



CITY OF
FORESTPARK

**CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING**

Friday, October 17, 2025 at 12:00 PM

City Hall - Council Chambers

[City Website](#)

Phone (404) 363.2454

**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

APPROVAL OF MINUTES

1. Approval of September 19, 2025 Meeting Minutes - Executive

OLD BUSINESS

NEW BUSINESS

2. Applicant Efrian Avina seeks approval for the proposed exterior paint color of an existing one-story single-family home at 5217 Lyndale Circle, Parcel# 13079C A042 in Ward 4. - Planning and Community Development
3. Applicant Irfan Syed is requesting approval of the design for the remodel of an existing liquor store at 530 Main Street, Parcel# 13051B C003 in Ward 2. The proposal includes expanding the store by combining the adjacent suites into a single unit. - Planning and Community Development
4. Applicant April Ingraham is requesting approval of the design for the remodel

of an existing structure at 564 Main Street, Parcel #13051B D001. - Planning and Community Development

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 404-366-1555.



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Friday, September 19, 2025, 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: Chairman Rodney Givens called the meeting to order at 12:07 PM.

ROLL CALL:

PRESENT:

Rodney Givens
Ron Dodson
Yahya Hassan
Karyl Clayton

ABSENT:

Yoni Cortez

ALSO PRESENT:

Nicole Dozier, Director of Planning & Community Development
SaVaughn Irons-Kumassah, Principal Planner
Latonya Turner, Planning & Community Development Office Coordinator

APPROVAL OF MINUTES:

1. Approval of July 18, 2025 Meeting Minutes
Ron Dodson made a motion to approve the July 18, 2025, Meeting Minutes as printed. The motion was seconded by Karyl Clayton and approved unanimously.

OLD BUSINESS:**NEW BUSINESS:**

2. **Applicant Serikandi Dewi is requesting approval of the design for the one-story Barns-Dumbar brick and glass building at 1035 Main Street, Parcel# 13049C A002, in Ward 3.**

Background/History:

Applicant Serikandi Dewi is requesting design approval for the renovation of the one-story Barns-Dumbar brick and glass building located at 1035 Main Street. The proposed improvements include painting the exterior brick, removing the breezeway columns, and updating the trim colors. Staff presented the project and recommended approval with conditions, including that the existing brick, breezeway, and columns remain in place to preserve the structure's historic integrity. Staff also recommends that the brick be power-washed and repaired as needed, and that the parking lot be resurfaced with additional perimeter landscaping to enhance the downtown streetscape.

Ron Dodson made a motion to approve the conceptual design for 1035 Main Street with the conditions of approval as presented by staff. The motion was seconded by Yahya Hassan and approved unanimously.

3. **Applicant Ana Suastegui is requesting approval for the renovation of an existing one-story home at 4674 College Street, Parcel# 13048C D006, in Ward 2.**

Background/History:

Applicant Ana Suastegui is requesting approval for the renovation of an existing one-story single-family home located at 4674 College Street. The proposed scope of work includes widening the front entryway, adding a front porch and rear wood deck, replacing roof shingles, installing new siding, and enclosing a 12x12 rear patio to convert it into an interior room. Staff reviewed the application and found the design to be compatible with the surrounding single-family residential neighborhood. Staff recommended approval of the design with suggestions to enhance the property through improved landscaping and resurfacing of the driveway to complement the renovation.

Yahya Hassan made a motion to approve the renovation design for 4674 College Street. The motion was seconded by Karyl Clayton and approved unanimously.

ADJOURNMENT:

Yahya Hassan made a motion to adjourn the meeting at 12:26 PM. The motion was seconded by Ron Dodson and approved unanimously.



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URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: October 16, 2025

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

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: Efrian Avina
Address: 5217 Lyndale Circle
Site Address: 5217 Lyndale Circle
Acreage:
Current Zoning: Residential Single-family (RS)
Parcel ID Number: 13079c a042

REQUEST

The applicant is requesting approval of the exterior paint of an existing 1 story single family home.

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 in the area.



