



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

Friday, July 18, 2025, 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  
**Yoni Cortez**, Member

### **CALL TO ORDER/WELCOME:**

### **ROLL CALL:**

### **APPROVAL OF MINUTES:**

1. Approval of June 20, 2025 Meeting Minutes

### **OLD BUSINESS:**

2. Applicant Kirk Dunn requests approval for the conceptual design for a new two-building data center campus development at 0 Fort Gillem, Parcel# 12210 210004, Ward 3. - Tabled Item from June 20, 2025

### **PUBLIC HEARING:**

3. Applicant, Terrell Rental Properties, LLC (Tony Terrell) requests approval for the conceptual design for a two-family home at 5116 Sargent St, Parcel# 13080A E005, Ward 3.

### **ADJOURNMENT:**



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

Friday, June 20, 2025 at 12:00 PM  
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**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  
**Yoni Cortez**, Member

**CALL TO ORDER/WELCOME:**

Rodney Givens called the meeting to order at 12:06 pm.

**ROLL CALL:**

**PRESENT:**

Rodney Givens  
Ron Dodson  
Yahya Hassan  
Karyl Clayton

**ABSENT:**

Yoni Cortez

**ALSO PRESENT:**

Nicole Dozier, Director of Planning & Community Development  
SaVaughn Irons-Kumassah, Principal Planner  
Latemia Richards, Planner I  
Latonya Turner, Planning & Community Development Office Coordinator

**APPROVAL OF MINUTES:**

1. Approval of April 18, 2025 Meeting Minutes

Ron Dodson made a motion to approve the meeting minutes from April 18, 2025. Karyl Clayton seconded the motion. The motion was approved unanimously.

**OLD BUSINESS:**

2. **Applicant Gaetan Gachelin requests approval for the conceptual design for a new multi-family duplex at 0 Ferguson Court, Parcel# 13049A A031, Ward 2. - Tabled Item from April 18, 2025**

Background/History

The applicant requests conceptual approval for a two-family duplex on a vacant parcel zoned for residential use (RM). The proposed Contemporary/Modern design features a mixed roof form, Hardie siding, architectural shingles, and modern entry and stair elements. Final construction documents and permits will be subject to further technical review following conceptual approval.

**PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

**Clifford Pellegrine** expressed concern regarding the narrow lot size and limited lane width at the proposed development site. He acknowledged the design was visually appealing but emphasized the potential for disruption to nearby residents during construction. He also questioned whether residents on Ferguson Court had appropriately been notified about the proposed project, noting that he lives nearby and had not received any notice himself.

**SaVaughn Irons-Kumassah** explained that the project was presented to the board in April but was tabled during that meeting. She mentioned that the current review serves as a follow-up to that discussion. Additionally, she noted that public notice was issued in accordance with all applicable requirements, which included placing a sign on the property and mailing notifications to nearby property owners when the property was rezoned in 2024.

Ron Dodson made a motion to approve the conceptual design for 0 Ferguson Court. Yahya Hassan seconded the motion. The motion was approved unanimously.

**PUBLIC HEARING:**

3. **Applicant Kirk Dunn requests approval for the conceptual design for a new two-building data center campus development at 0 Fort Gillem, Parcel# 12210 210004, Ward 3.**

Background/History:

The applicant seeks conceptual design approval for a two-building data center complex on a 10-acre wooded parcel in the Gillem District (GZ). The proposed development includes a 1.6 million sq. ft. and a 200,000 sq. ft. two-story tilt-up concrete facility, both with modern glass curtain walls and defined entrances. Key design features include energy-efficient TPO roofing, aluminum curtain wall panels, aluminum-clad windows, and minimalist canopies. Site elements include an electrical substation, access drives, guard house, surface parking, utility infrastructure, stormwater facility, and landscaping to mitigate tree loss and soften the industrial character. To ensure compatibility and minimize impacts on adjacent residential properties, conditions include enhancing the west façade with mixed materials, collaborating with staff on residential-facing design improvements, and installing a fencing buffer for added screening and separation.

**PUBLIC COMMENTS: (All Speakers will have 3 Minutes)**

**Kirk Dunn** spoke in favor of the proposal, noting that the site is currently a landfill. He stated that as part of the land development process, the site will be cleaned up and all oil and contaminants will be removed. He also noted that environmental testing is currently underway to assess site conditions.

**Nancy Howard**, a 35-year resident, spoke in opposition to the proposal. She expressed concerns about the site's history as a landfill, potential contamination, and the environmental impact on nearby residents, particularly those with health conditions. She noted the significant water and energy demands of data centers and questioned whether the City Arborist had reviewed the proposed tree removal. While acknowledging the building's aesthetic appeal, she emphasized that environmental and public health impacts should take precedence.

**Linda Jones** stated that a data center is already being developed less than five miles from her residence. She referenced a 2014 environmental report detailing vapor intrusions in the Fort Gillem area and expressed concern that the proposed facility could exacerbate existing environmental hazards. Ms. Jones warned against unchecked industrial development turning the area into a "Clayton County Death Valley" if industrial development continues without mitigation.

**Name (inaudible)** expressed concern that many residents were unaware of the project and missed the chance to provide input before the City Council. He emphasized the need for transparency and community involvement, particularly in light of rising property taxes. He warned about the environmental and infrastructure impacts of rapidly expanding data centers and called for an EPA review and increased safeguards. He also criticized the lack of a community benefits agreement, urging the city to require reinvestment in local resources, such as parks, libraries, and schools, in exchange for tax incentives.

**Attania Jean-Funny** pointed out that the portion of the property located within city limits is the only area under this board's purview. She requested clarity regarding the jurisdictional boundaries and the city's role versus that of the county in approving and overseeing the project, given that neighboring properties are located in unincorporated Clayton County. She stressed that the zoning code was created before the emergence of massive data centers. Ms. Jean-Funny questioned who pays for electricity from the on-site substation, suggesting that it ultimately burdens the community. She also brought up historical water contamination issues and cautioned that developers are unlikely to address environmental mitigation unless required to do so by the city.

