

**URBAN DESIGN REVIEW BOARD
STAFF REPORT
Meeting Date: July 18, 2025**

Prepared By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval with Conditions

APPLICANT INFORMATION

Name: Kirk Dunn, CDG

Address: 5550 Peachtree Parkway, Peachtree Corners, GA 30092

Site Address: 0 Fort Gillem

Ward: 3

Acreage: 47.19

Current Zoning: Gillem (GZ) District

Parcel ID Number: 12210 210004

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the proposed development of a two-building data center complex located on a 10-acre, heavily wooded, vacant parcel within the Gillem District (GZ).

The project includes two tilt-up concrete structures: Building 1, a two-story 1,600,000-square-foot facility, and Building 2, a two-story 200,000-square-foot facility. Both buildings feature glass curtain walls and defined main entrances to create a modern, visually accessible façade. Architectural design elements include a TPO (thermoplastic polyolefin) roofing system for durability and energy efficiency, along with platinum pre-finished aluminum curtain wall panels that present a sleek, industrial aesthetic. The fenestration consists of aluminum windows with aluminum-clad trim and surrounds, while building entries are highlighted with glass doors framed in metal. Each utility entrance is further distinguished by a minimalist aluminum canopy.

In addition to the primary structures, the site plan incorporates the development of a 10-acre electrical substation, internal access drives, a security guard house, surface parking areas, utility infrastructure, a stormwater management facility, and a comprehensive landscaping plan

designed to soften the industrial character of the site and address tree loss resulting from site clearing.

The applicant initially presented the project to the Urban Design Review Board on June 20, 2025, at which time the item was tabled. They have returned today seeking approval of the architectural design. Since the initial presentation, the applicant has submitted an updated site plan, a revised landscape buffer, and additional information addressing sound mitigation measures to reduce potential impacts on adjacent residential properties.

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 proposed design reflects the character and quality of nearby developments and is consistent with the established architectural context of the surrounding area. The site, located within the Gillem District (GZ), is in proximity to other warehouse and distribution center uses.

(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;

The design components are thoughtfully planned to be physically and aesthetically cohesive, ensuring coordination with both the overall project and the surrounding environment.

Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Outside of City Limits	East	Gillem District (GZ)
South	Gillem District (GZ)	West	Outside of City Limits

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

The site lacks prominent scenic views or distinctive natural features.

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

The design does protect adjacent properties from negative visual impact. The proposed project is located in the Gillem District (GZ)

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

The secondary building is consistent in exterior form and design with the primary building.

Front Façade Material & Colors

Siding: Platinum Pre-finished Aluminum Curtain Wall Panels

Roof: TPO Roof

Window: Aluminum Windows with Aluminum Clad Trim/Surround

Door: Glass entry doors with metal perimeter

Canopy: Aluminum Utility Entry Canopy

Side Façade Material & Colors Facing East

Siding: Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel (**Building 1 & 2**)

Roof: TPO Roof (**Building 1 & 2**)

Window: Aluminum Windows with Aluminum Clad Trim/Surround (**Building 1 & 2**)

Window: Glazed curtain window wall system (**Building 1 & 2**)

Trim: Metal Paneling – Pre-finished aluminum curtain wall panels – Black (**Building 1 & 2**)

Door: Glass entry doors with metal perimeter (**Building 2**)

Canopy: Aluminum Utility Entry Canopy (**Building 2**)

Side Façade Material & Colors Facing West

Siding: Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel

Roof: TPO Roof

Canopy: Aluminum Utility Entry Canopy

Façade Material & Colors Facing South

Siding: Metal Paneling – Prefinished Aluminum Curtain Wall Panels, Precast Concrete wall Form liner Panel (**Building 1 & 2**)

Roof: TPO Roof (**Building 1 & 2**)

Window: Aluminum Windows with Aluminum Clad Trim/Surround (**Building 1 & 2**)

Window: Glazed curtain window wall system (**Building 1 & 2**)

