



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, November 22, 2024 at 1:00 PM
Council Chambers

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 October 18, 2024 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Applicant, Sharifa Jackson, is requesting design approval for a home in an existing footprint at the property located at 770 Cascade Dr., Parcel# 13018B B015, Ward 1.
3. Applicant, Marc Pirtle, is requesting design approval for two new construction single family homes on two vacant parcels located on Ohara Dr., Parcel# 13014D C021 and 13014D C020, Ward 1.

ADJOURNMENT:



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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 1:06 pm.

ROLL CALL: A quorum was established.

PRESENT:

Rodney Givens
Yahya Hassan
Karyl Clayton

ABSENT:

Ron Dodson
Yoni Cortez

OTHERS PRESENT:

Honorable Angelyne Butler, Mayor
Nicole Dozier, Planning & Community Development Director
SaVaughn Irons-Kumassah, Principal Planner
Latemia Richards, Planner I

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

Rodney Givens made a motion to adopt the agenda. Karyl Clayton seconded the motion. Motion carried.

APPROVAL OF MINUTES:

1. Approval of September 20, 2024 Meeting Minutes

Karyl Clayton made a motion to approve the September 20, 2024 Meeting Minutes as printed. Yahya Hassan seconded the motion. Motion carried.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes):

Applicant Tyler Norton addressed the board regarding the demolition of existing homes and the removal of trees at 4523 Ernest Dr., Parcel# 13048A C039.

OLD BUSINESS: None

NEW BUSINESS:

2. **Applicant, Tyler Norton, is requesting design approval for two (2) new construction homes at 4523 Ernest Dr., Parcel# 13048A C039, Ward 3.**

Background/History:

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to construct two (2) new homes at 4523 Ernest Drive. The current location has two (2) existing homes located on premises, which will be demolished to accommodate the proposed new construction. This property is approximately 0.64+/- acres of land. The applicant has plans to subdivide this lot into two separate parcels.

Yahya Hassan made a motion to approve the design. Karyl Clayton seconded the motion. Motion carried.

3. **Applicant, Christopher Cruz, is requesting design approval for the exterior renovation of an existing home at 5068 Maple Dr., Parcel# 13049C F008, Ward 2.**

Background/History:

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for an exterior renovation of an existing home at 5068 Maple Dr. The existing structure is currently vacant and was originally constructed in 1952. The Applicant's scope of work includes the demolition, construction, and re-installation of exterior building siding from vinyl to Hardie plank and is seeking to replace the windows, doors, and stairs of the home.

Karyl Clayton made a motion to approve the design. Yahya Hassan seconded the motion. Motion carried.

ADJOURNMENT: Karyl Clayton made a motion to adjourn the meeting at 1:25 pm. Yahya Hassan seconded the motion. Motion carried.

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: November 22, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Christoper Cruz

Address: 770 Cascade Dr.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 770 Cascade Dr.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13018B B015

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a complete renovation of a home in an existing footprint at a property located at 770 Cascade Dr. In 2023 a tree had fallen on the home and deterioration occurred. Permits were pulled for renovation, but the subcontractor and homeowner decided to demolish the home and reframe. A demolition permit was received, and the applicant will be rebuilding the home within the existing frame/footprint of the previous structure. Framing for the structure home has been completed and the applicant is seeking approval to move forward with their construction plans.

Front Façade Material & Colors

Siding: Hardie Plank (Horizon)

Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)

Shutters: Cathedral Top Standard Open Shutters (Ashwood Moss 1484)

Door: 6-Panel Right-Hand Inswing Primed Steel Pre-Hung Front Exterior Door with Brickmold (Wasabi AF-430)

Trim: Horizon 0C-53

Stairs: Horizon 0C-53

Gutters: White K-Style Aluminum (Horizon)

Down Spout: 4-inch model #47264 (Horizon)

Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

Side Façade Material & Colors Facing East

Siding: Hardie Plank (Horizon)

Gutters: White K-Style Aluminum (Horizon)

Down Spout: 4-inch model #47264 (Horizon)

Side Façade Material & Colors Facing West-

Siding: Hardie Plank (Horizon)

Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)

Trim: Horizon 0C-53

Gutters: White K-Style Aluminum (Horizon)

Down Spout: 4-inch model #47264 (Horizon)

Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

Rear Façade Material & Colors

Siding: Hardie Plank (Horizon)

Roof: Algae Resistant Laminated High-Definition Shingles (Timberline HDZ Pewter Gray)

Door: 6-Panel Right-Hand Inswing Primed Steel Pre-Hung Front Exterior Door with Brickmold (Wasabi AF-430)

Trim: Horizon 0C-53

Stairs: Horizon 0C-53

Gutters: White K-Style Aluminum (Horizon)

Down Spout: 4-inch model #47264 (Horizon)

Windows: 32in.x74in.50 Series White Single Hung Low-E Argon SC Glass Vinyl Replacement Window, Screen Incl

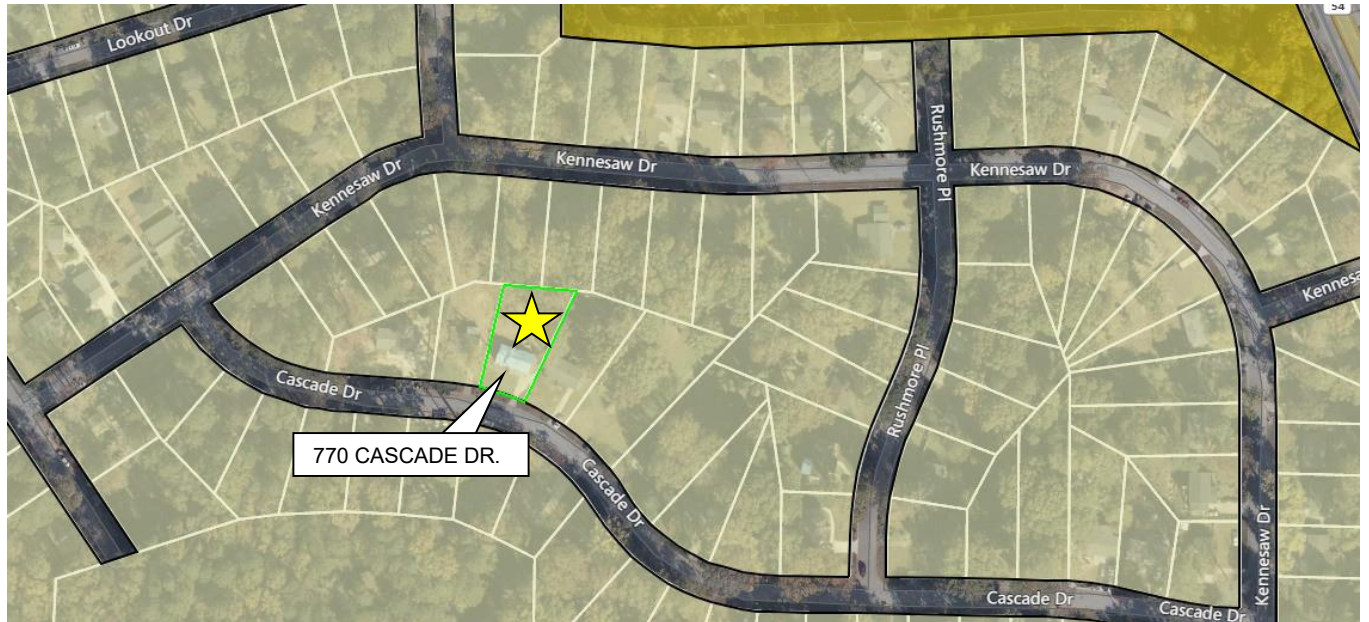
Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS





SURVEY

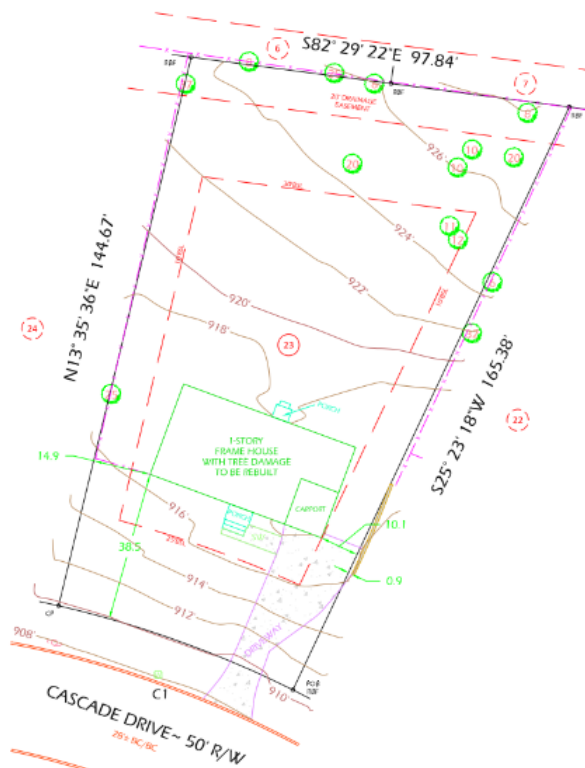
THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS, THEN ADJUSTED TO NAVD 88 BASED ON MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREON ARE +/- 1' (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIPLINE).

ZONING: RS - SINGLE-FAMILY RESIDENTIAL

IMPERVIOUS (TOTAL)

SQUARE FEET	1836
PERCENTAGE	15.0



CURVE	RADIUS	LENGTH	CHORD	CH.BEARING
C1	272.30'	64.00'	63.85'	N 70°15'13"W

LEGEND

- [illegible]



DELTA SURVEYORS INC.
260 PEACHTREE STREET NW
SUITE 2200
ATLANTA, GA 30303
(404) 523-6712
info@deltasurveyorsinc.com
LSF # 001370



FIELD LOG SHEET

PROPERTY ADDRESS:
770 Cascade Dr
Forest Park, GA 30297

LOT 23 BLOCK H UNIT III

MOUNTAIN VIEW PLAZA
 10000 N. 10th Ave., Suite 100
 Denver, CO 80231
 Tel: 303.733.1100
 Fax: 303.733.1101
 E-mail: info@mountainviewplaza.com
 Web: www.mountainviewplaza.com

ACKNOWLEDGMENTS

LAND LOT 18
13th DISTRICT

LOCATED IN

ZONING MAP

SINGLE-FAMILY
RESIDENTIAL

EXISTING CONDITIONS



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2 OF 5

ELEVATIONS



1 PROPOSED FRONT ELEVATION
1/4"=1'-0"



2 PROPOSED REAR ELEVATION
1/4"=1'-0"



3 PROPOSED LEFT ELEVATION
1/4"=1'-0"



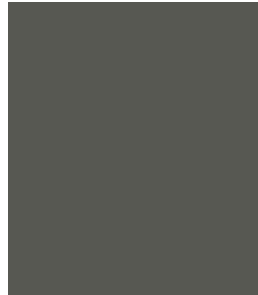
4 PROPOSED RIGHT ELEVATION
1/4"=1'-0"

RELEASED FOR CONSTRUCTION

Material & Color Examples



Exterior Paint: Walls,
Trim and Gutters - Horizon
oc-53



Shutters: Ashwood Moss
1484



Exterior Paint: Wasabi
AF-430



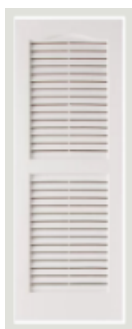
Exterior Siding: Hardi Plank
Siding
Painted Horizon



Roof:
Timberline HDZ Pewter Gray
Algae Resistant Laminated
High-Definition Shingles



Gutters:
5in.x10ft.WhiteK-Style
Aluminum Gutter
Painted Horizon



Shutters: Cathedral Top
Standard Open
Louwer Shutters Pair (Setof2)
Paintable Painted - Ashwood
Moss1484



Doors:
36in.x80in.Premium 6-
Panel Right-Hand in Swing
Primed Steel Pre-Hung
Front Exterior
Door with Brickmold
Painted: WasabiAF-430



Down Spout:
4inchdownspout
Model#47264
Painted Horizon

**Windows:**

32in.x74in.50 Series White
Single Hung
Low E Argon SC Glass
Vinyl Replacement
Window, Screen Incl

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. For this reason, Staff recommends to the UDRB that the proposed project be **APPROVED**.

