



# 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:** February 16, 2024

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

**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**

**Name:** Erica Dixon

**Address:** 938 Main Street

**City/State:** Forest Park, GA 30297

#### PROPERTY INFORMATION

**Site Address:** 938 Main Street

**Current Zoning:** Downtown Mainstreet District (DM)

**Parcel Number:** 13049A B018

#### FINDINGS OF FACT

The applicant is requesting an approval to move forward with the conceptual design provided to the city of Forest Park to renovate her existing building and add a second-floor level for retail space and suites at 938 Main St. The current location of the property and structure sits north of Main St and currently has a primary structure facing Main St. and a shed in the rear of the property. The applicant has plans to demolish the shed at the rear of the property to add off-street parking for future customers and additional shrubbery for aesthetics. This update will be a completely new remodel of the existing, one-story commercial structure.

The façade that will be included in the newly renovated construction features a flat Roof design with a Mechanical Metal Roof and TO Parapet. The featured front and rear exterior materials include Brick Veneer Siding with painted brick veneer, Metal Double Doors, a black metal canopy and nine (9) Utility fixed with grid windows. The western exterior of the structure will include Brick Veneer Siding with painted brick veneer and three (3) Utility fixed with grid windows. The eastern exterior of the structure will include Brick Veneer Siding with painted brick veneer, one (1) Utility fixed with grid window and one (1) Metal Single Door painted black.



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## Front Façade Material & Colors

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Double Doors (Black ECC-10-2 Jet black Flat Exterior Paint)  
**Canopy:** Prefabricated Metal (Painted Black Metal)

## Side Façade Material & Colors Facing East

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Single Doors (Black ECC-10-2 Jet black Flat Exterior Paint)

## Side Façade Material & Colors Facing West-

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)

## Rear Façade Material & Colors

**Brick Veneer Siding:** N500-1 Light Grey Flat Exterior Paint  
**Exterior Gutters & Downspout:** Aluminum  
**Roof:** Mechanical Metal Roof and TO Parapet  
**Windows:** Tafco VBS2241 Utility fixed with grid (Black ECC-10-2)  
**Doors:** Metal Double Doors (Black ECC-10-2 Jet black Flat Exterior Paint)  
**Canopy:** Prefabricated Metal (Painted Black Metal)

