



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, April 18, 2025 at 12:00 PM
Council Chambers

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT
785 Forest Parkway
Forest Park, GA 30297

AGENDA

Rodney Givens, *Chairman*
Ron Dodson, *Vice Chairman*
Yahya Hassan, *Member*
Karyl Clayton, *Member*
Yoni Cortez, *Member*

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of February 21, 2025 Meeting Minutes

PUBLIC COMMENTS (All Speakers will have 3 Minutes):

OLD BUSINESS:

NEW BUSINESS:

2. Applicant Gaetan Gachelin requests approval for the conceptual design for a new multi-family duplex at 0 Ferguson Ct., Parcel# 13049A A031, Ward 2.
3. Applicant Jesus Gonzalez requests approval for the conceptual design for a new single-family residential home at 556 Kay St., Parcel# 13078D A009, Ward 4.

4. Applicant Kevin Zelada requests approval for the conceptual design for renovating an existing single-family home at 569 Yancey Dr., Parcel# 13046D E014, Ward 2.

ADJOURNMENT:

In compliance with the Americans with Disabilities Act, those requiring accommodation for meetings should notify the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720.



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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*
- Yoni Cortez**, *Member*

CALL TO ORDER/WELCOME: Rodney Givens called the meeting to order at 12:05 pm.

ROLL CALL: A quorum was established.

PRESENT:

Rodney Givens; Ron Dodson; Yahya Hassan; Karyl Clayton; Yoni Cortez

ALSO PRESENT:

Nicole Dozier, Director of Planning & Community Development; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Board Secretary and Department of Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of January 17, 2025 Meeting Minutes
Ron Dodson motioned to approve the January 17, 2025, Meeting Minutes as printed. Yahya Hassan seconded the motion. The motion was approved unanimously.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS: None

NEW BUSINESS:

2. Applicant Mashara Williams (Clayton County Public Schools) is requesting approval for the conceptual design for a new combined, renovated and expanded elementary school in the

Single-Family Residential District (RS) at 5215 West St., Parcel# 13078B A004, 13078B A004A, 13078A E001, Ward 4.

Background/History:

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a new combined, renovated and expanded elementary school in the Single-Family Residential District (RS). The existing elementary school was originally land donated by William Alfred Fountain in 1952, established as a school under the direction of the Clayton County School Board for the education of colored children in 1953, and later became a beacon of hope and resilience in the community. The proposed project will partially demolish and expand the existing W.A. Fountain Elementary School as well as combine with the existing Unidos Language School. The new school façade includes Gable Standing Seam Metal Roof and Flat Cast Stone Roof with exterior siding of Cast Stone and Red Brick: Face Running Bond, Inset Stack Bond, and Stack Bond Solider Courses on all sides (front, left, right, and rear). The applicant stated that new renovations and expansions will preserve the original architecture and the historical significance of the school within the community. The vision is to create a more modern, inclusive, and nurturing learning environment for students, staff, and the community.

Karyl Clayton motioned to approve conceptual design for 5215 West St., Parcel# 13078B A004, 13078B A004A, 13078A E001, Ward 4. Yoni Cortez seconded the motion. The motion was approved unanimously.

ADJOURNMENT: Yoni Cortez motioned to adjourn the meeting at 12:15 pm. Yahya Hassan seconded the motion. The motion was approved unanimously.

In compliance with the Americans with Disabilities Act,
those requiring accommodation for meetings should notify
the City Clerk's Office at least 24 hours prior to the meeting at 404-366-4720



URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: April 18, 2025

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: Gaetan Gachelin
Address: 364 Baymist Dr, Loganville, GA 30052
Site Address: 0 Ferguson Ct
Ward: 2
Acreage: 0.158
Current Zoning: Multiple Family Residential (RM)
Parcel ID Number: 13049A A031

REQUEST

The applicant at 0 Ferguson Ct is requesting approval of the architectural design for a new multiple family duplex in Ward 2. The applicant submitted two (2) separate building elevations for approval and the approved design will be incorporated into the new multiple family duplex. The exterior of the building will be a modern contemporary design with mixed material siding and color aesthetics. Currently, the property is vacant and undeveloped.



REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

The design is in harmony with the general character of the surrounding area.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

| Direction | Zoning & Use | Direction | Zoning & Use |
|-----------|--------------------------------|-----------|----------------------------------|
| North | Single Family Residential (RS) | East | Downtown Mainstreet (DM) |
| South | Single Family Residential (RS) | West | Multiple Family Residential (RM) |

The design components are planned in such a fashion that they are physically and aesthetically related to the surrounding environment.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic views or natural features at this location.

(D) Design shall protect adjacent properties from negative visual impact.

The design protects adjacent properties from negative visual impact.

(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures that are proposed.



