



# 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:** April 19, 2024

**Staff Report Compiled By:** SaVaughn Irons, Principal Planner

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** John & Taylor Knight

**Address:** 1601 Whitney St.

**City/State:** Fayetteville, GA 30214

#### PROPERTY INFORMATION

**Site Address:** 955 Slash Pine Rd.

**Current Zoning:** Single-Family Residential (RS)

**Parcel Number:** 13112C F024

#### 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 new construction home at 955 Slash Pine Rd. The current location is a vacant lot, The applicant is interested in constructing a new two-story home at this location. This update will be a completely new development construction home.

The façade that will be included in the newly built construction features a Royal Sovereign Charcoal 3-Tab Gable Shingles Roof that will remain consistent throughout all sides (front, rear, left and right) of the home and the featured exterior materials will be Vinyl siding. There will be a Louvered Gable Vent under the gable on Front, Left and Right side of the home, a white metal wrapped porch beam and white trim around all exterior doors and windows on all four sides. The new construction home will also feature a one car 8 x 7 Hillcrest Model 2000 garage painted white.

#### Front Façade Material & Colors

**Window Trim:** Vinyl 5" Window Trim (White) Two 3050 Double on second level and One 2850 Double on lower level

**Vinyl Soffit & Fascia:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)



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**Vinyl Siding:** 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)  
**Vinyl Shake:** Royal Portsmouth, Hand Split Cedar Shingle (Harvard Slate)  
**Frieze:** 1x6 Metal Wrap White  
**Louvered Gable Vent:** 12x24 Louvered Gable Vent White  
**8" PVC Square Columns:** 8" PVC Square Columns White  
**Vinyl Solid Soffit:** Vinyl Solid Soffit 1x12 ft Royal-Builder White  
**Wrapped Porch Beam:** Wrapped Porch Beam Metal Wrapped  
**Doors:** 3068 Textured Fiberglass 3/4 Insert w/ Grids- 3' x 6'8", ORB hinge, 4-Lite, 4-9/16 wall depth, 1 Pane  
**Roof:** 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)  
**Garage:** 8 x 7 Hillcrest Model 2000  
**Exterior Gutters & Downspout:** 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White

## Side Façade Material & Colors Facing East

**Upper Trim:** Vinyl 5" Window Trim (White) Two 3050 Double on second level and One 2850 Double on lower level  
**Exterior Trim:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)  
**Vinyl Soffit & Fascia:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)  
**Vinyl Siding:** 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)  
**Exterior Gutters & Downspout:** 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White  
**Roof:** 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)  
**Windows:** One 2850 Double on lower level, one 2450 Single on lower level, one 2030 Single on upper level, and two 2020 Fixed in second level

## Side Façade Material & Colors Facing West-

**Exterior Trim:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)  
**Vinyl Soffit & Fascia:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)  
**Vinyl Siding:** 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)  
**Exterior Gutters & Downspout:** 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White  
**Roof:** 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)  
**Windows:** One 2450 Single on lower level and one 2450 Single on Second level

