



CITY COUNCIL WORK SESSION

Monday, March 04, 2024 at 6:00 PM
Council Chambers and YouTube Livestream

Website: www.forestparkga.gov
YouTube: <https://bit.ly/3c28p0A>
Phone Number: (404) 366.4720

FOREST PARK CITY HALL
745 Forest Parkway
Forest Park, GA 30297

The Honorable Mayor Angelyne Butler, MPA

The Honorable Kimberly James
The Honorable Hector Gutierrez
The Honorable Allan Mears

The Honorable Dabouze Antoine
The Honorable Latresa Akins-Wells

Ricky L. Clark Jr, City Manager
Randi Rainey, City Clerk
Danielle Matricardi, City Attorney

AGENDA

VIRTUAL NOTICE

To watch the meeting via YouTube - <https://bit.ly/3c28p0A>

The Council Meetings will be livestream and available on the City's

YouTube page - "**City of Forest Park GA**"

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS:

NEW BUSINESS:

- 1. Council Approval to Purchase five (5) Air Packs and Cylinders for the Forest Park Fire Department** -Forest Park Fires & EMS Department

Background/History:

The Forest Park Fire Department needs to purchase five (5) air packs and cylinders. The cost is \$49,571.95 and needs council approval. The vendor is Municipal Emergency Services (MES). MES is under government contract and no comparison quotes nor request to bid is required.

The fund is fire fighting equipment 100-61-3520-53-1136

- 2. Council Discussion and Approval to Purchase 2 Ambulances** -Forest Park Fire & EMS

Background/History:

The Fire Department would benefit from the purchase of 2 new ambulances in many ways. With the newest ambulances being utilized as front-line apparatus, they run most of our EMS Calls, more than 70% of the total yearly call volume. The next newest ambulance is a 2013 with over 195,000 miles on it. It has an average out-of-service percentage of 10-15%, meaning it is not able to be utilized during that time due to maintenance. This is based on a 5-year time span. The maintenance and repair costs are approximately 60%+ over the lifespan of the ambulance compared to the cost of a new one. These considerations along with the overall condition of the truck show a need for replacement. This would change us from a diesel engine to gasoline and allow for easier and cheaper routine maintenance costs (per Roscoe at Fleet Services).

3. Council Discussion and Approval of a Latin American Association Partnership – Legislative Offices**Background/History:**

Councilmembers James & Gutierrez are seeking approval of an event partnership agreement between Clayton County Public Schools and the City of Forest Park for a Latin American Association on April 27, 2024 from 8:30 a.m. to 1:00 p.m. This event will promote the vision of the Latin American Association (LAA) which is to provide “Opportunity for All,” with diversity, equity, and inclusion being a primary focus of their organization.

4. Council Discussion and Approval of an Urban Redevelopment Agency (URA) Appointment – Legislative Offices**Background/History:**

Councilmember James, Chair of the Urban Redevelopment Agency, is seeking the appointment of Yasmin Julio to fill the unexpired term of Marisol Sconiers, who recently resigned her seat. Her term is set to expire March 21, 2026.

5. Council Discussion and Approval on the Forest Parkway Median Landscape – Executive Offices**Background/History:**

Falcon Design Consultants, LLC (FDC) has prepared a Task Order (TO) to assist the City of Forest Park with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway within the city limits of Forest Park. The total centerline distance of the project limits is approximately 9,900 L.F. or 1.875 miles.

Additionally, FDC will provide bid assistance and construction management services, as required, to provide a complete project to the City of Forest Park. Based on meetings with GDOT, FDC will prepare plans using local GIS and aerial data.

6. Council Discussion and Approval on the City of Forest Park Blight Tax Ordinance – Executive Offices**Background/History:**

Neighborhood blight and the presence of vacant and abandoned properties have profound negative impacts. Additionally, because blighted properties often demand higher government services (e.g., public safety and code enforcement services) than other properties, the higher tax allows local governments to recover some of the costs associated with this increased burden.

7. Council Discussion and Approval of the Final Plat- Towne Manor Townhomes- Planning and Community Development Department

Background/History:

The Towne Manor townhome development located at 437 North Avenue is nearing completion of the 16-townhome unit subdivision and is now in the final plating stage. The preliminary plat was approved by the Planning Commission on August 18, 2022. The development is located on 1.61 acres on the corner of North Avenue and Burks Road.

8. Council Discussion and Approval of the Text Amendment-Termination of Conditional Use Permits – Planning and Community Development Department

Background/History:

Article G. Section 8-8-190 as currently written in the code does not provide clear and formal processes of the termination or continuance of a conditional use permit. The requested text amendment provides more clarity when a conditional use permit shall no longer be authorized if construction or occupancy has not occurred within six months of the date a conditional use permit was granted. The amendment further clarifies the continuance of a conditional use permit, if the use of which the permit was granted is occurring on the property and states the discontinuance of a conditional use permit will occur if it is found that no activity has taken place for a period of 60 days.

EXECUTIVE SESSION: (When an Executive Session is required, one will be called for the following issues: Personnel, Litigation or Real Estate)

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-1555.

File Attachments for Item:

1. Council Discussion and Approval to Purchase five (5) Air Packs and Cylinders for the Forest Park Fire Department -Forest Park Fires & EMS Department

Background/History:

The Forest Park Fire Department needs to purchase five (5) air packs and cylinders. The cost is \$49,571.95 and needs council approval. The vendor is Municipal Emergency Services (MES). MES is under government contract and no comparison quotes nor request to bid is required.

The fund is fire fighting equipment 100-61-3520-53-1136

CITY OF
FORESTPARK

City Council Agenda Item

Subject: FOREST PARK FIRE & EMS – APPROVAL TO PURCHASE AIR PAKS AND CYLINDERS

Submitted By: SANDRA DAVIS – FIRE & EMS OFFICE COORDINATOR

Date Submitted: FEBRUARY 28, 2024

Work Session Date: MARCH 4, 2024

Council Meeting Date: MARCH 4, 2024

THE FOREST PARK FIRE DEPARTMENT NEED TO PURCHASE 5 AIR PAKS AND CYLINDERS. THE COST IS \$49,571.95 AND NEED COUNCIL APPROVAL. THE VENDOR IS MUNICIPAL EMERGENCY SERVICES (MES). MES IS UNDER GOVERNMENT CONTRACT AND NO COMPARISON QUOTES NOR REQUEST TO BID IS REQUIRED. THE FUND IS FIRE FIGHTING EQUIPMENT 100-61-3520-53-1136

Cost: \$ 49,571.95 **Budgeted for:** ☒ Yes ☐ No

FINANCIAL IMPACT: 100-61-3520-53-1136 (FIRE FIGHTING EQUIPMENT)

Action Requested from Council: COUNCIL APPROVAL NEEDED.



(877) 637-3473

Quote

Item #1.

Quote # QT1774511
Date 01/05/2024
Expires 03/29/2024
Sales Rep Adams, Jeremy L
Shipping Method FedEx Ground
Customer FOREST PARK FIRE DEPT(GA)
Customer # C64692

Bill To

FOREST PARK FIRE DEPT
2336 Anvil Block Road
Forest Park GA 30297
United States

Ship To

FOREST PARK FIRE DEPT
2336 Anvil Block Road
Forest Park GA 30297
United States

Item	Alt. Item #	Units	Description	QTY	Unit Price	Amount
X8914021305304			Air-Pak X3 Pro SCBA (2018 Edition) with Snap-Change, Parachute Buckles, 4.5, Standard, No Accessory Pouch, E-Z Flo+ Regulator with Continuous Hose, Universal EBSS, None, No, Pak-Tracker, No Case, 2 SCBA Per Box	5	\$7,246.27	\$36,231.35
200129-01			Snap-Change Cylinder, Carbon-Wrapped, Pressure 4500, 45 Minutes (at 40 lpm) *Cylinders To Be Less Than 6 Months Old*	10	\$1,334.06	\$13,340.60

Subtotal \$49,571.95

Shipping Cost \$0.00

Tax Total \$0.00

Total \$49,571.95

This Quotation is subject to any applicable sales tax and shipping and handling charges that may apply. Tax and shipping charges are considered estimated and will be recalculated at the time of shipment to ensure they take into account the most current information.

All returns must be processed within 30 days of receipt and require a return authorization number and are subject to a restocking fee.

Custom orders are not returnable. Effective tax rate will be applicable at the time of invoice.



QT1774511

Contractor Information

Contract #: **GS-07F-0348V**
Contractor: **MUNICIPAL EMERGENCY SERVICES, INC.**
Address: **12 TURNBERRY LN
FL 2
SANDY HOOK, CT 06482-1365**
Phone: **757-567-4792**
E-Mail: **kchapman@mesfire.com**
Web Address: **<http://www.mesfire.com/>**
SAM UEI: **T4MGJ9BU63J6**
NAICS: **315999**

Socio-Economic :
EPLS :
Govt. Point of Contact:
Ronald Thompson
Phone: 817-850-8135
E-Mail: ronald.thompson@gsa.gov
Contract Clauses/Exceptions:
[View the specifics for this contract](#)

Small business
Contractor not found on the Excluded
Parties List System

[\(Vendors\) How to change your company information](#)

Source	Title	Contract Number	Contractor T&Cs /Pricelist	Current Option Period End Date	Ultimate Contract End Date	Category	View Catalog
MAS	Multiple Award Schedule	GS-07F-0348V	VI	Jun 3, 2024	Jun 3, 2029	3152 Indic	GSA Adva
						316210 Indic	GSA Adva
						316220 Indic	GSA Adva
						316215 Indic	GSA Adva
						314220 Indic	GSA Adva
						339112 Indic	GSA Adva
						339113PA Indic	GSA Adva
						339113R Indic	GSA Adva
						611430ST Indic	GSA Adva
						OLM Indic	GSA Adva

RESOLUTION NO. 2024-_____

**A RESOLUTION TO AUTHORIZE THE PURCHASE OF FIVE (5) AIR
PAKS AND CYLINDERS FROM MUNICIPAL EMERGENCY SERVICES,
INC. FOR THE FOREST PARK FIRE DEPARTMENT.**

WHEREAS, the City of Forest Park ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City's Fire Department requires additional self-contained breathing apparatus (SCBA) air cylinders, also referred to as air paks for its fire fighters; and

WHEREAS, this equipment is necessary to protect the health, safety, and welfare of the citizens of Forest Park; and

THEREFORE, THE CITY COUNCIL OF THE CITY OF FOREST PARK HEREBY RESOLVES:

SECTION 1. Approval of Vendor. The quote from Municipal Emergency Services, Inc. as presented to the Council on March 4, 2024, is hereby approved.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Forest Park.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Forest Park as provided in the City Charter.

SO RESOLVED this 4th day of March, 2024.

Angelyne Butler, Mayor

ATTEST:

City Clerk (SEAL)

APPROVED AS TO FORM:

City Attorney

File Attachments for Item:

2. Council Discussion and Approval to Purchase 2 Ambulances -Forest Park Fire & EMS

Background/History:

The Fire Department would benefit from the purchase of 2 new ambulances in many ways. With the newest ambulances being utilized as front-line apparatus, they run most of our EMS Calls, more than 70% of the total yearly call volume. The next newest ambulance is a 2013 with over 195,000 miles on it. It has an average out-of-service percentage of 10-15%, meaning it is not able to be utilized during that time due to maintenance. This is based on a 5-year time span. The maintenance and repair costs are approximately 60%+ over the lifespan of the ambulance compared to the cost of a new one. These considerations along with the overall condition of the truck show a need for replacement. This would change us from a diesel engine to gasoline and allow for easier and cheaper routine maintenance costs (per Roscoe at Fleet Services).



