



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

Friday, December 20, 2024 at 1:00 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:**

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**

**APPROVAL OF MINUTES:**

1. Approval of November 22, 2024 Meeting Minutes

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

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Applicant, Justin Muckle, is requesting design approval for a new construction single-family home on a vacant parcel at the corner of Jones Rd., Parcel# 13078A A010, Ward 4.
3. Applicant, Ima Udoh of Hillview LLC/Udoh Enterprises, is requesting design approval for 5 new construction mixed-use development 4-story townhomes at 4888 Evans Dr., Parcel# 13050B H003, Ward 2.
4. Discussion on Rescheduling Meeting Time

**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.



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

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**Phone Number:** (404) 366.4720

**PLANNING & COMMUNITY DEVELOPMENT**  
745 Forest Parkway  
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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:**

Rodney Givens called the meeting to order at 1:05pm.

**ROLL CALL:**

PRESENT:

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

ABSENT:

- Yoni Cortez

OTHERS PRESENT:

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

**ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:**

Ron Dodson made a motion to approve the agenda as printed. Yahya Hassan seconded the motion. Motion carried.

**APPROVAL OF MINUTES:**

1. Approval of October 18, 2024 Meeting Minutes

Yahya Hassan made a motion to approve the October 18, 2024 Meeting Minutes as printed. Karyl Clayton seconded the motion. Motion carried.

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

Applicant Sharifa Jackson informed the Board that the home has been framed and studded according to the plans previously permitted and is being built on the existing footprint of the property located at 770 Cascade Dr., Parcel# 13018B B015.

**OLD BUSINESS:** None

**NEW BUSINESS:**

- 2. Applicant, Sharifa Jackson, is requesting design approval for a home in an existing footprint at the property located at 770 Cascade Dr., Parcel# 13018B B015, Ward 1.**

**Background/History:**

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a complete renovation of a home in an existing footprint at a property located at 770 Cascade Dr. In 2023 a tree had fallen on the home and deterioration occurred. Permits were pulled for renovation, but the subcontractor and homeowner decided to demolish the home and reframe. A demolition permit was received, and the applicant will be rebuilding the home within the existing frame/footprint of the previous structure. Framing for the structure home has been completed and the applicant is seeking approval to move forward with their construction plans.

Ron Dodson made a motion to approve the conceptual design for 770 Cascade Dr., Parcel# 13018B B015. Yahya Hassan seconded the motion. Motion carried.

- 3. Applicant, Marc Pirtle, is requesting design approval for two new construction single family homes on two vacant parcels located on Ohara Dr., Parcel# 13014D C021 and 13014D C020, Ward 1.**

**Background/History:**

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for two new construction single family homes on two vacant parcels located on Ohara Dr. The lot area for Parcel 021 is approximately 0.23 +/- acres and the lot area for parcel 020 is approximately 0.24 +/- acres. The homes are being constructed through Southern Crescent Habitat of Humanity which offers three exterior color selections to choose from. Each home has a waitlist for ownership and once an applicant is selected, the color of the home will be chosen by the individual who will own the home. This allows the homeowner to be a part of the decision-making process.

Yahya Hassan made a motion to approve the conceptual design for Ohara Dr., Parcel# 13014D C021 and 13014D C020 with the conditions that the final color schemes of the homes are submitted for approval by the Board and that color combinations Exterior Paint: Cherry Cola #S130-7 and Door: Caribe #PPU13-01 and Exterior Paint: Cherry Cola #S130-7 and Door: Teton Blue #N4904-4 are prohibited. Karyl Clayton seconded the motion. Motion carried.

**ADJOURNMENT:**

Ron Dodson made a motion to adjourn at 1:30pm. Karyl Clayton seconded the motion. Motion carried.

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.

DRAFT

# URBAN DESIGN REVIEW BOARD

## STAFF REPORT

**UDRB Hearing Date:** December 20, 2024

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

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Applicant:**

**Name:** Justin Muckle

**Address:** 1242 Matt Moore Court

**City/State:** Lithia Springs, GA 30122

### PROPERTY INFORMATION

**Owner:** M2M Holdings LLC

**Site Address:** 0 Jones Road.

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

**Parcel Number:** 13078A A010

### FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for one new construction single family home on approximately 0.16 +/- acres vacant parcel located at the corner of Jones Rd and 2<sup>nd</sup> St. The proposed home will be three bedrooms, three bath, 1,809 sq ft home, featuring a gable and valley roof design and a two-car garage.

Approval of this architectural design will allow the applicant to move forward with their construction plans of building a new single-family home within the Single-Family Residential District (RS).

