



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, September 22, 2023 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

Website: 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

Microsoft Teams meeting

Join on your computer, mobile app, or room device

Meeting ID: 223 380 742 135

Passcode: jTSzpZ

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

1. Approval of July 21, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

2. Approval of conceptual design for 4233 Thurman Rd.

ADJOURNMENT:



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, July 21, 2023 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

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

PLANNING & COMMUNITY DEVELOPMENT
785 Forest Parkway
Forest Park, GA 30297

MINUTES

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: 254 731 538 365

Passcode: poZS3o

CALL TO ORDER/WELCOME: Rodney Givens called the meeting to order at 12:09pm.

ROLL CALL: A quorum was present.

Present: Rodney Givens, Ron Dodson, Karyl Clayton

Absent: Yahya Hassan, Leonardo Penaloza

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

APPROVAL OF MINUTES:

1. Approval of July 7, 2023 Meeting Minutes

Karyl Clayton made a motion to approve the minutes. Rodney Givens seconded the motion. Motion carried unanimously.

OLD BUSINESS:

NEW BUSINESS:

2. Applicant, Juan Carlos Mendoza, requests approval of the conceptual design of a new home to be built at 921 Cone Road

SaVaughn Irons stated that the applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new home at 921 Cone Rd. The current location is a vacant lot where a previous home burned down, and the applicant is interested in constructing a new two-story home at this location. 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 Hardie plank siding, vertical Hardie siding, Hartz Hardie plank siding, tapered column, and an asphalt roof shingles. The roof will include one (1) gable 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 and eastern exterior of the structure will include Hardie Plank Siding with black vinyl windows. Front Façade Material & Colors Ridge Cap: Dark Grey Hardie Plank Siding: Pure White SW 7005 Trim & Fascia & Soffit: Pure White SW 7005 Exterior Gutters: Black & Aluminum EIFS System on Tower Caps: Black & Aluminum Flat parapet of roof: Pre-weathered (weathered wood) Windows – Tricorn Black Front Door: Tricorn Black Post Exterior Stain: White Oak Side Façade Material & Colors Facing East Ridge Cap: Dark Grey EIFS System on Tower Caps: Black & Aluminum Flat parapet of roof: Pre-weathered (weather wood) Hardie Plank : Pure White SW 7005 Windows – Vinyl – Tricorn Black Post Exterior Stain: White Oak Side Façade Material & Colors Facing West-Ridge Cap: Dark Grey EIFS System on Tower Caps: Black & Aluminum Flat parapet of roof: Pre-weathered (weather wood) Hardie Plank: Pure White SW 7005 Windows – Vinyl – Tricorn Black Post Exterior Stain: White Oak. 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. 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 Approval.

Rodney Givens opened the floor to comments and questions.

Ron Dodson and Karyl Clayton both commented that the new home would be an improvement to the neighborhood.

Ashley Krieger, representative and listing agent for the applicant, stated their goal was to add value to the community.

Mr. Givens closed the floor to comments and questions and asked that a motion be made.

Ms. Clayton made a motion to approve the conceptual design. Mr. Dodson seconded the motion. Motion carried unanimously.

ADJOURNMENT: Ron Dodson made a motion to adjourn the meeting. Karyl Clayton seconded the motion. Motion carried unanimously. Meeting adjourned at 12:22pm.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: September 22, 2023
Staff Report Compiled By: SaVaughn Irons, City Planner
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: KINH ENTERPRISES INC
Address: 5385 Five Forks., Trickum Rd., Suite H.
City/State: Stone Mountain, GA 30087

PROPERTY INFORMATION

Site Address: 4233 Thurman Rd.
Current Zoning: General Commercial (Recently Rezoned from Single Family- RS)
Parcel Number: 13017A B014

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new convenient store located at 4233 Thurman Rd. The current location is a vacant lot where the previous structure burned down. Previously the property was zoned RS (Single-Family Residential) and just recently has been rezoned to General Commercial. The applicant is interested in constructing a new convenient store at this location, with a new design, and the update will be a completely newly constructed structure.

