URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: November 22, 2024
Staff Report Compiled By: SaVaughn Irons, Principal Planner
Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:
Name: Marc Pirtle
Address: P.O. Box 89
City/State: Jonesboro, GA 30237

PROPERTY INFORMATION

Owner: Southern Crescent Habitat for Humanity I

Site Address: Ohara Drive.

Current Zoning: Single-Family Residential (RS)

Parcel Number: **13014D C021** and **13014D C020**

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park for two new construction single family homes on two vacant parcels located on Ohara Dr. The lot area for Parcel 021 is approximately 0.23 +/- acres and the lot area for parcel 020 is approximately 0.24 +/- acres. The homes are being constructed through Southern Crescent Habitat of Humanity which offers three exterior color selections to choose from. Each home has a waitlist for ownership and once an applicant is selected, the color of the home will be chosen by the individual who will own the home. This allows the homeowner to be a part of the decision-making process.

Front Façade Material & Colors

Siding: Fiber Cement Siding
Roof: Architectural Shingles
Door: 6-Panel Steel Door (white)
Shutters: PVC Shutters (White)
Trim: Semi-Gloss White
Gutters: 5inch Aluminum
Windows: Three Vinyl Window, Low E, Single Hung
Columns & Base: Stacked Stone
Garage: Fiber cement siding - white raised panel overhead door

Side Façade Material & Colors Facing East

Siding: Fiber Cement Siding
Roof: Architectural Shingles
Door: 6-Panel Steel Door
Gutters: 5inch Aluminum
Windows: One Vinyl Window, Low E, Single Hung

Side Façade Material & Colors Facing West-

Siding: Fiber Cement Siding
Roof: Architectural Shingles
Door: 6-Panel Steel Door
Gutters: 5inch Aluminum
Windows: One Vinyl Window, Low E, Single Hung

Rear Façade Material & Colors

Siding: Fiber Cement Siding
Roof: Architectural Shingles
Door: 6-Panel Steel Door
Trim: Semi-Gloss White
Gutters: 5inch Aluminum
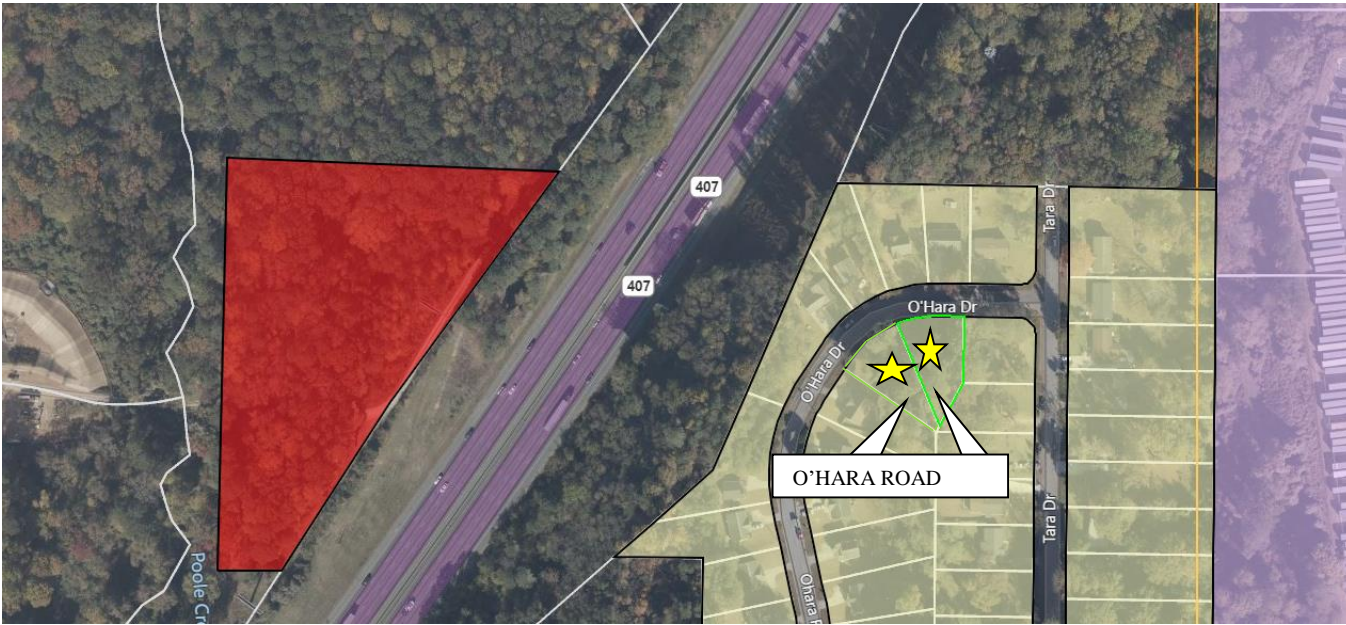**Windows:** Four Vinyl Window, Low E, Single Hung