## Rear Façade Material & Colors

**Upper Trim:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)



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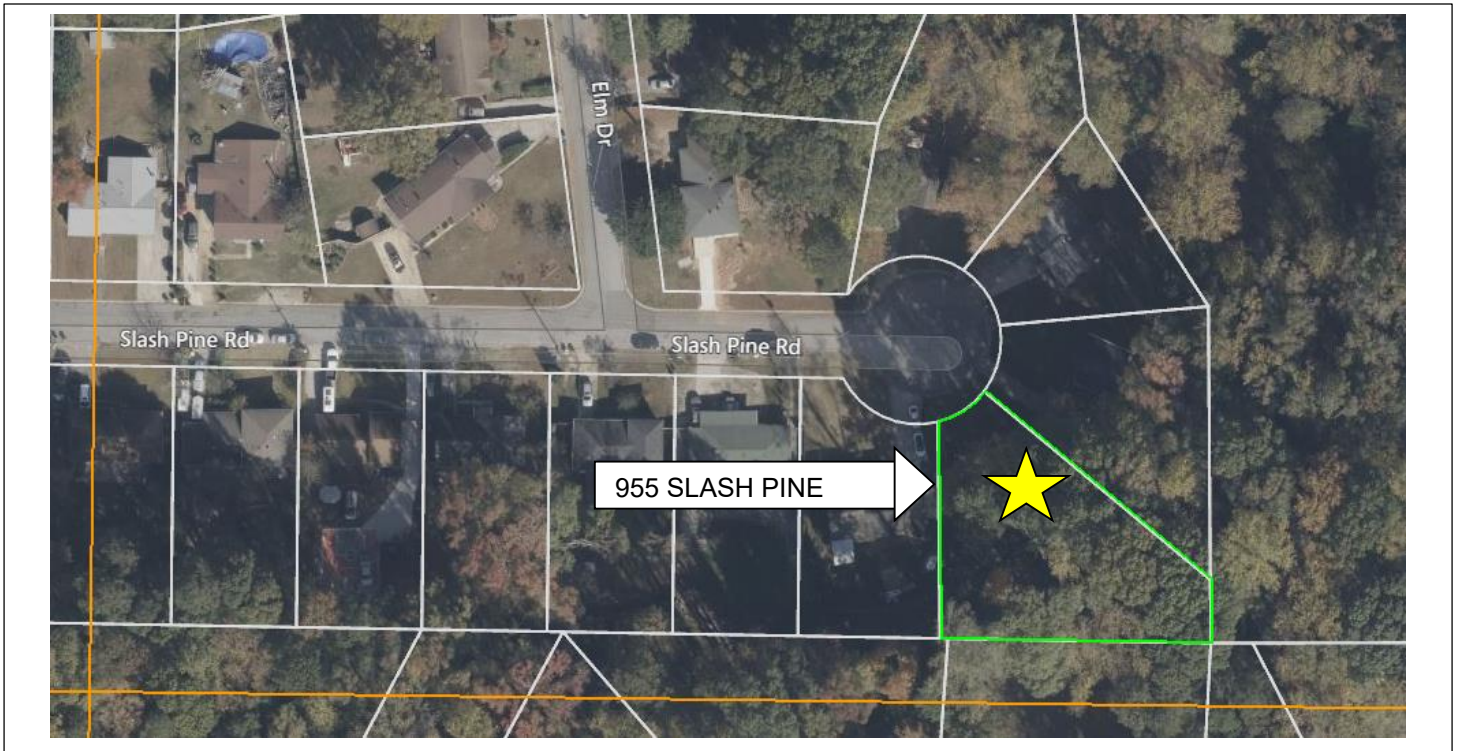
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**Exterior Trim:** Vinyl Soffit Royal-Builder 12" & Aluminum Fascia 6" (White)  
**Siding:** Vinyl Siding, 0.040 Royal-Crest 10" Double 5" - Dutch Lap (Heather)  
**Exterior Gutters & Downspout:** 5" K-Style Gutters and 3" x 4" Downspouts on the front of home in True White  
**Roof:** 3-Tab Turnkey Roof Shingles. 3-Tab GAF Royal Sovereign 25-year (Charcoal)  
**Windows:** One 3050 Double on second level and one 2030 Single on second level  
**Doors:** 2868 Steel Door, Full view Insert 2868 Steel Door, 2'8" x 6'8" Full view Insert, Tempered Clear, Brick Mold, For Rear of home to be painted in Iron Ore SW7069

### Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Single-Family Residential District (RS)	East	Single-Family Residential District (RS)
South	Outside of City Limits	West	Single-Family Residential District (RS)

