



DESIGN REVIEW COMMISSION

February 5, 2020
MEETING AGENDA:

- I. Call to Order
- II. Approval of Agenda
- III. Approval of Minutes
- IV. Old Business - None
- V. New Business - Action Items
 - a. Phoenix Tax Services – 174 North Avenue; Parcel No. 13240A A001; Ground Sign Renovation for Commercial Property.
 - b. LIDL – 8155 Tara Boulevard; Parcel No. 13239B D005; Ground and Wall Signs for New Commercial Business.
 - c. Valvoline – 8016 Tara Boulevard; Parcel No. 13239B B006; Commercial Building Renovation and Sign Replacement.
- VI. Adjournment



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.a

-a

COUNCIL MEETING DATE

February 5, 2020

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 Phoenix Tax Services – 174 North Avenue; Parcel No. 13240A A001; Ground sign renovation for commercial property.

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

Chapter 86 – Zoning; Article XVI - Signs

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.)

A few months ago, Mr. Sanchez of the recently established Phoenix Tax Services at 174 North Avenue informed the City of proposed modifications to the existing ground sign at the road. The sign is a “grandfathered” sign which has been standing at the front of the property for a long time. The initial proposal for the sign was just replacing the panels without addressing the metal frame, which has become worn and unattractive. After meeting with the City Manager and the Code Enforcement Officer, the applicant has proposed to wrap and conceal the metal posts and frame with brick and painting the brick (see enclosed). If approved, the sign would retain its current 18-foot height and 11.5-foot width. The location of the sign, which is closer than 10 feet to the right-of-way line would also not change. The sign would also have space for 4 panels, as opposed to the 3 it can accommodate now. The red and white color of the panels matches the Phoenix Tax Services established logo. The grey brick would match the color of the recently painted buildings on the property.

There are basically 3 scenarios:

1. Allowing the applicant to do the proposed work as depicted, keeping the same height, width, and location as a “grandfathered” sign. Advantages: Less disturbance to the property and less expense to the applicant; Disadvantages: The spacing of the wording on the panels is very inefficient, more brick expense for the applicant. The sign would remain 3 times as tall as a new sign would be allowed in the same area. This would be more of a design for a planned center, and the property is not a planned center. May require a variance.
2. Tearing down the existing frame and constructing a whole new monument sign. Advantages: A fresher, more compact design. Disadvantages: More expense for the applicant and less visibility than what he has now. New design may jut into the front parking area. More disturbance.
3. Allowing the applicant to do the proposed work as depicted but cutting the sign height down to a point midway between the existing 18-foot height and the 6-foot height allowed and having less panel area. Advantages: Less disturbance to the property and less brick expense to the applicant. More efficient panels. Would allow greater visibility than a 6-foot tall sign. Have a recent precedent for this with the Citgo sign at 190 Jonesboro Road. Disadvantages: “Cutting” expense for sign height reduction. Not as much visibility as now. Would require a variance.

Technically, any significant alteration to the sign (even just wrapping with brick and adding more panels) would void the grandfathered status:

Sec. 86-491. *Nonconforming signs. Non-conforming signs may continue in existence subject to the following restrictions:*

(1) *No change may be made in the location, shape, height, size, or design of any nonconforming sign, or replacement of or change in the face or message panel of a nonconforming sign except to bring the sign into compliance with the provisions of this article, and a*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date February, 5, 2020	02/05/20 Design Review Commission APPROVED WITH STAFF RECOMMENDATIONS
Signature	City Clerk's Office	

Therefore, even with the applicant's scenario, a variance would have to be sought for non-conforming height, total panel area, and distance from right-of-way. However, the applicant wants to take advantage of the greater sign height (more than 6 feet) that some of his adjacent neighbors still enjoy. Perhaps an effective compromise could be a similar scenario to the new Citgo sign at 190 Jonesboro Road, which was allowed a 12-foot height with an approved variance, thus making a more visually suitable sign while still acknowledging the need for a business to have good visibility.

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. **Proposed design would have 256 total square feet of panel area (two-sided).**

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.)

- Sign Application
- Site Pictures
- Proposed Sign

Staff Recommendation (Type Name, Title, Agency and Phone)**Denial of Applicant Design**

**CITY OF JONESBORO**

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

SIGN PERMIT N° 0777**GOOD FOR SIX MONTHS ONLY****Business** Phoenix Tax Service**Location** 1741 North Ave; Ste B**Owner** Mrs Sanchez**Sign Description**Sign Attached**Estimated Cost** _____**Fee** _____**Received Payment** _____**Date** _____

Date of Application: _____

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)

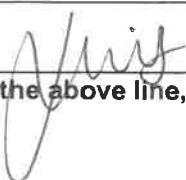
Property Owner or Applicant Information

Name: LUIS TAVERA-SANCHEZ

Mailing Address: 174 NORTH AVE SUITE B

City: JONESBORO State: GA Zip: 30236

Phone: (Day) 404-940-6596 (Evening) 404-940-6596

*Signature: 

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

Jonesboro Property Information

Existing Uses and Structures: LAW OFFICE SIGNSurrounding Uses and Structures: (See Official Zoning Map): COMMERCIAL / R-10Z

Surrounding Zoning:

North: R-2 South: at 1 East: at 1 West: C-2Property Address of Sign: 174 NORTH AVE SUITE B JONESBORO GA 302Complete dimensions and total area of the sign: 18' tall 10' wide

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

street

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

street front

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

Ex. Front

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

MIKEYS SIGNS

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

PHOENIX TAX SERVICES, INC / TAX OFFICE : INSURANCE

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: 10/09/19

Received By: me

Fee Amount Enclosed: \$ 60.00

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Google Maps 174 North Ave



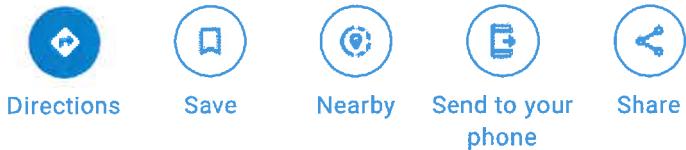
Map data ©2020, Map data ©2020

20 ft



174 North Ave

Jonesboro, GA 30236



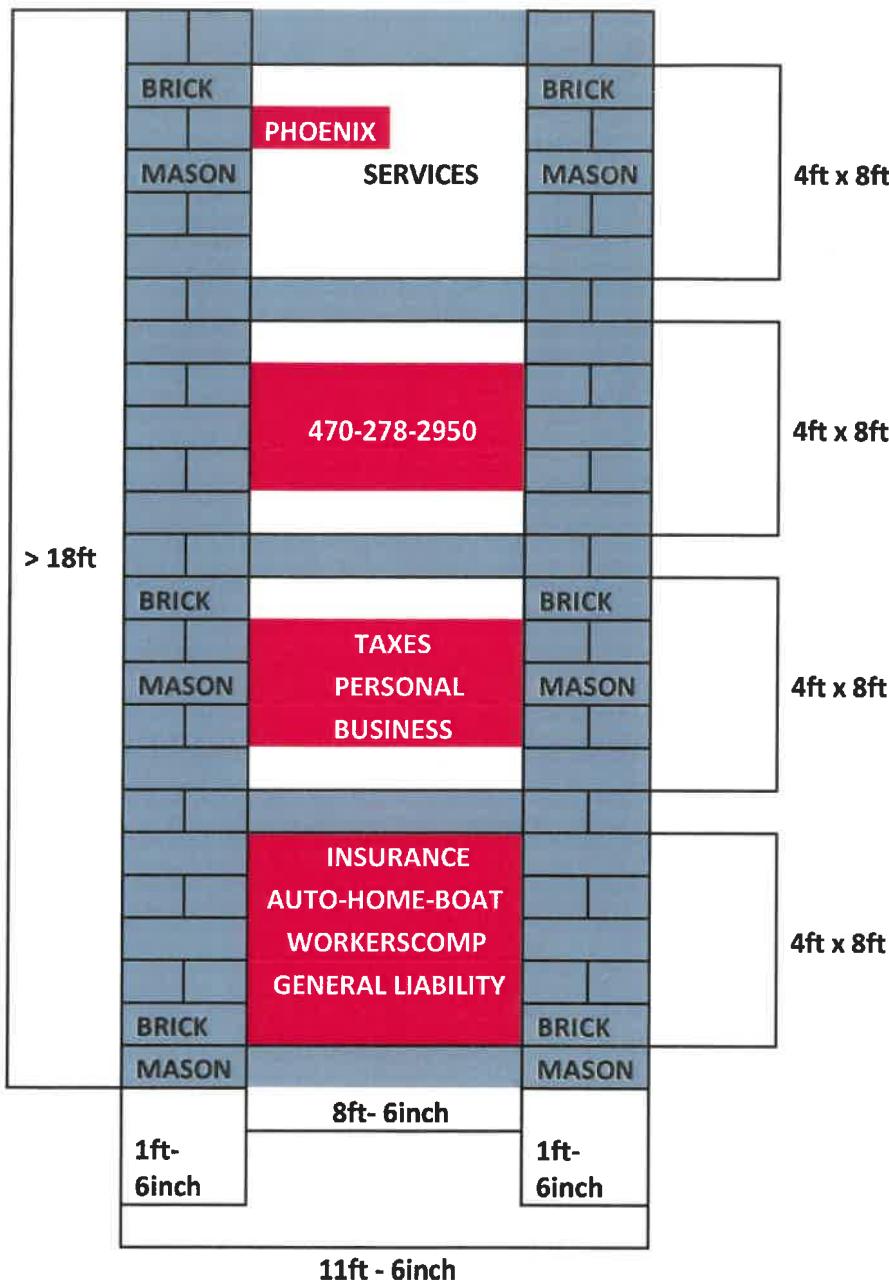
• GJJQ+V6 Jonesboro, Georgia

Photos



Attachment: Site Pictures (1578 : Phoenix Tax Services Sign)







CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item # - b

5.b

COUNCIL MEETING DATE

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 LIDL – 8155 Tara Boulevard; Parcel No. 13239B D005; Ground and wall signs for new commercial business.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) Article XVI – Signs; City Code 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 Beautification, Community Planning, Neighborhood and Business Revitalization	
Summary & Background	<small>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</small>
Agency recommendation – Approval of all sign designs (see below) ; Variances (including wall signs) for the proposed LIDL grocery store at 8155 Tara Boulevard were approved by the Design Review Commission and the Mayor and Council in May 2019:	
<ol style="list-style-type: none"> 1. Use of metal canopies. Sec. 86-109 (k)(5) Approved 2. Not enough architectural features for front entrance (at least 3 required). Sec. 86-109 (k)(7) Approved 3. Not 40% minimum glass on eastern façade. Sec. 86-109 (k)(11) Approved 4. Roof does not have enough variation. Sec. 86-109 (k)(12) Approved 5. No more than 50% of parking to be located in front yard. Sec. 86-109 (l)(1) Approved 6. Number of wall signs and total allowable sign area. Sec. 86-490 (b) Approved 7. Driveway to the north encroaches on required 50-foot buffer along rear property line. Sec. 86-454 (2)(a) Approved 8. Paved or striped islands greater than 50 square feet shall not be allowed. Sec. 86-458 (10) Approved 	
Before you are the designs for the previously approved wall signs (slightly smaller than before) and two new ground signs. Staff already did a preliminary analysis of these signs for LIDL:	
As stated before, all of the sign designs (monument and wall signs) will need to be reviewed by the Design Review Commission on February 5th.	
Wall Signs (One on the east side and two on the north side of the building) <ul style="list-style-type: none"> - There are 3 wall signs proposed (logos plus words), for a total of 195 square feet. Normally, only two wall signs would be allowed for this multiple frontage property at a maximum total square footage of 150 square feet. However, a variance for this situation (number of signs and square footage) was already approved in May of last year. - Therefore, beyond Design Review and paying for the permit, no additional zoning requirements are needed. 	
Monument (Ground) Signs (One fronting Tara Blvd. and a new panel on an existing frame on North Avenue)	

FOLLOW-UP APPROVAL ACTION (City Clerk)

TYPE OR PRINT NAME/ TITLE (City, State)		02/05/20	Design Review Commission
Ricky L. Clark, City Manager		February, 5, 2020	APPROVED WITH STAFF RECOMMENDATIONS
Signature		City Clerk's Office	

- 86-489 b. Single building on **multiple frontage lots** are allowed a total of 10 percent of the exterior building façade for wall signs, and may have one additional wall sign, and **one additional ground sign** (subject to the size limitations in section 86-490). When calculating their allowed square footage, buildings on multiple frontage lots shall base their calculations on the facade with the primary entrance and/or architectural features of the building. Otherwise, the facade used shall be that facade which faces the public road of the greatest capacity. The classification of streets in the 2005 Zoning Ordinance Throughfare Plan shall be the basis for determining street capacity. **The property is multiple frontage and will have one wall sign per frontage.**

- 86-489 (8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided ground sign to be located within a minimum of 10 feet from but a maximum of 100 feet from the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage face area. The height of the sign shall not exceed 20 feet. **The proposed Tara Blvd. sign is allowed more height and area than the North Avenue sign. It meets these requirements and is 10 feet off of the right-of-way. The sign panel on the existing monument sign along North Avenue (below CVS panel) would be grandfathered in terms of location. The North Avenue sign would only be charged for the new LIDL panel, which is 25 square feet on one side, below the 32 square foot maximum.**

Therefore, beyond Design Review and paying for the permit, no additional zoning requirements are needed.

In view of the variance approval last year, the fact that all proposed signs meet Code criteria, and the colors of the signs are typical for LIDL and will not be inappropriate for the surrounding area, staff is recommending approval of the wall signs and ground signs.

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.)

- GROUND SIGN INFORMATION
- APP C
- APP D
- WALL SIGN INFORMATION
- APP A1
- APP A2
- APP B
- VARIANCE Approval Letter - LIDL
- May 1, 2019 Design Review Commission Minutes
- Agenda Cover Sheet - LIDL VARIANCES May 2019
- 1186_Jonesboro_Variance Elevations

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

Approval

5.b



SITE PLAN

NTS

SIGNAGE SCHEDULE:

C MS-3A PYLON SIGN
ONE (1) REQ. | 54.3 SQ.FT.

D MONUMENT PANEL FACE
TWO (2) REQ. | 25x2 SQ.FT.

GENERAL NOTES

- INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD
- TYPE, SIZE & QUANTITY OF FASTENERS TO BE DETERMINED
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL.

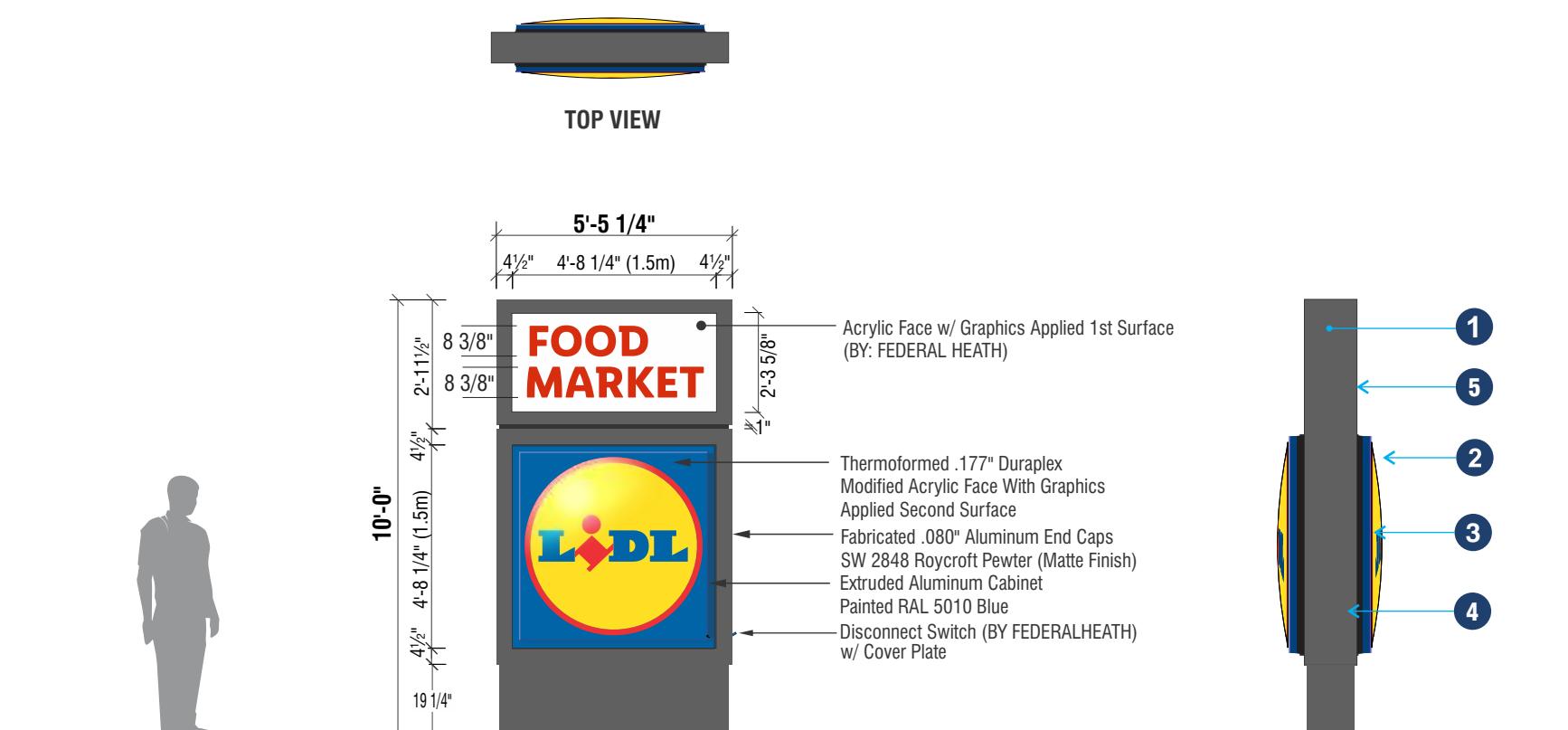
NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND
ACCESS IS REQUIRED FOR THE INSTALLATION
OF NEW SIGNAGE. CUSTOMER TO FORWARD
APPROVED SIGNAGE DRAWINGS TO THE ON
SITE CONTACT TO INSURE THAT THE REQUIRED
PROVISIONS ARE MADE DURING CONSTRUCTION,
PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS FOR EIFS WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION
CONTRACTOR TO PROVIDE ANY WALL SPACERS
REQUIRED TO KEEP EIFS WALL MATERIAL FROM
BEING COMPACTED DURING INSTALLATION OF
ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

ALL ELECTRICAL SIGNS SHALL CONFORM TO
THE REQUIREMENTS OF ARTICLE 600 OF THE
N.E.C. AND U.L. 48 ALONG WITH OTHER
APPLICABLE STATE & LOCAL CODE
REQUIREMENTS. THIS INCLUDES PROPER
GROUNDING AND BONDING OF THE SIGN

120V - 20 AMP (PRIMARY ELECTRICAL
SERVICE) CIRCUITS AND FINAL CONNECTION TO
EACH SIGN, TO WITHIN FT TO BE BY THE
CUSTOMER'S CERTIFIED ELECTRICIAN.
NUMBER AND SIZE OF CIRCUITS FOR EACH
SIGN TO MEET FEDERAL HEATH SIGN COMPANY
REQUIREMENTS

WARRANTY NOTICE
CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY.
FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN
EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW
THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING
DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF
THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.



