



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

Friday, November 11, 2022 at 12:00 PM  
Virtual Meeting Via Zoom and YouTube Livestream

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 608.2301

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

## AGENDA

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

### VIRTUAL MEETING NOTICE

To join the meeting via Zoom:

<https://us02web.zoom.us/j/7392735936?pwd=WIM4QUFDY2V3RGJibHRqZ2N2bFhqZz09>

**Meeting ID:**739 273 5936  
**Passcode:**139944

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

1. Approval of Minutes from the September 16, 2022 meeting.

**OLD BUSINESS:**

**NEW BUSINESS:**

2. **780 Main Street** - The applicant is requesting the approval to renovate the facade. This update will include changes to the design of the front façade, as well as changes in materials. Additionally, the applicant is requesting to add a mural to the side of the building as part of the façade improvement project.

**ADJOURNMENT:**



## Urban Design Review Board Minutes September 16, 2022

**Call to Order:** Chairman Rodney Givens called the meeting of the Urban Design Review Board to order at 12:03 PM.

**Roll Call:** Those present were Karyl Clayton, Ron Dodson, Yahya Hassan, Leonardo Penaloza; Secretary, Daija Blocker; Caitlyn Chandler, Planner; and LaShawn Gardiner, Director of the Planning and Community Development.

**Approval of Minutes:** Yahya Hassan made a motion to approve the minutes from the previous meeting on April 8, 2022. Karyl Clayton seconded the motion. Voting was unanimous.

### New Business:

**Item 1:** **437 North Avenue**  
**Applicant: Darion Dunn**  
**To construct 15 townhome units of a 1.62-acre parcel.**

Caitlyn Chandler states that 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. 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.



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.

The applicant Darion Dunn states that he is the owner of the property and the developer. Darion Dunn also states he is a licensed engineer in Georgia. He states he bought the land a couple years ago and owns the land beside the property park Manor Apartments. He bought the land to provide the city with new construction quality townhomes. He states he has land use restrictions and covenants in place also, an HOA is established. Darion Dunn says that the land disturbance and architectural plans have been approved almost a year ago but with the Public Works director transition everything got done out of place. He got delayed with the project and then found out that he had to go before the Urban Design Review Board.

Karyl Clayton asks what material is used for the siding.

Darion Dunn answers the siding is cement with stone accents. He states there is also lap, cedar, and board and batten siding.

Karyl Clayton asks if the front of the building is on the north side or south side.

Darion Dunn answers the front of the buildings would be facing the North Avenue side.

Yahya Hassan stated if he has permission for the trees then the arborist already gave approval.

Darion Dunn stated they already went through the LDP and Plan Review process.

Yahya Hassan says that crossing the street there needs to be a sign or something that can indicate the crosswalk for people.

Darion Dunn states that the area is private area so there are less people driving back and forth.

Yahya Hassan states that someone can be speeding even in the neighborhood, to warn drivers that people crossing at the point on the road.

Darion Dunn states they could potentially place two speed bumps on the road.

Yahya Hassan asks if there would be families with children living at the townhomes.



Darion Dunn says he does not know and even if he did, he cannot tell. The houses are designed in a way to serve families.

Yahya Hassan asks if there would be a playground.

Darion Dunn states that there is no room because of the required detention ponds.

Karyl Clayton asks if the garages are single car.

Darion Dunn answers that the garage is single car. There is no room for two car garages because the last level would be solely for the garage and the homes are only two story.

Karyl Clayton asks if a car can go on the driveway.

Darion Dunn answers that there is enough parking for 32 cars, 16 in the driveway and 16 in the garage.

*Yahya Hassam made a motion to approve to construct 15 townhome units of a 1.62-acre parcel. Karyl Clayton seconded the motion to approve. Voting was unanimous.*

**Other Business:** No other Business.

**Adjournment:** There being no further business, Ron Dodson made a motion to adjourn the meeting at 12:25PM, Yahya Hassan seconded the motion. Voting was unanimous.



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** November 11, 2022  
**Staff Report Compiled By:** Caity Chandler  
**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

Name: Nachaé Jones  
 Address: 780 Main Street  
 City/State: Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 780 Main Street  
**Current Zoning:** DM – Downtown Mainstreet  
**Parcel Number:** 13050B K003

#### FINDINGS OF FACT

The applicant is requesting the approval to renovate the facade of 780 Main Street. This update will include changes to the design of the front façade, as well as changes in materials. Additionally, the applicant is requesting to add a mural to the side of the building as part of the façade improvement project.

The façade currently features a front gable. Prefinished metal siding will be added to the top portion of the façade to square off the gable to create a more commercial look to the building. The metal will not be painted. A flat metal awning will span the face of the building. Additionally, a mural will be painted on the east wall. It will feature both warm and cool colors and reflect the usage of the building (art therapy).

#### Zoning Classifications of Contiguous Properties

Direction	Zoning & Use		Direction	Zoning & Use
North	RT – Two Family Residential (Residential properties)		East	DM – Downtown Mainstreet (Commercial properties)
South	DM – Downtown Mainstreet (Commercial properties)		West	DM – Downtown Mainstreet (Commercial properties)



ZONING MAP



CURRENT CONDITIONS 11.2.2022











**ELEVATIONS**







**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