



CITY OF
FORESTPARK

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

Monday, August 3, 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 Hector Gutierrez
The Honorable Allan Mears
The Honorable Delores A. Gunn
The Honorable Latresa Akins-Wells
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. PRESENTATION

**1. Mayor's Reading Club
Background/History:**

Staff will provide an overview of the Mayor's Reading Club: Little ROOTS, a literacy initiative established under Mayor Ellison's youth engagement efforts and aligned with the national Mayor's Reading Club program. The presentation will highlight planned reading and family engagement activities for the upcoming school year, including reading events, a bookmark contest, virtual reading opportunities, and a summer reading program.

V. OLD BUSINESS

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

Background/History:

The proposed ordinance revises 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 to modernize existing regulations, improve administrative procedures, and provide greater clarity for applicants, City staff, and the public.

The ordinance was originally presented to the Mayor and Council at the July 20, 2026, Council Meeting but was tabled to allow for additional revisions regarding constitutionally protected religious activities. The ordinance has been revised to clarify exemptions for certain religious solicitation activities and to expressly provide that its provisions shall be applied in a manner consistent with applicable constitutional protections. The ordinance is being resubmitted for the Mayor and Council's consideration.

VI. NEW BUSINESS

3. **Council Consideration of an Ordinance Amending Title 9 (Licensing and Regulation), Chapter 1 (General Provisions), Chapter 3 (Pawnbrokers), Chapter 7 (Massage Establishments), and Chapter 12 (Adult Entertainment Establishments) of the City of Forest Park Code of Ordinances. (Citywide) - Planning and Community Development**

Background/History:

As part of the Planning & Community Development Department's ongoing efforts to evaluate and improve the City's regulatory framework, staff, in coordination with the City Attorney, conducted a comprehensive review of Title 9 (Licensing and Regulation) to identify opportunities for modernization, clarification, and improved administrative efficiency. The proposed ordinance amends Chapter 1 (General Provisions), Chapter 3 (Pawnbrokers), Chapter 7 (Massage Establishments), and Chapter 12 (Adult Entertainment Establishments) to modernize and clarify the City's licensing and regulatory requirements. The amendments update licensing standards, application requirements, administrative procedures, and enforcement provisions to improve consistency, enhance operational efficiency, and ensure the City's regulations remain responsive to current business practices and applicable state law. As part of this effort, the City's business license application has also been revised to align with the ordinance amendments and provide a more efficient application process for both applicants and staff.

4. **Council Consideration of an Ordinance Amending Title 9 (Licensing and Regulation), Chapter 2 (Alcoholic Beverages) of the City of Forest Park Code of Ordinances. (Citywide) - Planning and Community Development**

Background/History:

As part of the Planning & Community Development Department's ongoing efforts to evaluate and improve the City's regulatory framework, staff, in coordination with the City Attorney, conducted a comprehensive review of Title 9, Chapter 2 (Alcoholic Beverages) to identify opportunities for modernization, clarification, and improved administrative efficiency. The proposed ordinance amends Chapter 2 of Title 9 of the City of Forest Park Code of Ordinances to modernize and clarify the City's alcoholic beverage regulations. The amendments update licensing classifications, application and operational requirements, enforcement provisions, and other regulatory standards to improve administrative efficiency, promote consistency with state law, and support responsible business operations while protecting the public health, safety, and welfare. The alcohol license application and related administrative forms are currently being updated to align with the proposed ordinance amendments.

VII. PUBLIC HEARING - COMMENTS WILL BE HEARD DURING THE REGULAR SESSION MEETING

5. **Council Consideration of Case # RZ-2026-02- Rezoning Request for 0 Conrad Ave from Planned Industrial (PI) District to General Commercial (GC) District within Ward 1. - Planning and Community Development**

Background/History:

The Applicant is requesting to rezone approximately 1.17+/- acres located at 0 Conrad Avenue from Planned Industrial (PI) to General Commercial (GC) to allow for the development of a proposed four-story mixed-use commercial building consisting of hospitality, retail, restaurant, and office uses. The subject property is currently vacant and undeveloped and is proposed to be developed with

approximately 43,500 square feet of commercial space, including associated parking, internal circulation, and stormwater management facilities.

The Applicant purchased the property in 2021 when it was zoned for commercial use. During the City's subsequent zoning ordinance and official zoning map update, the property was rezoned to the Planned Industrial (PI) District, creating the need for the current rezoning request to accommodate the proposed development. The property is bordered by General Commercial (GC) zoning to the west, Planned Industrial (PI) zoning to the east and south, and property located outside the municipal limits to the north. Because the property directly adjoins commercially zoned property, the proposed rezoning would not create an isolated commercial zoning district and would facilitate the redevelopment of a vacant property while promoting additional commercial investment within the City.

After reviewing the request and the applicable zoning and development standards, staff recommended approval of the rezoning subject to conditions intended to address transportation, site design, parking, circulation, buffering, and compliance with the City's development standards. The Planning Commission conducted a public hearing on July 16, 2026, and recommended approval of the rezoning request, subject to the following conditions:

1. Traffic Impact Study
2. Site Plan Review
3. Parking Compliance
4. Loading, Circulation, and Access
5. Landscaping, Buffering, and Screening
6. Urban Design Review Board (UDRB) Approval
7. General Compliance

6. **Council Consideration to approve Case # CUP-2026-03 - Conditional Use Permit for 957 Astor Ave to establish a childcare center within the Single-Family Residential District (RS) in Ward 2. - Planning and Community Development**

Background/History:

The applicant is requesting approval of a Conditional Use Permit to establish a childcare center at 957 Astor Avenue, located within the Single-Family Residential (RS) District in Ward 2. The site was previously used as a childcare facility but has been vacant for approximately four years. The property formerly operated as a daycare center under prior ownership, and the request represents the continuation of a long-standing community-serving use rather than the introduction of a new land use. The applicant is currently under contract to purchase the property and is seeking approval from the Mayor and Council to operate the facility as Little Blossoms Learning Academy. The applicant also plans to improve the site through cosmetic renovations, interior updates, routine maintenance, educational equipment upgrades, and other minor enhancements intended to improve the appearance and functionality of the existing facility. No additions to the building or significant site modifications are proposed.

Pursuant to Section 8-8-28 of the City of Forest Park Zoning Ordinance, pre-kindergarten facilities and daycare centers require a Conditional Use Permit to operate within the Single-Family Residential (RS) District.

On July 16, 2026, the Planning Commission reviewed the request and voted to recommend approval, subject to the following conditions:

1. Development in Accordance with Approved Site Plan
2. Parking and Circulation Compliance
3. No Expansion of Use Without Approval
4. Licensing and Regulatory Compliance
5. Property Maintenance

7. **Council Consideration to approve Case #TA-2026-02 Text Amendment for Title 8. Planning and Development, Chapter 7. Subdivisions, Article G. – Planning & Community Development Department Fee Schedule, Section 8-7-81. Fee Schedule. (Citywide) - Planning and Community Development**

Background/History:

Following the adoption of the Public Arts Review Board by the Mayor and City Council, the Planning & Community Development Department is requesting an amendment to Section 8-7-81 to recognize the Public Arts Review Application within the City's Planning & Community Development Fee Schedule. The proposed amendment establishes a \$75.00 application fee to assist with the administrative costs associated with processing applications and facilitating the public art review process. The Planning Commission held a public hearing and recommended approval of the proposed text amendment on July 16, 2026.

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

IX. 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.