Door: Glass entry doors with metal perimeter (**Building 1**)

Trim: Metal Paneling – Pre-finished aluminum curtain wall panels – Black (**Building 1 & 2**)

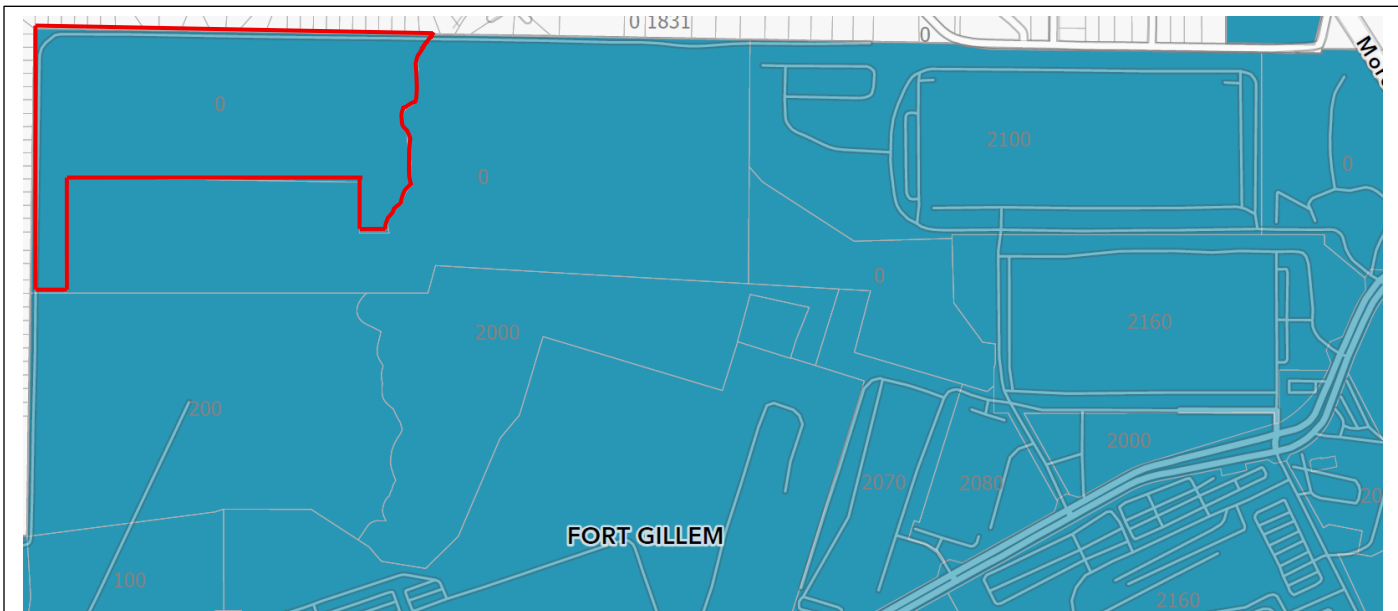
Canopy: Aluminum Utility Entry Canopy (**Building 1**)

