



## **DESIGN REVIEW COMMISSION**

**December 2, 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. Commission to make a recommendation for Hibbett Sports – 7965 Tara Boulevard; Parcel No. 13210D A006; Wall sign and ground sign panel for new business.
- b. Commission to make a recommendation for New You Recovery House – 198 Jonesboro Road, Suite B; Parcel No. 12048C A001B; Wall sign panel for new business.
- c. Commission to make a recommendation for Event Center – 127 Jonesboro Road; Parcel No. 13240B E001; Wall signs and new building color for new business.
- d. Commission to make a recommendation for Marathon Oil – 249 North Main Street; Parcel No. 13240B A005; Exterior renovation to existing building.
- e. Commission to make a recommendation for Loft Apartments – 136 South Main Street; Parcel No. 13241D C013; Loft apartments on top of existing building (Arts Clayton)

**VI. ADJOURNMENT**



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.a

-a

COUNCIL MEETING DATE

December 2, 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 for Hibbett Sports – 7965 Tara Boulevard; Parcel No. 13210D A006; Wall sign and ground sign panel for new business.

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 &amp; 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 replacement panels:** Hibbett Sports is looking to move into three of the commercial suites beside Kroger at 7965 Tara Boulevard. The applicant has applied for three signs – a replacement ground panel in the pylon framework fronting North Avenue, a replacement ground panel in the pylon framework fronting Tara Boulevard, and a wall sign on the parapet over the front entrance.

The replacement panels (polycarbonate) in the pre-existing ground (pylon) signs at North Avenue and Tara Boulevard will not exceed the panel framework already there. The black and white color schemes will be compatible with adjacent businesses. Each ground sign replacement panel will be 8.15 square feet (each side), which is below the maximum 45 square feet allowed in Code Section 86-490 for planned centers, and well below the 150 square feet allowed for these type signs along Tara Boulevard.

The wall sign panel (a series of aluminum letters and logos) above the front entrance will be 39.7 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 4.1% of the total front building façade (three suites combined), well below the 10% allowed in Code Section 86-489. The black and white color scheme will be compatible with adjacent businesses. The sign will be internally illuminated

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 Plan
- Ground Signs
- Wall Sign
- Acceptance Letter

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 2, 2020

Signature

City Clerk's Office

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

**Approval**

5.a

Date of Application: 10/14/2020

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 **FRONT WALL**
- 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: FELICI JOHNSON- ALTAIR SIGN AND LIGHT

Mailing Address: 30088 HOLLY SPRINGS PKWY

City: HOLLY SPRINGS State: GA Zip: 30115

Phone: (Day) 678-539-0443 (Evening) 678-539-0443

## Jonesboro Property Information

Existing Uses and Structures: RETAIL

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

Surrounding Zoning:

North: C South: C East: C West: C

Property Address of Sign: 7965 TARA BLVD. JONESBORO, GA

Complete dimensions and total area of the sign: 2' X 19.10= 39.7

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

FRONTING TARA BLVD. ON THE BUILDING TENANT SPACE WITH OTHER EXISTING BUSINESSES

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

FLAT AGAINST THE BUILDING FAÇADE

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

OVER 100FT

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

ALTAIR SIGN AND LIGHT- FELICIA JOHNSON

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

HIBBETT SPORTS -RETAIL SPORTS STORE

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)

Date of Application: 10/14/2020

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

### PANEL REPLACEMENTS ON EXISTING FREESTANDING MULTI TENANT SIGN

#### Property Owner or Applicant Information

Name: FELICI JOHNSON- ALTAIR SIGN AND LIGHT

Mailing Address: 30088 HOLLY SPRINGS PKWY

City: HOLLY SPRINGS State: GA Zip: 30115

Phone: (Day) 678-539-0443 (Evening) 678-539-0443

## Jonesboro Property Information

Existing Uses and Structures: RETAIL SPORTS STORE

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

Surrounding Zoning:

North: C South: C East: C West: C

Property Address of Sign: 7965 TARA BLVD, JONESBORO GA

Complete dimensions and total area of the sign: 8.15SF

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

FLAT ON FREESTANDING SIGN NEAR THE ENTRANCE

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?

15'

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

ALTAIR SIGN AND LIGHT- FELICIA JOHNSON

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

HIBBETT SPORTS

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) 478-740**

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

Date: 10/14/2020

Signed: 

Notary: Felicia Johnson



**FOR OFFICE USE ONLY:**

Date Received:   /  /20   Received By:                   

Fee Amount Enclosed: \$                   

Date Approved:   /  /20  

Date Denied   /  /20  

Permit Issued   /  /20  

Comment:

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**SIGN SCHEDULE**

|          |                     |                    |               |
|----------|---------------------|--------------------|---------------|
| <b>A</b> | HB-24-CLRW-CAB-LINE | ONE (1) SET REQ'D. | 39.7 SQ. FT.  |
| <b>B</b> | HS-RP-2-LINEAR      | TWO (2) REQ'D.     | 8.15 SQ. FT.  |
| <b>C</b> | HS-RP-2-LINEAR      | TWO (2) REQ'D.     | 8.125 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.

**CUSTOMER TO PROVIDE**

DEDICATED BRANCH CIRCUITS FOR SIGNS ONLY PER NEC CODE 690.5  
ALL BRANCH CIRCUITS FOR SIGNS MUST BE TOTALLY PERIODIC  
RECALLED TO THE GROUND. THE GROUND MUST BE TOTALLY PERIODIC  
AND NOT SHARED WITH OTHER EQUIPMENT. GROUND CIRCUITS MUST NOT  
SHARE WITH SIGNALS TO PREVENT SIGNAL INTERFERENCE.

