



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

Friday, October 18, 2024 at 1:00 PM

**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***

**VIRTUAL MEETING NOTICE:**

Microsoft Teams meeting  
Meeting ID: 271 008 691 461  
Passcode: Luaud

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

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

**APPROVAL OF MINUTES:**

1. Approval of September 20, 2024 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Applicant, Tyler Norton, is requesting design approval for two (2) new construction homes at 4523 Ernest Dr., Parcel# 13048A C039, Ward 3.
3. Applicant, Christopher Cruz, is requesting design approval for the exterior renovation of an existing home at 5068 Maple Dr., Parcel# 13049C F008, Ward 2.

**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**

Friday, September 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

**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 1:00pm.

**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:**

**APPROVAL OF MINUTES:**

1. Approval of August 16, 2024 Meeting Minutes

It was moved to approve the August 16, 2024 Meeting Minutes as printed.  
Motion made by Ron Dodson, Seconded by Yahya Dodson. Motion carried.

**OLD BUSINESS:****NEW BUSINESS:**

2. Applicant, Fred Davidenko, is requesting design approval for a proposed new 9,472 sq. ft. single-story outbuilding for warehouse storage at 4374 Thurman Rd., Parcel# 13017C F002, Ward 3.

**Background/History:**

The applicant is requesting approval of the design for a new 9,472 sq ft warehouse building for a U-Haul-Self Storage facility. 8,272 sq ft will be heated storage and the exterior of the building will be constructed of insulated metal panels.

**SaVaughn Irons-Kumassah** – stated staff recommends approval of the proposed project with the condition that the applicant should remove the (2) self-storage signs on the front of the building (west elevation). Leaving (1) U-Haul sign in the middle. Three (3) signs on one side is excessive. She also stated that she would like to add a condition for safety purposes to add lighting to the rear and the parking lot entrances and exits.

It was moved to approve the design with the stated conditions.

Motion made by Yahya Hassan, Seconded by Karyl Clayton. Motion carried.

**ADJOURNMENT:**

It was moved to adjourn the meeting at 1:10pm.

Motion made by Yahya Hassan, Seconded by Ron Dodson. 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.

# URBAN DESIGN REVIEW BOARD

## STAFF REPORT

**UDRB Hearing Date:** October 18, 2024

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

**Staff Recommendation:** Approval

### APPLICANT INFORMATION

**Applicant:**

**Name:** Tyler Norton

**Address:** 101 Peninsula Drive

**City/State:** Monticello, GA 31064

### PROPERTY INFORMATION

**Site Address:** 4523 Ernest Drive.

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

**Parcel Number:** 13048A C039

### FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to construct two (2) new homes at 4523 Ernest Drive. The current location has two (2) existing homes located on premises, which will be demolished to accommodate the proposed new construction. This property is approximately 0.64+/- acres of land. The applicant has plans to subdivide this lot into two separate parcels.

#### Front Façade Material & Colors

**Siding:** Hardie Lap Siding and Board and Batten Siding (Pure White)

**Trim:** Black

**Roof:** Standing Seam Metal

**Windows:** double paned

**Doors:** Exterior Metal Door with Panel Window

**Garage Door:** Black aluminum.

**Columns:** Stone base Columns

#### Side Façade Material & Colors Facing East

**Siding:** Hardie Lap Siding and Board and Batten Siding (Pure White)

**Trim:** Black

**Roof:** Standing Seam Metal

**Windows:** double paned

**Foundation Wall:** Exposed Concrete

**Side Façade Material & Colors Facing West**

**Siding:** Hardie Lap Siding and Board and Batten Siding (Pure White)

**Trim:** Black

**Roof:** Standing Seam Metal

**Windows:** double paned

**Columns:** Stone base Columns

**Rear Façade Material & Colors**

**Siding:** Hardie Lap Siding and Board and Batten Siding (Pure White)

**Trim:** Black

**Roof:** Standing Seam Metal

**Windows:** double paned

**Doors:** Exterior Metal Door with Panel Window

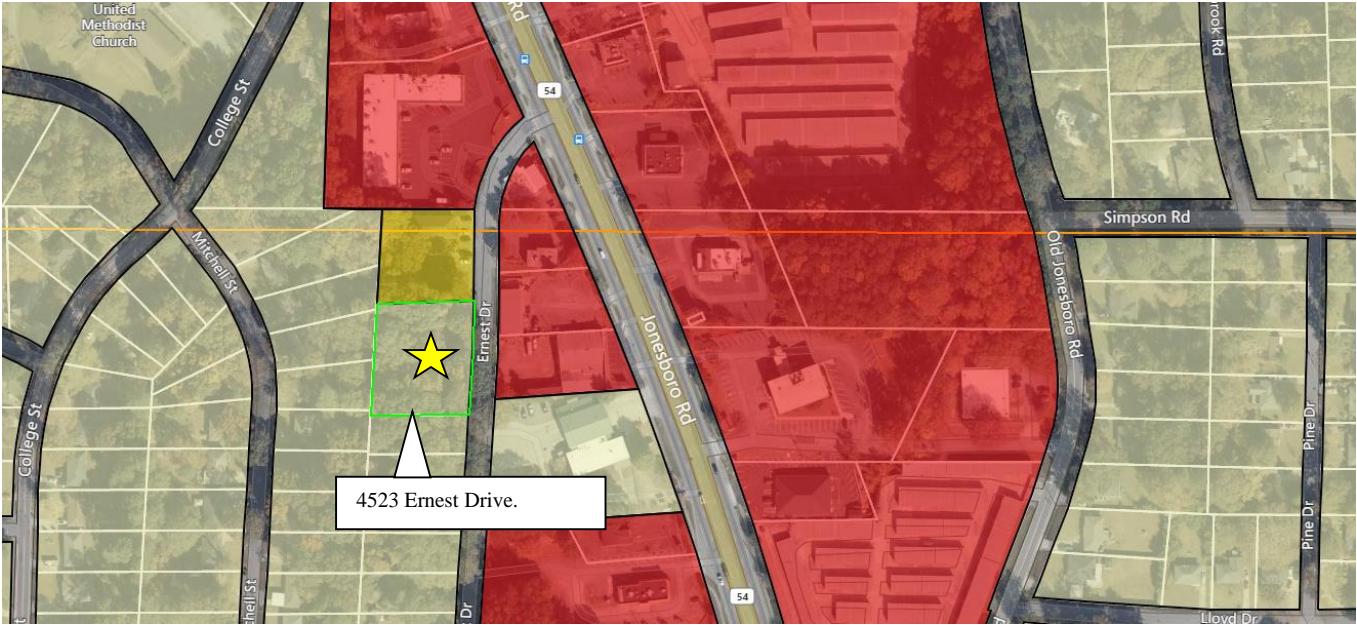
**Zoning Classifications of Contiguous Properties**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	Multiple Family Residential District (RM)	East	General Commercial (GC)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

