



CITY OF FOREST PARK

Planning & Community Development Department
785 Forest Parkway
Forest Park, Georgia 30297
(404) 366-4720

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: July 19, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Thomas Cobb

Address: 2951 Flowers Road South, Suite 119

City/State: Atlanta, GA 30341

PROPERTY INFORMATION

Site Address: 100 Metcalf Extension Road.

Current Zoning: Gillem District (GZ)

Parcel Number: 12178 207002

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 219,375 SF warehouse distribution building at 100 Metcalf Extension Road. The current location is a vacant lot on approximately 16+/- acres of land.

Front Façade Material & Colors

Siding: Concrete Tilt Panel, Insulated Metal

Roof: Prefinished Metal Coping

Exterior Gutters: Twall – Gutter and Prefinished Metal Gutter

Window: Future Louver Knockout

Window: Clerestory Dock Windows

Doors: Insulated Metal Drive-In Door, Insulated Metal Dock Doors

Tenant Signage: Building Address Signage and Tenant Signage

Ladder: Steel Roof Access Ladder

Canopy: Prefinished Metal Bullnose Canopy

Side Façade Material & Colors Facing East

Siding: Concrete Tilt Panel

Roof: Prefinished Metal Coping



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- Exterior Gutters:** Twall - Gutter
- Window:** Storefront Windows
- Window:** Clerestory Windows
- Tenant Signage:** Building Address Signage and Tenant Signage

Side Façade Material & Colors Facing West

- Roof:** Prefinished Metal Coping
- Exterior Gutters:** Twall – Gutter
- Window:** Clerestory Knockout
- Siding:** Concrete Tilt Panel

Rear Façade Material & Colors

- Siding:** Concrete Tilt Panel
- Roof:** Prefinished Metal Coping
- Exterior Gutters:** Twall – Gutter
- Rear Door:** Storefront Glazing
- Door:** Hollow Metal Door
- Window:** Spandrel Glazing
- Window:** Clerestory Windows
- Lighting:** Exterior Wall Pack Lighting
- Canopy:** Prefabricated Entry Canopy

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Gillem District (GZ)	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Gillem District (GZ)

