



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, January 19, 2024 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

AGENDA

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

VIRTUAL MEETING NOTICE:

Microsoft Teams meeting
Meeting ID: 222 812 586 657
Passcode: BgBUhh

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of November 17, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Conceptual design for a new construction home at 851 White Oak Dr.

ADJOURNMENT:



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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: 272 629 030 183
Passcode: unow4m

CALL TO ORDER/WELCOME: Chairman Rodney Givens called the meeting to order at 12:04pm.

ROLL CALL: A quorum was established.

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

Others Present:
SaVaughn Irons, Principal Planner

APPROVAL OF MINUTES:

1. Approval of October 20, 2023 Meeting Minutes
It was motioned to approve the October 20, 2023 Meeting Minutes.
Motion made by Ron Dodson and Seconded by Karyl Clayton. Motion approved.

OLD BUSINESS:

NEW BUSINESS:

SaVaughn Irons made a request to amend the agenda to include a discussion regarding the December meeting schedule.

2. Approval of conceptual design for 6 new single-family homes at 5050 Park Ave and 730 South Ave

BACKGROUND/HISTORY:

The applicant, Technique Concrete Construction, is requesting an approval to move forward with the conceptual design provided to the city of Forest Park Planning and Community Development, to construct 6 single family new build detached homes at two residential oversized lots at 5050 Park Ave and 730 South Ave. The lots will be subdivided into 7 individual parcels. The new single-family construction development will be constructed into two-story single-family residences with up to 1,430 square feet and feature front loading 1 car garages. The current location has a residential structure at the corner of South Ave & Cherry Street that has plans on being demolished and vacant undeveloped land between Park Ave and South Ave. Currently, the property is zoned within the Single-Family Residential (RS) District. With this development, there are also plans to add infrastructure such as a pedestrian sidewalk to promote walkability and a healthier lifestyle for its future residence. This pedestrian sidewalk will be constructed from Park Ave to South Ave and have direct access to Starr Park.

SaVaughn Irons – delivered the staff report and recommended approval of the proposed project.

COMMENTS/DISCUSSION:

Karyl Clayton – asked if these were single garages.

SaVaughn Irons – stated yes.

Yahya Hassan – asked what the meaning of the 2 stars is on the aerial map.

SaVaughn Irons – stated they indicated that they are 2 separate parcels.

Karyl Clayton – asked if this was in the area of Starr Park near a recently proposed townhome subdivision.

SaVaughn Irons – stated that subdivision is on Lake Dr and not townhomes.

Rodney Givens – asked how big the lots are.

SaVaughn Irons – stated that there was a variance request approved by Planning Commission in September regarding the lot size.

Allan Williams – stated he doesn't know the exact lot size but knows we met the 30 percent coverage requirement.

SaVaughn Irons – stated there was a request from Planning Commission to reduce the lot size which was approved by the Planning Commission Board. There was a variance that was approved by Planning Commission to decrease the minimum lot width from the required 80 feet to 70 feet and reduce the front yard setback from the required 25 feet to 5 feet and reduce the rear yard setback from 30 feet to 12 feet. That was approved by the Planning Commission Board.

Rodney Givens – asked do you know the average square footage of the footprint of each of these.

Allan Williams – stated 1,500 and that should be 30 percent of what that lot size is.

It was motioned to approve the conceptual design for 6 new single-family homes at 5050 Park Ave and 730 South Ave.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

OTHER DISCUSSION:

SaVaughn Irons informed the Board that city offices will be closed Friday, December 22, 2023 when they are next scheduled to meet and asked if they would like to move the meeting to January 19, 2024. The Board agreed unanimously to move the next meeting to January 19, 2024.

