



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, August 16, 2024 at 1:00 PM
Council Chambers

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

AGENDA

Rodney Givens, *Chairman*
Ron Dodson, *Vice Chairman*
Yahya Hassan, *Member*
Karyl Clayton, *Member*
Yoni Cortez, *Member*

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of July 19, 2024 Meeting Minutes

NEW BUSINESS:

2. Consideration of design review for a proposed new construction single-family home at 4593 Ernest Dr., Parcel# 13048A C029.

OLD BUSINESS:

ADJOURNMENT:



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, July 19, 2024 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT
745 Forest Parkway
Forest Park, GA 30297

MINUTES

Rodney Givens, Chairman
Ron Dodson, Vice Chairman
Yahya Hassan, Member
Karyl Clayton, Member
Yoni Cortez, Member

CALL TO ORDER/WELCOME:

Chairman Givens called the meeting to order at 12:05 pm.

ROLL CALL:

A quorum was established.

Present:

Rodney Givens, Chairman; Ron Dodson, Vice Chairman; Yahya Hassan, Member; Karyl Clayton,

Absent:

Yoni Cortez, Member

Others Present:

Nicole Dozier, Planning & Community Development Director; James Shelby, Project Manager; Latemia Richards, Planner I; Latonya Turner, Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was moved to adopt the agenda as printed.

Motion made by Vice Chairman Dodson, Seconded by Member Clayton. Motion carried.

APPROVAL OF MINUTES:

1. Approval of June 21, 2024 Meeting Minutes

It was moved to approve the June 21, 2024 Meeting Minutes as printed.

Motion made by Vice Chairman Dodson, Seconded by Member Hassan. Motion carried.

OLD BUSINESS:**NEW BUSINESS:**

2. **The applicant, Thomas Cobb, is requesting approval for the conceptual design of a proposed 219,375 sq ft warehouse distribution building at 100 Metcalf Rd. Extension, Parcel# 12178 207002.**

BACKGROUND:

The applicant is requesting approval to move forward with the conceptual design provided to the City of Forest Park to build a 219,375 SF warehouse distribution building at 100 Metcalf Extension Road. The current location is a vacant lot on approximately 16+/- acres of land.

Thomas Cobb – stated this is a speculative building and we do not have a tenant for it yet. It's designed so that it could be multi-tenanted if necessary. It would not be more than two tenants and we really expect that it probably will be one tenant.

It was moved to approve the conceptual design for 100 Metcalf Extension Road, Parcel# 12178 207002.

Motion made by Member Clayton, Seconded by Vice Chairman Dodson. Motion carried.

3. **The applicant, Joseph Starr, is requesting approval to renovate the façade of an existing building at 752 Main St., Parcel# 13050B K001.**

BACKGROUND:

The applicant is requesting approval to renovate the front façade of an existing building located at 752 Main St. The owner is changing the window trim color, color of the metal roof, and removing vinyl from the existing gable and replacing it with Hardie shingles.

James Shelby – stated primarily this is really just a cosmetic project. However, I believe they're getting a grant from the Development Authority and the Development Authority is requiring that they get approval from the Urban Design Review Board.

Motion made by Member Hassan, Seconded by Member Clayton. Motion carried.

ADJOURNMENT:

It was moved to adjourn at 12:31 pm.

Motion made by Vice Chairman Dodson and seconded by Member Hassan. Motion carried.



URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: August 16, 2024

Prepared By: Nicole C.E. Dozier, Planning & Community Development Director

Staff Recommendation: Approval w Condition

APPLICANT INFORMATION

Name: Winston Lewis

Address: 5024 Park Ave, Forest Park GA 30297

Site Address: 4593 Ernest Dr

Acreage: .24

Current Zoning: Residential Single-Family District (RS)

Parcel ID Number: 13048A C029

REQUEST

The applicant is requesting approval of the design for a new 1500 sq ft, three (3) bedroom / (2) bathroom, wood frame, single-family home located at 4593 Ernest Dr. The home will be built on concrete footings, with smooth masonry walls and two (2) parking spaces at the rear of the building. The site is currently vacant with approximately .24 acres of land.

REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following.

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

Design is in harmony with the general character of developments of high quality



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(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Gillem District (GZ)	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Gillem District (GZ)

The design components are planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment

(C) Design shall protect scenic views and natural features of the site.

