

DESIGN REVIEW COMMISSION

November 6, 2019

MEETING AGENDA:

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Old Business - None
 - a. New Outlook Upscale Thrift – 282 North Main Street; Parcel No. 13209C B01; Signs at Commercial Building.
- V. New Business - Action Items
 - a. Susan's Home Gallery – 250 North Main Street; Parcel No. 13240B E006A; Wall Sign on Existing Frame at Commercial Center.
 - b. Kelley's Kreationz – 1287 Highway 138, Suite 11; Parcel No. 12048A I010; Wall Sign on Existing Frame at Commercial Center.
 - c. Supplies Unlimited – 1457 Stockbridge Road; Parcel No. 12017B A004; Modifications to Existing Sign Framework.
 - d. Daniel Residence – 114 Chestnut Street; Parcel No. 05241B B003; Concrete Work to Front of Residence.
 - e. Self-Storage Facility – 8500 Tara Boulevard; Parcel No. 05240B A004; New Commercial Building Concept.
 - f. The "W" Event Center – 168 North McDonough Street; Parcel No. 13241B C00; Conversion of Carport to Enclosed Addition.
- VI. Adjournment



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- a

4.a

COUNCIL MEETING DATE

November 6, 2019

FOLLOW-UP APPROVAL ACTION (City Clerk)

| | | |
|--|---------------------------|--|
| Typed Name and Title Ricky L. Clark, City Manager | Date November, 6, 2019 | |
| Signature | City Clerk's Office | |

Private business owner

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Revised Design
- October DRC Minutes
- Sign Base

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval

NEW OUTLOOK
Upscale Thrift



6 7 8 - 8 8 4 - 5 4 9 7

Women's and Men's Clothes | Handbags | Shoes
Home Furnishings | Furniture

www.shopnewoutlook.com

David Allen

From: DeAnna Hurt <dhurtd@hotmail.com>
Sent: Thursday, October 24, 2019 5:28 PM
To: David Allen
Subject: Re: New Outlook Thrift Store sign
Attachments: Revised Signage New Outlook.pdf

Please find the new design. My husband indicated that the water shut off valve is up under the area where the sign frame stands outside which is why no flowers had been placed there.

On Oct 23, 2019, at 10:45 AM, David Allen <dallen@jonesboroga.com> wrote:

How is the new design coming? Could I get it by early next week to put in the packet for the November 6th Design Review Commission?

I see the older design is already installed.

<image001.jpg>

David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: DeAnna Hurt <dhurtd@hotmail.com>
Sent: Friday, October 11, 2019 12:27 PM
To: David Allen <dallen@jonesboroga.com>
Subject: Re: New Outlook Thrift Store sign

Received. Thanks. Will resubmit to council.

DeAnna Hurt, Realtor
Deanna.Hurt.metrobrokers.com

On Oct 11, 2019, at 10:38 AM, David Allen <dallen@jonesboroga.com> wrote:

Official wording of recommendation from meeting:

Kimberly Lightford made a motion to deny the application as currently presented, and requests the applicant to redesign and resubmit based on the recommendations listed below. Said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.



**DESIGN REVIEW COMMISSION
MEETING MINUTES**

The Design Review Commission held their Regular Meeting on **Wednesday October 2, 2019**. The meeting was held at 4:30 p.m. at the Jonesboro City hall, 124 North Avenue, Jonesboro, Georgia.

Committee Present:

Joel Aviles – Chairman
 Bonnie Shekarabi – Vice Chair
 Barbara Casey Lane – Committee Member
 Ricky L. Clark Jr. Executive Director
 Kimberly Lightford – Committee Member (via conference)

Also present was Cable Brooks to record the meeting minutes

I. Meeting was called to order by Joel Aviles at 4:37 p.m.

II. Approval of Agenda

Bonnie Shekarabi made a motion to approve the agenda as presented. Said motion seconded by Barbara Casey-Lane. Motioned carried unanimously.

III. Approval of September 2, 2019 Meeting Minutes

Approval of September 18, 2019 Special Called Meeting Minutes

Bonnie Shekarabi made a motion to accept the September 2, 2019 Regular meeting minutes and the September 18, 2019 Special Called meeting minutes. Said motion was seconded by Barbara Casey. Motion carried unanimously.

IV. Old Business – NONE

V. New Business – Action Items

A. Tambo African Textiles – 246 North Main Street; Parcel No. 13240B E012; Wall sign on existing frame at commercial center.

Upon Discussion:

Bonnie Shekarabi made a motion to accept staff recommendation to approve the wall sign, said motion was seconded by Barbara Casey Lane. Motion carried unanimously.

Noted recommendations:

- Sign could be bigger
- Recommend illumination for better visibility – not required
- Recommend goose neck lighting

B. New Outlook Upscale Thrift – 282 North Main Street; Parcel No. 13209C B01; Signs at commercial building.

Upon Discussion:

Kimberly Lightford made a motion to deny the application as currently presented, and requests the applicant to redesign and resubmit based on the recommendations listed below. Said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.

The following are recommendation for the redesign;

- New color combination with illumination for better visibility
- Add landscaping at the base and illumination for better visibility
- Enhance the graphics (what's being sold, hours of operation)

C. Mercy Medical Supply – 1423 Stockbridge Road; Parcel No. 12017B A003; Wall sign at commercial center.

Upon Discussion:

Bonnie Shekarabi made a motion to accept staff recommendation to approve the wall sign, said motion was seconded by Barbara Casey Lane. Motion carried unanimously.

Comments and Updates - None

A. Adjournment at 4:46 p.m.

There being no further business, a motion was made by Barbara Casey-Joel Aviles, seconded by Bonnie Shekarabi to adjourn. Motion carried unanimously.

/s/

Joel Aviles, Chairperson

/s/

Ricky L. Clark Jr., Executive Director



Attachment: Sign Base (1523 : Revised New Outlook Sign)



Attachment: Sign Base (1523 : Revised New Outlook Sign)





Attachment: Sign Base (1523 : Revised New Outlook Sign)



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.a
-a

COUNCIL MEETING DATE
November 6, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Commission to make a recommendation on Susan's Home Gallery – 250 North Main Street; Parcel No. 13240B E006A; Wall sign on existing frame at commercial center.

Requirement for Board Action (Cite specific Council policy, statute or code requirement)

City Code Section 86-489 and 86-490 – Sign Standards

Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of wall sign; Susan's Home Gallery, a flower and other home décor business, has operated at the commercial center at 250 North Main Street for several years. They are proposing to install a one-sided sign panel in the bolt holes of a former sign framework on the front (see picture), where commercial signs have been in the past. A new, angled steel frame will support the sign panel.

The new sign will be 2 feet tall by 8 feet wide and aluminum. The colors of the sign (black, red, white) will be a good contrast to the red awning. The sign will be 16 square feet total and comprise about 5.9% of the store façade, both amounts are within Code standards. The sign is not proposed to be illuminated, either internally or externally.

At the October Design Review Commission meeting, the adjacent business, Tambo African Textiles, had an identically-sized sign panel proposed for the same awning. It was approved, with the recommendation of external gooseneck lighting for the sign. This was not a requirement, just a recommendation if economically feasible.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Business Owner

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Application
- Sign Panel
- Site Pictures

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 6, 2019

Signature

City Clerk's Office

CITY OF JONESBORO



124 North Avenue
Jonesboro, Georgia
30236
770-478-3800

SIGN PERMIT N° 0778

GOOD FOR SIX MONTHS ONLY

Business Susan's Home Gallery

Location 250 N. Main St.

Owner Susan Henderson

Sign Description 16 Sq Ft

Estimated Cost _____

Fee \$60 app +

Received Payment _____

Date _____

Pat



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
www.jonesboroga.com

SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$60.00 (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

| | |
|--|--------------------------------------|
| Administrative fee | (flat fee) \$60.00 |
| Area of Sign 1-10ft ² | (flat fee) \$35.00 |
| Area of Sign 11-25ft ² | (flat fee) \$60.00 |
| Area of Sign 26-50ft ² | (flat fee) \$90.00 |
| Area of Sign 51ft ² and greater | (flat fee) \$125.00 |
| Temporary Signs | (flat fee for second permit) \$30.00 |

Two permits allowed per property per year.

First is free and a flat fee is required for
2nd permit.

678
532-
0823

Date of Application:

10/11/19

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ _____ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

New Sign — **STORAGEFRONT**
 Change to Existing Sign
 Ground Sign
 Window Sign
 Subdivision Sign
 Projecting Sign Wall Sign
 Entrance Sign
 Special Event Sign
 Other (describe below)

Property Owner or Applicant Information

Name: Susan Henderson

Mailing Address: 250 North Main Street

City: Jonesboro State: GA Zip: 30236

Phone: (Day) 678 532 0823 (Evening) _____

*Signature: Susan Henderson

*By signing the above line, Property Owner gives permission for appropriate actions.

Jonesboro Property Information

Existing Uses and Structures: NoneCOMMERCIAL CENTERSurrounding Uses and Structures: (See Official Zoning Map): COMMERCIAL

Surrounding Zoning:

North: C2 South: C2 East: C2 West: C2/DTProperty Address of Sign: 250 north main street jonesboro 30236Complete dimensions and total area of the sign: 2'x8' 16 Sq FTONE-SIDED

What is the position of the sign in relation to nearby buildings/structures and other signs?

Attached to Awning / canopy

What is the position of the sign in relation to nearby buildings/structures and other signs?

On EXISTING Awning

What are the setbacks from right-of-ways, property lines and easements?

N/A NOT FREE-STANDING

Name of person, firm, corporation or association erecting the sign is:

DREAMLAND SIGNWORKS (PAUL THOMAS) 678-665-4617

Name of business/activity at the address where the sign is to be erected:

Susan's Home gallery

Is this in a planned development?

Yes

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800

FOR OFFICE USE ONLY:

Date Received: 10/15/2019 Received By: _____

Fee Amount Enclosed: \$ 60

Date Approved: 11/6/2019

DRC 11/6/19

Date Denied / /20

Permit Issued / /20

Comment:

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Matthew Thompson

PRINT NAME

Matthew Thompson

SIGNATURE/DATE

APPLICANT:

Susan Henderson

PRINT NAME

Susan Henderson

SIGNATURE/DATE

NOTARY:

Angelia M. Gillespie

SIGNATURE/DATE

SEAL

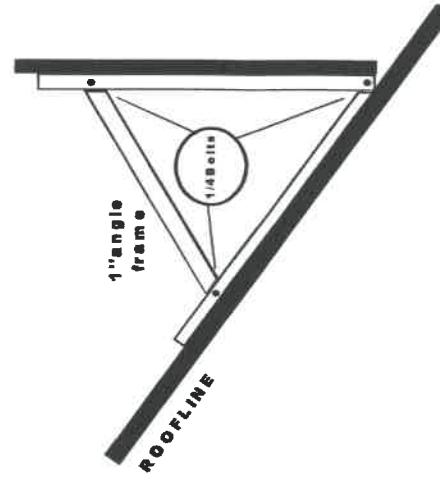
Espresi 31n/poso

SPRINGWILLOWS
SIGNWORKS
P.O. BOX 152 JONESBORO GA 30237
678-665-4617

Location: _____

Materials: Aluminum 10mm 4'x8'
Installed on roof line with steel frame
Steel frame bolted through roof

Notes: _____





Attachment: Site Pictures (1521 : Susan's Home Gallery Sign)





Attachment: Site Pictures (1521 : Susan's Home Gallery Sign)



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.b

-b

COUNCIL MEETING DATE
November 6, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Commission to make a recommendation on Kelley's Kreationz – 1287 Highway 138, Suite 11; Parcel No. 12048A I010; Wall sign on existing frame at commercial center.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

City Code Section 86-489 and 86-490 – Sign Standards

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

Agency recommendation – Approval of wall sign; In early 2019, Kelly's Kreationz opened a facility for hosting events and meetings at the commercial center at 1287 Highway 138. The applicant has applied for a wall sign (word that says "Events") to be installed on the existing framework over the door where the temporary banner hangs now.

The new sign will be 2.25 feet tall by 7 feet long. The sign will be 15.75 square feet total and comprise about 1% of the store façade, both amounts are within Code standards. The sign will be internally illuminated by LED lights. Several adjacent businesses have the exact same style of wall sign (see attached photographs).

