



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, January 17, 2025 at 12:00 PM
Council Chambers

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
Yoni Cortez, Member

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of December 20, 2024 Meeting Minutes

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS:

NEW BUSINESS:

2. Applicant Jacob Holdeman is requesting design approval for a 281,880 sq ft Class A warehouse distribution facility at 2000 Anvil Block Rd., Parcel# 12204 204004, Ward 3.
3. Applicant Tashaunda Finch is requesting design approval for the exterior renovation of an existing home at 5025-B Springdale Rd., Parcel# 13051C D011, Ward 3.

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, December 20, 2024 at 1:00 PM
Council Chambers

Website: www.forestparkga.gov
Phone Number: (404) 366.4720

PLANNING & COMMUNITY DEVELOPMENT
785 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: Chairman Givens called the meeting to order at 1:04pm.

ROLL CALL: A quorum was established.

PRESENT:

Rodney Givens, Chairman; Ron Dodson, Vice Chairman; Yahya Hassan, Member

ABSENT:

Karyl Clayton, Member; Yoni Cortez, Member

ALSO PRESENT:

Nicole Dozier, Director of Planning & Community Development; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Board Secretary and Department of Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

It was motioned to delete agenda item# 3 and adopt the amended agenda.
Motion made by Vice Chairman Dodson, Seconded by Member Hassan. Motion carried.

APPROVAL OF MINUTES:

- 1. Approval of November 22, 2024 Meeting Minutes

It was motioned to approve the November 22, 2024 Meeting Minutes as printed.
Motion made by Vice Chairman Dodson, Seconded by Member Hassan. Motion carried.

PUBLIC COMMENTS: (All Speakers will have 3 Minutes) None

OLD BUSINESS: None

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.**

Background/History:

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 2nd 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.

SaVaughn Irons-Kumassah, Principal Planner, noted that the Planning Commission already approved a Variance to allow for decreases in the required minimum lot area and lot width for the proposed project.

It was motioned to approve the conceptual design for 0 Jones Rd., Parcel# 13078A A010. Motion made by Vice Chairman Dodson, Seconded by Member Hassan. Motion carried.

- ~~**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**

SaVaughn Irons-Kumassah, Principal Planner, stated that per a vote at the June 21, 2024 meeting, a discussion was scheduled to discuss changing the meeting start time.

Chairman Givens stated he has a lot of meetings in the morning and would like to meet at 12:30pm or 1:00pm.

Member Hassan stated he would prefer to move the start time back to 12:00pm. He has a conflict at 2:00pm.

Vice Chairman Dodson stated he supported moving the start time back to 12:00pm.

It was motioned to change the meeting start time to 12:00pm beginning January 17, 2025. Motion made by Vice Chairman Dodson, Seconded by Member Hassan. Motion carried.

ADJOURNMENT: It was motioned to adjourn the meeting at 1:14pm. Motion made by Member Hassan, Seconded by Vice Chairman 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

DRAFT

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: January 17, 2025

Staff Report Compiled By: SaVaughn Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Jacob Holdeman

Address: 8801 River Crossings Blvd, Suite 300

City/State: Indianapolis, IN 46240

PROPERTY INFORMATION

Owner: Blue Star Fort Gillem LLC

Site Address: 2000 Anvil Block RD

Current Zoning: Gillem District (GZ)

Council Ward District: 3

Parcel Number: 12204 204004

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a 281,880 square foot +/-, Class A warehouse distribution facility within the Gillem District (GZ).

South Façade Material & Colors (SIDE)

Siding: Tilt-Up Concrete

Roof: Prefinished Metal Coping (Kynar Gray)

Window: Storefront Glazing & Spandrel Glazing

Door: Storefront Doors (w/Glazing) & Hollow Metal Man doors (Factory Finish)

Canopy: Prefabricated Office Canopy (Kynar Gray)

Side Façade Material & Colors Facing East (FRONT)

Siding: Tilt-Up Concrete
Roof: Prefinished Metal Coping (Kynar Gray)
Window: Storefront Glazing & Spandrel Glazing
Doors: Hollow Metal Man doors (Factory Finish)

Side Façade Material & Colors Facing West- (REAR)

Siding: Tilt-Up Concrete
Roof: Prefinished Metal Coping (Kynar Gray)
Exterior Gutters: Prefinished Through Wall Metal Gutter and Embedded (insert in tilt panel)
Downspouts: (Kynar Gray)
Window: Storefront Glazing & Spandrel Glazing
Door: Storefront Doors (w/Glazing) & Hollow Metal Man doors (Factory Finish)
Canopy: Prefabricated Office Canopy (Kynar Gray)

