



CITY OF
FORESTPARK

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

Friday, April 17, 2026 at 12:00 PM

Meeting will be live-streamed on the Forest Park's [YouTube Channel](#)

[City Website](#)

Phone (404) 363.2454

CITY HALL COUNCIL CHAMBERS

745 Forest Parkway
Forest Park, GA 30297

AGENDA

**Rodney Givens, Chair
Ron Dodson, Vice Chair
Yahya Hassan, Member
Karyl Clayton, Member**

**SaVaughn Irons-Kumassah
Interim Planning & Community Development Director**

- I. CALL TO ORDER/WELCOME**
- II. ADOPTION OF THE AGENDA WITH ANY ADDITIONS / DELETIONS**
- III. APPROVAL OF MINUTES**
 - 1. Approval of the March 20, 2026 Minutes**
- IV. PUBLIC COMMENTS - (All Speakers will have 3 Minutes)**
- V. OLD BUSINESS**
- VI. NEW BUSINESS**
 - 2. Review and action on a request by Jesus Gonzalez for conceptual design approval for the construction of two (2) duplex buildings (four total residential units) on a vacant parcel located at 0 Stillwood Cove (Parcel #13046C A016) in Ward 1.**
- VII. 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
Forest Park, GA 30297

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 12:01 PM on Friday, March 20, 2026, by Chairman Rodney Givens.

ROLL CALL:

Present: Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

Absent: None

Vacancy: Yoni Cortez (removed from board)

Also Present: SaVaughn Irons-Kumassah, Interim Director; Kiona Warren-Covington, Office Coordinator

A quorum was established.

APPROVAL OF MINUTES:

1. Approval of February 20, 2026 Meeting Minutes

A motion was made by Ron Dodson to approve the minutes from the February 20, 2026 meeting.

The motion was seconded by Karyl Clayton.

The motion passed unanimously.

OLD BUSINESS

None

NEW BUSINESS:

2. Consideration of a request for conceptual design approval for façade improvements to an existing commercial building located at 4839 Jonesboro Road, submitted by Eddie Quinn, within the Downtown Mainstreet (DM) District. The request includes replacement of a damaged metal fascia and installation of new structural columns with steel framing to support the new fascia system.

Staff stated the improvements are primarily structural and maintenance-related, will maintain the building's existing character, and are consistent with surrounding properties. Staff recommended approval with no conditions.

A motion was made by Ron Dodson to approve the request.

The motion was seconded by Karyl Clayton.

The motion passed unanimously.

ADJOURNMENT

A motion was made by Carol Clayton to adjourn the meeting.

The motion was seconded by Ron Dodson.

The motion passed unanimously.

The meeting was adjourned at 12:14 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: April 17, 2026

Prepared By: SaVaughn Irons-Kumassah, Interim Director/Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Jesus Gonzalez

Address: 79 Creekside Dr., Dallas, GA 30157

Site Address: 0 Stillwood CV, Forest Park, GA 30297

Ward: 1

Acreage: 0.44 +/-

Current Zoning: Two-Family Residential (RT) District

Parcel ID Number: 13046C A016

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) to construct two (2) duplex buildings, resulting in a total of four (4) residential units on the subject property within the RT (Residential Two-Family) zoning district. The applicant has submitted two (2) architectural design options for review, both reflecting a modern contemporary/farmhouse architectural style.

The proposed designs incorporate clean architectural lines, balanced massing, and a cohesive blend of materials intended to enhance the overall visual character of the site. Both options feature front-facing garages, defined entryways, and symmetrical building forms, which are consistent with contemporary duplex development patterns. Elements of the modern farmhouse style are reflected through the use of gable roof forms, simple trim detailing, and a neutral color palette.

The roofing design consists of architectural asphalt shingles in a charcoal tone, with varied rooflines and multiple gables that help to break up the building mass and provide visual interest. This variation contributes to a more articulated and residential-scale appearance. The exterior material palette includes horizontal lap siding (Hardie plank) in a light neutral color (Sherwin Williams Alabaster), accented by darker trim (Tricorn Black). Additional features such as aluminum gutters, contemporary window framing, and modern garage door

styles further reinforce the overall design aesthetic. The materials are consistent across both design options and contribute to a cohesive and updated appearance.

Fenestration is proportionate and thoughtfully placed, providing adequate natural light while maintaining rhythm and consistency along the façades. Covered entry features and architectural detailing add depth and dimension to the front elevations.

The applicant has noted site constraints, including an existing sewer line and associated setback requirements, which have influenced the layout and placement of the structures. Despite these limitations, the proposed design maintains a functional and organized site configuration.

Overall, the proposed development aligns with the intent of the RT zoning district and supports the City's vision for quality residential infill and increased housing options. The architectural design, material selection, and building articulation collectively contribute to a development that is compatible with the surrounding area and reflects thoughtful, modern residential design.

