



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

Friday, October 20, 2023 at 12:00 PM  
Virtual Meeting Via Zoom and YouTube Livestream

**Website:** [www.forestparkga.gov](http://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: 250 349 117 067  
Passcode: zKLN6F

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

1. Approval of September 22, 2023 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Approval of conceptual design for 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main St.

**ADJOURNMENT:**



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

Friday, September 22, 2023 at 11:00 AM  
Virtual Meeting Via Zoom and YouTube Livestream

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

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

**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: 223 380 742 135  
Passcode: jTSzpZ

**CALL TO ORDER/WELCOME:** Vice Chairman Ron Dodson called the meeting to order at 11:04am.

**ROLL CALL:** A quorum was established.

Present:

Ron Dodson  
Yahya Hassan  
Karyl Clayton

Others Present:

SaVaughn Irons, Principal Planner  
Latonya Turner, Planning & Community Development Administrative Supervisor  
Rahul Panchal  
Newton Galloway  
Gerard Lozano  
Noorali Somani  
Zeeshan Thobani  
Faizal Supariwala

Paul Kelley

**APPROVAL OF MINUTES:**

1. Approval of July 21, 2023, Meeting Minutes

Karyl Clayton made a motion to approve the July 21, 2023, meeting minutes. Yahya Hassan seconded the motion. Motion carried.

**OLD BUSINESS:** None

**NEW BUSINESS:**

2. Approval of conceptual design for 4233 Thurman Rd.

SaVaughn Irons presented the staff report by sharing her screen and reading the report aloud.

- 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, Hartz 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.
- 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.

**OTHER DISCUSSION:** Vice Chairman Dodson opened the floor to public comments and questions. Newton Galloway stated the applicant agrees with the staff report and recommendation. Karyl Clayton asked if trees would be removed to protect the roof and if there's a house next door to the building. Faizal Supariwala answered no. Ms. Irons presented an aerial map of the location and stated that there is a lot between the building and nearest house. Mr. Dodson stated his concern about there only being one exit door. Paul Kelley stated that the travel distance is not long enough to require a second exit.

Vice Chairman Dodson made a motion to approve the proposal. Yahya Hassan seconded the motion. Motion carried.

**ADJOURNMENT:** Vice Chairman Dodson made a motion to adjourn the meeting at 11:25 am. Yahya Hassan seconded the motion. Motion carried.



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** October 20, 2023

**Staff Report Compiled By:** SaVaughn Irons, Principal Planner

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Frank Bailey

**Address:** 1075 Peachtree Street, NE, Suite 6 #570248.

**City/State:** Atlanta, GA 30309

#### PROPERTY INFORMATION

**Site Address:** 803, 805, 829, 837, 845, 847, 861 Main Street.

**Current Zoning:** Multiple-Family Residential District (RM)

**Parcel Number:** 13050B L001A, 13050B L002, 13050B L003, 13050B L004, 13050B L005, 13050B L006, 13050B L007

#### FINDINGS OF FACT

The applicant is requesting an approval to move forward with the conceptual design provided to the city of Forest Park Planning and Community Development, to construct 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main Street. The new construction development townhomes will be constructed into four (4) Separate buildings, featuring rear loading two (2) car garages, and a mixture of seventeen (17) feet and twenty (20) feet wide units. Three (3) of the townhome buildings will be two-story (2), and one building will be three (3) stories. The current location is a vacant lot north of the railroad tracks between Forest Parkway and Main Street, and the corners of Lake Drive and Ash Streets. Currently, the property is zoned within the Multiple-Family Residential (RM) District. Within this new development, some amenities include a fenced dog park on the west side of the property, a pavilion and picnic tables to the east of the property and surface parking spaces that will have the functionality of utilization by both residents and the community.

The façade of the proposed townhome development will feature a shed roof design. The roof will be either shingle or standing seam metal. The front exterior of the buildings will include a combination of brick, faux stone siding panels, vertical hardi board plank, and hardi shingle plank. The top trim of the front façade will be hardi board. The entrance will be a walk-up design, with wrought iron railings and minimum front yard space from the sidewalk to provide an urban, walkable environment while still providing a small-town charm. The upper levels of the rear elevations will consists of hardi plank and the lower, garage level exterior will be brick. Side elevations of the buildings will mimic the same materials as the rear elevations, upper levels utilizing hardi plank and the lower-level brick.

The front exterior of each townhome unit per building will have a different color and material combination placement, lighting fixtures and awning over the front doors, so that each unit does appear identical. The driveway will consist of brick pavers.