**INSTALLER REQUIREMENTS**

ALL INSTALLATION (MOUNTING) HARDWARE AND SECONDARY WIRING  
COMPONENTS, CORDS & CONNECTORS,  
MUST BE TOTALLY PERIODIC  
RECALLED TO THE GROUND. THE GROUND  
MUST NOT SHARED WITH OTHER EQUIPMENT.  
A 120V, 20 AMP (PRIMARY ELECTRICAL  
SERVICES CIRCUITS AND FINAL CONNECTION TO  
EACH SIGN) MUST BE PROVIDED BY THE  
CUSTOMER. SIGN FURNISHED BY THE  
MANUFACTURER, SIGN COMPANY, OR SIGN  
COMPANY TO MEET FEDERAL HEATH SIGN COMPANY  
REQUIREMENTS

**INSTALLER CONSTRUCTION**

ALL ELECTRICAL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE  
NEC AND UL 1480 AND WITH OTHER  
APPLICABLE STATE, LOCAL CODE  
REQUIREMENTS, THIS INCLUDES PROPER  
GROUNDS AND BONDING OF THE SIGN  
STRUCTURE. THE SIGN STRUCTURE  
IS REQUIRED TO KEEP FIRE, WATER, AND  
BLOW COMPRESSED AIR OUT OF THE SIGN  
STRUCTURE DURING INSTALLATION OF  
ANY BONDING BOTS REQUIRED BY SIGNAGE.

**NEW & REMODEL CONSTRUCTION**

ALL ELECTRICAL SIGNAGE SHALL CONFORM TO THE REQUIREMENTS OF ARTICLE 600 OF THE  
NEC AND UL 1480 AND WITH OTHER  
APPLICABLE STATE, LOCAL CODE  
REQUIREMENTS, THIS INCLUDES PROPER  
GROUNDS AND BONDING OF THE SIGN  
STRUCTURE. THE SIGN STRUCTURE  
IS REQUIRED TO KEEP FIRE, WATER, AND  
BLOW COMPRESSED AIR OUT OF THE SIGN  
STRUCTURE DURING INSTALLATION OF  
ANY BONDING BOTS REQUIRED BY SIGNAGE.

**WARRANTY NOTICE**

CERTAIN ELECTRICAL COMPONENTS OF SIGNS WILL FAIL DUE TO EXPOSURE TO THE ELEMENTS.  
THE REQUIREMENTS WE ENCODED TO AN AUTOMATIC CONTROLLED DEVICE SUCH AS AN  
EMERGENCY MANAGEMENT SYSTEM, TIME CLOCK OR PHOTO CELL TO CONTROL THE DAILY SHUT OFF PERIOD, FAILURE TO FOLLOW  
THE REQUIREMENTS WILL VOID THE WARRANTY. THE SIGN COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THE  
ELECTRICAL EQUIPMENT AND THE SIGN COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THE AUTOMATIC CONTROLLED  
DEVICE. THE SIGN COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THE AUTOMATIC CONTROLLED DEVICE AND THE  
SIGN COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF THE SIGN. THE SIGN COMPANY IS RESPONSIBLE FOR THE MAINTENANCE OF  
THE SIGN WITHOUT CONSULTATION WITH FEDERAL HEATH SIGN CO. WILL VOID THE WARRANTY.



|                     |                   |               |              |
|---------------------|-------------------|---------------|--------------|
| Project / Location: | HIBBETT<br>SPORTS |               |              |
| Account Ref.:       | DANIEL PALMER     | VICTORIA CARR | WES STEPHENS |
| Project Manager:    |                   |               |              |
| Drawn By:           |                   |               |              |

7965 TARA BOULEVARD  
JONESBORO, GA 30236

|                |                   |
|----------------|-------------------|
| Job Number:    | 23-62326-10       |
| Date:          | September 3, 2020 |
| Sheet Number:  | 1 Of 6            |
| Design Number: | 23-62326-10 R2    |

|   |   |
|---|---|
| Revision:   | Rev 05/19 Board 2 Sheet 1 of 1 Sheet 8 of 8           |
| Ref ID:   | Ref ID: 11.12 Rev 05/19 Sign A to HB-24-CLRW-CAB-LINE |
| Codes depicted in this rendering may not match actual finished materials. Refer to Product Samples for Exact Color Match. |   |
| Client Approval/Date:   |   |
| Landlord Approval/Date:   |   |

|   |   |  |   |
|---|---|--|---|
| <b>FEDERAL<br/>HEATH</b>  | <b>VISUAL COMMUNICATIONS</b>  | <b>12704 DuPont Drive Tampa, FL 33626</b>  | <b>131 855-4415 (800) 284-3284 Fax (813) 854-3037</b> |
| Manufacturing Plants:<br>Cincinnati, OH • Elkhart, IN • Indianapolis, IN<br>Office Locations:<br>Cincinnati, OH • Elkhart, IN • Indianapolis, IN<br>Tampa, FL • Atlanta, GA • Charlotte, NC • Chicago, IL • Denver, CO • Fort Worth, TX • Houston, TX • Kansas City, MO • Louisville, KY • Memphis, TN • Milwaukee, WI • Minneapolis, MN • New Orleans, LA • Newark, NJ • Phoenix, AZ • St. Louis, MO • Seattle, WA • St. Paul, MN • Tampa, FL • Toledo, OH • Tulsa, OK • Wichita, KS | www.FederalHeath.com<br>Sales & Technical Support: 1-800-284-3284<br>Customer Support: 1-800-441-5151<br>Fax: 1-813-854-3037<br>Building Quality Signage Since 1901 | www.FederalHeath.com<br>Sales & Technical Support: 1-800-284-3284<br>Customer Support: 1-800-441-5151<br>Fax: 1-813-854-3037 |   |

