



URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: October 20, 2023

Staff Report Compiled By: SaVaughn Irons, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Frank Bailey

Address: 1075 Peachtree Street, NE, Suite 6 #570248.

City/State: Atlanta, GA 30309

PROPERTY INFORMATION

Site Address: 803, 805, 829, 837, 845, 847, 861 Main Street.

Current Zoning: Multiple-Family Residential District (RM)

Parcel Number: 13050B L001A, 13050B L002, 13050B L003, 13050B L004, 13050B L005, 13050B L006, 13050B L007

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 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 hardi board plank, and hardi shingle plank. The top trim of the front façade will be hardi 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 hardi 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 hardi 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.

Exterior Paint Colors

- Rockwood Red (SW 2802)
- Rockwood Brown (SW 2806)
- Sage Green (SW 2851)
- Green Earth (SW 7748)
- Attitude Gray (SW 7060)
- Bunglehouse Gray (SW 2845)
- Morris Room Grey (SW 0037)
- Alabaster (SW 7008)

Exterior Finishes, Windows, and Doors

- **Front Door:** 1/2 Lite Clear 2 Panel Fiberglass, to be painted complimentary accent color
- **Garage Door:** Clopay Style, insulated door, Size 8x8
- **Front entry railings:** Black Aluminum 36” Height
- **Gutters/Downspouts:** K Style, 6”x10’ Aluminum Dark Bronze
- **Front Door Exterior Lighting Fixture (2 types):** Wall Sconce Black Outdoor Light and LNC Black Outdoor Light
- **Windows:** Window Type A Size 3052, Black Vinyl (Bedrooms, Garage)
Window Type B Size 2032, Black Vinyl (Bathroom, laundry)
Window Type C Size 2832, Black Vinyl (Kitchen)
Window Type D Size 2852, Black Vinyl (Living & Dining)
- **Brick pavers:** Oldcastle, size 2”x 7”
- **Corner Boards:** Radiate Pine Finger joint 1” x 4”X 8’
- **Seam Cover Board:** Primed Pine Finger-Joint 1”x 10”x 16’
- **Vertical siding:** T-111
- **Hardi-Board** HZ10 5/16 x 8.25” (prime)
- **Hardi-Shingle/plank** (primed)
- **Hardi-trim** (primed)
- **Faux Stone Siding panels**
- **Awnings/Canopy:** Eyebrow Metal Dark
- **Roof:** Shingles or Standing seam metal roof

Other exterior Features

- **HVAC:** Rheem Select 14.3 Seer2 two system
- **Landscape flowering:** Knock Out Roses and Lime hardy hydrangea

