

**Architectural Design Review Board
Minutes
June 1, 2017**

Call to Order: Chairman Rodney Givens called the meeting of the Architectural Design Review Board to order at 12:07 p.m. on Thursday, June 1, 2017.

Roll Call: Those present were Chairman Rodney Givens, Stephen Busch, Ron Dodson and secretary Gail Brooks.

Also present was Jonathan Jones, Director of Planning, Building and Zoning.

Approval of Minutes: Stephen Busch made a motion to approve the minutes of the April 11, 2017 meeting. Ron Dodson seconded the motion. Minutes were approved as published.

New Business: **Addition to 4772 Frontage Road.**

Mr. Jones explained to the Board the proposed addition to a warehouse building on the property located within the city limits of Forest Park at 4772 Frontage Road. The addition is a pre-engineered 80 X 90 metal building with square footage of 7,200 feet. The existing building is 10,963 square feet, thus making total covered area 18,163 square feet. This exceeds the maximum building lot coverage by ordinance in C-1 District. Current City Ordinance states building lot coverage may not exceed 40% of the lot. The current lot area is 36,678, therefore, the addition would exceed 40%.

The proposed project, though compatible with most of the City of Forest Park's requirements, does exceed the maximum total building lot coverage for the District. The proposed project will not otherwise cause an adverse impact on the surrounding community. For these reasons, Staff recommends to the ADRB that the proposed project be approved with conditions. The conditions would be to either reduce the square footage of the addition or ADRB provide a waiver of this provision.

**CITY OF FOREST PARK
GEORGIA**

The applicant Ceasar Munoz and the architect were present and answered the board's questions regarding adjacent properties and usage of the addition.

Ron Dodson made a motion to approve the proposed project with a waiver of the 40% maximum lot coverage. Stephen Busch seconded the motion. Voting was unanimous.

Recommendation was made to update the ordinance to increase the percentage of lot coverage for buildings. A recommendation was also made to get periodic progress reports on "approved" projects.

Other Business: No other business.

Adjournment: There being no further business, Stephen Busch made a motion to adjourn. Ron Dodson seconded the motion. Meeting was adjourned.