



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, May 17, 2024 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

AGENDA

Rodney Givens, *Chairman*
Ron Dodson, *Vice Chairman*
Yahya Hassan, *Member*
Karyl Clayton, *Member*
Leonardo Penaloza, *Member*

VIRTUAL MEETING NOTICE:
Microsoft Teams meeting
Meeting ID: 263 151 130 715
Passcode: xWsPTn

CALL TO ORDER/WELCOME:

ROLL CALL:

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:

APPROVAL OF MINUTES:

1. Approval of April 19, 2024 Meeting Minutes

PUBLIC COMMENTS: (All Speakers will have 3 Minutes)

OLD BUSINESS:

NEW BUSINESS:

2. The applicant, Sandra Michelle Copeland, is requesting design approval for a new construction single-family home at 920 Forest Ave., Parcel# 13048C E009.

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



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MINUTES

- Rodney Givens, *Chairman***
- Ron Dodson, *Vice Chairman***
- Yahya Hassan, *Member***
- Karyl Clayton, *Member***
- Leonardo Penaloza, *Member***

VIRTUAL MEETING NOTICE:
Microsoft Teams meeting
Meeting ID: 277 450 479 247
Passcode: Q7Cn6x

CALL TO ORDER/WELCOME:
Rodney Givens called the meeting to order at 12:00pm.

ROLL CALL:

PRESENT:
Rodney Givens, Ron Dodson, Yahya Hassan, Karyl Clayton

OTHERS PRESENT:
James Shelby, Interim Director of Planning & Community Development; SaVaughn Irons-Kumassah, Principal Planner; Latonya Turner, Planning & Community Development Office Coordinator

ADOPTION OF THE AGENDA WITH ANY ADDITIONS/DELETIONS:
It was moved to approve the agenda.
Motion made by Karyl Clayton and seconded by Yahya Hassan. Motion carried.

APPROVAL OF MINUTES:
Approval of March 22, 2024 Meeting Minutes
It was moved to approve the minutes as printed.
Motion made by Ron Dodson and seconded by Yahya Hassan. Motion carried.

PUBLIC COMMENTS:**OLD BUSINESS:****NEW BUSINESS:**

2. **Conceptual Design of 18 new construction homes at 0 Scott Rd., Parcel# 13015C A003, Parcel# 13015C A006, Parcel# 13015C A009**

BACKGROUND/HISTORY:

The applicant is requesting approval of conceptual designs to construct 18 homes located at 0 Scott Road on two parcels of land. The current locations are vacant undeveloped lots. The homes will range from 18,500–2100 sq.ft. with two car garages. The façades feature Owens Corning Oakridge Estate Gray Laminated Architectural Roof Shingles with black or white gutters. The front exterior materials include Hardie Primed-Hz 10 Fiber Cement Smooth Lap Siding 8.25-in x 144-in. The Windows are Series Low-E Argon SC Glass Single Hung White Vinyl Fin Window. The doors are White -Therma-Tru Benchmark Doors Shaker 36-in x 80-in Fiberglass.

COMMENTS/DISCUSSION:

Karyl Clayton – asked about the type of material around the windows and the color of the roofs.

Lorenzo Kendrick – stated there will be white concrete siding trim around the windows for contrast. Mr. Kendrick noted that the roofs will be dark, A-framed with gutters that run down in the rear and on the sides.

SaVaughn Irons-Kumassah – stated that the houses will not be identical to provide some contrast.

It was moved to approve the conceptual design.

Motion made by Ron Dodson and seconded by Yahya Hassan. Motion carried.

3. **Conceptual Design of a new construction home at 955 Slash Pine Rd., Parcel# 13112C F024**

BACKGROUND/HISTORY:

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to build a new construction home at 955 Slash Pine Rd. The current location is a vacant lot, 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 Royal Sovereign Charcoal 3-Tab Gable Shingles Roof that will remain consistent throughout all sides (front, rear, left and right) of the home and the featured exterior materials will be Vinyl siding. There will be a Louvered Gable Vent under the gable on Front, Left and Right side of the home, a white metal wrapped porch beam and white trim around all exterior doors and windows on all four sides. The new construction home will also feature a one car 8 x 7 Hillcrest Model 2000 garage painted white.

