



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

Friday, July 07, 2023 at 12:00 PM  
Virtual Meeting Via Zoom and YouTube Livestream

**Website:** [www.forestparkga.gov](http://www.forestparkga.gov)  
**Phone Number:** (404) 608.2301

**PLANNING BUILDING AND ZONING**  
785 Forest Parkway  
Forest Park, GA 30297

## AGENDA

**BOARD MEMBERS:** Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton, Leonardo Penaloza

### VIRTUAL MEETING NOTICE

To join the meeting via Microsoft Teams:

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

**Meeting ID:** 275 655 163 065

**Passcode:** FAL6LF

**CALL TO ORDER/WELCOME:**

**ROLL CALL:**

**APPROVAL OF MINUTES:**

1. Approval of June 9, 2023 Meeting Minutes

**OLD BUSINESS:**

**NEW BUSINESS:**

2. Request for approval of the conceptual design of a new home to be built at 5760 Jefferson Avenue

**ADJOURNMENT:**



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**MINUTES**

**BOARD MEMBERS:** Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton, Leonardo Penalozza

**VIRTUAL MEETING NOTICE**

To join the meeting via Microsoft Teams:

[https://teams.microsoft.com/join/19%3ameeting\\_M2FiYzY0NzAtNWJiYi00Yjg4LWJjNjYtMDgyZTcyNjZjMTQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22fb7c6cb4-5023-4802-846b-815d37e67829%22%2c%22Oid%22%3a%224f5d23b7-0287-4504-82f0-66673dc424ed%22%7d](https://teams.microsoft.com/join/19%3ameeting_M2FiYzY0NzAtNWJiYi00Yjg4LWJjNjYtMDgyZTcyNjZjMTQ3%40thread.v2/0?context=%7b%22Tid%22%3a%22fb7c6cb4-5023-4802-846b-815d37e67829%22%2c%22Oid%22%3a%224f5d23b7-0287-4504-82f0-66673dc424ed%22%7d)

**Meeting ID:** 243 023 822 163  
**Passcode:** L5xrJ6

**CALL TO ORDER/WELCOME:** Rodney Givens called the meeting to order at 12:02pm

**ROLL CALL:** A quorum was established

*Present:* Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

*Absent:* Leonardo Penalozza

*Others Present:* LaShawn Gardiner, Planning & Community Development Director; SaVaughn Irons, City Planner; Latonya Turner, Planning & Community Development Administrative Supervisor

**APPROVAL OF MINUTES:**

1. Approval of February 17, 2023, Meeting Minutes  
Yahya Hassan makes a motion to approve the minutes. Ron Dodson seconds the motion. Motion approved unanimously.

**OLD BUSINESS:** No old business

**NEW BUSINESS:**

2. 5067 Ash Street Facade Approval

SaVaughn Irons states that the applicant is requesting the approval to cover the exterior facade of 5067 Ash St., of the current convenience store. This update will include covering the exposed concrete block with Hardie plank to the side and rear façades, as well as painting the concrete/brick materials.

The façade currently is in the process of remodeling and features a gable roof design with what appears to be an exterior front brick finish. The applicant would like to request colors to be as shown in pictures and paint brick front of façade. The colors of the materials are below. Front Façade Material & Colors **Brick:** SW6233–Samovar Silver Side Façade Material & Colors Facing East-Old Dixie Road **Hardie Plank Siding:** SW6236 – Grays Harbor Side Façade Material & Colors Facing West-**Hardie Plank Siding:** SW6236 – Grays Harbor. The Zoning Classification is North Single-family Residential (RS) –Single Family Residence, East Single-family Residential (RS) - Single Family Residence-, South Single-family Residential (RS) - Single Family Residence-, West Single-family Residential (RS) - Single Family Residence.

The proposed project 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 coordinating with other elements of the project and surrounding environment. The proposed project is compatible with the City of Forest Parks' requirements and will not cause an adverse effect on the surrounding community. For this reason, staff recommends to UDRB that the proposed project be approved.

