



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

Friday, June 20, 2025 at 12:00 PM  
Council Chambers

**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  
**Yoni Cortez**, Member

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

### **ROLL CALL:**

### **APPROVAL OF MINUTES:**

1. Approval of April 18, 2025 Meeting Minutes

### **OLD BUSINESS:**

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

### **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.

### **ADJOURNMENT:**



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**MINUTES**

**Rodney Givens, Chairman**  
**Ron Dodson, Vice Chairman**  
**Yahya Hassan, Member**  
**Karyl Clayton, Member**  
**Yoni Cortez, Member**

**CALL TO ORDER/WELCOME:**

Chairman Givens called the meeting to order at 12:01 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  
Latonya Turner, Department of Planning & Community Development Office Coordinator

**APPROVAL OF MINUTES:**

1. Approval of February 21, 2025 Meeting Minutes

Ron Dodson motioned to approve the February 21, 2025, Meeting Minutes as printed. Yahya seconded the motion. The motion was approved unanimously.

**OLD BUSINESS:** None**PUBLIC HEARING:**

2. **Applicant Gaetan Gachelin requests approval for the conceptual design for a new multi-family duplex at 0 Ferguson Ct., Parcel# 13049A A031 (Ward 2)**

**Background/History:**

The applicant proposes construction of a modern-style multi-family duplex on a currently vacant parcel. The design features mixed-material siding with contemporary architectural elements. Two elevation options were submitted for review, with the approved design to be incorporated into the final construction.

Ron Dodson made a motion to table Item 2. Yahya Hassan seconded the motion. The motion to table was approved unanimously. The meeting proceeded to discuss Item 3.

3. **Applicant Jesus Gonzalez requests approval for the conceptual design for a new single-family residential home at 556 Kay St., Parcel# 13078D A009 (Ward 4)**

**Background/History:**

The applicant proposes to demolish the existing structure at 556 Kay St. and construct a new 1,400–1,700 sq. ft. single-family home. The proposed modern design features Hardie siding and stone and will comply with the City's urban design standards.

Ron Dodson moved to approve the conceptual design for 556 Kay St. Karyl Clayton seconded the motion. The motion was approved unanimously.

4. **Applicant Kevin Zelada requests approval for the conceptual design for renovating an existing single-family home at 569 Yancey Dr., Parcel# 13046D E014 (Ward 2)**

**Background/History:**

The applicant at 569 Yancey Dr. is requesting architectural design approval for exterior modifications to an existing single-family home. A stop work order was previously issued due to unpermitted construction activities, including the addition of a new porch, painting the siding white, replacement of twelve windows, and installation of new front and side entry doors on the western façade.

**Kevin Zelada** from Z Innovations clarified that the existing siding on the building had already been removed and replaced with Hardy siding, painted white. He confirmed the construction was already completed. Zelada also explained the presence of two similar site plans, stating that he initially submitted a basic site plan but was then asked to provide an additional version showing topography, despite the property's relatively flat terrain.

Yahya Hassan moved to approve the conceptual design for 569 Yancey Dr. Karyl Clayton seconded the motion. The motion was approved unanimously.

**ADJOURNMENT:**

Yahya Hassan motioned to adjourn the meeting at 12:30 pm. Karyl Clayton seconded the motion. The meeting was adjourned.

DRAFT

## URBAN DESIGN REVIEW BOARD STAFF REPORT

### Meeting Date: June 20, 2025

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

**Staff Recommendation:** Approval

#### **APPLICANT INFORMATION**

**Name:** Gaetan Gachelin

**Address:** 364 Baymist Dr, Loganville, GA 30052

**Site Address:** 0 Ferguson Ct

**Ward:** 2

**Acreage:** 0.16 +/-

**Current Zoning:** Multiple Family Residential (RM)

**Parcel ID Number:** 13049A A031

#### **FINDINGS OF FACT**

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new two-family duplex on a vacant parcel located at 0 Ferguson Court, within the Multiple Family Residential District (RM) in the City of Forest Park.