Zoning Classifications of Contiguous Properties

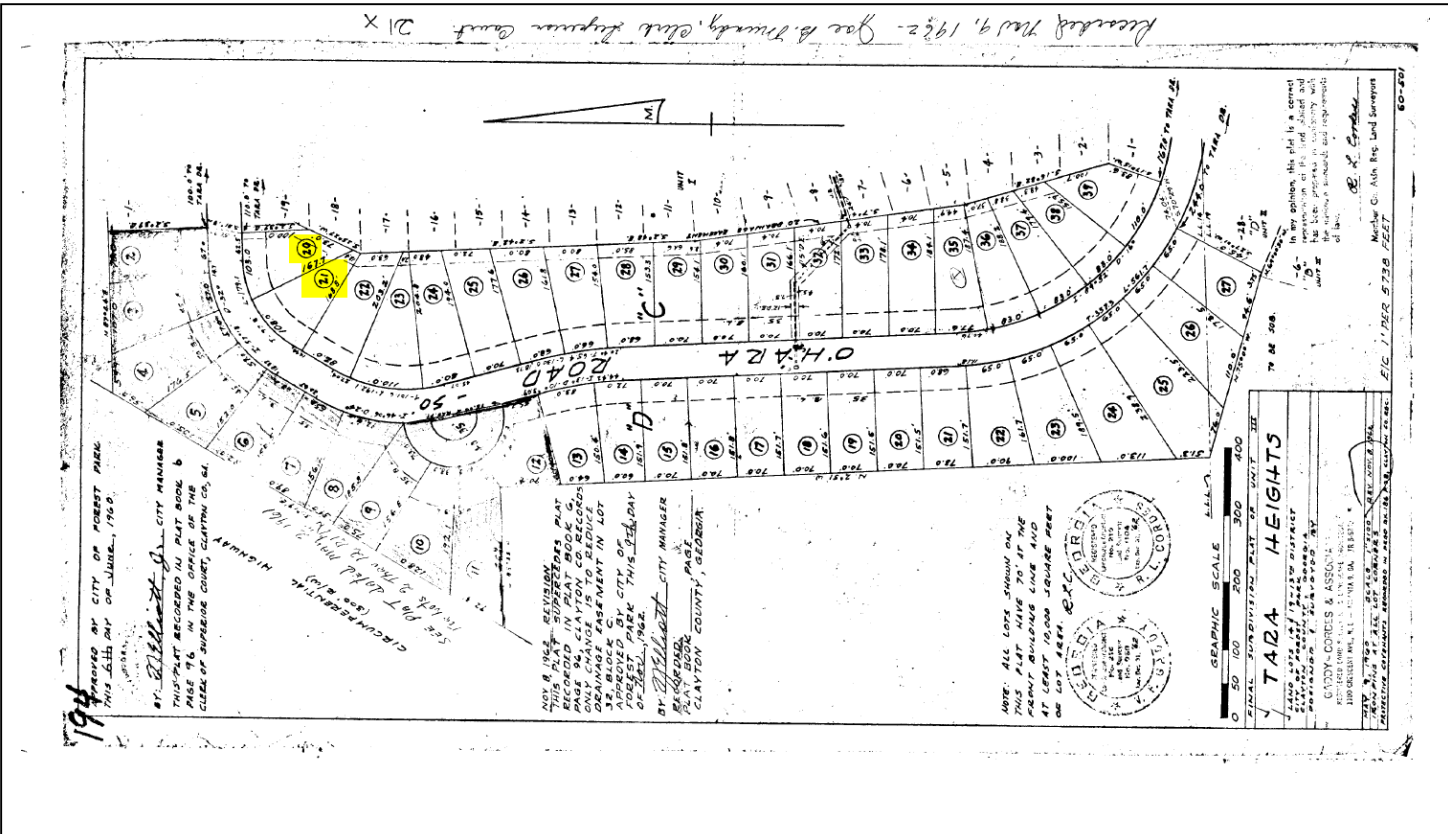| Direction	Zoning & Use		Direction	Zoning & Use
North	Single-Family Residential District (RS)		East	Single-Family Residential District (RS)
South	Single-Family Residential District (RS)		West	Single-Family Residential District (RS)

AERIAL MAP

O'HARA DRIVE

ZONING MAP

O'HARA ROAD

SURVEY

SITE PLAN

CRUSHED STONE CONSTRUCTION EXIT (Co)

EXIT DIAGRAM

HARD SURFACE PUBLIC ROAD
SEDIMENT TRAP (SEE NOTE 8)
FLOW
50' MIN.
20' MIN.