Front Façade Material & Colors

- Siding:** Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)
- Roof:** Flat Parapet with Charcoal Architectural Singles
- Window:** Clear Glass with aluminum frames (Black)
- Door:** Contemporary Design with Glass Panel Inserts (Dark Gray)
- Trim:** Black, deep bronze, or dark gray
- Stairs:** Floating Style with Wooden Handrail (Dark Grey)
- Entryway Lighting:** TBD

Side Façade Material & Colors Facing East

- Siding:** Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)
- Roof:** Flat Parapet with Charcoal Architectural Singles
- Window:** Clear Glass with aluminum frames (Black)
- Trim:** Black, deep bronze, or dark gray

Side Façade Material & Colors Facing West

- Siding:** Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)
- Roof:** Flat Parapet with Charcoal Architectural Singles
- Window:** Clear Glass with aluminum frames (Black)
- Trim:** Black, deep bronze, or dark gray

Rear Façade Material & Colors

- Siding:** Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)
- Roof:** Flat Parapet with Charcoal Architectural Singles
- Window:** Clear Glass with aluminum frames (Black)
- Trim:** Black, deep bronze, or dark gray

AERIAL MAP



ZONING MAP



Planning & Community Development Department
785 Forest Parkway
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| Legend | |
|--------|----------------------------------|
| | Multiple Family Residential (RM) |
| | Single Family Residential (RS) |
| | Downtown Mainstreet (DM) |
| | General Commerical (GC) |

CURRENT CONDITIONS – PHOTOS



Front – North View



Side – West View



Side – East View

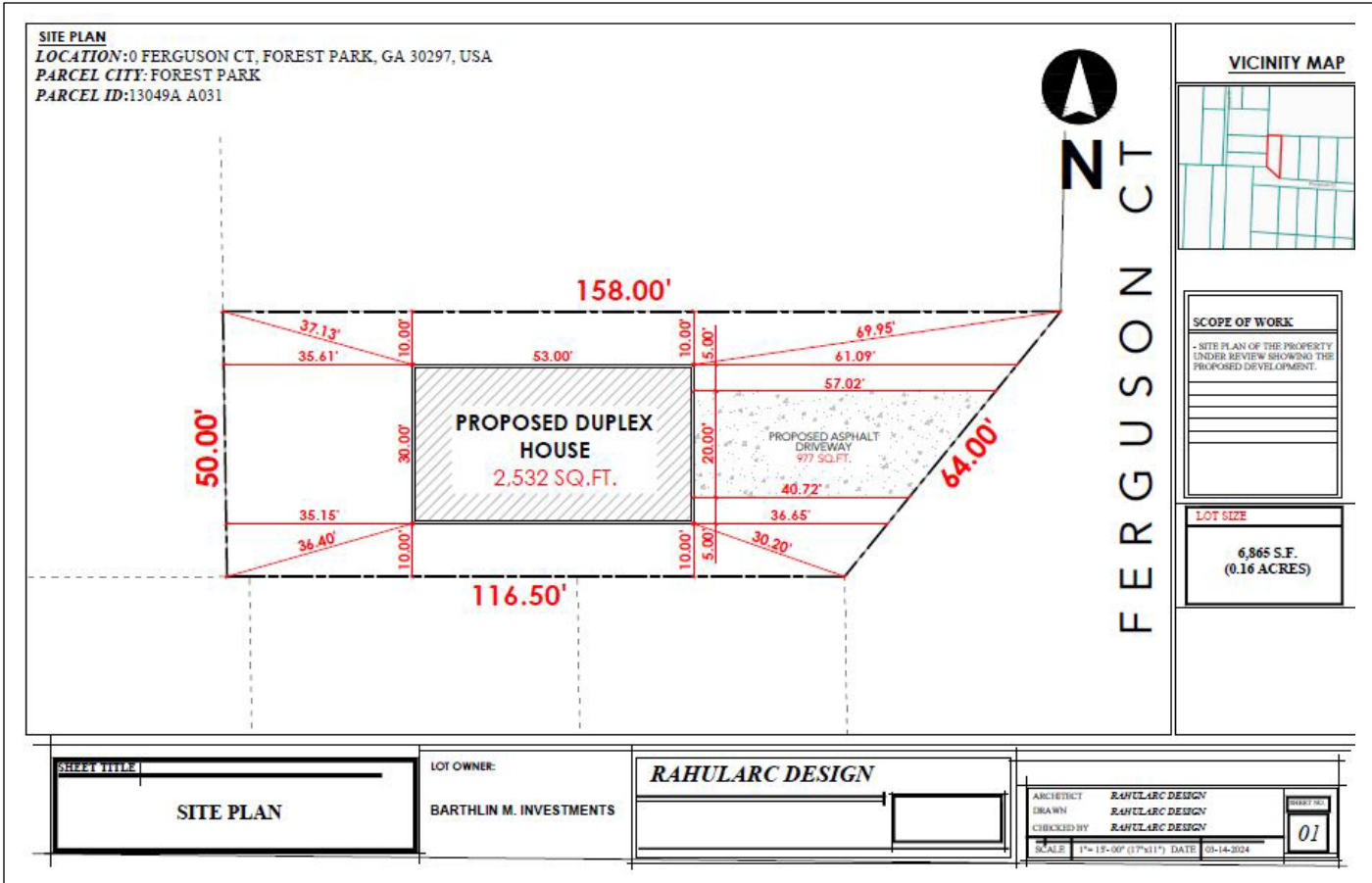


CITY OF FOREST PARK

Item #2.

