



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, July 21, 2023 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

BOARD MEMBERS: Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton, Leonardo Penaloza

VIRTUAL MEETING NOTICE

To join the meeting via Microsoft Teams:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 254 731 538 365

Passcode: poZS3o

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of July 7, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Applicant, Juan Carlos Mendoza, requests approval of the conceptual design of a new home to be built at 921 Cone Road

ADJOURNMENT:



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, July 07, 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

BOARD MEMBERS: Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton, Leonardo Penalzoa

VIRTUAL MEETING NOTICE

To join the meeting via Microsoft Teams:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 275 655 163 065

Passcode: FAL6LF

CALL TO ORDER/WELCOME: Chairman Rodney Givens called the meeting to order at 12:07pm.

ROLL CALL: A quorum was present.

Present: Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

Absent: Leonardo Penalzoa

Others Present: SaVaughn Irons, City Planner; Latonya Turner, Planning & Development Administrative Supervisor

APPROVAL OF MINUTES:

1. Approval of June 9, 2023, Meeting Minutes

Ron Dodson made a motion to approve the June 9, 2023, Meeting Minutes. Yahya Hassan seconded the motion. Motion approved unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. Request for approval of the conceptual design of a new home to be built at 5760 Jefferson Avenue

SaVaughn Irons stated that the applicant, Tammy Hightower Shepard, is requesting the approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 5760 Jefferson Ave. The previous home was demolished, due to a tree falling on the previous structure destroying the home and causing it to be condemned. The rebuilding of the new home will include a new structure, all new windows, siding, and brick. This update will be a completely new development construction home. The façade that will be included in the newly built construction features a Gable & Valley Roof design with what appears to be an exterior Hardie plank finish, cedar siding and shake. The roof will include five (5) gables with added features to the front and sides of the proposed structure. The entrance of the front façade will include a ridge cap and EIFS system. The western exterior of the structure will include a fireplace that will have cedar siding & shake façade. The bottom half of the home will include a red brick water table surrounding the perimeter of the home. Ridge Cap: 3d414a - Black & Grey EIFS System around fenestrations: FFFFF8 WhiteEIFS System on Tower Caps: C9CED0 - Aluminum/Silver Flat parapet of roof: Pre-weathered (Dark Gray) Brick Water table: AA4A44 - Red brick Hardie Plank -: E8E3DB – Crème Cedar Siding & Shake - E8E3DB – Crème Windows – Double pane glass Side Façade Material & Colors Facing East Ridge Cap: 3d414a -Black & Grey EIFS System around fenestrations: FFFFF8 WhiteEIFS System on Tower Caps: C9CED0 -Aluminum/SilverFlat parapet of roof: Pre-weathered (Dark Gray)Brick Water table: AA4A44 - Red brick Hardie Plank -: E8E3DB – Crème Cedar Siding & Shake - E8E3DB – Crème Windows – Double pane glass Side Façade Material & Colors Facing West-Ridge Cap: 3d414a -Black & Grey EIFS System around fenestrations: FFFFF8 White EIFS System on Tower Caps: C9CED0 -Aluminum/Silver Flat parapet of roof: Pre-weathered (Dark Gray) Brick Water table: AA4A44 - Red brick Hardie Plank -: E8E3DB – Crème Cedar Siding & Shake - E8E3DB – Crème Windows – Double pane glass. That to the north the property is zoned Residential Home - Single-Family Residential District (RS), to the south the property is zoned Residential Home - Single-Family Residential District (RS), to the east the property is zoned Residential Home - Single-Family Residential District (RS), and to the west the property is zoned Residential Home - Single-Family Residential District (RS). The proposed project meets the current district standards and 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 coordinate 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 have an adverse effect on the surrounding community. For this reason, Staff recommends to the UDRB that the proposed project be approved.

- Karyl Clayton stated that the surrounding area is mostly either a basement type building or mostly brick around it and that the Hardie Plank and Cedar Shake siding may look like a whole new building in that particular area. She stated the design is fine, but that those two things are out of character of everything else in the area.
- SaVaughn Irons presented the site of the previous home using Google Maps and stated that it's tucked away and fully brick. Ms. Irons stated that other homes in this neighborhood were built in 1965 and that the new home would look different, but wouldn't be against any design standards. She stated that she did review the plans and that the property meets the required setbacks per the zoning ordinance as far as the exterior front, rear, and side setbacks and is up to code. She stated that this was another reason why staff recommended approval.
- Ron Dodson stated that this subdivision is over 50 years old, all cinder block foundation and brick on top of that, and an average size of 1,450 sq ft. He stated this home is the new concept and the only problem he sees is the value of the house in that subdivision. He stated that this house is a real plus for that subdivision.
- Applicant Tammy Hightower Shepard stated the home is 3 bedrooms, but that she doesn't know the exact square footage. She stated that the previous owner added a sunroom which increased the square

footage of the house and that her insurance company required the new house be the same square footage as the home that was there prior.