Canopy: Aluminum Loading Dock Canopy

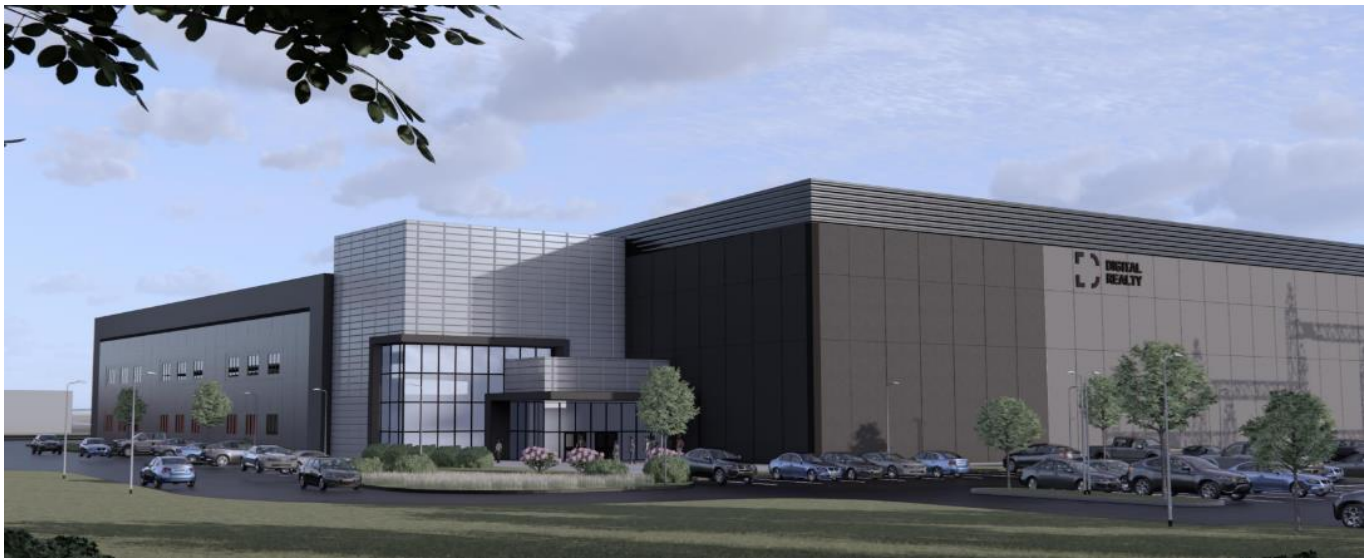
AERIAL MAP



ZONING MAP

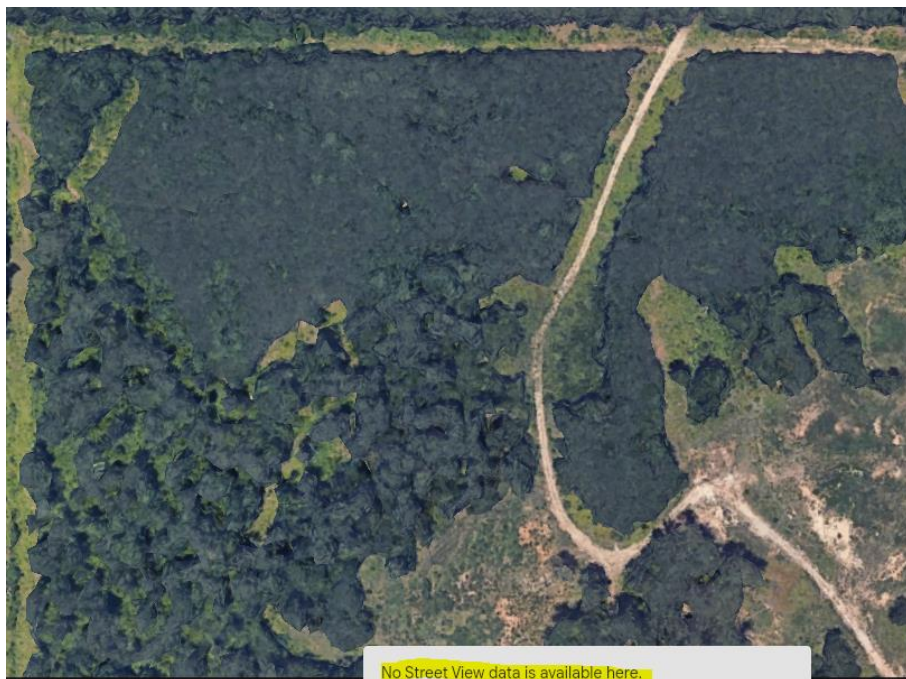


SITE RENDERING

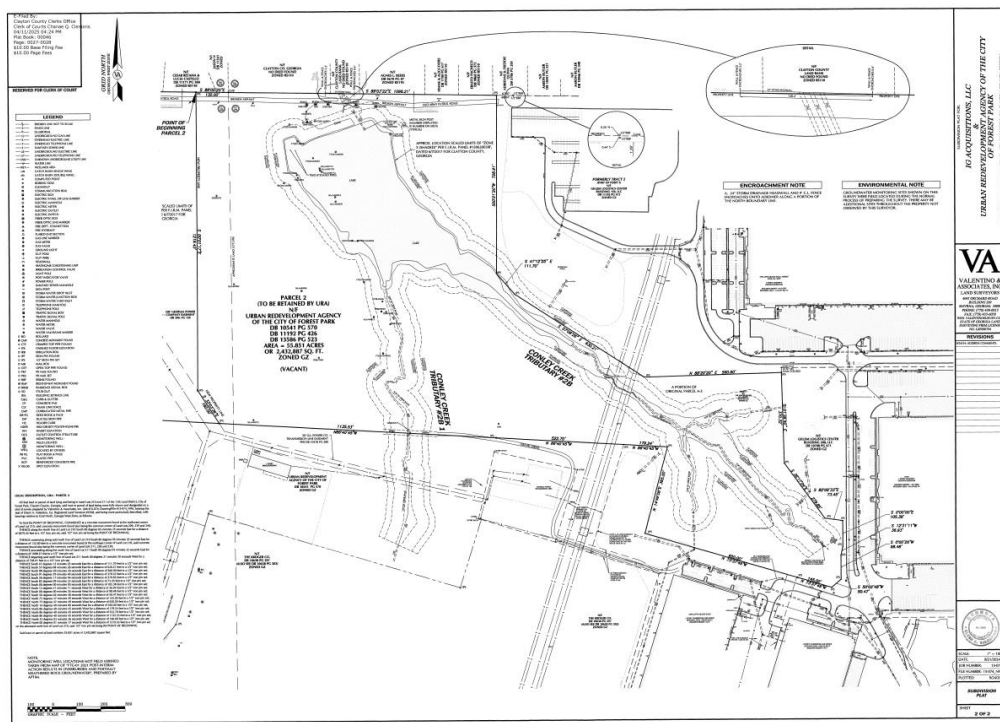


