



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, April 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: 277 450 479 247
Passcode: Q7Cn6x

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of March 22, 2024 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Conceptual Design of 18 new construction homes at 0 Scott Rd., Parcel# 13015C A003, Parcel# 13015C A006, Parcel# 13015C A009
3. Conceptual Design of a new construction home at 955 Slash Pine Rd., Parcel# 13112C F024

ADJOURNMENT:

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 404-366-4720



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URBAN DESIGN REVIEW BOARD MEETING**

Friday, March 22, 2024 at 12:00 PM
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Website: www.forestparkga.gov
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785 Forest Parkway
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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: 276 465 779 01
Passcode: JXHK58

CALL TO ORDER/WELCOME:
Rodney Givens called the meeting to order at 12:06pm.

ROLL CALL:
PRESENT:
Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

OTHERS PRESENT:
Honorable Mayor Angelyne Butler; Ricky L. Clark Jr, City Manager; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator

APPROVAL OF MINUTES:

1. Approval of February 16, 2024 Meeting Minutes
Ron Dodson made a motion to approve the February 16, 2024 Meeting Minutes as written. Yahya Hassan seconded the motion. Motion carried.

OLD BUSINESS:

NEW BUSINESS:

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

SaVaughn Irons-Kumassah delivered the staff report:

The applicant is requesting approval of conceptual designs to construct 18 homes located at 0 Scott Road on two parcels of land. The current locations are vacant undeveloped lots. The homes will range from 18,500 – 2100 sq.ft. with two car garages. The façades feature Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles with black and white gutters. The front exterior materials include Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 8.25-in X 144-in. The Windows are Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window. The doors are White -Therma-Tru Benchmark Doors Shaker 36-in x 80-in Fiberglass. 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 design components were planned such that they are physically and aesthetically related and coordinate with other elements of the project.

COMMENTS/DISCUSSION:

Ron Dodson – stated the home will be an improvement for the area.

Karyl Clayton – noted the other homes in the area are red brick.

SaVaughn Irons-Kumassah – stated this house will look like a ranch-style home from the front but that it's actually a two-story home based on the elevations.

Rodney Givens – asked if they were planning to keep existing trees.

SaVaughn Irons-Kumassah – stated some trees will be removed but that they will have to be replaced on the same site.

It was moved to approve the conceptual design of a new construction home at 5405 Ash St. Motion made by Ron Dodson. Yahya Hassan seconded the motion. Motion carried.

ADJOURNMENT:

Yahya Hassan made a motion to adjourn the meeting at 12:30pm. Karyl Clayton seconded the motion. Motion carried.



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URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: April 19, 2024

Staff Report Compiled By: James Shelby, Interim Planning Director

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Lorenzo Kendrick

Address: 2486 Moreland Ave

City/State: Atlanta, GA 30315

PROPERTY INFORMATION

Site Address: 0 Scott Road.

Current Zoning: Single-Family Residential (RS)

Lot Size: 3.14 AC

Parcel Number (s): 13015C A003, 13015C A006, 13015C A009

Ward: 1

FINDINGS OF FACT

The applicant is requesting approval of conceptual designs to construct 18 homes located at 0 Scott Road on two parcels of land. The current locations are vacant undeveloped lots. The homes will range from 18,500 – 2100 sq.ft. with two car garages.

The façades feature Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles with black or white gutters. The front exterior materials include Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 8.25-in x 144-in. The Windows are Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window. The doors are White -Therma-Tru Benchmark Doors Shaker 36-in x 80-in Fiberglass.



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Item #2.

