



DESIGN REVIEW COMMISSION

October 6, 2021

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 Jonesboro Logistics Center – Jonesboro Road, Old Morrow Road, and Raymond Street; Parcel Nos. 12049C D002 and 12049D A006; New warehousing facility (three buildings).
- b. Commission to make a recommendation for Total Lifestyle Change – 177 North Main Street Parcel No. 13240D C004; Replacement sign panel for new business in Historic District.
- c. Commission to make a recommendation for Main Street Grocery Mart – 281 North Main Street; Parcel No 13209C C003; New sign panel for new business.
- d. Commission to make a recommendation for Restaurant – 234 South Main Street; Parcel No. 05241D D008A; Renovation of existing business for restaurant.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

5.a

- a

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 for Jonesboro Logistics Center – Jonesboro Road, Old Morrow Road, and Raymond Street; Parcel Nos. 12049C D002 and 12049D A006; New warehousing facility (three buildings).	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) City Code Section 86-108 – M-1 Zoning Standards	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization	
Summary & Background	<i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i>
Agency recommendation – Approval of exterior of buildings; Last summer, in the northern part of the City, two parcels fronting Jonesboro Road, Raymond Street, and Old Morrow Road were approved for a warehousing / storage facility (one of the parcels was annexed into the City). The property is zoned M-1 Light Industrial and is not within any Overlay District. Since there are houses along Raymond Street, approval conditions were geared towards protecting the residents' privacy with buffering. The property has always been vacant. The northern portion of Old Morrow Road near here has had industrial-type uses for a long time.	
This development will consist of three large logistics building with bays for unloading trucks. Only the front of Building 100 will be readily seen from the most public road, Jonesboro Road, where the main entrance will be. The entrance and the detention ponds near the entrance will be adorned with quality landscaping and the ponds will have decorative fencing.	
The exterior of the buildings will have a modern look, similar to LTI. Most of the exterior of the buildings will consist of painted concrete panels and glass. The bay doors for Building 100 will face away from Jonesboro Rd.	
Fiscal Impact	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>
Private developer	
Exhibits Attached (<i>Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.</i>)	
<ul style="list-style-type: none"> • Property Pictures • Building 100 • Building 200 • Building 300 • Perspective 	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date October, 6, 2021	
Signature	City Clerk's Office	