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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	Residential (RS)	East	RS
South	RS	West	RS

The design components are planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the 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: Brick painted Sherwin Williams- Pure White

Roof:

Exterior Gutters: White

Windows: white

Doors: White

Side/Left & Right Façade Materials & Colors

Siding: White brick

Roof:



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Rear Façade Material & Colors

Siding: White brick

Rear Doors:

Windows: White

AERIAL MAP





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ZONING MAP





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GEORGIA

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CURRENT CONDITIONS -PHOTOS



PROPOSED ELEVATIONS





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STAFF RECOMMENDATION

The proposed design meets the criteria, staff recommends the following:

☒ **Approval**

☐ Denial

☐ Approval with Conditions:



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URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: October 16, 2025

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

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: Irfan Syed
Address: 612 W.Solomon St, Griffin GA
Site Address: 530 E Main St.
Acreage: 1.89
Current Zoning: General Commercial (GC)
Parcel ID Number: 13051BC003

REQUEST

The applicant is requesting approval of the design for the remodel of an existing liquor store. The applicant intends to expand the existing liquor store by combining the adjacent suites into one unit.

REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following.

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Design is in harmony with the general character of developments in the area.



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(BJ 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	Zonin & Use	Direction	Zonin & Use
North	Residential RS	East	CG
South	General Commercial (GC)	West	GC

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

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

There are no scenic or natural views at this location.

(DJ Design shall protect adjacent properties from negative visual impact.

The Design protects adjacent properties from negative visual impact

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

N/A; no secondary structures are proposed.

Front Facade Material & Colors

Siding: Brick White; Iron Ore Stucco; White

Roof:

Exterior Gutters: Grey

Windows:

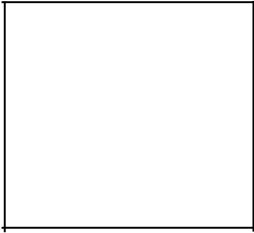
Doors:

Side/Left & Right Facade Materials & Colors

Siding: Brick ; White

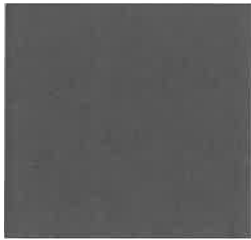
Roof:

MATERIAL AND COLOR SAMPLE



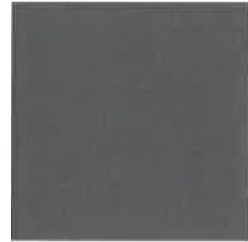
EXTERIOR PAINT:

Sherwin Williams
Name: High Reflective White
(SW7757)



EXTERIOR PAINT:

Sherwin Williams
Name: Iron Ore (SW 7069)



EXTERIOR PAINT:

Sherwin Williams
Name: Cyberspace (SW 7076)



EXTERIOR METAL COPING:

Color: Iron Ore (SW 7069)
Prefabricated Metal Coping



EXTERIOR GUTTER:

Color: Grey
Prefabricated Gutter



EXTERIOR DOWNSPOUT:

Color: Grey



EXTERIOR STUCCO:

Sherwin Williams
Name: High Reflective White
(SW7757)
Finish: New Stucco finish



EXTERIOR FINISH:

Sherwin Williams
Name: Cyberspace (SW 7076)
& High Reflective White
(SW 7757)
Finish: Existing Exterior Brick



EXTERIOR FINISH:

Sherwin Williams
Name: Cyberspace (SW 7076)
& High Reflective White
(SW7757)
Finish: Existing Exterior CMU