- ☒ Approval
- ☐ Denial
- ☐ Approve with Conditions

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: November 22, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Marc Pirtle

Address: P.O. Box 89

City/State: Jonesboro, GA 30237

PROPERTY INFORMATION

Owner: Southern Crescent Habitat for Humanity I

Site Address: Ohara Drive.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13014D C021 and 13014D C020

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for two new construction single family homes on two vacant parcels located on Ohara Dr. The lot area for Parcel 021 is approximately 0.23 +/- acres and the lot area for parcel 020 is approximately 0.24 +/- acres. The homes are being constructed through Southern Crescent Habitat of Humanity which offers three exterior color selections to choose from. Each home has a waitlist for ownership and once an applicant is selected, the color of the home will be chosen by the individual who will own the home. This allows the homeowner to be a part of the decision-making process.

Front Façade Material & Colors

Siding: Fiber Cement Siding

Roof: Architectural Shingles

Door: 6-Panel Steel Door (white)

Shutters: PVC Shutters (White)

Trim: Semi-Gloss White

Gutters: 5inch Aluminum

Windows: Three Vinyl Window, Low E, Single Hung

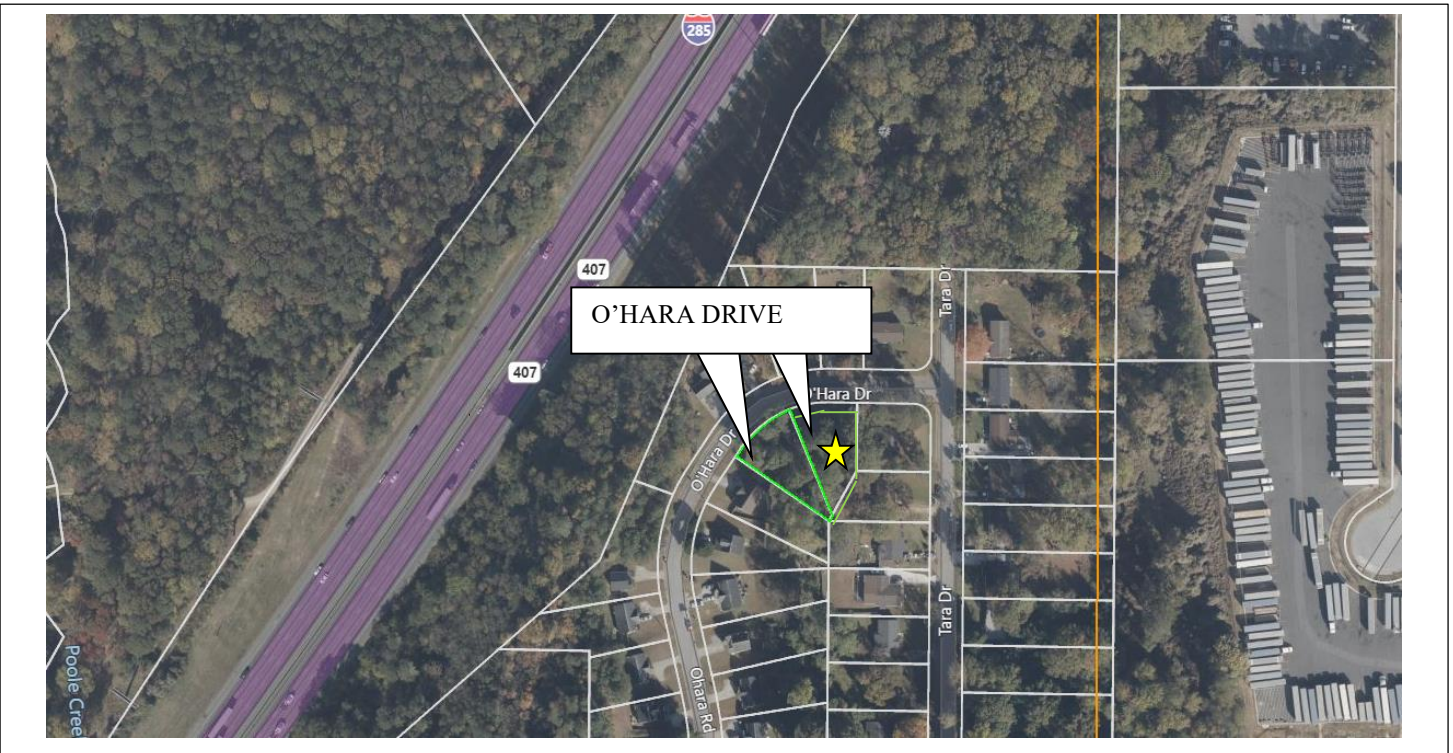
Columns & Base: Stacked Stone

Garage: Fiber cement siding - white raised panel overhead door

Side Façade Material & Colors Facing East**Siding:** Fiber Cement Siding**Roof:** Architectural Shingles**Door:** 6-Panel Steel Door**Gutters:** 5inch Aluminum**Windows:** One Vinyl Window, Low E, Single Hung**Side Façade Material & Colors Facing West-****Siding:** Fiber Cement Siding**Roof:** Architectural Shingles**Door:** 6-Panel Steel Door**Gutters:** 5inch Aluminum**Windows:** One Vinyl Window, Low E, Single Hung**Rear Façade Material & Colors****Siding:** Fiber Cement Siding**Roof:** Architectural Shingles**Door:** 6-Panel Steel Door**Trim:** Semi-Gloss White**Gutters:** 5inch Aluminum**Windows:** Four Vinyl Window, Low E, Single Hung**Zoning Classifications of Contiguous Properties**

Direction	Zoning & Use	Direction	Zoning & Use
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP

