



CITY OF
FORESTPARK

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

Friday, November 21, 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 October 17, 2025 Meeting Minutes - Planning and Community Development

OLD BUSINESS:

NEW BUSINESS:

2. **Applicant Carlos Beasley, is seeking conceptual design approval for the construction of a new single-family home on a vacant residential parcel located at 4621 Ashmore Drive in Ward 1.** - Planning and Community Development
3. **Applicant Gaetan Gachelin, is seeking conceptual design approval for the construction of a new single-family home on a vacant residential parcel located at 0 Curtis Drive in Ward 3.** - 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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PLANNING & COMMUNITY DEVELOPMENT

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

MINUTES

CALL TO ORDER/WELCOME:

The meeting was called to order at 1:05 pm by Chairman Rodney Givens.

ROLL CALL:

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

ABSENT: Member Yoni Cortez

ALSO PRESENT: Nicole Dozier, Planning & Community Development Director; SaVaughn Irons-Kumassah, Principal Planner

APPROVAL OF MINUTES:

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

A motion to approve the September 19, 2025, Meeting Minutes was made by Vice Chairman Dodson, seconded by Member Hassan, and approved unanimously.

OLD BUSINESS:

None

NEW BUSINESS:

2. **Applicant Efrin 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

Background/History:

The applicant, Efrian Avina, is requesting approval to repaint the exterior of an existing one-story single-family home located at 5217 Lyndale Circle, which is zoned RS (Residential Single-Family). The proposal includes painting the brick exterior Sherwin-Williams Pure White with white gutters, windows, and doors. Staff reviewed the request against the Urban Design Review Board criteria and determined that the proposed design is consistent with surrounding residential development and remains in harmony with the neighborhood's character. The exterior updates are visually and physically compatible with the surrounding environment, and no scenic or natural features are affected by the repainting. Staff also found that the design does not create any negative visual impact on adjacent properties and that no secondary structures or conflicting design elements are proposed.

A motion to approve the request was made by Member Hassan, seconded by Member Clayton, and approved unanimously.

- 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

Background/History:

The applicant, Irfan Syed, is requesting approval from the Urban Design Review Board for the remodel and expansion of the existing liquor store located at 530 E. Main Street. The proposal includes combining the adjacent suites into one larger unit on a 1.89-acre parcel zoned General Commercial (GC). Staff reviewed the architectural plans and determined that the design is consistent with the surrounding development pattern, compatible with the area's character, and does not negatively impact adjacent properties. The site contains no scenic or natural features, and no secondary structures are proposed. Exterior materials include white brick, Iron Ore stucco accents, and grey gutters, with consistent materials across the side and rear façades. Staff recommends approval with conditions, specifically incorporating design elements to break up the scale of the front façade—such as a staggered front elevation, recessed windows, or layered panels—and recommends resurfacing the parking lot, clearly delineating the sidewalk, and adding boxed perimeter landscaping to support a more vibrant and cohesive streetscape aligned with Forest Park's revitalization goals.

A motion to approve the request with the staff-recommended conditions, excluding the sidewalk reconstruction requirement, was made by Member Hassan, seconded by Vice Chairman Dodson, and approved unanimously.

- 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

Background/History:

The applicant, April Ingraham, is requesting UDRB approval for the renovation of an existing multi-building site at 564 Main Street, a 2.74-acre property zoned Downtown Main Street (DM). The project proposes interior and exterior improvements to convert Buildings B1–B5 into a roofing training facility totaling approximately 42,480 square feet, with Building B6 providing 3,555 square feet of office space. Staff reviewed the architectural plans and found the design generally consistent with surrounding development, coordinated with the site environment, and not detrimental to adjacent properties, noting no scenic or natural features are impacted. Exterior materials include brick and white siding, with stucco and other standard elements incorporated across the six buildings; however, staff determined that enhancements are necessary to meet DM district standards fully. Staff recommends approval with conditions requiring the primary entrance to face Main Street and be emphasized with architectural

features; primary entry doors to be at least 50% transparent with any metal canopy limited to twice the door width; additional façade articulation such as a staggered front façade, recessed windows, or layered panels; placement of a continuous horizontal band between 16 and 20 feet above grade for signage; use of permitted materials such as brick, transparent glass, and quality storefront systems while avoiding prohibited materials including EIFS, tinted or reflective glass, vinyl, or wood siding; and improvements to the site such as resurfacing the parking lot, delineating the sidewalk, and adding perimeter landscaping to enhance the streetscape and align with Forest Park’s revitalization goals.