Quote #:
Date:
Expires On:

Q-00620-1
 10/10/2023 9:50 AM
 2/29/2024

Custom Truck and Body Works, Inc.

Manufacturers of Custom Emergency Apparatuses
 13787 White House Rd
 Woodbury, GA 30293
 United States
 Main Line: 706-655-4300

SHIPPING

Andrew Gelmini
 Forest Park Fire Dept.
 4539 Jonesboro Road
 Forest Park, Georgia 30297
 (404) 366-4720
 agelmini@forestparkga.gov

BILL TO

Forest Park Fire Dept.
 4539 Jonesboro Road
 Forest Park, Georgia 30297

Name	Direct Line	E-Mail Address
Jimmy Gill	(706) 977-7095	jimmy@customtruckandbodyworks.com
Payment Terms	Delivery Method	Delivery Terms
Due on Receipt	Pickup at CTBW	120 to 150 Business Days After Receipt of Chassis

Dear Andrew Gelmini,

Custom Truck and Body Works would like to thank you for the opportunity to work with your department on this project. We have prepared this quote based on the information that has been provided to us. We are certain that we can meet or exceed any needs and expectations you may have. Please review the attached documents and if there should be any questions, clarifications or any additional information please do not hesitate to contact me. We look forward to hearing from you soon.

Sincerely,
 Jimmy Gill

Type III 14" Ambulance - Chevy G4500

\$267,518 Each

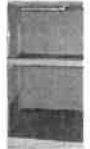
QTY	UOM	PRODUCT NAME	DESCRIPTION	Item #2.
2	Each	Fire Extinguisher - 5Lb w/ Bracket (Standard)	5lb Fire Extinguisher shall be shipped loose.	
1	Set	Mirrors - Power & Heated 2020XG - Velvac		
1	Set	Mud Flaps	Set of heavy-duty, thick rubber material mud flaps shall be as wide as the dual rear wheels.	
1	Each	Spare Tire	A spare tire shall be provided with the chassis.	
1	Each	Alarm - Backup	An audible alarm shall be installed to activate when the vehicle is placed into reverse gear. There shall be installed on the front console and wired through the vehicle electrical system, a momentary cutoff switch to disable the alarm.	
1	Set	Air Horns - Buell		
1	System	Lights - Wig Wag - Chevrolet		
1	Set	Engine Block Heater - Wire - Shoreline	The chassis engine block heater shall be wired to shoreline power.	

CHASSIS CONSOLE

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	Back Up Camera - 7" Monitor Installed On Console	An exterior Back Up Camera With 7" Monitor shall be mounted on the console.	

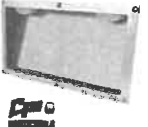
QTY	UOM	PRODUCT NAME	DESCRIPTION	
1	Each	Inverter - Vanner 1100 (Standard)	A Vanner 1100 watt Inverter with 50 amp battery charger shall be provided.	
1	Each	Inverter - Pre Wire	A pre-wire for installation of the inverter shall be provided in the L2 compartment.	

L3 COMPARTMENT

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	L3 Compartment - 3/4" Height	Street Side Rear Compartment Dimensions: H65"x W42"x D20"	Photo Coming Soon
1	Each	Adjustable Shelf - L3 Compartment	A horizontal aluminum adjustable shelf/shelves shall be provided in the L3 compartment mounted on shelf track.	

R3 COMPARTMENT

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	R3 Compartment	Curb Side Rear Compartment Dimensions: H72"x W20"x D20"	
2	Each	Adjustable Shelf - R3 Compartment	A horizontal aluminum adjustable shelf/shelves shall be provided in the R3 compartment mounted on shelf track.	
1	Each	Backboard Divider - R3 Compartment	A vertical divider shall be mounted center of the back board compartment.	

				Item #2.
QTY	UOM	PRODUCT NAME	DESCRIPTION	
1	Set	Lights - ICC Marker - Red & Amber LED	7 LED Red and & 7 LED Yellow ICC lights installed on the upper module perimeter to meet DOT requirements.	
1	Each	Light - Stepwell - LED	LED Stepwell light installed at the entry steps of the module.	
1	Each	Lights - Tag Bracket - LED	LED lighting installed at the the tag bracket to meet DOT requirements.	
2	Set	Lights - Docking - 6" Oval White	6" LED lights installed at the rear bumper to provide additional back up lighting.	

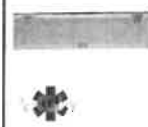
MODULAR EXTERIOR

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	Shoreline - 20A/120V - Auto Eject - Yellow Cover (Standard)	A 20 amp automatic power line disconnect system shall be furnished for the vehicle shoreline.	
2	Set	Fenderette - Aluminum (Standard)	Polished aluminum fender flair shall be installed around the rear wheel well openings.	
1	System	Rub Rails - Reflective Chevron (Standard)		
1	Each	Window - Side - Sliding - Dark Tint (Standard)	Tinted high black aluminum framed sliding window is to be centered on the side entry door.	
2	Each	Window - Rear - Fixed - Dark Tint (Standard)	Tinted high black aluminum framed fixed window is to be centered on each rear entry door.	

QTY	UOM	PRODUCT NAME	DESCRIPTION	
1	Set	Vinyl Graphics - Star of Life Reflective Package	KKK-Spec reflective SOL package provided with the graphics package. ##Color, style and location to be determined at preconstruction meeting	
1	Set	Vinyl Graphics - Lettering & Decals	Lettering and department decals designed and printed on 3M 680CR reflective material and laminated with UV protective laminate.	
1	Each	Rear Chevron - Reflective	Printed rear chevron that meets the existing fleet/customer specifications. Printed on 3M IJ680CR reflective material. ##Color to be determined at preconstruction meeting	
Red / Gray				
1	Each	Vinyl Graphics - Z Stripe	Printed stripe, in the shape of a "Z", that runs the length of chassis to end of module. Printed on 3M IJ680CR reflective material. ##Color, style and location to be determined at preconstruction meeting	
Matching Gray				

MODULAR INTERIOR

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	Panel - Power - Location - Interior (Standard)	A printed circuit board shall be installed in the interior electrical cabinet behind attendant seat.	
1	Each	Flooring - Gun Metal Gray - Lonplate 3" (Standard)	Lonplate heavy duty floor covering installed above the PVC sub floor, rolled up on each side 3".	
1	Each	Flooring - Composite PVC Sub Flooring	PVC composite sub flooring shall be installed above the aluminum sub floor.	
1	System	Insulation - Polyfiber (Standard)	The modular ambulance body shall be insulated with a non-flammable Polyfiber insulation.	

				Item #2.
QTY	UOM	PRODUCT NAME	DESCRIPTION	
1	Each	Seat - CPR		
1	Each	Countertops - White - Soft Edge Trim	Solid Surface material counter tops with soft edge trim at the action and telemetry areas. White in color.	Soft Edge Trim 
1	Each	Cabinet - Plywood - Over Rear Door	Cabinet located over the rear entry door, providing one storage section.	
1	Each	Cabinet - Plywood - Squad Bench Overhead	Cabinet located over the squad bench, divided into two separate storage sections.	
1	Each	Cabinet - Plywood - Glove Box	Cabinet located over the side entry door, providing storage for three glove boxes.	

MODULAR INTERIOR - ELECTRICAL

QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
2	Set	Antenna - Coax	Two [2] 10-gauge power and two [2] ground wires, two [2] RG58U coax cables, and two [2] PL259 connectors.	
2	Each	Outlet - 12V	12 Volt DC 20 Amp cigar style outlets will be located in the action area and in the advanced life support cabinet. ##Exact location & quantity can be changed at pre-construction meeting	
3	Each	Outlet - 110V - Lighted	110 Volt AC GFI duplex lighted outlets will be located in the action area, the telemetry, as well as the advanced life support cabinet. ##Exact location & quantity can be changed at pre-construction meeting	
1	Each	Outlet - Oxygen - Single	A single O2 outlet provided at the head end of the squad wall. ##Exact location & quantity can be changed at pre-construction meeting	

				Item #2.
QTY	UOM	PRODUCT NAME	DESCRIPTION	
2	Each	Grab Rail - Ceiling - 80" Yellow (Standard)	1.25" diameter x 80" yellow grab bars shall be provided and securely fastened to the ceiling over the primary cot and over the squad bench. ##Exact location & quantity can be changed at pre-construction meeting	
3	Each	Grab Handle - 18" Yellow (Standard)	1.25" diameter x 18" yellow grab bars shall be provided at each entry door. ##Exact location & quantity can be changed at pre-construction meeting	
3	Each	Grab Handle - Interior V Style - Yellow (Standard)	V-Style yellow grab handles shall be provided on the side and rear entry doors.	

MODULAR INTERIOR DETAILS				
QTY	UOM	PRODUCT NAME	DESCRIPTION	IMAGE
1	Each	Suction - Rico - Action Area (Standard)	A RICO RS4X disposable aspirator will be installed in the action area and connected to the vacuum inlet by a quick connect coupler.	 RICO SUCTION
2	Set	IV Hanger - Ceiling Mount (Standard)	IV Hangers will be recessed in the ceiling over the head and foot end of the primary cot.	 ALLSIS
1	System	Upholstrey - Vinyl - Desert Rose	Seamless vacuum formed vinyl material, desert rose, provided on the attendant seat, squad bench cushions and CPR cushions.	 Desert Rose
1	System	Cot Fastener - Power Load - Stryker	A Power Load cot fastener shall be center mounted on the floor of the module.	 stryker
1	System	Cot Fastener Mount - Center (Standard)	The cot fastener shall be center mounted in the patient module.	
1	Set	Seat - Attendant Child 3 Point Safety - Desert Rose w Swivel Base - Wise	Attendant seat with child safety seat, 3 point harness and swivel base shall be located at the head end of the primary cot.	 WISE

CITY OF
FORESTPARK

City Council Agenda Item

Subject: FOREST PARK FIRE & EMS – APPROVAL TO PURCHASE 2 AMBULANCES

Submitted By: SANDRA DAVIS – FIRE & EMS OFFICE COORDINATOR

Date Submitted: FEBRUARY 28, 2024

Work Session Date: MARCH 4, 2024

Council Meeting Date: MARCH 4, 2024

BACKGROUND: The fire department would benefit from the purchase of 2 new ambulances in many ways. With the newest ambulances being utilized as front-line apparatus, they run most of our EMS Calls, more than 70% of total yearly call volume. The next newest ambulance is a 2013 with over 195,000 miles on it. It has an average out of service percentage of 10-15%, meaning it is not able to be utilized during that time due to maintenance. This is based on a 5-year time span. The maintenance and repair costs are approximately 60%+ over the lifespan of the ambulance compared to the cost of a new one. These considerations along with the overall condition of the truck show a need for replacement. This would change us from a diesel engine to gasoline and allow for easier and cheaper routine maintenance costs (per Roscoe at Fleet Services). The patient compartment is also not equipped with the newest restraint systems and safety features as new ambulances to provide safety to personnel and allow for patient care to be carried out in a safe and organized manner. Rescue 4 and Rescue 5 are our current reserve ambulances. They are both 2009 models without the newest safety features and restraints. These ambulances are also in poor condition with rescue 4 having over 175,000 miles with a maintenance cost of over \$70,000. Rescue 5 has over 185,000 miles and a maintenance cost of over \$100,000. With different types of ambulances, it is hard to determine an accurate lifespan down to an exact number. Most resources online state that the “useful life” of an ambulance is typically between 150,000 and 250,000 miles, which equates to 4 to 7 years (acetech.com) with many services replacing them at the 5-year mark (Cleveland Association of Rescue Employees) (American Ambulance Association) (Fullbay.com). Replacing two of these ambulances would set our Department on the right path for a 5-year ambulance replacement plan to rotate older trucks out before the cost, maintenance and safety becomes expensive, dangerous, and outdated.

