



CITY OF
FORESTPARK

**CITY OF FOREST PARK
CITY COUNCIL WORK SESSION MEETING**

Monday, July 20, 2026 at 6:00 PM
Forest Park City Hall | Council Chambers
745 Forest Parkway, Forest Park, GA 30297

The Honorable Mayor Gwendolyn W. Ellison
The Honorable Kimberly James The Honorable Delores A. Gunn
The Honorable Hector Gutierrez The Honorable Latresa Akins-Wells
The Honorable Allan Mears
Carl Geffken, City Manager
Vanessa Holiday, City Clerk
Danielle Matricardi, City Attorney

AGENDA

VIRTUAL MEETING NOTICE

Council Meetings will be live-streamed and available on [Forest Park's YouTube Channel](#)

- I. **CALL TO ORDER/WELCOME**
- II. **ROLL CALL - CITY CLERK**
- III. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS**
- IV. **REQUEST FOR ITEM TO BE PLACED ON THE CONSENT AGENDA DURING THE REGULAR SESSION MEETING**
 1. **Request for approval to establish Blanket Purchase Orders exceeding \$50,000 for the FY 2026/2027 budget cycle with various contracted vendors. Fire/EMS**

Background/History:

Request for approval to establish Blanket Purchase Orders exceeding \$50,000 for the FY 2026/2027 budget cycle with various contracted vendors:

- Bennett Fire Products, Lake County, FL: Contract Number 22-730B Expires: 7/31/2027
Suppression Fire Gear – \$87,500 – 300-61-3510-52-3718
- MES Services, Sourcewell: Contract Number: 011824 Expires: 3/30/2028 Firefighting
Equipment – \$120,000 – 100-61-3520-53-1136
- Bound Tree Medical, City of Fairfax: Contract Number: CTR047207 Expires: 12/31/2027 1st Aid
and Medical Supplies – \$75,000 – 100-60-3610-53-1703
- Reads Uniforms, Sarasota County: Contract SR 2512 Expires: 1/31/2027 Uniforms – \$70,000 –
100-61-3510-53-1702

2. **CAD & RMS Annual Software Renewal - Information Technology**

Background/History:

This is the annual renewal for the Police Department CAD and RMS systems. This is the proprietary software used for dispatching officers, writing police reports, and issuing citations. This includes the annual cost for licensing and the support agreement and is a budgeted item in the IT budget for June 2026 through June 2027

V. **NEW BUSINESS**

3. **Council Consideration of a Resolution Adopting the Plaza Rehabilitation Framework Playbook. - Planning and Community Development**

Background/History:

The Planning & Community Development Department requests Mayor and Council consideration of a resolution to adopt the Plaza Rehabilitation Framework Playbook as the City's official policy framework to guide the revitalization of commercial shopping centers and commercial corridors. The Playbook establishes a comprehensive, citywide framework that provides design guidance, redevelopment strategies, implementation tools, and coordinated public-private investment approaches to encourage long-term reinvestment while enhancing the appearance, safety, accessibility, and economic vitality of Forest Park's commercial corridors. The Framework builds upon the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study and extends redevelopment strategies to Forest Park's broader network of commercial shopping centers and commercial corridors.

4. **Ordinance Amending Title 9, Chapter 6 (Peddlers and Solicitors) of the City of Forest Park Code of Ordinances - Planning and Community Development**

Background/History:

The proposed ordinance comprehensively updates Title 9, Chapter 6 of the City of Forest Park Code of Ordinances governing commercial solicitors, peddlers, transient merchants, charitable solicitations, and mobile food vendors. The amendments modernize outdated provisions, clarify definitions, establish standardized permitting and application requirements, limit permits to individual applicants, provide uniform permit durations, create clear administrative review and appeal procedures, strengthen enforcement and revocation provisions, and update penalty language to align with the City's general penalty provisions. The ordinance also clarifies permitting standards for mobile food vendors and updates references to permit fees to reflect the City's current practice of establishing fees by resolution. Collectively, these revisions are intended to improve administrative efficiency, promote consistency throughout the Code, and provide clearer guidance for applicants, City staff, and the public while protecting the public health, safety, and welfare.

5. **Ordinance Authorizing Certain Municipal Fees to be Established and Amended by Resolution - Planning and Community Development**

Background/History:

Consideration of an ordinance amending various provisions of the City of Forest Park Code of Ordinances to authorize the establishment and amendment of certain administrative fees, permit fees, license fees, inspection fees, and other municipal charges by resolution of the Mayor and Council rather than by ordinance. The proposed amendments standardize the City's fee-setting process across multiple sections of the Code, provide greater administrative flexibility to adjust fees as operational needs change, and align the Code with the City's longstanding practice of adopting and amending comprehensive fee schedules by resolution. The ordinance does not modify any substantive licensing,

permitting, or regulatory requirements, but solely changes the method by which applicable fees are established and updated.

6. **Resolution Amending the City's Permit and Fee Schedule** - Planning and Community Development

Background/History:

Consideration of a resolution amending the City of Forest Park's Permit and Fee Schedule to establish application fees for certain regulatory permits and licenses. The proposed resolution adopts new fees for peddler and solicitor permit applications, massage establishment license applications, massage establishment investigative reviews, and sound amplification permit applications. The fees are intended to help offset the City's administrative costs associated with processing applications, conducting required reviews, and administering regulatory programs while maintaining an efficient and consistent fee schedule. The resolution also authorizes City staff to implement the updated fee schedule upon adoption.

7. **Ordinance Amending Title 11, Chapter 5 (Noise) Section 11-5-4 (Sound amplification devices) of the City of Forest Park Code of Ordinances.** - Planning and Community Development

Background/History:

Staff has proposed amendments to Title 11, Chapter 5 (Noise), Section 11-5-4 of the City Code pertaining to sound amplification devices. The proposed amendments are intended to establish clearer procedures for the permitting, administration, suspension, and revocation of permits related to the use of sound amplification devices within the city. The ordinance further clarifies application requirements, permit durations, and enforcement mechanisms while ensuring that the City's regulations remain consistent with constitutional protections related to free speech and expression.

The amendments seek to promote fair, uniform, and content-neutral standards governing the use of sound amplification devices by implementing reasonable time, place, and manner restrictions that protect the public health, safety, and welfare. Additionally, the ordinance establishes due process procedures, including notice and an opportunity to be heard prior to permit revocation, except in circumstances requiring immediate action to address threats to public safety or substantial disruptions to the public peace.

These revisions are part of the City's ongoing effort to modernize and strengthen its regulatory framework by providing clear guidance to residents, businesses, and City staff while supporting effective and consistent enforcement of the City's noise regulations.

8. **Authorization to Execute Redemption Quitclaim Deed - 5116 West Street** - Attorney

Background/History:

The City is the successor holder of the tax deed interest in the property located at 5116 West Street, Forest Park, Georgia. The redeeming party has exercised the statutory right of redemption pursuant to O.C.G.A. Chapter 4 of Title 48 by paying the redemption amount required by law. As part of the statutory redemption process, the City must execute a Redemption Quitclaim Deed evidencing the redemption and releasing its tax deed interest in the property. Council is requested to authorize the Mayor to execute the Redemption Quitclaim Deed and any ancillary documents necessary to complete the redemption.

VI. **EXECUTIVE SESSION - Personnel, Litigation, Real Estate or Cyber Security OCGA § 50-14-1**

VII. ADJOURNMENT

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



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Request for approval to establish Blanket Purchase Orders exceeding \$50,000 for the FY 2026/2027 budget cycle with various contracted vendors

Submitted By: Fire & EMS Services

Date Submitted: July 7, 2026

Work Session Date: July 20, 2026

Council Meeting Date: July 20, 2026

Consent Agenda:

Request for approval to establish Blanket Purchase Orders exceeding \$50,000 for the FY 2026/2027 budget cycle with various contracted vendors:

- ✚ Bennett Fire Products, Lake County, FL: Contract Number 22-730B Expires: 7/31/2027 Suppression Fire Gear – \$87,500 – 300-61-3510-52-3718
- ✚ MES Services, Sourcewell: Contract Number: 011824 Expires: 3/30/2028 Firefighting Equipment – \$120,000 – 100-61-3520-53-1136
- ✚ Bound Tree Medical, City of Fairfax: Contract Number: CTR047207 Expires: 12/31/2027 1st Aid and Medical Supplies – \$75,000 – 100-60-3610-53-1703
- ✚ Reads Uniforms, Sarasota County: Contract SR 2512 Expires: 1/31/2027 Uniforms – \$70,000 – 100-61-3510-53-1702

Cost: \$ Combined \$352,500

Budgeted for: ☒ Yes ☐ No

Financial Impact: (see description)

Action Requested from Council: Approval



Invoice

Invoice No
465515

Date
6/2/2026

Page
1 of 7

Superion, LLC, a CentralSquare Company
1000 Business Center Drive
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Billing Inquiries: Accounts.Receivable@centralsquare.com

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Customer No	Customer Name	Customer PO #	Currency	Due Date
5871LG	Forest Park Police Department		USD	7/2/2026

Invoice Sequence Number 1 of 1
Quote No. Q-250548
Order No. 00125011

	Description	Units	Rate	Extended
1	JMS-MS DISPLAY - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	3,410.06	3,410.06
2	ONESolution Court Base - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	10,946.99	10,946.99
3	ONESolution Traffic Citation Acctg Transmission Sys (TCATS) - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	2,846.21	2,846.21
4	ONESolution Police-to-Police - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	0.00	0.00
5	OneSolution Freedom Premium Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	5	192.35	961.75
6	ONESolution Courtware Citation Export Interface Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	6,010.74	6,010.74
7	OneSolution Freedom Premium Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	12	183.18	2,198.16
8	ONESolution Pagegate Interface Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	457.96	457.96



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Page
2 of 7

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9	ONESolution Alpha Numeric Paging Annual Subscription Fee - Annual Subscription Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	2,392.84	2,392.84
10	ONESolution Freedom Server Software - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	945.11	945.11
11	ONESolution Freedom Premium - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	3	108.02	324.05
12	ONESolution Computer-Aided Dispatch System - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	16,775.01	16,775.01
13	ONESolution E911 Interface - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,918.11	1,918.11
14	ONESolution CAD Map Display & Map Maint Software Lic - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,569.40	1,569.40
15	ONESolution CAD Map Display & Map Maint Software Lic - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	2	523.14	1,046.28
16	ONESolution MCT Client License for Message Switch - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	3	104.61	313.83



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Page
3 of 7

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Order No. 00125011

	Description	Units	Rate	Extended
17	ONESolution CAD Resource Monitor Display License With Maps - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	3	348.75	1,046.25
18	ONESolution State/NCIC Messaging Software - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	6,975.05	6,975.05
19	ONESolution MCT Client AVL License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	12,206.35	12,206.35
20	ONESolution CAD Client AVL License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	3	697.54	2,092.61
21	ONESolution CAD to CryWolf Interface - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	697.52	697.52
22	ONESolution Records Management System - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	17,205.16	17,205.16
23	ONESolution RMS Workstation - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	464.98	464.98
24	ONESolution Accident - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,394.97	1,394.97
25	ONESolution Accident Wizard Base Server License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,550.02	1,550.02



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Page
4 of 7

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Invoice Sequence Number 1 of 1
Quote No. Q-250548
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	Description	Units	Rate	Extended
26	ONESolution Crime Analysis - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	3,875.05	3,875.05
27	ONESolution RMS Map Display & Pin Mapping License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,860.02	1,860.02
28	ONESolution Calls For Service - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	464.98	464.98
29	ONESolution Gang - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	2,325.04	2,325.04
30	ONESolution Generic Permit - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	775.02	775.02
31	ONESolution Link Analysis - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	3,875.05	3,875.05
32	ONESolution Notification - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	3,007.03	3,007.03
33	ONESolution Pawn Batch Ticket Processing - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,705.05	1,705.05
34	ONESolution Professional Standards - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	5,425.05	5,425.05



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Page
5 of 7

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	Description	Units	Rate	Extended
35	ONESolution Property & Evidence - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,705.05	1,705.05
36	ONESolution Barcoding Server License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	775.02	775.02
37	ONESolution Barcoding Hand-Held Client License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	494.08	494.08
38	ONESolution Residential Security Watch - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	464.98	464.98
39	ONESolution Mugshot Capture Station Software - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	1,705.05	1,705.05
40	ONESolution Mobile Server Software - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	6,975.05	6,975.05
41	ONESolution MCT Client-Digital Dispatch - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	45	308.46	13,880.84
42	ONESolution MCT Client-MAPS - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	45	62.02	2,790.86
43	ONESolution MFR Client - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	35	308.46	10,796.21



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Page
6 of 7

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Invoice Sequence Number 1 of 1
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Order No. 00125011

	Description	Units	Rate	Extended
44	ONESolution MFR Client-Accident Reporting - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	35	154.96	5,423.43
45	ONESolution Accident Wizard - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	35	46.51	1,627.77
46	ONESolution MFR Client-Citation - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	35	155.00	5,425.12
47	ONESolution MFR Client-Arrest - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	35	93.01	3,255.50
48	ONESolution MFR Client-MOBLAN Version - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	2	155.00	310.00
49	ONESolution Mobile Field Reporting Server - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	5,425.05	5,425.05
50	ONESolution MCT Client AVL License - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	45	46.51	2,092.81
51	ONESolution PS&J Development & Maintenance - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	1	2,325.04	2,325.04
52	ONESolution MFR Client-MOBLAN Version - Annual Maintenance Fee Maintenance: Start:6/3/2026, End: 6/2/2027	10	155.00	1,550.04



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Page
7 of 7

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Invoice Sequence Number 1 of 1
Quote No. Q-250548
Order No. 00125011

	Description	Units	Rate	Extended
53	ONESolution MCT Client License for Message Switch - Annual Maintenance Fee	3	104.61	313.83

Maintenance: Start:6/3/2026, End: 6/2/2027

Please include invoice number(s) on your remittance advice.
ACH:
Routing Number 121000358
Account Number 1416612641
E-mail payment details to: Accounts.Receivable@CentralSquare.com

Check:
12709 Collection Center Drive
Chicago, IL 60693

Subtotal	186,397.43
Tax	0.00
Invoice Total	186,397.43
Payments Applied	0.00
Balance Due	USD 186,397.43



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V3

Requested By SaVaughn Irons-Kumassah, Interim Director	Sponsor(s)
Department Planning and Community Development	

Requested Action Action Item
Requirement for Board Action
Summary & Background The Planning & Community Development Department requests Mayor and Council consideration of a resolution to adopt the Plaza Rehabilitation Framework Playbook as the City's official policy framework to guide the revitalization of commercial shopping centers and commercial corridors. The Playbook establishes a comprehensive, citywide framework that provides design guidance, redevelopment strategies, implementation tools, and coordinated public-private investment approaches to encourage long-term reinvestment while enhancing the appearance, safety, accessibility, and economic vitality of Forest Park's commercial corridors. The Framework builds upon the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study and extends redevelopment strategies to Forest Park's broader network of commercial shopping centers and commercial corridors.
Fiscal Impact n/a
Exhibits Attached Plaza Rehab Playbook - City Council Agenda Item - 07.20.2026, PLAZA REHAB PLAYBOOK FINAL DRAFT -07.06.2026, 2026-7-14 - FP Res (Playbook)
Staff Recommendation Approve the Resolution Adopting the Plaza Rehabilitation Framework Playbook as the City's official policy framework for commercial corridor revitalization



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Council Consideration of a Resolution Adopting the Plaza Rehabilitation Framework Playbook.

Submitted By: SaVaughn Irons-Kumassah, Interim Planning Director, Planning & Community Development Department

Date Submitted: July 7, 2026

Work Session Date: July 20, 2026

Council Meeting Date: July 20, 2026

Background/History:

The Planning & Community Development Department requests Mayor and Council consideration of a resolution to adopt the Plaza Rehabilitation Framework Playbook as the City's official policy framework to guide the revitalization of commercial shopping centers and commercial corridors. The Playbook establishes a comprehensive, citywide framework that provides design guidance, redevelopment strategies, implementation tools, and coordinated public-private investment approaches to encourage long-term reinvestment while enhancing the appearance, safety, accessibility, and economic vitality of Forest Park's commercial corridors. The Framework builds upon the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study and extends redevelopment strategies to Forest Park's broader network of commercial shopping centers and commercial corridors.

Cost: N/A

Budgeted for: _____ **Yes** _____ **No**

Financial Impact:

Action Requested from Council: Approve the Resolution Adopting the Plaza Rehabilitation Framework Playbook as the City's official policy framework for commercial corridor revitalization.



CITY OF
FORESTPARK

PLAZA REHABILITATION FRAMEWORK

— PLAYBOOK —

A Comprehensive Guide for Revitalizing
Forest Park's Commercial Corridors
and Strengthening Our Community



**STRONGER
BUSINESSES**



**BEAUTIFUL
PLACES**



**CONNECTED
COMMUNITY**



**SAFER
CORRIDORS**



**ECONOMIC
GROWTH**



REVITALIZING COMMERCIAL CORRIDORS.
STRENGTHENING COMMUNITY.
BUILDING FOREST PARK'S FUTURE.



DRAFT
JUNE 2026

PLAZA REHABILITATION FRAMEWORK PLAYBOOK

A Strategic Framework for the Revitalization of Forest Park's Commercial Shopping Centers

Executive Summary

Forest Park's commercial corridors are among the City's most important economic assets. Many of these shopping centers continue to serve residents and businesses but were developed decades ago and now face challenges associated with aging infrastructure, outdated building facades, deteriorating parking areas, limited landscaping, changing market expectations, and evolving development patterns.

The Plaza Rehabilitation Framework Playbook establishes a unified vision for revitalizing commercial plazas throughout Forest Park by providing design guidance, redevelopment concepts, implementation strategies, and coordinated approaches that encourage long-term private investment while enhancing the overall appearance, safety, accessibility, and economic vitality of the City's commercial corridors.

The Playbook also builds upon the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study, developed in partnership with the Atlanta Regional Commission (ARC). While the LCI established a long-term vision for revitalizing the historic Downtown Main Street corridor through placemaking, walkability, mixed-use development, and strategic public investment, this Playbook extends those principles to Forest Park's broader network of commercial corridors and shopping centers. Together, these planning efforts create a comprehensive framework for coordinated redevelopment, economic resilience, and community reinvestment throughout the city.

Rather than prescribing a single redevelopment solution, the Playbook presents a flexible framework that allows property owners, developers, City departments, and redevelopment partners to pursue improvements appropriate to each site's unique conditions while supporting a consistent community vision.

Through strategic partnerships, coordinated planning, and thoughtful investment, Forest Park is positioning its commercial corridors for long-term success while preserving the businesses that serve our community today. By aligning future redevelopment efforts with previously adopted planning initiatives, the city is creating a connected network of vibrant commercial destinations that strengthen neighborhoods, attract new investment, and enhance the quality of life for residents, businesses, and visitors alike.

Vision Statement

To create attractive, safe, accessible, and economically vibrant commercial corridors that strengthen community identity, encourage private investment, and position Forest Park as a premier destination for residents, businesses, and visitors.

Guiding Principles

- Economic Vitality
- Beautification
- Walkability
- Safety
- Partnership
- Long-Term Sustainability

Prepared By:

City of Forest Park
Planning & Community Development Department

Prepared for Review by:

Mayor and City Council
City of Forest Park

Lead Author & Project Manager:

SaVaughn Irons-Kumassah
Interim Director, Planning & Community Development

Draft – June 2026



CITY OF
FOREST PARK
PLANNING & COMMUNITY DEVELOPMENT

City of Forest Park

Commercial Plaza Rehabilitation Playbook

Table of Contents

- 1. Introduction**
- 2. Purpose**
- 3. Key Corridors of Focus**
- 4. Community Engagement & Visioning**
- 5. Site Inventory & Assessment**
- 6. Unified Plaza Design Vision**
- 7. Building Facade Improvements**
- 8. Parking Lot & Striping Improvements**
- 9. Sidewalk & Pedestrian Connectivity**
- 10. Landscaping & Streetscape Enhancements**
- 11. Lighting & Safety Improvements**
- 12. Site Plan Triggers, Development Review & Plaza Activation**
- 13. Implementation Strategy**
- 14. Funding Opportunities**
- 15. Interdepartmental Coordination**
- 16. Pilot Projects**
- 17. Conclusion & Next Steps**

1. INTRODUCTION

1. INTRODUCTION

Commercial shopping plazas are among Forest Park's most valuable economic assets, serving as centers for commerce, employment, and community activity. While these centers continue to support residents and businesses, many were developed decades ago and now face challenges associated with aging infrastructure, inconsistent site design, deteriorating parking areas, and outdated building facades.

The Plaza Rehabilitation Framework Playbook establishes a coordinated, citywide approach to revitalizing commercial shopping plazas through design guidance, redevelopment concepts, implementation strategies, and best practices that encourage long-term private reinvestment while improving the appearance, safety, accessibility, and economic vitality of Forest Park's commercial corridors.

OUR VISION

Create attractive, safe, and economically vibrant commercial destinations that encourage private investment, strengthen local businesses, and enhance community pride throughout Forest Park.

GUIDING PRINCIPLE

Revitalization is not about replacing what exists—it is about unlocking the full potential of Forest Park's commercial corridors through thoughtful reinvestment, quality design, and coordinated planning.

THE PLAYBOOK PROVIDES:

- ✓ Unified Design Vision
- ✓ Redevelopment Concepts
- ✓ Site Improvement Standards
- ✓ Implementation Strategy
- ✓ Public-Private Partnerships
- ✓ Long-Term Reinvestment

Together, these principles establish a flexible framework that encourages private reinvestment while creating safer, more attractive, and economically vibrant commercial corridors throughout Forest Park.

FRAMEWORK OBJECTIVES

- ✓ Encourage private reinvestment
- ✓ Improve commercial appearance
- ✓ Enhance pedestrian safety
- ✓ Strengthen economic vitality
- ✓ Create consistent redevelopment standards
- ✓ Foster public-private partnerships



Existing Conditions

Current commercial plaza illustrating opportunities for revitalization.



Redevelopment Vision

Illustrative concept demonstrating the future direction of commercial corridor reinvestment.

2. PURPOSE OF THE PLAZA REHAB PLAYBOOK

The Plaza Rehabilitation Playbook establishes the citywide standards and expectations for the revitalization of commercial shopping centers.

The adoption of this Framework establishes a consistent foundation that guides City departments, property owners, developers, and future commercial reinvestment efforts throughout Forest Park.