### Front Façade Material & Colors

**Siding:** Cement based board & batten ( I.E. Hardie Siding) Snowbound 7004

**Roof:** Black/ Charcoal Architectural Shingles

**Door:** Craftsman Style Door Paint SW Naval 6244

**Trim:** Sherwin Williams Pure White SW 7005

**Fascia:** Sherwin Williams Pure White SW 7005

**Soffit:** Sherwin Williams Pure White SW 7005

**Gutters:** Sherwin Williams Pure White SW 7005

**Windows:** Five (5) Ply Gem White Vinyl windows without grids  
**Garage:** Fiber cement siding - White With windows

**Side Façade Material & Colors Facing East**

**Siding:** Cement Based Lap Siding ( I.E Hardie Siding) Snowbound 7004  
**Roof:** Black/ Charcoal Architectural Shingles  
**Trim:** Sherwin Williams Pure White SW 7005  
**Fascia:** Sherwin Williams Pure White SW 7005  
**Soffit:** Sherwin Williams Pure White SW 7005  
**Gutters:** Sherwin Williams Pure White SW 7005  
**Windows:** Two (2) Ply Gem White Vinyl windows without grids

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

**Siding:** Cement Based Lap Siding ( I.E Hardie Siding) Snowbound 7004  
**Roof:** Black/ Charcoal Architectural Shingles  
**Trim:** Sherwin Williams Pure White SW 7005  
**Fascia:** Sherwin Williams Pure White SW 7005  
**Soffit:** Sherwin Williams Pure White SW 7005  
**Gutters:** Sherwin Williams Pure White SW 7005  
**Windows:** Three (3) Ply Gem White Vinyl windows without grids

**Rear Façade Material & Colors**

**Siding:** Cement Based Lap Siding ( I.E Hardie Siding) Snowbound 7004  
**Roof:** Black/ Charcoal Architectural Shingles  
**Trim:** Sherwin Williams Pure White SW 7005  
**Fascia:** Sherwin Williams Pure White SW 7005  
**Soffit:** Sherwin Williams Pure White SW 7005  
**Gutters:** Sherwin Williams Pure White SW 7005  
**Windows:** Six (6) Ply Gem White Vinyl windows without grids  
**Door:** White Steel door with 9 lite glass

**Zoning Classifications of Contiguous Properties**

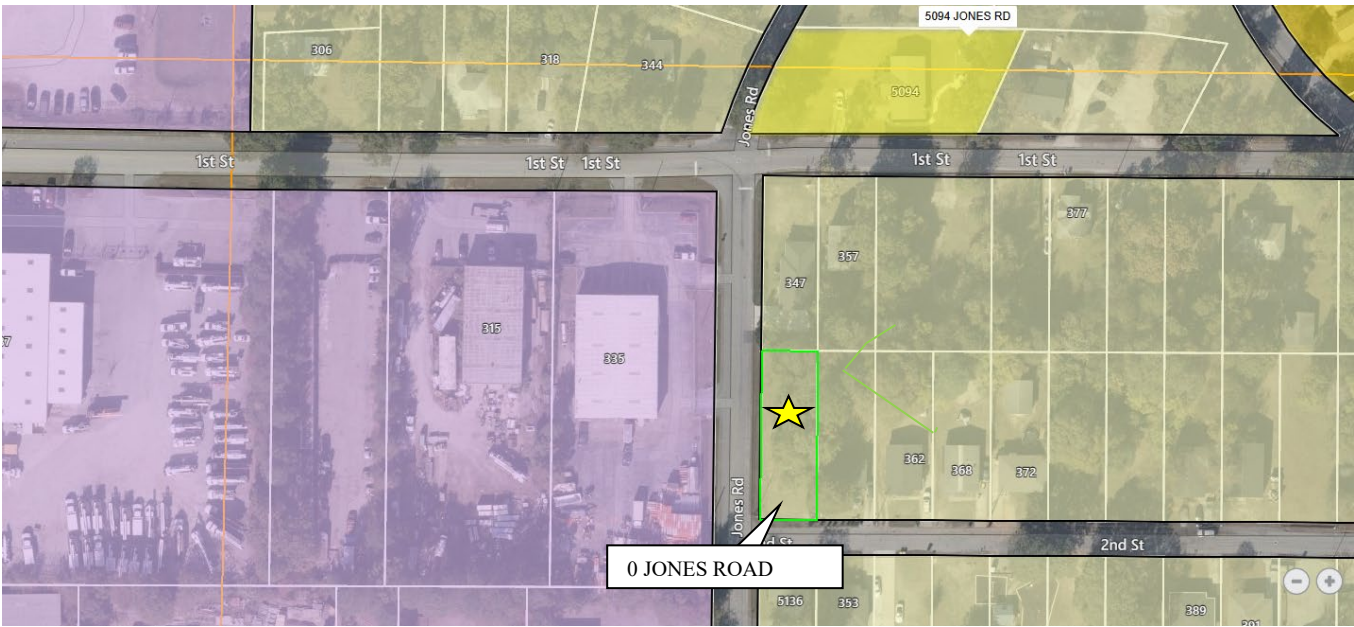
Direction	Zoning & Use	Direction	Zoning & Use
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)	West	Light Industrial District (LI)



**AERIAL MAP**



**ZONING MAP**





**CURRENT CONDITIONS -PHOTOS**







# SURVEY

**SURVEYOR'S CERTIFICATE**

THIS PLAT IS A RETRAIEVEY OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY E-AL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATES HEREIN. RECREATION OF THIS PLAT DOES NOT APPLY APPROVAL OF ANY LOCAL JURISDICTION AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING SURVEYING AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 19-6-07.

