons-Kumassah, Interim Community and Planning & Zoning Director

I. CALL TO ORDER/WELCOME

II. ROLL CALL

III. APPROVAL OF MINUTES

1. **Approval of March 19, 2026 Meeting Minutes**

IV. NEW BUSINESS

2. **Case# VAR-2026-01 -Variance Request for 0 Stillwood Cove, Parcel # 13046C A016. The applicant, Jesus Gonzalez, is requesting a variance to allow an increase in the number of permitted dwelling units and reductions to the required setbacks, including a decrease in the minimum rear yard setback from thirty (30) feet to twenty-five (25) feet and a reduction in the minimum front yard setback from twenty-five (25) feet to nineteen (19) feet. The request is to permit the construction of two (2) duplex structures, totaling four (4) dwelling units, within the Two-Family Residential (RT) District in Ward 1.**

3. **Case #CUP-2026-02 – Conditional Use Permit for 4959 West Street, Parcel ID # 13051D A067 and 4965 West Street, Parcel # 13051D A066. The applicant, Lauren Davis, is requesting a conditional use permit to establish a childcare center within the Single-Family Residential District (RS) in Ward 2.**

V. 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, 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

Azfar Haque, Chairman

Michael Clinkscales, Vice-Chairman

Lois Wright, Member

Roderick Jackson, *Member*

Donald Williams, *Member*

MINUTES

CALL TO ORDER/WELCOME

The meeting was called to order at **6:00 PM** by Chair **Azfar Haque**.

ROLL CALL

Present: Azfar Haque, Lois Wright, Michael Clinkscales, and Donald Williams.

Absent: Roderick Jackson

Also Present: City Attorney Danielle Matricardi; Interim Director SaVaughn Irons-Kumassah, and Planning & Community Development Office Coordinator Kiona Warren-Covington.

APPROVAL OF MINUTES - February 19, 2026

A motion to approve the minutes was made by **Commissioner Lois Wright** and seconded by **Commissioner Donald Williams**. The motion **passed unanimously**.

OLDBUSINESS

None

NEW BUSINESS

1. 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

Interim Director **SaVaughn Irons-Kumassah** presented **Case TA-2026-01**, a request to amend the City of Forest Park Zoning Code of Ordinances, specifically **Section 8-8-169, Public Arts Review Board – Composition of Board**.

Chair **Azfar Haque** opened the public hearing. **No public comments were received.** Commissioner **Lois Wright** asked a question regarding the proposed amendment. The public hearing was subsequently closed.

A motion to **approve Case TA-2026-01** was made by **Commissioner Michael Clinkscales** and seconded by **Commissioner Lois Wright**. The motion **passed unanimously**.

ADJOURNMENT

A motion to adjourn the meeting was made by **Commissioner Lois Wright** and seconded by **Commissioner Michael Clinkscales**. The motion **passed unanimously**.

The meeting was adjourned at **6:09 PM** by Chair **Azfar Haque**.

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 – Variance

Public Hearing Date: April 16, 2026

Case: VAR-2026-01

Current Zoning: Two-Family Residential District (RT)

Council Ward: 1

Proposed Request: Applicant is requesting a variance to allow an increase in the number of permitted dwelling units and reductions to the required setbacks, including a decrease in the minimum rear yard setback from thirty (30) feet to twenty-five (25) feet and a reduction in the minimum front yard setback from twenty-five (25) feet to nineteen (19) feet. The request is to permit the construction of two (2) duplex structures, totaling four (4) dwelling units, within the Two-Family Residential (RT) District in Ward 1.