THE PLAYBOOK SERVES AS A TOOL TO:



Modernize
Aging Plazas



Improve Safety
and Accessibility



Enhance Corridor
Aesthetics



Encourage Private
Reinvestment



Strengthen the City's
Economic Base

THE PLAYBOOK ALSO PROVIDES PROPERTY OWNERS GUIDANCE ON:



Building
Facades



Parking Lot
Rehabilitation



Landscaping
Upgrades



Lighting
Improvements



Pedestrian Access
and Connectivity



WHY THIS FRAMEWORK MATTERS

The Plaza Rehabilitation Framework provides a consistent roadmap for commercial corridor revitalization while encouraging coordinated planning, strategic reinvestment, and long-term economic growth throughout Forest Park.

*Creating a shared vision for commercial corridor
reinvestment throughout Forest Park.*

3. KEY AREAS

Jonesboro Road Corridor

Primary Commercial Corridor

General Commercial District (GC)

Home to several of Forest Park's legacy shopping centers, this corridor presents significant opportunities for facade improvements, site modernization, and private reinvestment.

Downtown Main Street Corridor

Historic Mixed-Use Corridor

Downtown Main Street District (DM)

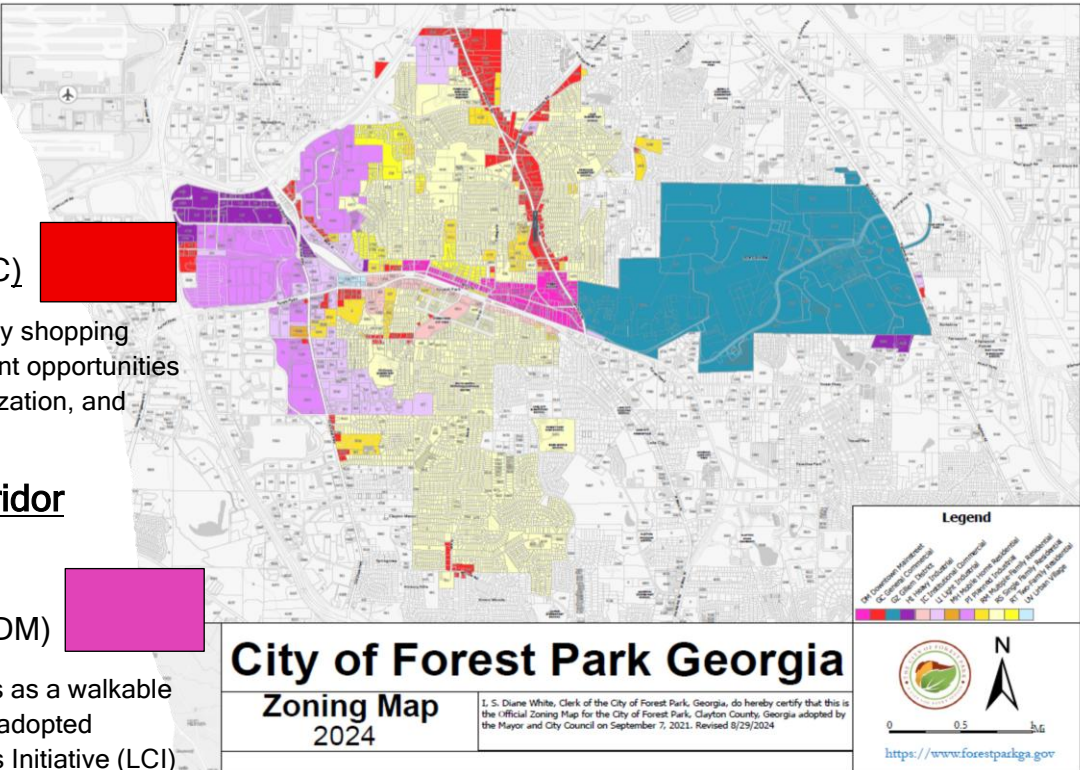
Forest Park's historic downtown serves as a walkable mixed-use district guided by the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study. The corridor supports local businesses, community gathering spaces, placemaking, and ongoing revitalization efforts that reinforce the City's long-term vision for downtown.

Forest Parkway / City Center Corridor

Regional Employment & Commercial Corridor

Institutional Commercial District (IC)

Serving as a major gateway into the city, this corridor includes commercial, institutional, and employment destinations with significant opportunities for strategic redevelopment and corridor enhancements.



WHY THESE CORRIDORS?

- ✓ Highest visibility
- ✓ Concentration of aging plazas
- ✓ Strong redevelopment potential
- ✓ Gateway locations
- ✓ Economic impact

STRATEGIC FOCUS

Forest Park's commercial plazas are concentrated along three primary commercial corridors that serve as major gateways into the community. These areas experience high traffic volumes, support a mix of retail, service, employment, and institutional uses, and present significant opportunities for coordinated reinvestment and modernization. Because of their visibility and economic importance, these corridors are ideal locations for implementing the Plaza Rehabilitation Framework.

By focusing revitalization efforts along these priority corridors, the city can maximize the impact of public and private investment while creating more attractive, functional, and economically vibrant commercial destinations. Coordinated improvements will strengthen Forest Park's identity, support local businesses, and enhance the overall customer experience.

PLANNING FOUNDATION

The Downtown Main Street Corridor is guided by the City's adopted 2021 Downtown Forest Park Livable Centers Initiative (LCI) Study, prepared in partnership with the Atlanta Regional Commission. The Plaza Rehabilitation Framework Playbook builds upon this vision by extending coordinated redevelopment strategies to Forest Park's broader commercial corridors.

4. COMMUNITY ENGAGEMENT & VISIONING



COMMUNITY-DRIVEN REVITALIZATION

Successful revitalization depends on collaboration between residents, businesses, property owners, City leadership, and community partners. Ongoing engagement ensures redevelopment strategies reflect community priorities while encouraging long-term investment.



COMMUNITY ENGAGEMENT

- ✓ Corridor owner meetings
- ✓ Business surveys
- ✓ Stakeholder discussions
- ✓ Economic development coordination
- ✓ Property owner outreach
- ✓ Public information campaign

These engagement efforts allow the city to gather feedback and align improvement strategies with community needs.



VISIONING ACTIVITIES

- ✓ Redevelopment concept illustrations
- ✓ Corridor design workshops
- ✓ Interdepartmental collaboration
- ✓ Public awareness campaign
- ✓ Long-term redevelopment vision

Visioning establishes a shared direction for future redevelopment by translating community priorities into practical design concepts, implementation strategies, and long-term investment goals.



Through targeted outreach, corridor meetings, and ongoing communication with property owners and stakeholders, the City seeks to encourage dialogue around reinvestment opportunities, site improvements, and long-term redevelopment potential. This engagement process helps establish a unified vision for enhancing the appearance, safety, and functionality of Forest Park's shopping plazas while supporting economic growth and community pride.

5. SITE INVENTORY & ASSESSMENT

List of Shopping Plaza/Centers within the City Limits	
Name	Address
Forest Square Shopping Center	4839 Jonesboro Rd
Jasber Plaza	1105 Main Street
International Discount Mall	4140 Jonesboro Rd
Clayton Plaza	4681 Jonesboro Rd
No plaza name listed	791 Morrow Rd
Ash-Morrow Plaza	810 Morrow Rd
Global Plaza	4035 Jonesboro Rd
Parkway Village	541 Forest Parkway
2k Center	4726 Jonesboro Rd
International supermarket	4894 Jonesboro Rd
Park Avenue Pavilion	4645 Jonesboro Rd
Park Avenue Pavilion	1022 Astor Ave
Plaza Latina	4613 Jonesboro Rd
No plaza name listed (signage displays Kool Smiles)	4422-4465 Jonesboro Rd
Golden Gate Village	4325 Jonesboro Rd
La Unica	4234 Jonesboro Rd
No plaza name listed	4195 Jonesboro Rd
Jonesboro Plaza	4150 Jonesboro Rd
No plaza name listed	4061 Jonesboro Rd
Carter's cleaners plaza and vacant commercial plaza	954 Main Street
Vacant commercial lot	964 Main Street
No plaza name listed	1125 Forest Parkway
Parkway Walk	1085 Forest Parkway
Parkway Walk	1067 Forest Parkway
Plaza Pavilion	819 Forest Parkway
No plaza name listed	661 Forest parkway
Northpark village	528 Forest Parkway
Northpark village II	526 Forest parkway
Northpark village	532 Forest Parkway
PacDevelopment LLC	425 Forest Parkway
Royal Plaza	5604/5588 Old dixie Hwy
No plaza name listed	5114/5116 Springdale Rd
No plaza name listed	252 Main St
Liberty Junction	4542 Old dixie Rd
No plaza name listed	5953 Ash St

5. SITE INVENTORY & ASSESSMENT

As part of this initiative, the city has developed an inventory of shopping plazas throughout Forest Park.

Each plaza will be evaluated based on existing site conditions including:

INFRASTRUCTURE

- Parking lot conditions
- Drainage systems
- Sidewalk connectivity
- ADA accessibility

APPEARANCE

- Building facades
- Signage
- Landscaping
- Lighting

OPERATIONAL CONDITIONS

- Tenant occupancy
- Vacant storefronts
- Parking utilization
- Access and circulation

6. UNIFIED PLAZA DESIGN VISION

The City of Forest Park seeks to establish a cohesive and attractive design identity across its commercial corridors.

PLAZA IMPROVEMENTS SHOULD AIM TO:

- Create welcoming commercial environments
- Improve pedestrian safety and accessibility
- Enhance building facades and storefronts
- Incorporate landscaping and streetscape elements
- Improve lighting and visibility

These improvements will contribute to a stronger visual identity for the city.

DESIGN CONCEPTS

The following design concepts illustrate potential improvements that can enhance the appearance, functionality, and overall character of commercial plazas throughout the City of Forest Park. These examples demonstrate how façade upgrades, landscaping enhancements, improved lighting, and parking lot improvements can work together to create more attractive and welcoming commercial environments.



Existing Conditions: Clayton Plaza

Clayton Plaza represents one of several legacy commercial shopping centers in Forest Park. While the plaza continues to support a variety of local businesses, the site exhibits aging infrastructure, minimal landscaping, and outdated façade elements, highlighting opportunities for reinvestment and modernization.

CLAYTON PLAZA – CONCEPT PLAN



Concept #1 - Long-Term Redevelopment Vision

Illustrative concept demonstrating how façade enhancements, landscaping, pedestrian connectivity, lighting, and parking lot improvements can transform an aging commercial center.

CLAYTON PLAZA – CONCEPT PLAN

Practical Improvements. Immediate Impact.

- ✓ Fresh paint to existing siding
- ✓ New awnings over storefronts
- ✓ Paved & striped parking lot
- ✓ Landscaping islands
- ✓ LED lighting for safety & visibility



Concept #2 - Practical Improvement Strategy

Illustrative concept demonstrating how strategic improvements such as exterior paint, storefront awnings, landscaping, lighting, and parking lot resurfacing can significantly enhance an existing commercial plaza.

PLAZA DESIGN CONCEPTS

ILLUSTRATIVE REDEVELOPMENT OPTIONS

A. STRATEGIC REFRESH

Targeted cosmetic improvements emphasizing paint, landscaping, and site maintenance.

B. FACADE MODERNIZATION
Updated storefront materials and architectural enhancements.

C. CONTEMPORARY REDEVELOPMENT

Modern commercial design with enhanced pedestrian character.

D. COMPREHENSIVE TRANSFORMATION

Premium architectural enhancements creating a signature commercial destination.

ILLUSTRATIVE REDEVELOPMENT OPTIONS



One Plaza. Multiple Possibilities. One Vision for Forest Park.

7. BUILDING FACADE IMPROVEMENTS

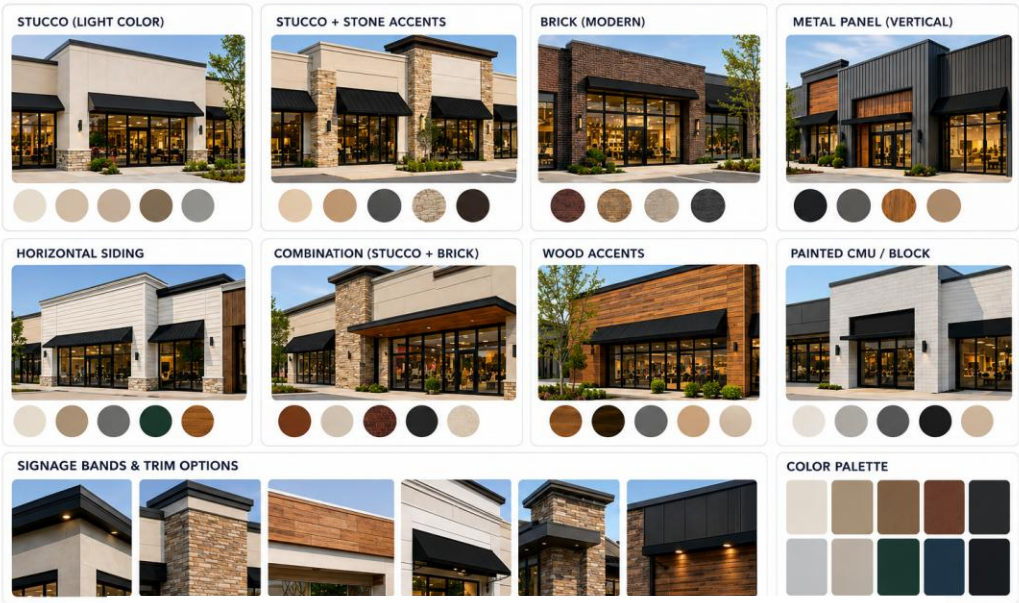
Upgrading building facades is a vital component of plaza revitalization.

Recommended Facade Materials	Recommended Architectural Features	Discouraged/ Prohibited Materials
Brick or Brick veneer	Decorative Lighting	Metal Siding
Natural or Manufactured Stone	Awnings or Covered Walkways	Vinyl Siding
Stucco	Window Trim and Shutters	Smooth Concrete Masonry
Fiber Cement Siding	Architectural Columns or Accents	Corrugated Metal Panels

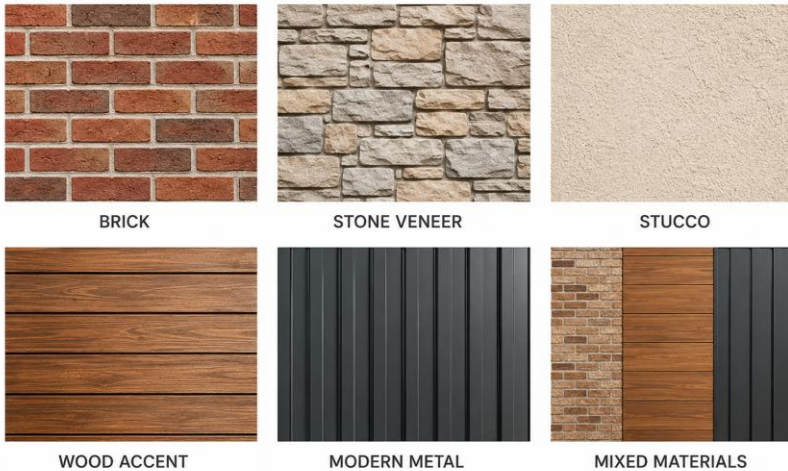
The following examples illustrate recommended architectural styles, materials, color palettes, and facade elements that support the City's Unified Plaza Design Vision.

BUILDING FACADE IMPROVEMENTS

Example Siding Materials, Colors, and Design Elements



FACADE MATERIAL EXAMPLES



FACADE DESIGN OBJECTIVES

SUCCESSFUL FACADE IMPROVEMENTS SHOULD:

- ✓ Create a cohesive architectural identity
- ✓ Improve curb appeal and storefront visibility
- ✓ Utilize durable, high-quality exterior materials
- ✓ Complement landscaping, lighting, and pedestrian improvements
- ✓ Encourage long-term private reinvestment

ENHANCEMENT SUMMARY

-  High-quality materials create lasting value.
-  Architectural elements improve visual interest and tenant visibility.
-  Coordinated improvements strengthen the overall character of the plaza.
-  Well-designed facades encourage continued private investment.

8. PARKING LOT & STRIPING IMPROVEMENTS

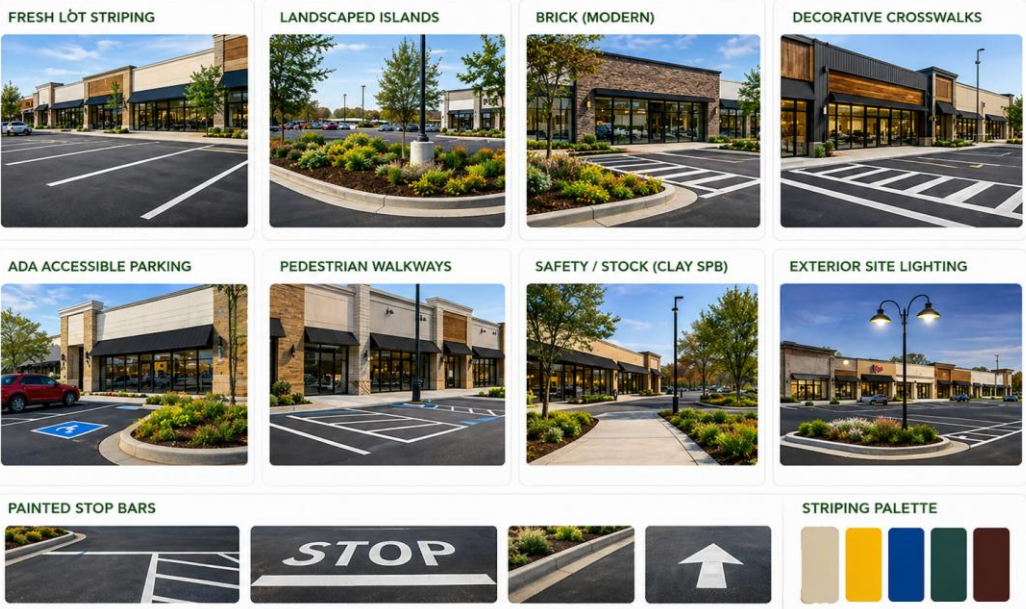
Well-designed parking areas are essential to the safety, functionality, and visual quality of commercial shopping centers. Proper striping, landscaping, accessibility, and circulation improvements enhance the customer experience while supporting long-term private investment.

IMPROVEMENTS SHOULD INCLUDE:

- Clearly marked parking spaces
- ADA-compliant parking spaces
- Directional arrows for traffic circulation
- Pedestrian crosswalk striping

PARKING LOT & STRIPING IMPROVEMENTS

Example Lot Styles, Landscaping, and Striping Enhancements



PARKING DESIGN OBJECTIVES

- ✓ Improve safety and circulation
- ✓ Maximize parking efficiency
- ✓ Enhance accessibility (ADA)
- ✓ Increase curb appeal
- ✓ Improve pedestrian connectivity
- ✓ Support long-term investment

GUIDING PRINCIPLE

Parking areas should be designed not only to maximize vehicle circulation, but also to improve pedestrian safety, accessibility, and the overall appearance of the commercial corridor.

PARKING STANDARDS

All parking areas shall be designed, maintained, and striped in accordance with the City of Forest Park's development regulations and the following standards to promote safety, functionality, and an attractive commercial environment.

- 1

CLEARLY MARKED PARKING SPACES
All parking spaces shall be clearly striped and maintained. Faded or missing striping shall be repaired in a timely manner.
- 2

ADA ACCESSIBILITY
Provide ADA-compliant parking spaces, access aisles, curb ramps, and accessible routes in accordance with federal and state requirements.
- 3

TRAFFIC CIRCULATION & SAFETY
Ensure safe and efficient traffic flow with clearly defined drive aisles, directional signage, and unobstructed visibility at intersections.
- 4

DRAINAGE & SURFACE CONDITION
Parking lots shall be properly graded and maintained to prevent standing water. Pavement shall be kept in good condition, free of major cracks, potholes, and surface deterioration.
- 5

LIGHTING
Provide adequate lighting levels for safety and visibility in accordance with City standards. All lighting shall be maintained and fully operational.
- 6

LANDSCAPING & SCREENING
Parking areas shall include landscaped islands, perimeter landscaping, and screening where required to enhance appearance, provide shade, and reduce heat.
- 7

SIGNAGE & WAYFINDING
Install clear signage for traffic direction, parking rules, ADA spaces, and pedestrian crossings to improve safety and the customer experience.



THESE STANDARDS HELP:

- Improve safety for pedestrians and drivers
- Support accessibility for all users
- Extend the life of parking lot surfaces
- Enhance the visual appeal of commercial centers
- Support code compliance and property values



CLEARLY MARKED SPACES



ADA ACCESSIBILITY



TRAFFIC CIRCULATION



DRAINAGE & SURFACE CONDITION



LIGHTING



LANDSCAPING & SCREENING



Property owners are responsible for maintaining parking areas in compliance with City standards. Well-maintained parking lots contribute to safer commercial corridors and stronger business environments.

9. SIDEWALK & PEDESTRIAN CONNECTIVITY

PEDESTRIAN CONNECTIVITY

Pedestrian connectivity is a critical component of successful commercial plaza design. Safe, accessible, and well-connected walkways encourage walking between businesses, improve customer experience, support ADA accessibility, and strengthen the overall functionality of commercial corridors.

SIDEWALK IMPROVEMENTS SHOULD INCLUDE:

- Minimum six-foot-wide sidewalks
- ADA-compliant pedestrian routes
- Internal pedestrian connections between storefronts and parking areas
- High-visibility pedestrian crosswalks
- Connections between adjacent commercial developments
- Streetscape amenities, including benches, lighting, and landscaping

These improvements support walkability and improve the customer experience.

The following examples illustrate recommended pedestrian-oriented design elements that improve safety, accessibility, and the overall customer experience.

PEDESTRIAN CONNECTIVITY OBJECTIVES

- ✓ Improve pedestrian safety
- ✓ Strengthen ADA accessibility
- ✓ Connect storefronts and parking areas
- ✓ Encourage walkability
- ✓ Support streetscape enhancements
- ✓ Create a welcoming customer experience

SIDEWALK & PEDESTRIAN CONNECTIVITY

Example Elements & Design Enhancements for Improved Walkability

ATTRACTIVE WALKWAYS



PEDESTRIAN CROSSWALKS



DECORATIVE PAVERS



BENCHES & SEATING



LANDSCAPING & PLANTERS



STREET LAMPS



SAFETY BOLLARDS



COLOR PALETTE



10. LANDSCAPING & STREETSCAPE ENHANCEMENTS

Landscaping and streetscape enhancements are essential components of attractive, safe, and economically vibrant commercial corridors. Coordinated landscaping improves curb appeal, provides shade, strengthens corridor identity, enhances pedestrian comfort, and supports long-term private reinvestment.

