



CITY OF  
**FORESTPARK**

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

Friday, January 16, 2026 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 November 21, 2025 Meeting Minutes

**OLD BUSINESS:**

2. Review and action on a previously tabled request by Gaetan Gachelin for design approval for a new single-family residence on a vacant parcel located at 0 Curtis Drive in Ward 3.

**NEW BUSINESS:**

3. Review and action on a request by Rodney Parland for conceptual design approval for the construction of a one-story, ranch-style single-family residence on a vacant parcel located at 532 Perkins Drive in Ward 4.

4. Review and action on a request by Ryan Oneal for conceptual design approval for exterior renovations to an existing one-story commercial building located at 955 Main Street in Ward 2.
5. Review and action on a request by Nicole Hunter for conceptual design approval for the reconstruction of a single-family residence on a residentially zoned parcel located at 5081 Lake Drive in Ward 2.
6. Review and action on a request by Amy Roney for conceptual design approval for exterior and interior renovations to an existing commercial building located at 4349 Thurman Road in 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 404-366-1555.



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**PLANNING & COMMUNITY DEVELOPMENT**

745 Forest Parkway  
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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 by Chairman Rodney Givens at 12:06 p.m.

**ROLL CALL:**

**PRESENT:** Rodney Givens; Yahyab Hassan; Karyl Klayton

**ABSENT:** Ron Dodson, Yoni Cortez

**ALSO PRESENT:** SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Permitting & Licensing Supervisor

**APPROVAL OF MINUTES:**

1. Approval of October 17, 2025 Meeting Minutes

A motion was made to approve the October 17, 2025 meeting minutes; the motion was made by Yahya Hassan and seconded by Karyl Clayton, was approved by unanimous vote, and carried.

**OLD BUSINESS:**

None

**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.**

**Background/History:**

Applicant Carlos Beasley is requesting conceptual design approval from the Urban Design

Review Board (UDRB) for the construction of a new single-family residence on a vacant lot within a residential zoning district in the City of Forest Park, where a prior home was destroyed by fire and removed, leaving only remnants of the former driveway and minor grading; the site is generally level, contains no significant natural features or environmental constraints, and is suitable for reinvestment and infill development within an established neighborhood of single-family homes of varying ages and architectural styles. The proposed residence is a Modern Farmhouse design featuring horizontal cement board lap siding and board-and-batten cement board siding finished in Dover White (SW 6385), simple gabled rooflines clad with black asphalt shingles, and a balanced front façade with two symmetrical projecting gables and a recessed covered porch supported by 6x6 pressure-treated pine columns, with black aluminum/steel front and rear doors, white vinyl double-hung windows, and black exterior shutters on the primary elevation; additional elements include a pressure-treated pine rear deck, black aluminum gutters and downspouts, and a cohesive Dover White trim package. Staff finds the design coordinated, compatible with the surrounding development pattern, and consistent with the intent of the City's residential development standards, noting that redevelopment of the fire-damaged vacant parcel will improve visual quality and restore the residential streetscape; upon conceptual approval, the applicant will prepare and submit detailed construction documents for formal review and permitting in compliance with all applicable zoning, building, and design requirements. Approval is recommended with conditions requiring substantial conformance with the submitted renderings and plans, full material and color compliance with the applicant's material list and the approved Dover White and black color palette, prohibition on substitutions of exterior materials, colors, or design elements without staff review and possible return to the UDRB (except for minor field adjustments), submission of final construction drawings that accurately reflect the approved conceptual design prior to permitting with any deviations corrected before permit issuance, and final inspection verification by City staff to ensure compliance prior to issuance of a Certificate of Occupancy.

**Comments/Discussion from the Board:**

During discussion, the Board clarified that material substitutions—such as replacing cement-board siding with vinyl—would not be permitted and would require correction and possible return to the Board.

There were no public comments.

A motion was made to approve the conceptual design as presented, subject to staff's recommended conditions; the motion was made by Yahya Hassan and seconded by Karyl Clayton, was approved by unanimous vote, and carried.

**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.**

**Background/History:**

Applicant Gaetan Gachelin is requesting Urban Design Review Board approval for the design of a new two-story single-family residence on a 0.20-acre parcel located at 0 Curtis Drive within the RS (Residential Single-Family) zoning district, where all surrounding properties are also zoned RS, and the proposed home features a contemporary façade intended to introduce a modern element while remaining compatible with the surrounding neighborhood; the design includes tan smooth Hardie board siding with red brick accents, a black asphalt shingle roof, black windows, and brown doors, with consistent materials used on all elevations and no

accessory structures proposed, and staff determined that the project protects scenic views, avoids negative visual impacts to adjacent properties, and represents a neighborhood improvement, noting that the revised elevations incorporating brick siding significantly enhance compatibility with the existing residential character, and therefore staff recommends approval of the revised design.

**Comments/Discussion from the Board:**

During discussion, the Board expressed concern that the proposed design was not compatible with the surrounding neighborhood, which is primarily comprised of 1950s-era brick single-family homes, noting that while new construction may modernize the area, the proposed materials and façade were not harmonious with the established character of the street; accordingly, the Board discussed incorporating brick or a brick skirt (water table) to better relate the design to the surrounding homes.

There were no public comments.

A motion was made to table the application to the next Urban Design Review Board meeting to allow the applicant to revise the proposed design for greater compatibility with the surrounding neighborhood; the motion was made by Yayha Hassan and seconded by Karyl Clayton, was approved by unanimous vote, and carried.

**ADJOURNMENT:**

The meeting was adjourned at 12:33 p.m. by consensus of the Board.

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.



# CITY OF FOREST PARK

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785 Forest Parkway  
Forest Park, Georgia 30297  
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## URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: January 16, 2026

**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 two-story single-family home with a contemporary design 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:** Tan smooth Hardie board; red brick siding

