



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

Friday, February 16, 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: 212 376 309 763  
Passcode: cqPTR2

### ROLL CALL:

### APPROVAL OF MINUTES:

1. Approval of January 19, 2024 Meeting Minutes

### OLD BUSINESS:

### NEW BUSINESS:

2. Conceptual design for 938 Main St.

### 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: 222 812 586 657  
Passcode: BgBUhh

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

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

**PRESENT:**

- Rodney Givens
- Ron Dodson
- Yahya Hassan
- Karyl Clayton

**OTHERS PRESENT:**

- SaVaughn Irons, Principal Planner
- Latonya Turner, Planning & Community Office Coordinator

**APPROVAL OF MINUTES:**

1. Approval of November 17, 2023 Meeting Minutes  
It was motioned to approve the November 17, 2023 Meeting Minutes as printed.  
Motion made by Ron Dodson, Seconded by Karyl Clayton. Motion approved.

**OLD BUSINESS:****NEW BUSINESS:****2. Conceptual design for a new construction home at 851 White Oak Dr.**

SaVaughn Irons delivered the staff report:

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 851 White Oak Dr. The current location is a vacant lot, and the previous structure has been demolished. The applicant is interested in constructing a new one-story ranch style 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 combination of a Gable and Hip Roof design with Asphalt Roof Shingles. The featured front exterior materials include Hardie board siding, fiber cement siding, fiber cement corner boards and Hardie trim, with 8-inch fiber cement columns. There will also be a solid core wood door featuring two panels of glass and three white vinyl double-Hung windows, surrounded by 4-inch fiber cement window trim. The bottom of the structure will also include a 10-inch fiber cement water table. The western exterior of the structure will include Hardie Board Siding and a 10-inch fiber cement water table. The eastern exterior of the structure will include Hardie Board Siding, a 10-inch fiber cement water table and three Double Hung, White Vinyl Windows. The rear of the structure will be similar to the front façade and feature Hardie board siding, fiber cement siding, fiber cement corner boards, Hardie trim, a covered pavilion with three 8-inch fiber cement columns, a solid core wood door featuring two panels of glass as well as three Double Hung, White Vinyl Windows. Upper Trim: Cement Freeze Board: SW 7009 - Pearly White Exterior Trim & Cornice: Hardie Trim: SW7006 Extra White Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White Exterior Gutters & Downspout: Aluminum (Color: Bronze) Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey) Windows: Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White) Shutters: Hardie Trim: SW 7048 Urbane Bronze Doors: Iron Ore (SW 7069) Column: Fiber Cement Column Trim. TYP. Water Table: Fiber cement water table (SW7009-Pearly White) Upper Trim: Cement Freeze Board: SW 7009 - Pearly White Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White Exterior Gutters & Downspout: Aluminum (Color: Bronze) Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey) Windows – Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White) Water Table: Fiber cement water table (SW7009-Pearly White) Upper Trim: Cement Freeze Board: SW 7009 - Pearly White Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White Exterior Gutters & Downspout: Aluminum (Color: Bronze) Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey) Water Table: Fiber cement water table (SW7009-Pearly White) Upper Trim: Cement Freeze Board: SW 7009 - Pearly White Hardie Board Siding: SW7048-Urbane Bronze, SW7009-Pearly White, SW7006 Extra White Exterior Gutters & Downspout: Aluminum (Color: Bronze) Roof: Architectural Asphalt Shingles: GAF Timberline HDZ (Pewter Grey) Windows – Double Hung, White Vinyl. (Fiber Cement Siding. TYP. Color: SW 7009; Pearly White) Doors: Iron Ore (SW 7069) Column: Fiber Cement Column Trim. TYP. Water Table: Fiber cement water table (SW7009-Pearly White). 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.

**Ron Dodson** – asked what's the square footage.

**SaVaughn Irons** – stated it's fitting in line with the standards that we require per the district.

**Michelle** – (translating for applicant **Lucio Favela**) stated he says the square footage is 1400.

**Karyl Clayton** – asked are they utilizing the same driveway.

**Michelle** – (translating for applicant **Lucio Favela**) stated he's planning to redo the driveway but it will be in the same place as the old driveway is now.