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 duplex design reflects a modern farmhouse style that, while more contemporary than the surrounding ranch-style homes, maintains a compatible residential scale, form, and neutral color palette and will contribute to an overall enhancement of the area.

(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 design incorporates consistent materials, colors, and architectural elements across all façades, creating a cohesive and coordinated appearance.

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

The site does not contain significant natural features, and the proposed development will not impact scenic views.

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

The proposed structures maintain a residential scale and use neutral materials and colors, minimizing visual impact on adjacent properties.

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

All exterior elements are integrated into the overall design and remain subordinate to the primary structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RT: Two-Family Residential	East	RT: Two-Family Residential
South	LI: Light Industrial District	West	LI: Light Industrial District

Front Façade Material & Colors

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Architectural Asphalt Shingles – Charcoal

Doors: Modern Panel Doors (Black)

Trim: Hardie Trim Boards (Sherwin Williams Tricorn Black)

Windows: Black Single Hung

Gutters: Aluminum (Black)

Down Spout: Aluminum (Black)

Garage: Contemporary Style Garage Doors (Black)

Side Façade Material & Colors Facing East

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Architectural Asphalt Shingles – Charcoal

Trim: Hardie Trim Boards (Sherwin Williams Tricorn Black)

Windows: Black Single Hung

Gutters: Aluminum (Black)

Down Spout: Aluminum (Black)

Side Façade Material & Colors Facing West

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Architectural Asphalt Shingles – Charcoal

Trim: Hardie Trim Boards (Sherwin Williams Tricorn Black)

Windows: Black Single Hung

Gutters: Aluminum (Black)

Down Spout: Aluminum (Black)

Rear Façade Material & Colors

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Architectural Asphalt Shingles – Charcoal

Trim: Hardie Trim Boards (Sherwin Williams Tricorn Black)

Windows: Black Single Hung

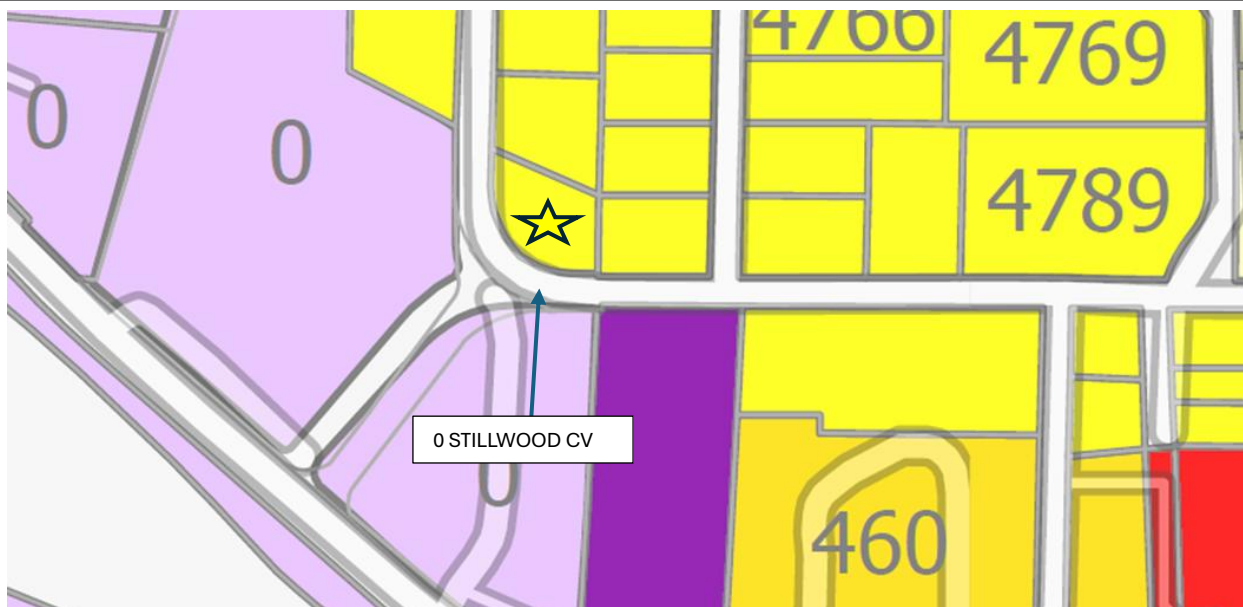
Gutters: Aluminum (Black)

Down Spout: Aluminum (Black)