# AERIAL MAP

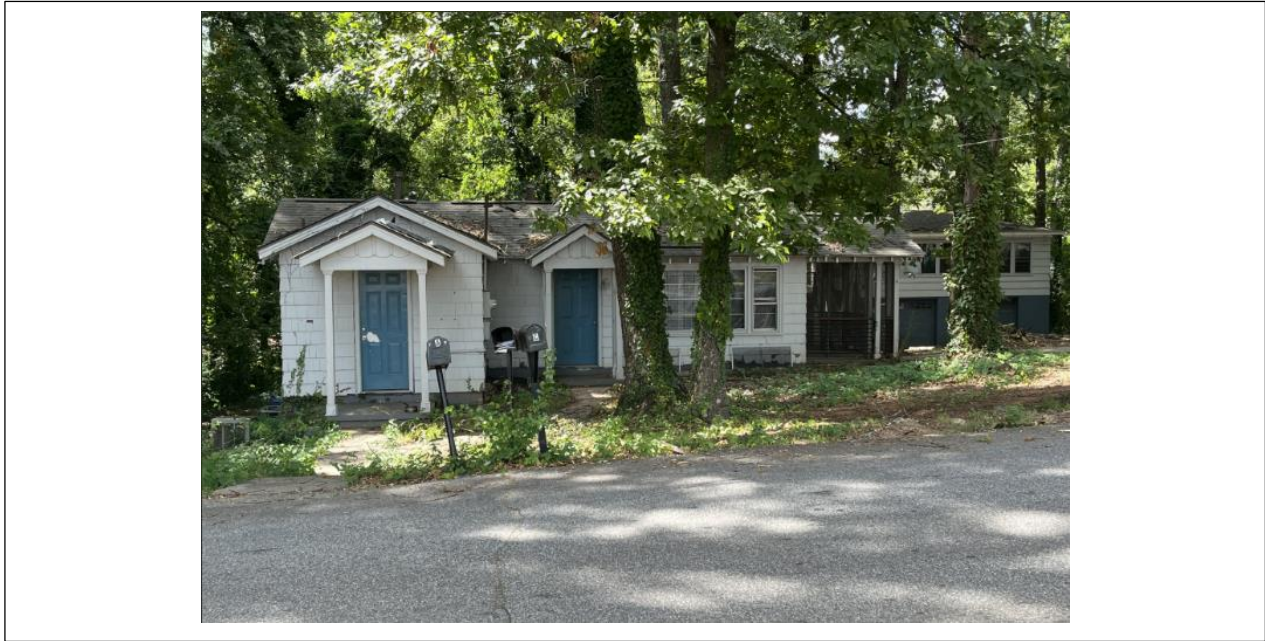


# ZONING MAP



**CURRENT CONDITIONS -PHOTOS**

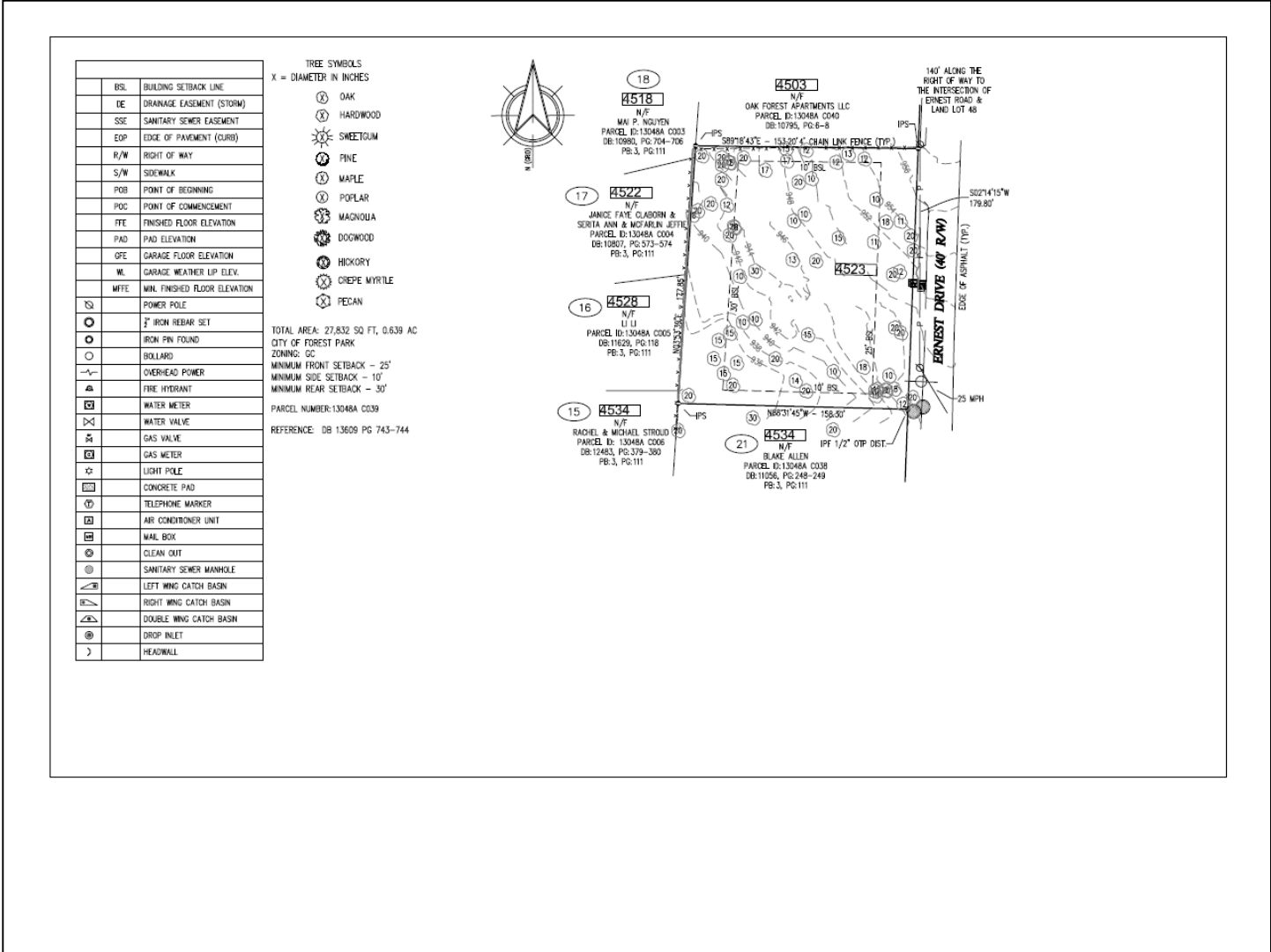
**PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE**







# SURVEY



# SITE PLAN

**GENERAL NOTES:**

- This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
- This plat is subject to any restrictions, easements, covenants or restrictions that may exist either written or unwritten.
- Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
- No Geodetic monuments were found within 500 feet of this site.
- This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

**CITY OF FOREST PARK**  
 ZONING: OC  
 MINIMUM FRONT SETBACK - 25'  
 MINIMUM SIDE SETBACK - 10'  
 MINIMUM REAR SETBACK - 30'

**FIELD DATA:**  
 TYPE OF SURVEY: RETRACEMENT  
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 13609 PG 743-744  
 PROPERTY OWNER AT TIME OF SURVEY: DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK  
 PARCEL NUMBER: 13048A C039  
 REFERENCE: DB 13609 PG 743-744


**EQUIPMENT:**  
 ELECTRONIC TOTAL STATION AND NETWORK GPS  
 GPS RECEIVER: SP 85  
 SN: 6129500077  
 NETWORK: TRIMBLE VRS Now RTK GNSS

**FLOOD HAZARD NOTE:** THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF CLAYTON COUNTY, GEORGIA 13063C0038F EFFECTIVE DATE JUNE 7, 2017


SCALE: 1"=50'  
 GRAPHIC SCALE - IN FEET

DESIGNED BY: JTF  
 SHEET NUMBER: 1 of 1  
 FILE NAME: 4523 ERNEST\_DRIVE\_LIN  
 DATE: 6-19-2024  
 JOB NUMBER: SURV-2331

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**KEYSTONE LAND SURVEYING, INC.**  
 282 WEST CROGAN STREET  
 LAWRENCEVILLE, GEORGIA 30046  
 770.545.8700  
 www.keystonelandsurveying.com



**TREE SYMBOLS**  
 X = DIAMETER IN INCHES


- OAK
- HARDWOOD
- SWEETGUM
- PINE
- MAPLE
- POPLAR
- MAGNOLIA
- DOGWOOD
- HICKORY
- CREPE MYRTLE
- PECAN

**LEGEND**

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EOP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FTE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
○	POWER POLE