The applicant presented revised plans that preserve the historic brick, add a new pavilion entry, improve landscape areas, and retain the existing silo as a visual feature.

A motion to approve the request with the redesigned plans as presented, including the applicant’s requested exceptions regarding façade treatment, materials, and landscaping approach, was made by Member Hassan, seconded by Vice Chairman Dodson, and approved unanimously.

ADJOURNMENT:

Chairman Givens adjourned the meeting at 1:45 pm.

In compliance with the Americans with Disabilities Act, those requiring accommodation for Council meetings should notify the City Clerk’s Office at least 24 hours prior to the meeting at 404-366-4720.

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: November 21, 2025

Prepared By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Carlos Beasley
Address: 4621 Ashmore Dr
Site Address: 4621 Ashmore Dr
Ward: 1
Acreage: 0.16 +/-
Current Zoning: Single Family Residential District (RS)
Parcel ID Number: 13046B C003

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new single-family residence on a vacant parcel within a residential zoning district in the City of Forest Park. The lot is currently undeveloped following the destruction and subsequent removal of a prior single-family structure that was lost due to fire. The only visible remains on the site include remnants of the former driveway and minor grading where the home previously stood. There are no natural features, significant vegetation, or environmental constraints present that would limit redevelopment. The lot is generally level and is suitable for reinvestment and infill construction. Surrounding parcels are developed with single-family homes of varying ages and architectural styles, providing an established residential context for the proposed development.

The applicant proposes a Modern Farmhouse architectural style that incorporates a combination of horizontal cement board lap siding and board-and-batten cement board siding, all finished in

Dover White (SW 6385). The structure features simple gabled rooflines clad with black asphalt shingles, reinforcing the contemporary farmhouse aesthetic. The front façade includes two symmetrical projecting gable elements with a recessed covered porch supported by 6x6 pressure-treated pine columns, creating a visually balanced and welcoming entry. The front and rear doors are black aluminum/steel, and the windows consist of white vinyl, double-hung units with black exterior shutters on the primary elevation, offering a clean and traditional contrast.

Additional architectural elements include a pressure-treated pine rear deck, black aluminum gutters and downspouts, and a cohesive trim package painted in Dover White. The overall design presents a coordinated and unified appearance that aligns with modern residential trends while remaining compatible with the surrounding development pattern. The use of durable, high-quality materials such as cement board siding, asphalt shingles, and treated lumber supports long-term maintenance and structural integrity.

Staff finds that the proposed conceptual design is consistent with the intent of the City's residential development standards and is appropriate for the character of the neighborhood. The redevelopment of the fire-damaged vacant parcel will improve the visual quality of the area and restore the residential streetscape. Upon conceptual approval from the Board, the applicant will proceed with preparing detailed construction documents for formal review and permitting in compliance with all applicable zoning, building, and design requirements of the City of Forest Park.

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.

The design harmonizes with surrounding single-family homes through its massing, materials, and modern farmhouse style, contributing positively to the neighborhood character.

(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.

Exterior elements, including siding, roofing, windows, doors, trim, gutters, and structural components are cohesive and well-coordinated, contributing to a unified design that relates appropriately to the surrounding residential environment.

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

The lot contains no scenic features or natural elements that require protection. The proposed design does not adversely impact visual corridors or environmental features.

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

The scale, materials, and appearance of the proposed home are appropriate and do not generate negative visual impacts. The architectural style complements nearby homes and supports the visual continuity of the area.