Karyl Clayton asks if they will be installing a canopy above the front door, gutters, and security lights on the side of the building.

Larry Toney answers that there will be a security door covering the front door with an overhead canopy and gutters added after painting is complete. He states that there will be a lighted sign above the front door as well as flood lights around the front and back of the building.

Yahya Hassan asks if there are any design overlay criteria in this particular area.

SaVaughn Irons answers no.

Ron Dodson states this property is one of the oldest buildings in Forest Park started by the late Senator Terrell Starr's brother as The Little Store and that it operated on the honor system.

Karyl Clayton asks if any code exists regarding historical buildings and whether this property is identified as a historical building.

SaVaughn Irons answers no and Yahya Hassan states that if it was historical, it would have been flagged as such.

Karyl Clayton suggests posting a sign on the front of the building that the property is a historical market.

Ron Dodson states that they would need a picture of what the old building looked like and that it would be nice to recognize the site as one of the first businesses in Forest Park.

Larry Toney states the owners are fine with doing that and that he will speak to staff about it.

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Rodney Givens asks if anyone wants to make a motion to approve the request.

Yahya Hassan makes a motion to approve the new façade with the notation of Karyl Clayton's suggestion. Ron Dodson seconds the motion. Motion approved unanimously.

Larry Toney thanks the Board and exits the meeting.

Rodney Givens asks if anyone wants to make a motion to adjourn.

Ron Dodson makes a motion to adjourn the meeting. Karyl Clayton seconds the motion. Motion approved unanimously.

**ADJOURNMENT:** Meeting adjourned at 12:32pm.



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** July 07, 2023

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

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Tammy Hightower Shepard

**Address:** 5760 Jefferson Ave

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

#### PROPERTY INFORMATION

**Site Address:** 5760 Jefferson Ave

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

**Parcel Number:** 13111A A020

#### FINDINGS OF FACT

The applicant is requesting the approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 5760 Jefferson Ave. The previous home was demolished, due to a tree falling on the previous structure destroying the home and causing it to be condemned. The rebuilding of the new home will include a new structure, all new windows, siding, and brick. This update will be a completely new development construction home.

The façade that will be included in the newly built construction features a Gable & Valley Roof design with what appears to be an exterior Hardie plank finish, cedar siding and shake. The roof will include five (5) gables with added features to the front and sides of the proposed structure. The entrance of the front façade will include a ridge cap and EIFS system. The western exterior of the structure will include a fire place that will have cedar siding & shake façade. The bottom half of the home will include a red brick water table surrounding the perimeter of the home.

#### Front Façade Material & Colors

**Ridge Cap:** 3d414a -Black & Grey

**EIFS System around fenestrations:** FFFFF8 White

**EIFS System on Tower Caps:** C9CED0 -Aluminum/Silver

**Flat parapet of roof:** Pre-weathered (Dark Gray)

**Brick Water table:** AA4A44 - Red brick

**Hardie Plank -:** E8E3DB – Crème

Cedar Siding & Shake - E8E3DB – Crème  
Windows – Double pane glass

**Side Façade Material & Colors Facing East**

Ridge Cap: 3d414a -Black & Grey  
EIFS System around fenestrations: FFFFF8 White  
EIFS System on Tower Caps: C9CED0 -Aluminum/Silver  
Flat parapet of roof: Pre-weathered (Dark Gray)  
Brick Water table: AA4A44 - Red brick  
Hardie Plank -: E8E3DB – Crème  
Cedar Siding & Shake - E8E3DB – Crème  
Windows – Double pane glass

