



CITY OF
FORESTPARK

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

Friday, July 17, 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 May 22, 2026 Meeting Minutes** - Planning and Community Development

Background/History:

OLD BUSINESS:

NEW BUSINESS:

2. **Applicant Sandra Bowden is requesting approval for the construction of a one-story residence at 562 Kay Street, Parcel# 13078D A010, in Ward 4.**
- Planning and Community Development

Background/History:

3. **Applicant Angela Barnes is requesting approval for the construction of a one-story residence at 849 Bridge Avenue, Parcel# 13050D G010, in Ward 2.**
- Planning and Community Development

Background/History:

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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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**

Meeting will be live-streamed and available on Forest Park's YouTube Channel.

MINUTES

I. CALL TO ORDER/WELCOME

The meeting was called to order by Chairman Rodney Givens at 12:05 PM.

II. ROLL CALL

All members were present.

Also Present: SaVaughn Irons- Kumassah, Planning & Community Development Interim
Director/ City Planner
Ryan Saddler, Planner I
Kandice Gardner, Planning & Community Development Office Coordinator

III. APPROVAL OF MINUTES

1. Approval of April 17, 2026 Meeting Minutes

The Board reviewed the minutes from the April 17, 2026, meeting. Chairman Rodney Givens made a motion to approve the minutes. The motion was seconded by Member Yaya Hassan. The motion passed unanimously.

IV. OLD BUSINESS:

None.

V. 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. - Planning and Community Development

Background/History: The applicant, Elizabeth Williams, is requesting conceptual design approval from the Urban Design Review Board 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.

Board discussion: The Board expressed concerns regarding external storage. Staff advised that external storage of equipment will not be necessary.

Vice Chairman Ron Dodson made a motion to approve the two-story commercial training facility at 794 Main Street. Yahya Hassan seconded the motion. The motion was approved unanimously.

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. - Planning and Community Development

Background/History: The applicant, Elizabeth Keeney, is requesting architectural review and approval from the Urban Design Review Board 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.

Board discussion: The Board stated concerns regarding the age of the home, the proposed relocation of the windows and doors, and the siding for the residence. Staff advised that the property will be inspected by the Building Inspector. Staff also stated that the site elevations illustrate the appearance and placement of the existing and proposed doors, windows, and siding.

Vice Chairman Ron Dodson made a motion to approve the rehabilitation and residential improvements to the existing single-family residence located at 1024 Cheaves Drive. Member Yahya Hassan seconded the motion. The motion was approved 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. The meeting was adjourned at 12:25 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: July 17, 2026

Prepared By: Ryan Saddler, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Sandra Bowden

Address: 523 Cross Creek Point Stone Mountain, GA 30087

Site Address: 562 Kay Street, Forest Park, Georgia 30297

Ward: 4

Acreage: 0.41 +/-

Current Zoning: Single Family Residential (RS) District

Parcel ID Number: 13078D A010

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new one-story, single-family residence located at 562 Kay Street within the Single-Family Residential (RS) zoning district. The proposed home will contain four (4) bedrooms and two and one-half (2.5) bathrooms, with a total floor area of approximately 1,436 square feet.

The proposed residence has been designed in a Contemporary Modern architectural style characterized by an asymmetrical building form, intersecting shed roof planes, vertical board-and-batten siding, stone veneer accents, clerestory windows, and clean, minimalist detailing. The varied roof heights, expansive window openings, and complementary exterior materials create a cohesive architectural composition while providing visual interest through simple forms and contrasting textures. An attached front-entry garage is integrated into the overall design and remains subordinate to the principal structure.

The building elevations emphasize contemporary design principles through balanced massing, coordinated exterior materials, and thoughtfully placed window openings that enhance both functionality and architectural character. The combination of vertical siding, stone accents, and modern roof forms contributes to a distinctive residential appearance while maintaining a high standard of design quality.

The proposed site layout includes vehicular access from Kay Street via a new residential driveway leading to the attached garage and off-street parking area. Pedestrian access is provided to the primary entrance, and the dwelling has been positioned to meet the applicable

zoning setbacks while maintaining an organized relationship between the structure, driveway, and open space areas. The site design provides functional circulation and appropriate access for a single-family residence.

