



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

Friday, June 21, 2024 at 12:00 PM  
Council Chambers

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 366.4720

**PLANNING & COMMUNITY DEVELOPMENT**  
745 Forest Parkway  
Forest Park, GA 30297

## AGENDA

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

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**

**APPROVAL OF MINUTES:**

1. Approval of May 17, 2024 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. The applicant, Juan Carlos Mendoza, is requesting an amendment to a design approval for a new construction single-family home at 921 Cone Rd., Parcel# 13112C C005.
3. The applicant, Nadya Wadhvani, is requesting approval to renovate the front facade of an existing gas station at 4962 Jonesboro Rd., Parcel# 13049B D007.

**ADJOURNMENT:**



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

Friday, May 17, 2024 at 12:00 PM  
Virtual Meeting Via Zoom and YouTube Livestream

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
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**PLANNING & COMMUNITY DEVELOPMENT**  
785 Forest Parkway  
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**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: 263 151 130 715  
Passcode: xWsPTn

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

**ROLL CALL:**  
**PRESENT:**  
Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

**OTHERS PRESENT:**  
James Shelby, Interim Director of Planning & Community Development; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**  
It was moved to approve the agenda as presented.  
Motion made by Ron Dodson, Seconded by Karyl Clayton. Motion carried.

**APPROVAL OF MINUTES:**  
  
1. Approval of April 19, 2024 Meeting Minutes  
It was moved to approve the minutes as printed.  
Motion made by Ron Dodson, Seconded by Yahya Hassan. Motion carried.

**OLD BUSINESS:****NEW BUSINESS:**

2. The applicant, Sandra Michelle Copeland, is requesting design approval for a new construction single-family home at 920 Forest Ave., Parcel# 13048C E009.

**BACKGROUND/HISTORY:**

The applicant is requesting approval of a conceptual design to construct a 2,166 square feet single-family residence at 920 Forest Ave. The current location is a vacant lot. The applicant proposes to construct a one-story home at this location. The front façade features a Gable roof with asphalt shingles, Hardie Plank siding, double vinyl windows, a front door, and a one car garage. There will also be a wood picket front porch, handrails and wood columns that will feature a natural wood stain color. The western exterior will be consistent with the front façade materials, but have a smaller walk-up wood picket porch, three vinyl windows, a door, and features a cement water table. The eastern exterior of the proposed structure will also be consistent with the front façade materials but does not feature any entry ways and includes nine (9) vinyl windows and a cement water table. The rear of the home will be consistent with the exterior siding materials, no windows will be present, and it will also feature a small walk-up wood picket porch consistent with the small walk-up wood picket porch featured on the western exterior.

**SaVaughn Irons** – stated that the driveway cannot be gravel as the plans indicate and the lot has already been subdivided.

**James Shelby** – stated that the proposed house will have to meet the side yard setback requirements because the lot has been subdivided. The applicant would have to resubdivide the property if she were to sale it in the future.

**Sandra Copeland** – stated the house will be used a residence for her daughter and granddaughter.

**James Cuffie** – stated the driveway will be concrete and the door will be moved to the rear.

It was moved to approve the facade for 920 Forest Ave., Parcel# 13048C E009.  
Motion made by Yahya Hassan, Seconded by Ron Dodson. Motion carried.

**ADJOURNMENT:**

It was moved to adjourn the meeting at 12:39pm.  
Motion made by Yahya Hassan, Seconded by Karyl Clayton. Motion carried.



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** June 21, 2024

**Staff Report Compiled By:** SaVaughn Irons-Kumassah, Principal 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 has a two-story home that is currently in the process of development on the premises but was issued a stop work order due to what was being built, not being approved by UDRB or Staff. The applicant previously went before the Urban Design Review board in July 2023 and was approved for a different conceptual design, however, the house the applicant began to build was not what he was originally approved for. The applicant was advised to reapply for architectural review and submit new plans for plan review of the new design before any construction could continue.

The front façade features a flat parapet roof design with Weather Wood Architectural Shingles, two tone color design with 80% Hardie Siding, 20% Panel Siding, White Vinyl Frame windows with Black Cement Trim, Fiberglass with Black Trim Front and rear doors and a two car Fiberglass garage color Black with clear/Frosted Glass. The western exterior will be consistent with the front façade materials and include four White Vinyl Frame windows with Black Cement Trim. The eastern exterior is also consistent with the front façade materials and features two white Vinyl Frame windows with Black Cement Trim, and the rear exterior is also consistent with the front façade materials and features eight white Vinyl Frame windows and a fiberglass rear door with Black Trim.



