




DESIGN REVIEW COMMISSION

July 6, 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 Smile Pro Dental Gallery – 301 North Main Street; Parcel No. 13209C C009; Ground sign for new business.
 - b. Commission to make a recommendation for B'Mari – 106-112 North McDonough Street; Parcel No. 13241B F009; New exterior color for building in Historic District.
 - c. Commission to make a recommendation for Obiorah Fields, LLC – 157 South McDonough Street; Parcel No. 13241D H003; Change of exterior color in Historic District.
 - d. Commission to make a recommendation for Residence – 207 West Mill Street; Parcel No. 13241C B003; Revised exterior design for proposed residence in Historic Residential Overlay.
 - e. Commission to make a recommendation for Xolos Restaurant – 108 South Main Street; Parcel No. 13241D C004; Revised exterior and signage for new restaurant in Historic District.
- VI. ADJOURNMENT**

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 5.a
			COUNCIL MEETING DATE July 6, 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 Smile Pro Dental Gallery – 301 North Main Street; Parcel No. 13209C C009; Ground sign for new business.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-489 and 86-490 – Sign Standards			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes 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> <p>Agency recommendation – Approval of revised sign panel design; Recently, a new dentist became approved for business at 301 North Main Street. There are pre-existing ground sign posts at the road, approved by the City many years ago. The property is zoned O&I, Office-Institutional, and is not in any Overlay or Historic District. Initially, the applicant sought to remove the posts and have an all-new ground sign at the road, with a single post. However, the first design exceeded several Code standards – a half foot taller than the 6-foot-tall maximum, panel sizes being too large, and the new signpost and panel being closer than 10 feet to the right-of-way line. After discussing options like variances, a meeting was held on site and a compromise was worked at. The applicant's main goal is maximum height for maximum visibility. If the existing posts are kept, the City will allow the applicant to put the new panel between them, in the same holes as the past panel, which is about 7 feet in height. Also, keeping the posts in the same place will grandfather the setback off of the right-of-way line. The new panel may overlap the edges of the posts, but some leeway can be granted in the form of an administrative variance for panel size. The existing posts will be painted.</p> <p>The revised panel will be 32 square feet on each side, which is just below the maximum 35 square feet (per side) allowed in Code Section 86-490(a). As discussed, the height (7.67 feet) and location of the existing posts are grandfathered.</p> <p>The new sign will be beige, black, and white, which will not conflict with adjacent businesses. It will be an acrylic panel, will <u>not</u> be internally illuminated, and will not have any changeable copy.</p>			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner			
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 Picture First Design Revised Design 			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date July, 6, 2022	
Signature	City Clerk's Office	

- Acceptance Letter

5.a

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

Approval of Revised Design

Google Maps 301 N Main St



Image capture: Mar 2022 © 2022 Google

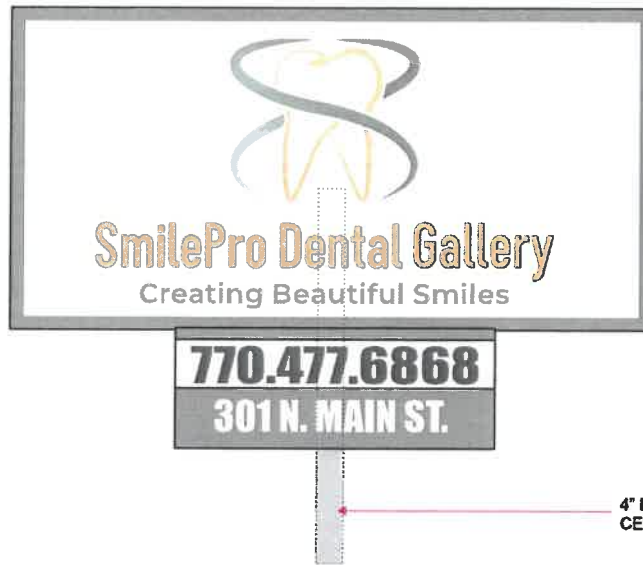


301 N Main St

All

Street View & 360°





FIRST
DESIGN

4" POST
CEMENTED IN GROUND



McDonough, GA
3530 N. Henry Blvd., Suite A Stockbridge, GA 30281
Phone: (770) 957-5913 • Fax: (770) 957-3874
www.signarama-mcdonough.com

Customer Name:
Company:
Street:
City:
Phone:

SIGN INFORMATION:

Distance of sign from roadside edge (Attach Exhibits): 10.16 ft
Number of Existing yard Signs (Attach Exhibits): 0
Overall Height of Sign from Finished Grade: 6.5 ft
Overhead Clearance of Sign from Finished Grade:
Proposed Square Footage per Sign Face: 52 sq ft
Internally Illuminated Sign: Yes ☐ No ☒

CONCEPTS OR DESIGNS DISCUSSED AND/OR CONFIRMED BY EMAIL OR QUOTED ARE PROPRIETARY AND ARE PROPERTY OF DOMINION MARKETING SOLUTIONS, LLC, dba Signarama-McDonough AND WILL BE USED FOR ORDERS WITH Signarama-McDonough ONLY. ANY CONCEPTS /DESIGNS/PROOFS USED OR PLACED WITH ANOTHER VENDOR WILL INCUR A MARKETING CONCEPT FEE OF UP TO \$5,000.00.