The proposed structure reflects a Contemporary/Modern architectural style that thoughtfully combines flat and pitched roof forms. This design strategy enhances the building's visual appeal while offering practical benefits, including improved drainage, increased structural support, and the potential for additional insulation—contributing to overall energy efficiency and durability. The façade features materials and details that align with modern residential design trends while maintaining compatibility with the neighborhood character. The exterior will be finished with a combination of Hardie Plank and Hardie Board siding, paired with a gray architectural shingle roof. The design includes floating-style front and rear stairs, along with side stairs featuring sleek black metal railings. Entry points are articulated through the use of a wood front door with vertical strip detailing and black-framed metal sliding doors at the rear, further emphasizing the clean, contemporary aesthetic.

Staff finds that the conceptual design is consistent with the intent and development standards of the RM District and demonstrates a high level of architectural quality, material cohesion,

and site integration. Final construction documents and permits will be subject to further technical review following conceptual approval.

With approval from the Board, the applicant will proceed with the preparation and submission of detailed construction plans for formal review, in compliance with all applicable zoning, building, and design standards required by the City of Forest Park.

## **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 in harmony with the general character of the surrounding area.

***(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 planned in such a fashion that they are physically and aesthetically related to the surrounding environment.

***(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 protects adjacent properties from negative visual impact.

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

N/A. There are no secondary structures that are proposed.

## **ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

<b>Direction</b>	<b>Zoning &amp; Use</b>		<b>Direction</b>	<b>Zoning &amp; Use</b>
North	RS: Single-Family Residential		East	RS: Single-Family Residential
South	RS: Single-Family Residential		West	RM: Multiple-Family Residential