- Site Plan and Landscaping
- Acceptance Letter

5.a

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

Approval



Image capture: Aug 2017 © 2021 Google

Jonesboro, Georgia



Street View - Aug 2017

9/30/21, 2:22 PM

Google Maps 123 Raymond St

123 Raymond St - Google Maps

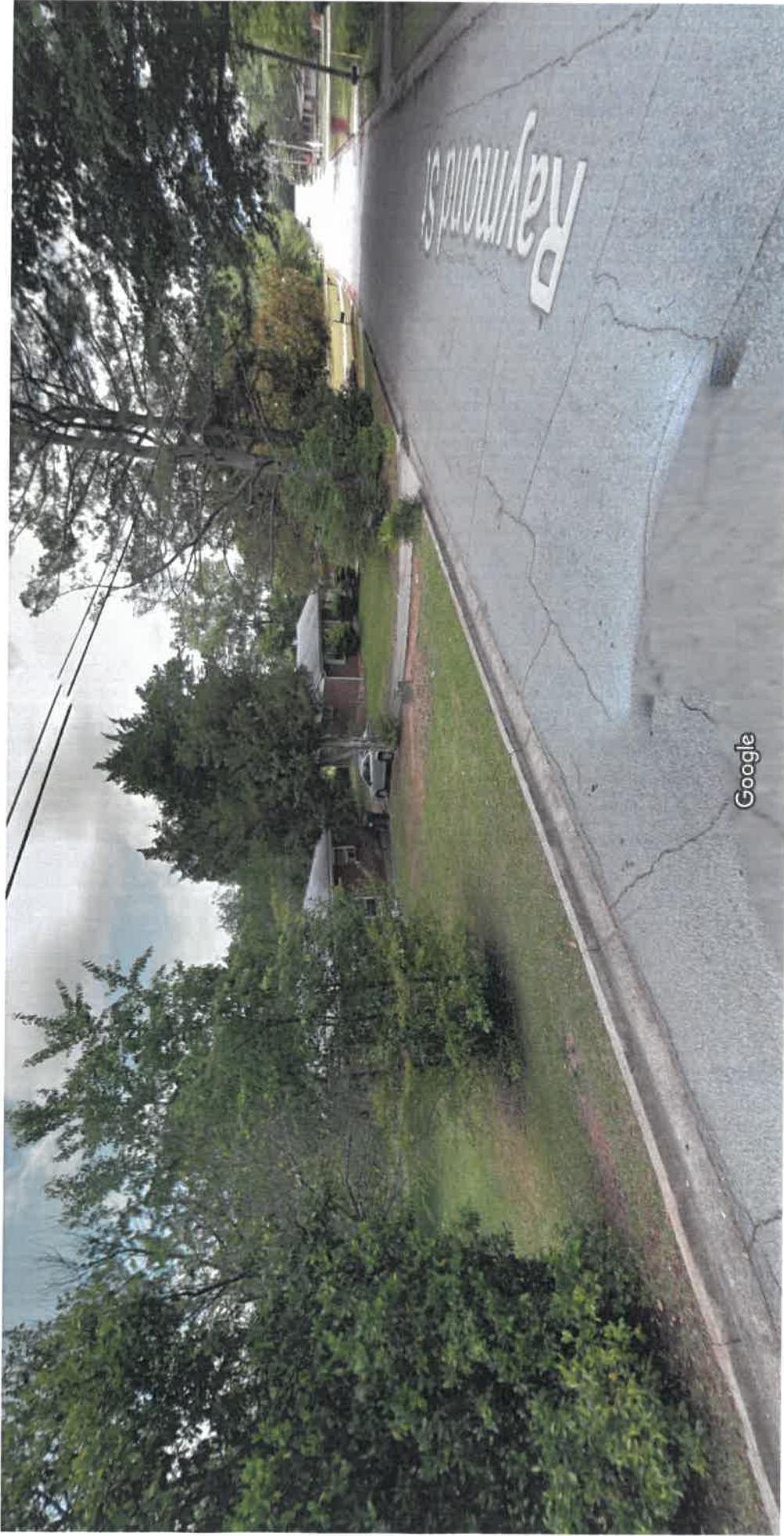


Image capture: May 2012 © 2021 Google

Jonesboro, Georgia

Google
Street View - May 2012

Packet Pg. 5



Image capture: Feb 2021 © 2021 Google

Jonesboro, Georgia



Street View - Feb 2021



MONESBORO LOGISTICS
CENTER
BUILDING 100

EXTERIOR EVALUATIONS

201

ISSUED FOR CONSTRUCTION

GENERAL NOTES

KEYNOTES

EXTERIOR FINISH SCHEDULE

1

1 OVERALL WEST ELEVATION

2 OVERALL EAST ELEVATION
SCALE: 1/4" = 1'-0"

OVERALL SOUTH ELEVATION

4 **OVERALL NORTH ELEVATION**

Attachment: Building 100 (2983 : Jonesboro Logistics Center)

JONESBORO LOGISTICS CENTER BLDG 200

SEMI-HEATED (ASHRAE 90.1)

JONESBORO, GA

DRAWING INDEX

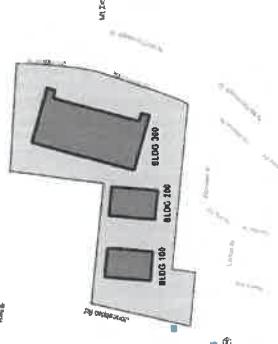
ABBREVIATIONS

61001

CIVIL SYMBOLS

1	PILOT HOSE SCALE
2	PLASTER OPEN MESH
3	RED PAVEMENT
4	BATT PAVEMENT
5	EARTH
6	GRAVEL
7	CONCRETE
8	BRICK
9	STEEL IRON
10	ALUMINUM
11	WOOD FRESH
12	WOOD DRIED
13	KINETIC
14	WALL TYPE
15	EXTERIOR ELEVATION
16	MATERIAL NUMBER
17	WALL SECTION INDICATOR
18	ELEVATOR INDICATOR
19	DIGITAL REFERENCE INDICATOR
20	INTERIOR ELEVATION
21	DOOR REFERENTIAL NUMBER
22	YARDON REFERENTIAL NUMBER
23	ROOM NAME & NUMBER

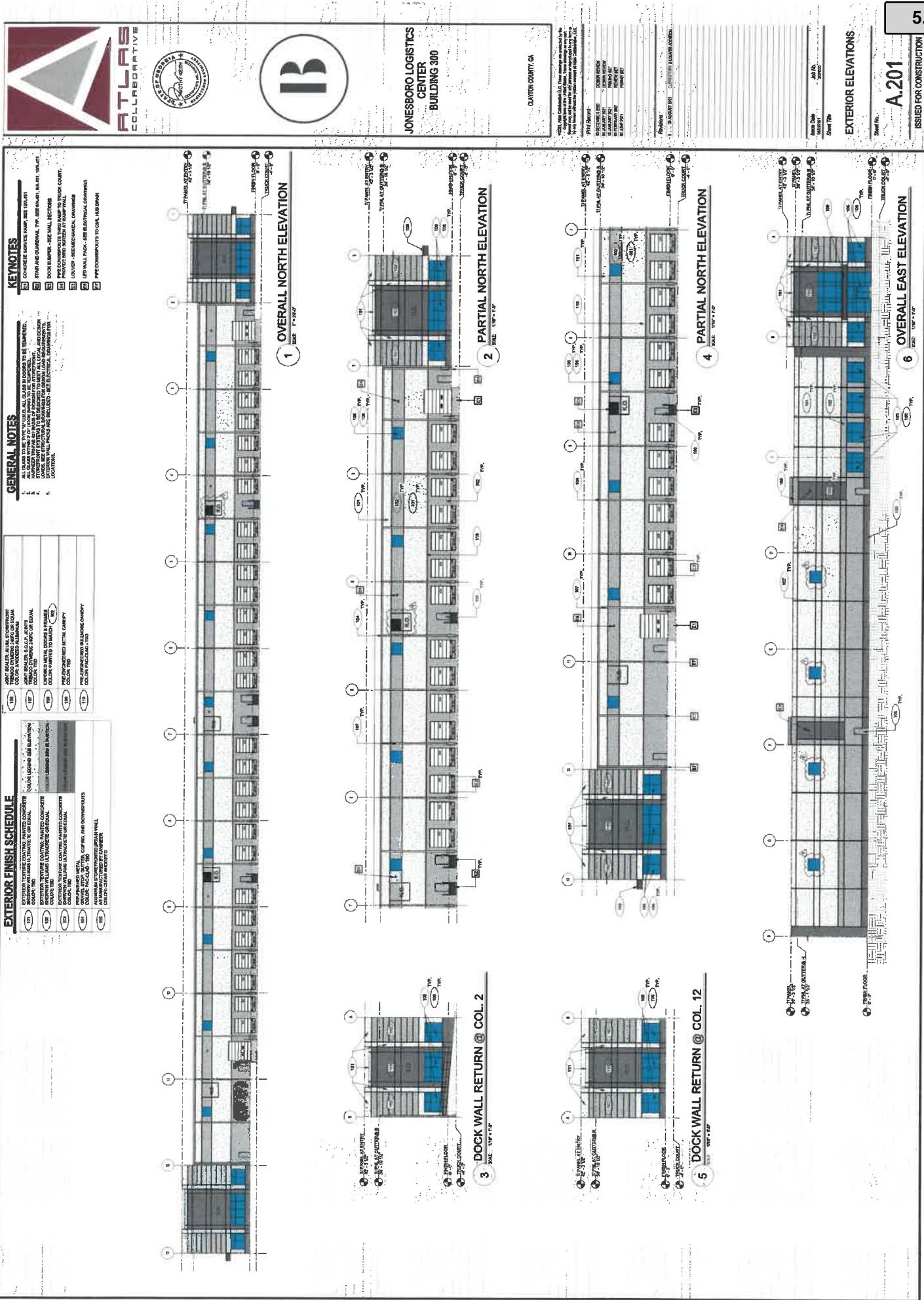
LOCATION MAP



LOCATION MAP

COVER SHEET

Sheet No. **A.001** [] ISSUED FOR CONSTRUCTION



Attachment: Building 300 (2983 : Jonesboro Logistics Center)