RECOMMENDED IMPROVEMENTS INCLUDE:

- Street trees along roadway frontages
- Landscaped parking lot islands
- Decorative planting beds and seasonal landscaping
- Enhanced plaza entrance landscaping
- Native and drought-tolerant plant materials where appropriate
- Coordinated irrigation and long-term landscape maintenance

Property owners are responsible for maintaining landscaping in a healthy and orderly condition.

LANDSCAPE DESIGN

LANDSCAPE DESIGN OBJECTIVES

- ✓ Enhance corridor aesthetics
- ✓ Increase shade and comfort
- ✓ Improve environmental quality
- ✓ Strengthen corridor identity
- ✓ Support pedestrian experience
- ✓ Encourage private reinvestment

LANDSCAPING & STREETSCAPE ENHANCEMENTS

Example Enhancements Supporting Attractive Reinvestment Plans

LANDSCAPE ISLANDS & BORDERS



ORNAMENTAL GRASSES



DECORATIVE MULCH & ROCK



DECORATIVE NEW PLANTINGS



NEW FLOWER BED PLANTINGS



CONTEMPORARY STREET LIGHTS



TREES & SHADE PLANTINGS



DECORATIVE PLANTER AREA



SEATING & AMENITIES



11. LIGHTING & SAFETY IMPROVEMENTS

Lighting is a critical component of commercial corridor revitalization. Well-designed lighting improves safety, enhances visibility, supports evening business activity, and creates a more welcoming environment for customers and pedestrians.

RECOMMENDED IMPROVEMENTS INCLUDE:

- Parking lot lighting upgrades
- Pedestrian-scale lighting
- Storefront façade lighting
- Building entrance lighting
- Wayfinding and directional lighting

Proper lighting improves visibility, enhances public safety, and supports nighttime economic activity.

LIGHTING & SAFETY

LIGHTING DESIGN OBJECTIVES

- ✓ Improve nighttime visibility
- ✓ Increase pedestrian safety
- ✓ Enhance storefront appearance
- ✓ Support crime prevention
- ✓ Improve customer comfort
- ✓ Encourage evening economic activity

GUIDING PRINCIPLE

Lighting should enhance safety, visibility, and the overall customer experience by creating well-lit parking areas, pedestrian routes, storefronts, and gathering spaces while reinforcing the character of Forest Park's commercial corridors.

LIGHTING & SAFETY IMPROVEMENTS

Example Enhancements for Improved Safety, Security, and Visibility

UPGRADED PARKING LOT LIGHTING



PEDESTRIAN SAFETY FEATURES



ENHANCED SECURITY LIGHTING



ATTRACTIVE PEDESTRIAN LIGHTING



UPDATED ACCESSIBILITY



WELL-LIT COMMERCIAL CENTERS



WELL-LIT ENTRYWAYS



SECURITY AFTER DUSK



SAFETY BOLLARDS



12. SITE PLAN TRIGGERS, DEVELOPMENT REVIEW & PLAZA ACTIVATION

DEVELOPMENT REVIEW

Development review plays a critical role in ensuring commercial reinvestment is coordinated, safe, and consistent with the City's long-term vision. Establishing clear review thresholds provides property owners and developers with predictable expectations while supporting high-quality redevelopment throughout Forest Park

SITE PLAN TRIGGERS

A site plan review may be required when redevelopment activities include one or more of the following:

- ✓ Reconstruction or expansion of parking lots
- ✓ Changes to site access or internal circulation
- ✓ Installation of sidewalks or pedestrian connections
- ✓ Significant exterior building renovations affecting the site layout
- ✓ New landscaping, streetscape, or site amenities
- ✓ Building additions or new commercial construction



DEVELOPMENT REVIEW OBJECTIVES

- ✓ Clear redevelopment expectations
- ✓ Consistent site standards
- ✓ Safe circulation
- ✓ Improved accessibility
- ✓ Coordinated investment
- ✓ Long-term revitalization

SITE PLAN REVIEW PROCESS



PLAZA ACTIVATION OPPORTUNITIES

Temporary activation strategies can increase visibility, support local businesses, and demonstrate the future potential of commercial plazas prior to permanent redevelopment.



EXAMPLE ACTIVATION STRATEGIES



These temporary activities can activate underutilized commercial centers while supporting local businesses, increasing foot traffic, and demonstrating redevelopment potential prior to permanent investment.

GUIDING PRINCIPLE

Clear site plan review triggers provide consistency and predictability while ensuring redevelopment projects support safe design, coordinated investment, and the City's long-term vision for commercial corridor revitalization.



13. IMPLEMENTATION STRATEGY

The City of Forest Park will implement the Plaza Revitalization Initiative through a phased approach designed to establish clear expectations, engage property owners, and strategically guide reinvestment across the City’s commercial corridors. This approach allows the City to first establish a consistent framework, followed by targeted outreach, visible improvements, and long-term compliance efforts.

PHASE 1: FRAMEWORK & COMMUNICATION

The first phase focuses on establishing the foundation for the City’s plaza revitalization efforts. This includes adopting a formal *Plaza Rehab Playbook* that outlines citywide design standards, site improvements, and redevelopment expectations for aging commercial plazas. Establishing these guidelines provides clarity for property owners and ensures all departments operate under a unified framework.

As part of this phase, the City will distribute a Site Plan Trigger Memo to Property Owners that clarifies when improvements will require site plan review and outlines the types of upgrades that may be required. These may include improvements related to paving, parking lot striping, ADA accessibility, landscaping, screening, circulation, and access management.

PHASE 2: OUTREACH & ENGAGEMENT

Once the framework is established, the City will begin a structured outreach effort to engage commercial property owners along key corridors including Jonesboro Road, Main Street, and Forest Parkway. Corridor-based meetings will introduce the Plaza Rehab Playbook, outline redevelopment expectations, and clarify the permitting process prior to any enforcement initiatives.

A Jonesboro Road Owner Roundtable will also be conducted to bring together major corridor property owners to discuss revitalization opportunities, share best practices, and align on reinvestment strategies within one of the City’s most significant commercial corridors.

PHASE 3: ON-THE-GROUND IMPLEMENTATION

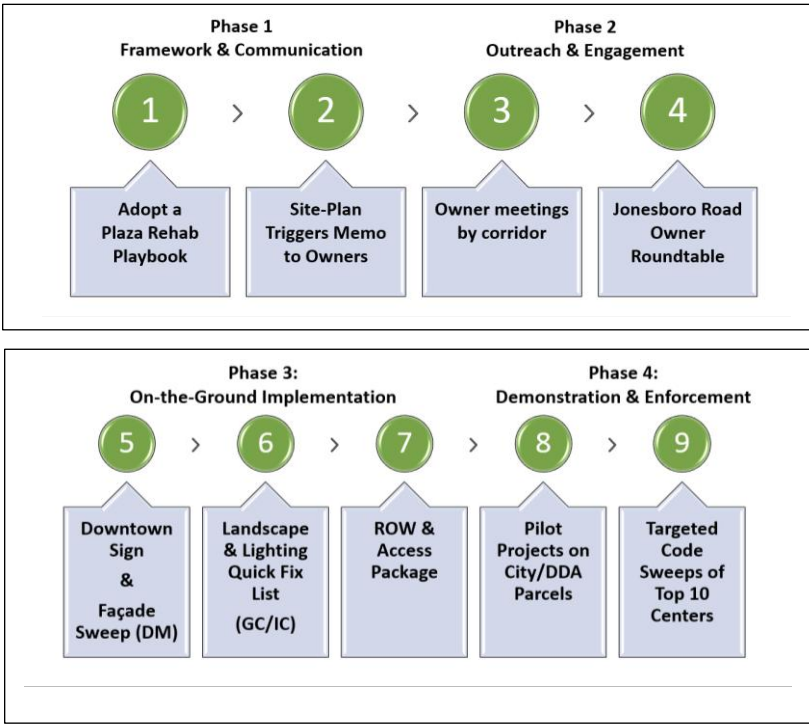
Following outreach and alignment with stakeholders, the city will begin implementing visible improvements to demonstrate the impact of revitalization efforts. Initial efforts will include a Downtown Sign and Façade Improvement Sweep, which will focus on improving signage, façade appearance, and storefront conditions in the downtown area where design guidelines already exist and visible improvements can quickly set a positive example.

Additionally, the city will coordinate with Public Works and Code Compliance to implement a Landscape and Lighting Quick-Fix Program, addressing immediate safety and aesthetic improvements across commercial districts. Improvements may include landscaping maintenance, lighting upgrades, and general site improvements that enhance the overall appearance and safety of commercial plazas.

The city will also pursue a Right-of-Way (ROW) and Access Improvement Package, prioritizing pedestrian connectivity, cross-access between parcels, and improved corridor aesthetics in coordination with Public Works and regional transportation partners such as GDOT.

PHASE 4: DEMONSTRATION & ENFORCEMENT

The final phase focuses on reinforcing the City’s revitalization standards through demonstration projects and targeted compliance initiatives. The City will explore pilot projects on City-owned or Downtown Development Authority (DDA) parcels, highlighting model examples of the desired plaza standards. These projects serve as visible demonstrations of the design concepts and improvements encouraged through the Plaza Rehab Playbook—following the principle of “show, don’t tell.”



Once the framework, communication efforts, and demonstration projects are in place, the city will conduct targeted code compliance reviews of priority commercial centers, focusing on the top ten aging plazas requiring reinvestment. These efforts will be supported by clear standards, prior communication with property owners, and potential incentive opportunities to encourage voluntary reinvestment.

14. FUNDING OPPORTUNITIES

The Plaza Rehabilitation Playbook is intended to encourage long-term private reinvestment through coordinated planning, strategic partnerships, and corridor revitalization initiatives.

FUNDING & RESOURCE ALLOCATION

Successful commercial plaza revitalization initiatives are often supported through a combination of public investment, private reinvestment, and strategic partnerships. Many communities utilize tools such as façade improvement grants, redevelopment incentive programs, tax allocation districts (TADs), Community Development Block Grants (CDBG), and public-private partnerships to encourage property owners to upgrade aging commercial centers.

Local governments also frequently coordinate with economic development agencies, development authorities, and regional partners to identify additional funding sources that can assist with site improvements, landscaping, lighting upgrades, pedestrian infrastructure, and façade modernization. By leveraging a mix of funding opportunities and incentives, municipalities can reduce financial barriers for property owners while promoting long-term reinvestment in key commercial corridors.

In the City of Forest Park, future revitalization efforts may be supported through coordination with the Urban Redevelopment Agency (URA), Economic Development initiatives, and potential façade or corridor improvement programs designed to encourage reinvestment in aging commercial centers. The City may also explore grant opportunities, redevelopment incentives where feasible, and strategic partnerships that can assist property owners with site improvements such as façade upgrades, landscaping, lighting, pedestrian infrastructure, and parking lot enhancements. These efforts are intended to support and encourage private property reinvestment with the City's broader vision for strengthening commercial corridors and enhancing the overall appearance, safety, and economic vitality of Forest Park's plazas.

By combining strategic reinvestment opportunities with clear redevelopment expectations, the City of Forest Park can encourage long-term reinvestment that enhances the quality, safety, and economic performance of its commercial plazas.



POTENTIAL FUNDING TOOLS MAY INCLUDE

- Facade improvement incentives
- Public-private partnerships
- State or regional grant programs
- Economic development initiatives



PRIVATE REINVESTMENT EXPECTATIONS

The City of Forest Park does not intend to assume responsibility for funding improvements to privately owned commercial properties. Property owners remain responsible for maintaining and improving their sites in compliance with applicable development standards, property maintenance requirements, and safety regulations.

The Plaza Rehabilitation Playbook is intended to establish clear redevelopment expectations while encouraging private reinvestment through coordinated planning, redevelopment guidance, potential grant opportunities, strategic partnerships, and future incentive-based programs where feasible.

CITY ROLE

- Establish redevelopment standards
- Coordinate corridor improvements
- Improve public infrastructure
- Support long-term reinvestment efforts

15. INTERDEPARTMENTAL COORDINATION

The Plaza Revitalization Initiative is a collaborative effort involving multiple City departments, authorities, and partner organizations working together to support corridor revitalization, code compliance, economic development, infrastructure improvements, and public engagement.

Successful implementation will require ongoing coordination between City departments, authorities, community partners, businesses, and property owners to advance Forest Park's vision for safer, more attractive, and economically vibrant commercial corridors.



Through coordinated planning, communication, and implementation efforts, these departments, authorities, and partner organizations support the City's vision for revitalizing commercial corridors, encouraging private reinvestment, and enhancing the overall appearance, safety, and economic vitality of Forest Park.

16. PILOT PROJECTS

PILOT PROJECTS

As part of the implementation strategy, the City may identify opportunities to initiate pilot projects on City-owned or Downtown Development Authority (DDA) parcels. These projects may serve as model examples that demonstrate the desired plaza revitalization standards and design concepts outlined in this Playbook. By highlighting tangible improvements such as upgraded façades, improved landscaping, enhanced lighting, and modernized pedestrian connections the city can illustrate the potential transformation of aging commercial plazas. This “show, don’t tell” approach allows property owners and stakeholders to clearly visualize the benefits of reinvestment and helps establish a benchmark for future improvements throughout Forest Park’s commercial corridors.

Pilot projects provide real-world examples of the redevelopment standards and design concepts envisioned through the Plaza Rehabilitation Playbook.

FUTURE PILOT PROJECT IDENTIFICATION

Specific pilot project locations have not yet been identified. Future locations will be evaluated as implementation of the Plaza Revitalization Initiative progresses and may focus on publicly controlled properties, redevelopment opportunity sites, or strategic commercial corridors where demonstration improvements can highlight the City’s desired revitalization standards.

FUTURE PILOT PROJECTS MAY BE EVALUATED ON:

- ✓ Visibility and corridor impact
- ✓ Redevelopment potential
- ✓ Property ownership and partnership opportunities
- ✓ Existing site conditions
- ✓ Ability to demonstrate Playbook standards
- ✓ Potential economic development benefits
- ✓ Alignment with City revitalization goals

PILOT PROJECT DEVELOPMENT PROCESS



17. CONCLUSION & NEXT STEPS

LOOKING AHEAD

The Plaza Rehabilitation Playbook establishes the framework for future reinvestment and revitalization of Forest Park's commercial corridors. Through continued coordination, strategic partnerships, and long-term implementation efforts, the city will work toward creating safer, more attractive, and economically vibrant commercial centers throughout the community.

NEXT STEPS

- ✓ Present Redevelopment Concepts to the URA - June 11, 2026
- ✓ Anticipated Adoption by Mayor & Council - July 2026
- ✓ Continue Coordination with PIO on Public Awareness and Communication Strategies
- ✓ Identify Funding, Partnership, and Reinvestment Opportunities
- ✓ Develop Property Owner and Stakeholder Engagement Strategies
- ✓ Anticipated Project Implementation - First Quarter 2027



Illustrative redevelopment concept demonstrating the vision of the Plaza Revitalization Initiative.

*Revitalizing Commercial Corridors. Strengthening Community.
Building Forest Park's Future.*

STATE OF GEORGIA
CITY OF FOREST PARK

RESOLUTION NO. 2026-_____

A RESOLUTION BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS KIMBERLY JAMES, DELORES A. GUNN, HECTOR GUTIERREZ, LATRESA AKINS-WELLS, AND ALLAN MEARS OF THE CITY OF FOREST PARK, GEORGIA, ADOPTING THE PLAZA REHABILITATION FRAMEWORK PLAYBOOK AS THE CITY'S OFFICIAL POLICY FRAMEWORK TO GUIDE THE REVITALIZATION OF COMMERCIAL SHOPPING CENTERS AND COMMERCIAL CORRIDORS; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Forest Park, Georgia ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the City's Planning and Community Development Department has prepared the Plaza Rehabilitation Framework Playbook ("Playbook"), attached hereto as **Exhibit A**, to establish a comprehensive policy framework for the revitalization of commercial shopping centers and commercial corridors throughout the City; and

WHEREAS, the Playbook establishes citywide design guidance, redevelopment concepts, implementation strategies, and coordinated public-private investment approaches intended to encourage long-term reinvestment while enhancing the appearance, safety, accessibility, and economic vitality of the City's commercial corridors; and

WHEREAS, the Playbook builds upon the City's previously adopted Downtown Forest Park Livable Centers Initiative (LCI) Study by extending redevelopment principles to the City's broader network of commercial shopping centers and commercial corridors; and

WHEREAS, the City finds that adoption of the Playbook shall provide a unified policy framework to guide future planning, redevelopment, and corridor revitalization efforts while encouraging coordinated public and private investment consistent with the City's long-term vision.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. Adoption. The Mayor and City Council hereby adopt the Plaza Rehabilitation Framework Playbook, attached hereto as Exhibit A and incorporated herein, as the City's official policy to guide the revitalization of commercial shopping centers and commercial corridors.

Section 2. Purpose. The Playbook shall serve as a planning and policy guidance document for the City, its departments, boards, authorities, property owners, developers, and other

stakeholders in evaluating and encouraging commercial corridor reinvestment, redevelopment, and revitalization initiatives. Nothing contained in the Playbook shall be construed to amend the City's Code of Ordinances, Zoning Ordinance, or Land Development Code, nor shall it create independent regulatory requirements unless and until such requirements are adopted by separate ordinance or other lawful action of the Mayor and City Council.

Section 3. Administrative Implementation. The City Manager and the Planning and Community Development Department are authorized to utilize the Playbook in the administration of planning initiatives, redevelopment efforts, stakeholder engagement, and implementation strategies consistent with this Resolution and applicable law.

Section 4. Authorization. The Mayor is hereby authorized and directed to execute this Resolution on behalf of the City, and the City Clerk is authorized to attest the Mayor's signature and affix the official seal of the City, as appropriate.

Section 5. Repealer. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Scrivener's Errors. The City Clerk is authorized to correct typographical, grammatical, formatting, numbering, and other scrivener's errors in this Resolution.

Section 7. Public Records. The City Clerk is hereby directed to maintain this Resolution as part of the official records of the City in accordance with applicable law, and to make such records available for public inspection and copying as required by the Georgia Open Records Act.

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED this 20th day of July, 2026.

CITY OF FOREST PARK, GEORGIA

Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

EXHIBIT A




CITY OF
FORESTPARK

PLAZA REHABILITATION FRAMEWORK

— PLAYBOOK —

A Comprehensive Guide for Revitalizing
Forest Park's Commercial Corridors
and Strengthening Our Community


STRONGER
BUSINESSES


BEAUTIFUL
PLACES


CONNECTED
COMMUNITY


SAFER
CORRIDORS


ECONOMIC
GROWTH




REVITALIZING COMMERCIAL CORRIDORS.
STRENGTHENING COMMUNITY.
BUILDING FOREST PARK'S FUTURE.


DRAFT
JUNE 2026

PLAZA REHABILITATION FRAMEWORK PLAYBOOK

A Strategic Framework for the Revitalization of Forest Park's Commercial Shopping Centers

Executive Summary

Forest Park's commercial corridors are among the City's most important economic assets. Many of these shopping centers continue to serve residents and businesses but were developed decades ago and now face challenges associated with aging infrastructure, outdated building facades, deteriorating parking areas, limited landscaping, changing market expectations, and evolving development patterns.

The Plaza Rehabilitation Framework Playbook establishes a unified vision for revitalizing commercial plazas throughout Forest Park by providing design guidance, redevelopment concepts, implementation strategies, and coordinated approaches that encourage long-term private investment while enhancing the overall appearance, safety, accessibility, and economic vitality of the City's commercial corridors.

The Playbook also builds upon the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study, developed in partnership with the Atlanta Regional Commission (ARC). While the LCI established a long-term vision for revitalizing the historic Downtown Main Street corridor through placemaking, walkability, mixed-use development, and strategic public investment, this Playbook extends those principles to Forest Park's broader network of commercial corridors and shopping centers. Together, these planning efforts create a comprehensive framework for coordinated redevelopment, economic resilience, and community reinvestment throughout the city.

Rather than prescribing a single redevelopment solution, the Playbook presents a flexible framework that allows property owners, developers, City departments, and redevelopment partners to pursue improvements appropriate to each site's unique conditions while supporting a consistent community vision.

Through strategic partnerships, coordinated planning, and thoughtful investment, Forest Park is positioning its commercial corridors for long-term success while preserving the businesses that serve our community today. By aligning future redevelopment efforts with previously adopted planning initiatives, the city is creating a connected network of vibrant commercial destinations that strengthen neighborhoods, attract new investment, and enhance the quality of life for residents, businesses, and visitors alike.

Vision Statement

To create attractive, safe, accessible, and economically vibrant commercial corridors that strengthen community identity, encourage private investment, and position Forest Park as a premier destination for residents, businesses, and visitors.

Guiding Principles

- Economic Vitality
- Beautification
- Walkability
- Safety
- Partnership
- Long-Term Sustainability

Prepared By:

City of Forest Park
Planning & Community Development Department

Prepared for Review by:

Mayor and City Council
City of Forest Park

Lead Author & Project Manager:

SaVaughn Irons-Kumassah
Interim Director, Planning & Community Development

Draft – June 2026



City of Forest Park

Commercial Plaza Rehabilitation Playbook

Table of Contents

- 1. Introduction**
- 2. Purpose**
- 3. Key Corridors of Focus**
- 4. Community Engagement & Visioning**
- 5. Site Inventory & Assessment**
- 6. Unified Plaza Design Vision**
- 7. Building Facade Improvements**
- 8. Parking Lot & Striping Improvements**
- 9. Sidewalk & Pedestrian Connectivity**
- 10. Landscaping & Streetscape Enhancements**
- 11. Lighting & Safety Improvements**
- 12. Site Plan Triggers, Development Review & Plaza Activation**
- 13. Implementation Strategy**
- 14. Funding Opportunities**
- 15. Interdepartmental Coordination**
- 16. Pilot Projects**
- 17. Conclusion & Next Steps**

1. INTRODUCTION

Commercial shopping plazas are among Forest Park's most valuable economic assets, serving as centers for commerce, employment, and community activity. While these centers continue to support residents and businesses, many were developed decades ago and now face challenges associated with aging infrastructure, inconsistent site design, deteriorating parking areas, and outdated building facades.

