



DESIGN REVIEW COMMISSION

March 2, 2022

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 The Cigar Parlour – 171 North Main Street Parcel No. 13240D C002; Alteration (Front Deck) on Approved Plans for New Business in Historic District.
- b. Commission to make a recommendation for Commercial Building – 234 South Main Street; Parcel No. 05241D D008A; New exterior siding color on existing commercial building in Gateway South Overlay District.
- c. Commission to make a recommendation for Residence – 207 West Mill Street; Parcel No. 13241C B003; New Residence in Historic Residential Overlay

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.a

-a

COUNCIL MEETING DATE

March 2, 2022

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; Alteration (Front Deck) on Approved Plans 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

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 – Denial of addition of front deck; Recently, the applicant was approved for a cigar lounge at the subject property, and the construction plans were also approved. The property is zoned H-2, Historic District, and was the former location of Resale Therapy. The applicant has now submitted revised architectural plans, proposing the addition of a front deck on the property. *This deck will be open and with stairs leading to the parking area in front of the building. The deck will be composed of wood and will complement the approved rear deck on the same side of the building and will give a great place for our patrons to sit outside during the city's parades and festivals.*

Sec. 86-103 H2 District Standards

(1) 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.***

i. Porches.

*1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained. **Not applicable.***

2. The addition of front porches where none previously existed is discouraged. There has been a handicap ramp and stairs on the front, but not a porch.

*3. The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure. **Would match rear deck already being constructed.***

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 2, 2022

Signature

City Clerk's Office

5. Porch floors and foundations shall not be replaced with slab concrete or brick. **Wood will be used.**
6. The enclosure of front or side porches shall be prohibited. **Will be open.**
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. **No ramp will be used.**

Conditional Use Approval Conditions, 5.10.21

1. All exterior renovations to the building, including signage, shall be subject to review by the Design Review Commission and Historic Preservation Commission prior to construction.
2. All interior and exterior renovations shall be properly permitted and inspected by all relevant agencies, including the required ventilation system.
3. Alcohol sales and consumption requires separate City approval and must conform to all applicable setbacks.
4. **Outdoor activities associated with the sale and use of tobacco products is prohibited. Will the deck encourage prohibited outdoor smoking? There is already a back deck being built.**
5. The hosting of events on the property unrelated to cigar sales and use is not allowed, unless separate approval for an event center is obtained.
6. This approval does not include approval of any future parking expansion. **The deck may hinder further parking in the front and maneuverability on the future side drive.**
7. All ATF and Health Department requirements shall be met prior to the issuance of a business license.
8. The applicant shall document to the City required ratios of food, alcohol, and tobacco consumption specified in Section 86-642.

Objections to the front deck addition are more zoning related than design related. While the design would not conflict with the other construction being done on the building, does it benefits outweigh its concerns? Is there a proven need for the front deck. The use is more of a secluded lounge than an active outdoor space.

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.)

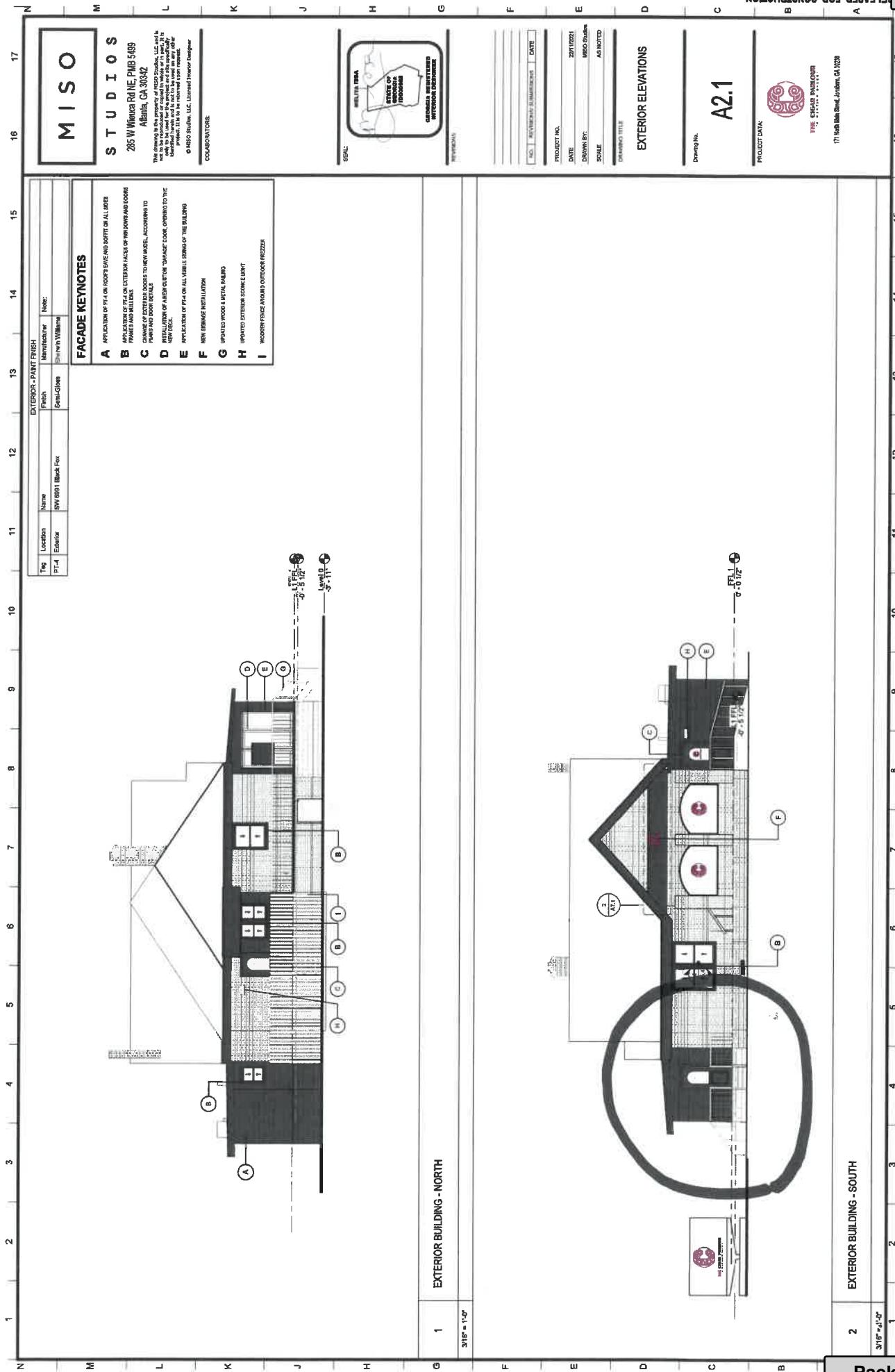
- Site Picture
- Plans
- Acceptance Letter

