



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, September 16, 2022 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

Website: www.forestparkga.gov
Phone Number: (404) 608.2301

PLANNING BUILDING AND ZONING
785 Forest Parkway
Forest Park, GA 30297

AGENDA

Rodney Givens ,Ron Dodson, Yahya Hassan, Karyl Clayton, Leonardo Penaloz

VIRTUAL MEETING NOTICE

DISCLAIMER: Due to COVID-19 the Meeting is accessible to the public or media through web or teleconference until further notice. CDC requirements of Masks and Social Distancing will be adhered.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88250491609?pwd=Q0tvTmNWUGlxZWZMdnpvV1E5UERuQT09>

Meeting ID: 882 5049 1609

Passcode: 416932

Join Zoom by Phone (One Tap Mobile): Please dial 1 301 715 8592

Meeting ID and Password are above

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Minutes from the meeting on April 8, 2022.

OLD BUSINESS:

NEW BUSINESS:

2. The applicant is requesting the approval to construct 16 townhome units of a 1.62+/- acre parcel located at 437 North Avenue.

ADJOURNMENT:



Urban Design Review Board Minutes April 8, 2022

Call to Order: Chairman Rodney Givens called the meeting of the Urban Design Review Board to order at 11:01 PM.

Roll Call: Those present were Chairman Rodney Givens, Karyl Clayton, Ron Dodson, Yahya Hassan, Secretary, Daija Blocker; Caitlyn Chandler, Planner; and James Shelby, Director of the Planning and Community Development.

Approval of Minutes: Ron Dodson made a motion to approve the minutes from the previous meeting on January 14, 2022. Yahya Hassan second the motion. Voting was unanimous.

New Business:

Item 1: **4975 Lake Drive**
Applicant: Steve Bernard/Akenya Rock
To construct eight (8) 5,000 square foot single-family houses

Caitlyn Chandler states that the project will be construction of eight (8) 5,000 square foot single-family houses at 4975 Lake Drive. The houses will be constructed in a Modern Contemporary style. The two to three story houses will have an exterior facade consisting of brick and Hardie-Plank. The front of the houses will be brick, while the sides and rear will be covered with Hardie-Plank and a brick skirt. The exterior colors of the houses will be white or neutral colors, banded by black trim. The houses will feature large curtain windows. A garage will face the rear. The landscape will consist of 90% grass and 10% shrubbery. The entire subdivision will be fenced in with a wood, steel, and brick fence. The columns of the fence will be brick, while the slats will be steel, and pressure treated wood. Caitly Chandler states that currently the address is in the RM district but they will be updating the zoning so it will be in a RS district. The subject property has sat vacant for many years. It once housed a single-family home that has since been demolished. The City of Forest Park previously owned the property before it was purchased by the applicant within the last two years. The applicant is now in the process of developing the property into a small subdivision consisting of eight lots. Eight two-story houses will be built upon these lots. The applicant has already cleared out all the trees on the property. The proposed project would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building



CITY OF
FORESTPARK
- a city for every season

materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinating with other elements of the project and surrounding environment. The proposed project is compatible with the City of Forest Park's requirements and will not cause an adverse effect on the surrounding community. For this reason, Staff recommends to the UDRB that the proposed project be APPROVED.

Rodney Givens introduces Karyl Clayton, the new Board member.

Karyl Clayton states that she is from Clayton County and has a variety of project management and building skills that she can bring to the board.

Rodney Givens states that the applicant, Steve Bernard can talk about his project.

Steve Bernard states that he is most excited about the fact that the houses are SIP buildings, which are Structural Insulated Panel buildings. The design of the buildings will leave zero footprint and energy efficient buildings. The houses will also have Tesla solar panels and batteries in the house. He wants to make first class products and make sure the people who live in the house have lower cost to maintain.

Rodney Givens states the houses will be more affordable. He asks Steve Bernard he was talking about the floor plans when he said all houses were all the same.

Steve Bernard answers yes, all buildings will look alike structurally but they will be finished differently. He states that there are three stories and on the top of the third floor there will be an open deck.

