



CITY OF FOREST PARK
URBAN DESIGN REVIEW BOARD MEETING

Friday, November 17, 2023 at 12:00 PM
Virtual Meeting Via Zoom and YouTube Livestream

Website: 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
Leonardo Penaloza, Member

VIRTUAL MEETING NOTICE:
Microsoft Teams meeting
Meeting ID: 272 629 030 183
Passcode: unow4m

CALL TO ORDER/WELCOME:

ROLL CALL:

APPROVAL OF MINUTES:

- [1.](#) Approval of October 20, 2023 Meeting Minutes

OLD BUSINESS:

NEW BUSINESS:

- [2.](#) Approval of conceptual design for 6 new single family homes at 5050 Park Ave and 730 South Ave

ADJOURNMENT:



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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: 250 349 117 067
Passcode: zKLN6F

CALL TO ORDER/WELCOME: Rodney Givens called the meeting to order at 12:04pm.

ROLL CALL: A quorum was established.

Present:

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

Absent:

Leonardo Penaloza, Member

Others Present:

SaVaughn Irons, Principal Planner
Latonya Turner, Planning & Community Development Administrative Supervisor
Frank Bailey, Cultivate Communities

APPROVAL OF MINUTES:

1. **Approval of September 22, 2023 Meeting Minutes**

It was motioned to approve the September 22, 2023 Meeting Minutes.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

OLD BUSINESS:

NEW BUSINESS:

2. **Approval of conceptual design for 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main St.**

Background/History:

Cultivate Communities is requesting approval to move forward with the conceptual design provided to the City of Forest Park Planning & Community Development, to construct 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main Street. The new construction development townhomes will be constructed into four (4) Separate buildings, featuring rear loading two (2) car garages, and a mixture of seventeen (17) feet and twenty (20) feet wide units. Three (3) of the townhome buildings will be two-story (2), and one building will be three (3) stories. The current location is a vacant lot north of the railroad tracks between Forest Parkway and Main Street, and the corners of Lake Drive and Ash Streets. Currently, the property is zoned within the Multiple-Family Residential (RM) District. Within this new development, some amenities include a fenced dog park on the west side of the property, a pavilion and picnic tables to the east of the property and surface parking spaces that will have the functionality of utilization by both residents and the community. The façade of the proposed townhome development will feature a shed roof design. The roof will be either shingle or standing seam metal. The front exterior of the buildings will include a combination of brick, faux stone siding panels, vertical Hardie board plank, and Hardie shingle plank. The top trim of the front façade will be Hardie board. The entrance will be a walk-up design, with wrought iron railings and minimum front yard space from the sidewalk to provide an urban, walkable environment while still providing a small-town charm. The upper levels of the rear elevations will consists of Hardie plank and the lower, garage level exterior will be brick. Side elevations of the buildings will mimic the same materials as the rear elevations, upper levels utilizing Hardie plank and the lower-level brick. The front exterior of each townhome unit per building will have a different color and material combination, window placement, lighting fixtures and awning over the front doors, so that each unit does appear identical. The driveway will consist of brick pavers.

SaVaughn Irons, Principal Planner – noted that staff recommends approval of the proposed project with recommendations that include adding an additional type of metal awning/canopy to complement the eyebrow arch to further provide difference in appearance in each unit, removing one of the windows and providing a backdoor on the main living/dining area in the rear of buildings above the garage to give owners an option to build a deck for additional living space in the future if they desire, and also installing roof shingles and a wrought iron 4 foot fence in front of buildings with gate access.

Comments/Discussion:

Ron Dodson, Vice Chairman – wanted to know why the decision was made to suggest that roof shingles be installed.

Frank Bailey, Cultivate Communities – noted that it was due to concern about the flatness of the roof causing standing water in the fasteners which would result in decay over time.

Yahya Hassan, Member – stated he disagreed and noted that a metal roof without shingles would decrease the possibility of wind damage and leaks and also questioned the type and number of parking spaces for residents.