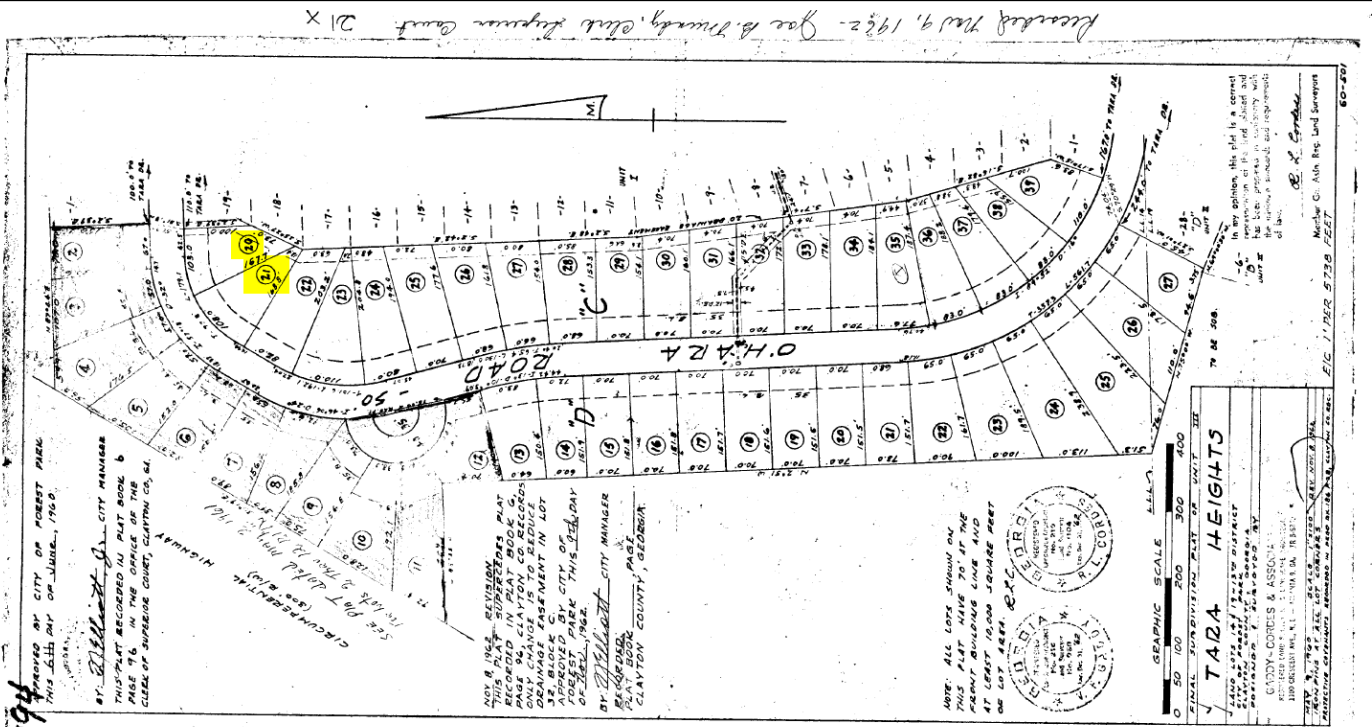


CURRENT CONDITIONS -PHOTOS

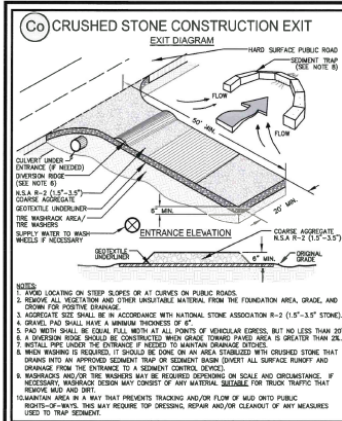




SURVEY



SITE PLAN



GENERAL NOTES
 OWNER: SOUTHERN CRESCENT HABITAT FOR HUMANITY
 PARCEL: 13014D C020 & 13014D C021
 LOTS 20 & 21, TARA HEIGHTS
 ZONED RS
 MINIMUM LOT AREA: 8,200 SQ. FT.
 MINIMUM LOT WIDTH: 80'
 MINIMUM LIVING AREA: 1,400 SQ. FT.
 FRONT SETBACK: 25'
 REAR SETBACK: 30'
 SIDE SETBACK: 10'
 WATER AS PER CITY OF FOREST PARK
 SEWER AS PER CITY OF FOREST PARK
 DISTURBED AREA= 0.46 Ac.

OWNER:
 SOUTHERN CRESCENT
 HABITAT FOR HUMANITY INC.
 9570 TARA BLVD.
 JONESBORO GA, 30236
 (770) 477-2367
 24 HOUR CONTACT
 JENIFER KUPPEL
 (770) 477-2367

PROPOSED HOUSE: "SCOTTIE 2"
 MAIN HOUSE AREA = 1,400 SQ. FT. HEATED
 GARAGE SLAB AREA = 289 SQ. FT.
 REAR PATIO SLAB AREA = 64 SQ. FT.
 FRONT PORCH SLAB AREA = 97 SQ. FT.

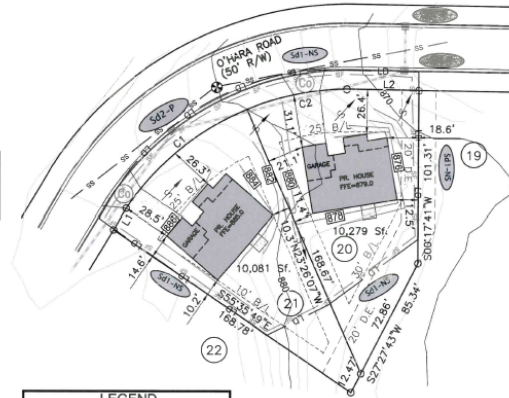
PROPERTY LINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	157.71'	92.87'	91.54'	S50°32'41"W
C2	157.71'	60.46'	60.09'	S78°23'50"W