COMMENTS/DISCUSSION:

Dana Bryant – stated that other homes in the area are two-story and split level with some being on a crawl. He stated that he would be leaving a tree buffer.

SaVaughn Irons-Kumassah – noted the lot has a very peculiar shape that starts narrow in the front and expands outward toward the back of the property. The house will fit within the lot requirements.

Ron Dodson – asked about the use of vinyl siding.

Yahya Hassan – noted that many jurisdictions do not allow vinyl siding.

SaVaughn Irons-Kumassah – confirmed that vinyl siding would not be able to be used on the body of the house based on Forest Park City Code of Ordinance Sec. 8-2-160. She noted that updated renderings would have to be presented

Dana Bryant – stated he use HardiPlank.

It was moved to approve the conceptual design with the condition that the applicant use HardiPlank instead of vinyl siding.

Motion made by Yahya Hassan and seconded by Karyl Clayton. Motion approved.

ADJOURNMENT:

It was moved to adjourn the meeting at 12:41pm.

Motion made by Ron Dodson and seconded by Yahya Hassan. Motion carried.



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URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: May 17, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Sandra Michelle Copeland

Address: 934 Forest Ave.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 920 Forest Ave.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13048C E009

FINDINGS OF FACT

The applicant is requesting approval of a conceptual design to construct a 2,166 square feet single-family residence at 920 Forest Ave. The current location is a vacant lot. The applicant proposes to construct a one-story home at this location.

The front façade features a Gable roof with asphalt shingles, Hardie Plank siding, double vinyl windows, a front door, and a one car garage. There will also be a wood picket front porch, handrails and wood columns that will feature a natural wood stain color. The western exterior will be consistent with the front façade materials, but have a smaller walk-up wood picket porch, three vinyl windows, a door, and features a cement water table. The eastern exterior of the proposed structure will also be consistent with the front façade materials but does not feature any entry ways and includes nine (9) vinyl windows and a cement water table. The rear of the home will be consistent with the exterior siding materials, no windows will be present, and it will also feature a small walk-up wood picket porch consistent with the small walk-up wood picket porch featured on the western exterior.



Front Façade Material & Colors

- Siding:** Hardie Plank Siding (Pavilion Beige SW 7512)
- Exterior Soffit, Fascia & Trim:** Chateau Brown (SW 7510)
- Roof:** Architectural Asphalt Shingles (Dessert Tan)
- Exterior Gutters & Downspout:** Aluminum (Chateau Brown SW 7510)
- Columns:** Wood Columns (Natural Stain)
- Front Porch:** Wood Pickets (Natural wood stain)
- Handrail:** Wood Pickets (Natural wood stain)
- Door:** Wood door with window panel (Natural White SW 9452)
- Window:** Vinyl (Dark Vinyl Window Trim)
- Garage:** Classic Steel Short Panel 9 ft x 7 ft Insulated 12.9 R-Value (Chateau Brown SW 7510)

Side Façade Material & Colors Facing East

- Siding:** Hardie Plank Siding (Pavilion Beige SW 7512)
- Exterior Soffit, Fascia & Trim:** Chateau Brown (SW 7510)
- Roof:** Architectural Asphalt Shingles (Dessert Tan)
- Exterior Gutters & Downspout:** Aluminum (Chateau Brown SW 7510)
- Window:** Vinyl (Dark Vinyl Window Trim)
- Water Table:** Concrete

Side Façade Material & Colors Facing West-

- Siding:** Hardie Plank Siding (Pavilion Beige SW 7512)
- Exterior Soffit, Fascia & Trim:** Chateau Brown (SW 7510)
- Roof:** Architectural Asphalt Shingles (Dessert Tan)
- Exterior Gutters & Downspout:** Aluminum (Chateau Brown SW 7510)
- Side Porch:** Wood Pickets (Natural wood stain)
- Handrail:** Wood Pickets (Natural wood stain)
- Door:** Wood door with window panel (Natural White SW 9452)
- Window:** Vinyl (Dark Vinyl Window Trim)
- Water Table:** Concrete

Rear Façade Material & Colors

- Siding:** Hardie Plank Siding (Pavilion Beige SW 7512)
- Exterior Soffit, Fascia & Trim:** Chateau Brown (SW 7510)
- Roof:** Architectural Asphalt Shingles (Dessert Tan)
- Exterior Gutters & Downspout:** Aluminum (Chateau Brown SW 7510)
- Door:** Wood door with window panel (Natural White SW 9452)