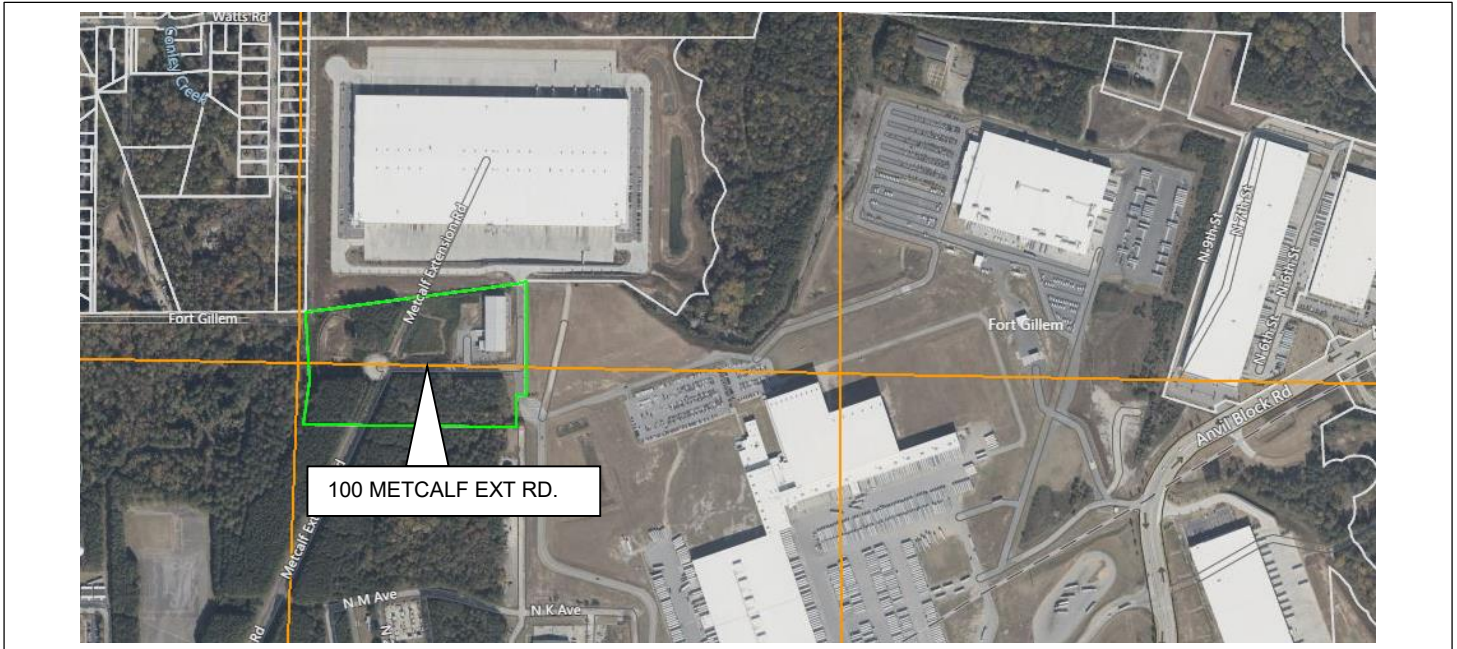


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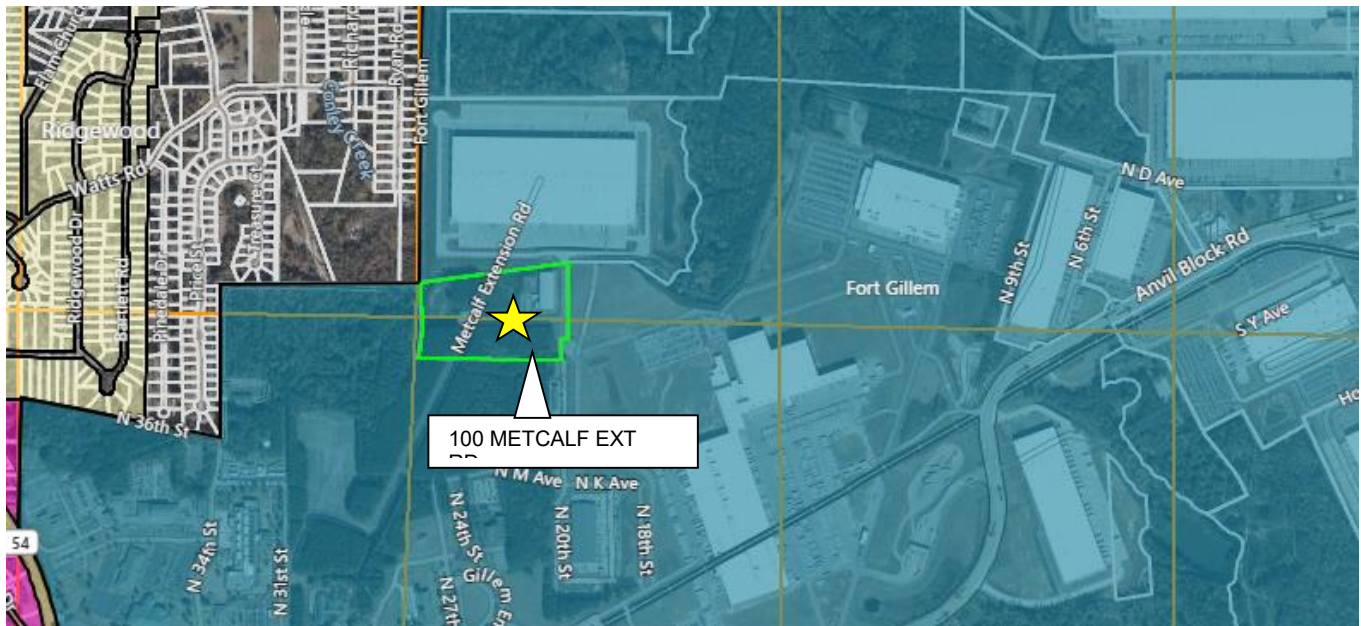
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AERIAL MAP