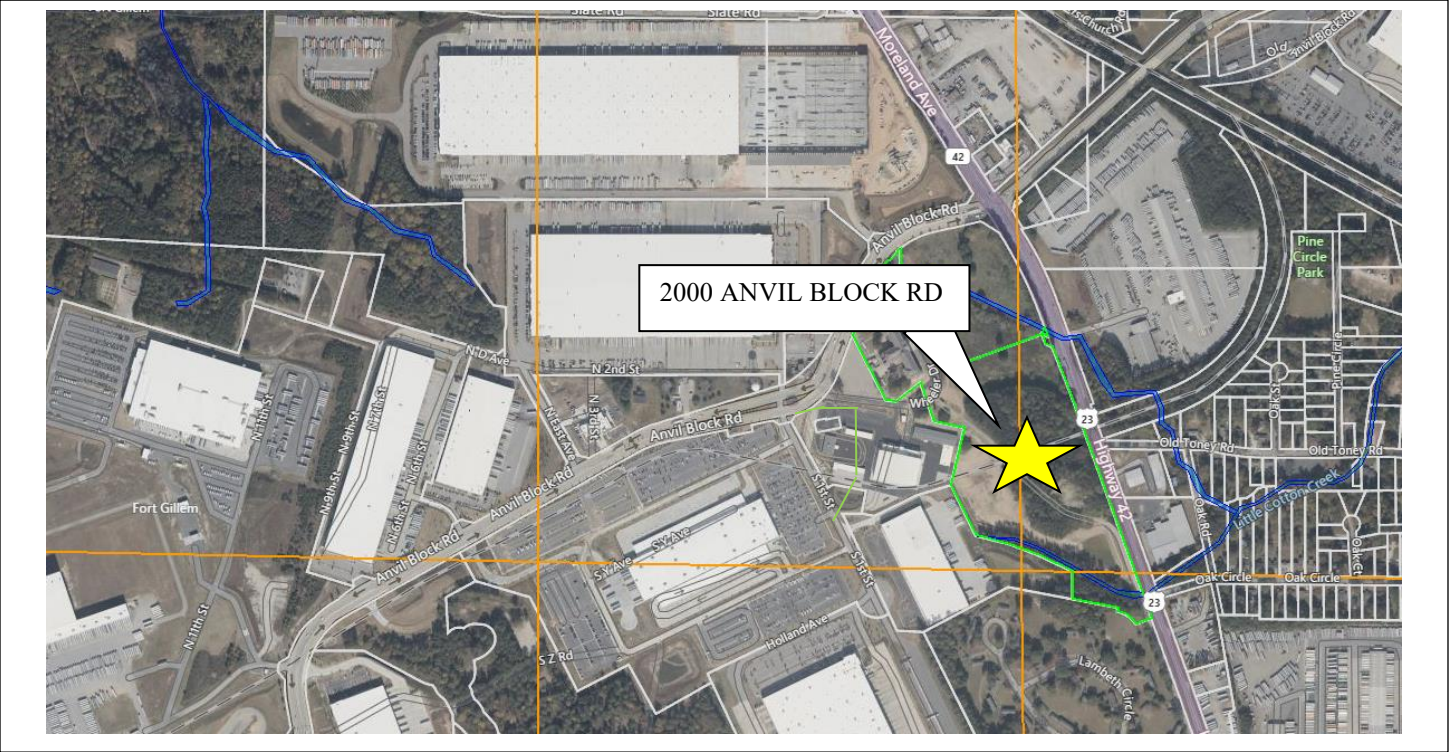
North Façade Material & Colors (SIDE)

Siding: Tilt-Up Concrete
Roof: Prefinished Metal Coping (Kynar Gray)
Window: Storefront Glazing & Spandrel Glazing
Doors: Hollow Metal Man doors (Factory Finish)

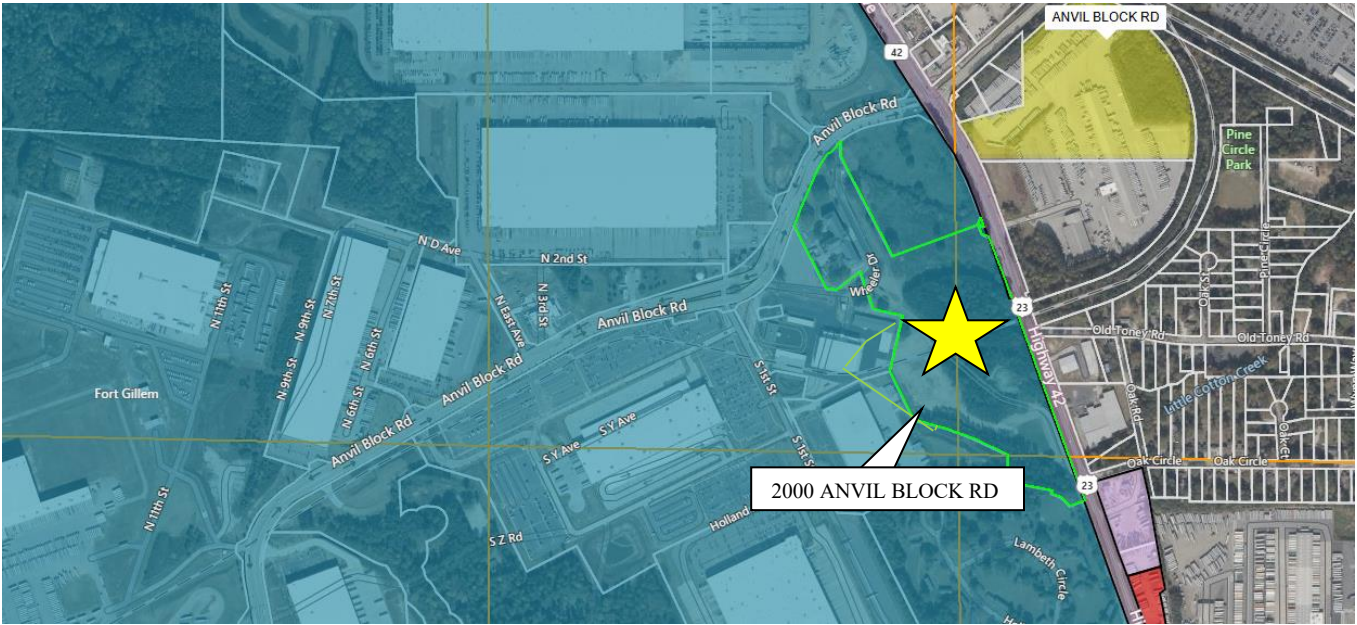
Zoning Classifications of Contiguous Properties

