



CITY OF
FORESTPARK

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

Friday, May 22, 2026 at 12:00 PM
City Hall - Council Chambers

[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**

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of April 17, 2026 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Applicant Elizabeth Williams is requesting approval for the construction of a 9,600 square foot two-story commercial training facility at 794 Main Street, Parcel# 13050B J001A, in Ward 2.
3. Applicant Elizabeth Kenney is requesting approval for the exterior renovation of an existing single-family home at 1024 Cheaves Drive, Parcel# 13049C G010, 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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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

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

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

MINUTES

I. CALL TO ORDER/WELCOME:

1. The meeting was called to order by Chairman Rodney Givens at 12:00 p.m.

II. ROLL CALL:

All members were present.

III. APPROVAL OF MINUTES:

2. Approval of the March 20, 2026 Minutes

The Board reviewed the minutes from the March 20, 2026 meeting. Member Karyl Clayton requested correction of the spelling of her name in the adjournment section of the meeting minutes.

Chairman Rodney Givens made a motion to approve the minutes with the stated correction. The motion was seconded by Member Yahya Hassan.

The motion passed unanimously.

IV. OLD BUSINESS:

There was no old business to discuss.

V. NEW BUSINESS:

3. **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.**

Background/History:

The applicant, Jesus Gonzalez, requested conceptual design approval to construct two duplex buildings totaling four residential units at 0 Stillwood Cove within the RT (Two-Family Residential) zoning district. The applicant submitted two architectural design options featuring a modern contemporary/farmhouse architectural style with consistent exterior materials and color palettes. Staff advised that both design options maintained the same exterior materials and color palettes, with only stylistic differences between the elevations. Staff further stated that the development was compatible with surrounding properties and recommended approval.

Board Discussion:

The Board discussed the two proposed architectural design options and clarified that the applicant was requesting approval of both options to allow flexibility in selecting a final design while maintaining consistent exterior materials and color palettes throughout the development. Board members discussed the importance of maintaining architectural consistency between both duplex buildings and commented that the proposed development would enhance the surrounding area and contribute positively to the City's housing stock. The Board also discussed the zoning classifications of adjacent properties and confirmed that the subject property was appropriately zoned for the proposed duplex development.

Member Yahya Hassan made a motion to approve both design options as presented. The motion was seconded by Member Ron Dodson.

The motion passed unanimously.

VI. ADJOURNMENT:

Chairman Rodney Givens made a motion to adjourn the meeting. The motion was seconded by Member Yahya Hassan.

The motion passed unanimously.

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: May 22, 2026

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Elizabeth Williams

Address: 330 Research Dr. Suite A240 Unit: Suite A240 Athens, GA 30605

Site Address: 794 MAIN ST FOREST PARK, GA 30297

Ward: 2

Acreage: 0.36 +/-

Current Zoning: Downtown Mainstreet (DM) District

Parcel ID Number: 13050B J001A

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new training facility for the Georgia Utility Contractors Association (GUCA) located at 794 Main Street within the Downtown Mainstreet (DM) zoning district. The proposed development consists of a two-story commercial training facility totaling approximately 9,600 square feet and is intended to support workforce training, safety education, certification courses, and hands-on instruction for the utility construction industry.

The proposed facility has been designed with a contemporary architectural style that incorporates clean horizontal lines, expansive glazing, and modern building articulation. The overall design presents a professional and institutional appearance that is compatible with the evolving character of the Downtown Mainstreet corridor while maintaining a pedestrian-oriented streetscape.

The building elevations feature a balanced combination of storefront glazing, masonry materials, metal accents, and contemporary architectural framing elements. The extensive use of glass along the primary façades provides transparency and visual engagement with the street, while the cantilevered roof overhangs and defined horizontal banding help reduce the overall building mass and create architectural depth. The material palette includes neutral-

toned masonry, metal panel accents, aluminum storefront systems, and modern trim details that collectively contribute to a cohesive and high-quality appearance.