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

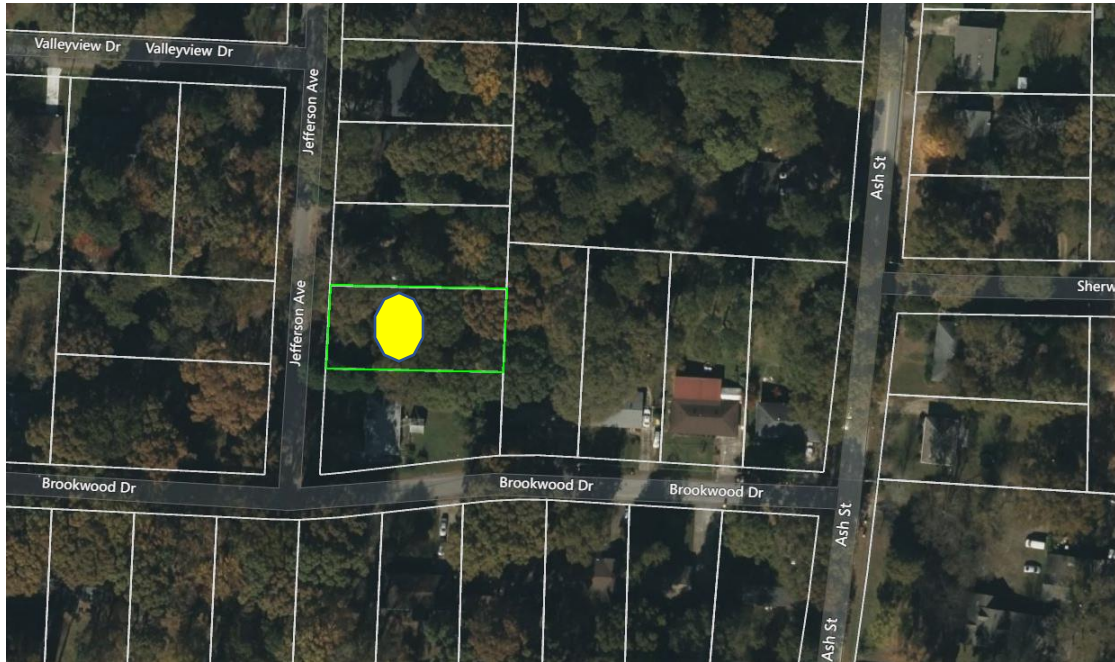
Ridge Cap: 3d414a -Black & Grey  
EIFS System around fenestrations: FFFFF8 White  
EIFS System on Tower Caps: C9CED0 -Aluminum/Silver  
Flat parapet of roof: Pre-weathered (Dark Gray)  
Brick Water table: AA4A44 - Red brick  
Hardie Plank -: E8E3DB – Crème  
Cedar Siding & Shake - E8E3DB – Crème  
Windows – Double pane glass