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



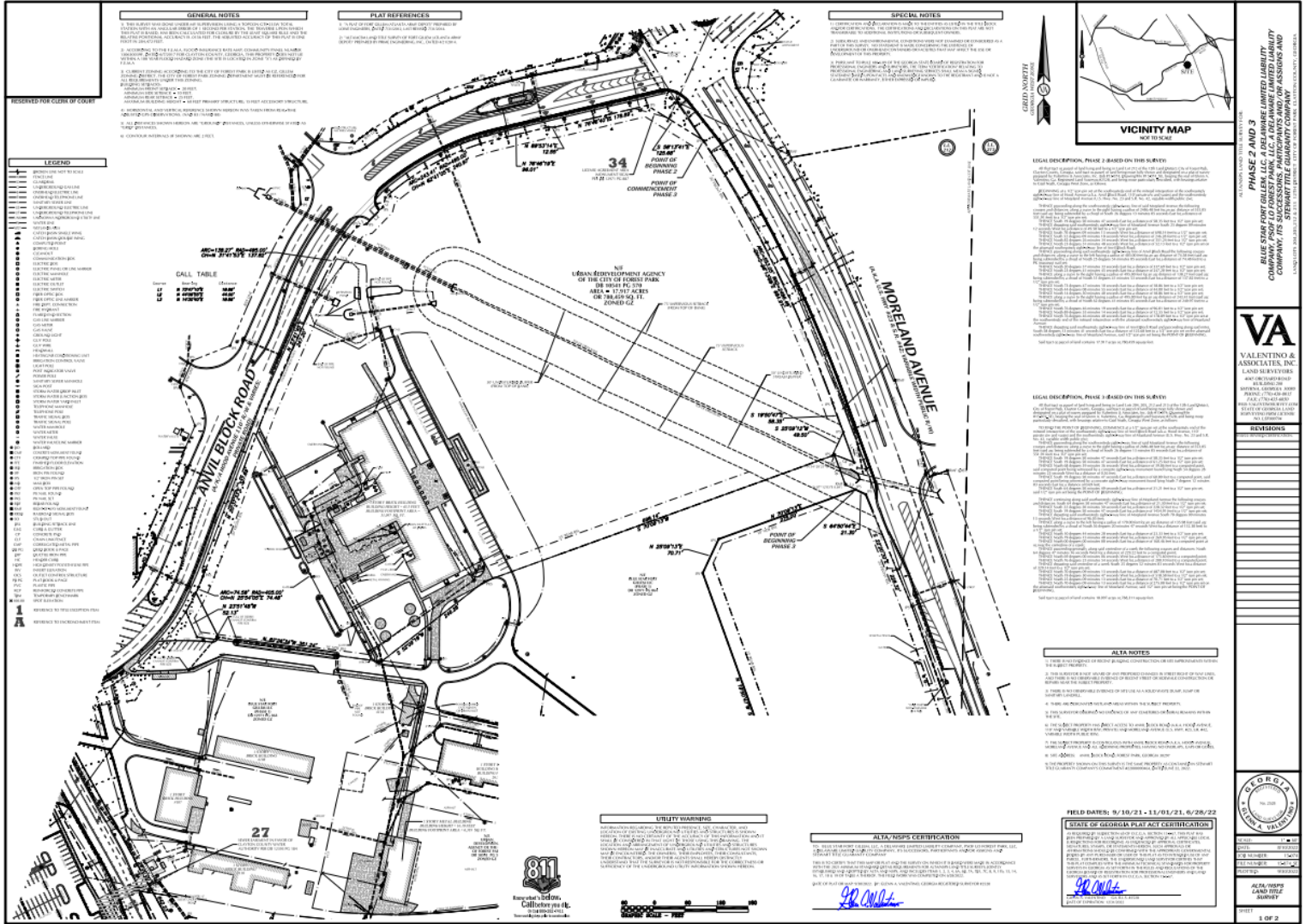
ZONING MAP







SURVEY



VICINITY MAP

LEGAL NOTES

REVISIONS

VA

VALENTINO & ASSOCIATES, INC.
LAND SURVEYORS

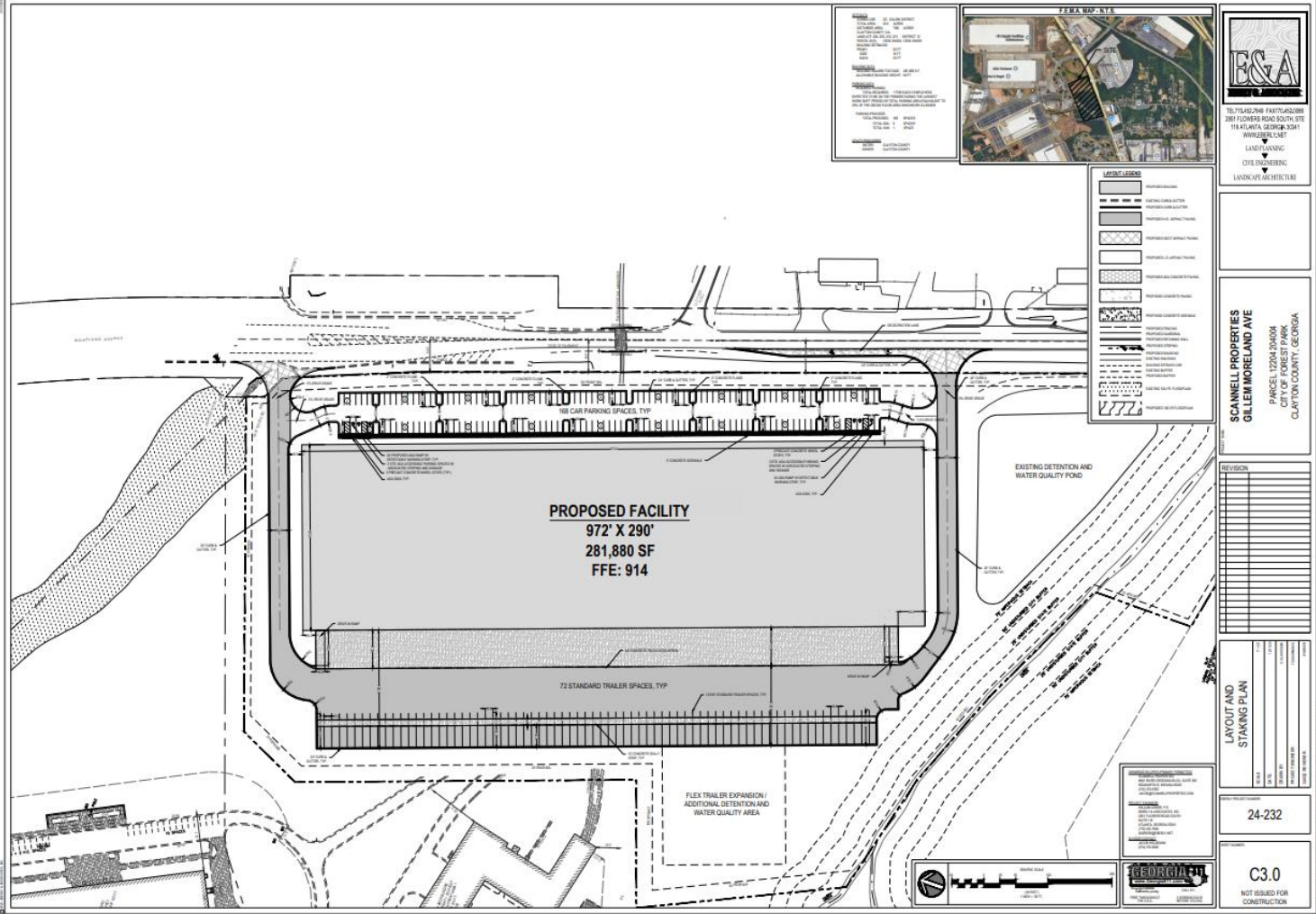
STATE OF GEORGIA
ALTA/NSPS CERTIFICATION