PROPERTY LINE CHART

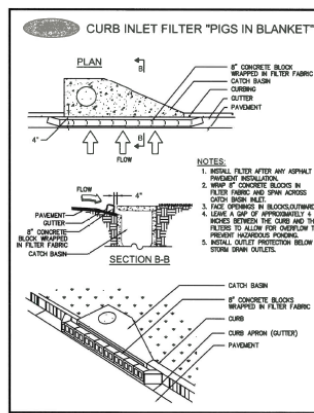
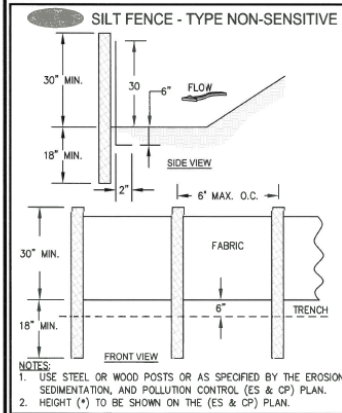
LINE	BEARING	DISTANCE
L1	N31°02'03"E	14.28'
L2	S88°52'19"E	42.26'

NOTE:
 THIS IS A SITE PLAN ONLY
 THEREFORE NOT FOR RECORDING



LEGEND

PROPOSED BUILDING:	[Symbol]
PROPOSED CONCRETE CONSTRUCTION EXIT:	(Co)
SURFACE FLOW DIRECTION:	[Symbol]