Ron Dodson asks about the gable roof on the elevations and if they are out of the picture.

Steve Bernard answers that they will not be there because the panels must be installed.

Caity Chandler states you can see the shed roof on the some of the pictures.

Steve Bernard states that the city is making history and the SIP homes will be the first few in the Metro Atlanta area.

Yahya Hassan asks if there are parking garages on the first level of the homes.

Steve Bernard states that all the parking is in the rear of the buildings.



Yahya Hassan asks if it is for one or two cars.

Steve Bernard answers two cars.

Rodney Givens asks about the house on the triangle end of the subdivision lot and how they will be able to get into the garage and park.

Caity Chandler answers that there is a driveway that they can use.

Rodney Givens states that someone might have trouble getting into the garage at that angle.

Caity Chandler says the driveway is not as big as other houses, but it is big enough.

Steve Bernard made sure his architects made the garage big enough for a SUV to fit and they also made the garage doors bigger than average.

Rodney Givens asks if they would make the doors one big door or two doors.

Steve Bernard states that he designed the houses with two doors just in case one messes up.

Ron Dodson asks about the setbacks on the street for the house on the corner lot.

Caity Chandler states that they got variances on the lot, so they are less than what typically be required.

Ron Dodson states that since the drive is between the houses the one house on the corner of the lot could have an entrance next to it.

Steve Bernard states that that is where the drive is located.

James Shelby asks if it is possible to reconfigure the one house so that the person can pull right into the driveway. He said the concern is getting in and out of the driveway and garage. If he could fix the house a little bit so they can drive straight in.

Steve Bernard says that they cannot because the SIP is already in process of being built.

Rodney Givens suggest turn the house around to make it easier to enter the driveway.

Caity Chandler states that the issue with that is the variances that were already approved for the setbacks.



Steve Bernard says that if they change anything they have to go back to Clayton County Water Authority because of the storm water runoff.

Rodney Givens says that they might be better off changing the houses placement because it might be better for Clayton County Water Authority.

Caity Chandler asks if Steve will be doing LEED certifications for the houses.

Steve Bernard states that they are trying to because they are SIP homes, they will be able to get some type of energy efficient benefit.

Karyl Clayton asks about stormwater runoff and where that will go. She also asks about the sidewalks and walking to the park across the street.

James Shelby states that those were good questions, but the Urban Design Review Board just looks at the design of the project.

Steve Bernard states that before he gets approved for anything they must get approval from the Clayton County Water Authority. He also states that the playground was supposed to be there as a stormwater runoff, but they are still working out the details. He states there will be a permanent fence around the whole subdivision and each individual house will have their own gate and access to the sidewalk.

Karyl Clayton asks about the parking for the guests because there is parking across the street at the park.

Steve Bernard said the residents should have their guests park inside the subdivision and each driveway should be able to have an extra three cars fit. Also, ask the neighbors to park on both sides of the street because it is wide enough.

Karyl Clayton asks if the area where the playground or detention pond is located will be fenced in or open.

Steve Bernard answers that it will have to be fenced in. They wanted the space to be useable space (playground), but it depends on Clayton County.

Ron Dodson made a motion to approve to construct the eight houses at 4975 Lake Street. Karyl Clayton seconded the motion to approve. Voting was unanimous.



CITY OF
FORESTPARK
- city for every season

Item 2: Vote on Chair and Vice Chair

Rodney Givens opens the nominations for Chair.

Ron Dodson nominates Rodney Givens to continue as Chair because he has not missed a meeting.

No other nominations, all board members agree to Rodney Givens as Chair.

Rodney Givens opens nominations for Vice Chair.

Rodney Givens nominates Ron Dodson.

No other nominations, all board members agree to Ron Dodson as Vice Chair.

Other Business: No other Business.

