



Jonesboro Historic Preservation Commission
124 NORTH AVENUE
August 16, 2021 – 5:30 PM

Agenda

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at rclark@jonesboroga.com should you need assistance.

I. CALL TO ORDER – Chairperson Betsy Wester

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

V. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to consider a Certificate of Appropriateness for 105 Pine Circle; Parcel No. 13240D C012; Driveway enlargement (for future carport) at side of residence in the Historic Residential Overlay.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

August 16, 2021

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.)

Historic Preservation Commission to consider a Certificate of Appropriateness for 105 Pine Circle; Parcel No. 13240D C012; Driveway enlargement (for future carport) at side of residence in the Historic Residential Overlay.

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

City Code Section 86-270 Accessory Building Standards; Sec. 86-111 Historic Residential Overlay Standards

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

Yes

Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

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

Agency recommendation – Denial of Certificate of Appropriateness application in proposed location, without variance; Mr. David owns 105 Pine Circle and applied for a permit and a Certificate of Appropriateness for a 10-foot by 15-foot (150 square feet) new carport in the side yard of his home. There is currently a 1341 square-foot brick home with a small, built-in carport on the side, which predates the Zoning Code. The applicant would like to expand his concrete driveway and install the new, detached carport for more parking area. The property is zoned R-2 residential, but lies within the Historic Residential Overlay, which requires a Certificate of Appropriateness for new structures, per Sec. 86-111(e).

Section 86-270 gives standards for accessory buildings in the City:

No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot **exceed the larger of 800 square feet in area or 25 percent of the floor area of the principal dwelling.** Calculation of floor area shall not include basement areas. **All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district;** however, no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-way. **A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise, the building setbacks for the principal dwelling shall apply to the accessory building.**

All accessory structures established on the street side of a corner lot and located a distance equal to or less than the dimension of the required side yard for principal dwellings in the zoning district in which the lot is situated shall be screened through the installation of landscaping or stockade-type fence. Such screening shall comply with provisions of article XV of this chapter.

The exterior finishes and color of all accessory structures shall be identical to the exterior finish and color of the principal dwelling on which the accessory structures are located. **For brick construction, only the characteristics of the trim work shall apply to the accessory buildings.**

No accessory structure shall be located upon a lot until construction of the principal building has been completed and a certificate of occupancy has been issued. No plumbing beyond a wash sink shall be

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 16, 2021

Signature

City Clerk's Office

permitted in an accessory structure.

The number of individual structures accessory to a residential use shall be controlled by the following schedule:

Lot Size	Number of Structures
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Up to 1 acre	1
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Above 1 acre	2
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NOTE: This schedule provides for the indicated number of structures and one detached garage.

Staff response: The proposed carport enlargement is 150 square-feet, below the maximum size requirement. It will be fully behind the front setback line. It will be totally open with no sinks or any other features. It will be metal but will not be readily seen from the adjacent residential property to the east, due to existing vegetation. The problem with the placement of the new carport lies with the required setbacks. The carport would not be at least 20 feet from the house, which would make it have to comply with the regular side setback of 15 feet, instead of the normal 5-foot setback for accessory buildings. The current distance of the house (without a new carport) from the closest property line is approximately 17 feet. Thus, the 15-foot side setback could not be met for a new, 10-foot-wide carport. Thus, a variance would be required for approval in its proposed location.

Section 86-111 gives further standards for accessory buildings in the Historic Residential Overlay:

e. Accessory structures.

1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.

2. New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling.

3. The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling.

Staff response: The proposed carport will be metal but will be largely obscured in the side yard by existing vegetation.

Without an approved variance for the side setback, staff cannot recommend approval for the carport in its proposed location. There are other metal carports in the City, but placement of the carport is more of an issue than the material used.

Design Review Commission recommendation, 8.4.21" Denial without variance for location.

Update: On August 6th, I visited the owner at the property to confirm the measurements on the side of the house.

From the measurements, we have 22 feet from the side property line to the post at the corner of the house.

The carport is 10 feet wide, and you want a 5-foot space for a walkway between the post and the new carport. 10 feet + 5 feet = 15 feet = 7 feet leftover for a setback from the property line.

Code requirements:

Sec. 86-270. - Accessory buildings.

No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot exceed the larger of 800 square feet in area or 25 percent of the floor area of the principal dwelling. Calculation of floor area shall not include basement areas. All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however, no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise, the building setbacks for the principal dwelling shall apply to the accessory building.

Sec. 86-97. - R-2 single family residential district regulations.

(a) **Purpose.** The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre. The district is intended to create and preserve a neighborhood setting free of non-residential uses as well as higher density residential uses. Public and institutional uses traditionally found in low density neighborhoods are compatible with the R-2 district. Such development is typically served by a network of local streets to minimize traffic impacts on the neighborhood.

(b) **Development standards.** Unless otherwise provided in this chapter, uses permitted in the R-2 district shall conform to the following development standards:

- (1) Minimum lot area: 21,780 square feet (½-acre)
- (2) Minimum lot width: 100 feet
- (3) Minimum front yard: 35 feet
- (4) Minimum side yard: 15 feet

15 foot required setback with only 7 feet provided requires an 8-foot setback variance (53%).

Update, 8.12.21: The owner has decided to just enlarge the concrete driveway right now and do the carport some time next year. The driveway needs to be at least 2 feet off of the side property line, which will not be a problem.