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

Staff Recommendation: Approval of Variance with Conditions

APPLICANT INFORMATION

<p>Owner of Record: Name: MANTLE ROBERT JOSEPH P O BOX 313 LOCUST GROVE, GA 30248</p>	<p>Applicant: PVL Construction, LLC (Jesus Gonzalez) 79 Creekside Dr Dallas, GA 30157</p>
--	---

PROPERTY INFORMATION

Parcel Number: 13046C A016	Acreage: 0.44 +/-
Address: 0 Stillwood CV	FLU: Low Density Residential

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use		Direction	Zoning & Use
North	RT: Two-Family Residential		East	RT: Two-Family Residential
South	LI: Light Industrial District		West	LI: Light Industrial District

SUMMARY & BACKGROUND

The subject property located at 0 Stillwood Cove is a 0.44+/- acre parcel situated within the Two-Family Residential (RT) District in Ward 1. The applicant is requesting a variance to allow an increase in the number of permitted dwelling units and reductions to the required setbacks, specifically a decrease in the minimum front yard setback from twenty-five (25) feet to approximately nineteen (19) feet and a reduction in the minimum rear yard setback from thirty (30) feet to twenty-five (25) feet. The request is intended to facilitate the construction of two (2) duplex structures, totaling four (4) dwelling units on the site.

Per Sec. 8-8-30, the RT District permits duplex residential uses and is intended to support moderate-density development, with a target density of approximately eight (8) dwelling units per acre. The applicant's proposal would result in a density slightly above this threshold; however, it remains consistent with the district's intent to accommodate attached residential housing types. The proposed development consists of two duplex buildings, each containing approximately 1,500 square feet per unit, for a total of approximately 6,000 square feet of residential floor area. The applicant has indicated flexibility in site layout, proposing either an inline configuration or clustered duplex arrangement, with architectural styles described as modern contemporary or farmhouse.

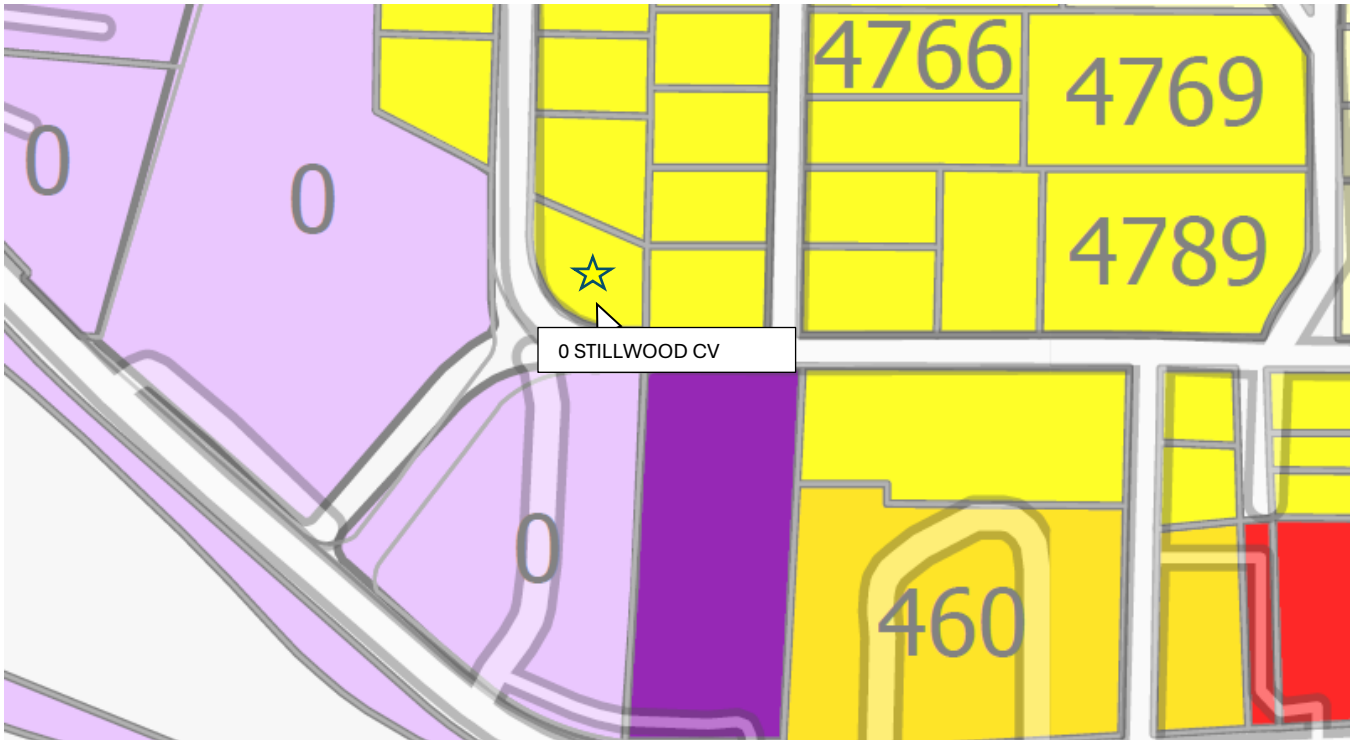
Pursuant to Sec. 8-8-31, the RT District Standards requires a minimum front yard setback of 25 feet, a minimum rear yard setback of 30 feet, a minimum side yard setback of 10 feet, and a minimum distance of 30 feet between buildings. The applicant's request seeks relief from the front and rear setback requirements in order to accommodate the proposed building footprint and site layout.