C MS-3A DOUBLE FACED INTERNALLY ILLUMINATED MONUMENT SIGN | ONE (1) REQ.
scale 1/4"=1'-0"

54.3 SQ.FT.

SIDE ELEVATION

STANDARD INSTALL IS TO BE DIRECT PIPE EMBEDMENT INTO CONCRETE FOOTING PER FH ENGINEERING SPECS WHEN APPLICABLE. ACCESS AND NONSTANDARD FIELD CONDITIONS MAY REQUIRE SITE SPECIFIC ENGINEERING WITH ADDITIONAL COSTS APPLIED.

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

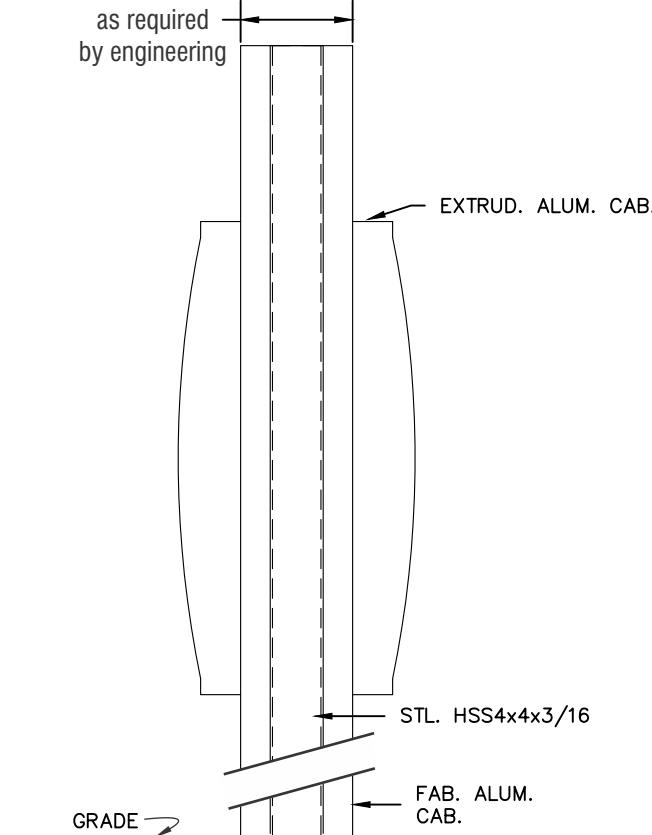
THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

ELECTRICAL REQUIREMENTS

Total: T.B.D. Amps# of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS



Specifications:

- D/F fabricated aluminum sign cabinet w/ steel structure
- (2) thermoformed .117" Duraplex modified acrylic faces with second surface translucent graphics
- Internal illumination: Principal Quik Stik Shallow 360 PL-QS96-PW-SH
- Fabricated aluminum panel support cladding painted SW 2848 Roycroft Pewter Finish (Matte)
- Secondary Faces of .177 White Acrylic with First Surface Translucent Vinyl Graphics.

Face Color Specifications (2nd Surface Vinyl): MAIN ID

- PMS 541 Blue ("L", "D", "L" & Background)
- PMS 485 Red ("I" & Circle Border)
- PMS Yellow C (Circle)

Face Color Specifications (1st Surface Vinyl): Secondary

- 3M 3630-143 Poppy Red
- #7328 White Acrylic

Notes:

- "LIDL" (LOGO) Sign Faces Provided By Others.
- Sign To Be Installed In Accordance w/ The Requirements Of Article 600 Of The National Electrical Code.

Date of Application: 1/10/2020

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

ADDING PANEL TO EXISTING GROUND SIGN

Property Owner or Applicant Information

Name: DEVELOPMENT AUTHORITY OF CLAYTON CO C/O LIDL US OP LLC

Mailing Address: 5555 GLENRIDGE CONNECTOR STE 200

City: ATLANTA State: GA Zip: 30342

Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: _____

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

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: _____ 8155 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: 10'X 5.4 OVERALL = 54.3SF **32.64 sf sign area**

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

_____ new ground sign at Tara blvd

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

_____ SAME AS ABOVE

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

_____ 10ft

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

_____ ALTAIR SIGN AND LIGHT

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

_____ LIDL- GROCERY STORE

Is this in a planned development?

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) 478-740

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 1/10/2020

Notary: Felicia Johnson



SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Date of Application: 1/10/2020

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Please check:

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

ADDING PANEL TO EXISTING GROUND SIGN

Property Owner or Applicant Information

Name: DEVELOPMENT AUTHORITY OF CLAYTON CO C/O LIDL US OP LLC

Mailing Address: 5555 GLENRIDGE CONNECTOR STE 200

City: ATLANTA State: GA Zip: 30342

Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: _____

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

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: _____ 8155 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: _____ 4.8 X 4.8 = 25SF

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

EXISTING GROUND AT CORNER OF NORTH AVE

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

SAME AS ABOVE

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

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

ALTAIR SIGN AND LIGHT

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

LIDL- GROCERY STORE

Is this in a planned development?

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- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 1/10/2020

Notary: Felicia Johnson



SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

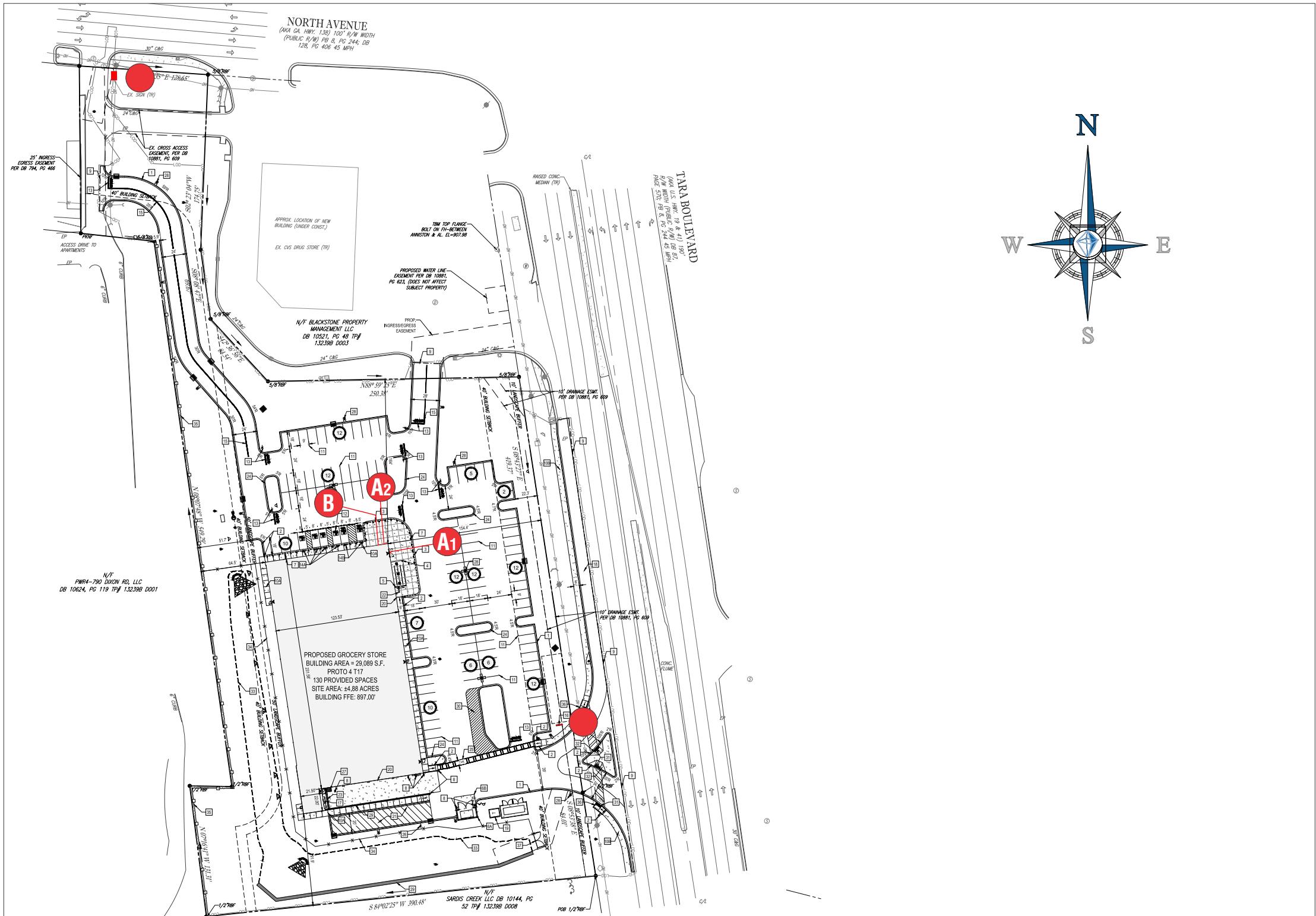
Fee Amount Enclosed: \$ _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:



SITE PLAN

NTS

SIGNAGE SCHEDULE:

- A** S/F INTERNALLY ILLUMINATED WALL SIGN
TWO (2) REQ. | 67.37 SQ.FT.
- B** CHANNEL LETTERS
ONE (1) REQ | 61.1 SQ.FT.