**Zoning Classifications of Contiguous Properties**

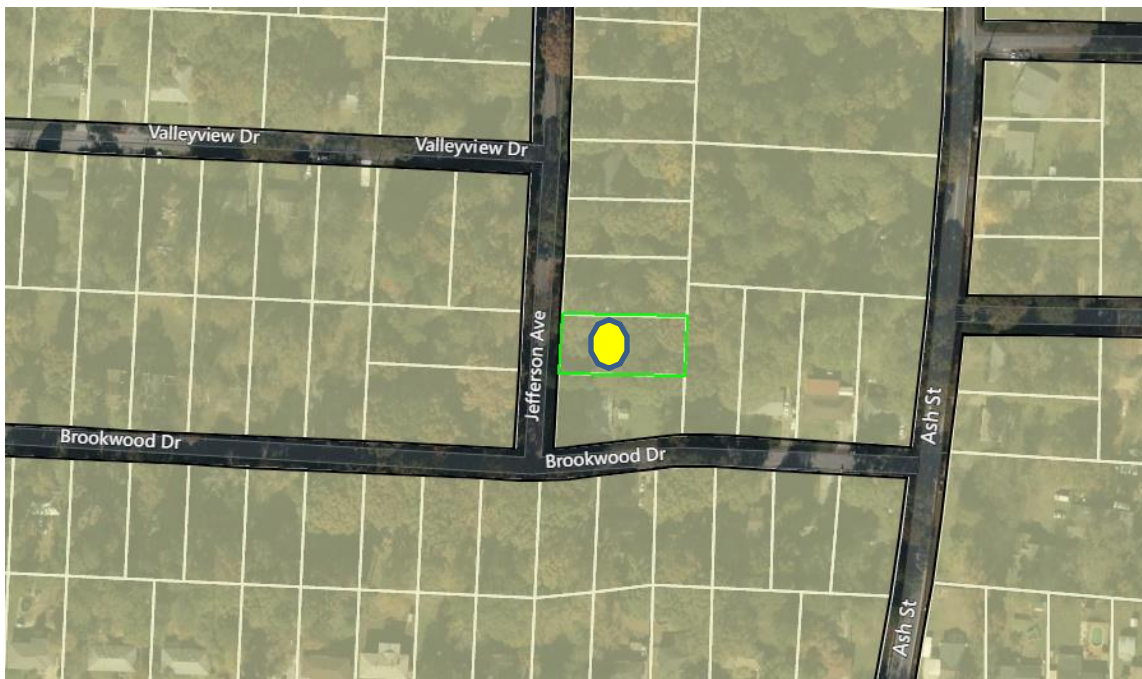
Direction	Zoning & Use	Direction	Zoning & Use
North	Residential Home - Single-Family Residential District (RS)	East	Residential Home - Single-Family Residential District (RS)
South	Residential Home - Single-Family Residential District (RS)	West	Residential Home - Single-Family Residential District (RS)