## Zoning Classifications of Contiguous Properties

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



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## AERIAL MAP



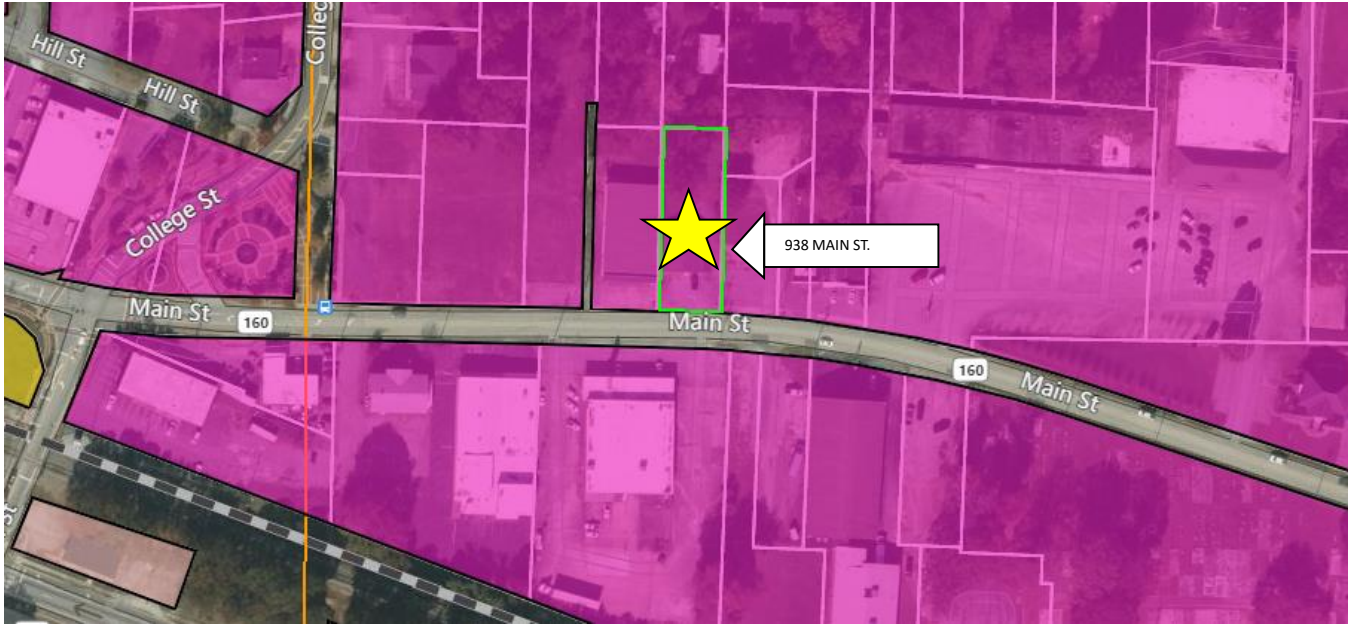


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## ZONING MAP



## CURRENT CONDITIONS -PHOTOS





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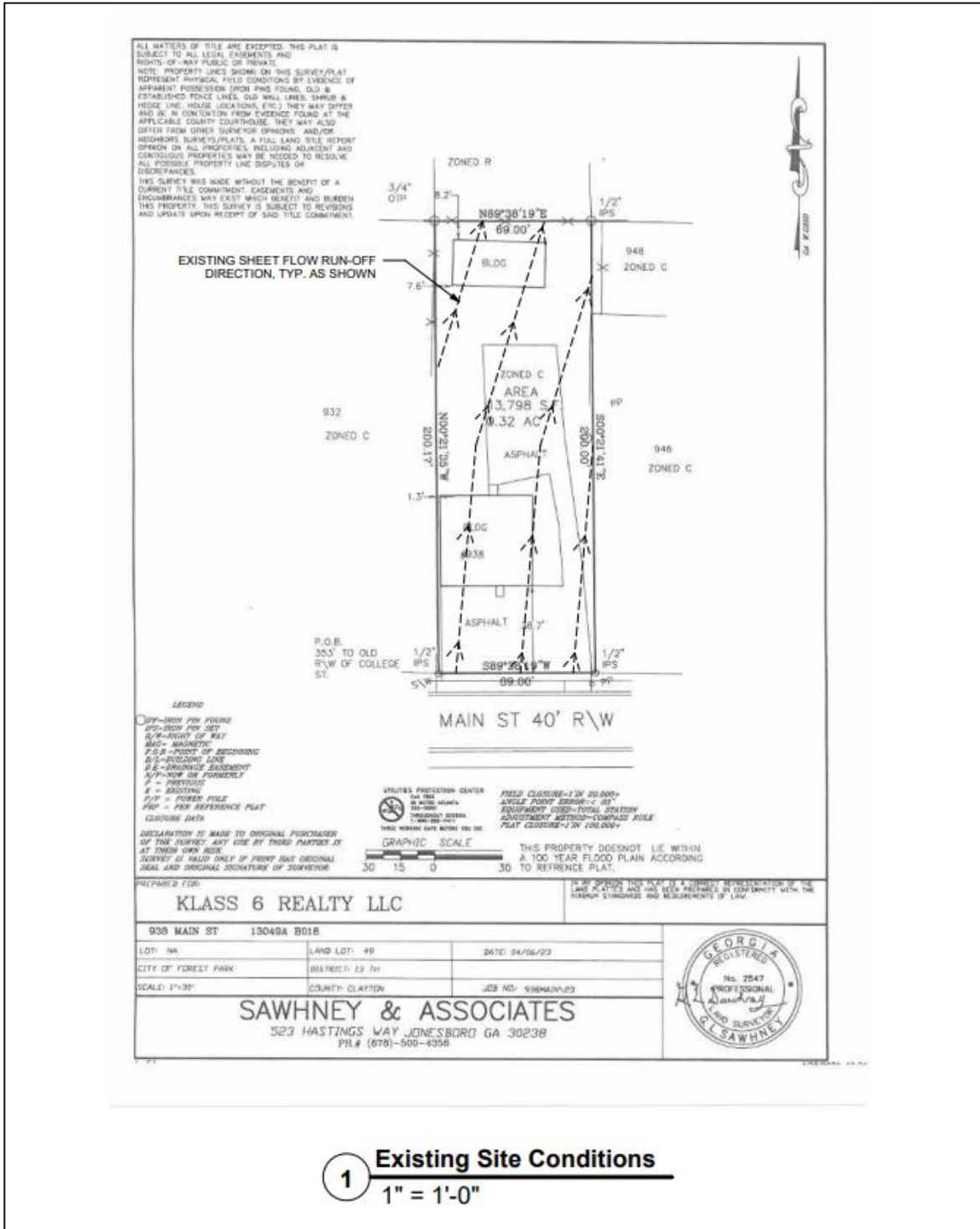