*Richard H. Richard*  
Richard H. Richard      E-AL License No. 2688

**FILE LEGEND**

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAT.

AKL	ALSO KNOWN AS	N/F	NOW OR FORMERLY
APD	AS PER DEED	NAL	NAL FOUND
APP	AS PER PLAT	P	PLAT (BOOK/PAGE)
BSL	BUILDING (LEFT/RIGHT) LINE	POB	POINT OF BEGINNING
CP	COMPLETED POINT	POC	POINT OF COMMENCEMENT
CTP	CONTR. TOP IRREG. FOUND	R	RADIUS LENGTH
CTP	CONTR. TOP IRREG. FOUND	R/W	RIGHT-OF-WAY
D	DEED (BOOK/PAGE)	RFB	RFI FORGING BAR FOUND
DW	DRAINAGE		(1/2" LINE)
EE	EXIST. EASEMENT	RBS	1/2" RFI FORGING BAR SET
FEE	FIRST FLOOR ELEVATION	SW	STEWART
FLA	FORMERLY KNOWN AS	SLE	SANITARY SEWER CLEANOUT
IF	IRON PIN FOUND	SSCO	SANITARY SEWER CLEANOUT
L	LINE LENGTH	-X-	FEW LINE
LL	LAND LOT	CB	CATCH BASIN
LL	LAND LOT LINE	SWSB	STORM WATER CATCH BASIN
N	NB/HS/ORS	WHL	WELL

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE EXAMINED THE "FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PARCEL 1306300089F      EFFECTIVE DATE 06/07/2017  
ZONE X

TRNO	DIAMETER	TYPE
1	8	HWD
2	18	HWD
3	8	HWD
4	18	HWD
5	18	HWD
6	18	HWD
7	12	HWD
8	12	HWD
9	10	HWD
10	8	HWD
11	18	HWD
12	18	HWD
13	18	HWD
14	8	HWD
15	8	HWD
16	8	HWD
17	8	HWD
18	10	HWD
19	10	HWD
20	20	OCAR

ALL MATTERS OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS - FLOWING BAR OR PRIVATE.

NOTE: PROPERTY LINES SHOWN ON THIS MAP/PLAT REPRESENT PHYSICAL FIELD CONDITIONS BY EXISTENCE OF APPARENT POSSESSION (IRON PINS FOUND, OLD & EXISTING FENCE LINES, OLD WALL LINES, SHRUB & HEDGE LINE, HOUSE LOCATIONS, ETC.) THEY MAY DIFFER AND BE IN CONFLICTION FROM EVIDENCE FOUND AT THE APPLICABLE COUNTY COURTHOUSE. THEY MAY ALSO DIFFER FROM OTHER SURVEYOR OPINIONS AND/OR NB/HS/ORS SURVEYS/PLATS. A FULL LAND TITLE REPORT OPINION ON ALL PROPERTIES, INCLUDING ADJACENT AND CONTIGUOUS PROPERTIES, MAY BE NEEDED TO RESOLVE ALL POSSIBLE PROPERTY LINE DISPUTES OR DISCREPANCIES.

THIS MAP/PLAT WAS MADE WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT EASEMENTS AND ENCUMBRANCES MAY EXIST WITH BENEFIT AND BURDEN THIS PROPERTY. THIS MAP/PLAT IS SUBJECT TO REVISIONS AND UPDATE UPON RECEIPT OF SAID TITLE COMMITMENT.

BUILDING LINES SHOWN HEREIN DERIVED FROM VARIOUS ONLINE SOURCES. THEY MAY BE IN CONFLICTION WITH OR DIFFER FROM INTERPRETATIONS OF GOVERNING AUTHORITIES. IT IS THE CLIENT'S OBLIGATION TO CONFIRM WITH PERMITTING AGENCIES BASED ON THEIR SPECIFIC CONSTRUCTION PROJECTS.

THIS MAP/PLAT HAS BEEN FIELD RUN WITH ASSUMED ELEVATIONS. THEY ADJUSTED TO HAVE BEEN FIELD MULTIPLE OBSERVATIONS FROM GOOGLE EARTH SATELLITE IMAGERY OR OTHER ONLINE SOURCES. THE ELEVATIONS SHOWN HEREIN ARE 4'-1" (± ONE FOOT).

TREE SYMBOLS ARE NOT TO SCALE. TREE SYMBOLS REPRESENT POSITION OF TREE & ARE NOT THE CRITICAL ROOT ZONE (NOT DRIFLINE).

NOTE: ANY & ALL UNDERGROUND UTILITIES, IE SEWER, STORM GAS, WATER, ETC. HAVE NOT BEEN FIELD LOCATED BY CONVENTIONAL SURVEY METHODS.