Planning & Community Development Department
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SITE PLAN





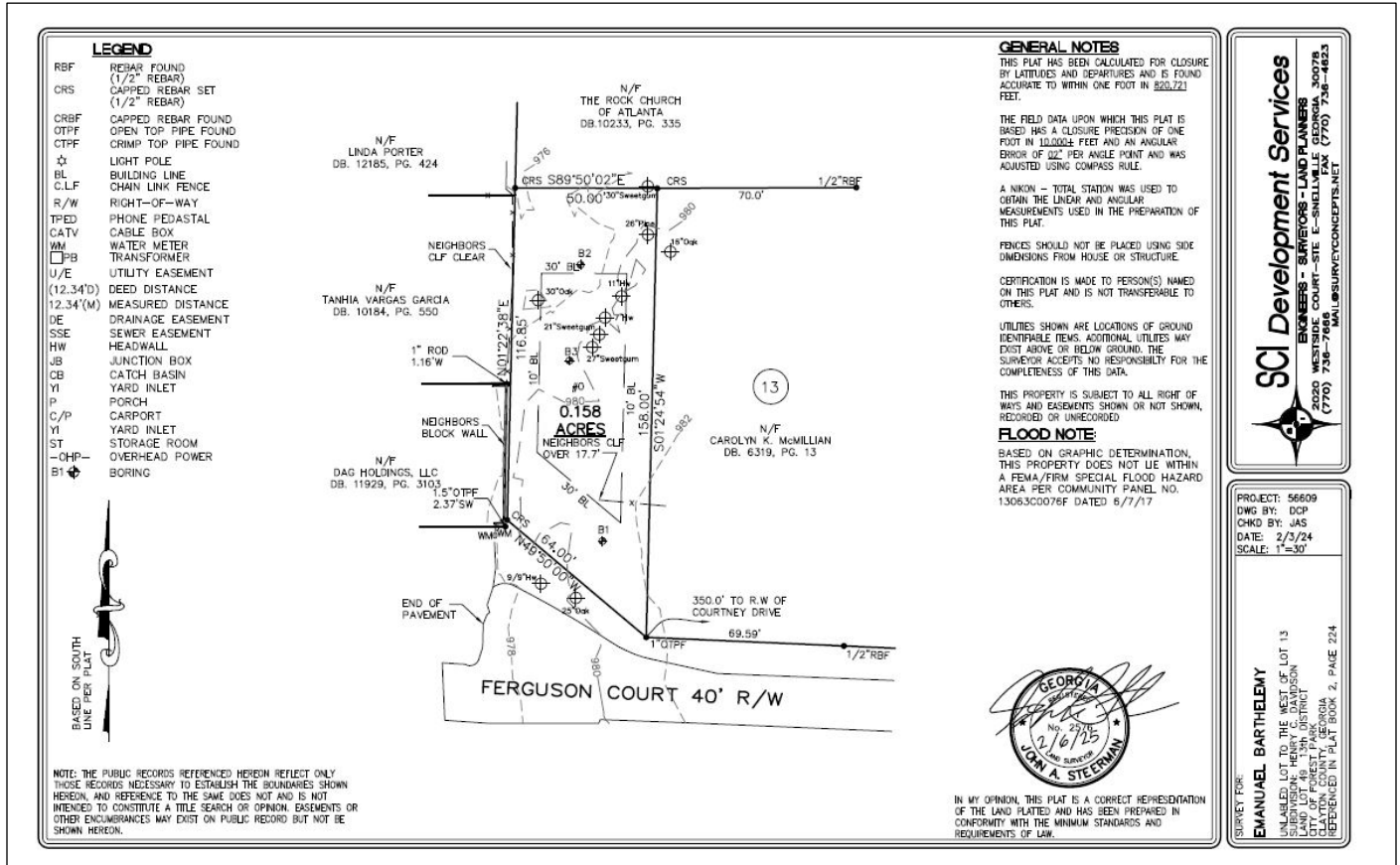
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CITY OF FOREST PARK

Item #2.

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SURVEY



ELEVATIONS #1



04 Main Facade
 SCALE: 1/4" = 1'-0"



05 Right Facade
 SCALE: 1/4" = 1'-0"



06 Left Facade
 SCALE: 1/4" = 1'-0"



07 Rear Facade
 SCALE: 1/4" = 1'-0"



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Item #2.

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ELEVATIONS #2



04 Main Facade

SCALE: 1/4" = 1'-0"



05 Right Facade

SCALE: 1/4" = 1'-0"



06 Left Facade
 SCALE: 1/4" = 1'-0"



07 Rear Facade
 SCALE: 1/4" = 1'-0"

MATERIAL & COLOR EXAMPLES



Siding: Hardie Plank (Dark Grey/Deep Brown)



Siding: Hardie Plank (Light Sand/Beige/Taupe)



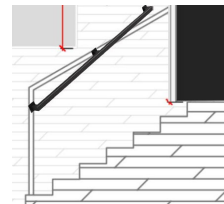
Roof: Architectural Shingles (Charcoal/Deep Brown)



Windows: Clear Glass (Black)



Front Door: Contemporary Design with Glass Panel Inserts (Dark Gray)



Stairs & Handrail: Floating style with Wooden handrails (Dark Grey)



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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 recommend that the UDRB **APPROVED with Conditions** the proposed project.