NORTH AVENUE PYLON



B EXISTING: SIDE 1

EXISTING: SIDE 2 Scale: 1/8" = 1'



EXISTING: SIDE 2 Scale: 1/8" = 1'



B PROPOSED: SIDE 1

PROPOSED: SIDE 2 Scale: 1/8" = 1'

**FEDERAL  
HEATH**  
VISUAL COMMUNICATIONS

www.FederalHealth.com  
12700 Dupont Circle, Tampa, FL 33626  
(813) 655-4415 (800) 269-3284 Fax (813) 854-3037

11/13/2019

Packet Pg. 10

Project / Location:  
**HIBBETT  
SPORTS**  
7965 TARA BOULEVARD  
JONESBORO, GA 30236

Account Rep.: **DANIEL PALMER**  
Project Manager: **VICTORIA CARR**  
Drawn By: **WES STEPHENS**  
Reviewed By: **LIBEROMEDIA INC.**

Job Number: **23-62326-10**  
Date: **September 3, 2020**  
Sheet Number: **4** Of **6**  
Design Name: **23-62326-10 R2**

This original drawing is provided as part of a plan and is to be handled, copied or reproduced without the written permission of Federal Health Signs Company, LLC, or its authorized agent, ©FHC



|                      |   |               |                   |
|----------------------|---|---------------|-------------------|
| Project / Location:  | <b>HIBBETT</b><br>SPORTS  |               |                   |
| Job Number:          | 23-62326-10   | Date:         | September 3, 2020 |
| Design Number:       | 5   | Or            | 6                 |
| Design Number:       | 23-62326-10 R2  |               |                   |
| Account Rep.:        | DANIEL PALMER   | VICTORIA CARR |                   |
| Project Manager:     |   |               |                   |
| Client By:           |   |               |                   |
| Comments:            | Electronically to be calculated<br>All NEC standards<br>All signs are to conform with the AIA and<br>the proper grounding and bonding of all signs.   |               |                   |
| Materials/Products:  | Orlando, FL; Lakeland, FL; Jacksonville, FL<br>Kennesaw, GA; Atlanta, GA<br>Kennesaw, GA; Carrollton, GA; Smyrna, GA<br>Orlando, FL; Lakeland, FL; Jacksonville, FL; San Antonio, TX<br>Orlando, FL; Dallas, TX; Jacksonville, FL; Indianapolis, IN<br>Houston, TX; Corpus Christi, TX; Cincinnati, OH<br>Louisville, KY; Atlanta, GA; Charlotte, NC; Denver, CO<br>Tampa, FL; Daytona Beach, FL; Orlando, FL |               |                   |
| Comments/Disclaimer: | Clients/Designers in This rendering May Not Match Actual Purchased Materials. Refer to Product Samples for Exact Color Match<br>Client Approval/Date:<br>Landlord Approval/Date:  |               |                   |
| Comments/Disclaimer: | Building Quality Signage Since 1901   |               |                   |





## Attachment: Wall Sign (1749 : Hibbett Sports Sign)



Scale: 1/8" = 1'



Scale: 1/8" = 1'

## A PROPOSED

**FEDERAL  
HEALTH**  
VISUAL COMMUNICATIONS  
12704 Dupont Circle Tampa, FL 33626  
813) 825-4415 (800) 284-3294 Fax (813) 824-3037  
www.FederalHealth.com

Packet Pg. 13

This original drawing is provided as part of a planned project and is not to be exhibited, copied or reproduced without the written permission of Federal Health Signs Company, LLC, or its authorized agent, Federal Health Signs.

|                |                   |
|----------------|-------------------|
| Job Number:    | 23-62326-10       |
| Date:          | September 3, 2020 |
| Sheet Number:  | 2 or 6            |
| Design Number: | 23-62326-10 R2    |

|  |                          |
|--|--------------------------|
| Project / Location:  | <b>HIBBETT</b><br>SPORTS |
| Account Rec.:  | DANIEL PALMER            |
| Project Manager:   | VICTORIA CARR            |
| Drawn By:  | WES STEPHENS             |
| Comments: RIBA 11/26 Board of Zoning Appeals 8/19/04<br>PROT 11/20 Board of Zoning Appeals 8/24/04 2004-2004-04-04-04-04   |                          |
| Colors Depicted in this rendering may not match actual finished materials. Refer to product samples for Exact Color Match. |                          |
| Client Approval/Date: Building Quality Signage Since 1901  |                          |
| Landlord Approval/Date:  |                          |

Electrical, Structural, and General  
Contractors Inc.

All electrical standards and codes  
set by N.E.C. standards.

For further information, contact  
the Federal Health Signs Company, LLC.

1749 TARA BOULEVARD  
JONESBORO, GA 30236

2 or 6

23-62326-10 R2





## MEMORANDUM

**To:** Felicia Johnson  
Altair Sign and Light  
30088 Holly Springs Parkway  
Holly Springs, Ga. 30115

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

**Date:** December 1, 2020

**Re:** Notification of Request for Design Review Commission – Signs; 7965 Tara Boulevard; Parcel No. 13210D A006;

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of signs for the property located at 7965 Tara Boulevard Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Wednesday, December 2, 2020 at 4:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "D. D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



# CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.b  
-b

COUNCIL MEETING DATE  
December 2, 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 for New You Recovery House – 198 Jonesboro Road, Suite B; Parcel No. 12048C A001B; Wall sign panel for new business.

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 panel;** Recently, New You Recovery House (nursing agency) received a business license for suite B1 at 198 Jonesboro Road. The applicant has applied for a wall sign panel on the parapet above the entrance to the building. For years, this parapet has been used for a variety of business signs.