Overall, the proposed development presents a high-quality contemporary residential design that emphasizes simplicity, functionality, and durable exterior materials. Although the architectural style differs from the predominantly traditional homes in the surrounding neighborhood, the residence maintains a compatible residential scale, quality of construction, and site layout. Staff finds that the proposed design is consistent with the intent of the Single-Family Residential (RS) zoning district and supports conceptual design approval by the Urban Design Review Board.

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 contemporary design differs from the surrounding traditional homes; however, it maintains a compatible residential scale and incorporates high-quality materials and architectural detailing. Staff finds the overall design compatible with the neighborhood and supports approval

(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 residence incorporates coordinated roof forms, exterior materials, and architectural features that create a cohesive and unified design.

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

The proposed development does not appear to adversely impact scenic views or significant natural features of the site.

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

The proposed residence is appropriately sited and does not appear to create unnecessary impacts on the surrounding environment.

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

Although contemporary in style, the proposed residence is compatible in scale and massing and is not expected to create a negative visual impact on adjacent properties.

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

Attached exterior elements, including the garage and covered entry, are integrated into the overall design and remain subordinate to the principal structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

Front Façade Material & Colors

Exterior Wall Material: Hardie Plank SW 7069, Travertine Ledger Stone (SW 7069 - Iron Core)

Roof: Owens Corning Roll Roofing Onyx Black

Windows: SW 6258 - Tricorn Black

Doors: Natural Wood - Lt. Ebony Bron – Builders

Surplus

Gutters/Downspouts: 4" OG (Ogee / Old Gothic) aluminum gutter with 4" downspouts - Black

Side Façade Material & Colors Facing East

Exterior Wall Material: Hardie Plank SW 7069, Travertine Ledger Stone (SW 7069 - Iron Core)

Roof: Owens Corning Roll Roofing Onyx Black

Windows: SW 6258 - Tricorn Black

Doors: Natural Wood - Lt. Ebony Bron – Builders

Surplus

Gutters/Downspouts: 4" OG (Ogee / Old Gothic) aluminum gutter with 4" downspouts - Black

Side Façade Material & Colors Facing West

Exterior Wall Material: Hardie Plank SW 7069, Travertine Ledger Stone (SW 7069 - Iron Core)

Roof: Owens Corning Roll Roofing Onyx Black

Windows: SW 6258 - Tricorn Black

Doors: Natural Wood - Lt. Ebony Bron – Builders

Surplus

Gutters/Downspouts: 4" OG (Ogee / Old Gothic) aluminum gutter with 4" downspouts - Black

Rear Façade Material & Colors

Exterior Wall Material: Hardie Plank SW 7069, Travertine Ledger Stone (SW 7069 - Iron Core)