FIELD DATES: 9/10/21 - 11/01/21, 6/28/22

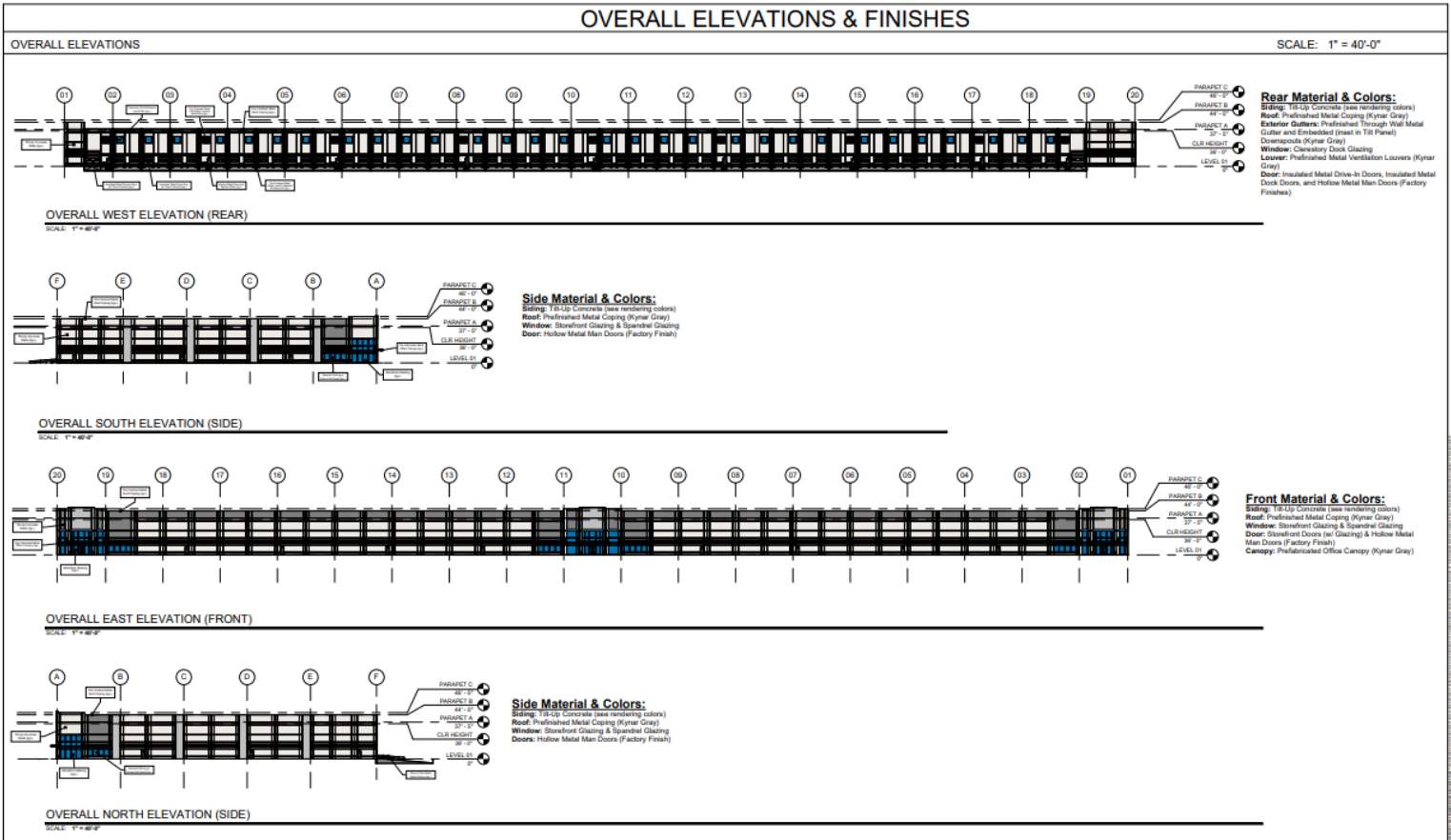
DATE OF CERTIFICATION: _____

1 OF 2

SITE PLAN



ELEVATIONS



*PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. *RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
 **ALL BUILDING HEIGHTS AND APPROXIMATE UNITS, BUILDING FOOTPRINT, ENTRY COORDINATE AND FINISHED.

MORELAND
A PROJECT FOR
SCANNELL

SCANNELL
PROPERTIES

powers
brown
architect
interior

PR-BUILDING IMAGE

CORNER ENTRY



THIS RENDERING NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES.
*ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT / ENTRY DESIGNS ARE FINALIZED.

MORELAND
A PROJECT FOR
SCANNELL

 **SCANNELL**
PROPERTIES

POWER
GROWN
RUSTIC
BOLD

Material & Color Examples



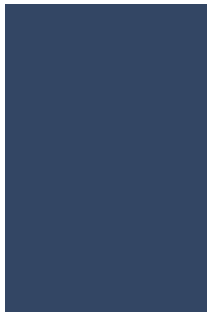
Exterior Paint:
Gris SW 7659



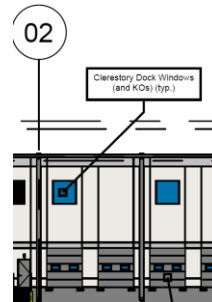
Exterior Paint:
Passive SW 7064



Exterior Paint:
Pure White SW 7005



**Exterior Trim/Accent
Paint:**



Windows:
Clerestory Dock
Windows



Exterior Siding: Tilt Up Concrete



Dock Doors: Insulated Metal
Drive-in Door w/ Vision Panels

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: January 17, 2025

Staff Report Compiled By: SaVaughn Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Tashaunda S. Finch

Address: 5025B Springdale Rd.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Owner: Tashaunda S. Finch

Site Address: 5025B Springdale Rd.

Current Zoning: Single Family Residential District (RS)

Council Ward District: 3

Parcel Number: 13051C D011

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for a complete exterior renovation of an existing home at 5025B Springdale Rd within the Single-Family Residential District (RS). With this renovation, the existing metal siding will be removed and replaced with Hardie board cement siding, new front and rear doors, windows, fascia, soffit, and gutters will be added. The existing front porch will also be enclosed and updated to conform with current surroundings.

With approval from the board, the applicant will be able to move forward with the renovations and update the existing home as well as ensure renovations are compliant with the current design standards set forth by the City of Forest Park.

Front Façade Material & Colors

Siding: Hardie board cement siding - Extra White (Sherwin-Williams SW 7006)
Roof: Heritage Rustic Black Architectural Shingles (Sherwin Williams Black Magic SW 6991)
Soffit & Fascia: (Sherwin Williams Black Magic SW 6991)
Columns: Stacked Stone
Shingles: Cedar Shaker Shingles
Windows: TBD
Door: TBD

Side Façade Material & Colors Facing East

Siding: Hardie board cement siding - Extra White (Sherwin-Williams SW 7006)
Roof: Heritage Rustic Black Architectural Shingles (Sherwin Williams Black Magic SW 6991)
Soffit & Fascia: (Sherwin Williams Black Magic SW 6991)
Windows: TBD

Side Façade Material & Colors Facing West

Siding: Hardie board cement siding - Extra White (Sherwin-Williams SW 7006)
Roof: Heritage Rustic Black Architectural Shingles (Sherwin Williams Black Magic SW 6991)
Soffit & Fascia: (Sherwin Williams Black Magic SW 6991)
Windows: TBD

Rear Façade Material & Colors

Siding: Hardie board cement siding - Extra White (Sherwin-Williams SW 7006)
Roof: Heritage Rustic Black Architectural Shingles (Sherwin Williams Black Magic SW 6991)
Soffit & Fascia: (Sherwin Williams Black Magic SW 6991)
Windows: TBD
Doors: TBD