CULVERT UNDER ENTRANCE (IF NEEDED)
DIVERSION RIDGE (SEE NOTE 6)
N.S.A R-2 (1.5"–3.5") COARSE AGGREGATE
GEOTEXTILE UNDERLINER
TIRE WASHRACK AREA / TIRE WASHERS
SUPPLY WATER TO WASH WHEELS IF NECESSARY

ENTRANCE ELEVATION
COARSE AGGREGATE N.S.A R-2 (1.5"–3.5")
GEOTEXTILE UNDERLINER
6" MIN.
ORIGINAL GRADE

NOTES:
1. AVOID LOCATING ON STEEP SLOPES OR AT CURVES ON PUBLIC ROADS.
2. REMOVE ALL VEGETATION AND OTHER UNSUITABLE MATERIAL FROM THE FOUNDATION AREA, GRADE, AND CROWN FOR POSITIVE DRAINAGE.
3. AGGREGATE SIZE SHALL BE IN ACCORDANCE WITH NATIONAL STONE ASSOCIATION R-2 (1.5"–3.5" STONE).
4. GRAVEL PAD SHALL HAVE A MINIMUM THICKNESS OF 6".
5. PAD WIDTH SHALL BE EQUAL FULL WIDTH AT ALL POINTS OF VEHICULAR EGRESS, BUT NO LESS THAN 20'.
6. A DIVERSION RIDGE SHOULD BE CONSTRUCTED WHEN GRADE TOWARD PAVED AREA IS GREATER THAN 2%.
7. INSTALL PIPE UNDER THE ENTRANCE IF NEEDED TO MAINTAIN DRAINAGE DITCHES.
8. WHEN WASHING IS REQUIRED, IT SHOULD BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN (DIVERT ALL SURFACE RUNOFF AND DRAINAGE FROM THE ENTRANCE TO A SEDIMENT CONTROL DEVICE).
9. WASHRACKS AND/OR TIRE WASHERS MAY BE REQUIRED DEPENDING ON SCALE AND CIRCUMSTANCE. IF NECESSARY, WASHRACK DESIGN MAY CONSIST OF ANY MATERIAL SUITABLE FOR TRUCK TRAFFIC THAT REMOVE MUD AND DIRT.
10. MAINTAIN AREA IN A WAY THAT PREVENTS TRACKING AND/OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

SILT FENCE - TYPE NON-SENSITIVE

30" MIN.
30
6"
FLOW
SIDE VIEW
18" MIN.
2"
6" MAX. O.C.
30" MIN.
FABRIC
18" MIN.
6"
TRENCH
FRONT VIEW

NOTES:
1. USE STEEL OR WOOD POSTS OR AS SPECIFIED BY THE EROSION, SEDIMENTATION, AND POLLUTION CONTROL (ES & CP) PLAN.
2. HEIGHT (*) TO BE SHOWN ON THE (ES & CP) PLAN.

CURB INLET FILTER "PIGS IN BLANKET"

PLAN
8" CONCRETE BLOCK WRAPPED IN FILTER FABRIC
CATCH BASIN
CURBING
GUTTER
PAVEMENT

PAVEMENT
GUTTER
FLOW
8" CONCRETE BLOCK WRAPPED IN FILTER FABRIC
CATCH BASIN
SECTION B-B

NOTES:
1. INSTALL FILTER AFTER ANY ASPHALT PAVEMENT INSTALLATION.
2. WRAP 8" CONCRETE BLOCKS IN FILTER FABRIC AND SPAN ACROSS CATCH BASIN INLET.
3. FACE OPENINGS IN BLOCK OUTWARD.
4. LEAVE A GAP OF APPROXIMATELY 4 INCHES BETWEEN THE CURB AND THE FILTERS TO ALLOW FOR OVERFLOW TO PREVENT HAZARDOUS PONDING.
5. INSTALL OUTLET PROTECTION BELOW STORM DRAIN OUTLETS.

