

URBAN DESIGN REVIEW BOARD

STAFF REPORT

UDRB Hearing Date: October 18, 2024

Staff Report Compiled By: SaVaughn Irons-Kumassah, Principal Planner

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Tyler Norton

Address: 101 Peninsula Drive

City/State: Monticello, GA 31064

PROPERTY INFORMATION

Site Address: 4523 Ernest Drive.

Current Zoning: Single Family Residential (RS)

Parcel Number: 13048A C039

FINDINGS OF FACT

The applicant is requesting approval to move forward with the conceptual design provided to the city of Forest Park to construct two (2) new homes at 4523 Ernest Drive. The current location has two (2) existing homes located on premises, which will be demolished to accommodate the proposed new construction. This property is approximately 0.64+/- acres of land. The applicant has plans to subdivide this lot into two separate parcels.

Front Façade Material & Colors

Siding: Hardie Lap Siding and Board and Batten Siding (Pure White)

Trim: Black

Roof: Standing Seam Metal

Windows: double paned

Doors: Exterior Metal Door with Panel Window

Garage Door: Black aluminum.

Columns: Stone base Columns

Side Façade Material & Colors Facing East

Siding: Hardie Lap Siding and Board and Batten Siding (Pure White)

Trim: Black

Roof: Standing Seam Metal

Windows: double paned

Foundation Wall: Exposed Concrete

Side Façade Material & Colors Facing West

Siding: Hardie Lap Siding and Board and Batten Siding (Pure White)

Trim: Black

Roof: Standing Seam Metal

Windows: double paned

Columns: Stone base Columns

Rear Façade Material & Colors

Siding: Hardie Lap Siding and Board and Batten Siding (Pure White)

Trim: Black

Roof: Standing Seam Metal

Windows: double paned

Doors: Exterior Metal Door with Panel Window

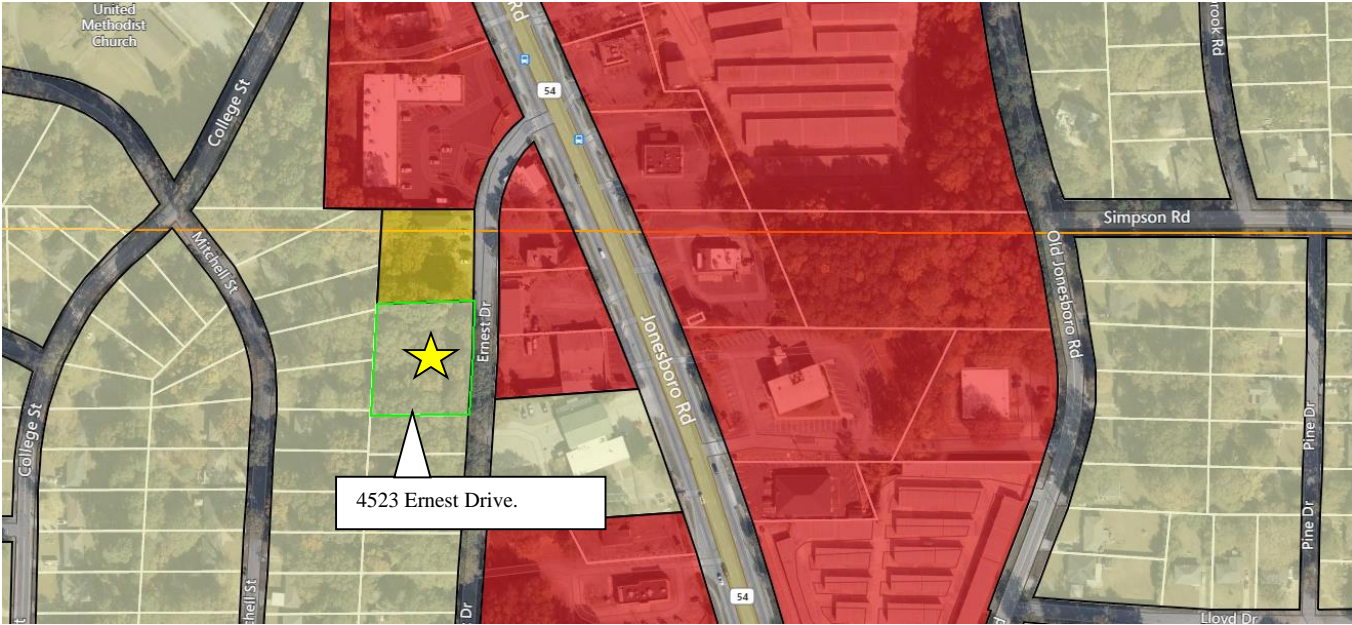
Zoning Classifications of Contiguous Properties

Direction	Zoning & Use	Direction	Zoning & Use
North	Multiple Family Residential District (RM)	East	General Commercial (GC)
South	Single-Family Residential District (RS)	West	Single-Family Residential District (RS)

AERIAL MAP



ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE

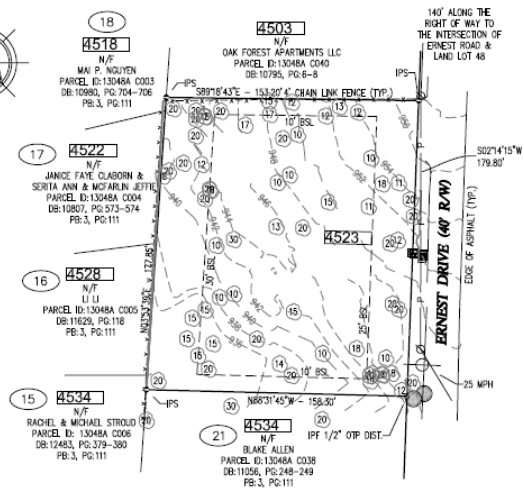




SURVEY

BSL	BUILDING SETBACK LINE
DE	DRAINAGE EASEMENT (STORM)
SSE	SANITARY SEWER EASEMENT
EDP	EDGE OF PAVEMENT (CURB)
R/W	RIGHT OF WAY
S/W	SIDEWALK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
FTE	FINISHED FLOOR ELEVATION
PAD	PAD ELEVATION
GFE	GARAGE FLOOR ELEVATION
WL	GARAGE WEATHER LIP ELEV.
MFFE	MIN. FINISHED FLOOR ELEVATION
⊗	POWER POLE
⊙	2" IRON REBAR SET
○	IRON PIN FOUND
○	BOLLARD
—	OVERHEAD POWER
▲	FIRE HYDRANT
⊠	WATER METER
⊠	WATER VALVE
⊠	GAS VALVE
⊠	GAS METER
⊙	LIGHT POLE
⊠	CONCRETE PAD
⊙	TELEPHONE MARKER
⊠	AIR CONDITIONER UNIT
⊠	MAIL BOX
⊙	CLEAN OUT
⊙	SANITARY SEWER MANHOLE
⊠	LEFT WING CATCH BASIN
⊠	RIGHT WING CATCH BASIN
⊠	DOUBLE WING CATCH BASIN
⊙	DROP INLET
>	HEADWALL

- TREE SYMBOLS**
 X = DIAMETER IN INCHES
- ⊗ OAK
 - ⊗ HARDWOOD
 - ⊗ SWEETGUM
 - ⊗ PINE
 - ⊗ MAPLE
 - ⊗ POPLAR
 - ⊗ MAGNOLIA
 - ⊗ DOGWOOD
 - ⊗ HICKORY
 - ⊗ CREPE MYRTLE
 - ⊗ PECAN
- TOTAL AREA: 27,832 SQ FT, 0.639 AC
 CITY OF FOREST PARK
 ZONING: CC
 MINIMUM FRONT SETBACK - 25'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 30'
 PARCEL NUMBER: 130484 C039
 REFERENCE: DB 13609 PG 743-744



SITE PLAN

GENERAL NOTES:
 1: This Plat has been prepared without the benefit of a current title report. Easements or encumbrances may exist that are not shown on this plat.
 2: This plat is subject to any restrictions, easements, covenants or encumbrances that may exist either written or unwritten.
 3: Underground utilities not shown hereon may exist. The Surveyor does not take responsibility for absence or presence of any such utilities.
 4: No Geodetic monuments were found within 500 feet of this site.
 5: This Plat has been prepared for the exclusive use of the person(s) or entities named hereon.

THIS BOX RESERVED FOR THE CLERK OF THE SUPERIOR COURT

CITY OF FOREST PARK
 ZONING: OC
 MINIMUM FRONT SETBACK - 25'
 MINIMUM SIDE SETBACK - 10'
 MINIMUM REAR SETBACK - 30'

FIELD DATA:

DATE OF FIELD SURVEY 5-29-24 & 5-30-24.

THE CALCULATED POSITIONAL TOLERANCE BASED ON REDUNDANT LINEAR MEASUREMENTS OF OBSERVED POSITIONS WAS FOUND TO BE 0.00 FEET.

EQUIPMENT:
 ELECTRONIC TOTAL STATION AND NETWORK GPS
 GPS RECEIVER: SP 85
 SN: 6129500077
 NETWORK: TRIMBLE VRS Now RTK GNSS

TOTAL AREA: 27,832 SQ FT, 0.639 AC
 CALCULATED PLAT CLOSURE: 1 FOOT IN 4,327,089 FEET

SURVEY DATA:

TYPE OF SURVEY: RETRACEMENT
 SOURCE OF TITLE DESCRIPTION FOR SUBJECT PROPERTY: DB 13609 PG 743-744
 PROPERTY OWNER AT TIME OF SURVEY: DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF FOREST PARK
 PARCEL NUMBER: 13048A C039

REFERENCE: DB 13609 PG 743-744
 FLOOD HAZARD NOTE: THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS DEFINED BY FIRM MAP OF CLAYTON COUNTY, GEORGIA 13063C0038F EFFECTIVE DATE JUNE 7, 2017

SCALE: 1"=50'