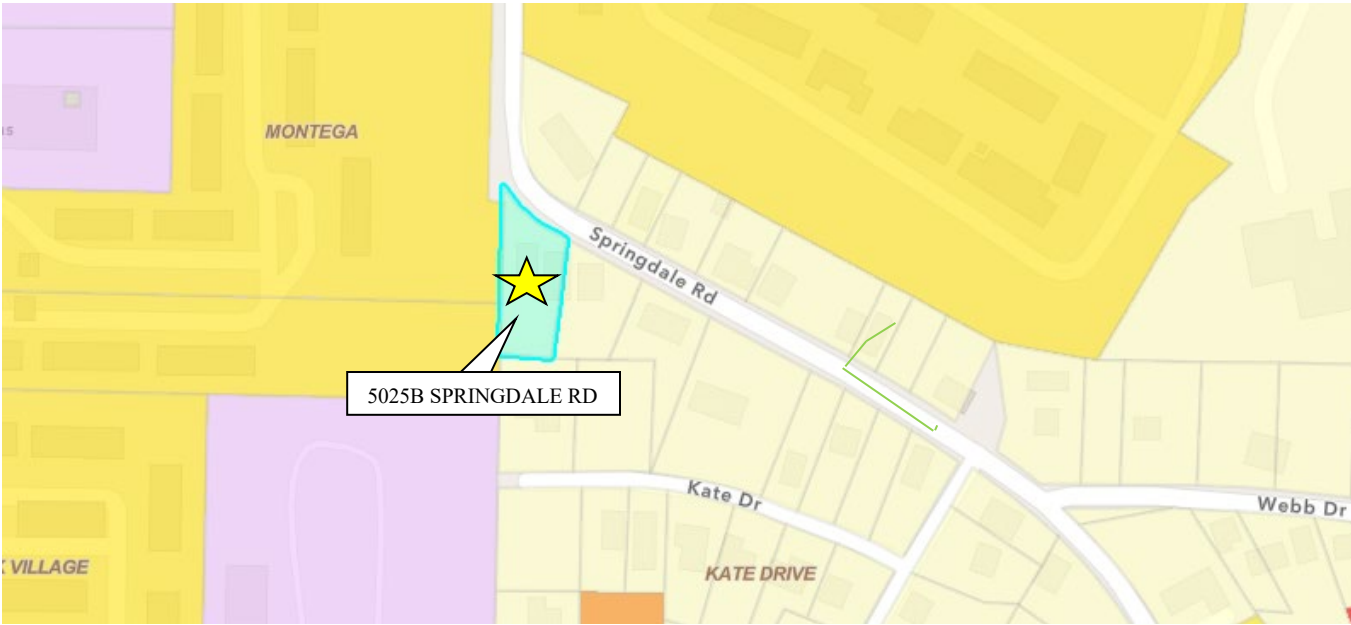
Zoning Classifications of Contiguous Properties

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	Multiple-Family Residential District (RM)