The request is driven by the physical constraints of the property, including its irregular shape and positioning along a curved cul-de-sac, which limits the buildable area and restricts the ability to meet standard setback requirements while achieving a functional site design. As such, the applicant asserts that these conditions create practical difficulty in developing the property in a manner consistent with the underlying zoning district without the requested variances.

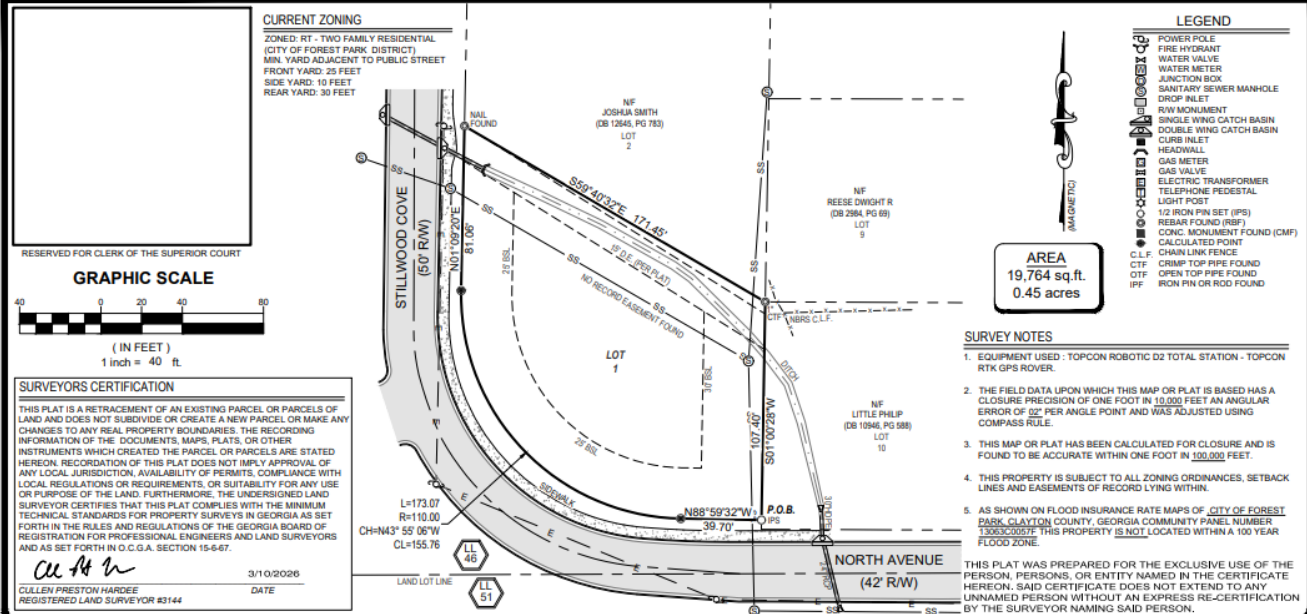
AERIAL MAP



ZONING MAP



SURVEY



<p>RESERVED FOR CLERK OF THE SUPERIOR COURT</p> <p>GRAPHIC SCALE</p> <p>(IN FEET) 1 inch = 40 ft.</p>	<p>SURVEYORS CERTIFICATION</p> <p>THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN D.C.G.A. SECTION 15-6-67.</p> <p><i>Cullen Preston Hardee</i> CULLEN PRESTON HARDEE REGISTERED LAND SURVEYOR #3144</p> <p style="text-align: right;">3/10/2026 DATE</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td>1.</td><td></td></tr> <tr><td>2.</td><td></td></tr> <tr><td>3.</td><td></td></tr> <tr><td>4.</td><td></td></tr> </table> <p>LEGAL REFERENCE:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>DEED BOOK: 1575</td> <td>PAGE: 591</td> </tr> <tr> <td>PLAT BOOK: 9</td> <td>PAGE: 15</td> </tr> </table> <p style="text-align: center;">SHEET 1 OF 1</p>	1.		2.		3.		4.		DEED BOOK: 1575	PAGE: 591	PLAT BOOK: 9	PAGE: 15	<p>AS-BUILT BOUNDARY SURVEY FOR:</p> <p style="text-align: center;">JESUS GONZALEZ</p> <p style="text-align: center;">LOT 1 FOREST PARK SUBDIVISION LAND LOT 46, 13TH DISTRICT CLAYTON COUNTY GEORGIA</p>	<p>2138 KINGSTON CT SE SUITE A MARIETTA, GEORGIA 30067 FL (678) 263-5232</p> <p style="text-align: center;"> UNITED LAND SURVEYING COA NO. LSF 001321 </p>
1.																
2.																
3.																
4.																
DEED BOOK: 1575	PAGE: 591															
PLAT BOOK: 9	PAGE: 15															

