



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
785 Forest Parkway
Forest Park, GA 30297

AGENDA

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

VIRTUAL MEETING NOTICE:
Microsoft Teams
Meeting ID: 247 240 858 874
Passcode: suPbkG

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of June 21, 2024 Meeting Minutes

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

ADJOURNMENT:



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, June 21, 2024 at 12:00 PM
Council Chambers

Website: www.forestparkga.gov

Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT

785 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: Vice Chairman Dodson called the meeting to order at 12:04 pm.

ROLL CALL: A quorum was established.

Members Present:

Rodney Givens
Ron Dodson
Yahya Hassan
Karyl Clayton
Yoni Cortez

Others Present:

James Shelby, Planning & Community Development Interim Director
Latonya Turner, Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was moved to amend the agenda to include a discussion regarding meeting dates and times.
The motion was made by Member Hassan and seconded by Vice Chairman Dodson. The motion carried.

APPROVAL OF MINUTES:

1. Approval of May 17, 2024 Meeting Minutes

It was moved to motion to approve the May 17, 2024 Meeting Minutes as presented.
The motion was made by Vice Chairman Dodson and seconded by Member Hassan. The motion carried.

OLD BUSINESS: None

NEW BUSINESS:

2. **The applicant, Juan Carlos Mendoza, is requesting an amendment to a design approval for a new construction single-family home at 921 Cone Rd., Parcel# 13112C C005.**

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 921 Cone Rd. The current location has a two-story home that is currently in the process of development on the premises but was issued a stop work order due to what was being built, not being approved by UDRB or Staff. The applicant previously went before the Urban Design Review board in July 2023 and was approved for a different conceptual design, however, the house the applicant began to build was not what he was originally approved for. The applicant was advised to reapply for architectural review and submit new plans for plan review of the new design before any construction could continue.

It was moved to approve the requested design amendment.

The motion was made by Member Hassan and seconded by Vice Chairman Dodson. The motion carried.

3. **The applicant, Nadya Wadhwani, is requesting approval to renovate the front facade of an existing gas station at 4962 Jonesboro Rd., Parcel# 13049B D007.**

The applicant is requesting approval to renovate the front façade of an existing gas station located at 4962 Jonesboro Road. The owner is changing the brand of the store with a new front façade and new signage which is not part of this application. The applicant will demo the existing wooden siding on the front elevation. The existing canopy will also be demolished and replaced with a black metal canopy. The front elevation including the bricks will be painted. The existing windows and doors will remain.

It was moved to approve the requested front façade renovation.

The motion was made by Vice Chairman Dodson and seconded by Member Hassan. The motion carried.

4. **Discussion regarding changing the meeting date and time.**

Interim Director Shelby proposed changing the date and or time meetings are held to accommodate members' schedules. It was decided that the Board would meet at 1:00 pm every Friday following the 3rd Thursday of each month and that this change would be revisited after the end of daylight-saving time.

It was moved to motion to approve the change in meeting time.

The motion was made by Vice Chairman Dodson and seconded by Chairman Givens. The motion carried.

ADJOURNMENT:

It was moved to motion to adjourn the meeting at 12:31 pm.

The motion was made by Member Hassan and seconded by Member Clayton. The motion carried.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 19, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Thomas Cobb

Address: 2951 Flowers Road South, Suite 119

City/State: Atlanta, GA 30341

PROPERTY INFORMATION

Site Address: 100 Metcalf Extension Road.

Current Zoning: Gillem District (GZ)

Parcel Number: 12178 207002

FINDINGS OF FACT

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.

Front Façade Material & Colors

Siding: Concrete Tilt Panel, Insulated Metal

Roof: Prefinished Metal Coping

Exterior Gutters: Twall – Gutter and Prefinished Metal Gutter

Window: Future Louver Knockout

Window: Clerestory Dock Windows

Doors: Insulated Metal Drive-In Door, Insulated Metal Dock Doors

Tenant Signage: Building Address Signage and Tenant Signage

Ladder: Steel Roof Access Ladder

Canopy: Prefinished Metal Bullnose Canopy

Side Façade Material & Colors Facing East

Siding: Concrete Tilt Panel

Roof: Prefinished Metal Coping



CITY OF FOREST PARK

Item #2.

