



CITY OF
FORESTPARK

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

Friday, February 20, 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 January 16, 2026 Meeting Minutes**

OLD BUSINESS:

NEW BUSINESS:

2. **3953 Jonesboro Rd (Ward 1) - Request for review of a proposed new commercial development consisting of a gas station and three (3) additional attached commercial tenant spaces intended for future use.**

3. **4441 Jonesboro Rd (Ward 3) -Request for review of exterior modifications, including repainting and rebranding of the existing commercial building.**

4. **Consideration of Board Member Attendance Compliance- Discussion and action regarding attendance compliance in accordance with Urban Design Review Board bylaws and appointment requirements**

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 12:00 p.m. by Chairman Rodney Givens.

ROLL CALL:

PRESENT: Rodney Givens; Ron Dodson; Karyl Clayton; Yahya Hassan

ABSENT: Yoni Cortez

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

APPROVAL OF MINUTES:

1. Approval of November 21, 2025 Meeting Minutes

A motion was made by Yahya Hassan to approve the November 21, 2025, meeting minutes with an amendment to correct the spelling Karyl Clayton's name. The motion was seconded by Karyl Clayton and was approved by unanimous vote. The motion carried

OLD BUSINESS:

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

Applicant: Gaeten Gachelin

Request: Architectural design approval for a new two-story single-family residence.

Staff presented the revised architectural elevations. The primary modification included

replacing the originally proposed Hardie plank façade with brick to better align with surrounding homes in the area. The applicant initially proposed painting the brick; however, board discussion addressed long-term maintenance considerations associated with the painted brick. The applicant agreed to proceed with the brick façade as presented.

Staff recommended approval.

A motion was made by Yahya Hassan to approve the architectural design as presented. The motion was seconded by Karyl Clayton. The motion was approved by unanimous vote and carried.

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.**

Applicant: Rod V. Parler

Request: Conceptual design approval for construction of a one-story single-family residence.

Staff presented the proposed architectural design, materials, elevations, and site information. Staff recommended approval with conditions related to material compliance, color and finish consistency, architectural feature installation as depicted, lighting direction, and administrative review of any material substitutions.

The applicant indicated agreement with the stated conditions.

A motion was made by Ron Dodson to approve the project with staff's recommended conditions. The motion was seconded by Yahya Hassan. The motion was approved by unanimous vote and carried.

- 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.**

Applicant: Ryan O'Neill

Request: Conceptual design approval for exterior renovations to an existing commercial building located within the Downtown Main Street District.

Staff presented the proposed façade improvements including exterior repainting, faux stone accents, cedar column treatments, new architectural awning, updated lighting, and storefront enhancements. Staff recommended approval with conditions regarding material compliance, lighting direction and shielding, signage review and permitting, finish consistency, and required building permits.

Board discussion clarified that proposed signage would not be illuminated.

A motion was made by Ron Dodson to approve the project with staff's recommended conditions. The motion was seconded by Karyl Clayton. The motion was approved by unanimous vote and carried.

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.

Applicant: Nicole Hunter

Request: Reconstruction of a single-family residence following fire damage.

Staff presented the proposal for reconstruction of the residence. Staff recommended approval with conditions including removal of two front trees (subject to compliance with tree permit and tree bank requirements), installation of a five-foot front edge improvement, and enhanced landscaping.

The applicant indicated agreement with the stated conditions.

A motion was made by Ron Dodson to approve the project with staff's recommended conditions. The motion was seconded by Yahya Hassan. The motion was approved by unanimous vote and carried.

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.

Applicant: Amy Loney

Request: Conceptual design approval for exterior renovations and conversion of a former auto repair facility to a laundromat.

Staff presented the proposed façade improvements including installation of brick elements, storefront window replacement, awnings, roof replacement, updated lighting, and exterior

finishes. Staff recommended approval with conditions regarding material compliance, lighting direction and shielding, signage permitting, finish consistency, permitting requirements, and substitution review.

A motion was made by Yahya Hassan to approve the project with staff's recommended conditions. The motion was seconded by Ron Dodson. The motion was approved by unanimous vote and carried.

ADJOURNMENT:

The meeting was adjourned at 12:47 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.

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: February 20, 2026

Prepared By: Ambrisha James Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Treinis, Daria
Address: 2035 Sugar Pike Rd. Woodstock, GA
Site Address: 3953 Jonesboro Rd. Forest Park, GA
Ward: 1
Acreage: 1.33 +/-
Current Zoning: General Commercial District (GC)
Parcel ID Number: 13015A A001

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for a proposed new commercial development on a vacant parcel located at 3953 Jonesboro Road, within the General Commercial (GC) District, Ward 1.