- Yahya Hassan made a motion to approve the design of the new home at 5760 Jefferson Avenue. Karyl Clayton seconded the motion. Motion approved unanimously.

ADJOURNMENT: Ron Dodson made a motion to adjourn the meeting. Yahya Hassan seconded the motion. Motion approved unanimously Meeting adjourned at 12:28pm.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 21, 2023

Staff Report Compiled By: SaVaughn Irons, City Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Juan Carlos Mendoza

Address: 921 Cone Rd.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 921 Cone Rd.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13112C C005

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 921 Cone Rd. The current location is a vacant lot where a previous home burned down, and the applicant is interested in constructing a new two-story home at this location. This update will be a completely new development construction home.

The façade that will be included in the newly built construction features a Gable & Valley Roof design with Hardie plank siding, vertical Hardie siding, Hertz Hardie plank siding, tapered column, and an asphalt roof shingles. The roof will include one (1) gable with added features to the front and sides of the proposed structure. The entrance of the front façade will include a ridge cap and EIFS system. The western and eastern exterior of the structure will include Hardie Plank Siding with black vinyl windows.

Front Façade Material & Colors

Ridge Cap: Dark Grey

Hardie Plank Siding: Pure White SW 7005

Trim & Fascia & Soffit: Pure White SW 7005

Exterior Gutters: Black & Aluminum

EIFS System on Tower Caps: Black & Aluminum

Flat parapet of roof: Pre-weathered (weathered wood)

Windows – Tricorn Black

Front Door: Tricorn Black
Post Exterior Stain: White Oak

Side Façade Material & Colors Facing East

Ridge Cap: Dark Grey
EIFS System on Tower Caps: Black & Aluminum
Flat parapet of roof: Pre-weathered (weather wood)
Hardie Plank : Pure White SW 7005
Windows – Vinyl – Tricorn Black
Post Exterior Stain: White Oak

Side Façade Material & Colors Facing West-

Ridge Cap: Dark Grey
EIFS System on Tower Caps: Black & Aluminum
Flat parapet of roof: Pre-weathered (weather wood)
Hardie Plank: Pure White SW 7005
Windows – Vinyl – Tricorn Black
Post Exterior Stain: White Oak

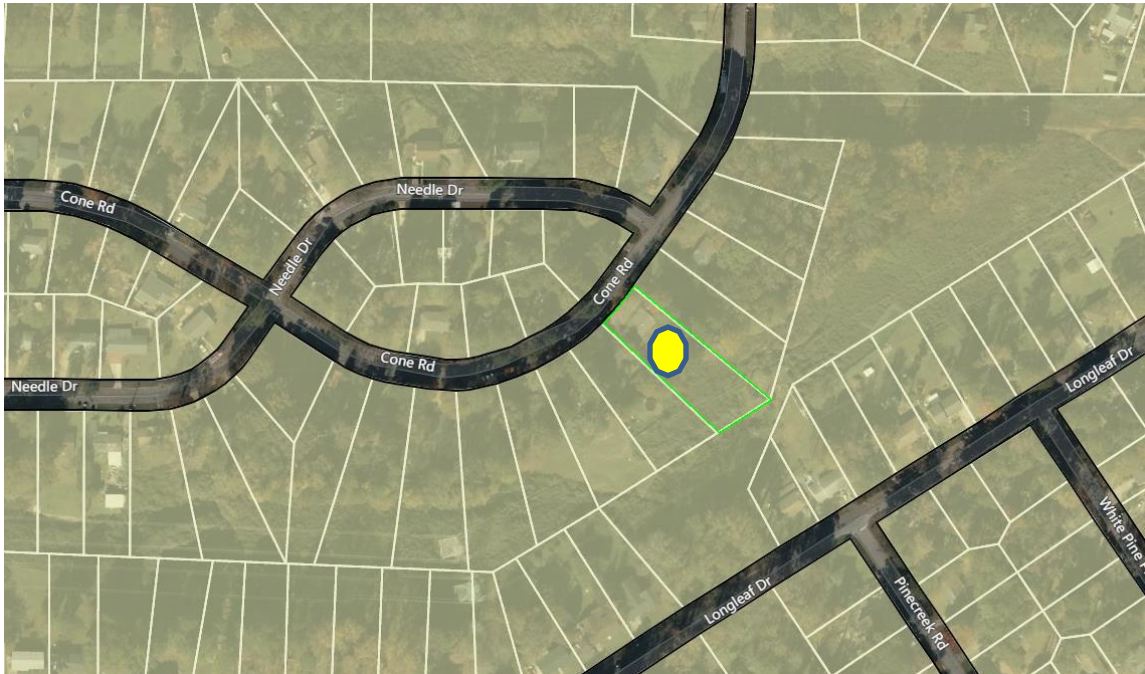
Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Residential Home - Single-Family Residential District (RS)	East	Residential Home - Single-Family Residential District (RS)
South	Residential Home - Single-Family Residential District (RS)	West	Residential Home - Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