PLEASE check all spelling and formatting of your artwork. Once artwork is approved it goes to production where NO further changes can be made. If there are errors, please make a note and advise if you wish to receive a new proof. Any significant changes to the proof may result in additional charges. Production cannot begin until we receive your authorization. Delays in receiving your authorization will result in extended production/delivery/installation times.

Up to (1) revision is allowed on your ORIGINAL design (including text and graphics). Requested revisions to your job that are not included in your original graphic submission constitutes a redesign billed at \$85/hour.

Attachment: First Design (3172 : 301 North Main Street Sign)

Up to 6% revision is allowed on your ORIGINAL design (excluding text and graphics). Requested revisions to your job that are not included in your original graphic submission constitute a redesign billed at \$450/rev.

CURRENT

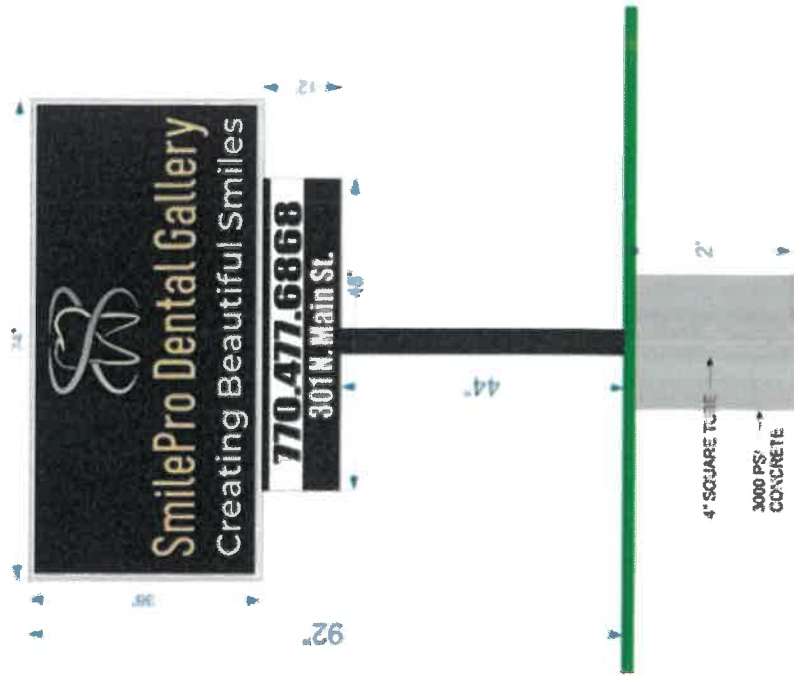


PROPOSED



32 SQFT

REVISED
DESIGN





MEMORANDUM

To: Evaristus Okogie
SmilePro Dental Gallery
301 North Main Street
Jonesboro, Ga. 30236

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

Date: June 30, 2022

Re: Notification of Request for Design Review Commission – SmilePro Dental
Gallery, 301 North Main Street, Parcel No. 13209C C009

Dear Madam,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a new sign panel at a business located at 301 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, July 6, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3172 : 301 North Main Street Sign)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE
July 6, 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 B'Mari – 106-112 North McDonough Street; Parcel No. 13241B F009; New exterior color for building in Historic District.

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

Sec. 86-102 H-1 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.)

Approval of new stucco color; B'Mari Events and Studio has been located at 106 North McDonough Street (Historic District) for several years; and was recently approved for a new wall design to replace the white panel currently over the entrance door. At last month's meeting, painting the exterior of the building was also discussed, but this was denied by the Historic Preservation Commission, since unpainted brick is not allowed to be painted a new color in the Historic District.

c. Building materials.

1. Historic building materials shall be maintained.

2. **Unpainted brick facades shall remain unpainted.**

3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.

However, the applicant has now clarified that only the stucco portion of the building (between the two brick portions) is proposed to be painted:

I just want to replace the beige with white and trim the building in black. No painting on front brick.

e. Building color.

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

2. The use of neon colors is prohibited.

White is not a neon color and its use on just the stucco would not be a detriment to adjacent properties. The black trim around the perimeter and windows would "sharpen" the look of the exterior. As long as no brick is painted, this should be a quality upgrade to the non-brick portion in the middle.