The proposal consists of a new convenience store building with three white-box tenant spaces intended for future restaurant uses. The architectural design includes brick veneer, stone veneer, and EIFS (Exterior Insulation and Finish Systems) trim along the primary facades, with a painted CMU (concrete masonry unit) rear elevation which is not visible from the public right-of-way. The front facade incorporates storefront glazing, accent canopies, roof articulation at the main entrance, and decorative pilasters to provide visual interest.

This request is limited to conceptual design review only and does not constitute approval of final construction plans, site development, or building permits, which will be subject to separate review and approval.

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 proposed building design is compatible with the general character of surrounding commercial development through the use of quality materials, architectural articulation, and a cohesive facade design appropriate for the General Commercial District.

(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 architectural elements, including building materials, colors, glazing, canopies, and facade detailing, are coordinated to create a unified and visually consistent design that relates appropriately to the surrounding environment.

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

The site does not contain scenic views or natural features requiring protection, and the proposed development does not adversely impact existing view

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

The proposed building design and material selection provide visual interest and architectural quality that minimizes potential negative visual impacts on adjacent properties.

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

All proposed exterior elements, including the gas pump canopy, pilasters, and architectural accents, and dumpsters, are appropriately scaled and remain secondary to the primary building structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	GC: General Commercial	East	GC: General Commercial
South	GC: General Commercial	West	LI: Light Industrial

Front Façade Material & Colors

Siding: Brick Veneer (E_BR_1 Cherokee Brick), Stone Veneer(E_ST-1 Stratton Stone), EIFS trim

Roof: Slope metal roof (Dark Bronze)

Windows: Clear glass storefront system w 2"Dark Bronze frame

Accents: Roof Overhang EIFS E_SS-1

Door: Glass with dark bronze and metal framing

Trim: Dark Bronze

Parapet Wall: Stone Veneer (Stratton Stone)

Lighting: Street Post Lighting and Security lights

Signage Panel: Optional Sign Location (submitted separately)

Side Façade Material & Colors Facing East

Siding: Brick Veneer(E_BR_1 Cherokee Brick), Stone Veneer (E_ST-1) Stratton Stone), EIFS trim

Accents: Parapet Wall Dark Bronze Cap

Trim: Dark Bronze

Windows: Clear glass storefront system w 2"Dark Bronze frame

Lighting: Security light

Side Façade Material & Colors Facing West

Siding: Brick Veneer(E_BR_1 Cherokee Brick), Stone Veneer (E_ST-1) Stratton Stone), EIFS trim

Accents: Parapet Wall Dark Bronze Cap

Windows: Clear glass storefront system w 2"Dark Bronze frame

Rear Façade Material & Colors

Siding: CMU (Concrete Masonry Unit) Painted E_PT-2

Roof: Slope Metal Roof Cap (Dark Bronze)