The proposed site layout includes vehicular access from Main Street and Hill Street, associated parking areas, ADA-accessible parking spaces, pedestrian connections, landscaping areas, and utility infrastructure improvements. The site has been designed to accommodate both operational functionality and accessibility while maintaining organized circulation throughout the property.

Landscaping and pedestrian improvements are incorporated throughout the development, including vegetated surface areas, sidewalk connectivity, and streetscape enhancements consistent with the intent of the Downtown Mainstreet district. The applicant has also incorporated stormwater management features and underground detention infrastructure as part of the overall site design.

The proposed training facility will allow GUCA to expand its workforce training and safety programs to meet growing demand within the utility construction industry. Existing training opportunities are currently limited and do not provide sufficient space for practical instruction, equipment operation training, and certification-based coursework. The proposed facility will provide a dedicated environment for hands-on workforce development, supporting industry growth and enhancing jobsite safety throughout the region.

Overall, the proposed development is consistent with the intent of the Downtown Mainstreet (DM) zoning district and represents a practical investment in workforce development, economic growth, and long-term industry needs. The architectural character, material selection, site organization, and pedestrian-oriented design collectively contribute to a modern commercial development that is compatible with the surrounding area and supportive of continued reinvestment within 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 proposed training facility incorporates a modern contemporary architectural design with high-quality materials, clean building lines, and a professional institutional appearance that is compatible with the evolving character of the Downtown Mainstreet corridor.

(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 project incorporates coordinated architectural materials, glazing systems, metal accents, landscaping, and pedestrian improvements that create a cohesive and unified site design.

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

The site does not contain significant natural features, and the proposed development is not anticipated to negatively impact scenic views within the area.

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

The proposed building utilizes quality materials, appropriate building scale, and organized site layout elements that minimize 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 architectural features and attached elements are integrated into the overall building design and remain consistent with the primary architectural character of the structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	RT: Two-Family Residential	East	DM: Downtown Mainstreet
South	DM: Downtown Mainstreet	West	DM: Downtown Mainstreet

Front Façade Material & Colors

Exterior Wall Material: Masonry Veneer (Neutral Gray and Off-White Tones)

Structural System: Steel Structure with Curtain Wall System

Roof: White TPO Roofing System

Windows: Glass Storefront System with Anodized Bronze Framing

Doors: Anodized Bronze Entry Doors

Canopy: Pika Pika Wood Finish – Oiled Amber

Accent Materials: Contemporary Metal and Masonry Elements

Trim/Framing: Dark Metal Framing Elements

Gutters/Downspouts: Integrated Drainage System (Color to Match Building)

Exterior Signage: TBD

Side Façade Material & Colors Facing East

Exterior Wall Material: Masonry Veneer (Neutral Gray and Off-White Tones)

Structural System: Steel Structure with Curtain Wall System

Roof: White TPO Roofing System

Windows: Glass Storefront System with Anodized Bronze Framing

Doors: Anodized Bronze Service/Entry Doors

Canopy: Pika Pika Wood Finish – Oiled Amber

Trim/Framing: Dark Metal Framing Elements

Gutters/Downspouts: Integrated Drainage System (Color to Match Building)

Side Façade Material & Colors Facing West

Exterior Wall Material: Masonry Veneer (Neutral Gray and Off-White Tones)

Structural System: Steel Structure with Curtain Wall System

Roof: White TPO Roofing System

Windows: Glass Storefront System with Anodized Bronze Framing

Doors: Anodized Bronze Service/Entry Doors

Canopy: Pika Pika Wood Finish – Oiled Amber

Trim/Framing: Dark Metal Framing Elements

Gutters/Downspouts: Integrated Drainage System (Color to Match Building)

Rear Façade Material & Colors

Exterior Wall Material: Masonry Veneer (Neutral Gray and Off-White Tones)

Structural System: Steel Structure with Curtain Wall System

Roof: White TPO Roofing System

Windows: Glass Storefront System with Anodized Bronze Framing

Doors: Anodized Bronze Service/Overhead Doors

Canopy: Pika Pika Wood Finish – Oiled Amber

Trim/Framing: Dark Metal Framing Elements

Gutters/Downspouts: Integrated Drainage System (Color to Match Building)

Loading/Service Area: Integrated with Rear Building Elevation Design

CURRENT CONDITIONS – PHOTOS



SITE RENDERING





MATERIAL & COLOR EXAMPLES

1. PRIMARY EXTERIOR WALL MATERIAL



Masonry Veneer – Neutral Gray and Off-White Blend

Description: Contemporary masonry veneer system that provides durability, texture, and a modern commercial appearance.