GENERAL NOTES

- INSTALLER SHALL VERIFY WALL CONDITIONS IN THE FIELD
- TYPE, SIZE & QUANTITY OF FASTENERS TO BE DETERMINED
- ALL BOLT HOLES TO BE DRILLED OR PUNCHED
- ISOLATE ALL ALUMINUM FROM STEEL.

NEW & REMODEL CONSTRUCTION
ADEQUATE BEHIND THE WALL BACKING AND
ACCESS IS REQUIRED FOR THE INSTALLATION
OF NEW SIGNAGE. CUSTOMER TO FORWARD
APPROVED SIGNAGE DRAWINGS TO THE ON
SITE CONTACT TO INSURE THAT THE REQUIRED
PROVISIONS ARE MADE DURING CONSTRUCTION,
PRIOR TO THE SIGN INSTALLATION.

INSTALLER REQUIREMENTS
ALL INSTALLATION (MOUNTING)
HARDWARE AND SECONDARY WIRING
COMPONENTS, CONDUIT & CONNECTORS,
ETC ARE TO BE PROVIDED BY THE
INSTALLATION CONTRACTOR

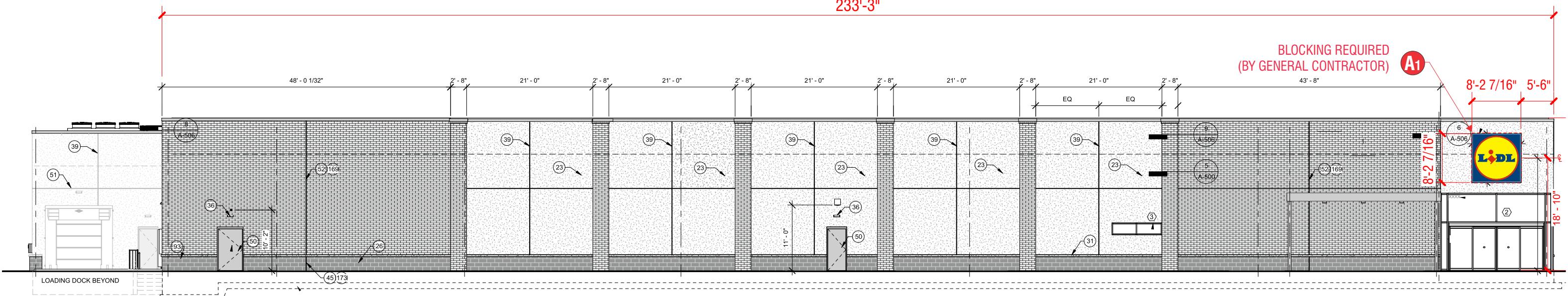
CUSTOMER TO PROVIDE
DEDICATED BRANCH CIRCUITS FOR
SIGNS ONLY PER NEC CODE 600.5
ALL BRANCH CIRCUITS FOR SIGNS
MUST BE TOTALLY DEDICATED
TO SIGNS (INCLUDING DEDICATED
GROUND & NEUTRAL PER CIRCUIT)
AND SHALL NOT BE SHARED
WITH OTHER LOADS (SUCH AS LIGHTING,
A/C and OTHER EQUIPMENT).
PROPERLY SIZED GROUND WIRE THAT CAN
BE TRACED BACK TO THE BREAKER PANEL IS REQUIRED.

INSTALLED REQUIREMENTS FOR EIFS WALLS
IT IS THE RESPONSIBILITY OF THE INSTALLATION
CONTRACTOR TO PROVIDE ANY WALL SPACERS
REQUIRED TO KEEP EIFS WALL MATERIAL FROM
BEING COMPACTED DURING INSTALLATION OF
ANY MOUNTING BOLTS REQUIRED FOR SIGNAGE.

ANY DEVIATION FROM FEDERAL HEATH
REQUIREMENTS MAY RESULT IN DAMAGE
TO OR IMPROPER OPERATION OF SIGNAGE,
CAUSING DELAYS AND ADDITIONAL COSTS.

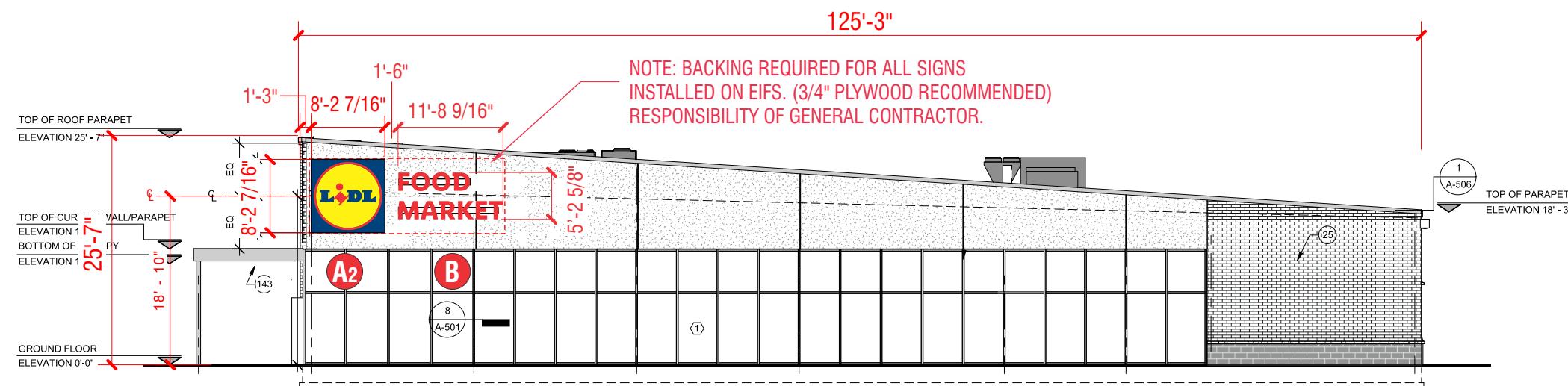
120V - 20 AMP (PRIMARY ELECTRICAL
SERVICE) CIRCUITS AND FINAL CONNECTION TO
EACH SIGN, TO WITHIN FT TO BE BY THE
CUSTOMER'S CERTIFIED ELECTRICIAN.
NUMBER AND SIZE OF CIRCUITS FOR EACH
SIGN TO MEET FEDERAL HEATH SIGN COMPANY
REQUIREMENTS

WARRANTY NOTICE
CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL PREMATURELY IF NOT SHUT OFF FOR A PERIOD OF TIME, ONCE EACH DAY.
FOR BEST PERFORMANCE WE RECOMMEND THAT SIGNS BE CONNECTED TO AN AUTOMATIC CONTROLLING DEVICE SUCH AS AN
EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT-OFF PERIOD. FAILURE TO FOLLOW
THESE RECOMMENDATIONS CAN CAUSE DAMAGE TO ELECTRICAL COMPONENTS OF THE SIGN AND VOID THE WARRANTY. SOME DIMMING
DEVICES WILL ADVERSELY AFFECT THE ELECTRICAL COMPONENTS OF THE SIGN IT IS ATTACHED TO, CAUSING FAILURE. ANY DIMMING OF
THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.



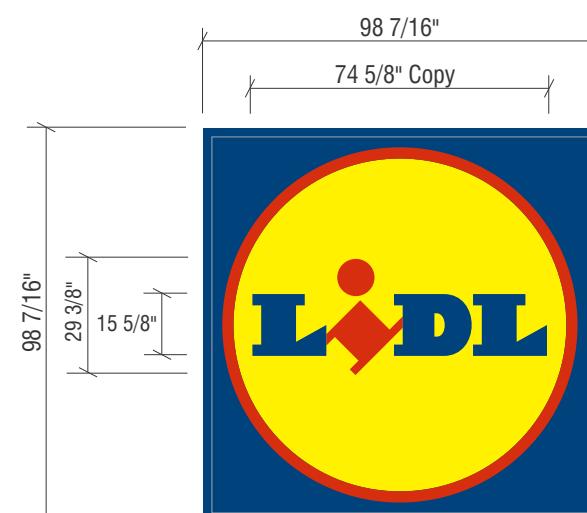
FRONT ELEVATION

SCALE: 1/16" = 1'-0"

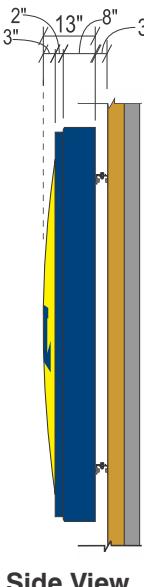


RIGHT ELEVATION

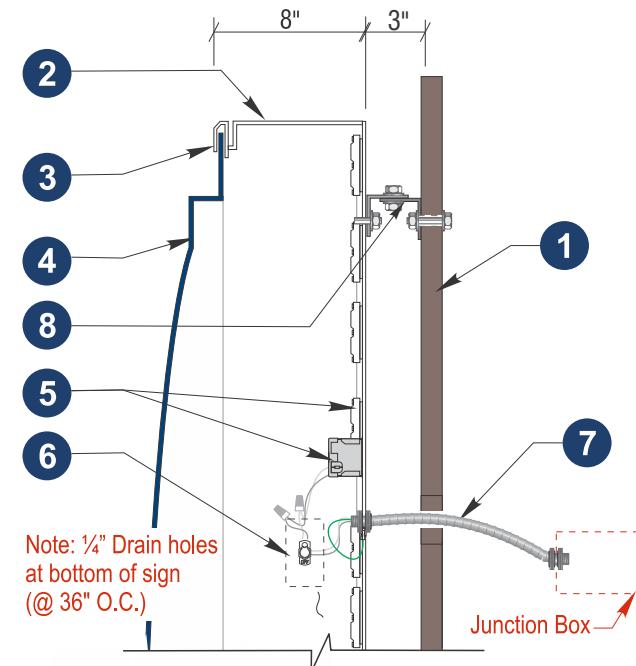
SCALE: 1/16" = 1'-0"



2.5 Meter Wall Sign



Side View



Section @ S/F Wall Sign (w/ Mounting Detail)

Not to Scale

WS-2.5A/EIFS

A S/F INTERNALLY ILLUMINATED WALL SIGN | 67.37 SQ.FT. | TWO (2) REQ.