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

Exterior Gutters: Twall - Gutter

Window: Storefront Windows

Window: Clerestory Windows

Tenant Signage: Building Address Signage and Tenant Signage

Side Façade Material & Colors Facing West

Roof: Prefinished Metal Coping

Exterior Gutters: Twall – Gutter

Window: Clerestory Knockout

Siding: Concrete Tilt Panel

Rear Façade Material & Colors

Siding: Concrete Tilt Panel

Roof: Prefinished Metal Coping

Exterior Gutters: Twall – Gutter

Rear Door: Storefront Glazing

Door: Hollow Metal Door

Window: Spandrel Glazing

Window: Clerestory Windows

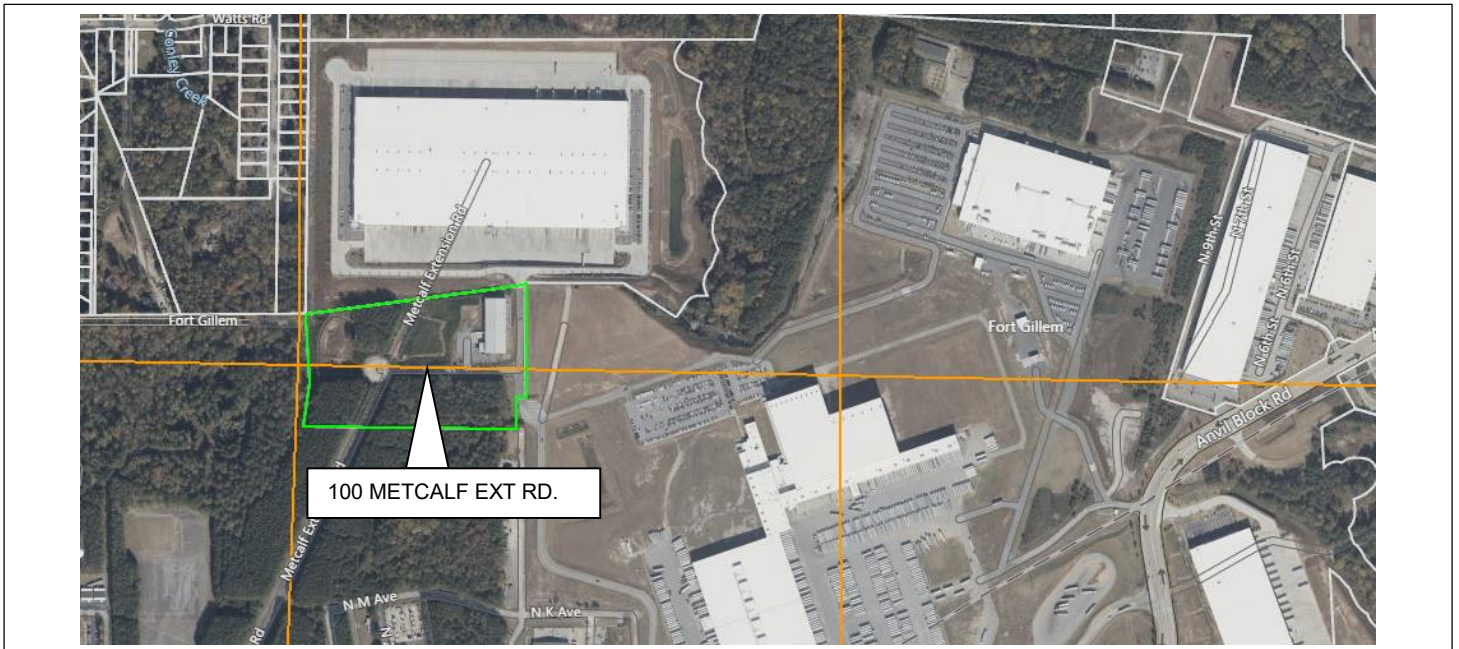
Lighting: Exterior Wall Pack Lighting

Canopy: Prefabricated Entry Canopy

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)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





CITY OF FOREST PARK

Item #2.