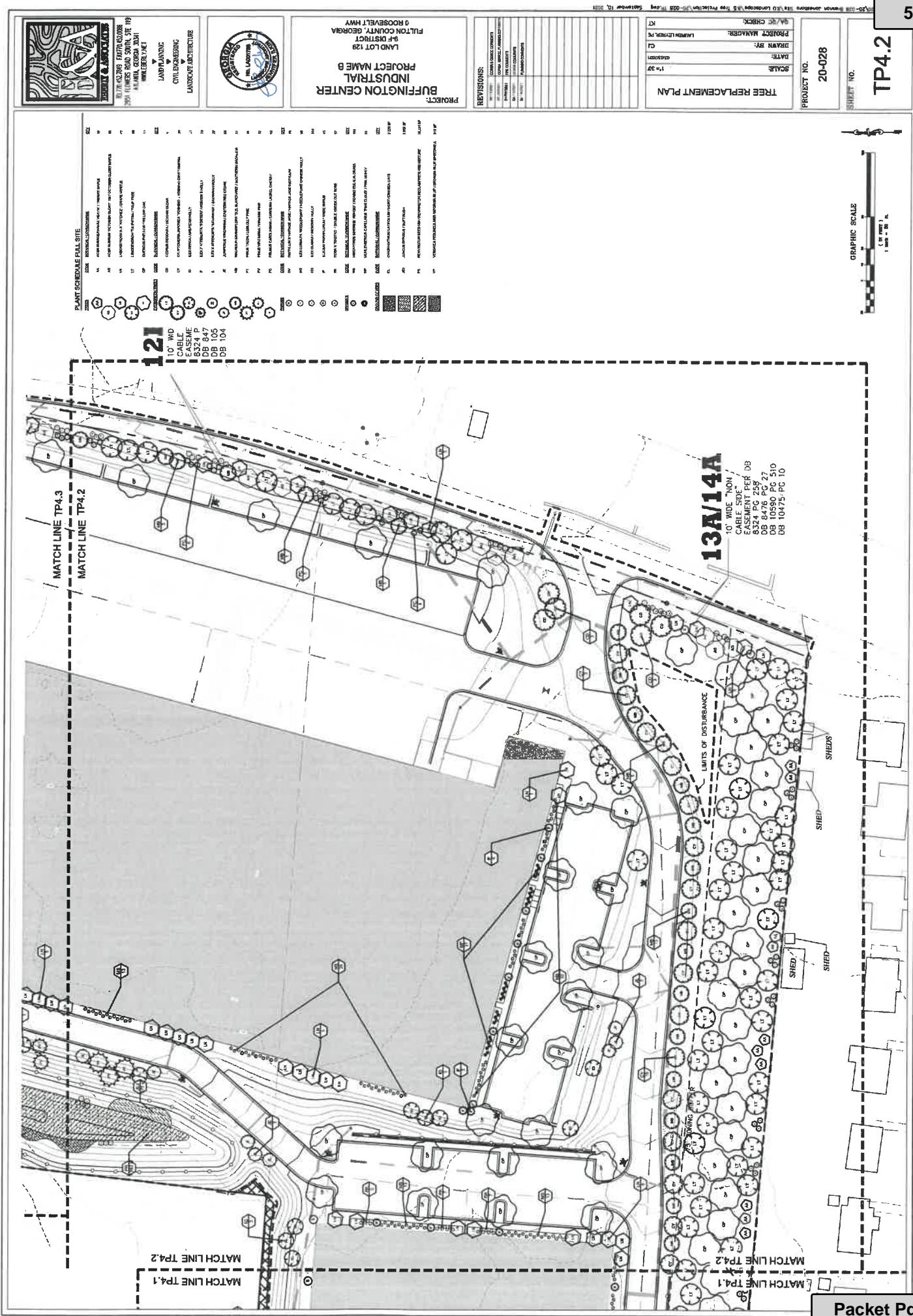


TP4.2

GRAPHIC SCALE
(in mm)
1 mm = 50 ft.

PROJECT NO. 20-028

Packet Pg. 15





MEMORANDUM

To: Mike Martin
Jonesboro Logistics Center

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

Date: October 1, 2021

Re: Notification of Request for Design Review Commission – New Warehouse Buildings; Jonesboro Road, Old Morrow Road, and Raymond Street; Parcel Nos. 12049C D002 and 12049D 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 new buildings located at the property specified above in 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, October 6, 2021 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.b

-b

COUNCIL MEETING DATE

October 6, 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.)

Commission to make a recommendation for Total Lifestyle Change – 177 North Main Street Parcel No. 13240D C004; Replacement sign panel for new business in Historic District.

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

City Code Section 86-489 and 86-490 – Sign Standards' Sec. 86-495 Historic District 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, Historic Preservation

Summary & Background

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

Agency recommendation – Approval of replacement sign panels; The applicant's home health care services has just moved into 177 North Main Street. She would like to update the existing ground sign at the property, requiring Design Review Commission and Historic Preservation Commission review. She intends to keep the existing posts in the same location and just update the panels with a fresher look.

The new sign panel is a double-sided panel, 32 square feet each side, mounted between the two existing wooden posts. The sign panel is 6 feet tall, and about 10 feet from the front of the building and an unknown distance from the right-of-way. No electronics or internal illumination are proposed.

Sec. 86-489. - General regulations.

- (a) Messages. Any sign allowed under this article may contain any message, except those displaying any statement, word, character or illustration of an obscene nature.
- (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 section 86-490, each wall sign shall not exceed 7.5 percent of the exterior building facade, without an approved variance

Single building on multiple frontage lots are allowed a total of ten percent of the exterior building facade 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 thoroughfare plan shall be the basis for determining street capacity.

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**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 6, 2021

Signature

City Clerk's Office

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. 5.b

The proposed sign complies with the panel size and height requirements. It is closer to the building than 50 feet (30 feet), and likely closer to the right-of-way line than 10 feet. However, as long as the posts remain in the same place and only the panels are replaced, the sign location is grandfathered.