2. ACCENT EXTERIOR MATERIAL



Curtain Wall Glass System – Anodized Bronze Finish

Description: Full-height storefront glazing system that maximizes transparency, natural light, and pedestrian engagement.

3. ROOF SYSTEM



TPO Roofing Membrane – White

Description: Thermoplastic Polyolefin (TPO) roofing system designed for energy efficiency, durability, and long-term weather resistance.

4. EXTERIOR METAL FRAMING & TRIM



Metal Framing/Trim – Matte Black or Dark Bronze Finish

Description: Contemporary metal trim and framing elements that provide architectural definition and visual contrast.

5. CANOPY MATERIAL



Pika Pika Wood Finish – Oiled Amber

Description: Decorative wood-tone canopy finish that adds warmth and visual contrast to the masonry and glazing systems.

6. WINDOWS & STOREFRONT SYSTEM



Glass Storefront System – Anodized Bronze Aluminum Framing

Description: Commercial storefront glazing system providing transparency, modern aesthetics, and consistent rhythm.

7. ENTRY DOORS



Anodized Bronze Aluminum & Glass Doors

Description: Commercial-grade aluminum framed glass entry systems that complement the storefront glazing and overall design.

8. OVERHEAD / SERVICE DOOR



Insulated Commercial Roll-Up Door – Neutral Gray Finish

Description: Rear service/loading door supporting operational functionality while minimizing visual impact.

9. GUTTERS & DRAINAGE ELEMENTS



Integrated Drainage System – Color Matched to Building

Description: Concealed and integrated drainage components that maintain a clean architectural appearance.

10. EXTERIOR SIGNAGE



Exterior Signage – TBD

Description: Final signage package to be submitted separately for review and approval, if applicable.

11. PARKING LOT / PAVING



Asphalt Paving – Black

Description: Durable asphalt paving providing a clean, functional, and maintained appearance.

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

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: May 22, 2026

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Elizabeth Kenney

Address: 1343 TOWNE HARBOR TRL Woodstock, GA 30189

Site Address: 1024 CHEAVES DR FOREST PARK, GA 30297

Ward: 3

Acreage: 0.23 +/-

Current Zoning: Single Family Residential (RS) District

Parcel ID Number: 13049C G010

FINDINGS OF FACT

The applicant is requesting architectural review and approval from the Urban Design Review Board (UDRB) for exterior rehabilitation and residential improvements to the existing single-family residence located at 1024 Cheaves Drive within the Single Family Residential (RS) zoning district. The proposed project includes exterior restoration, roof replacement, window modifications, and interior renovations intended to rehabilitate the existing structure and improve the overall appearance of the property.

According to the applicant, the home has experienced significant deterioration due to weather exposure and apparent smoke-related damage, resulting in peeling exterior paint, damaged windows, and roof deficiencies. The applicant states that the current condition of the structure has negatively impacted the appearance of the surrounding neighborhood and contributed to unwanted activity in the area.

The proposed improvements include replacement of the existing roof within the same footprint and slope, installation of Hardie plank cement lap siding, repainting of exterior surfaces, updated trim and gutter systems, and relocation of several damaged rear and side windows. The proposed material palette includes gray architectural shingles, painted wood trim, aluminum gutters and downspouts, and Sherwin Williams SW7063 exterior paint selections.

Interior renovations include limited floor plan modifications, new framing, updated plumbing fixtures, joist and subfloor replacements, and stair reconfiguration to bring the structure into compliance with current building standards.