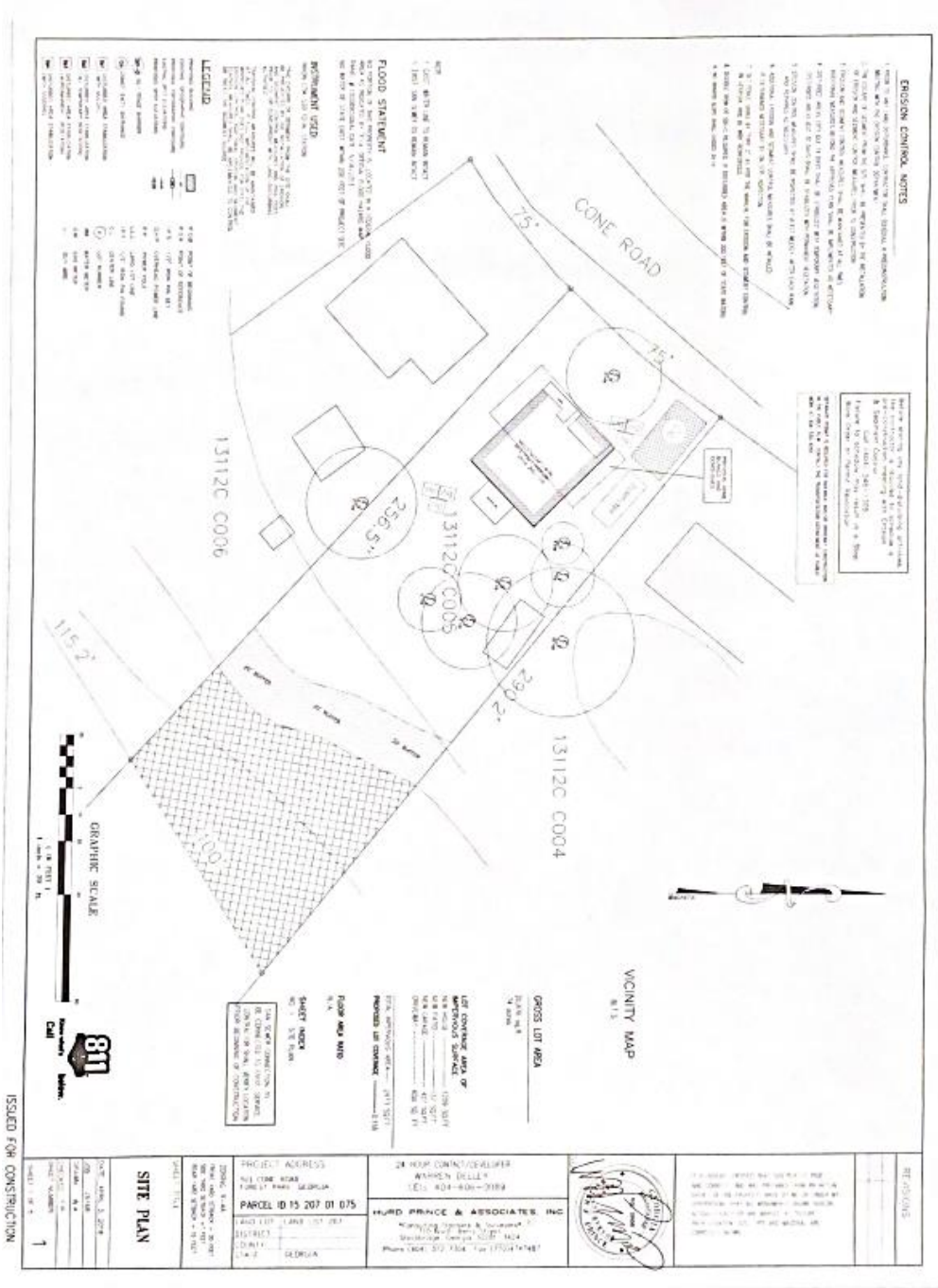


EXISTING SURVEY

There is not an existing structure/plans for this lot.