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## EXISTING SURVEY



**1 Existing Site Conditions**  
1" = 1'-0"

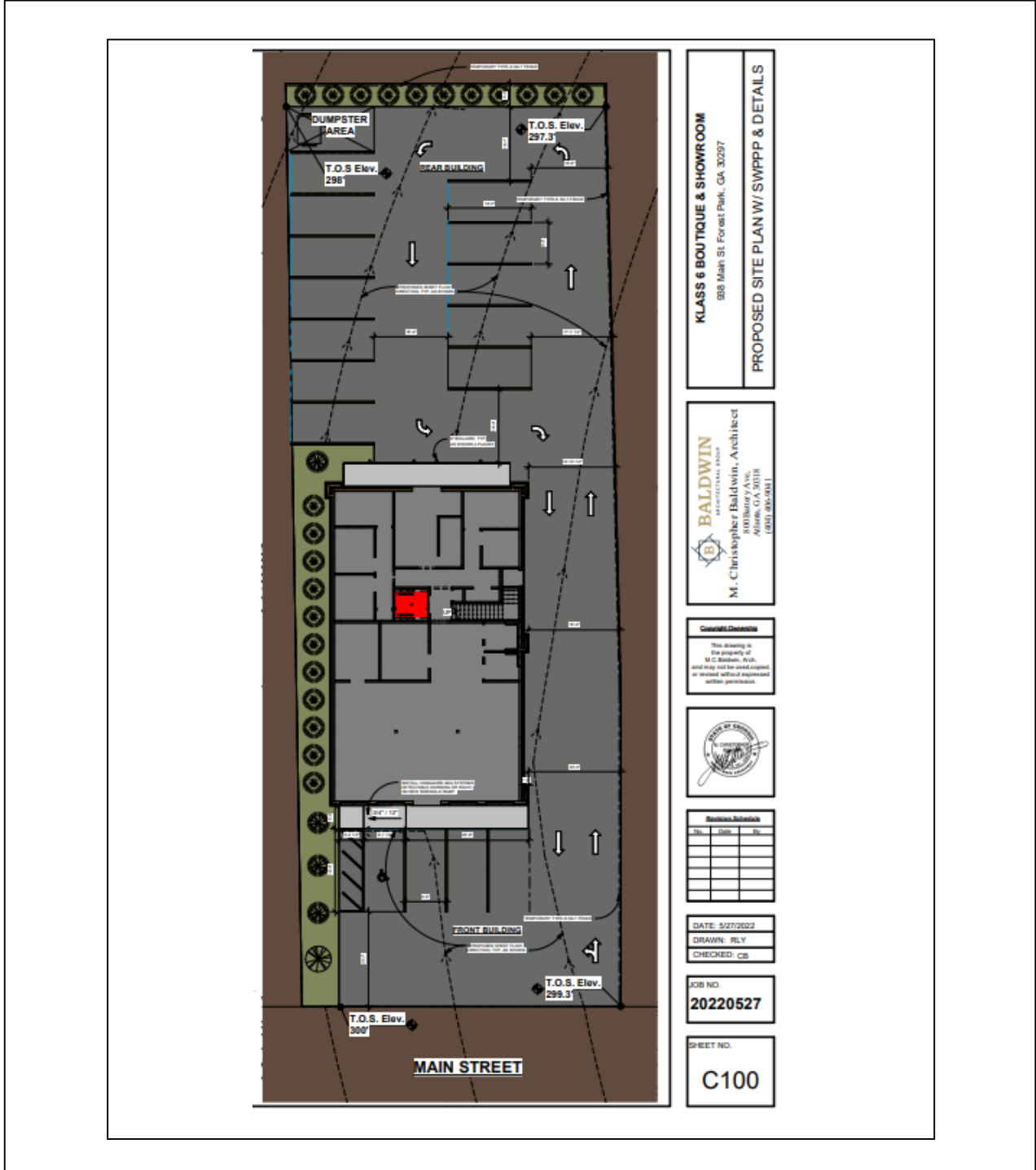


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## NEW SURVEY

New Proposed Structure







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## ELEVATIONS



**1 FRONT BUILDING VIEW**



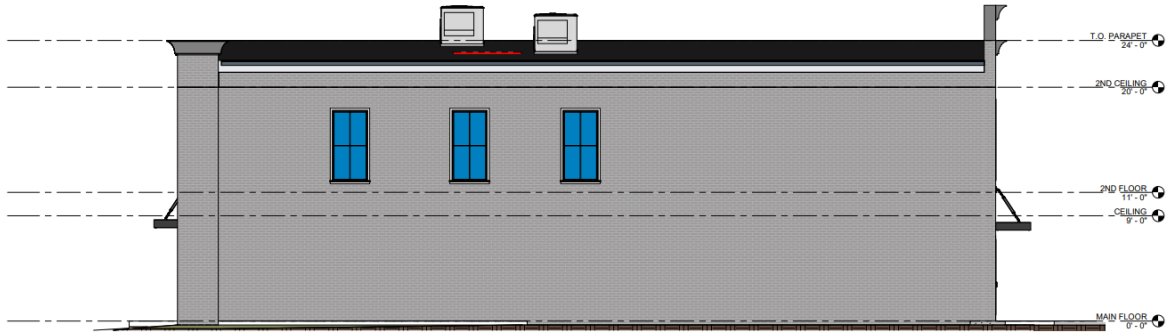
**2 REAR VIEW BUILDING VIEW**



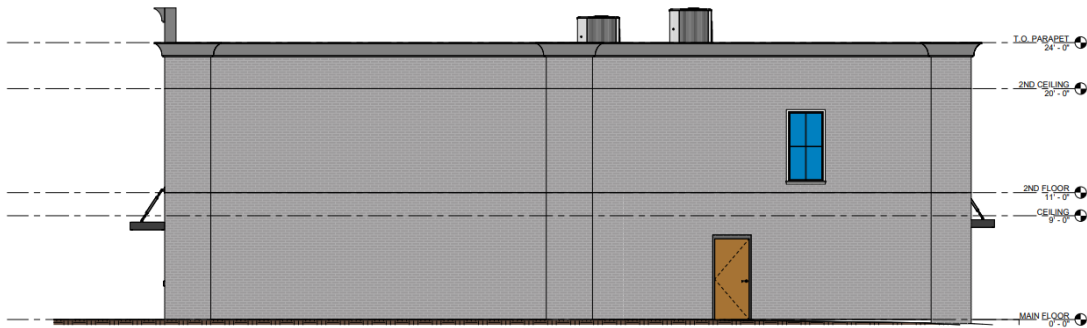
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3 **MAIN BUILDING - LEFT-SIDE**  
1/4" = 1'-0"



2 **MAIN BUILDING - RIGHT-SIDE**  
1/4" = 1'-0"



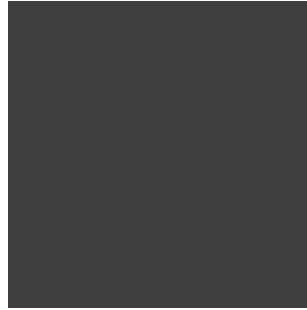
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## Material & Color Examples



**Exterior Paint:**  
N500-1 Light Grey



**Exterior Paint:**  
ECC-10-2 Jet Black (Gray Color Family)



**Exterior Siding:**  
Brick Veneer Siding – Painted  
Brick Veneer



**Roof:**  
Mechanical Metal Roof.



**Window:** Tafco VBS2241  
Utility fixed with grid.  
**Color:** Black ECC-10-2



**Front & Rear Doors:**  
Metal Double Doors.  
Painted Metal: Color Black



**Side Doors:**  
Metal Single Door  
Painted Metal: Color Black



**Canopy:**  
Prefabricated Painted Metal:  
Color Black



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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