## Front Façade Material & Colors

**Siding:** Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)  
**Exterior Soffit, Fascia & Trim:** Tricorn Black. (SW 6258)  
**Roof:** Architectural Shingles (Weather Wood)  
**Exterior Gutters:** Black Metal & Aluminum (Tricorn Black SW 6258)  
**Front Door:** Fiberglass with Black Trim with Glass (Tricorn Black SW 6258)  
**Window:** White Vinyl Frame with Black Cement Trim  
**Garage:** Fiberglass Color Black with Clear or Frosted Glass

## Side Façade Material & Colors Facing East

**Siding:** Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)  
**Exterior Soffit, Fascia & Trim:** Tricorn Black. (SW 6258)  
**Roof:** Architectural Shingles (Weather Wood)  
**Exterior Gutters:** Black Metal & Aluminum (Tricorn Black SW 6258)  
**Window:** White Vinyl Frame with Black Cement Trim

## Side Façade Material & Colors Facing West

**Siding:** Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)  
**Exterior Soffit, Fascia & Trim:** Tricorn Black. (SW 6258)  
**Roof:** Architectural Shingles (Weather Wood)  
**Exterior Gutters:** Black Metal & Aluminum (Tricorn Black SW 6258)  
**Window:** White Vinyl Frame with Black Cement Trim

## Rear Façade Material & Colors

**Siding:** Hardie and Panel Siding (Behr Half Sea Fog N470-3 and Behr Midnight Blue (N480-7)  
**Exterior Soffit, Fascia & Trim:** Tricorn Black. (SW 6258)  
**Roof:** Architectural Shingles (Weather Wood)  
**Exterior Gutters:** Black Metal & Aluminum (Tricorn Black SW 6258)  
**Rear Door:** Fiberglass with Black Trim with Glass (Tricorn Black SW 6258)  
**Window:** White Vinyl Frame with Black Cement Trim



# CITY OF FOREST PARK

Item #2.

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 (404) 366-4720

## Zoning Classifications of Contiguous Properties

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

## AERIAL MAP



## ZONING MAP



## CURRENT CONDITIONS -PHOTOS





# CITY OF FOREST PARK

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*Planning & Community Development Department  
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(404) 366-4720*







# CITY OF FOREST PARK

Item #2.

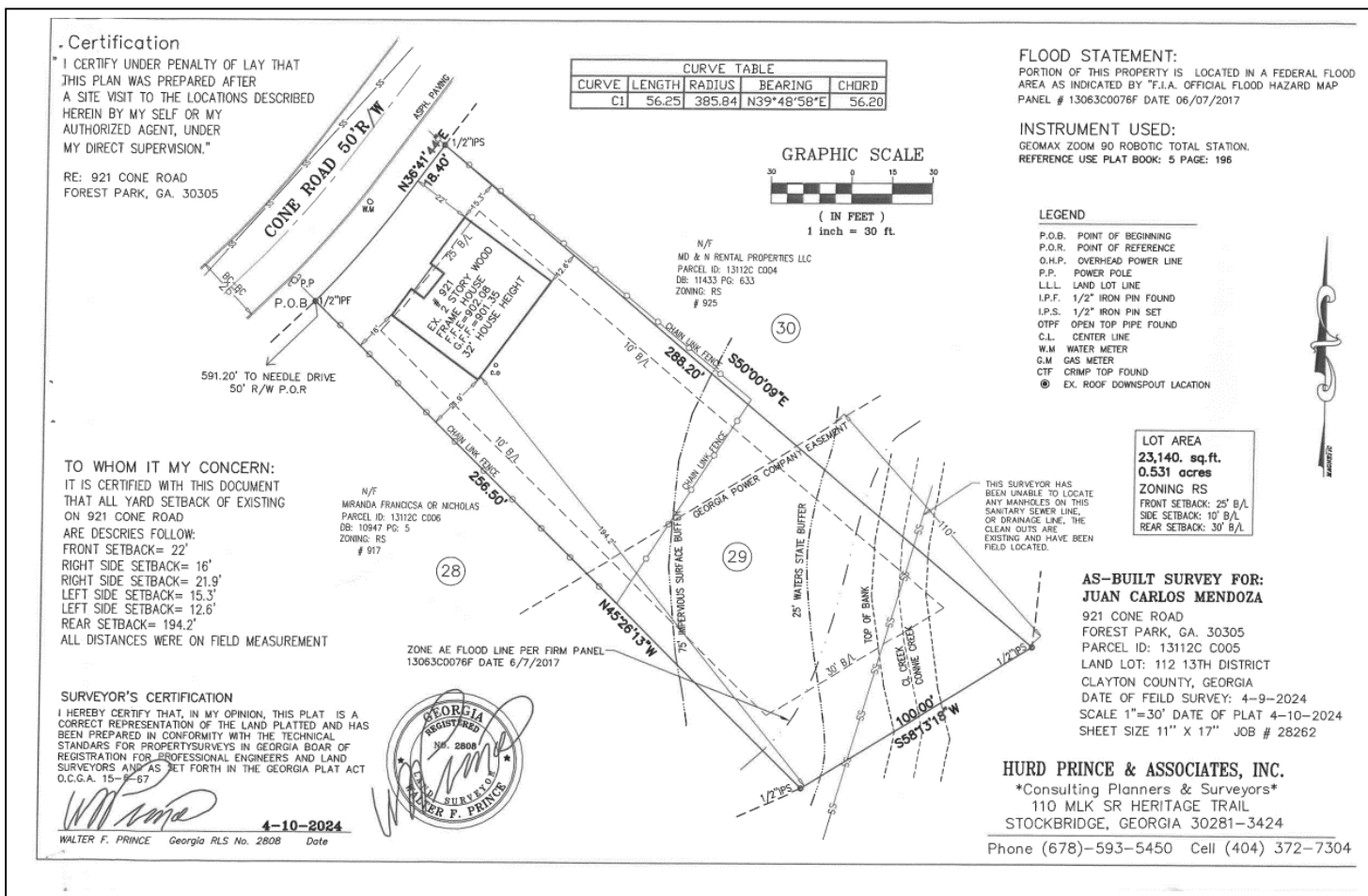
Planning & Community Development Department  
 785 Forest Parkway  
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## EXISTING SURVEY