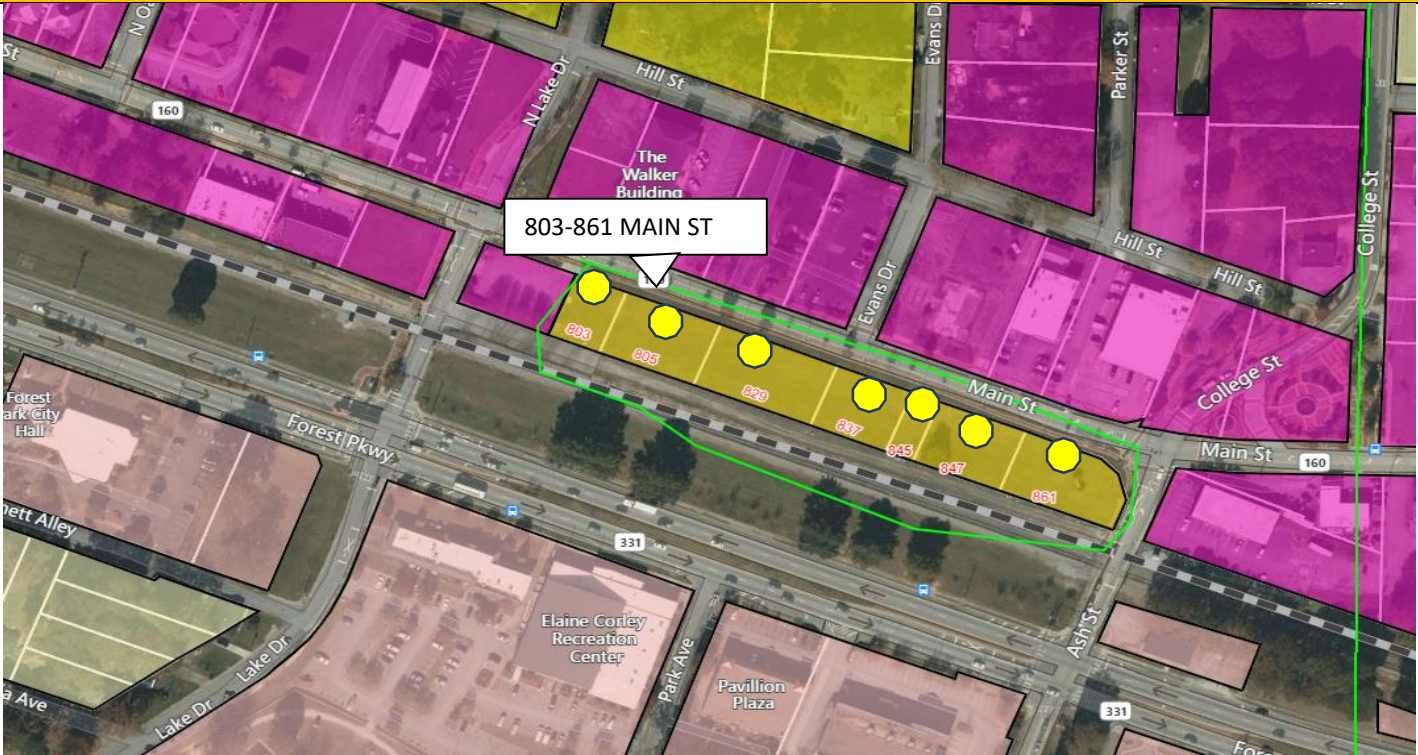
Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Downtown Mainstreet District (DM)	East	Downtown Mainstreet District (DM)
South	Institutional Commercial District (IC)	West	Downtown Mainstreet District (DM)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