The Conditions are as follows:

- 1. Rear Entry Door:** The applicant must add a rear entry door to the property for safety reasons. This addition is necessary to provide proper emergency access and egress, ensuring the safety of the building's occupants. The rear entry door must be designed and installed in compliance with local safety codes and regulations. Proof of installation will be required prior to final approval.
- 2. Exterior Materials:** Staff recommends the change of exterior colors and/or addition of mixed exterior materials to enhance the visual appeal of the structure. Incorporating varied materials will help create a more aesthetically pleasing design and better integrate the building with its surrounding environment. The applicant should submit updated plans reflecting these changes for review and approval.

- Approval
- Denial
- Approved with Conditions**



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URBAN DESIGN REVIEW BOARD STAFF REPORT **Meeting Date: April 18, 2025**

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Jesus Gonzalez
Address: 556 Kay St
Site Address: **556 Kay St**
Ward: 4
Acreage: 0.203
Current Zoning: Single Family Residential (RS)
Parcel ID Number: 13078D A009

REQUEST

The applicant at 556 Kay St is requesting approval of the architectural design for a new 1,400 to 1,700 square foot Single Family Residential Home in Ward 4. Currently, an existing single-family home resides on the above-mentioned property. The applicant informed the Planning & Community Development Department that there are plans to demolish the existing single-family home and build a new single-family home that complies with the urban design standards in the City of Forest Park. The exterior façade will reflect a modern and contemporary home with hardie siding and stone.



REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

Design is not in harmony with the general character of the development in the area. However, per Sec. 8-2.160.- Single Family Residential Dwellings-Exterior Construction Standards and Requirements, the design meets the current four (4) architectural design requirement features for single family homes. The four (4) architectural design features are a side-entry garage, covered front porch entry, sidelights, and hip rooflines.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

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

The design components are not planned in a fashion that is physically and aesthetically related and coordinated with other elements of the project surrounding environment. The design meets the current four (4) design standards for single family homes per Sec. 8-2.160.- Single Family Residential Dwellings-Exterior Construction Standards and Requirements. The current four (4) design standards are a side-entry garage, covered front porch entry, sidelights, and hip rooflines.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic or natural views at this location.

(D) Design shall protect adjacent properties from negative visual impact.

The design does not protect adjacent properties from negative visual impact.



(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures that are proposed.

Front Façade Material & Colors

- Siding:** James Hardie Panels (Sherwin Williams Alabaster SW 7008)
- Roof:** Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab
- Doors:** Modern Clear Glass RHIS Onyx-Stained Fiberglass Prehung
- Trim:** James Hardie Panels (Sherwin Williams Alabaster SW 7008)
- Windows:** Black or White Single Hung, Picture, and Sliding
- Column:** Canyon Ridge (Dark River) Stacked Stone | StoneWall Faux Stone Siding &
- Exterior Composite:** Brazilian Ipe Siding Board, Peruvian Teak Siding Board, or Peruvian Teak Siding Board
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)
- Garage:** 16x7 ft C.H.I. 4151 Contemporary, Skyline Flush (Black)

Side Façade Material & Colors Facing East

- Siding:** James Hardie Panels (Sherwin Williams Alabaster SW 7008)
- Roof:** Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab
- Trim:** James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)
- Windows:** Black or White Single Hung, Picture, and Sliding
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)

Side Façade Material & Colors Facing West

- Siding:** James Hardie Panels (Sherwin Williams Alabaster SW 7008)
- Roof:** Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab
- Trim:** James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)
- Windows:** Black or White Single Hung, Picture, and Sliding
- Gutters:** 5in Aluminum (Black)



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Down Spout: 5in Aluminum (Black)

Rear Façade Material & Colors

Siding: James Hardie Panels (Sherwin Williams Alabaster SW 7008)

Roof: Hill with Timberline HDZ Charcoal Algae Resistant Laminated High-Definition or Royal Sovereign Charcoal Algae Resistant 3-Tab

Doors: Modern Clear Glass RHIS Onyx-Stained Fiberglass Prehung

Trim: James Hardie Lap Siding (Sherwin Williams Alabaster SW 7008)

Windows: Black or White Single Hung, Picture, and Sliding

Gutters: 5in Aluminum (Black)

Down Spout: 5in Aluminum (Black)

AERIAL MAP





CITY OF FOREST PARK

Item #3.

