



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

Applicant:

Name: Seacoast at Governors Glen
(Stephen Nadeau)

Address: 5000 GOVERNORS DR

Address: 2800 E Silver Springs BLVD STE 205

City/State: Forest Park, GA 30297

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.

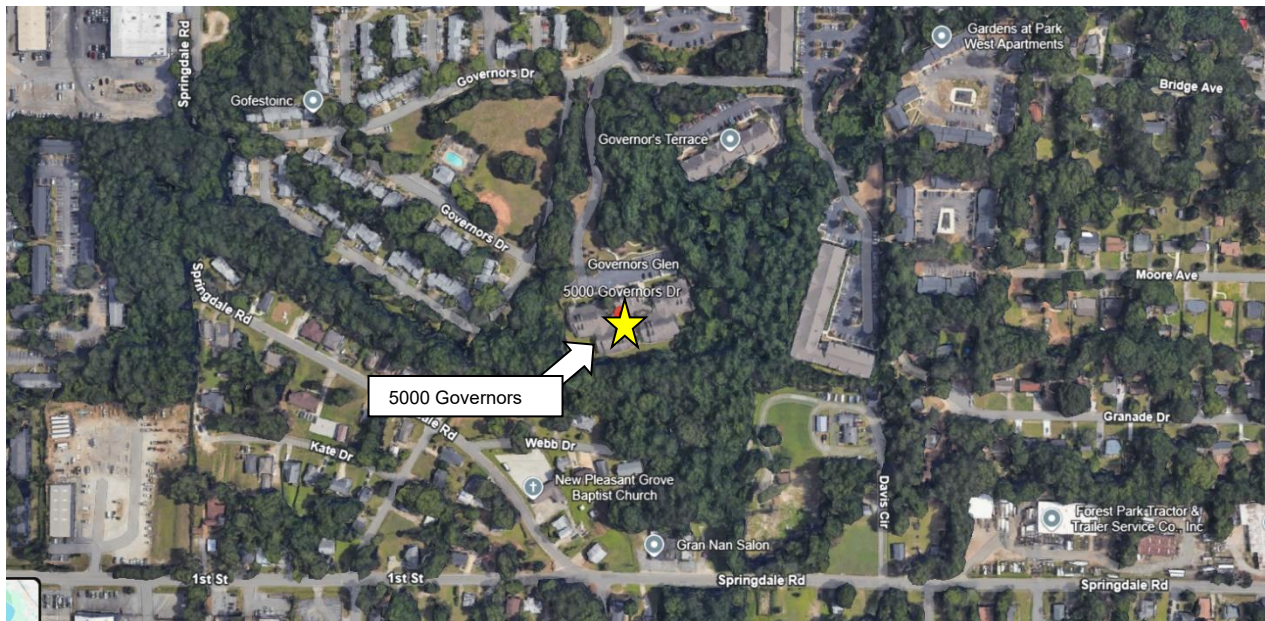
The applicant is requesting approval of a new Conditional Use Permit due to a change in ownership and business name. The proposed CUP would reflect the new ownership entity and maintain compliance with the City’s land use requirements. No changes to the existing land use, building footprint, operations, 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)