**Roof:** Black asphalt shingles

**Exterior Gutters:**

**Windows:** Black

**Doors:** Brown

## Side/Left & Right Façade Materials & Colors

**Siding:** Tan smooth Hardie board; red brick siding

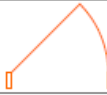

**Roof:** Black asphalt shingles

## 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	



Brown Brick



Black Roof Shingles



Black Front Door



Black Garage Door



Tan James Hardie Panel siding



Black Aluminium on Windows



Natural Gray Concrete Concrete Elements Porch/Driveway/Steps

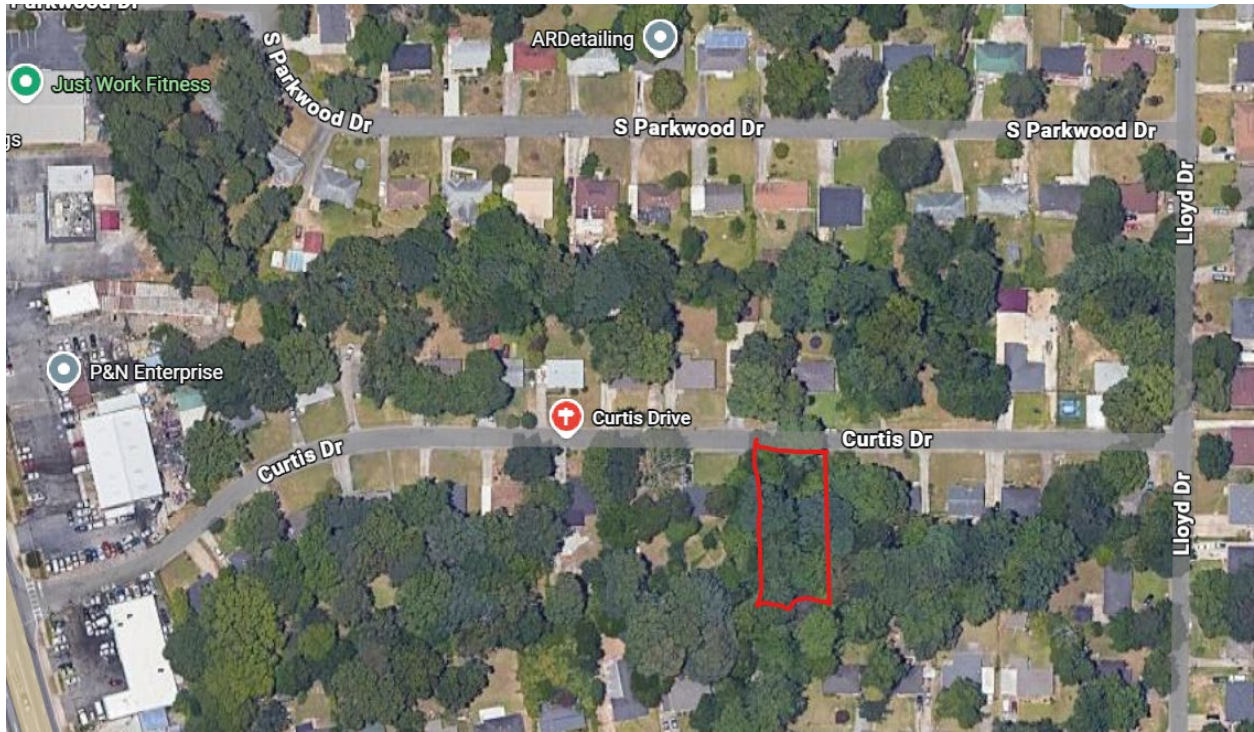


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## AERIAL MAP





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## ZONING MAP

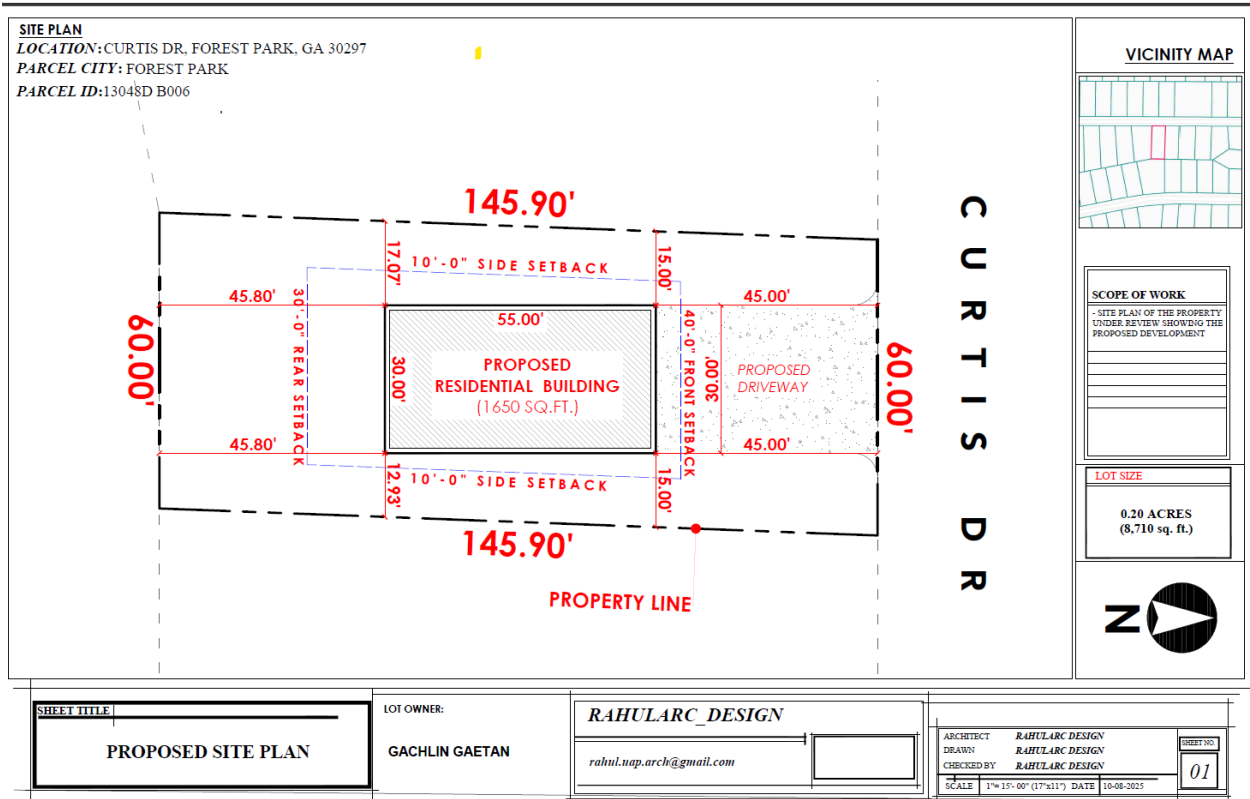




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## PROPERTY SURVEY





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## CURRENT CONDITIONS -PHOTOS





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# CITY OF FOREST PARK

*Planning & Community Development Department*

*785 Forest Parkway*

*Forest Park, Georgia 30297*

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## REVISED PROPOSED ELEVATIONS





# CITY OF FOREST PARK

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## STAFF RECOMMENDATION

The revised design fits better in the community with the addition of brick siding.

Approval

Denial

Approval with Conditions:

# URBAN DESIGN REVIEW BOARD STAFF REPORT

## Meeting Date: January 16, 2026

**Prepared By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Name:** Rodney Parland  
**Address:** 532 Perkins Dr  
**Site Address:** 532 Perkins Dr  
**Ward:** 4  
**Acreage:** 0.91 +/-  
**Current Zoning:** Single Family Residential District (RS)  
**Parcel ID Number:** 13078B A017

### FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a one-story, ranch-style single-family residence located within the Single-Family Residential (RS) District in Ward 4 of the City of Forest Park.

The proposed new one-story residence features a clean, modern aesthetic with contemporary detailing and a balanced façade composition. The architectural style incorporates horizontal fiber-cement siding complemented by contrasting accent panels at the gable ends, creating visual depth and material variation. The structure employs a hip roof design with dimensional asphalt shingles in black, providing a cohesive unifying element across the building mass. The symmetrical roof form contributes to an organized and proportional appearance while offering durability and efficient drainage.

The elevation is enhanced by double-pane vinyl windows with multiple-lite divisions, a modern double-entry door, and twin garage doors exhibiting horizontal paneling and geometric glazing, reinforcing the contemporary style. The use of neutral tones combined with restrained accent colors contributes to a refined and visually appealing design that aligns with current residential architectural trends.

**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 architectural design, materials, and roof complement surrounding residential structures and are consistent with the character of the neighborhood.

***(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.***

The siding, trim, accent colors, windows, and roof finish are coordinated to create a unified and visually cohesive design.

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

The site contains no notable scenic or natural features, and the proposed home does not obstruct or impact views.

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

The design uses appropriate scale, materials, and color selections that do not create negative visual impacts on adjacent properties.

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

All exterior features, including doors, trim, and garage elements, are scaled appropriately and remain secondary to the main structure.

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
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:** 8" Fiber Cement Horizontal Siding – *SW 6182 Ethereal White*  
8" Fiber Cement Siding (Gables/Entry Accent) – *SW 9100 Urban Rust*  
**Roof:** Architectural Shingles – *Black*  
**Windows:** Double-Pane Vinyl Windows – *SW 2739 Slate Blue*  
**Door:** Exterior Fiberglass Entry Door – *SW 2739 Slate Blue*  
**Trim & Fascia & Trim Boards** – *SW 2739 Slate Blue*  
**Garage Doors:** 3-Panel Steel Double Garage Doors – *SW 2739 Slate Blue*  
**Lighting:** TBD

### **Side Façade Material & Colors Facing East**

**Siding:** 8" Fiber Cement Horizontal Siding – *SW 6182 Ethereal White*  
**Trim:** Fascia & Trim – *SW 2739 Slate Blue*  
**Windows:** Double-Pane Vinyl Windows – *SW 2739 Slate Blue*  
**Gutters/Downspouts:** Black Seamless Aluminum Gutters & Downspouts

### **Side Façade Material & Colors Facing West**

**Siding:** 8" Fiber Cement Horizontal Siding – *SW 6182 Ethereal White*  
**Trim:** Fascia & Trim – *SW 2739 Slate Blue*  
**Windows:** Double-Pane Vinyl Windows – *SW 2739 Slate Blue*  
**Gutters/Downspouts:** Black Seamless Aluminum Gutters & Downspouts