### AERIAL MAP





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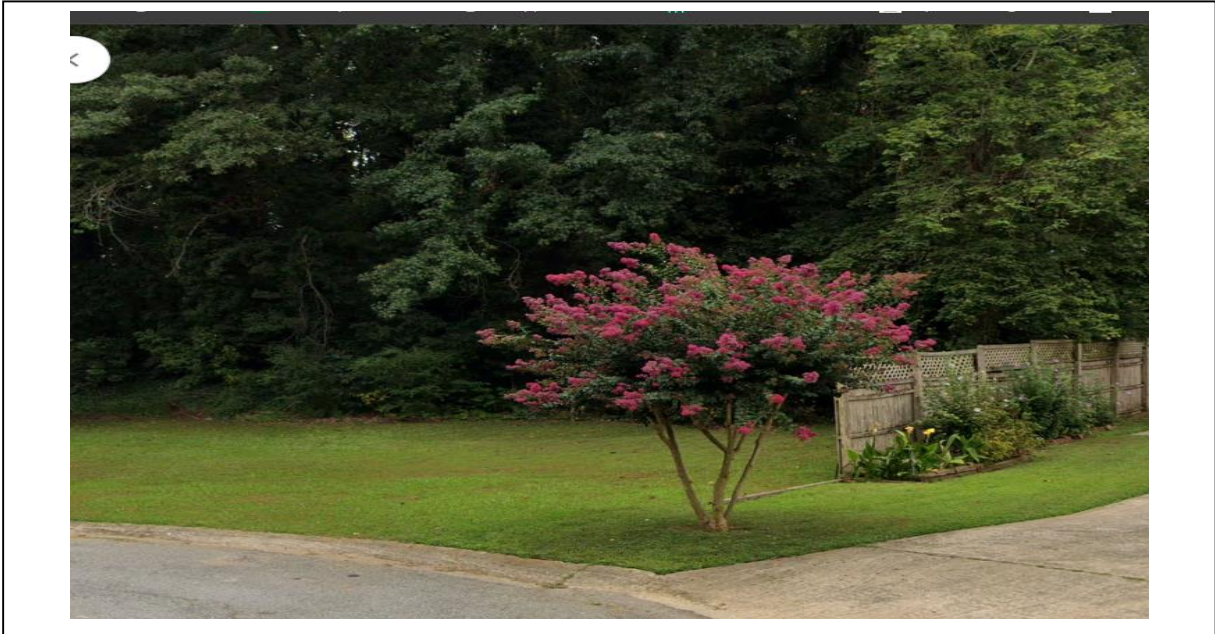
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## ZONING MAP



## CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE



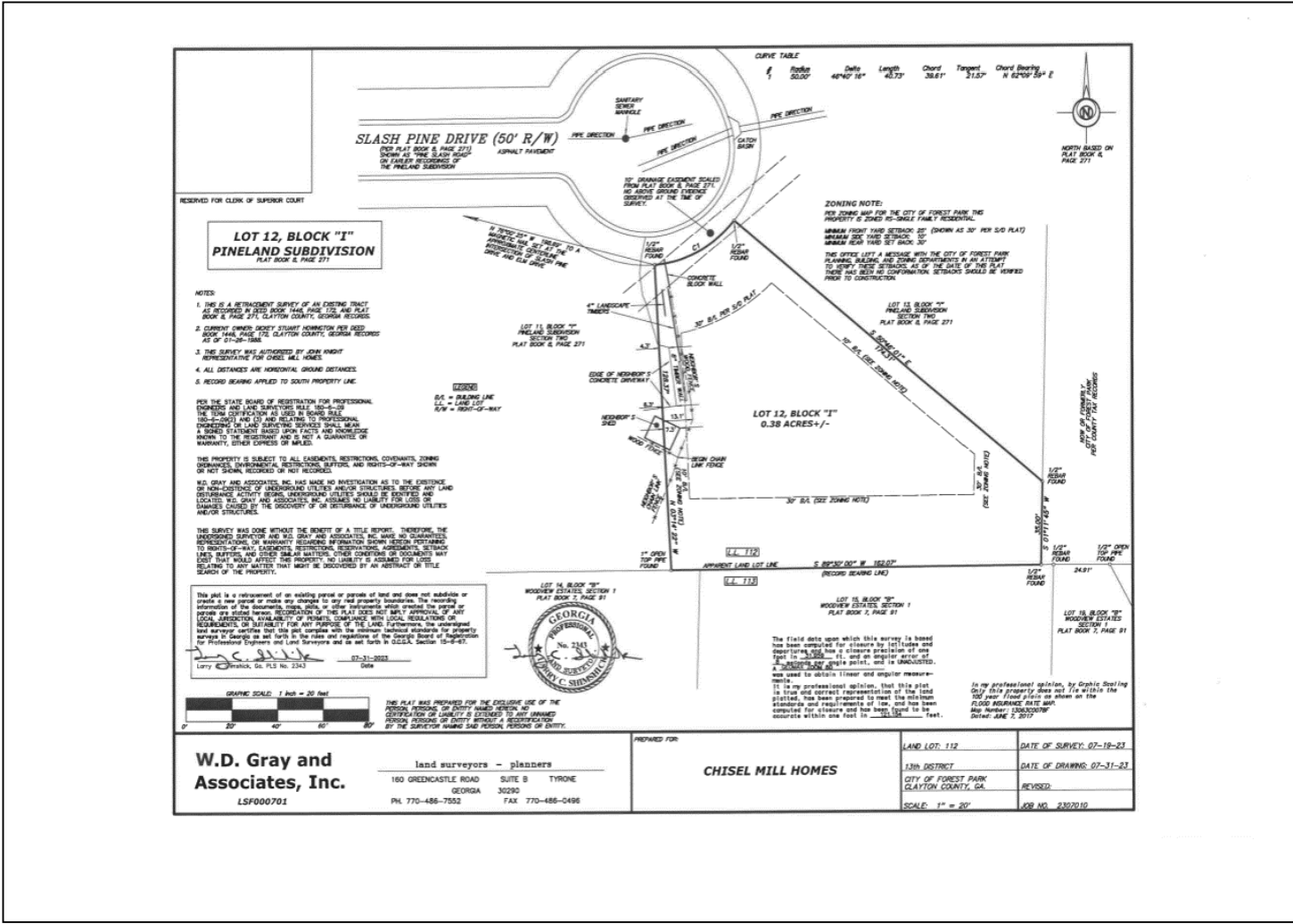


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## EXISTING SURVEY



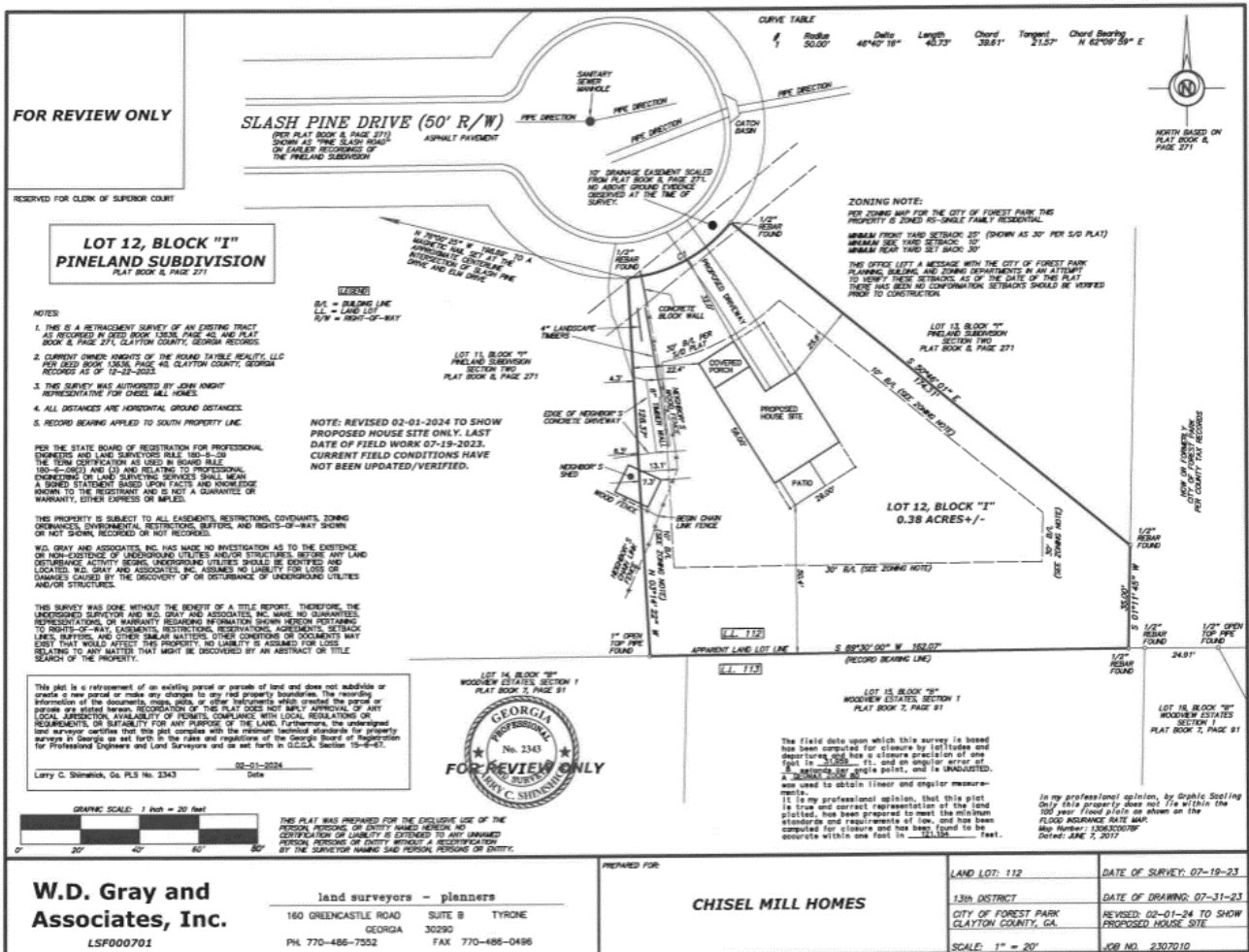


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## NEW SITE PLAN





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## PROPOSED STRUCTURE





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## ELEVATIONS



ResidentialRendering.com

**Front Elevation**



ResidentialRendering.com

**Rear Elevation**





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 ResidentialRendering.com

**Right Elevation**



 ResidentialRendering.com

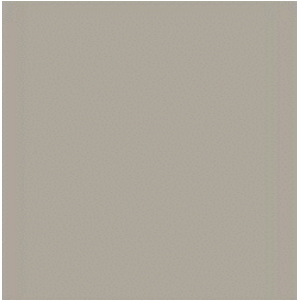
**Left Elevation**



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## Material & Color Examples