ADJOURNMENT: It was motioned to adjourn the meeting at 12:23pm.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

DRAFT



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URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: January 19, 2024

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Lucio Favela

Address: 851 White Oak Dr.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 851 White Oak Dr.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13079D E007

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 construction home at 851 White Oak Dr. The current location is a vacant lot, and the previous structure has been demolished. The applicant is interested in constructing a new one-story ranch style 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 combination of a Gable and Hip Roof design with Asphalt Roof Shingles. The featured front exterior materials include Hardie board siding, fiber cement siding, fiber cement corner boards and Hardie trim, with 8inch fiber cement columns. There will also be a solid core wood door featuring two panels of glass and three white vinyl double-Hung windows, surrounded by 4-inch fiber cement window trim. The bottom of the structure will also include a 10-inch fiber cement water table. The western exterior of the structure will include Hardie Board Siding and a 10-inch fiber cement water table. The eastern exterior of the structure will include Hardie Board Siding, a 10-inch fiber cement water table and three Double Hung, White Vinyl Windows. The rear of the structure will be similar to the front façade and feature Hardie board siding, fiber cement siding, fiber cement corner boards, Hardie trim, a covered pavilion with three 8inch fiber cement columns, a solid core wood door featuring two panels of glass as well as three Double Hung, White Vinyl Windows.



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Front Façade Material & Colors

Upper Trim: Cement Freeze Board: SW 7009 - Pearly White
Exterior Trim & Cornice: Hardie Trim: SW7006 Extra White
Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White
Exterior Gutters & Downspout: Aluminum (Color: Bronze)
Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)
Windows: Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)
Shutters: Hardie Trim: SW 7048 Urbane Bronze
Doors: Iron Ore (SW 7069)
Column: Fiber Cement Column Trim. TYP.
Water Table: Fiber cement water table (SW7009-Pearly White)

Side Façade Material & Colors Facing East

Upper Trim: Cement Freeze Board: SW 7009 - Pearly White
Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White
Exterior Gutters & Downspout: Aluminum (Color: Bronze)
Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)
Windows – Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)
Water Table: Fiber cement water table (SW7009-Pearly White)

Side Façade Material & Colors Facing West-

Upper Trim: Cement Freeze Board: SW 7009 - Pearly White
Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White
Exterior Gutters & Downspout: Aluminum (Color: Bronze)
Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)
Water Table: Fiber cement water table (SW7009-Pearly White)

Rear Façade Material & Colors

Upper Trim: Cement Freeze Board: SW 7009 - Pearly White
Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White
Exterior Gutters & Downspout: Aluminum (Color: Bronze)
Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey)
Windows – Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White)



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Doors: Iron Ore (SW 7069)
Column: Fiber Cement Column Trim. TYP.
Water Table: Fiber cement water table (SW7009-Pearly White)

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

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





EXISTING SURVEY

There is currently no existing structure/plans for this lot. Previous Structure was demolished.