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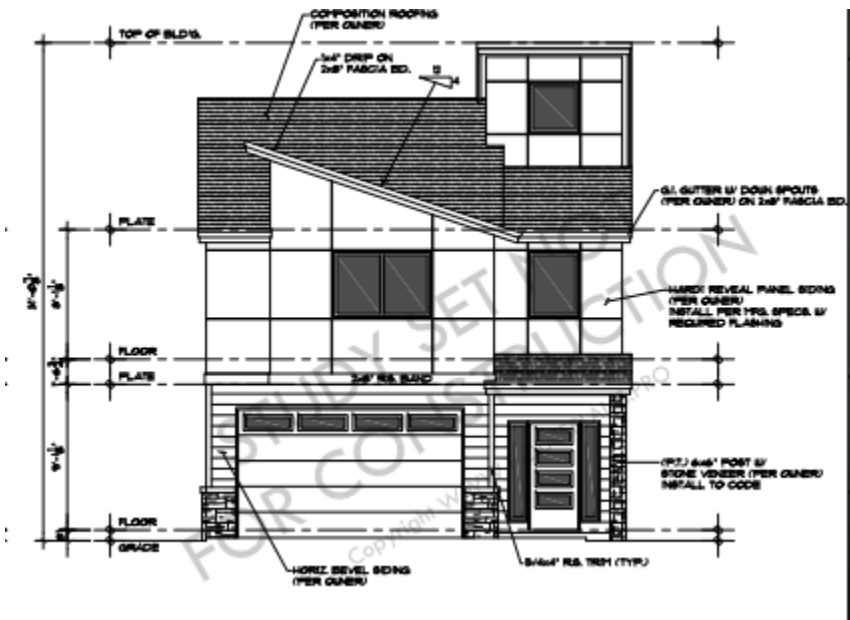
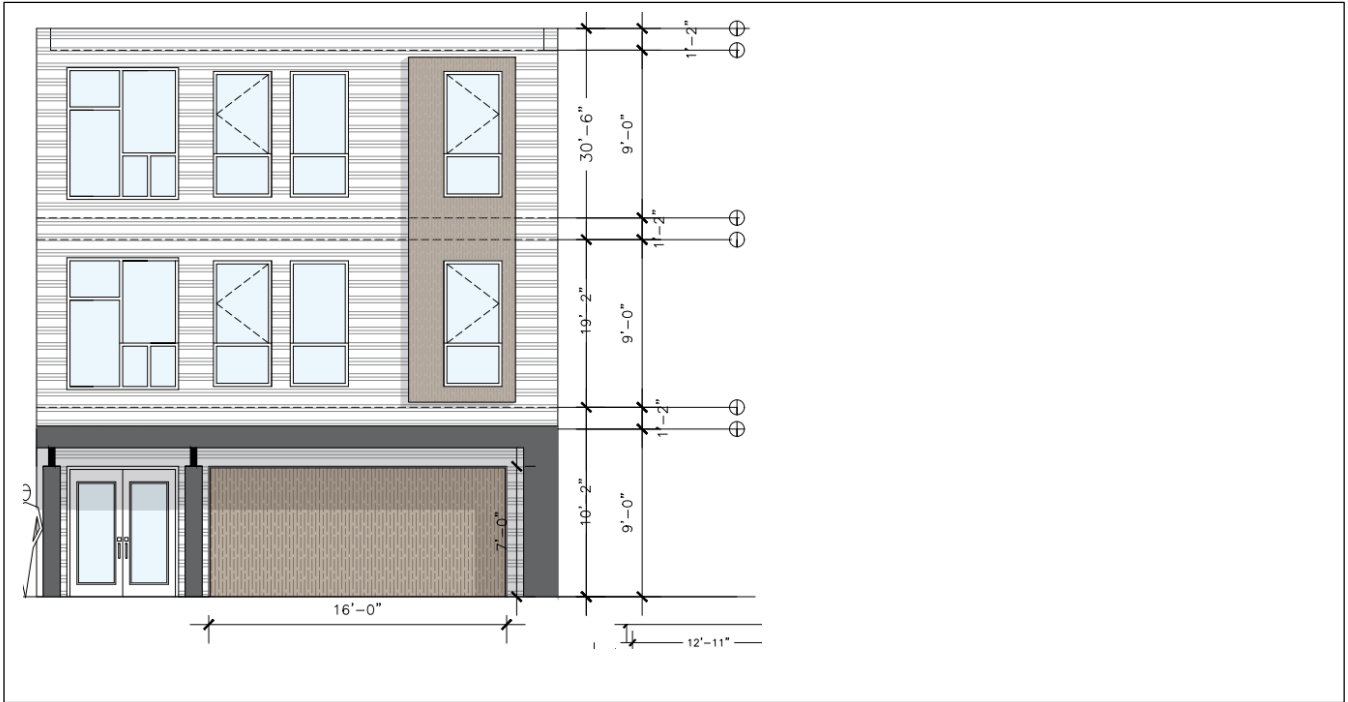
Zoning Classifications of Contiguous Properties

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	Light Industrial District (LI)

AERIAL MAP



SCALED FRONT ELEVATIONS





CITY OF FOREST PARK

Item #2.