**Exterior Paint:**  
Color #aea89c Heather.



**Exterior Paint:**  
Color #908e85 Harvard  
Slate



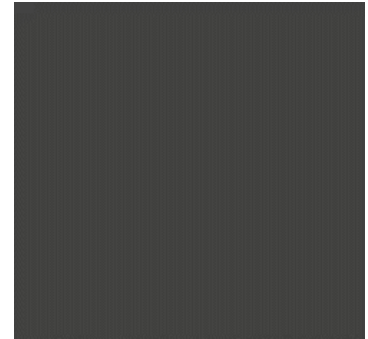
**Exterior Siding:**  
For Main Exterior



**Exterior Siding:**  
Will be used on front elevation  
under gable. Shaker Style.



**Roof:**  
3-Tab Turnkey  
Color - Charcoal



**Exterior Door:**  
SW 7069 Iron Ore



**Front Door:**



**Rear door style Only:**  
Will be painted SW7069 Iron Ore



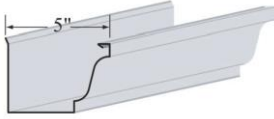
**Garage:**  
8 x 7 Hillcrest Model 2000



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**Gutters:**  
True White



**Downspouts:**  
True White



**Exterior Window Trim:**  
White



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## 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. For this reason, Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions