

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: July 18, 2025

Prepared By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Tony Terrell

Address: 449 Trousseau LN, McDonough, GA 30252

Site Address: **5116 Sargent Street**

Ward: 3

Acreage: **0.208 +/-**

Current Zoning: Single Family Residential (RS), recently rezoned to Two Family Residential District (RT) District

Parcel ID Number: 13080A E005

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the remodeling and construction of a two-family duplex located at 5116 Sargent Street, within the recently rezoned Two-Family Residential (RT) District in the City of Forest Park. This request is part of the final step in the overall land use and development approval process to move forward in obtaining final approval and certificate of occupancy.

The subject property was previously zoned RS (Single-Family Residential). On June 3, 2025, the applicant appeared before the Mayor and Council and received approval to rezone the property from RS to RT to accommodate the two-family use. Following that, on June 20, 2025, the applicant went before the Planning Commission and was granted approval of the necessary variances to support the existing development on the site.

It is important to note that construction of the duplex was completed prior to receiving architectural review approval from the UDRB and before finalizing the rezone and variance applications. As such, the applicant is now seeking retroactive conceptual design approval to bring the project into full compliance with the city's design standards and review procedures. The purpose of this review is to assess the architectural design and compatibility of the

remodeled structure with the surrounding neighborhood, consistent with the design intent of the RT zoning district and the goals of the City of Forest Park's planning framework.

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 consistent with the character and scale of nearby residential developments and reflects the intent of the RT zoning district.

(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 cohesive and relate well to the surrounding environment in both form and appearance.

(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 minimizes visual impact on adjacent properties through appropriate scale, setbacks, and residential character.

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

There is a storage shed on property as well.

ZONING CLASSIFICATIONS OF CONTIGUOUS PROPERTIES

Direction	Zoning & Use		Direction	Zoning & Use
North	RS: Single-Family Residential		East	RS: Single-Family Residential
South	RS: Single-Family Residential		West	RS: Single-Family Residential

Front Façade Material & Colors

Siding: James Hardie cement fiber board and batten on front face (alabaster - SW7008)

Roof: Architectural Singles (Atlas Coastal granite color)

Soffit & Fascia: James Hardie cement fiber

Window: White Vinyl , Double-Hung

Door: fiberglass material (sw7008 color)

Deck: pressure treated #1 lumber (color is natural - no stain or paint)

Stair: pressure treated #1 lumber (color is natural - no stain or paint)

Side Façade Material & Colors Facing East

Siding: JH lap cement fiber

Window: White Vinyl , Double-Hung

Side Façade Material & Colors Facing West

Siding: JH lap cement fiber

Window: White Vinyl , Double-Hung

Rear Façade Material & Colors

Siding: JH lap cement fiber

Roof: Architectural Singles (Atlas Coastal granite color)

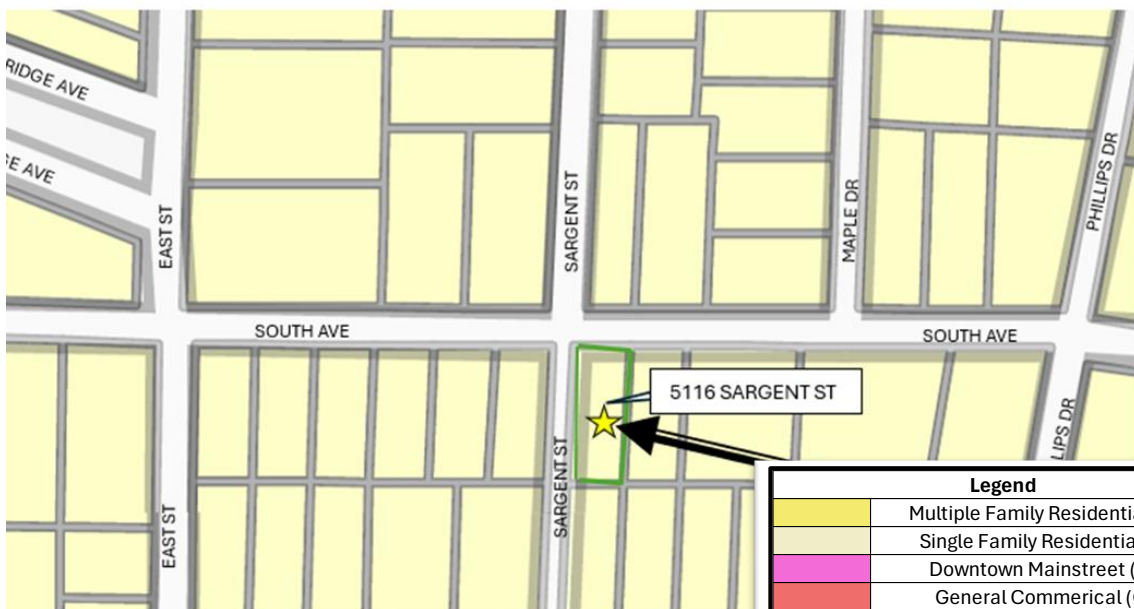
Window: White Vinyl , Double-Hung

Door: fiberglass material (sw7008 color)