Cost: \$ 535,036.00

Budgeted for: ☒ Yes ☐ No

Financial Impact: Budget Line 253-61-3510-54-2501 (Equipment)

Action Requested from Council: COUNCIL APPROVAL NEEDED.

File Attachments for Item:

3. Council Discussion and Approval of a Latin American Association Partnership – Legislative Offices

Background/History:

Councilmembers James & Gutierrez are seeking approval of an event partnership agreement between Clayton County Public Schools and the City of Forest Park for a Latin American Association on April 27, 2024 from 8:30 a.m. to 1:00 p.m. This event will promote the vision of the Latin American Association (LAA) which is to provide “Opportunity for All,” with diversity, equity, and inclusion being a primary focus of their organization.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: Latin American Association Partnership – Legislative

Submitted By: Ricky L. Clark, Jr., City Manager

Date Submitted: February 29, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

Councilmembers James & Gutierrez are seeking ratification of an event partnership agreement between Clayton County Public Schools and the City of Forest Park for a Latin American Association on April 27, 2024 from 8:30 a.m. to 1:00 p.m. This event will promote the vision of the Latin American Association (LAA) which is to provide “Opportunity for All,” with diversity, equity, and inclusion being a primary focus of their organization.

Cost: \$

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

Financial Impact:

Action Requested from Council:

DRAFT - Event Partnership Agreement - DRAFT
Clayton County Public Schools
And
The City of Forest Park, Georgia

Hereby agree to enter into an educational partnership. This partnership is not meant to impact either participants' legal rights. The intent of this partnership is to support student achievement and to provide mutual assistance and benefit through shared time and resources. This agreement sets forth the terms and understanding to build on our vision to prepare all graduates to have the skills to pursue and accomplish college, post-secondary training, and/or career opportunities in order to live and compete successfully in a global society. The educational partnership agreement is eligible for renewal each year.

The mission statement for this collaboration is:

To promote community collaboration and provide support to Clayton County Public Schools (CCPS) and all stakeholders by providing event sponsorship for the district's celebration of their new partnership with the Latin American Association on Saturday, April 27, 2024 from 8:30 am - 1 pm at Forest Park High School.

This event will promote the vision of the Latin American Association (LAA) which is to provide "Opportunity for All," with diversity, equity, and inclusion being a primary focus of their organization. Therefore, the City of Forest Park will coordinate the following activities that are planned:

- Representatives from the Forest Park City Council will collaborate with the Clayton County Schools to plan the CCPS and LAA Partnership Celebration;
- Representatives from the Forest Park City Council will identify, invite, and get commitments from Latin food truck vendors and other vendors (to include Spanish heritage folk art vendors if available);
- Representatives of the Forest Park City Council help to identify and obtain a Disc Jockey(DJ) that is familiar with music of the Latin culture and performers from the Latin community for this event;
- The City of Forest Park will help to promote/market this event;
- Representatives of the Forest Park City Council will coordinate a food give-away for this event;
- The City of Forest Park will have a fire truck on sight at the event;
- The City of Forest Park will have police officers present to assist with traffic around the school;

In reciprocation and appreciation, Clayton County Public Schools Magnet Programs plans the following:

- CCPS School Choice/Magnet Programs will recognize/feature this partnership and promote the City of Forest Park on its programs/events on websites, social media, and in printed programs;

- The City of Forest Park Council members will receive a copy of the CCPS Magnet Programs monthly newsletter,
- The Forest Park City Council representatives will be invited as guest to our annual volunteer recognition event;
- Letters of appreciation/reflection will be written to the Forest Park City Council.

As partners in education, we pledge our commitment to cooperatively achieve the goals developed in this agreement for the partnership celebration event on Saturday, April 27, 2024.

Note: Approval signatures will be below

File Attachments for Item:

**4. Council Discussion and Approval of an Urban Redevelopment Agency (URA) Appointment –
Legislative Offices**

Background/History:

Councilmember James, Chair of the Urban Redevelopment Agency, is seeking the appointment of Yasmin Julio to fill the unexpired term of Marisol Sconiers, who recently resigned her seat. Her term is set to expire March 21, 2026.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: Urban Redevelopment Appointment – Legislative

Submitted By: Ricky L. Clark, Jr., City Manager

Date Submitted: February 29, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

Councilmembers James, Chair of the Urban Redevelopment Agency is seeking the appointment of Yasmin Julio to fill the unexpired term of Marisol Sconiers who recently resigned her seat. Her term is set to expire March 21, 2026.

Cost: \$

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

Financial Impact:

Action Requested from Council:

File Attachments for Item:

5. Council Discussion and Approval on the Forest Parkway Median Landscape – Executive Offices

Background/History:

Falcon Design Consultants, LLC (FDC) has prepared a Task Order (TO) to assist the City of Forest Park with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway within the city limits of Forest Park. The total centerline distance of the project limits is approximately 9,900 L.F. or 1.875 miles.

Additionally, FDC will provide bid assistance and construction management services, as required, to provide a complete project to the City of Forest Park. Based on meetings with GDOT, FDC will prepare plans using local GIS and aerial data.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: Forest Parkway Median Landscape Discussion & Approval– Executive Offices

Submitted By: James Shelby

Date Submitted: February 27, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

Falcon Design Consultants, LLC (FDC) has prepared a Task Order (TO) to assist the City of Forest Park with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway within the city limits of Forest Park. The total centerline distance of the project limits is approximately 9,900 L.F. or 1.875 miles.

Additionally, FDC will provide bid assistance and construction management services, as required, to provide a complete project to the City of Forest Park. Based on meetings with GDOT, FDC will prepare plans using local GIS and aerial data.

Cost: \$ 25,000.00

Budgeted for: _____ Yes _____ No

Financial Impact: 2015 SPLOST 325-22-4224-54-1210

No Impact on General Funds

Action Requested from Council:

Approval of a Task Order for Falcon Design Consultants, LLC to assist the City of Forest Park with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway.

Task Order FDC 2024.02

To: City of Forest Park
745 Forest Pkwy.
Forest Park, GA 30297
Attn: Mr. James Shelby

Date: February 27, 2024
From: Falcon Design Consultants, LLC

Project: **Forest Parkway Median/Monument Sign Landscape Plan**
TO No.: **FDC 2024.02**

Background Information and Project Scope

Falcon Design Consultants, LLC (FDC) has prepared this Task Order (TO) to assist the City of Forest Park with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway within the city limits of Forest Park. The total centerline distance of the project limits is approximately 9,900 L.F. or 1.875 miles. The project will consist of developing Contract Plans utilizing existing GIS photographic data to develop plans and also create a complete set of Contract Documents and Technical Specifications for the City of Forest Park. The City will post the complete set for the purpose of receiving responsive bids from qualified contractors to perform the work proposed. Additionally, FDC will provide bid assistance and construction management services, as required, to provide a complete project to the City of Forest Park. Based on meeting with GDOT, FDC will prepare plans using local GIS and aerial data. FDC will also include landscape plans for the new monument signs previously designed by Precision Planning. We are assuming cad files will be provide by PPI for the monument signs to assist in preparing the landscape plan for each monument.

Task – A. Landscape Plan

- Develop a standardized planting plan for enhancement of portions of the vegetative areas within the median of Forest Parkway.
- Develop a complete plan set for this project that defines the planting locations and modifications suitable to obtaining public bids.
- Plans to be developed utilizing existing GIS photographic data along with standardized details.
- Submit plans to the GDOT for their formal review and approval and address any comments received by this department.
- Prepare landscape plans for each of the newly installed monument signs previously designed by PPI.

Task – B. Bid Assistance

- Prepare Contract Documents and Technical Specifications for the project suitable for bidding by the City's Procurement Department.
- Assist the City's Procurement Department with conducting a Pre-Bid meeting for the project.
- Assist the City's Procurement Department with responses to written questions for the project.
- Assist the City's Procurement Department with developing project addendums as required.
- Assist the City's Procurement Department with bid opening.
- Develop a Bid Tabulation sheet for the project.
- Assist the City's Procurement Department with issuing the contract.
- Review bidder's references and provide a recommendation of award to the City as requested by the City's Procurement Department.

Task – C. Construction Management

- Conduct a formal project Preconstruction Conference.
- Meet with Owner and Contractor for progress meetings as required and develop meeting minutes for project documentation.
- Coordinate all design intent issues regarding Contract Drawings and Technical Specifications.

Task Order FDC 2024.02

- Conduct reviews of construction activity as required for compliance with Contract Drawings and Technical Specifications, construction standards, current schedule, and equipment testing and training.
- Maintain periodic photographic records for construction activities observed during on-site visits.
- Development of a project Submittal Log and assist as needed with submittal distribution to the appropriate review professional and assist in maintaining the required schedule for all submissions.
- Development of a project RFI Log and assist with the coordination of responses for all questions, distributing to the appropriate professional, and maintaining the required schedule for all responses.
- Review and make recommendations for payment of all pay applications and coordinate with the Owner all Change Order requests.
- Provide Value Engineering Analysis on an as needed basis for project components related to cost and time savings.
- Development of project Punch Lists in accordance with the Contract Documents.
- Provide verifications of milestone documentation for Substantial Completion and Final completion of the project.

Fee Estimate

The budget below includes staff time and expenses necessary to perform the scope of work outlined above. This budget is for the scope of work referenced above.

<u>Design and Bid Services:</u>	<u>Estimated Budget</u>
A. Landscape Plan for Median:	\$20,000.00
B. Bid Assistance:	\$ 5,000.00
<u>TOTAL LUMP SUM FEE</u>	<u>\$25,000.00</u>

Percent Of Construction Services:

C. Construction Management: 3.0% OF ACTUAL BID

Authorized:

As our authorization to proceed with the scope of work, schedule and fee structure outlined herein, please sign in the space provided below and return one copy to this office for our records.

AUTHORIZATION TO PROCEED – THIS TASK ORDER ONLY

Authorized by: _____ Title: _____

Print Name: _____ Date: _____

Approved for Funding

Authorized by: _____ Title: _____

Print Name: _____ Date: _____

Budget Line Item # _____

Task Order FDC 2024.02

Authorized by: 

Title: **Managing Partner**

Print Name: **Adam Price, P.E.**

Date: 02/27/2024

RESOLUTION NO. 2024-_____

**A RESOLUTION TO AUTHORIZE THE ISSUANCE OF A TASK ORDER
TO FALCON DESIGN CONSULTANTS LLC FOR LANDSCAPNG BID
ASSISTANCE AND CONSTRUCTION MANAGEMENT SERVICES.**

WHEREAS, the City of Forest Park (“City”) is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with being fiscally responsible concerning the use and expenditure of all public funds; and

WHEREAS, the City desires to issue a task order to Falcon Design Consultants, LLC to assist the City with a landscape plan, bid assistance, and construction management for landscape improvements along the median of Forest Parkway within the city limits of Forest Park. The total centerline distance of the project limits is approximately 9,900 L.F. or 1.875 miles.