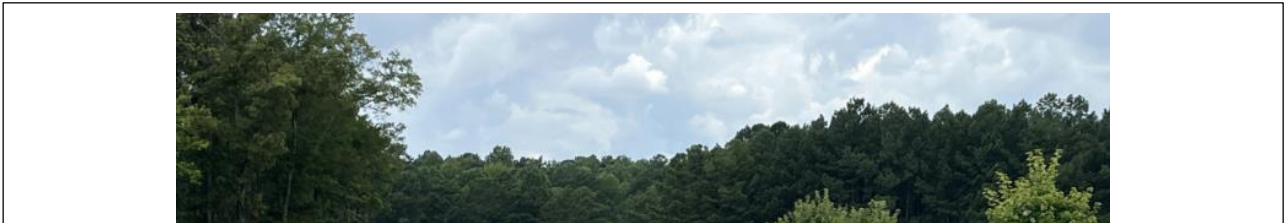


ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





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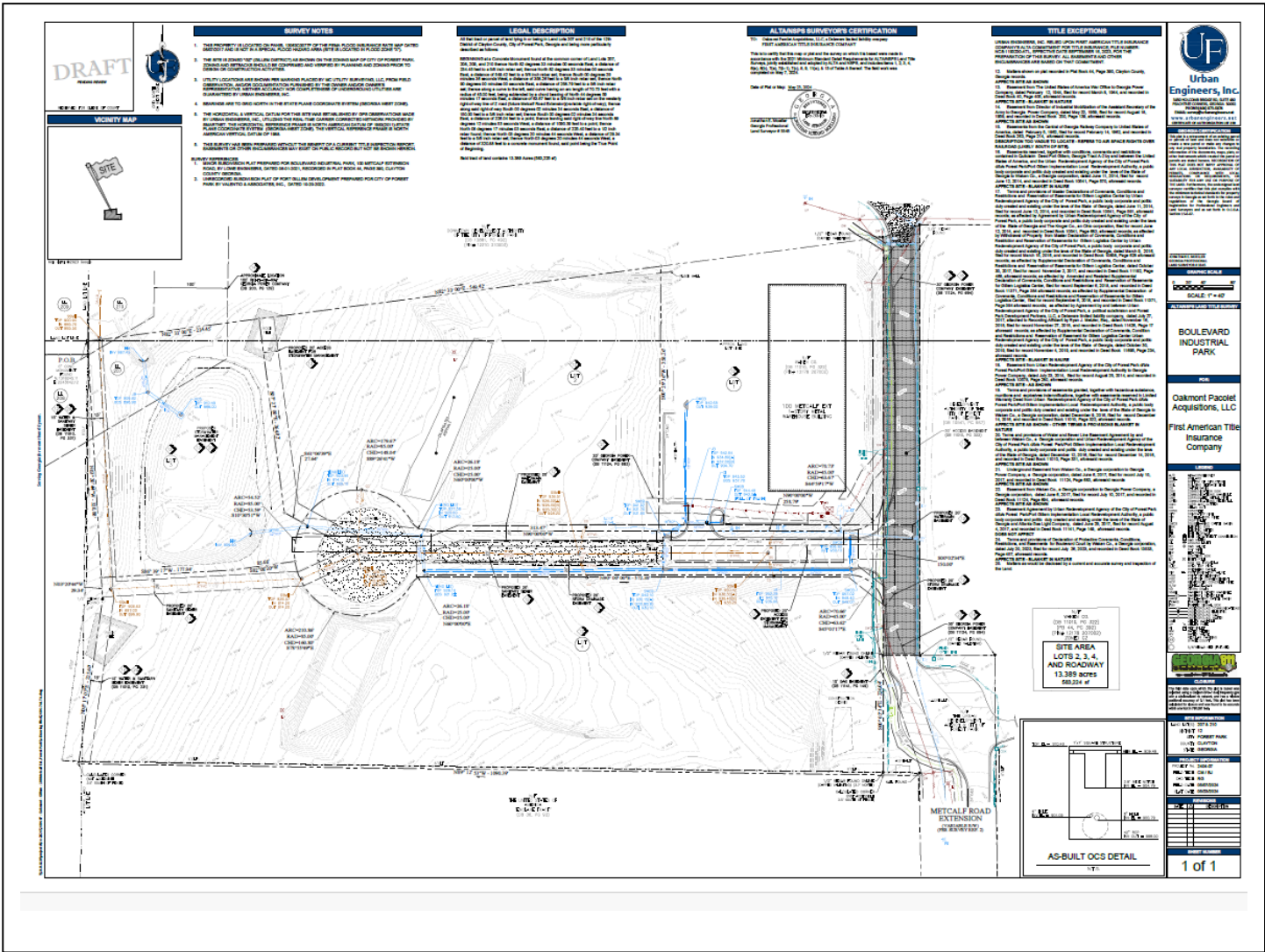