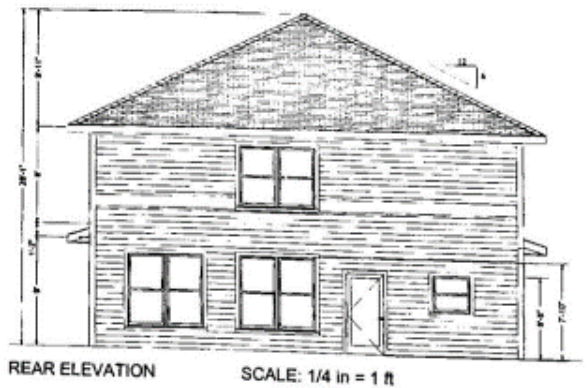
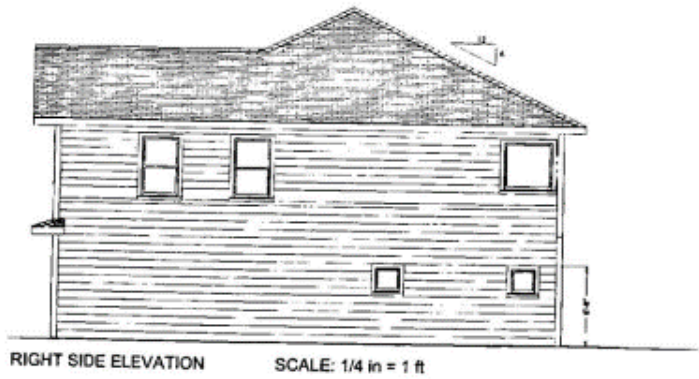
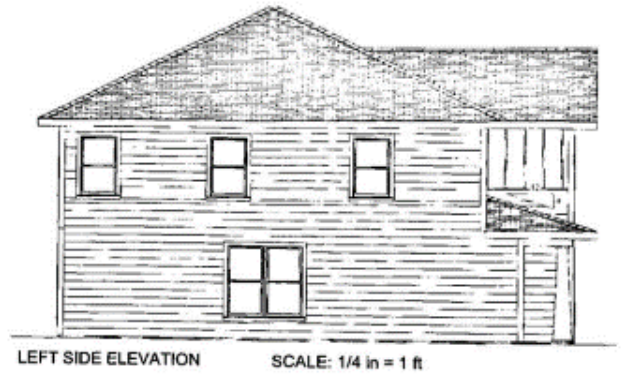
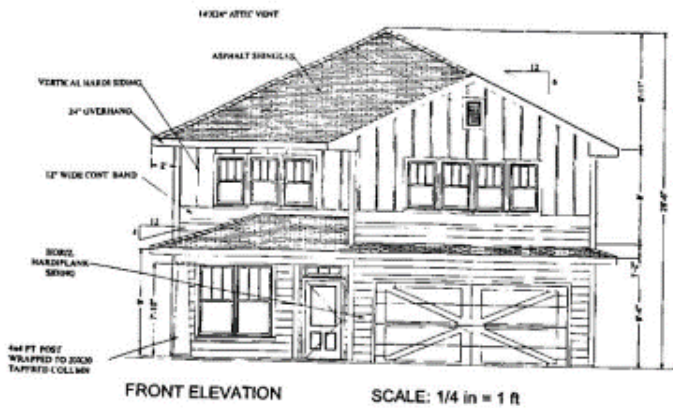
NEW SURVEY

New Proposed Residence

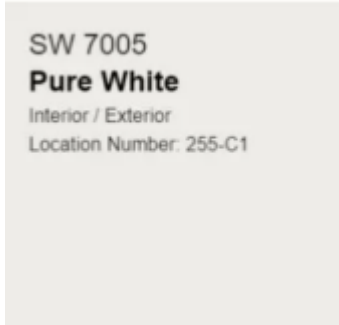




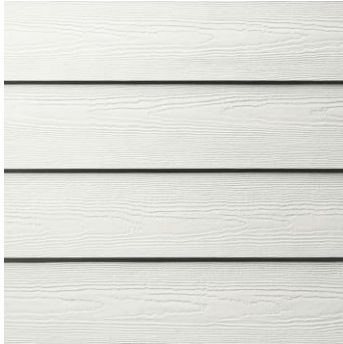




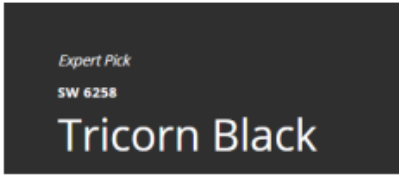
Material & Color Examples 921 Cone Rd.



Exterior Color: This color will also be used for Trim, Fascia, and Soffit.



Exterior Siding: Hardie plank



Exterior Front Door Color



Exterior Gutters: Black and Aluminum



Roof Shingle: weathered wood



Windows: Black Vinyl



Exterior Landscaping: Bermuda Grass

IMPACT SUMMARY

The proposed project meets the current district standards and 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 coordinate 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 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