THEREFORE, THE CITY COUNCIL OF THE CITY OF FOREST PARK HEREBY RESOLVES:

SECTION 1. Approval of Vendor. Falcon Design Consultants, LLC’s task order for landscaping plans, bid assistance, and construction management services (Task Order FDC 2024.02) as presented to the Council on March 4, 2024, is hereby approved. Work shall commence upon the issuance of a notice to proceed from the City.

SECTION 2. Public Record. This document shall be maintained as a public record by the City Clerk and shall be accessible to the public during all normal business hours of the City of Forest Park.

SECTION 3. Authorization of Execution. The Mayor is hereby authorized to sign all documents necessary to effectuate this Resolution.

SECTION 4. Attestation. The City Clerk is authorized to execute, attest to, and seal any documents which may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

SECTION 5. Effective Date. This resolution shall become effective immediately upon its adoption by the Mayor and City Council of the City of Forest Park as provided in the City Charter.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

SO RESOLVED this 4th day of March, 2024.

Angelyne Butler, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

File Attachments for Item:

6. Council Discussion and Approval on the City of Forest Park Blight Tax Ordinance – Executive Offices

Background/History:

Neighborhood blight and the presence of vacant and abandoned properties have profound negative impacts. Additionally, because blighted properties often demand higher government services (e.g., public safety and code enforcement services) than other properties, the higher tax allows local governments to recover some of the costs associated with this increased burden.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: City of Forest Park Blight Tax Ordinance – Executive Offices

Submitted By: Ricky L. Clark, Jr., City Manager

Date Submitted: February 20, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

Neighborhood blight and the presence of vacant and abandoned properties have profound negative impacts on afflicted communities. Blighted properties decrease surrounding property values, erode the health of local housing markets, pose safety hazards, and reduce local tax revenue. As part of our ONE Forest Park initiative and our strategic pillars of Neighborhood Sustainability, we are seeking to implement our very first Blighted Property Tax.

Blight's wide-ranging effects are complicated to address, but stakeholders across the nation are developing and implementing strategies to combat it. In 2002, Georgia voters approved a constitutional amendment allowing counties and municipalities to establish a tax incentive program to encourage property owners to remediate or redevelop blighted properties. The Community Redevelopment Tax Incentive Program, operates like a "blight tax." It increases property taxes on blighted properties and subsequently decreases them for a period of time once the property is remediated or redeveloped.

Staff is seeking to implement an ordinance in which a millage rate of 7.0 mills is applied to properties that are maintained in a blighted condition. The proposed ordinance prescribes the process for identification of blighted property to include but not be limited to a required inspection of the parcel, a request made by five (5) residents living in a different household, etc. Upon receipt of the inspection report, a determination shall be made in writing, confirming that the property, per ordinance standards, is in a blighted condition. Persons notified shall have thirty (30) days from the receipt of said notice to request a hearing within Municipal Court. Within 30 days, the Court Clerk shall have ten days to provide notice of the established hearing date; after such hearing, the final ruling shall be deemed final unless a petition is submitted to the Superior Court of Clayton County for a writ of certiorari.

A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the public officer to lift the designation, after proper inspection to ensure compliance. Real property which has had its designation as maintained in a blighted condition removed by the public officer, as provided in section 3-8-5, Identification of blighted property, of this article, shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law;

such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every twenty-five thousand dollars (\$25,000.00) or portion thereof equaling one (1) year of tax reduction; provided, however, that no property shall be entitled to reduction in city ad valorem taxes for more than four (4) successive years.

For calculation purposes: A property worth \$250,000, the fair market value, taxed at 40%, is 100,000. \$100,000 times our current millage rate of .016743 would pay taxes of \$1674.30. An increase of 7% would make the millage rate $100,000 * .023743$, with an additional amount due in taxes of 2,374.30 (this would be the increase based upon the blighted tax, if adopted)

A property worth \$100,000 FMV with a taxed 40% is $\$40,000 * .016743 = \669.72 . An increase to $.023743 * 40,000$ would be \$949.72.

There are various advantages to a higher tax on blighted property. First, the higher tax rate may motivate property owners to stabilize or improve blighted conditions. It may also encourage owners to sell blighted properties to others who are willing to do the work. If a property is vacant or underutilized, the higher tax may encourage the owner to rent it in order to pay the extra taxes. These actions could subsequently increase the blighted property's value and that of nearby properties.

Additionally, because blighted properties often demand higher government services (e.g., public safety and code enforcement services) than other properties, the higher tax allows local governments to recover some of the costs associated with this increased burden.

The main disadvantage to a blight tax is that it could be particularly burdensome for low-income individuals, seniors, individuals with disabilities, and struggling businesses that have been unable to improve the blighted conditions due to economic circumstances or other reasons. In addition, property owners may pass on the cost of the increased taxes or repairs to low-income tenants or businesses that occupy these properties in the form of higher rents. With the efforts of our newly created Beautification Commission, we feel we will be able to alleviate some of these burdens on our legacy residents. An additional disadvantage is that the blight tax would only apply to taxable properties. Blighted properties owned by tax-exempt property owners, like churches and charitable organizations, would not be impacted.

Cost: \$

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

Financial Impact:

Action Requested from Council:

STATE OF GEORGIA
CITY OF FOREST PARK
COUNTY OF CLAYTON

ORDINANCE 2024-____

1 AN ORDINANCE BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
2 FOREST PARK, GEORGIA TO AMEND TITLE 3 (FINANCE) AND ADOPT CHAPTER 8
3 (BLIGHTED PROPERTY) IN THE CITY’S CODE OF ORDINANCES; TO PROVIDE AN
4 ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER LAWFUL
5 PURPOSES.

6 **WHEREAS**, the duly elected governing authority of the City of Forest Park, Georgia (the
7 “City”) is the Mayor and Council thereof; and

8 **WHEREAS**, section 36-35-3 of the Official Code of Georgia Annotated (O.C.G.A.)
9 provides cities the power to adopt clearly reasonable ordinances, resolutions or regulations
10 relating to the cities’ property and affairs; and

11 **WHEREAS**, the existence of blighted property increases the burden of the state and local
12 government by increasing the need for government services; and

13 **WHEREAS**, the City desires to offer a community development tax incentive program to
14 rehabilitate blighted property as authorized by O.C.G.A. § 41-2-12, et seq., and Article IX,
15 Section II, of the 1983 Constitution of the State of Georgia to aid in the decrease of government
16 services; and

17 **WHEREAS**, the amendments contained herein would benefit the health, safety, morals,
18 and welfare of the citizens of the City of Forest Park, Georgia.

19 **Section One.** The text codified in Title 3 (Finance) in the Code of Ordinances of the City
20 of Forest Park, Georgia is hereby amended to include a new Chapter 8 (Blighted Property), to be
21 read and codified as set forth in **Exhibit A** attached hereto and incorporated herein.

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

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

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

34 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
35 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
36 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
37 the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the
38 greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any
39 of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to
40 the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and

sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

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

Section Five. This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

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

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

ORDAINED this _____ day of _____, 2024.

CITY OF FOREST PARK, GEORGIA

Angelyne Butler, Mayor

ATTEST:

_____ (SEAL)
Randi Rainey, City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

52 TITLE 3 – FINANCE

53 Chapter 8. - BLIGHTED PROPERTY

54 Sec. 3-8-1. - Short title.

55 This article shall be known as the "Forest Park Blighted Property Ordinance."

56 Sec. 3-8-2. - Purpose.

57 The existence of real property which is maintained in a blighted condition increases the burden
58 of the state and local government by increasing the need for government services, including but
59 not limited to social services, public safety services, and code enforcement services. Rehabilitation
60 of blighted property decreases this need for such government services.

61 In recognition of the need for enhanced governmental services and in order to encourage
62 private property owners to maintain their real property and the buildings, structures and
63 improvement thereon in good condition and repair, and as an incentive to encourage community
64 redevelopment, a community redevelopment tax incentive program is hereby established as
65 authorized by Article IX, Section II, Paragraph VII(d) of the 1983 Constitution of the State of
66 Georgia.

67 Sec. 3-8-3. - Definitions.

68 *Blighted property, blighted, or blight* means any property which:

69 (1) Presents one (1) or more of the following conditions:

- 70 (a) Uninhabitable, unsafe, or abandoned structure;
- 71 (b) Inadequate provisions for ventilation, light, air, or sanitation;
- 72 (c) An imminent harm to life or other property caused by fire, flood, hurricane, tornado,
73 earthquake, storm, or other natural catastrophe respecting which the governor has
74 declared a state of emergency under the state law or has certified the need for disaster
75 assistance under federal law; provided, however, this division shall not apply to
76 property unless the relevant public agency has given notice in writing to the property
77 owner regarding specific harm caused by the property and the owner has failed to
78 take reasonable measures to remedy the harm;

- (d) A site identified by the Federal Environmental Protection Agency as a superfund site pursuant to 42 U.S.C. Section 9601, et seq., or having environmental contamination to an extent that requires remedial actions;
- (e) Repeated illegal and criminal activity on the property of which the property owner knew or should have known; or
- (f) The maintenance of the property is below state, county, or municipal codes for at least three (3) months after written notice of the code violation to its owner;
- (g) Is conducive to ill health, transmission of disease, infant mortality, or crime in the immediate proximity of the property;
- (h) Property that is subject to frequent property maintenance or environmental code citations; and
- (i) Vacant property last occupied by a commercial or industrial use where no visible commercial or industrial activity has occurred in more than three (3) months.

Property shall not be deemed blighted solely because of aesthetic conditions.

Building inspector means a certified inspector possessing the requisite qualifications to determine minimal code compliance.

Community redevelopment means any activity, project, or service necessary or incidental to achieving the redevelopment or revitalization of a redevelopment area or portion thereof designated for redevelopment through an urban redevelopment plan or through local ordinances relating to the repair, closing, and demolition of buildings and structures unfit for human habitation.

Governing authority means the mayor and council of the City of Forest Park, a Georgia municipal corporation.

Millage or millage rate means the levy, in mills, which is established by the governing authority for purposes of financing, in whole or in part, the levying jurisdiction's general fund expenses for the fiscal year.

Person means such individual(s), partnership, corporations, business entities and associations which return real property for ad valorem taxation or who are chargeable by law for the taxes on the property.

Public officer means the city manager or such officer or employee of the city as designated by the city manager to perform the duties and responsibilities hereafter set forth in this article.

Sec. 3-8-4 - Ad valorem tax increase on blighted property.

- (a) There is hereby levied on all real property within the city which has been officially identified as maintained in a blighted condition an increased ad valorem tax by applying a factor of seven (7.0) to the millage rate applied to the property, so that such property shall be taxed at a higher millage rate generally applied in the municipality, or otherwise provided by general law; provided, however, real property on which there is situated a dwelling house which is

being occupied as the primary residence of one (1) or more persons shall not be subject to official identification as maintained in a blighted condition and shall not be subject to increased taxation.

- (b) Such increased ad valorem tax shall be applied and reflected in the first tax bill rendered following official designation of a real property as blighted; provided however, if a property owner resolves the blighted condition of such owner's property to the city's satisfaction (in accordance with the provisions of section 3-8-6) at least sixty (60) days prior to the preparation of the first tax bill following such official designation of such real property as blighted, the property shall be eligible for the decrease of the tax rate as provided in section 3-8-7 in the first tax bill rendered following official designation of such real property as blighted.
- (c) Revenues arising from the increased rate of ad valorem taxation shall, upon receipt, be segregated by the city manager and used only for community redevelopment purposes, as identified in an approved urban redevelopment program, including defraying the cost of the city's program to close, repair, or demolish unfit building and structures.