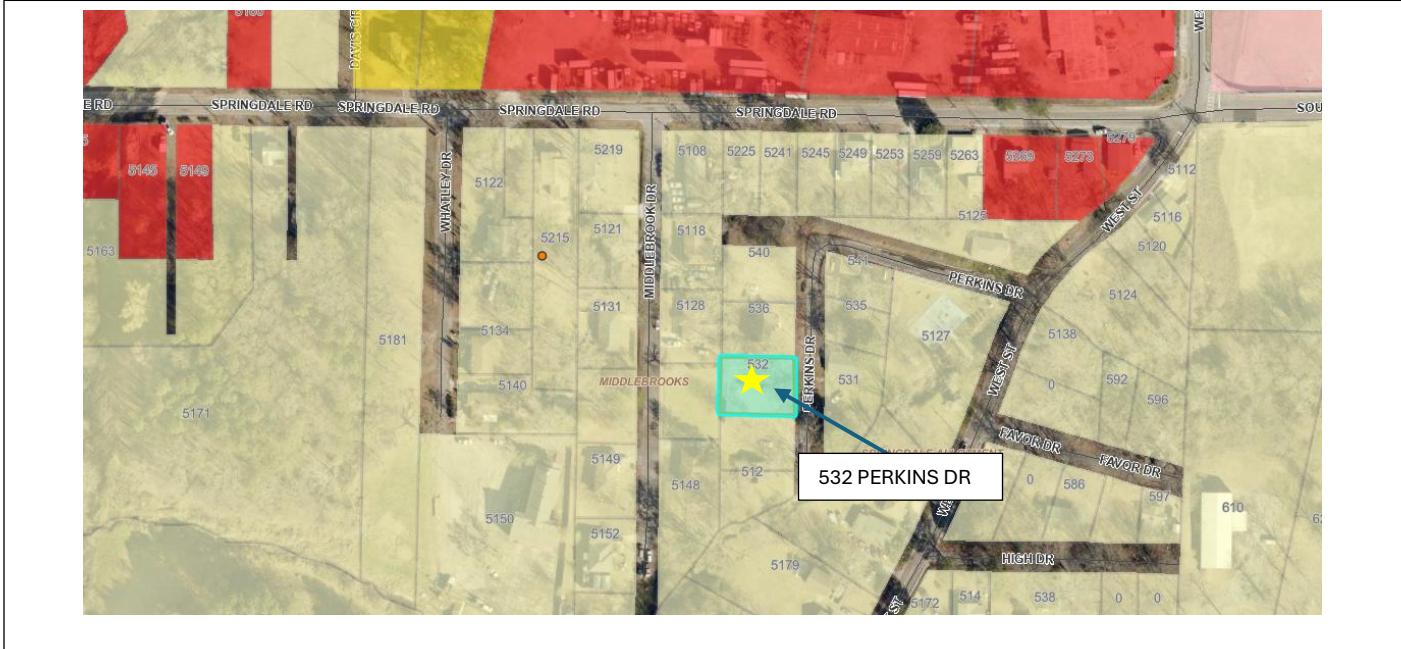
### **Rear Façade Material & Colors**

**Siding:** 8" Fiber Cement Horizontal Siding – *SW 6182 Ethereal White*  
8" Fiber Cement Siding (Gables/Entry Accent) – *SW 9100 Urban Rust*  
**Roof:** Architectural Shingles – *Black*  
**Windows:** Double-Pane Vinyl Windows – *SW 2739 Slate Blue*  
**Door:** Exterior Fiberglass Entry Door – *SW 2739 Slate Blue*  
**Trim & Fascia & Trim Boards** – *SW 2739 Slate Blue*  
**Lighting:** TBD

**AERIAL MAP**



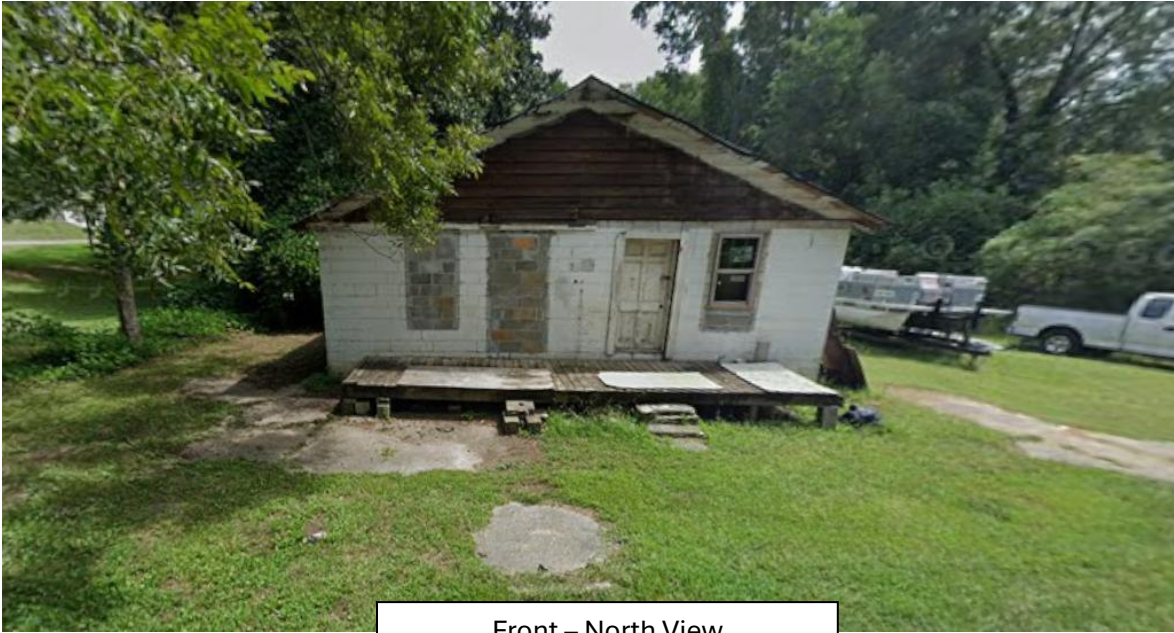
**ZONING MAP**



**CURRENT CONDITIONS – PHOTOS**



**CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS**



Front – North View



Side – West View



Side – East View



Rear of Proposed Location– South View





# SITE RENDERING & ELEVATIONS

**11/20/2025**  
**PROJECT NAME & ADDRESS**  
1-STORY NEW CONSTRUCTION  
ON SLAB FOUNDATION  
JUAN CARLOS MENDOZA  
532 PERKINS DRIVE  
FOREST PARK, GA 30274  
PARCEL: 13078B A017  
ZONING: RS  
ACRES: .17 (7,484 SQFT)

**EXTERIOR FINISH:**  
ARCH. SHINGLES - BLACK  
4X8 FIBER CEMENT SIDING FRONT & SIDES - COLOR: SN6102 - ETHEREAL WHITE  
2" FIBER CEMENT SIDING ON REAR - COLOR: SN6102 - ETHEREAL WHITE  
2" FIBER CEMENT SIDING GABLES & ENTRY - COLOR: SN4100 - URBAN RUST  
DOUBLE PANE VINYL WINDOWS - COLOR: SVQ2191 - SLATE BLUE  
2" FASCIA AND TRIM BOARDS - COLOR: SVQ2191 - SLATE BLUE  
EXTERIOR FIBERGLASS FRONT & REAR ENTRY DOOR - COLOR: SVQ2191 - SLATE BLUE  
GUTTERS: 6" BLACK SEAMLESS ALUMINUM GUTTERS WITH 3X4" DOWNSPOUTS  
GARAGE DOORS: 3 OR 4 PANEL STEEL DOUBLE WIDE - COLOR: SVQ2191 - SLATE BLUE

**NOTE:**  
CONTRACTOR TO VERIFY  
AND ADJUST ELEVATIONS  
BASED ON SITE CONDITIONS



**PROPOSED 3D RENDERING - FRONT**  
SCALE: 1/4" = 1'-0"



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



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



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

## MATERIAL & COLOR EXAMPLES



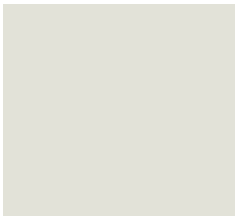
**Exterior Siding:** Fiber Cement Siding (SW 6182)



**Gables & Entry Siding:** Fiber Cement Siding



**Roof:** Architectural Shingles (Black)



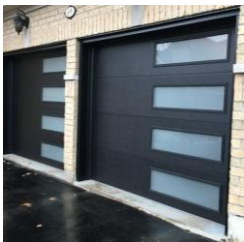
**Exterior Paint:** Ethereal White (SW 6182)



**Exterior Paint:** Urban Rust (SW 9100)



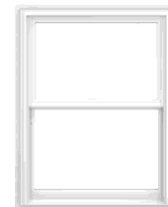
**Exterior Paint: Trim, windows, Fascia & Garage Doors:** Slate Blue (SW 2739)



**Garage Doors:** 3 or 4 Panel Steel Double Wide Garage Doors



**Gutters & Downspouts:** Black Aluminum



**Windows:** Double Pane Vinyl



**Front Door:** Fiberglass Front Door: Slate Blue (SW2739)



**Rear Door:** Fiberglass Rear Door: Slate Blue (SW2739)

## 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. **Rendering & Material Compliance:**  
The exterior elevations, colors, and materials shall match the UDRB-approved renderings, including siding type, accent treatments, window trim, and roof finishes.
2. **Color and Finish Consistency:**  
All paint colors, siding tones, and accent colors shall remain consistent with those presented and shall not be modified without UDRB or administrative staff approval.
3. **Architectural Integrity:**  
Architectural features shown on the renderings, including trim details, window styles, garage door design, and accent panels, shall be installed as depicted to ensure continuity and adherence to the approved design.
4. **Lighting Compatibility:**  
Exterior lighting fixtures shall be compatible with the approved design and shall be shielded and directed downward to avoid glare onto adjacent properties.
5. **Quality of Materials:**  
Any substitution of façade materials, finishes, or trim components must be submitted for administrative review and shall only be approved if equal or superior in architectural quality and durability.