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





CITY OF FOREST PARK

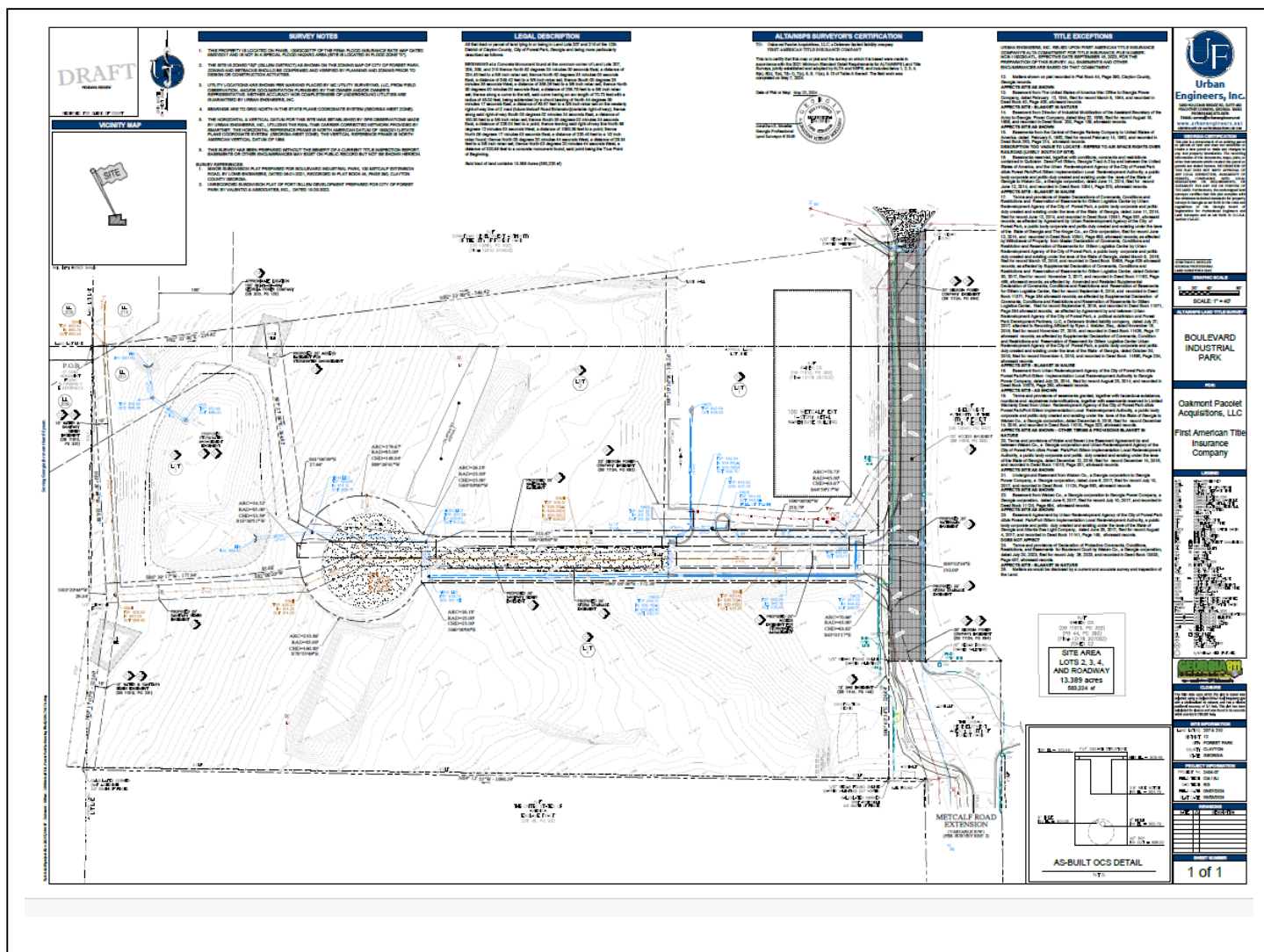
Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