Sec. 3-8-5. - Identification of blighted property.

- (a) In order for a parcel of real property to be officially designated as maintained in a blighted condition and subject to increased taxation, the following steps must be completed:
 - (1) An inspection must be performed on the parcel of property. In order for an inspection to be performed,
 - (a) A request may be made by the public officer or by at least five (5) residents (each living in a different household from the others) of the city for inspection of a parcel of property, said inspection to be based on the criteria as delineated in ordinance, or
 - (b) The public officer may cause a survey of existing housing conditions to be performed, or may refer to any such survey conducted or finalized within the previous five (5) years, to locate or identify any parcels which may be in a blighted condition and for which a full inspection should be conducted to determine if that parcel of property meets the criteria set out in this article for designation as being maintained in a blighted condition.
 - (2) A written inspection report of the findings for any parcel of property inspected pursuant to subsection (1) above shall be prepared and submitted to the public officer. Where feasible, photographs of the conditions found to exist on the property on the date of inspection shall be made and supplement the inspection report. Where compliance with minimum construction, housing, occupancy, fire and life safety codes in effect within the city are in question, the inspection shall be conducted by a certified inspector possessing the requisite qualifications to determine minimal code compliance.
 - (3) Following completion of the inspection report, the public officer shall make a determination, in writing, that a property is maintained in a blighted condition, as defined by this article, and is subject to increased taxation.
 - (4) The public officer shall cause a written notice of his determination that the real property at issue is being maintained in a blighted condition to be served upon the person(s) shown on the most recent tax digest of Clayton County as responsible for payment of ad valorem taxes assessed thereon; provided, however, where through the existence of reasonable diligence it becomes known to the public officer that real property has been sold or conveyed since publication of the most recent tax digest, written notice shall be given to

the person(s) known or reasonably believed to then own the property or be chargeable with the payment of ad valorem taxes thereon, at the best address available. Service in the manner set forth at O.C.G.A. § 41-2-12 and a notice posted on the property shall constitute sufficient notice to the property's owner or person chargeable with the payment of ad valorem taxes for purpose of this section, except that posting of the notice on the property will not be required.

- (b) The written notice given to the person(s) chargeable with the payment of ad valorem taxes shall notify such person of the public officer's determination the real property is being maintained in a blighted condition and shall advise such person of the hours and location at which the person may inspect and copy the public officer's determination and any supporting documentation. Persons notified that real property of which the person(s) is chargeable with the payment of ad valorem taxes shall have thirty (30) days from the receipt of notice in which to request a hearing before the city's municipal court. Written request for hearing shall be filed with the public officer and shall be date stamped upon receipt. Upon receipt of a request for hearing, the public officer shall notify the municipal court and the building inspector or person who performed the inspection and prepared the inspection report.
- (c) Within thirty (30) days of the receipt of a request for hearing, the municipal court clerk shall set a date, time and location for the hearing and shall give at least ten (10) business days' notice to the person(s) requesting the hearing, the public officer and the building inspector or person who performed the inspection and prepared the inspection report. Notice of scheduled hearings shall be published as a legal advertisement in the designated legal organ of the city, at least five (5) days prior to the hearing. Hearings may be continued by the municipal court judge upon request of any party, for good cause.
- (d) At the hearing, the public officer shall have the burden of demonstrating by a preponderance of the evidence that the subject property is maintained in a blighted condition, as defined by this article. The municipal court judge shall cause a record of the evidence submitted at the hearing to be maintained. Upon hearing from the public officer and/or their witnesses and the person(s) requesting the hearing and/or their witnesses, the judge of municipal court shall make a determination either affirming or reversing the determination of the public officer. The determination shall be in writing and copies thereof shall be served on the parties by certified mail or statutory overnight delivery. The determination by the court shall be deemed final. A copy of such determination shall also be served upon the Tax Division of the City's Finance Department, as applicable, who shall include the increased tax on the next regular tax bill rendered on behalf of the city.
- (e) Persons aggrieved by the determination of the court affirming the determination of the public officer may petition the Superior Court of Clayton County, as applicable, for a writ of certiorari within thirty (30) days of issuance of the court's written determination.

Sec. 3-8-6. - Remediation or redevelopment.

- (a) A property owner or person(s) who is chargeable with the payment of ad valorem taxes on real property which has been officially designated pursuant to this article as property maintained in a blighted condition may petition the public officer to lift the designation, upon proof of compliance with the following:
 - (1) Completion of work required under a plan of remedial action or redevelopment approved by the city's planning and development director which addresses the conditions

of blight found to exist on or within the property, including compliance with all applicable minimum codes; or

(2) Completion of work required under a court order entered in a proceeding brought pursuant to Forest Park's nuisance ordinance.

(b) Before action on a petition to lift the designation, the public officer shall cause the property to be thoroughly inspected by a building inspector who, by written inspection report, shall certify that all requisite work has been performed to applicable code in a workmanlike manner, in accordance with the specifications of the plan of remedial action or redevelopment, or applicable court order. Upon finding required work to be satisfactorily performed, the public officer shall issue a written determination that the real property is no longer maintained in a blighted condition. Copies of this determination shall be served upon the person(s) chargeable with the payment of ad valorem taxes, and upon the Tax Division of the City's Finance Department.

(c) All plans for remedial action or redevelopment shall be in writing, signed by the person(s) chargeable with the payment of ad valorem taxes on the real property and the director of the city's planning and development department, and contain the following:

(1) The plan shall be consistent with the city's comprehensive plan and all laws and ordinances governing the subject property, and shall conform to any urban redevelopment plan adopted for the area within which the property lies;

(2) The plan shall set forth in reasonable detail the requirements for repair, closure, demolition, or restoration of existing structures, in accordance with minimal statewide codes; where structures are demolished, the plan shall include provisions for debris removal, stabilization and landscaping of the property;

(3) On parcels of five (5) acres or greater, the plan shall address the relationship to local objectives respecting land uses, improved traffic, public transportation, public utilities, recreational and community facilities, and other public improvements;

(4) The plan shall contain verifiable funding sources which will be used to complete its requirements and show the feasibility thereof;

(5) The plan shall contain a timetable for completion of required work; and

(6) Any outstanding ad valorem taxes (state, school, county, and city, including the increased tax pursuant to this article) and governmental liens due and payable on the property must be satisfied in full.

Sec. 3-8-7. - Decrease of tax rate.

(a) Real property which has had its designation as maintained in a blighted condition removed by the public officer, as provided in section 3-8-5, Identification of blighted property, of this article, shall be eligible for a decrease in the rate of city ad valorem taxation by applying a factor of 0.5 to the city millage rate applied to the property, so that such property shall be taxed at a lower millage rate than the millage rate generally applied in the municipality or otherwise provided by general law; such decreased rate of taxation shall be applied beginning with the next tax bill rendered following removal of official designation of a real property as blighted. The decreased rate of taxation may be given in successive years, depending on the amount of cost expended by the person(s) chargeable with payment of ad valorem taxes on the property to satisfy its remediation or redevelopment, with every twenty-five thousand dollars (\$25,000.00) or portion thereof equaling one (1) year of tax reduction; provided,

248 however, that no property shall be entitled to reduction in city ad valorem taxes for more than
249 four (4) successive years.

- 250 (b) In order to claim entitlement for a decreased rate of taxation, the person(s) chargeable with
251 payment of ad valorem taxes on the property shall submit a notarized affidavit to the public
252 officer, supported by receipts or other evidence of payment, of the amount expended.

253 Sec. 3-8-8. - Notice to tax division.

254 It shall be the duty of the public officer to notify the Tax Division of the City's Finance
255 Department, as applicable, in writing as to designation or removal of designation of a specific
256 property as maintained in a blighted condition. Such notice shall identify the specific property by
257 street address and tax map, block and parcel number, as assigned by the tax commissioner of
258 Clayton County, as applicable. The public officer shall cooperate with the Tax Division to assure
259 accurate tax billing of those properties subject to increased or reduced ad valorem taxation under
260 this article.

File Attachments for Item:

7. Council Discussion and Approval of the Final Plat- Towne Manor Townhomes- Planning and Community Development Department

Background/History:

The Towne Manor townhome development located at 437 North Avenue is nearing completion of the 16-townhome unit subdivision and is now in the final plating stage. The preliminary plat was approved by the Planning Commission on August 18, 2022. The development is located on 1.61 acres on the corner of North Avenue and Burks Road.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: Final Plat- Towne Manor Townhomes- Planning & Community Development

Submitted By: LaShawn Gardiner

Date Submitted: February 19, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

The Towne Manor townhome development located at 437 North Avenue is nearing completion of the 16-townhome unit subdivision and is now in the final plating stage. The preliminary plat was approved by the Planning Commission on August 18, 2022. The development is located on 1.61 acres on the corner of North Avenue and Burks Road.

Cost: \$ N/A

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

Financial Impact:

N/A

Action Requested from Council:

Approval with the conditions: Applicant submit protective covenants and developer will be responsible for costs associated with design and construction of sanitary sewer/water improvements.



STAFF REPORT – Final Plat

Public Hearing Date: February 15, 2024

Case: FP-2024-01

Current Zoning: RT – Two-Family Residential

Proposed Request: The applicant is requesting an approval of the Final Plat for 437 North Ave – to subdivide existing parcel into 16 lots for a 16-unit townhome subdivision.

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval of Final Plat with Conditions

APPLICANT INFORMATION

Owner of Record:

Name: Forest Park Townhomes, LLC

Address: 437 North Ave

City/State: Forest Park, Georgia 30297

Applicant:

Name: Darion Dunn

Address: 541 10th Street, Suite 249

City/State: Atlanta, Georgia

PROPERTY INFORMATION

Parcel Number: 13051A A008

Address: 437 North Ave

Acreage: 1.61

FLU: Duplex Residential

SUMMARY

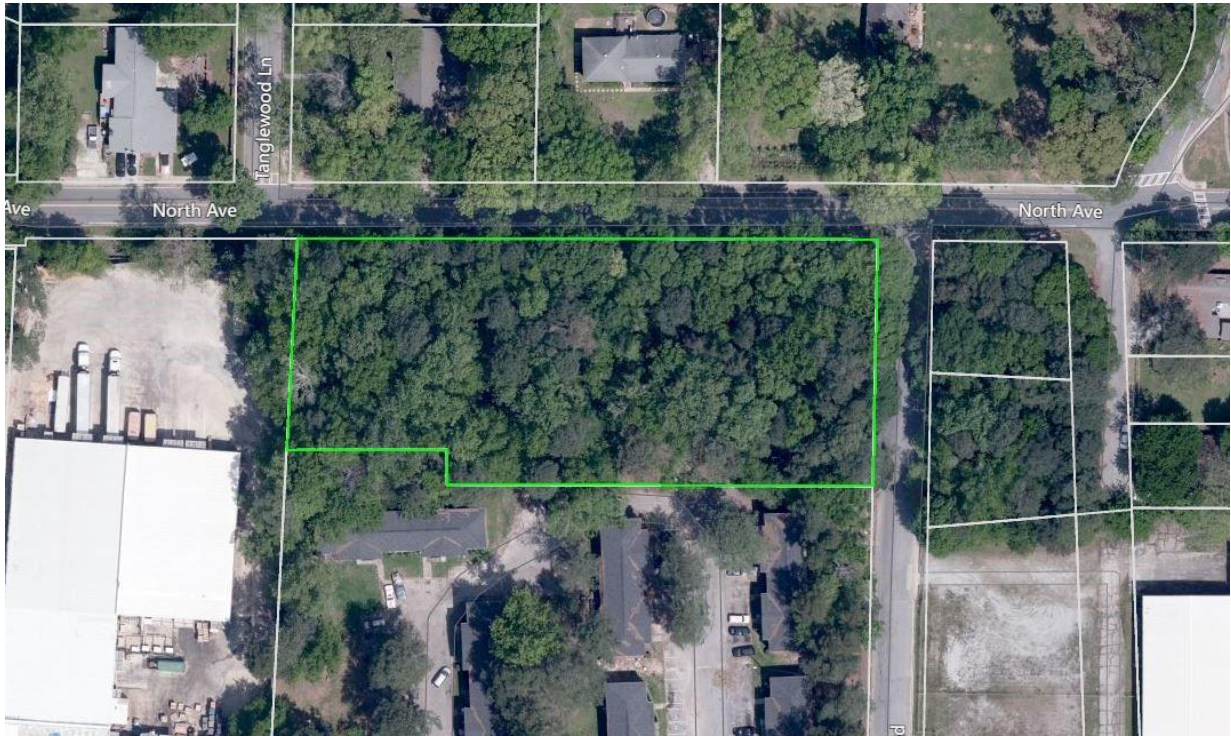
The applicant is requesting the approval of a Final Plat for 437 North Ave to subdivide a 1.61+/- acre parcel into a 16-unit townhome subdivision.