CURRENT CONDITIONS – PHOTOS

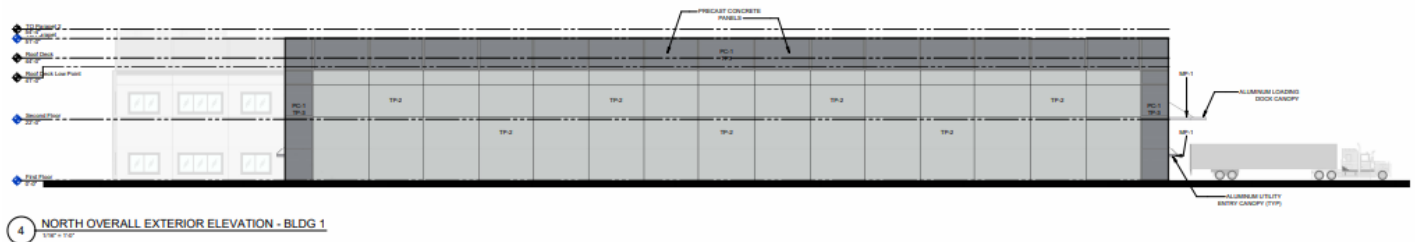
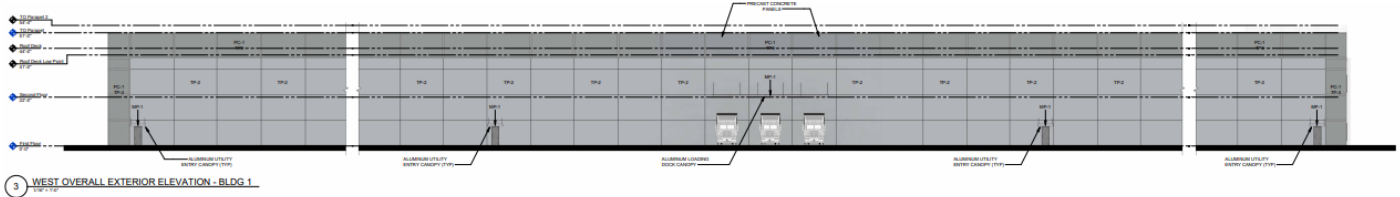
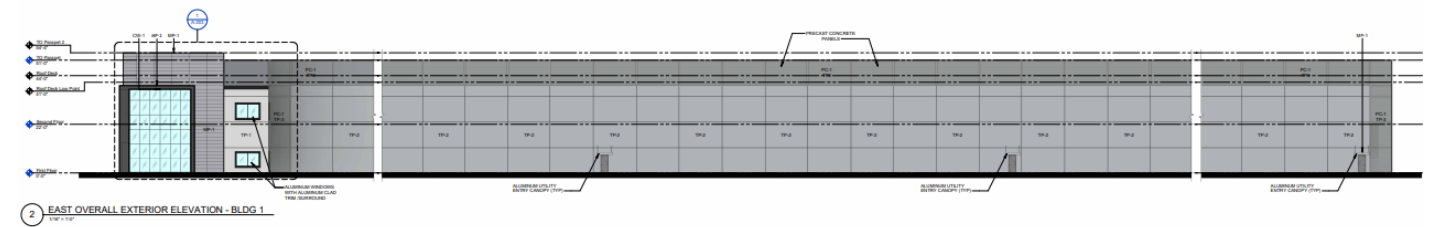
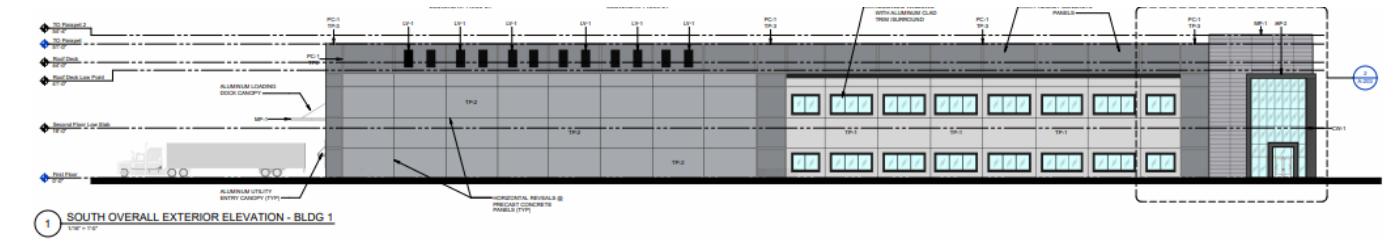
Current site photos could not be taken due to limited road access. The site is presently vacant and densely wooded.



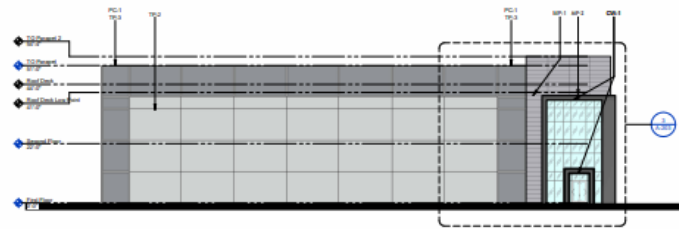
No Street View data is available here.