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EXISTING SURVEY





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NEW SITE PLAN



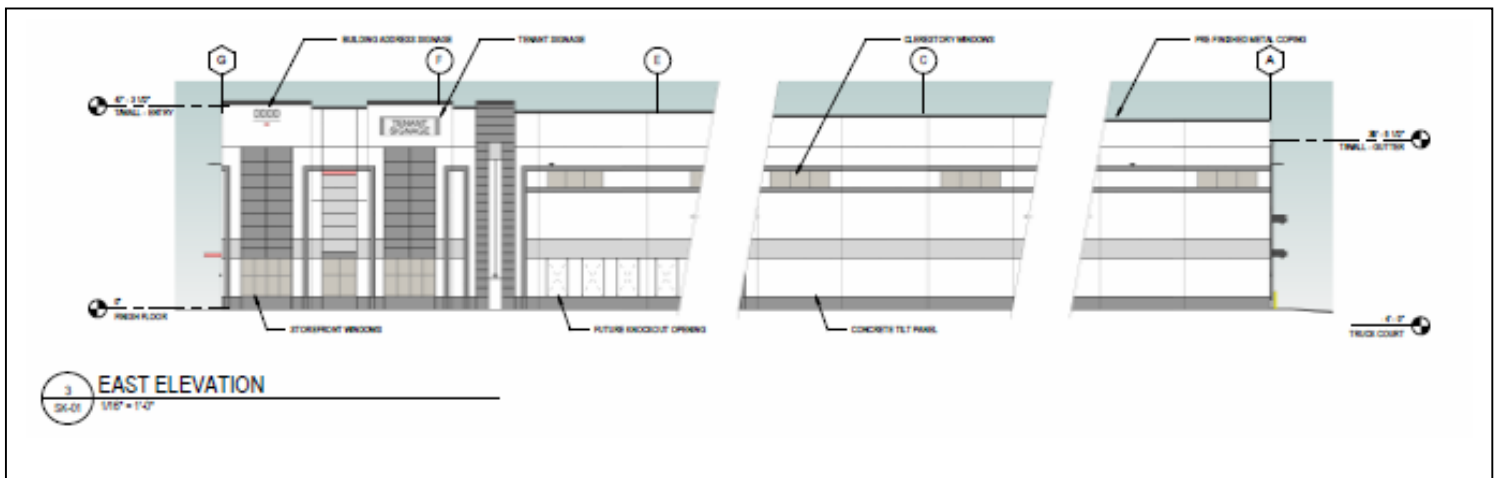
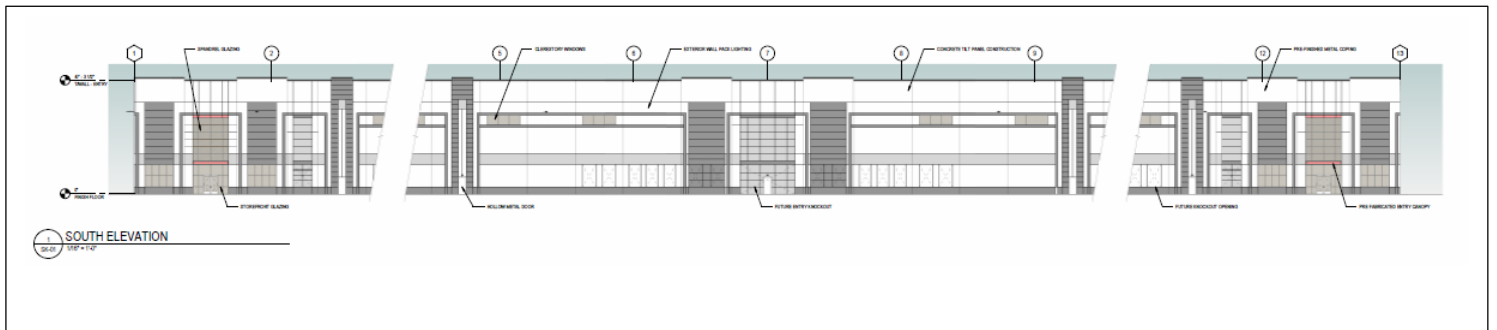
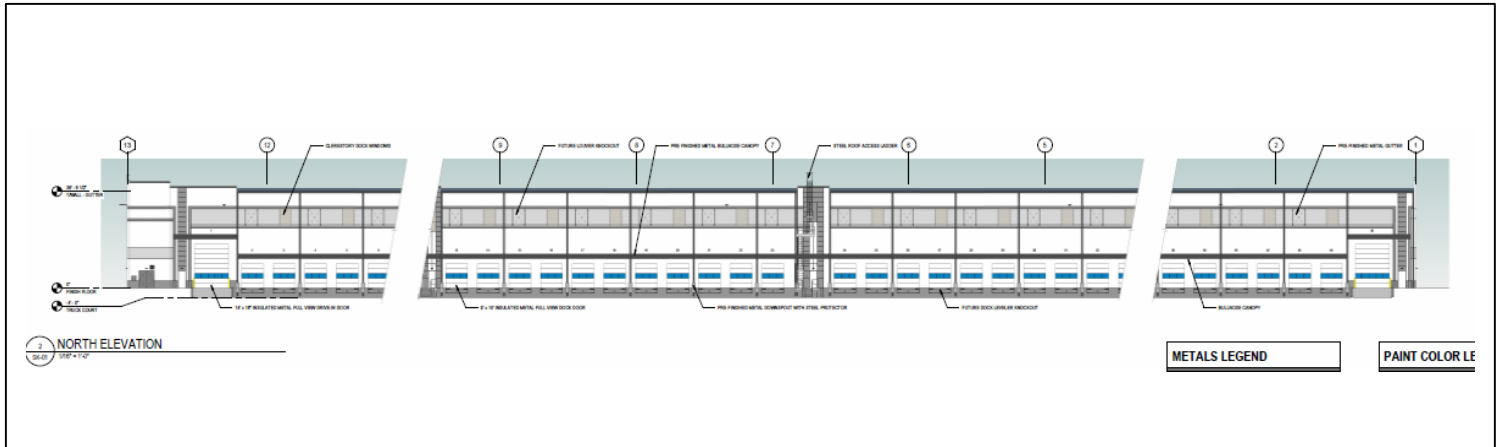