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

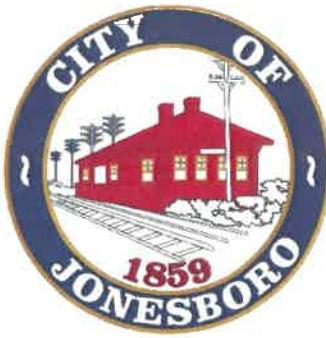
Denial

5.a





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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: February 28, 2022

Re: Notification of Request for Design Review Commission – Cigar Store Exterior (Front Deck); 171 North Main Street; Parcel No. 13240D C002

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 (front deck) 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, March 2, 2022 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,

A blue ink signature of "D" and a long, thin, sweeping line.

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- b

5.b

COUNCIL MEETING DATE

March 2, 2022

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 Commercial Building – 234 South Main Street; Parcel No. 05241D D008A; New exterior siding color on existing commercial building in Gateway South Overlay District.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) Chapter 86 – Zoning; Sec. 86-118 Gateway South Overlay District Architectural Standards	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes Beautification	
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.)
<p>Agency recommendation – Approval of color 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 submitted formal plans for the restaurant, including a rendering of the exterior which showed a significant renovation in the shape and materials of the building. Now, the restaurant plans have fallen through, and he desires to “white box” the building for sale to another owner for a future use. One of his proposals for improving the exterior of the building is to repair the existing wood siding and to repaint the entire exterior a slightly different color. 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> <p>5) Other <i>commercial</i> and office buildings.</p> <p>(a) For lots directly fronting Tara Boulevard or <i>South Main Street</i>.</p> <p>(1) Prohibited materials. Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited. The existing siding is wood and shall be required to be replaced with wood.</p> <p>(2) Permitted primary materials. Primary building materials for the exterior wall facade most directly facing Tara Boulevard or <i>South Main Street</i> 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.) The existing wood siding is grandfathered, and the limited scope of what is proposed is just repairing and repainting what is out there.</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 exterior material has always been wood.</p> <p>(4) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia. No vinyl siding will be allowed.</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 March, 2, 2022	
Signature	City Clerk's Office	

The existing color is already earth-tone and subdued, and the new colors will be an improved variation of that.

Ultra Pure White for trim.

Ocean Swell for wood siding.

Note: Approval of exterior color modifications does not connote approval of interior modifications of the building.

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 Building
- Wood Repair
- New Color
- Acceptance Letter

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

Approval





101 Batiste Rd - Google Maps

2/25/22, 4:48 PM

Attachment: Existing Building (3075 : 234 South Main Street - Bldg Color)



208 S Main St - Google Maps

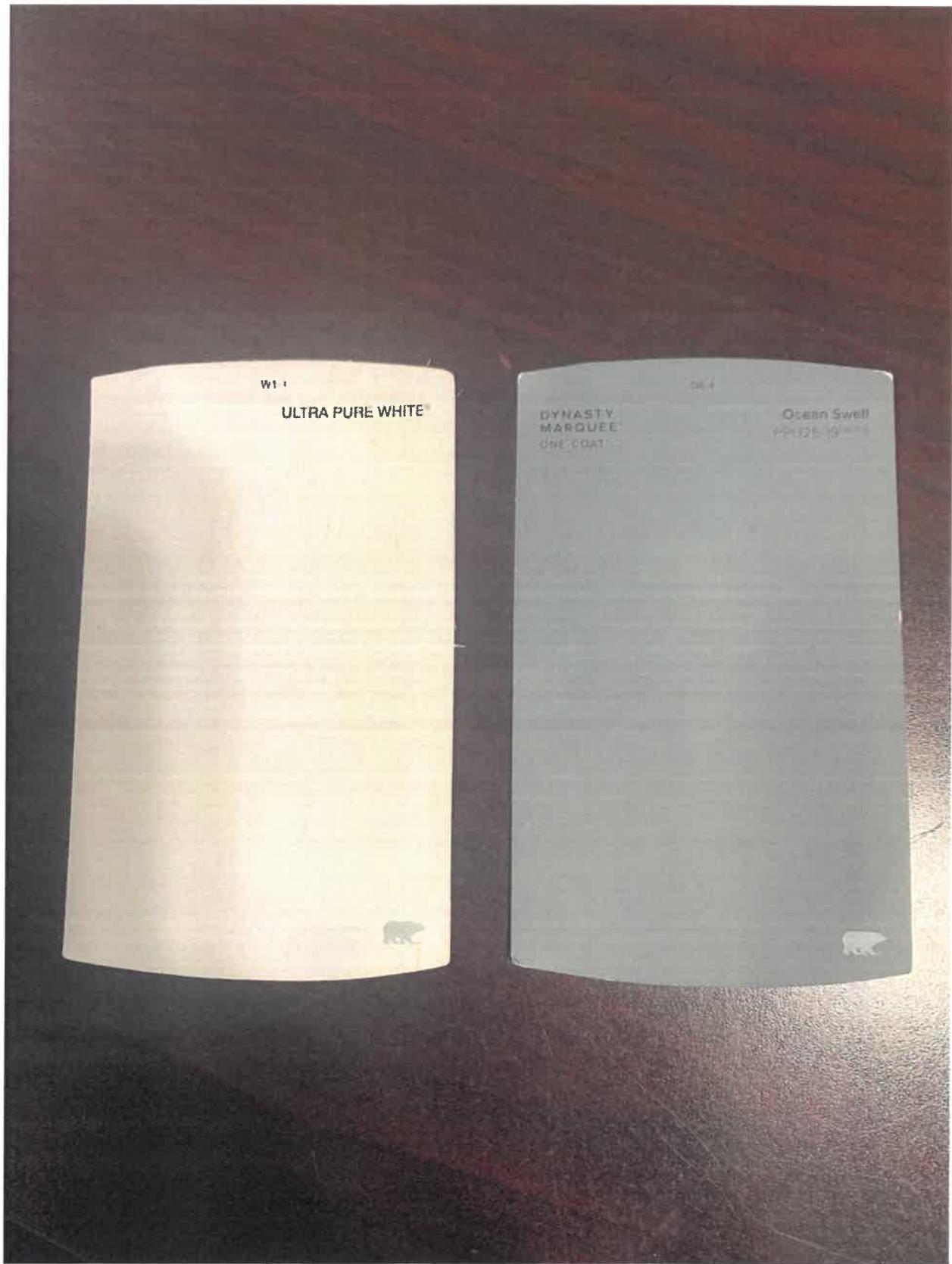
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Attachment: Existing Building (3075 : 234 South Main Street - Bldg Color)

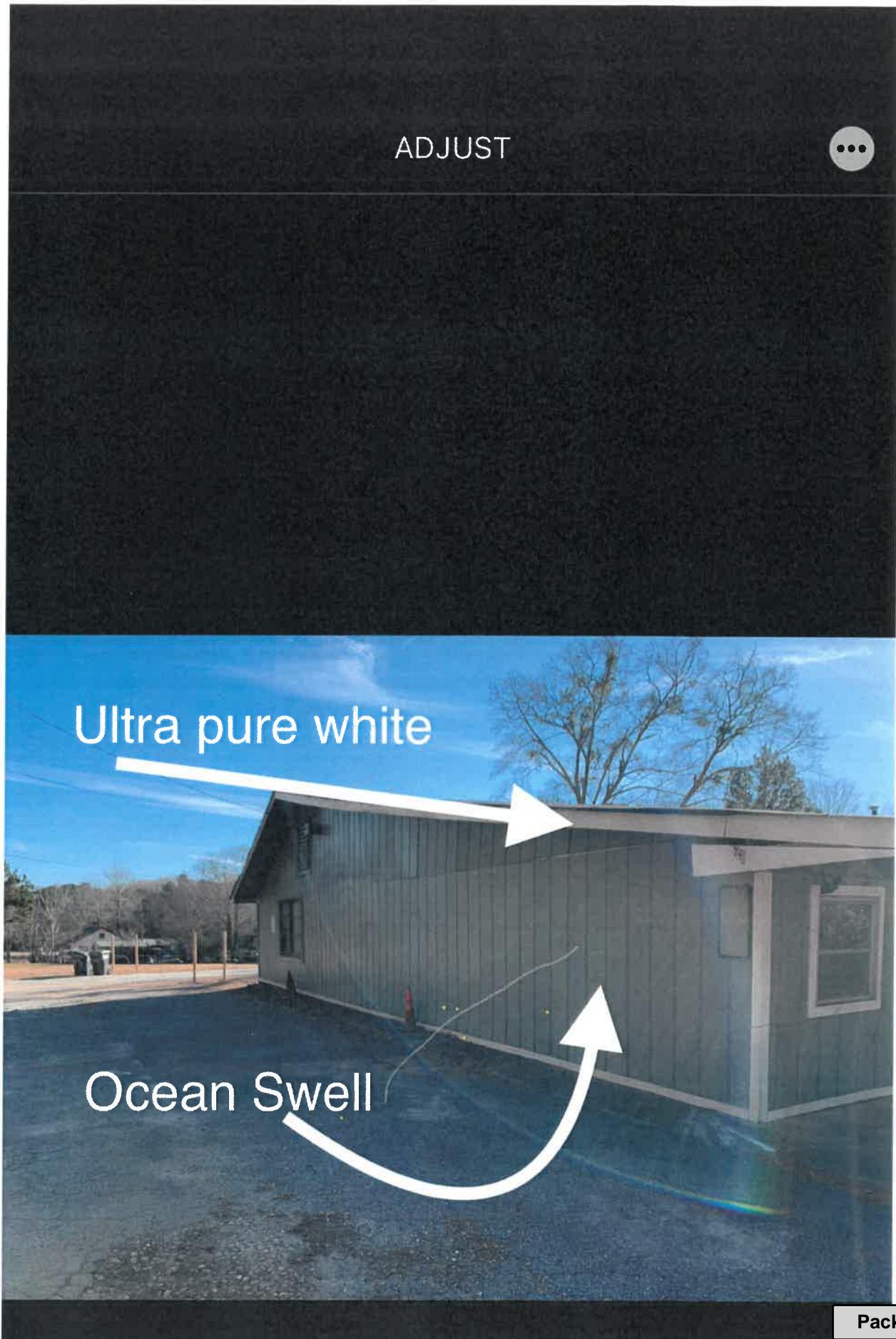
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Attachment: Wood Repair (3075 : 234 South Main Street - Bldg Color)



Attachment: New Color (3075 : 234 South Main Street - Bldg Color)





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: February 28, 2022

Re: Notification of Request for Design Review Commission – Building Color; 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 revised building color for the property specified above in Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, March 2, 2022 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,

A handwritten signature in blue 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

March 2, 2022

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 – 207 West Mill Street; Parcel No. 13241C B003; New Residence in Historic Residential Overlay

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

Section 86-111. Historic Residential Overlay Standards; Sec. 86-97. R-2 Single Family Residential Regulations.

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 – **Denial of house exterior design**; The original house was demolished in 2019. The new owner would now like to put up a replacement home.

207 W. mill St is a 2-story building with an open space living room and double high. 3 Bedrooms and 2,5 Restrooms. Old Classic style Finishing in Board and Batten.

The property is in the Historic Residential Overlay, subject to the requirements of Sec. 86-111.

(a) *Purpose. The purpose of the historic residential overlay is to protect and enhance the character of the city's historic neighborhoods by establishing architectural standards for regulation of exterior rehabilitation and new construction. The City of Jonesboro is committed to preserving its historic structures and the special character of the historic neighborhoods. These neighborhoods reflect a variety of architectural styles that have contributed to the city's historic built environment. The exterior design does not have enough architectural variety to achieve what the City desires in future housing stock in the Historic District and elsewhere.*

Historic Residential Overlay standards:

(2) *New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the overlay shall guide new development. (See article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro.)*

a. *Scale and form.*

1. New buildings shall be compatible with the existing scale, form and placement of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, depth and building setback.

2. The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single-family detached dwellings located on the same street for a distance of 600 feet in either direction. Total square footage (both stories) will be 2667 square feet.

3. The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. The proposed house is two-story on a street with one-story houses.

b. *Materials and color.*

1. The predominant exterior siding material, or a modern material that creates a similar texture or appearance, shall be

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 2, 2022

Signature

City Clerk's Office

used. **Wood siding proposed.**

2. The use of brick is encouraged for chimneys. **No chimney proposed.**

3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure.

4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.

5. Neon colors are prohibited. **Not used**

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

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures.

2. Blank wall facades are discouraged. **Not enough variety in façade.**

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 1
- (3) Minimum front yard: 35 feet 2
- (4) Minimum side yard: 15 feet 3
- (5) Minimum rear yard: 35 feet
- (6) Minimum floor area per dwelling unit: 1,600 square feet
- (7) Maximum building height: Two stories and 35 feet
- (8) Maximum lot coverage: 35 percent

The current exterior design does not have enough structural and material variation to contribute to the character of the area.

Fiscal Impact

(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private owner

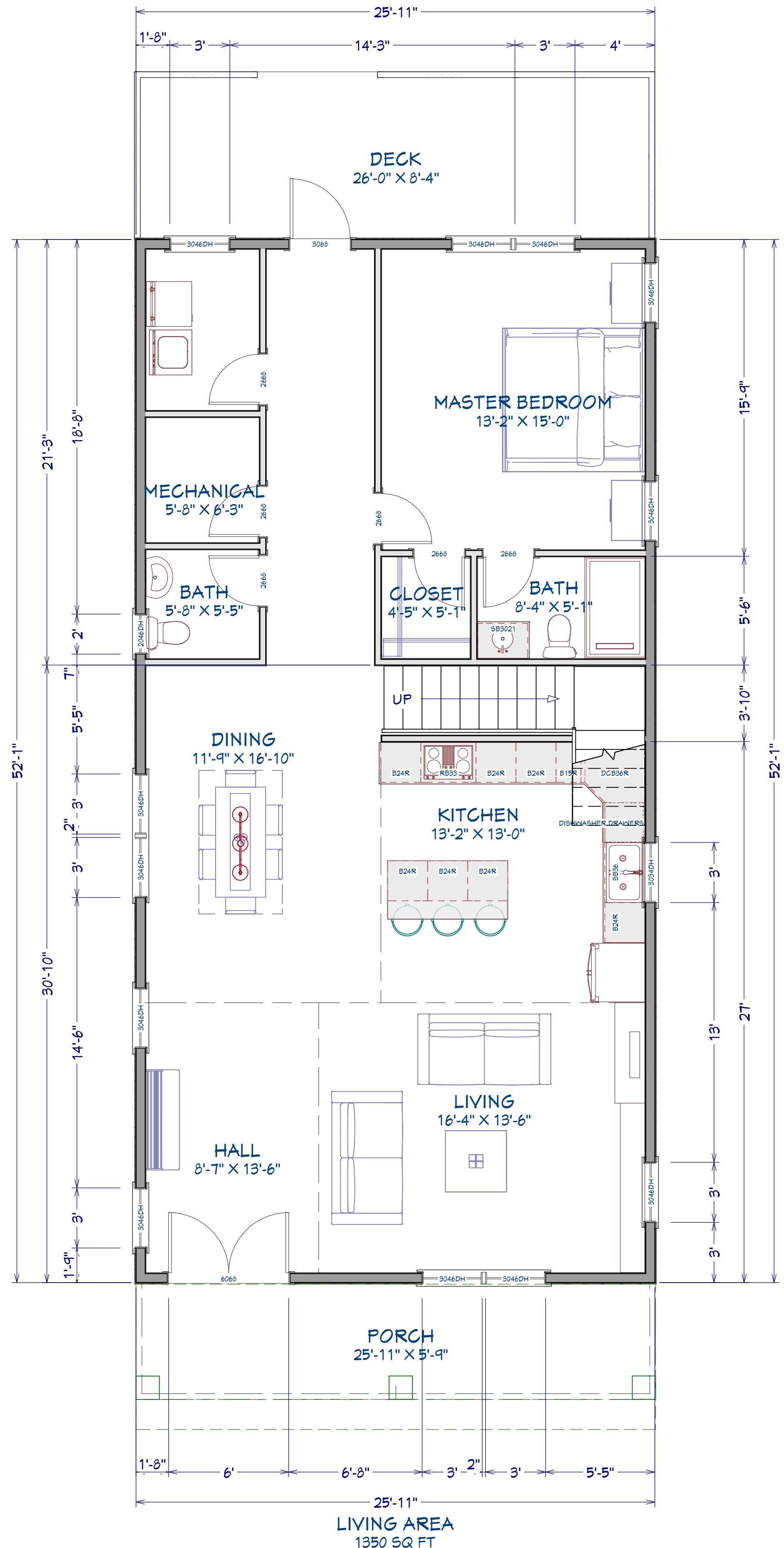
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

- Property Picture
- 2022 design review 207w mill st
- Acceptance Letter

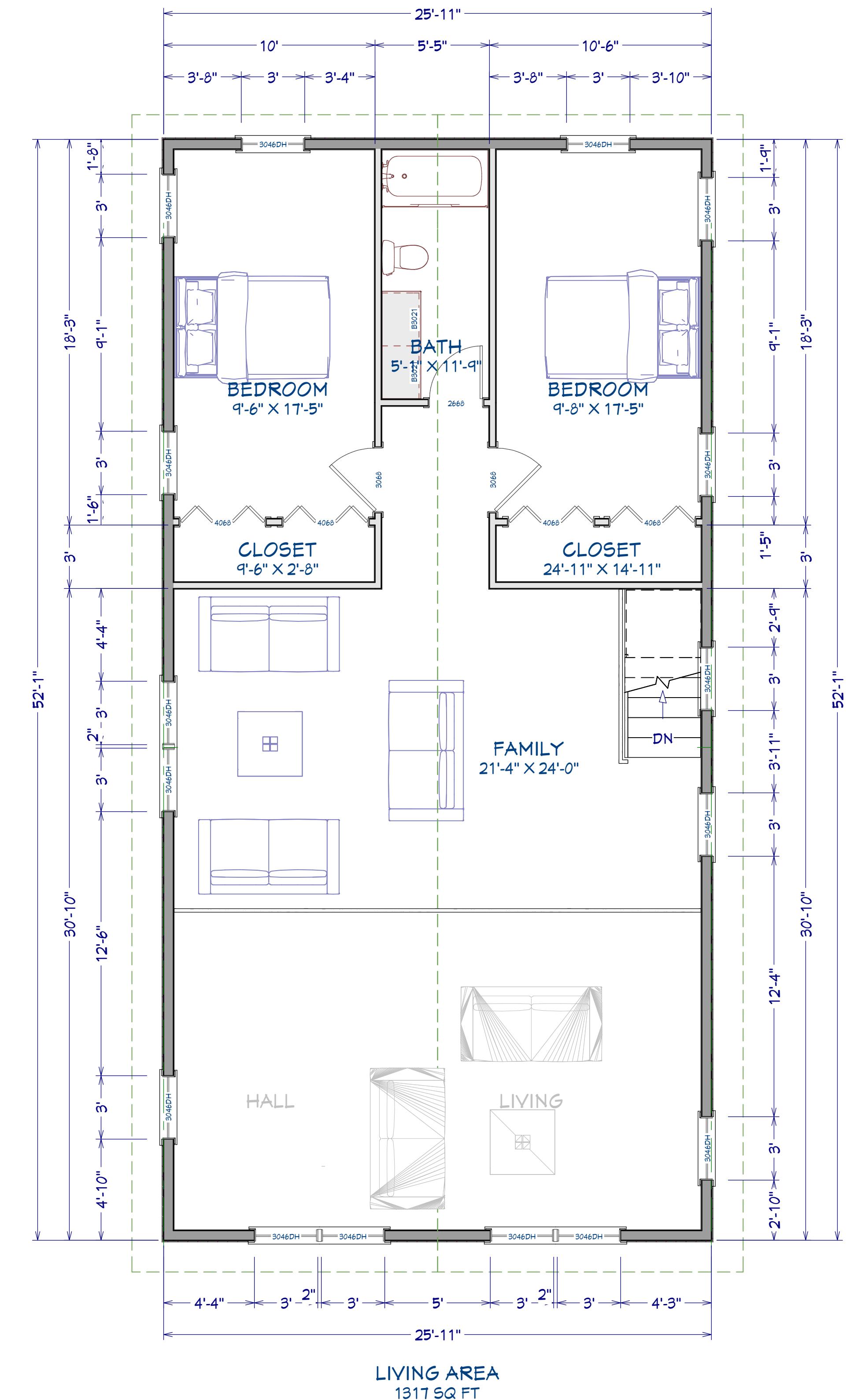
Staff Recommendation (Type Name, Title, Agency and Phone)

Denial





PROPOSED MAIN LEVEL



PROPOSED SECOND LEVEL



NUMBER	DATE	REVISION	TABLE	REvised BY	DESCRIPTION

PROPOSED ELEVATIONS

SHEET TITLE:

PROJECT ADDRESS: **W MILL ST**
PROPOSED LAYOUTS
MASANI CONSTRUCTION

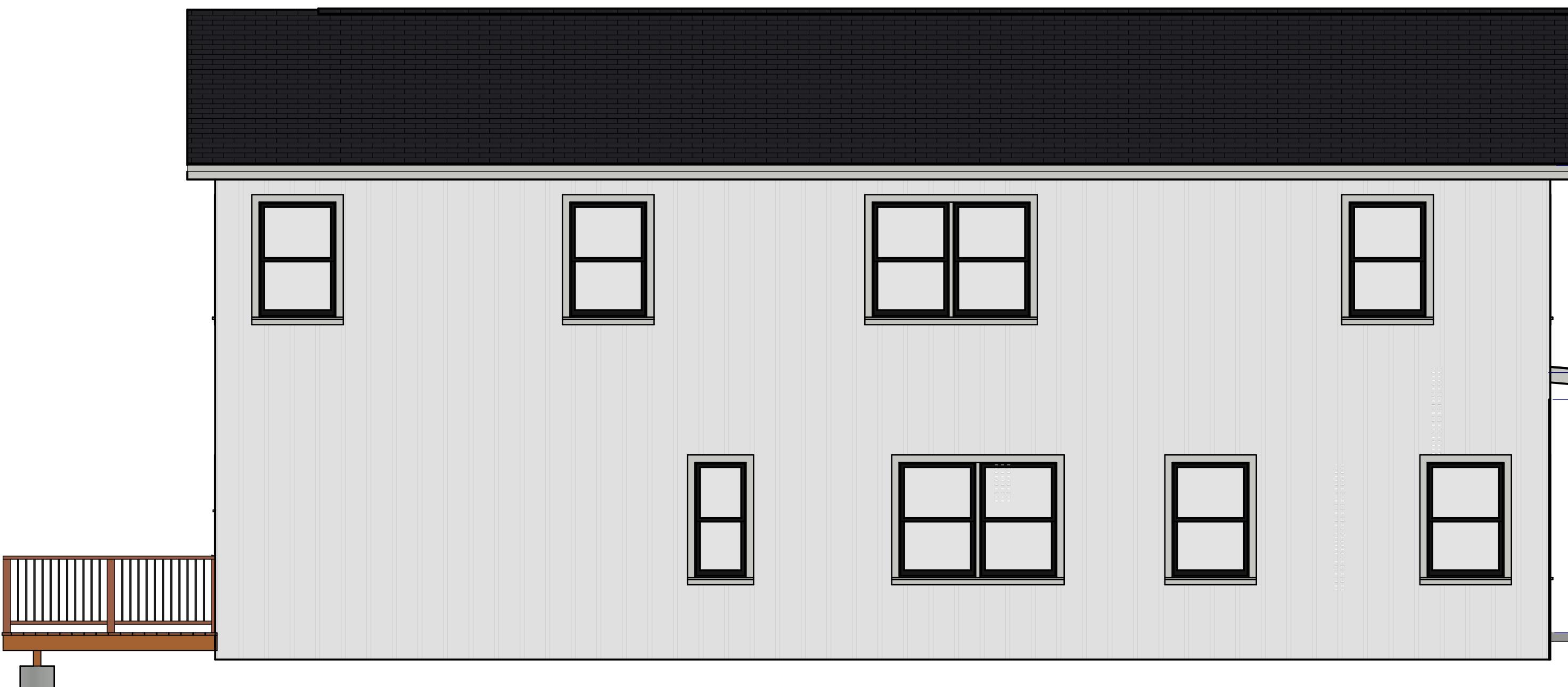
Attachment: 2022 design review 207 w mill st (3032 : 207 West Mill Street - New Home)



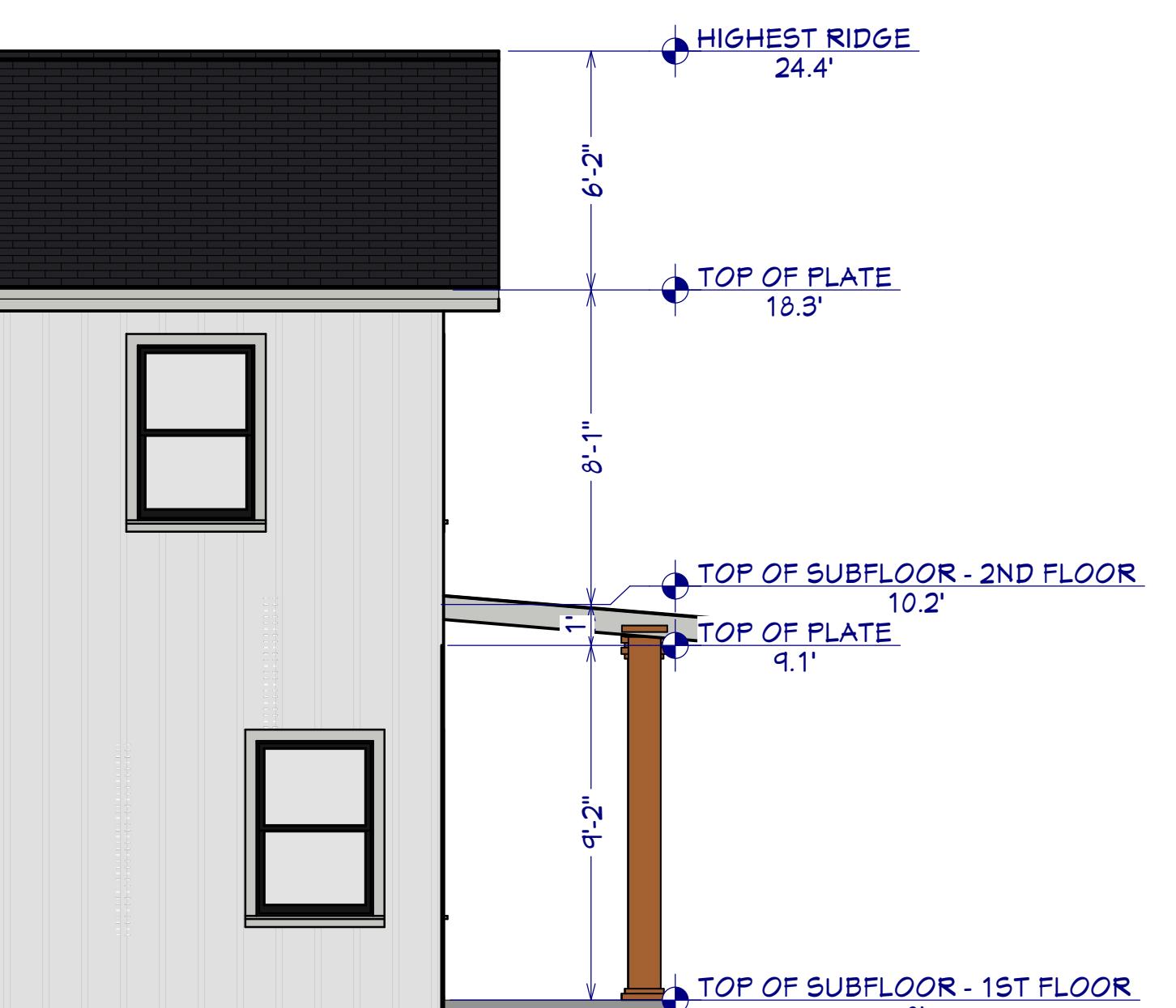
1 FRONT ELEVATION
1/4"=1'-0"



2 REAR ELEVATION
1/4"=1'-0"



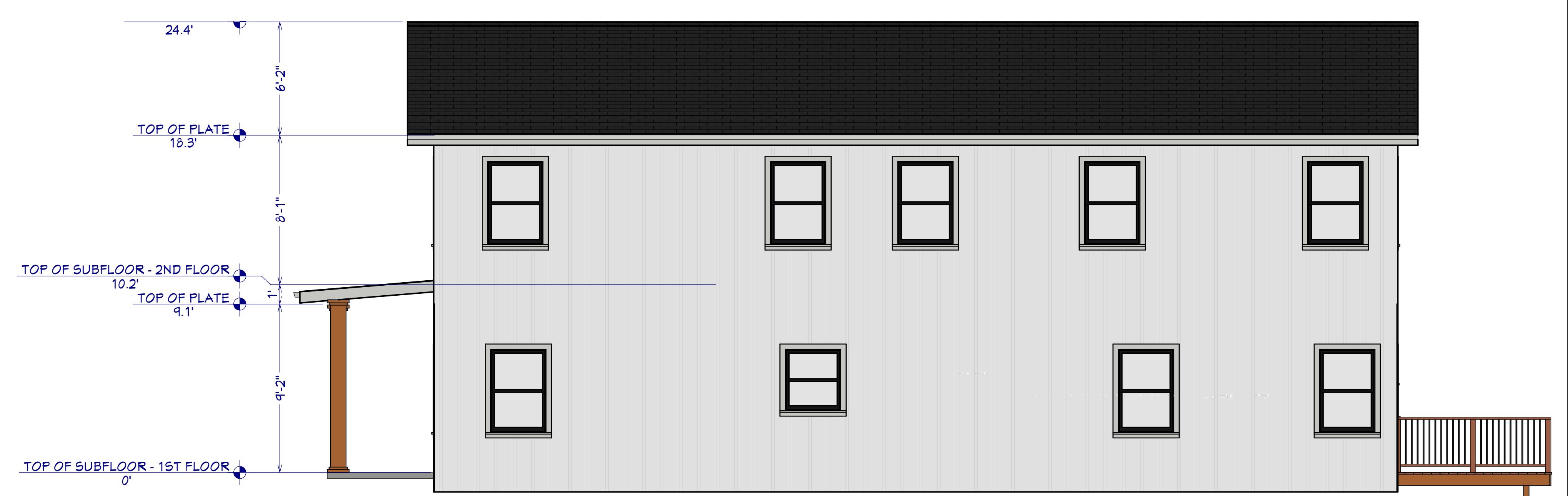
3 LEFT ELEVATION
1/4"=1'-0"



4 RIGHT ELEVATION
1/4"=1'-0"



3 EXTERIOR RENDERING
1/4"=1'-0"



DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaeconconstructiongroup.com
(678) 941 0002

DATE:
2/28/2022

SCALE:

SHEET:
A-2



MEMORANDUM

To: Carlos Soler

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

Date: March 2, 2022

Re: Notification of Request for Design Review Commission – New Residence; 207
West Mill Street; Parcel No. 13241C B003

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 new residence for the property located at 207 West Mill Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, March 2, 2022 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,

A blue ink signature of David D. Allen.

David D. Allen
Community Development Director / Zoning Administrator