JONES ROAD ~ 30' R/W  
274' RP/FP

N 00°35'50" W 150.00'

S 88°48'02" E 50.00'

S 00°35'50" E 150.00'

S 88°48'02" W 50.00'

2nd STREET ~ 30' R/W  
202' RP/FP

MAGNETIC  
N

PROPERTY MAP  
SECTION 16-10-1000

LOT 16-10-1000  
0 JONES ROAD

LOT 16-10-1000	OWNER	DATE
LOT 16-10-1000	OWNER	DATE
LOT 16-10-1000	OWNER	DATE
LOT 16-10-1000	OWNER	DATE

# SITE PLAN

**FLOOD HAZARD STATEMENT**

I HAVE THIS DATE EXAMINED THE "FIA FLOOD HAZARD MAP" AND FOUND IN MY OPINION REFERENCED PARCEL IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

PANEL 13063C0057F      EFFECTIVE DATE: 06/07/2017

ZONE "X"

**PLAN SPECS:**

WIDTH 28'-0"  
DEPTH 41'-6"

FIRST FLOOR 784  
SECOND FLOOR 1220  
TOTAL 2,004  
GARAGE 470

**\*LEGEND\***

NOTE: ALL ITEMS IN THIS LEGEND MAY NOT APPEAR ON THIS PLAN. AKA ALSO KNOWN AS  
 APO AS PER DEED  
 APP AS PER PLAT  
 BSL BUILDING (SETBACK) LINE  
 CP COMPUTED POINT  
 CTP CORNER TOP PIPE FOUND  
 DTP CORNER TOP PIPE FOUND  
 D DEED (BOOK/PAGE)  
 DW DRIVEWAY  
 EP EDGE OF PAVEMENT  
 FFE FINISH FLOOR ELEVATION  
 FFA FORMERLY KNOWN AS  
 FF FROM PIN FOUND  
 L ARC LENGTH  
 LL LAND LOT  
 LLL LAND LOT LINE  
 N NEIGHBORS

N/F NOW OR FORMERLY  
 NAL NAIL FOUND  
 P PLAT (BOOK/PAGE)  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 R RADIUS LENGTH  
 R/W RIGHT-OF-WAY  
 RIB REINFORCING BAR FOUND  
 RIB (1/2" UNO)  
 RBS 1/2" REINFORCING BAR SET  
 SW SIDEWALK  
 SSE SANITARY SEWER EASEMENT  
 SSCD SANITARY SEWER CLEANOUT  
 -F- FENCE LINE  
 CB CATCH BASIN  
 SWCB STORM WATER CATCH BASIN  
 W WALL  
 PROPOSED TREE

**Silt Fence** (Sd1-S) INDICATES SILT FENCE

**Tree Protection** (TPF) INDICATES CHAIN LINK TREE PROTECTION FENCE

**TREE TABLE**

TR. NO.	DIAMETER	TYPE	IMPACT
1	6	WAV	NO IMPACT
2	10	WAV	NO IMPACT
3	20	WAV	IMPACT-TR
4	30	WAV	NO IMPACT
5	30	WAV	NO IMPACT
6	1800	PALE	NO IMPACT
7	12	WAV	IMPACT-TR
8	12	WAV	DESTROYED
9	30	WAV	DESTROYED
10	6	WAV	DESTROYED
11	30	WAV	DESTROYED
12	818	WAV	DESTROYED
13	6	WAV	DESTROYED
14	6	WAV	DESTROYED
15	6	WAV	DESTROYED
16	6	WAV	DESTROYED
17	7	WAV	DESTROYED
18	30	WAV	DESTROYED
19	21	CLEAR	NO IMPACT

**PROPOSED IMPERVIOUS (IN SQUARE FEET)**

HOUSE: 784  
 PORCH: 39  
 GARAGE: 470  
 DRIVEWAY: 811  
 PATIO: 50  
**TOTAL PROP. IMPERVIOUS: 2028 SF = 27.0%**

**PLAT PREPARED FOR:**  
 O JONES ROAD

Key features on plan:  
 - PROPOSED WATER METER, PROP. WATER LINE, PROP. SSCO, PROP. SEWER LATERAL  
 - PROPOSED PATIO, PROPOSED 2-STORY HOUSING, PROPOSED GARAGE  
 - PROPERTY CORNERS: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21  
 - SETBACKS: 30' R/W, 50.00', 150.00', 50.00', 50.00'



