



## URBAN DESIGN REVIEW BOARD

### STAFF REPORT

**UDRB Hearing Date:** September 22, 2023  
**Staff Report Compiled By:** SaVaughn Irons, City Planner  
**Staff Recommendation:** Approval

#### APPLICANT INFORMATION

**Applicant:**  
**Name:** KINH ENTERPRISES INC  
**Address:** 5385 Five Forks., Trickum Rd., Suite H.  
**City/State:** Stone Mountain, GA 30087

#### PROPERTY INFORMATION

**Site Address:** 4233 Thurman Rd.  
**Current Zoning:** General Commercial (Recently Rezoned from Single Family- RS)  
**Parcel Number:** 13017A B014

#### 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 convenient store located at 4233 Thurman Rd. The current location is a vacant lot where the previous structure burned down. Previously the property was zoned RS (Single-Family Residential) and just recently has been rezoned to General Commercial. The applicant is interested in constructing a new convenient store at this location, with a new design, and the update will be a completely newly constructed structure.

The façade that will be included in the newly built construction features a TPO Membrane flat Roof design, Upper trim with Hardie board planking and Hardie board stucco siding. The windows and door glass will be double panned and there will be double doors on the front facade that will be bronze anodized. The western, eastern and rear exterior of the structure will not feature windows or doors, but will include Hardie Board Stucco Siding.

#### Front Façade Material & Colors

**Hardie Board Stucco Siding:** Alabaster White (SW 7008)  
**Upper Trim:** Hardie Board Planking Painted - Tricorn Black (SW 6528)  
**Fascia & Soffit:** Alabaster White (SW 7008)  
**Exterior Gutters:** Black & Aluminum  
**Flat parapet of roof:** TPO Membrane – White

**Windows** – SERIES 8100 Fixed Window (Black UC70570)  
**Doors:** Series 400 Medium Stile Center Pivot Doors - Black (UC70570)  
**Post Exterior Stain:** Alabaster White (SW 7008)

**Side Façade Material & Colors Facing East**

**Hardie Board Stucco Siding:** Alabaster White (SW 7008)  
**Upper Trim:** Hardie Board Planking Painted - Tricorn Black (SW 6528)  
**Fascia & Soffit:** Alabaster White (SW 7008)  
**Exterior Gutters:** Black & Aluminum  
**Flat parapet of roof:** TPO Membrane – White  
**Post Exterior Stain:** Alabaster White (SW 7008)

**Side Façade Material & Colors Facing West-**

**Hardie Board Stucco Siding:** Alabaster White (SW 7008)  
**Upper Trim:** Hardie Board Planking Painted - Tricorn Black (SW 6528)  
**Fascia & Soffit:** Alabaster White (SW 7008)  
**Exterior Gutters:** Black & Aluminum  
**Flat parapet of roof:** TPO Membrane – White  
**Post Exterior Stain:** Alabaster White (SW 7008)

**Rear Façade Material & Colors**

**Hardie Board Stucco Siding:** Alabaster White (SW 7008)  
**Upper Trim:** Hardie Board Planking Painted - Tricorn Black (SW 6528)  
**Fascia & Soffit:** Alabaster White (SW 7008)  
**Exterior Gutters:** Black & Aluminum  
**Flat parapet of roof:** TPO Membrane – White  
**Post Exterior Stain:** Alabaster White (SW 7008)