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

Specifications: Wall Sign

1. Facade Materials: EIFS
2. 0.080" Aluminum sign cabinet painted to match PMS 541 Blue
3. Metal retainers painted to match PMS 541 Blue
4. (1) Thermoformed 0.117" Duraplex modified acrylic face
(See Face Layout for details) w/ second surface translucent graphics
(See Color Specifications for details on face color)
5. Sign cabinet contains White LEDs and transformers
6. Disconnect switch UL Outdoor rated toggle type w/ neoprene boot per NEC 600-6
7. Primary electrical feed
8. Mounting bracket (See Mounting Detail)

Face Color Specifications (2nd Surface Vinyl):

- PMS 541 Blue ("L", "D", "L" & Background)
- PMS 485 Red ("I" & Circle Border)
- PMS 1235 Yellow (Circle)

INSTALLATION OF THIS SIGN SHALL CONFORM TO ARTICLE 600 OF THE NEC, UL 48 AND OR OTHER APPLICABLE LOCAL CODES, INCLUDING THE PROPER GROUNDING AND BONDING OF THE SIGN.

THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

ELECTRICAL REQUIREMENTS

Total: 2.2 Amps

of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS

Fabrication Notes:

- Sign Faces Provided By Others.

Installation Notes:

- GC to provide 20 amp, 120 volt circuit in conduit through wall.
- 18" of conduit & wiring to be extended past the outside wall.
- Junction Box to be located inside.
- Customer to provide blocking. Access and Primary power within 5'(ft) of sign.
- Customer to seal only sign related penetrations above the roof and through membrane roofing or equivalent.
- FH to provide brackets attached to sign, lag bolts, washers & locknuts.
- FH to leave electrical leads rolled up inside cabinet so installer can decide on site where the best, least visible place is to exit the cabinet.

Electrical:

Natural White Street Fighter LED Modules (PL-OP2-SF3-P-NW)
60w Transformers (PL-PS 60-12) @ 1.2 amps each
Temperature: 5000k

(1) 20 amp 120V Circuit Req.

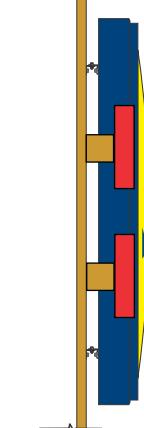


PART # LOGO

LI1088SF

ESTIMATE # LETTERS

PART # LOGO	ESTIMATE # LETTERS
LI1088SF	



SIDE VIEW (TYP)



CL-RIGHT-RW-A/EIFS

B Internally Illuminated Channel Logo & Letters | 128.4 Sq.Ft. | ONE (1) REQ.

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

Faces: 3/16" #7328 White Acrylic w/ 1st Surface Applied Vinyl As Per Color Chart.

Returns: 5" Deep Aluminum Painted As Per Color Chart w/ Matching Trim Cap.

Internal Illumination: RED LED Units Powered By Remote Power Supplies.

Mounting: Raceway Mount.

RACEWAY PAINTED TO MATCH WALL. COLOR TBD

Color Specifications:

Paint - Trim Cap & Returns To Match: Red PMS 485c

■ 3M 3630-143 Poppy Red ("I")

Vinyl - Applied 1st Surface of Letter Face

■ 3M 3630-143 Poppy Red

Fabrication Notes:

- Logo Sign Faces Provided By Others.

Installation Notes:

- GC to provide 20 amp, 120 volt circuit in conduit through wall.
- 18" of conduit & wiring to be extended past the outside wall.
- Junction Box to be located inside.
- Customer to provide blocking. Access and Primary power within 5'(ft) of sign.
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60w Transformers (PL-PS 60-12) @ 1.2 amps each

Temperature: 5000K
(1) 20 amp 120V Circuit Req.



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THE LOCATION OF THE DISCONNECT SWITCH, AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) OF THE NEC.

TYPICAL RACEWAY LETTER

ELECTRICAL REQUIREMENTS

Total: T.B.D. Amps# of 120V, 20A Circuits Req'd T.B.D.

ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND

REFER TO PAGE 1 FOR ADDITIONAL ELECTRICAL AND INSTALLATION INFORMATION & REQUIREMENTS

Date of Application: 1/10/2020

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 **A1**
- 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: DEVELOPMENT AUTHORITY OF CLAYTON CO C/O LIDL US OP LLC

Mailing Address: 5555 GLENRIDGE CONNECTOR STE 200

City: ATLANTA State: GA Zip: 30342

Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: _____

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

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: _____ 8155 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: _____ 8.2 X 8.2 = 67.37

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

FRONT OF BUILDING

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

SAME AS ABOVE

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

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

ALTAIR SIGN AND LIGHT

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

LIDL- GROCERY STORE

Is this in a planned development?

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) 478-740

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 1/10/2020

Notary: Felicia Johnson



SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Date of Application: 1/10/2020

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Description of Permit

Please check:

- New Sign **A2**
- 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: DEVELOPMENT AUTHORITY OF CLAYTON CO C/O LIDL US OP LLC

Mailing Address: 5555 GLENRIDGE CONNECTOR STE 200

City: ATLANTA State: GA Zip: 30342

Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: _____

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

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: _____ 8155 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: _____ 8.2 X 8.2 = 67.37

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

_____ SIDE OF BUILDING FRONTING NORTH AVE

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

_____ SAME AS ABOVE

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

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

_____ ALTAIR SIGN AND LIGHT

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

_____ LIDL- GROCERY STORE

Is this in a planned development?

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:

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- 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

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Comment:

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Description of Permit

Please check:

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

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Mailing Address: 5555 GLENRIDGE CONNECTOR STE 200

City: ATLANTA State: GA Zip: 30342

Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: _____

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

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: _____ 8155 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: _____ $11.7 \times 5.2 = 61.1$

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

_____ SIDE OF BUILDING FRONTING NORTH AVE

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

_____ SAME AS ABOVE

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

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

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Date: 1/10/2020

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SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:



MEMORANDUM

To: Shaun Walker
 Real Estate Manager
 Lidl US, LLC
 400 Interstate N. Parkway SE, Suite 320
 Atlanta, GA 30339

From: David D. Allen
 City of Jonesboro
 124 North Avenue
 Jonesboro, GA 30236

Date: May 16, 2019

Re: Notification of Variance Status – 8155 Tara Blvd, Tax Map Parcel No. 13239B D005

Ms. Walker,

This letter is to serve as a summary of the variance hearing conducted on Monday, May 13, 2019 for the above referenced property.

1. Use of metal canopies. Sec. 86-109 (k)(5) **Approved**
2. Not enough architectural features for front entrance (at least 3 required). Sec. 86-109 (k)(7) **Approved**
3. Not 40% minimum glass on eastern façade. Sec. 86-109 (k)(11) **Approved**
4. Roof does not have enough variation. Sec. 86-109 (k)(12) **Approved**
5. No more than 50% of parking to be located in front yard. Sec. 86-109 (l)(1) **Approved**
6. Number of wall signs and total allowable sign area. Sec. 86-490 (b) **Approved**
7. Driveway to the north encroaches on required 50-foot buffer along rear property line. Sec. 86-454 (2)(a) **Approved**
8. Paved or striped islands greater than 50 square feet shall not be allowed. Sec. 86-458 (10) **Approved**

Further approval conditions

1. An updated, detailed landscape plan, including the building perimeter, the parking lot, perimeter landscape strips, and buffers, shall be subject to approval by the Community

Development Director, shall meet or exceed all Tara Boulevard Overlay District landscape standards and other City Code landscape standards, and shall take into account landscape materials used in recent developments in the immediate area.

2. LIDL shall strive to preserve as much of the 50-foot wide landscape buffer along the western property line as possible during construction.

3. Along with the landscaping, LIDL shall provide a minimum 8-foot tall, non-climbable, opaque fence along the western property line between LIDL and the existing apartment complex. The fence shall be made of a durable material, but not wood.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,



David D. Allen
Zoning Administrator



DESIGN REVIEW COMMISSION
MEETING MINUTES

The Design Review Commission held their Regular Meeting on Wednesday May 1, 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
Kimberly Lightford – Committee Member
David Allen – Community Development Director

Committee Absent:

Sam Fleet – Committee Member

Also present was Cable Brooks to record the meeting minutes

- I. Meeting was called to order by Joel Aviles at 4:44 p.m.
- II. **Approval of Agenda** – Barbara Casey-Lane made a motion to approve the agenda as presented, said motion seconded by Bonnie Shekarabi. Motioned carried unanimously.
- III. **Approval of April 3, 2019 Design Review Meeting Minutes** – Barbara Casey Lane made a motion to approve the April 3, 2019 meeting minutes, said motion seconded by Kimberly Lightford. Motioned carried unanimously.
- IV. **Old Business – None**
- V. **New Business – Action Items**

A. **LIDL** – 8155 Tara Boulevard; Parcel No. 13239B D005; new grocery store (requiring variances)

Upon discussion:

Bonnie Shekarabi made a motion to accept staff recommendation for the variances, seconded by Barbara Casey-Lane, motion carried unanimously with the following recommendations:

- Additional brick on the North East Side Elevation
- Submit a detailed landscaping plan for review and approval

B. **Millar Law Firm** – 151 North Main Street; Parcel No. 13241B B005; Replacement sign panel

Upon discussion:

Kimberly Lightford made a motion to accept staff recommendation for the replacement sign panel seconded by Barbara Casey-Lane, motion carried unanimously with the following recommendations:

- Landscaping on both sides of the brick pillars with lighting
- Option to add a second sign that matches the proposed sign or obtain two new panels that fit inside the brick pillars

C. Hardin Auto Sales – 291 North Main Street; Parcel No. 13209C C005; New ground sign

Upon discussion:

Bonnie Shekarabi made a motion to reject staff recommendation for the new ground sign, nine feet in height, seconded by Kim Lightford, motion carried unanimously with the following recommendations:

- Consult a professional sign company and submit a scaled drawing
- Adhere to all Code Specification and building materials
- Use Mainstreet Façade Grant to assist with funding

D. Appiah Residence – 168 Whiteline Street; Parcel No. 12017C G003; Revised house plan and guest quarters

Upon discussion:

Bonnie Shekarabi made a motion to accept staff recommendations for the house plans as submitted, seconded by Barbara Casey Lane. Motion carried.

