



DESIGN REVIEW COMMISSION

November 3, 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 Residence – 124 Spring Street; Parcel No. 13240D C024; Roof over back deck in Historic Residential Overlay.
 - b. Commission to make a recommendation for The Cigar Parlour – 171 North Main Street Parcel No. 13240D C002; Renovations for new business in Historic District.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE
November 3, 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 Residence – 124 Spring Street; Parcel No. 13240D C024; Roof over back deck in Historic Residential Overlay.

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

Sec. 86-111 Historic Residential Overlay Standards

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

Yes Beautification, 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 roof design; The Dixon family lives at 124 Spring Street and was notified that they were required to get a Certificate of Appropriateness approval for the new roof over the existing deck in their back yard. It is viewable from Lee Street. They have obtained other approvals for an accessory building and a fence in the past several years. The property is zoned R-2 residential, but lies within the Historic Residential Overlay, which requires a Certificate of Appropriateness for new construction, per Sec. 86-111 (e).

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

d. Additions.

1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade.
2. Additions shall not obscure the form, orientation or symmetry of the original structure, nor shall such additions exceed the degree of ornamentation of the original structure.
3. Matching or compatible siding and roofing materials shall be used.
4. Matching or compatible windows and doors shall be used.
5. The removal of a significant portion of original materials to construct an addition is prohibited.

Staff response: The porch will not be enclosed on the sides and thus is not an addition. The building and materials and color will match the rest of the house and the roof of the deck will match the pitch of the house roof.

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.)*

- Site Picture

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 3, 2021

Signature

City Clerk's Office

- Deck Roof
- Acceptance Letter

5.a

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

Approval



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View - Jun 2019



Attachment: Deck Roof (2997 : 124 Spring Street)



MEMORANDUM

To: Don Dixon
124 Spring Street
Jonesboro, Ga. 30236

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

Date: October 27, 2021

Re: Notification of Request for Design Review Commission – Deck Roof; 124 Spring Street; Parcel No. 13240D C024

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 deck roof for the property located at 124 Spring Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, November 3, 2021 at 4:30 pm. You are invited to attend 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 (2997 : 124 Spring Street)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE

November 3, 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 The Cigar Parlour – 171 North Main Street Parcel No. 13240D C002; Renovations for new business in Historic District.

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

Sec. 86-103 H-2 Historic District 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 – Approval of exterior changes; Recently, the applicant was approved for a cigar lounge at the subject property, and the sign design at the road was also recently approved. The property is zoned H-2, Historic District, and was the former location of Classic Man Barber Shop and, most recently, Resale Therapy. The applicant has now submitted architectural plans, with significant changes to the inside of the building and relatively minor changes to the exterior of the building. The currently proposed exterior changes are as follows:

The only outside changes at the moment are the small deck, correction to the gutters and soffit, all the white trim will go black, updated doors, and the reposition of a door so that the opening faces the rear and leads to the small deck. Also, wanting to put simple signage on the upper front if the building as pictured.

Small deck: This is located at the rear of the building and not directly visible from North Main Street. It would consist of wood railings and a masonry base.

Correction to the gutters and soffit: these will be updated.

White trim to black: The black trim will go better with the new business' color scheme and signage.

Updated doors: Older doors are in need of updating.

Repositioning of doors: The door on the side will be moved to the back deck area, and a new window will be put in its place. Also, a double window at the front will be removed.

Signage on upper front: The business logo is proposed for the two arched windows in the front. Cannot exceed 25% of the glass area.

Also, the beige and red siding on the building will be painted all to black, which will go better with the new business' color scheme and signage.

Wood and metal railings will be updated.

A new "garage door" opening to the rear deck will be added, but this will not be visible from North Main Street.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 3, 2021

Signature

City Clerk's Office

A wooden fence screen will be added at the back to block the view of the outdoor freezer.

The gable at the front will be altered to include a sloped roof portion, painted black, with the business logo placed on it. The vent on the gable will be removed.

Sec. 86-103 H2 District Standards

(I) Design standards. In order to preserve the physical character of existing historic structures in the H-2 historic district, every effort shall be made to adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment. New construction shall also be appropriate for the district in design, placement, and scale.

(1) Rehabilitation. Maintaining the existing historic design, materials, and details of structures in the H-2 district is encouraged. Rehabilitative efforts shall include the use of materials that are compatible with the architectural style of the historic building (see article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.) **Although this is in the Historic District, it is not a historically significant building.**

a. Roofs.

1. The existing pitch and shape of the roof shall be maintained. **Not changing, except for sloped roof portion added to gable area.**

2. The shape, style, and placement of historic dormers shall be maintained. **Not changing.**

3. The addition of dormers to the front facade where none previously existed is prohibited. **No additions.**

4. Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles the existing material. **Asphalt shingle, but not being replaced.**

5. Decorative brackets, cornices, and eaves shall be maintained. **Not changing.**

6. Historic chimneys shall be maintained. **Not changing.**

7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure. **No additions.**

b. Building materials.

1. Historic building materials shall be maintained. **No real change to exterior materials. Any new foundation materials need to match the brick already there.**

2. Unpainted brick facades shall remain unpainted. **Brick will remain the same. Siding is being painted.**

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. **Not applicable.**

4. Proper maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development. **So noted.**

c. Building color.

1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall. **The beige and red siding on the building will be painted all to black, which will go better with the new business' color scheme and signage.**

2. Neon colors are prohibited. **None proposed.**

3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **So noted.**

4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district. **The beige and red siding on the building will be painted all to black, which will go better with the new business' color scheme and signage.**

d. Foundations.

1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained. **Any new foundation materials need to match the brick already there.**

2. Unpainted historic masonry foundations shall not be painted. **Brick will remain the same.**

3. Concrete block shall not be used as a foundation material. **Any new foundation materials need to match the brick already there.**

e. Details.

1. The addition of architectural details where none previously existed is prohibited.

2. Replacement of historic details shall be made with matching material, design, and scale versus stock details. **So noted.**

3. The removal of details from a structure is prohibited. **Should this include the vent in the gable area?**

f. Lighting.

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

2. Lighting placement and wattage shall be configured to prevent glare and to prevent light trespass into residential uses.

g. Windows.

1. Historic windows and window arrangement shall be maintained. **Several windows will be removed or repositioned, but staff does not feel that this will be to the detriment of the building.**

2. Damaged portions of windows, or windows damaged beyond repair, shall be replaced with windows that are comparable in design, size, and materials versus stock windows. **So noted.**

3. Flat snap-in muntins, designed to resemble frames that hold panes of glass in a window, are discouraged.

4. New windows on side elevations shall be compatible with historic windows in terms of materials, size, and design.

5. Storm windows shall match the color of the window frame and obscure the window as little as possible.

6. The addition of windows where none previously existed is discouraged. **On back, not in view of North Main Street.**

7. The addition of shutters that are not compatible with the window size and shape is discouraged. **No shutters**

h. Doors.

1. Historic doors and door placement shall be maintained. **The door on the side will be moved to the back deck**

area, but staff does not feel that this will be to the detriment of the building.

2. Damaged portions of doors, or doors damaged beyond repair, shall be replaced with doors that are comparable in design, size, and materials versus stock doors.

3. New doors on side elevations shall be compatible with historic doors in terms of materials, size, and design.

4. Storm doors shall match the color of the doorframe and obscure the door as little as possible.

5. The addition of doors, sidelights, transoms, fanlights, or other decorative features where none previously existed is discouraged. **On back, not in view of North Main Street.**

i. Porches. **On back, not in view of North Main Street.**

1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained.

2. The addition of front porches where none previously existed is discouraged.

3. The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure.

4. Replacement of historic porch features shall be made with matching material, design, and scale versus stock features.

5. Porch floors and foundations shall not be replaced with slab concrete or brick.

6. The enclosure of front or side porches shall be prohibited. **Not enclosed.**

7. The design and installation of ADA-compliant ramps onto a front porch shall seek to preserve the historic character of the buildings. Section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Accessibility Guidelines, and resources of the office of downtown development, shall be used as resource guides.

j. Walls and fences.

1. Historic fencing and walls shall be maintained. **None**

2. Materials and design of fencing and walls shall be appropriate to the dwelling and to the district. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing material is prohibited.

k. Walks and drives. **None**

1. Historic walks and drives shall be maintained.

2. New walks and drives shall use traditional placement and materials that are appropriate to the dwelling and to the district. The use of gravel is prohibited.

3. Parking shall be located to the rear of the dwelling or to the side behind the facade line of the dwelling. **Existing parking lot has always been in front.**

l. Other features.

1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof. **At back**

2. Skylights shall be located to the rear of the roof and shall not be within public view. **None**

3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property.

4. Utility meters shall be placed unobtrusively.

5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls. **At back**

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.)

- Site Pictures
- Building Design
- Acceptance Letter

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

Approval



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia

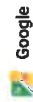


Street View - Jun 2019



Google

Jonesboro, Georgia



Street View - Jun 2019

Image capture: Jun 2019 © 2021 Google

Google Maps 177 N Main St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View - Jun 2019

PROJECT DIRECTORY

CLIENT
THE CIGAR PARLOUR, LLC
ANTONIO MILLER
171 NORTH MAIN STREET
JONSBORO, GA 30238
878-875-7373
tony@thecigarparLOUR.co

MEP ENGINEERING
CONVERGE ENGINEERING, LLC
870 CRESTMARK DRIVE, LITHIA
SPRINGS, GA 30122

MECHANICAL/PLUMBING -
JUSTIN HARDY, PE
ELIZABETH - GUIDO INOA-
ALVAREZ, PE
404-800-7088
info@convergeengineering.com

INTERIOR DESIGNER
MISO STUDIOS
285 W WIEUCA RD NE, PMB 5489
ATLANTA, GA 30342
646-925-7325
malita@miso studios.nyc



THE CIGAR PARLOUR
A MEETING SPACE

STRUCTURE
SMILEY STRUCTURAL
ENGINEERING
410 PEACHTREE PARKWAY SW
4245 CUMMING, GA 30041
SHAYAH SMILEY, P.E., M.L.S.E.
878-720-8169
info@seesdesign.com

GENERAL CONTRACTOR
WAINWRIGHT CONSTRUCTION, LLC
3986 Indian Manor Dr.
Stone Mountain, GA 30083
404-56-4217

MISO

STUDIOS

285 W WIEUCA RD NE, PMB 5489
Atlanta, GA 30342

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COLLABORATORS

171 North Main Street, Jonsboro, GA 30238



SCALE

REVISIONS

NO.	REV.	DATE

PROJECT NO.
DATE
DRAWN BY
SCALE
SHEET NO.

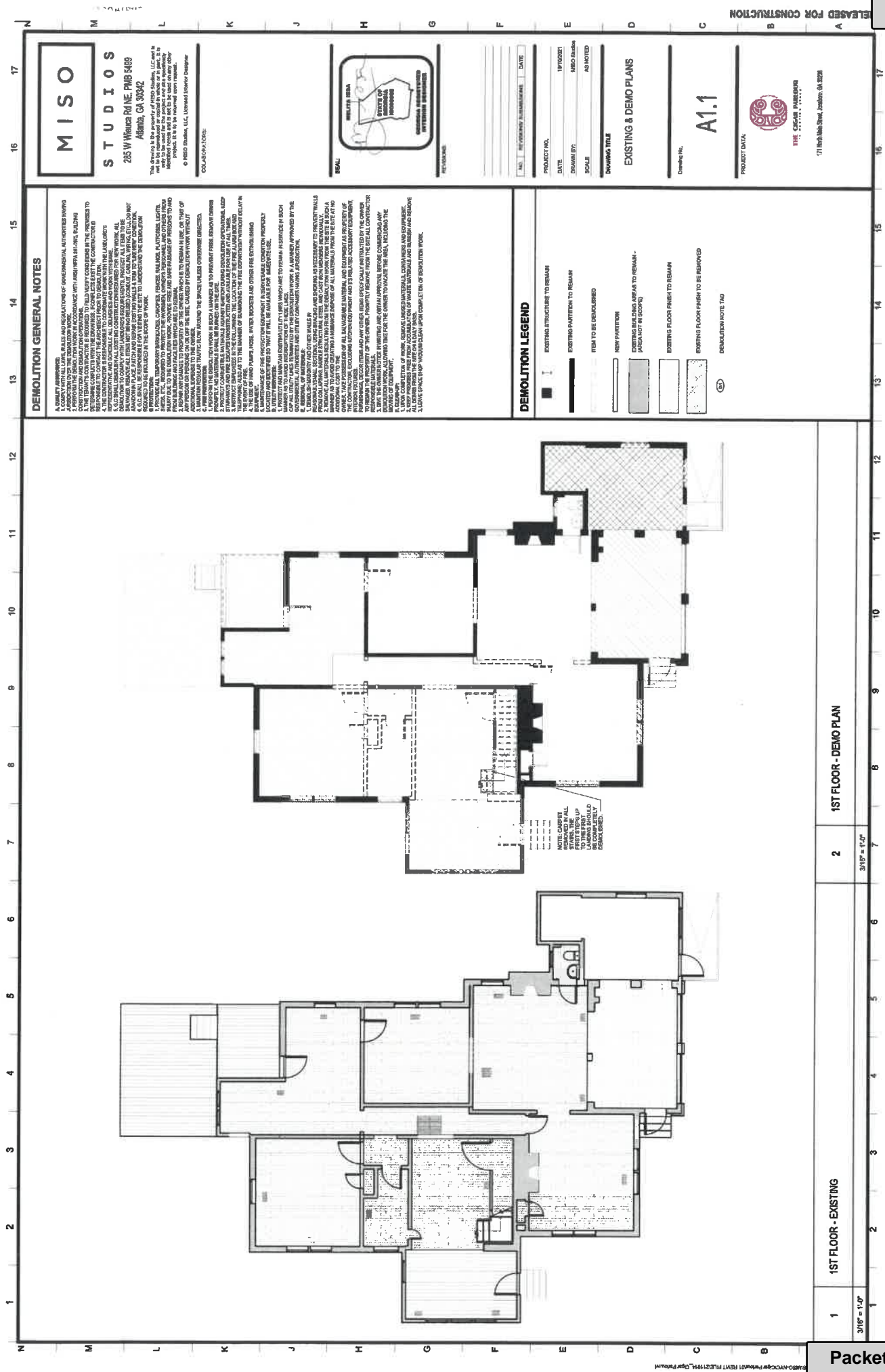
COVER SHEET

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PROJECT DATA



THE CIGAR PARLOUR
171 North Main Street, Jonsboro, GA 30238



DEMOLITION GENERAL NOTES

- 1. DEMOLITION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CALIFORNIA DEMOLITION ACT AND THE CALIFORNIA DEMOLITION REGULATIONS.
- 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
- 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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- 20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

DEMOLITION LEGEND

- EXISTING STRUCTURE TO REMAIN
- EXISTING PARTITION TO REMAIN
- ITEM TO BE DEMOLISHED
- NEW PARTITION
- EXISTING BUILDING AREAS TO REMAIN - (AREA NOT IN SCOPE)
- EXISTING FLOOR FINISH TO REMAIN
- EXISTING FLOOR FINISH TO BE REMOVED
- DEMOLITION NOTE TAG

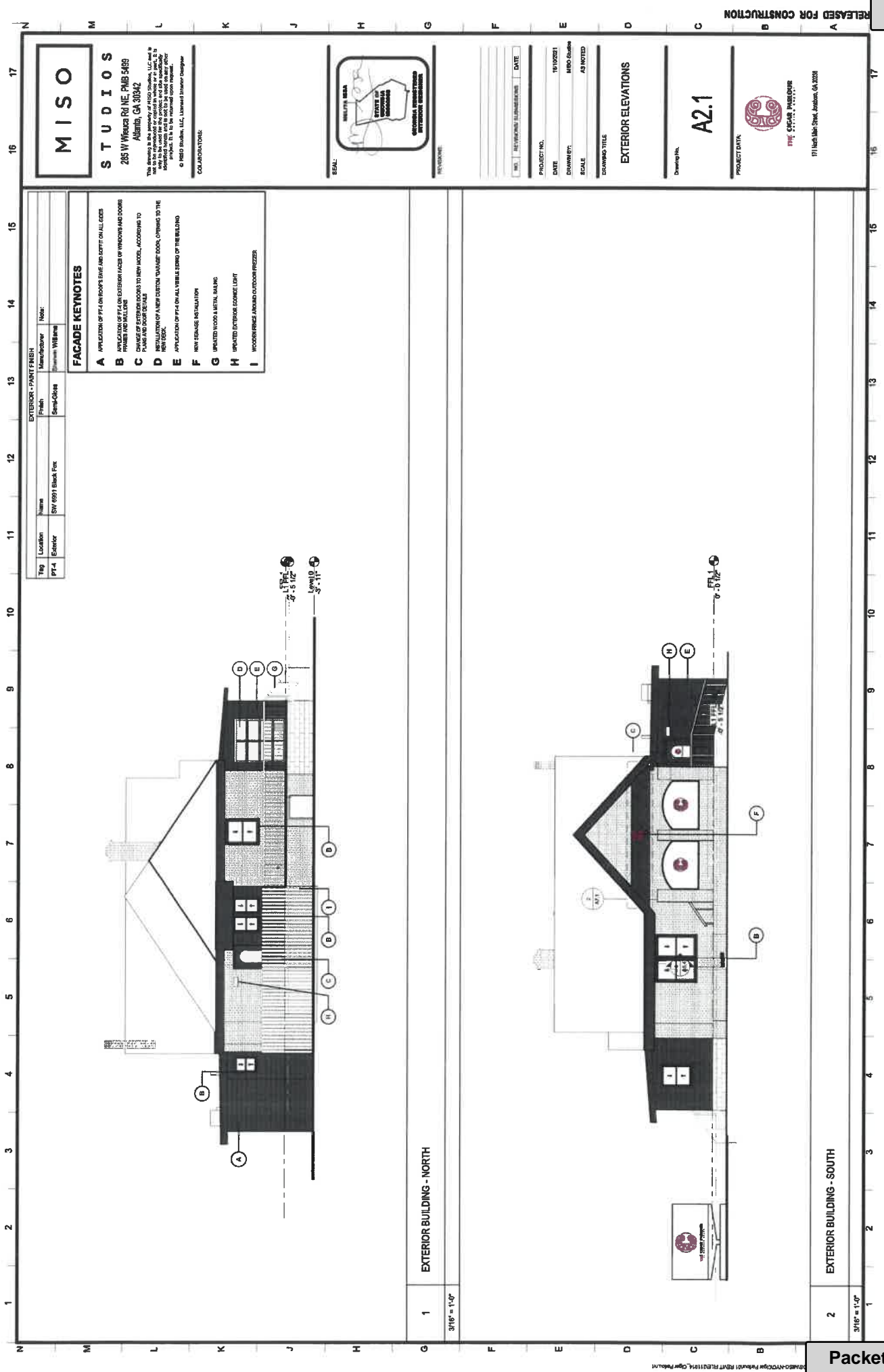
1ST FLOOR - EXISTING

2

1ST FLOOR - DEMO PLAN

3/16" = 1'-0"





MISO

STUDIOS
285 W WILSON RD NE, PMB 5499
ALBANY, GA 31707

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COLLABORATORS:



NO.	REV.	DESCRIPTION	DATE
1			

PROJECT NO.	18-10021
DATE	10/10/2018
DRAWN BY	MISO Studios
SCALE	AS NOTED

DRAWING TITLE

EXTERIOR ELEVATIONS

A2.1

Drawing No.



PROJECT DATA
171 North Main Street, Jackson, GA 30228

FAÇADE KEYNOTES

- A APPLICATION OF PFL ON ROOF'S DAVE AND LIFTY ON ALL SIDES
- B APPLICATION OF PFL ON EXTERIOR SIDES OF WINDOWS AND DOORS
- C CHANGE OF EXTERIOR DOORS TO NEW MODEL, ACCORDING TO PLANS AND DOOR DETAILS
- D INSTALLATION OF A NEW CUSTOM "HOUSE" DOOR, OPENING TO THE NEW DOOR
- E APPLICATION OF PFL ON ALL VERTICAL SIDING OF THE BUILDING
- F NEW TRUSS INSTALLATION
- G IMPRINTED WOOD A METAL Siding
- H IMPRINTED EXTERIOR COORNE LIGHT
- I WOODEN FENCE AND NEW OUTDOOR FREEZER

EXTERIOR - PARKING AREA			
Tag	Location	Name	Note
PFL-4	Exterior	2018-10-10 Black Pine	See Keynotes

EXTERIOR BUILDING - NORTH

EXTERIOR BUILDING - SOUTH



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STUDIOS
285 W WILCOX RD NE, PMB 5499
Atlanta, GA 30342

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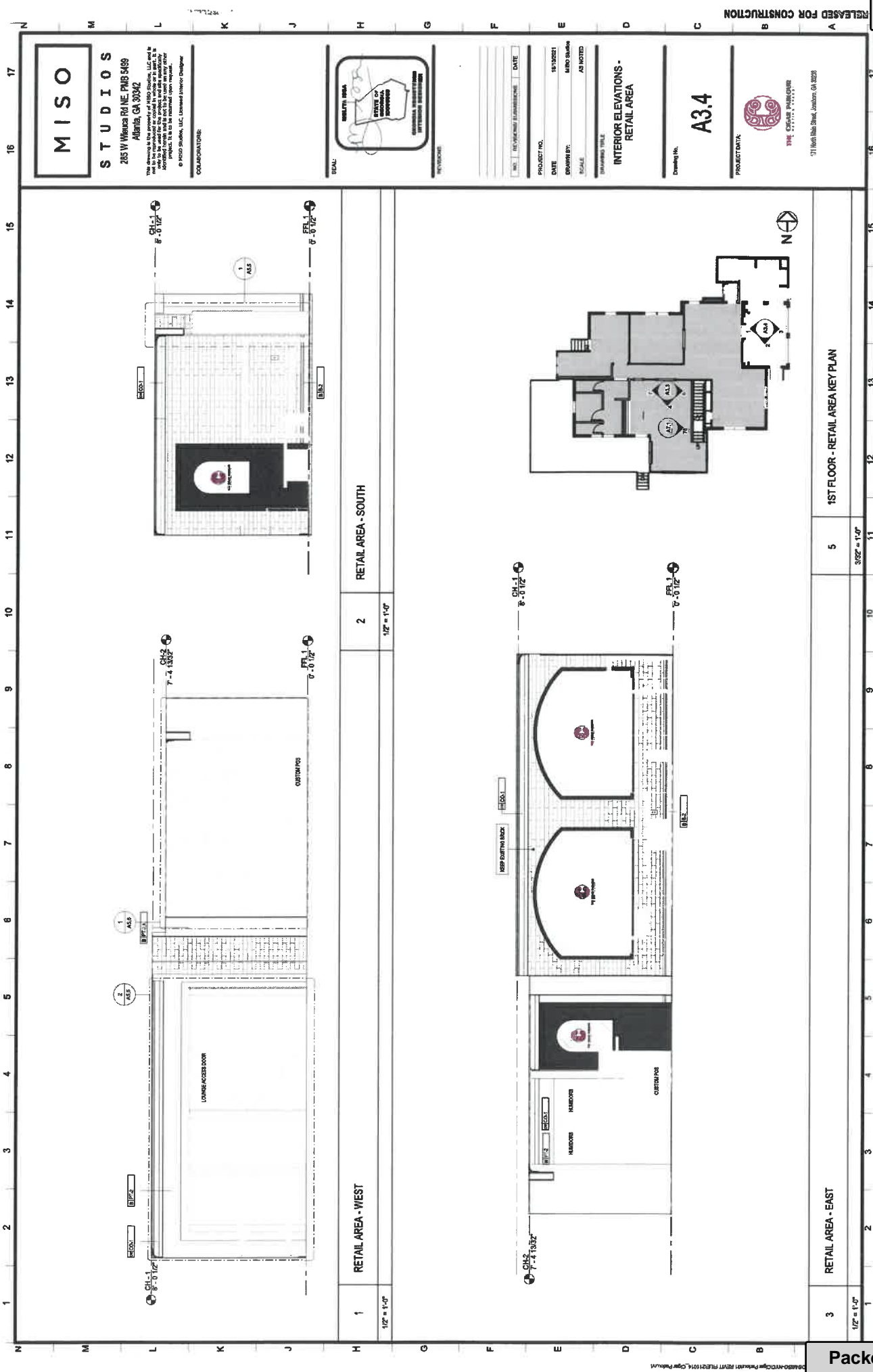
COLLABORATORS:



PROJECT NO. _____
DATE _____
DRAWN BY: MISO Studios
SCALE: AS NOTED
DRAWING TITLE: EXTERIOR ELEVATIONS

A2.2

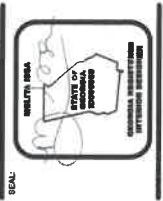
PROJECT DATA
171 North Main Street, Jackson, GA 30238



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 285 W WILSON RD NE, PMB 5459
 ATLANTA, GA 30342

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COLLABORATORS:



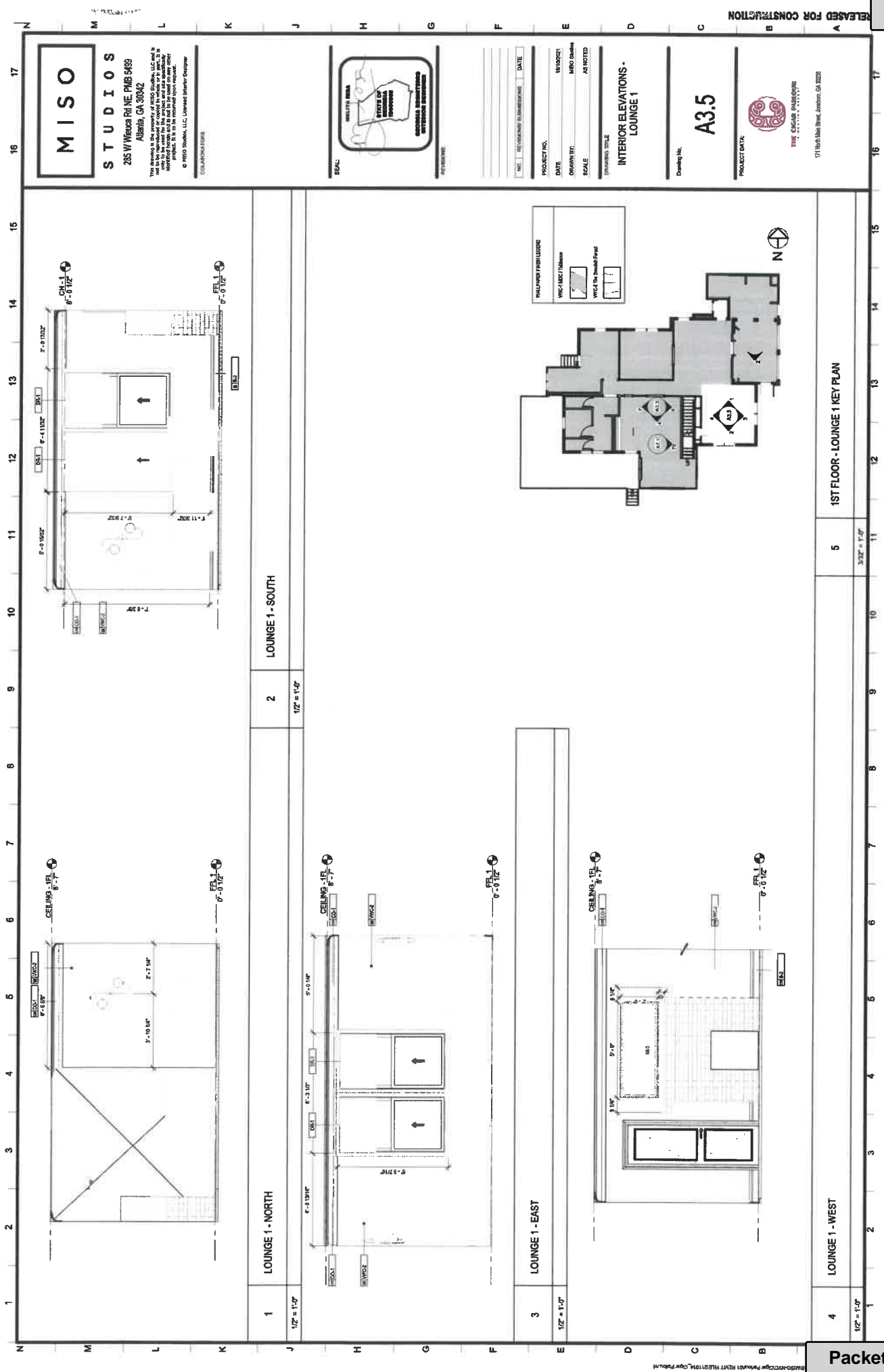
PROJECT NO. 10102021
DATE 10/10/2021
DRAWN BY MISO STUDIOS
SCALE AS NOTED
REVISIONS

INTERIOR ELEVATIONS - RETAIL AREA

A3.4

PROJECT DATA

MISO STUDIOS, LLC
 285 WILSON RD NE, PMB 5459
 ATLANTA, GA 30342





MEMORANDUM

To: Antonio Miller
171 North Main Street
Jonesboro, Ga. 30236

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

Date: October 28, 2021

Re: Notification of Request for Design Review Commission – Cigar Store Exterior;
171 North Main Street; Parcel No. 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 a cigar shop exterior for the property located at 171 North Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, November 3, 2021 at 4:30 pm. You are invited to attend 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 (2998 : 171 North Main Street - Exterior)