Roof: Owens Corning Roll Roofing Onyx Black

Windows: SW 6258 - Tricorn Black

Doors: Natural Wood - Lt. Ebony Bron – Builders

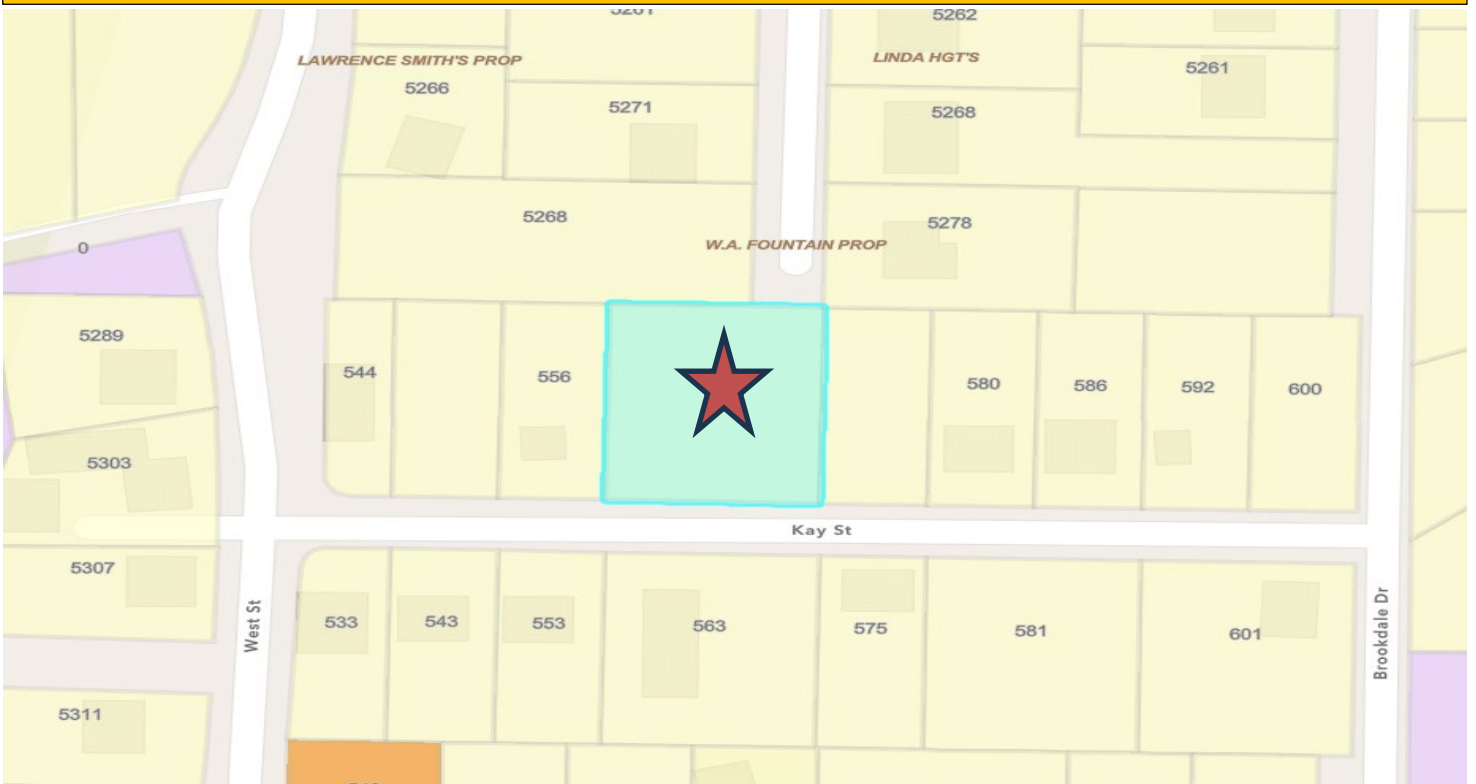
Surplus

Gutters/Downspouts: 4" OG (Ogee / Old Gothic) aluminum gutter with 4" downspouts - Black

AERIAL MAP



ZONING MAP



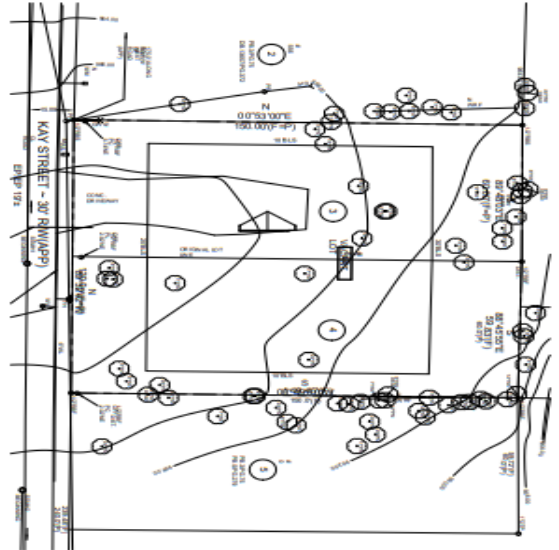
CURRENT CONDITIONS – PHOTOS





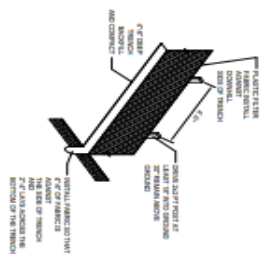
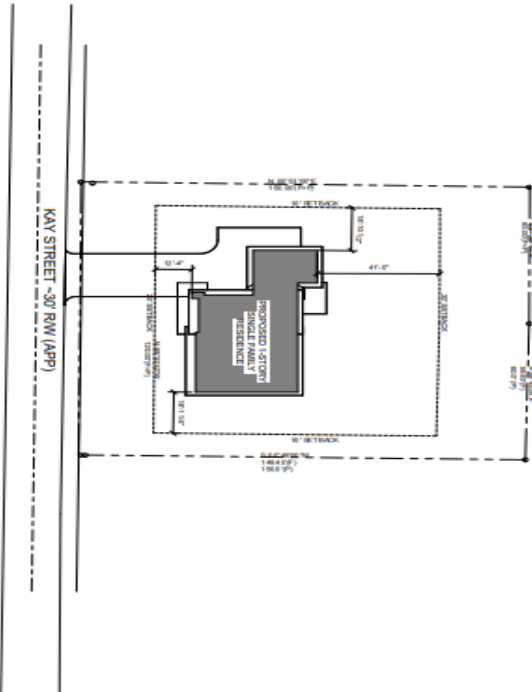
SITE PLAN