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PROPOSED CONCEPTUAL SITE PLAN





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ELEVATIONS



COLOR EXAMPLES

 <p>SW 2802 Rookwood Red</p> <p>Exterior Paint: SW 2802 Rookwood Red (Victorian.)</p>	 <p>SW 2806 Rookwood Brown</p> <p>Exterior Paint: SW 2806 Rookwood Brown (Victorian)</p>	 <p>SW 2851 Sage Green Light</p> <p>Exterior Paint: SW 2851 Sage Green Light</p>
 <p>SW 7748 Green Earth</p> <p>Exterior Paint: SW 7748 Green Earth</p>	 <p>SW 7060 Attitude Gray</p> <p>Exterior Paint: SW 7060 Attitude Green</p>	 <p>SW 2845 Bungalow Gray</p> <p>Exterior Paint: SW 2845 Bungalow Gray (Arts & Crafts)</p>
 <p>SW 0037 Morris Room Grey</p>	 <p>SW 7005 Pure White Interior / Exterior Location Number 255-C1</p>	

HOUSE MATERIALS



STL: Destiny Ridge



James Hardie Primed-Hz 10 Fiber
10 Fiber Cement Smooth Lap Siding
8.25-in x 144-in



Owens Corning Oakridge
Estate Gray Laminated
Architectural **Shingles**



White-Therma-Tru Benchmark
Doors Shaker 36-in x 80-in Fiberglass



Series Low-E Agron SC Glass Single
Hung White Vinyl Fin Window



Black Gutters



White Gutters



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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 design components were planned such that they are physically and aesthetically related and coordinate with other elements of the project.

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 recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions



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URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: April 19, 2024
Staff Report Compiled By: SaVaughn Irons, Principal Planner
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: John & Taylor Knight
Address: 1601 Whitney St.
City/State: Fayetteville, GA 30214

PROPERTY INFORMATION

Site Address: 955 Slash Pine Rd.
Current Zoning: Single-Family Residential (RS)
Parcel Number: 13112C F024

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 955 Slash Pine Rd. 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 a Royal Sovereign Charcoal 3-Tab Gable Shingles Roof that will remain consistent throughout all sides (front, rear, left and right) of the home and the featured exterior materials will be Vinyl siding. There will be a Louvered Gable Vent under the gable on Front, Left and Right side of the home, a white metal wrapped porch beam and white trim around all exterior doors and windows on all four sides. The new construction home will also feature a one car 8 x 7 Hillcrest Model 2000 garage painted white.

Front Façade Material & Colors

Window Trim: Vinyl 5" Window Trim (White) Two 3050 Double on second level and One 2850 Double on lower level
Vinyl Soffit & Fascia: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)



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Vinyl Siding: 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)
Vinyl Shake: Royal Portsmouth, Hand Split Cedar Shingle (Harvard Slate)
Frieze: 1x6 Metal Wrap White
Louvered Gable Vent: 12x24 Louvered Gable Vent White
8" PVC Square Columns: 8" PVC Square Columns White
Vinyl Solid Soffit: Vinyl Solid Soffit 1x12 ft Royal-Builder White
Wrapped Porch Beam: Wrapped Porch Beam Metal Wrapped
Doors: 3068 Textured Fiberglass 3/4 Insert w/ Grids- 3' x 6'8", ORB hinge, 4-Lite, 4-9/16 wall depth, 1 Pane
Roof: 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)
Garage: 8 x 7 Hillcrest Model 2000
Exterior Gutters & Downspout: 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White

Side Façade Material & Colors Facing East

Upper Trim: Vinyl 5" Window Trim (White) Two 3050 Double on second level and One 2850 Double on lower level
Exterior Trim: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)
Vinyl Soffit & Fascia: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)
Vinyl Siding: 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)
Exterior Gutters & Downspout: 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White
Roof: 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)
Windows: One 2850 Double on lower level, one 2450 Single on lower level, one 2030 Single on upper level, and two 2020 Fixed in second level

Side Façade Material & Colors Facing West-

Exterior Trim: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)
Vinyl Soffit & Fascia: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)
Vinyl Siding: 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)
Exterior Gutters & Downspout: 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White
Roof: 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)
Windows: One 2450 Single on lower level and one 2450 Single on Second level

Rear Façade Material & Colors

Upper Trim: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)



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Item #3.