EXISTING SURVEY

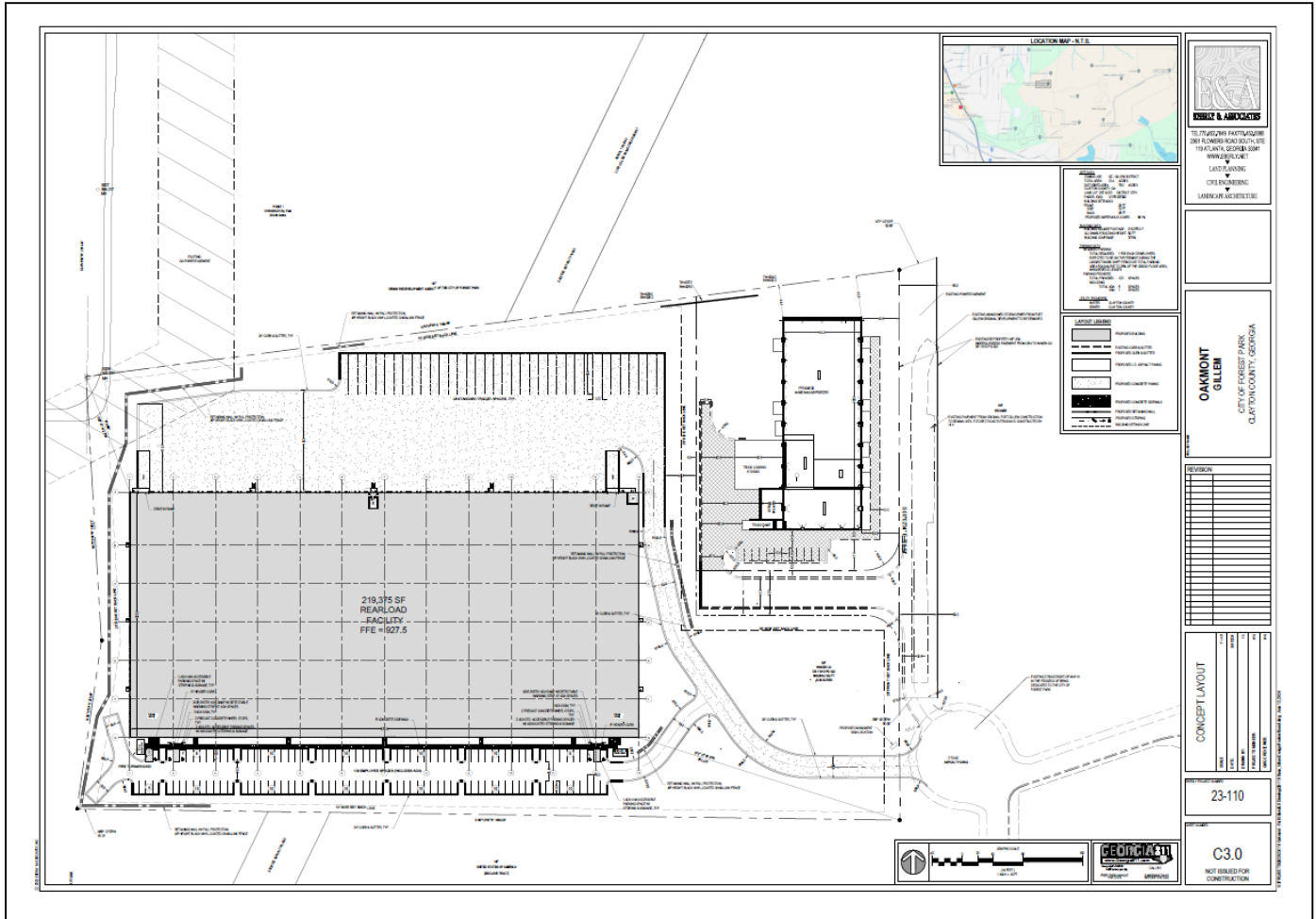




CITY OF FOREST PARK

Item #2.

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





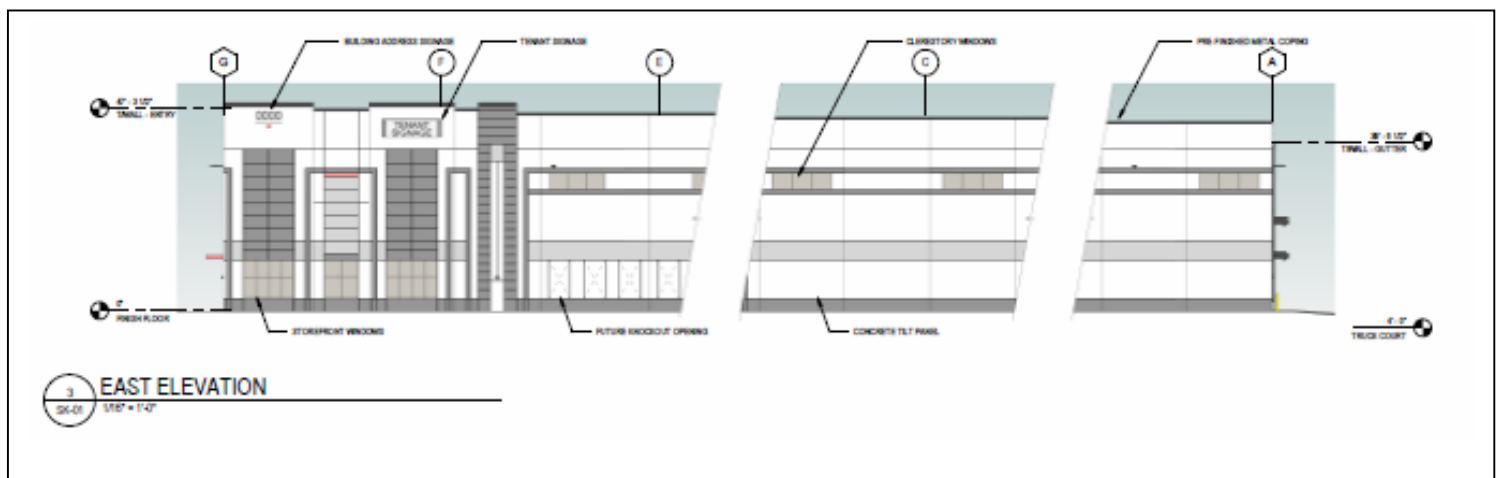
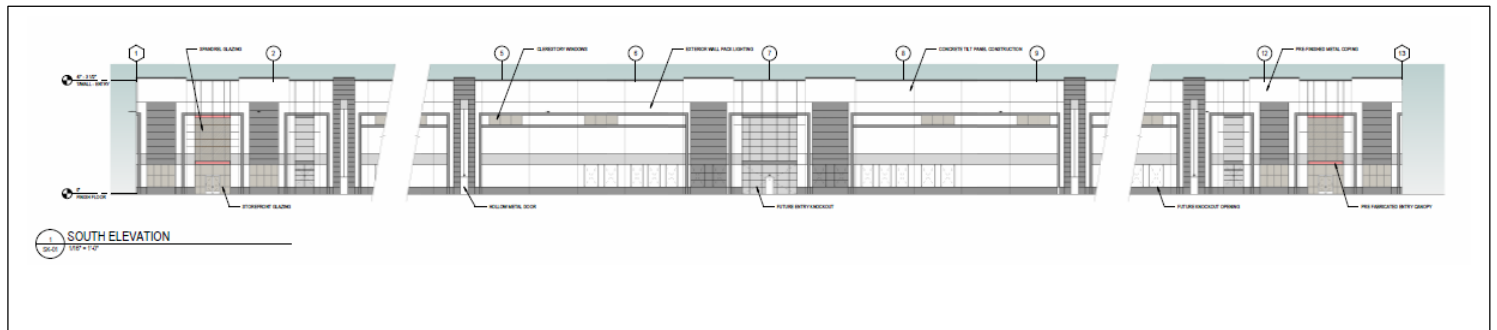
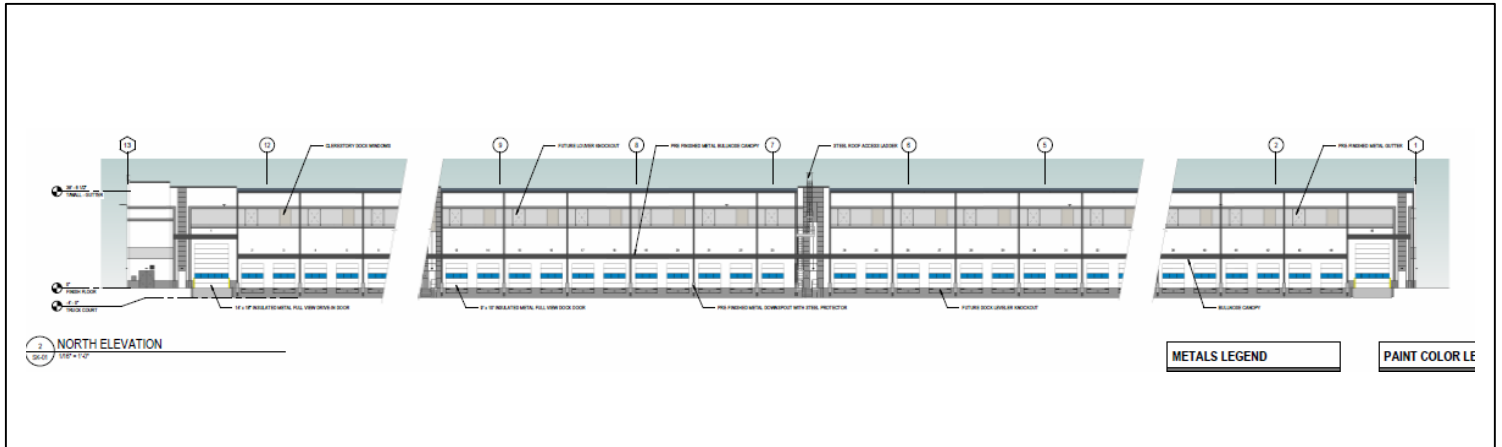
CITY OF
FORESTPARK
— life for every season —