1 Existing Site Plan T-01 1" = 20'-0"



- NOTES:**
1. ALL INFORMATION CONTAINED HEREIN IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 2. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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2 Architectural Site Plan T-01 1" = 20'-0"



- NOTES:**
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T-01 1/4" = 1'-0" Silt Fence

NOT RELEASED FOR CONSTRUCTION

T-01

McDay Residence
562 Kay St
Forest Park, GA 30297
Site Plans

NO.	DATE	REVISIONS
1	08/27/18	ISSUED FOR PERMIT
2	08/27/18	ISSUED FOR PERMIT
3	08/27/18	ISSUED FOR PERMIT
4	08/27/18	ISSUED FOR PERMIT
5	08/27/18	ISSUED FOR PERMIT
6	08/27/18	ISSUED FOR PERMIT
7	08/27/18	ISSUED FOR PERMIT
8	08/27/18	ISSUED FOR PERMIT
9	08/27/18	ISSUED FOR PERMIT
10	08/27/18	ISSUED FOR PERMIT

CHAMBERLAIN
CHAMBERLAIN ENGINEERING, LLC
2000 Peachtree Dunwoody Rd., Suite 100
Atlanta, GA 30328
Tel: 404.241.1111
Fax: 404.241.1112
www.chamberlain-engineering.com

SITE/ELEVATION RENDERING



PROPOSED FRONT ELEVATION VIEW



PROPOSED REAR ELEVATION VIEW



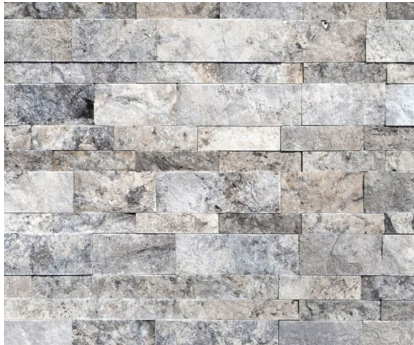
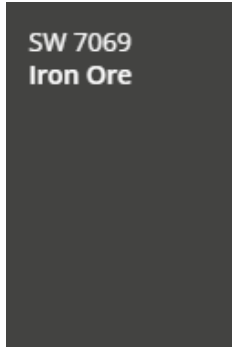
PROPOSED LEFT SIDE ELEVATION VIEW



PROPOSED RIGHT SIDE ELEVATION VIEW

MATERIAL & COLOR EXAMPLES

Exterior Wall Material & Color : Hardie Plank SW 7069, Travertine Ledger Stone (SW 7069 - Iron Ore)



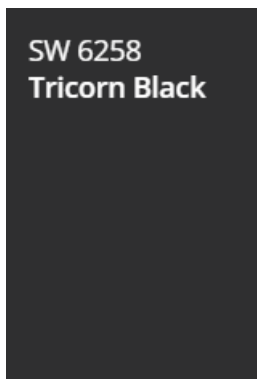
Roof: Owens Corning Roll Roofing Onyx Black



Doors: Natural Wood- Lt. Ebony Bron (builders surplus)



Windows: SW 6258 - Tricorn Black



Gutters/Downspouts: 4" OG (Ogee / Old Gothic) aluminum gutter with 4" downspouts - 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

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: July 17, 2026

Prepared By: Ryan Saddler, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Angela Barnes

Address: 5254 Ash Street Forest Park, GA 30297

Site Address: 849 Bridge Ave Forest Park, GA 30297

Ward: 2

Acreage: 0.26 +/-

Current Zoning: Single Family Residential (RS) District

Parcel ID Number: 13050D G010

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new one-story, single-family residence located at 849 Bridge Avenue within the Single-Family Residential (RS) zoning district. The proposed home will contain four (4) bedrooms and two and one-half (2.5) bathrooms, with a total floor area of approximately 2,150 square feet.