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private business owner

Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Application
- Sign
- Site Pictures

Staff Recommendation *(Type Name, Title, Agency and Phone)*

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 6, 2019

Signature

City Clerk's Office

CITY OF JONESBORO

124 North Avenue
 Jonesboro, Georgia
 30236
 770-478-3800



SIGN PERMIT N^o 0776

GOOD FOR SIX MONTHS ONLY

Business Kelly's Kreationz
Location 1287 Spur 138, Sell

Owner Takoo Brookley

Sign Description Sign Attached

Estimated Cost _____
Fee 100

Received Payment _____
Date _____



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
www.jonesboroga.com

SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

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APPLICATION FEE: \$60.00 (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

| | |
|---|--------------------------------------|
| Administrative fee | |
| — Area of Sign 1-10ft ² | (flat fee) \$60.00 |
| — Area of Sign 11-25ft ² | (flat fee) \$35.00 |
| — Area of Sign 26-50ft ² | (flat fee) \$60.00 |
| — Area of Sign 51ft ² and greater | (flat fee) \$90.00 |
| Temporary Signs | (flat fee) \$125.00 |
| Two permits allowed per property per year. First is free and a flat fee is required for 2nd permit. | (flat fee for second permit) \$30.00 |

Date of Application:

06/11/2019

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ _____ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

- New Sign
- Change to Existing Sign
- Ground Sign
- Window Sign
- Subdivision Sign
- Projecting Sign Wall Sign
- Entrance Sign
- Special Event Sign
- Other (describe below)

Property Owner or Applicant Information

Name:

Kelley Kreationz

Mailing Address:

1287 SPR 138 STE 11

City:

Jonesboro

State:

GA

Zip:

50232

Phone: (Day)

773-715-8027

(Evening)

*Signature:

*By signing the above line, Property Owner gives permission for appropriate actions.

Jonesboro Property Information

Existing Uses and Structures: Event facilitySurrounding Uses and Structures: (See Official Zoning Map): Commercial

Surrounding Zoning:

North: R4 South: C2 East: C1 West: C1Property Address of Sign: 1081 Spur 138 STE. 11 Jonesboro, GA 30062Complete dimensions and total area of the sign: 27" H 14" W 7" long15.75 S.F. ONEWhat is the position of the sign in relation to nearby buildings/structures and other signs? slopeFront

What is the position of the sign in relation to nearby buildings/structures and other signs?

Front of building

What are the setbacks from right-of-ways, property lines and easements?

N/A

Name of person, firm, corporation or association erecting the sign is:

2001 ART STUDIO

Name of business/activity at the address where the sign is to be erected:

Kreely Kreatons

Is this in a planned development?

YES

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800

FOR OFFICE USE ONLY:

Date Received: 10/08/20 R

Received By: JKee

Fee Amount Enclosed: \$ 100.00

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Catalina Atkinson
PRINT NAME

Catalina Atkinson
SIGNATURE/DATE

APPLICANT:

Tekoa Bookie
PRINT NAME

Tekoa Bookie
SIGNATURE/DATE

NOTARY:

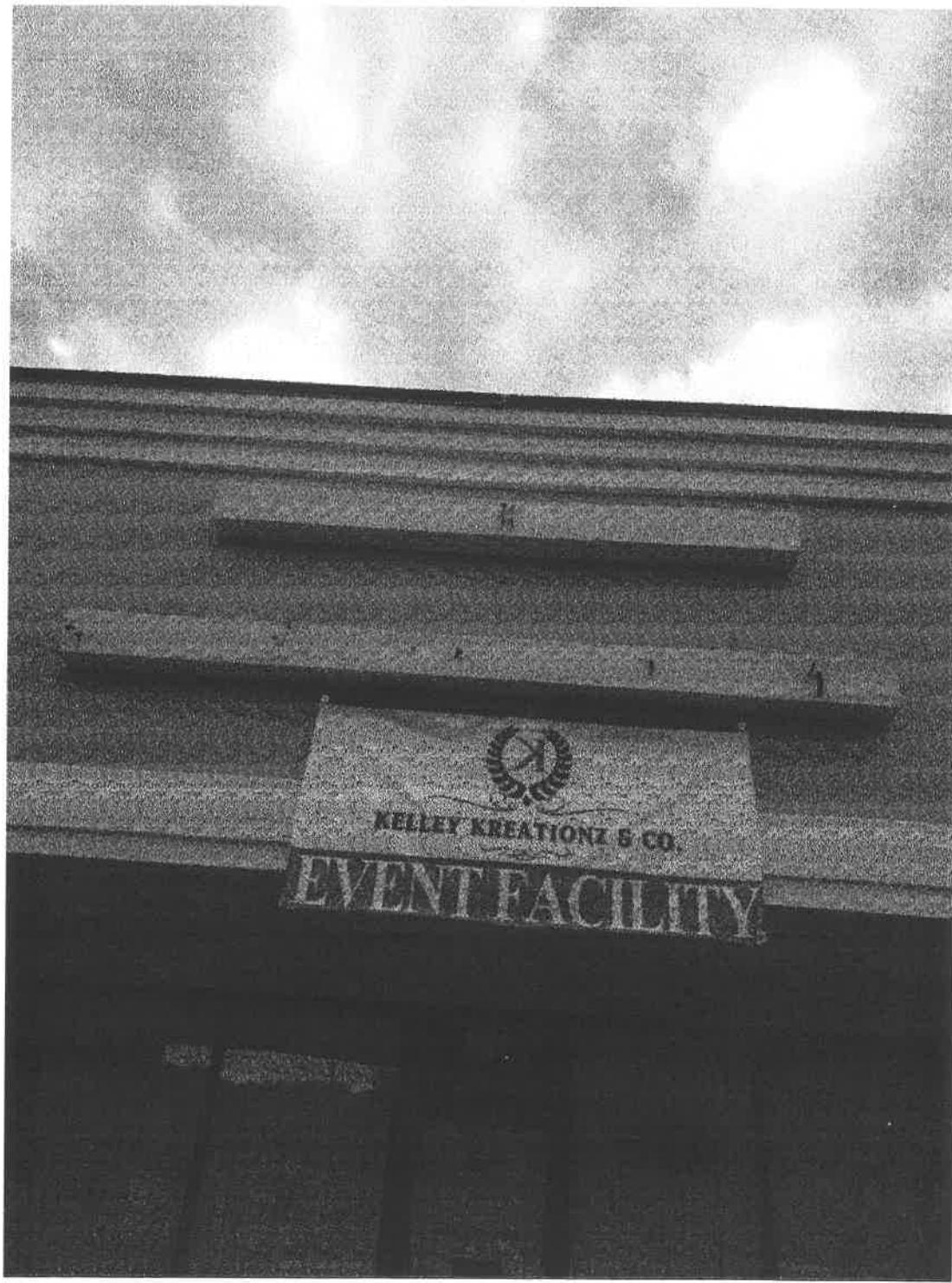
area
SIGNATURE/DATE

10 08 19



Resized_20191008_084149.jpeg

Download



The sign event will be placed
here.

Attachment: Sign (1522 : Kelly's Kreationz Sign)



The event sign will spin front of the truck
The sign have led lights, 27" H x 14" W.
7" long.
7'

2.25' 1.17'

SUITE
11



Attachment: Site Pictures (1522 : Kelly's Kreationz Sign)



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.c

-c

COUNCIL MEETING DATE
November 6, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (*Identify appropriate Action or Motion, purpose, cost, timeframe, etc.*)

Commission to make a recommendation for Supplies Unlimited – 1457 Stockbridge Road; Parcel No. 12017B A004; Modifications to existing sign framework.

Requirement for Board Action (*Cite specific Council policy, statute or code requirement*)

City Code Section 86-489 and 86-490 – Sign Standards

Is this Item Goal Related? (*If yes, describe how this action meets the specific Board Focus Area or Goal*)

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

(*First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.*)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 6, 2019

Signature

City Clerk's Office

Agency recommendation – Approval of replacement ground sign: Recently, Supplies Unlimited began to move its office in north metro Atlanta to its approved office on Stockbridge Road. The Stockbridge Road property was a former sign business, which was permitted by the City in 1999 to erect the very tall sign that is out at the road now. (Note: The permit states that the existing sign was proposed to be 24 feet tall, but it is actually closer to 30 feet tall.) The longtime standard for sign height outside of the Tara Boulevard district is 6 feet tall, so staff is not sure how the existing sign was approved. This property is not in the Historic District or any Overlay.

5.c

The proposed replacement sign will be in the same location and use the same foundation as the existing sign, but will be about 10 feet shorter, with a smaller sign face, and a more appropriate color scheme. The 34 square-foot actual sign face will be 34 square-feet on each side, conforming to the 35 square-foot maximum face. (Note: the actual sign face is the part of the sign that is used to convey information visually, per Code definition. It is usually not the entire sign base.) The sign face will be internally illuminated by LED lights, and will have no electronic displays or changeable copy.

The replacement sign is also higher than 6 feet tall, but it is the opinion of staff that it still be allowed. The current owner had nothing to do with the original permit and he has reduced the existing sign's height by a full third. The proposed sign is a definite improvement over what is there now.

Miscellaneous code information:

Sign face means the part of a sign that is or can be used to convey information visually.

Sec. 86-490. Regulated signs.

(a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers. No portion of a ground sign shall not be located within ten feet of a street right-of-way or within 50 feet of any other permanent sign, major structure or building. Changeable copy shall not exceed 33 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Business Owner

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Application
- Site Pictures
- New Design
- Original Permit

Staff Recommendation (Type Name, Title, Agency and Phone)

Approval



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
www.jonesboroga.com

SIGN PERMIT APPLICATION

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| | |
|---|--------------------------------------|
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| Area of Sign 11-25ft ² | (flat fee) \$60.00 |
| → Area of Sign 26-50ft ² | (flat fee) \$90.00 |
| Area of Sign 51ft ² and greater | (flat fee) \$125.00 |
| Temporary Signs | (flat fee for second permit) \$30.00 |
| Two permits allowed per property per year. First is free and a flat fee is required for 2nd permit. | |

Date of Application: 10.16.19

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ _____ will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization.

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

- New Sign
- Change to Existing Sign
- Ground Sign
- Window Sign
- Subdivision Sign
- Projecting Sign Wall Sign
- Entrance Sign
- Special Event Sign
- Other (describe below)

SHORER, SMALLER, SAME LOCATION / FOUNDATION

Property Owner or Applicant Information

Name: Anson Williams

Mailing Address: 1457 Stockbridge Rd

City: Jonesboro State: GA Zip: 30236

Phone: (Day) 770.584.3643 (Evening) _____

*Signature: 

*By signing the above line, Property Owner gives permission for appropriate actions.

Jonesboro Property Information

Existing Uses and Structures:

CONSTRUCTION SUPPLY BUILDING

Surrounding Uses and Structures: (See Official Zoning Map):

COMMERCIAL / RESIDENTIAL

Surrounding Zoning:

North: C-1 South: C-2 East: R-50. West: R-2

Property Address of Sign: 1457 Stockbridge rd, jonesboro, ga 30236

Complete dimensions and total area of the sign: 15' tall, 24" deep, 10' long

SIGN FACE - 34 S.F. Duv
Sign

What is the position of the sign in relation to nearby buildings/structures and other signs?

In front of business property

What is the position of the sign in relation to nearby buildings/structures and other signs?

not close to other buildings

What are the setbacks from right-of-ways, property lines and easements?

SAME LOCATION / FOUNDATION ± 10' FROM R.O.W.

Name of person, firm, corporation or association erecting the sign is:

Clayton Signs

Name of business/activity at the address where the sign is to be erected:

Supplies Unlimited, Inc

Is this in a planned development?