Adjournment: There being no further business, Ron Dodson made a motion to adjourn the meeting at 11:46PM, Yahya Hassan seconded the motion. Voting was unanimous.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: September 9, 2022
Staff Report Compiled By: Caity Chandler
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
 Name: Darion Dunn
 Address: 437 North Avenue
 City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 437 North Avenue
Current Zoning: RT - Two-Family Residential
Parcel Number: 13051A A008

FINDINGS OF FACT

The applicant is requesting the approval to construct 16 townhome units of a 1.62+/- acre parcel located at 437 North Avenue. The subject property is a vacant wooded lot. The applicant has met with the Planning & Community Development Department several times over the last two years to discuss this project. The applicant is now in the process of developing the property into a subdivision consisting of 16 townhome units. Adjacent land uses are mainly residential, except for the parcel to the west of the property that is zoned Heavy Industrial.

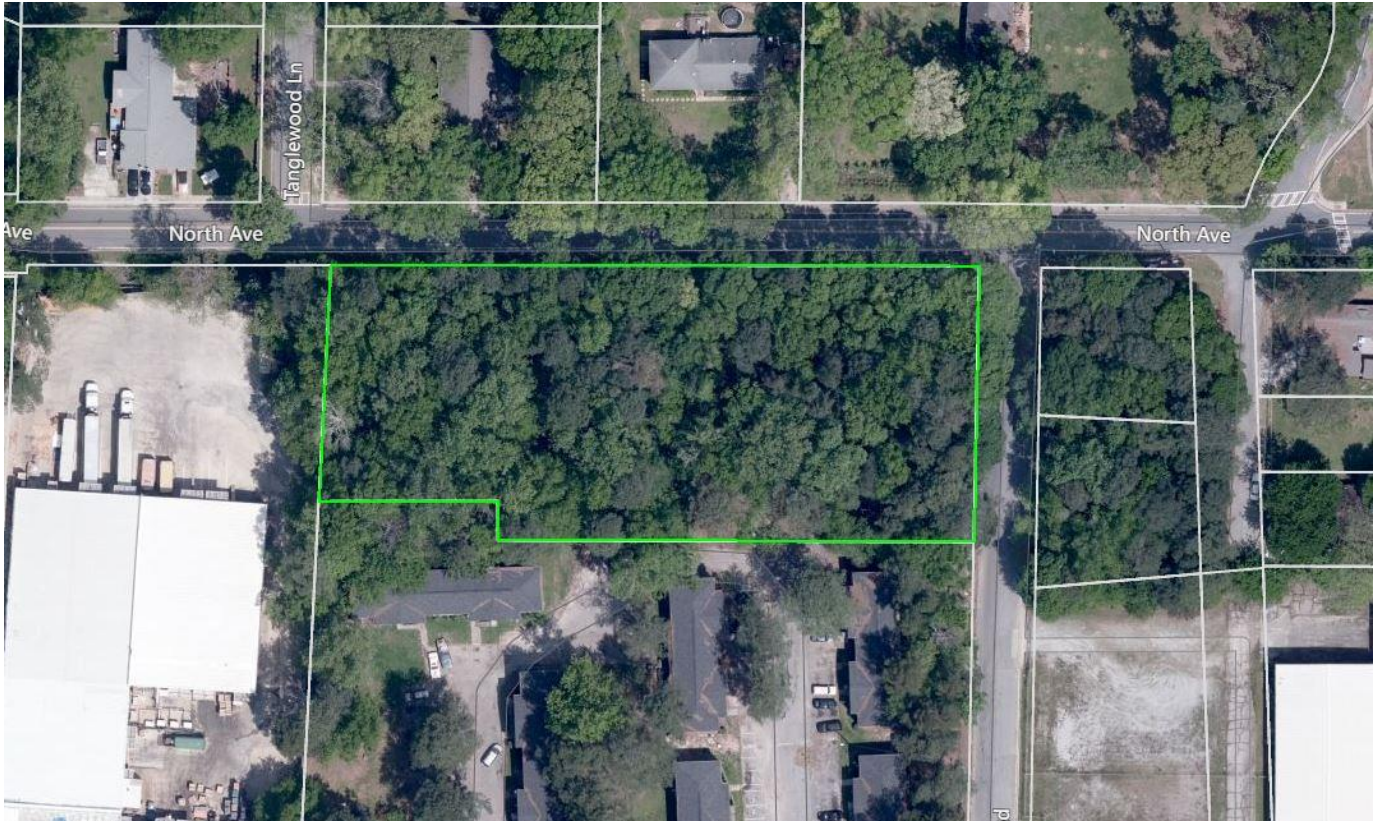
Each of the 16 units will be two stories and have approximately 1694 square feet, including a one car garage per unit. The exterior will feature brick, stone, and architectural shingles. Each garage will be located on the front of each townhome.