**Karyl Clayton** – stated ok.

It was moved to motion to approve the conceptual design for 851 White Oak Dr.  
Motion made by Ron Dodson, Seconded by Yahya Hassan. Motion approved.

**ADJOURNMENT:** It was moved to motion to adjourn the meeting at 12:19pm.  
Motion made by Ron Dodson. Motion approved.



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** February 16, 2024

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

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Erica Dixon

**Address:** 938 Main Street

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

#### PROPERTY INFORMATION

**Site Address:** 938 Main Street

**Current Zoning:** Downtown Mainstreet District (DM)

**Parcel Number:** 13049A B018

#### FINDINGS OF FACT

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.



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## Front Façade Material & Colors

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Double Doors (Black ECC-10-2 Jet black Flat Exterior Paint)  
**Canopy:** Prefabricated Metal (Painted Black Metal)

## Side Façade Material & Colors Facing East

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Single Doors (Black ECC-10-2 Jet black Flat Exterior Paint)

## Side Façade Material & Colors Facing West-

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)

## Rear Façade Material & Colors

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Double Doors (Black ECC-10-2 Jet black Flat Exterior Paint)  
**Canopy:** Prefabricated Metal (Painted Black Metal)

## Zoning Classifications of Contiguous Properties

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





# CITY OF FOREST PARK

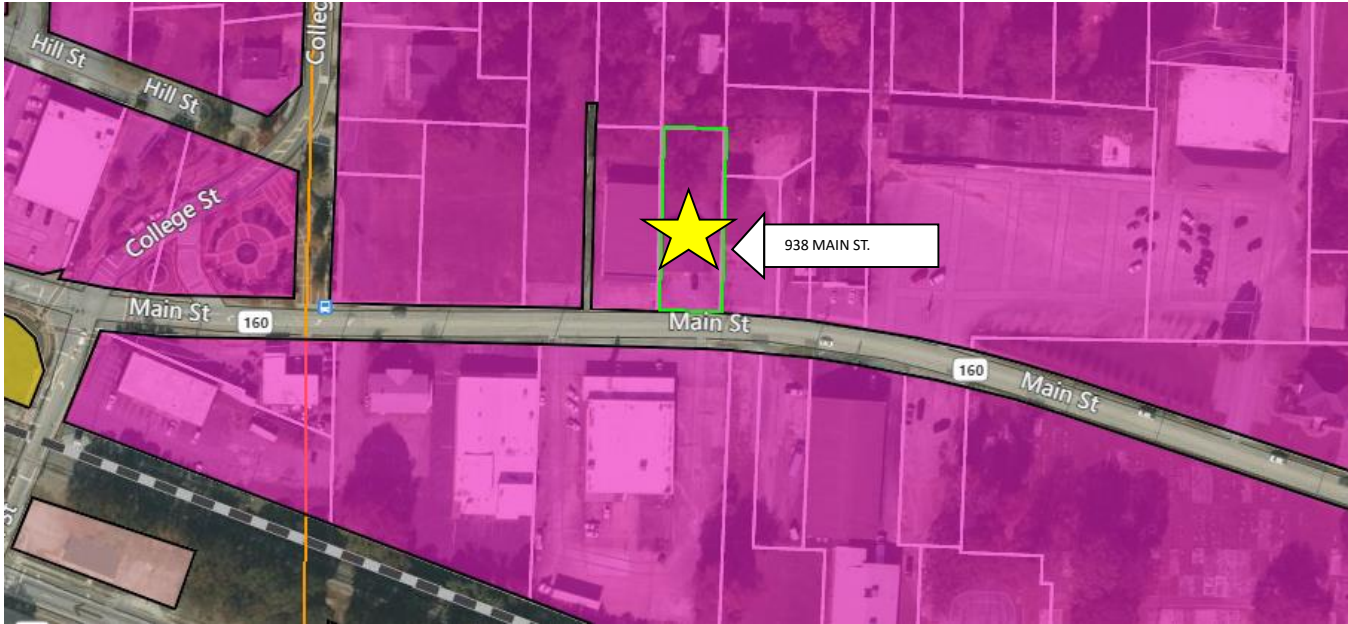
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## AERIAL MAP