Rear Door: Metal/Steel Door

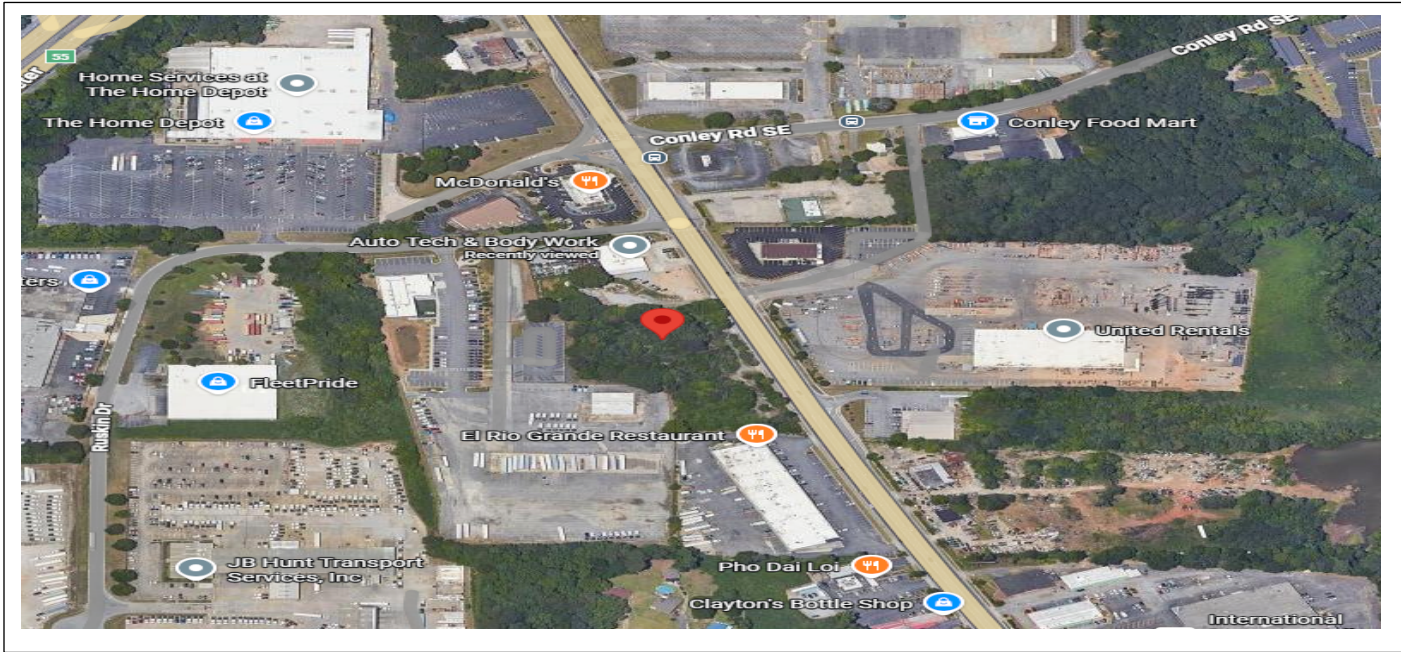
Accents: Parapet Wall Dark Bronze Cap, Stone Veneer (E_ST-1)

Lighting: Security Light

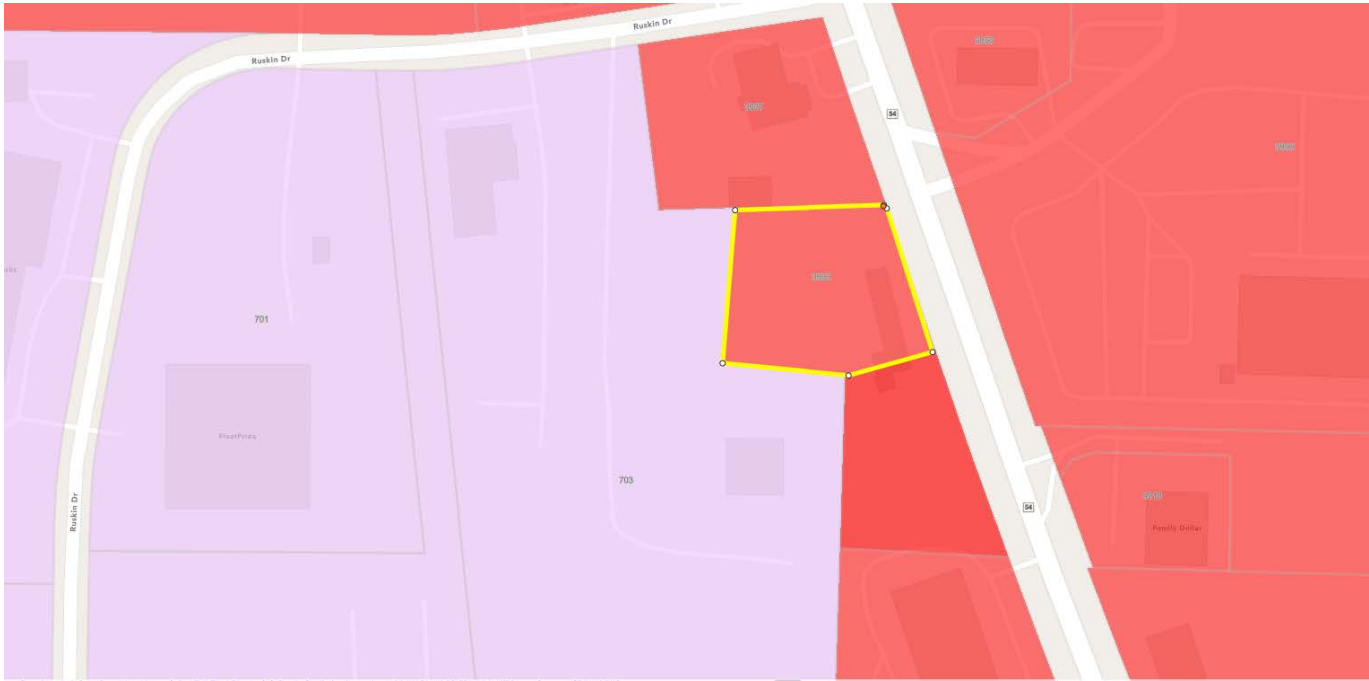
Downspout/Conductor Head: 5" dark bronze