The Plaza Rehabilitation Framework Playbook establishes a coordinated, citywide approach to revitalizing commercial shopping plazas through design guidance, redevelopment concepts, implementation strategies, and best practices that encourage long-term private reinvestment while improving the appearance, safety, accessibility, and economic vitality of Forest Park's commercial corridors.

GUIDING PRINCIPLE

Revitalization is not about replacing what exists—it is about unlocking the full potential of Forest Park's commercial corridors through thoughtful reinvestment, quality design, and coordinated planning.

THE PLAYBOOK PROVIDES:

- ✓ Unified Design Vision
- ✓ Redevelopment Concepts
- ✓ Site Improvement Standards
- ✓ Implementation Strategy
- ✓ Public-Private Partnerships
- ✓ Long-Term Reinvestment

Together, these principles establish a flexible framework that encourages private reinvestment while creating safer, more attractive, and economically vibrant commercial corridors throughout Forest Park.

FRAMEWORK OBJECTIVES

- ✓ Encourage private reinvestment
- ✓ Improve commercial appearance
- ✓ Enhance pedestrian safety
- ✓ Strengthen economic vitality
- ✓ Create consistent redevelopment standards
- ✓ Foster public-private partnerships

1. INTRODUCTION

OUR VISION

Create attractive, safe, and economically vibrant commercial destinations that encourage private investment, strengthen local businesses, and enhance community pride throughout Forest Park.



Existing Conditions

Current commercial plaza illustrating opportunities for revitalization.



Redevelopment Vision

Illustrative concept demonstrating the future direction of commercial corridor reinvestment.

2. PURPOSE

2. PURPOSE OF THE PLAZA REHAB PLAYBOOK

The Plaza Rehabilitation Playbook establishes the citywide standards and expectations for the revitalization of commercial shopping centers.

The adoption of this Framework establishes a consistent foundation that guides City departments, property owners, developers, and future commercial reinvestment efforts throughout Forest Park.

THE PLAYBOOK SERVES AS A TOOL TO:



Modernize
Aging Plazas



Improve Safety
and Accessibility



Enhance Corridor
Aesthetics



Encourage Private
Reinvestment



Strengthen the City's
Economic Base

THE PLAYBOOK ALSO PROVIDES PROPERTY OWNERS GUIDANCE ON:



Building
Facades



Parking Lot
Rehabilitation



Landscaping
Upgrades



Lighting
Improvements



Pedestrian Access
and Connectivity



WHY THIS FRAMEWORK MATTERS

The Plaza Rehabilitation Framework provides a consistent roadmap for commercial corridor revitalization while encouraging coordinated planning, strategic reinvestment, and long-term economic growth throughout Forest Park.

*Creating a shared vision for commercial corridor
reinvestment throughout Forest Park.*

3. KEY CORRIDORS OF FOCUS

3. KEY AREAS

Jonesboro Road Corridor

Primary Commercial Corridor

General Commercial District (GC)

Home to several of Forest Park's legacy shopping centers, this corridor presents significant opportunities for facade improvements, site modernization, and private reinvestment.

Downtown Main Street Corridor

Historic Mixed-Use Corridor

Downtown Main Street District (DM)

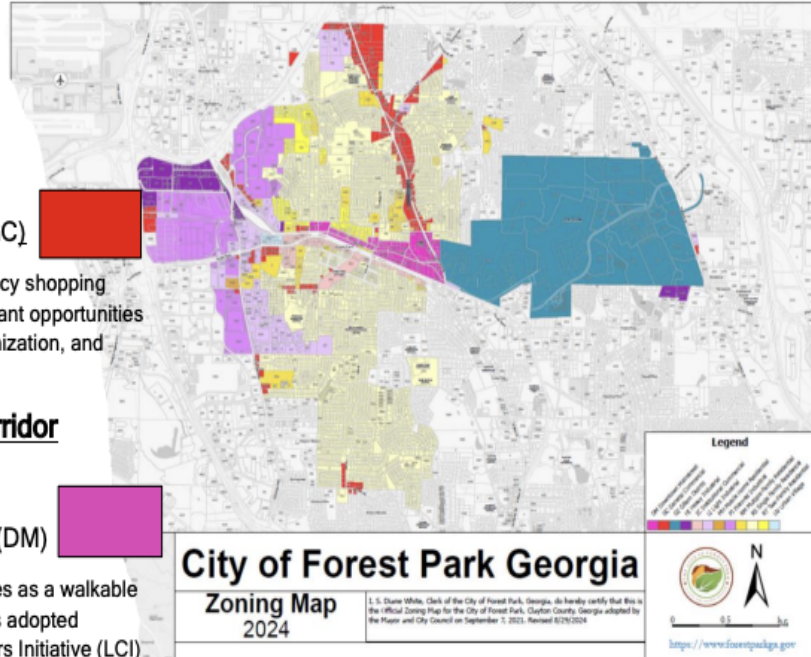
Forest Park's historic downtown serves as a walkable mixed-use district guided by the City's adopted Downtown Forest Park Livable Centers Initiative (LCI) Study. The corridor supports local businesses, community gathering spaces, placemaking, and ongoing revitalization efforts that reinforce the City's long-term vision for downtown.

Forest Parkway / City Center Corridor

Regional Employment & Commercial Corridor

Institutional Commercial District (IC)

Serving as a major gateway into the city, this corridor includes commercial, institutional, and employment destinations with significant opportunities for strategic redevelopment and corridor enhancements.



WHY THESE CORRIDORS?

- ✓ Highest visibility
- ✓ Concentration of aging plazas
- ✓ Strong redevelopment potential
- ✓ Gateway locations
- ✓ Economic impact

PLANNING FOUNDATION

The Downtown Main Street Corridor is guided by the City's adopted 2021 Downtown Forest Park Livable Centers Initiative (LCI) Study, prepared in partnership with the Atlanta Regional Commission. The Plaza Rehabilitation Framework Playbook builds upon this vision by extending coordinated redevelopment strategies to Forest Park's broader commercial corridors.

STRATEGIC FOCUS

Forest Park's commercial plazas are concentrated along three primary commercial corridors that serve as major gateways into the community. These areas experience high traffic volumes, support a mix of retail, service, employment, and institutional uses, and present significant opportunities for coordinated reinvestment and modernization. Because of their visibility and economic importance, these corridors are ideal locations for implementing the Plaza Rehabilitation Framework.

By focusing revitalization efforts along these priority corridors, the city can maximize the impact of public and private investment while creating more attractive, functional, and economically vibrant commercial destinations. Coordinated improvements will strengthen Forest Park's identity, support local businesses, and enhance the overall customer experience.

4. COMMUNITY ENGAGEMENT & VISIONING



COMMUNITY-DRIVEN REVITALIZATION

Successful revitalization depends on collaboration between residents, businesses, property owners, City leadership, and community partners. Ongoing engagement ensures redevelopment strategies reflect community priorities while encouraging long-term investment.



COMMUNITY ENGAGEMENT

- ✓ Corridor owner meetings
- ✓ Business surveys
- ✓ Stakeholder discussions
- ✓ Economic development coordination
- ✓ Property owner outreach
- ✓ Public information campaign

These engagement efforts allow the city to gather feedback and align improvement strategies with community needs.



VISIONING ACTIVITIES

- ✓ Redevelopment concept illustrations
- ✓ Corridor design workshops
- ✓ Interdepartmental collaboration
- ✓ Public awareness campaign
- ✓ Long-term redevelopment vision

Visioning establishes a shared direction for future redevelopment by translating community priorities into practical design concepts, implementation strategies, and long-term investment goals.



Through targeted outreach, corridor meetings, and ongoing communication with property owners and stakeholders, the City seeks to encourage dialogue around reinvestment opportunities, site improvements, and long-term redevelopment potential. This engagement process helps establish a unified vision for enhancing the appearance, safety, and functionality of Forest Park's shopping plazas while supporting economic growth and community pride.

5. SITE INVENTORY & ASSESSMENT

List of Shopping Plaza/Centers within the City Limits	
Name	Address
Forest Square Shopping Center	4839 Jonesboro Rd
Jasber Plaza	1105 Main Street
International Discount Mall	4140 Jonesboro Rd
Clayton Plaza	4681 Jonesboro Rd
No plaza name listed	791 Morrow Rd
Ash-Morrow Plaza	810 Morrow Rd
Global Plaza	4035 Jonesboro Rd
Parkway Village	541 Forest Parkway
2k Center	4726 Jonesboro Rd
International supermarket	4894 Jonesboro Rd
Park Avenue Pavilion	4645 Jonesboro Rd
Park Avenue Pavilion	1022 Astor Ave
Plaza Latina	4613 Jonesboro Rd
No plaza name listed (signage displays Kool Smiles)	4422-4465 Jonesboro Rd
Golden Gate Village	4325 Jonesboro Rd
La Unica	4234 Jonesboro Rd
No plaza name listed	4195 Jonesboro Rd
Jonesboro Plaza	4150 Jonesboro Rd
No plaza name listed	4061 Jonesboro Rd
Carter's cleaners plaza and vacant commercial plaza	954 Main Street
Vacant commercial lot	964 Main Street
No plaza name listed	1125 Forest Parkway
Parkway Walk	1085 Forest Parkway
Parkway Walk	1067 Forest Parkway
Plaza Pavilion	819 Forest Parkway
No plaza name listed	661 Forest parkway
Northpark village	528 Forest Parkway
Northpark village II	526 Forest parkway
Northpark village	532 Forest Parkway
PacDevelopment LLC	425 Forest Parkway
Royal Plaza	5604/5588 Old dixie Hwy
No plaza name listed	5114/5116 Springdale Rd
No plaza name listed	252 Main St
Liberty Junction	4542 Old dixie Rd
No plaza name listed	5953 Ash St

5. SITE INVENTORY & ASSESSMENT

As part of this initiative, the city has developed an inventory of shopping plazas throughout Forest Park.

Each plaza will be evaluated based on existing site conditions including:

INFRASTRUCTURE

- Parking lot conditions
- Drainage systems
- Sidewalk connectivity
- ADA accessibility

APPEARANCE

- Building facades
- Signage
- Landscaping
- Lighting

OPERATIONAL CONDITIONS

- Tenant occupancy
- Vacant storefronts
- Parking utilization
- Access and circulation

6. UNIFIED PLAZA DESIGN VISION

The City of Forest Park seeks to establish a cohesive and attractive design identity across its commercial corridors.

PLAZA IMPROVEMENTS SHOULD AIM TO:

- Create welcoming commercial environments
- Improve pedestrian safety and accessibility
- Enhance building facades and storefronts
- Incorporate landscaping and streetscape elements
- Improve lighting and visibility

These improvements will contribute to a stronger visual identity for the city.

DESIGN CONCEPTS

The following design concepts illustrate potential improvements that can enhance the appearance, functionality, and overall character of commercial plazas throughout the City of Forest Park. These examples demonstrate how façade upgrades, landscaping enhancements, improved lighting, and parking lot improvements can work together to create more attractive and welcoming commercial environments.



Existing Conditions: Clayton Plaza

Clayton Plaza represents one of several legacy commercial shopping centers in Forest Park. While the plaza continues to support a variety of local businesses, the site exhibits aging infrastructure, minimal landscaping, and outdated façade elements, highlighting opportunities for reinvestment and modernization.



Concept #1 - Long-Term Redevelopment Vision

Illustrative concept demonstrating how façade enhancements, landscaping, pedestrian connectivity, lighting, and parking lot improvements can transform an aging commercial center.



Concept #2 - Practical Improvement Strategy

Illustrative concept demonstrating how strategic improvements such as exterior paint, storefront awnings, landscaping, lighting, and parking lot resurfacing can significantly enhance an existing commercial plaza.

PLAZA DESIGN CONCEPTS

ILLUSTRATIVE REDEVELOPMENT OPTIONS

- A. STRATEGIC REFRESH**
Targeted cosmetic improvements emphasizing paint, landscaping, and site maintenance.
- B. FACADE MODERNIZATION**
Updated storefront materials and architectural enhancements.
- C. CONTEMPORARY REDEVELOPMENT**
Modern commercial design with enhanced pedestrian character.
- D. COMPREHENSIVE TRANSFORMATION**
Premium architectural enhancements creating a signature commercial destination.



One Plaza. Multiple Possibilities. One Vision for Forest Park.

7. BUILDING FACADE IMPROVEMENTS

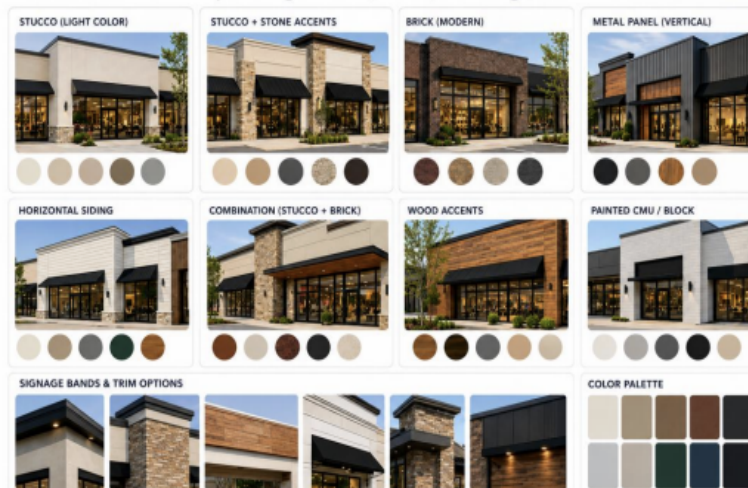
Upgrading building facades is a vital component of plaza revitalization.

Recommended Facade Materials	Recommended Architectural Features	Discouraged/ Prohibited Materials
Brick or Brick veneer	Decorative Lighting	Metal Siding
Natural or Manufactured Stone	Awnings or Covered Walkways	Vinyl Siding
Stucco	Window Trim and Shutters	Smooth Concrete Masonry
Fiber Cement Siding	Architectural Columns or Accents	Corrugated Metal Panels

The following examples illustrate recommended architectural styles, materials, color palettes, and facade elements that support the City's Unified Plaza Design Vision.

BUILDING FACADE IMPROVEMENTS

Example Siding Materials, Colors, and Design Elements



FACADE MATERIAL EXAMPLES



FACADE DESIGN OBJECTIVES

SUCCESSFUL FACADE IMPROVEMENTS SHOULD:

- ✓ Create a cohesive architectural identity
- ✓ Improve curb appeal and storefront visibility
- ✓ Utilize durable, high-quality exterior materials
- ✓ Complement landscaping, lighting, and pedestrian improvements
- ✓ Encourage long-term private reinvestment

ENHANCEMENT SUMMARY

-  High-quality materials create lasting value.
-  Architectural elements improve visual interest and tenant visibility.
-  Coordinated improvements strengthen the overall character of the plaza.
-  Well-designed facades encourage continued private investment.

8. PARKING LOT & STRIPING IMPROVEMENTS

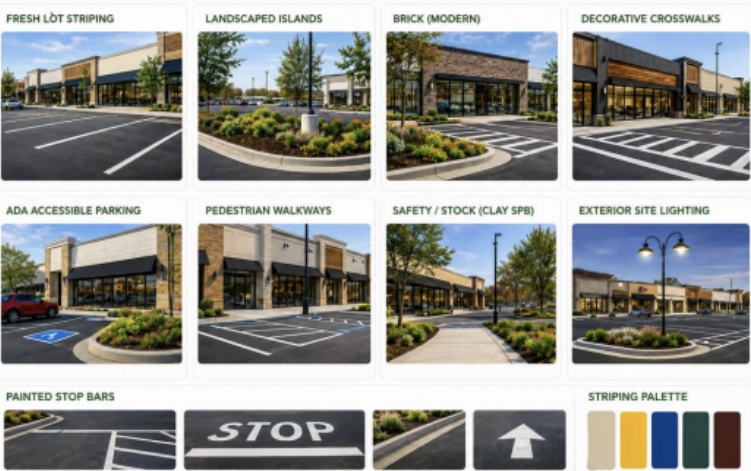
Well-designed parking areas are essential to the safety, functionality, and visual quality of commercial shopping centers. Proper striping, landscaping, accessibility, and circulation improvements enhance the customer experience while supporting long-term private investment.

IMPROVEMENTS SHOULD INCLUDE:

- Clearly marked parking spaces
- ADA-compliant parking spaces
- Directional arrows for traffic circulation
- Pedestrian crosswalk striping

PARKING LOT & STRIPING IMPROVEMENTS

Example Lot Styles, Landscaping, and Striping Enhancements



PARKING DESIGN OBJECTIVES

- ✓ Improve safety and circulation
- ✓ Maximize parking efficiency
- ✓ Enhance accessibility (ADA)
- ✓ Increase curb appeal
- ✓ Improve pedestrian connectivity
- ✓ Support long-term investment

GUIDING PRINCIPLE

Parking areas should be designed not only to maximize vehicle circulation, but also to improve pedestrian safety, accessibility, and the overall appearance of the commercial corridor.

PARKING STANDARDS

All parking areas shall be designed, maintained, and striped in accordance with the City of Forest Park's development regulations and the following standards to promote safety, functionality, and an attractive commercial environment.

- 1 CLEARLY MARKED PARKING SPACES**
All parking spaces shall be clearly striped and maintained. Faded or missing striping shall be repaired in a timely manner.
- 2 ADA ACCESSIBILITY**
Provide ADA-compliant parking spaces, access aisles, curb ramps, and accessible routes in accordance with federal and state requirements.
- 3 TRAFFIC CIRCULATION & SAFETY**
Ensure safe and efficient traffic flow with clearly defined drive aisles, directional signage, and unobstructed visibility at intersections.
- 4 DRAINAGE & SURFACE CONDITION**
Parking lots shall be properly graded and maintained to prevent standing water. Pavement shall be kept in good condition, free of major cracks, potholes, and surface deterioration.
- 5 LIGHTING**
Provide adequate lighting levels for safety and visibility in accordance with City standards. All lighting shall be maintained and fully operational.
- 6 LANDSCAPING & SCREENING**
Parking areas shall include landscaped islands, perimeter landscaping, and screening where required to enhance appearance, provide shade, and reduce heat.
- 7 SIGNAGE & WAYFINDING**
Install clear signage for traffic direction, parking rules, ADA spaces, and pedestrian crossings to improve safety and the customer experience.



THESE STANDARDS HELP:

- Improve safety for pedestrians and drivers
- Support accessibility for all users
- Extend the life of parking lot surfaces
- Enhance the visual appeal of commercial centers
- Support code compliance and property values



Property owners are responsible for maintaining parking areas in compliance with City standards. Well-maintained parking lots contribute to safer commercial corridors and stronger business environments.

9. SIDEWALK & PEDESTRIAN CONNECTIVITY

Pedestrian connectivity is a critical component of successful commercial plaza design. Safe, accessible, and well-connected walkways encourage walking between businesses, improve customer experience, support ADA accessibility, and strengthen the overall functionality of commercial corridors.

SIDEWALK IMPROVEMENTS SHOULD INCLUDE:

- Minimum six-foot-wide sidewalks
- ADA-compliant pedestrian routes
- Internal pedestrian connections between storefronts and parking areas
- High-visibility pedestrian crosswalks
- Connections between adjacent commercial developments
- Streetscape amenities, including benches, lighting, and landscaping

These improvements support walkability and improve the customer experience.

The following examples illustrate recommended pedestrian-oriented design elements that improve safety, accessibility, and the overall customer experience.

PEDESTRIAN CONNECTIVITY

PEDESTRIAN CONNECTIVITY OBJECTIVES

- ✓ Improve pedestrian safety
- ✓ Strengthen ADA accessibility
- ✓ Connect storefronts and parking areas
- ✓ Encourage walkability
- ✓ Support streetscape enhancements
- ✓ Create a welcoming customer experience

SIDEWALK & PEDESTRIAN CONNECTIVITY

Example Elements & Design Enhancements for Improved Walkability



10. LANDSCAPING & STREETSCAPE ENHANCEMENTS

Landscaping and streetscape enhancements are essential components of attractive, safe, and economically vibrant commercial corridors. Coordinated landscaping improves curb appeal, provides shade, strengthens corridor identity, enhances pedestrian comfort, and supports long-term private reinvestment.

RECOMMENDED IMPROVEMENTS INCLUDE:

- Street trees along roadway frontages
- Landscaped parking lot islands
- Decorative planting beds and seasonal landscaping
- Enhanced plaza entrance landscaping
- Native and drought-tolerant plant materials where appropriate
- Coordinated irrigation and long-term landscape maintenance

Property owners are responsible for maintaining landscaping in a healthy and orderly condition.

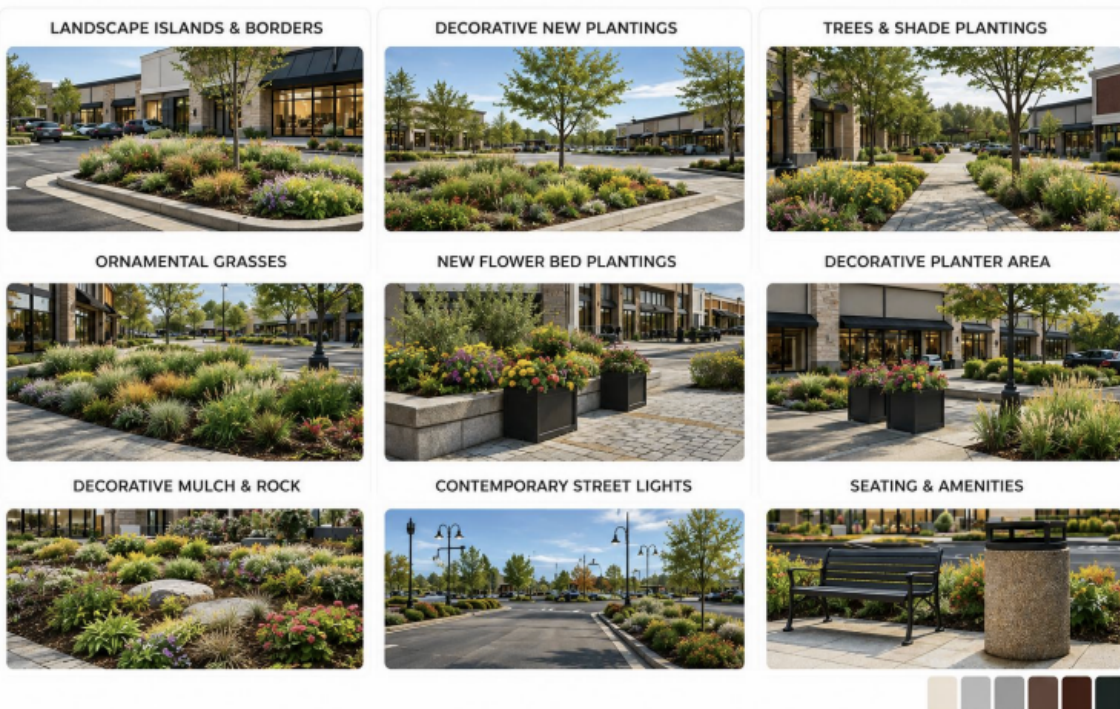
LANDSCAPE DESIGN

LANDSCAPE DESIGN OBJECTIVES

- ✓ Enhance corridor aesthetics
- ✓ Increase shade and comfort
- ✓ Improve environmental quality
- ✓ Strengthen corridor identity
- ✓ Support pedestrian experience
- ✓ Encourage private reinvestment

LANDSCAPING & STREETSCAPE ENHANCEMENTS

Example Enhancements Supporting Attractive Reinvestment Plans



11. LIGHTING & SAFETY IMPROVEMENTS

Lighting is a critical component of commercial corridor revitalization. Well-designed lighting improves safety, enhances visibility, supports evening business activity, and creates a more welcoming environment for customers and pedestrians.

