



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: May 17, 2024

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

Staff Recommendation: Approval

APPLICANT INFORMATION

Applicant:

Name: Sandra Michelle Copeland

Address: 934 Forest Ave.

City/State: Forest Park, GA 30297

PROPERTY INFORMATION

Site Address: 920 Forest Ave.

Current Zoning: Single-Family Residential (RS)

Parcel Number: 13048C E009

FINDINGS OF FACT

The applicant is requesting approval of a conceptual design to construct a 2,166 square feet single-family residence at 920 Forest Ave. The current location is a vacant lot. The applicant proposes to construct a one-story home at this location.

The front façade features a Gable roof with asphalt shingles, Hardie Plank siding, double vinyl windows, a front door, and a one car garage. There will also be a wood picket front porch, handrails and wood columns that will feature a natural wood stain color. The western exterior will be consistent with the front façade materials, but have a smaller walk-up wood picket porch, three vinyl windows, a door, and features a cement water table. The eastern exterior of the proposed structure will also be consistent with the front façade materials but does not feature any entry ways and includes nine (9) vinyl windows and a cement water table. The rear of the home will be consistent with the exterior siding materials, no windows will be present, and it will also feature a small walk-up wood picket porch consistent with the small walk-up wood picket porch featured on the western exterior.



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Front Façade Material & Colors

Siding: Hardie Plank Siding (Pavilion Beige SW 7512)
Exterior Soffit, Fascia & Trim: Chateau Brown (SW 7510)
Roof: Architectural Asphalt Shingles (Dessert Tan)
Exterior Gutters & Downspout: Aluminum (Chateau Brown SW 7510)
Columns: Wood Columns (Natural Stain)
Front Porch: Wood Pickets (Natural wood stain)
Handrail: Wood Pickets (Natural wood stain)
Door: Wood door with window panel (Natural White SW 9452)
Window: Vinyl (Dark Vinyl Window Trim)
Garage: Classic Steel Short Panel 9 ft x 7 ft Insulated 12.9 R-Value (Chateau Brown SW 7510)

Side Façade Material & Colors Facing East

Siding: Hardie Plank Siding (Pavilion Beige SW 7512)
Exterior Soffit, Fascia & Trim: Chateau Brown (SW 7510)
Roof: Architectural Asphalt Shingles (Dessert Tan)
Exterior Gutters & Downspout: Aluminum (Chateau Brown SW 7510)
Window: Vinyl (Dark Vinyl Window Trim)
Water Table: Concrete

Side Façade Material & Colors Facing West-

Siding: Hardie Plank Siding (Pavilion Beige SW 7512)
Exterior Soffit, Fascia & Trim: Chateau Brown (SW 7510)
Roof: Architectural Asphalt Shingles (Dessert Tan)
Exterior Gutters & Downspout: Aluminum (Chateau Brown SW 7510)
Side Porch: Wood Pickets (Natural wood stain)
Handrail: Wood Pickets (Natural wood stain)
Door: Wood door with window panel (Natural White SW 9452)
Window: Vinyl (Dark Vinyl Window Trim)
Water Table: Concrete

Rear Façade Material & Colors

Siding: Hardie Plank Siding (Pavilion Beige SW 7512)
Exterior Soffit, Fascia & Trim: Chateau Brown (SW 7510)
Roof: Architectural Asphalt Shingles (Dessert Tan)
Exterior Gutters & Downspout: Aluminum (Chateau Brown SW 7510)
Door: Wood door with window panel (Natural White SW 9452)