AERIAL MAP



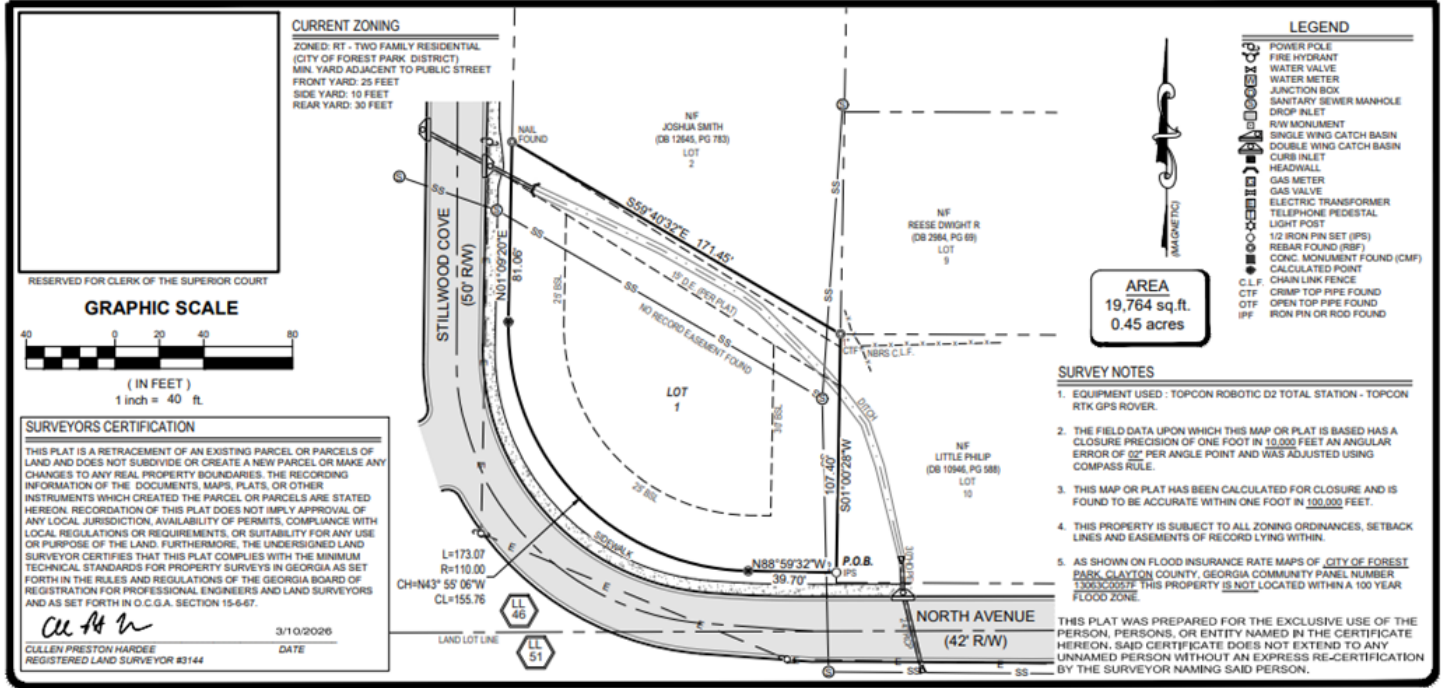
ZONING MAP



CURRENT CONDITIONS – PHOTOS



SURVEY



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JOB NUMBER: 26-088		PLAT DATE: 3/10/2026 FIELD DATE: 3/03/2026 SCALE: 1" = 40' DRAWN BY: C.E.M. REVIEWED BY: C.P.H.	REVISIONS 1. 2. 3. 4.	AS-BUILT BOUNDARY SURVEY FOR: JESUS GONZALEZ LOT 1 FOREST PARK SUBDIVISION LAND LOT 46, 13TH DISTRICT CLAYTON COUNTY GEORGIA	 UNITED LAND SURVEYING COA NO. LSF 001321
			LEGAL REFERENCE: DEED BOOK: 1575 PAGE: 591 PLAT BOOK: 9 PAGE: 15		
			SHEET 1 OF 1		

SITE RENDERING & ELEVATIONS

Design Option #1





Design Option #2

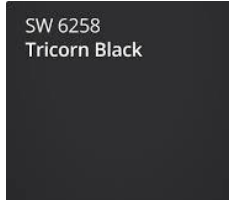




MATERIAL & COLOR EXAMPLES



Exterior Paint:
Sherwin Williams
Alabaster (SW 7008)



Exterior Trim:
Tricorn Black
(SW 6258)



Roof:
Asphalt Roof
Shingles (*Charcoal*)



Exterior Siding:
Hardie Plank
Alabaster (SW 7008)



Gutter & Downspouts:
Aluminum (Black)



Canopy:
Hardie Cement



Windows:
Single Hang Vinyl
Windows (Black)



Doors:
Front - 5-lite, Rear 1-
lite (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**.

- ☒ Approval
- ☐ Denial
- ☐ Approve with Conditions