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Water Table: Concrete

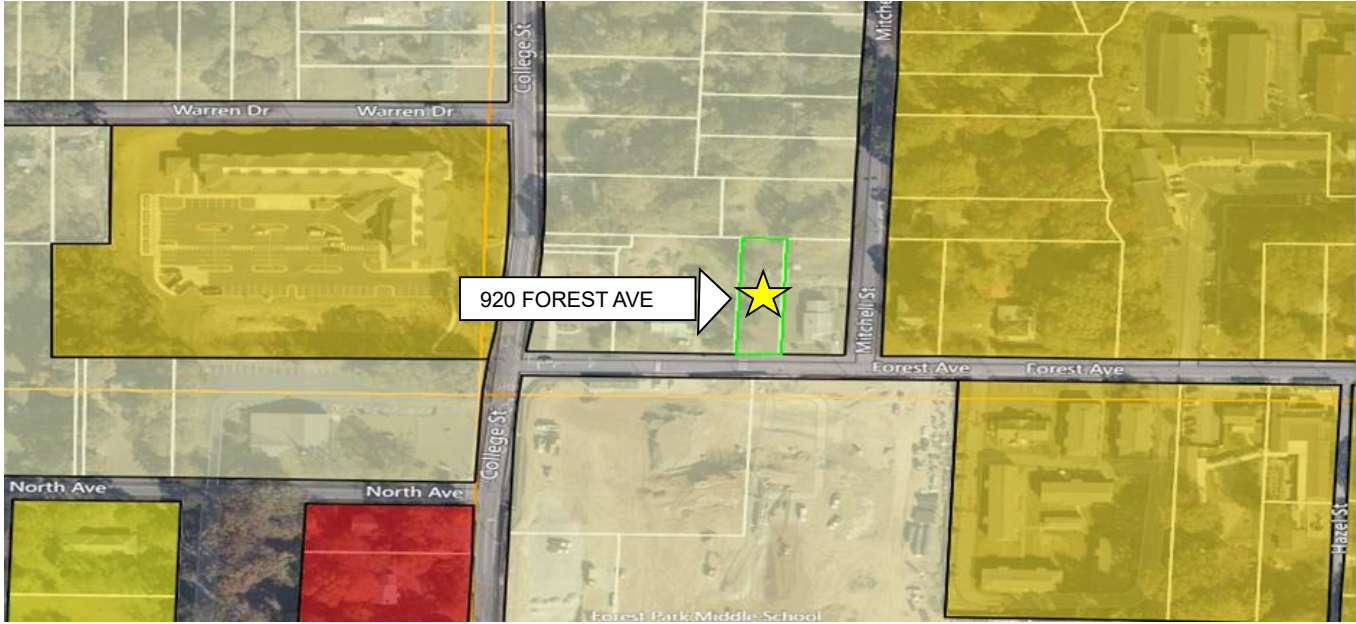
Zoning Classifications of Contiguous Properties