No

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

**NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL
CODE ENFORCEMENT FOR VERIFICATION (770) 478-3800**

FOR OFFICE USE ONLY:

Date Received: 6/22/2019 Received By: _____

Fee Amount Enclosed: \$ _____

Date Approved: _____ / _____ /20 _____

Date Denied _____ / _____ /20 _____

Permit Issued _____ / _____ /20 _____

Comment:

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Ansor Wlliams
PRINT NAME



Ansor Wlliams 10.22.19
SIGNATURE/DATE

APPLICANT:

Ansor Wlliams
PRINT NAME



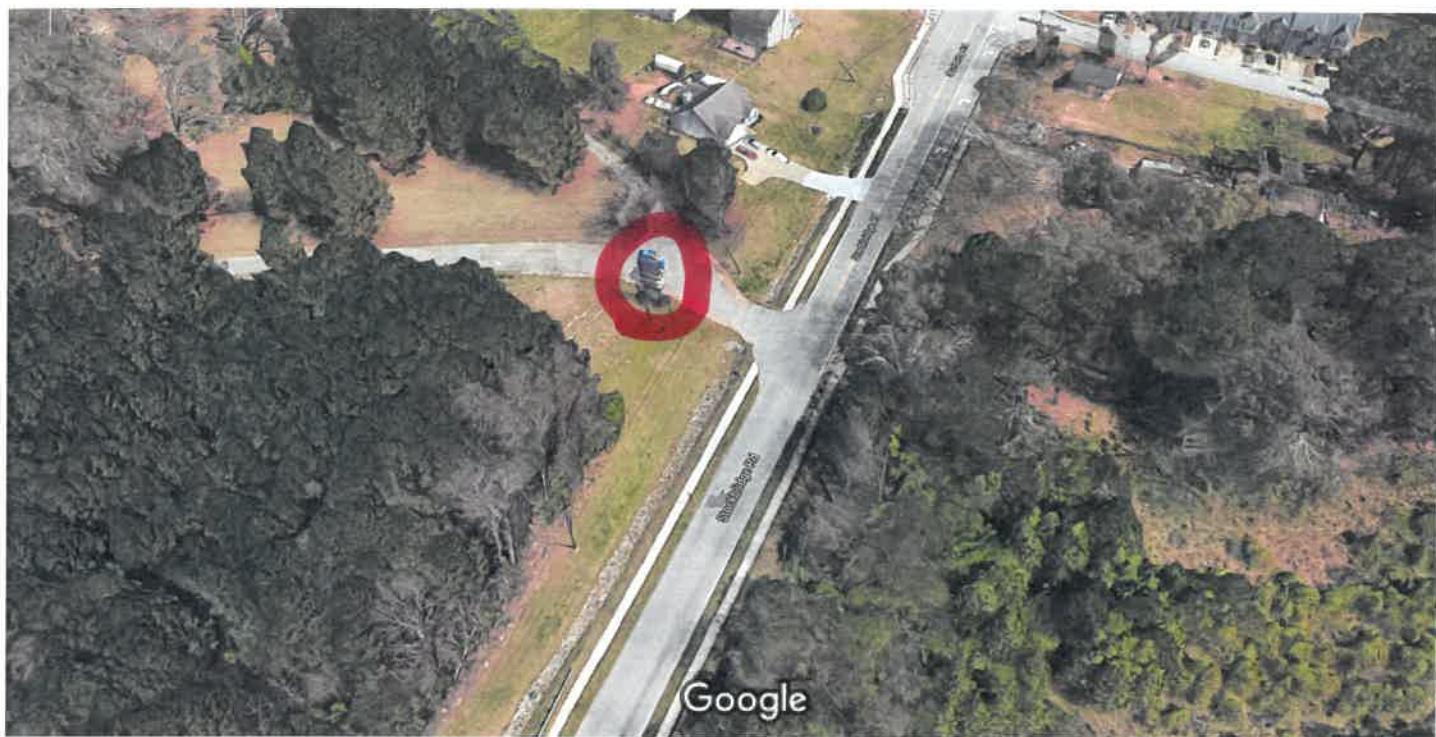
Ansor Wlliams 10.22.19
SIGNATURE/DATE

NOTARY:

10/22/19
SIGNATURE/DATE

SEAL

Google Maps 1457 Stockbridge Rd



Imagery ©2019 Google, Map data ©2019, Map data ©2019 20 ft

Attachment: Site Pictures (1524 : Supplies Unlimited Sign)

Packet Pg. 43

Google Maps 1492 Stockbridge Rd

Image capture: Sep 2018 © 2019 Google

Jonesboro, Georgia



Street View - Sep 2018

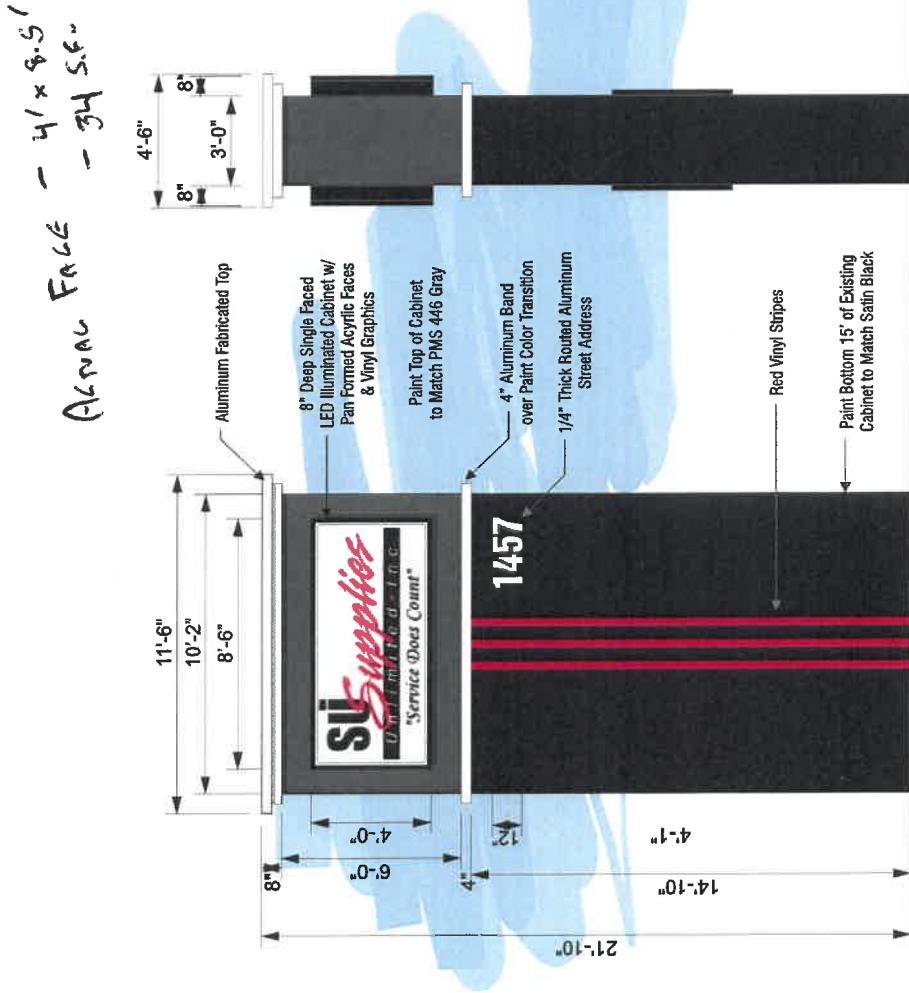




Proposed Sign



Existing Sign



Attachment: New Design (1524 : Supplies Unlimited Sign)

CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia
30236
770-478-3800

SIGN PERMIT No 153

GOOD FOR SIX MONTHS ONLY

Business STA-BRITE SIGNS

Location 1457 STOCKBRIDGE RD.

Owner JAMES E. HAMMOCK, JR.

Sign Description PRIMARY IDENTIFICATION

ILLUMINATED FREESTANDING

Estimated Cost \$10,000.00

Fee \$ 25.00

Received Payment

Date 5-5-99

Telephone 770 473-9822

Jonesboro

COUNCIL
Thomas "Ed" Adair
Richard Jester
Wallace Norrington
Clifford Sewell
Yvette McDonald
Shirley Wynn
Mayor

APPLICATION

be submitted with this application. A
new sign or changes made to an
existing sign are grounds for revocation of the

pply)

structure

Hammock Jr.
Jonesboro, GA. 30236

3. Name of person, firm, corporation or association erecting the sign (if
different from #2 above)

STA-BRITE SIGNS Telephone 770-473-9822

\$ 10,000. Cost



City of Jonesboro

124 North Avenue
Jonesboro, Georgia 30236
Joy B. Day, Mayor

COUNCIL
Thomas "Ed" Adair
Richard Jester
Wallace Norrington
Clifford Sewell
Yvette McDonald
Shirley Wynn

SIGN PERMIT APPLICATION

Please print or type. A permit fee of _____ must be submitted with this application. A separate application needs to be submitted for each new sign or changes made to an existing sign. False statements made on this application are grounds for revocation of the sign permit.

1. Type of Permit (Please check all that apply)

New Sign

Change to existing Sign

Primary Identification Sign

Secondary Identification Sign

Tertiary Identification Sign - sign structure

Joint Identification Sign - sign panel

Instructional Sign

Monument Sign

Stanchion Sign

Freestanding Suspended Sign

Special Event Sign

Other (describe) _____

2. Applicant Information

Name James E Hammock Jr.
Address 1457 Stockbridge, GA. 30236

Telephone 770 473-9822

3. Name of person, firm, corporation or association erecting the sign (if different from #2 above)

Star-Brite Signs Telephone 770-473-9822

\$ 10,000. Cost

4. Location of Sign

Name of business premises STAR-BRITE SIGNS
 Address of business 1457 STOCKBRIDGE RD

Is this a shopping center or business park? NO

How large (in acres) is the lot on which the sign is to be located? 20 ACRES

Does your business or a prior business location on the premises you now occupy appear on a freestanding sign at any location in the City?
 If so, give details YES, but we're replacing existing with new

5. Description of construction and/or composition of sign, including support structure and means of attachment or anchoring 2 Existing Steel poles

Will the sign be illuminated? Yes If so, describe NEON + FLUORESCENT

6. I am the owner of the building and/or land upon which the sign is to be located and give my consent for the sign to be erected.

James E Hammock, 5-5-99
 Signature Date

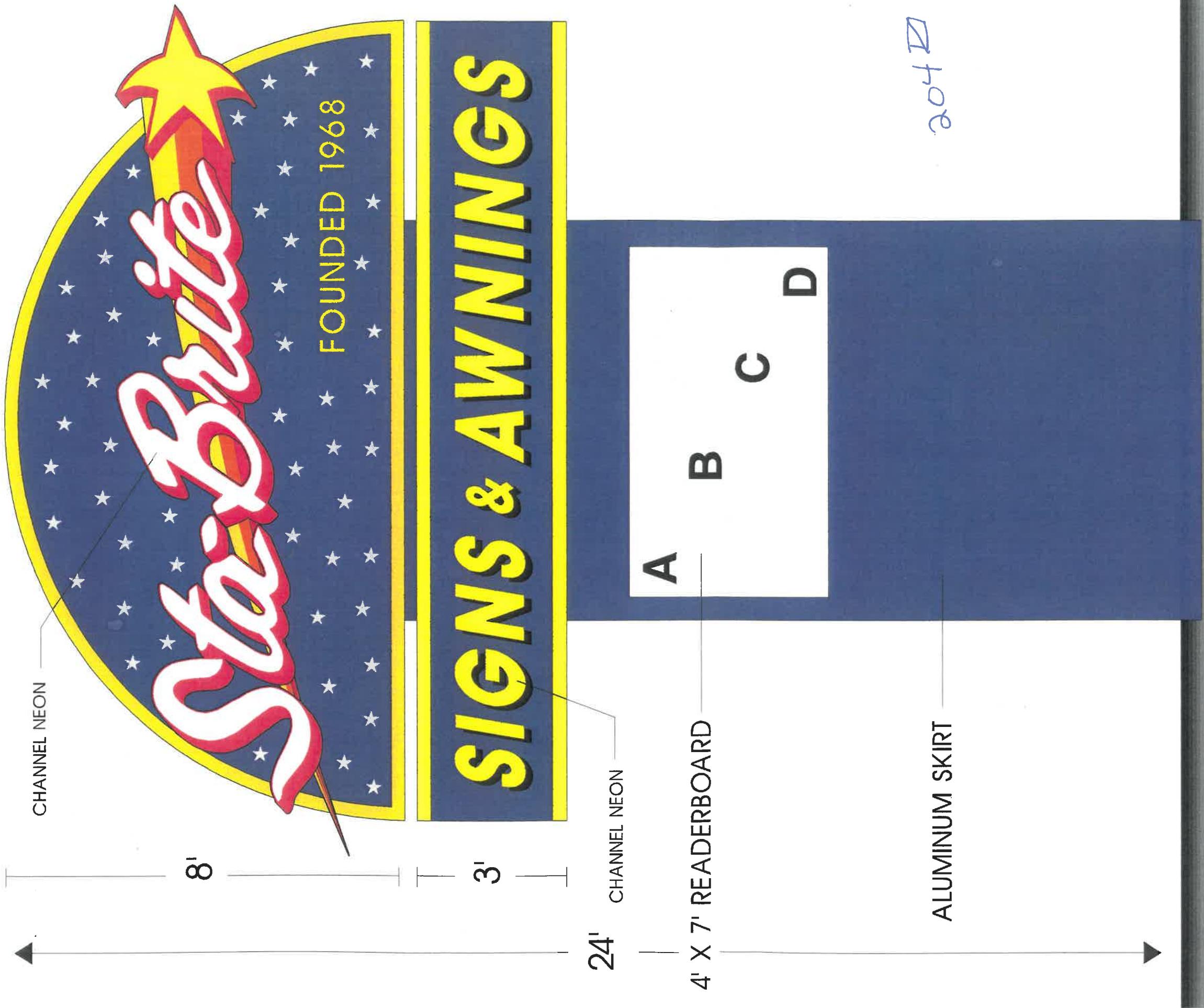
7. The following must be attached to this application (doesn't apply to application for special event signs)

A. A scale drawing of the plans, specifications and method of construction and attachment to the building or ground showing:

1. Size and height of sign.
2. Dimensions of display area.
3. Dimensions of changeable copy portion if any.
4. Dimensions of building facade if permit is for a secondary sign.

