

**STATE OF GEORGIA
COUNTY OF CLAYTON**

ORDINANCE NO. 2025-____

AN ORDINANCE BY MAYOR ANGELYNE BUTLER AND COUNCILMEMBERS KIMBERLY JAMES, DELORES A. GUNN, HECTOR GUTIERREZ, LATRESA AKINS-WELLS, AND ALLAN MEARS OF THE CITY OF FOREST PARK, GEORGIA, TO APPROVE A CONDITIONAL USE PERMIT FOR CERTAIN REAL PROPERTY LOCATED AT 5000 GOVERNORS DRIVE, FOREST PARK, GEORGIA 30297 (PARCEL ID 13051C A003B); TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER LAWFUL PURPOSES.

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

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

WHEREAS, the governing body is authorized by its authorized by its Charter to regulate zoning within the limits of the City; and

WHEREAS, the total subject property is approximately 6.7 acres located at 5000 Governors Drive, Forest Park, Georgia 30297 (Parcel ID 13051C A003B) (“Property”) and is currently zoned within the Single-family Residential district (RS zoning district”); and

WHEREAS, Seacoast at Governors Glen (“Applicant”) has requested a conditional use permit (“CUP”) to establish and operate an assisted living facility at the Property within the RS Zoning District; and

WHEREAS, the subject property is currently developed and operating as a licensed memory care and assisted living facility under a previously approved Conditional Use Permit, and the current request is due to a change in ownership with no proposed changes to the land use, building footprint, operations, or intensity of use; and

WHEREAS, the City Planner and Planning Commission recommend approval of the CUP application *subject to certain conditions* included in the City’s Staff Report, more particularly described in

Exhibit A attached hereto and incorporated herein; and

WHEREAS, the governing authority finds that the CUP application does conform to the requirements of its designated zoning district, and the proposed use shall not negatively impact the surrounding properties and is consistent with the City's future land use; and

WHEREAS, a public hearing pursuant to the provisions of the Zoning Procedures Act has been properly held prior to the adoption of this Ordinance; and

WHEREAS, the health, safety, morals and general welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

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

Section 1. The Applicant's request for the CUP concerning the Property to establish and operate an assisted living facility within the RS Zoning District is hereby approved, subject to all conditions being met contained within the City's Staff Report.

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

Section 3. (a) The approval granted herein is subject to all applicable local, state, and federal regulations, including but not limited to building codes, fire safety codes, and business licensing requirements.

(b) It is hereby declared to be the intention of the Mayor and Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable, and if any phrase, clause, sentence, paragraph, or section of this Ordinance shall be declared unconstitutional or otherwise invalid by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality or invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs, and sections of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgement or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality shall, to the greatest extent allowed by law, not render invalid,

unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. The effective date of this Ordinance shall be the date of unless otherwise specified therein.

Section 5. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed to the extent of such conflict.

Section 6. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Forest Park, Georgia. It is the intention of the governing body, and it is hereby ordained that the provision of this ordinance shall become and be made part of the Code Ordinances, City of Forest Park, Georgia, and the sections of this Ordinance may be renumbered to accomplish such intention.

Section 7. The City Clerk, with the concurrence of the City Attorney, is authorized to correct any scrivener's errors found in this Ordinance, including its exhibits, as enacted.

SO ORDAINED this 2nd day of September, 2025.

CITY OF FOREST PARK, GEORGIA

Angelyne Butler, *Mayor*

ATTEST:

_____(SEAL)
City Clerk

APPROVED BY:

City Attorney

EXHIBIT A



CITY OF FOREST PARK

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

Staff Report – Conditional Use Permit

Public Hearing Date: August 21, 2025

City Council Meeting: September 01, 2025

Case: CUP-2025-04

Current Zoning: Downtown Single Family Residential District (RS)

Proposed Request: Applicant is requesting a Conditional Use Permit to establish and operate an assisted living facility within the Single-Family Residential District (RS) in Ward 2.

Ward District: 2

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

Staff Recommendation: Approval of Conditional Use

APPLICANT INFORMATION

Owner of Record:

Name: Forest Park, GA Realco, LLC

Address: 5000 GOVERNORS DR

City/State: Forest Park, GA 30297

Applicant:

Name: Seacoast at Governors Glen
(Stephen Nadeau)

Address: 2800 E Silver Springs BLVD STE 205

City/State: Ocala, FL 34470

PROPERTY INFORMATION

Parcel Number: 13051C A003B

Address: 5000 GOVERNORS DR

Acreage: 6.7 +/-

FLU: Mixed Use Office/Professional

SUMMARY & BACKGROUND

The applicant for 5000 Governors Dr is requesting a Conditional Use Permit (CUP) to establish and operate an assisted living facility on approximately 6.7+/- acre parcel. The subject property is located south of Forest Parkway, with its access terminating at the southern end of Governors Drive, a private loop road that serves the site exclusively. The site is currently developed as a licensed memory care and assisted living facility known as Governor's Glen, which includes one primary structure with supporting parking, access drives, and landscaped areas. The property is zoned within the Single-Family Residential District (RS) and is subject to a previously approved Conditional Use Permit (CUP) allowing operation of a long-term residential care facility within the RS zoning classification.

