



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, June 09, 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: 275 655 163 065
Passcode: FAL6LF

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

- [1.](#) Approval of February 17, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) 5067 Ash Street Facade Approval

ADJOURNMENT:



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, February 17, 2023 at 12:00 PM
Virtual Meeting Via Zoom

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, Karyl Clayton, Yahya Hassan, Leonardo Penaloza

VIRTUAL MEETING NOTICE

DISCLAIMER: Due to COVID-19 the Meeting is accessible to the public or media through web or teleconference until further notice. CDC requirements of Masks and Social Distancing will be adhered.

To join the meeting via Zoom:

<https://us02web.zoom.us/j/88695301031?pwd=T1V3SnFmaERZV3I5SFRJdFJiMmY4Zz09>

Meeting ID: 739 273 5936

Passcode: 139944

Join Zoom by Phone (One Tap Mobile): Please dial 1 301 715 8592
Meeting ID and Password are above

CALL TO ORDER/WELCOME: Yahya Hassan called the meeting to order at 12:04pm

ROLL CALL: A quorum was established

APPROVAL OF MINUTES: Minutes unavailable

Present: Ron Dodson, Karyl Clayton, Yahya Hassan, Leonardo Penaloza

Absent: Rodney Givens

Others Present: LaShawn Gardiner, Planning & Community Development Director; Latonya Turner, Planning & Community Development Administrative Supervisor; Danny Dangler, Southern General Contractors, LLC

OLD BUSINESS:

NEW BUSINESS:

1. The applicant is requesting the approval to renovate the exterior facade of 4950 Old Dixie Road, the current BP Station. This update will include changes to the front and side façades, as well as changes in materials.

Yahya Hassan made a motion to table the approval of the minutes for the November 11, 2022, meeting until the next session. Karyl Clayton seconded the motion. Motion approved unanimously.

Yahya Hassan asks if there is any old business.

LaShawn Gardiner answers there is no old business.

LaShawn Gardiner states that the applicant is requesting approval to renovate the exterior façade of 4950 Old Dixie Road, the current BP station. This update will include changes to the front and side facades, as well as changes in materials. She states that Mr. Dangler is on the call to answer questions.

LaShawn Gardiner offers to read aloud the staff report and states that the façade currently features a flat roof design with what appears to be an exterior stucco finish. The roof will remain flat with added features to the front and sides of the current building. The entrance of the front façade will include a raised gable-style parapet tower with a berridge metal cap and EIFS system. The two end towers of the building will be slightly raised parapets with berridge metal caps. The flatter parapet of the roof will be of berridge metal caps. Angled metal awnings will hang over the fenestrations of the front façade. Two flat metal awnings with angled cable support will also hang at each end of the front façade. Other materials of the front façade include eldorado stone veneers, brick veneer, EIFS system, wood simulated metal panels. The existing aluminum panels will be painted pavilion beige. The colors of the materials are below. Front Façade Material & Colors Berridge Metal Cap: PMS 286C-Medium Dark Blue Wood Simulated Metal Panels: Table Walnut 6 (Medium Brown) EIFS System around fenestrations: SW7512 Pavilion Beige EIFS System on Tower Caps: PMS 286C-Medium Dark Blue Flat parapet of roof: Pre-weathered Galvalume (Dark Gray) Eldorado Stone Veneer European Ledge: Iron Mill Nichiha Canyon Brick Veneer-Shale Brown: Beige Angled Metal Awnings over windows: PMS 286C-Medium Dark Blue Metal Flat Awnings on end towers: PMS 375- Yellow Green.

LaShawn Gardiner presents page 2 of the staff report and states it shows the aerial map of the property in its current condition and a zoning map of the site. She presents page 3 of the staff report and states it features the existing front façade, side façade which faces Old Dixie Highway, other side façade that faces Burger King, and the rear of the store. She presents page 4 of the staff report and states it shows the existing survey of the site location, a new survey of the site, and an elevated depiction of what the store will look like with materials and color after renovation. She states that staff recommends APPROVAL of the façade changes.

Karyl Clayton asks if the property will continue to be a gas station after renovation.

Danny Dangler answers it will still be a BP gas station and that it's currently owned by Clipper and will continue to be. He will be applying for a separate permit to place the logo on the tower and the new look will have more curb appeal.

Karyl Clayton asks if the roof located above the gas pumps will correlate with the new façade.

Danny Dangler answers yes and states the pumps will stay the same color as they are now but will probably be dressed up and that LED light fixtures will be installed under the canopy for more light.

Karyl Clayton asks if the facade will be yellow and blue.

Danny Dangler answers that it will be more of a gray and that the actual EIFS color is passive white which is more of a light gray and goes well with stone and blue.

Karyl Clayton states she is looking at Google Earth and asks if the gas station will reflect the Race Trac that's across the street.

Danny Dangler answers that it will be something like that but with different colors.

Karyl Clayton asks if the gas station sign will stay the same.

Danny Dangler answers yes and states that it will still have a BP logo because BP controls that signage and what's on the canopy. He says that they have renovated 5 BPs across North Georgia over the last 2-3 years and that the BP green goes well with the new colors.

Karyl Clayton asks if the old façade is being taken down or if it's an overlay.

Danny Dangler answers that a lot of it is coming off so that you won't see any evidence of the old building on the front and parts of the two ends and that they will repaint and refinish the back of the building and what's left on each end so that everything looks brand new.

Karyl Clayton states she has no more questions.

Yahya Hassan asks if there are any more questions for Mr. Dangler.