Sec. 86-495. - Historic districts.

The purpose of this section is to ensure that signage in the historic district is harmonious in proportion, form, color, and materials to the character of said district. Visual relatedness is crucial to the goal of an integrated historic district, and signs play a key role in helping to preserve the historical district's sense of time and place, and to achieve the desired effect of charm and compatibility. No sign shall be erected, altered, restored or moved within the historic district until an application for a certificate of appropriateness as to exterior architectural features and signage has been reviewed and approved by the historic preservation commission and the design review commission. All proposed changes requiring a certificate of appropriateness shall comply with the applicable design standards in the 2005 zoning ordinance.

- (1) **Applicability.** This section shall apply only to those structures and uses within the geographical boundaries of the historic districts, the H-1 and H-2 zoning districts.
- (2) **Compatibility.** As to signs, buildings, structures, and uses within the historic districts, when a provision of this section conflicts with any section in the balance of this article, the provision of this section shall control. Otherwise, to the extent reasonably possible, the provisions of this section shall be interpreted consistent with the provisions of the balance of this article.
- (3) **Signage standards.**
 - a. **General.** Signage shall complement the architectural details of the building and shall not violate or otherwise obscure the architecture of the building to which it is attached. Signs, lettering, or boxed graphics shall not cut across columns, cornices, windowsills, arches or balconies, nor extend above the roofline (except for parapets and mansards) of any building to which it is attached.
 - b. **Lettering, size, and content.** Letters can be painted or mounted directly on a signboard, storefront, wall or window, if in proportion to the storefront. Lots in the H-1 and H-2 historic districts are allowed the same amount of signage as lots outside of the H-1 and H-2 historic districts. In the H-1 and H-2 historic districts, canopy signs and hanging or suspended signs may be utilized. Provided, however, in no case may the total signage area exceed ten percent of the building face to which the sign is attached. Acceptable lettering materials include wood, stone, synthetic stone, metal, and acrylic. The overall design of all signage shall be compatible with the turn-of-the-century theme of the historic district.
 - c. **Materials.** Signs may be constructed of concrete, brick, wood, stone, metal, glass, or synthetic materials that have the same appearance of the aforementioned natural materials due to their finish. All materials shall be compatible with the building's architecture and should be colorfast and resistant to corrosion. Signs shall be professionally finished in accordance with the material selected, whether by sanding, painting, staining and/or sealing, with the edges of the sign framed out and/or sealed.
 - d. **Lighting.** All signs in the historic district, whether ground signs or wall signs, shall only be illuminated by an external light source, and through craftsmanship and materials, shall reflect the design aesthetics of the historic district.
 - e. **Colors.** The historic preservation commission and the design review commission shall consider the context of the surrounding area when reviewing the color of a proposed sign in the historic districts; however, the colors and logos of nationally and regionally recognized businesses shall not be prohibited.
 - f. **Awnings and canopy signs.** Awnings or canopies over doors, entrances, windows or outside service areas are permitted in the H-1 historic district. Professionally applied forms, graphics, symbols, lettering, or other visual presentation may be incorporated into the awning or canopy valance/drop flap but are restricted to 20 percent of the awning field. Size of the signage shall be computed as for a wall sign. Signage pursuant to this subsection shall be included within the overall amount of signage allowed under section 86-489. Awnings or canopies shall clear sidewalks by seven feet in height, and project no more than six feet from the building. Canvas or synthetic look-alike canvas are the only materials permitted for awnings and canopies. Metal or vinyl may be approved for awnings or canopies if the overall design is consistent with the H-1 historic district's turn-of-the-century theme. Awnings or canopies may not be backlit. Metal awnings and canopies are preferred.

g. Hanging or suspended signs. Hanging, suspended, or projecting signs are permitted and shall clear sidewalks by seven feet in height, and project or drop no more than 36 inches from the building. Hanging or suspended signs should project or drop from a wall or roof at a 90-degree angle. Hanging or suspending signs over driveways, alleys, or parking areas is prohibited. Hanging, suspended, or projecting signs shall be limited to a maximum size of six square feet, and if double sided, shall be calculated as only one sign. One hanging, suspended, or projecting sign per business is permitted, and shall be calculated as part of the total signage area allowed under section 86-489. Attractive hardware for hanging is encouraged.

h. Window signs. Interior window signs shall not exceed 25 percent of the total window area exposed to public view. Window signs shall not be included within the overall amount of signage allowed under section 86-489.

i. Special events. Additional signage is permitted in the historic district under section 86-494, provided that all such additional signage conforms to the aesthetic standards of the historic district.

j. *Ground signs. Ground signs may hang or suspend from a horizontal support that is affixed to the ground by vertical post.*

k. A-frame signs. A-frame or "sandwich" signs are allowed at the rate of one per business or parcel. A-frame signs shall not obstruct pedestrian or vehicular routes.

5.b

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 Pictures
- Panel Design
- Acceptance Letter

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

Approval





TOTAL LIFESTYLE CHANGE

Dr. Lenore T. Coleman



ELDER CARE SERVICES

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MEMORANDUM

To: Dr. Lenore Coleman
177 North Main Street
Jonesboro, Ga. 30236

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

Date: October 1, 2021

Re: Notification of Request for Design Review Commission – Replacement Sign Panel; 177 North Main Street; Parcel Nos. 13240D C004

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of replacement sign panels located at the property specified above in 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, October 6, 2021 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.c

-c

COUNCIL MEETING DATE

October 6, 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.)*

Commission to make a recommendation for Main Street Grocery Mart – 281 North Main Street; Parcel No 13209C C003; New 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 sign panel design, but not proposed height; A grocery store has been located at 281 North Main Street off and on through the years. The current owner is proposing to install a double-sided sign panel between the metal poles at the front of the parking lot (see picture), where several other business signs have been in the past. No wall sign is currently proposed. The property is not in any Overlay or Historic District.

The new ground sign panel will be installed between the two black metal poles at the front of the parking lot. The size (each side) will be 28 square feet, which is below the 35 square feet maximum (each side) allowed in Section 86-490(a) for ground sign panels. The black, red, and white color scheme of the sign will not conflict with nearby businesses. The framework has been there for many years and has hosted many different businesses. The sign will not be illuminated. The poles in their present location are grandfathered in in terms of location.