# URBAN DESIGN REVIEW BOARD STAFF REPORT

## Meeting Date: January 16, 2026

**Prepared By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Name:** Ryan Oneal

**Address:** 955 Main Street

**Site Address:** 955 Main Street

**Ward:** 2

**Acreage:** 0.91 +/-

**Current Zoning:** Downtown Mainstreet District (DM)

**Parcel ID Number:** 13049C B003

### FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for exterior renovations to an existing commercial building located in the Downtown Mainstreet District, Ward 2 of the City of Forest Park. The structure is currently a freestanding, older one-story commercial building with a dated and unfinished façade, limited signage, and an aging parking area characterized by faded striping, surface cracking, and minimal landscaping, resulting in the appearance of an underutilized property.

The applicant is proposing a comprehensive façade refresh that includes painting the existing exterior stucco and masonry walls in a modern, neutral color palette (SW7028) and incorporating new exterior plank tiles and faux-stone accents at the base of the columns and wall sections to enhance visual texture. A new architectural awning/covered entry feature is proposed at the primary entrance, incorporating a galvanized metal roof and cedar columns with a clear seal finish, drawing inspiration from contemporary craftsman-style design. Additional stained or

painted wood accents, updated wall-washer lighting fixtures, and optional sign locations are included to further modernize the building's appearance. The proposal also introduces storefront glass improvements and modest landscape enhancements, resulting in a significantly more cohesive and updated street-facing 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.***

The updated façade, new awning, and coordinated materials improve the building's appearance and create better harmony with surrounding commercial properties.

***(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.***

The selected materials, colors, awning, and lighting are coordinated to create a unified and visually consistent façade that relates appropriately to the surrounding environment as well as the downtown Mainstreet district standards.

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

The site contains no scenic natural features requiring protection, and the proposed façade improvements do not impact any existing views.

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

The renovations modernize an aging façade and reduce negative visual impacts on adjacent properties.

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

All proposed exterior elements, such as the awning and columns, are appropriately scaled and remain secondary to the main building structure.

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	DM: Downtown Mainstreet	East	DM: Downtown Mainstreet
South	IC: Institutional Commercial	West	DM: Downtown Mainstreet

**Front Façade Material & Colors**

- Siding:** Existing Stucco painted (SW 6208) and Exterior Plank Tiles (SW 7028)
- Roof:** Galvanized Metal Roof Accent (secondary) + Existing main roof to remain
- Windows:** Storefront Glass (Clear)
- Door:** Storefront Glass
- Trim/Wood Accent:** Stained/Painted Wood Accents
- Columns:** Cedar Columns (Clear Seal)
- Column Bases:** Faux Stone Accents
- Lighting:** Wall Washer Outdoor Sconce (Black)
- Signage Panel:** Optional Sign Location (submitted separately)

**Side Façade Material & Colors Facing East**

- Siding:** Existing Stucco painted (SW 6208)
- Accents/Base:** Faux Stone Accents (where columns occur)
- Trim:** Stained/Painted Wood Accent
- Windows:** Storefront Glass
- Gutters/Downspouts:** Not indicated (assumed existing to remain)

**Side Façade Material & Colors Facing West**

- Siding:** Existing Stucco painted (SW 6208)
- Accent Material:** Exterior Plank Tiles (SW 7028 as applicable)
- Windows:** Storefront Glass
- Column Bases:** Faux Stone Accents

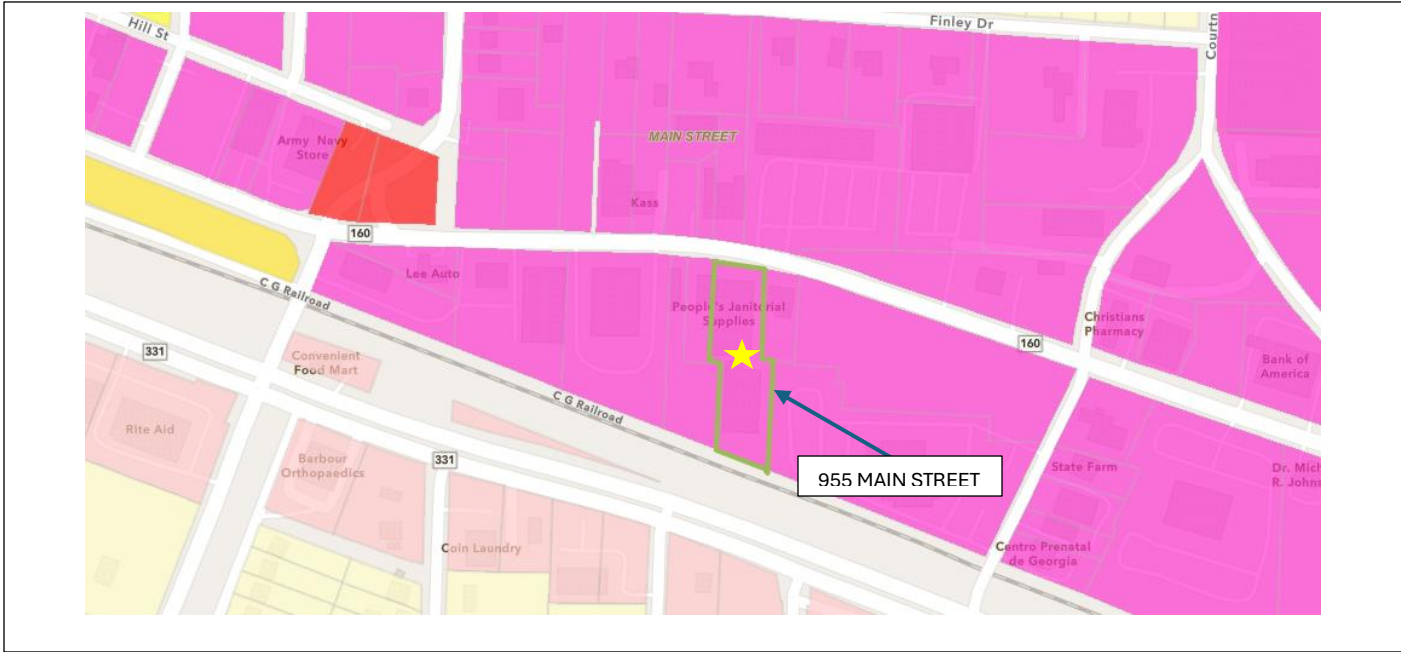
**Rear Façade Material & Colors**

- Siding:** Existing Stucco painted (SW 6208)
- Roof:** Existing Roof (unchanged)
- Rear Door:** Metal/Steel Door
- Trim:** Stained/Painted Wood Accent
- Lighting:** Wall Washer Outdoor Sconce (Black) (*where installed*)

