



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, October 20, 2023 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT
785 Forest Parkway
Forest Park, GA 30297

MINUTES

Rodney Givens, Chairman
Ron Dodson, Vice Chairman
Yahya Hassan, Member
Karyl Clayton, Member
Leonardo Penaloza, Member

VIRTUAL MEETING NOTICE:

Microsoft Teams meeting
Meeting ID: 250 349 117 067
Passcode: zKLN6F

CALL TO ORDER/WELCOME: Rodney Givens called the meeting to order at 12:04pm.

ROLL CALL: A quorum was established.

Present:

Rodney Givens, Chairman
Ron Dodson, Vice Chairman
Yahya Hassan, Member
Karyl Clayton, Member

Absent:

Leonardo Penaloza, Member

Others Present:

SaVaughn Irons, Principal Planner
Latonya Turner, Planning & Community Development Administrative Supervisor
Frank Bailey, Cultivate Communities

APPROVAL OF MINUTES:

1. Approval of September 22, 2023 Meeting Minutes

It was motioned to approve the September 22, 2023 Meeting Minutes.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

OLD BUSINESS:**NEW BUSINESS:****2. Approval of conceptual design for 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main St.****Background/History:**

Cultivate Communities is requesting approval to move forward with the conceptual design provided to the City of Forest Park Planning & Community Development, to construct 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main Street. The new construction development townhomes will be constructed into four (4) Separate buildings, featuring rear loading two (2) car garages, and a mixture of seventeen (17) feet and twenty (20) feet wide units. Three (3) of the townhome buildings will be two-story (2), and one building will be three (3) stories. The current location is a vacant lot north of the railroad tracks between Forest Parkway and Main Street, and the corners of Lake Drive and Ash Streets. Currently, the property is zoned within the Multiple-Family Residential (RM) District. Within this new development, some amenities include a fenced dog park on the west side of the property, a pavilion and picnic tables to the east of the property and surface parking spaces that will have the functionality of utilization by both residents and the community. The façade of the proposed townhome development will feature a shed roof design. The roof will be either shingle or standing seam metal. The front exterior of the buildings will include a combination of brick, faux stone siding panels, vertical Hardie board plank, and Hardie shingle plank. The top trim of the front façade will be Hardie board. The entrance will be a walk-up design, with wrought iron railings and minimum front yard space from the sidewalk to provide an urban, walkable environment while still providing a small-town charm. The upper levels of the rear elevations will consists of Hardie plank and the lower, garage level exterior will be brick. Side elevations of the buildings will mimic the same materials as the rear elevations, upper levels utilizing Hardie plank and the lower-level brick. The front exterior of each townhome unit per building will have a different color and material combination, window placement, lighting fixtures and awning over the front doors, so that each unit does appear identical. The driveway will consist of brick pavers.

SaVaughn Irons, Principal Planner – noted that staff recommends approval of the proposed project with recommendations that include adding an additional type of metal awning/canopy to complement the eyebrow arch to further provide difference in appearance in each unit, removing one of the windows and providing a backdoor on the main living/dining area in the rear of buildings above the garage to give owners an option to build a deck for additional living space in the future if they desire, and also installing roof shingles and a wrought iron 4 foot fence in front of buildings with gate access.

Comments/Discussion:

Ron Dodson, Vice Chairman – wanted to know why the decision was made to suggest that roof shingles be installed.

Frank Bailey, Cultivate Communities – noted that it was due to concern about the flatness of the roof causing standing water in the fasteners which would result in decay over time.

Yahya Hassan, Member – stated he disagreed and noted that a metal roof without shingles would decrease the possibility of wind damage and leaks and also questioned the type and number of parking spaces for residents.

Frank Bailey, Cultivate Communities – noted that due to the narrowness of the site all the garages would only allow for the tandem parking of 2 vehicles.

Karyl Clayton, Member – suggested the apron could be used for additional parking.

Frank Bailey, Cultivate Communities – agreed and noted that residents would also be able to use the adjoining alleyway for parking. He stated that a final decision has not been made about whether to sale or lease the units. He commented that regarding recommendations made by staff that there is only 10 inches from the stairs of the 2 1/2 stories to the sidewalk and adding fencing would not be functional. He stated that adding a door to the rear elevation would be a safety concern and that a deck would be both an ingress and egress hazard.

Rodney Givens, Chairman – asked if a road would be built to connect the garages to Ash Street.

Frank Bailey, Cultivate Communities – noted that a one-way road would be built to connect to the existing alleyway on the east and west sides to pick up additional parking.

It was motioned to approve the conceptual design for design for 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main St.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

ADJOURNMENT:

Ron Dodson made a motion to adjourn the meeting. Yahya Hassan seconded the motion. Motion carried. Meeting adjourned at 12:36pm.