RECOMMENDED IMPROVEMENTS INCLUDE:

- Parking lot lighting upgrades
- Pedestrian-scale lighting
- Storefront façade lighting
- Building entrance lighting
- Wayfinding and directional lighting

Proper lighting improves visibility, enhances public safety, and supports nighttime economic activity.

LIGHTING & SAFETY

LIGHTING DESIGN OBJECTIVES

- ✓ Improve nighttime visibility
- ✓ Increase pedestrian safety
- ✓ Enhance storefront appearance
- ✓ Support crime prevention
- ✓ Improve customer comfort
- ✓ Encourage evening economic activity

GUIDING PRINCIPLE

Lighting should enhance safety, visibility, and the overall customer experience by creating well-lit parking areas, pedestrian routes, storefronts, and gathering spaces while reinforcing the character of Forest Park's commercial corridors.

LIGHTING & SAFETY IMPROVEMENTS

Example Enhancements for Improved Safety, Security, and Visibility

UPGRADED PARKING LOT LIGHTING



PEDESTRIAN SAFETY FEATURES

ATTRACTIVE PEDESTRIAN LIGHTING



UPDATED ACCESSIBILITY

WELL-LIT ENTRYWAYS



SECURITY AFTER DUSK



ENHANCED SECURITY LIGHTING



WELL-LIT COMMERCIAL CENTERS



SAFETY BOLLARDS



12. SITE PLAN TRIGGERS, DEVELOPMENT REVIEW & PLAZA ACTIVATION

Development review plays a critical role in ensuring commercial reinvestment is coordinated, safe, and consistent with the City's long-term vision. Establishing clear review thresholds provides property owners and developers with predictable expectations while supporting high-quality redevelopment throughout Forest Park

SITE PLAN TRIGGERS

A site plan review may be required when redevelopment activities include one or more of the following:

- ✓ Reconstruction or expansion of parking lots
- ✓ Changes to site access or internal circulation
- ✓ Installation of sidewalks or pedestrian connections
- ✓ Significant exterior building renovations affecting the site layout
- ✓ New landscaping, streetscape, or site amenities
- ✓ Building additions or new commercial construction



PLAZA ACTIVATION OPPORTUNITIES

Temporary activation strategies can increase visibility, support local businesses, and demonstrate the future potential of commercial plazas prior to permanent redevelopment.



EXAMPLE ACTIVATION STRATEGIES



Outdoor Dining



Food Trucks



Seasonal Markets



Community Events



Public Art



Pop-Up Retail



Live Entertainment

These temporary activities can activate underutilized commercial centers while supporting local businesses, increasing foot traffic, and demonstrating redevelopment potential prior to permanent investment.

DEVELOPMENT REVIEW



DEVELOPMENT REVIEW OBJECTIVES

- ✓ Clear redevelopment expectations
- ✓ Consistent site standards
- ✓ Safe circulation
- ✓ Improved accessibility
- ✓ Coordinated investment
- ✓ Long-term revitalization

GUIDING PRINCIPLE

Clear site plan review triggers provide consistency and predictability while ensuring redevelopment projects support safe design, coordinated investment, and the City's long-term vision for commercial corridor revitalization.



13. IMPLEMENTATION STRATEGY

The City of Forest Park will implement the Plaza Revitalization Initiative through a phased approach designed to establish clear expectations, engage property owners, and strategically guide reinvestment across the City's commercial corridors. This approach allows the City to first establish a consistent framework, followed by targeted outreach, visible improvements, and long-term compliance efforts.

PHASE 1: FRAMEWORK & COMMUNICATION

The first phase focuses on establishing the foundation for the City's plaza revitalization efforts. This includes adopting a formal *Plaza Rehab Playbook* that outlines citywide design standards, site improvements, and redevelopment expectations for aging commercial plazas. Establishing these guidelines provides clarity for property owners and ensures all departments operate under a unified framework.

As part of this phase, the City will distribute a Site Plan Trigger Memo to Property Owners that clarifies when improvements will require site plan review and outlines the types of upgrades that may be required. These may include improvements related to paving, parking lot striping, ADA accessibility, landscaping, screening, circulation, and access management.

PHASE 2: OUTREACH & ENGAGEMENT

Once the framework is established, the City will begin a structured outreach effort to engage commercial property owners along key corridors including Jonesboro Road, Main Street, and Forest Parkway. Corridor-based meetings will introduce the Plaza Rehab Playbook, outline redevelopment expectations, and clarify the permitting process prior to any enforcement initiatives.

A Jonesboro Road Owner Roundtable will also be conducted to bring together major corridor property owners to discuss revitalization opportunities, share best practices, and align on reinvestment strategies within one of the City's most significant commercial corridors.

PHASE 3: ON-THE-GROUND IMPLEMENTATION

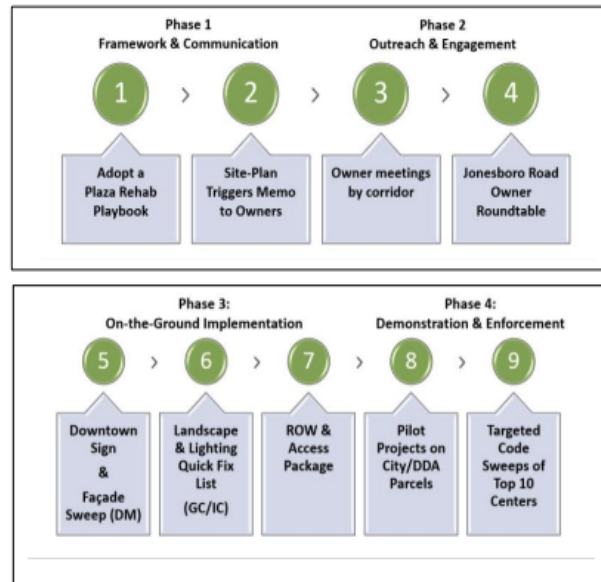
Following outreach and alignment with stakeholders, the city will begin implementing visible improvements to demonstrate the impact of revitalization efforts. Initial efforts will include a Downtown Sign and Façade Improvement Sweep, which will focus on improving signage, façade appearance, and storefront conditions in the downtown area where design guidelines already exist and visible improvements can quickly set a positive example.

Additionally, the city will coordinate with Public Works and Code Compliance to implement a Landscape and Lighting Quick-Fix Program, addressing immediate safety and aesthetic improvements across commercial districts. Improvements may include landscaping maintenance, lighting upgrades, and general site improvements that enhance the overall appearance and safety of commercial plazas.

The city will also pursue a Right-of-Way (ROW) and Access Improvement Package, prioritizing pedestrian connectivity, cross-access between parcels, and improved corridor aesthetics in coordination with Public Works and regional transportation partners such as GDOT.

PHASE 4: DEMONSTRATION & ENFORCEMENT

The final phase focuses on reinforcing the City's revitalization standards through demonstration projects and targeted compliance initiatives. The City will explore pilot projects on City-owned or Downtown Development Authority (DDA) parcels, highlighting model examples of the desired plaza standards. These projects serve as visible demonstrations of the design concepts and improvements encouraged through the Plaza Rehab Playbook—following the principle of "show, don't tell."



Once the framework, communication efforts, and demonstration projects are in place, the city will conduct targeted code compliance reviews of priority commercial centers, focusing on the top ten aging plazas requiring reinvestment. These efforts will be supported by clear standards, prior communication with property owners, and potential incentive opportunities to encourage voluntary reinvestment.

14. FUNDING OPPORTUNITIES

The Plaza Rehabilitation Playbook is intended to encourage long-term private reinvestment through coordinated planning, strategic partnerships, and corridor revitalization initiatives.

FUNDING & RESOURCE ALLOCATION

Successful commercial plaza revitalization initiatives are often supported through a combination of public investment, private reinvestment, and strategic partnerships. Many communities utilize tools such as façade improvement grants, redevelopment incentive programs, tax allocation districts (TADs), Community Development Block Grants (CDBG), and public-private partnerships to encourage property owners to upgrade aging commercial centers.

Local governments also frequently coordinate with economic development agencies, development authorities, and regional partners to identify additional funding sources that can assist with site improvements, landscaping, lighting upgrades, pedestrian infrastructure, and façade modernization. By leveraging a mix of funding opportunities and incentives, municipalities can reduce financial barriers for property owners while promoting long-term reinvestment in key commercial corridors.

In the City of Forest Park, future revitalization efforts may be supported through coordination with the Urban Redevelopment Agency (URA), Economic Development initiatives, and potential façade or corridor improvement programs designed to encourage reinvestment in aging commercial centers. The City may also explore grant opportunities, redevelopment incentives where feasible, and strategic partnerships that can assist property owners with site improvements such as façade upgrades, landscaping, lighting, pedestrian infrastructure, and parking lot enhancements. These efforts are intended to support and encourage private property reinvestment with the City's broader vision for strengthening commercial corridors and enhancing the overall appearance, safety, and economic vitality of Forest Park's plazas.

By combining strategic reinvestment opportunities with clear redevelopment expectations, the City of Forest Park can encourage long-term reinvestment that enhances the quality, safety, and economic performance of its commercial plazas.



POTENTIAL FUNDING TOOLS MAY INCLUDE

- Façade improvement incentives
- Public-private partnerships
- State or regional grant programs
- Economic development initiatives



PRIVATE REINVESTMENT EXPECTATIONS

The City of Forest Park does not intend to assume responsibility for funding improvements to privately owned commercial properties. Property owners remain responsible for maintaining and improving their sites in compliance with applicable development standards, property maintenance requirements, and safety regulations.

The Plaza Rehabilitation Playbook is intended to establish clear redevelopment expectations while encouraging private reinvestment through coordinated planning, redevelopment guidance, potential grant opportunities, strategic partnerships, and future incentive-based programs where feasible.

CITY ROLE

- Establish redevelopment standards
- Coordinate corridor improvements
- Improve public infrastructure
- Support long-term reinvestment efforts

15. INTERDEPARTMENTAL COODINATION

INTERDEPARTMENTAL COORDINATION

The Plaza Revitalization Initiative is a collaborative effort involving multiple City departments, authorities, and partner organizations working together to support corridor revitalization, code compliance, economic development, infrastructure improvements, and public engagement.

Successful implementation will require ongoing coordination between City departments, authorities, community partners, businesses, and property owners to advance Forest Park's vision for safer, more attractive, and economically vibrant commercial corridors.



Through coordinated planning, communication, and implementation efforts, these departments, authorities, and partner organizations support the City's vision for revitalizing commercial corridors, encouraging private reinvestment, and enhancing the overall appearance, safety, and economic vitality of Forest Park.

16. PILOT PROJECTS

As part of the implementation strategy, the City may identify opportunities to initiate pilot projects on City-owned or Downtown Development Authority (DDA) parcels. These projects may serve as model examples that demonstrate the desired plaza revitalization standards and design concepts outlined in this Playbook. By highlighting tangible improvements such as upgraded façades, improved landscaping, enhanced lighting, and modernized pedestrian connections the city can illustrate the potential transformation of aging commercial plazas. This "show, don't tell" approach allows property owners and stakeholders to clearly visualize the benefits of reinvestment and helps establish a benchmark for future improvements throughout Forest Park's commercial corridors.

FUTURE PILOT PROJECT IDENTIFICATION

Specific pilot project locations have not yet been identified. Future locations will be evaluated as implementation of the Plaza Revitalization Initiative progresses and may focus on publicly controlled properties, redevelopment opportunity sites, or strategic commercial corridors where demonstration improvements can highlight the City's desired revitalization standards.

— PILOT PROJECT DEVELOPMENT PROCESS —



PILOT PROJECTS

Pilot projects provide real-world examples of the redevelopment standards and design concepts envisioned through the Plaza Rehabilitation Playbook.

FUTURE PILOT PROJECTS MAY BE EVALUATED ON:

- ✓ Visibility and corridor impact
- ✓ Redevelopment potential
- ✓ Property ownership and partnership opportunities
- ✓ Existing site conditions
- ✓ Ability to demonstrate Playbook standards
- ✓ Potential economic development benefits
- ✓ Alignment with City revitalization goals

17. CONCLUSION & NEXT STEPS

LOOKING AHEAD

The Plaza Rehabilitation Playbook establishes the framework for future reinvestment and revitalization of Forest Park's commercial corridors. Through continued coordination, strategic partnerships, and long-term implementation efforts, the city will work toward creating safer, more attractive, and economically vibrant commercial centers throughout the community.

NEXT STEPS

- ✓ Present Redevelopment Concepts to the URA - June 11, 2026
- ✓ Anticipated Adoption by Mayor & Council - July 2026
- ✓ Continue Coordination with PIO on Public Awareness and Communication Strategies
- ✓ Identify Funding, Partnership, and Reinvestment Opportunities
- ✓ Develop Property Owner and Stakeholder Engagement Strategies
- ✓ Anticipated Project Implementation - First Quarter 2027



Illustrative redevelopment concept demonstrating the vision of the Plaza Revitalization Initiative.

*Revitalizing Commercial Corridors. Strengthening Community.
Building Forest Park's Future.*



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V4

Requested By SaVaughn Irons-Kumassah, Interim Director	Sponsor(s)
Department Planning and Community Development	

Requested Action Ordinance (without public hearing)
Requirement for Board Action
Summary & Background The proposed ordinance comprehensively updates Title 9, Chapter 6 of the City of Forest Park Code of Ordinances governing commercial solicitors, peddlers, transient merchants, charitable solicitations, and mobile food vendors. The amendments modernize outdated provisions, clarify definitions, establish standardized permitting and application requirements, limit permits to individual applicants, provide uniform permit durations, create clear administrative review and appeal procedures, strengthen enforcement and revocation provisions, and update penalty language to align with the City's general penalty provisions. The ordinance also clarifies permitting standards for mobile food vendors and updates references to permit fees to reflect the City's current practice of establishing fees by resolution. Collectively, these revisions are intended to improve administrative efficiency, promote consistency throughout the Code, and provide clearer guidance for applicants, City staff, and the public while protecting the public health, safety, and welfare.
Fiscal Impact None
Exhibits Attached 2026-6-26 - FP Ord (Peddlers)
Staff Recommendation Approval

**STATE OF GEORGIA
CITY OF FOREST PARK**

ORDINANCE NO. 2026-____

1 AN ORDINANCE BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS
2 KIMBERLY JAMES, HECTOR GUTIERREZ, LATRESA AKINS-WELLS,
3 DELORES A. GUNN, AND ALLAN MEARS OF THE CITY OF FOREST PARK,
4 GEORGIA, BY AMENDING TITLE 9 (LICENSING AND REGULATION), CHAPTER 6
5 (PEDDLERS AND SOLICITORS) OF THE CITY'S CODE OF ORDINANCES; TO PROVIDE
6 AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

7 **WHEREAS**, the City of Forest Park, Georgia ("City") is a municipal corporation duly
8 organized and existing under the laws of the State of Georgia; and

9 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
10 thereof; and

11 **WHEREAS**, the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to
12 its property, affairs, and local government; and

13 **WHEREAS**, the Mayor and Council have determined that the City's regulations governing
14 peddlers, solicitors, charitable solicitations, and mobile food vendors should be updated to reflect
15 current business practices, improve administrative efficiency, and promote consistency throughout
16 the Code of Ordinances; and

17 **WHEREAS**, the City finds that establishing clear permitting standards, application
18 requirements, permit durations, and enforcement procedures will assist City staff in the fair and
19 consistent administration of Chapter 6 while protecting the public health, safety, and welfare; and

20 **WHEREAS**, the Mayor and Council further find that revising Chapter 6 will modernize
21 the City's licensing regulations, enhance transparency for applicants, and ensure that commercial

and charitable solicitation activities, as well as mobile food vendor operations, are conducted in a manner that serves the best interests of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 6 (“Peddlers and Solicitors”) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth in **Exhibit A** attached hereto and incorporated herein.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intent of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section to this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the

greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and phrases shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the City's Code of Ordinances, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 6. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 7. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

SO ORDAINED this ____ day of _____, 2026.

CITY OF FOREST PARK, GEORGIA

By: _____
Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

_____(SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

TITLE 9 – LICENSING AND REGULATION

[...]

CHAPTER 6. – PEDDLERS AND SOLICITORS

ARTICLE A. - COMMERCIAL SOLICITING

Sec. 9-6-1. - Permit required.

It shall be unlawful for a ~~peddler, canvasser, solicitor, transient merchant, itinerant merchant or itinerant vendor as defined below to~~ **any person subject to the provisions of this Article to engage in such business commercial solicitation, peddling, canvassing, or transient merchandising** within the city without first obtaining a permit therefor in compliance with the provisions of this article **unless such person has first obtained a valid permit issued in accordance with this Article, unless otherwise exempted by this Code or applicable law.**

Sec. 9-6-2. - Definitions.

For purposes of this Article, the following words and phrases shall have the meanings set forth below:

- (a) ~~For the purpose of this article, a~~ **A transient merchant, itinerant merchant or itinerant vendor** is defined as any person, firm or corporation, whether as owner, agent, consignee or employee, whether a resident of the city or not, who engages in a temporary business of selling and delivering goods, wares and merchandise within said city, and who, in furtherance of such purpose, hires, leases, uses or occupies any building, structure, motor vehicle, tent, railroad box car, or boat, public room in hotels, lodging houses, apartments, shops, or other place within the city, for the exhibition and sale of such goods, wares and merchandise, either privately or at public auction provided that such definition shall not be construed to include any person, firm or corporation who, while occupying such temporary location, does not sell from stock, but exhibits samples only for the purpose of securing orders for future delivery only. The person, firm, or corporation so engaged shall not be relieved from complying with the provisions of this article merely by reason of associating temporarily with any local dealer, trader, merchant or auctioneer, or by conducting such transient business in connection with, as a part of, or in the name of any local dealer, trader, merchant or auctioneer **any person who travels from place to place, business to business, or residence to residence for the purpose of soliciting orders, contracts, subscriptions, donations, or commitments for the future sale or delivery of goods, merchandise, services, or other personal property, regardless of whether samples are displayed or advance payment is collected.**

(b) ~~The word *peddler* as used herein shall include any person, whether a resident of the city or not, traveling by foot, wagon, automotive vehicle, or any other type of conveyance, from place to place, from house to house, or from street to street, carrying, conveying or transporting goods, wares, merchandise, meats, fish, vegetables, fruits, garden truck, farm products or provisions, offering and exposing the same for sale, or making sales and delivering articles to purchasers, or who, without traveling from place to place, shall sell or offer the same for sale from a wagon, automotive vehicle, railroad car, or other vehicle or conveyance, and further provided that one who solicits orders and as a separate transaction makes deliveries to purchasers as a part of a scheme or design to evade the provisions of this article shall be deemed a peddler subject to the provisions of this article. The word "peddler" shall include the words "hawker" and "huckster."~~ **means any person who carries, transports, or conveys goods, wares, merchandise, food products, or other tangible personal property from place to place for the purpose of offering such items for immediate sale and delivery to customers. The term includes any person selling from a vehicle or other movable conveyance and includes persons commonly known as "hawkers" or "hucksters".**

(c) ~~A *canvasser* or *solicitor* is defined as any individual, whether resident of the city or not, traveling either by foot, wagon, automobile, motor truck, or any other type of conveyance, from place to place, from house to house, or from street to street, taking or attempting to take orders for sale of goods, wares and merchandise, personal property of any nature whatsoever for future delivery, or for services to be furnished or performed in the future, whether or not such individual has, carries or exposes for sale a sample of the subject of such sale or whether he is collecting advance payments on such sales or not, provided that such definition shall include any person who, for himself, or for another person, firm or corporation, hires, leases, uses, or occupies any building, structure, tent, railroad box car, boat, hotel room, lodging house, apartment, shop, or any other place within the city for the sole purpose of exhibiting samples and taking orders for future delivery~~ **means any person who travels from place to place, business to business, or residence to residence for the purpose of soliciting orders, contracts, subscriptions, donations, or commitments for the future sale or delivery of goods, merchandise, services, or other personal property, regardless of whether samples are displayed or advance payment is collected.**

Sec. 9-6-3. - Application.

~~Applicants for permits under this article must file with the chief of police a sworn application in writing on a form to be furnished by the city, which shall give the following information:~~

~~(1) Name and description of the applicant;~~

~~(2) Address;~~

- 135 ~~(3) A brief description of the nature of the business and the goods to be sold;~~
- 136 ~~(4) If employed, the name and address of the employer;~~
- 137 ~~(5) The length of time for which the right to do business is desired;~~
- 138 ~~(6) If a vehicle is to be used, a description of the same, together with license~~
139 ~~number or other means of identification; and~~
- 140 ~~(7) A statement as to whether or not the applicant has been convicted of any~~
141 ~~crime, misdemeanor, or violation of any municipal ordinance, the nature~~
142 ~~of the offense and the punishment or penalty assessed therefor.~~
- 143 **(a) An applicant for a permit under this Article shall submit a completed**
144 **application, under oath, to the Chief of Police or the Chief's designee on a form**
145 **prescribed by the City.**
- 146 **(b) No permit application shall identify more than one (1) applicant. Each**
147 **individual engaging in activities regulated by this Article shall obtain a separate**
148 **permit, and permits shall not be issued jointly or to multiple individuals under**
149 **a single application.**
- 150 **(c) The application shall include, at a minimum, the following information:**
- 151 **(1) The applicant's full legal name, residential address, telephone number,**
152 **and, if available, email address;**
- 153 **(2) A brief description of the proposed business or solicitation activities**
154 **and the goods, merchandise, or services to be offered;**
- 155 **(3) If the applicant is acting on behalf of another individual, business, or**
156 **organization, the name, address, and telephone number of the**
157 **employer, principal, or sponsoring entity;**
- 158 **(4) The location or locations where the applicant intends to conduct**
159 **business or solicitation activities, if known;**
- 160 **(5) The dates for which the permit is requested;**
- 161 **(6) A description of any vehicle or conveyance to be used in connection**
162 **with the permitted activity, including the license plate number, if**
163 **applicable;**
- 164 **(7) A statement identifying whether the applicant has been convicted of**
165 **any felony or misdemeanor involving fraud, theft, or deceit within the**

166 previous five (5) years, including the nature of the offense and the date
167 of conviction; and

168 (8) Such other information or documentation as the Chief of Police or the
169 Chief's designee may reasonably require to determine the applicant's
170 eligibility for a permit under this Article.