**AERIAL MAP**

Item #2.



**ZONING MAP**





**CURRENT CONDITIONS -PHOTOS**

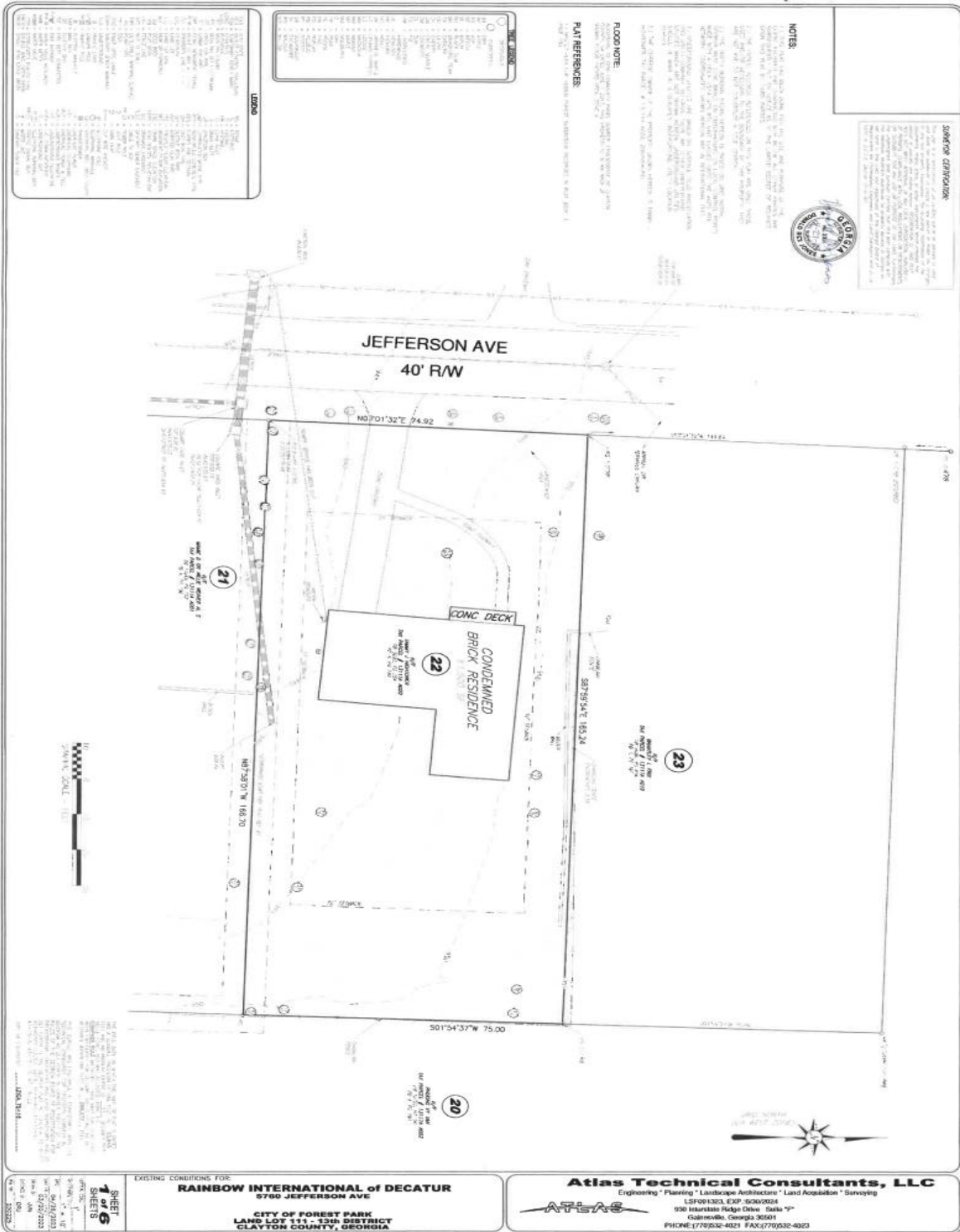
**PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE**