The wall sign panel (one-sided aluminum) above the front entrance will be 32 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 9.7% of the front building façade for that suite, just below the 10% allowed in Code Section 86-489. (The property has double frontage on Jonesboro Road and East Dixie Drive, which allows for 10% wall sign coverage.) The white, blue, and green color scheme will not conflict with adjacent businesses. The sign will not be illuminated.

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
- Wall Sign
- Acceptance Letter

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

December, 2, 2020

Signature

City Clerk's Office

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: Kimball House LLC

Mailing Address: 2123 Woodlawn CT

City: Jonesboro State: GA Zip: 30236

Phone: (Day) 678-886-1110 (Evening) Sam

\*Signature: Kristi P. Verhav

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

## 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: 198 Jonesboro Rd Suite BComplete dimensions and total area of the sign: 4'x8' = 32 Sq Foot

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

ATTACHED TO THE MANSARD OF THE ROOF SAME AS OTHER SIGNS

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

SEE ATTACHED PHOTO

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

Name of person, firm, corporation or association erecting the sign is: 770-991-0847Spooky Signs - 6728 Hwy 85 NW, Roswell, GA 30274 Suite B

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

The New You Recovery House

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) 478-3800**

**FOR OFFICE USE ONLY:**

Date Received: \_\_\_\_/\_\_\_\_/20\_\_\_\_ Received By: \_\_\_\_\_

Fee Amount Enclosed: \$ \_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

**Comment:**

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Attachment: Wall Sign (1750 : New You Recovery Sign)



**770-891-3610**

Attachment: Wall Sign (1750 : New You Recovery Sign)



Attachment: Wall Sign (1750 : New You Recovery Sign)



## MEMORANDUM

**To:** Kimbell House, LLC  
2123 Woodland Court  
Jonesboro, Ga. 30236

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

**Date:** December 1, 2020

**Re:** Notification of Request for Design Review Commission – Sign; 198 Jonesboro Road, Suite B; Parcel No. 12048C A001B

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a sign for the property located at 198 Jonesboro Road Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Wednesday, December 2, 2020 at 4:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



# **CITY OF JONESBORO, GEORGIA COUNCIL**

## **Agenda Item Summary**

## Agenda Item #

5.c

- 9

**COUNCIL MEETING DATE**  
December 2, 2020

|  |   |
|--|---|
| <b>Requesting Agency (Initiator)</b><br>Office of the City Manager   | <b>Sponsor(s)</b><br>Community Development Director Allen |
| <b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>Commission to make a recommendation for Event Center – 127 Jonesboro Road; Parcel No. 13240B E001; Wall signs and new building color for new business. |   |
| <b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i><br>City Code Section 86-488, 86-489 and 86-490 – Sign Standards   |   |
| <b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br>Yes      Beautification, Community Planning, Neighborhood and Business Revitalization   |   |
| <b>Summary &amp; Background</b> <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details)</i>  |   |

**Agency recommendation – Approval with conditions:** Recently, the applicant was approved for a rental business for

**Agency recommendation – Approval with conditions;** Recently, the applicant was approved for a rental business for party inflatables. A full event center on the property is pending approval in early 2021. The applicant would like to improve the property in several ways, including installing new signage and painting the building. The property fronts both Jonesboro Road and West Mimosa Drive. The property is not located in any Overlays or in the Historic District.

Though the property lies outside of the Historic District, and color is not regulated in the City, the applicant has submitted color samples to change the exterior of the main building. It is staff's opinion that the addition of the "Puddle", "Natural Gray", and "Pure Black" exterior paint colors submitted will not contrast too sharply with what is out there now and will freshen the building's appearance from the road.

The applicant is proposing window logos on certain windows on the main building, but only two of the window logos will be visible from the main road. Per Section 86-488 (1), window signs are exempt from permitting but must follow the following guideline: *so long as they do not exceed 25 percent of the total window area exposed to view to the public.* Rough measurements of the window logos facing Jonesboro Road are roughly 60% of each window. Thus, the logos would have to be shrunk down more than half their size to comply with Code. Final size would need to be verified with the sign company prior to installation.

The proposed logos on the garage doors would not be located on windows, and thus would not be exempt from permitting. The garage logos (one each door) are the same styles as the window logos. Staff sees no problem with the color scheme, and the garage is set well off of the road, so the signs will not be a distraction to drivers. However, the total area of the front façade of the garage is 270 square feet, and the garage logos measure 40.48 square feet (71.6 inches by 81.3 inches) and 32.5 square feet (56.5 inches by 82.75 inches) respectively, making a total logo percentage of 27%, well over the 10% maximum. Thus, the logos would have to be shrunk down more than half their size to comply with Code. Final size would need to be verified with the sign company prior to installation. Staff does not have a problem with the rest of the garage logo design.

The ground sign panel would replace what is already within the existing framework at Jonesboro Road. The framework will not be altered in location, size, or height. The replacement panel will be 32 square feet (each side), just below the 35 square-foot maximum (each side) in Sec. 86-490 (a). The black and white color scheme will not conflict with adjacent properties and will complement the new color scheme for the exterior of the building. The sign will not be internally illuminated.