**There is not an existing structure/plans for this lot due to it previously being vacant.**

## NEW SITE PLAN

### New Proposed Residence





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## ELEVATIONS





# CITY OF FOREST PARK

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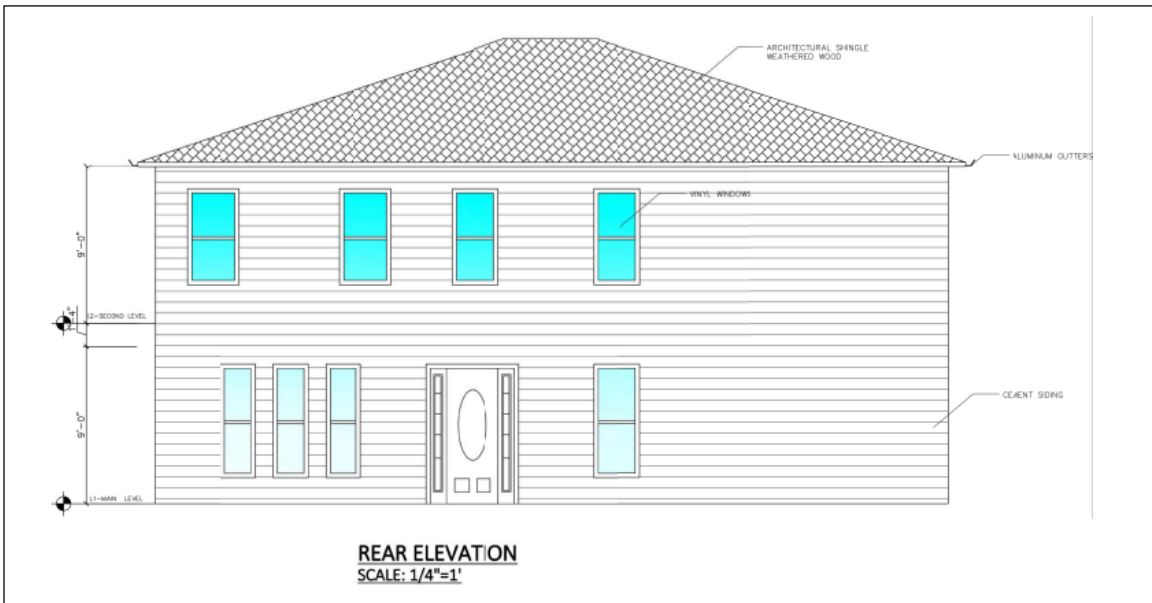