FINDINGS OF FACT

Forest Park Townhomes, LLC is now in the final plating stage and nearing the completion of development for a 16-townhome unit subdivision on a total development area of 1.61+/- acre lot. The property is located south of North Avenue on the corner of North Ave and Burks Rd. The Preliminary Plat was presented to the Planning commission on August 18, 2022, and received an approval to move forward with conditions. The zoning at the time of the Preliminary Plat approval was RT (Two Family Residential District). Through the timeline of this development, the Preliminary Plat and final plat was routed to appropriate city departments for review and comments. There were no comments provided. Based on this information, the final plat is consistent with the Preliminary Plat and what was initially

proposed during the predevelopment phase. An approval of this Final Plat will allow the applicant to subdivide the initial 1.61+/- acre lot into 16 lots for the development of a 16-unit townhome subdivision.

AERIAL MAP



ZONING MAP



Multiple Family Residential (RM)

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RT – Two Family Residential District (Residential Properties)	East	RT – Two Family Residential District (Residential Properties)
South	RM – Multiple Family Residential District (Residential Properties)	West	HI – Heavy Industrial District (Warehouse)

RESIDENTIAL ZONING STANDARDS

Minimum Lot Area:

- 9,000 sq. ft.

Minimum Lot Width:

- 90 feet

Maximum Lot Depth:

- None

Minimum Lot Frontage:

- 100% of the lot width

Minimum Front Yard Setback:

- 25 feet

Minimum Side Yard Setback:

- 10 feet

Minimum Rear Yard Setback:

- 30 feet

Maximum Lot Coverage:

- 30 percent

Minimum Living Area:

- 1,200 sq. ft.

Maximum Structure Height:

- 40 feet for the primary structure
- 15 feet for accessory structures.

CURRENT CONDITIONS





SITE PLAN

[illegible]

DEPARTMENT COMMENTS

Fire Department: No comments received.
Public Works: No comments received.
Falcon Design Consultants, LLC: No comments received.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE FINAL PLAT** for 437 North Avenue with the **FOLLOWING CONDITIONS**:

1. The applicant will submit protective covenants to regulate land use in the subdivision and otherwise protect the proposed subdivision.
2. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.

3. Sidewalks shall serve each lot and shall be designed and constructed in accordance with City Standards.

Attachments Included

- Site Plan

(FOR RECORDING PURPOSES)

LEGEND

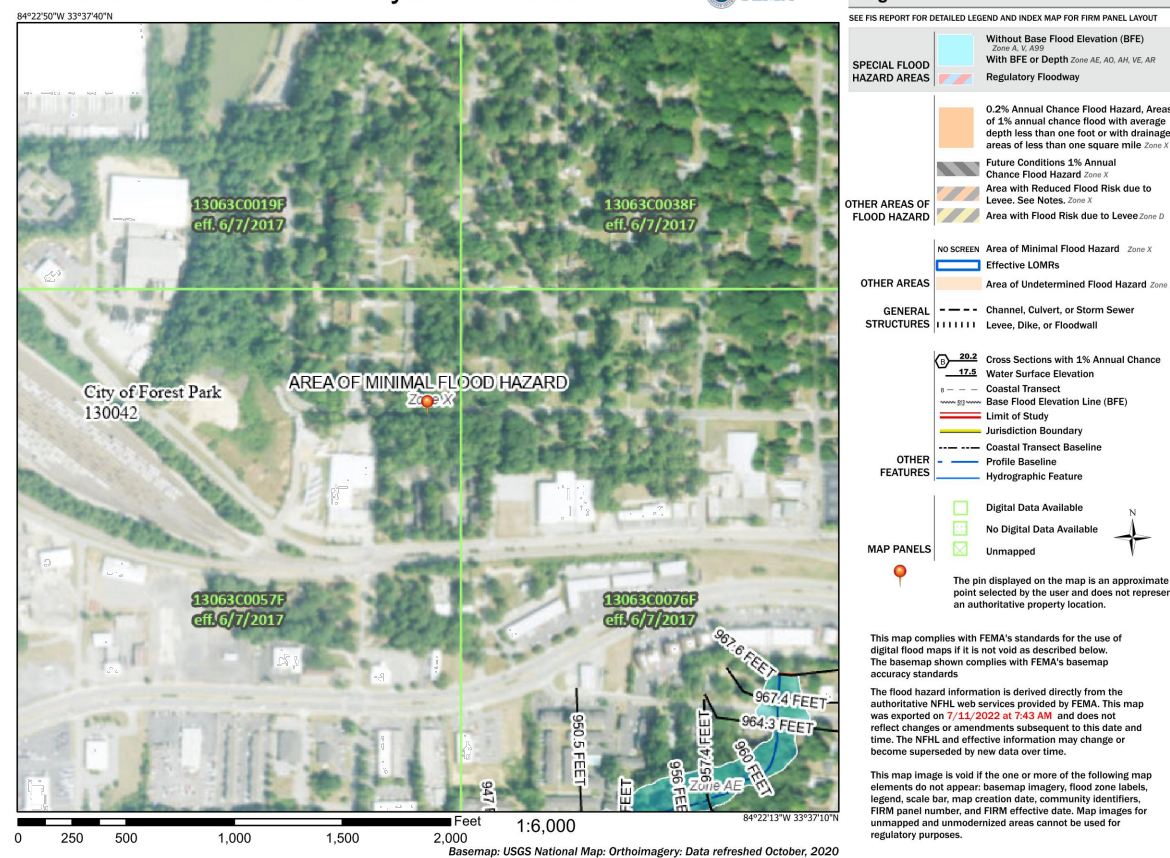
BOUNDARY	---
ADJ. BOUNDARY	---
BUILDING	▨
WALL	▬
CENTERLINE OF DITCH	—>—>—
FENCE	—x—x—
SAN. SEWER LINE	—SS—
LAND LOT LINE	---
STORM SEWER LINE	---
JUNCTION BOX	⊕
SINGLE WING C.B.	⊕
DOUBLE WING C.B.	⊕
DROP INLET	⊕
STORM SEWER MANHOLE	⊕
SAN. SEWER MANHOLE	⊕
CLEAN OUT	⊕
FIRE HYDRANT	⊕
WATER METER	⊕
IRRG. CONTROL VALVE	⊕
WATER VALVE	⊕
FIRE DEPT. CONNECTION	⊕
WATER VAULT	⊕
GAS VALVE	⊕
TELE. PEDESTAL	⊕
ELECTRIC BOX	⊕
ELECTRIC METER	⊕
PULL BOX	⊕
LIGHT POLE	⊕
POWER POLE	⊕
GUY POLE	⊕
AIR CONDITIONING UNIT	⊕
H/C PARKING	⊕
BOLLARD	⊕
MAIL BOX	⊕
SIGN	⊕
TREE	⊕
RIGHT OF WAY MONUMENT FOUND	⊕
PROPERTY MONUMENT FOUND	⊕
5/8" REBAR SET	⊕
CALCULATED POINT	⊕
POINT OF COMMENCEMENT	⊕
POINT OF BEGINNING	⊕

AREAS

LOT 1: 862.64 SQ. FT.	LOT 11: 862.64 SQ. FT.
LOT 2: 823.93 SQ. FT.	LOT 12: 823.93 SQ. FT.
LOT 3: 862.64 SQ. FT.	LOT 13: 862.64 SQ. FT.
LOT 4: 823.93 SQ. FT.	LOT 14: 823.93 SQ. FT.
LOT 5: 862.64 SQ. FT.	LOT 15: 862.64 SQ. FT.
LOT 6: 823.93 SQ. FT.	LOT 16: 811.72 SQ. FT.
LOT 7: 862.64 SQ. FT.	
LOT 8: 811.72 SQ. FT.	
LOT 9: 862.64 SQ. FT.	
LOT 10: 823.93 SQ. FT.	

20 0 20 40
SCALE IN FEET
1" = 20'

National Flood Hazard Layer FIRMette



Line	Bearing	Distance
L21	S89°27'29"E	20.05'
L22	S0°20'07"W	1.00'
L23	S89°27'29"E	19.95'
L24	N0°19'54"E	1.00'
L25	S89°27'29"E	20.35'
L26	S0°19'44"W	1.00'
L27	S89°27'29"E	20.35'
L28	N0°19'54"E	1.00'
L29	S89°27'29"E	19.95'
L30	S0°20'07"W	1.00'
L31	S89°27'29"E	20.05'
L32	N0°20'21"E	1.00'
L33	S89°27'29"E	19.65'
L34	S0°20'39"W	1.00'
L35	S89°27'29"E	19.61'
L36	S0°23'35"W	42.13'
L37	S89°27'29"E	19.61'
L38	S0°20'39"W	1.00'
L39	S89°27'29"E	19.65'
L40	N0°20'21"E	1.00'

Line	Bearing	Distance
L41	S0°34'19"W	1.00'
L42	S89°18'46"E	20.21'
L43	N0°34'19"E	1.00'
L44	S89°18'46"E	19.81'
L45	S0°34'19"W	1.00'
L46	S89°18'46"E	20.21'
L47	N0°34'19"E	1.00'
L48	S89°18'46"E	19.81'
L49	S0°40'51"W	1.00'
L50	S89°18'13"E	20.21'
L51	N0°34'19"E	1.00'
L52	S89°18'46"E	19.81'
L53	S0°34'19"W	1.00'
L54	S89°19'19"E	20.20'
L55	S1°45'48"W	42.40'
L56	S89°15'51"E	20.08'
L57	S0°47'33"W	1.02'
L58	S89°12'27"E	19.70'
L59	N0°47'33"E	1.01'
L60	S89°12'04"E	20.10'

Line	Bearing	Distance
L61	S1°07'04"W	1.01'
L62	S89°12'27"E	19.70'
L63	N0°47'33"E	1.01'
L64	S89°12'04"E	20.10'
L65	S0°47'47"W	1.01'
L66	S89°12'27"E	19.70'
L67	N0°47'33"E	1.00'
L68	S89°12'04"E	20.10'
L69	S0°47'33"W	1.00'
L70	S89°12'27"E	19.70'
L71	S0°34'19"W	42.08'
L72	S0°43'32"W	41.11'
L73	S0°52'47"W	41.15'
L74	S1°01'59"W	41.19'
L75	S1°11'25"W	41.22'
L76	S1°20'11"W	41.26'
L77	S1°29'47"W	41.30'
L78	S1°38'46"W	41.34'

Lot Number	Street Address
Lot 1	433 North Ave
Lot 2	435 North Ave
Lot 3	437 North Ave
Lot 4	439 North Ave
Lot 5	441 North Ave
Lot 6	443 North Ave
Lot 7	445 North Ave
Lot 8	447 North Ave
Lot 9	449 North Ave
Lot 10	451 North Ave
Lot 11	453 North Ave
Lot 12	455 North Ave
Lot 13	457 North Ave
Lot 14	459 North Ave
Lot 15	461 North Ave
Lot 16	463 North Ave

REFERENCES

* PLAT BY DIVERSIFIED TECHNICAL GROUP, L.L.C.
DATED 12/15/2016 AND PROVIDED AS PART OF
THIS SURVEY EFFORT.

