



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

Friday, March 22, 2024 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: 276 465 779 01  
Passcode: JXHK58

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

1. Approval of February 16, 2024 Meeting Minutes

**NEW BUSINESS:**

2. Conceptual Design Approval of a New Construction Home at 5405 Ash St.

**OLD BUSINESS:**

**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: 212 376 309 763  
Passcode: cqPTR2

**CALL TO ORDER/WELCOME:**  
Rodney Givens called the meeting to order at 12:03pm.

**ROLL CALL:**

**PRESENT:**  
Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

**OTHERS PRESENT:**  
Ricky Clark, City Manager; SaVaughn Irons, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator; Rochelle Dennis, Economic Development Project Manager

**APPROVAL OF MINUTES:**

1. Approval of January 19, 2024 Meeting Minutes  
Ron Dodson made a motion to approve the January 19, 2024 Meeting Minutes as written. Yahya Hassan seconded the motion. Motion carried.

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Conceptual design for 938 Main St.

SaVaughn Irons delivered the staff report:

The applicant is requesting an approval to move forward with the conceptual design provided to the city of Forest Park to renovate her existing building and add a second-floor level for retail space and suites at 938 Main St. The current location of the property and structure sits north of Main St and currently has a primary structure facing Main St. and a shed in the rear of the property. The applicant has plans to demolish the shed at the rear of the property to add off-street parking for future customers and additional shrubbery for aesthetics. This update will be a completely new remodel of the existing, one-story commercial structure. The façade that will be included in the newly renovated construction features a flat Roof design with a Mechanical Metal Roof and TO Parapet. The featured front and rear exterior materials include Brick Veneer Siding with painted brick veneer, Metal Double Doors, a black metal canopy and nine (9) Utility fixed with grid windows. The western exterior of the structure will include Brick Veneer Siding with painted brick veneer and three (3) Utility fixed with grid windows. The eastern exterior of the structure will include Brick Veneer Siding with painted brick veneer, one (1) Utility fixed with grid window and one (1) Metal Single Door painted black.

**COMMENTS/DISCUSSION:**

SaVaughn Irons confirmed that the presented design meets the guideline requirements for the Downtown Mainstreet District. She stated that the renderings for the project will be updated to include signage and forwarded to the Board as a condition of approval.

Christopher Baldwin and Richard Bodrick, on behalf of the applicant, presented a 3D rendering and stated that a new 2-story building will be constructed on the footprint of the existing building. Mr. Baldwin confirmed that the building will have a low pitch roof and gutters. He stated that the drainage will be concealed on the back side of the building and that the exterior siding will be actual brick.

Ricky Clark, City Manager, introduced himself and thanked the Board for their service and commitment. He thanked the applicant for being willing to invest resources into improving the infrastructure.

Ron Dodson made a motion to approve the conceptual design for 938 Main St. Yahya Hassan seconded the motion. Motion carried.

**ADJOURNMENT:**

Ron Dodson made a motion to adjourn at 12:41pm. Karyl Clayton seconded the motion. Motion carried.



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## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** March 22, 2024

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

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Tasha Ector

**Address:** 5405 Ash St.

**City/State:** Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 5405 Ash St.

**Current Zoning:** Single-Family Residential (RS)

**Parcel Number:** 13082B A013

#### 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 5405 Ash St. The current location is a vacant lot, 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 an Asphalt/Gable Shingles Roof that will be featured on each side of the home facing front, rear, left and right and above the front porch will feature Shanker Shingles. The featured front exterior materials include Hardie board and batten siding, stacked stone Masonry, three porch columns and eight (8) Single Hung Double Insulated Vinyl Windows. The Front Gable over Porch will be Cedar Hardie Siding. The Garage will also feature Carriage Style doors With Glass. In the rear of the proposed structure, it will feature Stacked Stone Masonry, a Pressure Treated deck with railing 2x2 balusters and 2x6 rails and a BBQ pit that will also be the same stack stone material and colors.

#### Front Façade Material & Colors

**Upper Trim:** Soffit and Fascia: Ivory Lace SW 7013



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**Exterior Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Siding:** Board and Batten Siding, SW2009 Sandstone  
**Exterior Gutters & Downspout:** Gutter 6inch Aluminum with 3×4 Downspouts  
**Roof:** Asphalt/Gable Shingles Roof (SW 9090 Caribe)  
**Front Gable:** Cedar Hardie  
**Windows:** Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)  
**Doors:** Ivory Lace SW 7013  
**Column:** Stacked Stone Masonry Trim. (Ivory Lace SW 7013)  
**Garage:** Carriage style garage with black handles with clear garage windows. (Ivory Lace SW 7013)

### Side Façade Material & Colors Facing East

**Upper Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Exterior Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Siding:** Board and Batten Siding, SW2009 Sandstone  
**Exterior Gutters & Downspout:** Gutter 6inch Aluminum with 3×4 Downspouts  
**Roof:** Asphalt/Gable Shingles Roof (SW 9090 Caribe)  
**Windows:** Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)  
**Doors:** Ivory Lace SW 7013  
**Column:** Stacked Stone Masonry Trim. (Ivory Lace SW 7013)  
**Deck:** Rear Pressure Treated. Railing 2x2 Balusters and 2x6 Rails. (SW 9100)