AERIAL MAP



ZONING MAP





Front – North View

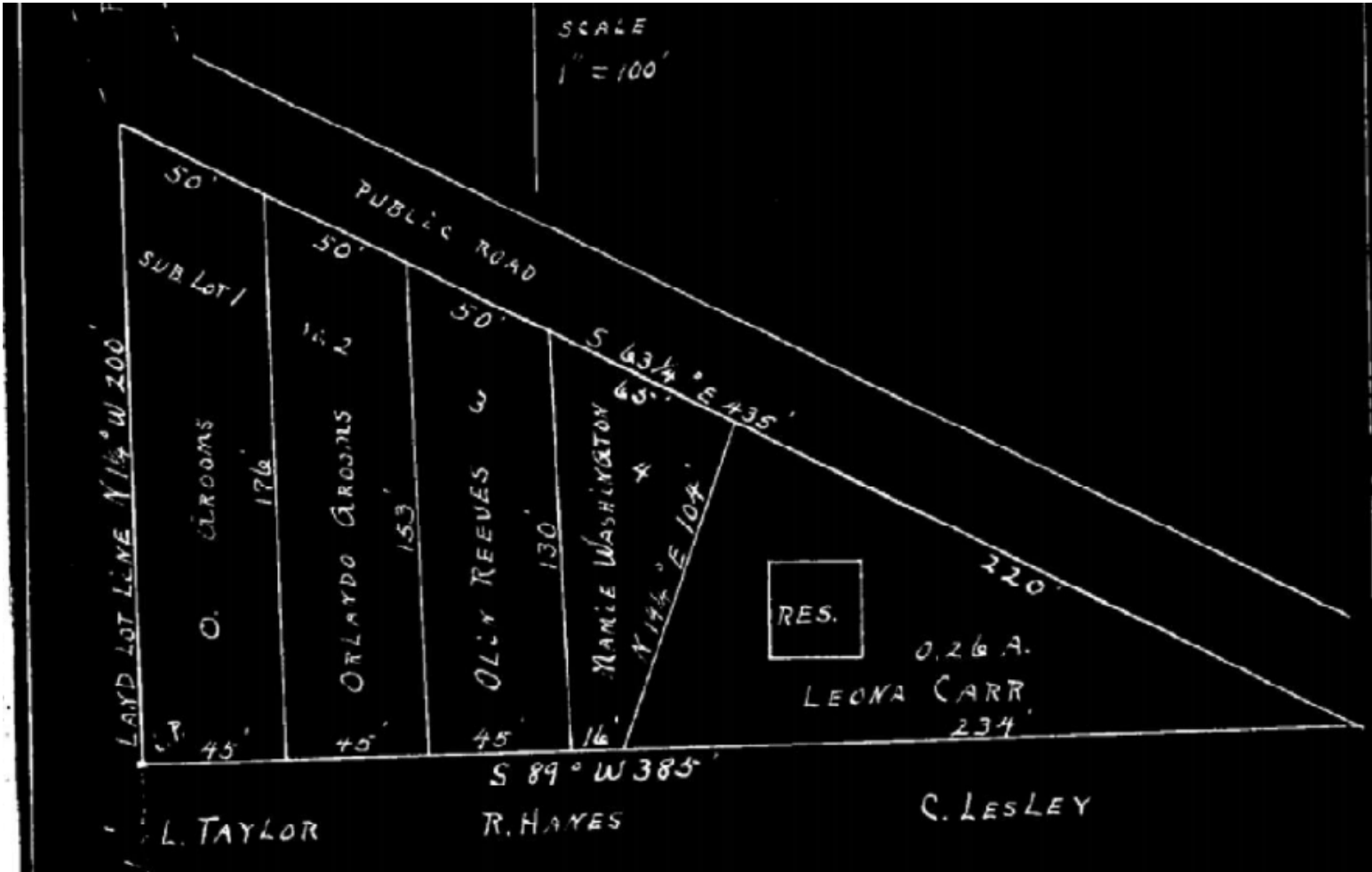


Side – West View



Front – North View

SURVEY



SITE PLAN



SITE SUMMARY:
 PARCEL: 1955C D01
 ADDRESS: 585 SPRINGDALE ROAD
 FOREST PARK, GA 30297
 OWNER: SHANISE FINCH
 ZONE: R3

CALCULATING BUILDING AND LOT COVERAGE PERCENTAGES
 LOT AREA: 7718 SQ. FT. (0.178 AC. RW)

EXISTING IMPERVIOUS AREA (ON-SITE)	AREA	AREA	AREA
BUILDING FOOTPRINT	1596	0.0272	1534
CONC DRIVEWAY	184.35	0.0096	5.09