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

**Siding:** Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint) Don Juan  
HEX Value:62554d

**Roof:** Architectural Singles (Gray)

**Window:** Black Vinyl , Double-Hung (Black)

**Door:** Exterior Wood Door with Strips (Brown Wood Color)

**Trim:** Black, deep bronze, or dark gray

**Stairs:** Floating Style with Wooden Handrail (Light oak wood color)

**Entryway Lighting:** TBD

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

**Siding:** **Siding:** Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)  
Don Juan HEX Value:62554d

**Window:** Black Vinyl , Double-Hung (Black)

**Trim:** Black, deep bronze, or dark gray

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

**Siding:** **Siding:** Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)  
Don Juan HEX Value: 62554d

**Window:** Black Vinyl , Double-Hung (Black)

**Trim:** Black, deep bronze, or dark gray

**Side Stairs Metal Railing:** Black Metal Finish

### **Rear Façade Material & Colors**

**Siding:** **Siding:** Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)  
Don Juan HEX Value:62554d

**Roof:** Architectural Singles (Gray)

**Window:** Black Vinyl , Double-Hung (Black)

**Door:** Metal Sliding Glass Doors with Black Metal Finish)

**Trim:** Don Juan HEX Value:62554d

**Stairs:** Floating Style with Wooden Handrail (Light oak wood color)

**Entryway Lighting:** TBD

## AERIAL MAP



## ZONING MAP





**CURRENT CONDITIONS – PHOTOS**



Front – North View



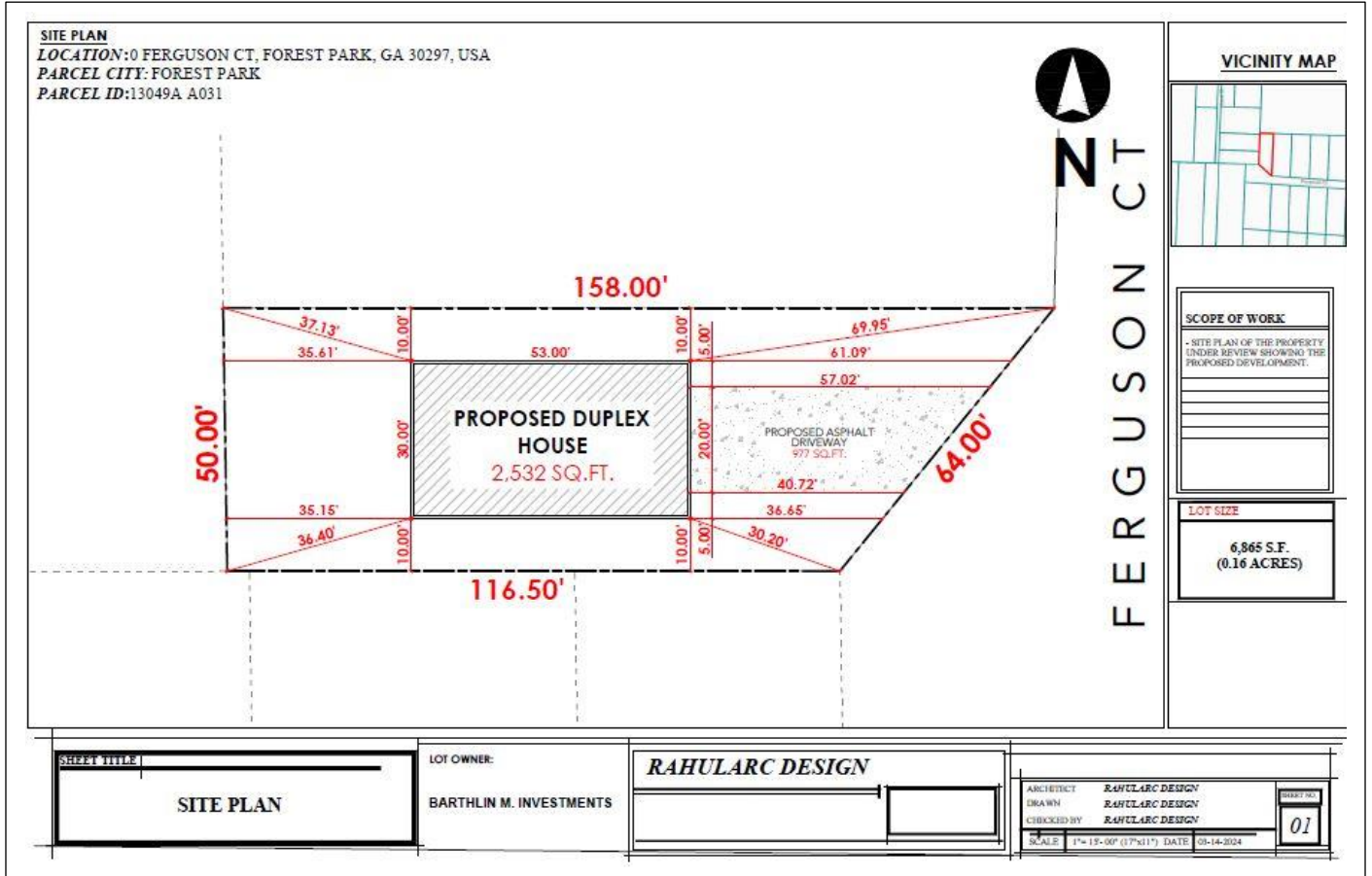
Side – West View



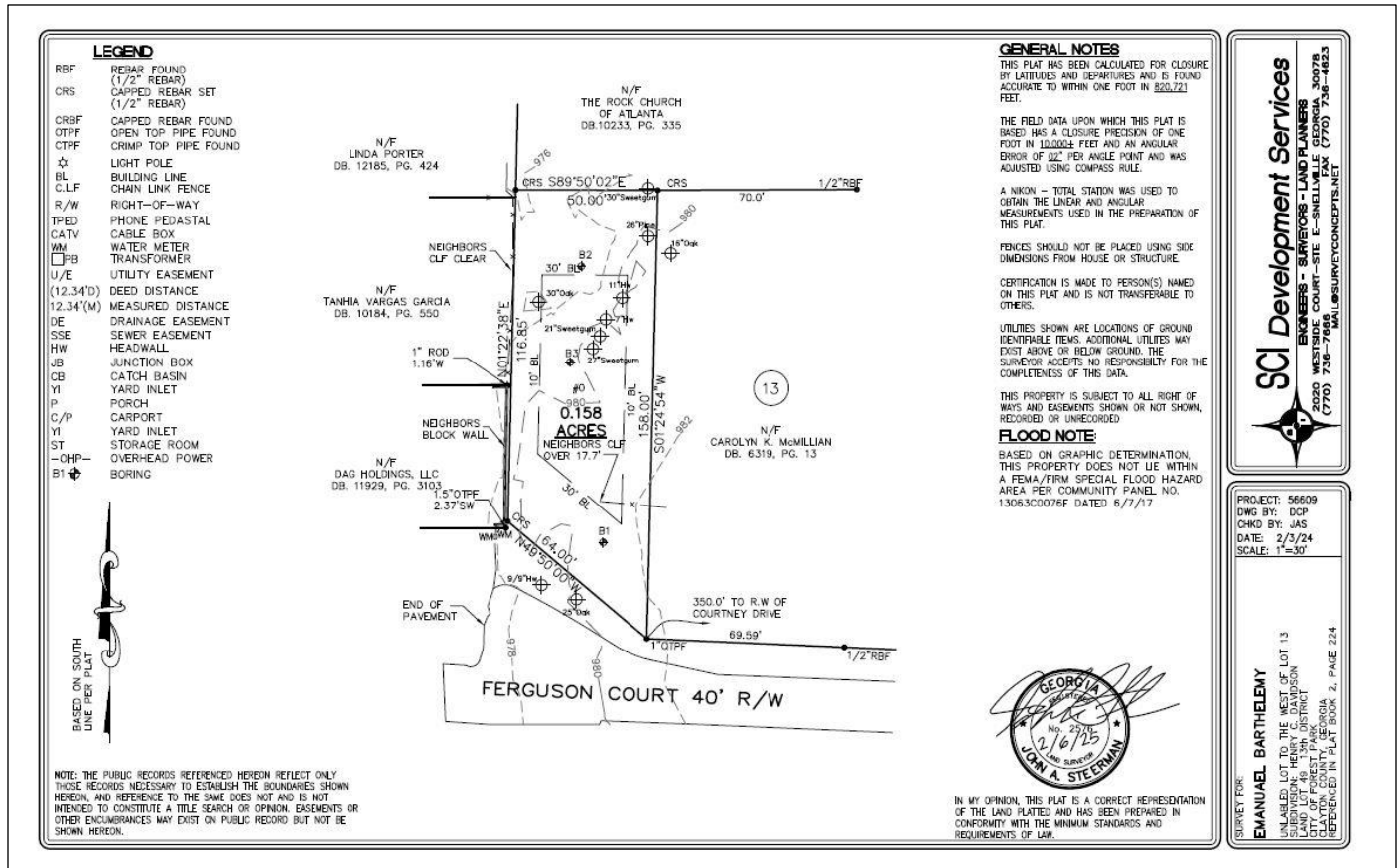
Side – East View



# SITE PLAN



# SURVEY



## ELEVATIONS #1







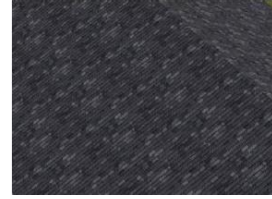
## MATERIAL & COLOR EXAMPLES



**Exterior Siding:** Hardie Plank (Off White Paint)



**Exterior Siding:** Exterior Board Siding with Americano color Paint



**Roof:** Gray Roof - (architectural Shingles)



**Exterior Paint:** Don Juan  
HEX Value:#62554d.



**Exterior Paint:** Don Juan  
HEX Value:#62554d.



**Front Door:** Exterior Wood Door with Strips , Brown Wood Color)



**Front & Rear Stairs & Handrail:** Floating style  
Light oak wood color)



**Front Slide Windows:**  
Black Vinyl , 1 Side Double-Hung)



**Windows:** Black Vinyl ,  
Double-Hung



**Rear Door:**  
Metal Sliding Doors with  
Black Metal Finish)



**Side Stairs Metal Railing:**  
Black Metal Finish



**Gutters & Downspouts:**  
Aluminum 4-6 Inches

**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





## **URBAN DESIGN REVIEW BOARD STAFF REPORT Meeting Date: June 20, 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 main entrances to create a modern, visually accessible façade.

Architectural design elements include a TPO (thermoplastic polyolefin) roofing system, which provides durability and energy efficiency, and platinum pre-finished aluminum curtain wall panels, offering a sleek, industrial appearance. The fenestration consists of aluminum windows



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with aluminum-clad trim and surrounds, while the building entries are marked by glass doors framed in metal. Each utility entrance is further defined by a minimalist aluminum canopy.

In addition to the primary structures, the overall site plan includes 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 to soften the industrial character of the site and address tree loss from site clearing.

## **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 Formliner 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 Formliner 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 Formliner 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