PROPERTY INFO

PID: 13051A A008
FOREST PARK TOWNHOMES, LLC
437 NORTH AVE
CITY OF FOREST PARK, GA 30297
DB-10935 PG-127
ZONED RM-55

ZONING

PER EMAIL FROM CAITY HUNGATE AT THE PLANNING
AND ZONING DEPARTMENT OF THE CITY OF FOREST
PARK DATED NOV. 16, 2020.

PROPERTY IS DUAL ZONED RM-85 FOR RESIDENTIAL AND
MULTI-FAMILY DWELLINGS.

DEVELOPER

ATLANTICA PROPERTIES, LLC.
541 10TH STREET, SUITE 249
ATLANTA, GA 30318
LDP#: G23-01

SURVEYOR'S NOTES

- PROPERTY IS SUBJECT TO ALL EXISTING ROAD RIGHTS-OF-WAYS, ALL EXISTING UTILITY EASEMENTS AND ALL EXISTING INGRESS AND EGRESS EASEMENTS, RECORDED OR UNRECORDED.
- THE UTILITIES SHOWN ARE FOR THE CLIENT'S CONVENIENCE ONLY - THERE MAY BE OTHER UNDERGROUND UTILITIES NOT SHOWN HEREON. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE UNDERGROUND UTILITIES SHOWN OR NOT SHOWN. ALL DAMAGES MADE TO EXISTING UTILITIES BY THE OWNER OR THE OWNER'S AGENT, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER, OR THE OWNER'S AGENT, I.E. UNDERGROUND TANKS, GAS LINES, WATER LINES, SEWER LINES, ETC.
- EASEMENTS ILLUSTRATED ARE FROM CLIENT SUPPLIED TITLE REPORT UNIVERSAL ID # 1139572 DATED MARCH 15, 2021.
- ACCORDING TO THE FLOOD INSURANCE RATE MAP (F.I.R.M.) OF CLAYTON COUNTY, PANEL NUMBER 13063C0057F, DATED 06/07/2017, A PORTION OF THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA.
- THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY FROM ADJACENT LAND ABUTTING SAID PROPERTY AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF GEORGIA.
- 811 WAS CALLED AS PART OF THIS SURVEYING EFFORT AND THE DIG TICKET NUMBER IS 210419-005590. NOT ALL UTILITIES WERE COMPLETELY MARKED AND NO SUBSURFACE LOCATION WAS PERFORMED BY CROY PERSONNEL.
- FIELD WORK FOR THIS PROJECT WAS COMPLETED ON 04/21/2021. THIS PLAT IS PREPARED FROM A FIELD SURVEY USING A JAVAD BASE AND ROVER, POST PROCESSED THROUGH JAVAD'S PROPRIETARY DPOS SYSTEM, WITH BOTH GNSS AND DOD SATELLITES BEING IMPLEMENTED IN THE RTK AND POST PROCESS SOLUTIONS. THE POSITIONAL TOLERANCE MEETS OR EXCEEDS 0.048 FT + 50 PPM AT THE 95 PERCENT CONFIDENCE LEVEL. IMPROVEMENTS LOCATED WITH A TRIMBLE S6 TOTAL STATION WERE BASED ON THE SAME DATUM AS THE JAVAD BASE AND ROVER. THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 162,841 FEET. THE CLOSURE PRECISION PLACED ON THE SURVEY SHALL BE BASED ON THE ACTUAL MAP CLOSURE THAT HAS BEEN INDEPENDENTLY CALCULATED BY THE SURVEYOR BY USING BEARINGS AND DISTANCES FROM THE FACE OF THE MAP AND IS, NOT A GENERALIZATION. ALL LOTS OR PARCELS SHOWN ON THE MAP HAVE BEEN MAP CHECKED FOR CLOSURE AND AREA. FOR A SUBDIVISION PLAT OR MAP, A SURVEY THAT DEPICTS MORE THAN ONE TRACT, THE CLOSURE PRECISION STATED MAY BE THAT OF THE EXTERIOR LINES AND AN AVERAGE OF THE TRACTS.
- THE BEARINGS SHOWN ON THIS PLAT WERE BASED ON A GRID NORTH GEORGIA STATE PLANE COORDINATE SYSTEM - WEST ZONE NAD83 (U.S. FOOT) AS ESTABLISHED BY CROY-ENGINEERING LLC. DISTANCES AND AREAS SHOWN REFLECT HORIZONTAL GROUND - SURFACE MEASUREMENTS. THE RELATIVE POSITIONAL ACCURACY, AS CALCULATED ACCORDING TO THE FEDERAL GEOGRAPHIC DATA COMMITTEE PART 3: NATIONAL STANDARD FOR SPATIAL DATA ACCURACY, IS .04 FT. HORIZONTAL AND .07 FT. VERTICAL AT THE 95% CONFIDENCE LEVEL. VERTICAL DATUM IS NAVD 88.
- NO CEMETERIES WERE OBSERVED DURING THE PERFORMANCE OF THIS SURVEY. NO QUALIFIED ARCHEOLOGICAL PROFESSIONAL WAS CONSULTED OR HIRED AND THE SURVEYOR TAKES EXCEPTIONS TO ANY SUCH INFORMATION EXPRESSED OR IMPLIED.
- THIS PLAT IS SUBJECT TO THE COVENANTS SET FORTH IN THE SEPARATE DOCUMENT AS RECORDED IN DEED BOOK 13043, PAGE(S) 426-473, WHICH HEREBY BECOMES A PART OF THIS PLAT.
- THERE APPEARS TO BE AN ENCROACHMENT ACROSS THE SOUTHERN PROPERTY AS EVIDENCED BY THE TWO LIGHT POLES AND EDGE OF PAVEMENT.
- WATER SERVICE PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
- WASTEWATER SERVICE PROVIDED BY CLAYTON COUNTY WATER AUTHORITY.
- THE PURPOSE OF THIS PLAT IS TO SHOW THE ORIGINAL LOT OF 1.62 ACRES OF LAND AND THE PROPOSED SUBDIVISION OF SIXTEEN LOTS INTENDED TO BE THE BUILDING ENVELOPES OF EACH TOWNHOUSE TO BE CONSTRUCTED.

APPROVAL OF THE CITY COUNCIL OF FOREST PARK, GA

This plat has been approved by the Planning Commission and subsequent thereto submitted to and considered by the City Council of the City of Forest Park, Georgia, the same is hereby approved subject to the protective covenants shown thereon. By approving this plat the city does not accept for maintenance any street until same has been constructed in accordance with existing rules, regulations and specifications and a warranty deed delivered and accepted by the city nor does the city accept for maintenance purposes any drainage easement not within the right-of-way of a street deemed to the city.

Dated this _____ day of _____, 20____.

By _____, City Manager

APPROVAL OF THE FOREST PARK PLANNING COMMISSION

This plat has been submitted to and considered by the Forest Park Planning Commission and is approved by such Commission subject to the approval of the city council.

Dated this _____ day of _____, 20____.

THE FOREST PARK PLANNING COMMISSION

By _____, Chairman

By _____, Secretary

SUBDIVISION PLAT APPROVAL

THE DIRECTOR OF PLANNING, BUILDING & ZONING FOR THE CITY OF FOREST PARK, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE CITY OF FOREST PARK ZONING ORDINANCE AND THE CITY OF FOREST PARK SUBDIVISION REGULATIONS AS AMENDED.

FOR THE DIRECTOR OF PLANNING, BUILDING & ZONING _____ DATE _____

DRAINAGE

THE OWNER OF RECORD, ON BEHALF OF ITSELF AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES THE CITY OF FOREST PARK FROM ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEKS, RIVERS, OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS. THE CITY OF FOREST PARK MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION FILLING, AND THE LIKE, NECESSARY TO REMEDY A CONDITION, WHICH IN THE JUDGMENT OF STAFF AND DIRECTOR, IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM.

SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR A COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING MAINTENANCE OBLIGATION ON THE PART OF THE CITY OF FOREST PARK, NOR AN ABRIGATION OF THE CITY OF FOREST PARK'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER/S OF THE PROPERTY OF THE LANDS THAT GENERATED THE CONDITIONS.

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS MINOR SUBDIVISION PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY, MADE BY ME OR UNDER MY SUPERVISION; THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST, OR ARE MARKED AS "FUTURE", AND THEIR LOCATION, SIZE, TYPE AND MATERIAL IS CORRECTLY SHOWN.

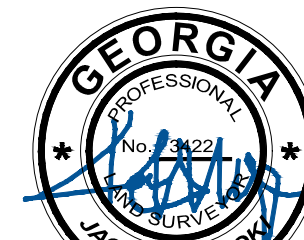
SURVEYOR'S CERTIFICATE

(i) As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals of affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Sections 15-6-67

JACOB M. KALOKI
GEORGIA RLS. NO. 3422
CERTIFICATE OF AUTHORIZATION NO. LSF000878

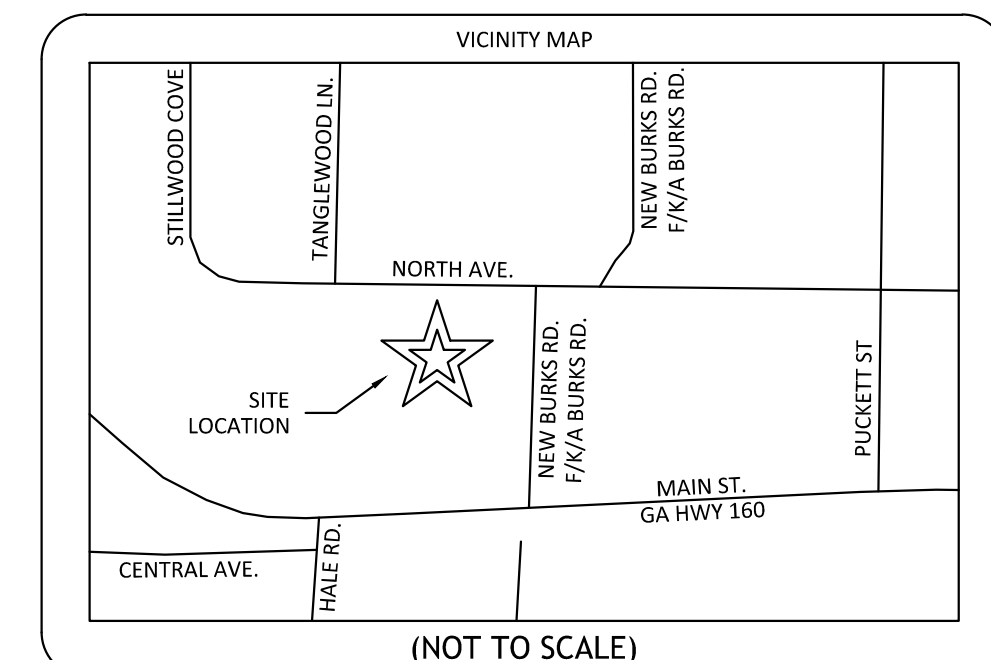
1/9/2024

DATE



STATEMENT OF SLOPE EASEMENT

I, THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT THE EASEMENT IS GRANTED THE CITY OF FOREST PARK ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:
i. 0' TO 5' - NOT LESS THAN 3 TO 1 SLOPE
ii. 5' TO 10' - NOT LESS THAN 2 TO 1 SLOPE