Frank Bailey, Cultivate Communities – noted that due to the narrowness of the site all the garages would only allow for the tandem parking of 2 vehicles.

Karyl Clayton, Member – suggested the apron could be used for additional parking.

Frank Bailey, Cultivate Communities – agreed and noted that residents would also be able to use the adjoining alleyway for parking. He stated that a final decision has not been made about whether to sale or lease the units. He commented that regarding recommendations made by staff that there is only 10 inches from the stairs of the 2 1/2 stories to the sidewalk and adding fencing would not be functional. He stated that adding a door to the rear elevation would be a safety concern and that a deck would be both an ingress and egress hazard.

Rodney Givens, Chairman – asked if a road would be built to connect the garages to Ash Street.

Frank Bailey, Cultivate Communities – noted that a one-way road would be built to connect to the existing alleyway on the east and west sides to pick up additional parking.

It was motioned to approve the conceptual design for design for 32 attached townhomes at 803, 805, 829, 837, 845, 847, and 861 Main St.

Motion made by Ron Dodson and Seconded by Yahya Hassan. Motion approved.

ADJOURNMENT:

Ron Dodson made a motion to adjourn the meeting. Yahya Hassan seconded the motion. Motion carried. Meeting adjourned at 12:36pm.



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: November 17, 2023
Staff Report Compiled By: SaVaughn Irons, Principal Planner
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: Technique Concrete Construction
Address: 5050 Park Ave and 730 South Ave.
City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 5050 Park Ave and 730 South Ave. (Lot 65 and 85)
Current Zoning: Single Family Residential district (RS)
Parcel Number: 13050C G001 and 13050C G021

FINDINGS OF FACT

The applicant is requesting an approval to move forward with the conceptual design provided to the city of Forest Park Planning and Community Development, to construct six (6) single family new build detached homes at two residential oversized lots at 5050 Park Ave and 730 South Ave. The lots will be subdivided into seven (7) individual parcels. The new single-family construction development will be constructed into two-story single-family residences with up to 1,430 square feet and feature front loading one (1) car garages. The current location has a residential structure at the corner of South Ave & Cherry Street that has plans on being demolished and vacant undeveloped land between Park Ave and South Ave. Currently, the property is zoned within the Single-Family Residential (RS) District. With this development, there are also plans to add infrastructure such as a pedestrian sidewalk to promote walkability and a healthier lifestyle for its future residence. This pedestrian sidewalk will be constructed from Park Ave to South Ave and have direct access to Starr Park.

The façade that will be included in the newly built construction features a TPO roofing on exterior grade plywood deck, TPO roofing membrane, Upper trim with Board & Batten planking and Hardie board siding. The windows will be casement, fixed and sliding windows and the doors will be Single flush solid core wood panel door with wood frames on the front facade that will be painted with wood stain paint. The western, eastern exterior of the structure will also feature casement, fixed and sliding windows and the rear exterior will feature Casement, fixed and sliding windows, Single flush solid core wood panel doors with wood frame, a Patio with concrete finish materials and Scored concrete, with a deck with intermediate wooden newel post, cap, and railing panels in between. The exterior material of Hardie Board and Board & Batten siding will also be featured.

Front Façade Material & Colors

Upper Trim: Board & Batten: SW7019-Gauntlet gray, SW9185-Marea Baja

Hardie Board Siding: SW0044-Hubbard squash, SW 9166-Drift of mist

Fascia Type: Metal -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

Soffit Type: T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

Exterior Gutters: Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

Flat parapet of roof: TPO roofing on exterior grade plywood deck, TPO roofing membrane

Windows – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

Doors: Single flush solid core wood panel door with wood frame (Wood stain/paint)

Garage Door: Single panel metal/wood door with vision panels, White/darker neutral shades

Exterior Downspout: Type- Metal/PVC Paint colors- SW0044-Hubbard squash, SW 9166-Drift of mist