CITY OF FOREST PARK

Item #2.

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

ELEVATIONS



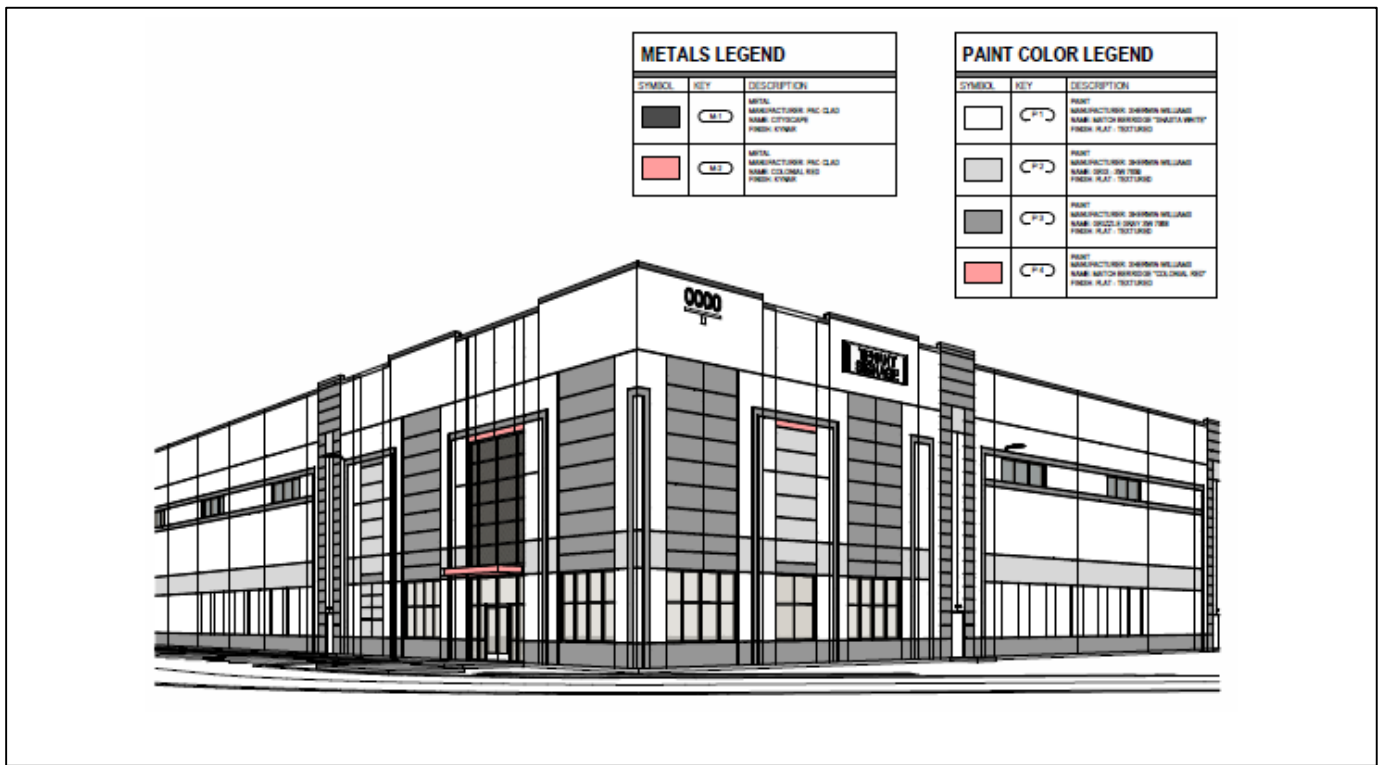
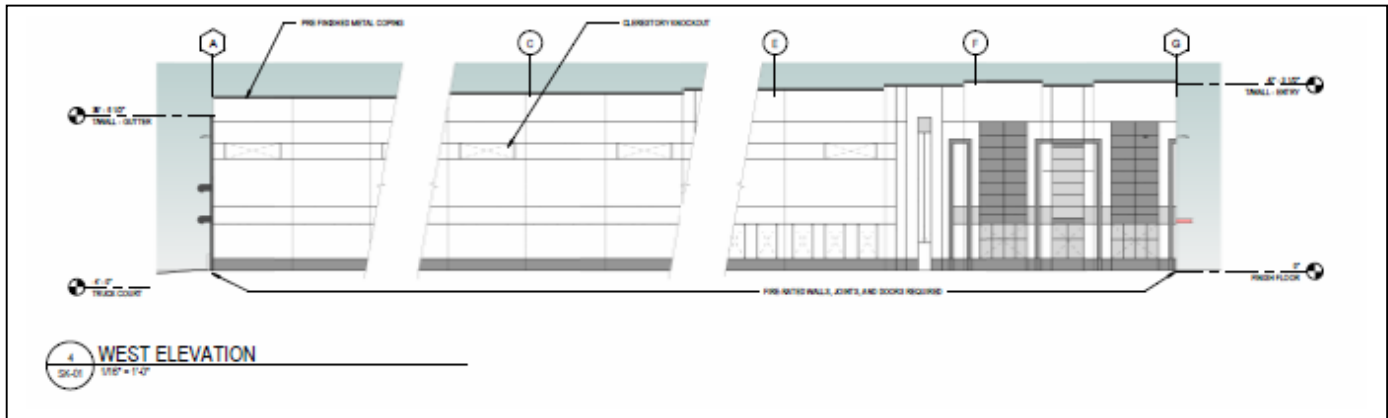