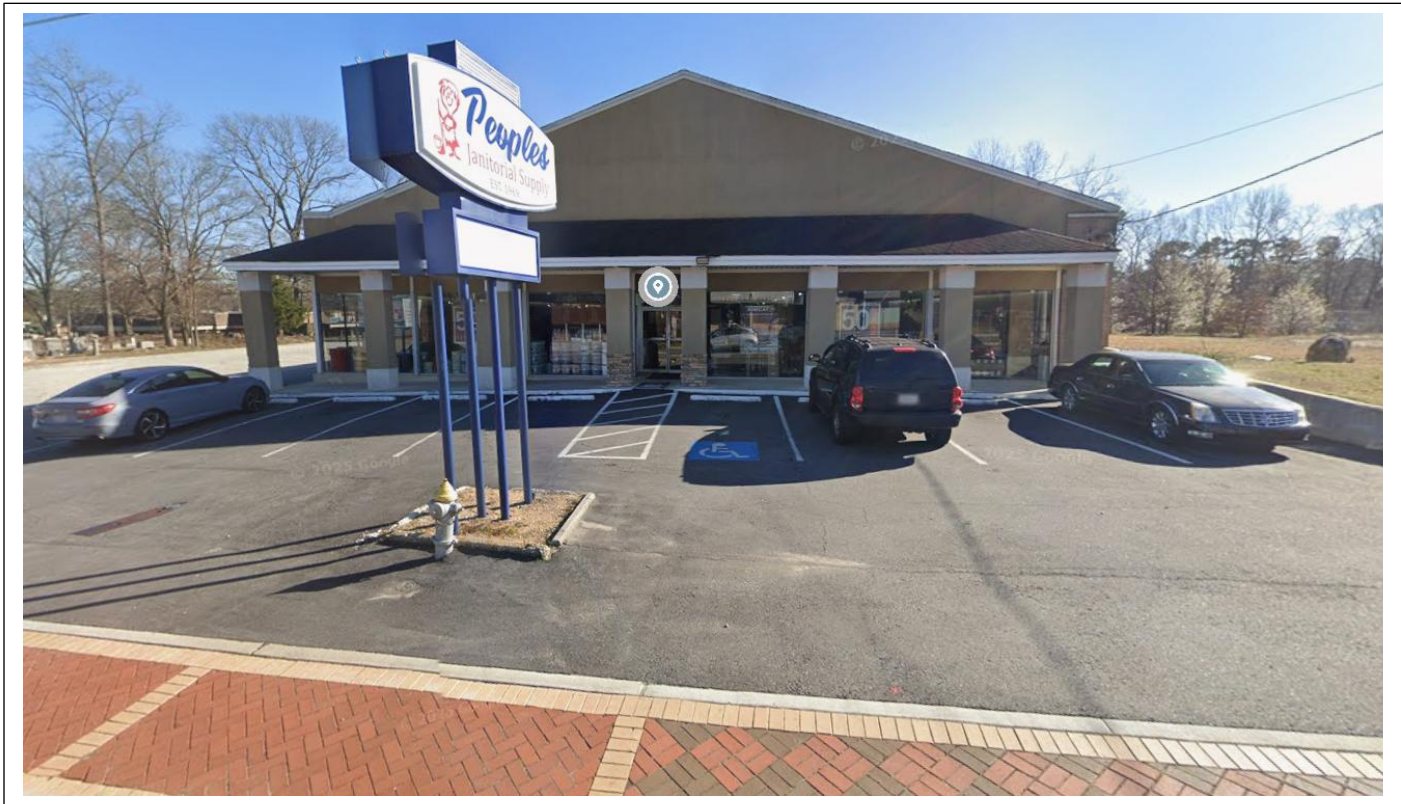
**AERIAL MAP**



**ZONING MAP**



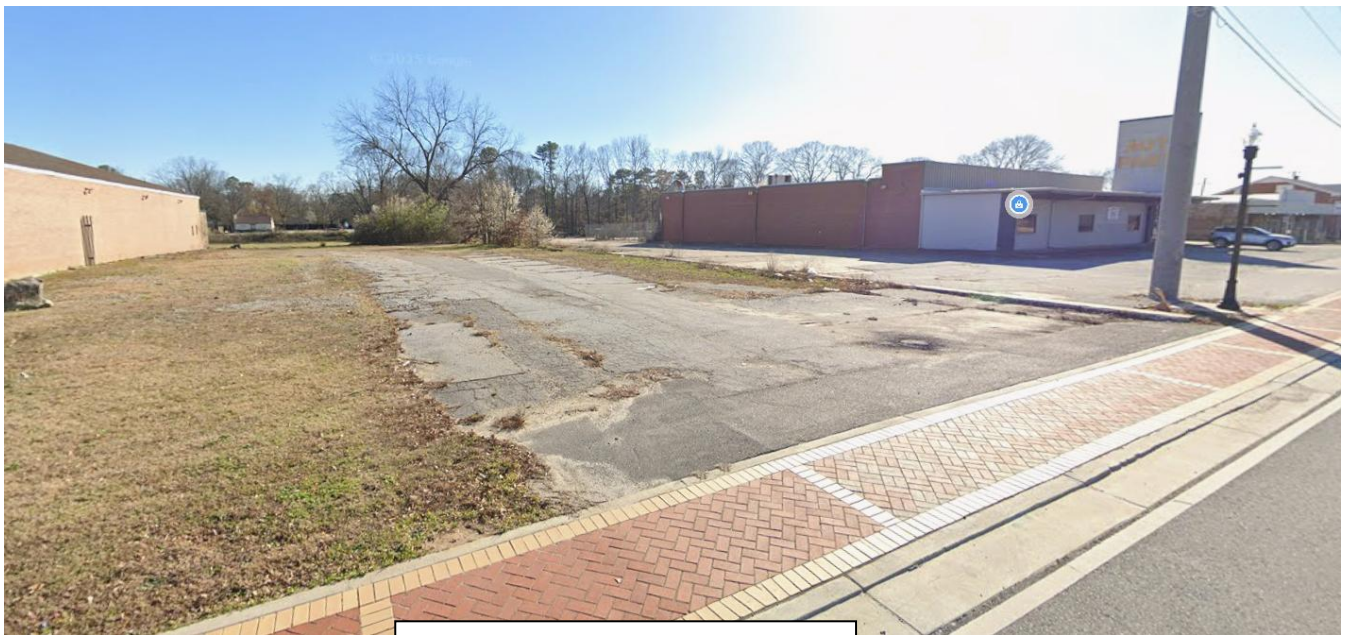
CURRENT CONDITIONS – PHOTOS



**CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS**



Front – North View



Side – West View



Side – East View



Rear – South View



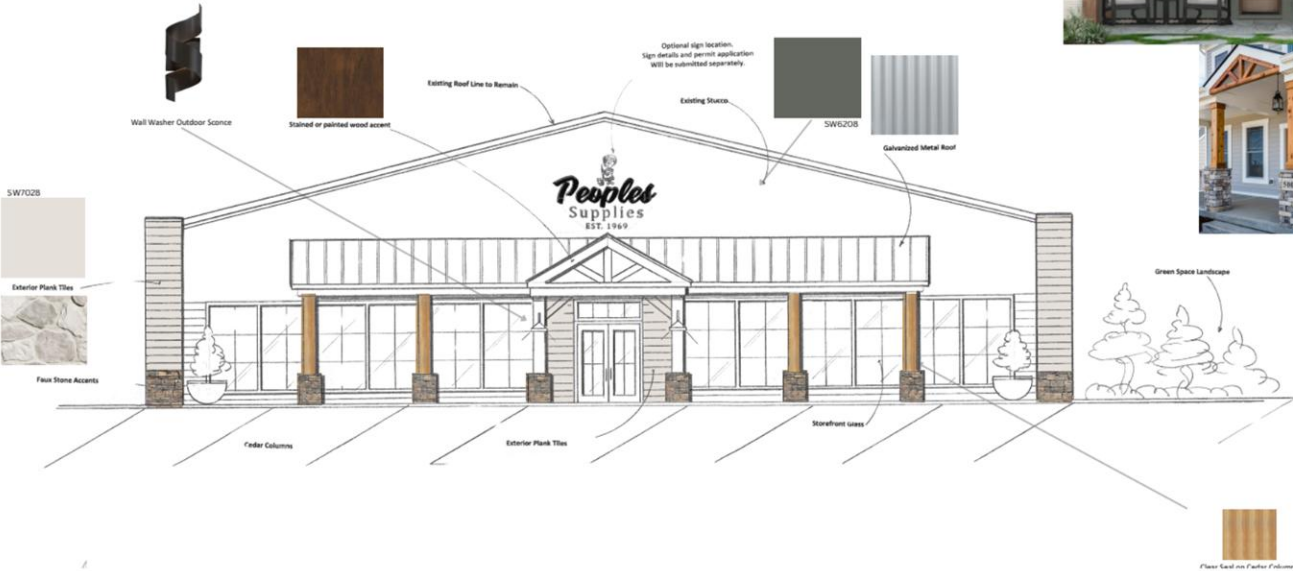


# SITE RENDERING & ELEVATIONS

## PEOPLES FACADE:

NOTE: MATERIALS AND COLORS MAY VARY SLIGHTLY IN ACTUAL CONSTRUCTION.  
 BASED ON MATERIAL AND COLOR AVAILABILITY AT THE TIME OF CONSTRUCTION.  
 NOTE: SW6208 IS ALSO TO BE APPLIED TO MASONRY SIDE WALLS.

### INSPIRATION PICTURES:



**Scope of work:**  
 The project includes the demolition and rebuild of an existing covered entry porch on the existing Peoples Supplies building at 915 Main Street.  
 included in the Scope of work:  
 - Demolish existing front entry porch.  
 - Rebuild front porch with design modifications.  
 - Existing foundation must meet structural load building codes.  
 - Masonry materials used on porch.  
 - Masonry work on existing porch.  
 - Add new lighting to front porch.  
 - New signage will be submitted through a different application.  
 - Masonry materials will be replaced on the main front main building.  
 See notes also for proposed work and materials.  
 Actual finishes may vary slightly due to material and color availability.