**Director Nicole Dozier** explained that the Fort Gillem District is zoned for industrial use and that data centers are a permitted use by right. As a result, the project did not require review or approval by the Mayor and Council. She noted that, although the board's scope is limited to architectural design and aesthetics, additional conditions—including fencing, screening, and façade improvements—were recommended to reduce potential negative impacts on the surrounding community. She acknowledged the public's concerns and indicated that further discussions with the applicant would be held to address broader issues.

**Clifford Pellegrine** stated that, aside from the building's appearance, their concern was the broader presence of data centers in Forest Park. He referenced past decisions—such as allowing a waste transfer station—and warned against letting the city become a "dumping ground" for unwanted infrastructure. Mr. Pellegrine urged that the message be passed on to city leadership that residents are no longer willing to accept harmful developments without benefit to the community.

**Brenda Harrison** encouraged the board to table the item to allow for further review, noting that many in the audience have board experience and understand the complexity of such decisions. Ms. Harrison questioned whether the developer had considered incorporating solar panels or other sustainable energy sources, given Georgia Power's anticipated increased grid usage. She also raised concerns about significant water consumption by existing data centers—specifically referencing the facility in the former JCPenney outlet—and warned of its impact on water availability for county residents. She urged the board to conduct further research before making a final decision.

**Name (inaudible)** expressed concerns about the long-term impact of the proposed data center on future generations. He questioned claims of local economic benefit, noting that the project has reportedly been granted a tax abatement for over ten years. He emphasized the need for more proactive research by the county—particularly regarding water usage and environmental impact—and warned against accepting developers' proposals without independent analysis. He urged the city to establish a clear vision for its future rather than deferring to outside interests and referenced Atlanta's moratorium on data centers as a model worth exploring. He concluded by encouraging residents and officials alike to take full advantage of available resources to stay informed and make well-researched decisions.

**Member Yahya Hassan** inquired about the visual buffer proposed on the west and north sides of the development. He asked whether the buffer would consist solely of trees or if it would include additional features such as a berm with landscaping.

**Director Dozier** responded that both fencing and a landscaped buffer are planned for those sides of the property. The city is collaborating with a new landscape consultant to determine the maximum feasible buffer width, ensuring adequate screening between the development and nearby residential areas. The final design will incorporate fencing, landscaping, and possibly berms, depending on the site dimensions and input from the project architect. The goal is to mitigate negative visual impacts and ensure the project is aesthetically compatible with surrounding properties.

**Joseph McLeod**, design lead for the proposed data center, provided comments regarding noise mitigation and sound management. He stated that a sound study will be conducted to establish baseline noise levels and ensure compliance with all applicable sound ordinances. He confirmed that all mechanical equipment will be acoustically attenuated and designed to operate at approximately 60 decibels—comparable to the sound of a residential air conditioning unit—at a distance of 10 meters from the equipment. To further mitigate sound, the site will include screening walls and other design features. Mr. McLeod committed to providing the board with a copy of a previously completed sound modeling report for a similar project using the exact design specifications.

**Vice Chairman Ron Dodson** requested that sound attenuation measures be indicated in the architectural drawings and supporting materials. He clarified that documentation should include the thickness and type of materials used to ensure the facility will not create adverse impacts on the surrounding community. Additionally, he requested a detailed landscape plan to better understand how the buffer areas would be developed for both visual screening and sound absorption.

**Chairman Rodney Givens** expressed concern that the review had expanded beyond exterior aesthetics and emphasized the need for better communication between the applicant and the community. He acknowledged that a suggestion had been made to table the item to allow time for additional information and clarification.

Ron Dodson made a motion to table Agenda Item 3. Yahya Hassan seconded the motion. The motion was approved unanimously.

**ADJOURNMENT:**

Yahya Hassan made a motion to adjourn the meeting at 1:04 pm. Karyl Clayton seconded the motion. The motion was approved unanimously.

DRAFT

# URBAN DESIGN REVIEW BOARD

## STAFF REPORT

### Meeting Date: July 18, 2025

**Prepared By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval with Conditions

#### **APPLICANT INFORMATION**

**Name:** Kirk Dunn, CDG

**Address:** 5550 Peachtree Parkway, Peachtree Corners, GA 30092

**Site Address:** 0 Fort Gillem

**Ward:** 3

**Acreage:** 47.19

**Current Zoning:** Gillem (GZ) District

**Parcel ID Number:** 12210 210004

#### **FINDINGS OF FACT**

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the proposed development of a two-building data center complex located on a 10-acre, heavily wooded, vacant parcel within the Gillem District (GZ).

The project includes two tilt-up concrete structures: Building 1, a two-story 1,600,000-square-foot facility, and Building 2, a two-story 200,000-square-foot facility. Both buildings feature glass curtain walls and defined main entrances to create a modern, visually accessible façade. Architectural design elements include a TPO (thermoplastic polyolefin) roofing system for durability and energy efficiency, along with platinum pre-finished aluminum curtain wall panels that present a sleek, industrial aesthetic. The fenestration consists of aluminum windows with aluminum-clad trim and surrounds, while building entries are highlighted with glass doors framed in metal. Each utility entrance is further distinguished by a minimalist aluminum canopy.

In addition to the primary structures, the site plan incorporates the development of a 10-acre electrical substation, internal access drives, a security guard house, surface parking areas, utility infrastructure, a stormwater management facility, and a comprehensive landscaping plan

designed to soften the industrial character of the site and address tree loss resulting from site clearing.

The applicant initially presented the project to the Urban Design Review Board on June 20, 2025, at which time the item was tabled. They have returned today seeking approval of the architectural design. Since the initial presentation, the applicant has submitted an updated site plan, a revised landscape buffer, and additional information addressing sound mitigation measures to reduce potential impacts on adjacent residential properties.

### **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 proposed design reflects the character and quality of nearby developments and is consistent with the established architectural context of the surrounding area. The site, located within the Gillem District (GZ), is in proximity to other warehouse and distribution center uses.

***(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;***

The design components are thoughtfully planned to be physically and aesthetically cohesive, ensuring coordination with both the overall project and the surrounding environment.