Fiscal Impact

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

Private Owner

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 6, 2022

Signature

City Clerk's Office

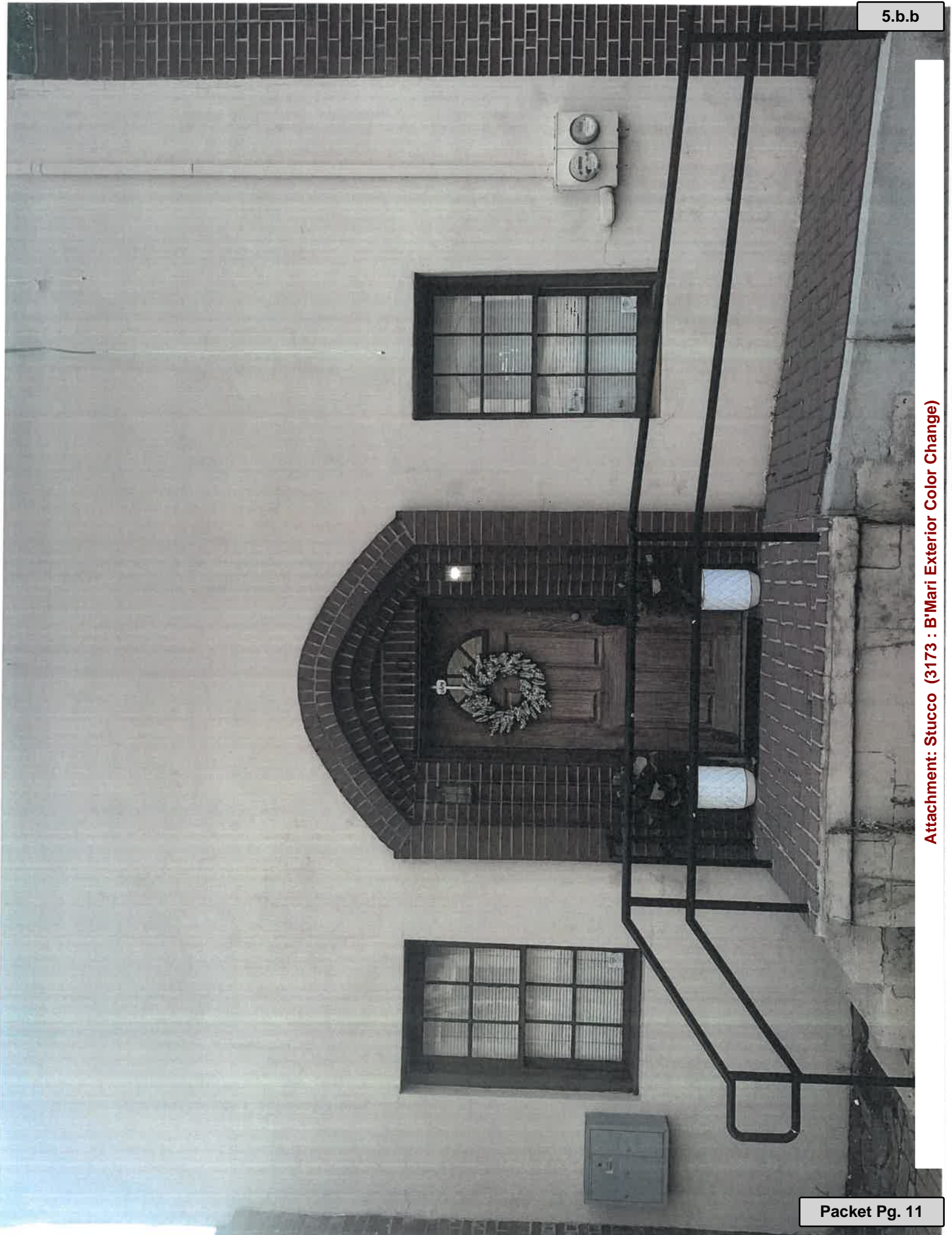
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)

5.b

- Stucco
- Acceptance Letter

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

Approval



Attachment: Stucco (3173 : B Mari Exterior Color Change)



5.b.b



Attachment: Stucco (3173 : B'Mari Exterior Color Change)



MEMORANDUM

To: Tammary Dowdell
106 North McDonough Street
Jonesboro, Ga. 30236

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

Date: June 30, 2022

Re: Notification of Request for Design Review Commission – Exterior color change;
106-112 North McDonough Street, Parcel No. 13241B F009