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

No accessory structures are proposed. All exterior forms shown are integral components of the principal structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

Front Façade Material & Colors

Siding: Cement Board Horizontal Lap & Board-and-Batten (Dover White SW 6385)

Roof: Asphalt Shingles (Black)

Windows: White Vinyl, Double-Hung with Black Exterior Shutters

Door: Black Aluminum/Steel Exterior Door

Trim: Cement Board Trim (Dover White SW 6385)

Pillars: 6x6 Pressure-Treated Pine Posts

Stairs: Concrete Steps (Light Gray)

Entryway Lighting: TBD
Shutters: Black Exterior Window Shutters

Side Façade Material & Colors Facing East

Siding: Cement Board Horizontal Lap (Dover White SW 6385)
Windows: White Vinyl, Double-Hung
Trim: Dover White SW 6385
Gutters/Downspouts: Black Aluminum

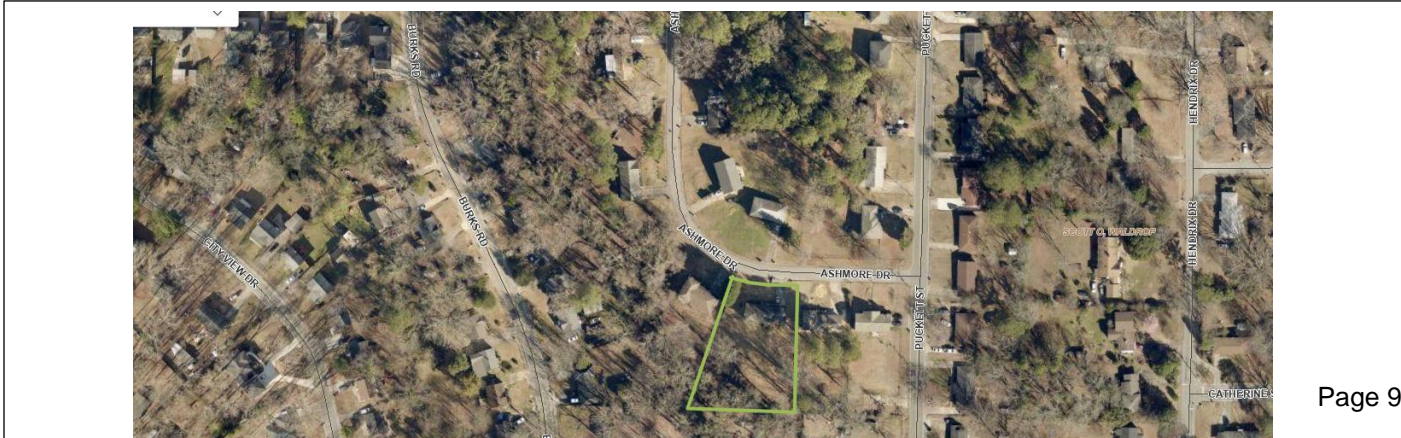
Side Façade Material & Colors Facing West

Siding: Cement Board Horizontal Lap (Dover White SW 6385)
Windows: White Vinyl, Double-Hung
Trim: Dover White SW 6385
Gutters/Downspouts: Black Aluminum

Rear Façade Material & Colors

Siding: Cement Board Horizontal Lap (Dover White SW 6385)
Roof: Asphalt Shingles (Black)
Windows: White Vinyl, Double-Hung
Rear Door: Black Metal/Steel Door or Patio Door
Trim: Dover White SW 6385
Deck: Pressure-Treated Pine Decking & Rails
Entryway Lighting: TBD

AERIAL MAP





4621 ASHMORE DR

ZONING MAP



CURRENT CONDITIONS – PHOTOS

Site is Currently Vacant due to previous fire on premise.



CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS



Front – North View



Side – West View



Side – East View



Rear – South View

SITE PLAN



LEGEND

BL-BUILDING LINE
 CL-CENTERLINE
 CTP-CRIMP TOP PIPE
 D.S.-DEED BOOK
 D.E.-DRAINAGE EASEMENT
 ESMT -EASEMENT
 EP-EDGE OF PAVEMENT
 F.W.P.D.-FIELD WORK PERFORMED DATE
 LL-LAND LOT
 LLL-LAND LOT LINE

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV I89 AND CHC NAV I8ASE MULTI-FREQUENCY RECEIVERS USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.07 FEET PER OBSERVATION POINT.

THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DEFINED BY NAD 83 AND NAD 88, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.


FIELD CLOSURE = N/A
 ANGLE POINT ERROR = N/A
 EQUIPMENT USED = CHC NAV I89 AND OR CHC NAV I8ASE
 ADJUSTMENT METHOD = N/A
 PLAT CLOSURE = 1" IN 100,000 +

S.A. GASKINS & ASSOCIATES, LLC.
 SURVEYORS, PLANNERS, DEVELOPMENT CONSULTANTS
 881 Camp Ground Road G08th Ga, 30223
 sagaskins55@gmail.com 678-619-5067 JOHN 3:15



SURVEY

Lot is currently Vacant due to House Fire



LEGEND

BL-BUILDING LINE
 CL-CENTERLINE
 CTP-CRIMP TOP PIPE
 D.B.-DEED BOOK
 D.E.-DRAINAGE EASEMENT
 ESMT -EASEMENT
 EP-EDGE OF PAVEMENT
 F.W.P.D.-FIELD WORK PERFORMED DATE
 L.L.-LAND LOT
 L.L.L.-LAND LOT LINE
 NF-NOW OR FORMERLY
 P.B.-PLAT BOOK
 PG.-PAGE
 P.O.B.-POINT OF BEGINNING
 FH-FIRE HYDRANT
 RRF-REBAR FOUND

CLOSURE STATEMENT
 THE FIELD DATA UPON WHICH THIS SURVEY WAS PERFORMED IS BASED UPON GPS OBSERVATIONS WHICH WERE ESTABLISHED USING CHC NAV I89 AND CHC NAV I84SE MULTI-FREQUENCY RECEIVERS USING REAL TIME KINEMATIC OBSERVATIONS. THE RELATIVE POSITIONAL ACCURACY ACHIEVED IS BETTER THAN 0.07 FEET PER OBSERVATION POINT.


THIS SURVEY BASIS FOR DIRECTIONS SHOWN HEREON ARE GRID NORTH AS DEFINED BY NAD 83 AND NAD 86, WEST GEORGIA ZONE AND DETERMINED THROUGH RTK-GPS METHODS UTILIZING EGPS SOLUTIONS VRS NETWORK.

FIELD CLOSURE = N/A
 ANGLE POINT ERROR = N/A
 EQUIPMENT USED = CHC NAV I89 AND OR CHC NAV I84SE
 ADJUSTMENT METHOD = N/A
 PLAT CLOSURE = 1" IN 100,000 +

S.A. GASKINS & ASSOCIATES, LLC.
 SURVEYORS PLANNERS DEVELOPMENT CONSULTANTS
 801 Camp Ground Road Griffin Ga. 30220
 sagaskind5@gmail.com 678-618-5357 JOHN 3.16

CURVE ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C1	69.21'	178.89'	88.70°
			8 80°30'01" E