### **Zoning Classifications of Contiguous Properties**

Direction	Zoning & Use	Direction	Zoning & Use
North	Outside of City Limits	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Outside of City Limits

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

The site lacks prominent scenic views or distinctive natural features.

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

The design does protect adjacent properties from negative visual impact. The proposed project is located in the Gillem District (GZ)

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



The secondary building is consistent in exterior form and design with the primary building.

### **Front Façade Material & Colors**

**Siding:** Platinum Pre-finished Aluminum Curtain Wall Panels

**Roof:** TPO Roof

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround

**Door:** Glass entry doors with metal perimeter

**Canopy:** Aluminum Utility Entry Canopy

### **Side Façade Material & Colors Facing East**

**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel **(Building 1 & 2)**

**Roof:** TPO Roof **(Building 1 & 2)**

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround **(Building 1 & 2)**

**Window:** Glazed curtain window wall system **(Building 1 & 2)**

**Trim:** Metal Paneling – Pre-finished aluminum curtain wall panels – Black **(Building 1 & 2)**

**Door:** Glass entry doors with metal perimeter **(Building 2)**

**Canopy:** Aluminum Utility Entry Canopy **(Building 2)**

### **Side Façade Material & Colors Facing West**

**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel

**Roof:** TPO Roof

**Canopy:** Aluminum Utility Entry Canopy

### **Façade Material & Colors Facing South**

**Siding:** Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel **(Building 1 & 2)**

**Roof:** TPO Roof **(Building 1 & 2)**

**Window:** Aluminum Windows with Aluminum Clad Trim/Surround **(Building 1 & 2)**

**Window:** Glazed curtain window wall system **(Building 1 & 2)**

**Door:** Glass entry doors with metal perimeter **(Building 1)**

**Trim:** Metal Paneling – Pre-finished aluminum curtain wall panels – Black **(Building 1 & 2)**

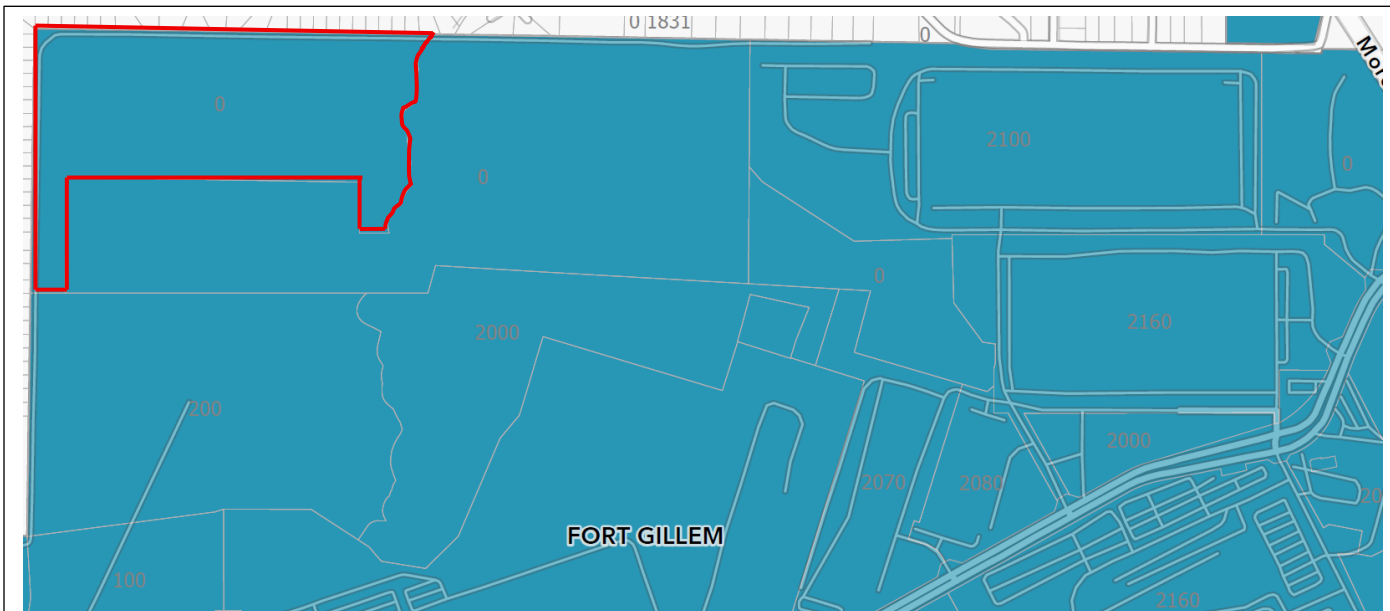
**Canopy:** Aluminum Utility Entry Canopy **(Building 1)**

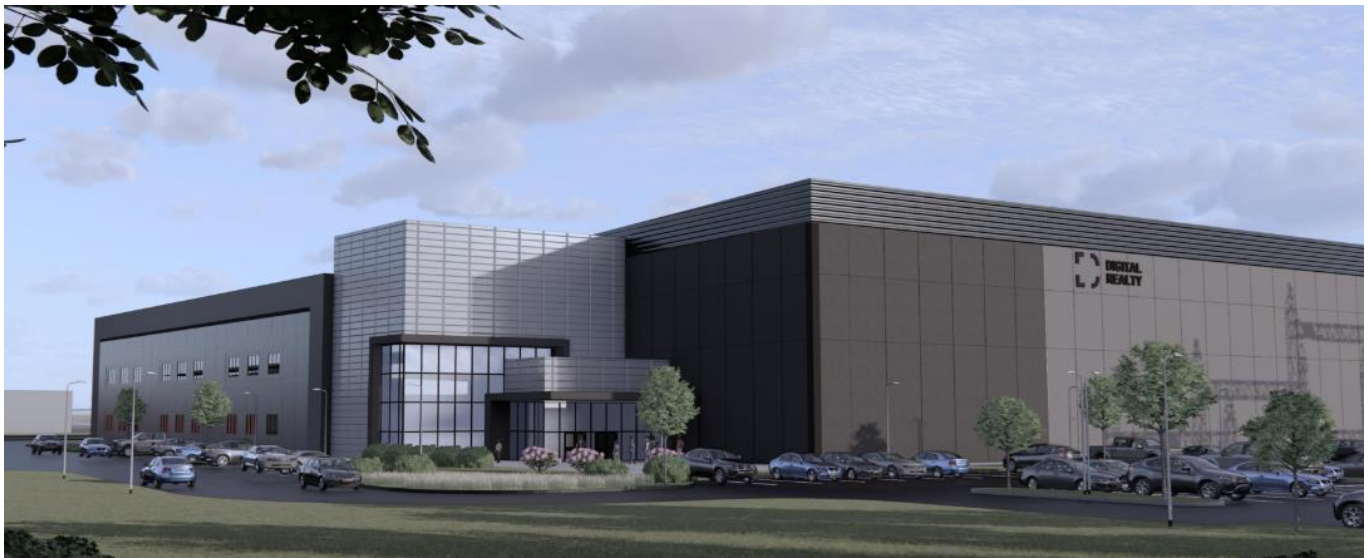
**Canopy:** Aluminum Loading Dock Canopy