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

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE

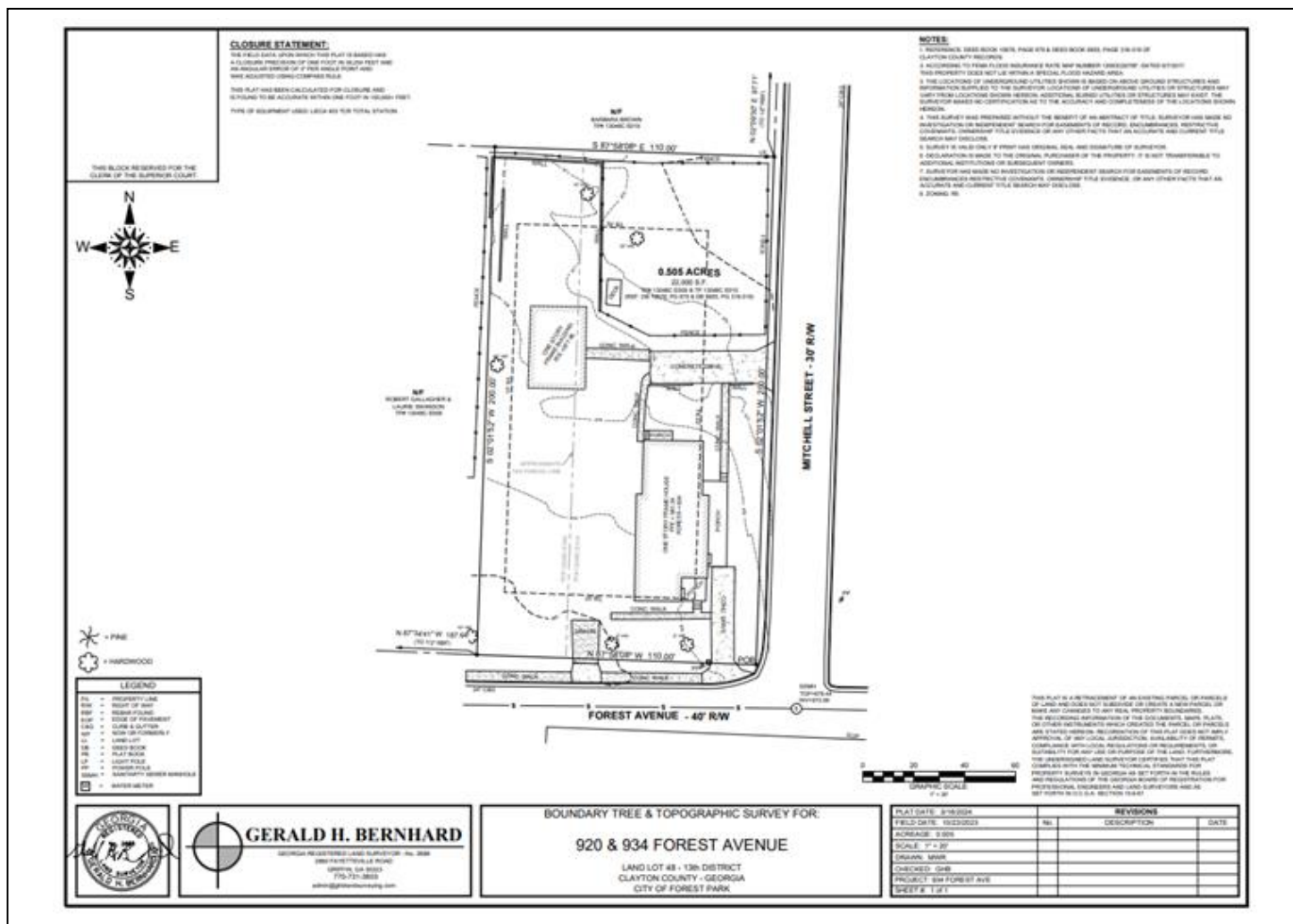


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EXISTING SURVEY





CITY OF
FORESTPARK
— city • from • meaning • movement —

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NEW SITE PLAN

GENERAL NOTES

- CONTRACTORS SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND IN THE PLANS, DETAILS, AND DIMENSIONS BEFORE PROCEEDING WITH CONSTRUCTION.
- CONTRACTOR SHALL BEAR RESPONSIBILITY FOR VERIFYING COMPLIANCE OF THE SHOP DRAWINGS WITH THE CONSTRUCTION DOCUMENTS PRIOR TO ORDERING MATERIALS OR BEGINNING FABRICATION.
- ALL CONSTRUCTION SHALL COMPLY WITH ALL MUNICIPAL BUILDING CODES & LOCAL ORDINANCES.
- ALL DIMENSIONS, UNLESS NOTED OTHERWISE ARE FROM FACE OF STUDS. ON SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

N/F
T GALLAGHER &
RE SWANSON
13048C E008

N 02° 01' 52" E 200.00'

141° W 152.64'
O 12" RBF

CONC. WALK
24" C&G

TAX PARCEL LINE
TYP 13048C E010
N 87° 58' 08" W

PROPOSED SITE PLAN
SCALE: 1" = 10'-0"