B. A scale drawing of the site showing roadway edge, right-of-way lines, nearest intersection, driveways, structures, buildings, other freestanding signs on parcel and any other limiting site features for the entire parcel.

16'



D/F LIGHTED SIGN MOUNTED ON DOUBLE POLES WITH
ALUMINUM SKIRT. CHANNEL NEON LETTERS ON BOTH
SIDES OF SIGN. ALL ELECTRICAL U.L. APPROVED.



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.d

-d

COUNCIL MEETING DATE

November 6, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

Commission to make a recommendation on the Daniel Residence – 114 Chestnut Street; Parcel No. 05241B B003; Concrete work to front of residence.

Requirement for Board Action *(Cite specific Council policy, statute or code requirement)*

Sec. 86-111 Historic Residential Overlay Standards

Is this Item Goal Related? *(If yes, describe how this action meets the specific Board Focus Area or Goal)*

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

*(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)***Agency recommendation – Conditional approval of Certificate of Appropriateness application;** Mr. and Mrs.

Daniel have lived at 114 Chestnut Street for many years. Recently, they applied for a Certificate of Appropriateness for installing concrete at the side and front of their house, not for aesthetic reasons, but to help solve a drainage problem that is affecting their foundation. Per the applicant: *This project started out with the removal of bushes around the front porch so I could determine the extent of the water problem, once removed. I discovered where the water had caused extensive erosion around the foundation. I have looked at several ideas, which none seem to solve the problem long term. I've had landscapers look at this, and they have all said concrete would solve the problem permanently. This would also finally give use a place to park and a lot more room in the front of the house. We now and always had to park in the yard, putting gravel down so there would be no mud or mud holes. My health and age will not allow me to continue with this anymore. I need a permanent fix.*

This property lies within the Historic Residential Overlay, and even pavement work would be subject to a Certificate of Appropriateness hearing, per Code Section 86-111 (d):

(d) Scope. The historic residential overlay shall control all rehabilitation or modification to exterior portions of any building or other structure visible from the public right-of-way (including stone walls, fences, light fixtures, steps and pavements, or other appurtenant features), as well as new construction, including additions to existing buildings. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of a structure in the overlay which does not involve a change in design, material, color, or outer appearance thereof.

This is not construed to be maintenance or repair of a structure, as it involves the creation of a new “structure.” Per the extent of work drawing (see attached), the new concrete is proposed to cover the grass area starting at the edge of sidewalk closest to the house, along the house foundation, to a line about 6 feet off of the western property line, and back along the curb to the sidewalk. The new concrete along the house foundation will be elevated to allow rain water to flow away from the house. The new concrete closest to the road would serve as a parking pad, as there never has been a paved driveway (see pictures).

Code sections affecting this project:**Section 86-111 (k):**

k. Walks and drives.

1. Historic walks and drives shall be maintained. There are no historic drives or walks to be maintained. There are no sidewalks along Chestnut Street. There is a section of concrete near the entrance walk which the Daniels did not put in. This will remain.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 6, 2019

Signature

City Clerk's Office

2. New walks and drives shall use traditional placement and materials appropriate to the dwelling and the overlay. The use of gravel is prohibited. **There is gravel out there now, but this will be covered.**

3. Parking shall be located to the rear of the dwelling or to the side, behind the facade line of the dwelling. **For a long time, the Daniels have parked vehicles between the house and Chestnut Street and along the side yard between their house and 118 Chestnut Street. There are several houses along Chestnut Street and other City streets which have paved driveways in the front yard for parking. Staff does not see this as an issue, since no complaints about the Daniels parking where they have always parked have been received.**

Sec. 86-397. - Design requirements for parking lots and driveways.

The provisions of this section shall apply to all off-street parking whether the parking serves a particular use or development, or the parking is a principal use on a property and not dedicated to serving a particular development.

- (1) **Curbs required.** Concrete curbs shall be provided for all paved areas and shall be used to separate landscaped areas from pavement. **Curb already present.**
- (2) **Striping required.** Every parking space shall be clearly marked by lines painted on or otherwise applied to the parking lot surface. **Striping not required.**
- (3) **Paved surface.** No vehicle parking of any kind shall be permitted on any lot unless all driveways and parking spaces are comprised of an impervious surface consisting of concrete, asphalt, brick or decorative stone pavers. No gravel shall be used except as subgrade material. **For the first time, the residence will have a paved parking area.**

Except for parcels devoted to single-family detached dwellings, all off-street parking shall be designed to accommodate a turn-around area so that motorists are not required to back into a public street to exit the property.

Sec. 86-399. - Maximum driveway width.

The maximum width for driveways serving properties occupied or intended to be occupied by a single family detached dwelling shall not exceed nine feet as measured at the right-of-way line. The maximum width for any other property shall not exceed 35 feet as measured at the right-of-way line. For the purpose of this section, driveway width shall be measured to the curb face. The parking area between the house and the existing concrete section is about 13 feet wide. If some planters are put near the house foundation, this width would be close to 9 feet.

Driveway separations. The minimum distance between a private driveway serving one single-family dwelling and a street intersection shall be 20 feet; this minimum distance shall be 50 feet for all other uses. Minimum distance between private driveways serving single-family dwellings along a street right-of-way shall be ten feet; this minimum distance shall be 40 feet for all other uses. This property does not violate these standards.

The minimum distance between a private driveway serving one single family dwelling and a property line shall be five feet; this minimum distance shall be 20 feet for all other residential uses and 50 feet for all other uses. It is listed as 2 feet of separation in Section 86-401. The distance of the concrete from the western property line (and 118 Chestnut Street) will be approximately 6 feet. There will be no new paving towards the residence to the east. Based on these standards, the new concrete cannot extend all the way to the back of the street curb.

All distances shall be measured from the back of the driveway curb at the right-of-way line. Based on this standard, the new concrete cannot extend all the way to the back of the street curb.

Sec. 86-400. - Proximity of driveways.

Vehicular ingress and egress to any property shall be limited to a maximum of one driveway for any property having a frontage of less than 200 feet on any one street. Additional driveways for properties having a frontage in excess of 200 feet may be permitted upon a finding by the city manager that public safety and convenience will not be substantially impaired. The property has 100 feet of frontage on Chestnut Street, but the parking area will not really be a "curb cut" on the street.

Sec. 86-401. - Location of driveways.

No driveway serving a residentially-zoned property may be constructed within two feet of any property line. No driveway serving any other property may be constructed within five feet of any property line. Based on this standard, the new

Note: The maximum lot coverage for R-2 zoning is 35%. The Daniel property is about 10,060 square feet, giving a maximum lot coverage of 3521 square feet. With the existing house and storage building on the property, plus the new concrete work, the total impervious area would be about 3690 square feet, or 36.7%. Staff still finds this to be an acceptable level, and the Code is not clear whether "lot coverage" means impervious surface or actual above ground structures.

Summary: While the intent of the Historic Residential Overlay should be observed, this is an instance where a solution for a critical house foundation problem needs to be installed. To compensate for an abundance of concrete in the yard, staff has suggested, as a condition of approval, placing mobile, decorative planters along the foundation to break up the monotony of the concrete with some greenery. The concrete shall not extend close than 2 feet from the western property line. The right-of-way line (not the pavement line) is a property line, so the concrete cannot technically extend all the way to the street curb, having two-foot buffer between the right-of-way line and the paving. The right-of-way width is unknown. Since there is the existing section of concrete going up to the curb, the City could allow them to pave up to the curb and take their chances if a portion adjacent to the curb must be removed in the future.

| | |
|----------------------|---|
| Fiscal Impact | <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> |
|----------------------|---|

Private Residence

| |
|--|
| Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.) |
|--|

- Application
- Parcel Info
- House Pictures
- Site Pictures
- Extent of work

| |
|--|
| Staff Recommendation (Type Name, Title, Agency and Phone) |
|--|

| |
|---------------------------------|
| Approval with Conditions |
|---------------------------------|



CITY OF JONESBORO

124 North Avenue
 Jonesboro, Georgia 30236
www.jonesboroqa.com

JONESBORO HISTORIC PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with insuring the Historic District's Preservation and standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86 – Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicants meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: 114 Chestnut St.

Owner: James R. Daniel

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: James R. Daniel

Mailing Address: 114 Chestnut St.

Email Address: flashpd@yahoo.com Telephone: 770-477-5347

- Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

Application Fee \$125.00

PROJECT INFORMATION

Type of Project (Check all that apply)

Construction

- New building
- Additional building
- Minor Exterior Change
- Major Building Restoration, Rehabilitation, or Remodeling

Site Changes

- Parking area(s), Driveway(s), or Walkway(s)
- Fence(s) or Wall (s)
- Sign(s)
- Mechanical System(s)
- Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

Demolition or Relocation

- Primary Building
- Outbuilding
- Site Feature

APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

APPLICATION DEADLINE & REPRESENTATION

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

A. New Buildings and Additions:

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

C. Minor Exterior Changes:

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

D. Site Changes: Parking, Driveways & Walkways:

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

Concrete - 2100

Stop Erosion at foundation
Place to Park.

PROJECT AND MATERIALS DESCRIPTION

This project started out with the removal of bushes around the front porch so I could determine the extent of the water problem, once removed; I discovered where the water had caused extensive erosion around the foundation. I have looked at several ideas, which now seem to solve the problem long term. I've had landscapers look at this, and they have all said concrete would solve the problem permanently. This would also finally give us a place to park and a lot more room in the front of the house. We now and always had to park in the yard, putting gravel down so there would be no mud or mud holes. My health and age will not allow me to continue this (Add Additional Sheets as Necessary) *anywhere I need a permanent fix!*

James R. Daniel
PRINT NAME

10 21 19
DATE

James R. Daniel
SIGNATURE

12500
FEE AMOUNT

James C. Daniel

(Application Received By)

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2019

DANIEL JAMES RANDALL
114 CHESTNUT STREET
JONESBORO, GA 30236

PARCEL ID .. 05241B B003
LOCATION .. 114 CHESTNUT ST

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD 30018 JONESBORO SOUTH

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD

ROAD FRONT ... 99.0

HOMESTEAD .. H3T REGULAR/TOTAL SCHOOL

SALES HISTORY

| DEED BOOK | PAGE | SALE DATE | SALES INSTRUMENT | DISQUALIFIED | SALE AMT | DEED NAME |
|-----------|------|-----------|------------------|--------------|----------|----------------------|
| 1323 | 063 | 1/01/86 | WARRANTY DEED | . | | DANIEL JAMES RANDALL |