The applicant is requesting approval of a new Conditional Use Permit due to a change in ownership and business name. The proposed CUP would reflect the new ownership entity and maintain compliance with the City's land use requirements. No changes to the existing land use, building footprint, operations, or intensity of the use are proposed. The facility will continue to operate as an assisted living residence for seniors with cognitive and physical care needs.

Property Zoned General Commercial District (GC)

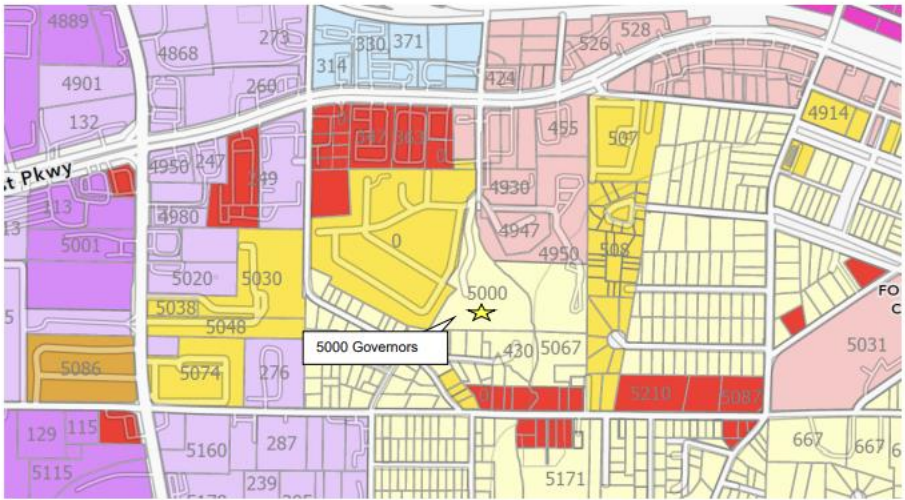
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RM: Multiple Family Residential District and Institutional Commercial District	East	IC: Institutional Commercial District And RS: Single-Family Residential
South	RS: Single-Family Residential	West	RM: Multiple Family Residential District