Dear Applicant,


This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of an exterior color change at a property located at 106 / 112 North McDonough Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, July 6, 2022 at 4:30 pm at City Hall before the Design Review Commission to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3173 : B'Mari Exterior Color Change)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 5.c - c
		COUNCIL MEETING DATE July 6, 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 Obiorah Fields, LLC – 157 South McDonough Street; Parcel No. 13241D H003; Change of exterior color in Historic District.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-102 Historic District Standards		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation		
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> <p>Agency recommendation – Denial of brick painting; Recently, the applicant was approved for a new monument sign for the business at the road. The applicant is now petitioning to paint the entire brick exterior due to the fact that the building seems to have two styles (and colors) of bricks on each end of the building. This building is in the Historic District, which regulates brick as follows:</p> <p><i>c. Building materials.</i></p> <ol style="list-style-type: none"> 1. Historic building materials shall be maintained. 2. Unpainted brick facades shall remain unpainted. 3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick. <p>Both styles of brick appear to be unpainted but having two different styles of brick does not seem to be overwhelming from the road. While the intent is to unify the look of the entire exterior of the building, it would set a precedent for painting brick in the Historic District. The planting of tall evergreen shrubs in the landscape beds in the front of the building could help ameliorate the brick difference.</p>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner		
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"> Existing Brick Acceptance Letter 		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Denial		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date July, 6, 2022	
Signature	City Clerk's Office	

Google Maps 157 S McDonough St



Image capture: Mar 2022 © 2022 Google

← 157 S McDonough St

Street View & 360°

All



Google Maps 157 S McDonough St

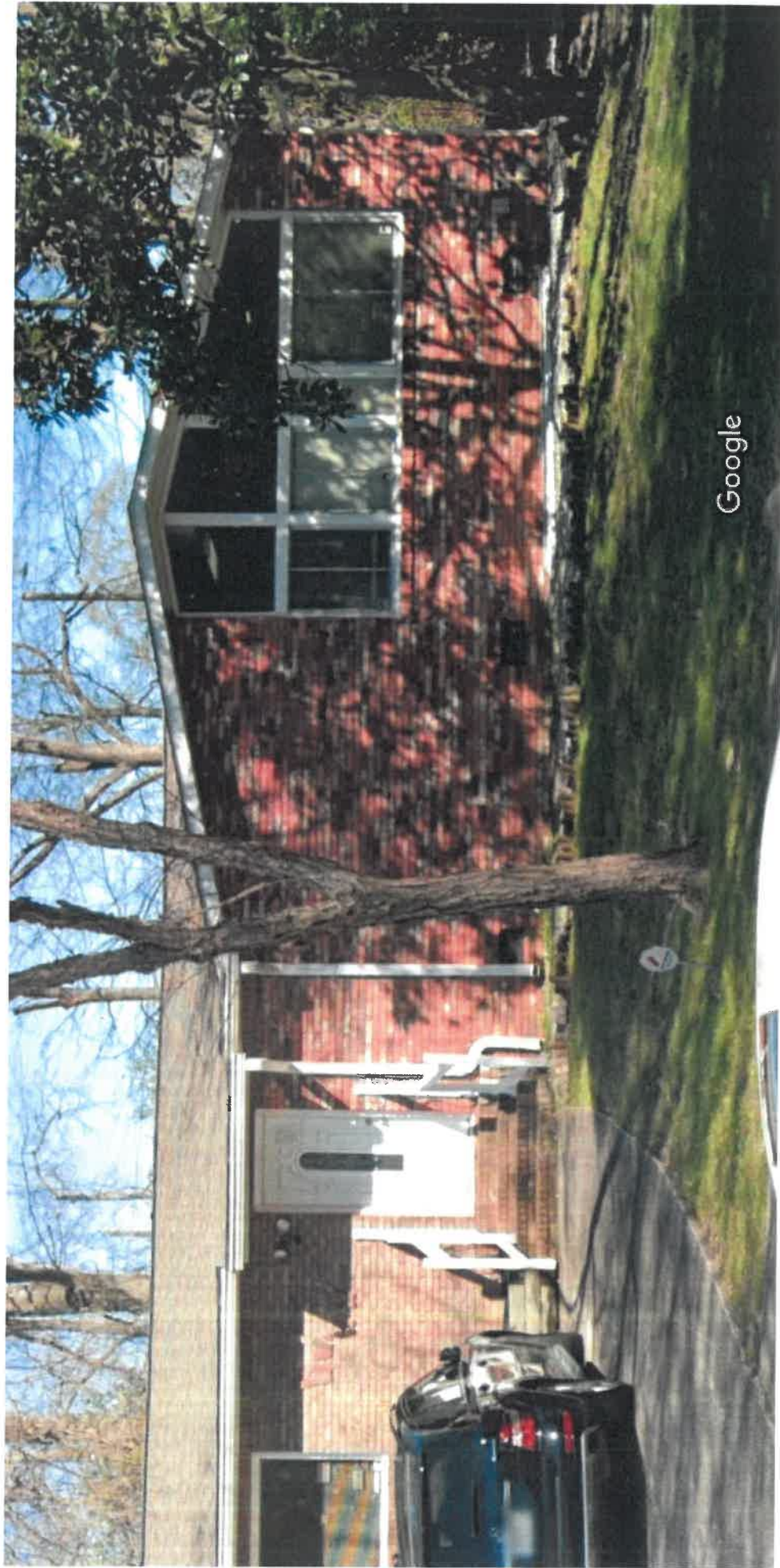


Image capture: Mar 2022 © 2022 Google

← 157 S McDonough St

Street View & 360°

All



MEMORANDUM

To: Danielle Bess Obiorah
Obiorah Fields, LLC
157 South McDonough Street
Jonesboro, Ga. 30236