In summary, staff does not have a problem with the design elements of the new proposed signage, but the wall sign and window sign logos must be confirmed to not exceed the 25% maximum for window sign coverage and

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

|  |                           |  |
|--|---------------------------|--|
| Typed Name and Title<br>Ricky L. Clark, City Manager | Date<br>December, 2, 2020 |  |
| Signature  | City Clerk's Office       |  |

**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.)

- Property
- Building colors
- Window signs
- Permanent signs
- Acceptance Letter

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

**Approval, with Conditions**

**Google Maps Jonesboro Rd**

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View



**Google Maps Jonesboro Rd**

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View





DECORLOVIN.COM

# Autograph

## DIGITAL IMAGING

7188 SOUTHLAKE PARKWAY, MORROW, GEORGIA 30281

678.422.3000



30" x 30" vinyl graphics

21" x 31" vinyl graphics



PLEASE ENSURE ALL SPELLING, COLORS, DIMENSIONS, ETC. ARE CORRECT BEFORE APPROVING OUTWORK

Packet Pg. 29

**Autograph**  
DIGITAL IMAGING

7188 SOUTHLAKE PARKWAY, MORROW, GEORGIA 30281

678.422.3000

## PROJECT DESCRIPTION:

4'x8' panel mounted onto face of monument



Attachment: Permanent signs (1751 : 127 Jonesboro Road Signs)



PLEASE ENSURE ALL SPELLING, COLORS, DIMENSIONS, ETC. ARE CORRECT BEFORE APPROV

Packet Pg. 30



## MEMORANDUM

**To:** Cyrel Foote  
127 Jonesboro Road  
Jonesboro, Ga. 30236

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

**Date:** December 1, 2020

**Re:** Notification of Request for Design Review Commission – Signs; 127 Jonesboro Road; Parcel No. 13240B E001

---

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of signs for the property located at 127 Jonesboro Road, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Wednesday, December 2, 2020 at 4:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



# **CITY OF JONESBORO, GEORGIA COUNCIL**

## **Agenda Item Summary**

## Agenda Item #

5.d

- d

**COUNCIL MEETING DATE**  
December 2, 2020

|   |  |
|---|--|
| Requesting Agency (Initiator)<br>Office of the City Manager   | Sponsor(s)<br>Community Development Director Allen   |
| <b>Requested Action</b> ( <i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i> )<br>Commission to make a recommendation for Marathon Oil – 249 North Main Street; Parcel No. 13240B A005; Exterior renovation to existing building.   |  |
| <b>Requirement for Board Action</b> ( <i>Cite specific Council policy, statute or code requirement</i> )<br>Article VIII, Division 2 – Design Review Commission Applicability, Article VII – Architectural Standards  |  |
| <b>Is this Item Goal Related?</b> ( <i>If yes, describe how this action meets the specific Board Focus Area or Goal</i> )<br>Yes      Economic Development, 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.) |
| <b>Agency recommendation – Approval of exterior modifications;</b> Recently, the applicant purchased the property for the purpose of the building and gas pumps to establish a gas station / convenience store at the address once again. The property is not located in any Overlays or in the Historic District.  |  |
| Though the property lies outside of the Historic District, and color is not regulated in the City, the applicant has submitted color samples to change the exterior of the main building, per the scope of the Design Review Commission in reviewing significant exterior modifications to principal buildings. It is staff's opinion that the new white, blue, and red color scheme will not conflict with adjacent businesses and will bring a fresh, modern look to the building. The colors are also the standard logo colors for Marathon Oil. |  |
| The primary exterior material of the building now is wood paneling and glass. The primary replacement materials will be stucco, glass (existing window alignments), and brick, which aligns with Code:  |  |
| <u>Sec. 86-227. - Building exterior.</u>  |  |
| <i>All residential and commercial construction shall be brick, concrete stucco, stone, cementitious siding, wood or similar, durable architectural materials. Vinyl siding may be permitted in residential applications, only, provided the grade of vinyl meets or exceeds the Standard Specification for Rigid PVC Siding (ASTM D-3679). All manufacturers' recommendations concerning vinyl siding installation must be closely followed.</i>  |  |
| <i>Vinyl siding is prohibited in the H-1 and H-2 historic districts and the historic overlay. Owners of structures within these districts or the overlay having vinyl siding are not required to replace such siding; however, renovation of or addition to any structure having a construction cost exceeding 50 percent of the assessed market value shall comply with this section. That is, the use of vinyl on the structure being renovated or the addition shall be prohibited.</i>  |  |
| <i>Synthetic stucco may also be permitted, provided the materials and installation fully comply with the standards of this section. "Super" brick, split-faced block, concrete masonry units, cinder blocks and textured block are prohibited with the exception of use in foundation construction. Materials found to be other than durable construction products are specifically prohibited.</i>   |  |
| The City of Jonesboro may require building permits, depending on the extent of the exterior and interior renovations.   |  |
| Any new signage will be subject to separate sign permits and a separate Design Review Commission review, as there was no specific sign information provided for this meeting.   |  |

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

| FOLLOW UP APPROVAL ACTION (City Clerk)               |                           |
|--|---------------------------|
| Typed Name and Title<br>Ricky L. Clark, City Manager | Date<br>December, 2, 2020 |
| Signature  | City Clerk's Office       |

**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.)*

- Existing Property
- New Exterior
- Acceptance Letter

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

**Google Maps 245 N Main St**

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View





Attachment: New Exterior (1752 : 249 North Main Street Renovation)



## MEMORANDUM

**To:** Mary Sharif  
770-495-0101

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

**Date:** December 1, 2020

**Re:** Notification of Request for Design Review Commission – Exterior Modifications;  
249 North Main Street; Parcel No. 13240B A005

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of exterior modifications for the property located at 249 North Main Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Wednesday, December 2, 2020 at 4:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.e  
-e

COUNCIL MEETING DATE

December 2, 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 for Loft Apartments – 136 South Main Street; Parcel No. 13241D C013; Loft apartments on top of existing building (Arts Clayton)

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

City Code Section 86-102 Historic District 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 &amp; Background

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

**Approval of exterior modifications (adding second story loft apartments), with conditions;** This past June, the general design of a renovation of 128 South Main Street into a restaurant / bistro, with a new second story of loft apartments was approved by both the Design Review Commission and the Historic Preservation Commission. In July, the City Council approved variances for the proposed loft apartments at 128 South Main, concerning the following features: *45 feet, 5-inch maximum building height approve, and use of wood paneling as predominant exterior material.*