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ELEVATIONS





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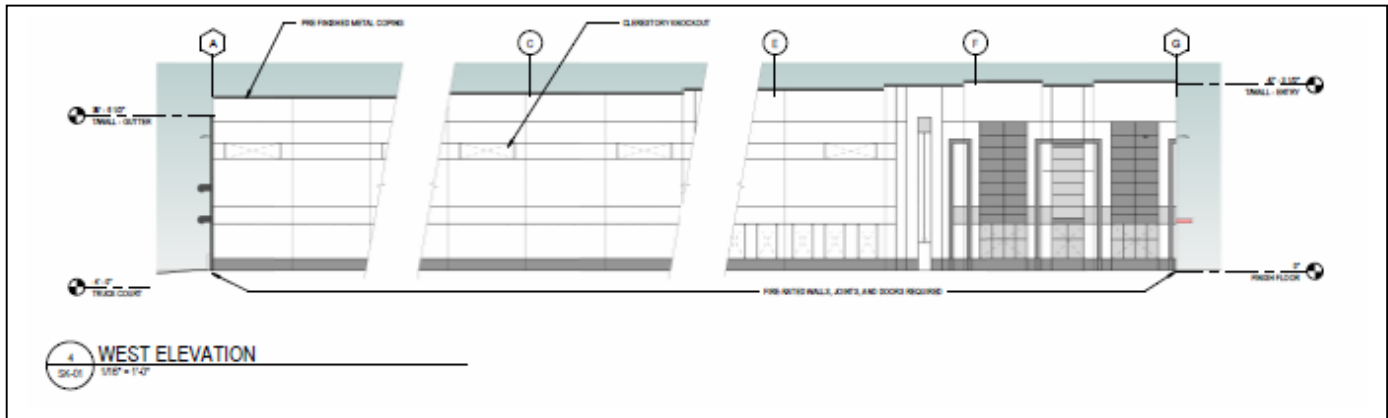
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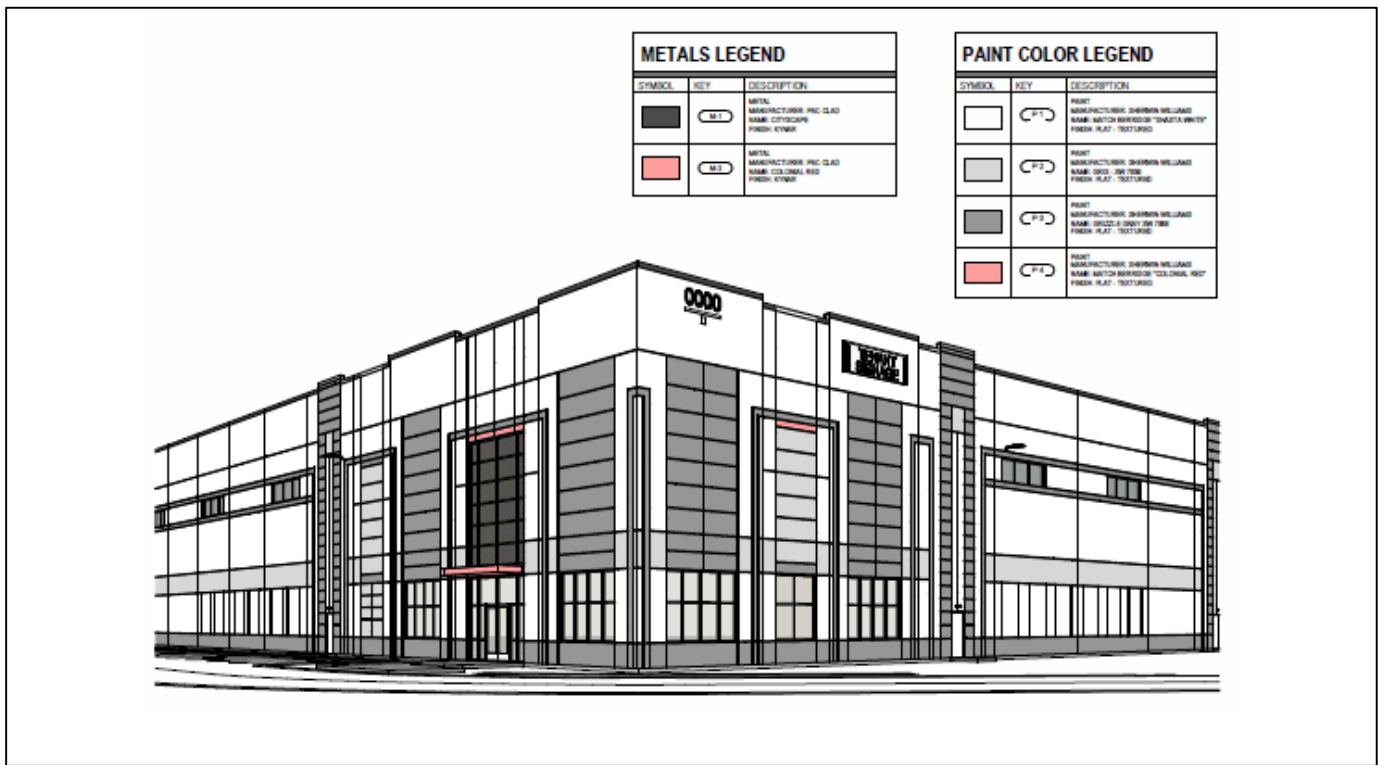
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4 WEST ELEVATION
3/21/17