LAND SEGMENTS

| LND# | ZONE | LAND TYPE/CODE | LAND QTY |
|------|-------|----------------|----------|
| 1 | RS110 | LT 1 | 1.000 |

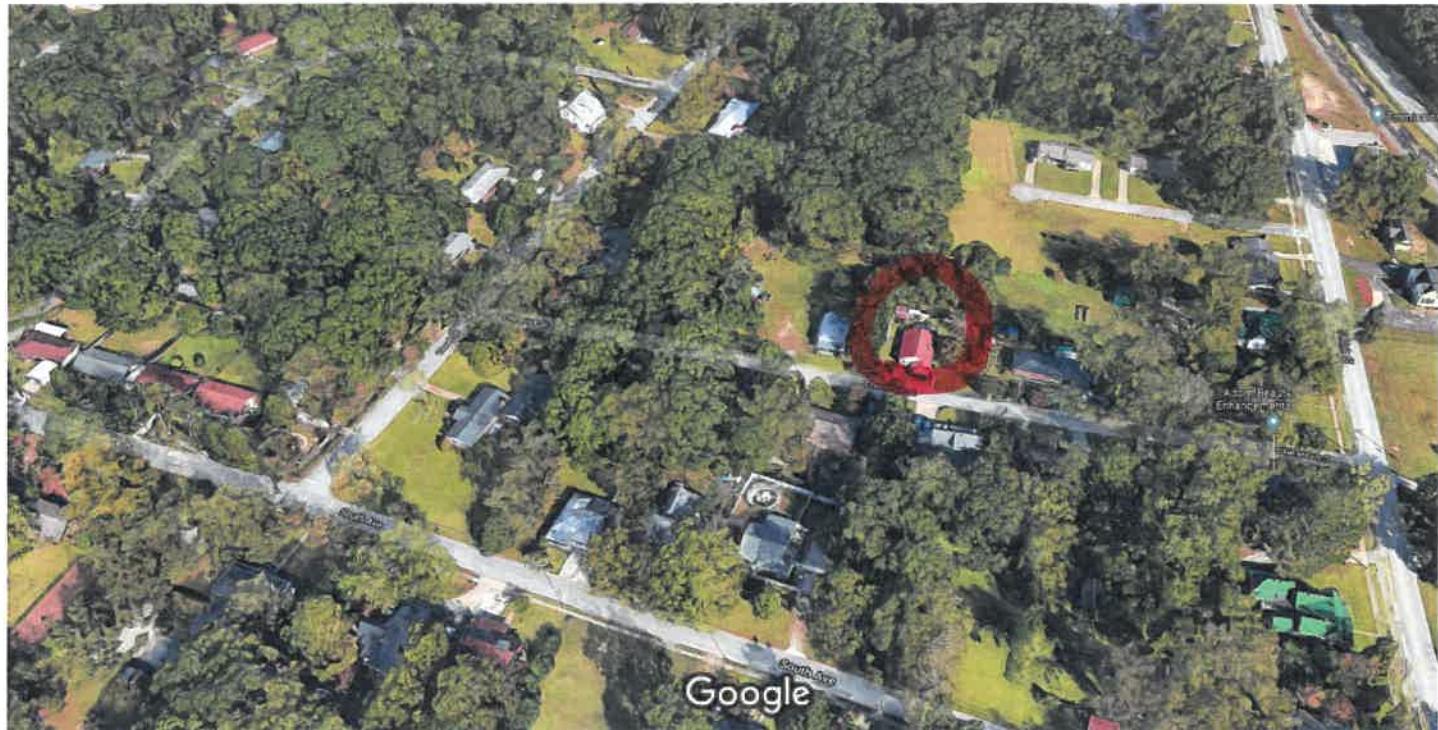
MAP ACRES ...000

IMPROVEMENT # 1 MAJOR IMPR-M

| | | | | | |
|----------------------|---------------------|-------------------|---------|------------|-------|
| GROUND FLOOR AREA .. | 1,200.00 | ACT/EFF YR/AGE .. | 1948 | 1948 | 71 |
| | | DESCRIPTION | | | |
| | | | % COMP | SQ FOOTAGE | STORY |
| | RANCH | 100 | 1200.00 | | 1.00 |
| | BEDROOMS | | 2 | | |
| | BATHROOMS | | 1.0 | | |
| | CONCRETE BLOCK | | 1.00 | | |
| | NO ATTIC | | 1.00 | | |
| | CRAWL SPACE | | 1200.00 | | |
| | AIR CONDITION | | 1.00 | | |
| | ADDITIONAL PLUMBING | | 1.00- | | |
| | ADDITIONS PORCHES | | 9.00 | | |

IMPROVEMENT # 2 MISC IMPR-Y

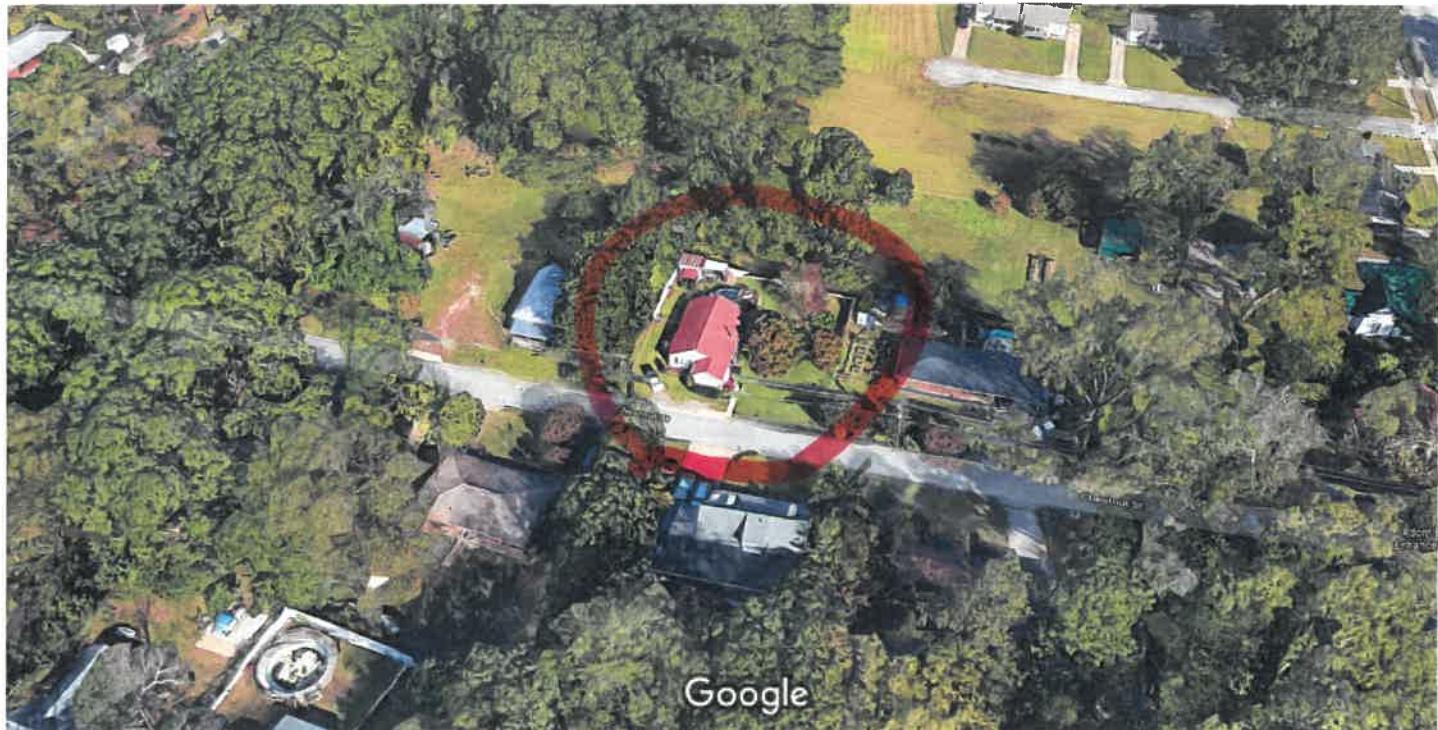
| | |
|----------------------|--|
| GROUND FLOOR AREA .. | ACT/EFF YR/AGE .. |
| | DESCRIPTION ... RSTG- FRAME STORAGE BLDG |

Google Maps 114 Chestnut St

Imagery ©2019 Google, Imagery ©2019 Maxar Technologies, U.S. Geological Survey, Map data ©2019 50 ft

Attachment: Parcel Info (1525 : Daniel Residence)

Google Maps 114 Chestnut St



Imagery ©2019 Google, Map data ©2019 , Map data ©2019 20 ft

Attachment: Parcel Info (1525 : Daniel Residence)

114
Chestnut St





Attachment: House Pictures (1525 : Daniel Residence)



Attachment: House Pictures (1525 : Daniel Residence)



Attachment: House Pictures (1525 : Daniel Residence)



Attachment: House Pictures (1525 : Daniel Residence)



Attachment: House Pictures (1525 : Daniel Residence)



Attachment: House Pictures (1525 : Daniel Residence)



Attachment: Site Pictures (1525 : Daniel Residence)



Attachment: Site Pictures (1525 : Daniel Residence)





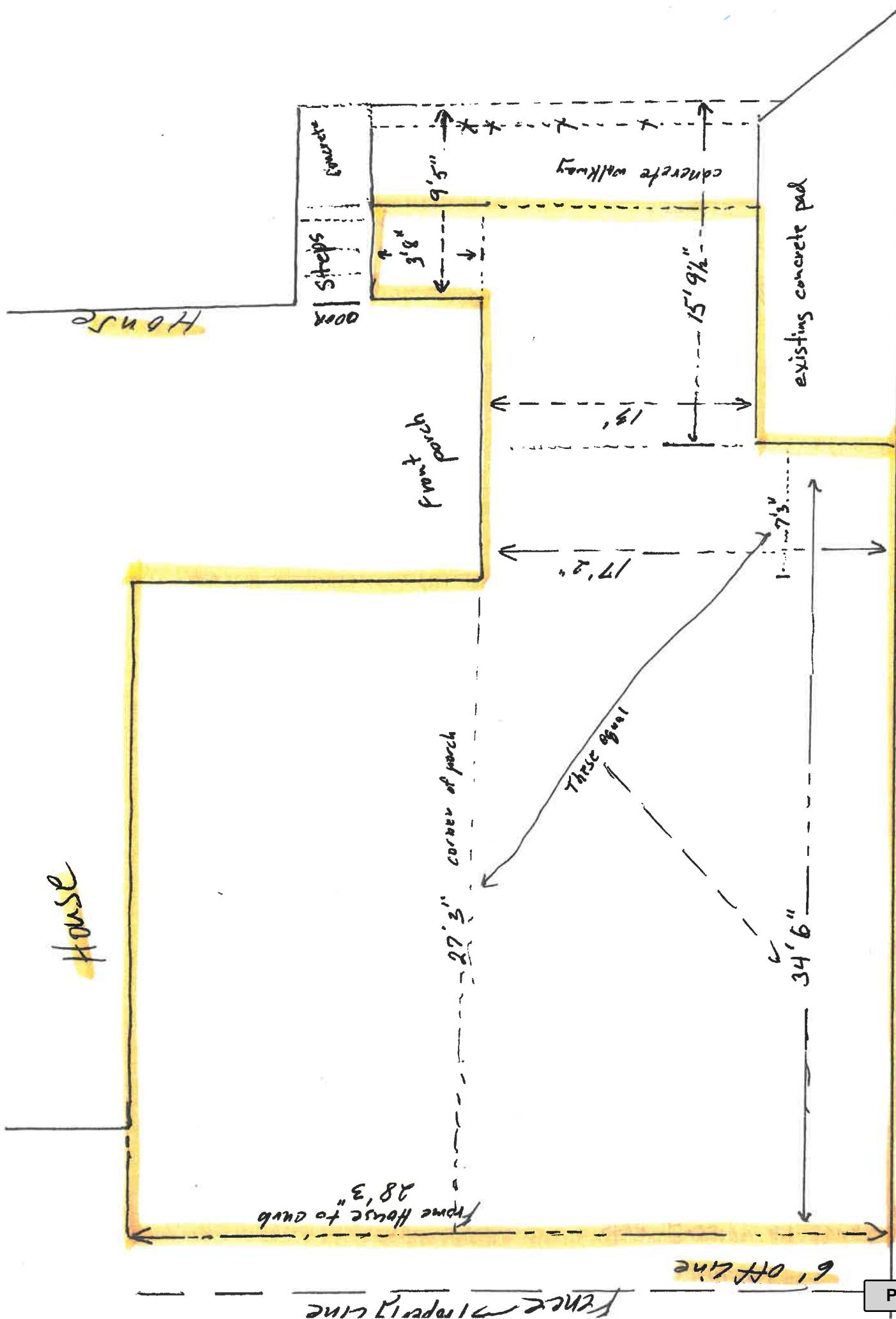
Attachment: Site Pictures (1525 : Daniel Residence)



Attachment: Site Pictures (1525 : Daniel Residence)



Attachment: Site Pictures (1525 : Daniel Residence)



west → Chestnut St. → east

Attachment: Extent of work (1525 : Daniel Residence)





Attachment: Extent of work (1525 : Daniel Residence)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