The latest proposal calls for an extension of the loft apartment concept over the adjacent property (and building) at 136 South Main Street, which is currently a one-story structure housing the Arts Clayton Gallery. The new lofts would be a similar size to the 128 South Main Street lofts, also with balconies, and using wood paneling, glass and steel beams. The addition of the lofts would come close to doubling the height of the existing building. The new lofts would also employ the Option 'B' (black) color scheme approved last summer. **Basically, they would be an extension of the exact same concept as the 128 South Main Street lofts, but with a little lower height.**

**As with 128 South Main Street, the intent of this design proposal does not meet many of the design requirements of Section 86-102, or the Secretary of the Interior design requirements.**

*(I) Design standards. In order to preserve the physical character of existing historic structures in the H-1 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.*

*(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.a. Storefront design.*

*1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered.*

*2. The addition of architectural details where none existed before is discouraged.*

*3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited.*

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 2, 2020

Signature

City Clerk's Office

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited.
5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design.
6. Storm windows must match the color of the window frame and obscure the window as little as possible.
7. Infilling or painting windows is prohibited.
8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent.

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed.
2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials.
3. Ornamental roof features shall be retained.

c. Building materials.

1. Historic building materials shall be maintained.
2. Unpainted brick facades shall remain unpainted.
3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details.
2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited.
3. The use of a continuous awning across two buildings to join them as one business is prohibited.

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall.
2. The use of neon colors is prohibited.

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district.

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed.
2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls.

*h. Equipment.*

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof.
2. Utility meters and security lighting shall be placed unobtrusively.

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above).

2) *Additions.* Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area.

a. Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district.

b. The form, orientation, and symmetry of the original structure shall be maintained.

c. Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used.

(3) *New construction.* New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.

*a. Placement.*

1. New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district.

2. Orientation shall be toward the same street as nearby historic buildings.

3. Buildings shall be placed centrally on a lot with equal spacing on each side (zero side setbacks for buildings fronting Main or McDonough Streets).

*b. Scale.*

1. Buildings shall be approximately the same width and depth as historic buildings of similar form within the district.

2. Buildings shall be either two stories or three stories depending on the uniformity of height displayed by nearby historic buildings; building height shall not exceed 35 feet unless topography and site location allow for up to four stories. This increase in height shall require a variance request for review and approval by city council.

*c. Form.*

1. New buildings shall respect the existing form found among historic buildings in the district.

2. Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings.

3. Buildings shall be comprised of a single main block rather than several secondary blocks (e.g., wings, projections, or porches).

4. Foundations shall be compatible with the height and pattern found on similar historic buildings.

## d. Openings (windows and doors).

1. New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings.
2. Placement or distribution of openings shall be symmetrical, and in a manner similar to that of nearby historic buildings or similar buildings within the district.

## e. Materials.

1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.

2. Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings.

**The look of all of the lofts is aligned with the same vision as the renovation of the Broad Street / Firehouse Museum, which was approved by both the Design Review Commission and the Historic Preservation Commission. It would be a good example of transitional architectural infill. The lofts also are in alignment with the Jonesboro LCI (Livable Centers Initiative) goals of bringing modern, high quality housing to the downtown area, as part of the “work here, live here, play here” philosophy.**

**Approval of loft apartments above 136 South Main Street would help lessen the visual effect of the loft apartments at 128 South Main sticking substantially up and over the rest of the downtown roofline.**

**If the total height of the loft apartments above 136 South Main exceeds the current Code standard of 35 feet maximum for H-2 zoning, a variance would need to be heard in early 2021. However, the building height could not exceed the absolute maximum of 45 feet, 5 inches established last summer. The variance would also need to include the use of wood paneling as an exterior material, as it did before with 128 South Main.**

## 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.)

- Application
- Existing Property
- New Apartments
- 128 South Main Street Apartment Design
- Certificate of Appropriateness - 128 South Main Street Restaurant-Lofts
- Acceptance Letter

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

## Approval, with Conditions



## CITY OF JONESBORO

124 North Avenue  
 Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://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: 950 Eagles Landing Parkway, # 591

Owner: John Taylor

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: ANDREW WASHINGTON

Mailing Address: 1635 OLD 41 HWY, STE. 112-133, KENNESAW, GA 30152

Email Address: washingtondesign@aol.com Telephone: 404-438-2355

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

Residential - \$35.00

Commercial: \$50.00

Sign: \$10.00

## 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**

***(Add Additional Sheets as Necessary)***

ANDREW WASHINGTON  
**PRINT NAME**

11/10/2020  
**DATE**

Andrew Wasko  
**SIGNATURE**

**FEE AMOUNT**

\_(Application Received By)



# City of Jonesboro

124 North Avenue  
Jonesboro, GA 30236  
(770) 478-3800 • Fax (770) 478-3775

## Building Permit Application

Minimum Fee \$100.00

BL# \_\_\_\_\_ County \_\_\_\_\_

Date 11/18/20  
Permit No. \_\_\_\_\_

Application is hereby made according to the laws and ordinances of Jonesboro for a permit to erect, alter, and/or use a structure as described herein or shown in accompanying plans and specifications, to be located as shown on plot plan and, if granted, will conform to all laws and ordinances regulating same.

|  |                   |                                       |    |                     |  |   |   |
|--|-------------------|---------------------------------------|----|---------------------|--|---|---|
| Address <u>128 S. Main Street</u>  |                   |                                       |    |                     | Project/Subdivision:   |   |   |
| City <u>Jonesboro</u> State <u>GA</u> Zip <u>30236</u>   |                   |                                       |    |                     | LL:  | District:   | Zoning:   |
| Lot Dimensions   | F:                | D:                                    | R: | Acres:              | Lot:   | Block:  | Plat#   |
| Purpose of Permit:   |                   |                                       |    |                     | Describe Use of Construction<br><u>ADDITION ONTO EXISTING BUILDING</u><br><u>UPPER LEVEL ADDITION</u>  |   | Size of Structure<br><u>21'-8" x 28'-8"</u>                         |
| <input type="checkbox"/> New <input checked="" type="checkbox"/> Addition<br><input type="checkbox"/> Remodel <input type="checkbox"/> Demolition - Demolish |                   |                                       |    |                     | <input type="checkbox"/> Demolition - Repair<br><input type="checkbox"/> Other   |   |   |
| Structure Type:  |                   |                                       |    |                     | <input type="checkbox"/> Residential (1, 2, 3, 4) <input checked="" type="checkbox"/> Commercial<br><input type="checkbox"/> Sign-Attached <input type="checkbox"/> Commercial Free<br><input type="checkbox"/> Industrial <input type="checkbox"/> Swimming Pool<br><input type="checkbox"/> Apartment <input type="checkbox"/> Fee Simple<br><input type="checkbox"/> Storage Bldg. <input type="checkbox"/> Other |   |   |
| Foundation:  |                   | Heated Area:                          |    |                     | Main <u>2522.5</u> Upper <u>2325.0</u> Lower <u>2523</u> . Other _____ Total <u>7369.75</u>  |   |   |
| Unfinished Area  |                   | Carport                               |    | Garage              |  | Total Area  |   |
| No. Stories <u>2</u>   | Height <u>45'</u> | No. Units                             |    | No. Rooms <u>10</u> | No. Bedrooms <u>8</u>  | No. Baths <u>12</u>   |   |
| Sewage:  |                   | Georgia Power                         |    |                     | Cooling:   | Heating:  | Fireplace:  |
| <input type="checkbox"/> Public<br><input type="checkbox"/> Septic Tank  |                   |                                       |    |                     | <input type="checkbox"/> Gas<br><input checked="" type="checkbox"/> Electric   | <input type="checkbox"/> Gas<br><input type="checkbox"/> Electric | <input type="checkbox"/> Prefab<br><input type="checkbox"/> Masonry |
| Exterior Finish Material   |                   | <u>WOOD / STUCCO</u>                  |    |                     | Estimated Construction Cost  |   | <u>2 million</u>  |
| Land Owner   |                   | <u>John Taylor</u>                    |    |                     | Contractor <u>TO BE DETERMINED</u>   |   |   |
| Address  |                   | <u>950 Eagle's Landing Pkwy. #591</u> |    |                     | Address  |   |   |
| City <u>Stockbridge</u>  |                   | State <u>GA</u>                       |    | Zip <u>30281</u>    |  | City  | State   |
| Telephone  |                   | /Other                                |    |                     | Telephone  | /Other  |   |

Aw

I hereby certify that the above permitted structure shall be built in accordance with the 1992 Georgia State Energy Code for Buildings. This code regulates the design, erection, construction, alteration and renovation of buildings. Compliance is mandatory.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Date: 11/20/20

Printed Name: ANDREW WASHINGTON Signature: Andrew Washington

NOTICE: Separate permits are required for electrical, plumbing, heating, ventilation, air conditioning or prefab fireplaces. This permit becomes null and void if work authorized is not commenced within six (6) months or if work is suspended or abandoned for a period of six months at anytime after it is begun. Proper permits must be obtained before work is begun or fees shall be doubled.

Do not complete the following - Office Use Only

|                                   |                               |                                |           |
|-----------------------------------|-------------------------------|--------------------------------|-----------|
| TEMPORARY POLE (#)                |                               | \$30.00                        |           |
| Building - Sq. Ft.                | x .20                         | =                              |           |
| Electrical                        | x .035                        | =                              |           |
| Plumbing                          | x .035                        | =                              |           |
| HVAC                              | x .035                        | =                              |           |
| SBCI                              | \$                            |                                |           |
| Temp #                            |                               | Date                           |           |
| F/P: <input type="checkbox"/> Yes | <input type="checkbox"/> No   | Approved by:                   | Input by: |
| Issued by:                        |                               | Payment Amt:                   |           |
| Permit Cost:                      | C.O. Fee                      | Total Fee                      |           |
| Payment Type                      | <input type="checkbox"/> Cash | <input type="checkbox"/> Check |           |

Original - File

Yellow - Tax Assessor

Pink - Inspector

Golden Rod - Applicant



## CITY OF JONESBORO

124 North Avenue  
Jonesboro, GA 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

### BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: \_\_\_\_\_ Date: \_\_\_\_\_

Address: \_\_\_\_\_

#### Rooms work is to take place in:

|                                      |   |                                      |
|--------------------------------------|---|--------------------------------------|
| <input type="checkbox"/> Basement    | <input type="checkbox"/> Living Room    | <input type="checkbox"/> Bedroom 3   |
| <input type="checkbox"/> Kitchen     | <input type="checkbox"/> Master Bedroom | <input type="checkbox"/> Bedroom 4   |
| <input type="checkbox"/> Bathroom    | <input type="checkbox"/> Bedroom 1      | <input type="checkbox"/> Exterior    |
| <input type="checkbox"/> Master Bath | <input type="checkbox"/> Bedroom 2      | <input type="checkbox"/> Other _____ |