The façade that will be included in the newly built construction features a TPO Membrane flat Roof design, Upper trim with Hardie board planking and Hardie board stucco siding. The windows and door glass will be double panned and there will be double doors on the front facade that will be bronze anodized. The western, eastern and rear exterior of the structure will not feature windows or doors, but will include Hardie Board Stucco Siding.

Front Façade Material & Colors

Hardie Board Stucco Siding: Alabaster White (SW 7008)
Upper Trim: Hardie Board Planking Painted - Tricorn Black (SW 6528)
Fascia & Soffit: Alabaster White (SW 7008)
Exterior Gutters: Black & Aluminum
Flat parapet of roof: TPO Membrane – White

Windows – SERIES 8100 Fixed Window (Black UC70570)
Doors: Series 400 Medium Stile Center Pivot Doors - Black (UC70570)
Post Exterior Stain: Alabaster White (SW 7008)

Side Façade Material & Colors Facing East

Hardie Board Stucco Siding: Alabaster White (SW 7008)
Upper Trim: Hardie Board Planking Painted - Tricorn Black (SW 6528)
Fascia & Soffit: Alabaster White (SW 7008)
Exterior Gutters: Black & Aluminum
Flat parapet of roof: TPO Membrane – White
Post Exterior Stain: Alabaster White (SW 7008)

Side Façade Material & Colors Facing West-

Hardie Board Stucco Siding: Alabaster White (SW 7008)
Upper Trim: Hardie Board Planking Painted - Tricorn Black (SW 6528)
Fascia & Soffit: Alabaster White (SW 7008)
Exterior Gutters: Black & Aluminum
Flat parapet of roof: TPO Membrane – White
Post Exterior Stain: Alabaster White (SW 7008)

Rear Façade Material & Colors

Hardie Board Stucco Siding: Alabaster White (SW 7008)
Upper Trim: Hardie Board Planking Painted - Tricorn Black (SW 6528)
Fascia & Soffit: Alabaster White (SW 7008)
Exterior Gutters: Black & Aluminum
Flat parapet of roof: TPO Membrane – White
Post Exterior Stain: Alabaster White (SW 7008)

Zoning Classifications of Contiguous Properties

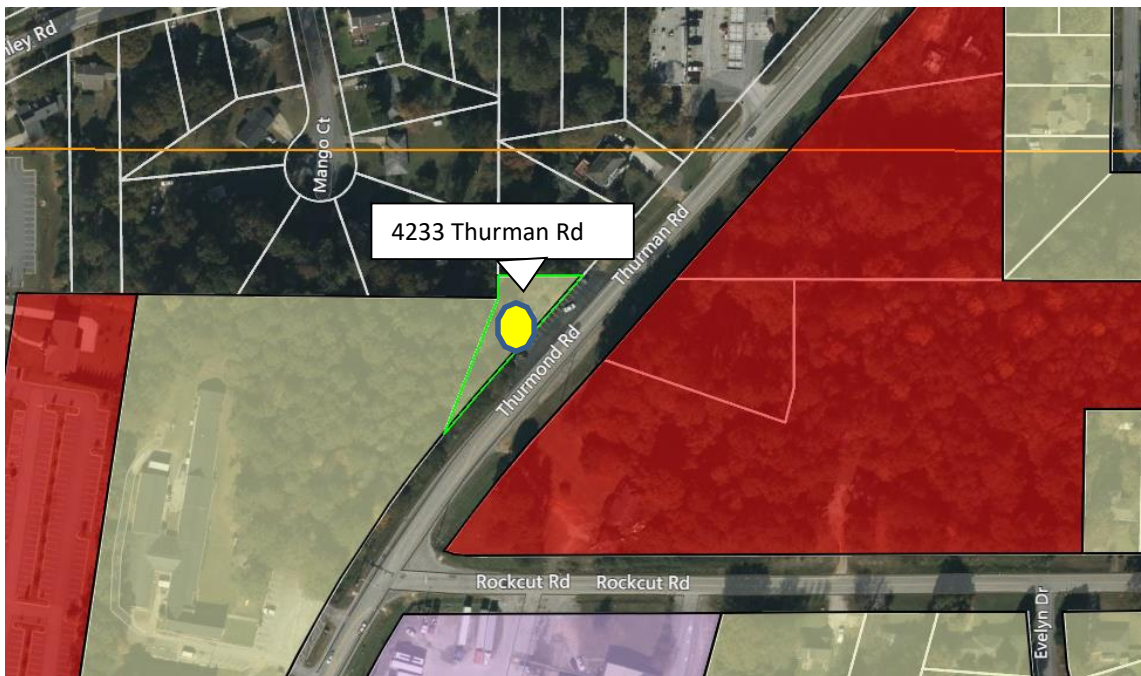
Direction	Zoning & Use	Direction	Zoning & Use
North	Outside of City Limits	East	Vacant Lot - General Commercial District (GC)
South	General Commercial District (GC)	West	Residential Shelter - Single-Family Residential District (RS)

