



CITY OF FOREST PARK

Planning & Community Development Department

785 Forest Parkway

Forest Park, Georgia 30297

(404) 366-4720

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: April 18, 2025

Prepared By: Latemia Richards, Planner I

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: Gaetan Gachelin

Address: 364 Baymist Dr, Loganville, GA 30052

Site Address: 0 Ferguson Ct

Ward: 2

Acreage: 0.158

Current Zoning: Multiple Family Residential (RM)

Parcel ID Number: 13049A A031

REQUEST

The applicant at 0 Ferguson Ct is requesting approval of the architectural design for a new multiple family duplex in Ward 2. The applicant submitted two (2) separate building elevations for approval and the approved design will be incorporated into the new multiple family duplex. The exterior of the building will be a modern contemporary design with mixed material siding and color aesthetics. Currently, the property is vacant and undeveloped.



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REVIEW CRITERIA

Architectural design plans shall be reviewed based on the following:

(A) Design shall be in harmony with the general character of developments of high quality in the immediate vicinity and the surrounding area;

The design is in harmony with the general character of the surrounding area.

(B) Design components shall be planned in such a fashion that they are physically and aesthetically related and coordinated with other elements of the project surrounding environment;

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single Family Residential (RS)	East	Downtown Mainstreet (DM)
South	Single Family Residential (RS)	West	Multiple Family Residential (RM)

The design components are planned in such a fashion that they are physically and aesthetically related to the surrounding environment.

(C) Design shall protect scenic views and natural features of the site.

There are no scenic views or natural features at this location.

(D) Design shall protect adjacent properties from negative visual impact.

The design protects adjacent properties from negative visual impact.

(E) All exterior forms, attached to buildings, shall be in conformity with and secondary to the building.

N/A. There are no secondary structures that are proposed.



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Front Façade Material & Colors

Siding: Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)

Roof: Flat Parapet with Charcoal Architectural Singles

Window: Clear Glass with aluminum frames (Black)

Door: Contemporary Design with Glass Panel Inserts (Dark Gray)

Trim: Black, deep bronze, or dark gray

Stairs: Floating Style with Wooden Handrail (Dark Grey)

Entryway Lighting: TBD

Side Façade Material & Colors Facing East

Siding: Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)

Roof: Flat Parapet with Charcoal Architectural Singles

Window: Clear Glass with aluminum frames (Black)

Trim: Black, deep bronze, or dark gray

Side Façade Material & Colors Facing West

Siding: Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)

Roof: Flat Parapet with Charcoal Architectural Singles

Window: Clear Glass with aluminum frames (Black)

Trim: Black, deep bronze, or dark gray

Rear Façade Material & Colors

Siding: Hardie Plank (Dark Grey/Deep Brown) & Hardie Plank (Light Sand/Beige/Taupe)

Roof: Flat Parapet with Charcoal Architectural Singles

Window: Clear Glass with aluminum frames (Black)

Trim: Black, deep bronze, or dark gray



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AERIAL MAP



ZONING MAP



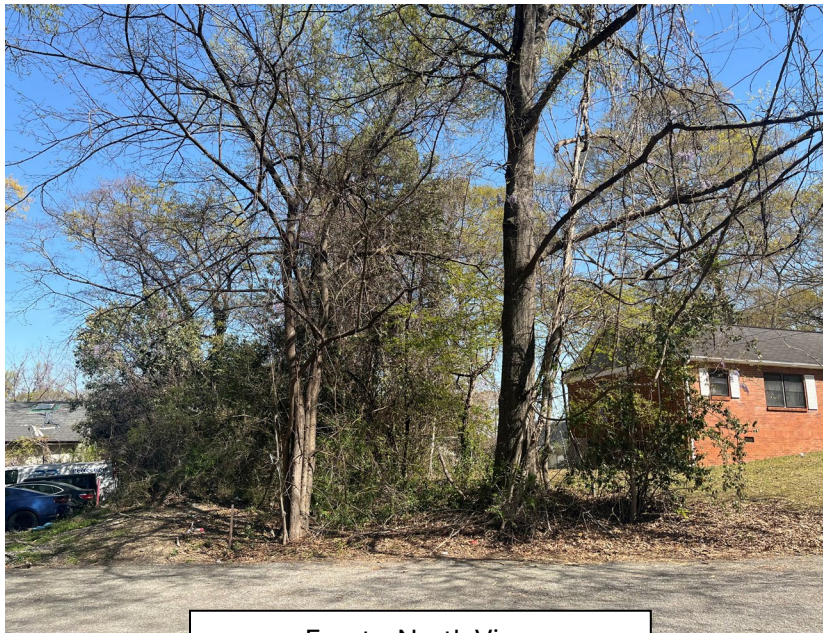


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Legend	
	Multiple Family Residential (RM)
	Single Family Residential (RS)
	Downtown Mainstreet (DM)
	General Commerical (GC)