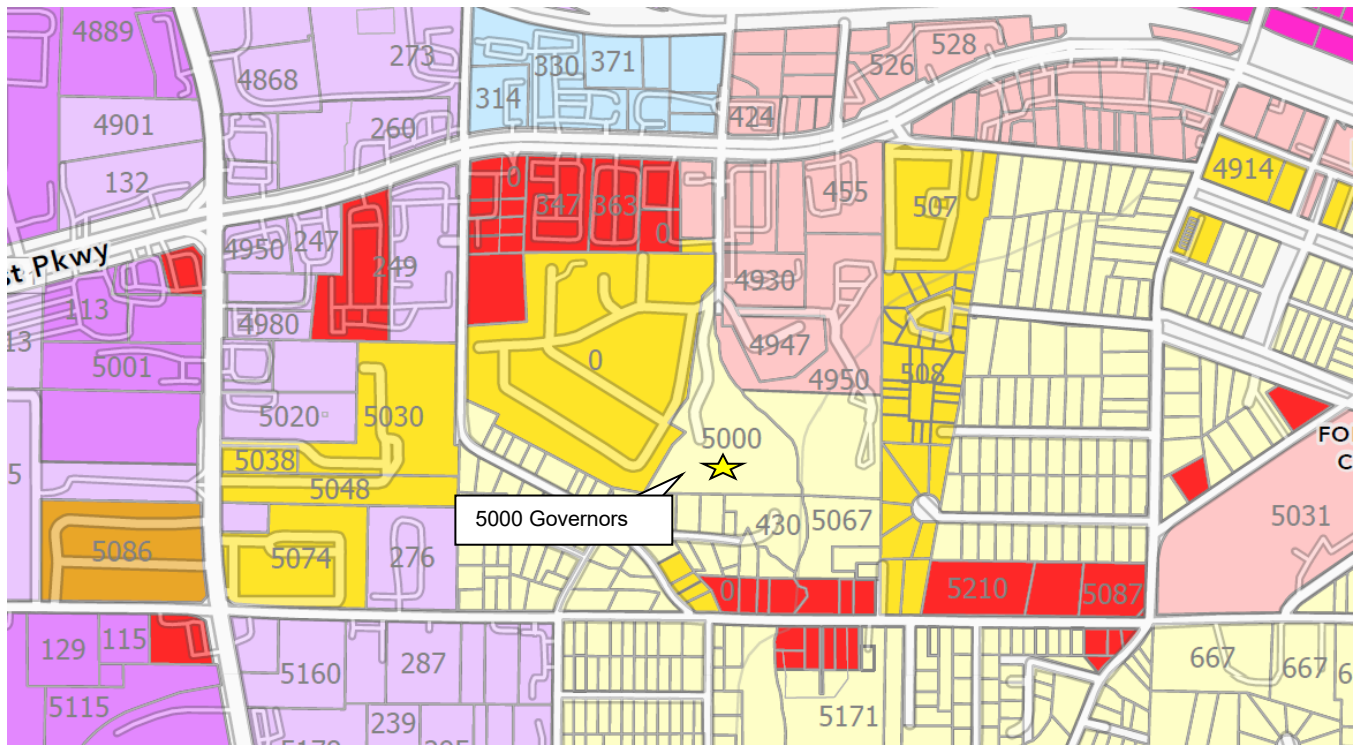
ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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