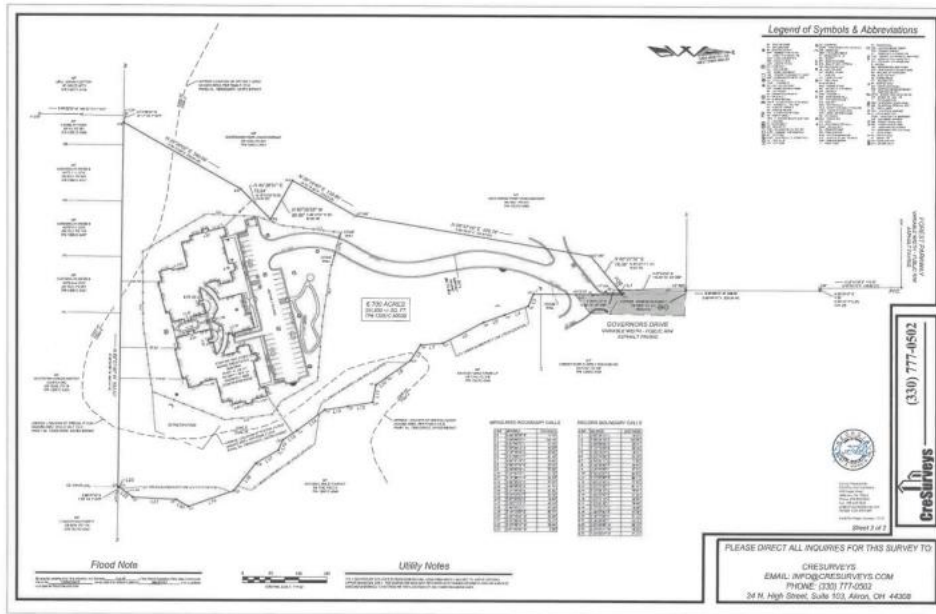
AERIAL MAP



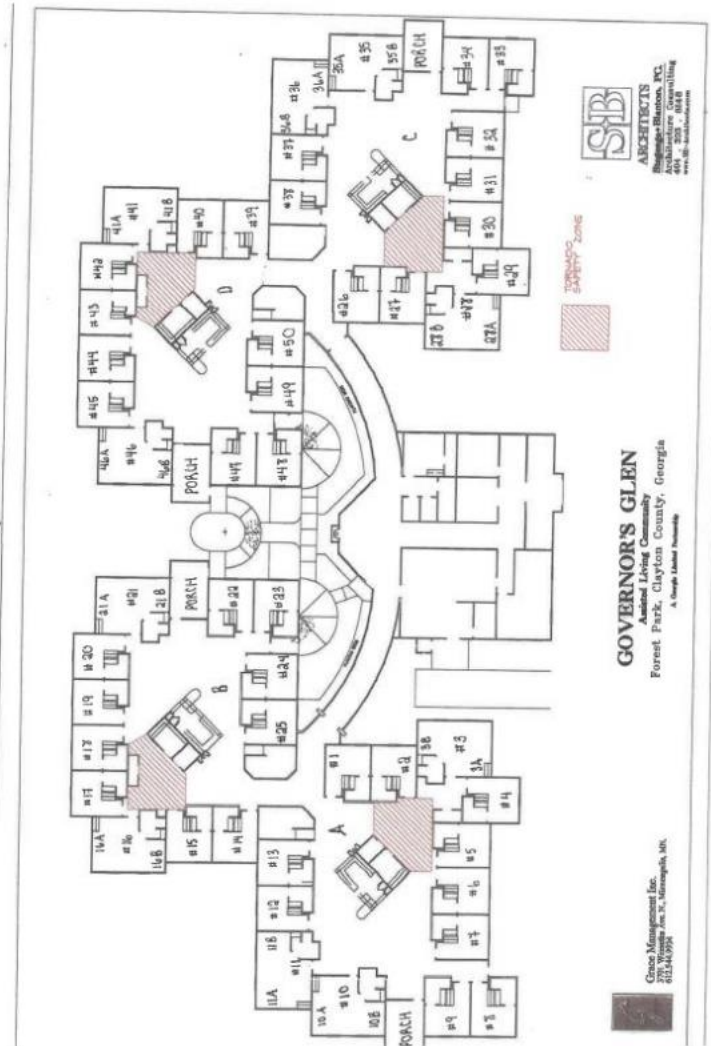
ZONING MAP



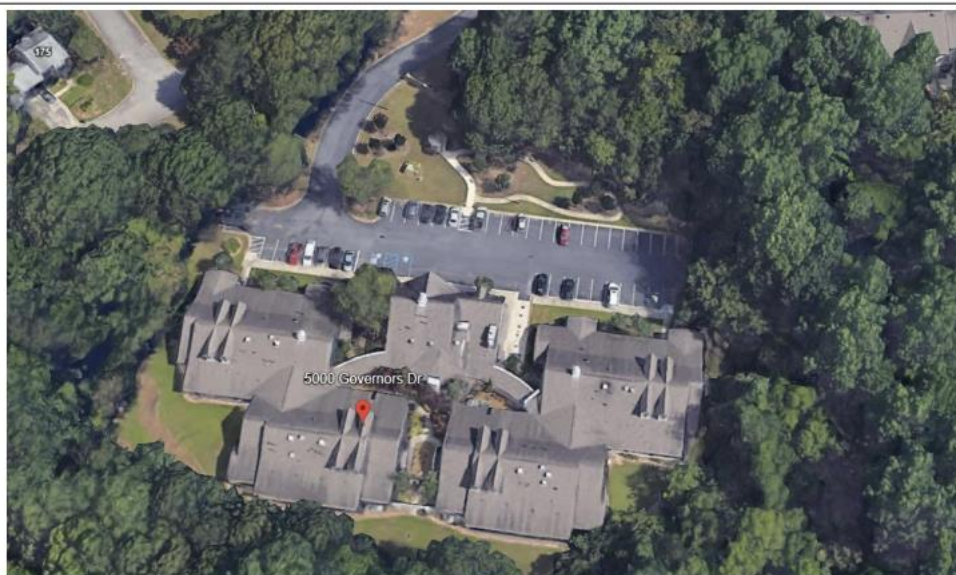
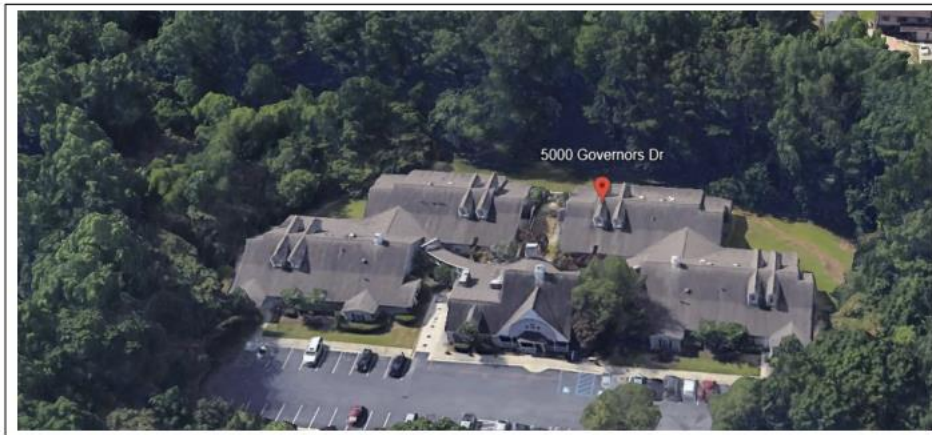
SURVEY