001
03.01.24
AS NOTED

OWNER
COPELAND RESIDENCE
EMAIL: CUPLIE.WASSER@GMAIL.COM

528 FOREST AVE
FOREST PARK, GA 30097

ARCHITECTURAL SITE PLAN

RELEASE FOR CONSTRUCTION

PROPOSED STRUCTURE





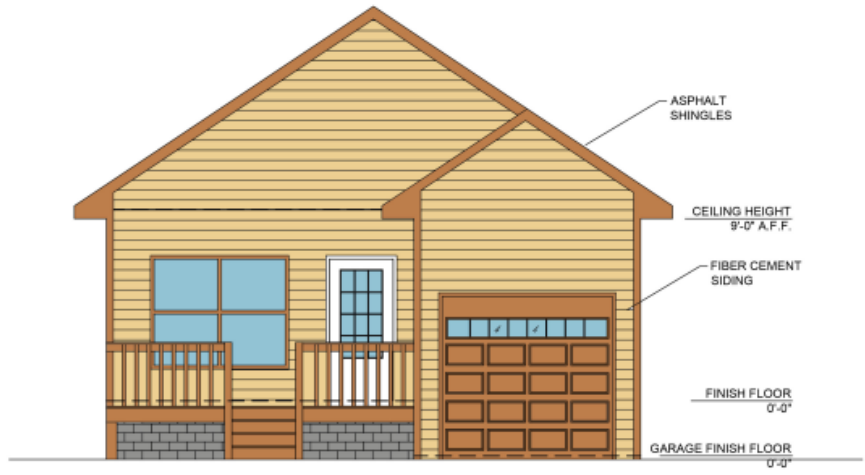
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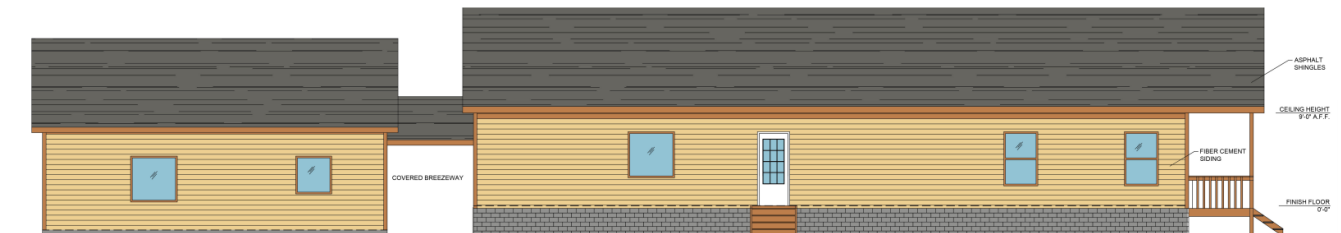
ELEVATIONS



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

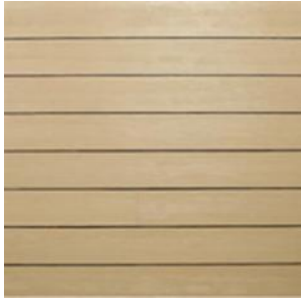


PROPOSED REAR ELEVATION
SCALE: 1/4" = 1'-0"

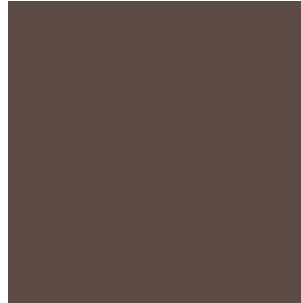


PROPOSED LEFT ELEVATION
SCALE: 1/4" = 1'-0"

Material & Color Examples



Exterior Siding:
Hardie Plank.



Exterior Trim Siding:
Color: Chateau Brown
SW 7510



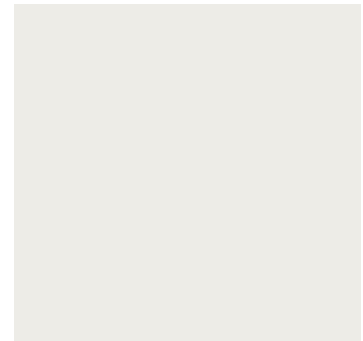
Roof: Architectural Asphalt
Shingles Desert Tan



Gutters & Downspouts:
Color: Chateau Brown SW
7510



Gutters & Downspouts:
Color: Chateau Brown SW
7510



Exterior Doors:
Pure White SW 7005



Front & Rear Door:
Color White



**Front Porch Wood
Columns:**
Color: Natural Stain



Front Porch & Handrail:
Wood Pickets
Color: Natural wood stain color



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Grass Type:
Bermuda Grass

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