CATCH BASIN
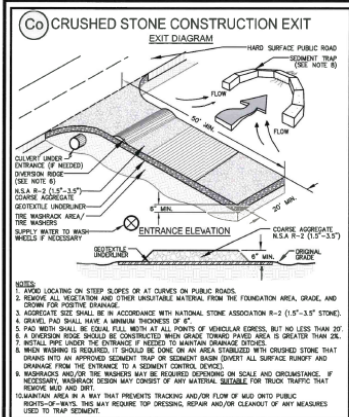8" CONCRETE BLOCKS WRAPPED IN FILTER FABRIC
CURB
CURB APRON (GUTTER)
PAVEMENT

GENERAL NOTES

OWNER: SOUTHERN CRESCENT HABITAT FOR HUMANITY
PARCEL: 13014D C020 & 13014D C021
LOTS 20 & 21, TARA HEIGHTS
ZONED RS
MINIMUM LOT AREA: 8,200 SQ. FT.
MINIMUM LOT WIDTH: 80'
MINIMUM LIVING AREA: 1,400 SQ. FT.
FRONT SETBACK: 25'
REAR SETBACK: 30'
SIDE SETBACK: 10'
WATER AS PER CITY OF FOREST PARK
SEWER AS PER CITY OF FOREST PARK
DISTURBED AREA= 0.46 Ac.

OWNER:
SOUTHERN CRESENT HABITAT FOR HUMANITY INC.
9570 TARA BLVD.
JONESBORO GA. 30236
(770) 477-2367

24 HOUR CONTACT
JENIFER KLIPPEL
(770) 477-2367

PROPOSED HOUSE: "SCOTTIE 2"
MAIN HOUSE AREA = 1,400 SQ. FT. HEATED
GARAGE SLAB AREA = 289 SQ. FT.
REAR PATIO SLAB AREA = 64 SQ. FT.
FRONT PORCH SLAB AREA = 97 SQ. FT.

NOTE:
THIS IS A SITE PLAN ONLY
THEREFORE NOT FOR RECORDING

PROPERTY LINE CURVE DATA

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	157.71'	92.87'	91.54'	S50°32'41"W
C2	157.71'	60.46'	60.09'	S78°23'50"W

PROPERTY LINE CHART

LINE	BEARING	DISTANCE
L1	N31°02'03"E	14.28'
L2	S88°52'19"E	42.26'
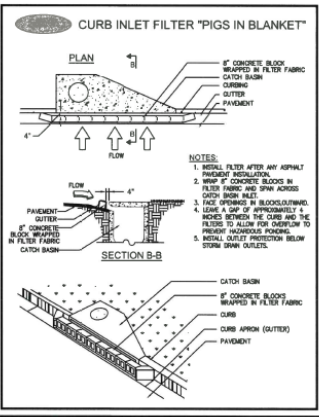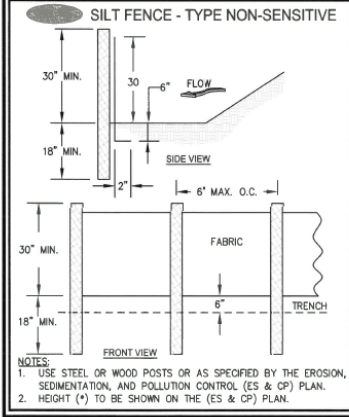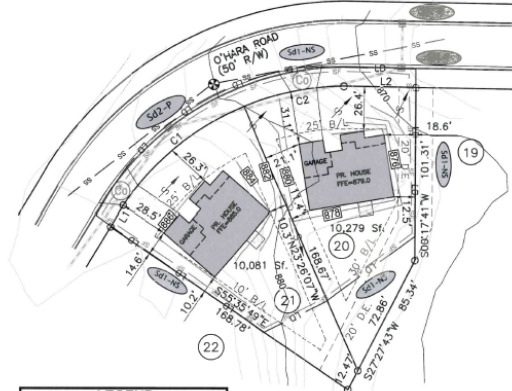
LEGEND

PROPOSED BUILDING:
PROPOSED CONCRETE:
CONSTRUCTION EXIT: (Co)
SURFACE FLOW DIRECTION:
SILT FENCE: SF
LIMITS OF DISTURBANCE: LD
EX. CONTOUR: 518
PR. CONTOUR: 520
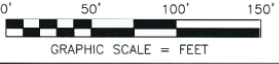
O'HARA ROAD (50' R/W)

PR. HOUSE FFE=679.0
GARAGE
10,279 Sf.
10,081 Sf.