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	RT – Two Family Residential (Residential properties)	East	RT – Two Family Residential (Residential properties)
South	RM – Multiple Family Residential (Residential properties)	West	HI – Heavy Industrial (Warehouse)

AERIAL MAP

Item #2.



ZONING MAP





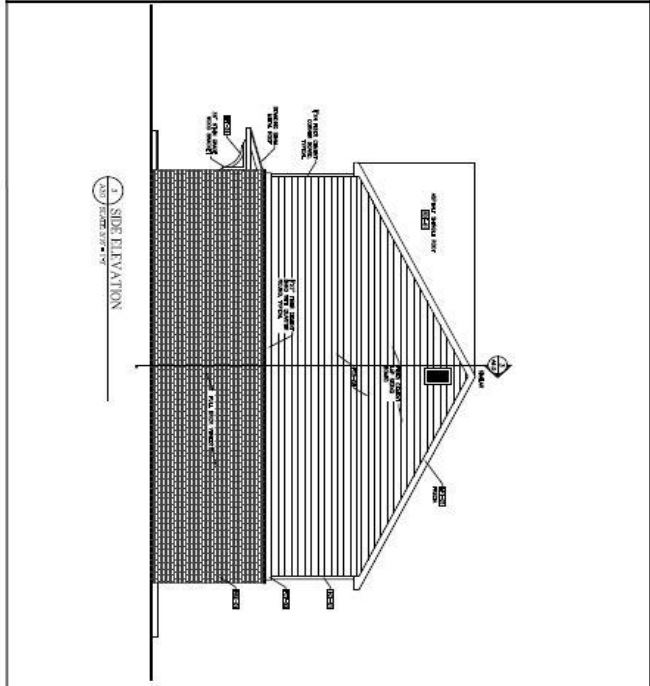
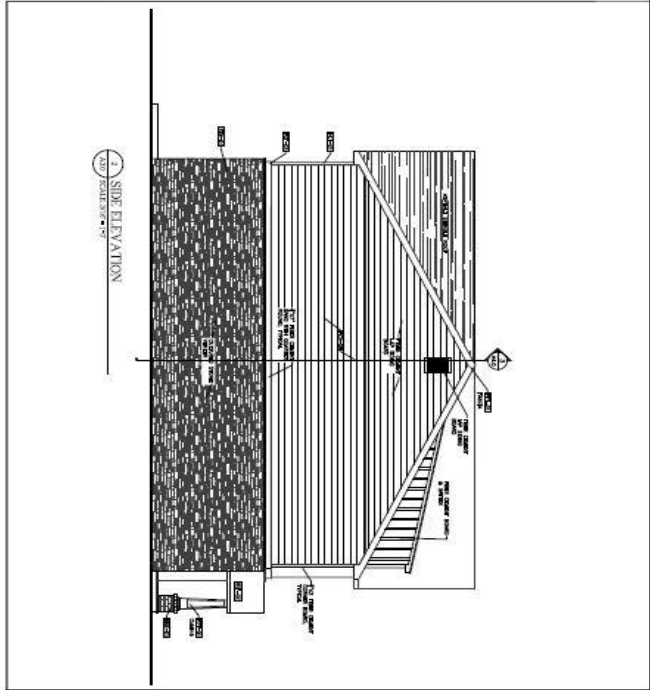