CONCRETE	461.33	0.0096	5.95
TOTAL IMPERVIOUS AREA	2041.68	0.0464	26.38

EXISTING PERVIOUS AREA (ON-SITE)	AREA	AREA	AREA
TOTAL PERVIOUS AREA	5676.32	0.1316	73.82

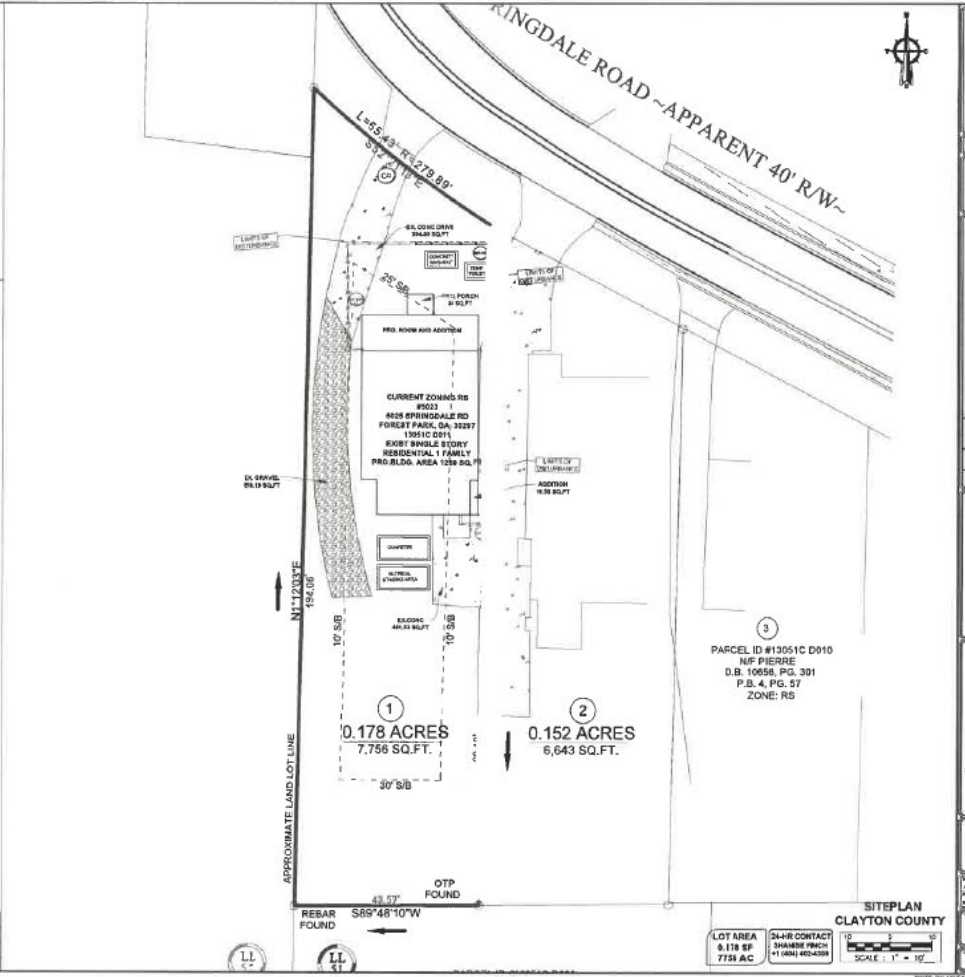
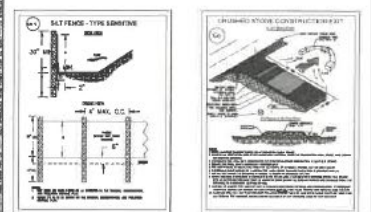
PROPOSED IMPERVIOUS AREA (ON-SITE)	AREA	AREA	AREA
BUILDING FOOTPRINT	37	0.0004	1.39
POWEL	134.19	0.0006	5.09
CONC DRIVEWAY	461.33	0.0096	5.95
CONCRETE	316.53	0.0045	17.46
TOTAL IMPERVIOUS AREA	629.02	0.0131	29.89