SILT FENCE:	[Symbol]
LIMITS OF DISTURBANCE:	[Symbol]
EX. CONTOUR:	[Symbol]
PR. CONTOUR:	[Symbol]



**SIBLEY-MILLER
 SURVEYING & PLANNING INC.**

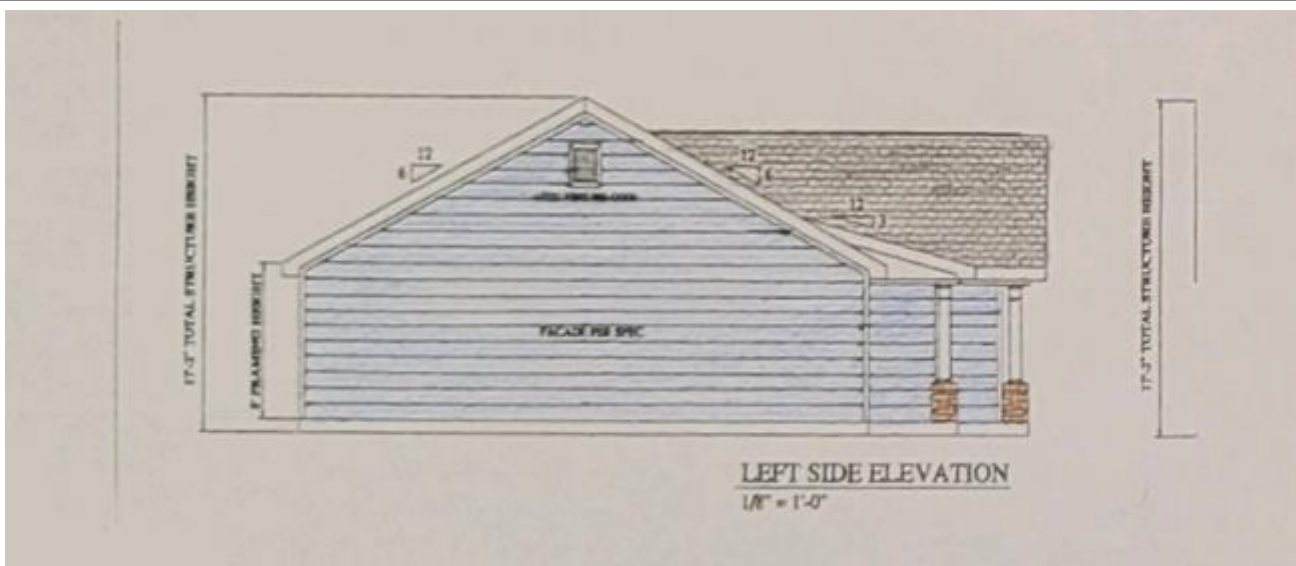
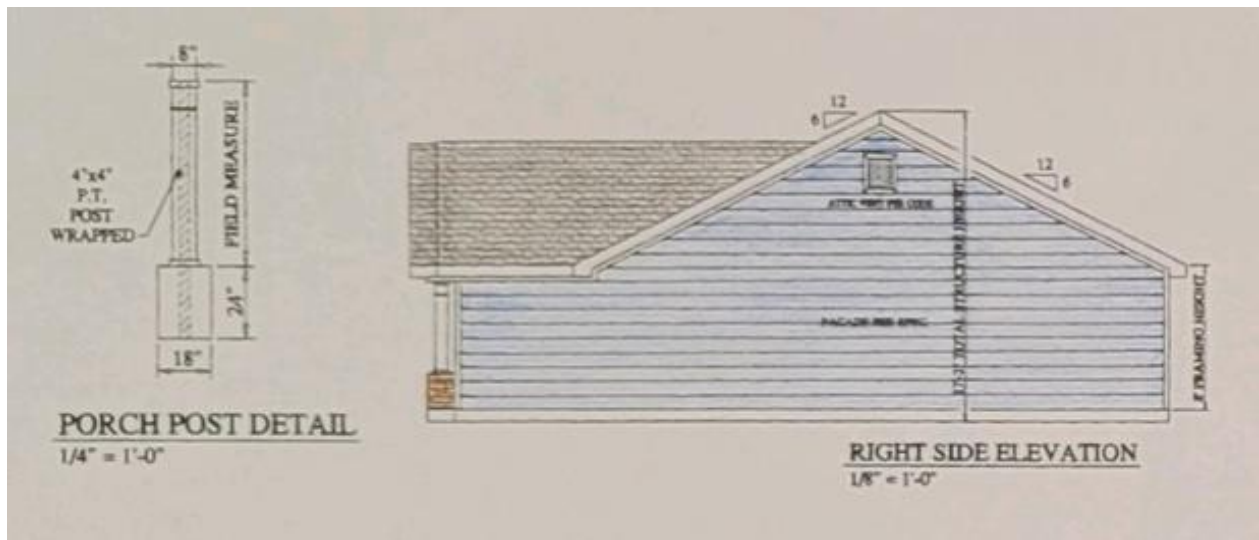
212 WEST CAMPGROUND RD
 MCDONOUGH, GA 30253
 PHONE: (770) 330-2333
 FAX: (770) 330-2333
 www.sibleymiller.com