### Side Façade Material & Colors Facing West-

**Exterior Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Siding:** Board and Batten Siding, SW2009 Sandstone  
**Exterior Gutters & Downspout:** Gutter 6inch Aluminum with 3×4 Downspouts  
**Roof:** Asphalt/Gable Shingles Roof (SW 9090 Caribe)  
**Windows:** Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)  
**Doors:** Ivory Lace SW 7013  
**Garage:** Carriage style garage with black handles with clear garage windows. (Ivory Lace SW 7013)

### Rear Façade Material & Colors

**Upper Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Exterior Trim:** Soffit and Fascia: Ivory Lace SW 7013  
**Siding:** Board and Batten Siding, SW2009 Sandstone  
**Exterior Gutters & Downspout:** Gutter 6inch Aluminum with 3×4 Downspouts  
**Roof:** Asphalt/Gable Shingles Roof (SW 9090 Caribe)  
**Windows:** Single Hung Double Insulated Vinyl Windows. (Ivory Lace SW 7013)  
**Doors:** Ivory Lace SW 7013



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**Column:** Stacked Stone Columns. (Double Latte 9108 and Homestead Brown 7515)  
**Deck & Railing:** Rear Pressure Treated. Railing 2x2 Balusters and 2x6 Rails. (SW 9100)  
**BBQ Pit:** Stacked Stone (Double Latte 9108 and Homestead Brown 7515)

### 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

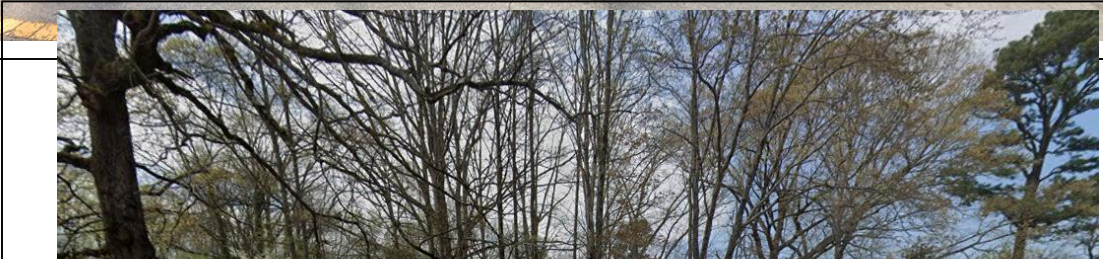


## ZONING MAP



## CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE









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**PROPOSED STRUCTURE**



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## ELEVATIONS



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

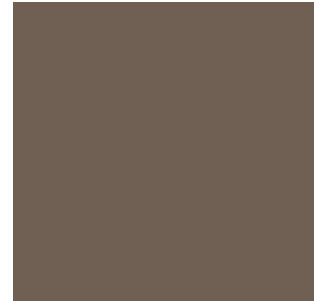
## Material & Color Examples



**Exterior Paint:**  
SW 2009 Sandstone



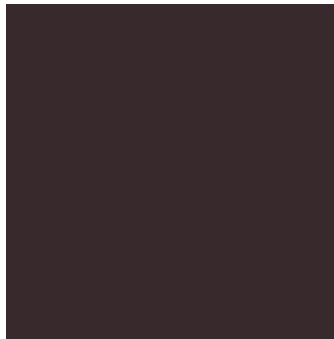
**Exterior Paint:**  
SW 9108 Double Latte



**Exterior Paint:**  
SW 7515 Homestead Brown



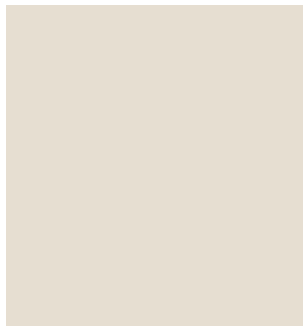
**Exterior Paint:**  
SW 9090 Caribe



**Exterior Paint:**  
SW 7630 Raisin



**Exterior Deck & Railing:**  
SW 9100 Umber Rust



**Doors:**  
SW 7013 Ivory Lace



**Siding:**  
Board and Batten Siding



**Front Siding & Columns:**  
Stack Stone Siding

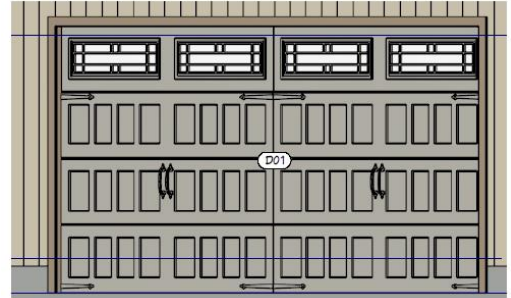
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**Roof Above Front Porch:**  
Shaker Shingles



**House Roofing:**  
Asphalt/Gable Shingles Roof



**Garage with clear windows:**  
Carriage Style Garage



**Deck & Railing.**



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## 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