## ZONING MAP



## CURRENT CONDITIONS -PHOTOS





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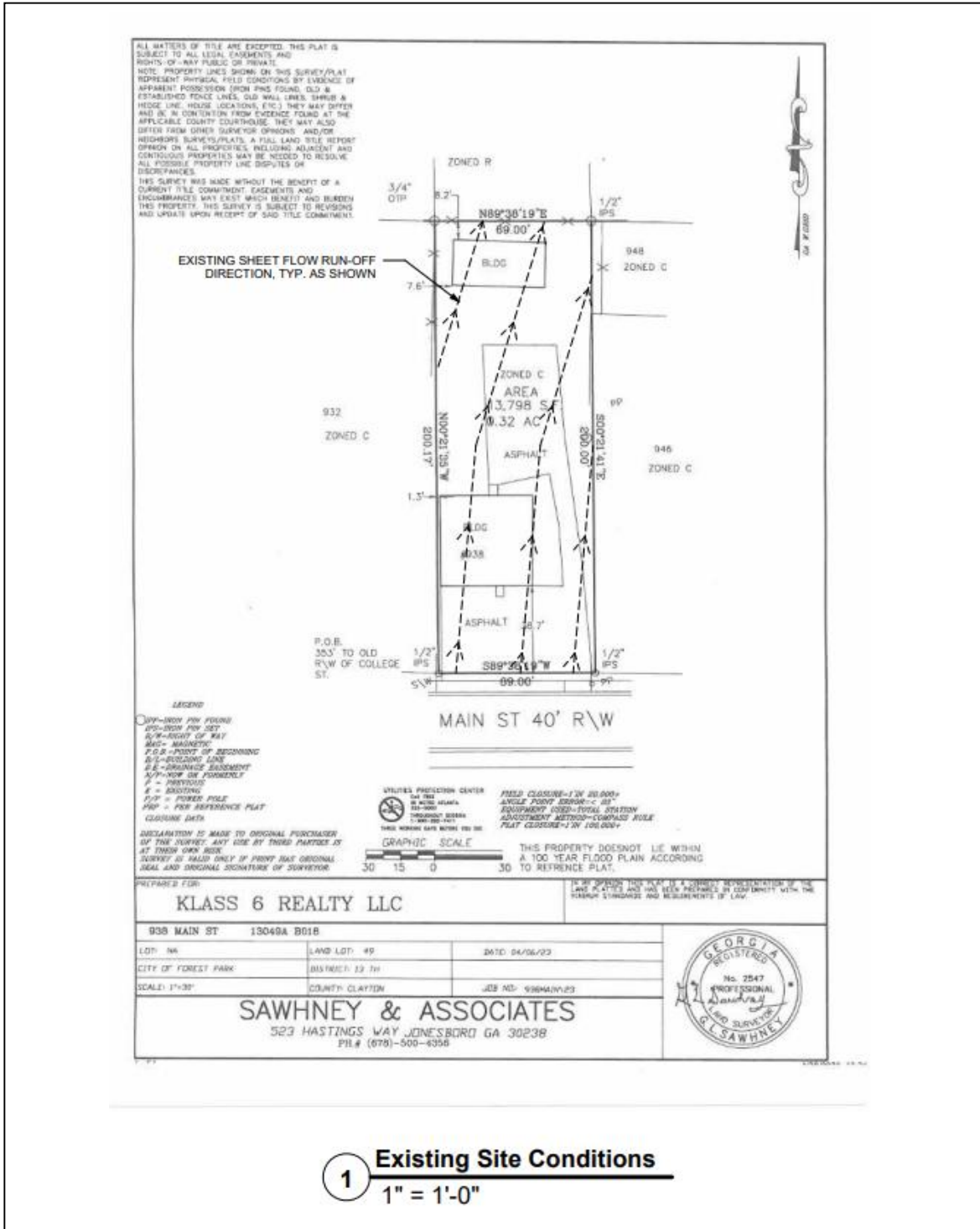