Roof Access: Dark Bronze color Ladder

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS – PHOTOS



CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS



Front – North View



Side- East View

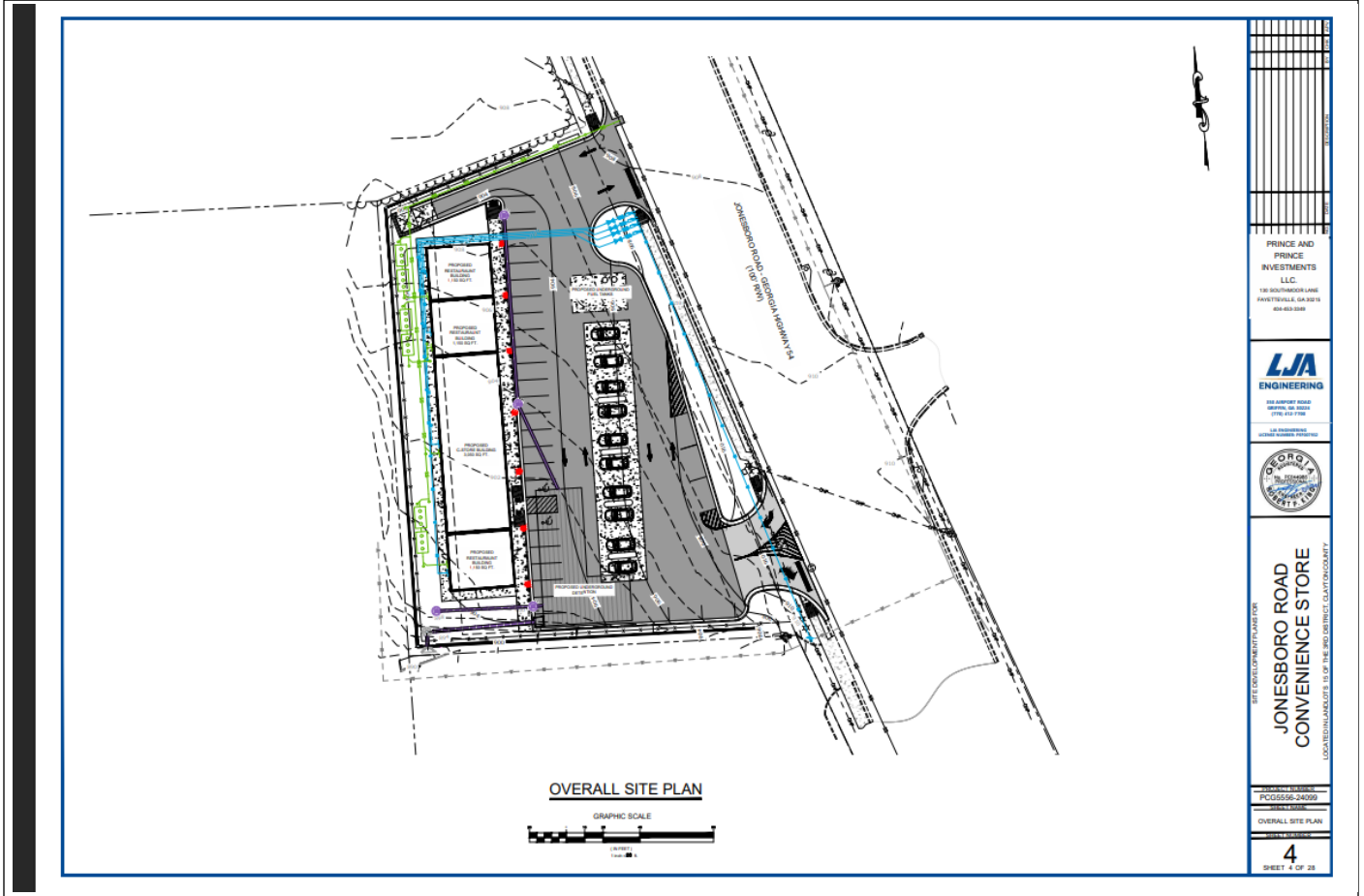


Side –West View



Rear – South View

SITE PLAN




JONESBORO ROAD CONVENIENCE STORE <small>LOCATED IN PARCEL B, 15 OF THE 3RD DISTRICT, CLAYTON COUNTY</small>
4 <small>SHEET 4 OF 28</small>