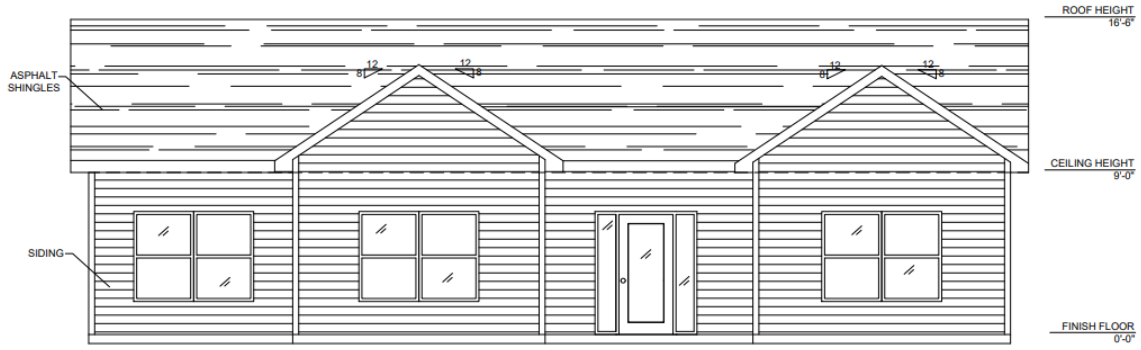
LINE	BEARING	DISTANCE
L1	N 10°28'12" W	8.08'