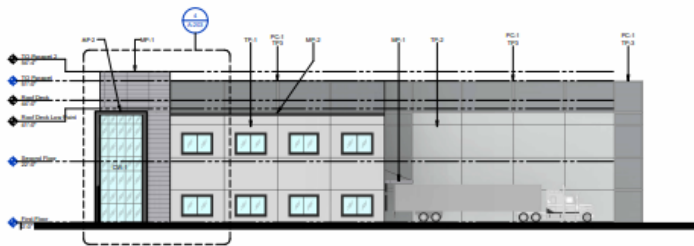
BUILDING 1 ELEVATIONS



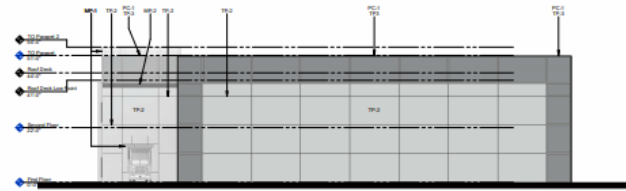
BUILDING 2 ELEVATIONS



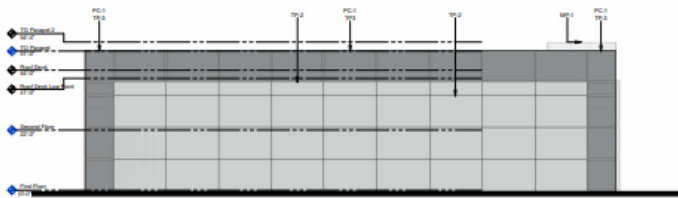
1 SOUTH OVERALL EXTERIOR ELEVATION - BLDG 2
1/8" = 1'-0"



2 EAST OVERALL EXTERIOR ELEVATION - BLDG 2
1/8" = 1'-0"

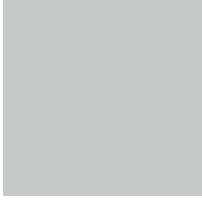


3 WEST OVERALL EXTERIOR ELEVATION - BLDG 2
1/8" = 1'-0"

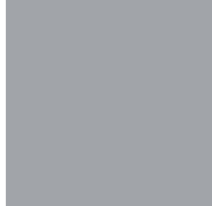


4 NORTH OVERALL EXTERIOR ELEVATION - BLDG 2
1/8" = 1'-0"

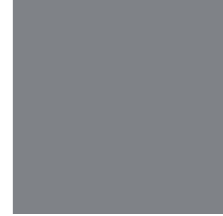
MATERIAL & COLOR EXAMPLES



Exterior Paint: Match
SW7071 Gray Screen Light
Texture



Exterior Paint: Match
SW7073 Network Gray
Light Texture



Exterior Paint: Match
SW7074 Software Gray
Light Texture



Siding: Pre-finished
Aluminum Curtain



Siding: Pre-finished Black
Curtain



Siding: Fitzgerald Form
liners Precast Concrete
Pattern



Windows: Anodized
Aluminum Stain Finish
Glazed Curtain Window



Windows: 1" Insulated
Glazing (Solar Cool Solar
Gray Reflective Surface on
1st Surface, Clear on
Inboard Surface)



Windows: 8' Tall Black
Metal Ornamental
Security Fence
(AMERIMAR IMPASSE
II GAUNTLET)

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 **APPROVE WITH CONDITIONS** the proposed project.

- ☐ Approval
- ☐ Denial
- ☒ Approved with Conditions

To ensure compatibility and minimize impacts on adjacent residential properties, the conditions are as follows:

1. The side of the building facing the residential properties shall feature an enhanced façade incorporating thoughtful design elements and a mix of materials to improve visual interest and better integrate with the neighboring homes, given its close proximity.
2. The exterior walls must be soundproofed using a double-wall system, resilient clips, and a Green Glue noise control system.
3. All existing trees along the north and west perimeters of the property must be preserved.
4. An 8-foot obscuring wall shall be installed along the north and west sides of the site. An "obscuring wall" refers to a masonry structure made of brick, stone, or similar materials, designed to block views and reduce sound transmission.
5. A 15-foot-wide buffer zone shall be planted with vegetation at least eight feet in height to provide a visual screen. All landscaping must be irrigated and properly maintained.
6. Outdoor lighting, if used, must be anti-glare, located on the interior of the site, and angled to prevent light spillover beyond the north and west property lines. The maximum height for light poles is fifteen feet.