The existing poles are already 6 feet in height, the maximum allowable height for ground signs without a variance. Therefore, if the panel was out between the two poles and even with the top of the poles, it would not exceed 6 feet in height. However, the sign contractor would like to extend the pole height (and the top of the sign) to 10 feet tall, for the purposes of greater visibility and allowing vehicles exiting the adjacent parking lot to be able to see oncoming vehicles clearly. Staff has taken a picture (enclosed) of where a vehicle would wait to exit out of the adjacent parking lot and believes that the subject sign is far enough off of the road to not cause a visibility issue at 6 feet in height. **Therefore, staff does not recommend approval of the proposed 10-foot height of the sign.**

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 Pictures
- Panel Design
- Acceptance Letter

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 6, 2021

Signature

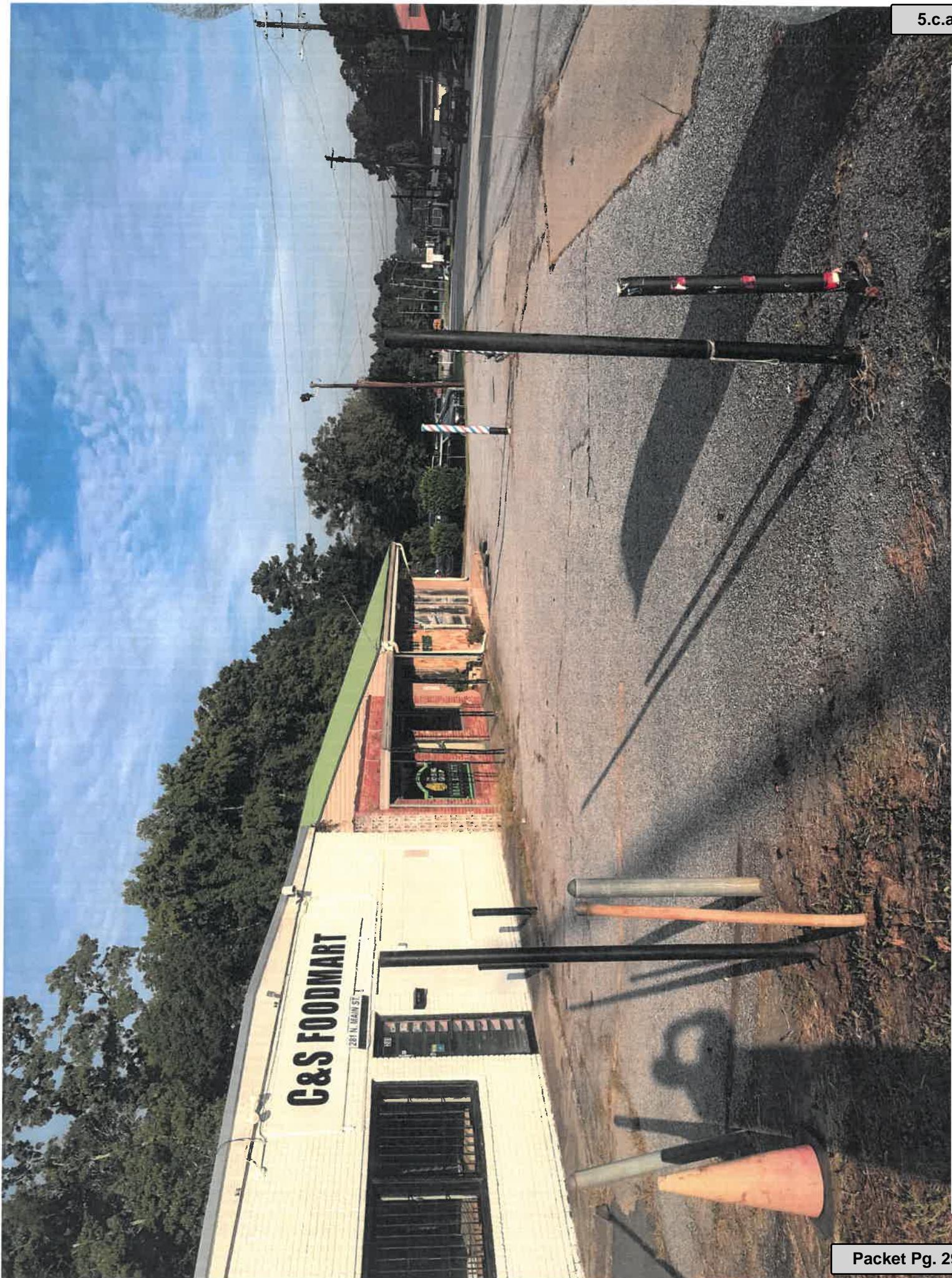
City Clerk's Office

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

5.c

Approval of Panel Design







Attachment: Property Pictures (2985 : 281 North Main Street Sign)

Pylon Sign







MEMORANDUM

To: Debabrata Roy
281 North Main Street
Jonesboro, Ga. 30236

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

Date: October 1, 2021

Re: Notification of Request for Design Review Commission – Sign Panels; 281 North Main Street; Parcel Nos. 13209C C003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of sign panels located at the property specified above in 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, October 6, 2021 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

October 6, 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.) Commission to make a recommendation for Restaurant – 234 South Main Street; Parcel No. 05241D D008A; Renovation of existing business for restaurant.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Chapter 86 – Zoning; Sec. 86-118 Gateway South Overlay District Architectural Standards	
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) 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.) Agency recommendation – Denial of exterior modifications: 234 South Main Street has served as the location for several businesses through the years, most recently the Treasure Seekers thrift store. The property fronts both South Main Street and Batiste Park Road. The most recent owner, Mr. Estrada, purchased the property a couple of years ago and intended to put a restaurant there prior to Covid. He has now submitted formal plans for the restaurant, including a rendering of the exterior (enclosed), which shows a significant renovation in the shape and materials of the building. The property is zoned C-1 (Neighborhood Commercial) and is now located in the recently adopted Gateway South Overlay District, with its own specific architectural standards for certain types of buildings.
<p>5) Other commercial and office buildings.</p> <p>(a) For lots directly fronting Tara Boulevard or South Main Street.</p> <p>(1) Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited. The rendering shows cement siding and stacked stone on the bottom half of the front façade.</p> <p>(2) Permitted primary materials. Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 70% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facades: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. (Note: With the priority being majority brick façades, the 40% window coverage requirement for the Tara Boulevard Overlay District will not be considered.) No brick is shown on the front façade or the side facing Batiste Park Road, just stacked stone on front and cement siding on the side.</p> <p>(3) Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. The primary accent material is stucco near the roof (orange and beige portions).</p> <p>(4) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. No vinyl siding will be used.</p> <p>(5) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date October, 6, 2021	
Signature	City Clerk's Office	

Council. The proposed materials are earth-tone in color.