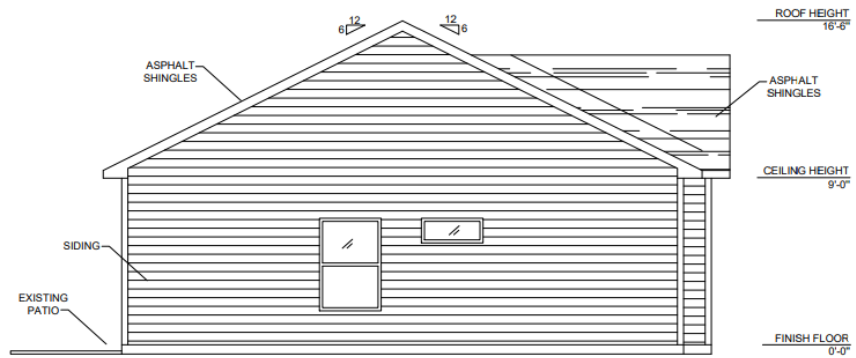
GRID NORTH
WEST ZONE
NAD 83

SITE RENDERING & ELEVATIONS

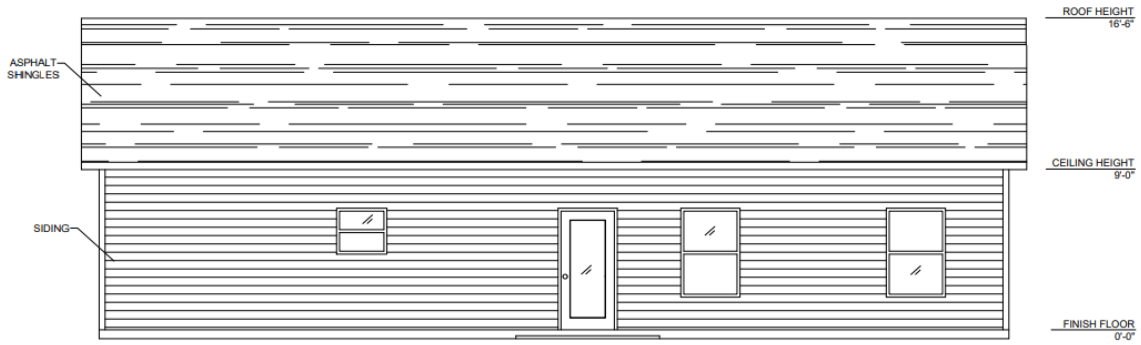




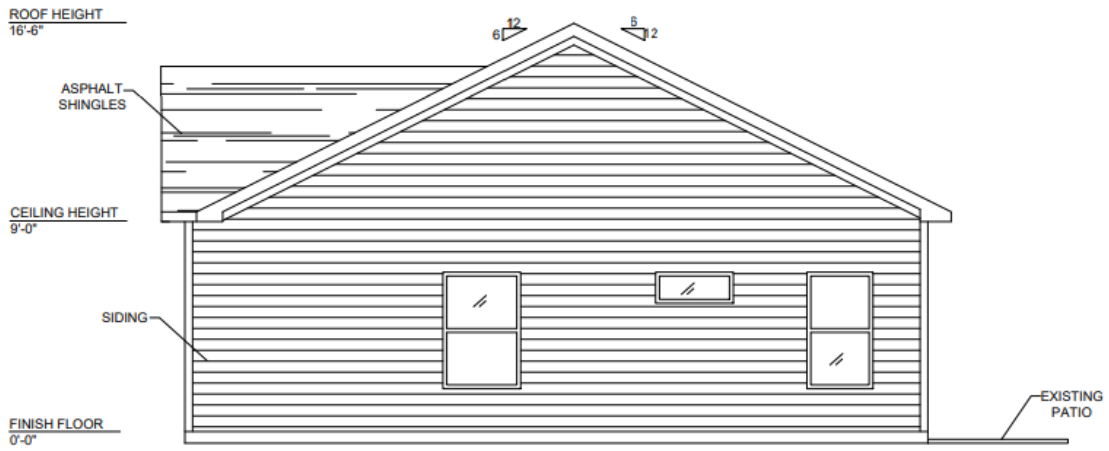
PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"



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

MATERIAL & COLOR EXAMPLES



Exterior Siding: Cement Board Siding (Dover White SW 6385)



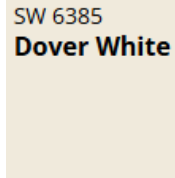
Exterior Trim: Cement Board Siding (Dover White SW 6385)



Roof: Asphalt Shingles (Black)



Exterior Paint: Dover White SW 6385.



Exterior Trim Paint: Dover White SW 6385.



Front & Back Door: Aluminum Steel/Metal (Black)



Pillars: Front Porch Posts are 6x6 Pine (Pressure Treated Lumber)



Rear Deck: Pine Pressure Treated Lumber



Windows: White Vinyl, Double-Hung



Gutters & Downspouts: Aluminum (Black)



Exterior Window Shutters: black shutters exterior

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 with Conditions**.

- Approval
- Denial
- Approve with Conditions

Recommended Conditions

1. **Substantial Conformance with Submitted Renderings and Plans**

The architectural design, roof form, façade composition, window configuration, door types, porch structure, siding style, and overall building massing shall be constructed in substantial conformance with the renderings and conceptual plans submitted to staff and presented to the UDRB.

2. **Material Compliance**

All exterior building materials, including cement board siding, trim, black asphalt roof shingles, porch columns, windows, doors, gutters, shutters, and rear deck components, shall match the materials and colors indicated in the applicant's material list and reflected in the façade descriptions provided in this report.

3. **Color Consistency**

Exterior colors including siding, trim, doors, shutters, and roofing shall remain consistent with the submitted color palette: Dover White (SW 6385) for siding and trim, black for roof shingles, doors, shutters, and gutters.

4. **Prohibition on Material Substitution Without Review**

Any changes or substitutions to exterior materials, colors, or design elements—other than minor field adjustments, shall require administrative staff review or, if determined necessary by staff, return to the UDRB for additional approval.

5. **Final Construction Drawings**

Prior to permitting, the applicant shall submit full construction drawings that accurately reflect the approved conceptual design. Any deviations discovered during the building permit review process must be corrected prior to issuance of permits.

6. **Final Inspection Verification**

City staff reserves the right to verify compliance with approved materials and design during the final inspection phase. Any deviations from approved plans must be corrected before issuance of a Certificate of Occupancy.



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URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: November 21, 2025

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Gaetan Gachelin
Site Address: 0 Curtis Dr
Acreage: .20 acres
Current Zoning: RS- Residential Single Family
Parcel ID Number: 13048D B006

REQUEST

The applicant is requesting approval for the design of a new 2-story home. The proposed residence is a modern two-story single-family home featuring a sleek contemporary design. The exterior combines vertical and horizontal siding in contrasting tones to create a clean, striking façade.

