

URBAN DESIGN REVIEW BOARD STAFF REPORT

Meeting Date: June 20, 2025

Prepared By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Name: Gaetan Gachelin

Address: 364 Baymist Dr, Loganville, GA 30052

Site Address: 0 Ferguson Ct

Ward: 2

Acreage: 0.16 +/-

Current Zoning: Multiple Family Residential (RM)

Parcel ID Number: 13049A A031

FINDINGS OF FACT

The applicant is requesting conceptual design approval from the Urban Design Review Board (UDRB) for the construction of a new two-family duplex on a vacant parcel located at 0 Ferguson Court, within the Multiple Family Residential District (RM) in the City of Forest Park.

The proposed structure reflects a Contemporary/Modern architectural style that thoughtfully combines flat and pitched roof forms. This design strategy enhances the building's visual appeal while offering practical benefits, including improved drainage, increased structural support, and the potential for additional insulation—contributing to overall energy efficiency and durability. The façade features materials and details that align with modern residential design trends while maintaining compatibility with the neighborhood character. The exterior will be finished with a combination of Hardie Plank and Hardie Board siding, paired with a gray architectural shingle roof. The design includes floating-style front and rear stairs, along with side stairs featuring sleek black metal railings. Entry points are articulated through the use of a wood front door with vertical strip detailing and black-framed metal sliding doors at the rear, further emphasizing the clean, contemporary aesthetic.

Staff finds that the conceptual design is consistent with the intent and development standards of the RM District and demonstrates a high level of architectural quality, material cohesion,

and site integration. Final construction documents and permits will be subject to further technical review following conceptual approval.

With approval from the Board, the applicant will proceed with the preparation and submission of detailed construction plans for formal review, in compliance with all applicable zoning, building, and design standards required by the City of Forest Park.

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 in harmony with the general character of the surrounding area.

(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 planned in such a fashion that they are physically and aesthetically related to the surrounding environment.

(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 protects adjacent properties from negative visual impact.

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

N/A. There are no secondary structures that are proposed.

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	RM: Multiple-Family Residential

Front Façade Material & Colors

Siding: Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint) Don Juan
HEX Value:62554d

Roof: Architectural Singles (Gray)

Window: Black Vinyl , Double-Hung (Black)

Door: Exterior Wood Door with Strips (Brown Wood Color)

Trim: Black, deep bronze, or dark gray

Stairs: Floating Style with Wooden Handrail (Light oak wood color)

Entryway Lighting: TBD

Side Façade Material & Colors Facing East

Siding: Siding: Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)
Don Juan HEX Value:62554d

Window: Black Vinyl , Double-Hung (Black)

Trim: Black, deep bronze, or dark gray

Side Façade Material & Colors Facing West

Siding: Siding: Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)
Don Juan HEX Value: 62554d

Window: Black Vinyl , Double-Hung (Black)

Trim: Black, deep bronze, or dark gray

Side Stairs Metal Railing: Black Metal Finish

Rear Façade Material & Colors

Siding: Siding: Hardie Plank (Off White Paint) & Hardie Board (Americano color Paint)
Don Juan HEX Value:62554d

Roof: Architectural Singles (Gray)

Window: Black Vinyl , Double-Hung (Black)

Door: Metal Sliding Glass Doors with Black Metal Finish)

Trim: Don Juan HEX Value:62554d

Stairs: Floating Style with Wooden Handrail (Light oak wood color)