5.e

- e

COUNCIL MEETING DATE
November 6, 2019

| | |
|--|--|
| Requesting Agency (Initiator) Office of the City Manager | Sponsor(s) Community Development Director Allen |
| Requested Action (<i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i>) Commission to make a recommendation on a proposed Self-Storage Facility – 8500 Tara Boulevard; Parcel No. 05240B A004; New commercial building concept. | |
| Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) City Code Section 86-107 – C2 Zoning Standards; Section 86-109 Tara Boulevard Overlay Standards | |
| Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes | Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization |
| Summary & Background | <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval of preliminary exterior design; Recently, a conditional use application was filed for a multi-story, climate-controlled (indoor) storage facility for 8500 Tara Boulevard, which is currently the site of an unsightly repair garage and commercial truck parking business. Per the provided letter of explanation and the site plan, the storage facility would be a 100,000 square-foot building containing 750 interior storage units of various sizes. The facility will be managed by a national company. This would not be a typical self-storage facility with individual units independently accessible by outside roll-up doors. The nice exterior (see attached elevation) would shield the storage units from the road and adjacent properties. If the process went smoothly, the facility could be in operation by late 2020. Also, per the letter of explanation, the facility would use about one-half of the total property, with the other half to be developed or sold for a different commercial use. |
| This is a preliminary review. There may be some changes to the exterior once the actual building plans are submitted (if the use is approved). If the future building plans depart significantly from the submitted preliminary design, then the Design Review Commission will review the exterior again. | |
| City C-2 zoning requirements | |
| The development will meet the C-2 zoning requirements, per the staff report for the Conditional Use application: | |
| <p>(1) Minimum lot area: 43,560 square feet (one acre) Requirement met.</p> | |
| <p>(2) Minimum lot width: 100 feet Requirement met.</p> | |
| <p>(3) Minimum front yard: 40 feet Requirement met.</p> | |
| <p>(4) Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero Requirement met.</p> | |
| <p>(5) Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero Requirement met.</p> | |
| <p>(6) Maximum building floor area per story: none n/a</p> | |
| <p>(7) Maximum building height: 40 feet; The proposed building will be three stories. The applicant has said that they would prefer 42 to 45 feet in height. This would require a variance.</p> | |

FOLLOW-UP APPROVAL ACTION (City Clerk)

| | | |
|--|---------------------------|--|
| Typed Name and Title Ricky L. Clark, City Manager | Date November, 6, 2019 | |
| Signature | City Clerk's Office | |

(9) Maximum lot coverage: 80 percent; Per the applicant, the current plan shows 65,925 square feet (1.513 acres) of impervious area. The estimated combined parcel is 4.40 acres. Impervious area for the entire parcel would be 34%. The proposed impervious elements on just 2 acres of land would be 75.7%.

The design also meets the conditional requirements of Code Section 86-607.

Signs

There have been sign designs submitted so far. If the conditional use is approved, this will be a separate Design Review agenda item in the near future.

Tara Boulevard Overlay Building standards

The development will be subject to the Tara Boulevard Overlay District requirements, in regards to architecture, parking, signage, and landscaping.

86-109(k)Architectural standards. The following architectural standards shall apply:

(1) Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways. **The building façade will never be below 18 feet.**

(2) Street orientation. Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width. **Will be oriented to Tara Boulevard.**

(3) Building materials. Buildings materials for all exterior wall facades shall be constructed of brick, stone, textured concrete masonry units, stucco, or glass. Single-family dwelling facades shall be constructed with brick, stone, stucco, cement fiber board, wood siding or similar material approved by the zoning administrator. **Main exterior building materials will be brick, stucco, and glass (windows, doors).**

(4) Color. All materials shall be earth-tone in color, as approved by the zoning administrator. **Materials will be earth-tone.**

(5) Prohibited materials. Metal siding, vinyl siding, metal canopies and smooth faced concrete masonry units are prohibited. **As far as staff knows, these materials are not being used. Staff will re-confirm with applicant.**

(6) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia of residential structures. **n/a**

(7) Customer entrances for non-residential uses. All customer entrances located along the front façade, shall feature a combination of three or more of the following features:

- a. Canopies and porticos. **None used**
- b. Overhangs. **Overhang present over entrance door.**
- c. Recesses or projections. **Some parts somewhat recessed.**
- d. Arcades. **None used**

e. Raised, corniced parapets. **None used**

f. Peaked roof forms. **None used**

g. Arches. **None used**

h. Display windows. **Present**

i. Architectural details, such as tile work and moldings which are incorporated into the building structure and design. **None used**

(10) Massing and modulation. The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation. **Some parts somewhat recessed.**

(11) Fenestration. At least 40 percent of non-residential facades facing arterial and collector roadways must be clear glass. Need actual building elevations to confirm this number. **At first glance, it appears less than 40%, which may need a variance.**

(12) Roof features. Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications: **The roof is flat, but there are some parapets to add vertical variety.**

a. Roof features shall not exceed the average height of the supporting walls.

b. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.

c. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.

d. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(13) Rooftop equipment. All rooftop equipment shall be screened from public view by parapets, dormers or other screens. **So noted.**

(14) Fencing. Chain link fencing shall not be visible from any public street. **So noted.**

Staff recommends approval of the preliminary exterior design, as the storage units will be shielded from public view, quality building materials are being used, and the entire development would be a significant improvement over what is there now.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private developer

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Building Elevation

- Letter of Intent

5.e

Staff Recommendation *(Type Name, Title, Agency and Phone)*
Approval

City of Jonesboro
Conditional Use Permit Application
Developer Request and Statement of Intent

ADEVCO Corporation respectfully request approval of this Conditional Use Permit to allow the development of a Class "A" three story climate controlled storage facility at 8500 Tara Boulevard. Additionally we are requesting a reduction in the number of parking spaces from 25 required by code to 15 which is more than sufficient to operate the facility. The property is zoned C-2 which allows storage with a Conditional Use Permit.

The project will be similar in design and quality to the attached rendering and will comply with all code and the Tara Boulevard Overlay requirements. The building materials will be primarily brick and stucco and will follow the guidelines established by the Tara Boulevard Overlay.

ADEVCO Corporation was founded in 1990. Since inception, over 29 years ago, ADEVCO has developed over six million square feet of corporate office, climate controlled storage, call center facilities, assisted living communities and multifamily projects valued at more than \$600 million.

The storage facility planned will be approximately 100,000 gross square feet and contain approximately 750 storage units of various sizes ranging from 25 to 300 square feet for lease by the general public. The facility will be professionally managed by either Extra Space Storage or Life Storage which are both large national storage operators and owners that are publically traded REITS.

Upon approval of the Conditional Use Permit the ADEVCO team of professionals will begin the design and construction of the facility that will take approximately 12 to 13 months which means the facility should open in the fourth quarter of 2020..

The site has historically been used for several different uses mostly associated with the sale of automobiles and recreational vehicles and today is currently being used to park semi-trucks. ADEVCO believes the new facility will be an attractive addition to the neighborhood and will provide a service that is needed to local residents. There is currently less than one square foot per person of climate controlled storage in a three mile radius of the site which is well below the national average.

The storage facility will use approximately one-half of the 5.3 acre site. It is the intention of the developer to either develop or sale the remaining half of the site for a commercial use at a future date.

Thank you for your consideration of our request and we look forward to addressing any questions you may have about the facility or its operations.



**CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary**

Agenda Item #

5.f

-f

COUNCIL MEETING DATE
November 6, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (*Identify appropriate Action or Motion, purpose, cost, timeframe, etc.*)

Commission to make a recommendation for The "W" Event Center – 168 North McDonough Street; Parcel No. 13241B C00; Conversion of carport to enclosed addition.

Requirement for Board Action (*Cite specific Council policy, statute or code requirement*)

City Code Section 86-103 H-2 Historic District Standards; Secretary of Interior Historic Design Standards

Is this Item Goal Related? (*If yes, describe how this action meets the specific Board Focus Area or Goal*)

Yes

Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

(*First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.*)

Agency recommendation – Approval of carport enclosure with conditions; Mr. Watkins purchased the building out of foreclosure in 2014. Prior to that, it was the well-known Pope Dickson Funeral Home, which closed in 2012. Since 2014, Mr. Watkins converted the building into an event hosting venue. Recently, he applied to enclose an existing 25-foot wide by 35-foot deep (1000 square foot) carport on the northern side of the building. The addition will match the exterior style and materials of the existing building (see drawings).

Though a portion of this building dates to Civil War times, the building has been expanded and altered several times in modern history, including a walkway connection in 1989, and construction of a showroom and lounge in 1987. The exact date of the carport is unknown. There is a plaque at the corner of the building next to the carport that states "This chapel is dedicated to.....Dec. 1960." Staff believes that the carport must have been constructed some time, possibly years, after the chapel. The applicant has since stated that the carport was added about the time of another renovation in the late 1970s or late 1980s.

Per Code Sec. 86-276., the enclosure of porches or garages prohibited.

Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension. Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached.

However, the code does not prohibit the enclosure of carports, and the Code makes a distinction between garages and carports:

Carport. A structure attached or made a part of a principal dwelling and open to the elements on two or more sides, intended to shelter vehicles.

Garage, private. An accessory building or a portion of the principal dwelling designed or used for storage of motor-driven vehicles owned and used by the occupants of the building. The garage is enclosed on all three sides where the access door is not.

Thus, per the enclosed pictures, the structure definitely qualifies as a carport. Also, the prohibition against enclosing garages is more intended to preserve residential neighborhoods, not commercial buildings.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 6, 2019

Signature

City Clerk's Office

Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.

The Historic Preservation Commission is also authorized to review and approve exterior modifications (even color) to buildings within the Historic District, per Code Section 86-103.

Also, Per Section 86-103 of the H-2 Historic District:

(1) *Design standards. In order to preserve the physical character of existing historic structures in the H-2 historic district, every effort shall be made to adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment. New construction shall also be appropriate for the district in design, placement, and scale. **The previous alterations and additions to the existing building complements the character of the Historic District. The addition will exhibit the same style and materials.***

I. Other features.

1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof. **Already in rear, not on roof.**
2. Skylights shall be located to the rear of the roof and shall not be within public view. **No skylights.**
3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property. **Not applicable**
4. Utility meters shall be placed unobtrusively. **Not applicable**
5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls. **Already in rear.**

(2) **New construction.** New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the district shall guide new development. (See article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. *Scale and form.*

1. New buildings shall be compatible with the existing scale and form of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, and depth. **Not residential - not applicable.**
2. The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **Not residential - not applicable.**
3. The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. **Enclosure of carport will not exceed height of building already there.**

b. *Materials and color.*

1. The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be used. **The carport enclosure will be brick to match the existing building.**
2. The use of brick is encouraged for chimneys. **No new chimneys will be constructed.**
3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure. **The carport enclosure will be real brick to match the existing building.**
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Will be required to match rest of building.**
5. Neon colors are prohibited. **Just earth tone colors to be used.**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Just earth tone colors to be used.**

c. *Doors and windows.*

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Will be required to match rest of building.**

2. Blank wall facades are discouraged. **None to be used.**

5.f

d. Additions.

1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade.

Addition (carport enclosure) will be on side, flush with rest of building. It will be hard to distinguish enclosure from rest of building once installed. Staff believes that the enclosure with matching materials will be superior to the current open carport.

2. Additions shall not obscure the form, orientation, or symmetry of the original structure, nor shall they exceed the degree of ornamentation of the original structure. **So noted.**

3. Matching or compatible siding and roofing materials shall be used. **Match rest of building.**

4. Matching or compatible windows and doors shall be used. **Match rest of building.**

5. The removal of a significant portion of original materials to construct an addition is prohibited. **With the carport being largely open, a significant portion of existing materials will not be impacted.**

(j) H-2 Development standards.

(1) Minimum lot area: None **Not changing**

(2) Minimum lot width: 50 feet **Not changing**

(3) Minimum setbacks:

Front: Building setbacks that have been established over time by historic structures, as listed on the most recent inventory of historic buildings kept on file at the office of downtown development, shall establish the minimum front setback. **Will be flush with front of existing building.**

Side: Five feet, except when abutting a residential zoning district where there is no intervening right-of-way, the setback requirement is ten feet. **The subject property abuts commercial properties on the northern and southern sides.**

The current distance from the existing building to the northern side property line is well over 100 feet. The new addition (enclosure) will likewise be far from the side property line.

Rear: 20 feet **Will not extend beyond rear of existing building.**

(4) Maximum height: Three stories or 35 feet **Match rest of building.**

(5) Minimum height: Two stories **Match rest of building.**

There are no maximum impervious cover standards listed in this district.