Danny Dangler answers that he doesn't have any questions but will answer questions anyone has for him.

Yahya Hassan asks if BP's basic color is green.

Danny Dangler answers yes.

Ron Dodson states the proposal sounds like it will be improvement to that corner and asks where the brick will be going.

Danny Dangler answers the brick will go on the left and right ends and the inserts underneath the green canopies and the Nichiha brick and then all the way across the bottom and up the tower.

Karyl Clayton asks where the green is going.

Danny Dangler answers on the 2 canopies on the left side and right side of the building and a band over the entrance and is the same as BP green.

Karyl Clayton asks what blue is.

Danny Dangler answers with decorative metal.

Ron Dodson made a motion to approve the request to renovate the façade. Karyl Clayton seconded the motion. Motion approved unanimously.

Yahya Hassan asks the schedule for this operation.

Danny Dangler answers construction will start in 3-4 weeks and that they will also be dressing up the inside of the building as well so that the whole building will look new inside and out.

Yahya Hassan asks if it will be a complete gut and redo.

Danny Dangler answers that it will be done in phases and the store will remain open for gas.

Leonardo Penaloza asks what the renovations of the interior entail.

Danny Dangler answers floor tiles will be removed and the concrete polished and stained and 3 new ADA women's restrooms and 2 men's restrooms that will be tiled from floor to ceiling. He says that there will be all brand-new equipment and cooler doors installed.

ADJOURNMENT: Ron Dodson made a motion to adjourn the meeting at 12:32pm. Yahya Hassan seconded the motion. Motion 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 404-366-1555.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: June 09, 2023
Staff Report Compiled By: SaVaughn Irons
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: Raju Thapa (Himalayan Food, LLC)
Address: 3400 Chapel Hill Road
City/State: Douglasville, GA 30135

PROPERTY INFORMATION

Site Address: 5067 Ash Street
Current Zoning: Single-family Residential (RS)
Parcel Number: 13050D H013

FINDINGS OF FACT

The applicant is requesting the approval to cover the exterior facade of 5067 Ash St., of the current convenience store. This update will include covering the exposed concrete block with Hardie plank to the side and rear façades, as well as painting the concrete/brick materials.

The façade currently is in the process of remodeling and features a gable roof design with what appears to be an exterior front brick finish. The applicant would like to request colors to be as shown in pictures and paint brick front of façade. The colors of the materials are below.

Front Façade Material & Colors

Brick: SW6233 – Samovar Silver

Side Façade Material & Colors Facing East-Old Dixie Road

Hardie Plank Siding: SW6236 – Grays Harbor

Side Façade Material & Colors Facing West-

Hardie Plank Siding: SW6236 – Grays Harbor

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single-family Residential (RS) – Single Family Residence	East	Single-family Residential (RS) - Single Family Residence-
South	Single-family Residential (RS) - Single Family Residence-	West	Single-family Residential (RS) - Single Family Residence-

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

FRONT FAÇADE (MARCH 2023)



FRONT FAÇADE (JUNE 2023)



SIDE FAÇADE FACING BRIDGE AVE (MARCH 2022)



SIDE FAÇADE FACING BRIDGE AVE (JUNE 2023)





SIDE FAÇADE FACING RESIDENTIAL RESIDENCE (JUNE 2023)

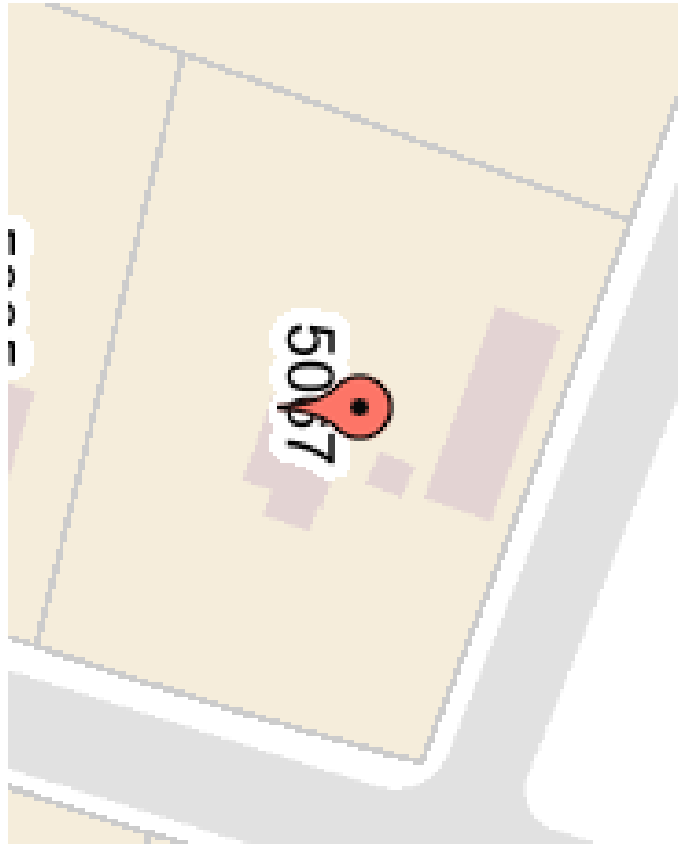


REAR OF STORE



REAR OF STORE (JUNE 2023)





MATERIALS & COLOR SAMPLES

5067 ASH STREET



Brick:



Brick: SW6233 – Samovar Silver

Hardie Plank Siding: SW6236 – Grays Harbor



Hardie Plank

IMPACT SUMMARY

The proposed project 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 coordinating 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 cause 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