Looking Southwest



Looking South

ELEVATIONS & SITE PLAN

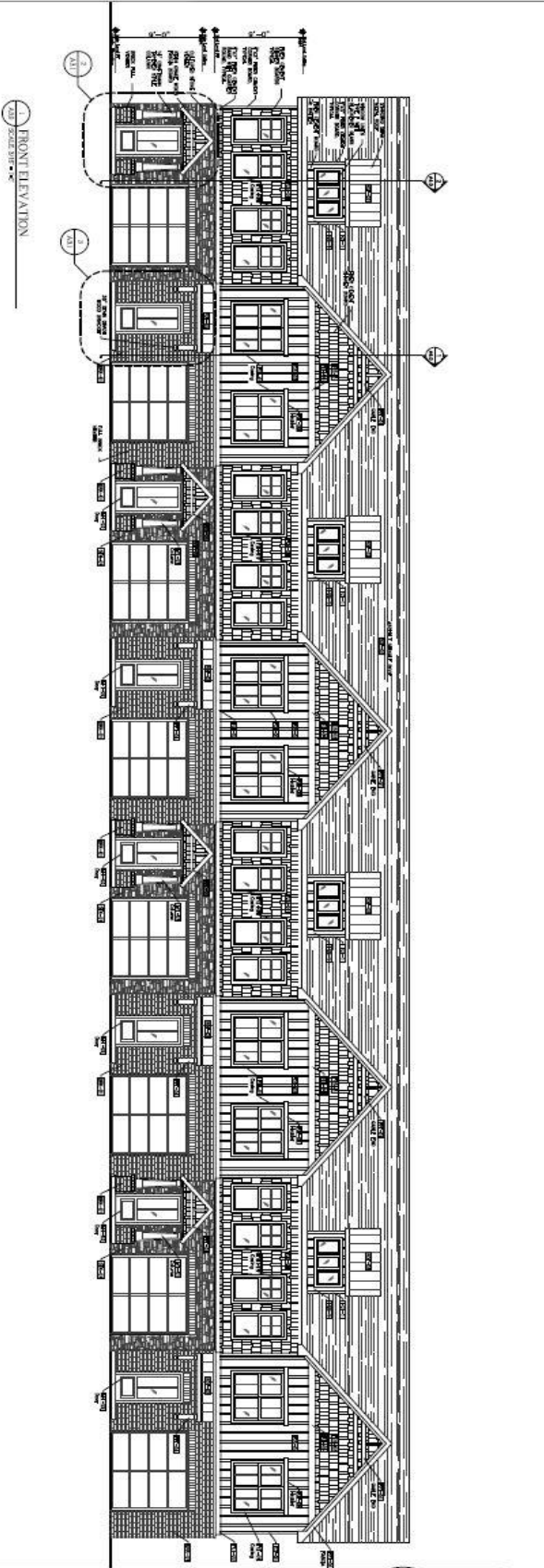


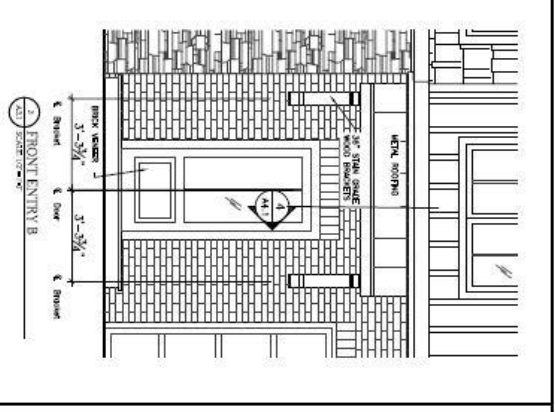
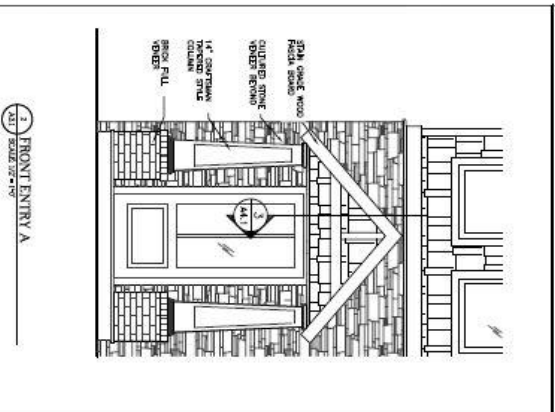
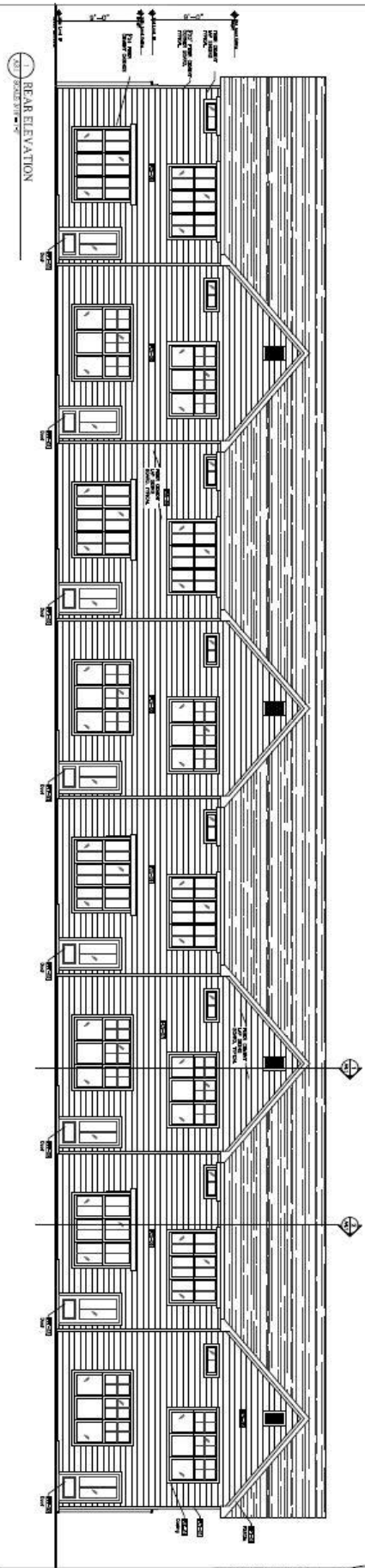
GENERAL NOTES

1. SEE "GENERAL NOTES" SECTION OF ARCHITECTURAL SPECIFICATIONS FOR A COMPLETE LIST OF NOTES.
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
3. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE UNLESS OTHERWISE SPECIFIED.