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ARCHITECTURAL RENDERING



OAKMONT
INDUSTRIAL GROUP

Rendering
Development By OAKMONT

OAKMONT GILLEM

FORT GILLEM
CITY OF FOREST PARK, GEORGIA

12 JUNE 2024
2023372.00





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— city from nature —

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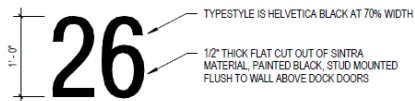
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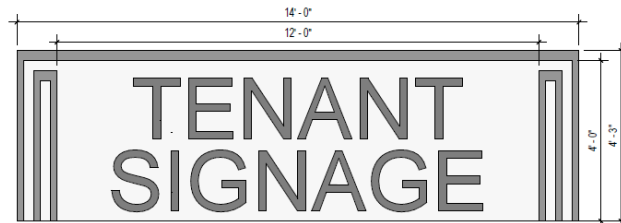
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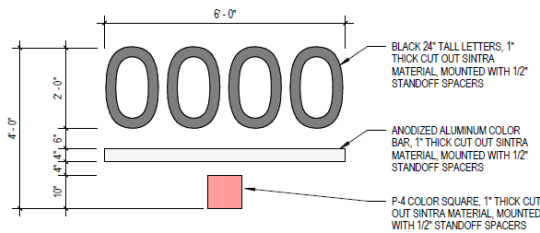
EXTERIOR SIGNAGE



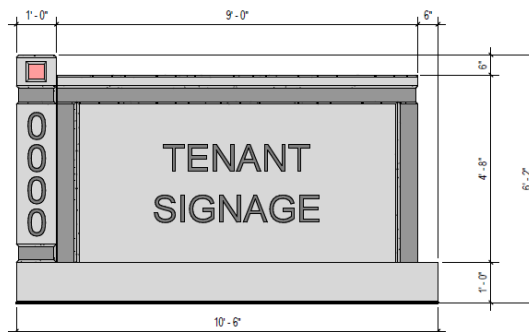
EXTERIOR DOCK SIGNAGE



BUILDING TENANT SIGNAGE



BUILDING ADDRESS SIGNAGE



MONUMENT SIGN

OAKMONT INDUSTRIAL GROUP

BUILDING SIGNAGE
Development By OAKMONT

OAKMONT GILLEM

FORT GILLEM
CITY OF FOREST PARK, GEORGIA
CLAYTON COUNTY

12 JUNE 2024
2023372.00



30 x 11.00 in

Material & Color Examples



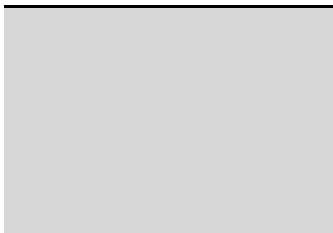
Exterior Siding:
Manufacturer Metal
Name: Cityscape
Finish: KYNAR.



Exterior Siding:
Metal Manufacturer
Name: Colonial Red
Finish: KYNAR



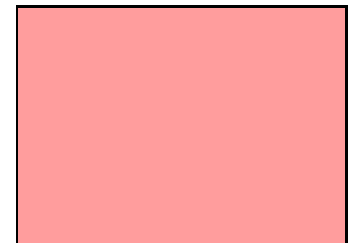
Exterior Color:
Color: SW SHASTA
WHITE
Finish: Flat - Textured



Exterior Color: GRIS
SW: 7659



Exterior Color: GRIZZLE
GRAY. SW 7068



Exterior Color: MATCH
BERRIDGE "COLONIAL RED"



Exterior Siding:
Concrete Tilt Panel



Windows:
Clerestory Windows



Exterior Gutters:
Color: Gray
Prefabricated metal gutter



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Recycled Plastic Picnic Table:
Color: Brown



Single Recycled Plastic Trash Can:
Color: Brown

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