PROPOSED STRUCTURE

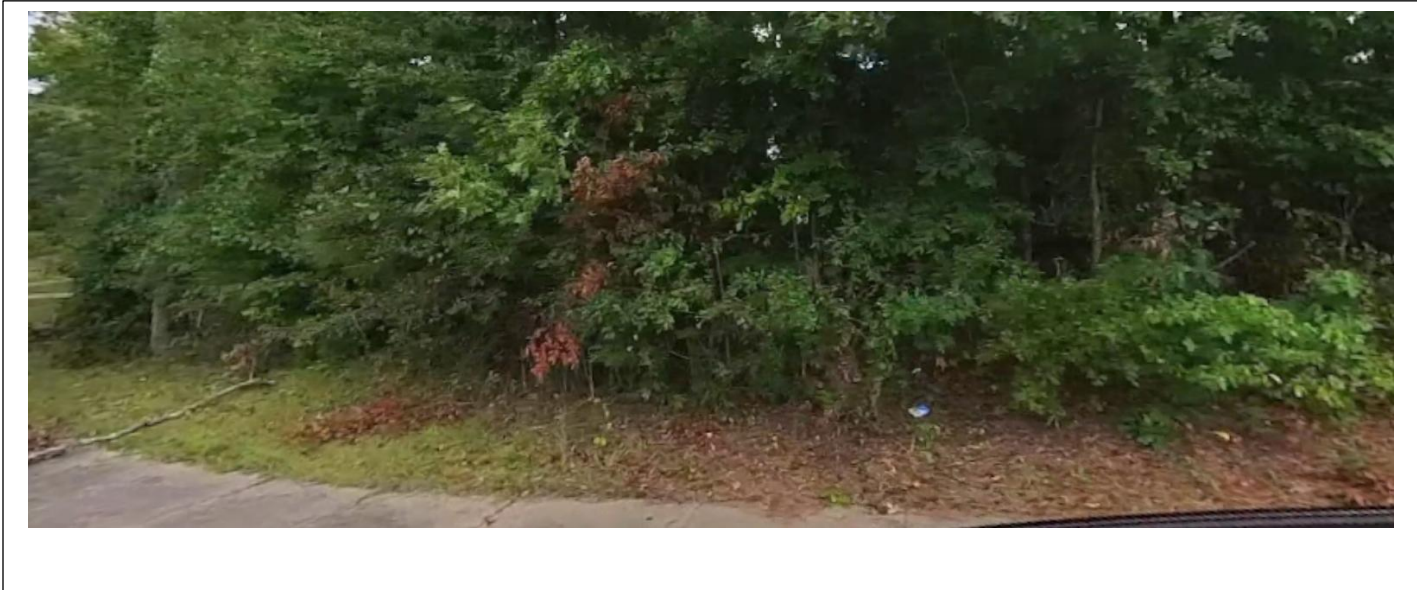
Design Option #1

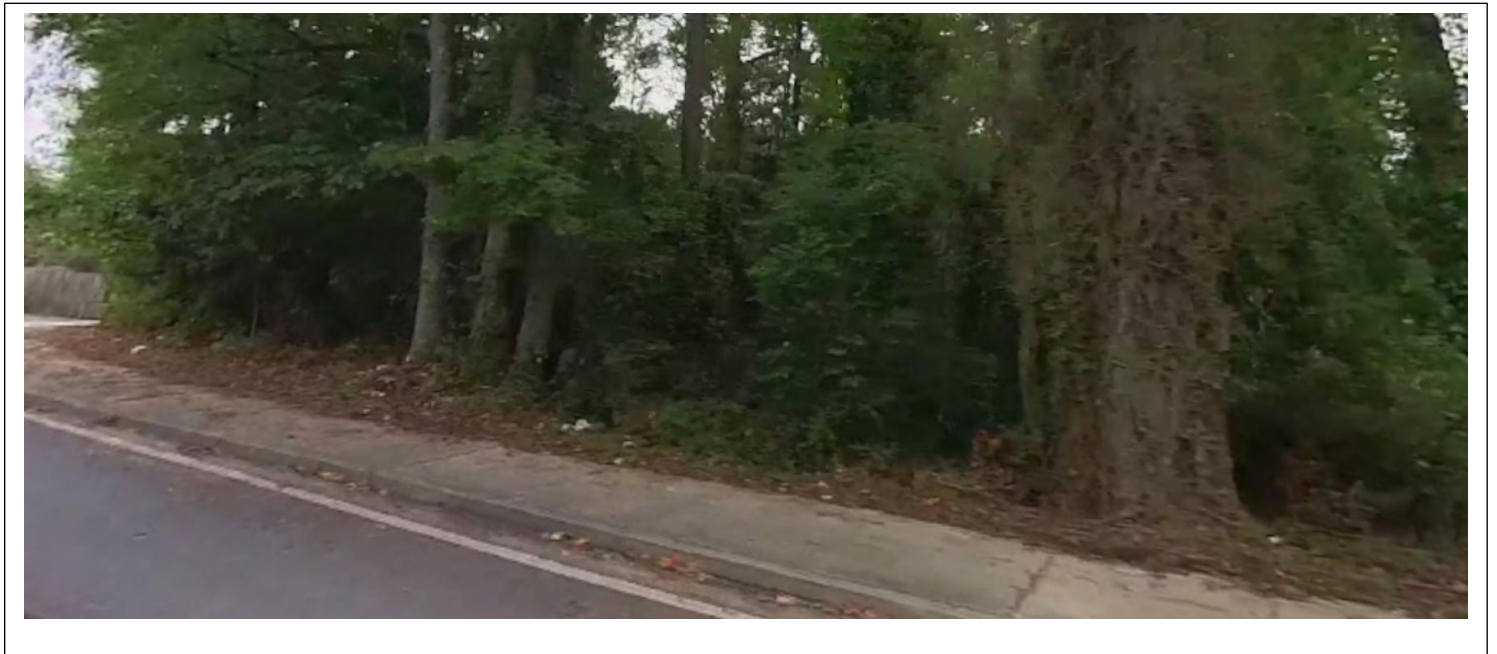


Design Option #2



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 with Conditions** of the requested variances to allow a reduction in the required front and rear yard setbacks and to permit the development of two (2) duplex structures, totaling four (4) dwelling units, at 0 Stillwood Cove, based on the findings outlined in this report.

The request is supported by the physical constraints of the property, including its irregular shape and limited buildable area, which create practical difficulty in meeting the standard setback requirements. The proposed development remains consistent with the intent of the Two-Family Residential (RT) District to accommodate duplex residential uses.

Recommended Conditions of Approval:

1. The development shall be constructed in substantial conformance with the site plan and building layout submitted with the variance application.
2. Any substantial deviation from the approved plans, including changes to building placement, unit count, or site layout, shall require further review and approval by the City.