ABBREVIATIONS

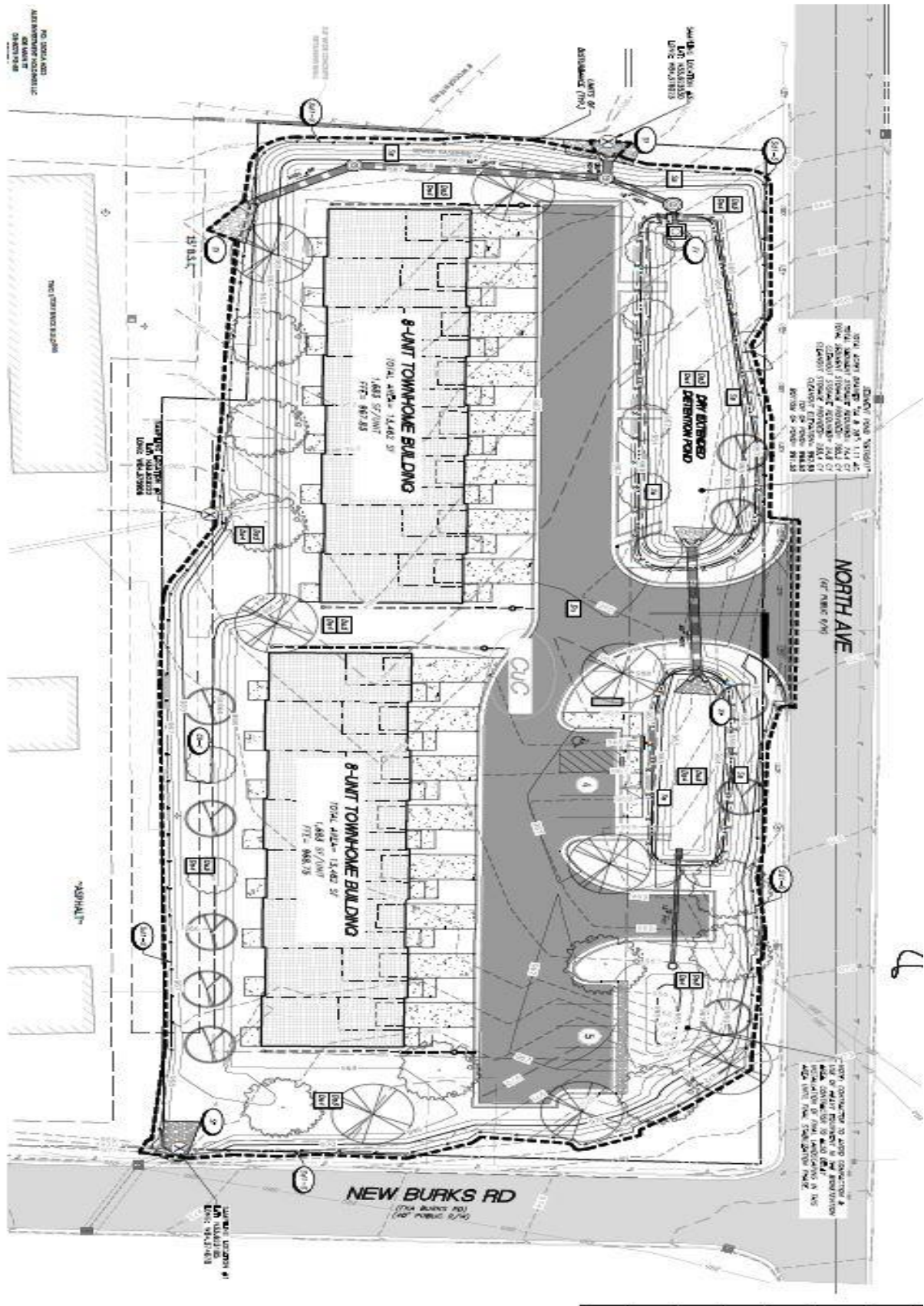
1'-0"	ONE FOOT	1'-0"	ONE FOOT
1'-6"	ONE FOOT SIX INCHES	1'-6"	ONE FOOT SIX INCHES
2'-0"	TWO FEET	2'-0"	TWO FEET
2'-6"	TWO FEET SIX INCHES	2'-6"	TWO FEET SIX INCHES
3'-0"	THREE FEET	3'-0"	THREE FEET
3'-6"	THREE FEET SIX INCHES	3'-6"	THREE FEET SIX INCHES
4'-0"	FOUR FEET	4'-0"	FOUR FEET
4'-6"	FOUR FEET SIX INCHES	4'-6"	FOUR FEET SIX INCHES
5'-0"	FIVE FEET	5'-0"	FIVE FEET
5'-6"	FIVE FEET SIX INCHES	5'-6"	FIVE FEET SIX INCHES
6'-0"	SIX FEET	6'-0"	SIX FEET
6'-6"	SIX FEET SIX INCHES	6'-6"	SIX FEET SIX INCHES
7'-0"	SEVEN FEET	7'-0"	SEVEN FEET
7'-6"	SEVEN FEET SIX INCHES	7'-6"	SEVEN FEET SIX INCHES
8'-0"	EIGHT FEET	8'-0"	EIGHT FEET
8'-6"	EIGHT FEET SIX INCHES	8'-6"	EIGHT FEET SIX INCHES
9'-0"	NINE FEET	9'-0"	NINE FEET
9'-6"	NINE FEET SIX INCHES	9'-6"	NINE FEET SIX INCHES
10'-0"	TEN FEET	10'-0"	TEN FEET
10'-6"	TEN FEET SIX INCHES	10'-6"	TEN FEET SIX INCHES
11'-0"	ELEVEN FEET	11'-0"	ELEVEN FEET
11'-6"	ELEVEN FEET SIX INCHES	11'-6"	ELEVEN FEET SIX INCHES
12'-0"	TWELVE FEET	12'-0"	TWELVE FEET
12'-6"	TWELVE FEET SIX INCHES	12'-6"	TWELVE FEET SIX INCHES
13'-0"	THIRTEEN FEET	13'-0"	THIRTEEN FEET
13'-6"	THIRTEEN FEET SIX INCHES	13'-6"	THIRTEEN FEET SIX INCHES
14'-0"	FOURTEEN FEET	14'-0"	FOURTEEN FEET
14'-6"	FOURTEEN FEET SIX INCHES	14'-6"	FOURTEEN FEET SIX INCHES
15'-0"	FIFTEEN FEET	15'-0"	FIFTEEN FEET
15'-6"	FIFTEEN FEET SIX INCHES	15'-6"	FIFTEEN FEET SIX INCHES
16'-0"	SIXTEEN FEET	16'-0"	SIXTEEN FEET
16'-6"	SIXTEEN FEET SIX INCHES	16'-6"	SIXTEEN FEET SIX INCHES
17'-0"	SEVENTEEN FEET	17'-0"	SEVENTEEN FEET
17'-6"	SEVENTEEN FEET SIX INCHES	17'-6"	SEVENTEEN FEET SIX INCHES
18'-0"	EIGHTEEN FEET	18'-0"	EIGHTEEN FEET
18'-6"	EIGHTEEN FEET SIX INCHES	18'-6"	EIGHTEEN FEET SIX INCHES