**Sheet Description:**

Sheet	Description
A.1	Scope of Work with Proposed Front Modification
A.2	Site Description with Proposed Front Modification
A.3	Exterior Elevation with Proposed Front Modification
A.4	Fronting Landscape for Proposed Front Entry
A.5	Existing Front Elevation
A.6	Existing Front Entry Floor Plan

**Proposed Front Renovation to Existing Building**

REVISIONS


Peoples Supplies  
 915 Main Street  
 Forest Lake, MN

A.1

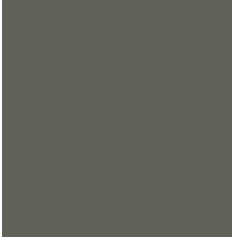
RED SKY  
 STUDIO

MOSS  
 DEVELOPMENTS

Construction Management



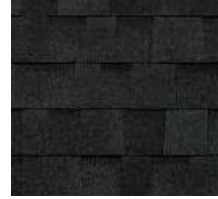
## MATERIAL & COLOR EXAMPLES



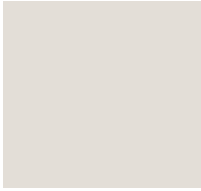
**Exterior Siding:**  
Existing Stucco painted  
(SW 6208)



**Exterior Trim/Wood Accent:**  
Stained/painted wood  
accent



**Roof:** Asphalt Shingles  
(Black)



**Exterior Plank Tiles:**  
SW 7028.



**Secondary Roof:**  
Galvanized Metal Roof



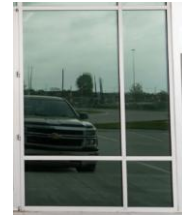
**Column Base:**  
Faux Stone Accents



**Columns:** Clear Seal on  
Cedar Columns



**Wood Accent Awning:**  
Stained/painted wood



**Windows:**  
Storefront Glass



**Wall Washer:** Outdoor  
Scone (Black)

## 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. **Material Compliance.**  
All exterior materials, finishes, trim details, and column treatments shall be installed in accordance with the material and color board submitted to the UDRB, including stucco painted SW 6208, plank tile accent panels in SW 7028, cedar column posts with clear seal, faux stone column bases, storefront glass, and galvanized metal awning roof.
2. **Lighting Compliance.**  
Wall-mounted lighting fixtures shall be shielded and downward-directed to prevent glare or light spillover onto adjacent properties. Any lighting not shown shall be submitted to staff for administrative review prior to installation.
3. **Signage Review.**  
Any future wall signage, window signage, or canopy-mounted signage shall require separate permitting and shall be reviewed prior to installation.
4. **Color and Finish Consistency.**  
All painted surfaces, façade treatments, and stained wood components shall maintain consistent finish and color tone across the full elevation as approved.
5. **Permitting.**  
The applicant shall obtain all required building and trade permits prior to installation of the awning, façade elements, lighting, or exterior improvements.
6. **Substitution of Materials.**  
Any material substitution must be submitted to staff for review and may only be approved if equal or superior in quality, appearance, and durability.



# CITY OF FOREST PARK

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

## URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: January 16, 2026

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

**Staff Recommendation:** Approval with conditions

### APPLICANT INFORMATION

**Name:** Nicole Hunter  
**Address:** N/A  
**Site Address:** 5081 Lake Drive  
**Acreage:** 1797 Sq Ft  
**Current Zoning:** RS- Residential Single Family  
**Parcel ID Number:** 13050CF007

### REQUEST

This proposal outlines the reconstruction of a single-family residence that blends traditional materials with a refined, contemporary aesthetic. The design incorporates a Hardie fiber cement panels and masonry to create a cohesive and contextually sensitive exterior palette.

### 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 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.***

The design will allow for viewing the park across the street.

***(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.***

No secondary structures are proposed.

## Front Façade Material & Colors

**Siding:** Gray Hardie plank cement board siding

**Roof:** Gray asphalt shingles

**Exterior Gutters:** Black

**Windows:** White with dark gray trim

**Doors:** Gray

## Side/Left & Right Façade Materials & Colors

**Siding:** Gray Hardie plank cement board siding

**Roof:** Black asphalt shingles

## Rear Façade Material & Colors

**Siding:** -Same

**Rear Doors:** Black

**Windows:** White with dark gray trim

### Urban Design layout – 5081 Lake Dr Forest Park, GA

#### Exterior Colors:

- Siding – repose Gray
- Trim and Gutters- Iron Ore
- Foundation – Iron Ore



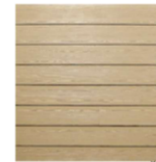
#### Windows

- Single Hung Vinyl windows
- White



#### Siding:

- Hardi Plank Siding



#### Gutters







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## ZONING MAP



Tom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS



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## CURRENT CONDITIONS -PHOTOS



## PROPOSED ELEVATIONS

**Color Renderings**

Front

Right

DESIGN CONSULTANTS  
**MAYWEATHER ENTERPRISE, INC.**  
 1000 Peachtree Street, N.E., Suite 1000  
 Atlanta, Georgia 30309-4002  
 Phone: (404) 525-1200 Fax: (404) 525-9802

PROJECT DESCRIPTION AND LOCATION  
**5081 Lake Drive**  
**Forest Park, GA 30247**

Drawn By	JSH
Checked By	JSH
Plan Number	0110
Revisions/Supplements	
No.	Date

TDCN 10-26-25



# CITY OF FOREST PARK

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Forest Park, Georgia 30297  
(404) 366-4720*

## STAFF RECOMMENDATION

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

Approval

Denial

Approval with Conditions:

Staff recommends that the applicant remove the 2 front trees blocking the property, installing a up to 5' front hedge for privacy and sod to enhance the property landscaping.



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## **ATTACHMENTS**



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*Planning & Community Development Department*

*785 Forest Parkway*

*Forest Park, Georgia 30297*

*(404) 366-4720*

**URBAN DESIGN REVIEW BOARD STAFF REPORT**  
**Meeting Date: January 16, 2026**

**Prepared By:** Ambrisha James, Planner I

**Staff Recommendation:** Approval

**APPLICANT INFORMATION**

**Name:** Amy Roney

**Address:** 7986 Kendrick Estates Place Jonesboro, GA

**Site Address:** 4349 Thurman Rd. Forest Park, GA

**Ward:** Ward 3

**Acreage:** 0.583

**Current Zoning:** General Commercial District (GC)

**Parcel ID Number:** 13017C E005

**FINDINGS OF FACT**

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for exterior and interior renovations to an existing building located in the General Commercial District, Ward 3 of the City of Forest Park. The project includes exterior facade upgrades and interior reconfiguration to modernize the building and support the new commercial use.

Exterior work includes installation of new brick and siding fascia, decorative brick columns, framed false walls with horizontal siding along the front elevation, new EPDM roofing, replacement storefront windows and doors, awnings over glass areas, decorative wall lighting, bollards, and enclosure of the former garage door bay with steel and window framing. A coordinated color scheme will be applied (Primary Color: [Alabaster SW 7008], Accent Material: [T10Series Metal], Brick/Column Accent: [Red or Brown Mix]).

The proposed improvements enhance building appearance, improve safety and functionality, and support productive reuse of a formerly underutilized property. The project is expected to positively contribute to the commercial corridor and be compatible with surrounding development.

## **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 corridor includes several older properties that would benefit from reinvestment. This project raises the design quality of the site and improves the overall appearance of the street scape, serving as a positive example that may encourage upgrades to nearby buildings.

***(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.***

The proposed facade elements, lighting, and storefront upgrades create a unified design that improves the site's appearance and helps establish a stronger visual standard for nearby properties.

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

The site contains no scenic natural features requiring protection, and the proposed facade improvements do not impact any existing views.

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

By upgrading outdated exterior finishes and introducing a more cohesive facade the project improves the building's appearance and helps create a more orderly and visually appealing setting for neighboring properties.

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

The entry canopy and facade projections are scaled and detailed to match the primary building and function as secondary architectural elements, consistent with the intent of the standard.

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	GC: General Commercial	East	GC: General Commercial
South	GC: General Commercial	West	GC: General Commercial

**Front Façade Material & Colors**

**Siding:** Existing steel painted (SW 7008)  
**Roof:** EPDM (ethylene propylene diene terpolymer)  
**Windows:** Aluminum storefront, Low-E; black exterior trim  
**Door:** Steel/aluminum storefront  
**Trim/Steel Accent:** T10 Series (SW 7008) (Match Siding)  
**Columns:** Brick Columns  
**Column Bases:** Brick  
**Lighting:** Six (6) decorative fixtures on the front facade  
**Signage Panel:** Not Yet Provided

**Side Façade Material & Colors Facing East**

**Siding:** Horizontal siding (SW 7008)  
**Trim:** Existing T10 series painted (SW 7008)  
**Windows:** Aluminum storefront, Low-E; black exterior trim.  
**Lighting:** Six (6) decorative fixtures on the front facade  
**Doors:** Steel/Aluminum