AERIAL MAP



ZONING MAP

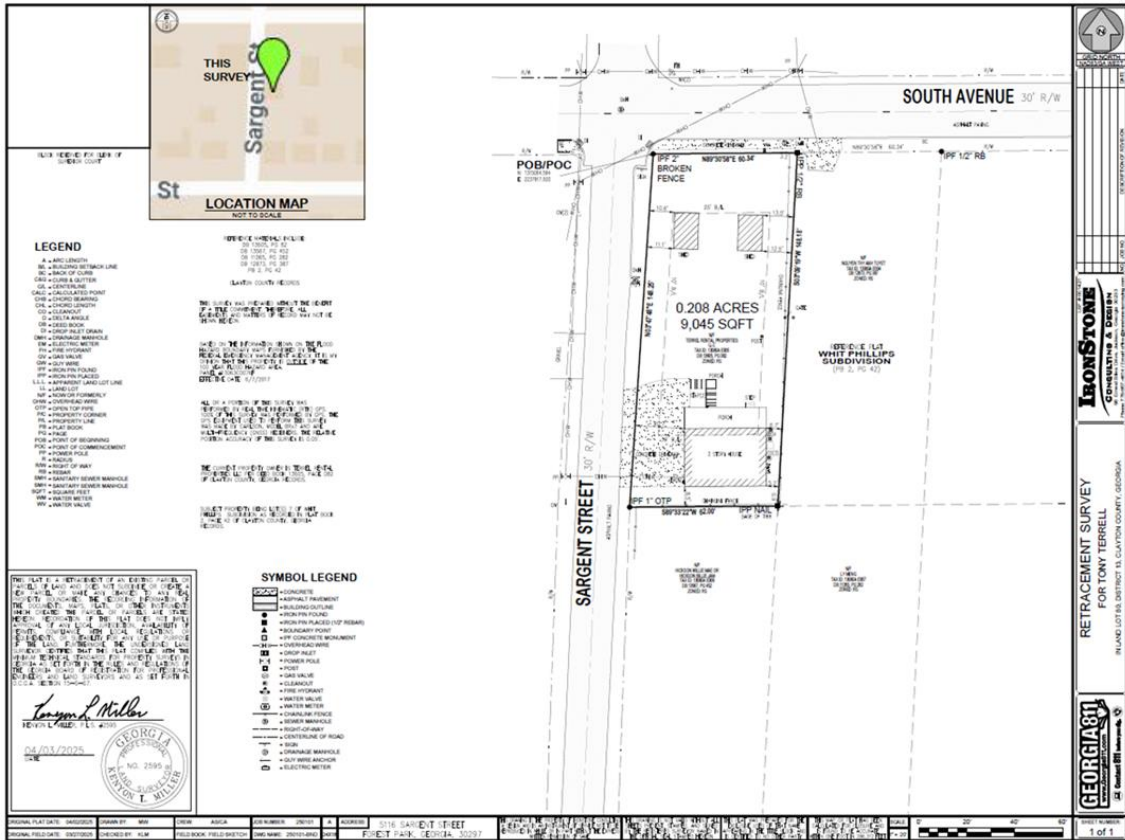


CURRENT CONDITIONS – PHOTOS





SURVEY



MATERIAL & COLOR EXAMPLES



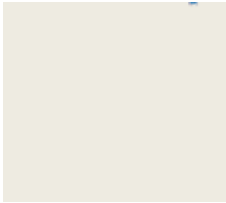
Exterior Siding: James
Hardie cement fiber board
and batten



Exterior Siding: JH lap
cement fiber



Roof: granite color-
(architectural Shingles)



Exterior Paint: alabaster
(SW7008)



Doors: fiberglass material
(sw7008 color)



Windows: White Vinyl ,



Deck & Stairs & Handrail:
pressure treated
#1 lumber (color is natural
- no stain or paint)



Gutters & Downspouts:
metal black

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