E. Universal Business Unlimited – 124 South Main Street; Parcel No. 13241D C010; replacement panel in sign

Upon discussion:

Bonnie Shekarabi made a motion to accept staff recommendations for the replacement of the panel sign, seconded by Barbara Casey Lane. Motion carried unanimously.

F. Dixon Residence – 124 Spring Street; Parcel No. 13240D C024; accessory building

Upon discussion:

Kimberly Lightford made a motion to accept staff recommendation for the accessory structure, Seconded by Barbara Casey-Lane, motion carried unanimously with the following recommendations:

- Skirted bottom and paint using complimentary color to match the house
- Landscape the foundation

G. House of Dawn – 192 South Main Street; Parcel No. 05241B B007; New residence

Upon discussion:

Barbara Casey-Lane made a motion to accept staff recommendation for the new residence, seconded by Kimberly Lightford, motion carried unanimously with the following recommendations:

- Add brick to the base on the columns
- Confirm brick for water table along foundation

II. Adjournment at 6:15 p.m.

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

/s/

Joel Aviles, Chairperson

/s/

Ricky L. Clark Jr., Executive Director

DRAFT



CITY OF JONESBORO DESIGN REVIEW COMMITTEE
Agenda Item Summary

Agenda It

5.b.j

COUNCIL MEETING DAT

Requesting Agency

Community Development (LIDL US Operations, LLC - applicant)

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

Variances on specific items (see below), relevant to zoning standards (C-2) and the Tara Blvd. Overlay standar

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

City Code Section 86-107 – C-2 zoning standards; City Code Section 86-109 – Tara Boulevard Overlay

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

Yes No

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 variance requests (see below)**; A LIDL grocery store has been proposed for the property (8155 Tara Boulevard) on the western side of Tara Boulevard, just south of the CVS store at the southwest corner of Tara Boulevard and North Avenue (8139 Tara Boulevard). The store was originally approved for variances (see attached document) in late 2016, but, since construction never started, these variances expired.

The store size has recently been revised (see attached documents) with the intent of starting construction in the near future. More variances pertaining to the Tara Boulevard Overlay District, buffers, parking standards, etc.

Tara Blvd. standards

1. Use of metal canopies. Sec. 86-109 (k)(5)
2. Not enough architectural features for front entrance (at least 3 required). Sec. 86-109 (k)(7)
3. Not 40% minimum glass on eastern façade. Sec. 86-109 (k)(11)
4. Roof does not have enough variation. Sec. 86-109 (k)(12)
5. No more than 50% of parking to be located in front yard. Sec. 86-109 (l)(1)

Sign standards

1. Ground (monument) sign cannot exceed 6 feet tall. Sec. 86-490 (a)
2. Number of wall signs and total allowable sign area. Sec. 86-490 (b)

Buffers

1. Driveway to the north encroaches on required 50-foot buffer along rear property line. Sec. 86-454 (2)(a)

Attachment: Agenda Cover Sheet - LIDL VARIANCES May 2019 (1579 : LIDL Signs)

FOLLOW-UP APPROVAL ACTION (City Manager)		City Manager's Office
Typed Name and Title	Phone	
Signature	Date	

Revised 03/12/09 (Previous versions are obsolete)

Parking Lot

1. Paved or striped islands greater than 50 square feet shall not be allowed. Sec. 86-458 (10)

Variance request #1 – Use of metal canopies. Sec. 86-109 (k)(5);

This pertains to the metal structure over the cart corral on the side of the store most directly facing Tara Boulevard. The structure is for rain protection and is not large. It is standard on nearly all LIDL stores.

Variance request #2 – Not enough architectural features for front entrance (at least 3 required). Sec. 86-109 (k)(7). **The LIDL stores follow certain design templates, which do not always include a large variety of architectural features. However, there will be other quality architectural features which can compensate such as the use of brick, and nearly ceiling to floor windows in some areas.**

Fiscal Impact / Funding Source (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.)

Variance application and narrative, Site plan, Bldg. elevations, Sign information

Staff Recommendation

David Allen, Community Development Director, 770.570.2977

Approval

Variance request #3 – Not 40% minimum glass on eastern façade. Sec. 86-109 (k)(11)

The north facing store wall actually meets the window requirement (48%). However, due to the necessary orientation of the store, the eastern store wall that faces Tara Boulevard is adjacent to the bathrooms, utility room, and the stockroom cannot provide that many windows to meet the requirement.

Variance request #4 – Roof does not have enough variation. Sec. 86-109 (k)(12)

The LIDL stores follow certain design templates, which is part of the brand identity.

Variance request #5 – Ground (monument) sign cannot exceed 6 feet tall. Sec. 86-490 (a)

The proposed ground sign is designed to be 10 feet tall, with the base. However, this request can be struck from consideration as the Tara Boulevard Overlay District allows for signs up to 35 feet in height.

Variance request #6 – Number of wall signs and total allowable sign area. Sec. 86-490 (b)

There will be an additional wall sign on the northern wall and total wall sign area will increase to 232 square feet, 82 square feet above the maximum allowable. The additional signage is important for the business.

Variance request #7 – Driveway to the north encroaches on required 50-foot buffer along rear property line. Sec. 86-454 (2)(a)

Due to the shape of the parcel, the entrance drive coming from North Avenue (see attached drawing) will have to encroach upon the required 50-foot wide buffer between the LIDL property and the existing apartment complex to the west. Most of the buffer area, which stretches along most of the western

property line, is composed of dense, mature vegetation. The encroachment area will have to be supplemented with tall, dense, evergreen plantings between the back of curb and the property line.

Variance request #8 – *Paved or striped islands greater than 50 square feet shall not be allowed. Sec. 86-458 (10)*

This area near the southern portion of the site is large enough to allow large trucks greater ease in circulation and parking before and after loading. It will not be very visible from Tara Boulevard.

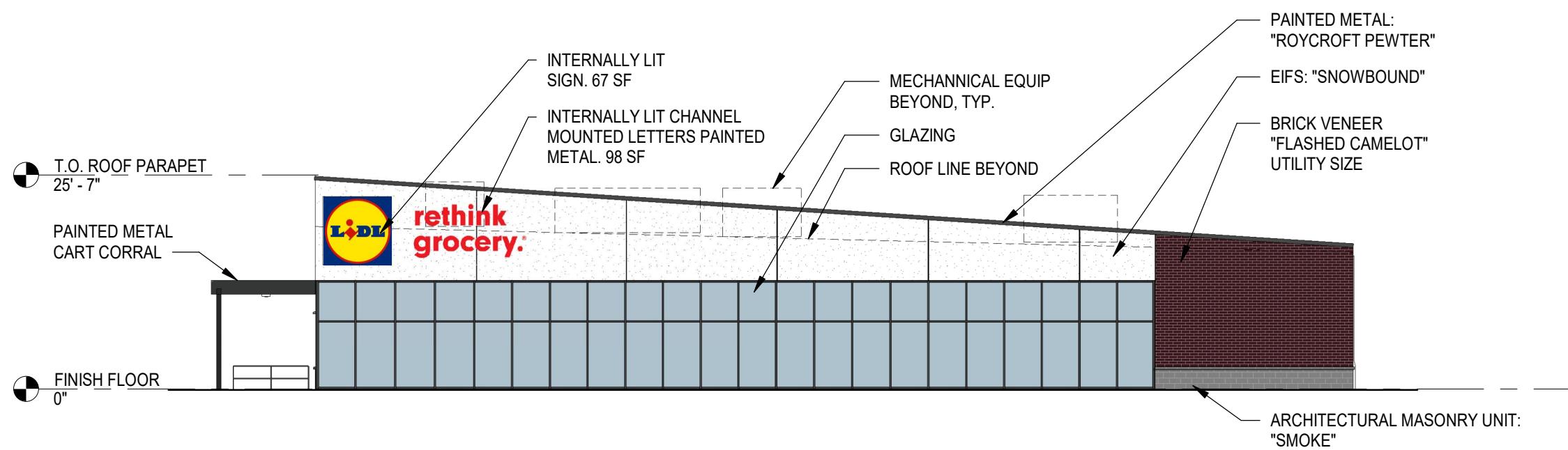
Variance request #9 – *No more than 50% of parking to be located in front yard. Sec. 86-109 (l)(1)*

As with many other businesses along Tara Boulevard (including the adjacent CVS), meeting the parking requirements involves the location of much parking in the front yard of the LIDL property. However, a quality landscape plan can soften the visual effect of front parking.

Other items to consider:

- The Tara Boulevard Overlay District requires “earth-tone” colors only. LIDL’s official colors are blue, yellow, and red. The car wash on Tara Boulevard south was recently approved for dark blue colors. When you are dealing with a nationally recognized business and logo, accommodations for color will have to be made.
- A detailed landscape plan will have to be reviewed in the near future.