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*a city for every season*

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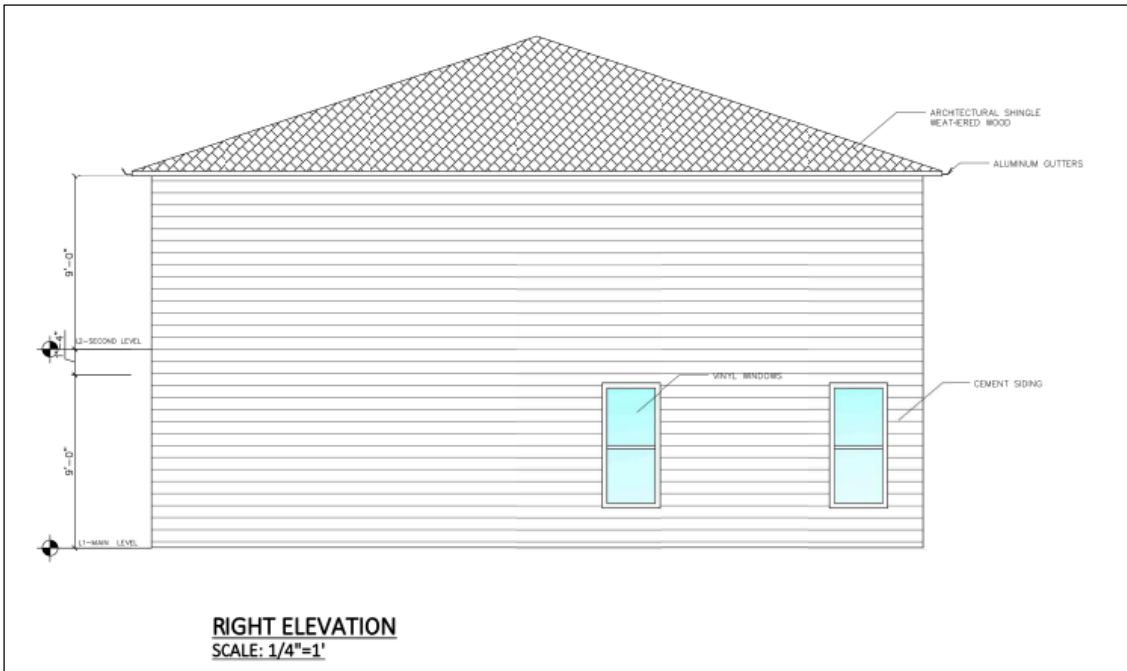


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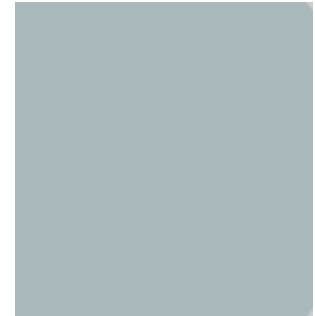
## Material & Color Examples



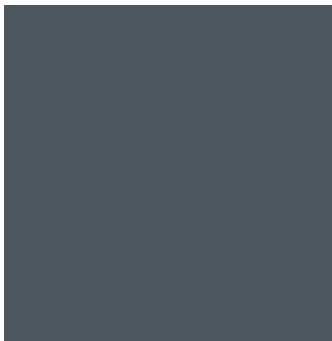
**Exterior Siding:**  
 80% Hardie Siding.



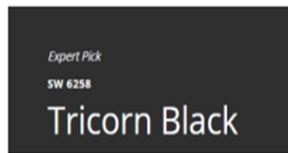
**Exterior Siding:**  
 20% Panel Siding.



**Exterior Color:**  
 Color: Behr Half Sea Fog (N470-3)



**Exterior Color:** Behr  
 Midnight Blue (N480-7)



**Exterior Trim, Fascia, Soffit Color:** Tricorn Black. SW 6258



**Roof:** Architectural Shingles  
 Weather Wood



**Windows:**  
 White Vinyl Frame with Black  
 Cement Trim



**Front & Rear Door:**  
 Fiberglass with Black  
 Trim with Glass



**Exterior Gutters:**  
 Color: Black Metal &  
 Aluminum



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**Garage Door:**  
Fiberglass Color Black with Clear  
or Frosted Glass



**Grass Type:**  
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. Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** June 21, 2024

**Staff Report Compiled By:** James Shelby, Interim Director of PCD

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:** Nadya Wadhvani

**Name:** Sirat S. Ukani, Owner

**Address:** 4962 Jonesboro Road

**City/State:** Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 4962 Jonesboro Road

**Current Zoning:** Downtown Main Street (DM)

**Parcel Number:** 13049B D007 **Ward District:** 3

#### FINDINGS OF FACT

The applicant is requesting approval to renovate the front façade of an existing gas station located at 4962 Jonesboro Road. The owner is changing the brand of the store with a new front façade and new signage which is not part of this application.