⌈	IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
⊠	LIGHT POLE
⊠	CONCRETE PAD
⊠	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊠	CLEAN OUT
⊠	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊠	DROP INLET
⊠	HEADWALL

CLIENT: TYLER NORTON

6-19-24



HORIZONTAL & VERTICLE DATUM:  
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011)  
 GEORGIA STATE PLANE, WEST ZONE.  
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.  
 ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.  
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.  
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.  
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY 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 COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15-6-47

# ELEVATIONS





ELEVATION — FRONT  
SCALE: 1/4" = 1'-0"



ELEVATION — REAR  
SCALE: 1/4" = 1'-0"



ELEVATION — RIGHT SIDE  
SCALE: 1/4" = 1'-0"



ELEVATION — LEFT SIDE  
SCALE: 1/4" = 1'-0"

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ARCHITECTURE AND INTERIOR DESIGN  
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MIAMI, FL 33135

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NEW HOUSE PLANS FOR  
**CITY OF FOREST PARK**  
400 FOREST PARK  
FOREST PARK, GEORGIA 30074

Drawing title  
**RENDERED ELEVATIONS**

DATE	11-01-20
DATE	11-07-20
DATE	
DATE	

**A-102**

2/11/20

**Material & Color Examples**



**Roof:**  
Standing Seam Metal  
Roof



**Exterior Siding:**  
Hardie Plank  
Lap Siding



**Exterior Siding:**  
Board and Batten Siding



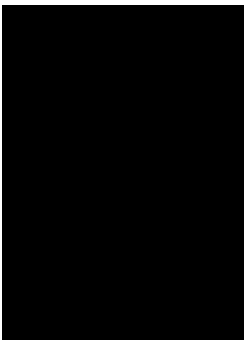
**Foundation Wall:**  
Exposed Concrete



**Columns:** Stone Base  
Columns



**Exterior Color:** Pure White



**Trim:**  
Black



**Garage Door:**  
Aluminum garage door  
black



**Doors:**  
Metal exterior door



**windows**  
double pane window glass

## 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. 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:** October 18, 2024