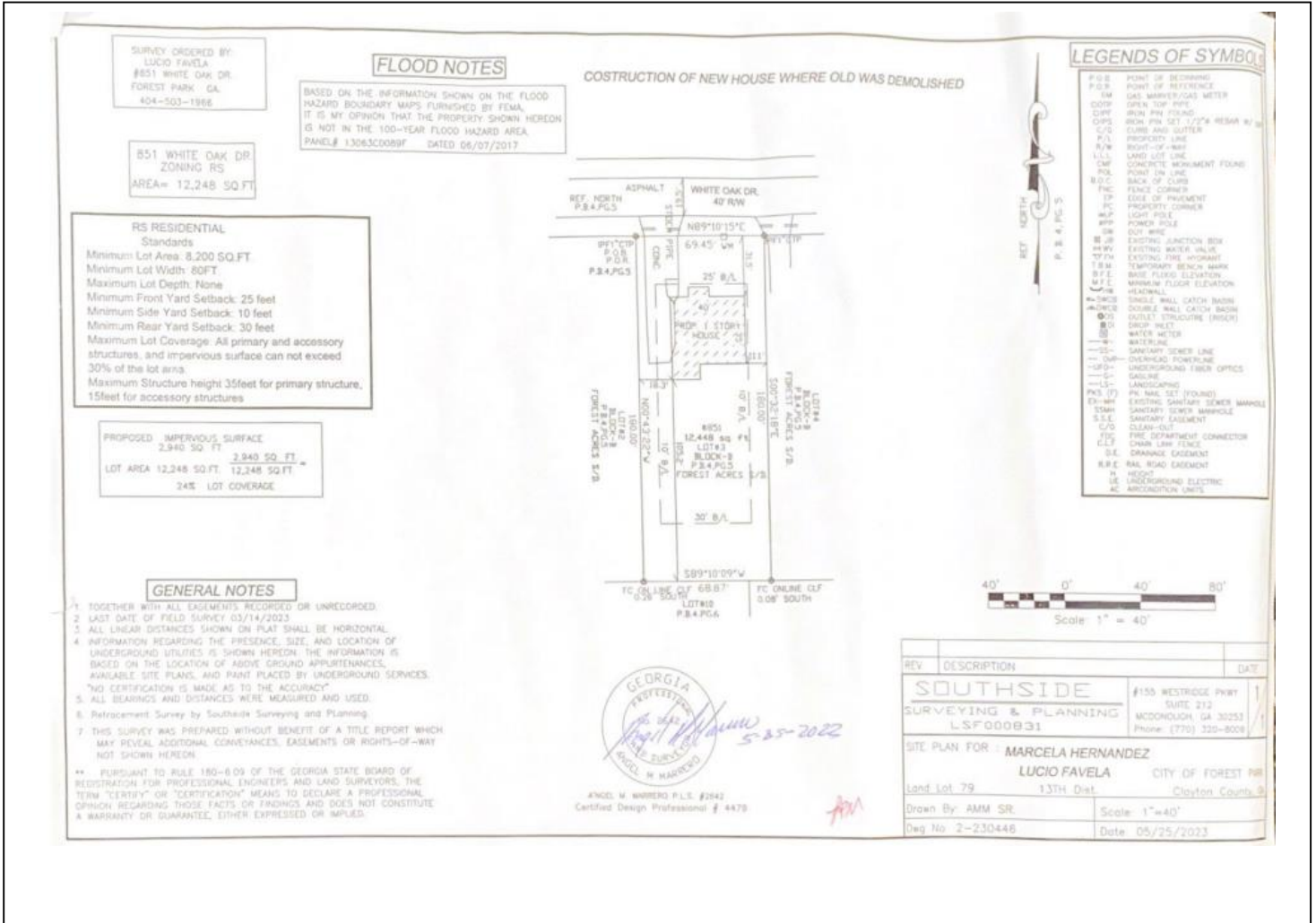
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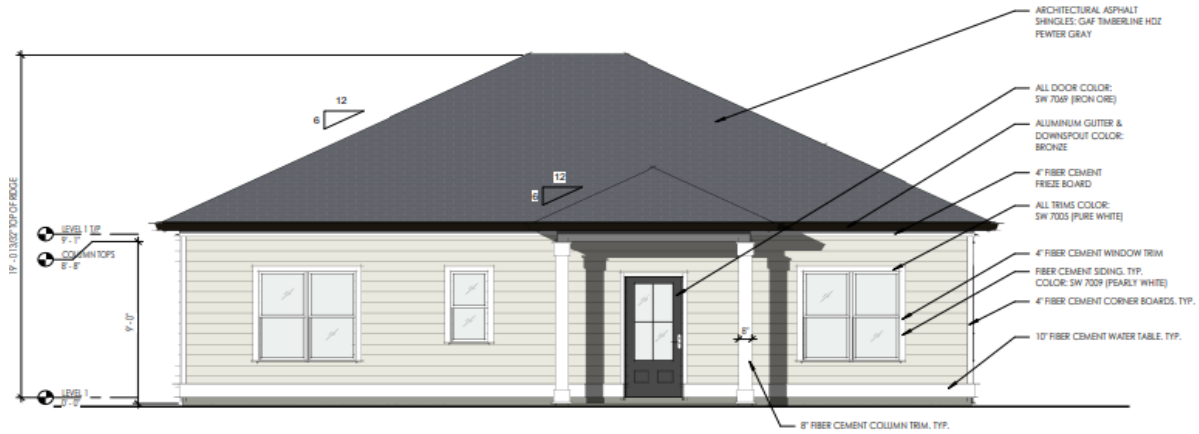
NEW SURVEY