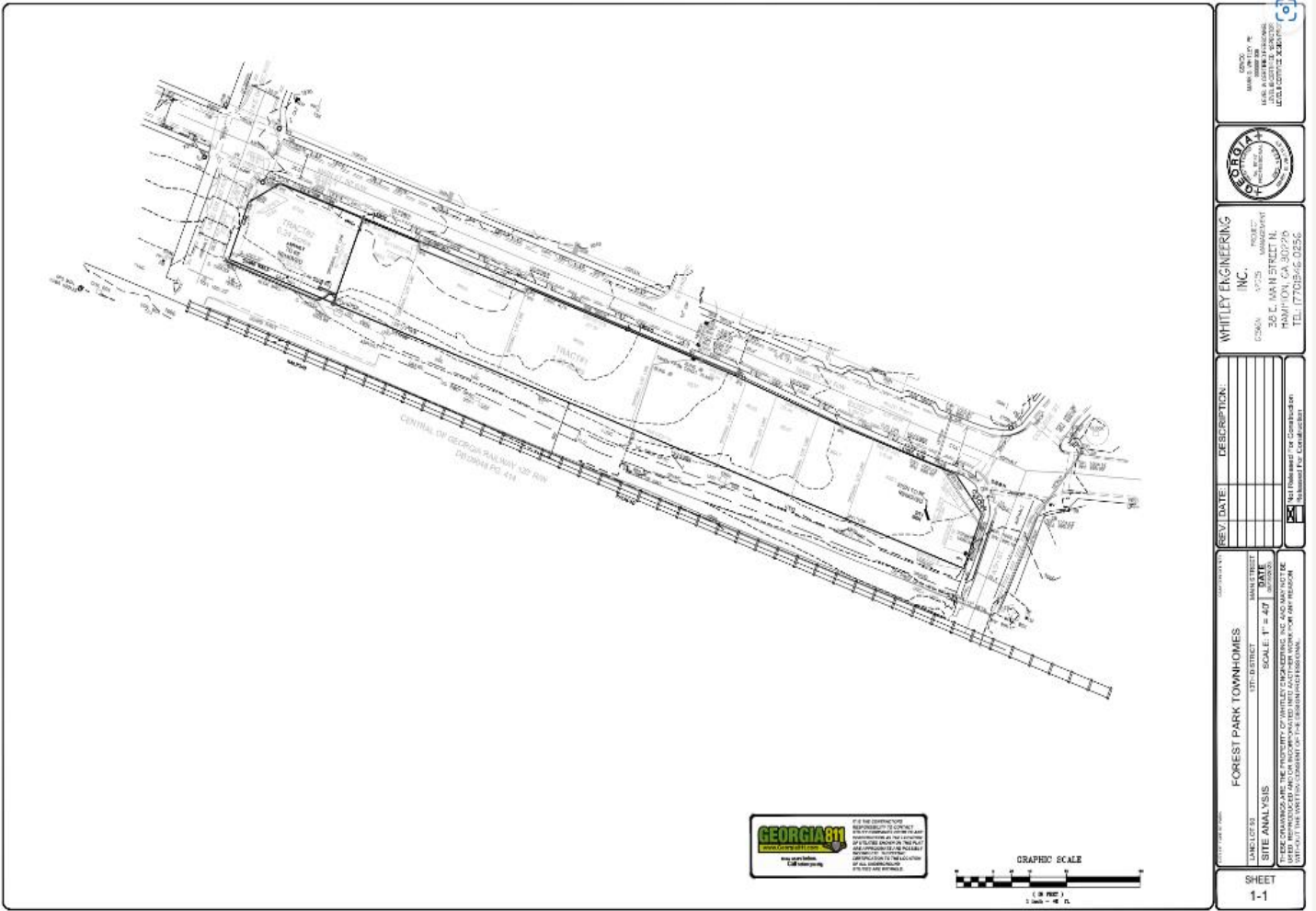


EXISTING SURVEY

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

NEW SURVEY

New Proposed Structure



ELEVATIONS

Color Elevations

Front Elevations- 2 Story Buildings



Front Elevations—3 Story Building



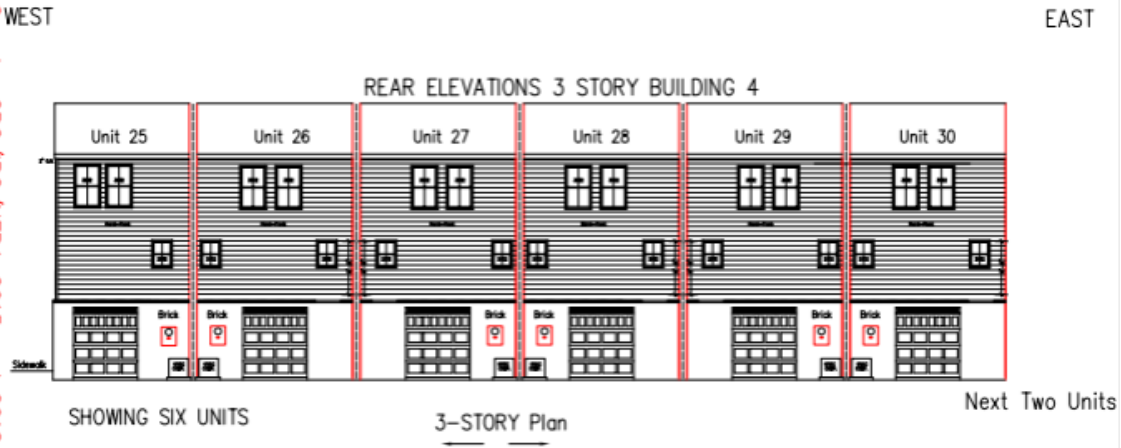
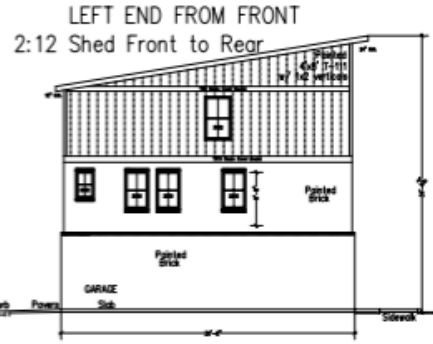
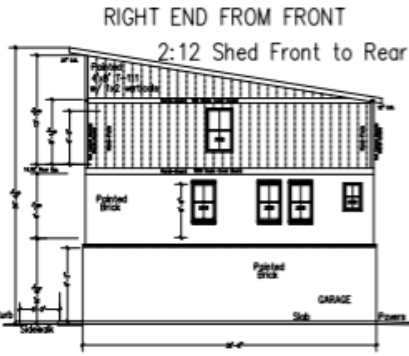
Rear Elevation