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

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Christopher Cruz

**Address:** 5068 Maple Dr.

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

#### PROPERTY INFORMATION

**Site Address:** 5068 Maple Dr.

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

**Parcel Number:** 13049C F008

#### FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for an exterior renovation of an existing home at 5068 Maple Dr. The existing structure is currently vacant and was originally constructed in 1952. The Applicant's scope of work includes the demolition, construction, and re-installation of exterior building siding from vinyl to Hardie plank and is seeking to replace the windows, doors, and stairs of the home.

#### Front Façade Material & Colors

**Siding:** Board & Batten Siding "Hardie plank"

**Front Fascia:** Hardie plank (TYP)

**Roof:** Fiberglass Shingles (TYP) All Roof Surface

**Sofit:** 12" Hardi Soffit Panel

**Water table:** Existing Brick to Remain (All 4 sides)

**Trim:** Tricorn Black

**Stairs:** Pressure treated wood (TYP)

#### Side Façade Material & Colors Facing East

**Siding:** Board & Batten Siding "Hardie plank"



**Fascia:** Hardie plank  
**Trim:** Tricorn Black  
**Roof:** Fiberglass Shingles (TYP) All Roof Surface  
**Trim:** 2x4 Hardie  
**Gutter:** Aluminum (Tricorn Black)  
**Sofit:** 12" Hardi Soffit Panel  
**Water table:** Existing Brick to Remain (All 4 sides)

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

**Siding:** Board & Batten Siding “Hardie plank”  
**Fascia:** Hardie plank  
**Roof:** Fiberglass Shingles (TYP) All Roof Surface  
**Trim:** 2x4 Hardie (Tricorn Black)  
**Gutter:**  
**Electrical:** Existing electrical meter to remain. (Tricorn Black)  
**Sofit:** 12" Hardi Soffit Panel  
**Water table:** Existing Brick to Remain (All)

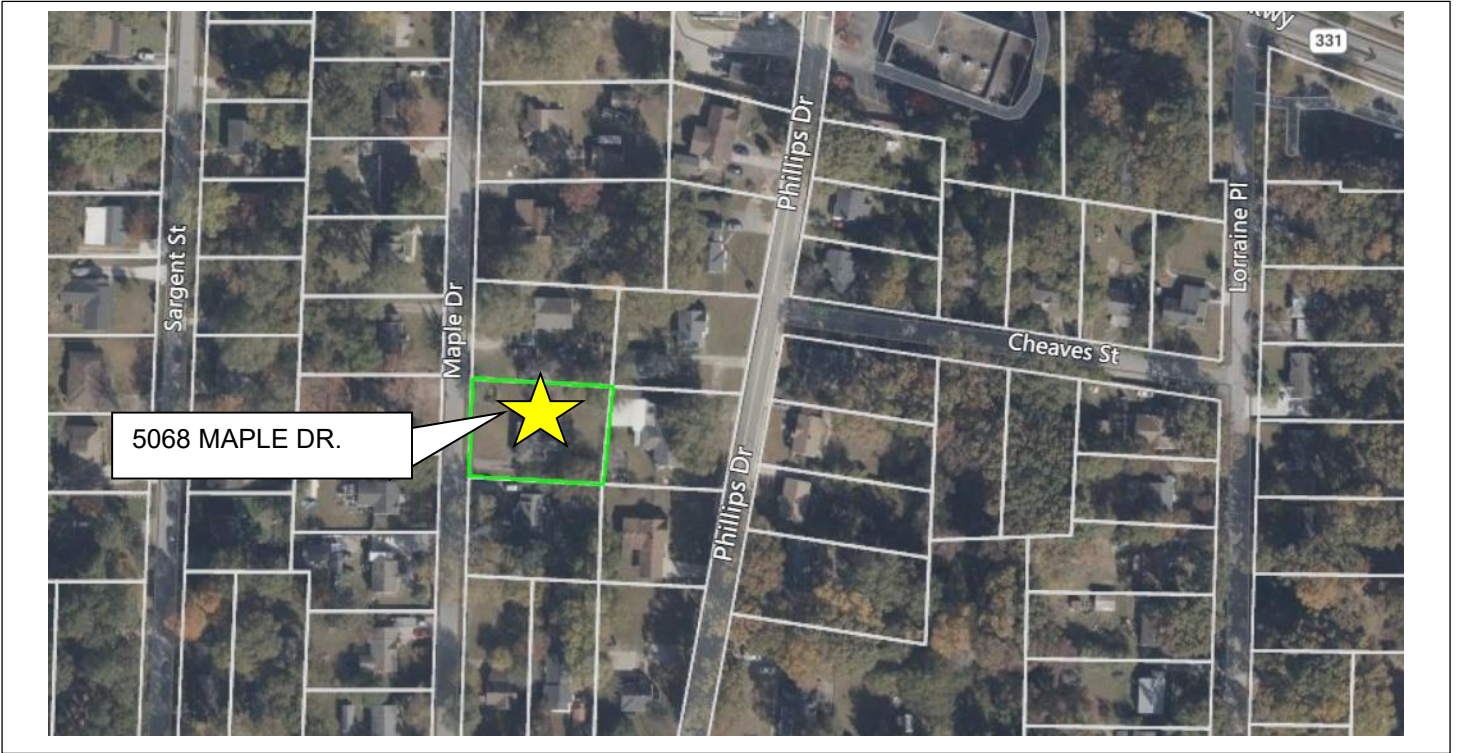
**Rear Façade Material & Colors**

**Siding:** Board & Batten Siding “Hardie plank”  
**Fascia:** Hardie plank (TYP)  
**Roof:** Fiberglass Shingles (TYP) All Roof Surface  
**Trim:** Tricorn Black  
**Sofit:** 12" Hardi Soffit Panel  
**Water table:** Existing Brick to Remain (All 4 sides)  
**Stairs:** Pressure treated wood (TYP)