OWNER'S ACKNOWLEDGEMENT

(CITY OF FOREST PARK, CLAYTON COUNTY, STATE OF GEORGIA)
THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, HEREBY ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, DEDICATES TO THE PUBLIC FOR USE FOREVER THOSE WATER AND SEWER IMPROVEMENTS CONSTRUCTED IN ACCORDANCE WITH THIS PLAT THAT ARE SPECIFICALLY LABELED AS DEDICATED TO THE PUBLIC, AND DEDICATES TO THE CITY OF FOREST PARK, THE COMPLETE OWNERSHIP AND USE OF ALL PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY SPECIFICALLY LABELED AS PUBLIC STREETS AND DEDICATED RIGHT-OF-WAY, AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS _____ ACRES
PUBLIC SEWER EASEMENTS _____ ACRES
PUBLIC DRAINAGE EASEMENTS _____ ACRES
PUBLIC PARKS/OPEN SPACE _____ ACRES

Darion Dunn

TYPED NAME OF SUBDIVIDER

SIGNATURE OF SUBDIVIDER

1-9-2024

DATE

Forest Park Townhomes, LLC

TYPED NAME OF OWNER OF RECORD

SIGNATURE OF OWNER OF RECORD

1-9-2024

DATE

FINAL PLAT FOR:
TOWNE MANOR TOWNHOMES
LAND LOT 51 OF THE 13TH DISTRICT
CITY OF FOREST PARK, CLAYTON COUNTY, GEORGIA

SHEET NO.
1
OF
1

File Attachments for Item:

8. Council Discussion and Approval of the Text Amendment-Termination of Conditional Use Permits – Planning and Community Development Department

Background/History:

Article G. Section 8-8-190 as currently written in the code does not provide clear and formal processes of the termination or continuance of a conditional use permit. The requested text amendment provides more clarity when a conditional use permit shall no longer be authorized if construction or occupancy has not occurred within six months of the date a conditional use permit was granted. The amendment further clarifies the continuance of a conditional use permit, if the use of which the permit was granted is occurring on the property and states the discontinuance of a conditional use permit will occur if it is found that no activity has taken place for a period of 60 days.

CITY OF
FORESTPARK

City Council Agenda Item

Subject: Text Amendment-Termination of Conditional Use Permits – Planning & Comm. Dev. Dept.

Submitted By: LaShawn Gardiner

Date Submitted: February 19, 2024

Work Session Date: March 4, 2024

Council Meeting Date: March 4, 2024

Background/History:

Article G. Section 8-8-190 as currently written in the code does not provide clear and formal processes of the termination or continuance of a conditional use permit. The requested text amendment provides more clarity when a conditional use permit shall no longer be authorized if construction or occupancy has not occurred within six months of the date a conditional use permit was granted. The amendment further clarifies the continuance of a conditional use permit, if the use of which the permit was granted is occurring on the property and states the discontinuance of a conditional use permit will occur if it is found that no activity has taken place for a period of 60 days.

Cost: \$ N/A

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

Financial Impact:

N/A

Action Requested from Council:

City Council Approval

STAFF REPORT – Text Amendments
Public Hearing Date: February 15, 2024
City Council Meeting: March 4, 2024

Case: TA-2024-01

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

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval to amend Zoning Ordinance

PROPOSED TEXT AMENDMENTS

1. The Planning & Community Development Department is proposing a text amendment to the Code of Ordinances. Case # TA-2024-01 includes an amendment to Article G. – Zoning Amendments, Section 8-8-190. Termination of conditional use permit.

BACKGROUND

The Planning & Community Development Department has discovered some areas of the Code of Ordinances that need to be amended for clarity and formal processes. The requested text amendments will not be injurious to the public health, safety, morals, and general welfare of the community, and the use will not be affected in a substantially adverse manner.

Current Article G. Section 8-8-190:

Sec. 8-8-190. Termination of conditional use permit.

A conditional use permit may cease to be authorized and terminated with proper public notification, public hearing, and approval by the mayor and city council if construction has not been completed and approved within six (6) months of the date the conditional use permit is granted.

(Ord. No. [21-11](#), § 1(Exh. A), 9-7-2021)

The following text amendments have been proposed:

2. An amendment to Article G. – Zoning Amendments, Section 8-8-190. Termination of conditional use permit, to amend such section and replace it with a new section 8-8-190. – Termination of Conditional use permit, adding new descriptions in subsection (a) and subsection (b).

This update provides clarity for when to terminate conditional use permit and when a conditional use permit may continue pertaining to the uses requested for properties per length of time.

ARTICLE G. ZONING AMENDMENTS

Section. 8-8-190. Termination of conditional use permit.

(a) A conditional use permit shall cease to be authorized and expire without any further action of the Mayor and Council if construction has not been approved and completed and/or occupancy granted within six (6) months of the date the conditional use permit is granted.

(b) A conditional use permit may continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the Mayor and Council pursuant to the provisions of this chapter, once activity authorized by a conditional use permit has been discontinued for a period of sixty (60) Days, the conditional use permit shall expire without further action by the Mayor and Council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the Mayor and Council. In making the decision regarding whether or not conditional use has been discontinued, the zoning administrator shall base his judgement upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

STATE OF GEORGIA
CITY OF FOREST PARK
COUNTY OF CLAYTON

ORDINANCE 2024-____

1 AN ORDINANCE TO AMEND THE ZONING REGULATIONS OF THE CITY OF
2 FOREST PARK, GEORGIA BY AMENDING TITLE 8 (PLANNING AND DEVELOPMENT),
3 CHAPTER 8 (ZONING), ARTICLE G (ZONING AMENDMENTS), SECTION 8-8-190
4 (TERMINATION OF CONDITIONAL USE PERMIT); TO PROVIDE FOR SEVERABILITY;
5 TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND
6 FOR ALL OTHER LAWFUL PURPOSES

WITNESSETH:

7 **WHEREAS**, the duly elected governing authority of the City of Forest Park, Georgia
8 (hereinafter the “City”) is the Mayor and Council thereof; and

9 **WHEREAS**, this Ordinance is in accordance with Section 36-35-3(b) of the Official Code
10 of Georgia; and

11 **WHEREAS**, the City desires to amend the zoning regulations for the expiration of
12 conditional use permits in the City; and

13 **WHEREAS**, pursuant to O.C.G.A. § 36-66-4(a), a local government action resulting in a
14 zoning decision shall provide for a hearing on the proposed action; and

15 **WHEREAS**, pursuant to O.C.G.A. § 36-66-4(a), the City shall provide notice of the time,
16 place, and purpose of the hearing by publishing the notice within a local government newspaper
17 at least fifteen (15) days but not more than forty-five (45) days prior to the date of the hearing;

18 **WHEREAS**, the Planning Commission and the City have complied with the provisions of
19 O.C.G.A. § 36-66-1 *et seq.*;

20 **WHEREAS**, the amendments contained herein will benefit the health, safety, morals, and
21 welfare of the citizens of the City.

22 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
23 **THE CITY OF FOREST PARK, GEORGIA THAT**, and by the authority thereof:

24 **Section 1.** Title 8 (“Planning and development”), Chapter 8 (“Zoning”), Article G
25 (“Zoning amendments”), Section 8-8-190 (“Termination of conditional use permit”) of the Code
26 of Ordinances, City of Forest Park is hereby amended by deleting such section and replacing it
27 with a new Section 8-8-190 as set forth below.

28 “Sec. 8-8-190. - Termination of conditional use permit.

29
30 (a) A conditional use permit shall cease to be authorized and expire without any
31 further action of the Mayor and Council if construction has not been approved
32 and completed and/or occupancy granted within six (6) months of the date the
33 conditional use permit is granted.

34
35 (b) A conditional use permit may continue so long as the use thereby allowed is
36 actually being conducted on the property to which it applies or as subsequently
37 modified by the Mayor and Council pursuant to the provisions of this chapter,
38 once activity authorized by a conditional use permit has been discontinued for
39 a period of sixty (60) days, the conditional use permit shall expire without
40 further action by the Mayor and Council and such use may not thereafter be
41 made on premises without reapplication therefore and approval thereof by the
42 Mayor and Council. In making the decision regarding whether or not a
43 conditional use has been discontinued, the zoning administrator shall base his
44 judgment upon objective criteria gained from observation of the premises. The
45 subjective intent of the owner or lessee of the property shall not be considered.”

46 **Section 2.** It is the intention of the governing body, and it is hereby ordained that the
47 provisions of this ordinance shall become and be made a part of the Code of Ordinances, City of
48 Forest Park, and the sections of the ordinance may be renumbered to accomplish such intention.

49 **Section 3.** The City Clerk is authorized to execute, attest to, and seal any documents which
50 may be necessary to effectuate this ordinance, subject to approval as to form by the City Attorney.

51 **Section 4.** (a) It is hereby declared to be the intention of the City Council that all sections,
52 paragraphs, sentences, clauses, and phrases of this Ordinance are and were upon their enactment
53 believed by the City Council to be fully valid, enforceable, and constitutional.

54 (b) It is hereby declared to be the intention of the City Council that to the greatest extent
55 allowed by law each and every section, paragraph, sentence, clause, or phrase of this ordinance is
56 severable from every other section, paragraph, sentence, clause or phrase of this ordinance. It is
57 hereby further declared to be the intention of the City Council that to the greatest extent allowed
58 by law no section, paragraph, sentence, clause, or phrase of this ordinance is mutually dependent
59 upon any other section, paragraph, sentence, clause, or phrase of this ordinance.

60 (c) In the event that any section, paragraph, sentence, clause or phrase of this ordinance
61 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable
62 by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of
63 the City Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest
64 extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the
65 remaining sections, paragraphs, sentences, clauses, or phrases of the ordinance and that to the
66 greatest extent allowed by law all remaining Sections, paragraphs, sentences, clauses, or phrases
67 of the ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

68 **Section 5.** All ordinances or parts of ordinances in conflict with this ordinance are hereby
69 repealed.

70 **Section 6.** The preamble of this Ordinance shall be codified in a manner consistent with
71 the laws of the State of Georgia and the City.

Section 7. Penalties in effect for violations of the Zoning Ordinance of the City of Forest Park, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 8. This ordinance shall become effective immediately upon its adoption by the Mayor and City Council of the City of Forest Park as provided in the City Charter.

Section 9. The City Clerk, with the concurrence of the City Attorney, authorized to correct any scrivener's errors found in this Ordinance, including any exhibits, as enacted.

ORDAINED this _____ day of _____, 2024.

CITY OF FOREST PARK, GEORGIA

Angelyne Butler, Mayor

ATTEST:

Randi Rainey, City Clerk

APPROVED AS TO FORM:

City Attorney