19'-0"	NINETEEN FEET	19'-0"	NINETEEN FEET
19'-6"	NINETEEN FEET SIX INCHES	19'-6"	NINETEEN FEET SIX INCHES
20'-0"	TWENTY FEET	20'-0"	TWENTY FEET
20'-6"	TWENTY FEET SIX INCHES	20'-6"	TWENTY FEET SIX INCHES
21'-0"	21 FEET	21'-0"	21 FEET
21'-6"	21 FEET SIX INCHES	21'-6"	21 FEET SIX INCHES
22'-0"	22 FEET	22'-0"	22 FEET
22'-6"	22 FEET SIX INCHES	22'-6"	22 FEET SIX INCHES
23'-0"	23 FEET	23'-0"	23 FEET
23'-6"	23 FEET SIX INCHES	23'-6"	23 FEET SIX INCHES
24'-0"	24 FEET	24'-0"	24 FEET
24'-6"	24 FEET SIX INCHES	24'-6"	24 FEET SIX INCHES
25'-0"	25 FEET	25'-0"	25 FEET
25'-6"	25 FEET SIX INCHES	25'-6"	25 FEET SIX INCHES
26'-0"	26 FEET	26'-0"	26 FEET
26'-6"	26 FEET SIX INCHES	26'-6"	26 FEET SIX INCHES
27'-0"	27 FEET	27'-0"	27 FEET
27'-6"	27 FEET SIX INCHES	27'-6"	27 FEET SIX INCHES
28'-0"	28 FEET	28'-0"	28 FEET
28'-6"	28 FEET SIX INCHES	28'-6"	28 FEET SIX INCHES
29'-0"	29 FEET	29'-0"	29 FEET
29'-6"	29 FEET SIX INCHES	29'-6"	29 FEET SIX INCHES
30'-0"	THIRTY FEET	30'-0"	THIRTY FEET





COLOR RENDERING





IMPACT SUMMARY

The proposed project would be consistent and compatible with the city's land use and development, plans, goals, and objectives. The project's design is in harmony with the general character developments in the vicinity, considering factors such as mass, building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design components were planned in such a fashion that they are physically and aesthetically related and coordinating with other elements of the project and surrounding environment.

STAFF RECOMMENDATION

The proposed project is compatible with the City of Forest Park's requirements and will not cause 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