**Exterior Paint Colors**

- Rockwood Red (SW 2802)
- Rockwood Brown (SW 2806)
- Sage Green (SW 2851)
- Green Earth (SW 7748)
- Attitude Gray (SW 7060)
- Bunglehouse Gray (SW 2845)
- Morris Room Grey (SW 0037)
- Alabaster (SW 7008)

**Exterior Finishes, Windows, and Doors**

- **Front Door:** 1/2 Lite Clear 2 Panel Fiberglass, to be painted complimentary accent color
- **Garage Door:** Clopay Style, insulated door, Size 8x8
- **Front entry railings:** Black Aluminum 36” Height
- **Gutters/Downspouts:** K Style, 6”x10’ Aluminum Dark Bronze
- **Front Door Exterior Lighting Fixture (2 types):** Wall Sconce Black Outdoor Light and LNC Black Outdoor Light
- **Windows:** Window Type A Size 3052, Black Vinyl (Bedrooms, Garage)  
Window Type B Size 2032, Black Vinyl (Bathroom, laundry)  
Window Type C Size 2832, Black Vinyl (Kitchen)  
Window Type D Size 2852, Black Vinyl (Living & Dining)
- **Brick pavers:** Oldcastle, size 2”x 7”
- **Corner Boards:** Radiate Pine Finger joint 1” x 4”X 8’
- **Seam Cover Board:** Primed Pine Finger-Joint 1”x 10”x 16’
- **Vertical siding:** T-111
- **Hardi-Board** HZ10 5/16 x 8.25” (prime)
- **Hardi-Shingle/plank** (primed)
- **Hardi-trim** (primed)
- **Faux Stone Siding panels**
- **Awnings/Canopy:** Eyebrow Metal Dark
- **Roof:** Shingles or Standing seam metal roof

**Other exterior Features**

- **HVAC:** Rheem Select 14.3 Seer2 two system
- **Landscape flowering:** Knock Out Roses and Lime hardy hydrangea

**Zoning Classifications of Contiguous Properties**

Direction	Zoning & Use	Direction	Zoning & Use
North	Downtown Mainstreet District (DM)	East	Downtown Mainstreet District (DM)
South	Institutional Commercial District (IC)	West	Downtown Mainstreet District (DM)



# AERIAL MAP



# ZONING MAP





**CURRENT CONDITIONS -PHOTOS**

**PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE**











# ELEVATIONS

## Color Elevations

### Front Elevations- 2 Story Buildings



### Front Elevations—3 Story Building





**Rear Elevation**



**Dog Park Amenity Area**







Black & White Elevations





All Construction Shall Meet or Exceed BUILDING CODE as Adopted by Clayton County, GBC/IRC/NEPA 2015 and 2018

EAST ALTERNATING ELEVATIONS TBD BY MODEL WEST

SHOWING SIX UNITS Next Two Units

RIGHT END FROM FRONT  
2:12 Shed Front to Rear

LEFT END FROM FRONT  
2:12 Shed Front to Rear

WEST EAST

REAR ELEVATIONS 3 STORY BUILDING 4

SHOWING SIX UNITS Next Two Units

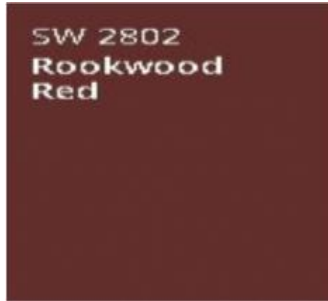
3-STORY Plan

1/4" SCALE 48x36" SIZE PAPER SCALE= 1/4"

SHEET OF 10 5	<b>MAIN STREET TOWNHOMES 3 STORY ELEVATIONS</b>  Date: 12-20-2023 Drawn By: [Name]	<b>Cultivate Communities</b> Real Estate, LLC P.O. Box 570248 Atlanta, Georgia 30309	PROPERTY DESCRIPTION: LOT/RANCH: [Info] BOOK/BLK: [Info] COUNTY: [Info] STATE: [Info] <b>RESIDENTIAL</b>
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803, 805, 829, 837, 845, 847, and 861 Main Street.



**Exterior Paint:**  
SW 2802 Rookwood Red  
(Victorian).



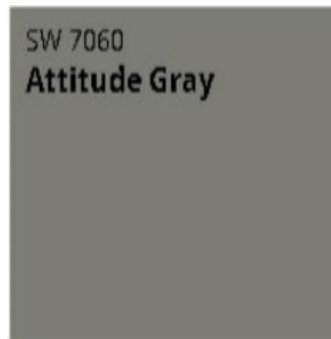
**Exterior Paint:**  
SW 2806 Rookwood Brown  
(Victorian)



**Exterior Paint:**  
SW 2851 Sage Green Light



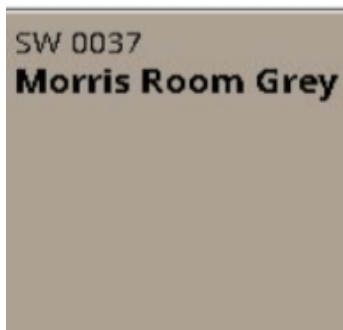
**Exterior Paint:**  
SW 7748 Green Earth