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**EXISTING SURVEY**



**1 Existing Site Conditions**  
1" = 1'-0"



# CITY OF FOREST PARK

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## NEW SURVEY

New Proposed Structure

**KLASS 6 BOUTIQUE & SHOWROOM**  
 938 Main St. Forest Park, GA 30297

**PROPOSED SITE PLAN W/ SWPPP & DETAILS**

**BALDWIN**  
 ARCHITECTURAL GROUP  
 M. Christopher Baldwin, Architect  
 3015 BERRY AVE.  
 ATLANTA, GA 30318  
 (404) 895-0041

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**Revision Schedule**

No.	Date	By

DATE: 5/27/2022  
 DRAWING: RLY  
 CHECKED: CB

JOB NO.  
**20220527**

SHEET NO.  
**C100**



## ELEVATIONS



**1 FRONT BUILDING VIEW**



**2 REAR VIEW BUILDING VIEW**

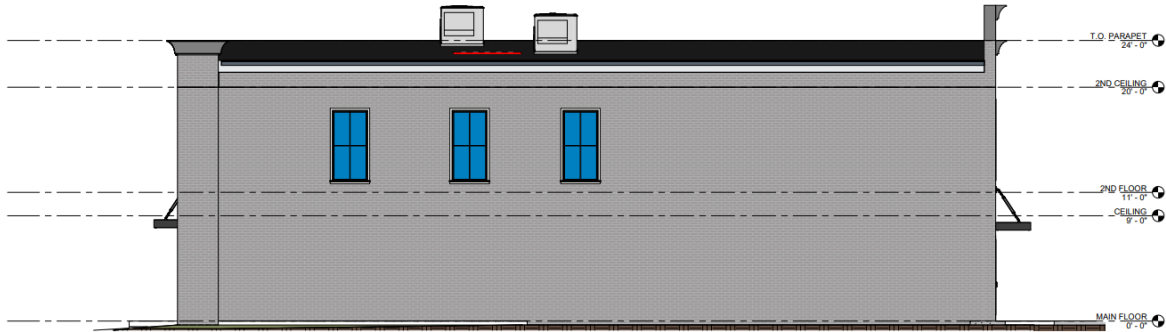




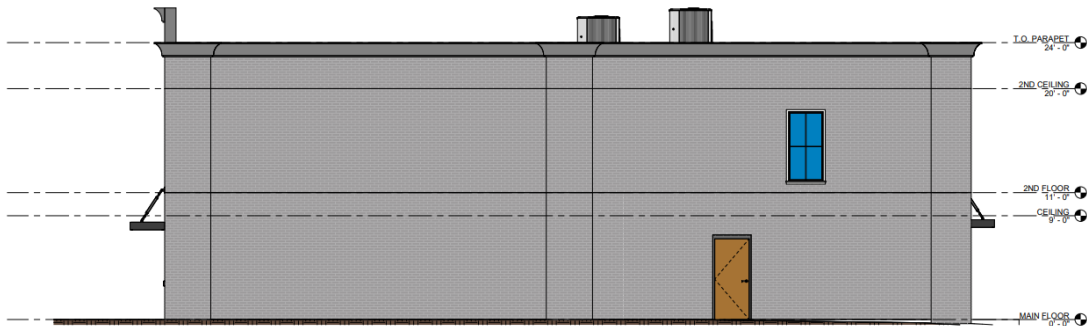
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3 MAIN BUILDING - LEFT-SIDE  
1/4" = 1'-0"



2 MAIN BUILDING - RIGHT-SIDE  
1/4" = 1'-0"

## Material & Color Examples



**Exterior Paint:**  
N500-1 Light Grey



**Exterior Paint:**  
ECC-10-2 Jet Black (Gray Color Family)



**Exterior Siding:**  
Brick Veneer Siding – Painted  
Brick Veneer



**Roof:**  
Mechanical Metal Roof.



**Window:** Tafco VBS2241  
Utility fixed with grid.  
**Color:** Black ECC-10-2



**Front & Rear Doors:**  
Metal Double Doors.  
Painted Metal: Color Black



**Side Doors:**  
Metal Single Door  
Painted Metal: Color Black



**Canopy:**  
Prefabricated Painted Metal:  
Color Black



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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