## AERIAL MAP

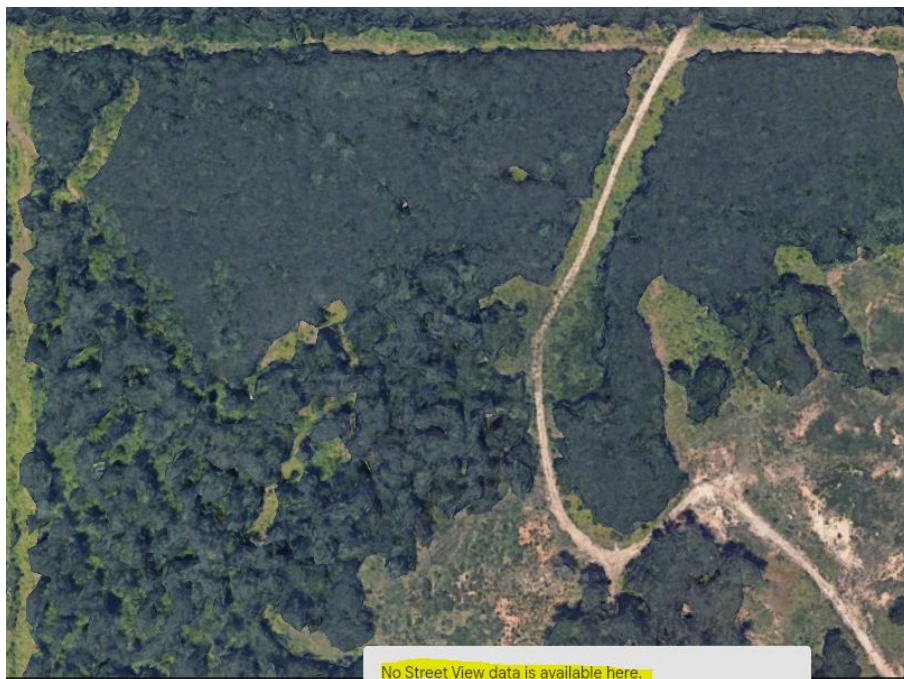


## ZONING MAP



**SITE RENDERING****CURRENT CONDITIONS – PHOTOS**

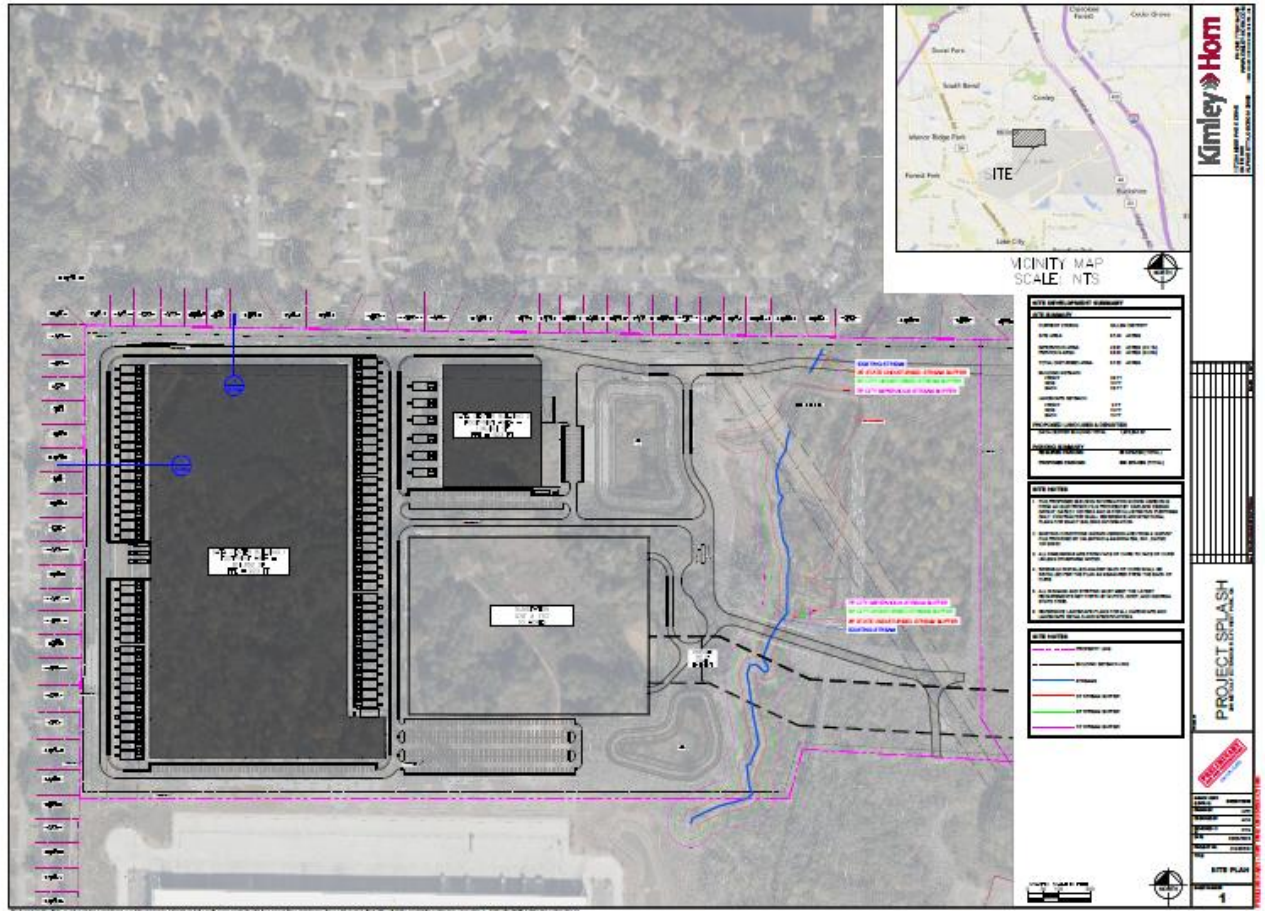
**Current site photos could not be taken due to limited road access. The site is presently vacant and densely wooded.**