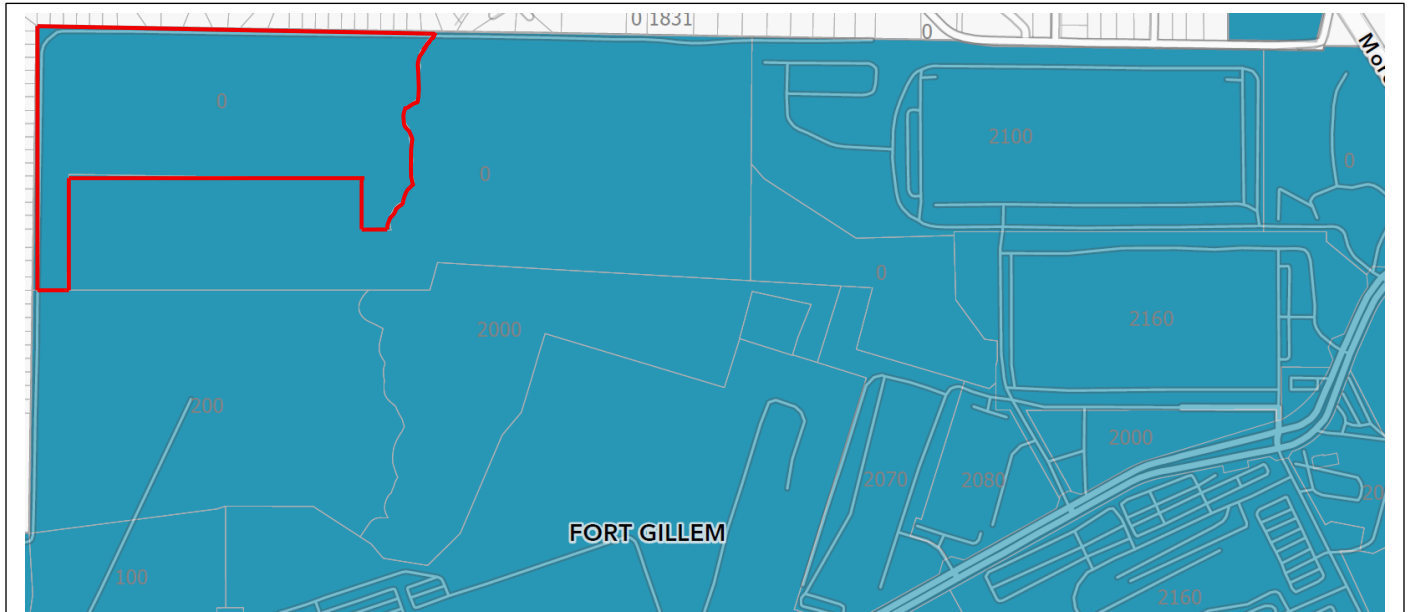


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## ZONING MAP



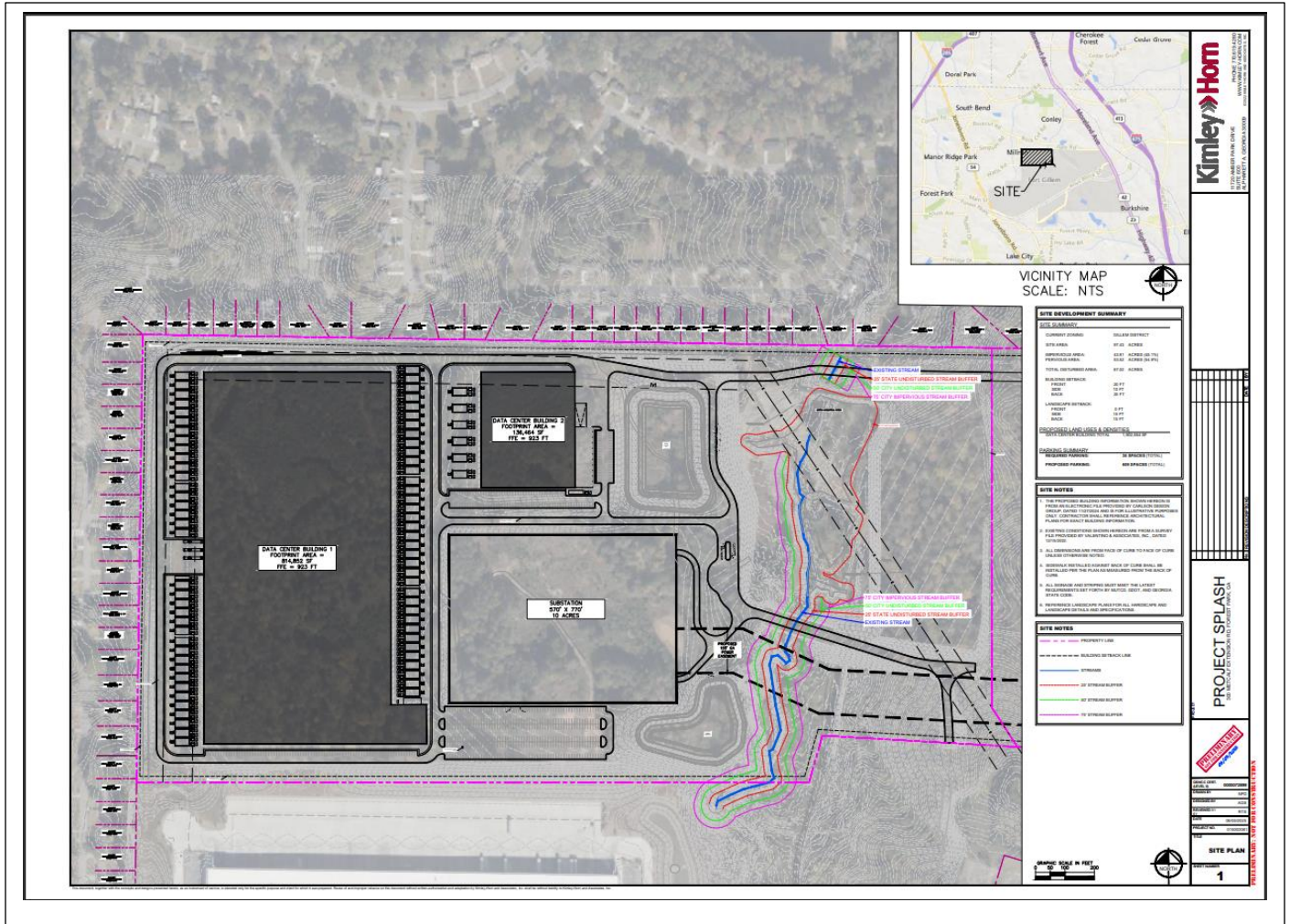


## CURRENT CONDITIONS – PHOTOS

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



## SITE PLAN





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## Site Survey Pg 1 of 2

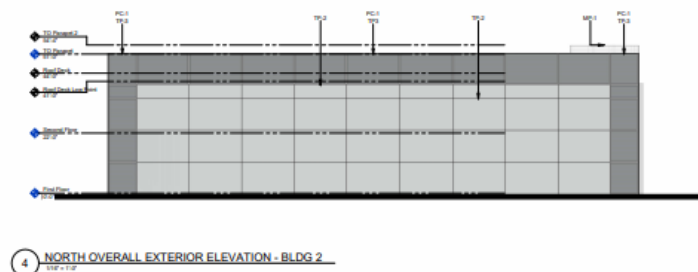
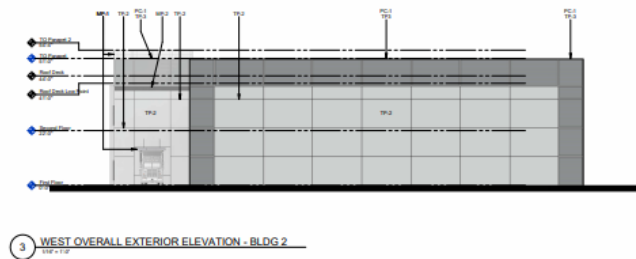
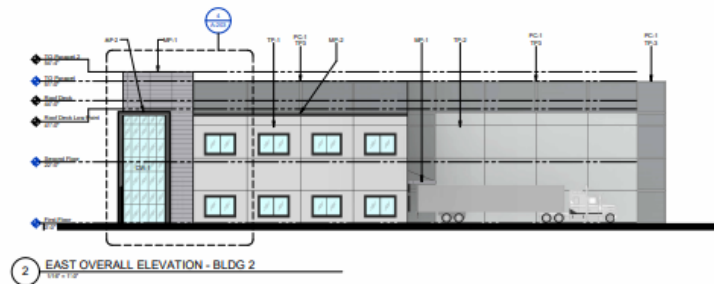
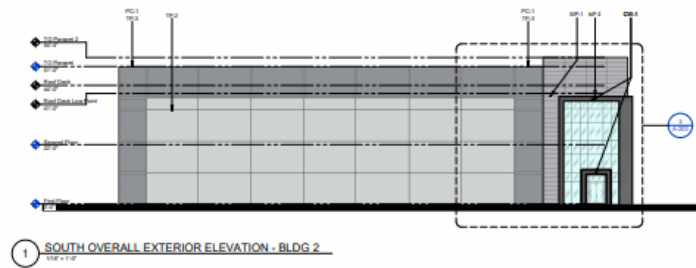








## BUILDING 2 ELEVATIONS



## MATERIAL & COLOR EXAMPLES



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



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



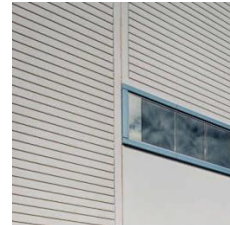
**Exterior Paint:** Match  
SW7074 Software Gray Light  
Texture



**Siding:** Pre-finished  
Aluminum Curtain



**Siding:** Pre-finished Black  
Curtain



**Siding:** Fitzgerald Formliners  
Precast Concrete Pattern



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



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



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## 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 a thoughtful design and a mix of materials to improve visual interest and better integrate with the neighboring homes.
2. The applicant shall collaborate with staff to explore design options that enhance the residential view of the data center given its close proximity to neighboring homes.
3. A fencing buffer shall be installed along the west side of the structure to provide additional separation and screening between the data center and the residential properties located to the west of the proposed development.