Entryway Lighting: TBD

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS – PHOTOS



Front – North View

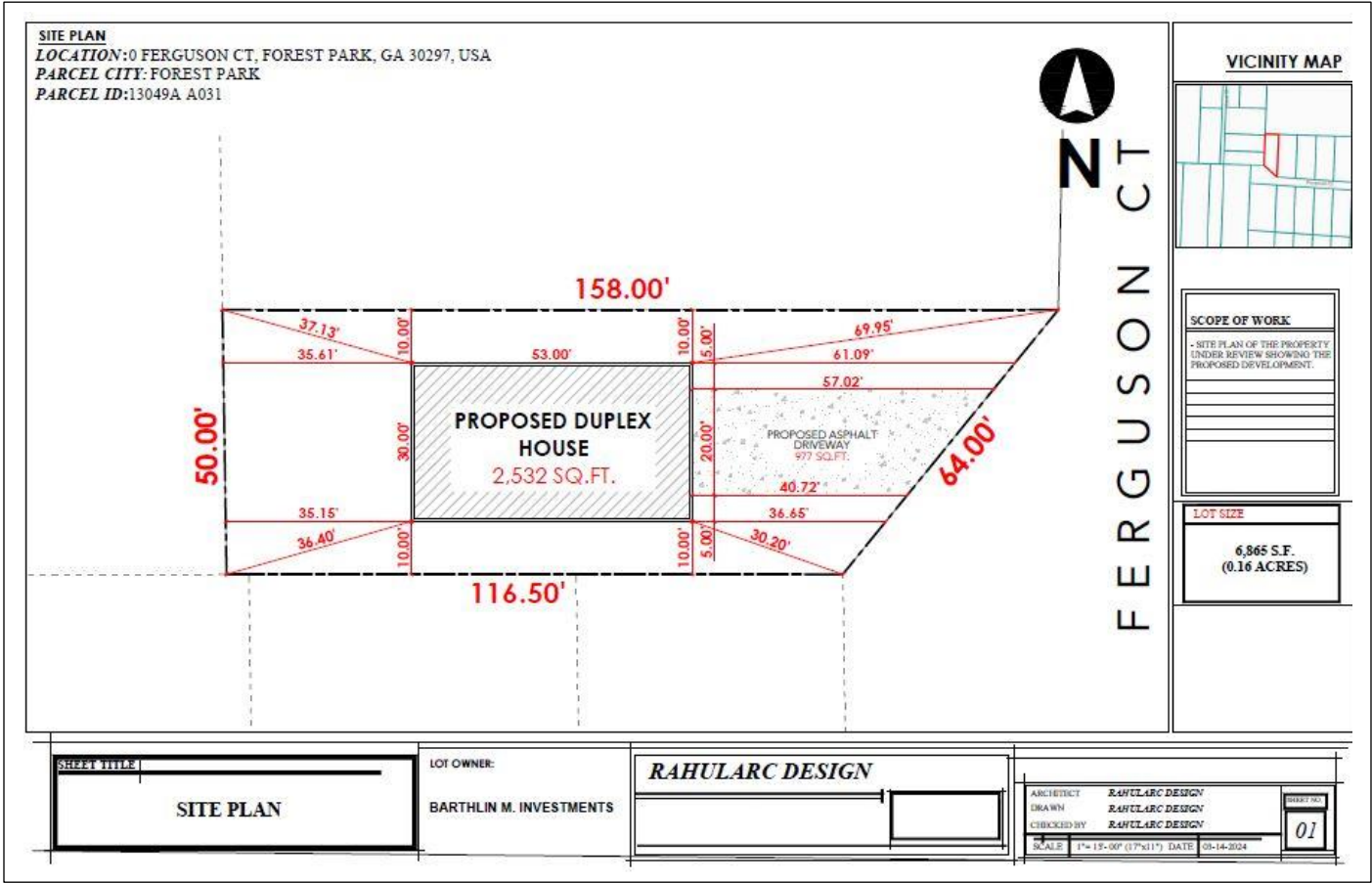


Side – West View



Side – East View

SITE PLAN



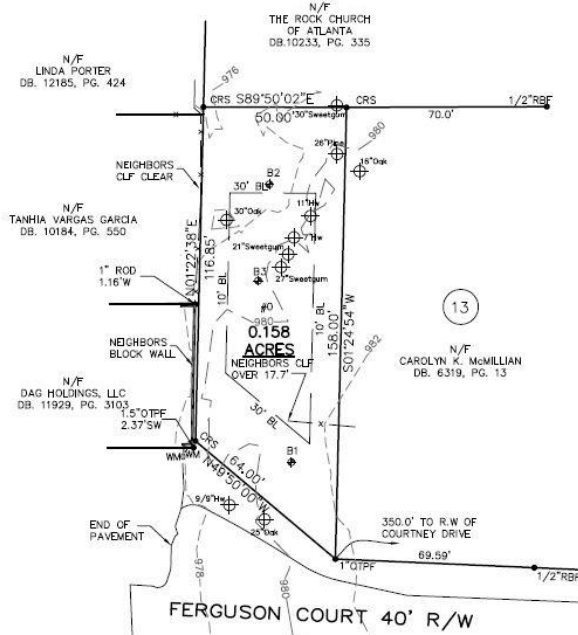
SURVEY

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTPF	OPEN TOP PIPE FOUND
CTPF	CRIMP TOP PIPE FOUND
★	LIGHT POLE
BL	BUILDING LINE
CLF	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
□PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34')	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER
B1	BORING



NOTE: THE PUBLIC RECORDS REFERENCED HEREIN REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 820,721 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000 FEET AND AN ANGULAR ERROR OF 92" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITIES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED.

FLOOD NOTE

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13063C00076F DATED 6/7/17



IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - STE E - SNELLVILLE, GEORGIA 30078
(770) 736-7900 FAX (770) 736-4823
WWW.SCI-SURVEYCONCEPTS.NET

PROJECT: 56609
DWG BY: OCP
CHKD BY: JAS
DATE: 2/3/24
SCALE: 1"=30'

SURVEY FOR:
EMANUEL BARTHELMY
UNLABELED LOT TO THE WEST OF LOT 13
SUBSIDIARY OF HENRY J. JOHNSON
LAND LOT 46, 15TH DISTRICT
CITY OF FOREST PARK, DISTRICT 15
REFERENCED IN PLAT BOOK 2, PAGE 224

ELEVATIONS #1





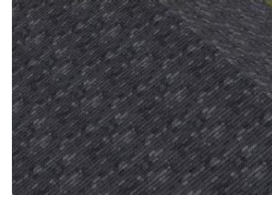
MATERIAL & COLOR EXAMPLES



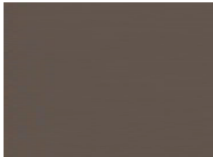
Exterior Siding: Hardie Plank (Off White Paint)



Exterior Siding: Exterior Board Siding with Americano color Paint



Roof: Gray Roof - (architectural Shingles)



Exterior Paint: Don Juan
HEX Value:#62554d.



Exterior Paint: Don Juan
HEX Value:#62554d.



Front Door: Exterior Wood Door with Strips , Brown Wood Color)



Front & Rear Stairs & Handrail: Floating style
Light oak wood color)



Front Slide Windows:
Black Vinyl , 1 Side Double-Hung)



Windows: Black Vinyl ,
Double-Hung



Rear Door:
Metal Sliding Doors with
Black Metal Finish)



Side Stairs Metal Railing:
Black Metal Finish



Gutters & Downspouts:
Aluminum 4-6 Inches

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