Overall, the proposed project represents a reinvestment into an existing residential property that has fallen into disrepair. The improvements will enhance the appearance of the home, improve property conditions, and support continued neighborhood stabilization while maintaining compatibility with the surrounding residential character of the area.

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 residential rehabilitation incorporates updated exterior materials, a new roof system, replacement windows, and refreshed architectural finishes that are compatible with the surrounding single-family residential character of the neighborhood. The improvements will enhance the overall appearance of the property while maintaining the existing residential scale and design character 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 proposed exterior improvements, including Hardie plank siding, architectural shingles, painted trim, replacement windows, and updated gutter systems, have been designed to create a cohesive and unified residential appearance that complements the surrounding neighborhood context.

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

The proposed project consists primarily of rehabilitation and restoration of an existing residential structure and is not anticipated to negatively impact scenic views or natural features of the property.

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

The proposed rehabilitation will improve the overall appearance and condition of the property by addressing deteriorated exterior conditions, damaged roofing, peeling paint, and broken windows. The improvements are expected to positively contribute to the surrounding neighborhood and reduce existing visual blight conditions.

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

All proposed exterior elements, including trim, gutters, replacement windows, and associated architectural features, are integrated into the overall residential design and remain consistent with the primary architectural character of the structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use	Direction	Zoning & Use
North	IC: Institutional Commercial	East	RS: Single Family Residential
South	RS: Single Family Residential	West	RS: Single Family Residential

Front Façade Material & Colors

Exterior Wall Material: Hardie Plank Cement Lap Siding – Sherwin Williams SW7063 Semi-Gloss
Roof: Architectural Asphalt Shingles – Gray
Windows: Residential Windows with Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Doors: Solid Core Knotty Alder Entry Door – Painted Finish
Trim/Framing: Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Gutters/Downspouts: 6” Aluminum Gutters and Downspouts – Painted Black
Canopy/Porch Elements: Existing Residential Porch Structure to Remain

Side Façade Material & Colors Facing East

Exterior Wall Material: Hardie Plank Cement Lap Siding – Sherwin Williams SW7063 Semi-Gloss
Roof: Architectural Asphalt Shingles – Gray
Windows: Residential Windows with Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Doors: Existing Residential Service Door – Painted Finish
Trim/Framing: Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Gutters/Downspouts: 6” Aluminum Gutters and Downspouts – Painted Black

Side Façade Material & Colors Facing West

Exterior Wall Material: Hardie Plank Cement Lap Siding – Sherwin Williams SW7063 Semi-Gloss
Roof: Architectural Asphalt Shingles – Gray
Windows: Residential Windows with Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Doors: Existing Residential Service Door – Painted Finish
Trim/Framing: Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss
Gutters/Downspouts: 6” Aluminum Gutters and Downspouts – Painted Black

Rear Façade Material & Colors

Exterior Wall Material: Hardie Plank Cement Lap Siding – Sherwin Williams SW7063 Semi-Gloss

Roof: Architectural Asphalt Shingles – Gray

Windows: Relocated Residential Windows with Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss

Doors: Solid Core Knotty Alder Rear Door – Painted Finish

Trim/Framing: Painted Wood Trim – Sherwin Williams SW7063 Semi-Gloss

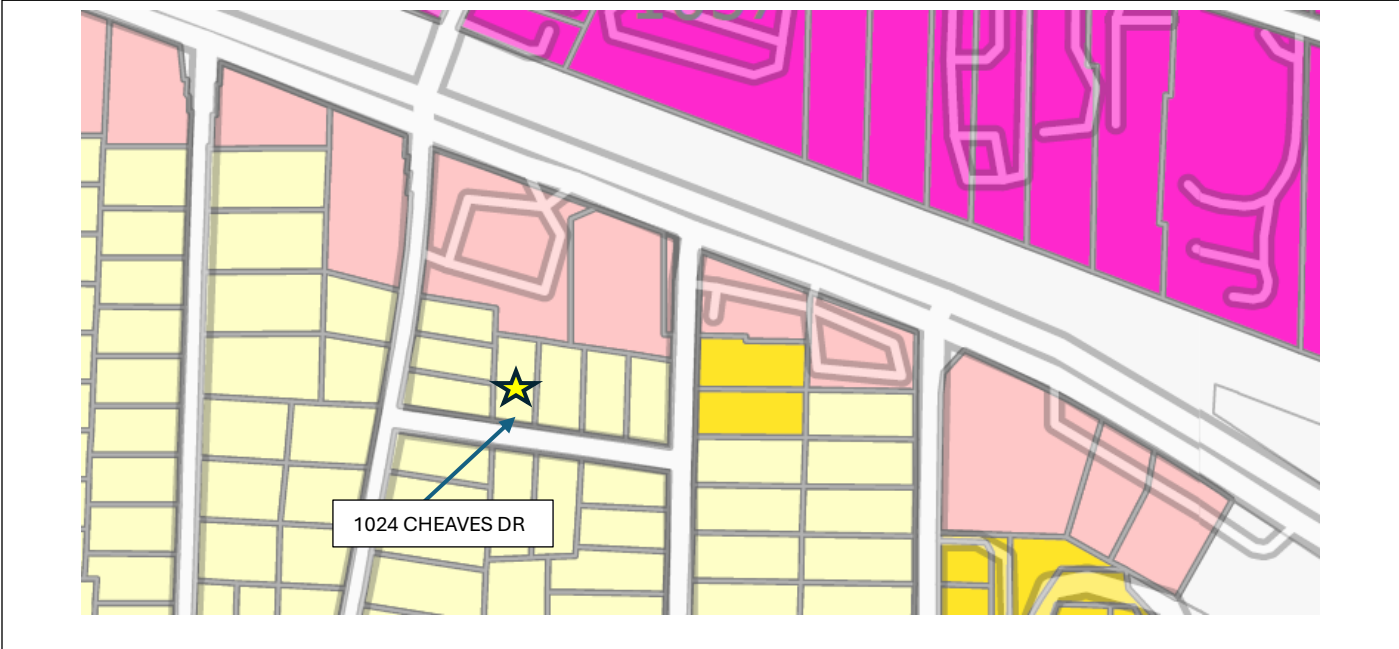
Gutters/Downspouts: 6” Aluminum Gutters and Downspouts – Painted Black

Exterior Improvements: Rear Window Relocation and Exterior Rehabilitation Improvements Included in Scope of Work