PROPOSED PERVIOUS AREA (ON-SITE)	AREA	AREA	AREA
TOTAL PERVIOUS AREA	7088.98	0.1649	73.34

CONSTRUCTION EXIST COORDINATES: 33 41734-04 37962
 VERT BY FINISHING ROADS & HWY

TREE PROTECTION NOTE:
 ALL EXISTING TREES WITHIN PROPERTY BOUNDARY WILL BE NOT REMOVED

FLOOD HAZARD NOTE:
 THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD PER RHM
 FPM ZONE X 1390C REF P WHICH BEING AN EFFECTIVE DATE OF 8/15/81 CLAYTON
 COUNTY, GEORGIA.



Builders Tech

811

PROFESSIONAL ENGINEERING
 STATE OF GEORGIA
 APRIL 2019
 SHANISE FINCH
 1955C D01
 585 SPRINGDALE ROAD
 FOREST PARK, GA 30297

0.178 ACRES
7,756 SQ. FT.

0.152 ACRES
6,643 SQ. FT.

PARCEL ID #13051C D010
N/P PIERRE
D.B. 1065B, PG. 301
P.B. 4, PG. 27
ZONE: RS

SITE PLAN
FOR
SHANISE FINCH

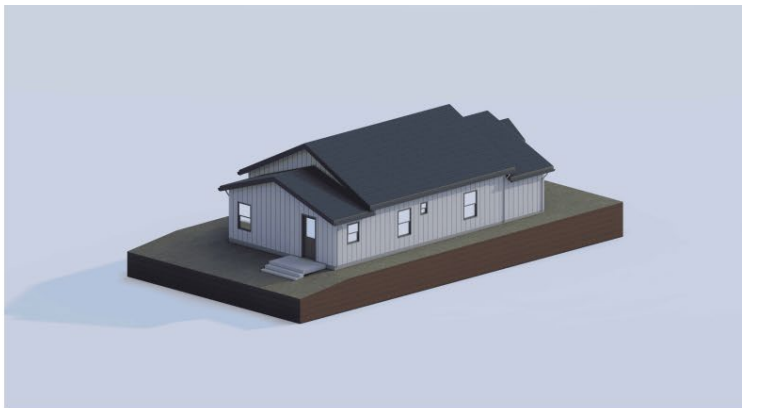
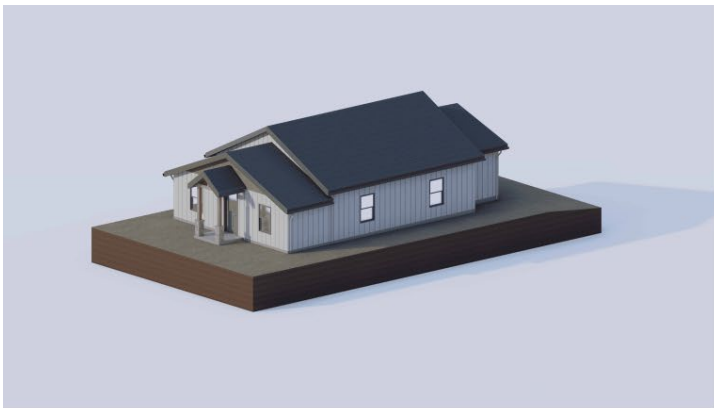
585 SPRINGDALE ROAD
FOREST PARK, GA
30297
CLAYTON COUNTY
GEORGIA

SITE PLAN

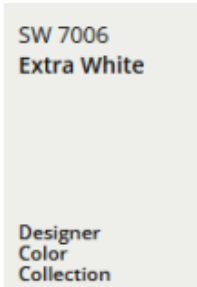
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ELEVATIONS





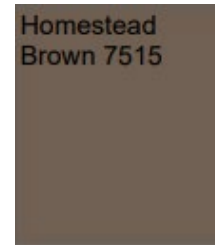
Material & Color Examples



Exterior Paint:
Extra White
SW 7006



Exterior Paint:
Passive SW 7064



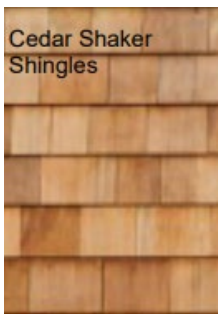
Exterior Paint:
Pure White SW 7005



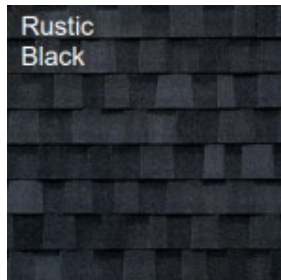
Exterior Siding: Board and Batten



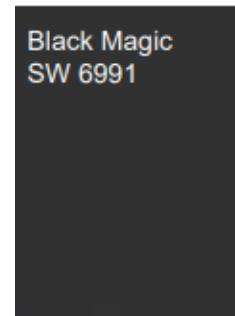
Front Columns base: Stack Stone



Exterior Materials:
Cedar Shake
Shingles



Roof:
Heritage Rustic
Black Architectural
Shingles



Soffit & Fascia:
Black

IMPACT SUMMARY

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STAFF RECOMMENDATION

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- Approval
- Denial
- Approve with Conditions