The proposed development has been designed with a cap-cod architectural style that incorporates a steeply pitched side-gable roof, front dormers, symmetrical fenestration, and simple residential detailing. The structure utilizes a rectangular building form with a steeply pitched side-gable roof accented by two front-facing dormers that provide visual interest and reinforce the traditional Cape Cod character. The design incorporates modern suburban elements such as an attached front-entry carport and contemporary building materials. The proposed development is intended for single-family residential use and is consistent with the purpose and intent of the RS zoning district.

The building elevations feature a balanced arrangement of architectural elements, including an attached single-car garage, recessed front entry, and evenly spaced windows with decorative shutters. The dormers are proportionally scaled and aligned above the primary façade, creating a sense of symmetry and enhancing the visual appeal of the roofline. Exterior materials consist of horizontal lap siding with contrasting trim and shutters, contributing to a traditional residential appearance.

The proposed site layout includes vehicular access from Bridge Avenue via a new residential driveway leading to an attached garage and off-street parking area. The site design accommodates pedestrian access to the primary entrance, landscaped yard areas, and associated utility connections necessary to serve the residence. The dwelling has been positioned to meet applicable zoning setbacks while maintaining an organized relationship between the structure, driveway, and open space areas. The overall site plan provides functional circulation, appropriate access, and compatibility with the surrounding residential neighborhood.

Overall, the proposed building elevations demonstrate a coordinated use of materials, colors, and architectural elements that create a visually appealing residential structure. The neutral color palette, traditional roof form, and quality exterior materials are compatible with the character of surrounding single-family development and support the intent of the Single-Family Residential (RS) zoning district.

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 development design promotes visual compatibility with surrounding properties and satisfies the intent of maintaining harmonious development patterns within 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 proposed residence demonstrates a coordinated architectural design through the consistent application of building materials, colors, roof forms, and exterior detailing across all elevations

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

The proposed residence demonstrates a coordinated architectural design through the consistent application of building materials, colors, roof forms, and exterior detailing across all elevations.

(D) 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.

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

The proposed development utilizes quality materials, appropriate building scale, and organized site layout elements that minimize negative visual impacts on adjacent properties.

(F) 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 development design and remain consistent with the primary architectural character of the structure.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

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

Front Façade Material & Colors

Exterior Wall Material: Cement Board Siding (Dove White SW 6385)

Roof: Asphalt Shingles (black)

Windows: Glass Double -Hung (white vinyl) & Shutters (Black)

Doors: Aluminum Steel/Metal (Black)

Pillars: 6X6 Pine (pressure treated lumber)

Gutters/Downspouts: Aluminum (Black)

Side Façade Material & Colors Facing East

Exterior Wall Material: Cement Board Siding (Dove White SW 6385)

Roof: Asphalt Shingles (black)

Windows: Glass Double -Hung (white vinyl) & Shutters (Black)

Doors: Aluminum Steel/Metal (Black)

Pillars: 6X6 Pine (pressure treated lumber)

Gutters/Downspouts: Aluminum (Black)

Side Façade Material & Colors Facing West

Exterior Wall Material: Cement Board Siding (Dove White SW 6385)

Roof: Asphalt Shingles (black)

Windows: Glass Double -Hung (white vinyl) & Shutters (Black)

Doors: Aluminum Steel/Metal (Black)

Pillars: 6X6 Pine (pressure treated lumber)

Gutters/Downspouts: Aluminum (Black)

Rear Façade Material & Colors

Exterior Wall Material: Cement Board Siding (Dove White SW 6385)

Roof: Asphalt Shingles (black)

Windows: Glass Double -Hung (white vinyl) & Shutters (Black)

Doors: Aluminum Steel/Metal (Black)

Pillars: 6X6 Pine (pressure treated lumber)

Gutters/Downspouts: Aluminum (Black)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS – PHOTOS