Staff believes that the LIDL store is a quality development for the City’s commercial corridor, and will bring a new, modern building to complement the CVS, the QT gas station, and the new car wash under construction.



NORTH ELEVATION - SIDE

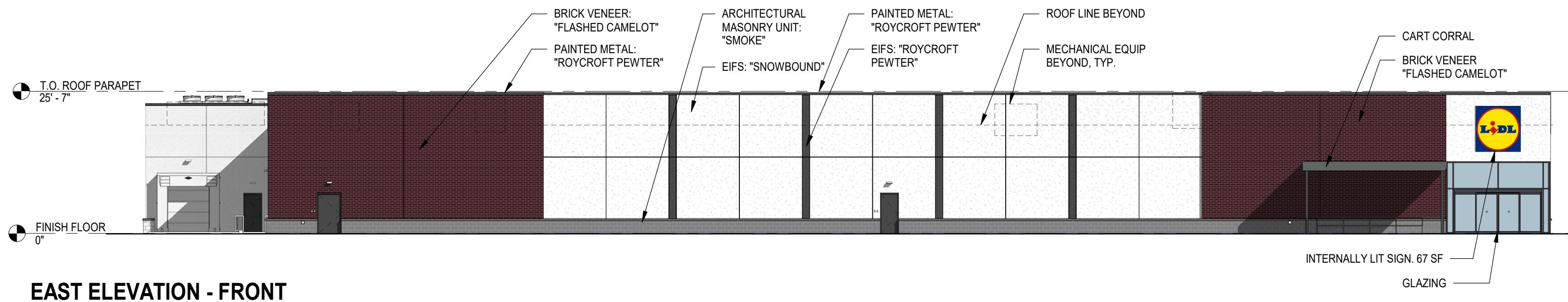
1/16" = 1'-0"



PROTOTYPE - LONG SIDE



PROTOTYPE - SHORT SIDE

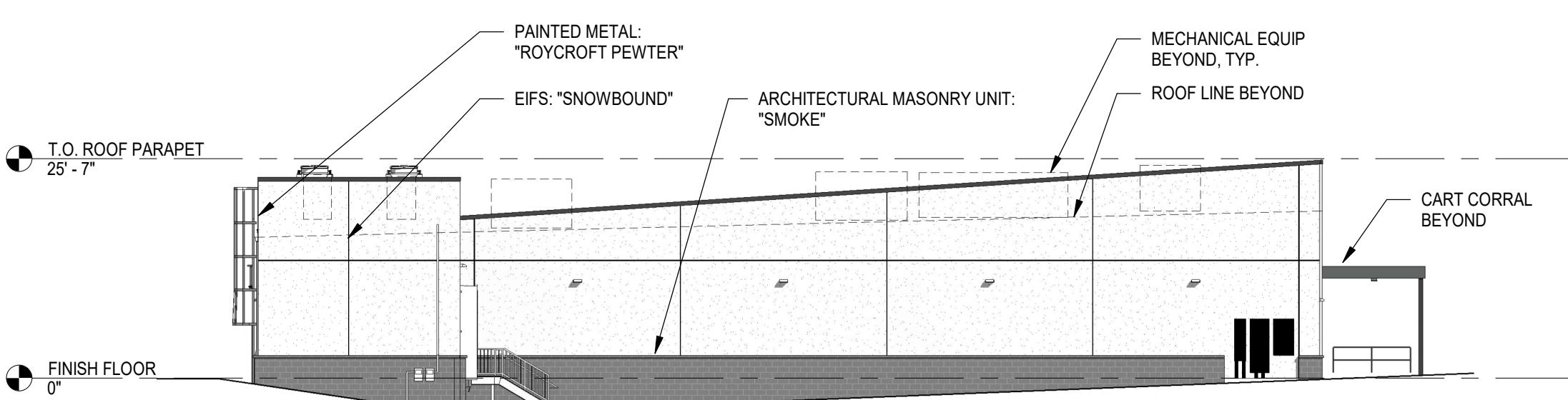


EAST ELEVATION - FRONT

1/16" = 1'-0"

ELEVATION	TOTAL AREA	GLAZING AREA	GLAZING %
NORTH	2,669 SF	1,291 SF	48%
EAST	6,405 SF	240 SF	4%
SOUTH	2,766 SF	0 SF	0%
WEST	4,519 SF	400 SF	9%

MATERIAL CALCULATIONS

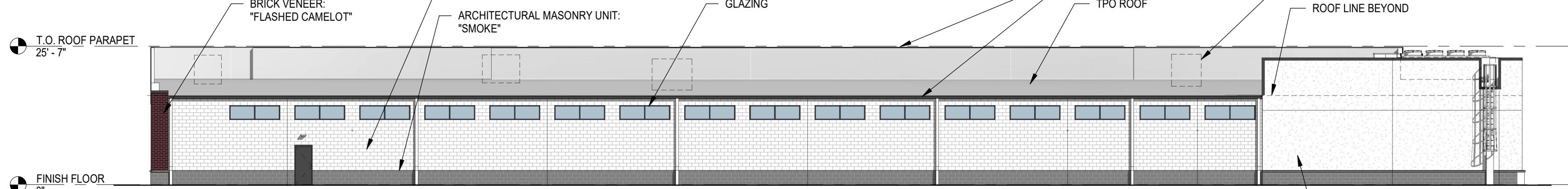


SOUTH ELEVATION - SIDE

1/16" = 1'-0"



MATERIALS



BACK ELEVATION

1/16" = 1'-0"



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 6 -

5.c

COUNCIL MEETING DATE

February 5, 2020

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 Valvoline – 8016 Tara Boulevard; Parcel No. 13239B B006; Commercial building renovation and sign replacement.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) Chapter 86 – Zoning; Article XVI – Signs; 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 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 exterior modifications and replacement sign panel ; Recently, representatives from Valvoline informed me of proposed exterior and interior modifications to the existing oil change facility (Express Auto Care) at 8016 Tara Boulevard. Though some structural elements will be changed in the inside, necessitating a building permit and inspections, the size of the building footprint is not changing. No changes to locations of doors or windows.	
<u>Summary of exterior changes</u> <ul style="list-style-type: none"> - Painting of the building exterior. The altered building would have less red and more earth-tone colors, making it more compatible with Tara Blvd. Overlay standards. - Replacement of the wall sign at front. The replacement sign (aluminum) will be somewhat larger than the existing lettering, but will have a more modern, fresher look, with standard Valvoline logo colors. Not illuminated. - Installation of three “Exit Only” signs (aluminum) at the front of the bay doors. These signs are only 2.5 square feet each and staff is not considering these as a significant part of the renovation nor as part of the overall wall sign count. Not illuminated. - Installation of four bay signs (aluminum) at the rear of the bay doors. These signs are 13.3 square feet each and are not visible from the road. Not illuminated. - Replacement of ground (pylon) sign panel at road. To replace the Express Auto Care panel. 50 square foot panel (each side). Acrylic. Not illuminated. No change in size or location. 	
<u>Wall sign analysis</u>	
Sec. 86-489. General regulations.	
(b) Non-residential zoning districts. In non-residential zoning districts signs shall be permitted in the following combination of wall and ground signs subject to the provisions hereinafter stated:	
(1) Lot with one building, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city.	
a. Combination of one wall sign and one ground sign , subject to the respective size limitations in section 86-490. In addition to Sec. 86-490, each wall sign shall not exceed 7.5 percent of the exterior building façade , without an approved variance.	
Sec. 86-490. Regulated signs.	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date February, 5, 2020	02/05/20 Design Review Commission APPROVED WITH STAFF RECOMMENDATIONS
Signature	City Clerk's Office	

(b) Wall signs shall be permitted in non-residential zoning districts. Permitted area of wall signs **shall not exceed 150 square feet. No single or unit shall be permitted more than one wall sign except for multiple frontage lots** as provided in section 86-489(b)(1). Wall signs are allowed only upon 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.

5.c

The main wall sign face at the front (A) will be approximately 80.1 square feet, approximately 8.1% of the front building façade. The four bay signs (D1, D2, D3, and D4) at the rear would be 53.2 square feet total, for a grand total of 145.72 square feet. (The four bay signs would be 5.4% of the rear building façade.) Upon request, the applicant submitted a smaller front wall sign design at about 64 square feet, making the % of the building façade at an acceptable 6.5%.

There is also the question of whether the four minor signs (D1, D2, D3, and D4) at the rear exceed the one wall sign allowed for the building. Technically, they do, but they are more directional signs than advertising signs, they would replace existing blue directional signs already at the rear (see enclosed), and they would not be seen from the road or in the same line of sight as the front wall sign. The Design Review Commission can discuss whether a variance for this is warranted.

Ground (pylon) analysis

The Express Auto Care panel (below the Window Tinting panel) is being replaced by a Valvoline panel within an existing framework. There will be no change to the size or location of the framework. The new panel (double-sided) will be the same size as the previous panel – 50 square feet.

Sec. 86-489.

(8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided ground sign to be located within a minimum of 10 feet from but a maximum of 100 feet from the right-of-way of the primary arterial, each side of which shall not exceed **150 square feet** signage face area. The height of the sign shall not exceed **20 feet**.

(9) Replacement of existing panels in an approved existing sign framework are allowed with an approved permit, as long as the panel opening is completely covered by replacement panels on all sides and the replacement panels do not exceed the size of the existing framework. The replacement panels shall be of identical or superior material to the former panels and shall otherwise conform to all other applicable standards of this article. These replacement panels shall not be reviewed by the Design Review Commission or Historic Preservation Commission.

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.)