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 an adverse manner.

Attachments Included

- Survey
- Site Plan
- Proposed Structures
- Letter of Intent



CITY OF FOREST PARK

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

Staff Report – Conditional Use Permit

Public Hearing Date: April 16, 2026

City Council Meeting: May 4, 2026

Case: CUP-2026-02

Current Zoning: RS – Single Family Residential District

Proposed Request: Applicant is requesting a Conditional Use Permit to establish a childcare center within the Single-Family Residential District (RS) in Ward 2.

Council Ward District: 2

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

Staff Recommendation: Approval of Conditional Use with Conditions

APPLICANT INFORMATION

Owner of Record:	Applicant:
Name: Lauren Davis (iCare Child Development Center)	Name: Lauren Davis
Address: 4959 & 4965 West St	Address: 4959 & 4965 West St
City/State: Forest Park, GA 30297	City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Parcel Number: 13051D A067 and 13051D A066	Acreage: 0.43 and 0.26
Address: 4959 and 4965 West St, Forest Park, GA 30297	FLU: Office/Professional

SUMMARY & BACKGROUND

The property owner is requesting approval of a Conditional Use Permit (CUP) to allow the continued operation of a childcare center serving children aged 6 weeks to 12 years at 4959 and 4965 West Street. The proposed use includes utilizing the building at 4959 West Street for infants and toddlers (ages 6 weeks to 2 years), while the building at 4965 West Street will accommodate preschool-aged children (ages 3–4) and school-aged children enrolled in afterschool care. The proposed hours of operation are Monday through Friday, from 7:00 a.m. to 6:00 p.m.

According to the applicant’s Letter of Intent, the property has been utilized as a childcare center for over 30 years, and the request is to continue the same use without any significant changes to the existing structures or operations. The buildings will remain as they have been currently constructed, and no expansions or site modifications are proposed.

The subject property is located within the Single-Family Residential (RS) District. In accordance with Section 8-8-28 of the Zoning Ordinance, childcare centers are permitted as a conditional use and require approval by the Planning Commission and Mayor and Council. While the use has historically operated at this location, the current zoning classification requires formal approval of a Conditional Use Permit to continue operations.

The property owner has also repaved and restriped the parking lot in accordance with previous conditions established by the Mayor and Council, demonstrating continued investment in and compliance with site requirements.

Based on the applicant’s statement and prior use of the site, the proposed request is not expected to create additional impacts on surrounding properties, public services, or traffic patterns beyond what has historically existed at this location. While a specific operator has been identified, approval of this request is tied to the use of the property and not a specific tenant.

Property Zoned General Commercial District (GC)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