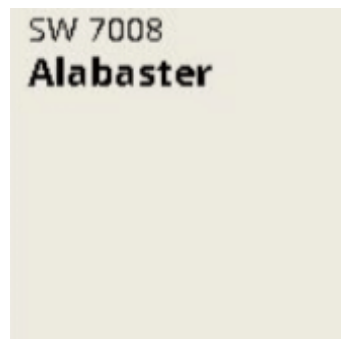
**Exterior Paint:**  
SW 7060 Attitude Green



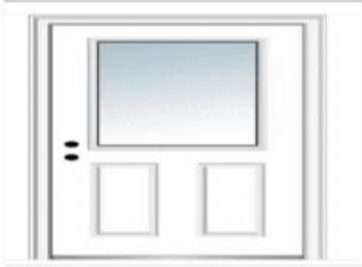
**Exterior Paint:**  
SW 2845 Bunglehouse Gray  
(Arts & Crafts)



**Exterior Paint:**  
SW 0037 Morris Room Grey  
(Arts & Crafts)



**Exterior Paint:**  
SW 7008 Alabaster



Exterior Front Door to be painted accent color  
Style 1/2 Lite Clear 2 Panel Primed Fiberglass



Garage Door  
Style Clopay Size 8ft x 8ft insulated door



Front Porch Railings  
Style Black Aluminum 36" H



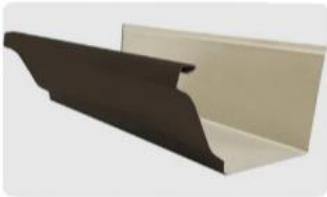
Roof Shingle or Standing Seam Metal Roof  
Style \*\*\*\*\* / Size \*\*\*\*\*



Metal Awnings / Canopy over front doors  
Eyebrow Awning Metal Dark (Alternative)



Exterior Lighting at Front Doors  
Style Wall Sconce Black Outdoor Light



6" x 10' 0.027" Aluminum  
K-Style Gutter Dark Bronze

Gutters & Downspouts  
Style K Style Dark Bronze / Size 6"



Windows Type A (Bedrooms / Garage)  
Style Black Vinyl / Size 3052



Windows Type B (Bathroom / Laundry)  
Style Black Vinyl / Size 2032



Exterior Lighting at Front Doors  
Style LNC Light Black Outdoor Light



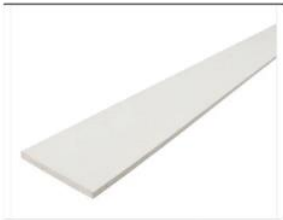
Windows Type C (Kitchen)  
Style Black Vinyl / Size 2832



Windows Type D (Living / Dining)  
Style Black Vinyl / Size 2852



Typical Brick to be painted  
Manufacture: Oldcastle Size 2"x7"



Corner Boards primed to be painted  
Size 1"x4"x8' Radiata Pine Finger Joint



Seam Cover Board to be painted  
Size 1" x 10' x 16' Primed Pine Finger-Joint



4x8 T-111 Siding to be painted w 1x2  
verticals



Hardi Board primed for paint HZ10 5/16" x 8.25"  
Manufacture: James Hardie or Equivalent



Hardi Shingle / Plank primed to be painted  
Manufacture: James Hardie or Equivalent



Hardi Trim primed to be painted  
Manufacture: James Hardie or Equivalent



Faux Stone Siding Panels 4x8 (Alternate)  
Manufacture - UREStone or Equivalent



Landscape Shrub  
Knock Out Roses



Landscape  
Lime Hardy Hydrangea (Green to Pink Flowers)



Driveway Pavers  
Style Modern / Size TBD



Rheem Select 14.3 SEER2 Two System



## IMPACT SUMMARY

The proposed project meets the current district standards and is compatible with the city's land use development, plans, goals, and objectives of the Downtown Main Street District. The project's design is in harmony with the general character of the vicinity, including building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design is physically and aesthetically related and coordinated with other elements of the 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 Approval of the proposed project with the following recommendations:

1. Include an additional type of metal awning/canopy to complement the eyebrow arch to further provide a difference in appearance of each unit.
2. Take away one of the windows and provide a backdoor on the main living/dining area in the rear of buildings above the garage to give owners an option to build a deck for additional living space in the future if they desire.
3. The roof should be shingled.
4. Include wrought iron 4 ft. fence in front of buildings with gate access so that each unit can have a small space, may need to adjust the direction of the front porch steps.

- Approval with Recommendations  
 Denial  
 Approve with Conditions