GRAPHIC SCALE - IN FEET

CLIENT: TYLER NORTON

DESIGNED BY: JTF

SHEET NUMBER: 1 of 1

FILE NAME: 4523 ERNEST_DRIVE_LIN

DATE: 6-19-2024

JOB NUMBER: SURV-2331

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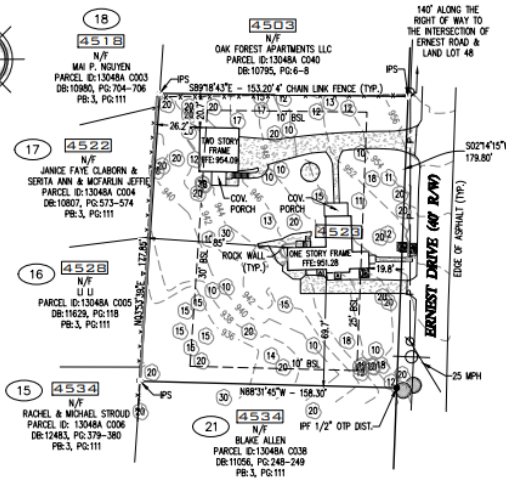


KEYSTONE LAND SURVEYING, INC.
 282 WEST CROGAN STREET
 LAWRENCEVILLE, GEORGIA 30046
 770.545.8700
 www.keystonelandsurveying.com

REVISIONS	DATE	DESCRIPTION
1		
2		
3		
4		
5		

TREE SYMBOLS
 X = DIAMETER IN INCHES

- OAK
- HARDWOOD
- SWEETGUM
- PINE
- MAPLE
- POPLAR
- MAGNOLIA
- DOGWOOD
- HICKORY
- CREPE MYRTLE
- PECAN



LEGEND	
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○	RIGHT WING CATCH BASIN
○	DOUBLE WING CATCH BASIN
○	DROP INLET
○	HEADWALL



HORIZONTAL & VERTICLE DATUM:
 HORIZONTAL: NORTH AMERICAN DATUM OF 1983 (2011)
 GEORGIA STATE PLANE, WEST ZONE.
 VERTICAL: NORTH AMERICAN VERTICAL DATUM OF 1988.
 ORTHOMETRIC HEIGHTS WERE COMPUTED USING GEOID 18.
 UNIT OF MEASUREMENT IS U.S. SURVEY FOOT.
 DISTANCES SHOWN ARE HORIZONTAL AT GROUND LEVEL.
 THE DATUM FOR THIS SURVEY IS FROM TRIMBLE VRSNOW NETWORK

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLAT, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A SECTION 15-6-47

ELEVATIONS



FRONT ELEVATION
SHEET 101-F



LEFT SIDE ELEVATION
SHEET 101-F

ARCHITECTURE AND INTERIOR DESIGN
2/clever designs for architecture
300 N. LAMAR BLVD. SUITE 100
FOREST PARK, GEORGIA 30057
TEL: 770.881.3337
WWW.2CLEVERDESIGNS.COM

RENDERING FILE:
RENDERED ELEVATIONS

DATE	16-06-24
DATE	17-03-24
DATE	17-05-23

A-102

SHEET NO.



RIGHT SIDE ELEVATION
SHEET 101-F



REAR ELEVATION
SHEET 101-F

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RENDERING FILE:
RENDERED ELEVATIONS

DATE	16-06-24
DATE	17-03-24
DATE	17-05-23

A-103

SHEET NO.



ELEVATION — FRONT
SCALE: 1/4" = 1'-0"



ELEVATION — REAR
SCALE: 1/4" = 1'-0"



ELEVATION — RIGHT SIDE
SCALE: 1/4" = 1'-0"



ELEVATION — LEFT SIDE
SCALE: 1/4" = 1'-0"

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ARCHITECTURE AND INTERIOR DESIGN
2/clever designs for architecture
TELEPHONE 908-842-3987
3485 WILSON ROAD, CLONING, CA 94011
WWW.2CLEVERDESIGNS.COM

NEW HOUSE PLAN FOR
CITY OF FOREST PARK
400 FOREST PARK
FOREST PARK, GEORGIA 30097

Drawing title
RENDERED ELEVATIONS

DATE: 06-03-20
JOB: 06-07-20
A-102
SHEET NO.

Material & Color Examples



Roof:
Standing Seam Metal
Roof



Exterior Siding:
Hardie Plank
Lap Siding



Exterior Siding:
Board and Batten Siding



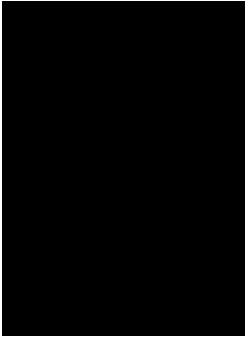
Foundation Wall:
Exposed Concrete



Columns: Stone Base
Columns



Exterior Color: Pure White



Trim:
Black



Garage Door:
Aluminum garage door
black



Doors:
Metal exterior door



windows
double pane window glass

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. Staff recommends to the UDRB that the proposed project be **APPROVED**.

- Approval
- Denial
- Approve with Conditions