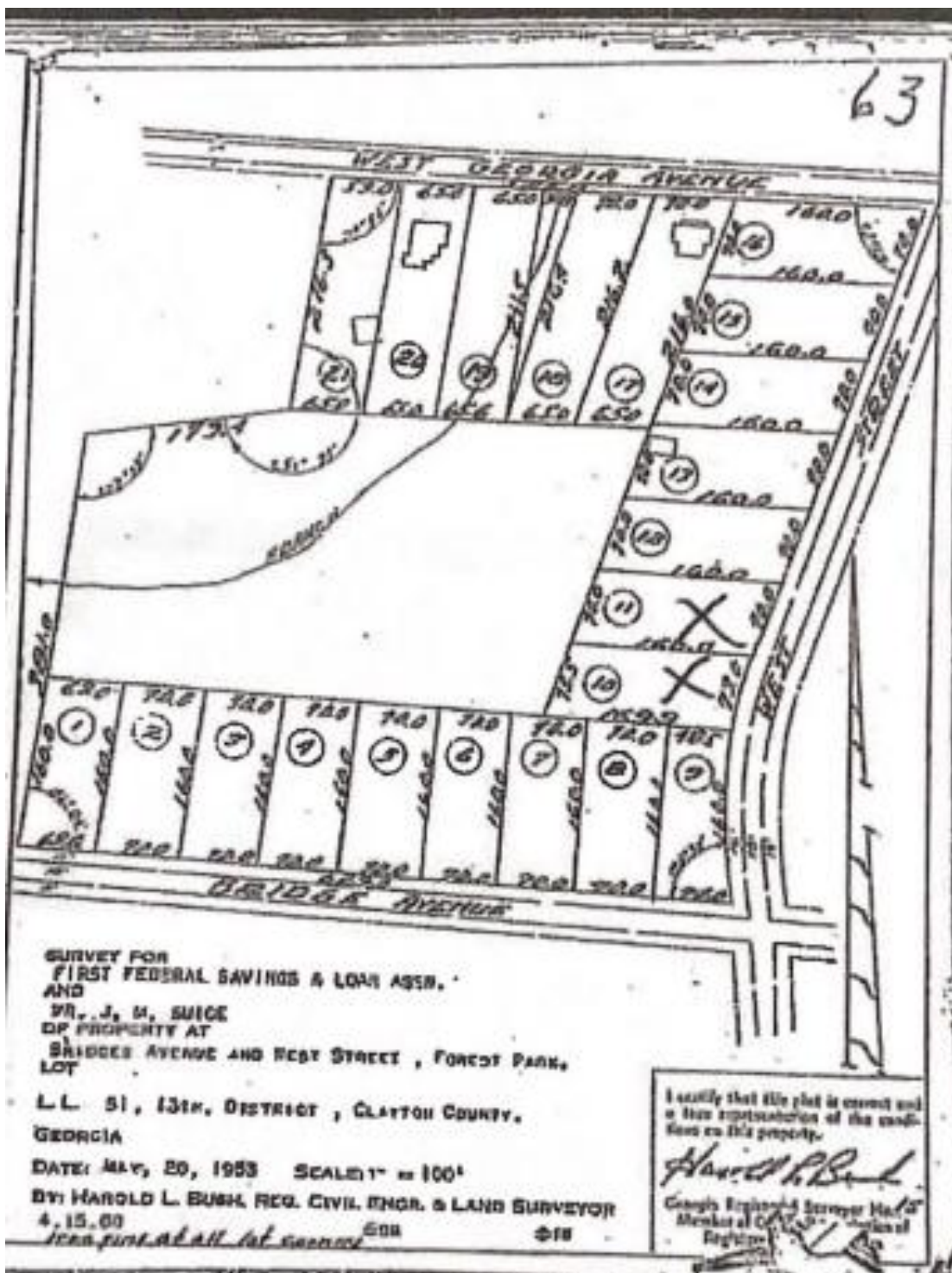
AERIAL MAP



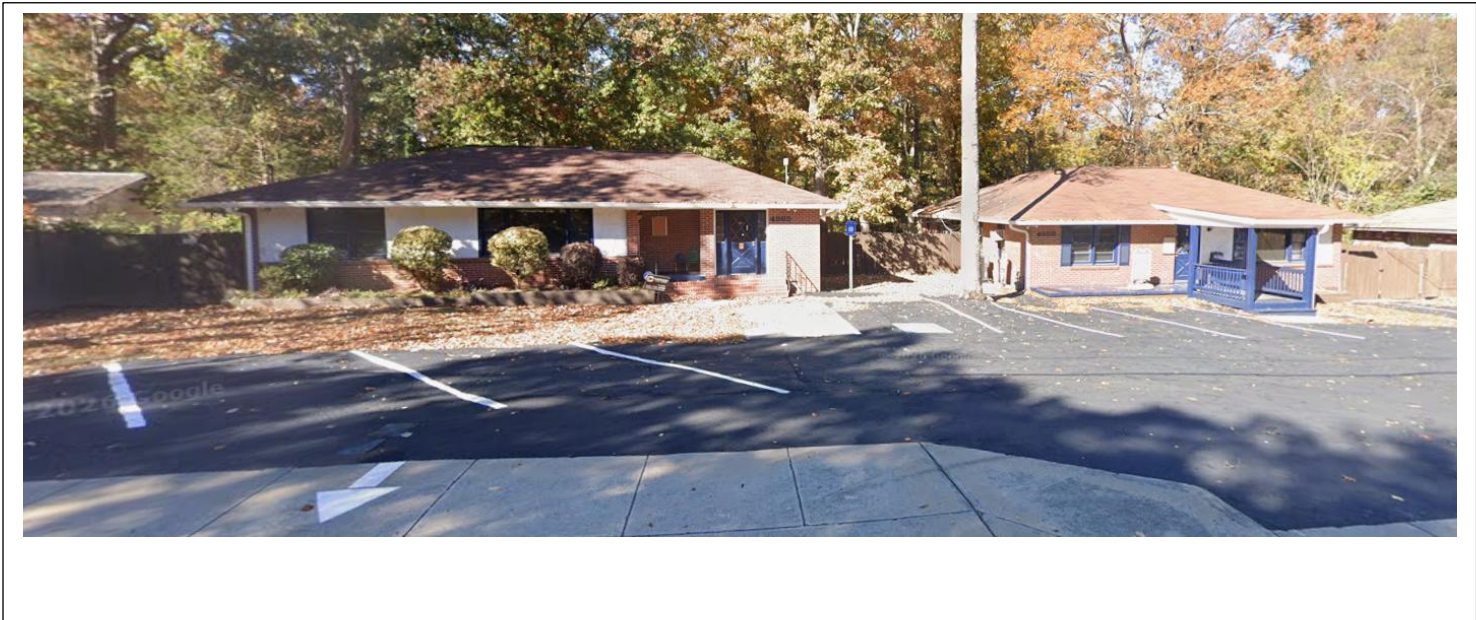
ZONING MAP



SURVEY



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?** The proposed use aligns with the City's land use and development goals and objectives. The property is located within the Single-Family Residential (RS) District and has historically operated as a childcare center for over 30 years. The request represents a continuation of an existing use.
- 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 not expected to have a significant impact on the transportation infrastructure, given the site's previous use. However, as no expansion or increase in operational intensity is proposed, traffic patterns are expected to remain consistent with historical conditions, with typical peak activity occurring during drop-off and pick-up times.
- 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 anticipated to significantly alter fire safety or other hazard risks, based on the property's prior use and the continuation of similar operational conditions.
- 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 development does not appear to be a detriment to the public health, safety, morals, or general welfare if the Conditional Use Permit is granted.

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 not increase, decrease, or have any influence on the adequacy of light and air.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** No. The proposed use will not result in overcrowding of land.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship on 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 not increase the population or density as to adversely affect the health, safety, and general welfare of the city.
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 will not cause any additional impact on the water/sewer and other utilities or other public services considering the previous use of this property was a childcare center in the past.