New Proposed Structure

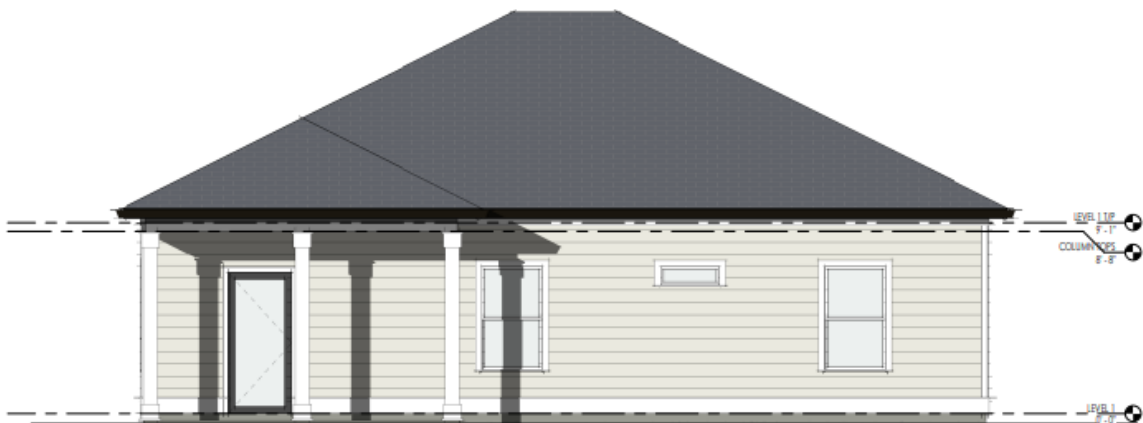


ELEVATIONS

COLOR NOTE
 1. ALL PAINT PROPOSED IS SHERWIN-WILLIAMS (SW)



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



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



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Item #2.

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

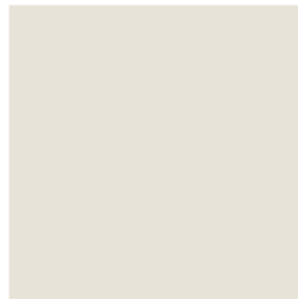


RIGHT ELEVATION
1/4" = 1'-0"

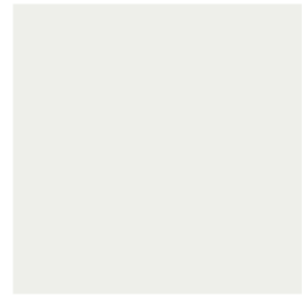
Material & Color Examples



Exterior Paint:
SW 7048 Urbane Bronze



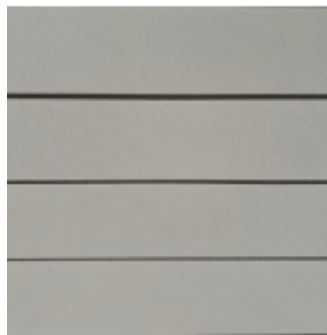
Exterior Paint:
SW 7009 Pearly White



Exterior Paint:
SW 7006 Extra White



Exterior Trim & Cornice:
Hardie Trim



Exterior Siding:
Hardie Board Siding



Roof:
Asphalt Roof Shingles.
GAF Timberline HDZ PEWTER GRAY



Front & Rear Doors:
Two Panels with Glass.
Solid Core Wood



Window:
White Vinyl, Double-Hung



Rain Gutters & Downspouts:
Five- Inch Aluminum



Window Shutters: Hardie Trim

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