Canopy: Type- Wood frame canopy with metal fascia Finish material- Paint Colors- SW033-Rembrandt Ruby, SW0045-Antiquarian brown

Side Façade Material & Colors Facing East

Board & Batten: SW7019-Gauntlet gray, SW9185-Marea Baja

Hardie Board Siding: SW0044-Hubbard squash, SW 9166-Drift of mist

Windows – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

Fascia Type: Metal -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

Soffit Type: T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

Exterior Gutters: Black & Aluminum

Exterior Gutters: Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

Flat parapet of roof: TPO roofing on exterior grade plywood deck, TPO roofing membrane

Side Façade Material & Colors Facing West-

Board & Batten: SW7019-Gauntlet gray, SW9185-Marea Baja

Hardie Board Siding: SW0044-Hubbard squash, SW 9166-Drift of mist

Windows – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

Fascia Type: Metal -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

Soffit Type: T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

Exterior Gutters: Black & Aluminum

Exterior Gutters: Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

Flat parapet of roof: TPO roofing on exterior grade plywood deck, TPO roofing membrane

Rear Façade Material & Colors

Board & Batten: SW7019-Gauntlet gray, SW9185-Marea Baja

Hardie Board Siding: SW0044-Hubbard squash, SW 9166-Drift of mist

Fascia Type: Metal -Exterior metal sheet (Painted) - SW033-Rembrandt Ruby, SW0045-Antiquarian brown.

Windows – Casement, fixed and sliding windows. (Painted wood frame with clear glass- Color: Black)

Doors: Single flush solid core wood panel door with wood frame (Wood stain/paint)

Soffit Type: T&G plywood panels/EIFS – Wood, EIFS, Wood stain: MW449 Hornbeam (Min wax), Paint: White

Exterior Gutters: Metal/PVC (SW0044 – Hubbard Squash, SW9166 – Drift of Mist)

Railings: Intermediate wooden newel post with cap and railing panel in between, Finish material- Wood and metal Colors- White/Black

Patio: Type- Concrete Finish material- Scored concrete

Roof Top Deck: Type- Wood deck Finish material- Interlocking wood decking tiles

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Institutional Commercial District (IC)	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