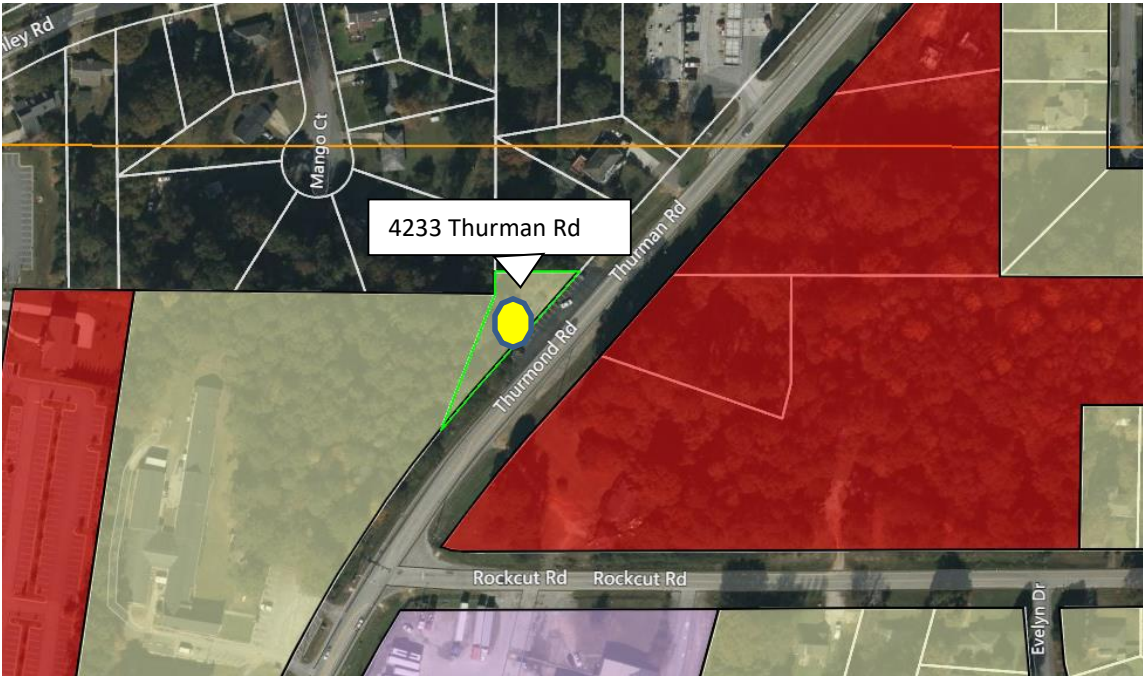
**Zoning Classifications of Contiguous Properties**

<b>Direction</b>	<b>Zoning &amp; Use</b>	<b>Direction</b>	<b>Zoning &amp; Use</b>
North	Outside of City Limits	East	Vacant Lot - General Commercial District (GC)
South	General Commercial District (GC)	West	Residential Shelter - Single-Family Residential District (RS)