(6) *Roofing materials. All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted. The roof will be commercial grade asphalt shingle.*

(7) *Entrance features. All customer entrances located along the front façade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised / corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design. While there are new parapets, there are not features like arches or canopies.*

(8) *Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways. The top of the new center parapet is a little over 19 feet tall. The side parapets, however, are only 16 feet tall.*

(9) *Roof features. Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:*

1. *Roof features shall not exceed the average height of the supporting walls.*
2. *The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.*
3. *Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.*
4. *The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal). The roof will be largely hidden by the new parapets.*

(10) *Rooftop equipment. All rooftop equipment shall be screened from public view by parapets, dormers or other screens. The new parapets should hide any rooftop equipment from the road.*

(11) *Massing and modulation. The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation. Not applicable.*

While the proposed renovations are certainly an improvement over the existing design of the building, the proposed exterior does not meet all of the Gateway South Overlay District architectural standards, in terms of using full-depth brick, the use of stucco, and the lack of adequate entrance features.

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 Pictures
- Construction Plans
- Exterior Design
- Acceptance Letter

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

Denial of Current Design



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View - Jun 2019



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View - Jun 2019

COVER SHEET & LOCATION PLAN

TABLE OF CONTENTS

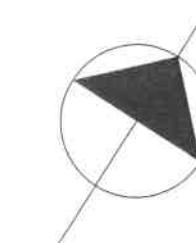
- A1 - COVER SHEET & LOCATION PLAN
- A2 - ABBREVIATIONS, SYMBOLS & FRAMING NOTES
- A3 - PROPOSED FLOOR LAYOUT
- A4 - PROPOSED EXTERNAL ELEVATIONS
- A5 - EQUIPMENT LAYOUT
- A6 - LIFE SAFETY & EVACUATION PLAN
- A7 - DOOR & WINDOW SCHEDULE
- A8 - ROOF LAYOUT EXISTING
- A9 - PARAPET ROOF FRAMING DETAILS
- A10 - PROPOSED PARKING ANALYSIS
- A11 - FRAMING DETAIL
- A12 - GENERAL NOTES
- A13 - ADA DETAILS
- A14 - PLUMBING RISER DIAGRAM

PROJECT NAME:
PROPOSED RESTAURANT

PROJECT ADDRESS:
234 S MAIN STREET
JONESBORO, GA 30236

SCOPE OF WORK:
MODIFICATIONS TO EXISTING BUILDING TO
ACCOMMODATE A RESTAURANT

PARCEL & STRUCTURE INFORMATION:
PARCEL ID: 05241D D008A
ZONING: C-1
ACREAGE: 0.69
IN FLOOD PLAIN?: NO
OCCUPANCY CLASSIFICATION: ASSEMBLY A2
BUILDING CONSTRUCTION TYPE: VB
UNSINKERED
OCCUPANT LOAD: 141
LONGEST EXIT ACCESS DISTANCE: 68 FT
BLDG FLOOR AREA: 4,592 SF:



APPLICABLE CODES:
INTERNATIONAL BUILDING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FIRE CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL PLUMBING CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL MECHANICAL CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
INTERNATIONAL FUEL GAS CODE: 2018 EDITION, WITH GEORGIA AMENDMENTS
NATIONAL ELECTRICAL CODE: 2017 EDITION, WITH NO GEORGIA AMENDMENTS
INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION, WITH GEORGIA
SUPPLEMENTS AND AMENDMENTS
NFPA 101: LIFE SAFETY CODE 2018 WITH STATE AMENDMENTS



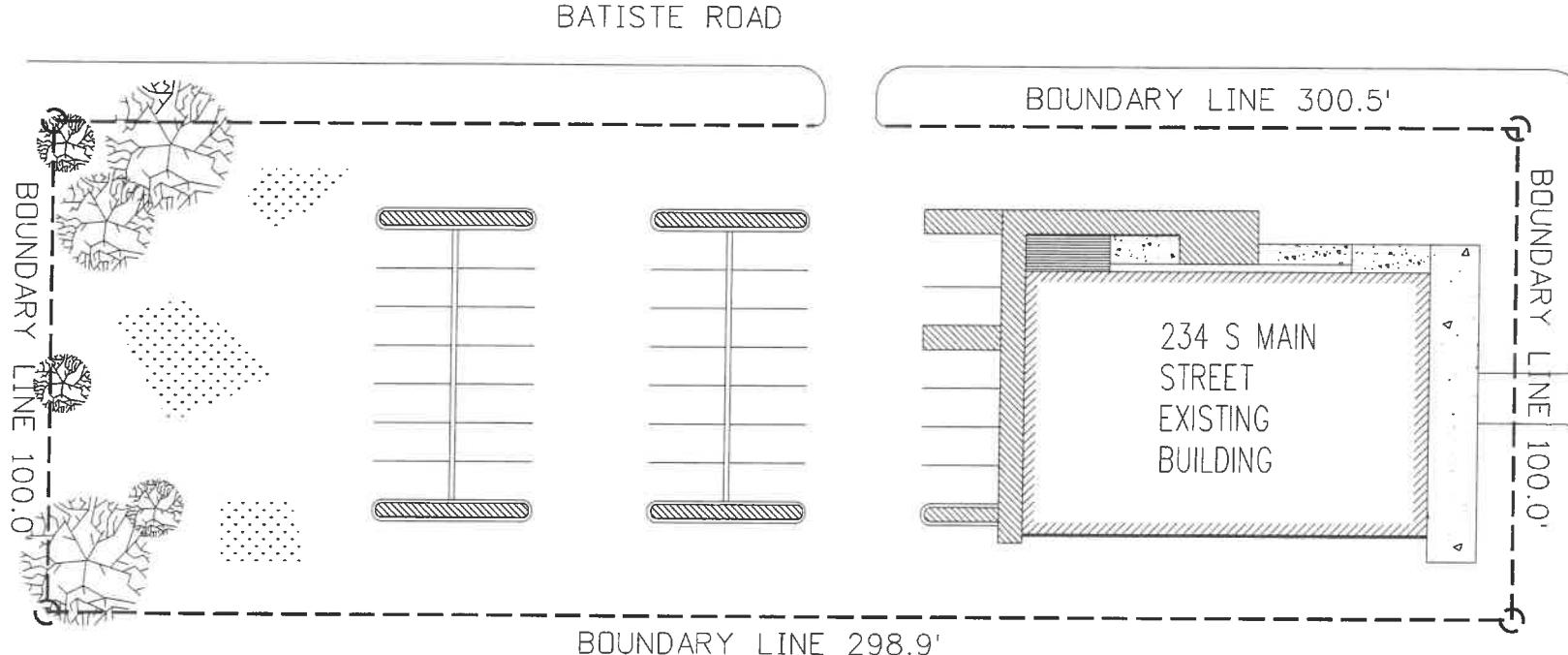
Digitally signed by E.C.Gelot
P.E.
DN: cn=E.C.Gelot P.E.
gn=E.C.Gelot P.E. c=United
States l=US
e=georgiaengineer@gmail.com
Reason: I am the Professional
Engineer responsible for this
document
Location: 3509 Spain Road,
Snellville, GA 30039
Date: 2021-09-14 12:14:04:00