CONTACT: Prem Kumar
prem@ascenddesignstudio.com
(912) 596-5807

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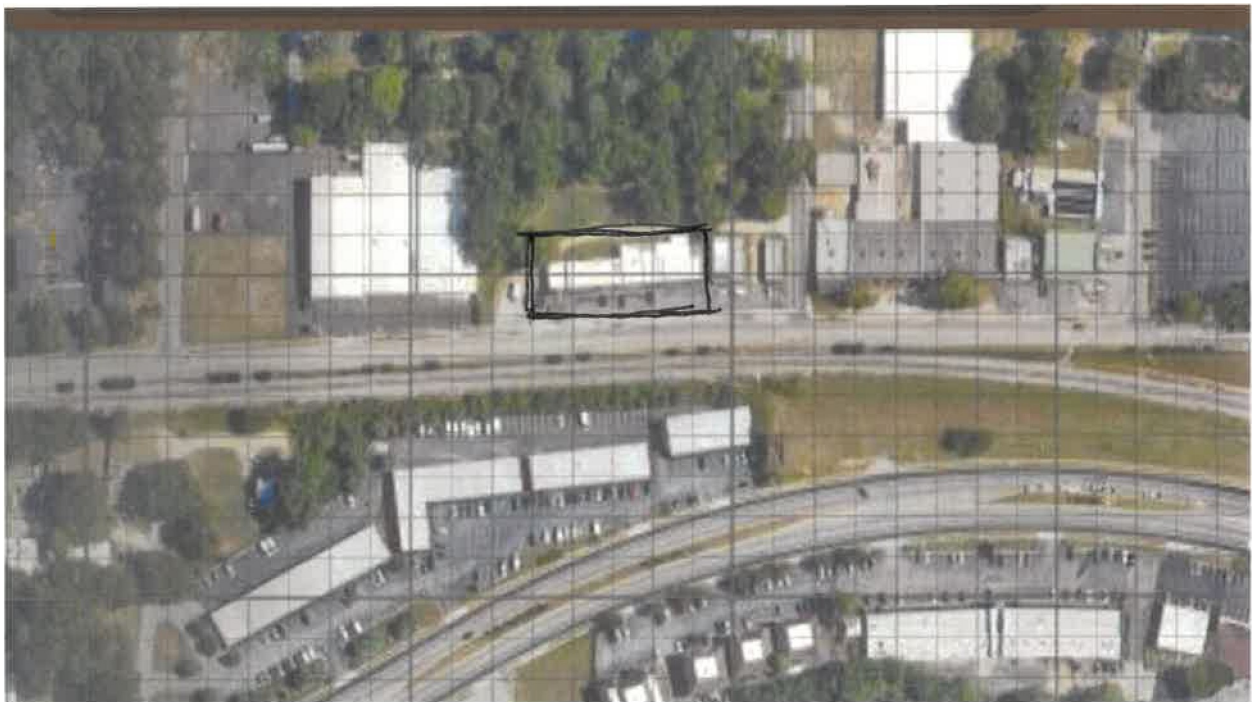
Rear Facade Material & Colors

Siding: Brick ; White

Rear Doors:

Windows:

AERIAL MAP



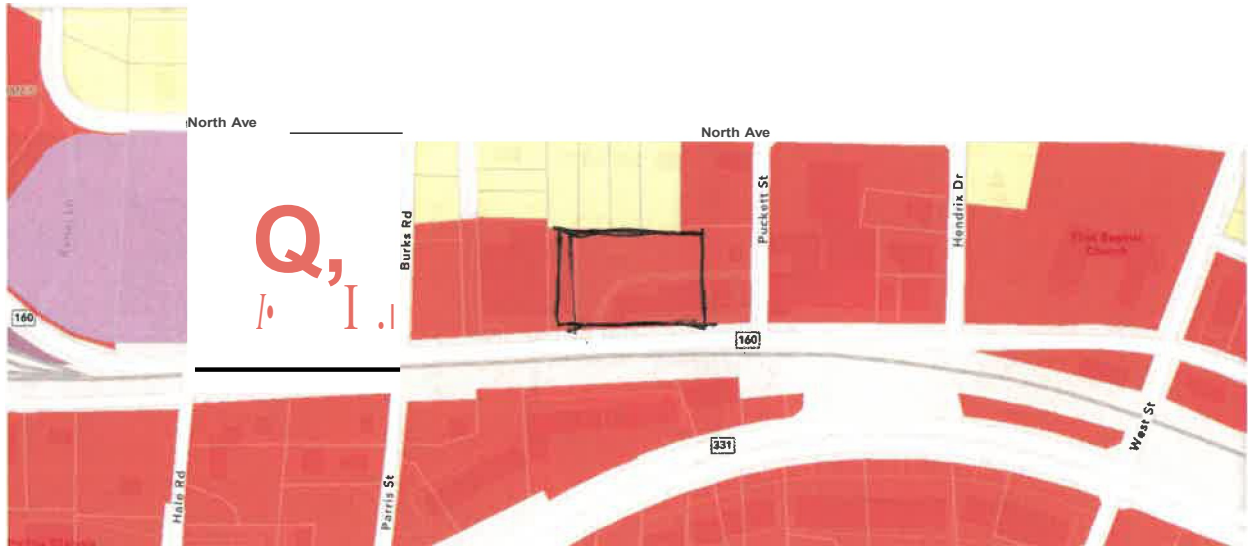


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ZONING MAP



CURRENT CONDITIONS -PHOTOS





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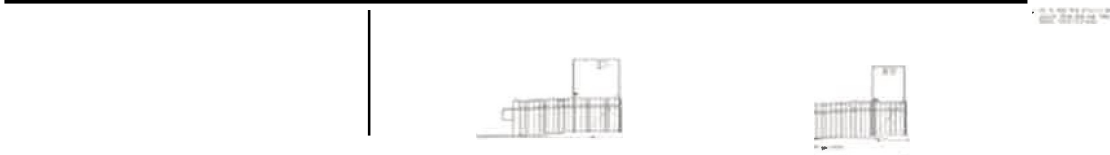
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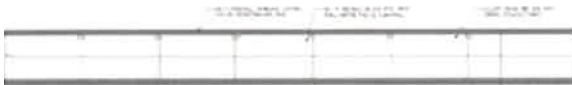
PROPOSED ELEVATIONS



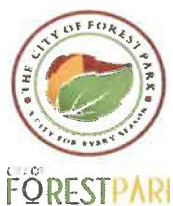
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



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STAFF RECOMMENDATION

The proposed design meets the criteria, staff recommend the following:

Approval

Denial

X Approval with Conditions:

To break up the scale of the building staff recommend designing a staggered front facade, boxed recessed windows or use of layered panels.