Dog Park Amenity Area



All Construction Shall Meet or Exceed BUILDING CODE as Adopted by Clayton County, GBC/IRC/NEPA 2015 and 2018



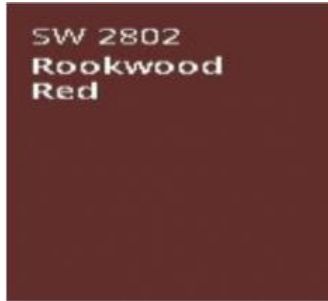
1/4" SCALE 48x36" SIZE PAPER

SCALE= 1/4"

SHEET OF 10 5	MAIN STREET TOWNHOMES 3 STORY ELEVATIONS	Cultivate Communities Real Estate, LLC P.O. Box 570248 Atlanta, Georgia 30309	PROPERTY DESCRIPTION LOT/EASEL: n/a BOOK/BLK: n/a COUNTY: Cobb STATE: GA	DIVISION PROJECT NO. SHEET NO. DATE	DESIGN & DRAWING PROVIDED BY: Jay L. Colgate 3040 Galloway Lane ATLANTA, GA 30305 PHONE: 404.525.1111 FAX: 404.525.1112 WWW: www.colgate.com
	Date: 12-20-2023 Drawn By: JLC Check By: JLC		PROJECT NO.: 23-001 SHEET NO.: 5	RESIDENTIAL	DIVISION: RESIDENTIAL PROJECT NO.: 23-001 SHEET NO.: 5 DATE: 12/20/23

Material & Color Examples

803, 805, 829, 837, 845, 847, and 861 Main Street.



Exterior Paint:
SW 2802 Rookwood Red
(Victorian).



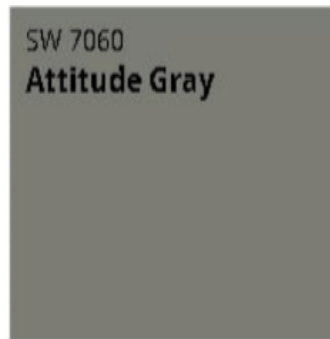
Exterior Paint:
SW 2806 Rookwood Brown
(Victorian)



Exterior Paint:
SW 2851 Sage Green Light



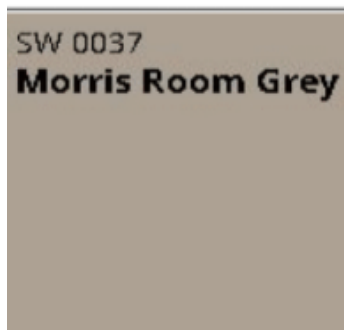
Exterior Paint:
SW 7748 Green Earth



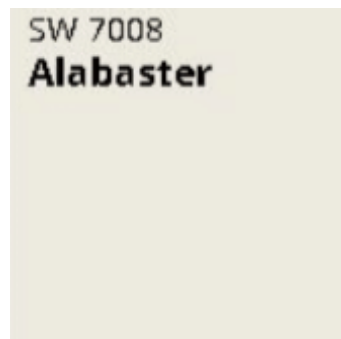
Exterior Paint:
SW 7060 Attitude Green



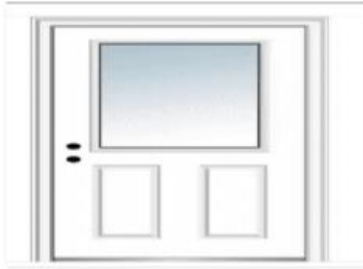
Exterior Paint:
SW 2845 Bunglehouse Gray
(Arts & Crafts)