19
20
21
22

0'   50'   100'   150'
GRAPHIC SCALE = FEET

SITE PLAN

SOUTHERN CRESCENT HABITAT FOR HUMANITY
LOTS 20 & 21, TARA HEIGHTS
LAND LOT 14, 13th. DISTRICT
CITY OF FOREST PARK
CLAYTON COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL NO. 2682 LAND SURVEYOR LARRY G. SIBLEY
8-01-2023
Larry G Sibley

PROJECT #: L23110
LOT # 20 & 21

DRAWN BY:	LGS
SCALE:	1" = 50'
DATE:	8/01/2023

ELEVATIONS

PORCH POST DETAIL
1/4" = 1'-0"

RIGHT SIDE ELEVATION
1/8" = 1'-0"

Cement board siding

ROOF DIAGRAM
N.T.S.

12" OVERHANG THROUGHOUT

SHED ROOF OVER PORCH

CRITICAL NOTE: ROOF SYSTEM SHALL BE ENGINEERED WOOD TRUSS SYSTEM, ENGINEERED AND DESIGNED BY TRUSS MANUFACTURER. ENGINEERING DATA SHALL BE SUBMITTED ALONG WITH HOUSE PLAN PACKAGE FOR RECORD.

REAR ELEVATION
1/8" = 1'-0"

Cement board siding

LEFT SIDE ELEVATION
1/8" = 1'-0"

Cement board siding

CEMENT SHAKES

FRONT ELEVATION
1/8" = 1'-0"

CEMENT SHAKES

STONE
Cement board siding
Cement board siding

EXTERIOR ELEVATIONS

PLAN NAME
The Scottie "2"

Southern Crescent
Habitat
for Humanity

NEW BEGINNING DESIGNS
GRIFFIN, GEORGIA
770-414-4657
gac@ncwbd.net

JAN. 10, 2016
BY: G. COOMBS

SHEET NO.
2 of 6

11"X17"

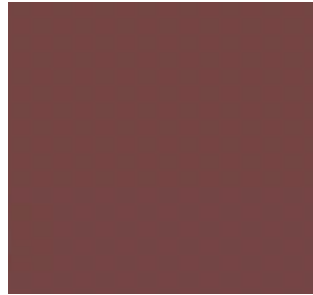PDF created with pdfFactory trial version www.pdffactory.com

FRONT ELEVATION
1/8" = 1'-0"

FACADE PER SPEC.

REAR ELEVATION
1/8" = 1'-0"

17'-3" TOTAL STRUCTURE HEIGHT

8' FRAMING HEIGHT

FACADE PER SPEC

FACADE PER SPEC

8"

4"x4"
P.T.
POST
WRAPPED

FIELD MEASURE

24"

18"

PORCH POST DETAIL
1/4" = 1'-0"

12
6

12
6

ATTIC VENT PER CODE

FACADE PER SPEC

17'-3" TOTAL STRUCTURE HEIGHT

8' FRAMING HEIGHT

RIGHT SIDE ELEVATION
1/8" = 1'-0"

12
6

12
6

ATTIC VENT PER CODE

FACADE PER SPEC

17'-3" TOTAL STRUCTURE HEIGHT

8' FRAMING HEIGHT

17'-3" TOTAL STRUCTURE HEIGHT

LEFT SIDE ELEVATION
1/8" = 1'-0"

Exterior Paint: Historical Gray
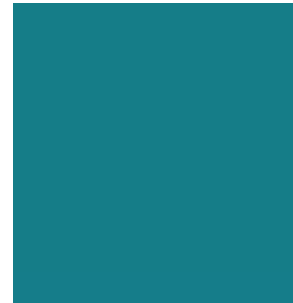#N370-4A

Exterior Paint: Cherry Cola
#S130 - 7
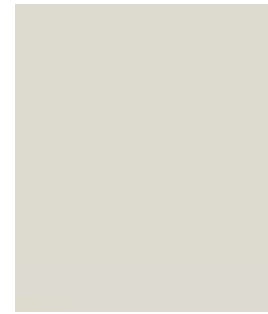
Exterior Paint: Silver Ash
#GR-W11
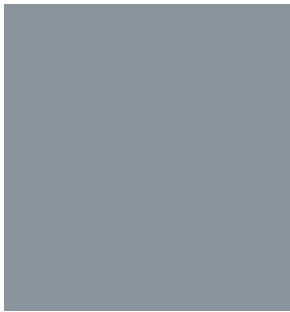
Exterior Body& Door:
Teton Blue #N490-4

Exterior Body& Door:
Khaki Shade #YL-W11

Exterior Body& Door:
Caribe #PPU13-01

Roof:
Architectural Shingles

Exterior Siding: Fiber Cement Siding

Soffit:
Vinyl Soffit, Metal Wrap Fascia

Windows:
Vinyl Window, Low E,
Single Hung

Doors:
6-Panel Steer Door

Gutters:
5in Aluminum Gutter

Columns & Base: Stacked
Stone

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