No Street View data is available here.

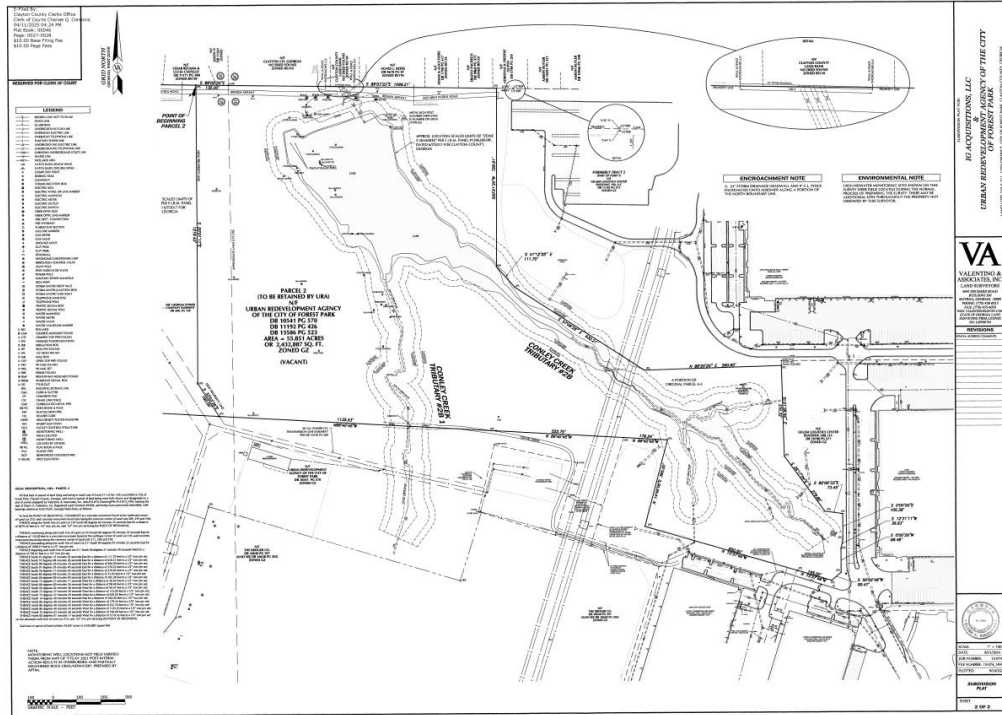


SITE PLAN





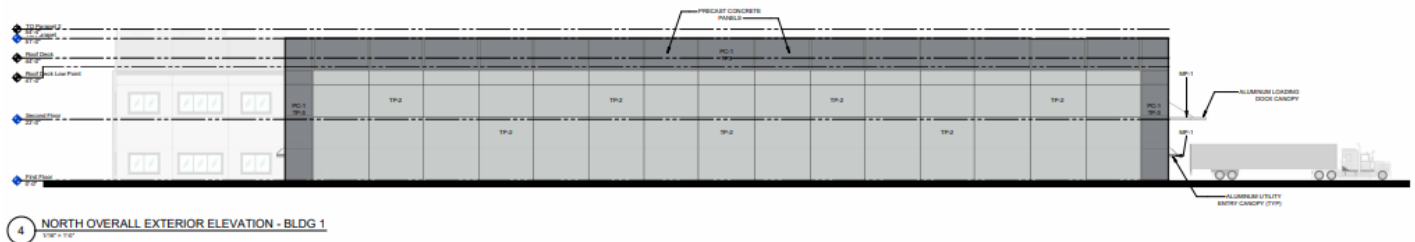
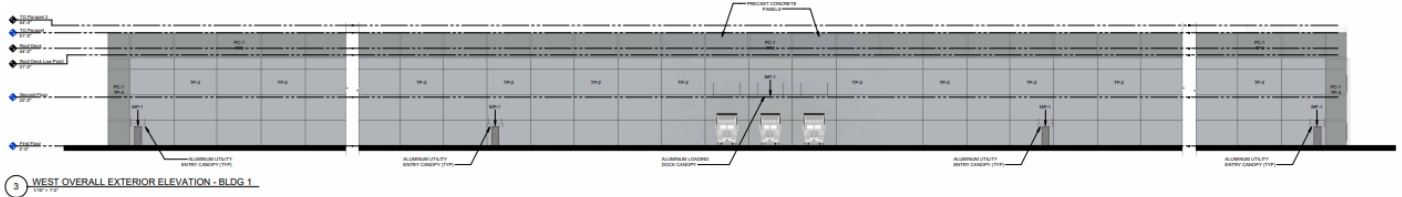
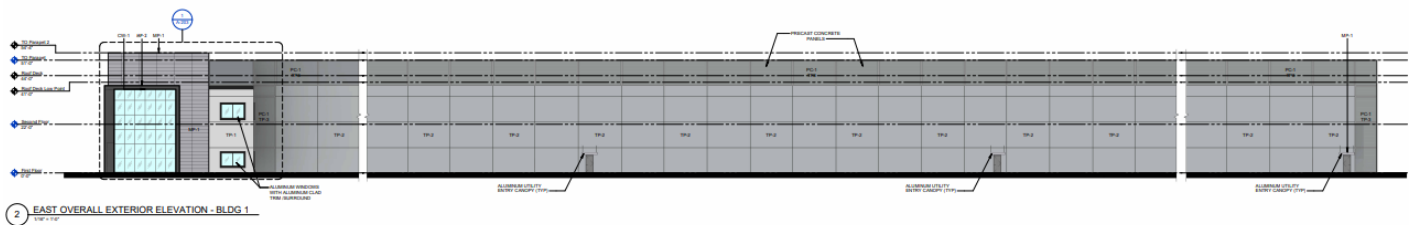
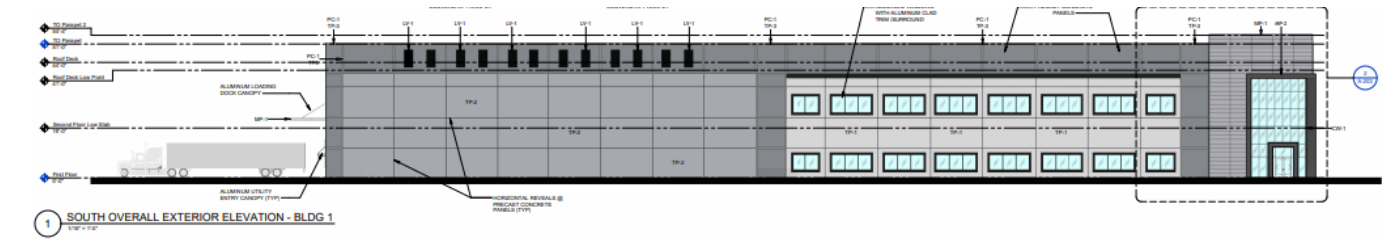
# Site Survey Pg 2 of 2