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

Date: June 30, 2022

Re: Notification of Request for Design Review Commission – Obiorah Fields, LLC
Change in Exterior Color, 157 South McDonough St, Parcel No. 13241D H003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a change in exterior color for a business located at 157 South McDonough Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, July 6, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. 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 (3174 : 157 South McDonough Street- Brick)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.d

- d

COUNCIL MEETING DATE

July 6, 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; Revised exterior design for proposed 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 – **Approval of 6.17.22 house exterior design**; The original house was demolished in 2019. The new owner would now like to put up a replacement home. The design went through two reviews several months ago, with further changes recommended.

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.*

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 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*

FOLLOW-UP APPROVAL ACTION (City Clerk)**Typed Name and Title**

Ricky L. Clark, City Manager

Date

July, 6, 2022

Signature

City Clerk's Office

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

Historic Preservation Commission recommendation, 3.21.22: Tabled for Design Review to look at revised design on April 6th.

Design Review Commission recommendation, 4.6.22: Denial of revised design; Further recommendations include providing official color names, providing an actual landscape plan (including foundation), make the front porch at least 8 feet deep (from front door), provide millwork around windows instead of shutters, provide a metal roof over porch for more variation, and provide more color balance for exterior. Also, it is somewhat confusing to have vertical siding on one part of the house and horizontal siding on another part. Perhaps a shake shingle design would be better than the horizontal siding (especially above the porch roof).

Per the applicant:

I respectfully request that the following points be reviewed

1. *We have already made the changes recommended by the design committee.*
2. *The area of the house is 2,200 Sqf approx. which is not considered a large house but enough for a family to live in downtown Jonesboro. Georgia's average home is 1,963 square feet.*
3. *We want to be part of the new developments in Jonesboro. We plan to build quality houses that meet expectations.*
4. *We only raise the bar to have a better city.*

In reviewing the latest drawings, dated 6.17.22, the Design Review recommendations of 4.6.22 appear to have been met.

- **8-foot-deep porches**
- **Millwork around front windows (decorative headers)**
- **Metal roof on porch**
- **More color balance in front**
- **Color palette provided**
- **All vertical siding now provided and shake shingles provided also**