PRINCE AND PRINCE INVESTMENTS LLC
 100 SOUTHMEADOW LANE
 FAYETTEVILLE, GA 30215
 604-633-3355

LJA ENGINEERING
 100 AIRPORT ROAD
 MARIETTA, GA 30067
 770-433-7700

SITE DEVELOPMENT PLAN FOR
**JONESBORO ROAD
 CONVENIENCE STORE**
LOCATED IN PARCEL B, 15 OF THE 3RD DISTRICT, CLAYTON COUNTY

PROJECT NO. 240009
 DATE: 1/2023
 OVERALL SITE PLAN
 SHEET 4 OF 28

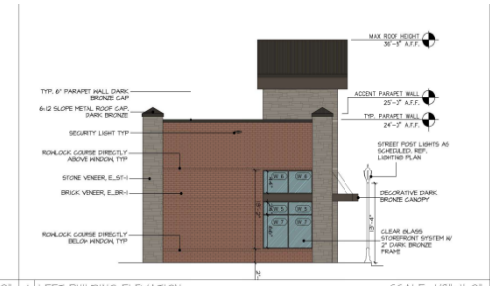
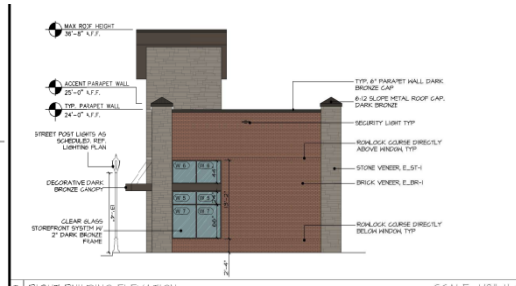
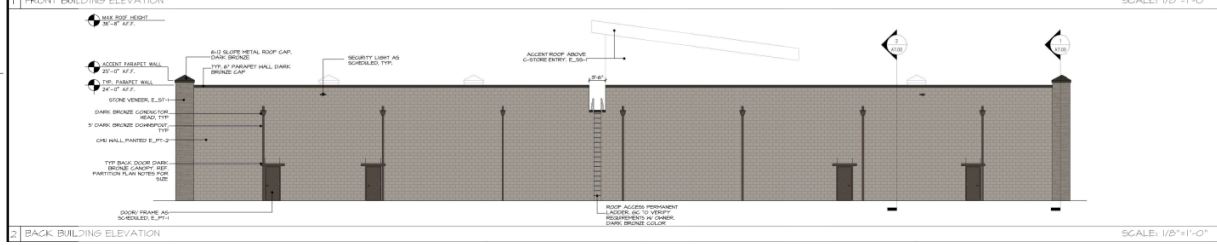
SITE RENDERING & ELEVATIONS



PLAN NORTH

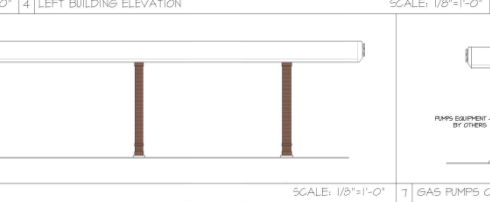
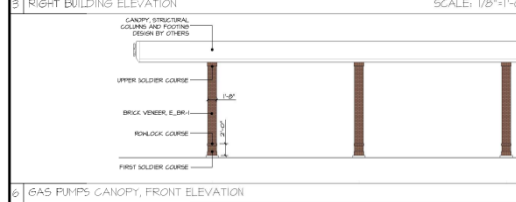
**NEW C-STORE
BUILDING DESIGN
"FOOD MART 3953"**