CURRENT CONDITIONS – PHOTOS



Front – North View





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Side – West View



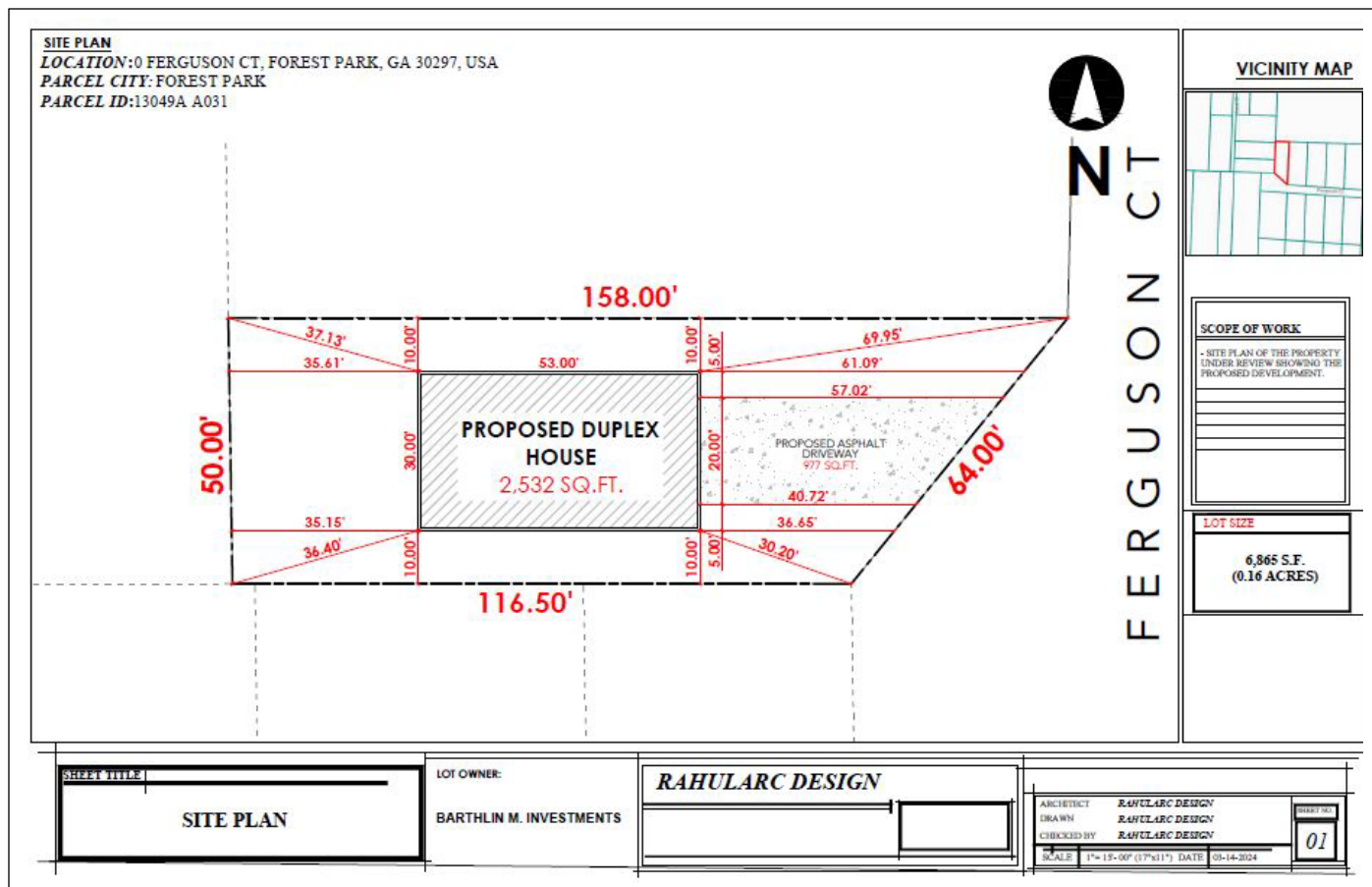
Side – East View