CITY OF
FOREST PARK
— city for every season —

CITY OF FOREST PARK

Item #2.

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



ARCHITECTURAL RENDERING



OAKMONT
INDUSTRIAL GROUP

Rendering
Development By OAKMONT

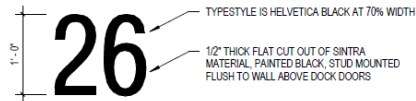
OAKMONT GILLEM

FORT GILLEM
CITY OF FOREST PARK, GEORGIA

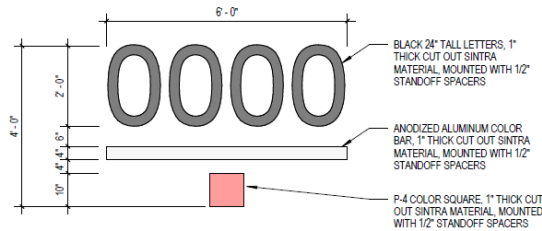
12 JUNE 2024
2023372.00

RANDALL
PAULSON
ARCHITECTS

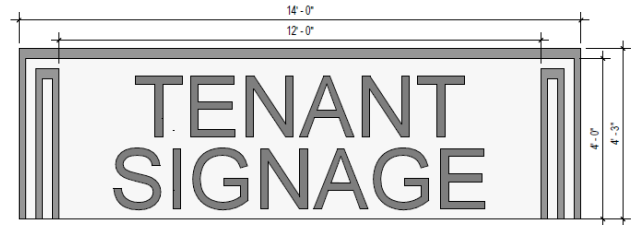
EXTERIOR SIGNAGE



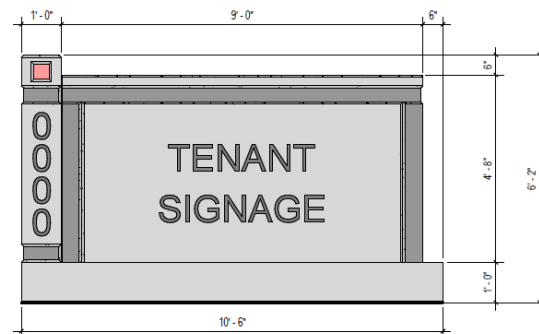
EXTERIOR DOCK SIGNAGE



BUILDING ADDRESS SIGNAGE



BUILDING TENANT SIGNAGE



MONUMENT SIGN

Material & Color Examples



Exterior Siding:
Manufacturer Metal
Name: Cityscape
Finish: KYNAR.



