



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, September 20, 2024 at 1:00 PM
City Hall | 745 Forest Parkway, Forest Park, GA 30297

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

PLANNING & COMMUNITY DEVELOPMENT
785 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 August 16, 2024 Meeting Minutes

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS:

NEW BUSINESS:

PUBLIC HEARING:

2. Applicant, Fred Davidenko, is requesting design approval for a proposed new 9,472 sq. ft. single-story outbuilding for warehouse storage at 4374 Thurman Rd., Parcel# 13017C F002, Ward 3.

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 404-366-4720.



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Council Chambers

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MINUTES

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

CALL TO ORDER/WELCOME:

Rodney Givens called the meeting to order at 1:14pm.

ROLL CALL:

A quorum was established.

PRESENT:

Rodney Givens
Ron Dodson
Yahya Hassan
Karyl Clayton
Yoni Cortez

OTHERS PRESENT:

Nicole Dozier, Planning & Community Development Director
Latemia Richards, Planner I
Latonya Turner, Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was moved to adopt the agenda as printed.

Motion made by Yahya Hassan, Seconded by Karyl Clayton. Motion carried.

APPROVAL OF MINUTES:

1. Approval of July 19, 2024 Meeting Minutes

It was moved to approve the July 19, 2024 Meeting Minutes as printed.

Motion made by Ron Dodson, Seconded by Karyl Clayton. Motion carried.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

Winston Lewis – noted that he was advised of the 40% lot coverage so he went back to the designer and she reduced the driveway and the area so that it's now down to 30%. He stated that he doesn't think a variance is going to be required.

OLD BUSINESS:

NEW BUSINESS:

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

Background/History:

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.

Director Nicole Dozier - presented the staff report and noted that 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 the proposed project with the condition that the applicant must obtain a variance to exceed the maximum lot coverage of 30%.

It was moved to approve the design with the stated condition.

Motion made by Yahya Hassan, Seconded by Yoni Cortez. Motion carried.

ADJOURNMENT:

It was moved to adjourn at 1:27pm.

Motion made by Ron Dodson, Seconded by Yahya Hassan. Motion carried.



URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: September 20, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Fred Davidenko

Address: N/A

Site Address: 4374 Thurman Rd

Ward: 3

Acreage: .782

Current Zoning: General Commercial (GC)

Parcel ID Number: N/A (newly combined parcel)

REQUEST

The applicant is requesting approval of the design for a new 9,472 sq ft warehouse building for a U-Haul-Self Storage facility. 8,272 sq ft will be heated storage and the exterior of the building will be constructed of insulated metal panels.

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 the developments in the area



CITY OF FOREST PARK

Item #2.

Planning & Community Development Department
785 Forest Parkway
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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	General Commercial (GC)	East	General Commercial (GC)
South	General Commercial (GC)	West	General Commercial (GC)

Apart from the height of the structure, 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.

There are no scenic or natural views at this location.

(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: Walnut Horizontal Shiplap Paneling; Islemen Vertical Paneling- White
Colors: smokehouse trim, natural choice, relaxed khaki, yellow stone and august moon.

Roof: Flat asphalt

Exterior Gutters:

Windows: Aluminum storefront- Black

Doors: N/A



CITY OF FOREST PARK

Item #2.

Planning & Community Development Department
785 Forest Parkway
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Side/Left & Right Façade Materials & Colors

Siding: (Side 1) Walnut Horizontal Shiplap Paneling; Islemen Vertical Paneling- White
(Side 2) Islemen Vertical Paneling; natural choice and relaxed Khaki

Roof: N/A

Rear Façade Material & Colors

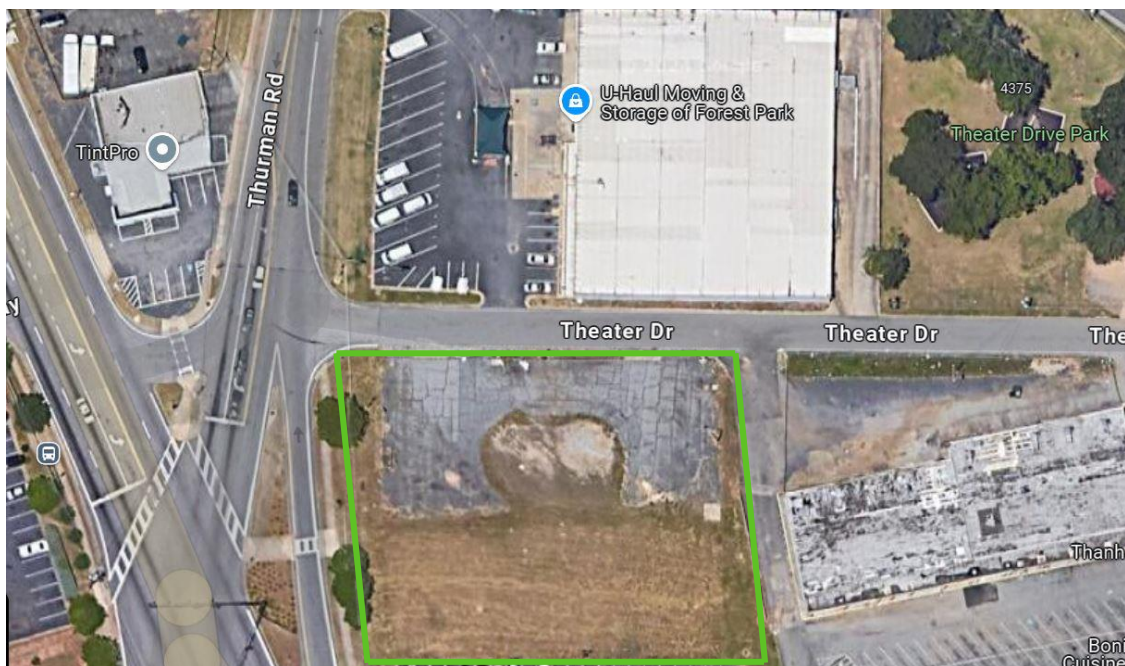
Siding: Islemen Vertical Paneling White

Rear Doors: Black

Windows:

Porch:

AERIAL MAP



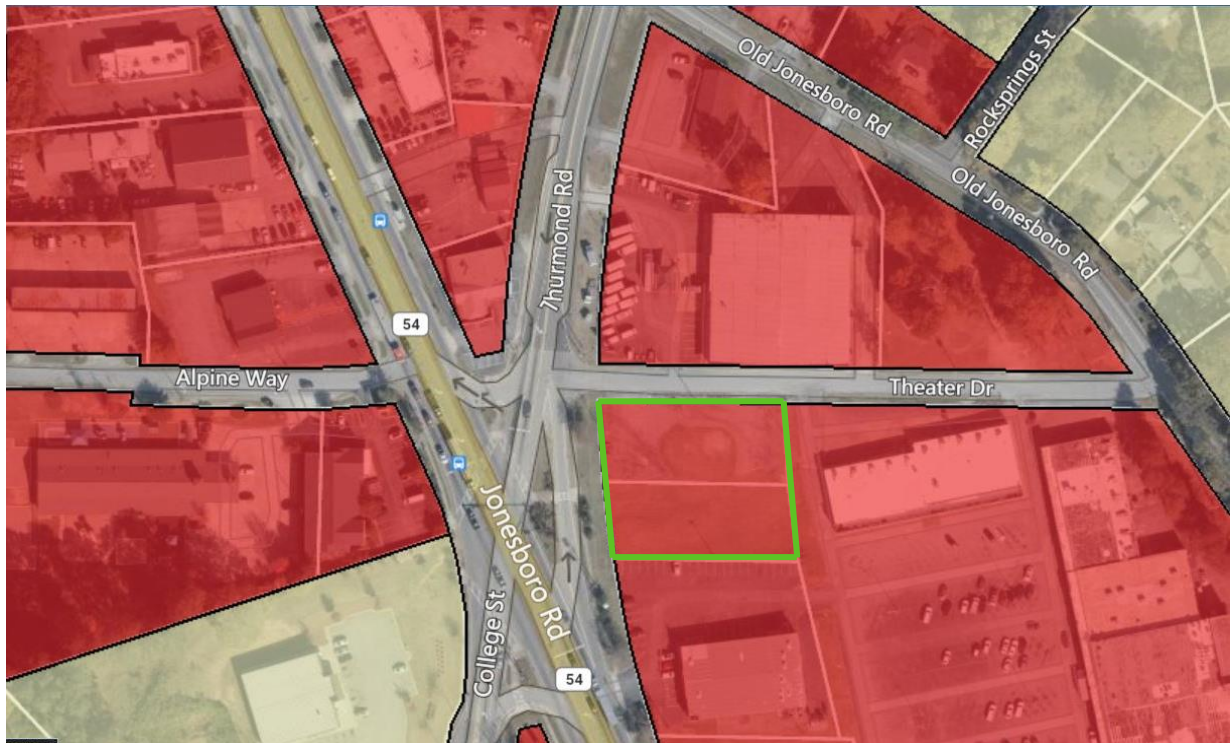


CITY OF FOREST PARK

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785 Forest Parkway
Forest Park, Georgia 30297
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ZONING MAP





CITY OF FOREST PARK

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CURRENT CONDITIONS -PHOTOS



Front – North View



Side – West View

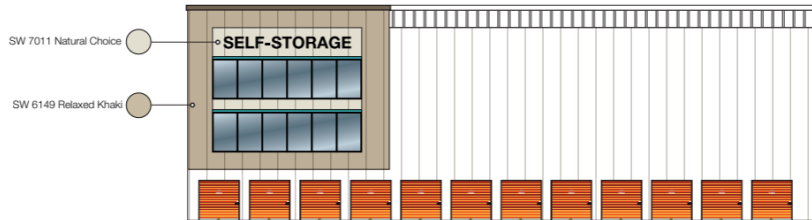


Rear – South View

PROPOSED ELEVATIONS



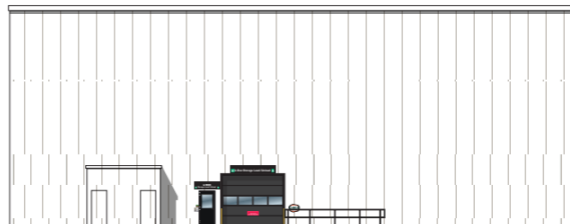
NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



EAST ELEVATION



CITY OF FOREST PARK

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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 should remove the (2) self storage signs on the front of the building (west elevation). Leaving (1) U-Haul sign in the middle. Three (3) signs on one side is excessive.