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SITE PLAN





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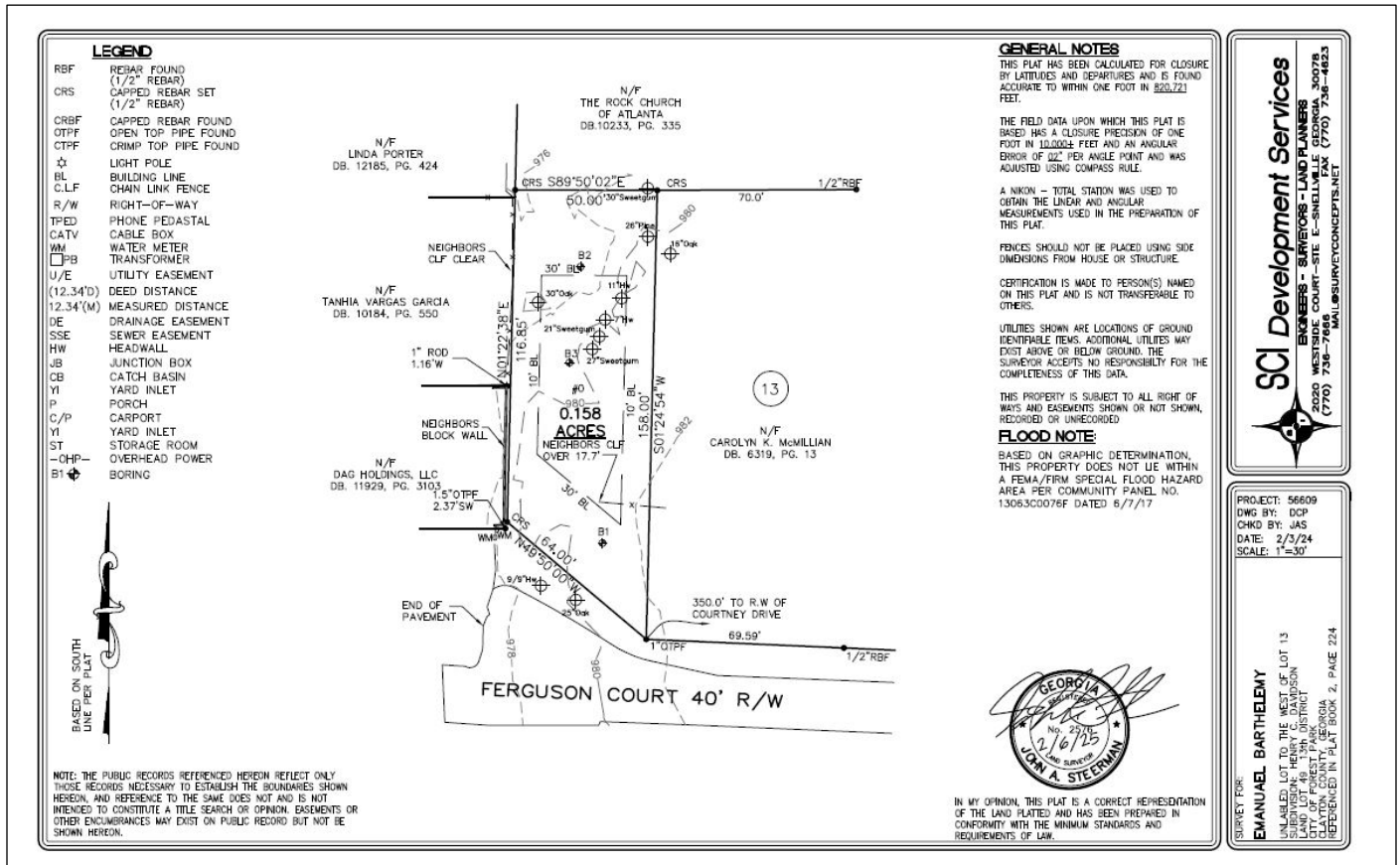
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SURVEY