**ELEVATIONS**

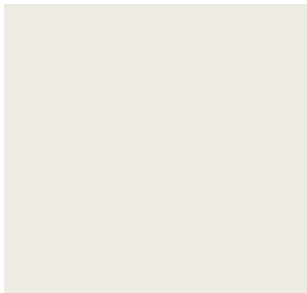




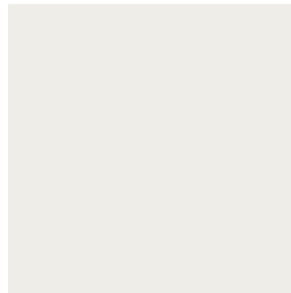




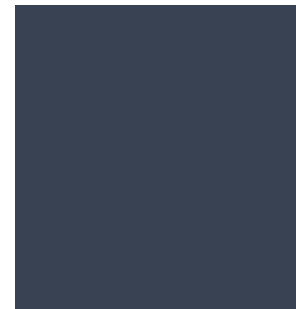
**Material & Color Examples**



**Exterior Paint:**  
Snowbound  
SW 7004



**Trim, Fascia, Soffit & Gutters:** Pure White SW 7005



**Front Door:** SW Naval 6244



**Roof:** Black/ Charcoal Architectural Shingles



**Exterior Siding:**  
Left, Right & Back will be All Cement Based Lap Siding ( I.E Hardie Siding)



**Door:** Craftsman Style Door





**Garage Door:**  
White With windows



**Exterior Siding:** House Front will be cement based board & batten ( I.E. Hardie Siding)



**Soffit:**  
Vinyl Soffit, Metal Wrap Fascia

### 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

# URBAN DESIGN REVIEW BOARD

## STAFF REPORT

**UDRB Hearing Date:** December 20, 2024

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

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Applicant:**

**Name:** Ima Udoh (Hillview LLC/Udoh Enterprises)

**Address:** 8735 Dunwoody Place, STE R

**City/State:** Atlanta, GA 30350

### PROPERTY INFORMATION

**Owner:** Development Authority of The City of Forest Park

**Site Address:** 4888 Evans DR

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

**Parcel Number:** 13050B H003

### FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for five new construction mixed use development four story townhomes within the **Downtown Mainstreet District (DM)**. The proposed site is on a vacant parking lot parcel located between Evans Dr. and Parker Street, facing Hill Street. The lot area is approximately 0.39 +/- acres. The mixed used townhomes will have an upper level for residential use and retail/commercial on the ground level and will be split into two buildings, with three 3,500 sf units west of the parcel and two 3,000 sf units east of the parcel. This development will also feature a courtyard in between each building that will have both residential and retail/commercial usage. Each townhome will be 3 bedrooms, 3.5 bath with two car garages facing the rear of the property. The retail portion of the development will have three 720 sf units to the west and two 600 sf units to the east. The exterior siding materials will be a mixture of Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick, and the garage will be made of burned and brushed pine.

Approval of this architectural design will allow the applicant to move forward with their development plans of construction within the Downtown Mainstreet District (DM).