AERIAL MAP



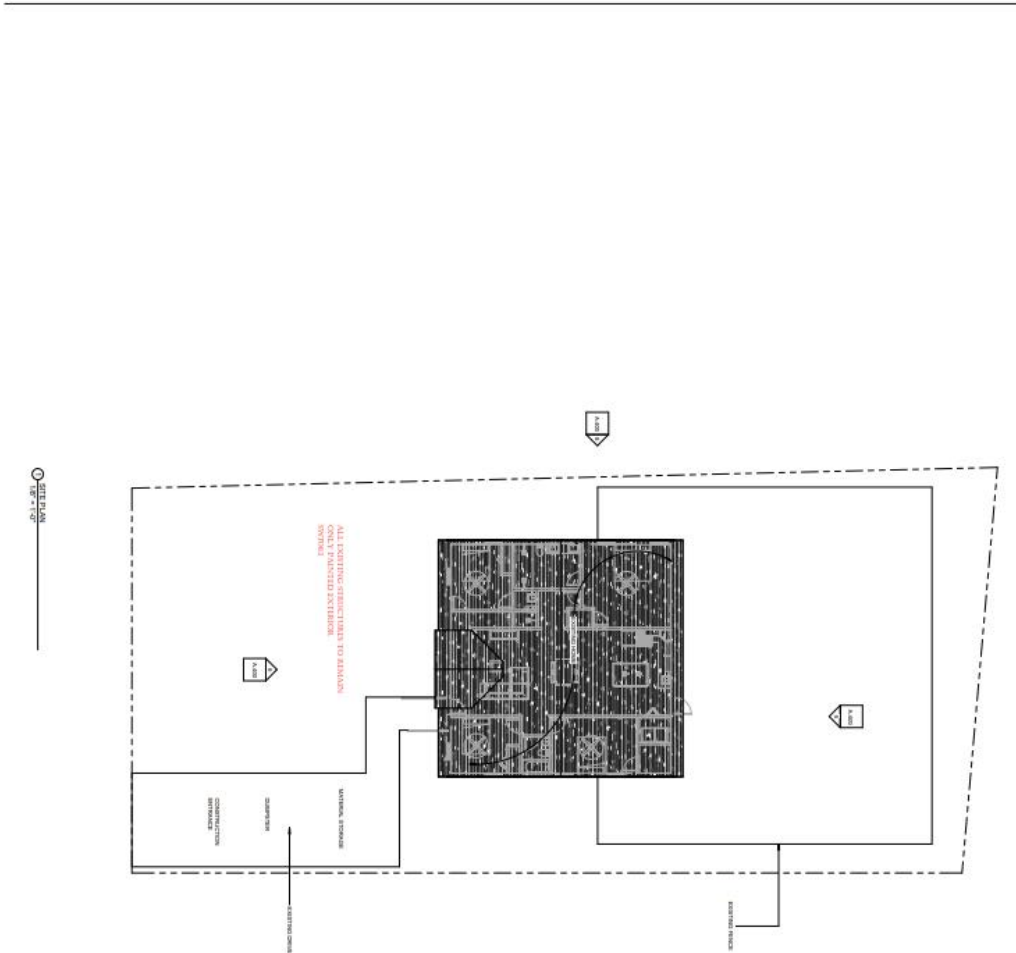
ZONING MAP



CURRENT CONDITIONS – PHOTOS

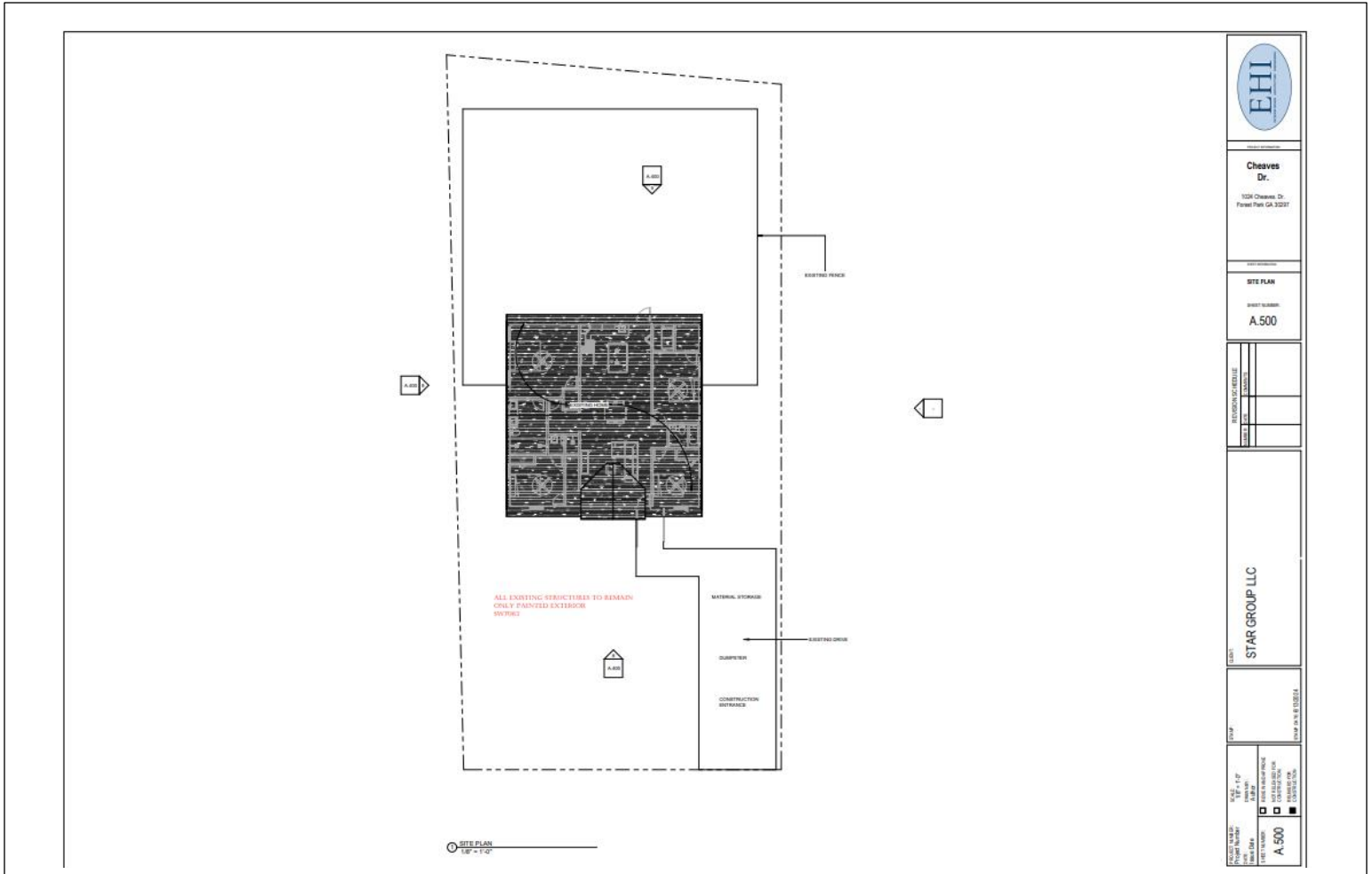



SITE PLAN



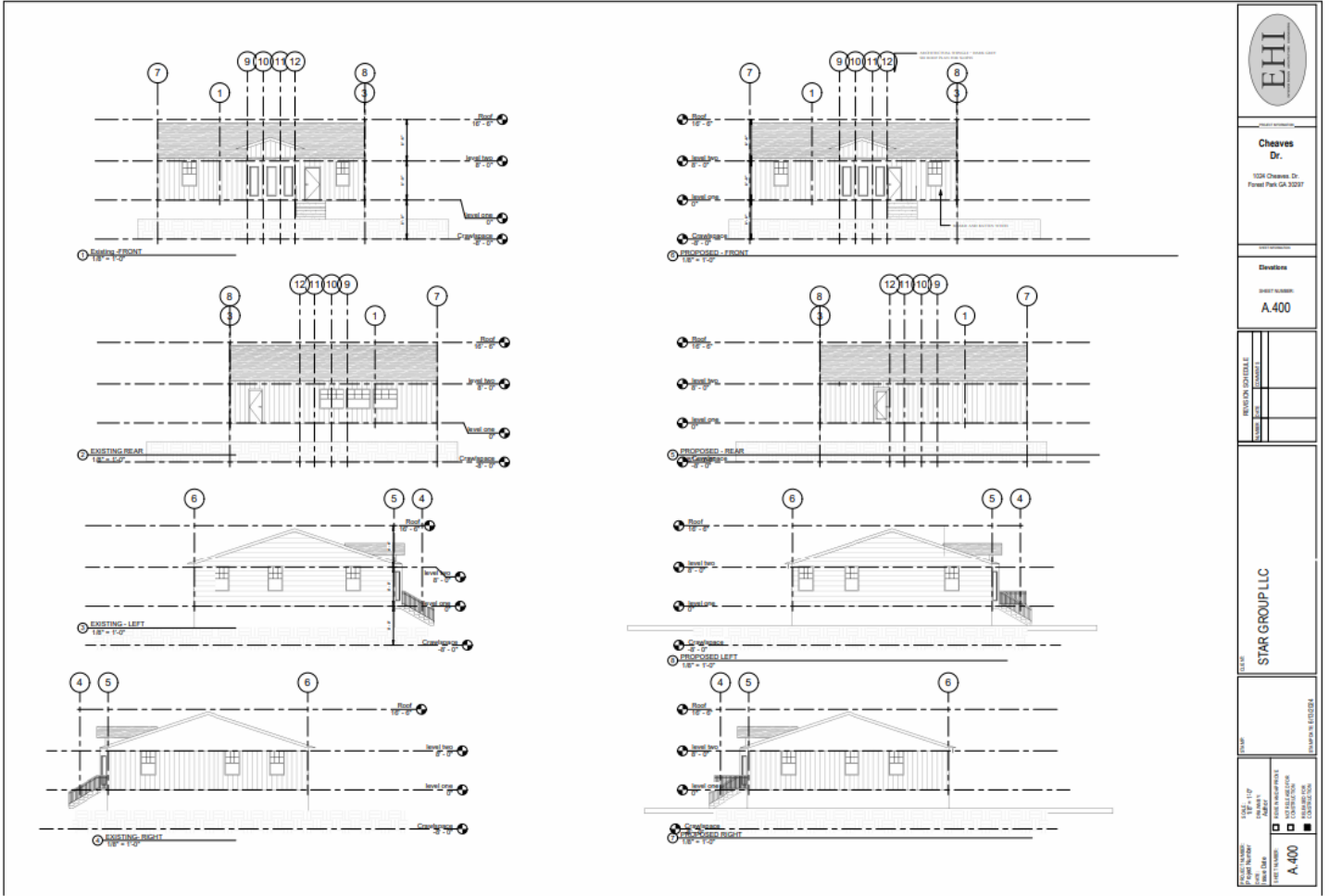
PROJECT NAME: Project Number: Date: Issue Date: A.500	SCALE: 1/8" = 1'-0" DRAWN: AJP/BJ CHECKED: <input type="checkbox"/> UNDER PREPARE <input type="checkbox"/> APPROVED FOR CONSTRUCTION <input checked="" type="checkbox"/> READY FOR CONSTRUCTION	OWNER: STAR GROUP LLC	REVISIONS SCHEDULE <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION				SHEET NUMBER: A.500	SITE PLAN DRAWN BY: CHECKED BY: APPROVED BY: Charles Dr. 100% COMPLETE TO PERMIT (DATE: 05/20/2021)	
NO.	DATE	DESCRIPTION										