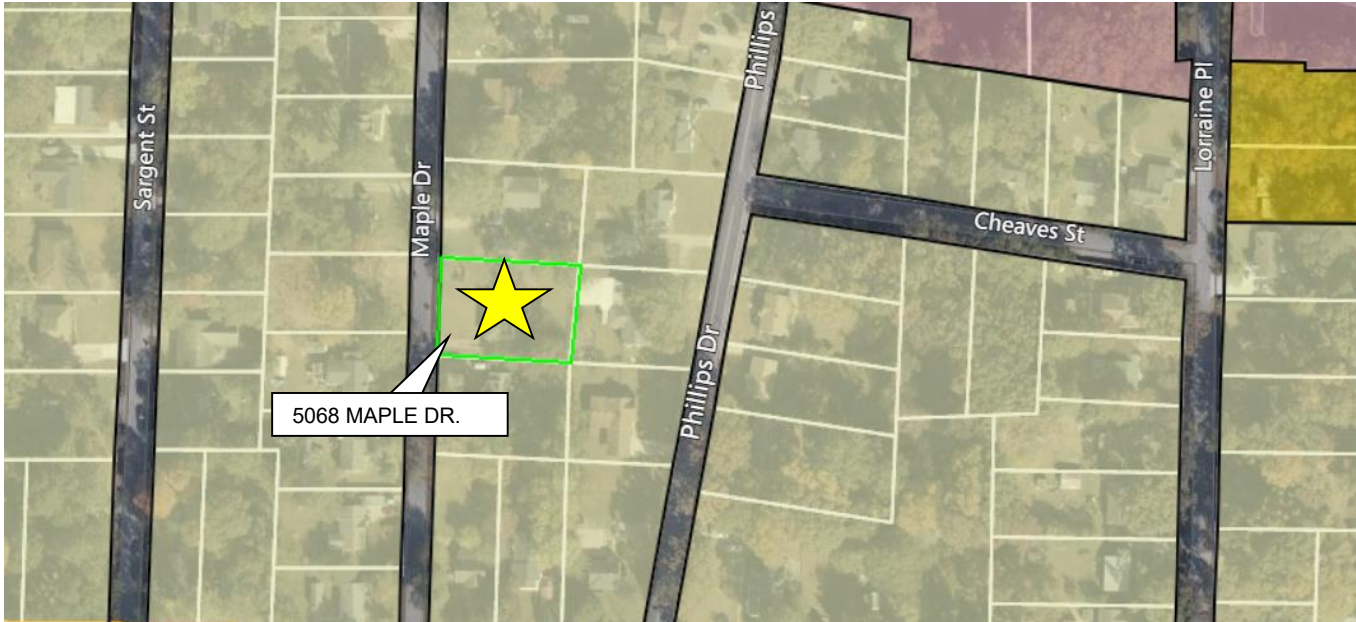
**Zoning Classifications of Contiguous Properties**