SITE PLAN



SITE PHOTOS



ZONING CRITERIA AND ANALYSIS

1. **Would the proposed amendment be consistent and compatible with the City's land use and development, plans, goals, and objectives?** Yes, the proposed Conditional Use Permit is consistent with the City's land use and development plans. The use remains unchanged and continues to align with the intent of the existing zoning and previously approved CUP. The amendment reflects a change in ownership only and maintains compatibility with surrounding development.
2. **Would the proposed amendment tend to increase, to decrease, or to have no impact on traffic safety and congestion in the streets?** The proposed amendment is expected to have **no impact** on traffic safety or congestion. No changes are proposed to the site's operations, intensity of use, or access points, and the facility will continue to operate as it has under the existing CUP.
3. **Would the proposed amendment tend to increase, to decrease, or to have no relationship to safety from fire and other dangers?** The proposed amendment is expected to have **no relationship** to safety from fire or other dangers. There are no changes to the building, operations, or site layout, and the facility will continue to meet all applicable safety codes and licensing requirements.
4. **Would the proposed amendment tend to promote, to diminish, or to have no influence on the public health and general welfare of the city?** The proposed amendment would **promote** the public health and general welfare by ensuring the continued operation of a licensed assisted living facility that provides essential care services to seniors, without altering the existing use or intensity.
5. **Would the proposed amendment tend to increase, to decrease or to have no influence on the adequacy of light and air?** The proposed amendment is expected to have **no influence** on the adequacy of light and air, as no changes are proposed to the building footprint, height, or site layout.
6. **Would the proposed amendment tend to cause, to prevent, or to have no influence on the overcrowding of land?** The proposed amendment would have **no influence** on the overcrowding of land. The existing facility is appropriately scaled for the 6.7-acre site, and no expansion or intensification of use is proposed.
7. **Would the proposed amendment tend to cause, to prevent, or to have no relationship with the population distribution within the city, thus creating any area so dense in population as to adversely affect the health, safety, and general welfare of the city?** The proposed amendment would have **no relationship** with population distribution within the city. It does not increase residential density or alter the use of the site, and therefore poses no adverse impact on health, safety, or general welfare related to population concentration.
8. **Would the proposed amendment tend to impede, to facilitate, or to have no impact on the adequate provision of transportation, water, sewerage, other**

public services, utilities, or facilities? The proposed amendment would have **no impact** on the provision of transportation, water, sewerage, utilities, or other public services. Existing infrastructure is already in place and sufficient to support the continued use of the facility without modification.

9. **Would the proposed amendment tend to be compatible with environmental conditions in light of surrounding developments? If compatible, what factors, if any, would diminish the value, use and enjoyment of surrounding properties?** The proposed amendment would be compatible with environmental conditions and surrounding developments. The use remains unchanged, and the facility has operated without known negative impacts. No factors are anticipated that would diminish the value, use, or enjoyment of surrounding properties.
10. **Would the proposed amendment tend to promote, to diminish, or to have no influence upon the aesthetic effect of existing and future uses of the property and the surrounding area?** The proposed amendment would have **no influence** on the aesthetic effect of existing or future uses of the property and surrounding area. No physical changes to the site, structures, or landscaping are proposed.
11. **Would the proposed amendment have measurable adverse economic effect on the value of surrounding or adjacent property?** The proposed amendment is expected to have **no measurable adverse economic effect** on the value of surrounding or adjacent properties. The use remains the same, and the facility has operated compatibly within the area without negatively impacting property values.
12. **Would the proposed amendment create an isolated district unrelated to adjacent and nearby districts?** No, the proposed amendment would not create an isolated district. The use is consistent with the existing Conditional Use Permit and remains integrated within the surrounding zoning and land use.

STAFF RECOMMENDATION

Staff recommends **APPROVAL OF THE CONDITIONAL USE PERMIT REQUEST** to establish and operate an assisted living facility within the Single-Family Residential District (RS) in Ward 2.

Attachments Included:

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