



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

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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

**SUMMARY MINUTES**

**VIRTUAL MEETING NOTICE**

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

- I. **CALL TO ORDER/WELCOME** – The meeting was called to order by Mayor Ellison at 6:00 p.m.
- II. **ROLL CALL - CITY CLERK** – All members were present except Councilmember Gunn.
- III. **ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS**  
Motion to remove Item #1 and adopt the agenda was made by Councilmember James; seconded by Councilmember Wells. The motion passed unanimously 4-0.
- 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.

Item removed from the Work Session Agenda for presentation during the Regular Session meeting.

## 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)** – Presented by: SaVaughn Irons-Kumassah, 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 on July 20, 2026, 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.

No discussion.

## 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)** - Presented by: SaVaughn Irons-Kumassah, 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.

Councilmember James asked Attorney Matricardi about a court order regarding the business Crazy Horse and wanted to make sure that any modifications do not affect what the city already has in place for them, as far as the fees and things that they pay.

Attorney Matricardi's response was no, stating that it would supersede anything in this ordinance.

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)** Presented by: SaVaughn Irons-Kumassah, 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.

Councilmember James upon reviewing the ordinance, she actually had to look at some things where she has been approached to by residents before, and that has to do with the ordinance that allows alcohol drinking during city functions, and asked if the ordinance could include a little bit more regulations on how we allow alcohol to be used at city functions; noted some of the complaints received have to do with alcohol being consumed in different areas like where the kids are and things of that nature; noted the ordinance as presented does allow for alcohol use during city functions, and asked if it could include more regulations; and asked Attorney Matricardi to address those things that people have talked about.

Councilmember Akins-Wells asked for elaboration on the complaints.

Councilmember James stated that there should be an isolated area, including the kids play area, however, individuals are taking their containers into other areas, and asked if the ordinance could include specific areas; noting citizens brought the concerns to her attention, and she is bringing those concerns to the Council.

Attorney Matricardi stated that as it relates to ordinance revisions, she was not necessarily sure if the city needs to go that route, and just more enforcement of the existing regulations.

Ms. Irons-Kumassah stated that the intention is to make sure that when department started this process of updating and amending these ordinances, as previously stated, the ordinance just left a lot of room for interpretation; and noted that in collaboration with the city attorneys, just needs to ensure that those regulations are just updated to reflect appropriately.

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.** – Presented by: SaVaughn Irons-Kumassah, 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
- 8.

Ms. Irons-Kumassah stated there is discussion of a reinvestment of the property site for an amount around \$10 million dollars to be invested on the site; and asked for comments and final approval.

Councilmember James stated that she had an opportunity to visit the proposed area and is grateful for the proposed development of the area, noting it is very much needed.

Councilmember Gutierrez asked about the location and proximity to hotels in the area.

Ms. Irons-Kumassah stated the proposed location is adjacent to the property referenced.

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.** Presented by: SaVaughn Irons-Kumassah, 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

Mayor Ellison asked if the facility was formerly Little Ones Learning Center.

Ms. Irons-Kumassah clarified the location as Astor Avenue.

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

Ms. Irons-Kumassah presented a summary request for approval to allow for a \$75 fee for the Public Arts Review Board application process to assist with the reviews and the processing behind being able to move this project and this board and the opportunities of public art and public spaces forward.

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

Motion to convene Executive Session was made by at 6:20 p.m. was made by Councilmember Akins-Wells; seconded by Councilmember Gutierrez. The motion passed unanimously 4-0.

Motion to adjourn the meeting and sign an Affidavit with No Action and reconvene the meeting at 7:00 p.m. was made by Councilmember Akins-Wells; seconded by Councilmember James. The motion passed unanimously 4-0.

IX. **ADJOURNMENT** – With no further business, Mayor Ellison adjourned the meeting at 7:00 p.m.

Respectfully submitted by:

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Vanessa Holiday, City Clerk

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Gwendolyn Ellison, Mayor

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