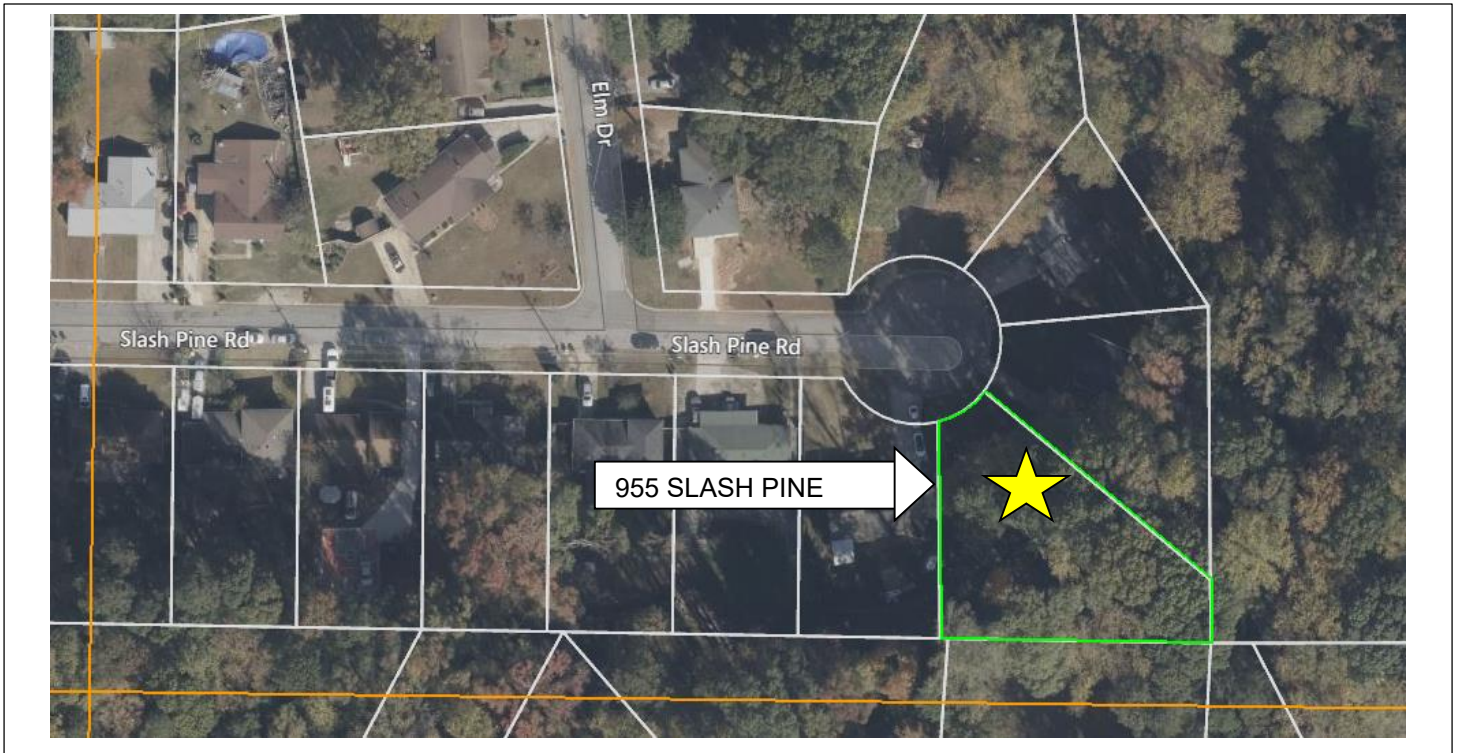
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Exterior Trim: Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)
Siding: Vinyl Siding, 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)
Exterior Gutters & Downspout: 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White
Roof: 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)
Windows: One 3050 Double on second level and one 2030 Single on second level
Doors: 2868 Steel Door, Full view Insert 2868 Steel Door, 2'8" x 6'8" Full view Insert, Tempered Clear, Brick Mold, For Rear of home to be painted in Iron Ore SW7069