171 *Sec. 9-6-4. - Investigation and issuance.*

172 (a) Upon receipt of such ~~completed~~ application, the ~~chief of police~~ **Chief of Police or**
173 **the Chief's designee** shall ~~cause such investigation of the applicant's business and~~
174 ~~moral character to be made as he deems necessary for the protection of the public~~
175 ~~good~~ **shall review the application and may conduct such investigation as is**
176 **reasonably necessary to verify the information contained therein and determine**
177 **whether the applicant satisfies the requirements of this Article.**

178 (b) ~~If, as a result of such investigation, the applicant's character or business~~
179 ~~responsibility is found to be unsatisfactory, the chief of police shall endorse on such~~
180 ~~application his disapproval and his reasons for the same, and notify the applicant~~
181 ~~that his application is disapproved and that no permit will be issued. Any person~~
182 ~~aggrieved by a decision of the chief of police may appeal such decision to the city~~
183 ~~manager~~ **If the Chief of Police or the Chief's designee determines that the**
184 **applicant has satisfied the requirements of this Article and all applicable laws,**
185 **the permit shall be issued upon payment of the applicable permit fee.**

186 (c) ~~If, as a result of such investigation, the character and business responsibility of the~~
187 ~~applicant are found to be satisfactory, the chief of police shall, upon receipt of~~
188 ~~payment of the prescribed permit fee, deliver to the applicant his permit. The chief~~
189 ~~shall keep a permanent record of all permits issued. The Chief of Police or the~~
190 **Chief's designee may deny a permit application upon determining that:**

191 (1) The application contains a material false statement or omission;

192 (2) The applicant has failed to provide information required by this Article
193 or requested during the review process;

194 (3) The applicant has failed to satisfy the requirements of this Article or
195 other applicable federal, state, or local laws; or

196 (4) The applicant is otherwise ineligible to receive a permit under this
197 Code.

198 (d) Any denial of a permit application shall be provided to the applicant in writing
199 and shall state the reason or reasons for the denial.

(e) Any person aggrieved by the denial of a permit application may appeal such decision to the City Manager by submitting a written notice of appeal within ten (10) calendar days after receipt of the written denial. The decision of the City Manager shall constitute the City's final administrative decision.

(f) The Chief of Police shall maintain a record of all permits issued pursuant to this Article.

[...]

Sec. 9-6-6. - Exhibition of permits.

(a) ~~Itinerant merchants. The permit issued hereunder for itinerant merchants and dealers and transient merchants shall be posted conspicuously in the place of business named therein. In the event that such person or persons applying for said permit shall desire to do business in more than one (1) place within the city, separate permits may be issued for each place of business, and shall be posted conspicuously in each place of business.~~ ***Transient Merchants.*** A permit issued to a transient merchant, itinerant merchant, or itinerant vendor shall be prominently displayed at the authorized place of business at all times while conducting business within the City. A separate permit shall be required for each approved location.

(b) ~~Peddlers. Peddlers, solicitors and canvasses are required to exhibit their permit at the request of any citizen.~~ ***Peddlers, Canvassers, and Solicitors.*** A peddler, canvasser, or solicitor shall carry the permit issued under this Article while conducting business and shall produce the permit upon request of any law enforcement officer, code enforcement officer, or any person with whom the permittee seeks to conduct business or solicitation.

[...]

Sec. 9-6-8. - Use of streets.

~~It shall be unlawful for any person issued a permit under the provisions of this article to conduct any business transaction in any area which is within thirty five (35) feet of any street, alley, road or highway.~~ A permit issued under this Article shall not authorize the permittee to obstruct or impede the free and safe use of any public street, sidewalk, alley, roadway, driveway, or other public right-of-way. No permittee shall conduct business or solicitation in a manner that interferes with pedestrian or vehicular traffic or creates a hazard to the public health, safety, or welfare.

233 *Sec. 9-6-9. – Suspension and Revocation of permits.*

234 Permits issued under the provisions of this article may be revoked for any of the following
235 causes:

236 ~~(1) Fraud, misrepresentation or false statement contained in the application~~
237 ~~for permit;~~

238 ~~(2) Fraud, misrepresentation or false statement made in the course of carrying~~
239 ~~on any business contemplated hereunder;~~

240 ~~(3) Any violation of this article;~~

241 ~~(4) Conviction of any crime or misdemeanor involving moral turpitude; or~~

242 ~~(5) Conducting any business contemplated hereunder, in an unlawful manner~~
243 ~~or in such a manner as to constitute a breach of the peace or to constitute~~
244 ~~a menace to the health, safety, or general welfare of the public.~~

245 **(a) The Chief of Police or the Chief's designee may suspend or revoke any permit**
246 **issued under this Article upon determining that:**

247 **(1) The permit was obtained through fraud, misrepresentation, or a**
248 **material false statement or omission;**

249 **(2) The permittee has violated any provision of this Article or any**
250 **condition of the permit;**

251 **(3) The permittee has violated any applicable federal, state, or local law**
252 **while conducting activities authorized by the permit;**

253 **(4) The permittee has conducted business or solicitation in a manner that**
254 **creates a threat to the public health, safety, or welfare; or**

255 **(5) The permittee has failed to maintain the qualifications or requirements**
256 **necessary for issuance of the permit.**

257 **(b) Any suspension or revocation shall be in writing and shall state the reason or**
258 **reasons for the action taken. Written notice shall be personally delivered or**
259 **mailed to the permittee at the address provided on the permit application.**

260 **(c) A permittee whose permit has been suspended or revoked may appeal the**
261 **decision to the City Manager by submitting a written notice of appeal within ten**
262 **(10) calendar days after receipt of the written notice. The decision of the City**
263 **Manager shall constitute the City's final administrative decision.**

264 *Sec. 9-6-10. - Regulation of hours.*

265 All activity regulated hereunder shall occur only between the hours of 9:00 a.m. and 6:00
266 p.m. Eastern Standard Time or between the hours of 9:00 a.m. and 7:00 p.m. Eastern Daylight
267 Time, **unless otherwise authorized by the City as part of a special event permit or other lawful**
268 **authorization.**

269 [...]

270 *Sec. 9-6-12. – ~~Reserved.~~ Permit Duration.*

271 Each permit issued pursuant to this Article shall be valid for a period not to exceed
272 five (5) consecutive calendar days from the date of issuance, unless sooner suspended or
273 revoked pursuant to this Article. Upon expiration, any person seeking to continue activities
274 regulated by this Article shall submit a new permit application and obtain a new permit prior
275 to engaging in such activities.

276 *Sec. 9-6-13. - Penalty.*

277 ~~Any person violating any of the provisions of this article shall upon conviction thereof~~
278 ~~be punished by a fine or imprisonment or both, to be set by the city's municipal court judge~~
279 ~~presiding at the time. Any person who violates any provision of this Article shall be subject to~~
280 ~~the penalties set forth in Section 1-1-8 of the Code of Ordinances of the City of Forest Park.~~
281 **In addition to any other remedy authorized by law, any permit issued under this Article may**
282 **be suspended or revoked in accordance with Section 9-6-9. Each day that a violation**
283 **continues shall constitute a separate offense.**

284 ARTICLE B. - CHARITABLE SOLICITATIONS

285 *Sec. 9-6-21. - Definitions.*

286 ~~Whenever used in this article unless a different meaning clearly appears from the context:~~

287 (1) ~~Solicit and solicitation shall mean the request directly or indirectly of~~
288 ~~money, credit, property, financial assistance or other things of value on~~
289 ~~the plea or representation that such money, credit, property, financial~~
290 ~~assistance or other thing of value will be used for a charitable or religious~~
291 ~~purpose as those purposes are defined in this article. These words shall~~
292 ~~also mean and include the following methods of securing money, credit,~~
293 ~~property, financial assistance or other things of value on the plea or~~
294 ~~representation that it will be used for a charitable or religious purpose as~~
295 ~~herein defined:~~

296 a. ~~Any oral or written request;~~

297 b. ~~The distribution, circulation, mailing, posting or publishing of~~
298 ~~any handbill, written advertisement, or publication;~~

299 e. ~~The making of any announcement to the press, over the radio, by~~
300 ~~telephone or telegraph concerning an appeal, assemblage,~~
301 ~~athletic or sports event, bazaar, benefit, campaign, contest,~~
302 ~~dance, drive, entertainment, exhibition, exposition, party,~~
303 ~~performance, picnic, sale or social gathering, which the public is~~
304 ~~requested to patronize or to which the public is requested to make~~
305 ~~a contribution for any charitable or religious purpose connected~~
306 ~~therewith; or~~

307 d. ~~The sale of, offer or attempt to sell, any advertisement,~~
308 ~~advertising space, book, card, chance, coupon, device, magazine,~~
309 ~~membership, merchandise, subscription, ticket or other thing in~~
310 ~~connection with which any appeal is made for any charitable or~~
311 ~~religious purpose, or where the name of any charitable or~~
312 ~~religious person is used or referred to in any such appeal as an~~
313 ~~inducement or reason for making any such sale, or when or where~~
314 ~~in connection with any such sale, any statement is made that the~~
315 ~~whole or any part of the proceeds from any such sale, or any part~~
316 ~~of the proceeds from any such sale, will go or be donated to any~~
317 ~~charitable or religious purpose.~~

318 ~~"Solicitation" as defined herein shall be deemed completed when made,~~
319 ~~whether or not the person making the same receives any contribution or~~
320 ~~makes any sale referred to in this section.~~

321 (2) ~~Charitable shall mean and include the words patriotic, philanthropic,~~
322 ~~social service, welfare, benevolent, educational, civic, or fraternal, either~~
323 ~~actual or purported.~~

324 (3) ~~Religious and religion as used herein shall not mean and include the word~~
325 ~~"charitable" as herein defined, but shall be given their commonly accepted~~
326 ~~definitions.~~

327 (4) ~~Contributions shall mean the promise or grant of any money or property~~
328 ~~of any kind or value.~~

329 (5) ~~Person shall mean any individual, firm, co-partnership, corporation,~~
330 ~~company, association, or joint stock, organization or league, church,~~
331 ~~religious sect, religious denomination, society, and includes any trustee,~~
332 ~~receiver, assignee, agent, or other similar representative thereof.~~

(6) ~~Promoter shall mean any person who promotes, manages, supervises, organizes, or attempts to promote, manage, supervise, or organize a campaign or solicitations.~~

For purposes of this Article, the following words and phrases shall have the meanings ascribed to them below:

(a) *Charitable Organization* means any nonprofit organization, corporation, association, trust, foundation, church, religious organization, educational institution, civic organization, or other entity organized and operated primarily for religious, charitable, educational, philanthropic, benevolent, patriotic, civic, or similar nonprofit purposes.

(b) *Contribution* means any donation, gift, grant, pledge, promise, subscription, or transfer of money, property, services, or anything of value made in response to a solicitation.

(c) *Person* means any individual, partnership, corporation, limited liability company, association, organization, trust, estate, or any other legal entity.

(d) *Promoter* means any person who plans, manages, supervises, conducts, or is responsible for organizing or directing a charitable solicitation on behalf of another person or organization.

(e) *Solicit* or *Solicitation* means any direct or indirect request, appeal, or representation for a contribution or thing of value for a charitable or religious purpose, whether made in person, by telephone, in writing, electronically, through advertising, by public announcement, or by the sale of goods, services, tickets, memberships, or other items where all or any portion of the proceeds is represented to benefit a charitable or religious purpose. A solicitation shall be deemed complete upon the making of the request, regardless of whether a contribution is received.

Sec. 9-6-22. - Solicitations permit; required. Permit required; exemptions.

~~No person shall solicit contributions within the city without a permit from the police department authorizing such solicitation; provided, however, that the provisions of this section shall not apply to any established persons organized and operating exclusively for religious or charitable purposes and not operated for the pecuniary profit of any person if the solicitations by such established person are conducted among the members thereof by other members or officers thereof, voluntarily and without remuneration for the making of such solicitations, or if the solicitations are in the form of collections or contributions at the regular assemblies or services of any such established person.~~

(a) Except as otherwise provided in this Article or by applicable federal or state law, no person shall solicit charitable contributions within the City without first obtaining a permit from the Chief of Police or the Chief's designee.

(b) The permit requirement of this section shall not apply to:

(1) A bona fide religious, charitable, educational, civic, or nonprofit organization soliciting contributions solely from its own members or congregants through its officers, employees, volunteers, or members, provided that no person receives compensation based upon the amount of contributions solicited; or

(2) The collection of offerings, tithes, or other voluntary contributions received during the regular meetings, assemblies, or religious services of a bona fide religious organization.

(c) Each permit issued pursuant to this Article shall be valid for a period not to exceed five (5) consecutive calendar days from the date of issuance, unless sooner suspended or revoked pursuant to this Article. Upon expiration, any person seeking to continue charitable solicitation activities regulated by this Article shall submit a new permit application and obtain a new permit prior to engaging in such activities.

(d) Nothing in this Article shall be construed or applied in a manner that conflicts with the rights guaranteed by the United States Constitution, the Constitution of the State of Georgia, or applicable federal or state law.

Sec. 9-6-23. - Same; application. Application.

~~An application for a permit to solicit shall be made to the police department upon forms provided by the city. The application herein required shall contain the following information, or in lieu thereof, a detailed statement of the reason or reasons why such information cannot be furnished:~~

~~(1) The name and address or headquarters of the person applying;~~

~~(2) The purpose of the solicitation;~~

~~(3) The name and address of the person or persons who will be in direct charge of conducting the solicitation and the names of all promoters connected or to be connected with the proposed solicitations;~~

~~(4) An outline of the method or methods to be used in conducting the solicitations;~~

- 401 ~~(5) The time when such solicitations shall be made, giving the preferred dates~~
402 ~~for the beginning and ending of such solicitation;~~
- 403 ~~(6) The amount of any wages, fees, commissions, expenses or emoluments to~~
404 ~~be expended or paid to any person in connection with such solicitations,~~
405 ~~and the names and addresses of all such persons;~~
- 406 ~~(7) A full statement of the character and extent of the charitable work being~~
407 ~~done by the applicant within the city; and~~
- 408 ~~(8) Such other information as may be reasonably necessary and required by~~
409 ~~the police department in order for the department to determine the kind~~
410 ~~and character of the proposed solicitation and whether such solicitation is~~
411 ~~in the interest of, and not inimical to, the public welfare.~~
- 412 **(a) An applicant for a charitable solicitation permit under this Article shall submit**
413 **a completed application, under oath, to the Chief of Police or the Chief's**
414 **designee on a form prescribed by the City.**
- 415 **(b) Each permit application shall identify only one (1) applicant. No permit shall be**
416 **issued jointly to multiple individuals, and each person engaging in charitable**
417 **solicitation regulated by this Article shall obtain a separate permit.**
- 418 **(c) The application shall include, at a minimum, the following information:**
- 419 **(1) The applicant's full legal name, residential address, telephone number,**
420 **and, if available, email address;**
- 421 **(2) If the applicant is acting on behalf of a charitable organization, the**
422 **name, address, and telephone number of the organization;**
- 423 **(3) The charitable purpose for which the solicitation will be conducted;**
- 424 **(4) The names of the individual or individuals who will be responsible for**
425 **conducting and supervising the solicitation;**
- 426 **(5) The proposed method of solicitation, including the dates, times, and**
427 **locations where the solicitation will occur;**
- 428 **(6) A statement identifying whether any person will receive compensation,**
429 **commissions, fees, or other remuneration in connection with the**
430 **solicitation and, if so, the nature and amount of such compensation;**
- 431 **(7) A brief description of the charitable activities or programs to be**
432 **supported by the solicitation; and**

- 433 (8) Such other information or documentation as the Chief of Police or the
434 Chief's designee may reasonably require to determine the applicant's
435 eligibility for a permit under this Article.

436 *Sec. 9-6-24. - Same; investigation Review of application.*

437 ~~The police department shall examine all applications filed under this article and shall~~
438 ~~make, or cause to be made, such further investigations as deemed necessary to perform the duties~~
439 ~~hereunder. Upon request by the department any applicant shall make available for inspection by~~
440 ~~the department, or any person designated by the department, all of the applicant's books, records~~
441 ~~and papers at any reasonable time.~~

- 442 (a) Upon receipt of a completed application, the Chief of Police or the Chief's
443 designee shall review the application and may conduct such investigation as is
444 reasonably necessary to verify the information contained therein and determine
445 whether the applicant satisfies the requirements of this Article.
- 446 (b) During the review process, the Chief of Police or the Chief's designee may
447 request additional information or documentation reasonably necessary to
448 determine the applicant's eligibility for a permit. The applicant shall promptly
449 provide any requested information.
- 450 (c) The failure of an applicant to provide requested information or documentation
451 may constitute grounds for denial of the permit application.

452 *Sec. 9-6-25. - Same; standards for issuance Issuance or Denial of Permit.*

453 ~~The police department shall issue the permit herein provided for provided the following~~
454 ~~facts are found to exist:~~

- 455 ~~(1) That all of the statements made in the application are true;~~
- 456 ~~(2) That the applicant has a good character and reputation for honesty and~~
457 ~~integrity, or if the applicant is not an individual, that every person~~
458 ~~responsible for such organization is of good character and has a reputation~~
459 ~~for honesty and integrity;~~
- 460 ~~(3) That the control and supervision of the solicitation will be under~~
461 ~~responsible and reliable persons;~~
- 462 ~~(4) That the applicant has not engaged in any fraudulent transaction or~~
463 ~~enterprise; and~~
- 464 ~~(5) That the solicitation is promoted solely by a desire to finance the charitable~~
465 ~~cause described in the application and will not be conducted primarily for~~
466 ~~private profit.~~

- 467 (a) If the Chief of Police or the Chief's designee determines that the applicant has
468 satisfied the requirements of this Article and all applicable federal, state, and
469 local laws, the permit shall be issued upon payment of the applicable permit fee.
- 470 (b) The Chief of Police or the Chief's designee may deny a permit application upon
471 determining that:
- 472 (1) The application contains a material false statement or omission;
- 473 (2) The applicant has failed to provide information required by this Article
474 or requested during the review process;
- 475 (3) The applicant has failed to satisfy the requirements of this Article or
476 other applicable federal, state, or local laws; or
- 477 (4) The applicant is otherwise ineligible to receive a permit under this
478 Code.
- 479 (c) Any denial of a permit application shall be provided to the applicant in writing
480 and shall state the reason or reasons for the denial.
- 481 (d) Any person aggrieved by the denial of a permit application may appeal such
482 decision to the City Manager by submitting a written notice of appeal within ten
483 (10) calendar days after receipt of the written denial. The decision of the City
484 Manager shall constitute the City's final administrative decision.

485 *Sec. 9-6-26. - Use of fictitious name. Fraudulent solicitations; suspension and revocation of*
486 *permit.*

- 487 (a) No person shall ~~directly or indirectly~~ knowingly solicit contributions within the City
488 for any purpose by ~~misrepresentation of his name, occupation, financial condition,~~
489 ~~social condition or residence, and no person shall make or perpetrate any other~~
490 ~~misstatement, deception or fraud in connection with any solicitation of any~~
491 ~~contribution for any purpose in the city, or in any application or report filed under~~
492 ~~this article making any false, fraudulent, or misleading representation concerning~~
493 ~~the person's identity, affiliation, purpose, or the intended use of any contribution.~~
494 No person shall knowingly submit any false or misleading information in any
495 application, report, or other document required under this Article.
- 496 (b) Any permit issued under this Article may be suspended or revoked by the Chief
497 of Police or the Chief's designee if the permittee:
- 498 (1) Obtained the permit through fraud, misrepresentation, or a material
499 false statement or omission;
- 500 (2) Violates any provision of this Article; or

- (3) Conducts charitable solicitation in a fraudulent, deceptive, or otherwise unlawful manner.

ARTICLE C. - MOBILE FOOD VENDORS

[...]

Sec. 9-6-30. - Decision on application for a vendor permit; review.

- (a) ~~Section 9-6-29 and the full amount of the nonrefundable application fee, Upon receipt of a completed application submitted in accordance with Section 9-6-29, together with the full amount of the nonrefundable application fee, the director shall review such application and any accompanying documents and shall render a decision on the application within thirty (30) calendar days of such receipt approve or deny the application within thirty (30) calendar days.~~

- (1) The director may grant the application only if ~~he~~ **the director** determines that the requested vendor permit complies with all requirements of this article and all other applicable laws and regulations of the city or the State of Georgia. If the application is granted, the director shall notify the applicant, in writing, of that decision ~~within the twenty-day period following his receipt of a complete application and the full amount of the nonrefundable fee~~ **and shall issue the vendor permit in accordance with Section 9-6-31.**

- (2) The director shall deny the application if he determines that the application contains materially false information, material omissions, or substantially misleading information or that the requested vendor permit would violate any provision of this article or any applicable law or regulation of the city or the State of Georgia. If the application is denied, the director shall notify the applicant, in writing, of that decision ~~within the thirty-day period following his receipt of the completed application and the full amount of the nonrefundable fee~~ **time period set forth in this subsection and shall state the reason or reasons for the denial.**

- (b) Any person whose application for a vendor permit is denied shall have the right to appeal such denial to the city manager. Any such notice of appeal must be in writing and must be received by the city manager or ~~his~~ **the city manager's** designee within ten (10) calendar days of the director's notification of the denial. The city manager or ~~his~~ **the city manager's** designee shall note, in writing, on the notice of the appeal the date that he received the item. Within thirty (30) calendar days of the receipt of the notice of appeal, the city manager or ~~his~~ **the city manager's** designee shall render a decision on such appeal and shall inform the appellant in writing of that decision. In the event that the city manager or his designee approves the application, the director thereafter shall issue the vendor permit pursuant to section 9-6-31.