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Water Table: Concrete

Zoning Classifications of Contiguous Properties

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

AERIAL MAP



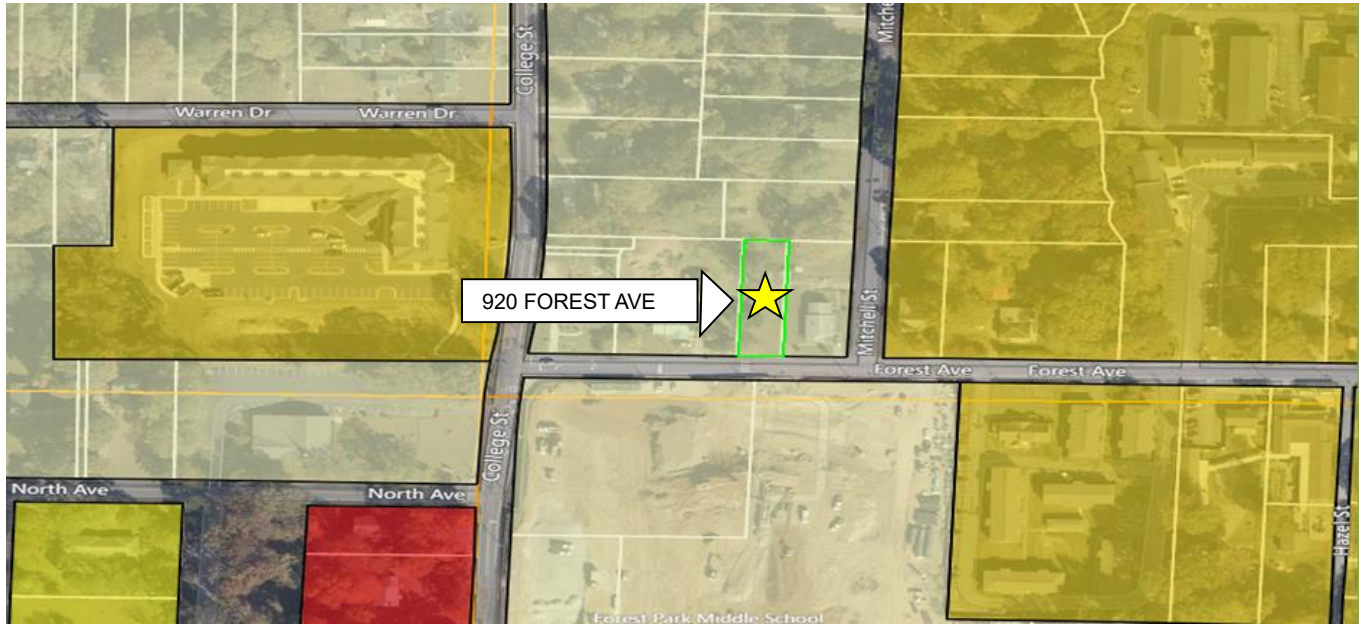


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ZONING MAP



CURRENT CONDITIONS -PHOTOS

PROPERTY CURRENTLY DOES NOT HAVE A STRUCTURE





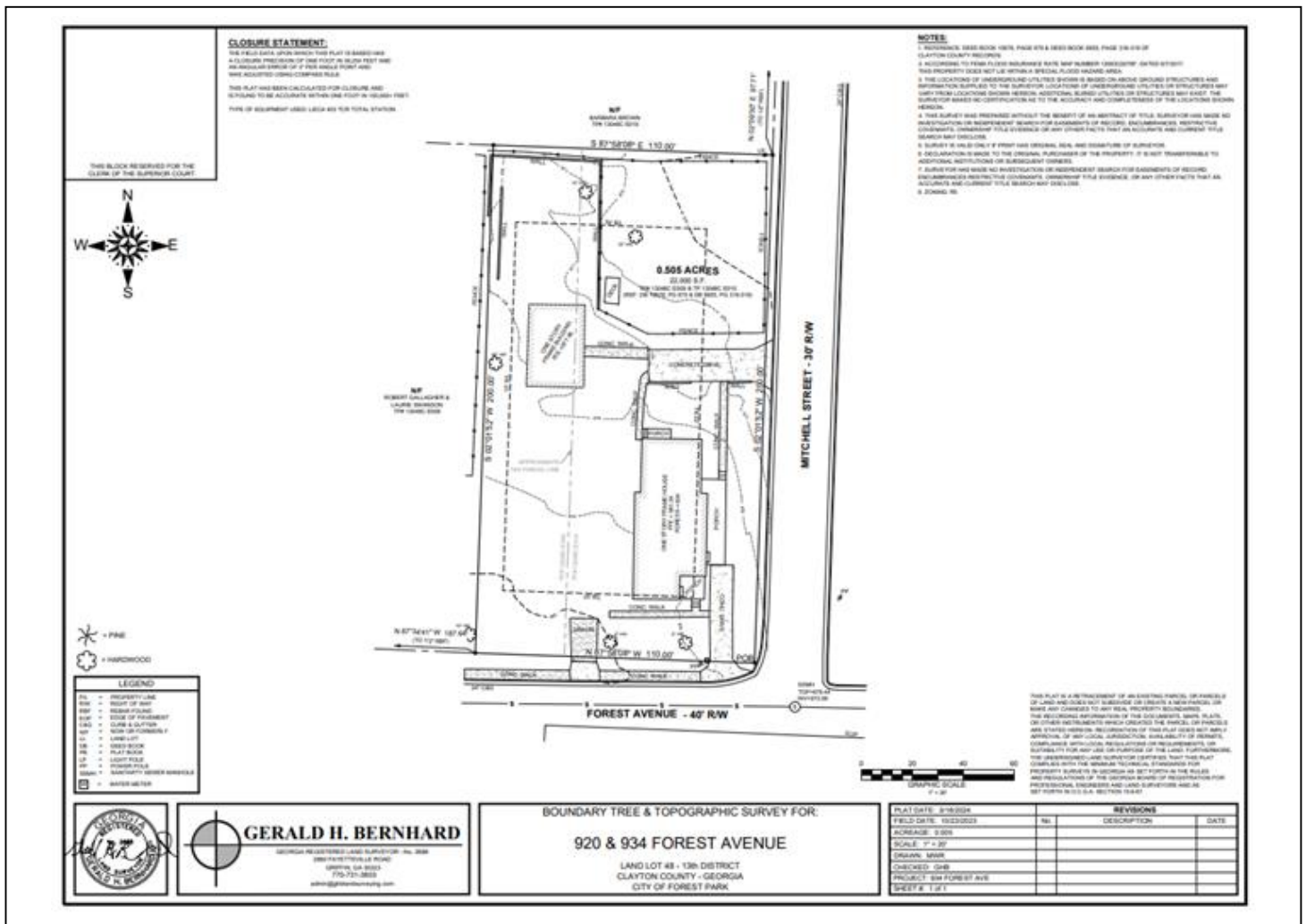
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EXISTING SURVEY