- Foundation shrubs shown

5.d

Fiscal Impact

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

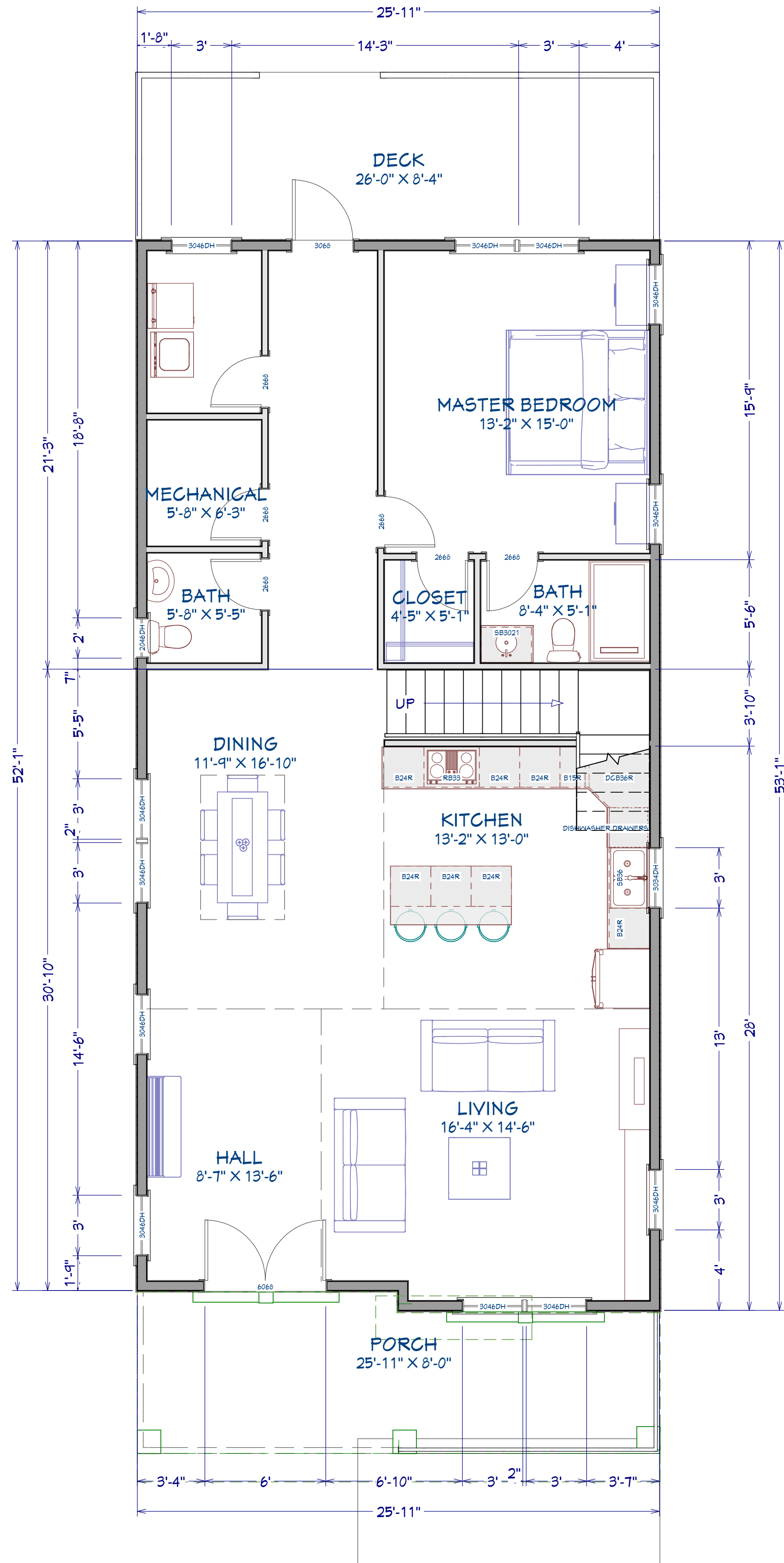
Private Owner

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

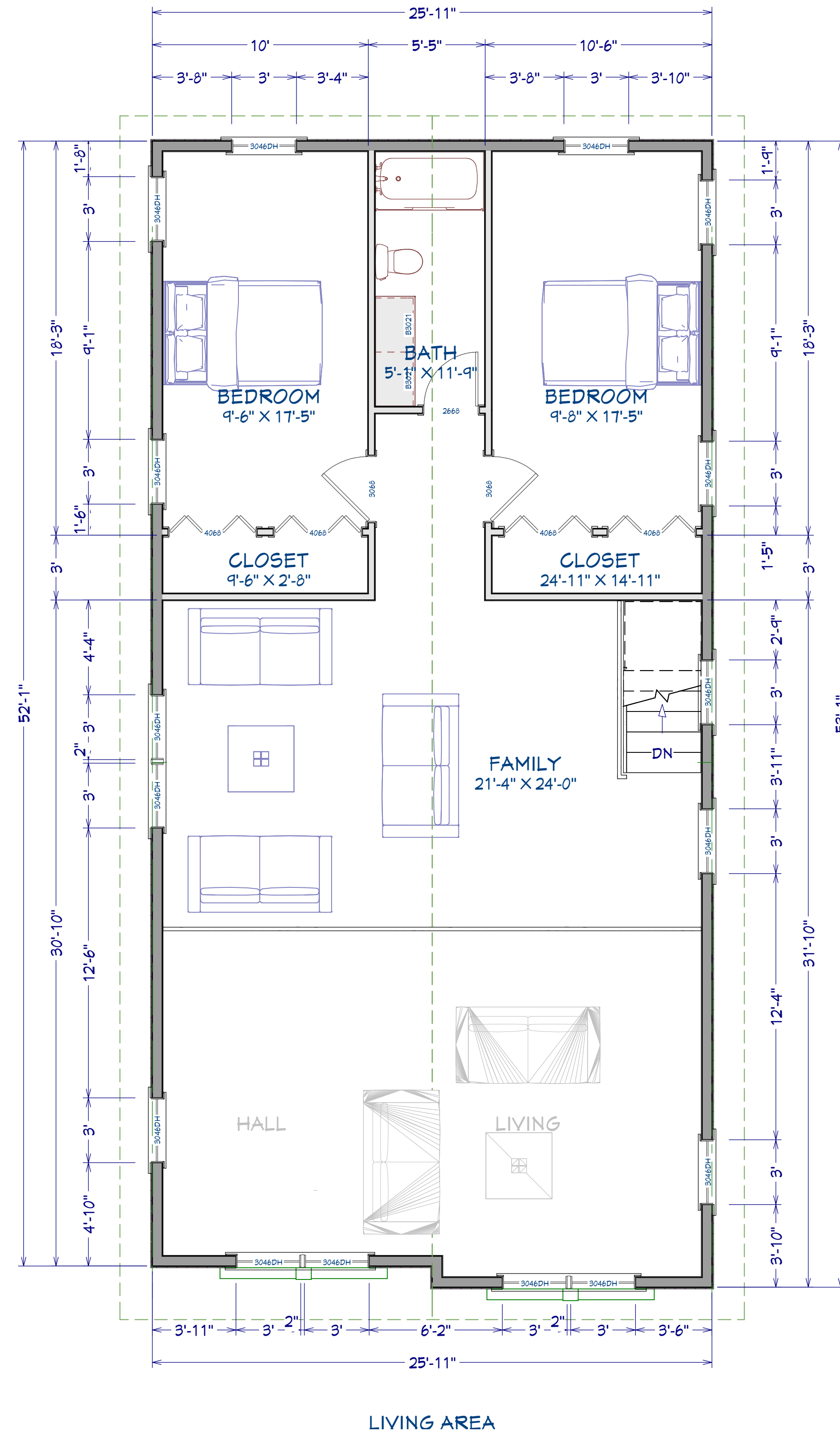
- Modelos De Casas - W Mill St - Corrections #3
- Acceptance Letter 7.6.22