S MAIN STREET	
FOR INFORMATION CONTACT	ROGER ESTRADA 234 S MAIN STREET JONESBORO, GA 30236

SHEET TITLE	
COVER SHEET & LOCATION PLAN	
REVISIONS	
NO	DATE
1	
2	
3	
DRAWN BY	
RLH	
Date	4/13/2021
Scale	1/8"=1'-0"
DWG No.	
A1	

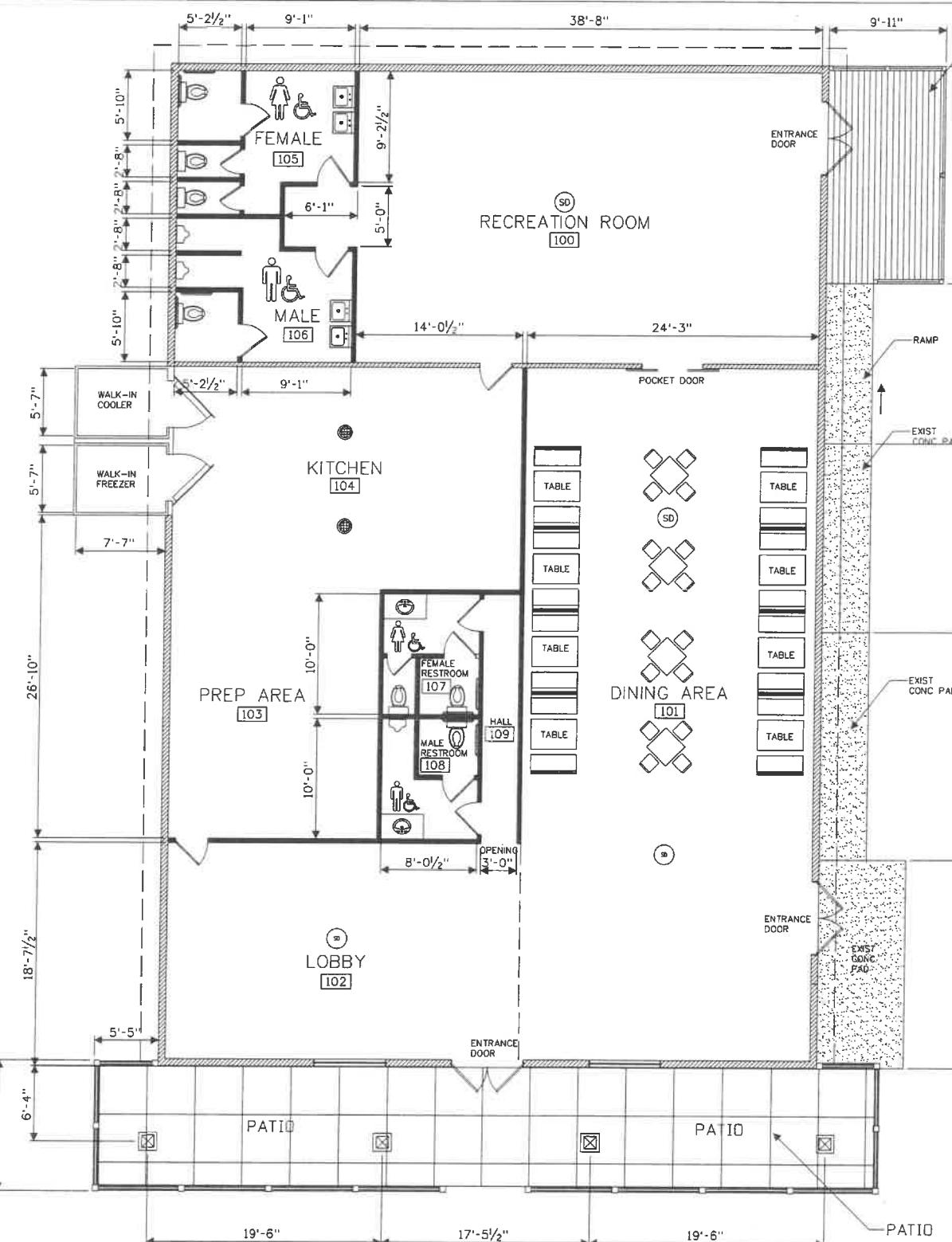
BATISTE ROAD



LOCATION PLAN

NOT TO SCALE





NOTE:
ALL DIMENSIONS ARE TO BE
CHECKED AND VERIFIED ON
SITE PRIOR TO CONSTRUCTION.