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785 Forest Parkway
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ZONING MAP



CURRENT CONDITIONS – PHOTOS



Front – North View



Side – West View



Side – East View



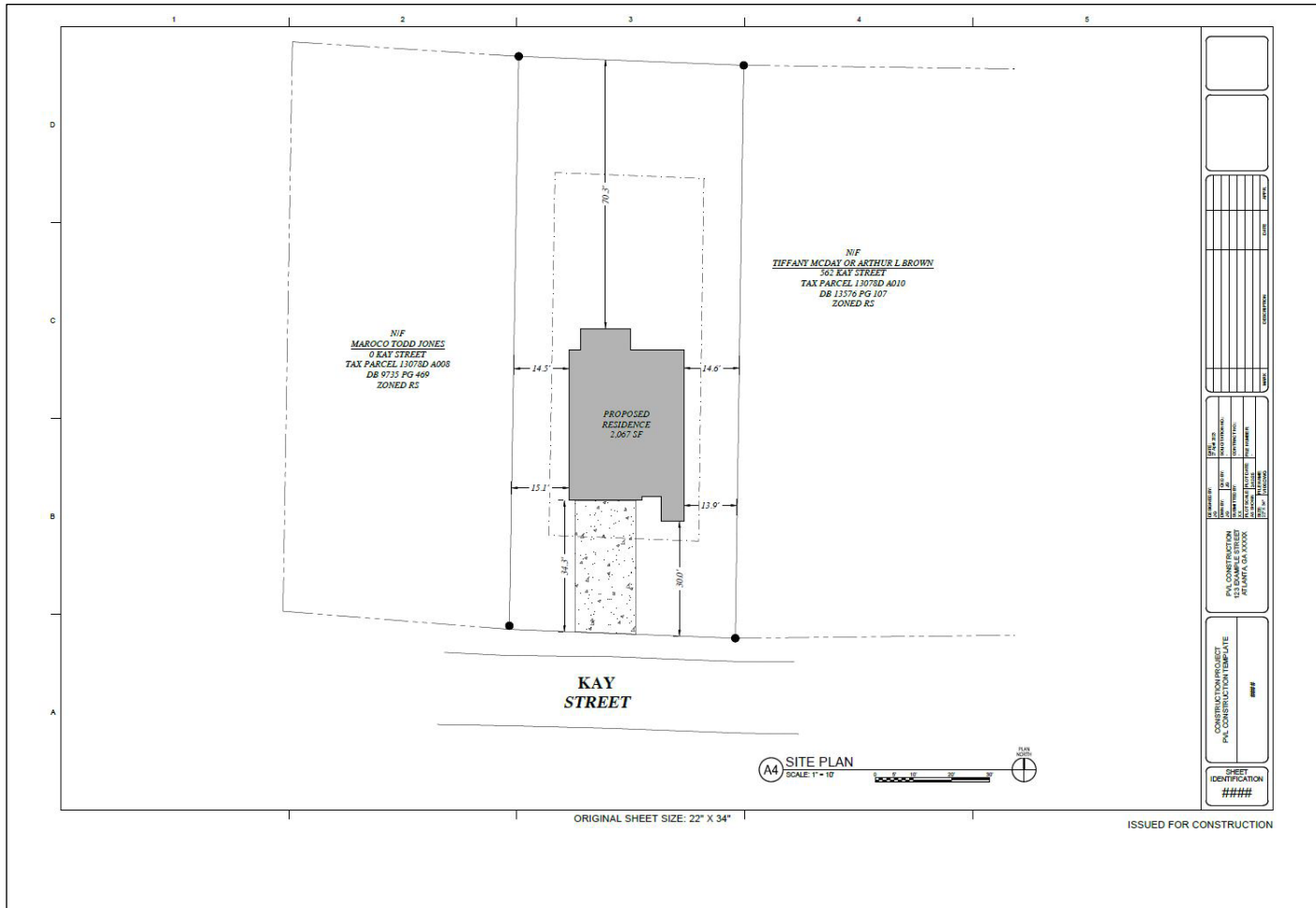


CITY OF FOREST PARK

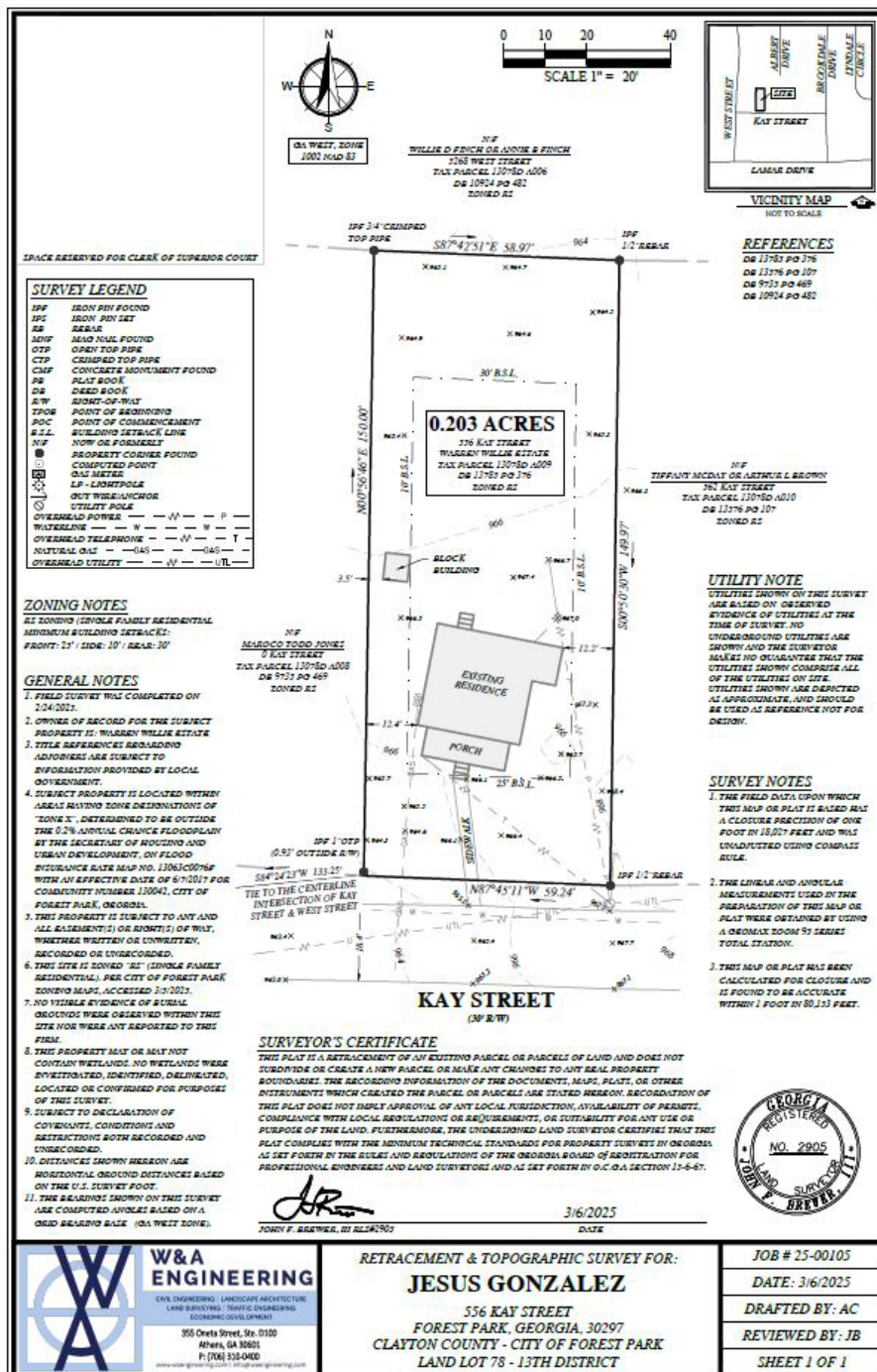
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Rear - South View

SITE PLAN



SURVEY



FRONT ELEVATION

SCALE: 1" = 1'-0"



PROPOSED ELEVATIONS



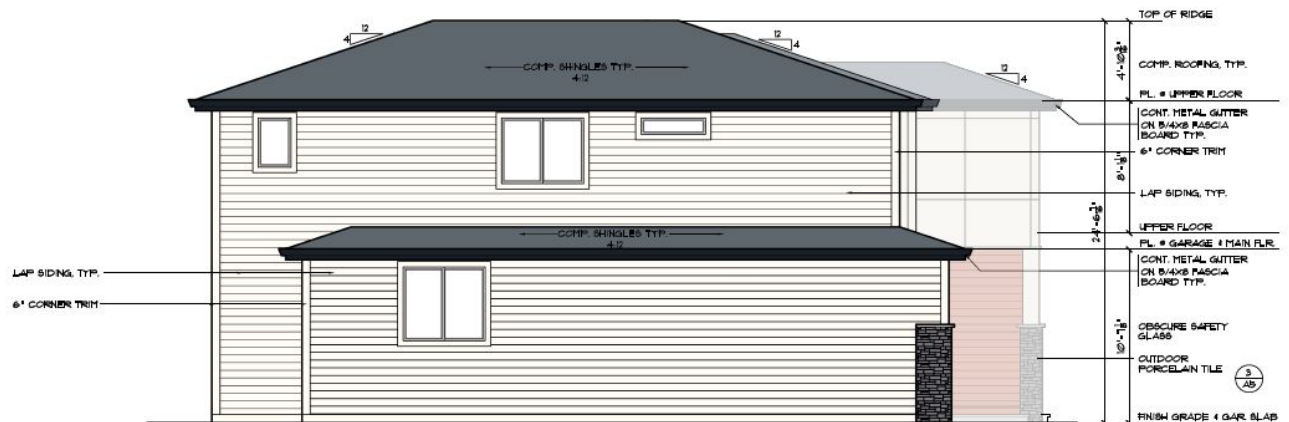
CITY OF FOREST PARK

Item #3.

Planning & Community Development Department
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 Forest Park, Georgia 30297
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LEFT ELEVATION

SCALE: 1" = 1'-0"



REAR ELEVATION

SCALE: 1" = 1'-0"

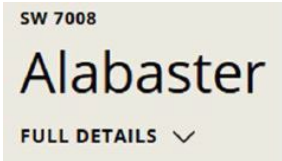


RIGHT ELEVATION

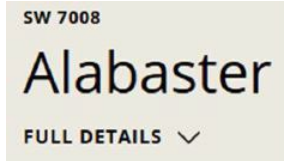
SCALE: 1" = 1'-0"



MATERIAL & COLOR EXAMPLES



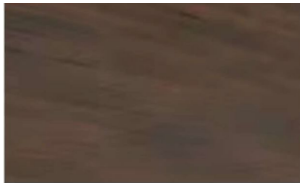
Exterior Paint: Sherwin Williams Alabaster SW 7008