3953
JONESBORO RD,
FOREST PARK,
GA 30297



SYMBOL	KEY	ITEM	MANUFACTURER	DESCRIPTION
E.P.1	EXTERIOR PAINT	SEMI-GLOSS	DU PONT	ROCK LINE
E.P.2	EXTERIOR PAINT	SEMI-GLOSS	DU PONT	ROCK LINE
E.P.3	EPA SSSGO	DRYFOOT OR SS		COLOR TO MATCH E.P.1
E.BR.1	BRICK	RECREATIONAL BRICK	CHENIERE BRICK	VELAR FLASK GRAY COLOR GRAY
E.BR.2	BRICK	MULTICOLOR SIDE	SIMONATOR BRICK	HONEYMAN STACK SLATE DRY STACK
E.M.1	METAL CANOPY	SSC		COLOR DARK BRONZE

FINISHES PHOTO:



1 FRONT BUILDING ELEVATION SCALE: 1/8"=1'-0"
 2 BACK BUILDING ELEVATION SCALE: 1/8"=1'-0"
 3 RIGHT BUILDING ELEVATION SCALE: 1/8"=1'-0"
 4 LEFT BUILDING ELEVATION SCALE: 1/8"=1'-0"
 5 EXTERIOR FINISHES SCHEDULE SCALE: 1/8"=1'-0"
 6 GAS PUMPS CANOPY, FRONT ELEVATION SCALE: 1/8"=1'-0"
 7 GAS PUMPS CANOPY, SIDE ELEVATION SCALE: 1/8"=1'-0"

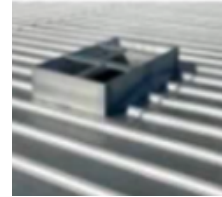
MATERIAL & COLOR EXAMPLES



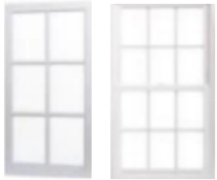
Exterior Siding:
 STUCCO SW 7069,
 BRICK VENEER,
 STONE VANEER



Exterior Paint:
 SW 7069 IRON ORE, SW
 6005 FOLKSTONE



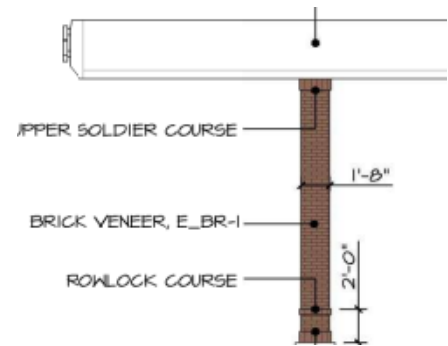
Roof:
 SLOPE METAL ROOF



Windows:
 CLEAR GLASS
 STOREFRONT
 WINDOWS



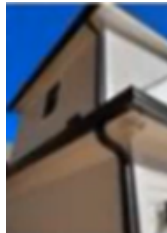
Canopy:
 DECORATIVE DARK
 BRONZE CANOPY



Columns:
 Brick Veneer, E_BR-1



Front & Rear Doors:
 GLASS WITH METAL
 FRAME



**Rain Gutters &
 Downspouts:**
 Aluminum Bronze

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
- Approval with
Conditions

URBAN DESIGN REVIEW BOARD STAFF REPORT
Meeting Date: February 20, 2026

Prepared By: Ambrisha James, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Stephanie Raney

Address: 2710 Sutton Boulevard Saint Louis, MO 63143

Site Address: 4441 Jonesboro Rd. Forest Park, GA 30297

Ward: 3

Acreage: 0.7430 +/-

Current Zoning: General Commercial (GC)

Parcel ID Number: 13017C B003

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for exterior renovations to an existing convenience store located at 4441 Jonesboro Road within the City of Forest Park. The existing structure is a one-story commercial building currently operating as Forest Park Food Mart, featuring a blue and white painted facade, dated storefront elements, and existing wall-mounted signage and pylon signage along the Jonesboro Road frontage.

The proposed improvements include re-branding the building to an am-pm convenience store, repainting the exterior to a cream and tan color palette consistent with corporate branding standards, installation of a new wall-mounted am-pm sign at the primary entrance facade, architectural accent enhancements to modernize the building appearance, and replacement of the existing pylon sign panel with updated branding. No expansion of the building footprint is proposed, and all improvements are limited to exterior aesthetic upgrades.

The proposed renovations enhance the visual quality of the building, provide a cohesive and updated storefront design, and improve the overall appearance of the site along the Jonesboro Road commercial corridor while maintaining compatibility with surrounding commercial 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 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

Direction	Zoning & Use	Direction	Zoning & Use
North	GC: General Commerical	East	GC: General Commercial
South	GC: General Commercial	West	RS: Residential Single -Family

Front Façade Material & Colors

Siding: Existing Stucco painted Moore #1007 Great Plains Gold, Satin Finish, Benjamin Moore #1030 Brandy Cream, Satin Finish and New aluminum composite material-color to match pantone PMS 166c "Orange"

Roof: Existing metal roof to remain

Windows: Existing aluminum storefront door and glazing to remain,will be protected during construction.