SITE PLAN & SURVEY



SITE RENDERING



1 FRONT VIEW
N.T.S.



2 REAR VIEW
N.T.S.

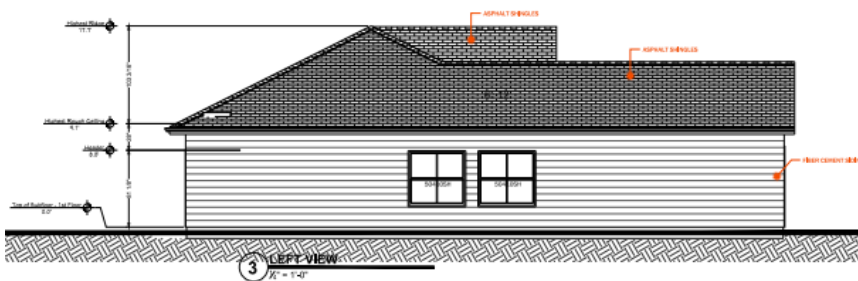
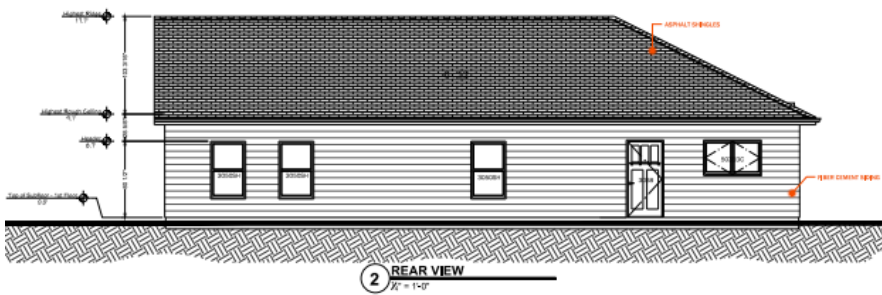
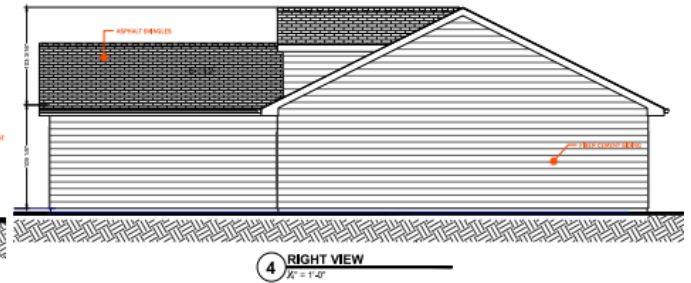
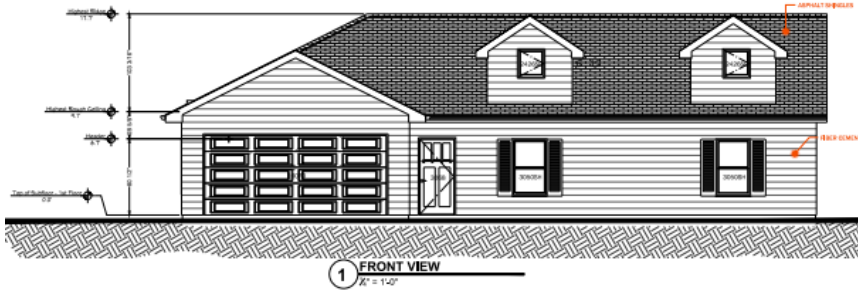


4 RIGHT VIEW
N.T.S.



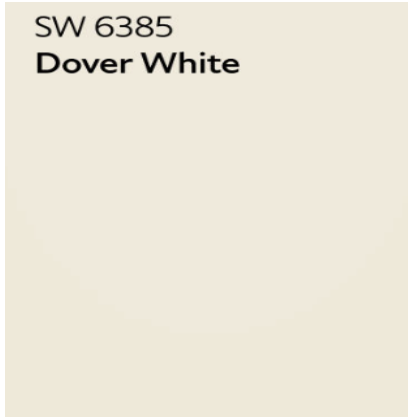
3 LEFT VIEW
N.T.S.

SITE ELEVATIONS



MATERIAL & COLOR EXAMPLES

Exterior Wall Material: Cement Board Siding (Dove White SW 6385



Doors: Aluminum Steel/ Metal (Black)



Roof: Asphalt Shingles (black)



Pillars: 6X6 Pine (pressure treated Lumber)



Windows: Glass Double -Hung (white vinyl) & Shutters (Black)



Gutters/Downspout: Aluminum (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