The design protects the scenic views and natural features of the site.

(D) Design shall protect adjacent properties from negative visual impact.

The Design protects adjacent properties from negative visual impact

(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A; no secondary structures are proposed.

Front Façade Material & Colors

Siding: Hardiplank Lap siding Slate Gray; Vertical Board & Batten siding White

Roof: Asphalt shingles Black

Exterior Gutters: Amerimax– Gutter and White Prefinished Metal Gutter

Windows: Sashes Black

Doors: Black

Porch: 6”pt. wood posts; semi-permanent stain Storm Gray



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Side/Left & Right Façade Materials & Colors

Siding: Hardiplank Lap siding White

Roof: Asphalt shingles Black

Rear Façade Material & Colors

Siding: Vertical Board & Batten White

Rear Doors: Black

Windows: Sashes Black

Porch: 6”pt. wood posts; semi-permanent stain Storm Gray

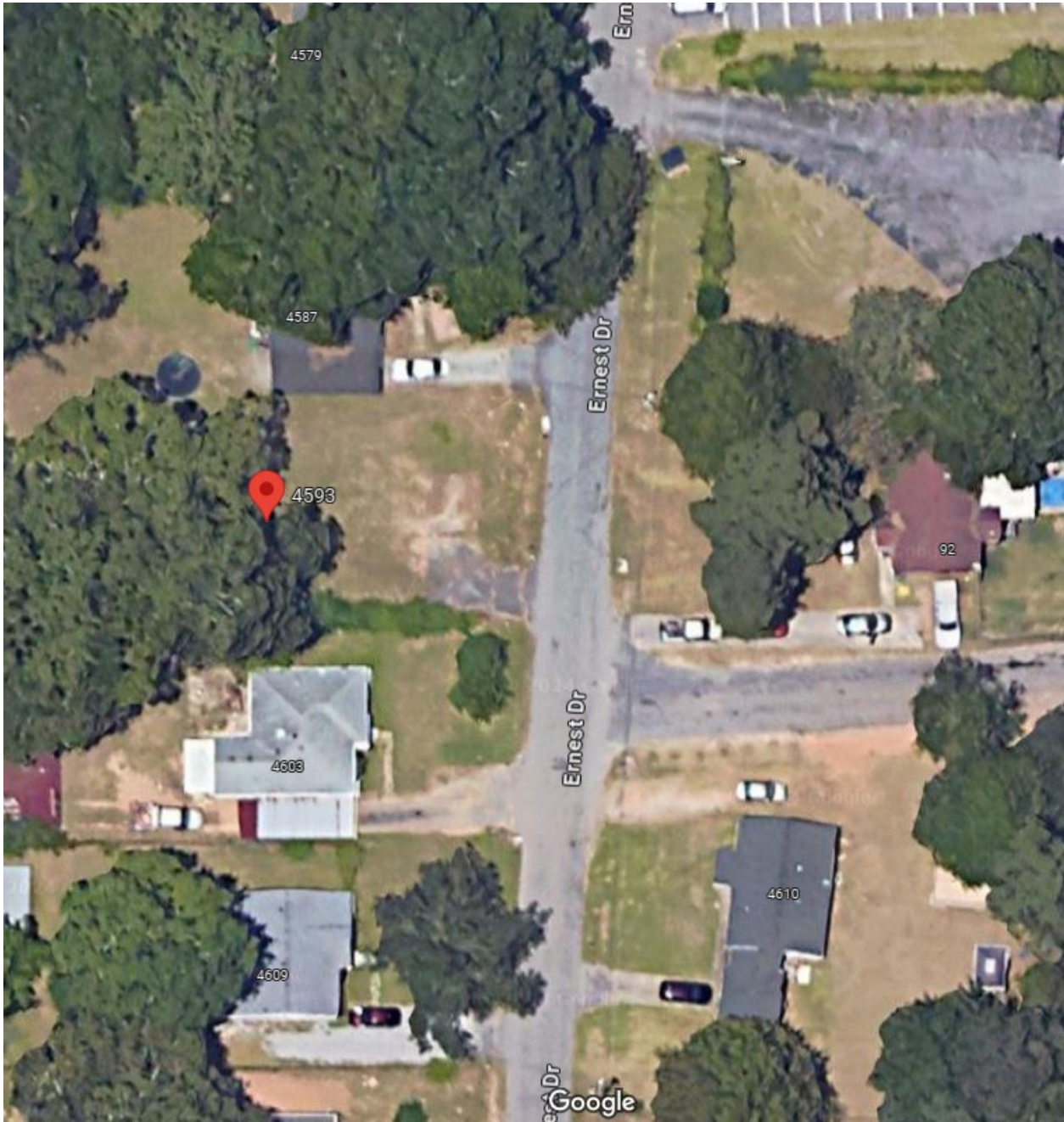


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AERIAL MAP





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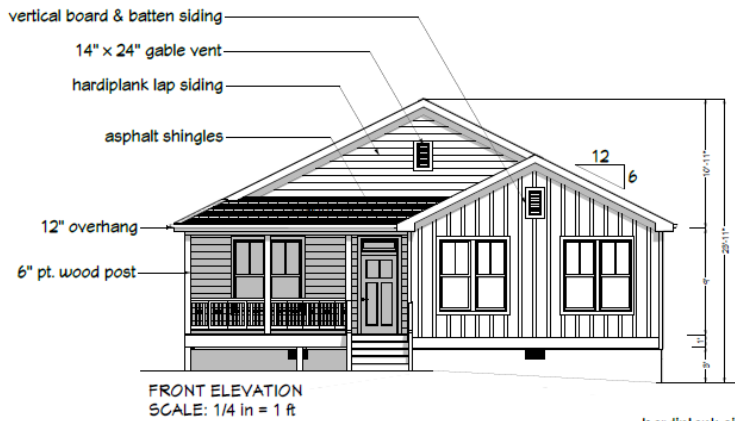
ZONING MAP



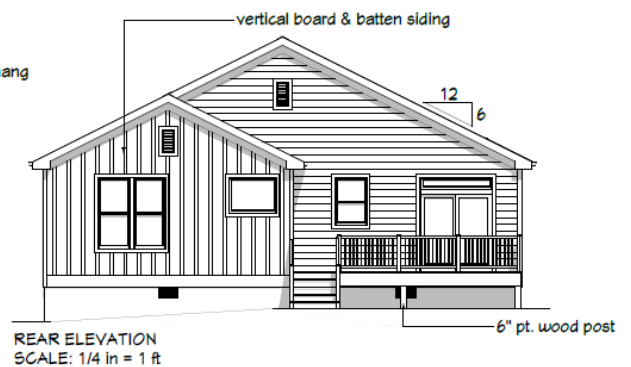
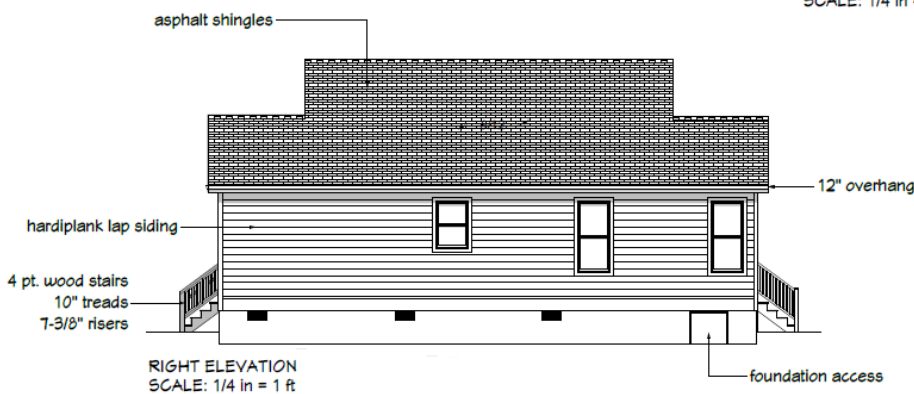
CURRENT CONDITIONS -PHOTOS



PROPOSED ELEVATIONS



EXTERIOR PAINT COLORS:
light grey: hardiplank lap siding & foundation
white: vertical board & batten siding/window, door, corner trim
black: window sashes & doors
stained wood: decks and porch





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STAFF RECOMMENDATION

The proposed project is compatible with the City of Forest Park's requirements and will not have an adverse effect on the surrounding community. Staff recommends that the UDRB **APPROVE with Conditions** the proposed project.

Approval

Denial

X Approved with Conditions:

The applicant must obtain a variance to exceed the maximum lot coverage of 30%