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

**Siding:** Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick

**Roof:** TPO

**Door:** Black iron

**Trim:** Painted EIFS (Pediment SW7634)

**Gutters:** Pre-Finished Metal (Pac-Clad)

**Downspouts:** Pre-Finished Metal (Pac-Clad)

**Coping:** Pre-Finished Metal (Pac-Clad)

**Windows:** Aluminum Storefront (Dark Anodized)

**Garage:** burned and brushed pine

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

**Siding:** Carolina Ceramics Mont Blanc Queen thin brick

**Siding:** burned and brushed pine

**Roof:** TPO

**Trim:** Painted EIFS (Pediment SW7634)

**Gutters:** Pre-Finished Metal (Pac-Clad)

**Downspouts:** Pre-Finished Metal (Pac-Clad)

**Coping:** Pre-Finished Metal (Pac-Clad)

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

**Siding:** Carolina Ceramics Mont Blanc Queen thin brick

**Siding:** burned and brushed pine

**Roof:** TPO

**Trim:** Painted EIFS (Pediment SW7634)

**Gutters:** Pre-Finished Metal (Pac-Clad)

**Downspouts:** Pre-Finished Metal (Pac-Clad)

**Coping:** Pre-Finished Metal (Pac-Clad)

### **Rear Façade Material & Colors**

**Siding:** Natural Thin Stone and Carolina Ceramics Mont Blanc Queen thin brick

**Roof:** TPO

**Door:** Black iron

**Trim:** Painted EIFS (Pediment SW7634)

**Gutters:** Pre-Finished Metal (Pac-Clad)

**Downspouts:** Pre-Finished Metal (Pac-Clad)

**Coping:** Pre-Finished Metal (Pac-Clad)

**Windows:** Aluminum Storefront (Dark Anodized)

**Garage:** burned and brushed pine

**ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES**

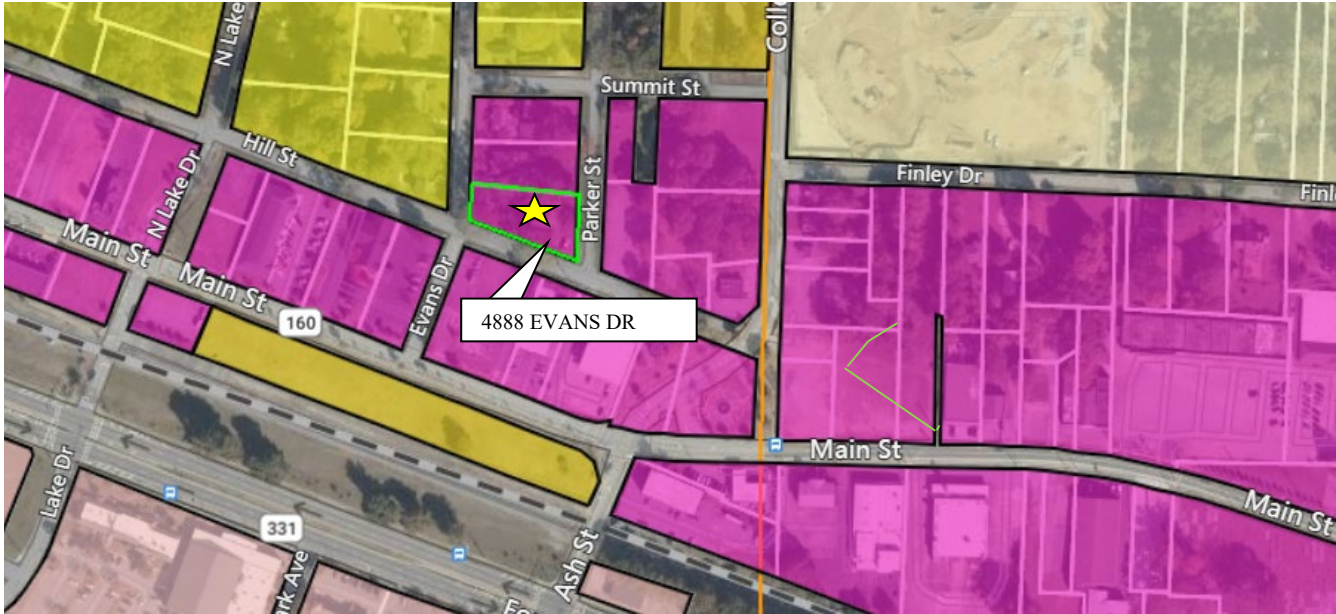
Direction	Zoning & Use	Direction	Zoning & Use
North	DM: Downtown Mainstreet District	East	DM: Downtown Mainstreet District
South	DM: Downtown Mainstreet District	West	RT: Two-Family Residential District