AERIAL MAP

Item #2.



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



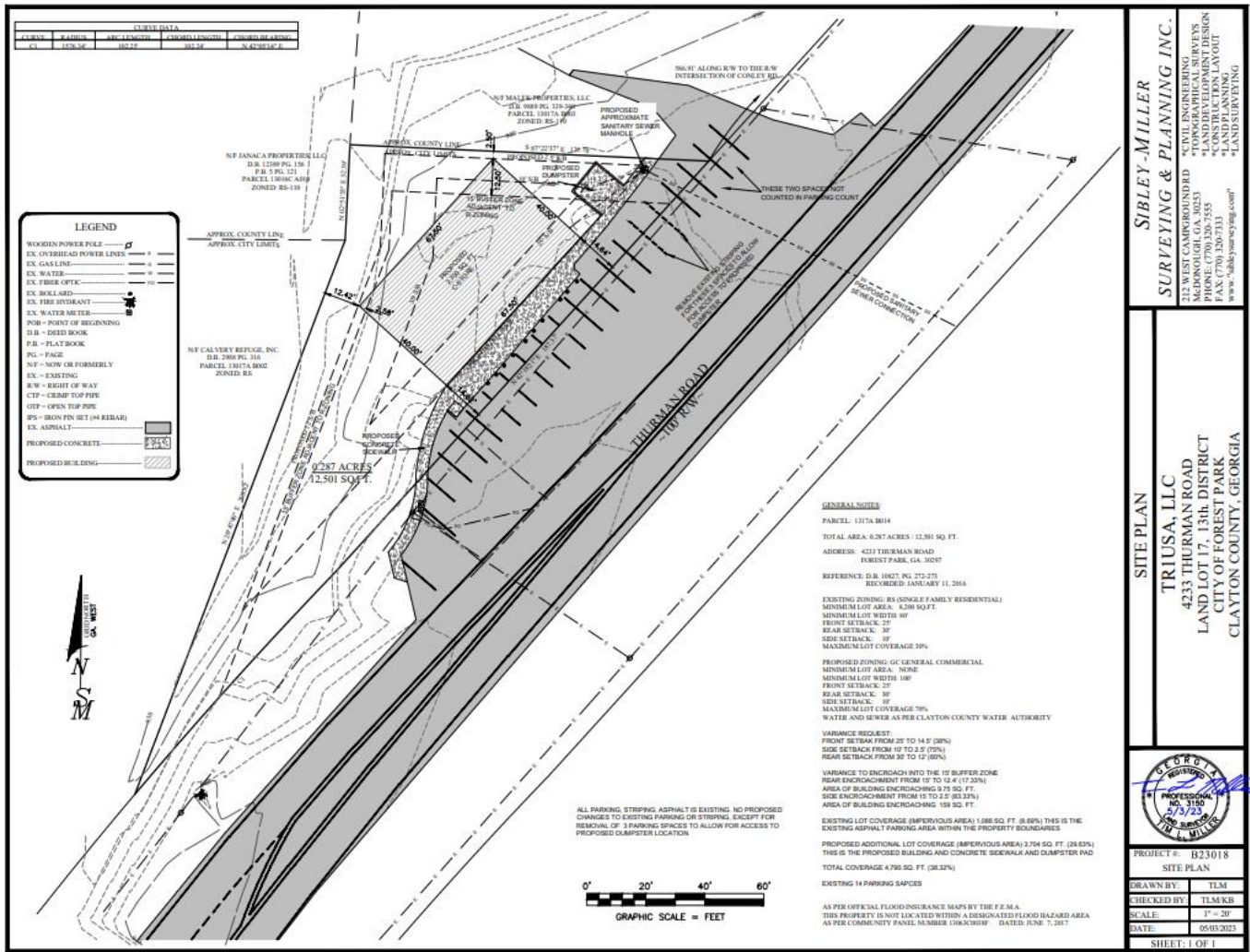
EXISTING SURVEY

Item #2.

There is not an existing structure/plans for this lot.