SURVEY

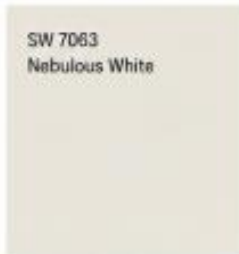


	
Cheves Dr. <small>1528 Cheves Dr. Forest Park, GA 30227</small>	
SITE PLAN SHEET NUMBER: A.500	
REVISIONS NO. DATE BY DESCRIPTION	
CLIENT: STAR GROUP LLC	
DRAWN BY: _____ CHECKED BY: _____ DATE: _____	
SCALE: 1/4" = 1'-0" PROJECT NUMBER: _____ SHEET NUMBER: A.500 DRAWN BY: _____ CHECKED BY: _____ DATE: _____	

SITE ELEVATIONS



MATERIAL & COLOR EXAMPLES



SW 7063
Nebulous White

EXTERIOR PAINT:
Sherwin Williams
Nebulous White (SW 7063)



SW 6258
Tricorn Black

TRIM, FASCIA & ACCENTS:
Sherwin Williams
Tricorn Black (SW 6258)



ROOF:
Architectural Asphalt
Shingles (Gray)



EXTERIOR SIDING:
Hardie Plank Cement Lap Siding
Alabaster (SW 7008)



GUTTERS & DOWNSPOUTS:
Aluminum (Black)



CANOPY / PORCH ELEMENTS:
Hardie Cement &
Painted Wood Trim



WINDOWS:
Single Hung Vinyl
Windows (Black)



DOORS:
Front - 5-lite (Black)
Rear - 1-lite (Black)



ROOF VENT:
Louver Vent (Black)



EXTERIOR LIGHTING:
Black Exterior Light
Fixtures



HOUSE NUMBERS:
Black Address Plaque
with White Numbers



MAILBOX:
Black Mailbox



EXTERIOR VENTS:
Dryer/Utility Vent
(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