#### Electrical and Mechanical

|   |  |
|---|--|
| <input checked="" type="checkbox"/> New or upgrade of electric service        | <input checked="" type="checkbox"/> Adding or replacing electric circuits        |
| <input checked="" type="checkbox"/> Installing smoke detectors                | <input checked="" type="checkbox"/> Adding or relocating receptacles or switches |
| <input checked="" type="checkbox"/> Installing new furnace                    | <input checked="" type="checkbox"/> Installing new AC condenser                  |
| <input checked="" type="checkbox"/> Installing new fireplace or heating stove | <input type="checkbox"/> New chimney or vent                                     |
| <input checked="" type="checkbox"/> Installing new bathroom exhaust fan       | <input checked="" type="checkbox"/> Installing or replacing range hood           |
| <input type="checkbox"/> Other: _____   |  |

#### Framing

|  |   |
|--|---|
| <input checked="" type="checkbox"/> New deck, porch, or stairs   | <input checked="" type="checkbox"/> Roofing (Replacing decking and shingles)    |
| <input checked="" type="checkbox"/> Addition   | <input checked="" type="checkbox"/> Installing or relocating load bearing walls |
| <input type="checkbox"/> Detached garage, carport, or storage building   | <input type="checkbox"/> Altering or relocating existing window/doors           |
| <input type="checkbox"/> Replacing deck, porch, stairs or railing  | <input type="checkbox"/> Sheathing  |
| <input type="checkbox"/> New attached garage or carport  | <input checked="" type="checkbox"/> Installing new drywall                      |
| <input type="checkbox"/> New pool, spa or hot tub  | <input type="checkbox"/> Installing sunroom or other pre-manufactured           |
| <input type="checkbox"/> Installing or relocating non-load bearing walls   | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Replacing or repairing damaged:   |   |
| <input type="checkbox"/> Floor joist <input type="checkbox"/> Stud <input type="checkbox"/> Beam <input type="checkbox"/> Header <input type="checkbox"/> Ceiling Joist <input checked="" type="checkbox"/> Rafters or Trusses |   |

#### Plumbing

|  |  |
|--|--|
| <input checked="" type="checkbox"/> Installing or replacing water heater | <input type="checkbox"/> Relocating existing plumbing fixtures         |
| <input checked="" type="checkbox"/> Installing new water or DWV piping   | <input checked="" type="checkbox"/> Installing or replacing gas piping |
| <input type="checkbox"/> Replacing existing water or DWV piping          | <input checked="" type="checkbox"/> Installing new plumbing fixtures   |
| <input type="checkbox"/> Installing or replacing backflow device         | <input type="checkbox"/> Installing new sump pump                      |
| <input type="checkbox"/> Other: _____                                    |  |

#### Additional Information

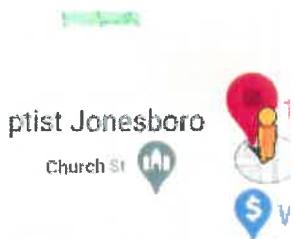
**Google Maps 100 S Main St**

Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View





Attachment: New Apartments (1753 : 136 South Main Street Lofts)

# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Former Retail Store

ADDRESS: 128 South Main Street

TYPE: Restaurant and Loft Apartments

## HISTORIC PRESERVATION MEETING DATE: JUNE 15, 2020

### **Work Approved:**

Exterior modifications of and two-story addition to an existing building per architectural drawings by Washington Design Group dated 6/02/2020. Existing brick veneer to be retained on lower floor and exterior painted Tricorn Black SW 6258. New addition exterior shall be a mix of wood veneer, metal, and glass (windows). Per the plans, wood veneer approved colors are Iron Ore SW 7069, GRIS SW 7659, and Tricorn Black SW 6258. Per Design Review Commission, Front of addition shall be recessed 8 feet from the street to create a patio. Fire escape ladder shall be concealed. Building height shall be as approved by Mayor and City Council.

**Under penalty of law,** I, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

Signed: \_\_\_\_\_

Applicant

Approved: \_\_\_\_\_

Chairman, Betsy Wester  
Historic Preservation Commission

Approved: \_\_\_\_\_  
Zoning Administrator, David D. Allen  
City of Jonesboro

**Note:** An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.



Attachment: 128 South Main Street Apartment Design (1753 : 136 South Main Street Lofts)

# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Former Retail Store

OWNER: John Taylor / 128 S MAIN STREET LLC

ADDRESS: 128 South Main Street

TYPE: Restaurant and Loft Apartments

HISTORIC PRESERVATION MEETING DATE: JUNE 15, 2020

**Work Approved:**

Exterior modifications of and two-story addition to an existing building per architectural drawings by Washington Design Group dated 6/02/2020. Existing brick veneer to be retained on lower floor and exterior painted Tricorn Black SW 6258. New addition exterior shall be a mix of wood veneer, metal, and glass (windows). Per the plans, wood veneer approved colors are Iron Ore SW 7069, GRIS SW 7659, and Tricorn Black SW 6258. Per Design Review Commission, Front of addition shall be recessed 8 feet from the street to create a patio. Fire escape ladder shall be concealed. Building height shall be as approved by Mayor and City Council.

**Under penalty of law, I**, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

**Signed:** \_\_\_\_\_  
Applicant

**Approved:** \_\_\_\_\_  
Chairman, Betsy Wester  
Historic Preservation Commission

**Approved:** \_\_\_\_\_  
Zoning Administrator, David D. Allen  
City of Jonesboro

Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.



## MEMORANDUM

**To:** Andrew Washington  
Washington Design  
1635 Old Hwy. 41  
Kennesaw, Ga. 30152

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

**Date:** December 1, 2020

**Re:** Notification of Request for Design Review Commission – Loft Apartments; 136 South Main Street; Parcel No. 13241D C013

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of loft apartments for the property located at 136 South Main Street, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Wednesday, December 2, 2020 at 4:30 pm. You will be provided a link to the meeting to participate if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen  
Community Development Director / Zoning Administrator