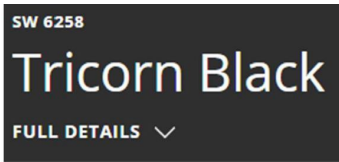
Siding, Soffit, & Facias: Sherwin Williams Alabaster SW 7008



Front Exterior Composite: Peruvian Teak Siding Board



Front Exterior Composite: Brazilian Ipe Siding Board



Front Exterior Composite: Tricorn Black SW 6258



Roof: Royal Sovereign Charcoal Algae Resistant 3-Tab Shingles



Roof: Timberline HDZ Charcoal Algae Resistant Laminated High-Definition Shingles



Front Exterior Siding & Column: Canyon Ridge (Dark River) Stacked Stone | StoneWall Faux Stone Siding



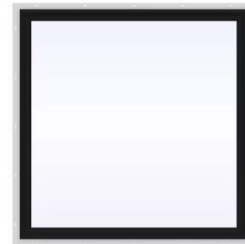
Front Exterior Siding & Column: Canyon Ridge (Slate Gray) Stacked Stone | StoneWall Faux Stone



Windows: Single Hung (Black)



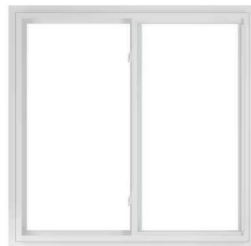
Windows: Sliding (Black)



Windows: Picture (Black)



Windows: Single Hung (White)



Windows: Sliding (White)



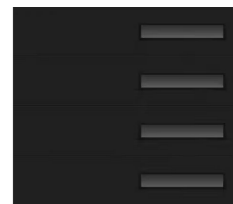
Windows: Picture (White)



Doors: Modern Clear Glass RHIS Onyx-Stained Fiberglass Prehung



Gutters: 5in Aluminum (Black)



Garage Door: 16x7 ft C.H.I. 4151 Contemporary, Skyline Flush (Black)



CITY OF FOREST PARK

Item #3.

*Planning & Community Development Department
785 Forest Parkway
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STAFF RECOMMENDATION

The proposed project does not meet all the review criteria standards for urban design review. However, it is compatible with the City of Forest Park’s requirements for exterior construction in single family homes. Staff recommend that the UDRB **Approve** the proposed project.

- Approval**
- Denial
- Approved with Conditions



URBAN DESIGN REVIEW BOARD STAFF REPORT **Meeting Date: April 18, 2025**

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Kevin Zelada

Address: 561 Thornton Road, Suite F, Lithia Springs, GA 30122

Site Address: **569 Yancey Dr**

Ward: 2

Acreage: 0.29

Current Zoning: Single Family Residential (RS)

Parcel ID Number: 13046D E014

REQUEST

The applicant at 569 Yancey Dr is requesting approval of the architectural design for an existing single-family home in Ward 2. Code Compliance was alerted to unpermitted construction activities at the property, which led to the issuance of a stop work order. Prior to both the stop work order and the submission of the Urban Design Review application, several exterior modifications had already been completed. These modifications include the construction of a porch built on a pre-existing structure, painting of the exterior siding in white, the replacement of twelve (12) existing windows, and the installation of new exterior front and side entry doors along the western façade of the building.



REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

Design is in harmony with the general character of developments of high quality in the surrounding area.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

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

The design is planned in a fashion that is physically and aesthetically related and coordinated with other elements of the project surrounding environment.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic views and natural features of the site.

(D) Design shall protect adjacent properties from negative visual impact.

The design protects adjacent properties from negative visual impact.

(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures being proposed.



Front Façade Material & Colors

- Siding:** Textured Hardie Dark Siding (SW 6245 Quick Silver)
- Roof:** Hip with Architectural Single GAF Weatherwood Natural Shadow
- Doors:** 3'-0" Steel Exterior (Black)
- Trim:** SW 7020 Black Fox
- Windows:** Single Hung Vinyl (White)
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)
- Porch Lighting:** Visual Comfort Vado Large Wall Lantern (Black)

Side Façade Material & Colors Facing East

- Siding:** Textured Hardie Dark Siding (SW 6245 Quick Silver)
- Roof:** Hip with Architectural Single GAF Weatherwood Natural Shadow
- Trim:** SW 7020 Black Fox
- Windows:** Single Hung Vinyl (White)
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)

Side Façade Material & Colors Facing West

- Siding:** Textured Hardie Dark Siding (SW 6245 Quick Silver)
- Roof:** Hip with Architectural Single GAF Weatherwood Natural Shadow
- Doors:** 2'-8" 6-Panel Steel (Black)
- Trim:** SW 7020 Black Fox
- Windows:** Single Hung Vinyl (White)
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)

Rear Façade Material & Colors

- Siding:** Textured Hardie Dark Siding (SW 6245 Quick Silver)
- Roof:** Hip with Architectural Single GAF Weatherwood Natural Shadow
- Trim:** SW 7020 Black Fox
- Windows:** Single Hung Vinyl (White)
- Gutters:** 5in Aluminum (Black)
- Down Spout:** 5in Aluminum (Black)
- Lighting:** 150-Watt EQ Halogen 2-Head Floodlight (Black)



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Item #4.