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



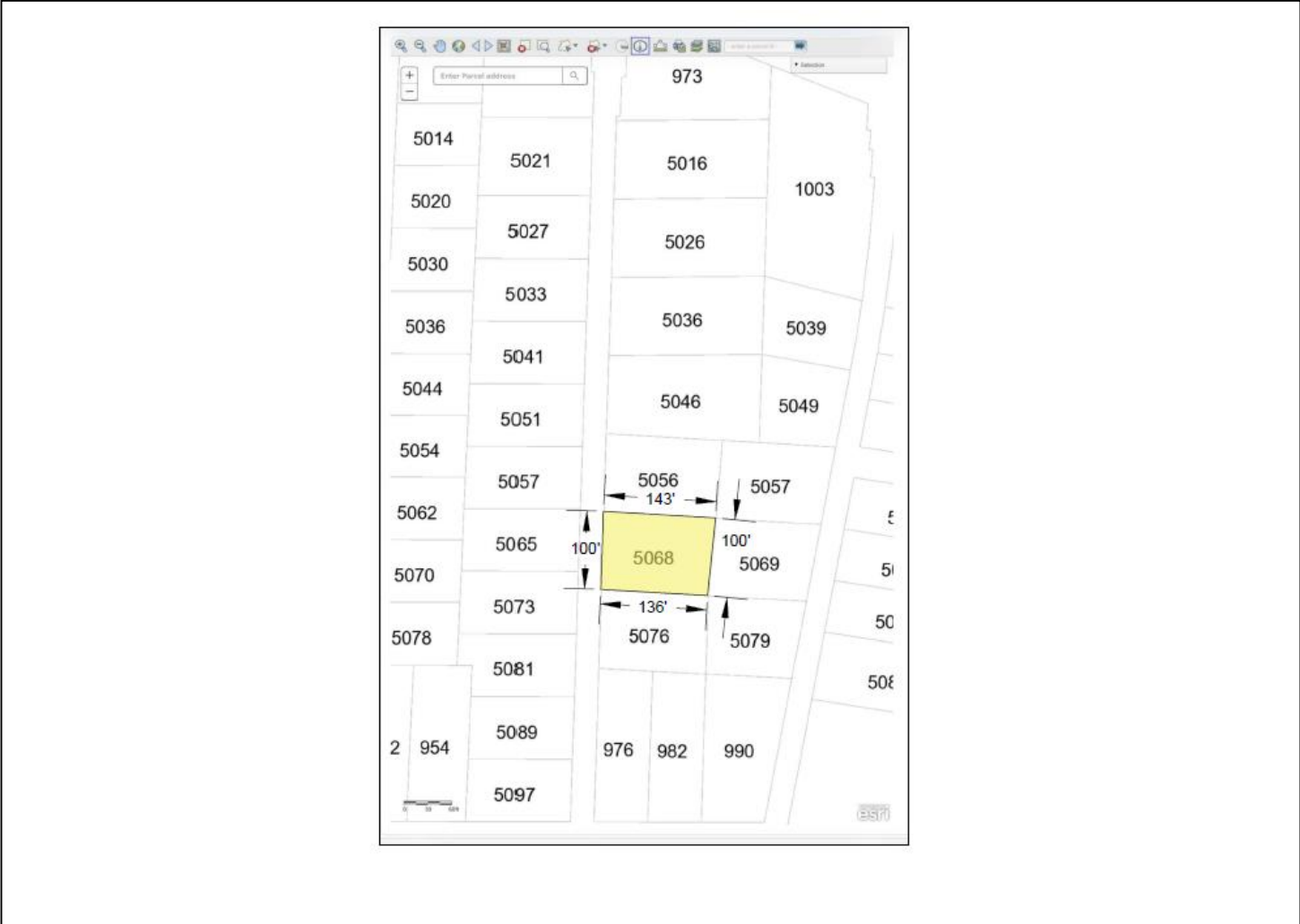
**ZONING MAP**



**CURRENT CONDITIONS -PHOTOS**

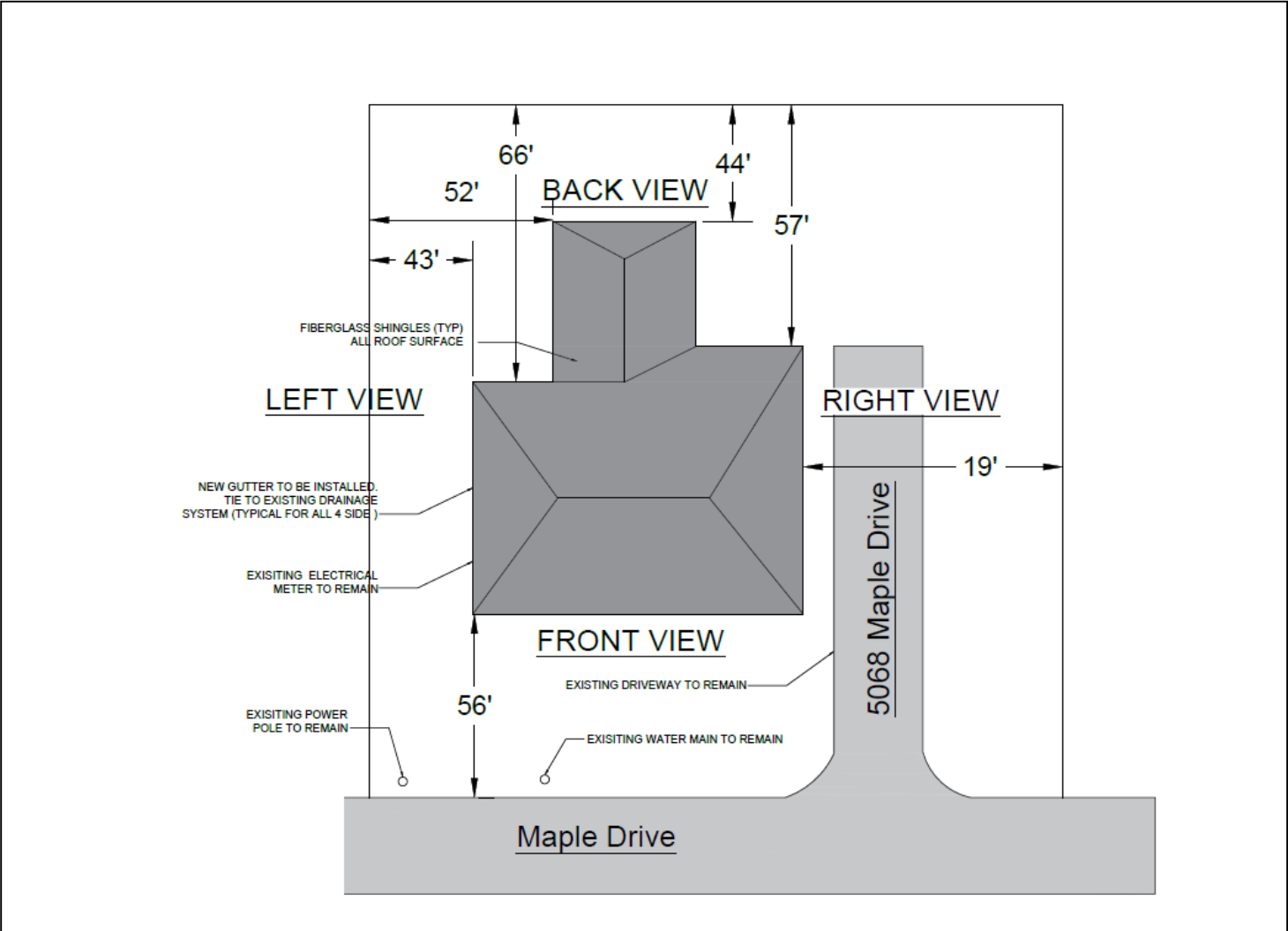


# SURVEY

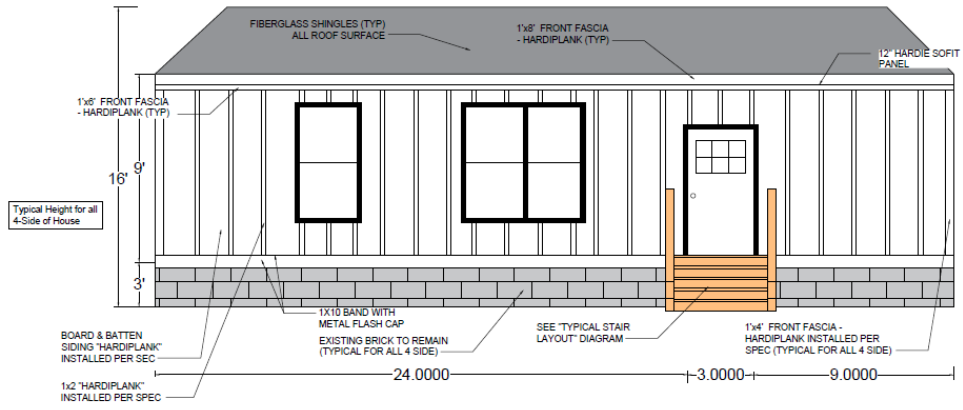


**SITE PLAN**

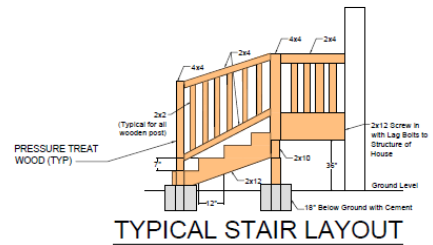
This site plan is of the existing home within the same footprint.