## LANDSCAPE BUFFER

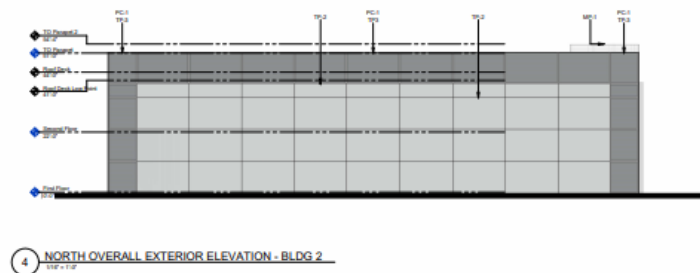
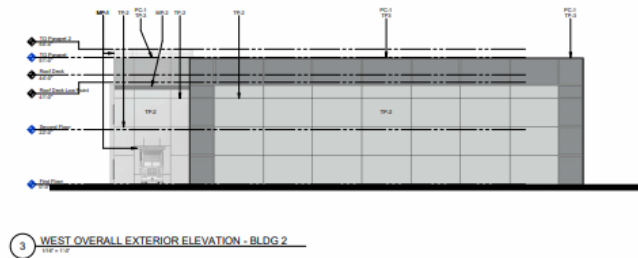
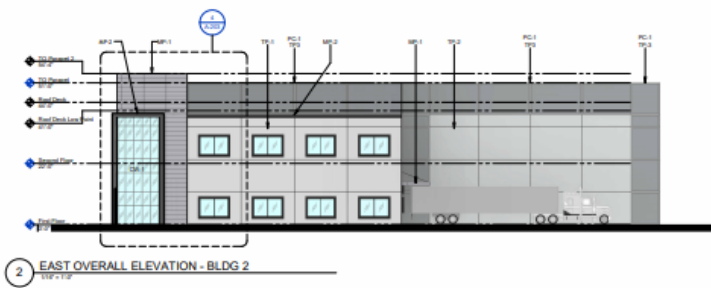
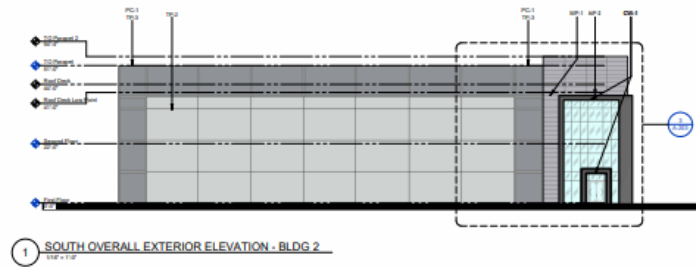


## BUILDING 1 ELEVATIONS

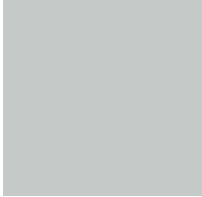


## BUILDING 2 ELEVATIONS

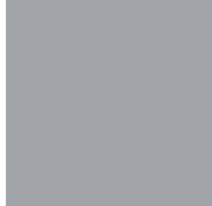




## MATERIAL & COLOR EXAMPLES



**Exterior Paint:** Match  
SW7071 Gray Screen Light  
Texture



**Exterior Paint:** Match  
SW7073 Network Gray  
Light Texture



**Exterior Paint:** Match  
SW7074 Software Gray  
Light Texture



**Siding:** Pre-finished  
Aluminum Curtain



**Siding:** Pre-finished Black  
Curtain



**Siding:** Fitzgerald Form  
liners Precast Concrete  
Pattern



**Windows:** Anodized  
Aluminum Stain Finish  
Glazed Curtain Window



**Windows:** 1" Insulated  
Glazing (Solar Cool Solar  
Gray Reflective Surface on  
1<sup>st</sup> Surface, Clear on  
Inboard Surface)