**Side Façade Material & Colors Facing West**

**Siding:** T10 Series painted SW 7008  
**Gutters/Downspouts:** Existing to remain

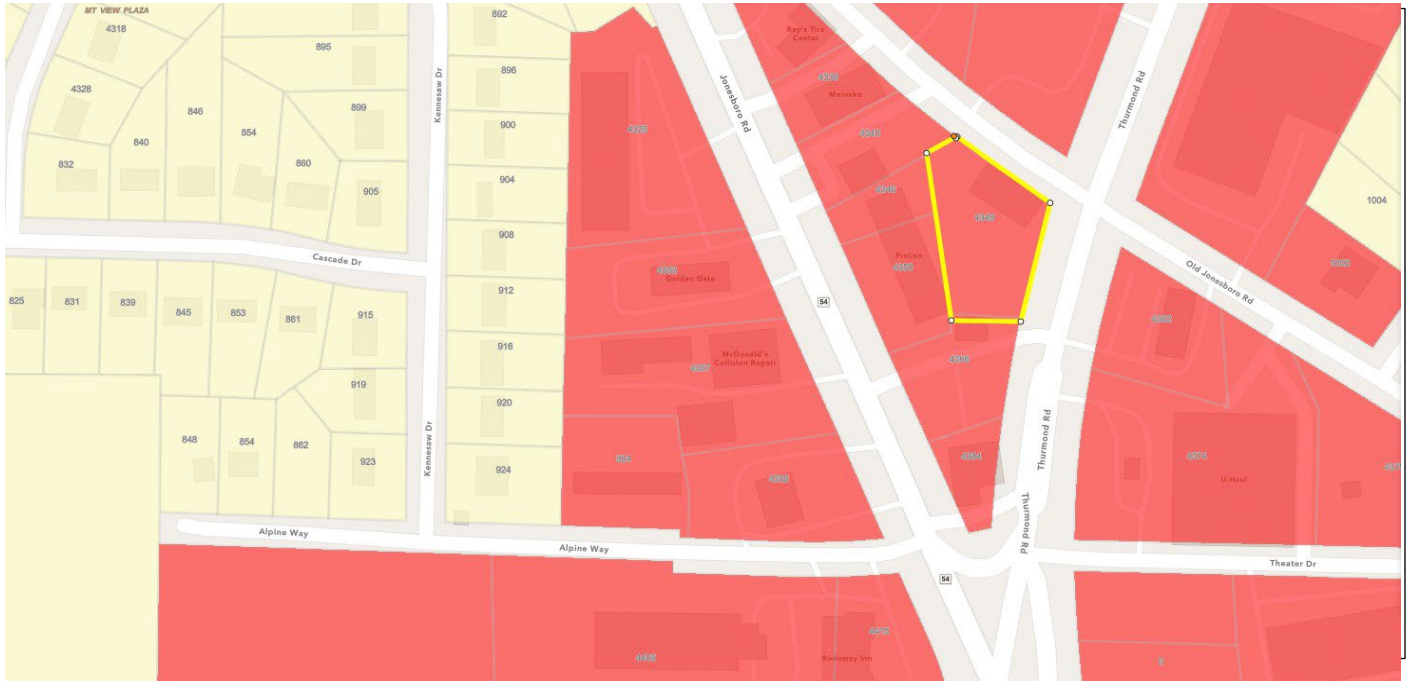
**Rear Façade Material & Colors**

**Siding:** Horizontal siding (SW 7008)  
**Rear Door:** Steel/aluminum storefront; rear 72" double.

# AERIAL MAP



# ZONING MAP



**CURRENT CONDITIONS – PHOTOS**



**CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS**



Front – North View



Side – West View



Side – East View



Rear – South View



# SURVEY

**PROJECT STATISTICS:**

TYPE OF CONSTRUCTION: CONVENTIONAL STEEL  
 TRADING TYPE: 10  
 OCCUPANCY CLASS: MERCANTILE  
 ZONING CLASS: LIGHT COMMERCIAL, GENERAL BUSINESS, C-3  
 FOUNDATION TYPE: SLAB  
 LOT SIZE: 28,378 SQFT OR 0.65 ACRES  
 ANTICIPATED DISTURBED AREA: 0.07  
 BLDG. ENVELOPE: 3,200 SF  
 FRONT YARD SETBACK: 10 FT 0  
 SIDE YARD: 0  
 REAR YARD: 0  
 ■ MAIN: 0.00  
 ■ FOUNDATION: 0.00  
 ■ DECORATIVE: NA

**SITE PLAN NOTES**

SOIL: 2,000 PPF ALLOWABLE (ADJUSTED) TO BE AT TIME OF EXCAVATION. SMALLER AND MODERATELY SLOPE. FULLY-ORAINED SOIL FORMED IN MATERIAL AND THESE FORMERLY SOIL THAT HAS A SMALL AMOUNT OF LOSS IN THE UPPER PART OF THE PROFILE. THE PERMEABILITY IS ESTIMATED TO BE 0.02.  
 FROST DEPTH: 1'-0"  
 WIND ZONE: 3  
 EXPOSURE: 3  
 SITE SURVEY TO VERIFY REGULATIONS AND BUILDING LOCATION PRIOR TO EXCAVATION. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.  
 MAINTAINED TREES SHALL BE REMOVED PRIOR TO SITE WORK.  
 CALL BEFORE YOU DIG: 800-424-4833

**PROJECT NARRATIVE**

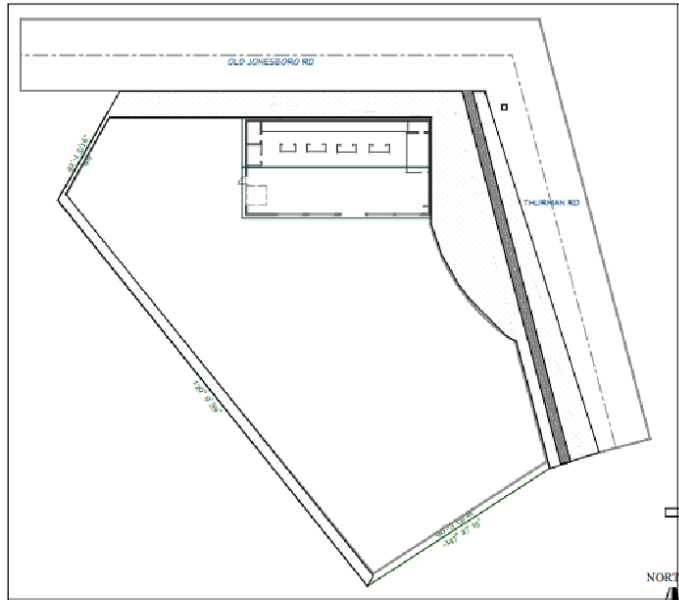
THE PROPOSED SITE LOCATION IS 4847 THURMAN RD, STREET VIEW, GA. IN CLAYTON COUNTY. THE PROPOSED PROJECT INCLUDES THE REMODEL OF AN EXISTING SUPERMARKET BUILDING.

**DRAINAGE NOTES:**

1. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES.
2. ALL FINISH GRADES SHALL BE SMOOTH AND UNIFORM.
3. REAR YARD EXPOSURE: 3.
4. FINISH GRADE TO CORRECT SURFACE DRAINAGE TOWARD ROADS, CHANNELS AND CONCRETE TRENCHES.
5. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.
6. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.
7. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.
8. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.
9. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.
10. MAINTAINED TREES SHALL BE REMOVED PRIOR TO EXCAVATION.

**LANDSCAPE NOTES:**

1. CONTRACTOR RESPONSIBLE FOR LANDSCAPE: 100% FINISH, TREES, SPREADS, ETC.



LOT PLAN VIEW



Current Existing PLAN

**UTILITY LEGEND**

----- SEWER

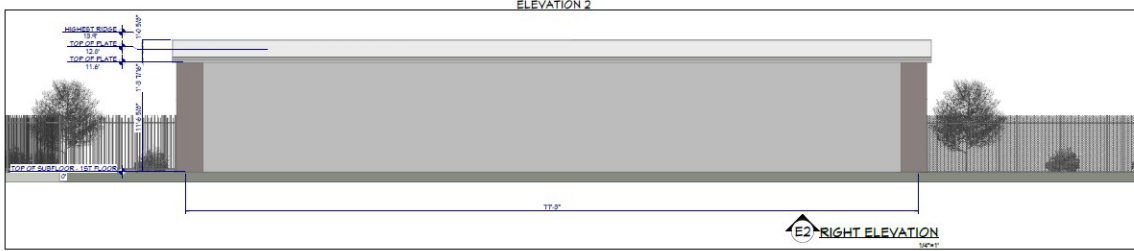
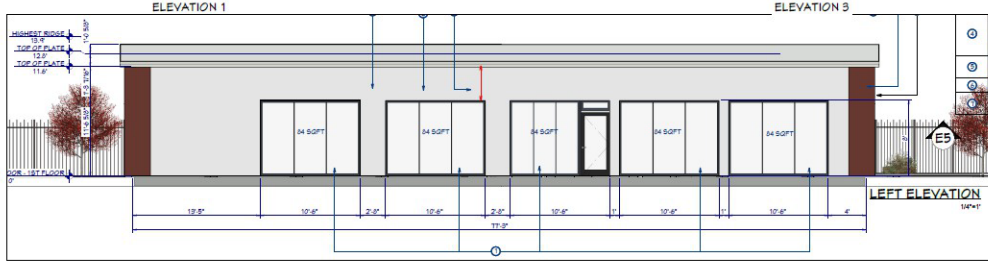
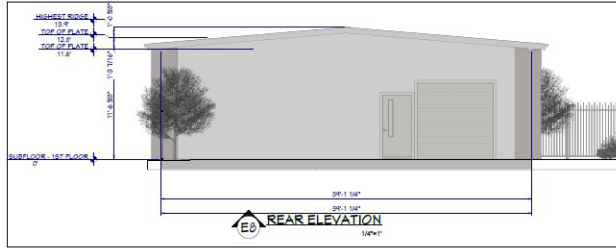
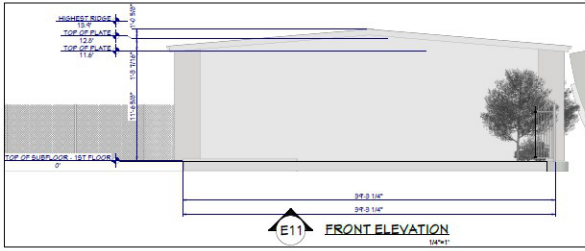
DATE: 12/15/2023  
 DRAWING NO.: SP-001