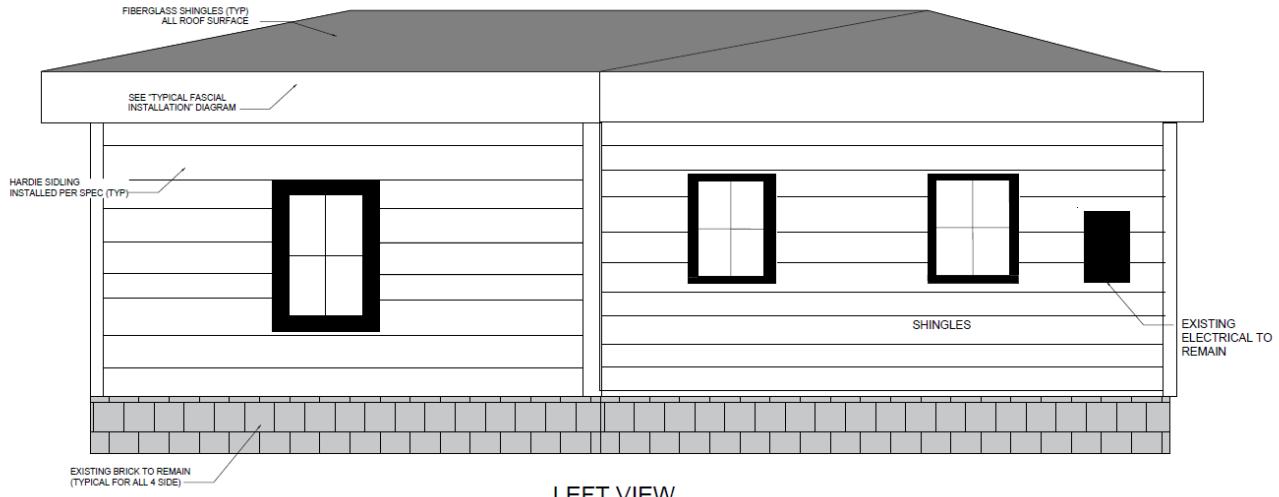
**ELEVATIONS**



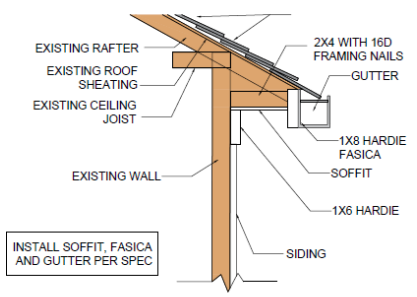
**FRONT VIEW**  
SCALE: NOT TO SCALE



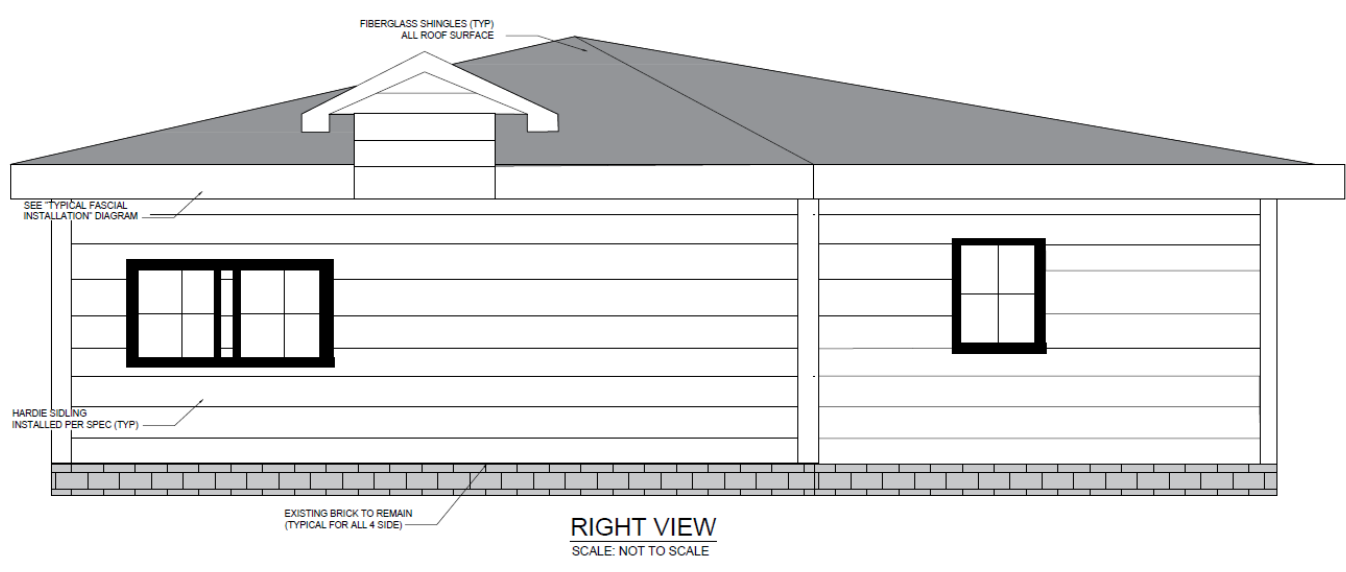
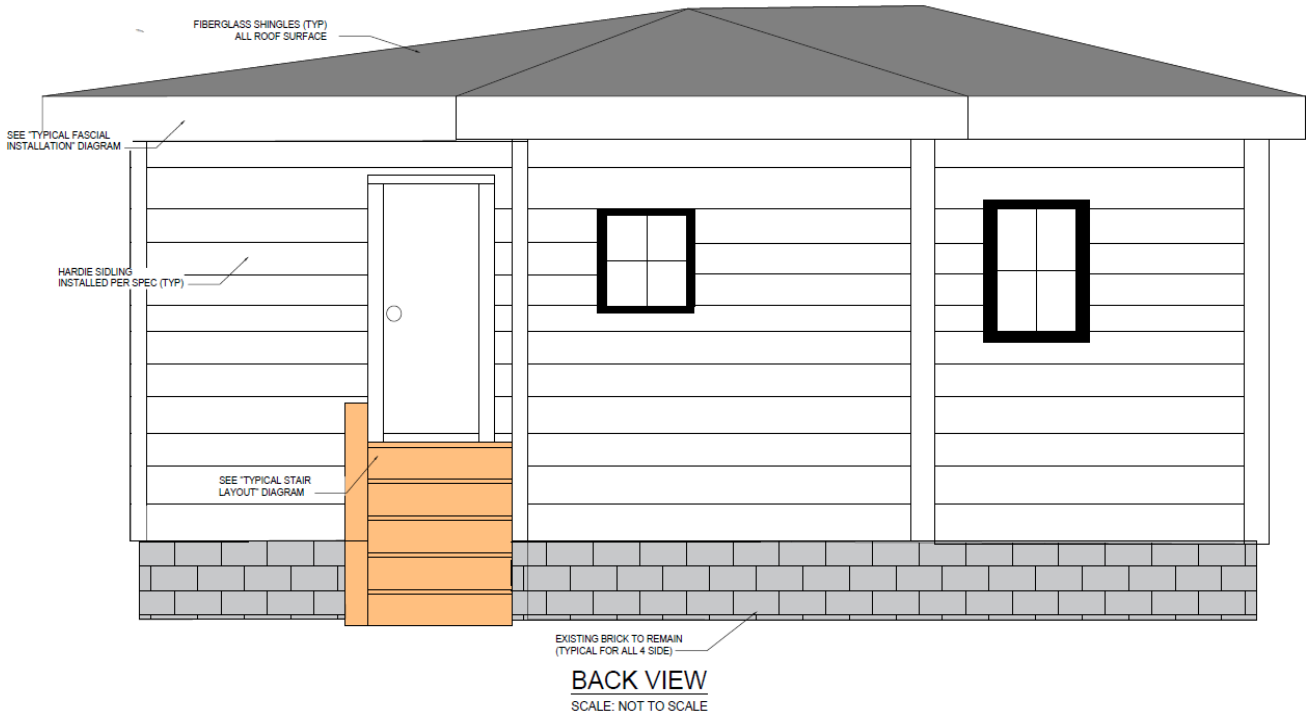
**TYPICAL STAIR LAYOUT**



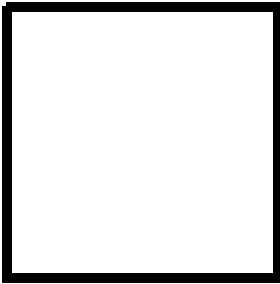
**LEFT VIEW**  
SCALE: NOT TO SCALE



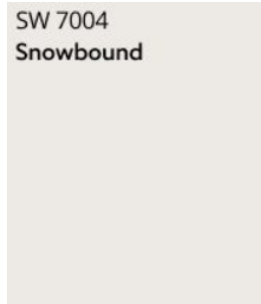
**TYPICAL FASCIA INSTALLATION**



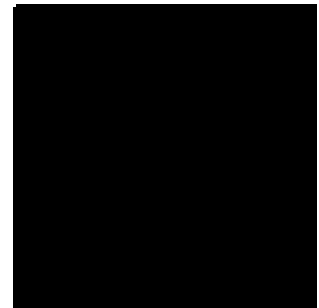
**Material & Color Examples**



**Exterior Paint:** Sherwin Williams – Pro Industrial – Semi-gloss White  
Color # B66-w-1517



**Exterior Paint:** Sherwin Williams – Snowbound  
Color # HGSW7004



**Exterior Paint:** Sherwin Williams – Tricorn Black  
Color # HGSW6258



**Exterior Paint:** BEHR – REDWOOD SMOOTH SOLID  
Color #SC-330



**Roof:** Fiberglass Shingles Roof



**Exterior Siding:** Hardie Plank lap siding



**Exterior Siding:** Board & Batton Siding



**EXTERIOR STAIRS:**  
WOOD



**Gutters:** Tricorn Black



**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