



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

Friday, November 17, 2023 at 12:00 PM  
Virtual Meeting Via Zoom and YouTube Livestream

**Website:** [www.forestparkga.gov](http://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: 272 629 030 183  
Passcode: unow4m

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

**ROLL CALL:** A quorum was established.

Present:

Rodney Givens  
Ron Dodson  
Yahya Hassan  
Karyl Clayton

Others Present:

SaVaughn Irons, Principal Planner

**APPROVAL OF MINUTES:**

1. Approval of October 20, 2023 Meeting Minutes

It was motioned to approve the October 20, 2023 Meeting Minutes.

Motion made by Ron Dodson and Seconded by Karyl Clayton. Motion approved.

**OLD BUSINESS:**

**NEW BUSINESS:**

SaVaughn Irons made a request to amend the agenda to include a discussion regarding the December meeting schedule.

2. Approval of conceptual design for 6 new single-family homes at 5050 Park Ave and 730 South Ave

**BACKGROUND/HISTORY:**

The applicant, Technique Concrete Construction, is requesting an approval to move forward with the conceptual design provided to the city of Forest Park Planning and Community Development, to construct 6 single family new build detached homes at two residential oversized lots at 5050 Park Ave and 730 South Ave. The lots will be subdivided into 7 individual parcels. The new single-family construction development will be constructed into two-story single-family residences with up to 1,430 square feet and feature front loading 1 car garages. The current location has a residential structure at the corner of South Ave & Cherry Street that has plans on being demolished and vacant undeveloped land between Park Ave and South Ave. Currently, the property is zoned within the Single-Family Residential (RS) District. With this development, there are also plans to add infrastructure such as a pedestrian sidewalk to promote walkability and a healthier lifestyle for its future residence. This pedestrian sidewalk will be constructed from Park Ave to South Ave and have direct access to Starr Park.

**SaVaughn Irons** – delivered the staff report and recommended approval of the proposed project.

**COMMENTS/DISCUSSION:**

**Karyl Clayton** – asked if these were single garages.

**SaVaughn Irons** – stated yes.

**Yahya Hassan** – asked what the meaning of the 2 stars is on the aerial map.

**SaVaughn Irons** – stated they indicated that they are 2 separate parcels.

**Karyl Clayton** – asked if this was in the area of Starr Park near a recently proposed townhome subdivision.

**SaVaughn Irons** – stated that subdivision is on Lake Dr and not townhomes.

**Rodney Givens** – asked how big the lots are.

**SaVaughn Irons** – stated that there was a variance request approved by Planning Commission in September regarding the lot size.

**Allan Williams** – stated he doesn't know the exact lot size but knows we met the 30 percent coverage requirement.

**SaVaughn Irons** – stated there was a request from Planning Commission to reduce the lot size which was approved by the Planning Commission Board. There was a variance that was approved by Planning Commission to decrease the minimum lot width from the required 80 feet to 70 feet and reduce the front yard setback from the required 25 feet to 5 feet and reduce the rear yard setback from 30 feet to 12 feet. That was approved by the Planning Commission Board.

**Rodney Givens** – asked do you know the average square footage of the footprint of each of these.

**Allan Williams** – stated 1,500 and that should be 30 percent of what that lot size is.

It was motioned to approve the conceptual design for 6 new single-family homes at 5050 Park Ave and 730 South Ave.

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

**OTHER DISCUSSION:**

SaVaughn Irons informed the Board that city offices will be closed Friday, December 22, 2023 when they are next scheduled to meet and asked if they would like to move the meeting to January 19, 2024. The Board agreed unanimously to move the next meeting to January 19, 2024.

**ADJOURNMENT:** It was motioned to adjourn the meeting at 12:23pm.

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

APPROVED