GERALD H. BERNHARD
GEORGIA REGISTERED LAND SURVEYOR - No. 3688
1800 PATTERSONS LANE
SMYRNA, GA 30083
770-721-2822
www.gdgsurveying.com



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PROPOSED STRUCTURE





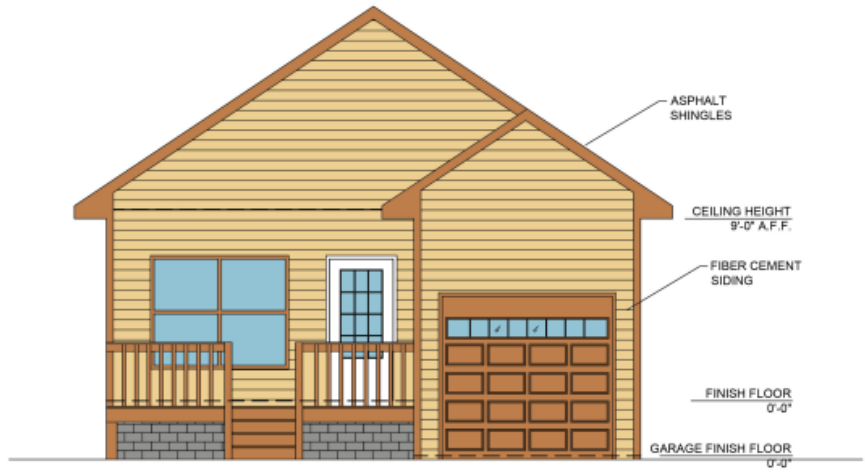
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ELEVATIONS



PROPOSED FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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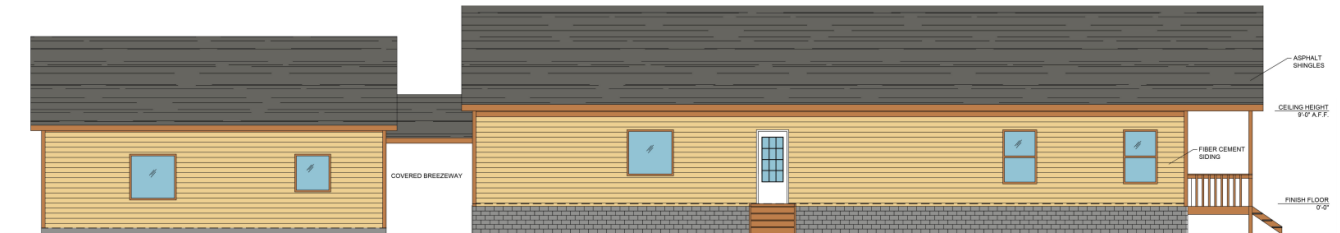
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PROPOSED REAR ELEVATION

SCALE: 1/4" = 1'-0"



PROPOSED LEFT ELEVATION

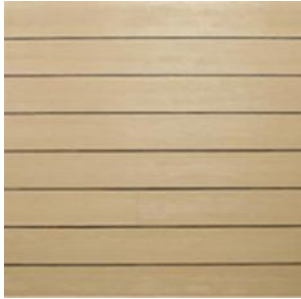
SCALE: 1/4" = 1'-0"



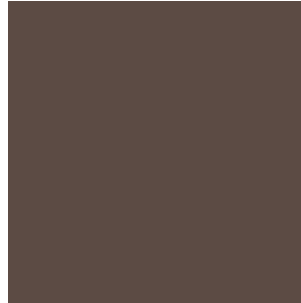
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Material & Color Examples



Exterior Siding:
Hardie Plank.



Exterior Trim Siding:
Color: Chateau Brown
SW 7510



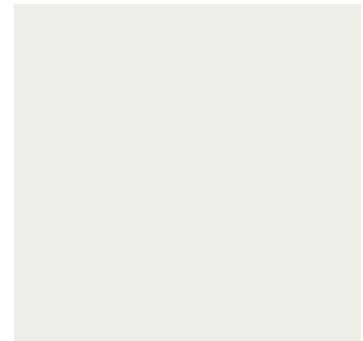
Roof: Architectural Asphalt
Shingles Desert Tan



Gutters & Downspouts:
Color: Chateau Brown SW
7510



Gutters & Downspouts:
Color: Chateau Brown SW
7510



Exterior Doors:
Pure White SW 7005



Front & Rear Door:
Color White



**Front Porch Wood
Columns:**
Color: Natural Stain



Front Porch & Handrail:
Wood Pickets
Color: Natural wood stain color



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Grass Type:
Bermuda Grass

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