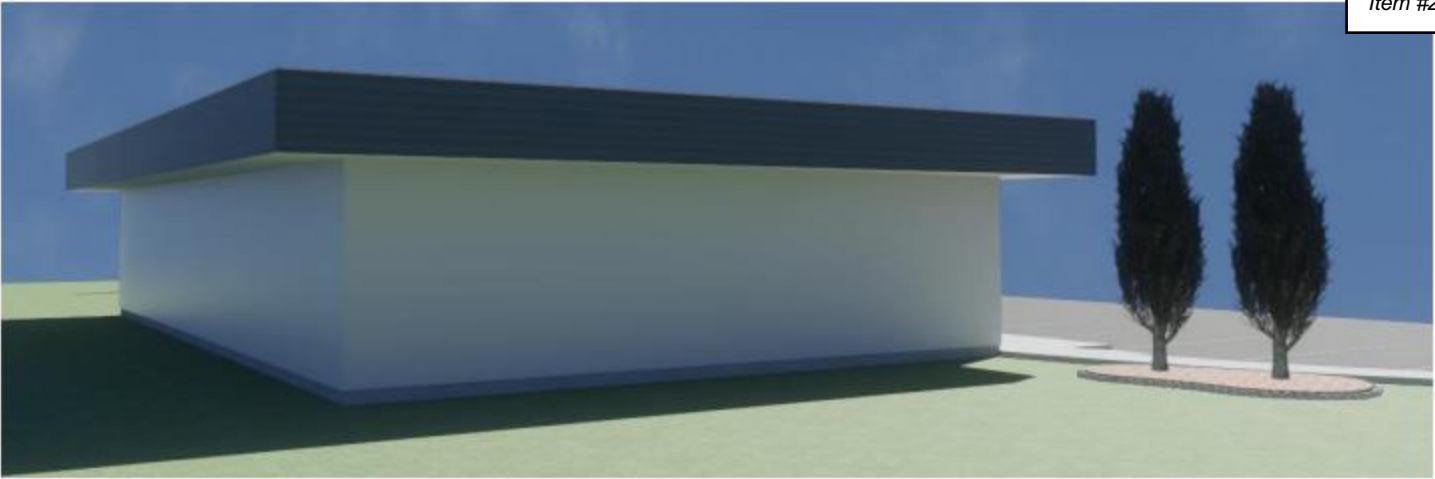
NEW SURVEY

New Proposed Structure



ELEVATIONS

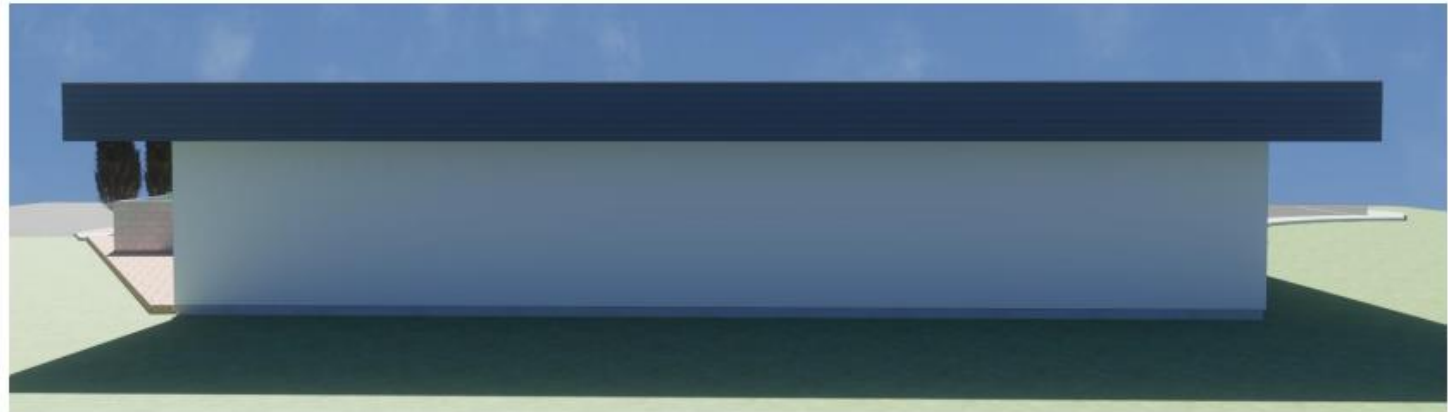




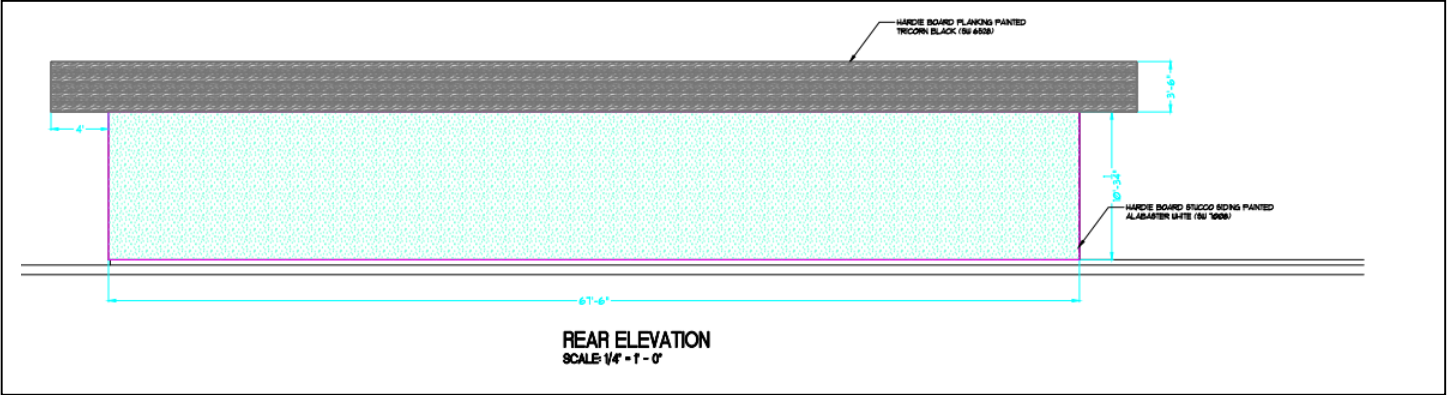
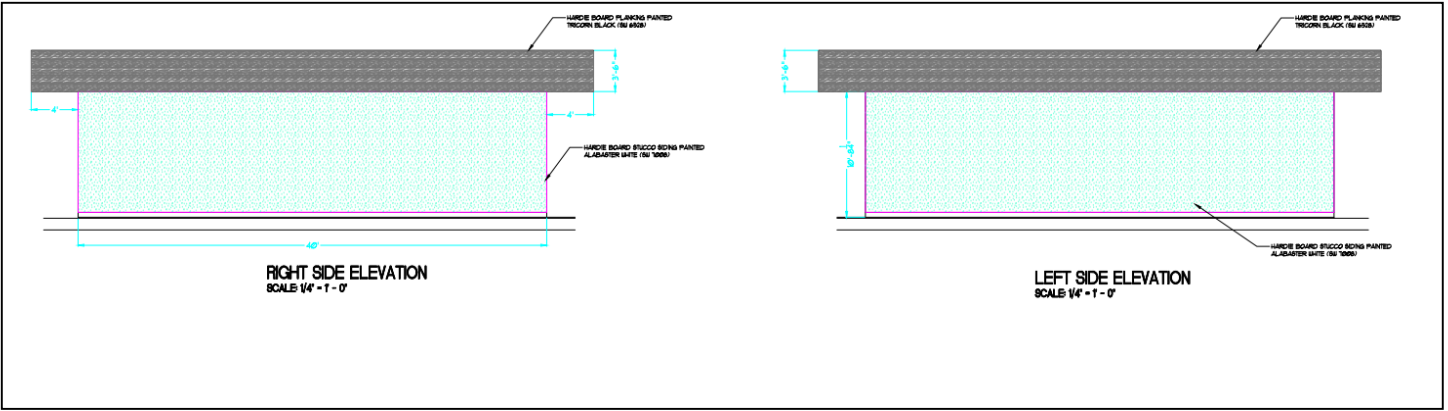
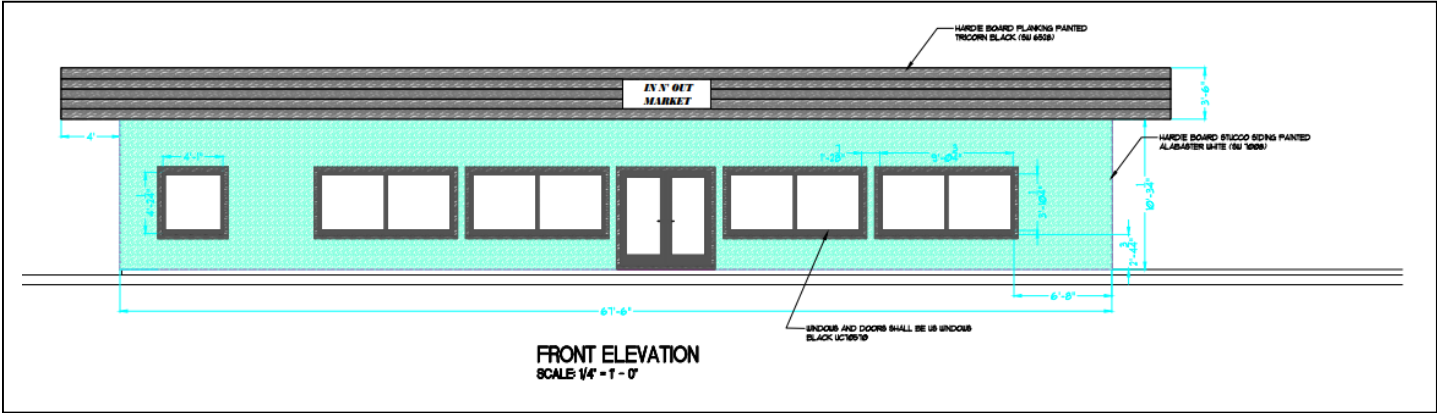
Left Elevation



Right Elevation



Rear Elevation



Material & Color Examples 921 Cone Rd.



ALABASTER SW 7008
Exterior Color: This color will also be used for Siding, Fascia, and Soffit.

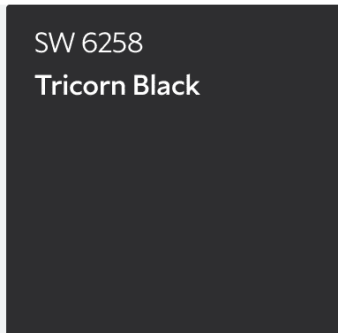


Exterior Siding: Hardie Board Stucco Siding



Black
UC70570

Exterior Front Door & Window Siding



SW 6258 Tricorn Black
Exterior Color: This color will be used for upper trim.



TPO Roof Membrane:
White



Windows:



Exterior Gutters: Black and Aluminum



Doors: Bronze Anodized Pair of Doors

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