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Outside of City Limits	West	Single-Family Residential District (RS)

AERIAL MAP

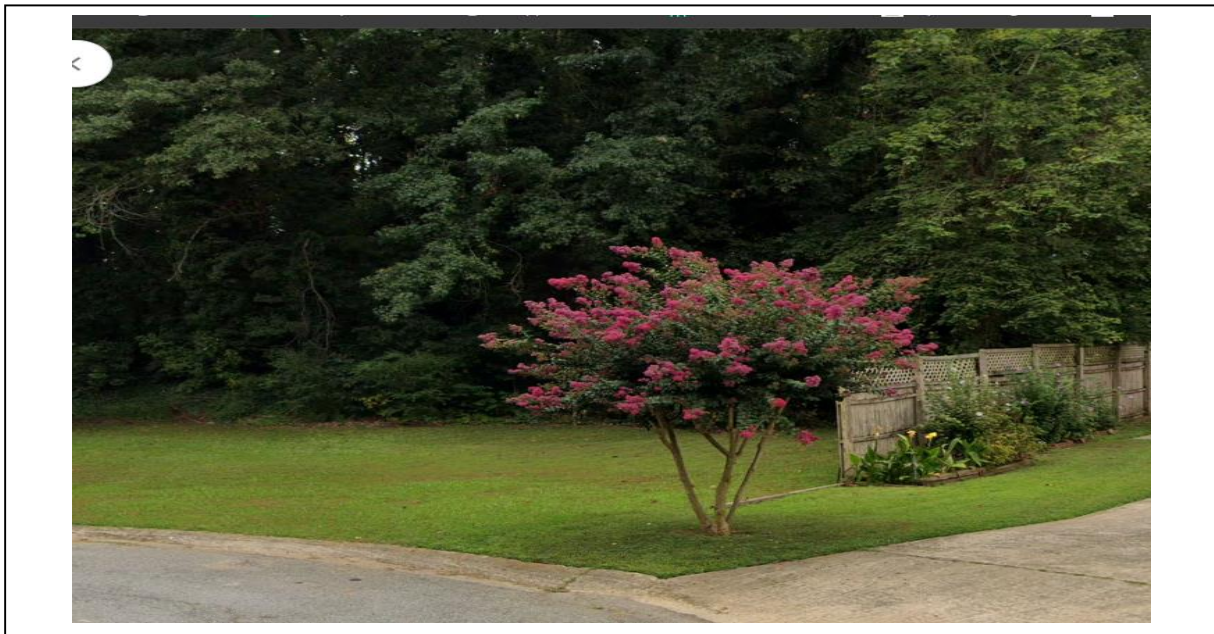


ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



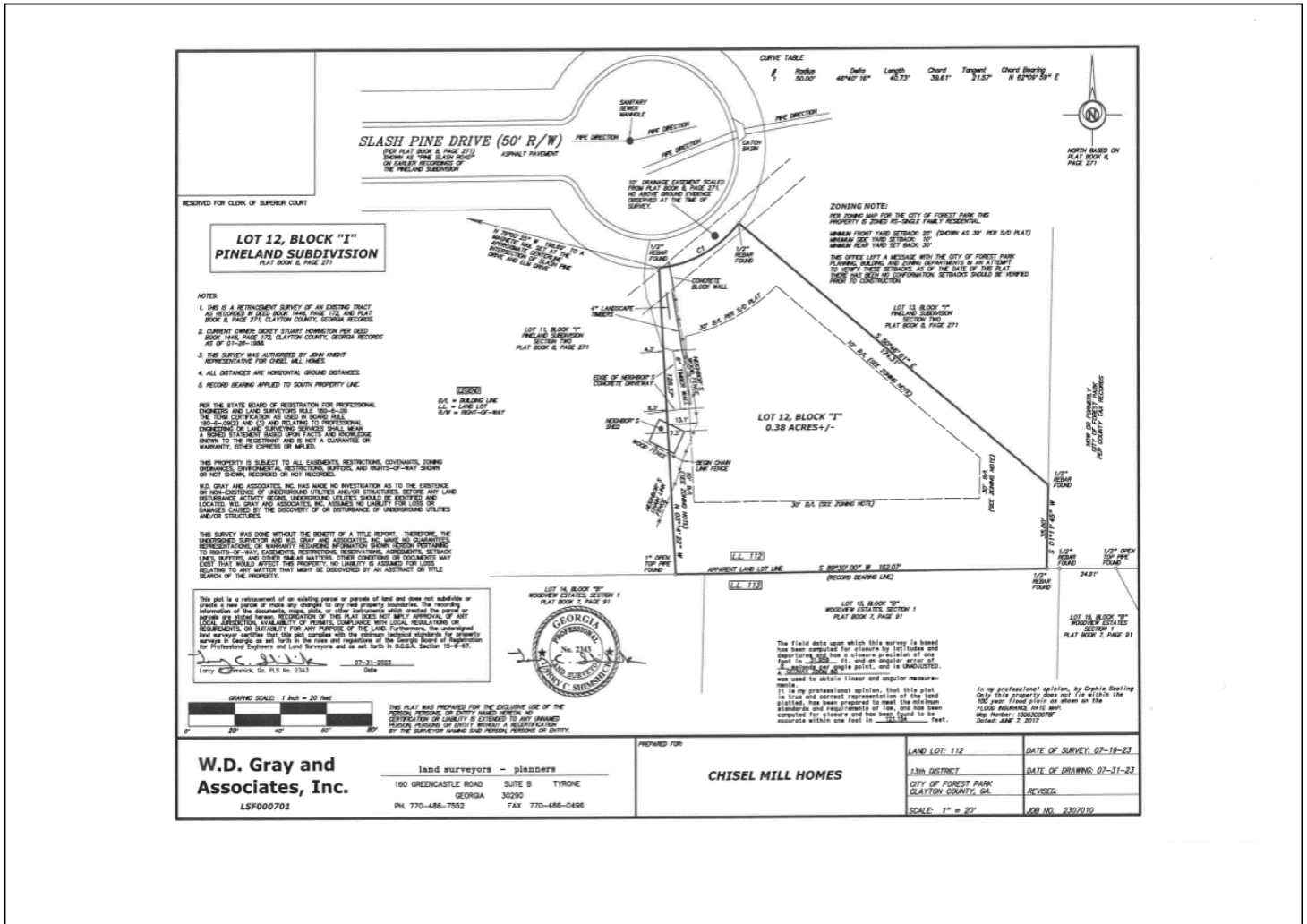


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EXISTING SURVEY



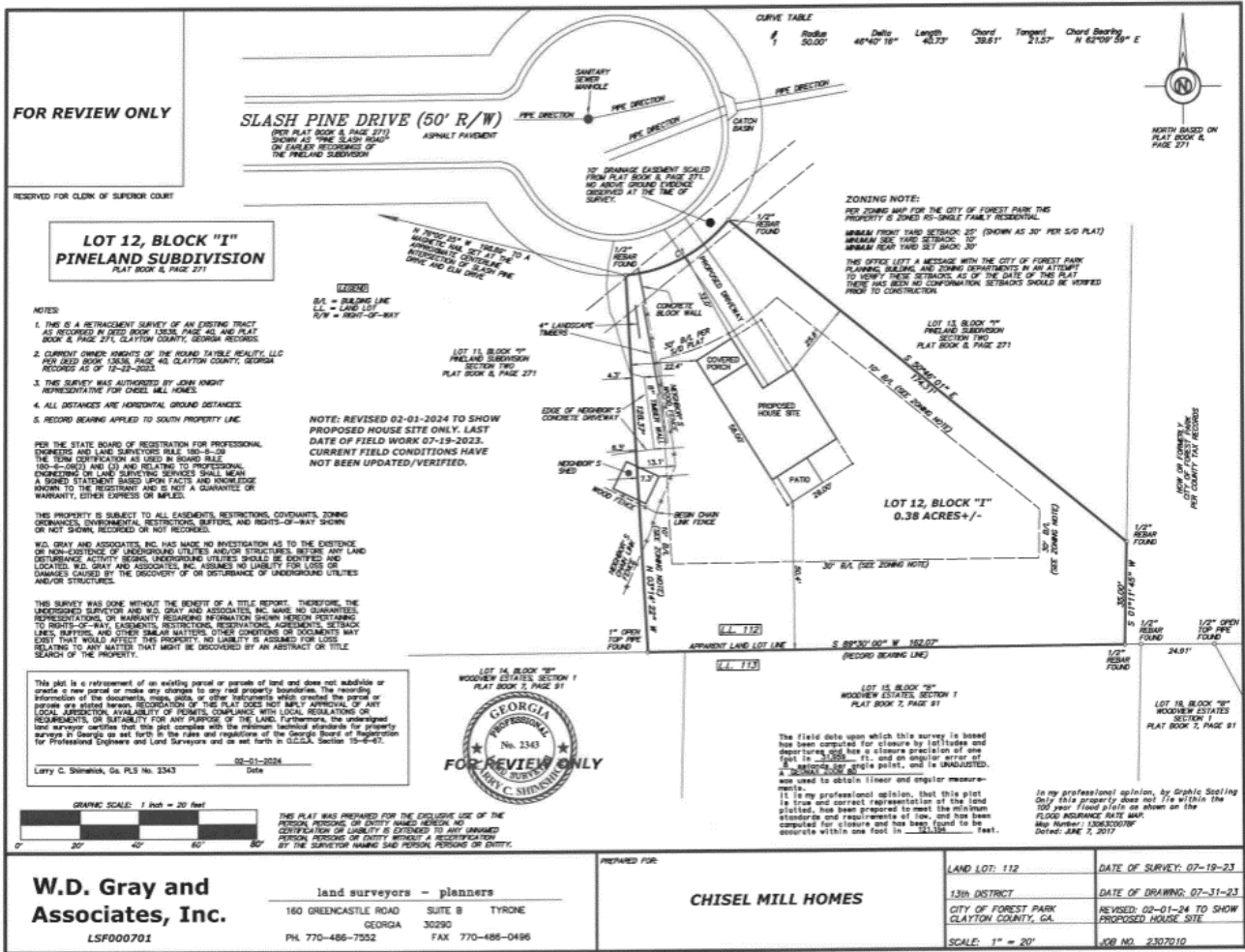


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NEW SITE PLAN



PROPOSED STRUCTURE



ELEVATIONS