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 Picture
- Site Plan
- Carport Design
- Acceptance Letter

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

Denial Without Variance



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



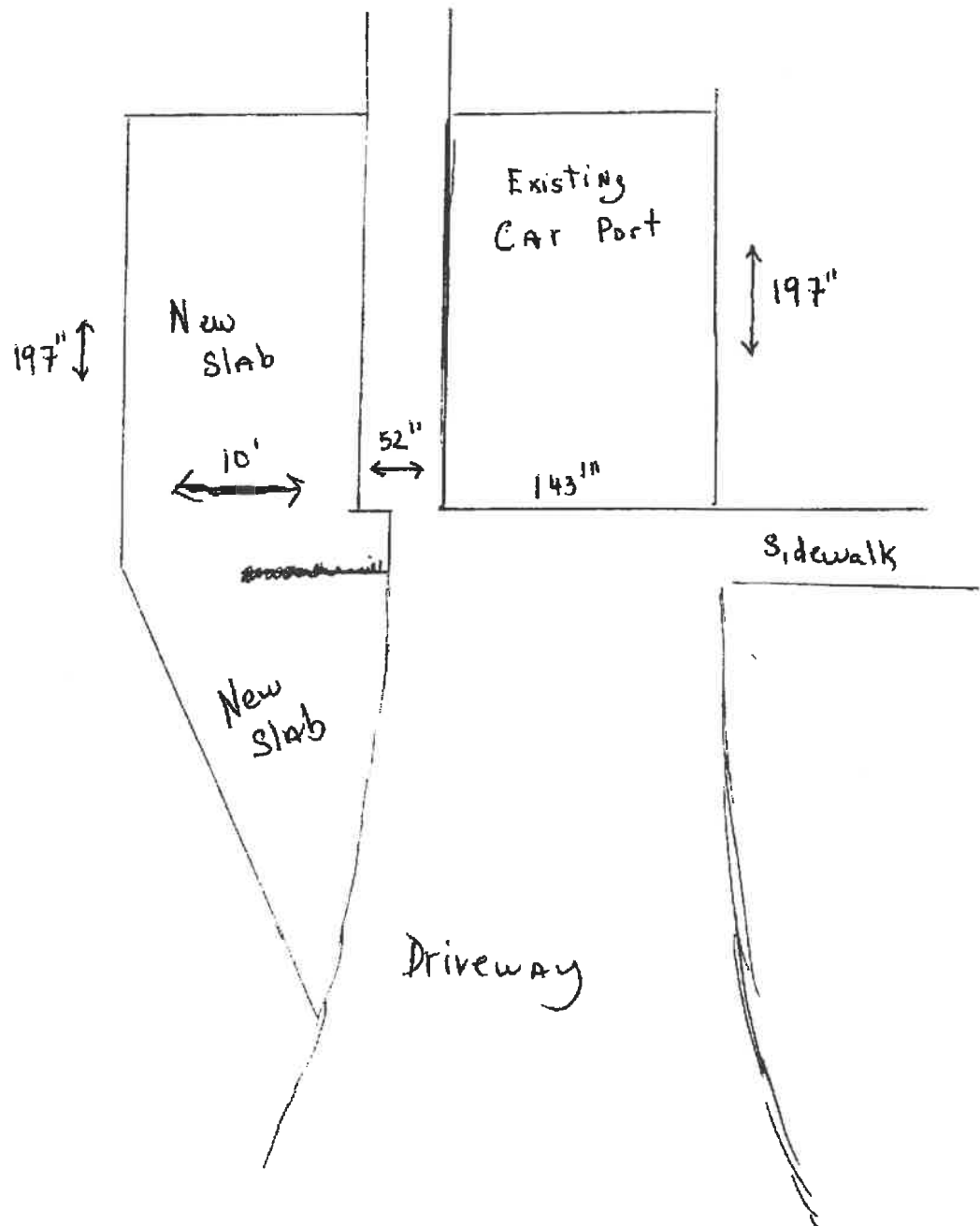
Street View



Photos by

s://w

105 Pine Circle
Jonesboro, GA



Attachment: Site Plan (1954 : 105 Pine Circle)

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Attachment: Carport Design (1954 : 105 Pine Circle)

Description

The 10 x 15 ft. Carport from Arrow Sheds is a more compact all-steel carport fit for smaller vehicles, sedans, outdoor equipment and more. Get reliable shade and shelter with the Arrow Carport - featuring a heavy-duty galvanized steel roof and a all-steel, premium powder coated tube frame. Snow and wind rated, the Arrow Carport is the ultimate shade, shelter and multi-use carport that's perfect for vehicles, boats, tractors, outdoor picnic areas and much more.

Features

- 10'x15'x7' Carport (3 BOXES)
- Featuring a 2 in. square tube frame, the Arrow 10 x 15 ft. Carport provides stability and strength to the unit, increasing it's wind and snow load capability.
- An all-weather carport that will protect your vehicle or outdoor space all-year long: the Arrow 10 x 15 ft. Carport is built to take on even tough weather - winds up to 100 mph, and a snow load of 35 PSF.
- Built for easier, faster assembly: its unique design features a slip-fit frame connection with pilot ing screws for assembly that's faster, more convenient right out of the box

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MEMORANDUM

To: Al David
105 Pine Circle
Jonesboro, Ga. 30236

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

Date: August 9, 2021

Re: Notification of Request for Historic Preservation Commission – New Carport;
105 Pine Circle; Parcel No. 13240D C012

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of a carport for the property located at 105 Pine Circle, Jonesboro, Georgia.

Due to the COVID-19 outbreak, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Monday, August 16, 2021 at 5:30 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,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (1954 : 105 Pine Circle)