539 (c) Any appeal of the decision of the city manager or ~~his~~ **the city manager's** designee
540 affirming the denial of an application for a vendor permit shall be taken to the
541 superior court by a petition for a writ of certiorari as provided by law.

542 *Sec. 9-6-31. - Issuance of vendor permit; vendor permit fees.*

543 (a) In the event that an application for a vendor permit is granted, the director shall
544 make available to the applicant the vendor permit within three (3) business days of
545 the city's receipt of the full amount of the vendor permit fee required by subsection
546 (c) and any other fees which may be required by any other applicable ordinance or
547 regulation.

548 (b) The director may determine the format and content of the vendor permit; **provided**
549 **that** ~~but, notwithstanding,~~ each vendor permit shall contain the following
550 information:

551 (1) Name of the person to whom such permit is issued.

552 (2) Address and phone number of the person to whom such permit is issued.

553 (3) The date ~~that~~ the permit is issued.

554 (4) The location(s), the date(s) and the hour(s) of operation for which such
555 permit is issued.

556 (c) The vendor permit fee shall be ~~in such amount as may be set~~ **established** by
557 resolution **of the Mayor and Council, as amended from time to time.** ~~by the~~
558 ~~governing authority.~~

559 (d) A vendor permit shall be issued on an annual basis, with such period commencing
560 on the date that the permit is issued and expiring one (1) year later.

561 (e) No vendor permit may be sold, transferred, assigned or used by any person other
562 than the one to whom such permit is issued.

563 (f) A vendor permit shall be valid only for the location(s), the date(s) and the hour(s)
564 of operation specified in such permit.

565 [...]

566 *Sec. 9-6-37. - Revocation and suspension; review.*

567 (a) The city may revoke or suspend a vendor permit issued under the provisions of this
568 article for any of the following reasons:

- 569 (1) Any fraud, misrepresentation or false statement contained in the
570 application for a vendor permit;
- 571 (2) Any fraud, misrepresentation or false statement made in the course of
572 carrying on any business contemplated by this article;
- 573 (3) A violation of this article or any provision of the Code of Ordinances or
574 the laws and regulations of Clayton County or the State of Georgia; or
- 575 (4) Conducting any business activity contemplated by this article in an
576 unlawful manner or in such a manner as to constitute a breach of the peace
577 or to constitute a menace to the health, safety or general welfare of the
578 public.

579 The decision to revoke or suspend any vendor permit shall be in writing, shall set
580 forth the reasons for such action and shall be mailed or ~~hand~~ **personally** delivered
581 to the person to whom such permit was issued.

582 (b) In the event that the city revokes or suspends any vendor permit issued under this
583 article, the person to whom such permit was issued shall have the right to appeal
584 such revocation or suspension to the city manager. Any such notice of appeal must
585 be in writing and must be received by the city manager or ~~his~~ **the city manager's**
586 designee within ten (10) calendar days of the city's notification of the revocation or
587 suspension. The city manager or ~~his~~ **the city manager's** designee shall note, in
588 writing, on the notice of appeal the date that he received the item. Within twenty
589 (20) calendar days of the receipt of the notice of appeal, the city manager or ~~his~~ **the**
590 **city manager's** designee shall render a decision on such appeal and shall inform
591 the appellant in writing of that decision. **The decision of the City Manager shall**
592 **constitute the City's final administrative decision.**

593 (c) Any appeal of the decision of the city manager or ~~his~~ **the city manager's** designee
594 affirming the revocation or suspension of a vendor permit shall be taken to the
595 superior court by a petition for a writ of certiorari as provided by law.

596 *Sec. 9-6-40. - Violation.*

597 ~~Any person violating any section of this article shall be subject to the general penalty~~
598 ~~provided in section 1-1-8 and, in addition, shall be subject to revocation or suspension of the~~
599 ~~vendor permit. Any person violating any provision of this Article shall be subject to the~~
600 **general penalty provided in Section 1-1-8 of the Code of Ordinances. In addition to any other**
601 **remedy authorized by law, any vendor permit issued under this Article may be suspended**
602 **or revoked in accordance with Section 9-6-37. Each day that a violation continues shall**
603 **constitute a separate offense.**



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V5

Requested By SaVaughn Irons-Kumassah, Interim Director	Sponsor(s)
Department Planning and Community Development	

Requested Action Ordinance (without public hearing)
Requirement for Board Action
Summary & Background Consideration of an ordinance amending various provisions of the City of Forest Park Code of Ordinances to authorize the establishment and amendment of certain administrative fees, permit fees, license fees, inspection fees, and other municipal charges by resolution of the Mayor and Council rather than by ordinance. The proposed amendments standardize the City's fee-setting process across multiple sections of the Code, provide greater administrative flexibility to adjust fees as operational needs change, and align the Code with the City's longstanding practice of adopting and amending comprehensive fee schedules by resolution. The ordinance does not modify any substantive licensing, permitting, or regulatory requirements, but solely changes the method by which applicable fees are established and updated.
Fiscal Impact None
Exhibits Attached 2026-7-14 - FP Ord (Fee by Resolution)
Staff Recommendation Approval

**STATE OF GEORGIA
CITY OF FOREST PARK**

ORDINANCE NO. 2026-_____

1 AN ORDINANCE BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS
2 KIMBERLY JAMES, HECTOR GUTIERREZ, LATRESA AKINS-WELLS,
3 DELORES A. GUNN, AND ALLAN MEARS OF THE CITY OF FOREST PARK,
4 GEORGIA, TO AUTHORIZE THE ESTABLISHMENT AND AMENDMENT OF CERTAIN
5 MUNICIPAL FEES, CHARGES, AND FEE SCHEDULES BY RESOLUTION OF THE
6 MAYOR AND CITY COUNCIL RATHER THAN BY ORDINANCE; TO PROVIDE AN
7 EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

8 **WHEREAS**, the City of Forest Park, Georgia (“City”) is a municipal corporation duly
9 organized and existing under the laws of the State of Georgia; and

10 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
11 thereof; and

12 **WHEREAS**, the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to
13 its property, affairs, and local government; and

14 **WHEREAS**, the City periodically establishes and updates fees and administrative costs
15 associated with permits, licenses, applications, services, and other municipal functions; and

16 **WHEREAS**, various provisions of the Code of Ordinances currently require such fees to
17 be established by ordinance, while the City has historically adopted and amended comprehensive
18 fee schedules by resolution; and

19 **WHEREAS**, the Mayor and City Council find that establishing and amending
20 administrative fee schedules by resolution promotes administrative efficiency, allows the City to

respond more promptly to changing operational costs and service demands, and maintains flexibility in the administration of municipal services; and

WHEREAS, the Mayor and City Council further find that amending the Code of Ordinances to authorize the establishment and amendment of fee schedules by resolution will conform the Code to the City's current administrative practices without altering the substantive regulatory requirements applicable to any permit, license, application, or municipal service.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. The City's Code of Ordinances, Title 9 ("Licensing and Regulation"), Chapter 7 ("Massage Establishments"), Section 9-7-18 ("Fees") is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

"Sec. 9-7-18. - Fees.

- (a) Each new application for a license to operate a massage business shall include payment of an investigative fee and an annual license fee in amounts to be determined by the governing body from time to time in a separate ~~ordinance~~ **resolution**.
- (b) Each application of a person for a license to engage in the trade or profession of a massage therapist or masseuse or masseur shall include payment of an investigative fee and an annual license fee in amounts to be determined by the governing body from time to time in a separate ~~ordinance~~ **resolution**.
- (c) Renewal fees shall be the same as the original license fee.
- (d) The regulatory fees in this section are in addition to all other license fees as prescribed in this Code."

Section 2. The City's Code of Ordinances, Title 11 ("Offenses"), Chapter 3 ("Animals"), Article C ("Control of Dangerous Dogs") Section 11-3-35 ("Registration Fee") is hereby amended

with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 11-3-35. – Registration fee.

In addition to all other regular dog license fees, the owner of any dog described herein shall be required to pay an additional registration fee in an amount to be established by the governing body from time to time in a separate ~~ordinance~~ **resolution**, for the registration required by this article.”

Section 3. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 8 (“Miscellaneous Regulations”), Article B (“Tattoo Artists and Operators”), Section 9-8-12 (“Permit Required”) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 9-8-12. - Permit required.

No person shall operate a tattoo establishment or engage in the practice or business of tattooing as a tattoo operator or tattoo artist unless and until the person has first secured a license to do so from the city. Each application for a license to engage in the practice or business of tattooing as a tattoo operator or tattoo artist shall include payment of an investigative fee and an annual license fee in amounts to be determined by the governing body from time to time in a separate ~~ordinance~~ **resolution.**”

Section 4. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 5 (“Taxicabs”), Article C (“Vehicle Conditions and Equipment; Inspection”), Section 9-5-82 (“Inspection fees; re-inspections; inspection stickers; renewals”) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 9-5-82. - Inspection fees; re-inspections; inspection stickers; renewals.

- (a) A fee shall be charged for the first initial inspection of the vehicle in an amount established by the governing body from time to time in a separate ~~ordinance~~ **resolution**, and for each renewal inspection annually in an amount established by the governing body from time to time in a separate ~~ordinance~~ **resolution**. Each vehicle for hire must be inspected each year. The inspection stickers shall expire on December 31 of each year, provided that if an initial inspection sticker

is obtained on or after July 1, it shall not expire until December 31 of the following year. Renewal inspections are conducted each year between October 1 and December 31. There are a limited number of inspections which can be conducted each day within this time period and failure to obtain a renewal inspection shall not be excused by the inability of the city to conduct more inspections than are done on any given day during said period.

- (b) *Reinspection fees.* If vehicle fails to pass the requirements of any initial or renewal inspection, then the operator shall be issued a correction slip listing the items that need correction. The correction slip must be kept with the vehicle until it passes inspection, and the vehicle may not be operated as a vehicle for hire within the city until it successfully passes inspection. The owner of any vehicle that does not pass inspection shall be charged an additional fee for each reinspection of the vehicle, in an amount established by the governing body from time to time in a separate ~~ordinance~~ **resolution**.

- (c) *Fees nonrefundable and not prorated.* Fees for vehicle inspections are nonrefundable and are not prorated.

- (d) *Responsibility for fees.* The owner of the vehicle shall be responsible for the payment of all inspection fees.”

Section 5. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 13 (“Body Piercing”), Section 9-13-4 (“Permit issued in name of applicant; nontransferable”) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 9-13-4. - Permit issued in name of applicant; nontransferable.

All permits granted shall be issued in the name of the individual person applying therefore, shall contain the address of the body piercing establishment where the applicant shall operate, and shall not be transferable. For each permit issued, there shall be an investigative fee in an amount established by the governing body from time to time in a separate ~~ordinance~~ **resolution**. No permit shall be issued to any person who has been convicted of a felony.”

Section 6. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 10 (“Home Occupations”), Section 9-10-2 (“License fees; violations; penalties”) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 9-10-2. - License fees; violations; penalties.

All persons conducting a business, occupation, trade or profession in a residence, shall obtain a home occupation permit from the finance director or his designee. The fee for such permit shall be in an amount established by the governing body from time to time in a separate ~~ordinance~~ **resolution**. The conduct of any business, trade or profession within a residence in the city without compliance with this section shall be a violation thereof, and upon conviction, shall subject the offender to the punishments provided for in section 1-1-8 of this Code.”

Section 7. The City’s Code of Ordinances, Title 5 (“Public Works”), Chapter 2 (“Solid Waste”), Section 5-2-11 (“Roll-off container service, compactor service and “special needs” roll-off container service”), subsection (e) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~strike through~~ font to be read and codified as set forth below:

“Sec. 5-2-11. - Roll-off container service, compactor service and "special needs" roll-off container service.

[...]

(e) "Recycling roll-off container service" (that is, roll-off container service that consists entirely and exclusively of recycling materials instead of otherwise disposing of them), shall be permitted in the city under the following terms and conditions:

(1) Any person or firm desiring to provide "recycling roll-off container service" in the city shall first obtain an annual permit to do so from the director of public works by making application on forms to be prepared and made available by the director and by paying the application fee required for such permit in an amount fixed by **resolution of** the governing body of the city.

(2) In addition to the annual permit fee specified above, any person desiring to provide "recycling roll-off container service" in the city shall also pay a "drop fee" for each single "recycling roll-off container" each time a "recycling roll-off container" is dropped or left in the city. Said "drop fee" shall be in an amount to be determined by the governing body of the city in a separate ~~ordinance~~ **resolution**.

Section 8. The City’s Code of Ordinances, Title 9 (“Licensing and Regulation”), Chapter 15 (“Special Events”), Section 9-15-7 (“Time for decision on special event permit application;

issuance and content of special event permits”), subsection (b) is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

“Sec. 9-15-7. - Time for decision on special event permit application; issuance and content of special event permits.

[...]

(b) Where an application is granted, the director shall hand deliver or mail to the applicant the special event permit within three (3) business days of the city's receipt of the full amount of the initial permit fee required by section 9-15-9 and any other fees which may be required by any other applicable ~~ordinance~~ **resolution** or regulation.”

Section 9. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 10. (a) It is hereby declared to be the intent of the Mayor and Council that all sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

(b) It is hereby declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It is hereby further declared to be the intent of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph, or section to this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the

greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and phrases shall remain valid, constitutional, enforceable, and of full force and effect.

Section 11. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 12. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the City's Code of Ordinances, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 13. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

Section 14. The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

SO ORDAINED this ____ day of _____, 2026.

CITY OF FOREST PARK, GEORGIA

By: _____
Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V6

Requested By SaVaughn Irons-Kumassah, Interim Director	Sponsor(s)
Department Planning and Community Development	
Requested Action Resolution	
Requirement for Board Action	
Summary & Background Consideration of a resolution amending the City of Forest Park's Permit and Fee Schedule to establish application fees for certain regulatory permits and licenses. The proposed resolution adopts new fees for peddler and solicitor permit applications, massage establishment license applications, massage establishment investigative reviews, and sound amplification permit applications. The fees are intended to help offset the City's administrative costs associated with processing applications, conducting required reviews, and administering regulatory programs while maintaining an efficient and consistent fee schedule. The resolution also authorizes City staff to implement the updated fee schedule upon adoption.	
Fiscal Impact None	
Exhibits Attached 2026-7-14 - FP Res (Fee Schedule)[10]	
Staff Recommendation Approval	

STATE OF GEORGIA
CITY OF FOREST PARK

RESOLUTION NO. 2026-_____

A RESOLUTION BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS KIMBERLY JAMES, DELORES A. GUNN, HECTOR GUTIERREZ, LATRESA AKINS-WELLS, AND ALLAN MEARS OF THE CITY OF FOREST PARK, GEORGIA, AMENDING THE CITY'S PERMIT AND FEE SCHEDULE TO ESTABLISH APPLICATION FEES FOR CERTAIN REGULATORY PERMITS; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Forest Park, Georgia (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, Section 8-7-81 of the Code of Ordinances authorizes the Mayor and Council to approve and establish fees for permits, applications, and other regulatory matters; and

WHEREAS, the Mayor and Council have determined that establishing reasonable application fees will offset the administrative costs associated with reviewing and processing permit applications and administering the City's regulatory programs; and

WHEREAS, the Mayor and Council find that it is in the best interests of the City to amend the City's Permit and Fee Schedule accordingly.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. Approval of Amendment. The Mayor and Council hereby approve an amendment to the City's Permit and Fee Schedule to establish the following regulatory permit application fees:

Permit / Application	Fee
Peddler / Solicitor Permit Application	\$100.00
Massage Establishment License Application	\$100.00
Massage Establishment Investigative Fee	\$100.00
Sound Amplification Permit Application	\$50.00

The foregoing fees shall become part of the City's official Permit and Fee Schedule and shall remain in effect until amended by subsequent resolution of the Mayor and Council.

Section 2. Payment of Fees. The application fees established by this Resolution shall be due and payable at the time an application is submitted to the City. Such fees shall be

nonrefundable once the City has commenced processing the application, regardless of whether the application is approved, denied, withdrawn, or otherwise not issued.

Section 3. Administration. The City Manager, City Clerk, Finance Director, Planning and Community Development Department, Police Department, and all other appropriate City officials are authorized and directed to implement this Resolution, collect the fees established herein, and update the City's official Permit and Fee Schedule accordingly.

Section 4. Repealer. All resolutions, policies, fee schedules, or portions thereof in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 5. Severability. If any section, subsection, sentence, clause, phrase, or provision of this Resolution is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which shall remain in full force and effect.

Section 6. Scrivener's Errors. The City Clerk is authorized to correct typographical, grammatical, formatting, numbering, and other scrivener's errors in this Resolution.

Section 7. Public Records. The City Clerk is hereby directed to maintain this Resolution as part of the official records of the City in accordance with applicable law, and to make such records available for public inspection and copying as required by the Georgia Open Records Act.

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED this ____ day of July, 2026.

CITY OF FOREST PARK, GEORGIA

Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V7

Requested By SaVaughn Irons-Kumassah, Interim Director	Sponsor(s)
Department Planning and Community Development	

Requested Action Action Item
Requirement for Board Action
Summary & Background Staff has proposed amendments to Title 11, Chapter 5 (Noise), Section 11-5-4 of the City Code pertaining to sound amplification devices. The proposed amendments are intended to establish clearer procedures for the permitting, administration, suspension, and revocation of permits related to the use of sound amplification devices within the city. The ordinance further clarifies application requirements, permit durations, and enforcement mechanisms while ensuring that the City's regulations remain consistent with constitutional protections related to free speech and expression. The amendments seek to promote fair, uniform, and content-neutral standards governing the use of sound amplification devices by implementing reasonable time, place, and manner restrictions that protect the public health, safety, and welfare. Additionally, the ordinance establishes due process procedures, including notice and an opportunity to be heard prior to permit revocation, except in circumstances requiring immediate action to address threats to public safety or substantial disruptions to the public peace. These revisions are part of the City's ongoing effort to modernize and strengthen its regulatory framework by providing clear guidance to residents, businesses, and City staff while supporting effective and consistent enforcement of the City's noise regulations.
Fiscal Impact N/A
Exhibits Attached Sound Amplification - council agenda coversheet - 7.20.26, 2026-7-14 - FP Ord (Sound Amplification Device)[57][81]
Staff Recommendation Approval



CITY OF
FORESTPARK

City Council Agenda Item

Subject: Ordinance Amending Title 11, Chapter 5 (Noise), Section 11-5-4 (Sound Amplification Devices) of the City of Forest Park Code of Ordinances.

Submitted By: SaVaughn Irons-Kumassah, Interim Planning Director, Planning & Community Development Department

Date Submitted: July 14, 2026

Work Session Date: July 20, 2026

Council Meeting Date: July 20, 2026

Background/History:

Staff has proposed amendments to Title 11, Chapter 5 (Noise), Section 11-5-4 of the City Code pertaining to sound amplification devices. The proposed amendments are intended to establish clearer procedures for the permitting, administration, suspension, and revocation of permits related to the use of sound amplification devices within the city. The ordinance further clarifies application requirements, permit durations, and enforcement mechanisms while ensuring that the City's regulations remain consistent with constitutional protections related to free speech and expression.

The amendments seek to promote fair, uniform, and content-neutral standards governing the use of sound amplification devices by implementing reasonable time, place, and manner restrictions that protect the public health, safety, and welfare. Additionally, the ordinance establishes due process procedures, including notice and an opportunity to be heard prior to permit revocation, except in circumstances requiring immediate action to address threats to public safety or substantial disruptions to the public peace.

These revisions are part of the City's ongoing effort to modernize and strengthen its regulatory framework by providing clear guidance to residents, businesses, and City staff while supporting effective and consistent enforcement of the City's noise regulations.

Cost: N/A

Budgeted for: _____ **Yes** _____ **No**

Financial Impact: N/A

Action Requested from Council: To Approve Ordinance Amendment

**STATE OF GEORGIA
CITY OF FOREST PARK**

ORDINANCE NO. 2026-_____

1 AN ORDINANCE BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS
2 KIMBERLY JAMES, HECTOR GUTIERREZ, LATRESA AKINS-WELLS,
3 DELORES A. GUNN, AND ALLAN MEARS OF THE CITY OF FOREST PARK,
4 GEORGIA, BY AMENDING TITLE 11 (OFFENSES), CHAPTER 5 (NOISE), SECTION 11-5-
5 4 (SOUND AMPLIFICATION DEVICES) OF THE CITY'S CODE OF ORDINANCES; TO
6 PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

7 **WHEREAS**, the City of Forest Park, Georgia ("City") is a municipal corporation duly
8 organized and existing under the laws of the State of Georgia; and

9 **WHEREAS**, the duly elected governing authority of the City is the Mayor and Council
10 thereof; and

11 **WHEREAS**, the City is authorized by O.C.G.A. § 36-35-3 to adopt ordinances relating to
12 its property, affairs, and local government; and

13 **WHEREAS**, the City finds that establishing uniform standards governing permits for
14 sound amplification devices promotes the orderly administration and enforcement of the City's
15 noise regulations while protecting the public health, safety, and welfare; and

16 **WHEREAS**, the Mayor and Council further find that permits for sound amplification
17 devices should be administered and enforced through reasonable, content-neutral time, place, and
18 manner regulations that protect the public health, safety, and welfare while preserving the
19 constitutional rights of individuals to engage in protected speech and expression; and

20 **WHEREAS**, the Mayor and Council further find that establishing procedures for the
21 suspension or revocation of permits, including reasonable notice and an opportunity to be heard

except in circumstances requiring immediate action to protect the public health, safety, or welfare, promotes fair and consistent enforcement of the City's Code while ensuring compliance with constitutional due process requirements.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. The City's Code of Ordinances, Title 11 ("Offenses"), Chapter 5 ("Noise"), Section 11-5-4 ("Sound amplification devices") is hereby amended with permanent additions in **bold** font and permanent deletions in ~~striketrough~~ font to be read and codified as set forth below:

"Sec. 11-5-4. - Sound amplification devices.