Exterior Paint:
SW 0037 Morris Room Grey
(Arts & Crafts)



Exterior Paint:
SW 7008 Alabaster



Exterior Front Door to be painted accent color
Style 1/2 Lite Clear 2 Panel Primed Fiberglass



Garage Door
Style Clopay Size 8ft x 8ft insulated door



Front Porch Railings
Style Black Aluminum 36" H



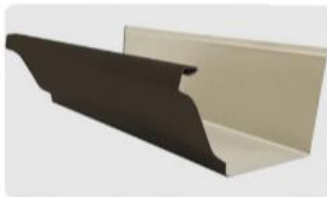
Roof Shingle or Standing Seam Metal Roof
Style ***** / Size *****



Metal Awnings / Canopy over front doors
Eyebrow Awning Metal Dark (Alternative)



Exterior Lighting at Front Doors
Style Wall Sconce Black Outdoor Light



6" x 10' 0.027" Aluminum
K-Style Gutter Dark Bronze

Gutters & Downspouts
Style K Style Dark Bronze / Size 6"



Windows Type A (Bedrooms / Garage)
Style Black Vinyl / Size 3052



Windows Type B (Bathroom / Laundry)
Style Black Vinyl / Size 2032



Exterior Lighting at Front Doors
Style LNC Light Black Outdoor Light



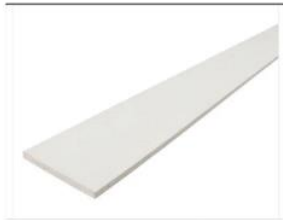
Windows Type C (Kitchen)
Style Black Vinyl / Size 2832



Windows Type D (Living / Dining)
Style Black Vinyl / Size 2852



Typical Brick to be painted
Manufacturer: Oldcastle Size 2"x7"



Corner Boards primed to be painted
Size 1"x4"x8' Radiata Pine Finger Joint



Seam Cover Board to be painted
Size 1" x 10' x 16' Primed Pine Finger-Joint



4x8 T-111 Siding to be painted w 1x2
verticals



Hardi Board primed for paint HZ10 5/16" x 8.25"
Manufacturer: James Hardie or Equivalent



Hardi Shingle / Plank primed to be painted
Manufacturer: James Hardie or Equivalent



Hardi Trim primed to be painted
Manufacturer: James Hardie or Equivalent



Faux Stone Siding Panels 4x8 (Alternate)
Manufacturer - UREStone or Equivalent



Landscape Shrub
Knock Out Roses



Landscape
Lime Hardy Hydrangea (Green to Pink Flowers)



Driveway Pavers
Style Modern / Size TBD



Rheem Select 14.3 SEER2 Two System

IMPACT SUMMARY

The proposed project meets the current district standards and is compatible with the city's land use development, plans, goals, and objectives of the Downtown Main Street District. The project's design is in harmony with the general character of the vicinity, including building materials, placement, height, land use patterns, and consistency of exterior architectural treatment. The design is physically and aesthetically related and coordinated with other elements of the 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 Approval of the proposed project with the following recommendations:

1. Include an additional type of metal awning/canopy to complement the eyebrow arch to further provide a difference in appearance of each unit.
2. Take away one of the windows and provide 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.
3. The roof should be shingled.
4. Include wrought iron 4 ft. fence in front of buildings with gate access so that each unit can have a small space, may need to adjust the direction of the front porch steps.

- Approval with Recommendations
 Denial
 Approve with Conditions