Staff further recommends, resurfacing the parking lot (delineating the sidewalk from the parking area) and adding boxed perimeter landscaping to support a more vibrant streetscape aligned with Forest Park revitalization goals.



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URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: October 16, 2025

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

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: April Ingraham

Address: 3688 Clearview Ave

Site Address: **564 Main Street**

Acreage: 2.74 ac

Current Zoning: Downtown Main St (DM)

Parcel ID Number:

REQUEST

The applicant is requesting approval of the design for the remodel of an existing structure.

The scope of work includes interior and exterior renovations to accommodate the following primary uses: •:
Buildings B1 through B5 (totaling approximately 42,480 square feet) will house a roofing training facility and
B6 (3,555 square feet) of office space.

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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	Residential (RS)	East	CG
South	Downtown Main St (DM)	West	GC

The

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

There are 6 buildings on this site. All sides that face the road will be designed in accordance with

Front Façade Material & Colors

Siding: Brick White; Iron Ore Stucco; White

Roof:

Exterior Gutters: Grey

Windows:

Doors:

Side/Left & Right Façade Materials & Colors

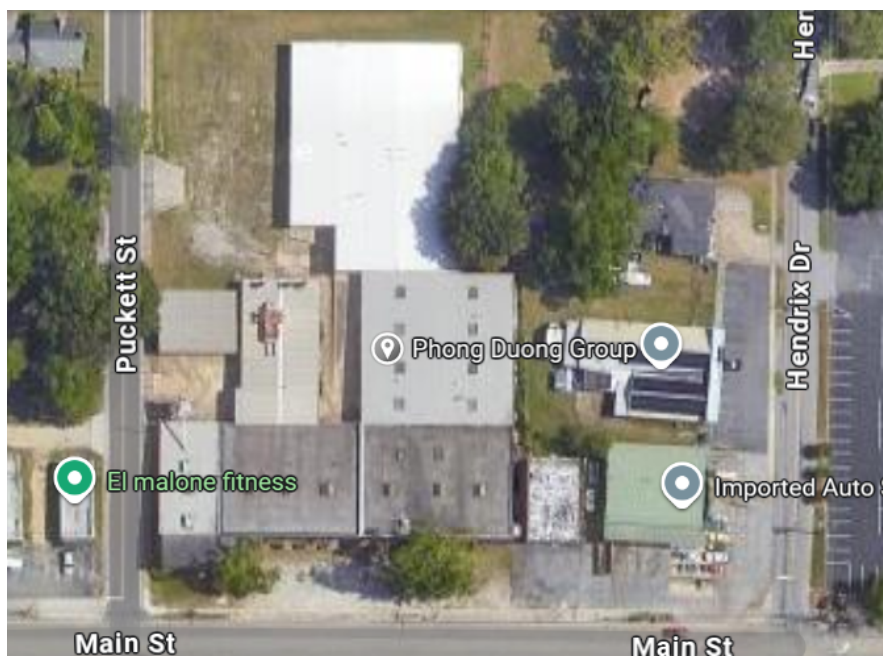
Siding: Brick ; White

Roof:

Rear Façade Material & Colors

Siding: Brick ; White
Rear Doors:
Windows:

AERIAL MAP

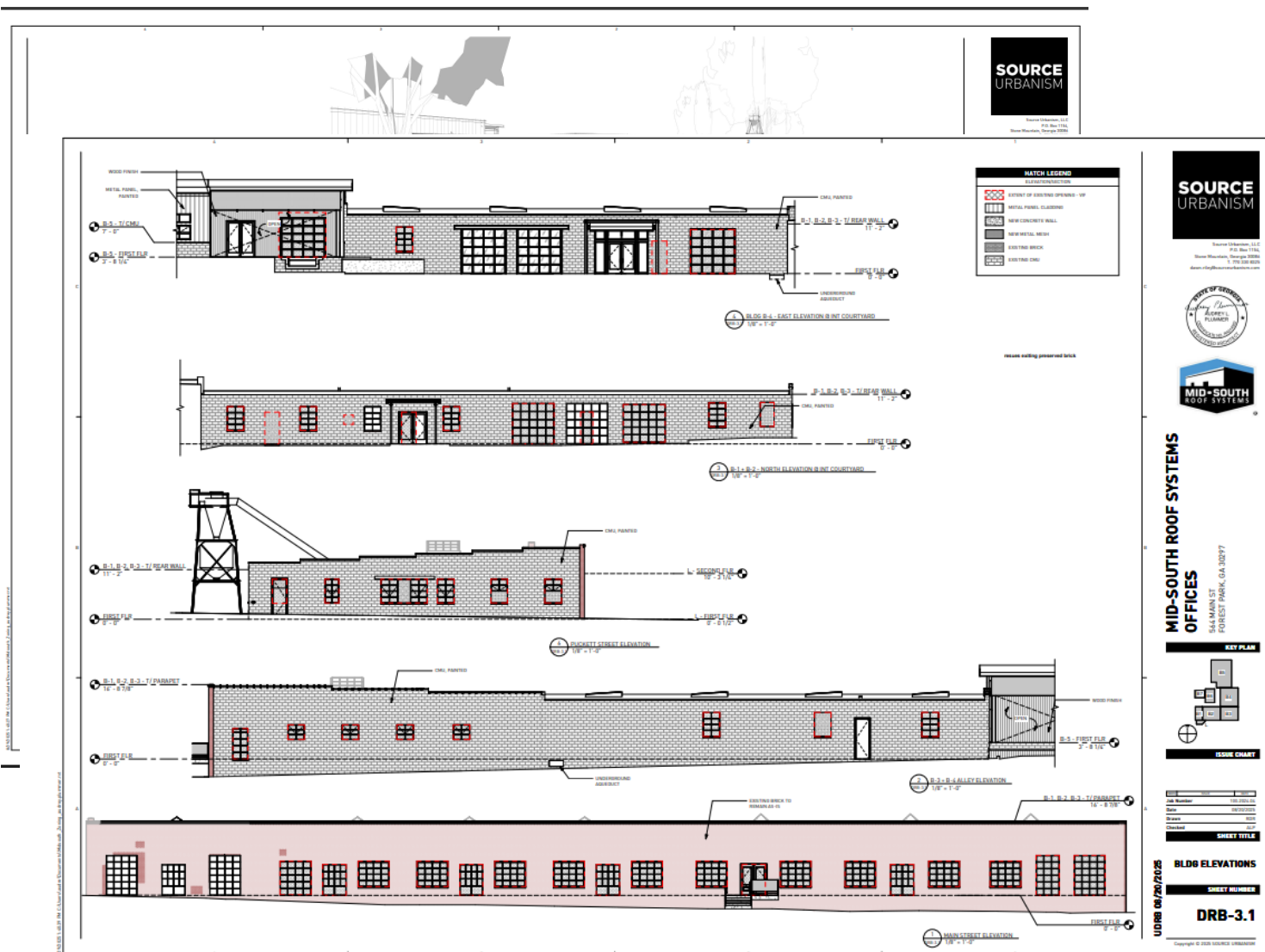


ZONING MAP

CURRENT CONDITIONS -PHOTOS



PROPOSED ELEVATIONS





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STAFF RECOMMENDATION

The proposed design meets the criteria; staff recommend the following:

Approval

Denial

X Approval with Conditions:

The front entrance should face Main St. Entrances shall be emphasized with architectural features, such as varied massing, materials, architectural details, a canopy or awning, or a change in the roofline above.

Primary entry doors shall be at least fifty (50) percent transparent. Metal canopies may be used to mark building entrances. They shall be limited to twice the width of the doorway.

To break up the scale of the building staff recommend designing a staggered front facade, boxed recessed windows or use of layered panels. A continuous horizontal band shall be located between sixteen (16) feet and twenty (20) feet above grade for placement of signage and separation of the base and middle or top of the building. Allowable materials include brick masonry as the primary facade material, wood and aluminum for storefronts, stone or cast stone for details, transparent glass, fabric awnings, and metal canopies.

Prohibited materials include stucco or plaster, tinted or reflective glass, exterior insulation and finish systems (EIFS), and vinyl or wood siding.

Staff further recommends, resurfacing the parking lot (delineating the sidewalk from the parking area) and adding boxed perimeter landscaping to support a more vibrant streetscape aligned with Forest Park revitalization goals.



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