The applicant will demo the existing wooden siding on the front elevation. The existing canopy will also be demolished and replaced with a black metal canopy. The front elevation including the bricks will be painted. The existing windows and doors will remain.

#### FRONT FAÇADE MATERIALS AND COLORS

**Upper Trim:** EIF with Color – PPG0995-1 Shaded Whisper (This is the Main Body Color)

**Lower Trim:** Brick to be Painted with Color-PPG0996-3 Statue Garden Semi-Gloss

**Canopy:** Black Metal

**Exterior Gutters & Downspout:** EIF with Color – PPG0995-1 Shaded Whisper

**Roof:** Existing Sloping Roof to Remain

**Windows:** Existing Windows to Remain

**Doors:** Existing Doors to Remain





# CITY OF FOREST PARK

Item #3.

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## Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Downtown Main Street (DM) Commercial	East	Gillem District (DZ) Industrial
South	Downtown Main Street (DM) Commercial	West	Downtown Main Street (DM) Commercial

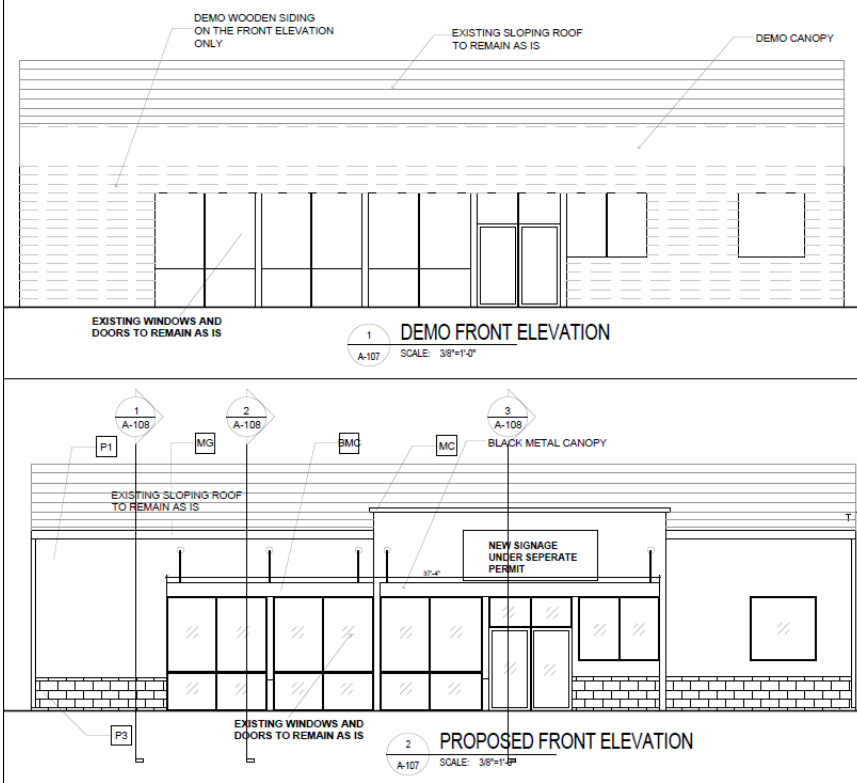
## AERIAL MAP



**CURRENT CONDITIONS -PHOTOS**



## DEMO FRONT ELEVATION AND PROPOSED FRONT ELEVATION



**1 DEMO FRONT ELEVATION**  
SCALE: 3/8"=1'-0"

**2 PROPOSED FRONT ELEVATION**  
SCALE: 3/8"=1'-0"

LIST OF MATERIALS

NO.	DESCRIPTION
1	EIFS WITH COLOR-PPG0996-1 SHADED WHISPER (THIS IS THE MAIN BODY COLOR)
2	EIFS WITH COLOR-PPG0996-7 SUMMER SHADOW
3	BRICK TO BE PAINTED WITH COLOR-PPG0996-3 STATUE GARDEN SEMI GLOSS
4	BLACK METAL CANOPY
5	METAL GUTTER & DOWN SPOUT TO MATCH COLOR P1
6	METAL COPING

**NOTES-**


- EXISTING WINDOWS AND DOORS TO REMAIN AS IS
- NEW BLACK METAL CANOPY
- SIDE ELEVATIONS TO HAVE SAME COLOR AS FRONT

**NOTE**  
PATCH SEAL AND REPAIR TO RECEIVE NEW EXTERIOR FINISHES. CONTRACTOR TO FOLLOW INDUSTRY STANDARDS FOR WATERPROOFING THE BLDG.