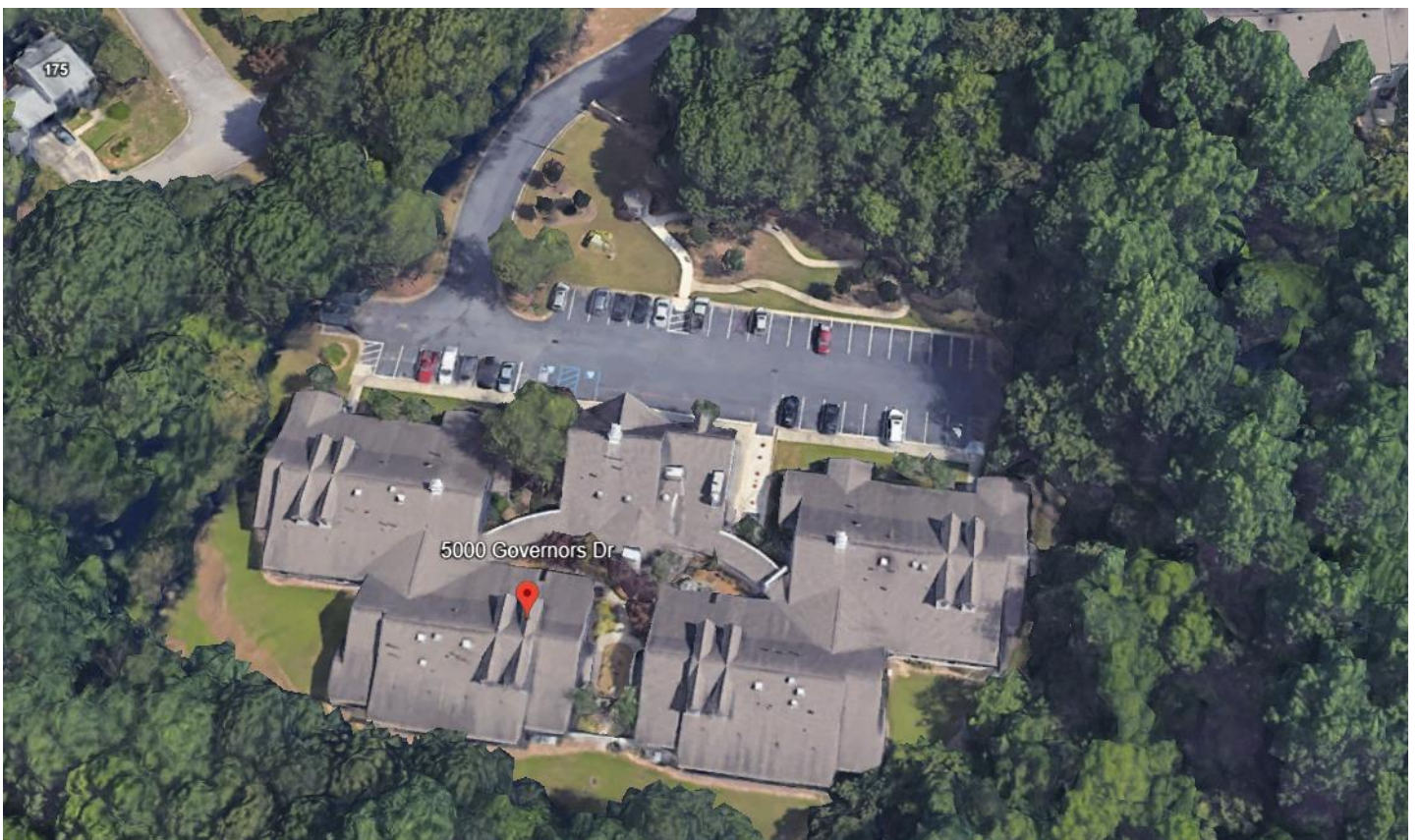
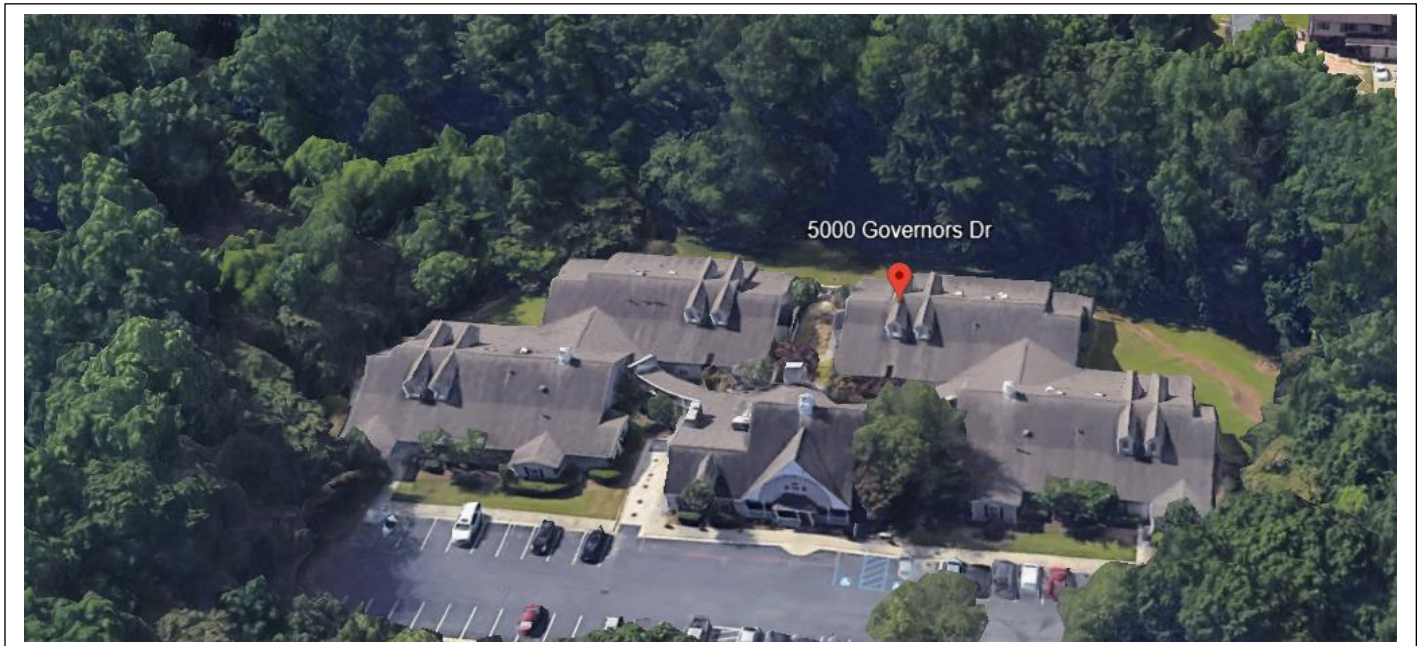
ZONING MAP



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