ResidentialRendering.com

Front Elevation



ResidentialRendering.com

Rear Elevation



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Right Elevation

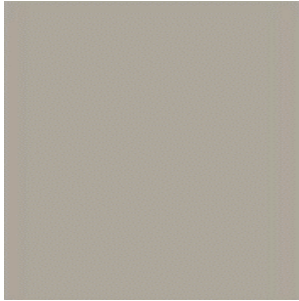
ResidentialRendering.com



Left Elevation

ResidentialRendering.com

Material & Color Examples



Exterior Paint:
Color #aea89c Heather.



Exterior Paint:
Color #908e85 Harvard Slate



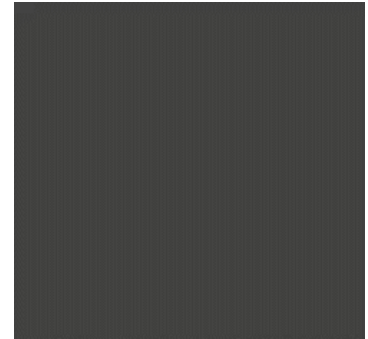
Exterior Siding:
For Main Exterior



Exterior Siding:
Will be used on front elevation under gable. Shaker Style.



Roof:
3-Tab Turnkey
Color - Charcoal



Exterior Door:
SW 7069 Iron Ore



Front Door:



Rear door style Only:
Will be painted SW7069 Iron Ore



Garage:
8 x 7 Hillcrest Model 2000

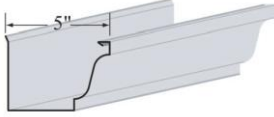


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Gutters:
True White



Downspouts:
True White



Exterior Window Trim:
White



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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