**AERIAL MAP**

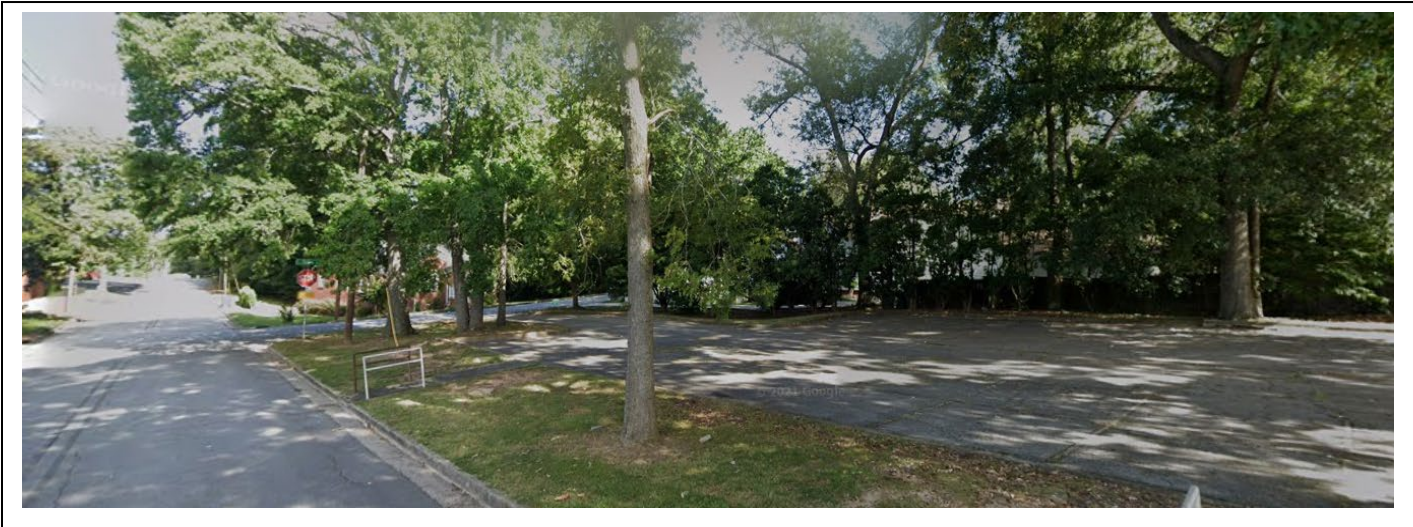




**ZONING MAP**



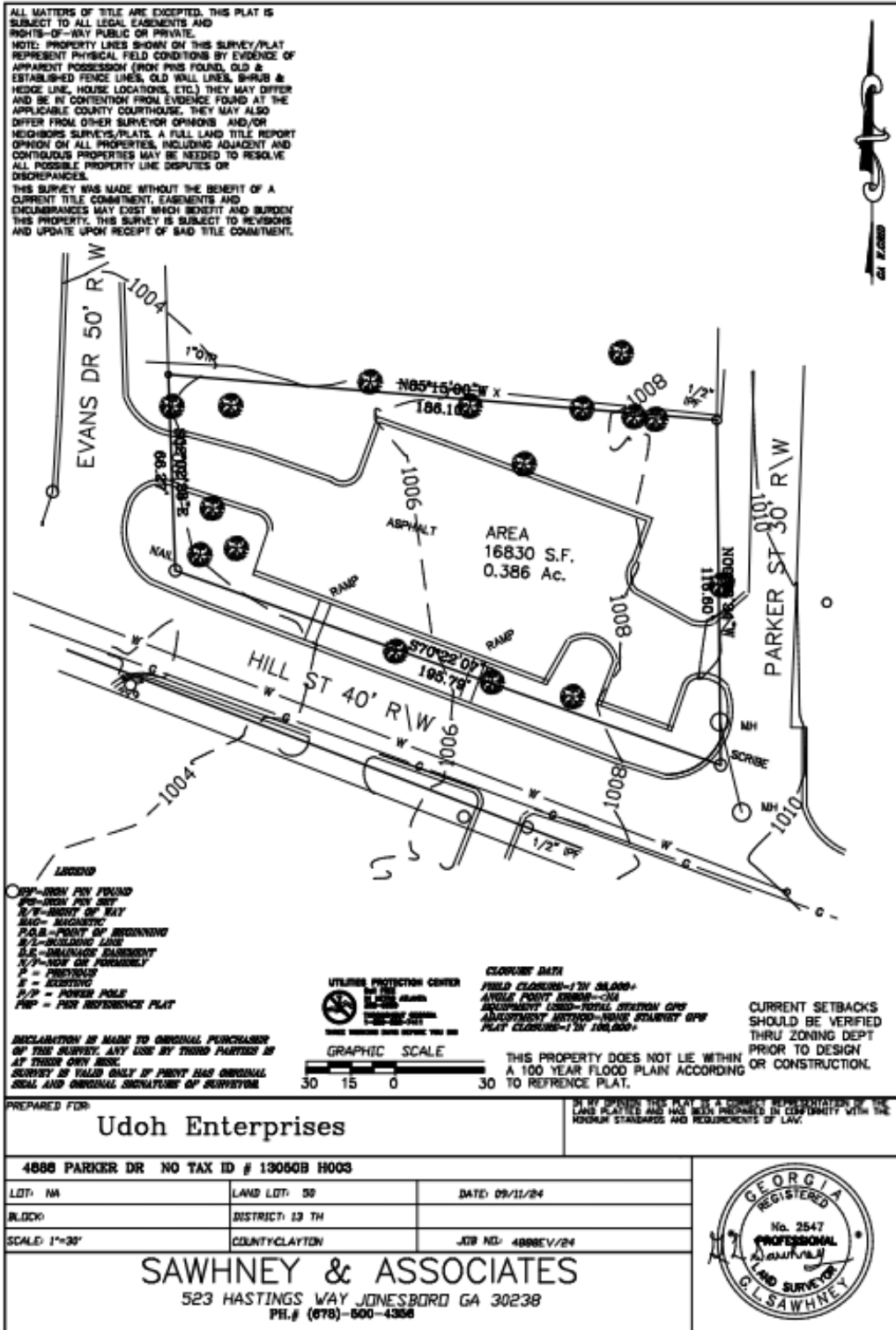
**CURRENT CONDITIONS -PHOTOS**







**SURVEY**





SITE PLAN

# EVANS DRIVE Townhouse Complex with Retail

### 5 TOWNHOUSES & RETAIL UNIT

**BUILDING - APARTMENTS AREA**

TYPE A - 3 BED, 3.5 BATH - 3,000 SF  
2 CAR GARAGE - 400 SF  
TOTAL AREA TYP A = 3,400 SF

TOTAL TYPE A - 3 UNITS - RESIDENTIAL = 11,100 SF

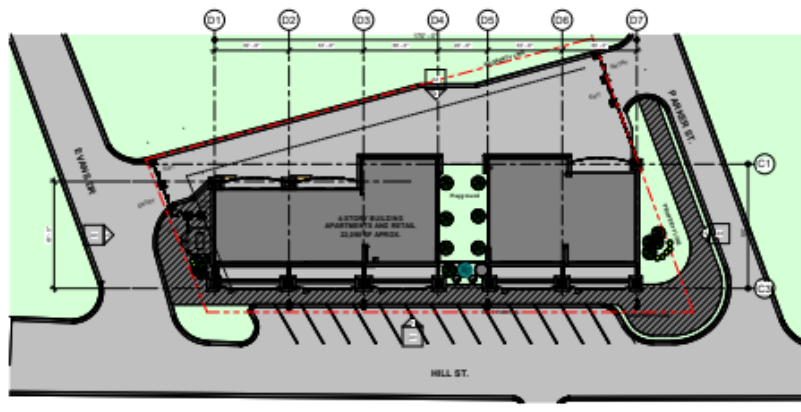
TYPE B - 3 BED, 3.5 BATH - 3,000 SF  
2 CAR GARAGE - 400 SF  
TOTAL AREA - 3,400 SF