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 subject property is not subject to any zoning restrictions that would negatively impact the value or enjoyment of surrounding properties. Located within the Single-Family Residential (RS) District, childcare centers are allowed with an approved Conditional Use Permit. To minimize potential disruptions, applicants are encouraged to maintain open communication with neighboring residents regarding school schedules and operations.
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?** Granting a Conditional Use Permit would not diminish the future use of the property and surrounding area.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The use appears suitable for the nearby properties based on the City of Forest Park Zoning Ordinance Sec 8-8-28 Single Family Residential District (RS). This section of the ordinance states that Pre-K and Daycare centers are permitted as a conditional use under this said ordinance. There is no indication of any potential detrimental causes that would decrease the property value of surrounding or adjacent property.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** The Conditional Use Permit would not create an isolated district.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF A CONDITIONAL USE PERMIT** to open and operate a childcare center for children aged 6 weeks to 12 years of age within the Single-Family Residential District (RS). **WITH THE FOLLOWING CONDITIONS:**

1. **Parking Compliance**

The property owner and any operator shall comply with the City of Forest Park Zoning Ordinance parking standards outlined in Section 8-8-90.

2. **Consistency with Approval**

The approval of this Conditional Use Permit is based on the existing site layout and operational characteristics as presented. Any expansion, site modification, or intensification of use, including but not limited to increased enrollment or extended hours of operation, shall require additional review and approval by the City.

3. **General Compliance**

The property owner shall ensure that the use remains in compliance with all applicable local, state, and federal regulations, including licensing requirements for childcare facilities.

Attachments Included:

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