**EXTERIOR ELEVATIONS**

**A-107**

**PROPOSED ELEVATION WITH LIST OF MATERIALS**




**FRONT VIEW** (P1) (P2) (P3)

LIST OF MATERIALS		
NO.	DESCRIPTION	COLOR
P1	EIFS WITH COLOR-PPG0995-1 SHADED WHISPER (THIS IS THE MAIN BODY COLOR)	[Color swatch]
P2	EIFS WITH COLOR- PPG0996-7 SUMMER SHADOW	[Color swatch]
P3	BRICK TO BE PAINTED WITH COLOR - PPG0996-3 STATUE GARDEN SEMI GLOSS	[Color swatch]
	BLACK METAL CANOPY	
	METAL GUTTER & DOWN SPOUT TO MATCH COLOR P1	
	METAL COPING	

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10400 HICKORY, SU. 1000  
ATLANTA, GA 30328  
designpavilion@gmail.com  
404.366.1999

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EXTRAMILE

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JONESBORO  
C STORE  
4902 JONESBORO ROAD  
FOREST PARK, GA 30250

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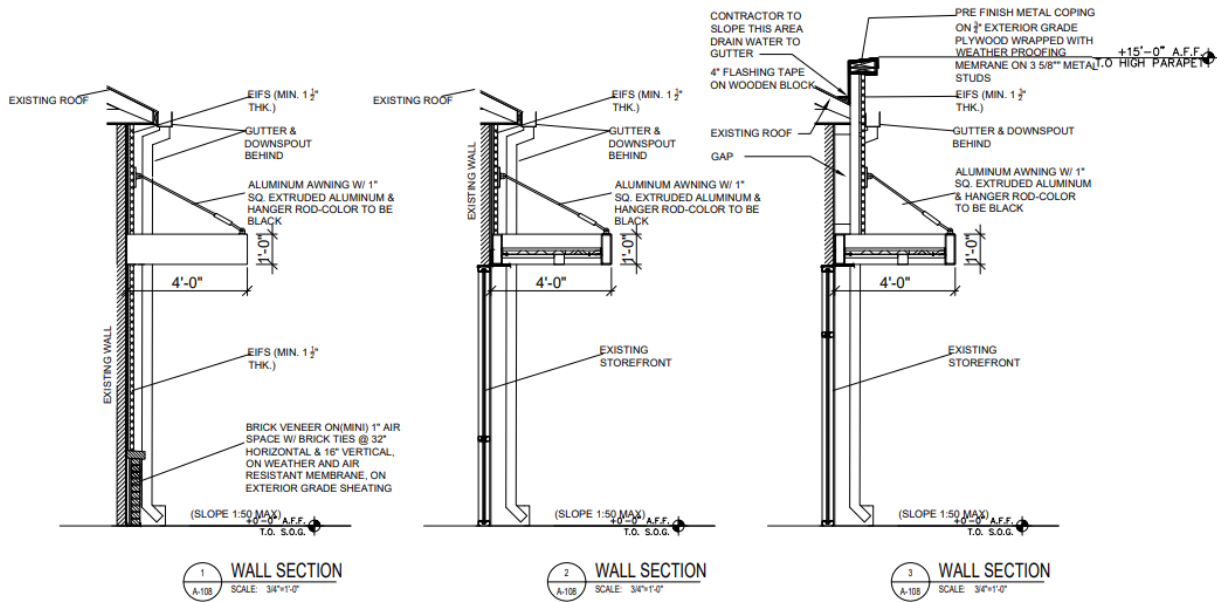
SAM SAWJA

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VIEW

**E-102**

**PROPOSED CANOPY DETAIL**





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## IMPACT SUMMARY

The applicant is proposing a minor renovation by painting an existing gas station that includes removing an existing canopy and replacing it with a black metal canopy. 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