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Forest Park, Georgia 30297
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AERIAL MAP



ZONING MAP



CURRENT CONDITIONS – PHOTOS



Front – North View



Side – West View



Side – East View



Rear – South View



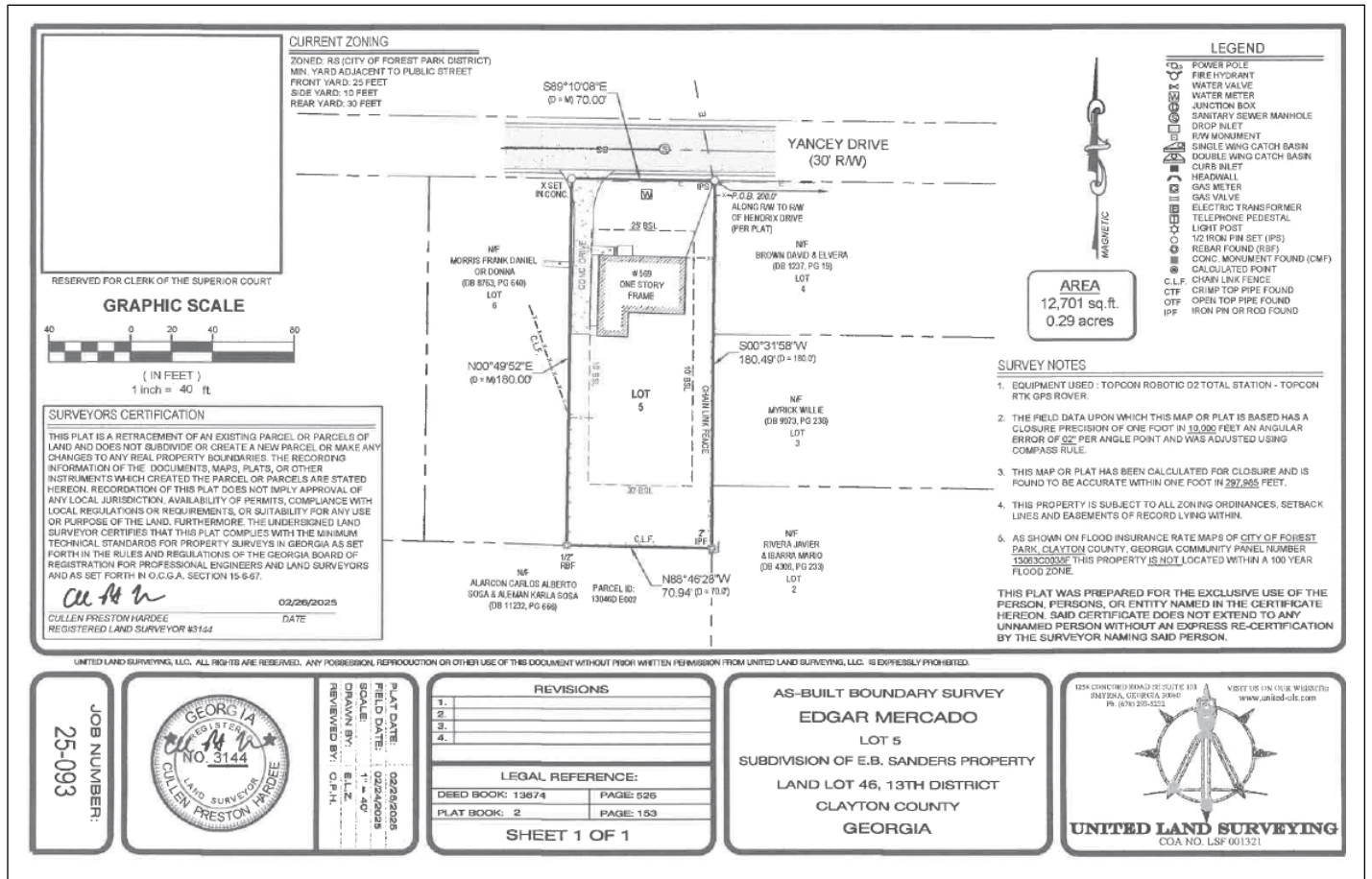
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Item #4.

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SITE PLAN



ELEVATIONS



1 FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2 REAR ELEVATION
 SCALE: 1/4" = 1'-0"



3 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



4 LEFT ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL & COLOR EXAMPLES



Exterior Paint: SW 6245
Quick Silver



Trim & Gutters: SW 7020
Black Fox



Roof: GAF Natural Shadow
Weathered Wood Architectural
Shingle



Siding: Hardie Plank
(White)



Front Door: 3'-0" Steel
Exterior (Black)



Side Door: 2'-8" 6-Panel
Steel Exterior (Black)



Windows: Single-Hung
Vinyl (White)



Porch Lighting: Visual
Comfort Vado Large Wall
Lantern (Black)



Floodlights: 150-Watt EQ
Halogen (Black)



CITY OF FOREST PARK

Item #4.

*Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
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STAFF RECOMMENDATION

The proposed project meets all the standards for urban design review and will not have an adverse effect on the surrounding community. Staff recommend that the UDRB **Approve** of the proposed project.

- Approval**
- Denial
- Approved with Conditions