- Valvoline_04-167_8016 Tara blvd_Jonesboro GA Exterior image package (003)
- KS1903672-2 revised 1-29-20
- IMG_1566

Staff Recommendation

(Type Name, Title, Agency and Phone)

Approval



**8016 Tara Blvd.
Jonesboro, GA**

Offered by



7923 E McKinney Street, Denton, TX 76208 • ph: 940.382.8850 • fax: 940.387.0429 • www.starlitesign.com



Proposed Front (West) Elevation

Not to Scale



Existing Front (West) Elevation

Not to Scale



Existing Pylon Elevation



Proposed Pylon Elevation

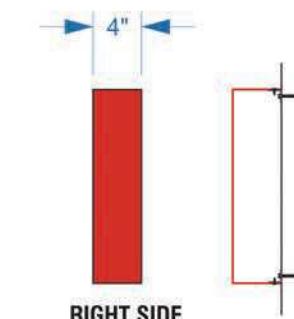
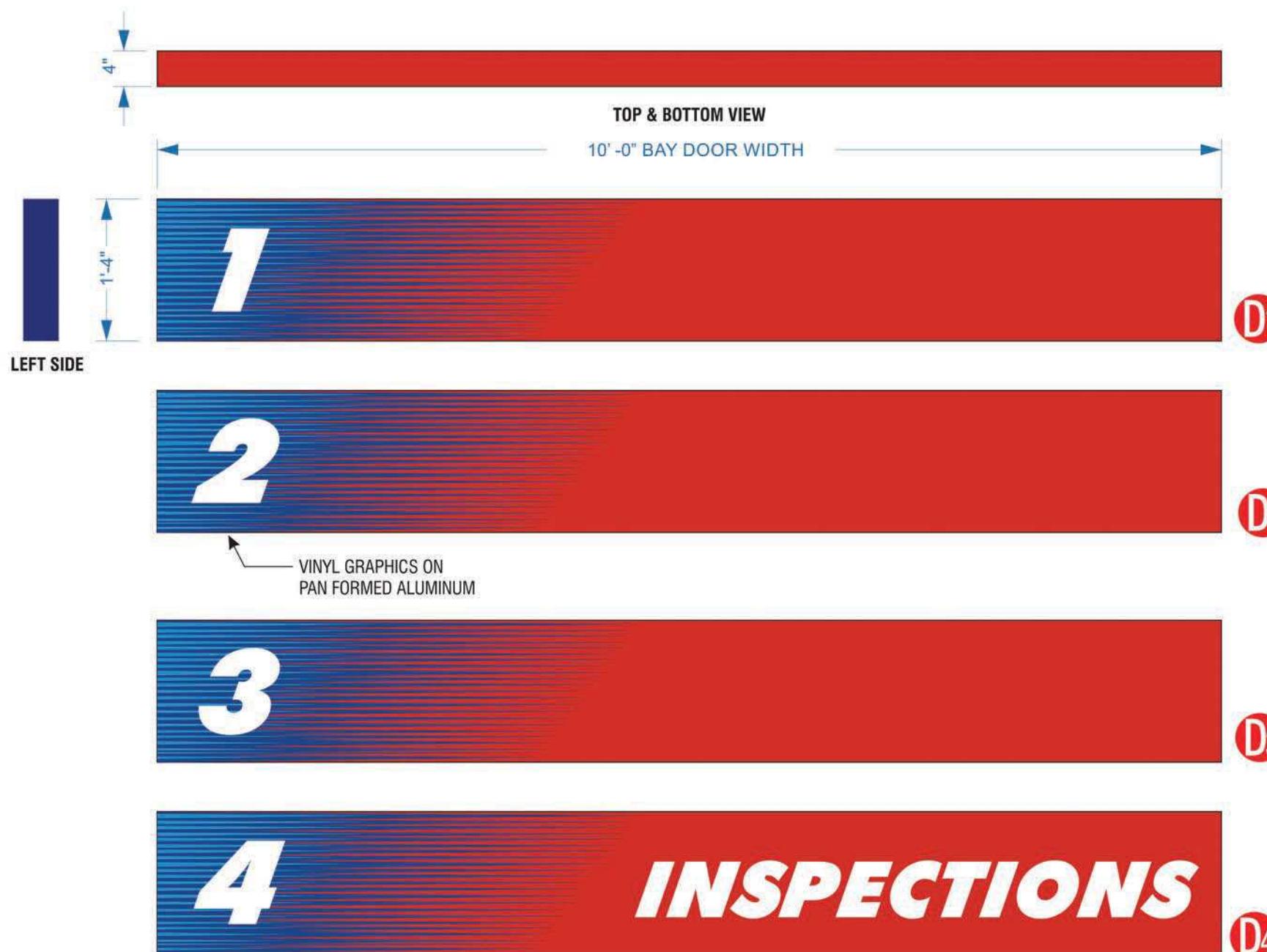


B Cabinet Reface (2) Required

Scale: $1/2" = 1'-0"$

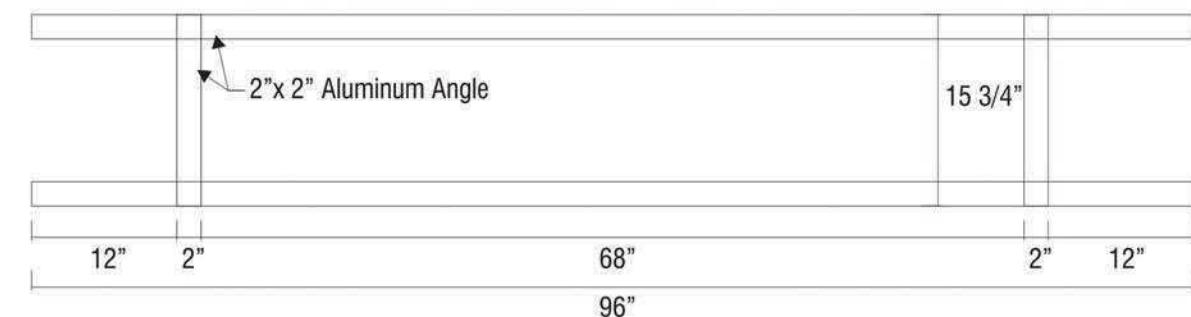
3/16" CLEAR FLAT ACRYLIC FACES WITH
2ND SURFACE VINYL DECORATION:
ALL COPY & "TM", UPPER B/G - WHITE
RIGHT LOGO LEG - 3M 3630-337 PROCESS BLUE
BOTTOM LOGO TRIANGLE - 3M 3630-8483 DARK BLUE
W/3635-70 DIFFUSER
LEFT LOGO LEG, LOWER B/G - 3M 3630-33 RED
GRADIENT DIGITAL PRINT - LOGO BORDER AND
HORIZONTAL GRAPHIC LINES.

- █ 3M 3630-33 RED
- █ 3M 3630-337 PROCESS BLUE
- █ 3M 3630-8483 DARK BLUE
- 3M 3630-20 WHITE



ATTACHMENT DETAIL
ATTACH WITH RED HEAD
TAP-CONS OR OTHER
APPROVED METHOD.

FRAME DETAIL



4a-b-01 Non-lit Break Formed Bay Signs (number Version) (1) Ea. (4) Total Required

Scale: 1" = 1'-0"

13.33 Sq.Ft.

FACE DETAIL

.090 ALUMINUM FACES W/1ST SURFACE
PAINT & VINYL DECORATION:
AKZO NOBEL 337 RED-BACKGROUND TOP,
BOTTOM, & RIGHT SIDE RETURNS
7725-10 - NUMBERS
7725-57 OLYMPIC BLUE - STRIPES ON LEFT
7725-37 DARK BLUE (PMS 280) - LEFT SIDE
BACKGROUND & LEFT SIDE RETURN

COLOR CHART	
	AXZO NOBEL 337 RED
	7725-57 OLYMPIC BLUE
	7725-37 DARK BLUE
	7725-10 WHITE

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visit us at
www.kssigngroup.com

KS1903672D



The logo consists of three red circles arranged in a triangle. The top circle contains the white text 'C1'. The bottom-left circle contains 'C2' and the bottom-right circle contains 'C3'.

EXIT ONLY SIGN

SCALE: 2" = 1'-0"

.125 ALUMINUM SIGN FACE PAINTED AXZO NOBEL 337 RED
WITH DIGITAL PRINT APPLIED 1ST SURFACE

TO BE INSTALLED ON REAR ELEVATION

(3) REQUIRED

2'-2" x 1'-4" = 2.88 SQ. FT.

ITEM #	QTY	SIGN TYPE	SIGN DESCRIPTION
04-01	1	Metal Exit Sign	Metal Exit Sign
04-02		Fasteners	Red Head Tapcons
04-03		Fasteners	Self Tapping Screws

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www.ksssigngroup.com**



ACCOUNT: <u>VIOC</u>	REVISIONS:	INITIALS & DATE:
LOCATION: <u>8016 Tara Blvd. Jonesboro, GA</u>	A	
ACCT. REP: <u>Monica Everhart</u>	B	
DESIGNER: <u>M. Griswold</u>	C	
DATE: <u>11/04/19</u>	D	
COMPANION FILES: <u>-</u>	E	
	F	
	G	
	H	





Aerial Site Plan

N.T.S.



ACCOUNT: VIOC
LOCATION: 8016 Tara Blvd. Jonesboro, GA
ACCT.REP: Monica Everhart DESIGNER: M. Griswold
DATE: 11/04/19
COMPANION FILES

REVISIONS:	
A	Rev. 'B' loca
B	-
C	-
D	-
E	-
F	-
G	-
H	-

INITIALS & DATE
KB 1/22/20

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KS1903672F 1
Packet Pg. 55



Proposed Front (West) Elevation

Not to Scale



Existing Front (West) Elevation

Not to Scale