**Windows:** 8' Tall Black  
Metal Ornamental  
Security Fence  
(AMERIMAR IMPASSE  
II GAUNTLET)

### 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 **APPROVE WITH CONDITIONS** the proposed project.

- ☐ Approval
- ☐ Denial
- ☒ Approved with Conditions

**To ensure compatibility and minimize impacts on adjacent residential properties, the conditions are as follows:**

1. The side of the building facing the residential properties shall feature an enhanced façade incorporating thoughtful design elements and a mix of materials to improve visual interest and better integrate with the neighboring homes, given its close proximity.
2. The exterior walls must be soundproofed using a double-wall system, resilient clips, and a Green Glue noise control system.
3. All existing trees along the north and west perimeters of the property must be preserved.
4. An 8-foot obscuring wall shall be installed along the north and west sides of the site. An "obscuring wall" refers to a masonry structure made of brick, stone, or similar materials, designed to block views and reduce sound transmission.
5. A 15-foot-wide buffer zone shall be planted with vegetation at least eight feet in height to provide a visual screen. All landscaping must be irrigated and properly maintained.
6. Outdoor lighting, if used, must be anti-glare, located on the interior of the site, and angled to prevent light spillover beyond the north and west property lines. The maximum height for light poles is fifteen feet.

## URBAN DESIGN REVIEW BOARD STAFF REPORT

### Meeting Date: July 18, 2025

**Prepared By:** SaVaughn Irons-Kumassah, Principal Planner

**Staff Recommendation:** Approval

#### **APPLICANT INFORMATION**

**Name:** Tony Terrell

**Address:** 449 Trousseau LN, McDonough, GA 30252

**Site Address:** **5116 Sargent Street**

**Ward:** 3

**Acreage:** **0.208 +/-**

**Current Zoning:** Single Family Residential (RS), recently rezoned to Two Family Residential District (RT) District

**Parcel ID Number:** 13080A E005

#### **FINDINGS OF FACT**

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the remodeling and construction of a two-family duplex located at 5116 Sargent Street, within the recently rezoned Two-Family Residential (RT) District in the City of Forest Park. This request is part of the final step in the overall land use and development approval process to move forward in obtaining final approval and certificate of occupancy.

The subject property was previously zoned RS (Single-Family Residential). On June 3, 2025, the applicant appeared before the Mayor and Council and received approval to rezone the property from RS to RT to accommodate the two-family use. Following that, on June 20, 2025, the applicant went before the Planning Commission and was granted approval of the necessary variances to support the existing development on the site.

It is important to note that construction of the duplex was completed prior to receiving architectural review approval from the UDRB and before finalizing the rezone and variance applications. As such, the applicant is now seeking retroactive conceptual design approval to bring the project into full compliance with the city's design standards and review procedures. The purpose of this review is to assess the architectural design and compatibility of the

remodeled structure with the surrounding neighborhood, consistent with the design intent of the RT zoning district and the goals of the City of Forest Park's planning framework.

## **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 consistent with the character and scale of nearby residential developments and reflects the intent of the RT zoning district.

***(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.***

The design components are cohesive and relate well to the surrounding environment in both form and appearance.

***(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 minimizes visual impact on adjacent properties through appropriate scale, setbacks, and residential character.

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

There is a storage shed on property as well.

### **ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

Direction	Zoning & Use	Direction	Zoning & Use
North	RS: Single-Family Residential	East	RS: Single-Family Residential
South	RS: Single-Family Residential	West	RS: Single-Family Residential