ELEVATIONS #1



04 Main Facade
SCALE: 1/4" = 1'-0"



05 Right Facade
SCALE: 1/4" = 1'-0"



06 Left Facade
SCALE: 1/4" = 1'-0"



07 Rear Facade
SCALE: 1/4" = 1'-0"



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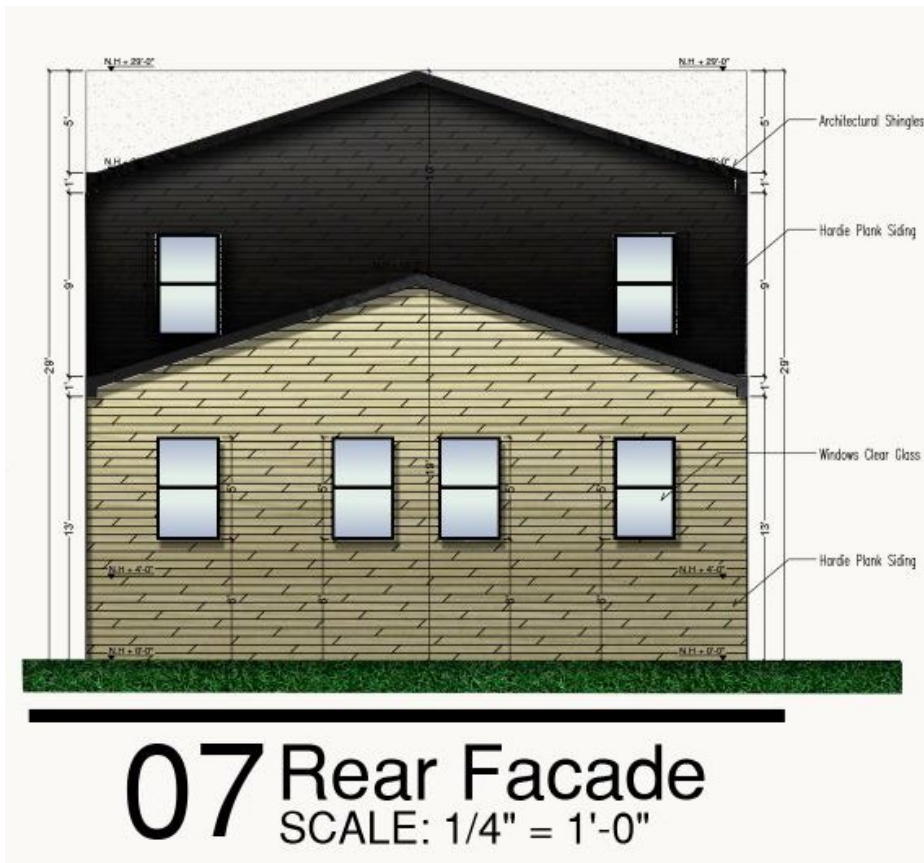
ELEVATIONS #2



04 Main Facade
SCALE: 1/4" = 1'-0"



05 Right Facade
SCALE: 1/4" = 1'-0"



MATERIAL & COLOR EXAMPLES



Siding: Hardie Plank (Dark Grey/Deep Brown)



Siding: Hardie Plank (Light Sand/Beige/Taupe)



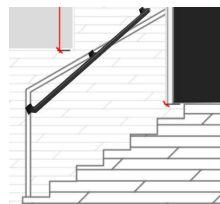
Roof: Architectural Shingles (Charcoal/Deep Brown)



Windows: Clear Glass (Black)



Front Door: Contemporary Design with Glass Panel Inserts (Dark Gray)



Stairs & Handrail: Floating style with Wooden handrails (Dark Grey)



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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 recommend that the UDRB **APPROVED with Conditions** the proposed project.

The Conditions are as follows:

- 1. Rear Entry Door:** The applicant must add a rear entry door to the property for safety reasons. This addition is necessary to provide proper emergency access and egress, ensuring the safety of the building's occupants. The rear entry door must be designed and installed in compliance with local safety codes and regulations. Proof of installation will be required prior to final approval.
- 2. Exterior Materials:** Staff recommends the change of exterior colors and/or addition of mixed exterior materials to enhance the visual appeal of the structure. Incorporating varied materials will help create a more aesthetically pleasing design and better integrate the building with its surrounding environment. The applicant should submit updated plans reflecting these changes for review and approval.

- ☐ Approval
- ☐ Denial
- ☒ **Approved with Conditions**