**AERIAL MAP**



**ZONING MAP**





**CURRENT CONDITIONS -PHOTOS**

**PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE**

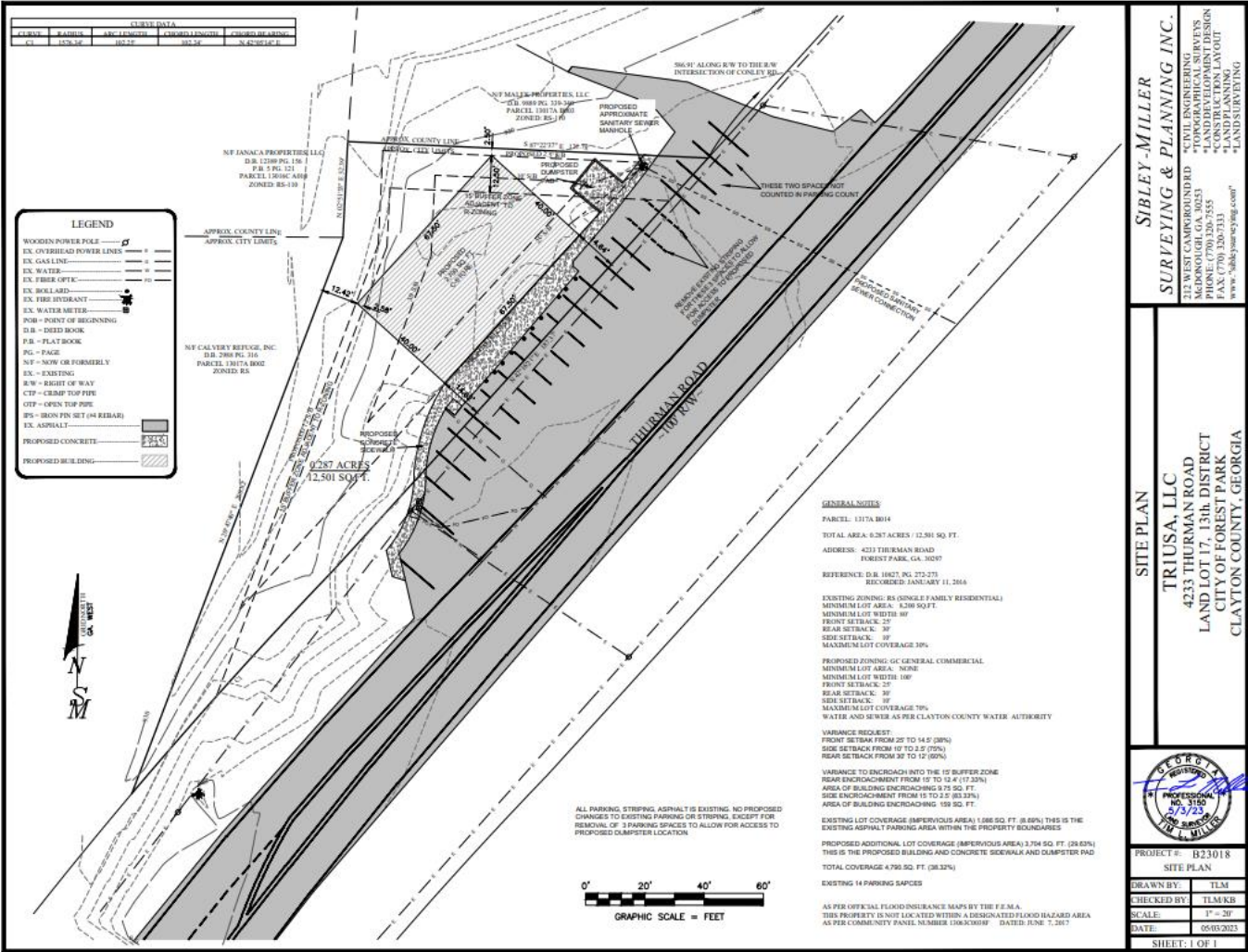


# EXISTING SURVEY

There is not an existing structure/plans for this lot.