SITE PLAN

**SOUTHERN CRESCENT
 HABITAT FOR HUMANITY
 LOTS 20 & 21, TARA HEIGHTS
 LAND LOT 14, 18th DISTRICT
 CITY OF FOREST PARK
 CLAYTON COUNTY, GEORGIA**



PROJECT #: L23110
LOT # 20 & 21
DRAWN BY: LGS
SCALE: 1" = 50'
DATE: 8/01/2023



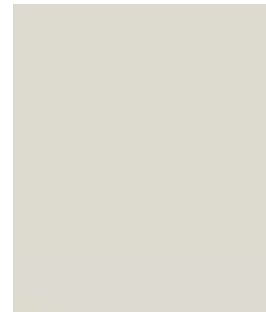
Material & Color Examples



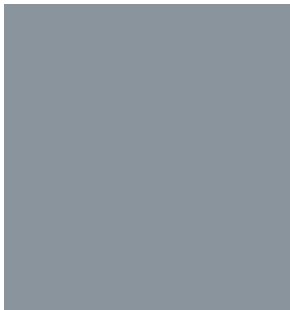
Exterior Paint: Historical
Gray
#N370-4A



Exterior Paint: Cherry
Cola
#S130 - 7



Exterior Paint: Silver Ash
#GR-W11



Exterior Body& Door:
Teton Blue #N490-4



Exterior Body& Door:
Khaki Shade #YL-W11



Exterior Body& Door:
Caribe #PPU13-01



Roof:
Architectural Shingles



Exterior Siding: Fiber Cement
Siding



Soffit:
Vinyl Soffit, Metal Wrap Fascia



Windows:
Vinyl Window, Low E,
Single Hung



Doors:
6-Panel Steel Door



Gutters:
5in Aluminum Gutter

Item #3.



Columns & Base: Stacked
Stone

IMPACT SUMMARY

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- ☐ Denial
- ☐ Approve with Conditions