Door: Existing door to remain painted in Benjamin Moor #1030 Brandy Cream

Signage Panel: New exterior wall sign will be installed, and a new panel installed on the existing pylon sign using the colors PMS 166c "Orange",PMS 661 C Invigorate Light Blue, and PMS Process Blue Invigorate Light Blue.

Side Façade Material & Colors Facing East

Siding: Existing Stucco painted (Benjamin Moore #1030 Brandy Cream w/Satin Finish)

Door: Existing door to remain painted in Benjamin Moor #1030 Brandy Cream

Side Façade Material & Colors Facing West

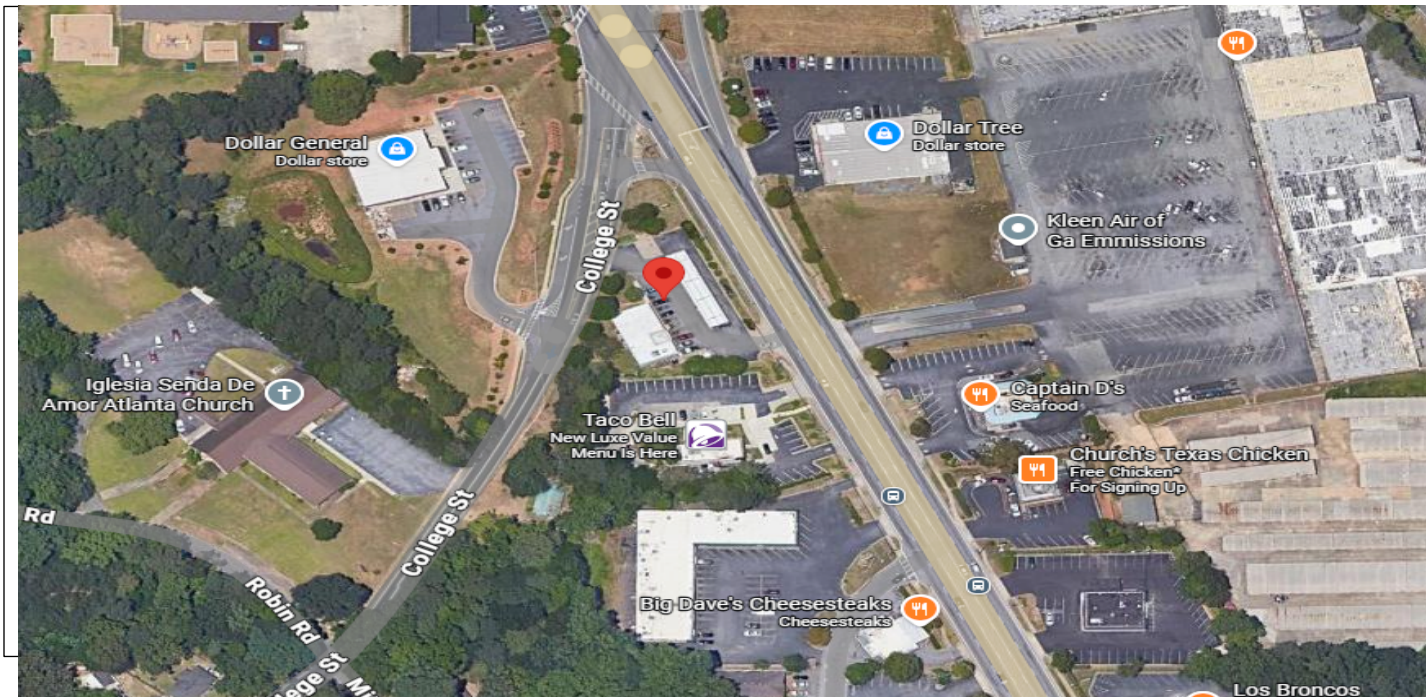
Siding: Existing Stucco painted (Benjamin Moore #1030 Brandy Cream w/Satin Finish)