ITEM	DESCRIPTION
STUDS: (2X4)	SOUTHERN PINE STUD GRADE
POST BEAMS AND HEADERS	SOUTHERN PINE GRADE 1
ALL OTHER HORIZONTAL	SOUTHERN PINE GRADE 2
ALL OTHER VERTICAL	SOUTHERN PINE GRADE 2
PLYWOOD:	
STRUCTURAL SHEATHING	GRADE MARKED STRUCTURAL 1
PLYCLIPS	PSC'S BY SIMPSON OR EQUAL
LAG BOLTS	ANSI/ASME B18.2.6-2019 FASTENERS FOR USE IN STRUCTURAL APPLICATIONS
NAILS	ASTM F-1667-21 STND SPEC FOR DRIVEN FASTENERS
SCREWS	ANM1 B18.6.1 / ASTM A502
JOIST HANGERS	SIMPSON OR EQUAL
CONNECTORS	SIMPSON OR EQUAL (USE GALVANIZED AT EXTERIOR LOCATIONS)

ROOM DATA		
NO	DESCRIPTION	SQ. FT.
100	RECREATION	999
101	DINING AREA	1396
102	LOBBY	530
103	PREP AREA	262
104	KITCHEN	487
105	FEMALE RESTROOM	80
106	MALE RESTROOM	80
107	STORAGE	32
108	OFFICE	87
109	FEMALE	96
110	MALE	96

LEGEND:

NEW WALLS

EXISTING WALLS TO REMAIN



FOR INFORMATION CONTACT
ROGER ESTRADA
234 S MAIN STREET
JONESBORO, GA 30236

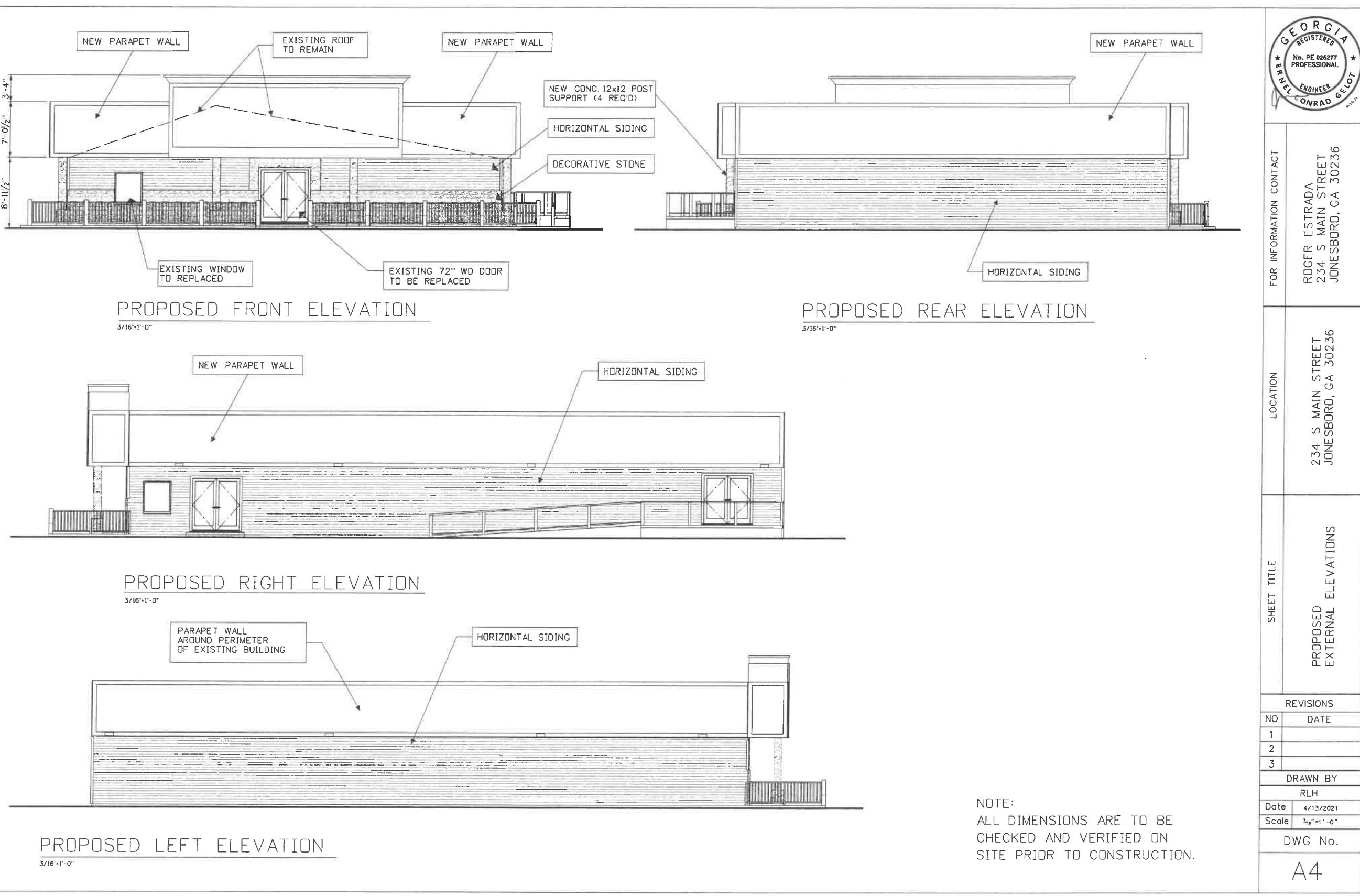
LOCATION
234 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE
PROPOSED FLOOR LAYOUT

REVISIONS
NO DATE
1
2
3

DRAWN BY
RLH
Date 4/13/2021
Scale 1/16"=1'-0"

DWG No.
A3



Roger Estrada
(404) 408-4662.





MEMORANDUM

To: Roger Estrada
234 South Main Street
Jonesboro, Ga. 30236

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

Date: October 1, 2021

Re: Notification of Request for Design Review Commission – Restaurant; 234 South Main Street; Parcel Nos. 05241D D008A

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 restaurant design located at the property specified above in 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, October 6, 2021 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