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 Single-family (RS)	East	RS
South	RS	West	RS

The design components are planned in such a fashion that will add a modern touch to the area.

(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. This would be a great improvement for the neighborhood.

(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: White smooth Hardie board; Black plank siding

Roof: Black asphalt shingles

Exterior Gutters:

Windows: Black

Doors: Brown

Side/Left & Right Façade Materials & Colors

Siding: White smooth Hardie board; Black plank siding



Roof: Black asphalt shingles

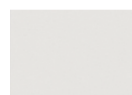
Rear Façade Material & Colors

Siding: -Same


Rear Doors: Brown

Windows: Black


Door Schedule	
Element ID	DOO - 037
ID by Classification	Door - 037
Quantity	2
W x H Size	2'-8" x 6'-8"
Orientation	R
Head height	6'-8"
2D Symbol	
3D Back View	




White
Accent Panels / Trim
Smooth Stucco
Finish



Black
Roof Shingles




Black Front Door




Black Garage Door




White
JamesHardie
Panel siding



Black Hardie
Plank siding



Black
Aluminium on
Windows



Natural Gray Concrete
Concrete Elements
Porch/Driveway/Steps

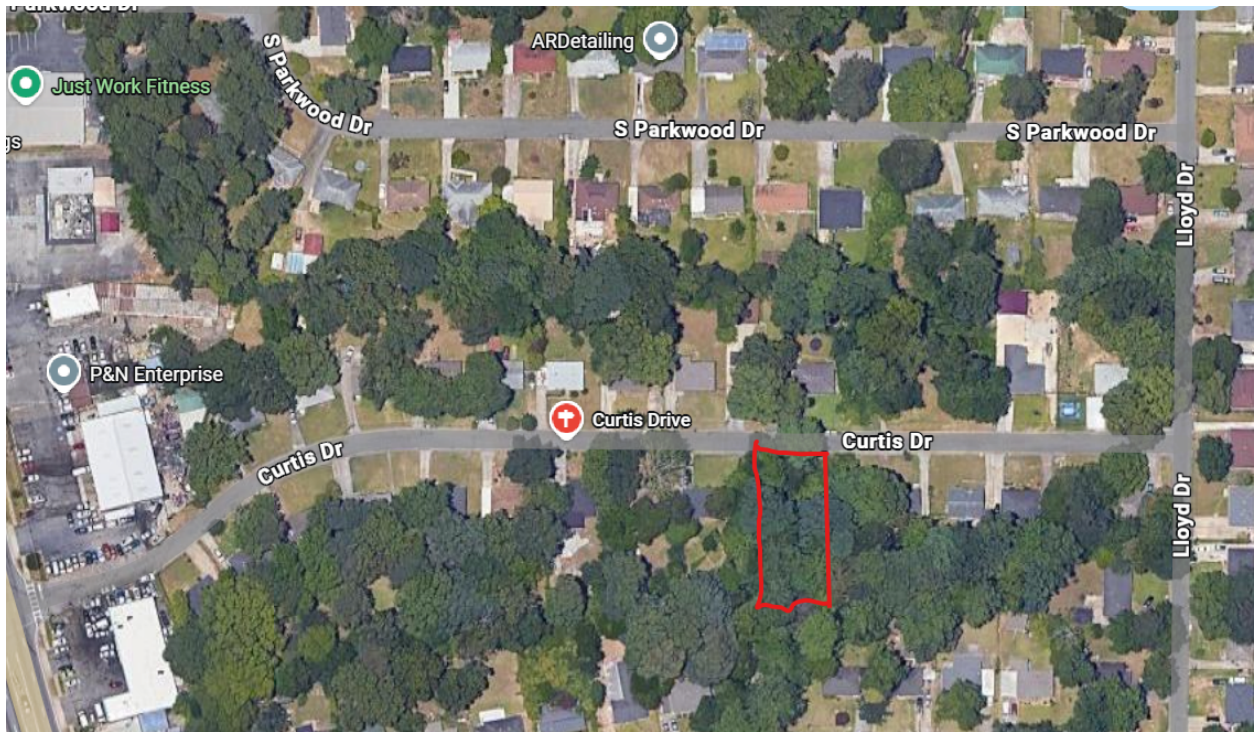


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AERIAL MAP





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ZONING MAP



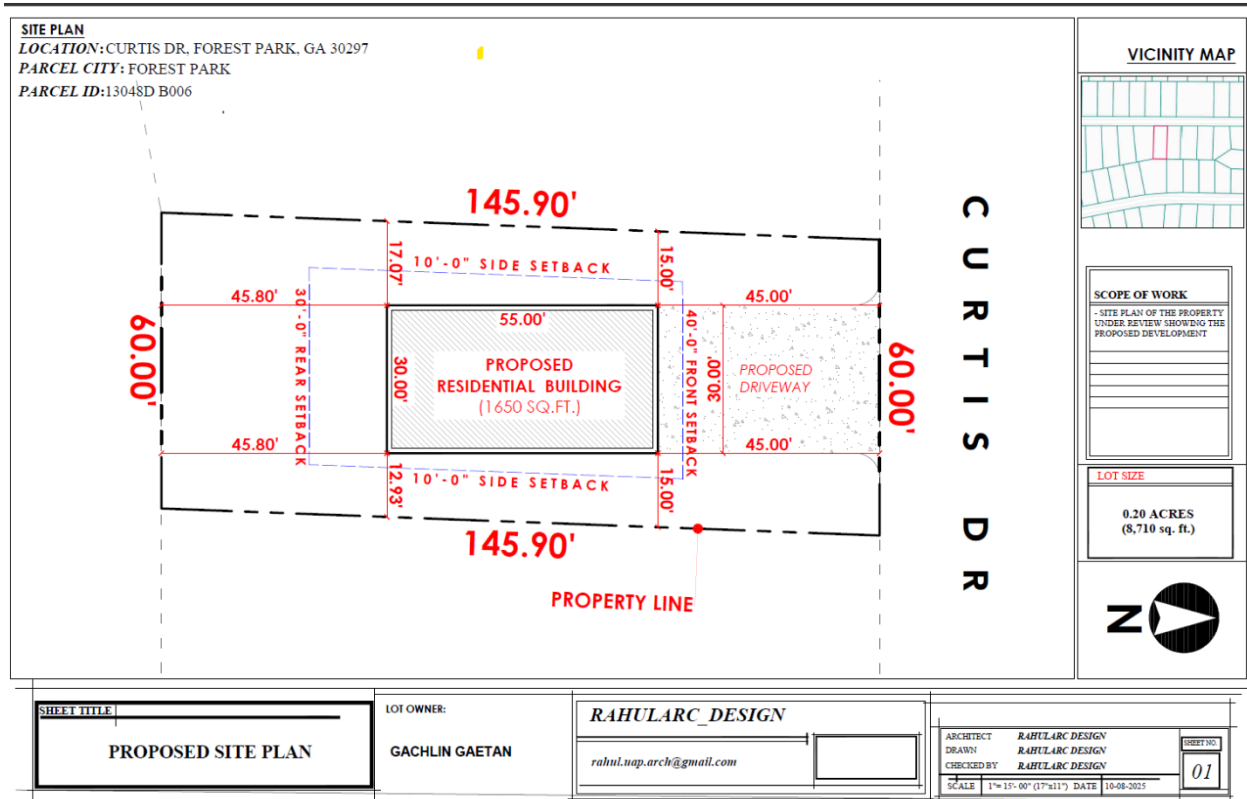
Map Contributors: © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, MET/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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PROPERTY SURVEY





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CURRENT CONDITIONS -PHOTOS





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PROPOSED ELEVATIONS





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STAFF RECOMMENDATION

Although the proposed design may meet the criteria, to maintain the historic integrity of the structure, staff recommends the following:

Approval

Denial

Approval with Conditions:



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ATTACHMENTS



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