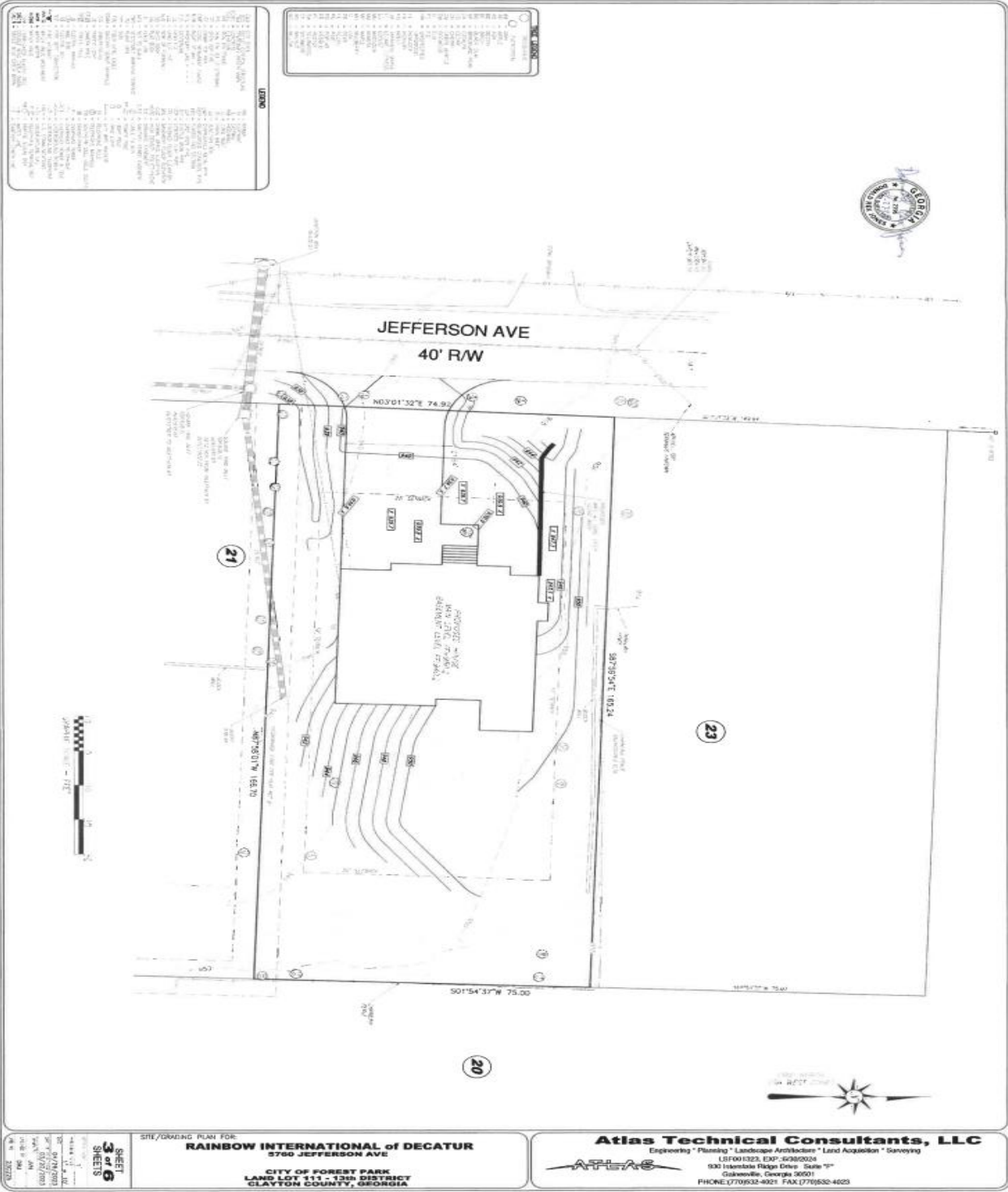


Previous Condemned Brick Residence



# NEW SURVEY

New Proposed Residence



SHEET 3 of 6 SHEETS  
 SITE/GRADING PLAN FOR  
**RAINBOW INTERNATIONAL of DECATUR**  
 5760 JEFFERSON AVE  
 CITY OF FOREST PARK  
 LAND LOT 11 - 13th DISTRICT  
 CLAYTON COUNTY, GEORGIA

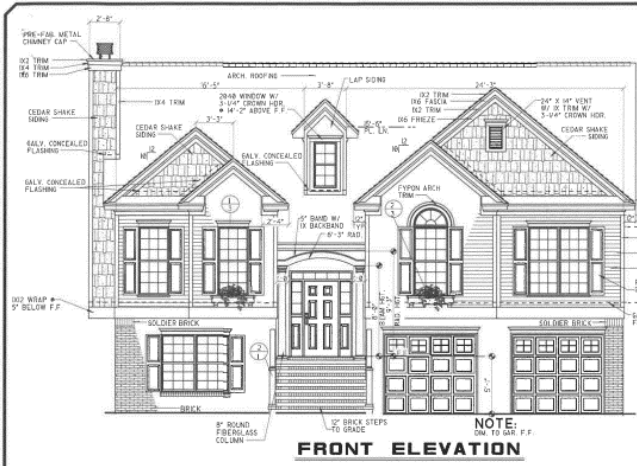
**Atlas Technical Consultants, LLC**  
 Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying  
 US F001323, EXP. 6/30/2024  
 930 Henshale Ridge Drive, Suite 700  
 Galesville, Georgia 30501  
 PHONE: (770) 932-4921 FAX: (770) 932-4023