# NEW SURVEY

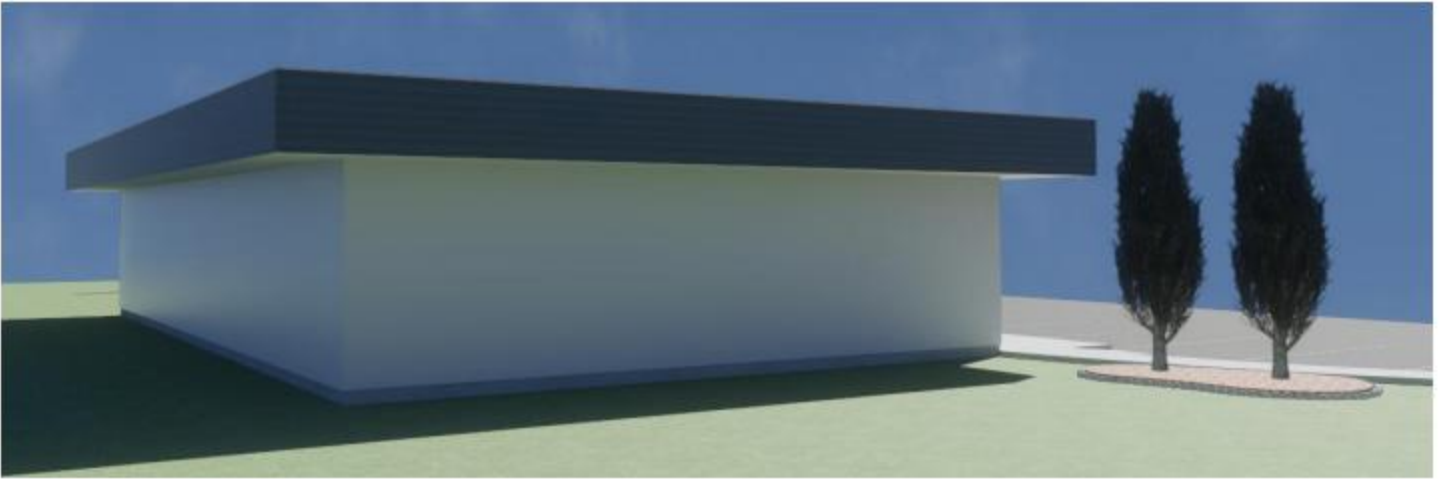
New Proposed Structure





# ELEVATIONS





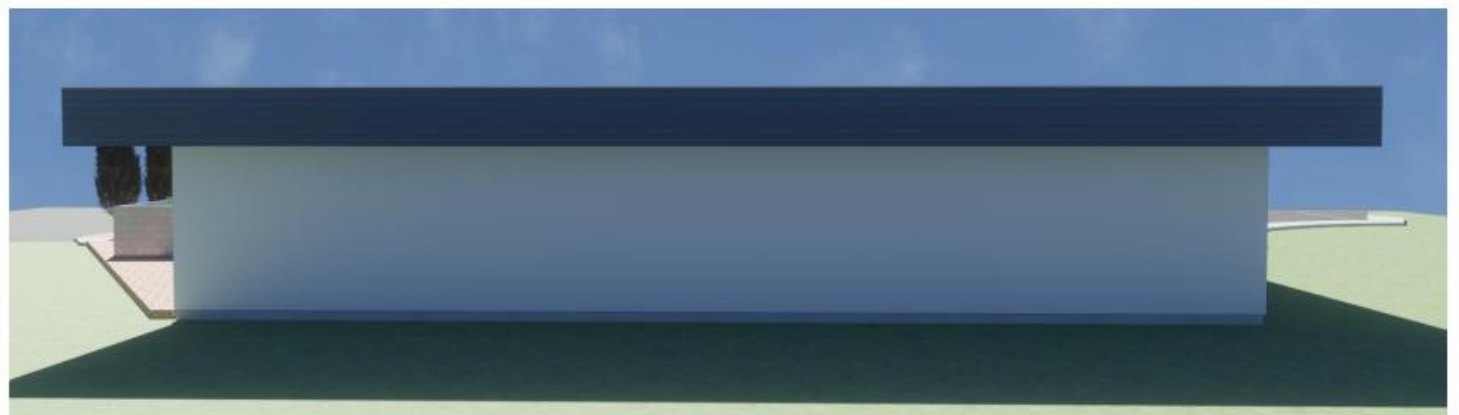
Left Elevation

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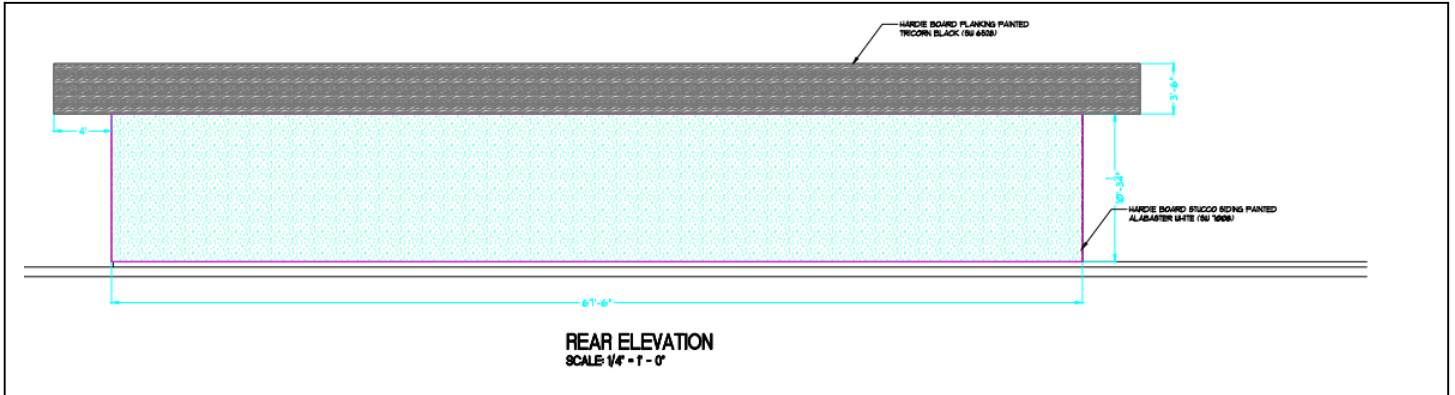
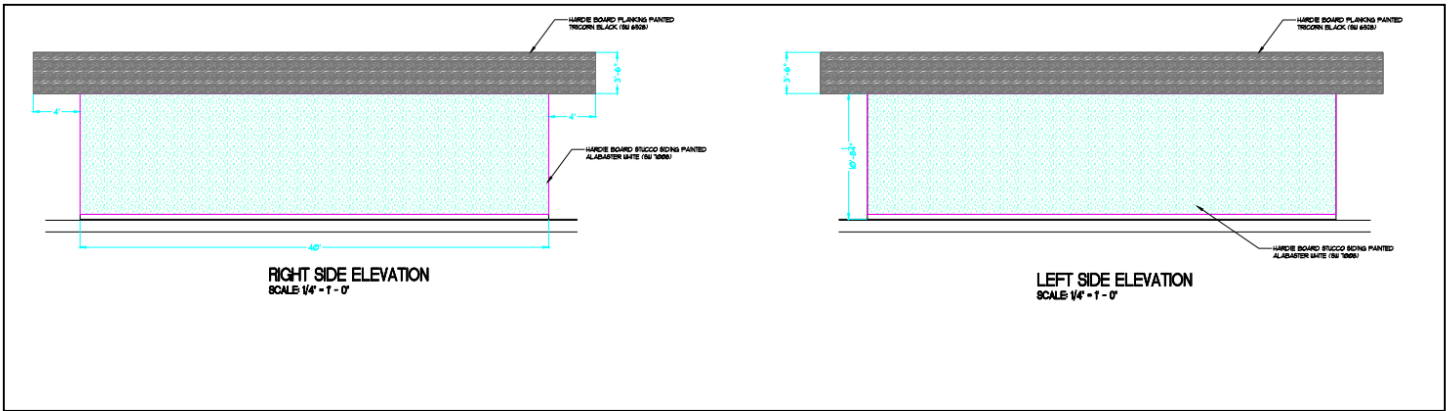
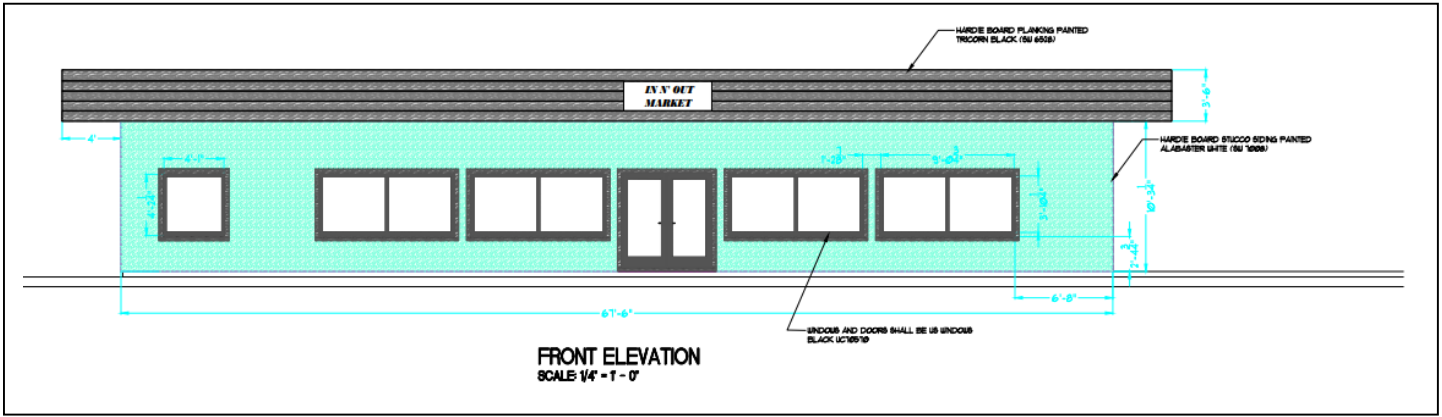


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Right Elevation



Rear Elevation





## Material & Color Examples 921 Cone Rd.



**Exterior Color:** This color will also be used for Siding, Fascia, and Soffit.

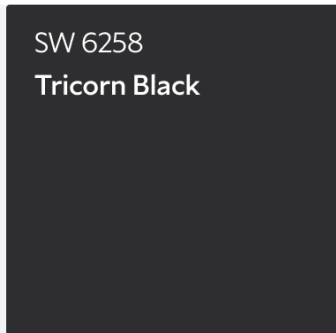


**Exterior Siding:** Hardie Board Stucco Siding



Black  
UC70570

**Exterior Front Door & Window Siding**



**Exterior Color:** This color will be used for upper trim.



**TPO Roof Membrane:**  
White



**Windows:**



**Exterior Gutters:** Black and Aluminum



**Doors:** Bronze Anodized Pair of Doors

## 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