Exterior Siding:
Metal Manufacturer
Name: Colonial Red
Finish: KYNAR



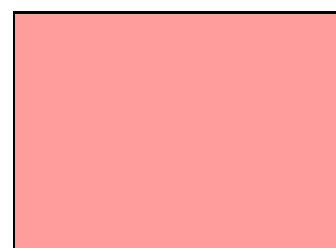
Exterior Color:
Color: SW SHASTA
WHITE
Finish: Flat - Textured



Exterior Color: GRIS
SW: 7659



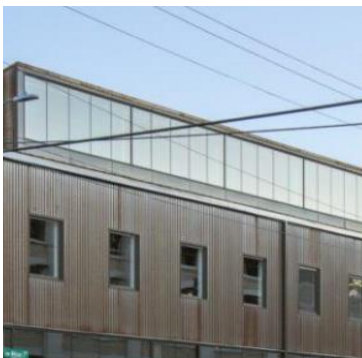
Exterior Color: GRIZZLE
GRAY. SW 7068



Exterior Color: MATCH
BERRIDGE "COLONIAL RED"



Exterior Siding:
Concrete Tilt Panel



Windows:
Clerestory Windows



Exterior Gutters:
Color: Gray
Prefabricated metal gutter



Recycled Plastic Picnic Table:

Color: Brown



Single Recycled Plastic Trash Can:

Color: Brown

IMPACT SUMMARY

The proposed project meets the current district standards and would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinate with other elements of the project and surrounding environment.

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 to the UDRB that the proposed project be **APPROVED**.

- ☒ Approval
- ☐ Denial
- ☐ Approve with Conditions



CITY OF FOREST PARK

Item #3.

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 19, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Joseph Starr

Address: 671 Forest Parkway.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 752 Main St.

Current Zoning: Downtown Mainstreet District (DM)

Parcel Number: 13050B K001

FINDINGS OF FACT

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.

Facade Material & Colors

Exterior Trim: Behr BLACK EVERGREEN (MQ6-44)

Roof: Metal Roof Painted: Behr MINED COAL (PPU18-18)

Gables: Hardie shingles: Behr BLACK EVERGREEN (MQ6-44)

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Two-Family Residential District (RT)	East	Downtown Mainstreet District (DM)
South	Downtown Mainstreet District (DM)	West	Downtown Mainstreet District (DM)