SCALE: 1/8" = 1'-0"  
 DATE: 12/15/2023  
 DRAWING NO.: SP-001

**Current Site plan and Layout**

CLAYTON COUNTY  
 FOLLOWS: 154.01, 154.02, 154.03, 154.04, 154.05, 154.06, 154.07, 154.08, 154.09, 154.10, 154.11, 154.12, 154.13, 154.14, 154.15, 154.16, 154.17, 154.18, 154.19, 154.20, 154.21, 154.22, 154.23, 154.24, 154.25, 154.26, 154.27, 154.28, 154.29, 154.30, 154.31, 154.32, 154.33, 154.34, 154.35, 154.36, 154.37, 154.38, 154.39, 154.40, 154.41, 154.42, 154.43, 154.44, 154.45, 154.46, 154.47, 154.48, 154.49, 154.50, 154.51, 154.52, 154.53, 154.54, 154.55, 154.56, 154.57, 154.58, 154.59, 154.60, 154.61, 154.62, 154.63, 154.64, 154.65, 154.66, 154.67, 154.68, 154.69, 154.70, 154.71, 154.72, 154.73, 154.74, 154.75, 154.76, 154.77, 154.78, 154.79, 154.80, 154.81, 154.82, 154.83, 154.84, 154.85, 154.86, 154.87, 154.88, 154.89, 154.90, 154.91, 154.92, 154.93, 154.94, 154.95, 154.96, 154.97, 154.98, 154.99, 155.00, 155.01, 155.02, 155.03, 155.04, 155.05, 155.06, 155.07, 155.08, 155.09, 155.10, 155.11, 155.12, 155.13, 155.14, 155.15, 155.16, 155.17, 155.18, 155.19, 155.20, 155.21, 155.22, 155.23, 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# SITE RENDERING & ELEVATIONS



ELEVATION 4

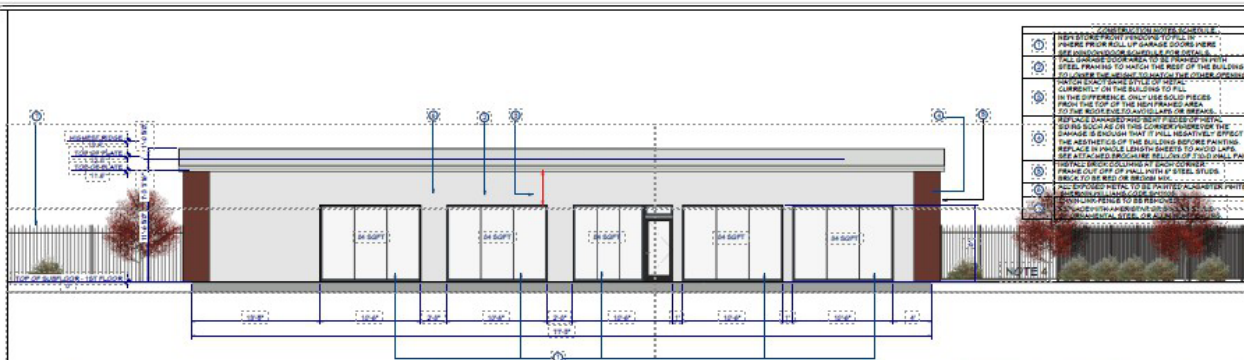
**EXTERIOR ELEVATIONS**

**REMODEL**

4348 THURMAN RD  
Forest park, GA 30297

© 2023  
JONATHAN JOYNER DESIGNS  
1730 BUCKHEAD  
NORTON AVENUE, SUITE 100  
DUBLIN, GA 31024  
770.366.4444  
jonathan.joyner@jjdesign.com

SHEET NUMBER: **A-001**  
SCALE: 3/4" = 1'-0"  
DATE: 10/20/23  
DRAWN BY: J.J.



- 1. CORNER FLASHING: INSTALL CORNER FLASHING FROM ROLL OF GARNISH 3000S PERE
- 2. FULL GLAZED DOOR AREA TO BE SET IN 2x4 STUDS WITH STEEL FRAMING TO MATCH THE REST OF THE BUILDING TO ALLOW FOR WEIGHT TO MATCH THE OTHER SECTIONS.
- 3. DOOR AND WINDOW FLASHING: CURRENTLY ON THE BUILDING FOR FULL GLAZED DOOR AREA TO BE SET IN 2x4 STUDS WITH STEEL FRAMING TO MATCH THE REST OF THE BUILDING TO ALLOW FOR WEIGHT TO MATCH THE OTHER SECTIONS.
- 4. IN THE DIFFERENCE OF THE CORNER FLASHING OF THE DAMAGE IS ENOUGH THAT IT WILL NEGATIVELY EFFECT THE AESTHETICS OF THE BUILDING EXTERIOR FINISHING REPLACE WITH FULL LENGTH STRIPS TO AVOID LAPING. SEE ATTACHED SPECIFICATIONS FOR FULL PANEL.
- 5. REPLACE BRICK COLUMNS AT EACH CORNER. FRAME OUT TOP OF WALL WITH 2x4 STUDS. BRICK TO BE SET IN 2x4 STUDS.
- 6. FULL EXPOSED METAL TO BE PAINTED ALUMINUM WHITE.
- 7. DOOR AND WINDOW FLASHING TO BE RESPONSIBLE FOR WEATHER PROTECTION AND TO BE INSTALLED AT ENVIRONMENTAL SITE OR APPROVED.

**WINDOW, DOOR & EXTERIOR SECTIONS**

**REMODEL**

4348 THURMAN RD  
Forest park, GA 30297

© 2023  
JONATHAN JOYNER DESIGNS  
1730 BUCKHEAD  
NORTON AVENUE, SUITE 100  
DUBLIN, GA 31024  
770.366.4444  
jonathan.joyner@jjdesign.com

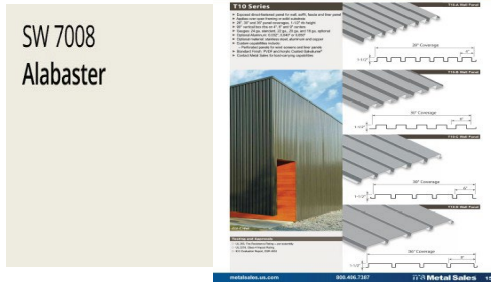
SHEET NUMBER: **A-007**  
SCALE: 3/4" = 1'-0"  
DATE: 10/20/23  
DRAWN BY: J.J.

**ALABASTER**  
by Sherwin Williams  
*The best base door panel colors*

**MATERIAL & COLOR EXAMPLES**



**Exterior Siding:**  
Horizontal T10 Series  
Painted  
(SW 7008)



**Exterior Paint and Material:**  
T10 Series and Alabaster (SW 7008)



**Roof:**  
EPDM membrane —  
replacement; color match  
existing



**Front & Rear Door:**  
Steel/aluminum  
storefront; rear 72"  
double.



**Accent Awning:**  
Existing canopy — no  
change; existing color/  
mater.



**Windows:**  
Aluminum storefront,  
Low-E; black exterior  
trim



**Columns:**  
Brick  
(Red and brown mix)



**Side Doors:**  
Steel/aluminum

## 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. **Material Compliance.**  
All exterior materials, finishes, trim details, and column treatments shall be installed in accordance with the material and color board submitted to the UDRB, including brick and T10 series material painted SW 7008, storefront glass, and metal awning roof.
2. **Lighting Compliance.**  
Wall-mounted lighting fixtures shall be shielded and downward-directed to prevent glare or light spillover onto adjacent properties. Any lighting not shown shall be submitted to staff for administrative review prior to installation.
3. **Signage Review.**  
Any future wall signage, window signage, or canopy-mounted signage shall require separate permitting and shall be reviewed prior to installation.
4. **Color and Finish Consistency.**  
All painted surfaces, façade treatments, shall maintain consistent finish and color tone across the full elevation as approved.
5. **Permitting.**  
The applicant shall obtain all required building and trade permits prior to installation of the awning, facade elements, lighting, or exterior/interior improvements.
6. **Substitution of Materials.**  
Any material substitution must be submitted to staff for review and may only be approved if equal or superior in quality, appearance, and durability.