TOTAL TYPE B - 2 UNITS - RESIDENTIAL = 6,800 SF

RESIDENTIAL = 17,900 SF

3 RETAIL AREA = 700 SF  
2 RETAIL AREA = 400 SF

TOTAL BUILDING - 5 UNITS - RETAIL = 3,500 SF



1 ARCHITECTURAL SITE PLAN HILL ST  
SCALE: 1/16" = 1'-0"

PROJECT

Evans Street  
Townhomes

Conceptual Drawing

Forest Park, GA

DATE: 1/16/16

Architectural Site Plan  
Copy 1

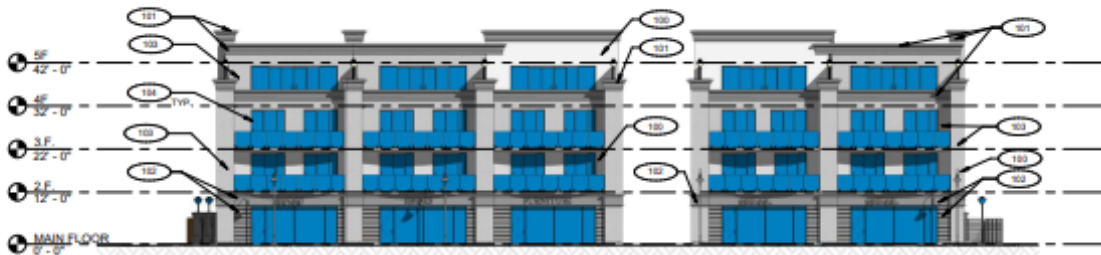
NO FOR CONSTRUCTION

**A1**

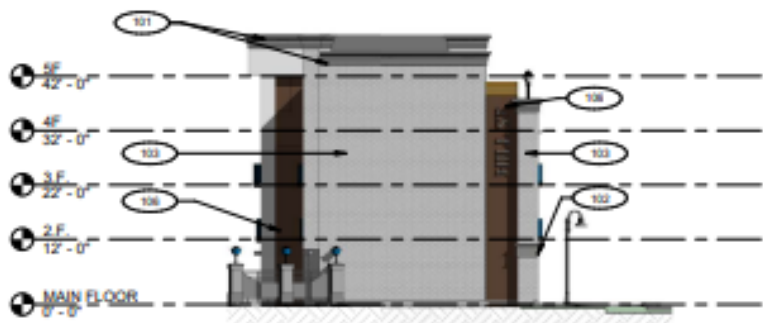
ELEVATIONS



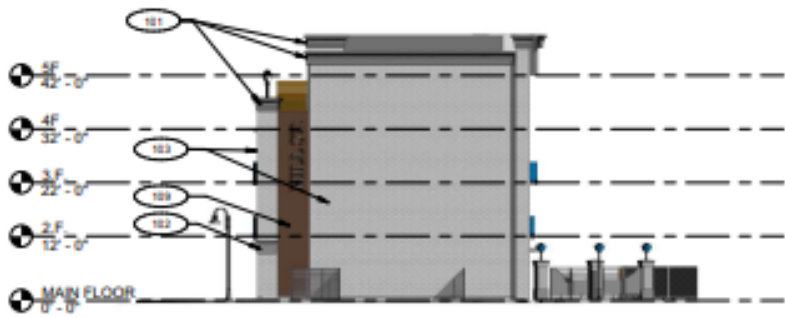
④ North Elevation  
SCALE: 1/16" = 1'-0"



① South Elevation  
SCALE: 1/16" = 1'-0"



② West Elevation  
SCALE: 1/16" = 1'-0"



③ East Elevation  
SCALE: 1/16" = 1'-0"



**UEIGA**  
Enterpice LLC

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PROJECT:

**Evans Street  
Townhomes**

Conceptual Design

**Forest Park, GA**

SHEET TITLE:

Renderings

SHEET  
**A5**



PROJECT:

**Evans Street  
Townhomes**

Conceptual Design

**Forest Park, GA**

SHEET TITLE:

Renderings

SHEET  
**A6**

NO FOR CONSTRUCTION



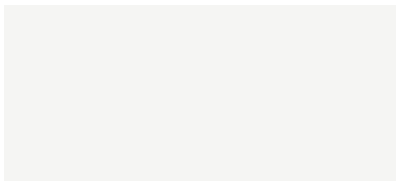
**Material & Color Examples**



**Exterior Siding:**  
CAROLINA CERAMICS  
MONT BLANC  
QUEEN THIN BRICK



**Exterior Siding:**  
COUNTRY SNOW NATURAL  
THIN STONE



**Exterior Paint:**  
COLOR: SW6252 ICE CUBE



**Roof:** TPO



**Exterior Gate:**  
black iron gate without light



**Windows:**  
Aluminum Storefront (Dark Anodized)



**Door:** Iron Door



**Exterior Lighting:**



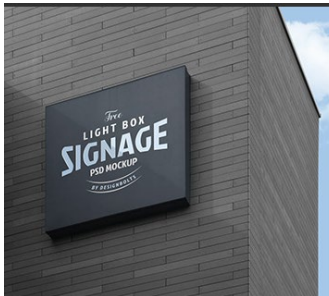
**Exterior Lighting:**



**Exterior Lighting:**



**Exterior Signage example:**



**Exterior Signage example:**

## 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