Nothing in this chapter 5 shall be construed to prohibit the operation of a sound amplification device, whether stationary or attached to a vehicle, provided the same is operated under the terms and conditions as follows:

- (1) Should any person desire permission to operate a sound amplification device for the purpose of advertising, soliciting, attracting attention, announcing a sporting event, or exercising the right of free speech as guaranteed by the United States Constitution, ~~he~~ **the person** shall be allowed to do so only after **submitting an application and receiving** ~~has applied for and received~~ a permit from the city; and such operation without such permit is declared unlawful.
- (2) An application for a permit to operate a sound amplification device shall be in writing, filed with the city, and shall set forth the equipment to be used, the place or route to be followed, the intensity of sound level expected, the purpose of such use and the days and hours such use is desired. **Each application shall identify only one (1) individual applicant. No application listing more than one (1) applicant shall be granted by the City. Any permit issued pursuant to this section shall be issued solely to the individual identified in the application and shall not be transferable, assignable, or used by any other person.**
- (3) ~~The city shall consider such application at its earliest convenience and shall exercise its discretion after considering all pertinent facts. The city may require the applicant to demonstrate the equipment before issuing the permit.~~ The city shall not withhold a permit so as to deprive any person of ~~his~~ **the person's** constitutional rights, but shall have the right to control sound and noise emitted in the city for the general health and welfare of

its citizens. ~~Each permit issued shall be issued for a specific term. Each~~
permit shall be valid for a period not to exceed thirty (30) consecutive
calendar days from the date of issuance and shall automatically expire
upon the conclusion of such period. Permits shall not be automatically
renewed, and any person seeking continued authorization shall submit
a new application.”

(4) Compliance; Suspension and Revocation of Permit.

- a. A permit issued pursuant to this section shall remain subject to compliance with all terms and conditions stated therein, including any approved dates, times, locations, routes, and other reasonable time, place, and manner restrictions imposed by the City. Any violation of the terms and conditions of the permit or this section shall constitute grounds for enforcement, including the issuance of a citation, suspension, or revocation of the permit.
- b. Except where immediate action is reasonably necessary to protect the public health, safety, or welfare, the City shall provide the permit holder with written notice of the alleged violation and an opportunity to respond before revoking the permit. The notice shall identify the alleged violation and provide the permit holder with not less than three (3) business days to submit a written response or request an informal meeting with the City Manager or the City Manager's designee. Following consideration of the information submitted, the City Manager or designee may issue a written decision affirming, modifying, or revoking the permit.
- c. Notwithstanding the foregoing, if the permit holder's conduct presents an immediate threat to public safety, creates a substantial disruption of the public peace, or materially exceeds the scope of the authorized permit, the City may immediately suspend the permit pending a final determination. In such event, the permit holder shall be afforded an opportunity to be heard within five (5) business days following the suspension.
- d. This section shall be construed and applied in a manner consistent with the First Amendment to the United States Constitution and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. The City shall administer this section through reasonable, content-neutral time, place, and manner regulations and shall not deny, condition, suspend, or revoke a permit based upon the content or viewpoint of any protected speech.”

96 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby
97 incorporated by reference as if fully set out herein.

98 **Section 3.** (a) It is hereby declared to be the intent of the Mayor and Council that all
99 sections, paragraphs, sentences, clauses, and phrases of this Ordinance are or were, upon their
100 enactment, believed by the Mayor and Council to be fully valid, enforceable, and constitutional.

101 (b) It is hereby declared to be the intent of the Mayor and Council that, to the greatest extent
102 allowed by law, each and every section, paragraph, sentence, clause, or phrase of this Ordinance
103 is severable from every other section, paragraph, sentence, clause, or phrase of this Ordinance. It
104 is hereby further declared to be the intent of the Mayor and Council that, to the greatest extent
105 allowed by law, no section, paragraph, sentence, clause, or phrase of this Ordinance is mutually
106 dependent upon any other section, paragraph, sentence, clause, or phrase of this Ordinance.

107 (c) In the event that any phrase, clause, sentence, paragraph, or section to this Ordinance
108 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
109 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
110 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
111 greatest extent allowed by law, not render invalid, unconstitutional, or otherwise unenforceable
112 any of the remaining phrases, clauses, sentences, paragraphs, or sections of the Ordinance and that,
113 to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs, and
114 phrases shall remain valid, constitutional, enforceable, and of full force and effect.

115 **Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly
116 repealed.

117 **Section 5.** The Ordinance shall be codified in a manner consistent with the laws of the
118 State of Georgia and the City. It is the intention of the governing body, and it is hereby ordained

119 that the provisions of this Ordinance shall become and be made part of the City's Code of
120 Ordinances, and the sections of this Ordinance may be renumbered to accomplish such intention.

121 **Section 6.** The City Clerk, with the concurrence of the City Attorney, is authorized to
122 correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

123 **Section 7.** The effective date of this Ordinance shall be the date of adoption unless
124 otherwise stated herein.

125 **SO ORDAINED** this ____ day of _____, 2026.

CITY OF FOREST PARK, GEORGIA

By: _____
Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

_____(SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney



CITY OF
FORESTPARK

City of Forest Park City Council
Agenda Item Summary
July 20, 2026

Agenda Item #
V8

Requested By Danielle Matricardi, City Attorney	Sponsor(s)
Department Attorney	

Requested Action Action Item
Requirement for Board Action
Summary & Background The City is the successor holder of the tax deed interest in the property located at 5116 West Street, Forest Park, Georgia. The redeeming party has exercised the statutory right of redemption pursuant to O.C.G.A. Chapter 4 of Title 48 by paying the redemption amount required by law. As part of the statutory redemption process, the City must execute a Redemption Quitclaim Deed evidencing the redemption and releasing its tax deed interest in the property. Council is requested to authorize the Mayor to execute the Redemption Quitclaim Deed and any ancillary documents necessary to complete the redemption.
Fiscal Impact None
Exhibits Attached 2026.07.06 - Redemption of 5116 West Street, Forest Park, Georgia (1), 2026-7-14 - FP Res (5116 West) (1)
Staff Recommendation Approval

Ayoub, Mansour & Bryant, L.L.C.
Attorneys at Law
THE HIGHLAND BUILDING
675 Seminole Ave.
Suite 301
Atlanta, GA 30307

July 6, 2026

Carolina Dallal Bryant, Esq.
cdbryant@ayoubmansour.com
Direct Dial: 404.974.4536
Fax: 404.806.7414

Via Federal Express: 874014552663
City of Forest Park, Georgia
745 Forest Parkway
Forest Park, GA 30297

Re: Redemption of 5116 West Street, Forest Park, Georgia

Dear Mr. Wiggins:

I represent Julian Wyatt. Please find enclosed certified funds in the amount of \$6,443.94 pursuant to your March 3, 2026, redemption payoff.

I am also enclosing a redemption quitclaim deed with this letter, and I ask that it be executed and recorded in compliance with OCGA § 48-4-44.

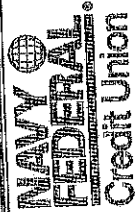
Please do not hesitate to reach me with any questions, and please provide me with a courtesy copy of the recorded redemption quitclaim deed when available.

Sincerely,



Carolina D. Bryant

Encl: Certified Funds; Quitclaim Deed; Redemption Quitclaim Deed; Tax Deed; Payoff Letter
Cc: Elle Wingham, Denmark, Ashby & Matricardi, 100 Hartsfield Centre Pkwy, Suite 400,
Atlanta, GA 30354



PO Box 3000
Merrifield, VA 22119-3000
navyfederal.org

Cashier's Check

Serial No. 045475494	Account No. *****2853	Date 06/30/26	Amount \$*****56,443.94
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Pay
to the
Order of

CITY OF FOREST PARK

REMITTER: JULIAN WATT

Jordan Smith
Authorized Signature

125607497412 280912 1002

DEED
Recorded 7/6/2026 12:22 PM
Chanae Q. Clemons
Clerk of Superior Court
Clayton County, GA
Book 14267 Page 427
Transfer Tax: \$2.50

AFTER RECORDING RETURN TO:

CAROLINA D. BRYANT
Ayoub, Mansour & Bryant, LLC
675 SEMINOLE AVENUE, SUITE 301
ATLANTA, GEORGIA 30307

CROSS-REFERENCE:
DEED BOOK 11045 PAGE 576
TPID: 13078B B002

QUITCLAIM DEED AND ASSIGNMENT OF RIGHTS

**STATE OF GEORGIA
COUNTY OF CLAYTON**

THIS INDENTURE, made the 25 day of June, 2026, between **COMMUNITY PROPERTY, INC.** of the State of Georgia, as party or parties of the first part, hereinafter called Grantor and **JULIAN WYATT** of the State of Georgia as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and Grantee" to include their respective heirs, successors and assigns where the context requires or permits)

WITNESSETH that: Grantor, for and in consideration of the sum of ten dollars (\$10.00) and other valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledge, by these presents does hereby remise, convey and forever **QUITCLAIM** unto the said Grantee,

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 13th District of Clayton County, Georgia, and being a part of Land Lot No.78, commencing 150 feet South of the Northeast corner of Land Lot No. 78, more or less, at a made corner, running West 84 feet, more or less, to West boundary street to a made corner; thence South along said South boundary to a made corner; thence East 132 feet, more or less to a corner; thence North 60 feet more or less, to the point of beginning.

That property known as 5116 West Street, according to the present system of numbering homes in Forest Park and having tax parcel number 13078B B002 and being the same property conveyed at Deed Book 4600 Page 5 and Deed Book 4600 Page 6. This conveyance specifically includes any right to redeem this property from the August 2, 2016 tax sale.

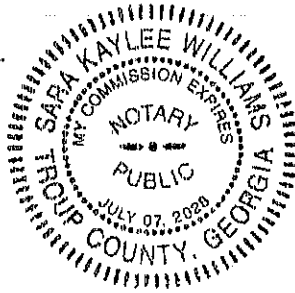
TO HAVE AND TO HOLD the said described premises to Grantee, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year first above written.

Signed, sealed and delivered in
the presence of:

[Signature]
Witness
[Signature]
Notary Public

[Signature] as CEO + Secretary (SEAL)
COMMUNITY PROPERTY, INC.
By: Marion Webb, CEO and Secretary



Please Cross-Reference:
Deed Book 11045 Page 576
Map & Parcel 13078B B002

RECORD AND RETURN TO:
AYOUB, MANSOUR & BRYANT, LLC
675 Seminole Ave., Suite 301
Atlanta, GA 30307

STATE OF GEORGIA
COUNTY OF CLAYTON

REDEMPTION QUITCLAIM DEED

THIS INDENTURE made as of the ____ day of July 2026, between **THE CITY OF FOREST PARK**, as party or parties of the first part, hereinafter called Grantor, and **JULIAN WYATT** "Grantee" to include their respective heirs, successors and assigns where the context permits or requires).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and assigned, and does by these presents bargain, sell, remise, release, assign, and forever quit-claim to the said Grantee-, all the right, title, interest, claim or demand which the Grantor has or may have in and to the referenced and captioned real property. Said property is described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 13th District of Clayton County, Georgia, and being a part of Land Lot No.78, commencing 150 feet South of the Northeast corner of Land Lot No. 78, more or less, at a made corner, running West 84 feet, more or less, to West boundary street to a made corner; thence South along said South boundary to a made corner; thence East 132 feet, more or less to a corner; thence North 60 feet more or less, to the point of beginning.

This deed is given pursuant to the provisions of O.C.G.A. 48-4-44, to evidence a redemption of the above-described property from that certain tax deed dated and recorded in Deed Book 11045 Page 576 Clayton County, Georgia records. The right of redemption has not been foreclosed. The redemption amount was paid by **JULIAN WYATT**, successor-in-interest to **COMMUNITY PROPERTY, INC.**

TO HAVE AND TO HOLD the foregoing unto Grantee, its successors and assigns, in as full and ample a manner as held by Grantor, so that neither Grantor, nor any person(s) claiming under Grantor, shall at any time by any means, have, claim or demand any right or title to said Subject Property.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered in the presence of:

THE CITY OF FOREST PARK
Grantor

Witness

By:

Notary Public
My Commission expires:
[Notary Seal]

FILED
CLAYTON COUNTY, GA.

2017 FEB 23 PM 2:11

JACQUILINE D. WILLS
CLERK SUPERIOR COURT

0432

11045/576

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 2
Date 2-23-2017
JACQUILINE D. WILLS
Clerk, Superior Court

FOSTER, FOSTER & SMITH, LLC
118 S. MAIN STREET
JONESBORO, GEORGIA 30236

STATE OF GEORGIA

COUNTY OF CLAYTON

TAX DEED

WHEREAS, TERRY L. BASKIN, Ex-Officio Sheriff of said County, did on the 16th day of March 2009; on the 16th day of March 2010; on the 15th day of March 2011; on the 16th day of February 2012; on the 18th day of February 2013; on the 20th day of February 2014; on the 16th day of February 2015 and on the 16th day of February 2016, levy a writ of fieri facias, issued by said TERRY L. BASKIN, Tax Commissioner of said County, against

COMMUNITY PROPERTY, INC.

and its predecessors in title, for Georgia State and County Taxes for the year(s) 2008, 2009, 2010, 2011, 2012, 2013, 2014, and 2015, upon that certain tract, parcel of land, and the improvements thereon, in said County of Clayton, State of Georgia, to wit:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 13th District of Clayton County, Georgia Records, and being the same property as conveyed in Administrator's Deed, dated June 15, 2000, recorded in Deed Book 4600, Page 5, Clayton County Records.

This property now known as 5116 West Street, Forest Park, Georgia.

Levied upon as the property of COMMUNITY PROPERTY, INC., and after due and legal publication (as required by law), being made in the Clayton NEWS/DAILY, a newspaper published in said County of Clayton, in which Sheriff's sales are published, of the sale of said tract, parcel of land as described above, to satisfy the tax fieri facias aforesaid, the said Ex-Officio Sheriff proceeded on the 2nd day of August 2016, the same being a day of sale, for the same of sale according to law, at the courthouse door in said County, and said property was then offered for sale and

CLAYTON COUNTY LAND BANK
c/o Foster, Foster, & Smith, LLC
118 S. Main St.
Jonesboro, GA 30236

being then and there the highest bidder for the sum of Two Thousand Three Hundred Twenty-five and 40/100 DOLLARS (\$2,325.40), the said property was then and there knocked down to said highest bidder.

NOW, this indenture, made and entered into, this the 2nd day of August 2016 between TERRY L. BASKIN, Ex-Officio Sheriff of Clayton County of the one part, and CLAYTON COUNTY LAND BANK of the State of Georgia of the other part.

Z:\TAXSALES\2016\August\Blake\130780 8002 Community TAX DEED.wpd

Parcel NO 130780 B002

BK 11045P576

11045/577

WITNESSETH, that for and in consideration of the sum of Two Thousand Three Hundred Twenty-five and 40/100 DOLLARS (\$2,325.40) cash to him in hand paid by said CLAYTON COUNTY LAND BANK at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the said TERRY L. BASKIN, Ex-Officio Sheriff, aforesaid, has granted, bargained and sold, and does by these presents grant, bargain, and sell unto the said CLAYTON COUNTY LAND BANK, its successors and assigns (so far as the office of Ex-Officio Sheriff authorized him to sell) all that tract, parcel of land in said County, and the improvements thereon as above described.

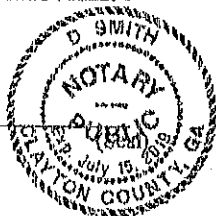
TO HAVE AND TO HOLD the above granted premises unto CLAYTON COUNTY LAND BANK, and its successors and assigns, in as full and ample a manner as the same was held and possessed by the said taxpayer when the said property was levied upon and sold.

IN WITNESS WHEREOF, the said TERRY L. BASKIN, Ex-Officio Sheriff of Clayton County hath hereunto set his hand and affixed his seal, the day and year first above written.

Signed, sealed and delivered
in the presence of:

Suzanne Walden
Witness

[Signature]
NOTARY
My Commission Expires:



Terry L. Baskin
TERRY L. BASKIN
Ex-Officio Sheriff
Tax Commissioner
Clayton County
State of Georgia

BK11045P6577



FOREST PARK

March 3, 2026

SENT VIA ELECTRONIC MAIL

To: Julian Wyatt
5112 West Street, Forest Park, GA

CC: Carolina D. Bryant, Esq.
Ayoub, Mansour & Bryant, LLC
675 Seminole Avenue, Ste. 301
cdbryant@ayoubmansour.com

Re: ***Redemption Payoff Statement re 5116 West Street, Forest Park, Georgia***

Dear Mr. Wyatt:

The City of Forest Park, Georgia ("City") is the successor holder of the tax deed interest in the above-referenced property. Pursuant to O.C.G.A. § 48-4-42, the amount required to redeem the property includes the amount paid at the tax sale, together with any taxes paid by the purchaser after the sale and the applicable statutory premium.

Based upon the February 23, 2017 tax sale amount of \$2,325.40, together with post-sale taxes paid in the amount of \$896.57, the subtotal subject to premium is \$3,221.97. Applying the statutory premium of one hundred percent (100%) pursuant to O.C.G.A. § 48-4-42(a)(3), the total redemption amount due as of the date of this letter is **\$6,443.94**.

This payoff amount is provided in accordance with O.C.G.A. § 48-4-42 and is subject to adjustment for any additional sums permitted by statute, including but not limited to any further taxes, assessments, or lawful costs advanced prior to receipt of redemption funds. Redemption funds must be paid in certified funds or other immediately available funds payable to:

*City of Forest Park, Georgia
745 Forest Parkway
Forest Park, Georgia 30297*

Upon receipt of full payment, the City will issue appropriate documentation reflecting redemption in accordance with Georgia law. Please contact the undersigned to coordinate payment or if you require any additional documentation.

Sincerely,

A handwritten signature in cursive script, reading "John Wiggins".

John Wiggins, *Director of Finance*
City of Forest Park, Georgia
jwiggins@forestparkga.gov

STATE OF GEORGIA
CITY OF FOREST PARK

RESOLUTION NO. 2026-____

A RESOLUTION BY MAYOR GWENDOLYN ELLISON AND COUNCILMEMBERS KIMBERLY JAMES, DELORES A. GUNN, HECTOR GUTIERREZ, LATRESA AKINS-WELLS, AND ALLAN MEARS OF THE CITY OF FOREST PARK, GEORGIA, AUTHORIZING THE EXECUTION OF A REDEMPTION QUITCLAIM DEED AND RELATED DOCUMENTS TO EFFECT THE STATUTORY REDEMPTION OF CERTAIN REAL PROPERTY LOCATED AT 5116 WEST STREET, FOREST PARK, GEORGIA; AND FOR OTHER LAWFUL PURPOSES.

WHEREAS, the City of Forest Park, Georgia ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the duly elected governing authority of the City is the Mayor and Council thereof; and

WHEREAS, the City is the successor holder of the tax deed interest in the real property commonly known as 5116 West Street, Forest Park, Georgia (the "Property"); and

WHEREAS, the redeeming party has exercised the statutory right of redemption pursuant to O.C.G.A. Chapter 4 of Title 48, and the City has received the redemption funds required by law; and

WHEREAS, pursuant to O.C.G.A. § 48-4-44, the City is authorized to execute a Redemption Quitclaim Deed and such other documents as may be necessary to evidence and complete the statutory redemption of the Property; and

WHEREAS, the Mayor and City Council find that authorizing the execution of the Redemption Quitclaim Deed and related documents is in the best interests of the City and is necessary to complete the statutory redemption process in accordance with Georgia law.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of Forest Park, Georgia, as follows:

Section 1. Authorization. The Mayor is hereby authorized and directed to execute the Redemption Quitclaim Deed, attached hereto as **Exhibit A** and incorporated herein by this reference, together with any ancillary documents reasonably necessary to complete the statutory redemption of the Property located at 5116 West Street, Forest Park, Georgia, in accordance with O.C.G.A. § 48-4-44.

Section 2. Administrative Implementation. The City Manager, Finance Director, City Clerk, City Attorney, and all other appropriate City officials are authorized to take such

administrative actions as may be necessary to implement this Resolution and complete the statutory redemption of the Property.

Section 4. Authorization. The Mayor is hereby authorized and directed to execute this Resolution on behalf of the City, and the City Clerk is authorized to attest the Mayor's signature and affix the official seal of the City, as appropriate.

Section 5. Repealer. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Section 6. Scrivener's Errors. The City Clerk is authorized to correct typographical, grammatical, formatting, numbering, and other scrivener's errors in this Resolution.

Section 7. Public Records. The City Clerk is hereby directed to maintain this Resolution as part of the official records of the City in accordance with applicable law, and to make such records available for public inspection and copying as required by the Georgia Open Records Act.

Section 8. Effective Date. This Resolution shall become effective immediately upon its adoption.

SO RESOLVED this 20th day of July, 2026.

CITY OF FOREST PARK, GEORGIA

Dr. Gwendolyn Ellison, *Mayor*

ATTEST:

_____ (SEAL)
City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Please Cross-Reference:
Deed Book 11045 Page 576
Map & Parcel 13078B B002

RECORD AND RETURN TO:
AYOUB, MANSOUR & BRYANT, LLC
675 Seminole Ave., Suite 301
Atlanta, GA 30307

STATE OF GEORGIA
COUNTY OF CLAYTON

REDEMPTION QUITCLAIM DEED

THIS INDENTURE made as of the ____ day of July 2026, between **THE CITY OF FOREST PARK**, as party or parties of the first part, hereinafter called Grantor, and **JULIAN WYATT** "Grantee" to include their respective heirs, successors and assigns where the context permits or requires).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and assigned, and does by these presents bargain, sell, remise, release, assign, and forever quit-claim to the said Grantee-, all the right, title, interest, claim or demand which the Grantor has or may have in and to the referenced and captioned real property. Said property is described as follows:

ALL THAT TRACT OR PARCEL OF LAND lying and being in the 13th District of Clayton County, Georgia, and being a part of Land Lot No.78, commencing 150 feet South of the Northeast corner of Land Lot No. 78, more or less, at a made corner, running West 84 feet, more or less, to West boundary street to a made corner; thence South along said South boundary to a made corner; thence East 132 feet, more or less to a corner; thence North 60 feet more or less, to the point of beginning.

This deed is given pursuant to the provisions of O.C.G.A. 48-4-44, to evidence a redemption of the above-described property from that certain tax deed dated and recorded in Deed Book 11045 Page 576 Clayton County, Georgia records. The right of redemption has not been foreclosed. The redemption amount was paid by **JULIAN WYATT**, successor-in-interest to **COMMUNITY PROPERTY, INC.**

TO HAVE AND TO HOLD the foregoing unto Grantee, its successors and assigns, in as full and ample a manner as held by Grantor, so that neither Grantor, nor any person(s) claiming under Grantor, shall at any time by any means, have, claim or demand any right or title to said Subject Property.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered in the presence of:

THE CITY OF FOREST PARK
Grantor

Witness

By:

Notary Public
My Commission expires:
[Notary Seal]