**ELEVATIONS**



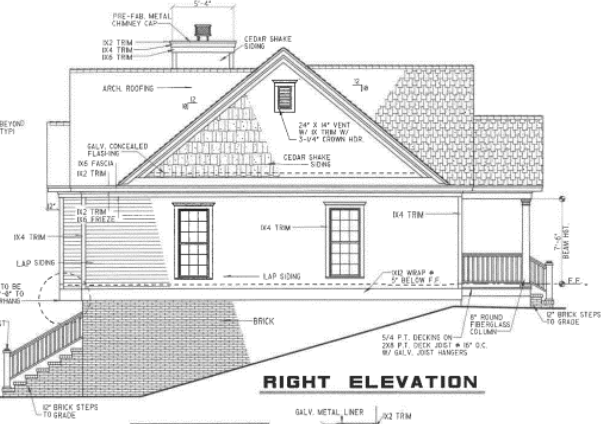




FRONT ELEVATION



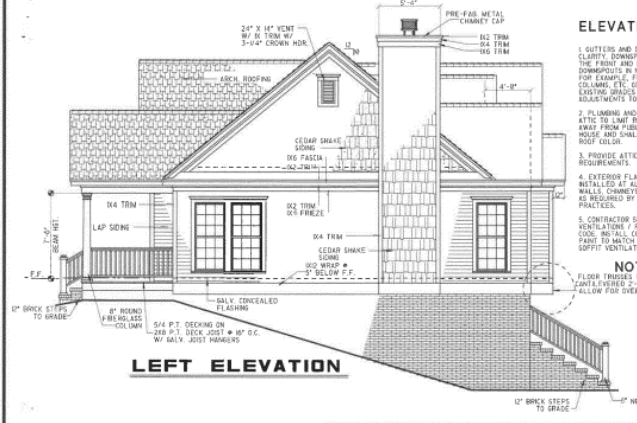
CROWN HEADER DETAIL



RIGHT ELEVATION

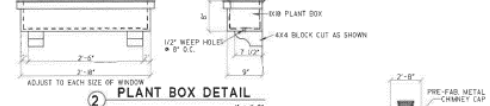


CORNER Ix4 TRIM DETAIL

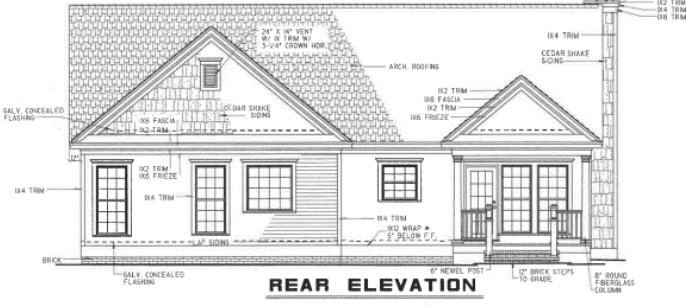


LEFT ELEVATION

- ELEVATION NOTES:**
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE FRONT AND REAR OF THE HOUSE. LOCATE DOWNSPOUTS IN INDIVIDUALLY OPENING LOCATIONS. FOR EXAMPLE, FRONT WALL OF HOUSE BESIDE PORCH COLUMNS, ETC. GENERAL CONTRACTOR SHALL VERIFY EXISTING DRAINS AND COORDINATE ANY NECESSARY ADJUSTMENTS TO HOUSE WITH OWNER.
  2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AWAY FROM PLEASANT VIEW, I.E. AT THE REAR OF THE HOUSE AND SHALL BE PRIMED AND PAINTED TO MATCH ROOF COLOR.
  3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
  4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AT ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS AS REQUIRED BY APPROVED CONSTRUCTION PRACTICES.
  5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION. (ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL LOW VOLUME ROOF FORTIFICATION AND SOFFIT VENTILATION AT OVERHANGS).



PLANT BOX DETAIL



REAR ELEVATION

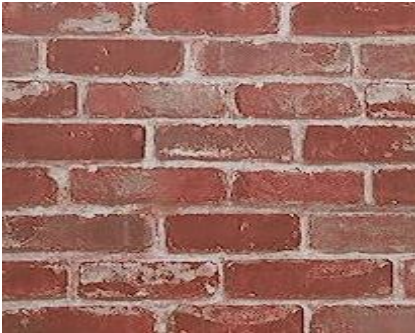
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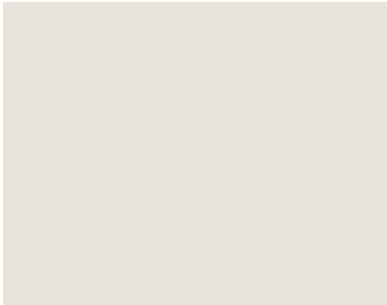
ELEVATIONS PLAN / NOTES  
**NDG476**  
 "Where Traditional Values and Family Come Together"



### Material & Color Examples 5760 Jefferson Ave



Red Brick – water table



Exterior Paint – E8E3DB - Creme



Shutters and front door (burgundy)



Ridge Cap roof Example (Black & Grey)



House Trim - FFFFF8 - White



Cedar Shake Siding



Hardie Plank Siding

## 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