#### **Front Façade Material & Colors**

**Siding:** James Hardie cement fiber board and batten on front face ( alabaster - SW7008)

**Roof:** Architectural Singles (Atlas Coastal granite color)

**Soffit & Fascia:** James Hardie cement fiber

**Window:** White Vinyl , Double-Hung

**Door:** fiberglass material (sw7008 color)

**Deck:** pressure treated #1 lumber (color is natural - no stain or paint)

**Stair:** pressure treated #1 lumber (color is natural - no stain or paint)

#### **Side Façade Material & Colors Facing East**

**Siding:** JH lap cement fiber

**Window:** White Vinyl , Double-Hung

#### **Side Façade Material & Colors Facing West**

**Siding:** JH lap cement fiber

**Window:** White Vinyl , Double-Hung

#### **Rear Façade Material & Colors**

**Siding:** JH lap cement fiber

**Roof:** Architectural Singles (Atlas Coastal granite color)

**Window:** White Vinyl , Double-Hung

**Door:** fiberglass material (sw7008 color)

## AERIAL MAP



## ZONING MAP





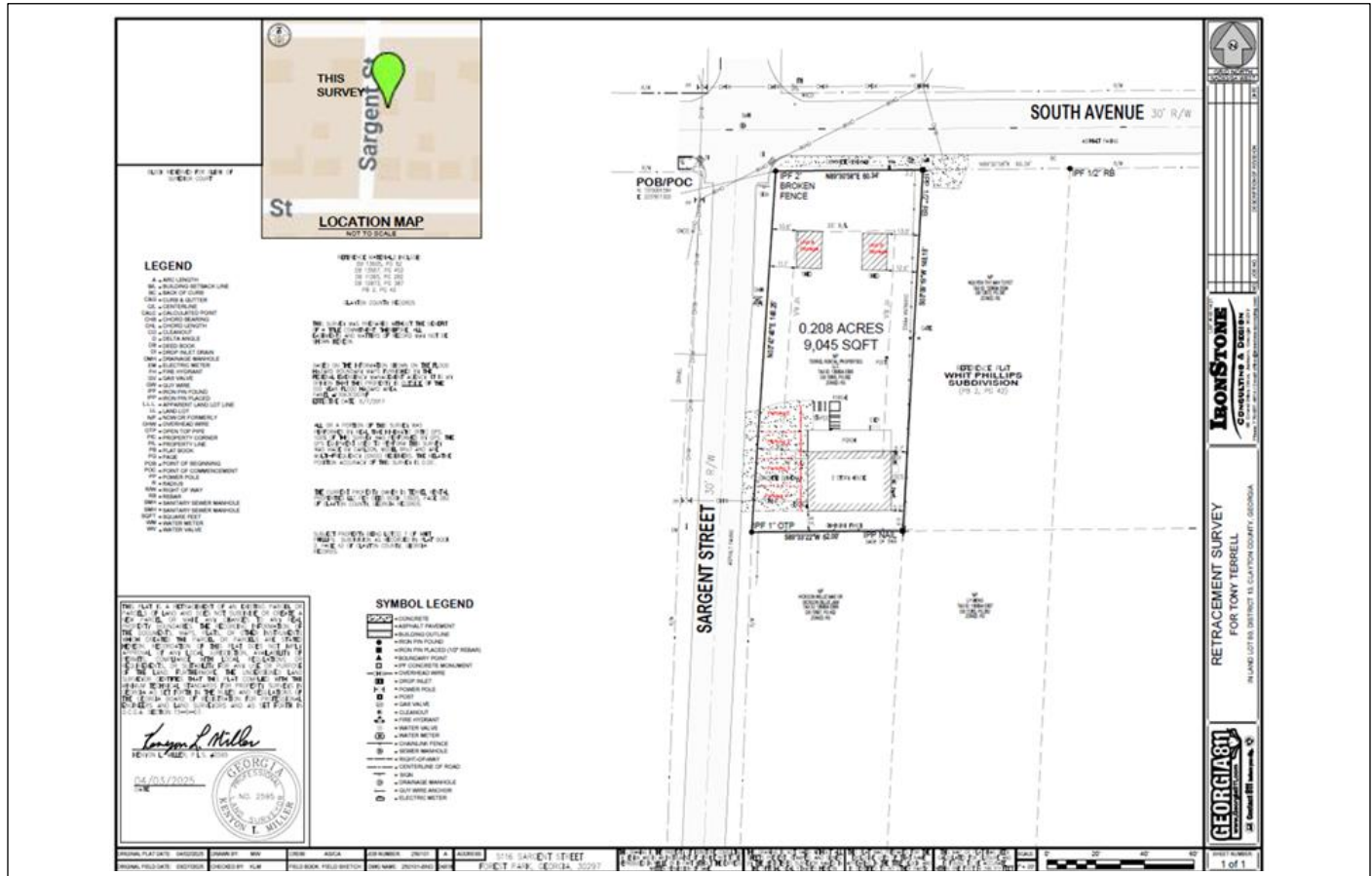
CURRENT CONDITIONS – PHOTOS



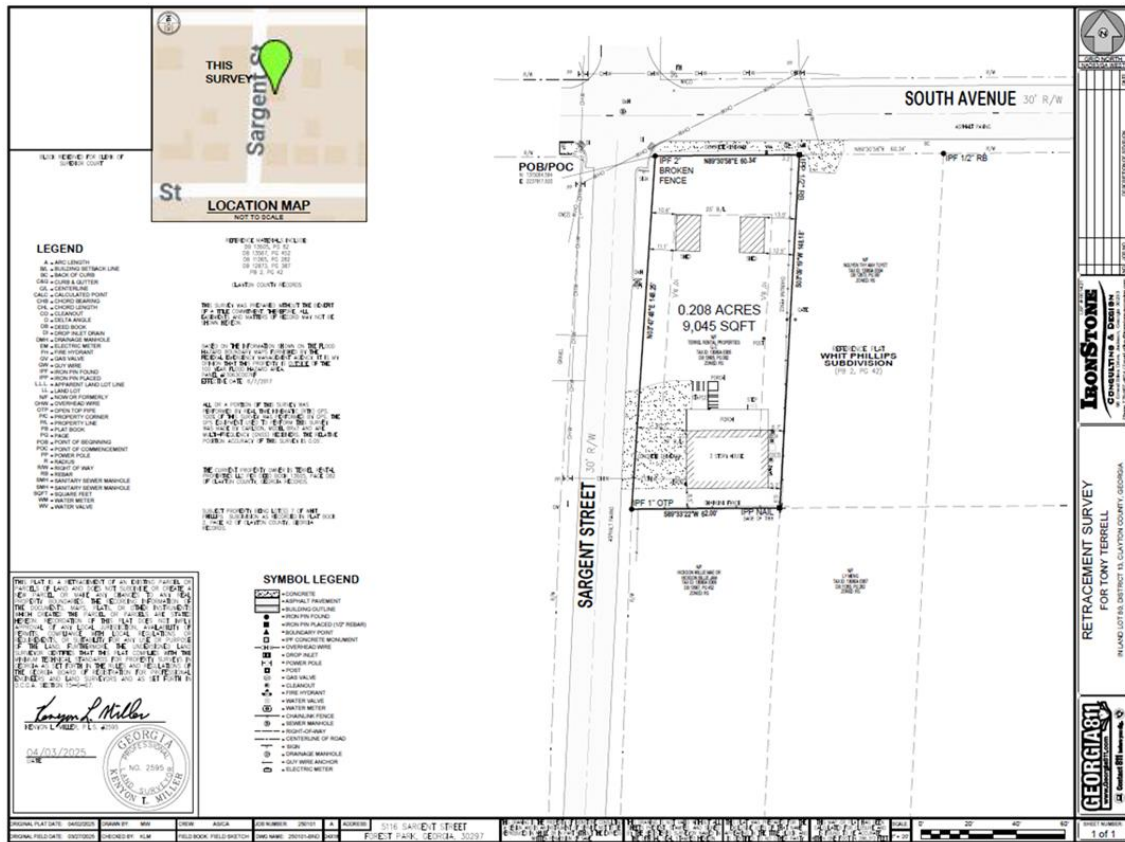




## SITE PLAN



## SURVEY



## MATERIAL & COLOR EXAMPLES



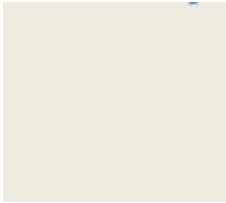
**Exterior Siding:** James  
Hardie cement fiber board  
and batten



**Exterior Siding:** JH lap  
cement fiber



**Roof:** granite color-  
(architectural Shingles)



**Exterior Paint:** alabaster  
(SW7008)



**Doors:** fiberglass material  
(sw7008 color)



**Windows:** White Vinyl ,



**Deck & Stairs & Handrail:**  
pressure treated  
#1 lumber (color is natural  
- no stain or paint)



**Gutters & Downspouts:**  
metal black

**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