From the Secretary of the Interior Standards:

New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project **only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces.** If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives. **A new addition must preserve the building's historic character, form, significant materials, and features.** It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. **It should also be designed and constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future.** There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards. New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged. **New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.** New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.

Other points to consider:

1. While portions of the building are certainly historic, the building as a whole has been altered and renovated several times in the not too distant past.
2. The applicant has stated that the carport is hardly used for its intended purpose.
3. If the addition (enclosure) matches closely the existing building materials and style (including windows and doors), then the enclosure can be an enhancement and not a detriment to the overall building. This will be conditional for approval.
4. Construction of the enclosure will not adversely affect the integrity of the rest of the building, being on the end.
5. In viewing the pictures of the existing carport, is a view from the road of stairs and a long ramp a benefit or a detriment to the public? The carport enclosure would not block any aesthetic elements.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Application
- Site Pictures
- Proposed Enclosure
- Sec. of Interior Addition Standards

Staff Recommendation (Type Name, Title, Agency and Phone)**Approval**



CITY OF JONESBORO

124 North Avenue
 Jonesboro, Georgia 30236
www.jonesboroga.com

JONESBORO HISTORIC PRESERVATION COMMISSION

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

The Jonesboro Historic Preservation Commission or J.H.P.C. is tasked with insuring the Historic District's Preservation and standards are met according to the City of Jonesboro Codes and Ordinances. This application and approval thereof does not constitute an approval to begin construction. It is a review of Chapter 86 – Zoning, Section 86-102 (H-1) Historic District and Section 86-103 (H-2) Historic District. Once the applicants meets Historic District Code, the process of approval of plans, land disturbance, and other compliance measures must be met. Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: 168 N. McDonash ST

Owner: Anthony L Watkins - Watkins Funeral Home

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: Anthony L Watkins

Mailing Address: 163 North Ave Jonesboro GA 30236

Email Address: AWatkins1@ATT.NET Telephone: 4049748130

- Fees and Charges as identified within the City of Jonesboro's schedule of fees for the Historic Preservation Committee Certificate of Appropriateness.

Application Fee \$125.00

PROJECT INFORMATION

Type of Project (Check all that apply)

Construction

- New building
- Additional building
- Minor Exterior Change
- Major Building Restoration, Rehabilitation, or Remodeling

Site Changes

- Parking area(s), Driveway(s), or Walkway(s)
- Fence(s) or Wall (s)
- Sign(s)
- Mechanical System(s)
- Non-temporary Site Feature(s): (i.e. satellite dishes, pools, lighting, arbors, gazebo's, etc.)

Demolition or Relocation

- Primary Building
- Outbuilding
- Site Feature

APPLICATION REQUIREMENTS

Applicants must include support materials as noted to be considered (i.e. plans, schematics, images, dimensions, surrounding structures). Incomplete applications will not be reviewed.

APPLICATION DEADLINE & REPRESENTATION

Applications must be delivered to the Jonesboro City Hall at least eighteen (18) days preceding the next scheduled J.H.P.C. meeting. The J.H.P.C. meets on an as needed basis. Applicant's attendance is required: A presentation with visuals and detailed information is suggested. Questions which may arise, and if unanswered could result in the denial of the application.

REQUIRED MATERIALS

The following materials are required for a complete application. Incomplete applications WILL NOT be reviewed.

A. New Buildings and Additions:

- i. Description of Project
- ii. Site Plan
- iii. Architectural Elevations
- iv. Floor Plan
- v. Description of Materials
- vi. Photographs of Proposed Site

B. Major Restoration, Rehabilitation, or Remodeling:

- i. Architectural Elevations or Sketches
- ii. Description of Project
- iii. Description of Materials
- iv. Photographs of Proposed Site

C. Minor Exterior Changes:

- i. Description of Project
- ii. Description of Materials
- iii. Photographs of Existing Building

D. Site Changes: Parking, Driveways & Walkways:

- i. Site Plan or Sketch of Site
- ii. Description of Materials
- iii. Photographs of Site

E. Site Changes: Fences, Walls, and other Site Features:

- i. Site Plan or Sketch of Site
- ii. Architectural Elevations or Sketches
- iii. Description of Materials
- iv. Photographs of Site

F. Site Changes: Signs:

- i. Architectural Elevation or Sketch (For signs located on the building)
- ii. Site Plan or Sketch of Site (For free standing signs)
- iii. Description of Materials and Illumination

PROJECT AND MATERIALS DESCRIPTION

Enclosure of Carpet

20x70 25'x35'

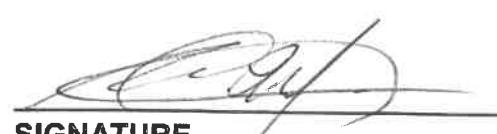
Match Brick of Existing BLDG

SEE PHOTO

(Add Additional Sheets as Necessary)

Anthony L Watkins
PRINT NAME

10-24-19
DATE


SIGNATURE

105.00
FEE AMOUNT

(Application Received By)



Attachment: Site Pictures (1527 : The W Addition)



Attachment: Site Pictures (1527 : The W Addition)



Attachment: Site Pictures (1527 : The W Addition)



Attachment: Site Pictures (1527 : The W Addition)

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2019

WATKINS FUNERAL HOME INC
2905 ORCHARD WALK
JONESBORO, GA 30236

PARCEL ID .. 13241B C001
LOCATION .. 168 N MCDONOUGH ST

LEGAL DESC DISTRICT 4 JONESBORO
NBRHOOD

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD
ROAD FRONT ... 145.8

BANQUET HALL

***** CURRENT YR APV/LUV VALUE OVERRIDE EXISTS FOR: ... LAND IMPROVEMENTS

CURRENT YEAR APPEAL

This Appeal was settled on 09/03/2019 .

SALES HISTORY

| DEED BOOK | PAGE | SALE DATE | SALES INSTRUMENT | DISQUALIFIED | SALE AMT | DEED NAME |
|--------------|------|-----------|---------------------|-----------------|-------------|----------------------------|
| 10581 | 682 | 8/27/14 | WARRANTY DEED | MULTIPLE PROPER | 84,000 | WATKINS FUNERAL HOME INC |
| 10126 | 644 | 5/01/12 | DEED UNDER POWE | FORECLOSURE | | BAYVIEW LOAN SERVICING LLC |
| 8774 | 496 | 6/28/06 | QUIT CLAIM | RELATED | | POPE DICKSON AND SON INC |
| 0244 | 278 | 1/01/94 | WARRANTY DEED | . | | DICKSON ABNER P |

LAND SEGMENTS

| LND# | ZONE | LAND TYPE/CODE | LAND QTY |
|------|-------|----------------|------------|
| 1 | RS110 | SF *OVR* | 64,904.000 |

MAP ACRES .. 1.490

IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA .. ACT/EFF YR/AGE .. 1961 1976 43
DESCRIPTIONTHE W AT JONEDBORO

| BUILDINGS | % COMP | SQ FOOTAGE | STORY |
|-----------|--------|------------|-------|
| | 100 | 7636.00 | |

IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA .. ACT/EFF YR/AGE .. 1961 58
DESCRIPTIONOFFICE BLDG

| % COMP | SQ FOOTAGE | STORY |
|--------|------------|-------|
|--------|------------|-------|

BUILDINGS 100 782.00

| TOTAL PARCEL VALUES | LAND / OVR | IMPROVEMENTS / OVR | 2019 VALUE | 2018 VALUE |
|---------------------|------------|--------------------|------------|------------|
| APV | 130,000 | B 271,500 | B 401,500 | 323,000 |

YEAR OF OVR . . 2019



Pope Dickson & Son Funeral Home (168 N.McDonough Street) The core of this house dates from the mid-19th century, and survived the Battle of Jonesboro. At the rear end of the building is the hearse, which carried Alexander H. Stephens, Vice President of the Confederacy and later Governor of Georgia, from the Governor's Mansion to his final resting place at his Crawfordsville home

CHAPEL IS DEDICATED
TO GOD AND TO THE SANCTUARY
IN MEMORY OF THOSE
WHOM WE SERVE
E. H. DICKSON, DICKSON
MAY 1960

A202



JOEL ANKRUM ARCHITECTS
ARCHITECTURAL PLANNING INTEGRATION
1020 North Highland Blvd. #1000 • Atlanta, Georgia 30328
tel: 404.522.7272 • fax: 404.522.7273
e-mail: joel@joelankrum.com • website: www.joelankrum.com



Page 4 of 4

Anthony Watson

Comments:

| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 |
| 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
| 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 |
| 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 |

Re: THE "W" • CAR PORT
ENCLOSURE

Project Name:

1527 W. Peachtree Street

Atlanta, GA 30303

Drawing No.:

D-1

Dated:

10/10/2002

Page No.:

1 of 1

Total No. of Sheets:

1

Drawing Scale:

1/4" = 1'-0"

Drawing Type:

Architectural

PERSPECTIVES

Drawing No.:

Preliminary

Drawing Date:

10/10/2002

Page No.:

1 of 1

Total No. of Sheets:

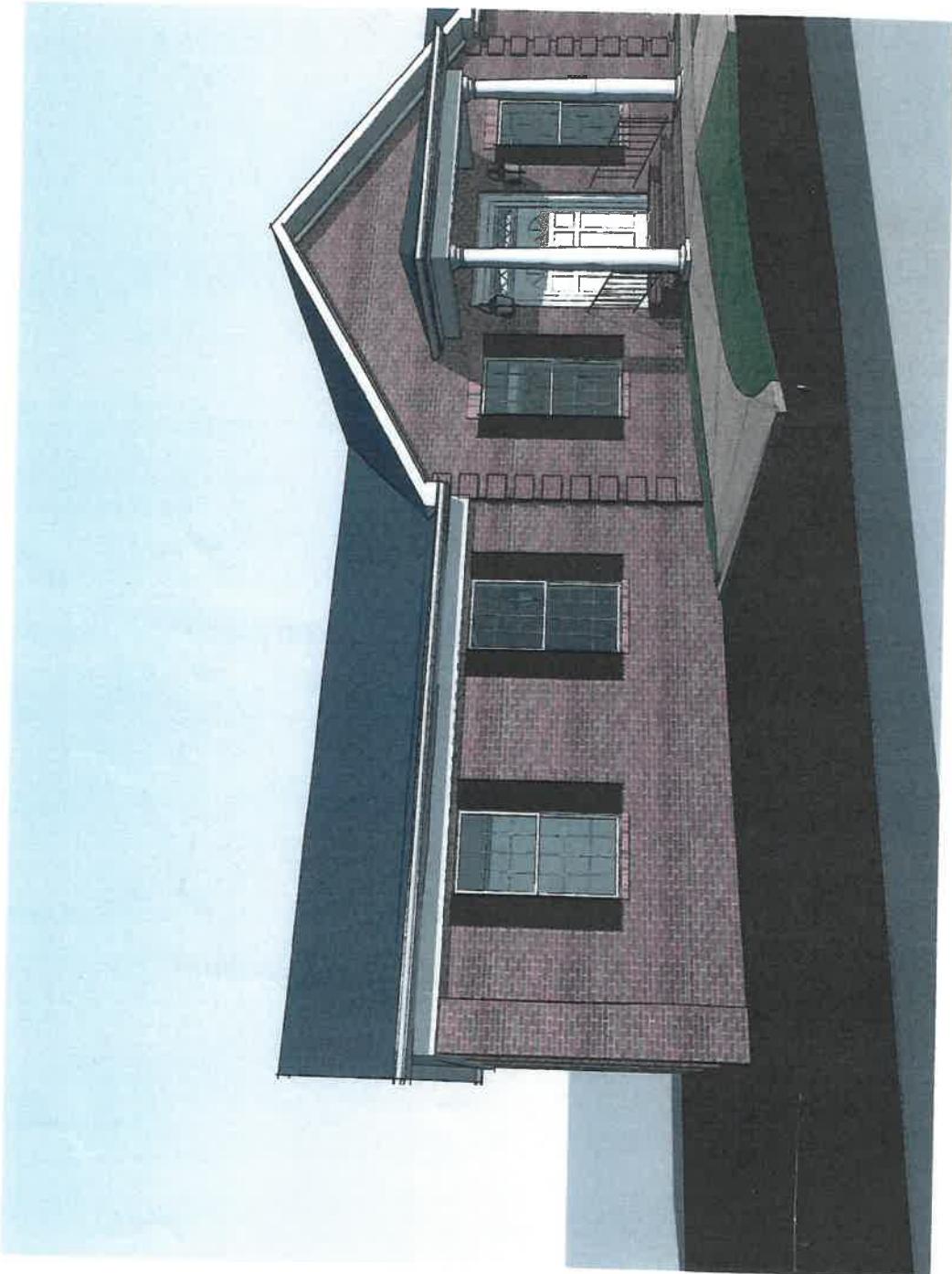
1

Drawing Scale:

1/4" = 1'-0"

Drawing Type:

Architectural



3D1

Attachment: Proposed Enclosure (1527 : The W Addition)

A201

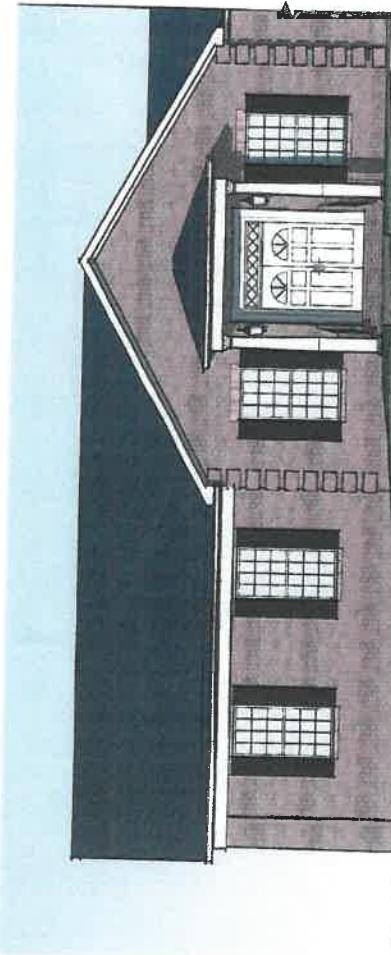
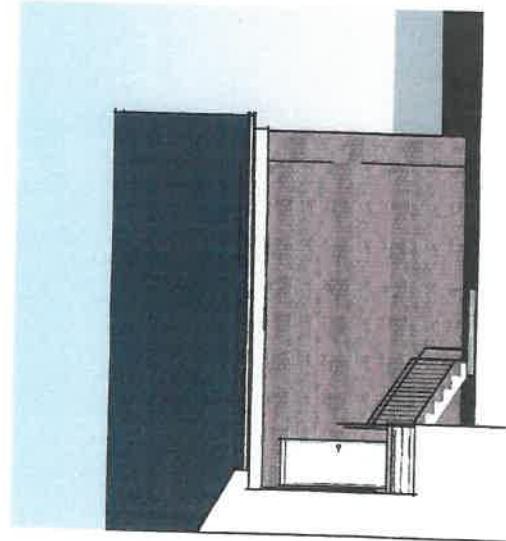
Mr. & Mrs. Dorothy A. Thompson, Jr.
1527 W. Main Street
Jeffersonville, Indiana 47130
Drawing No. 1527-01
Drawing Date: 1/20/03
Drawing Number: 1527-01

PRELIMINARY

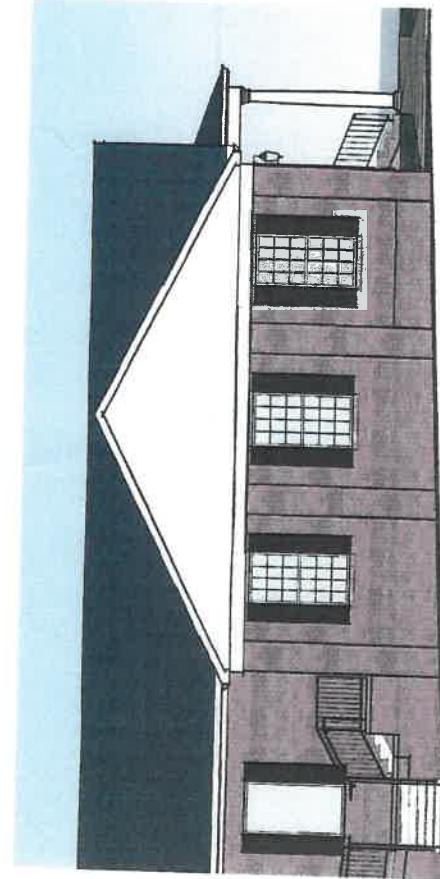
EXTERIOR ELEVATIONS

Drawing No. 1527-01

REAR ELEVATION



FRONT ELEVATION



LEFT ELEVATION

Attachment: Proposed Enclosure (1527 : The W Addition)

New Exterior Additions and Related New Construction

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for a new or continuing use cannot be successfully met by altering non-significant interior spaces. If the existing building cannot accommodate such requirements in this way, then an exterior addition or, in some instances, separate new construction on a site may be acceptable alternatives.

A new addition must preserve the building's historic character, form, significant materials, and features. It must be compatible with the massing, size, scale, and design of the historic building while differentiated from the historic building. It should also be designed and

constructed so that the essential form and integrity of the historic building would remain if the addition were to be removed in the future. There is no formula or prescription for designing a compatible new addition or related new construction on a site, nor is there generally only one possible design approach that will meet the Standards.

New additions and related new construction that meet the Standards can be any architectural style—traditional, contemporary, or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility to maintain the historic character and the identity of the building being enlarged.

New additions and related new construction that are either identical to the historic building or in extreme contrast to it are not compatible. Placing an addition on the rear or on another secondary elevation helps to ensure that it will be subordinate to the historic building.

New construction should be appropriately scaled and located far enough away from the historic building to maintain its character and that of the site and setting. In urban or other built-up areas, new construction that appears as infill within the existing pattern of development can also preserve the historic character of the building, its site, and setting.



Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Sustainability

Sustainability should be addressed as part of a Rehabilitation project. Good preservation practice is often synonymous with sustainability. Existing energy-efficient features should be retained and repaired. Only sustainability treatments should be considered that will have the least impact on the historic character of the building.

The topic of sustainability is addressed in detail in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings*.

New Exterior Additions and Related New Construction

Rehabilitation is the only treatment that allows expanding a historic building by enlarging it with an addition. However, the Rehabilitation guidelines emphasize that new additions should be considered only after it is determined that meeting specific new needs cannot be achieved by altering non-character-defining interior spaces. If the use cannot be accommodated in this way, then an attached exterior addition may be considered. New additions should be designed and constructed so that the character-defining features of the historic building, its site, and setting are not negatively impacted. Generally, a new addition should be subordinate to the historic building. A new addition should be compatible, but differentiated enough so that it is not confused as historic or original to the building. The same guidance applies to new construction so that it does not negatively impact the historic character of the building or its site.

Rehabilitation as a Treatment. When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

| RECOMMENDED | NOT RECOMMENDED |
|---|---|
| <i>Identifying, retaining and preserving</i> masonry features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color. | Removing or substantially changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Replacing or rebuilding a major portion of exterior masonry walls that could be repaired, thereby destroying the historic integrity of the building. |
| | Applying paint or other coatings (such as stucco) to masonry that has been historically unpainted or uncoated to create a new appearance. |
| | Removing paint from historically-painted masonry. |
| | Failing to identify and treat the causes of masonry deterioration, such as leaking roofs and gutters or rising damp. |
| <i>Protecting and maintaining</i> masonry by ensuring that historic drainage features and systems that divert rainwater from masonry surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly. | Cleaning masonry surfaces when they are not heavily soiled to create a "like-new" appearance, thereby needlessly introducing chemicals or moisture into historic materials. |
| Cleaning masonry only when necessary to halt deterioration or remove heavy soiling. | Cleaning masonry surfaces without testing or without sufficient time for the testing results to be evaluated. |
| Carrying out masonry cleaning tests when it has been determined that cleaning is appropriate. Test areas should be examined to ensure that no damage has resulted and, ideally, monitored over a sufficient period of time to allow long-range effects to be predicted. | |



[1] An alkaline-based product is appropriate to use to clean historic marble because it will not damage the marble, which is acid sensitive.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

| RECOMMENDED | NOT RECOMMENDED |
|---|--|
| Cleaning soiled masonry surfaces with the gentlest method possible, such as using low-pressure water and detergent and natural bristle or other soft-bristle brushes. | Cleaning or removing paint from masonry surfaces using most abrasive methods (including sandblasting, other media blasting, or high-pressure water) which can damage the surface of the masonry and mortar joints. |
| | Using a cleaning or paint-removal method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures. |
| | Cleaning with chemical products that will damage some types of masonry (such as using acid on limestone or marble), or failing to neutralize or rinse off chemical cleaners from masonry surfaces. |



[3] **Not Recommended:**
The white film on the upper corner of this historic brick row house is the result of using a scrub or slurry coating, rather than traditional repointing by hand, which is the recommended method.

[4] **Not Recommended:**
The quoins on the left side of the photo show that high-pressure abrasive blasting used to remove paint can damage even early 20th-century, hard-baked, textured brick and erode the mortar, whereas the same brick on the right, which was not abrasively cleaned, is undamaged.

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

| RECOMMENDED | NOT RECOMMENDED |
|---|---|
| Using biodegradable or environmentally-safe cleaning or paint-removal products. | |
| Using paint-removal methods that employ a poultice to which paint adheres, when possible, to neatly and safely remove old lead paint. | |
| Using coatings that encapsulate lead paint, when possible, where the paint is not required to be removed to meet environmental regulations. | |
| Allowing only trained conservators to use abrasive or laser-cleaning methods, when necessary, to clean hard-to-reach, highly-carved, or detailed decorative stone features. | Removing paint that is firmly adhered to masonry surfaces, unless the building was unpainted historically and the paint can be removed without damaging the surface. |
| Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand scraping) prior to repainting. | Failing to follow manufacturers' product and application instructions when repainting masonry features. |
| Applying compatible paint coating systems to historically-painted masonry following proper surface preparation. | Using paint colors on historically-painted masonry features that are not appropriate to the historic character of the building and district. |
| Repainting historically-painted masonry features with colors that are appropriate to the historic character of the building and district. | Failing to protect adjacent materials when cleaning or removing paint from masonry features. |
| Protecting adjacent materials when cleaning or removing paint from masonry features. | Failing to undertake adequate measures to ensure the protection of masonry features. |
| Evaluating the overall condition of the masonry to determine whether more than protection and maintenance, such as repairs to masonry features, will be necessary. | Removing masonry that could be stabilized, repaired, and conserved, or using untested consolidants and unskilled personnel, potentially causing further damage to historic materials. |
| Repairing masonry by patching, splicing, consolidating, or otherwise reinforcing the masonry using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes, such as terra-cotta brackets or stone balusters. | Replacing an entire masonry feature, such as a cornice or balustrade, when repair of the masonry and limited replacement of deteriorated or missing components are feasible. |

MASONRY: STONE, BRICK, TERRA COTTA, CONCRETE, ADOBE, STUCCO, AND MORTAR

| RECOMMENDED | NOT RECOMMENDED |
|---|---|
| Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster on the interior. | Removing non-deteriorated mortar from sound joints and then repointing the entire building to achieve a more uniform appearance. |
| Removing deteriorated lime mortar carefully by hand raking the joints to avoid damaging the masonry. | Allowing unskilled workers to use masonry saws or mechanical tools to remove deteriorated mortar from joints prior to repointing. |
| Using power tools only on horizontal joints on brick masonry in conjunction with hand chiseling to remove hard mortar that is deteriorated or that is a non-historic material which is causing damage to the masonry units. Mechanical tools should be used only by skilled masons in limited circumstances and generally not on short, vertical joints in brick masonry. | Repointing masonry units with mortar of high Portland cement content (unless it is the content of the historic mortar). |
| Duplicating historic mortar joints in strength, composition, color, and texture when repointing is necessary. In some cases, a lime-based mortar may also be considered when repointing Portland cement mortar because it is more flexible. | Using "surface grouting" or a "scrub" coating technique, such as a "sack rub" or "mortar washing," to repoint exterior masonry units instead of traditional repointing methods. |
| Duplicating historic mortar joints in width and joint profile when repointing is necessary. | Repointing masonry units (other than concrete) with a synthetic caulking compound instead of mortar. |
| Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture. | Changing the width or joint profile when repointing. |
| | Removing sound stucco or repairing with new stucco that is different in composition from the historic stucco. |
| | Patching stucco or concrete without removing the source of deterioration. |
| | Replacing deteriorated stucco with synthetic stucco, an exterior finish and insulation system (EFIS), or other non-traditional materials. |