Rear Façade Material & Colors

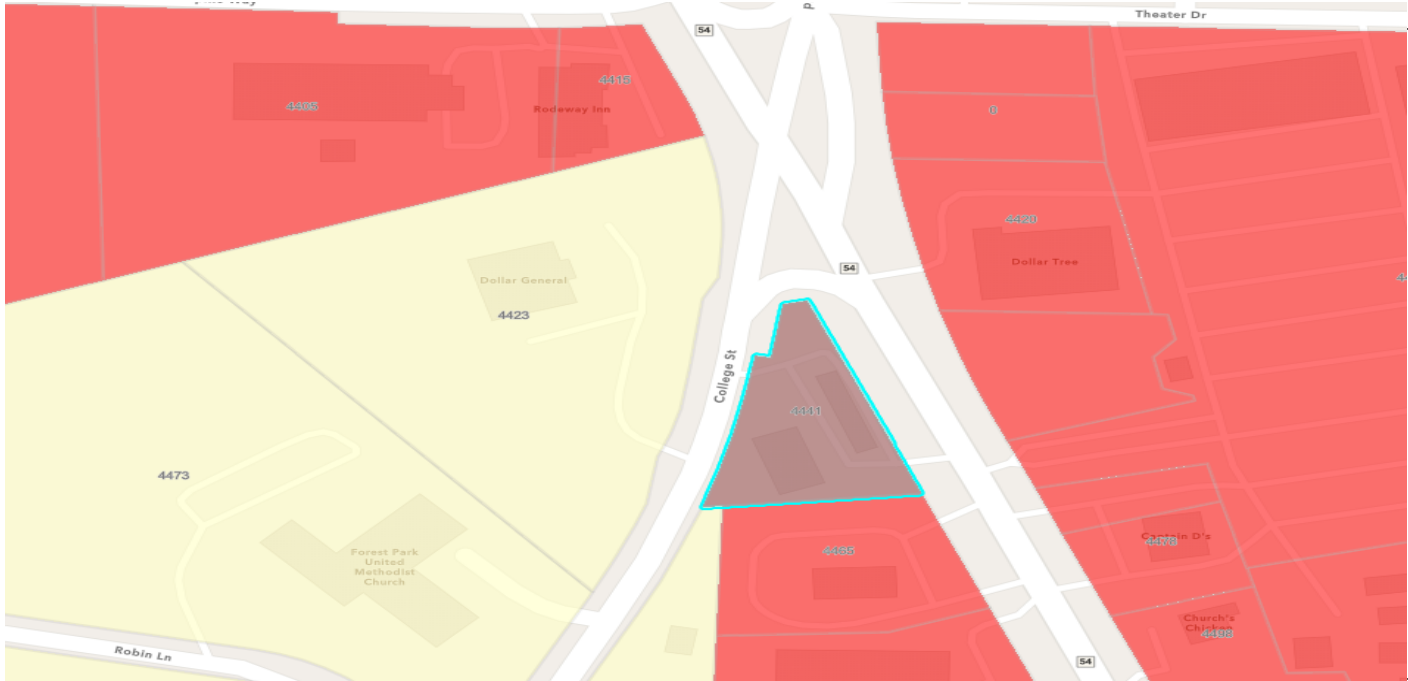
Siding: Existing brick painted (Benjamin Moore #1030 Brandy Cream w/Satin Finish)

Roof: Existing metal roof to remain

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS – PHOTOS



CURRENT CONDITIONS – NEIGHBORING PROPERTY PHOTOS



Front – North View



Side – East View



Side – West View



Rear – South View

MATERIAL & COLOR EXAMPLES



MARK	DESCRIPTION	COLOR
P-1	BENJAMIN MOORE #1077 GREAT PLAINS GOLD, SATIN FINISH	
P-2	BENJAMIN MOORE #1030 BRANDY CREAM, SATIN FINISH	
ACM-3	NEW ALUMINUM COMPOSITE MATERIAL - COLOR TO MATCH PANTONE PMS 156C "ORANGE"	

Exterior Siding: Existing Stucco painted Benjamin Moore #1077 Great Plains Gold, Benjamin Moore #1030



Roof: Existing metal Roof



Windows: Storefront Glass

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 facade treatments shall be installed in accordance with the material and color board submitted to the UDRB. The building exterior shall consist primarily of stucco painted Benjamin Moore #1007 Great Plains Gold and Benjamin Moore #1030, and shall incorporate complementary masonry materials such as brick and/or stone veneer as accent or base elements to enhance architectural depth, durability, and overall facade appearance. Storefront glass and the metal awning roof shall be protected during these changes.

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, facade 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.