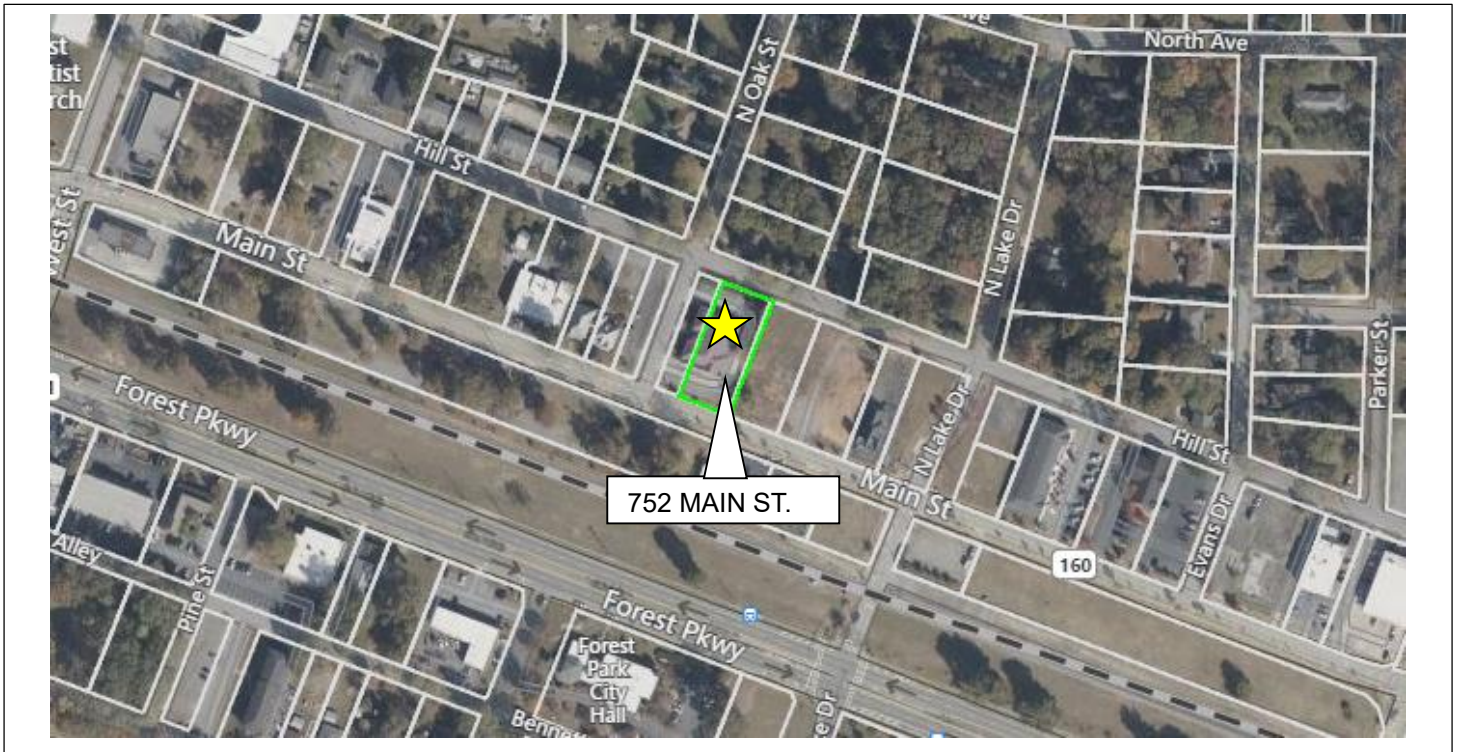


CITY OF FOREST PARK

Item #3.

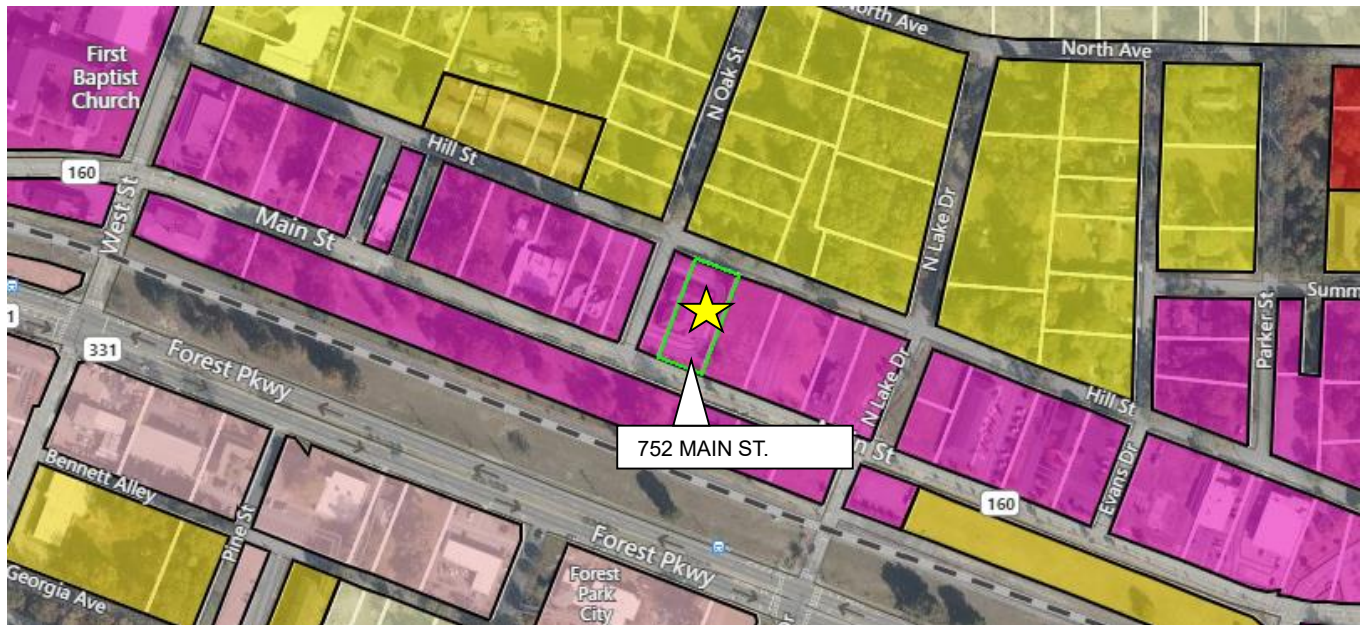
Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

AERIAL MAP



ZONING MAP

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



CURRENT CONDITIONS -PHOTOS



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



EXISTING SURVEY

N/A

NEW SITE PLAN

No new site plan needed. Applicant is making minor changes to exterior façade of existing building.

ELEVATIONS





CITY OF FOREST PARK

Item #3.

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





CITY OF FOREST PARK

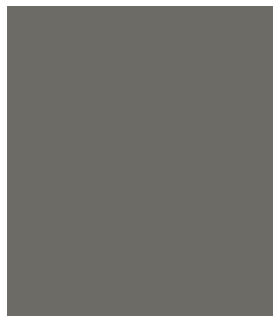
Item #3.

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

Material & Color Examples



**Gable Replacement
Material:**
Hardie Shingle.



Exterior Metal Roof Paint:
Color: Behr MINED COAL
(PPU18-18)



Exterior Paint Trim:
Color: Behr BLACK
EVERGREEN

IMPACT SUMMARY

The proposed project meets the current district standards and would be consistent and compatible with the



CITY OF FOREST PARK

Item #3.

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinate with other elements of the project and surrounding environment.

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 to the UDRB that the proposed project be **APPROVED**.

- ☒ Approval
- ☐ Denial
- ☐ Approve with Conditions