

March 25, 2025

Clayton News Daily  
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Jonesboro, GA 30253

Please run the following Public Hearings Section of the April 02, April 09, and April 16, 2025, Editions.

**TO THE CITIZENS OF FOREST PARK, CLAYTON COUNTY, GEORGIA, AND OTHER  
INTERESTED PARTIES:**

NOTICE IS HEREBY GIVEN: The City of Forest Park Planning Commission will conduct a meeting on a series of Public Hearings for the purpose of considering the matters listed below. The Public Hearings will be held on Thursday, April 17, 2025, at 6:00 p.m. in the Forest Park City Hall Council Chambers located at 745 Forest Parkway, Forest Park, GA 30297. The Mayor and City Council will conduct a meeting of Public Hearings for the listed Conditional Use Permit and Text Amendment, recommended by the Planning Commission at Forest Park City Hall Council Chambers, 745 Forest Parkway, on Monday May 05, 2025, at 6:00 p.m.

- Case # CUP-2025-02 – Conditional Use Permit Request for 0 Main Street, 752 Main Street, 760 Main Street, and 770 Main Street., Parcel # **13050B K006, 13050B K005 and 13050B K0002**. The applicant, Prestwick Land Holdings, LLC (Edrick Harris), is seeking a Conditional Use Permit to authorize the construction of an additional 48 units, bringing the total number of units to 60, as part of a proposed mixed-use development within the Downtown Mainstreet District (DM) Ward 2.
- Case # PP-2025-01- Preliminary Plat for Cherry Street Single Family Homes - 730 South Ave and 5050 Park Ave, Parcel # 13050C G021 and 13050C G001- The applicant, Sandy Epstein (Billy Freeman – Technique Concrete Construction, LLC), is requesting an approval of the Preliminary Plat for 730 South Ave and 5050 Park Ave to subdivide a 0.648 +/- acre parcel to create seven (7 ) lots to construct six (6) single-family detached homes within the Single-Family Residential District (RS) Ward 2.
- Case # VAR-2025-04 Variance request for 0 Ferguson CT., Parcel # **13049A A031**. The applicant, Gaetan Gachelin, is requesting a variance to decrease the side yard setback from the required twenty-five (25) feet to ten (10) feet and reduce the rear yard setback from the required thirty-five (35) feet to thirty (30) feet to allow the construction of a new two-family duplex within the Multiple-Family Residential District (RM) Ward 2.
- Case # VAR-2025-05 Variance request for 556 Kay Street., Parcel # **13078D A009**. The applicant, J & B Builders (Jesus Gonzalez), is requesting a variance to decrease the lot width from the required eighty (80) feet to sixty (60) feet to construct a new single-family home, within the Single-Family Residential District (RS) Ward 4.
- Case # VAR-2025-06 Variance request for 0 Main Street, 752 Main Street, 760 Main Street, and 770 Main Street., Parcel # **13050B K006, 13050B K005 and 13050B K0002**. The applicant, Prestwick Land Holdings, LLC, is requesting a variance to increase the allowed density within the *Traditional downtown core* from the required six to twelve (6-12) units to sixty (60) units, reduce the required parking from the 1.75 stalls/units to 1.6 stalls/unit, reduce the required minimum bedroom size by 150 square feet for each one,

two and three bedroom type, reduce the minimum floor-to-ceiling height on first floor from eighteen (18) feet to ten (10) feet and reduce the retail glazing to 50% of the length of the retail portion of the building to transparent glazing to 30-40% of the length of the building, for the construction of a new mixed-use development within the Downtown Mainstreet District (DM) Ward 2 .

- Case #TA-2025-02 Text Amendment for Title 8. – Planning and Development, Chapter 8. Zoning, Article C. – Development and Use Standards, of the City of Forest Park Code of Ordinances to amend such section, adding section 8-8-97 Mini-Warehouse and storage facilities.

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