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE

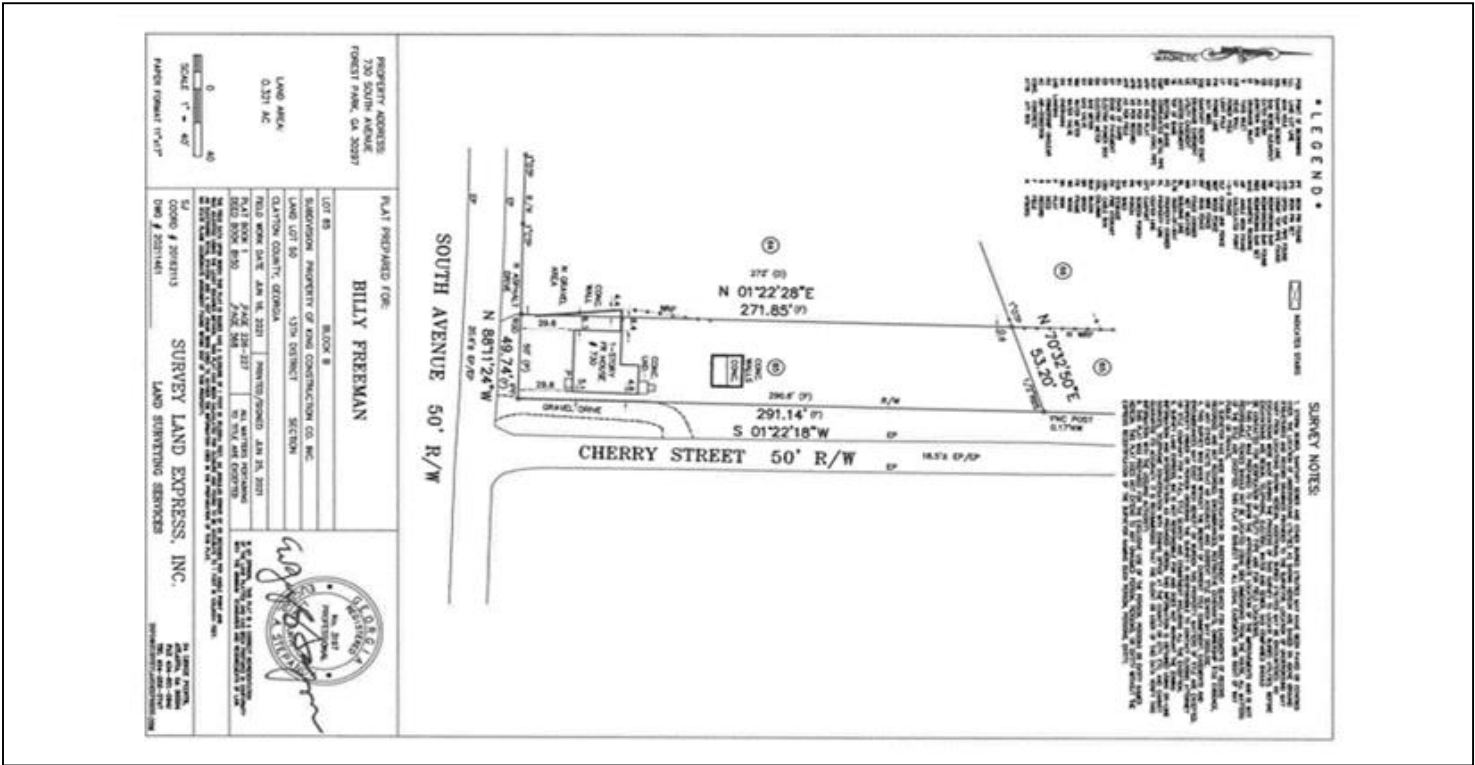






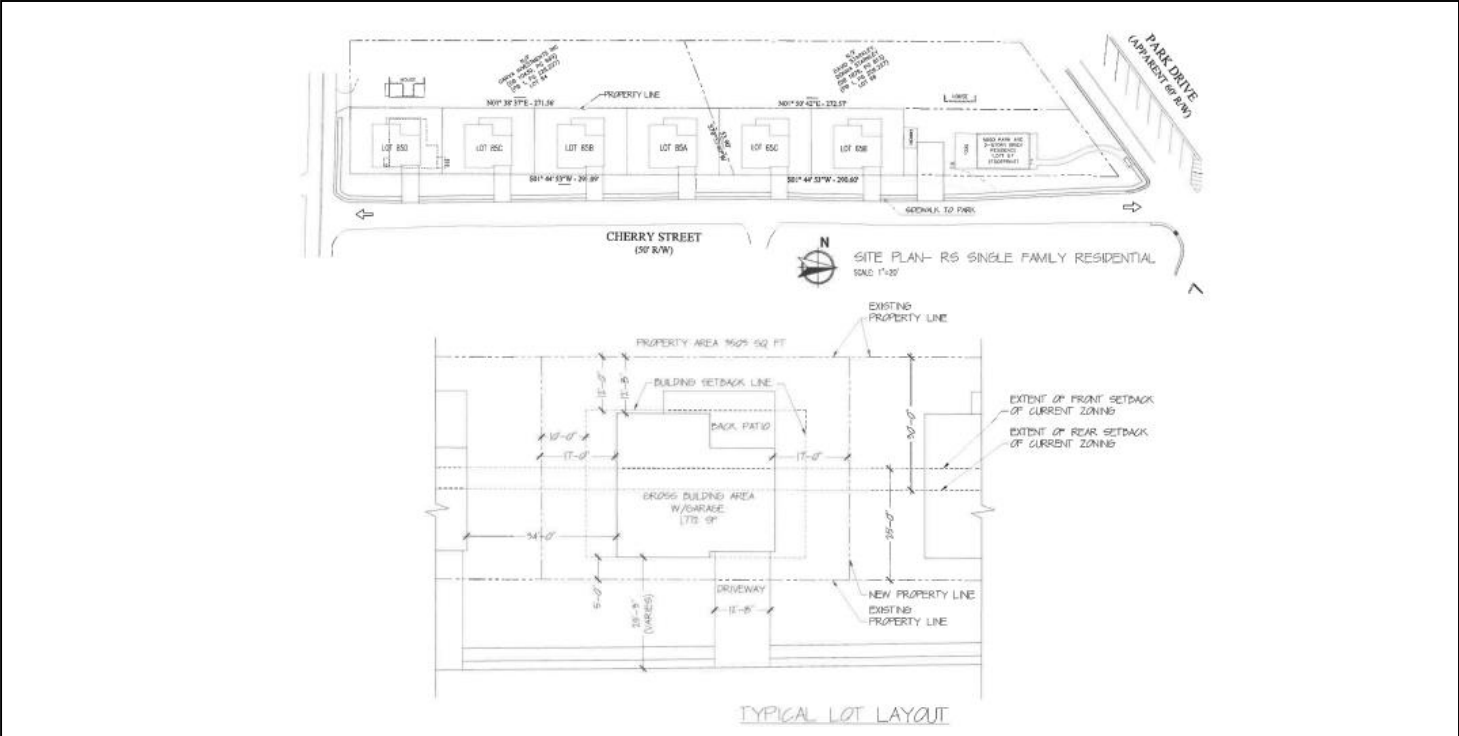
EXISTING SURVEY

There is an existing structure/plans for this lot. Currently there is one single family home on the corner of south Ave and Cherry Street that will be demolished.



NEW SURVEY

New Proposed Structure



ARCHITECTURE SPACE PLANNING SUPERVISOR CONSULTING
 8430 BARFIELD RD, SUITE 200
 PLAINFIELD, GEORGIA 30586
 TEL: 404.271.2068

CONSULTANT:
 CONSULTANT:
 CONSULTANT:
 CONSULTANT:

PROJECT NAME:
 CHERRY STREET SINGLE FAMILY HOMES

PROJECT ADDRESS:
 600 PARK AVENUE, 100 SOUTH AVENUE
 10000 300 900, SUITE 200
 30070 200 900
 OWNER:
 BELL TREEVIEW

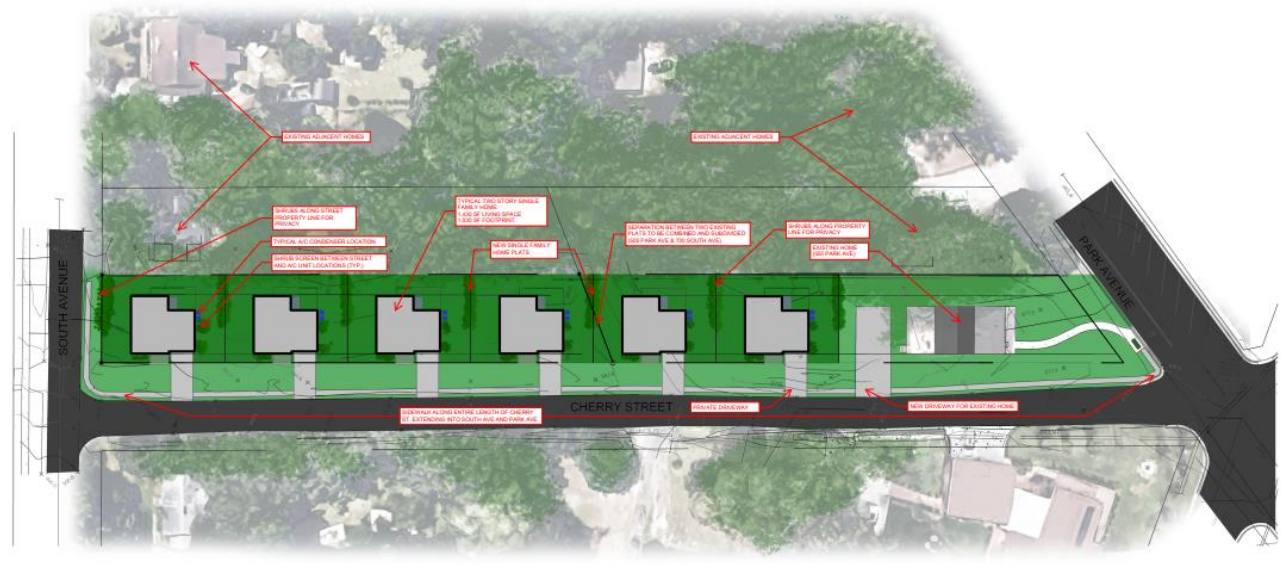
#	DATE	DESCRIPTION

ISSUE DATE: 12/1/23
 PROJECT NO: 230204
 DRAWN BY: J.A.
 CHECK BY: J.S.
 COPYRIGHT: S-G-A STUDIOS, P.C.
 SHEET CONTAINS:
 SITE PLAN

A104

CITY DESIGN REVIEW

11/14/2023 1:46:58 PM



CHERRY STREET HOMES
 DEVELOPMENT SITE PLAN
 1/2" = 1' 0"



- BOARD AND BATTON FINISH (NEUTRAL SHADES / WHITE)
- WOOD SIDING / PRINTED HARDIE SIDING (WOOD COLORS)
- HARDIE BOARD FINISH PANEL (NEUTRAL SHADES)
- METAL CANOPY

ELEVATIONS

Item #2.

OPTION 1



OPTION 2





Exterior Paint:
SW 7019 Gauntlet Gray



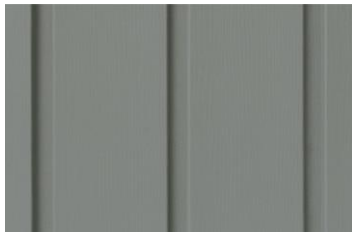
Exterior Paint:
SW 9185 Marea Baja



Exterior Paint:
SW 0044 Hubbard Squash



Exterior Paint:
SW 9166 Drift of Mist



Exterior Siding:
Board & Batten



Exterior Siding:
Hardie Board Siding



Casement Window:



Fixed window



Sliding Window:



Window Paint Colors: Black/ White

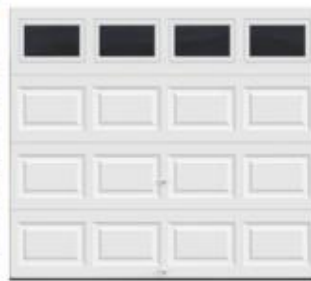
Window Finish: Painted Wood frame with transparent glass



Door Paint Colors: Black/ White

Doors: Single flush solid core wood door panel door with wood frame.
Finish Material – Wood Stain/Paint
Colors- black/white

Doors: Single flush solid core wood door panel door with wood frame.
Finish Material – Wood Stain/Paint
Colors- black/white







Garage Doors: Single Panel Metal/Wood door with vision Panels
Finish Material - Paint: colors white/dark neutral shades



Railings: Type- Intermediate wooden newel post with cap and railing panel in between.
Finish Material – Wood and metal
Colors- white/black



-  BOARD AND BATON FINISH (NEUTRAL SHADES / WHITE)
-  WOOD SIDING / PAINTED HARDIE SIDING (WOOD COLORS)
-  HARDIE BOARD FINISH PANEL (NEUTRAL SHADES)
-  METAL CANOPY

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