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

Approval of Most Current Design



1 PROPOSED MAIN LEVEL
1/4"=1'-0"



2 PROPOSED SECOND LEVEL
1/4"=1'-0"



NUMBER	DATE	REVISION	DESCRIPTION

PROPOSED
LAYOUT

PROJECT ADDRESS:
14 MILL ST
PROPOSED LAYOUTS
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 8002

DATE:

6/17/2022

SCALE:

SHEET:

A-1



REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISION BY

SHEET TITLE:
**PROPOSED
ELEVATIONS**

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

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 6002

DATE:

6/17/2022

SCALE:

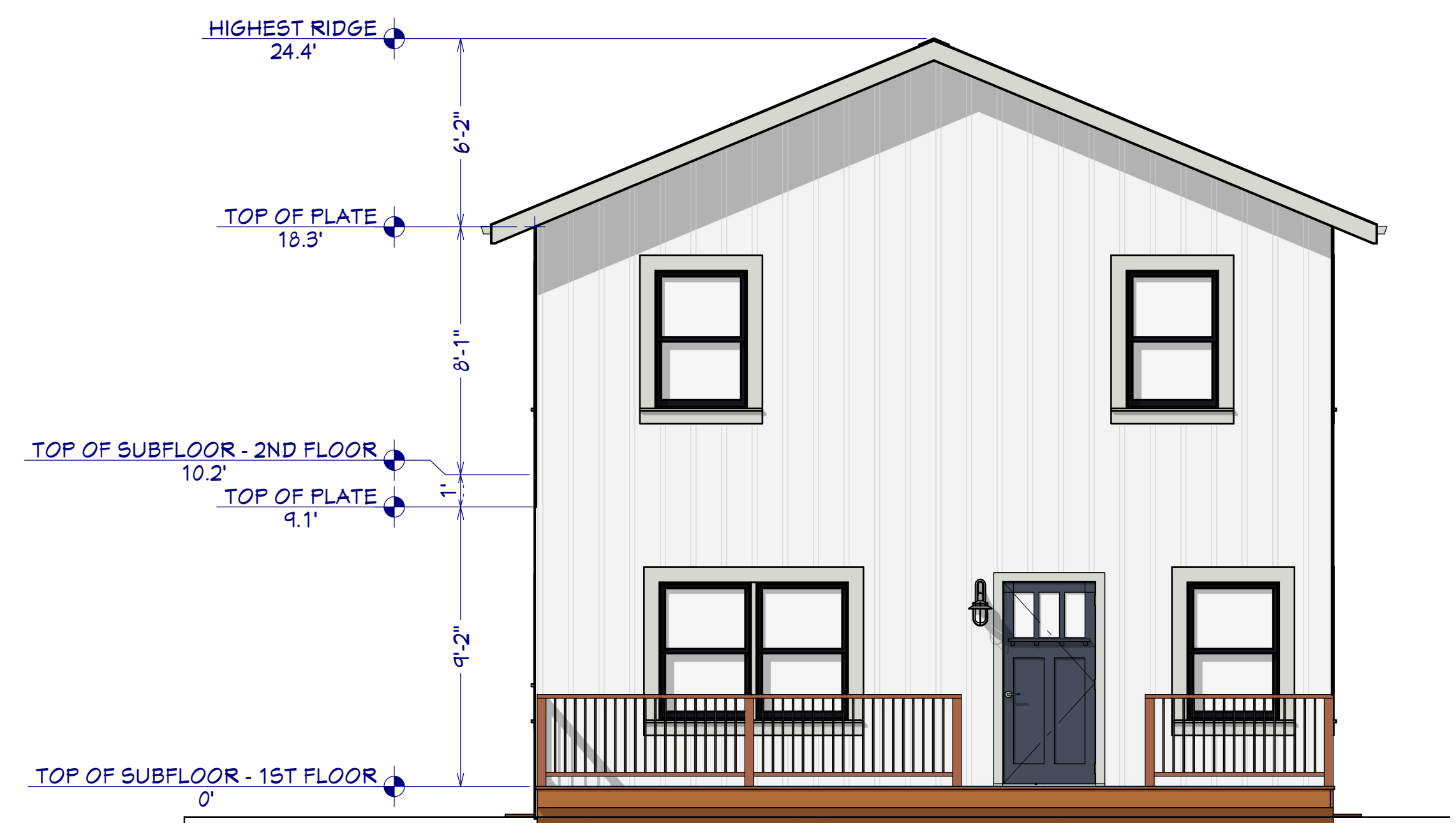
SHEET:

A-2

Attachment: Modelos De Casas - W Mill St - Corrections #3 (3175 - 207 West Mill Street House Design)



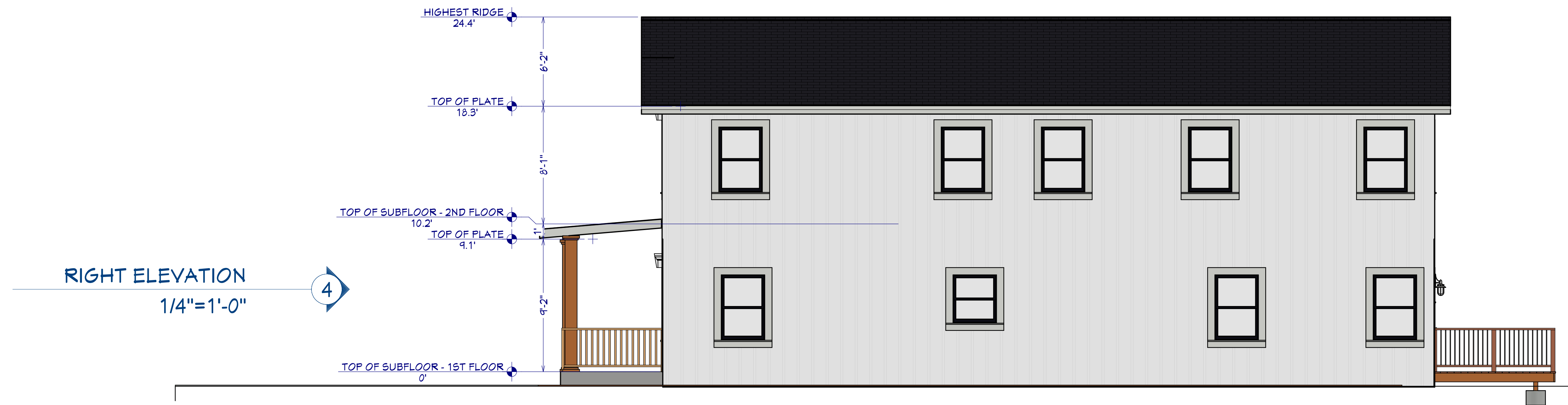
1
FRONT ELEVATION
1/4"=1'-0"



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



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

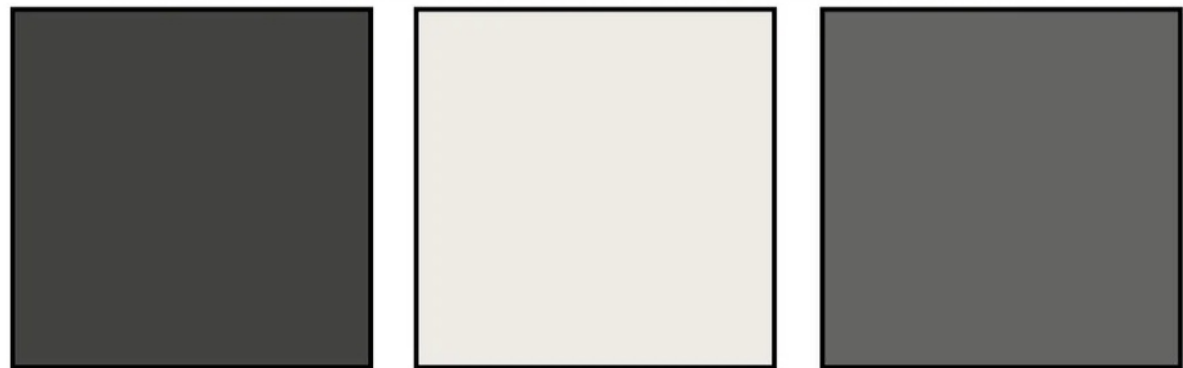


4
RIGHT ELEVATION
1/4"=1'-0"



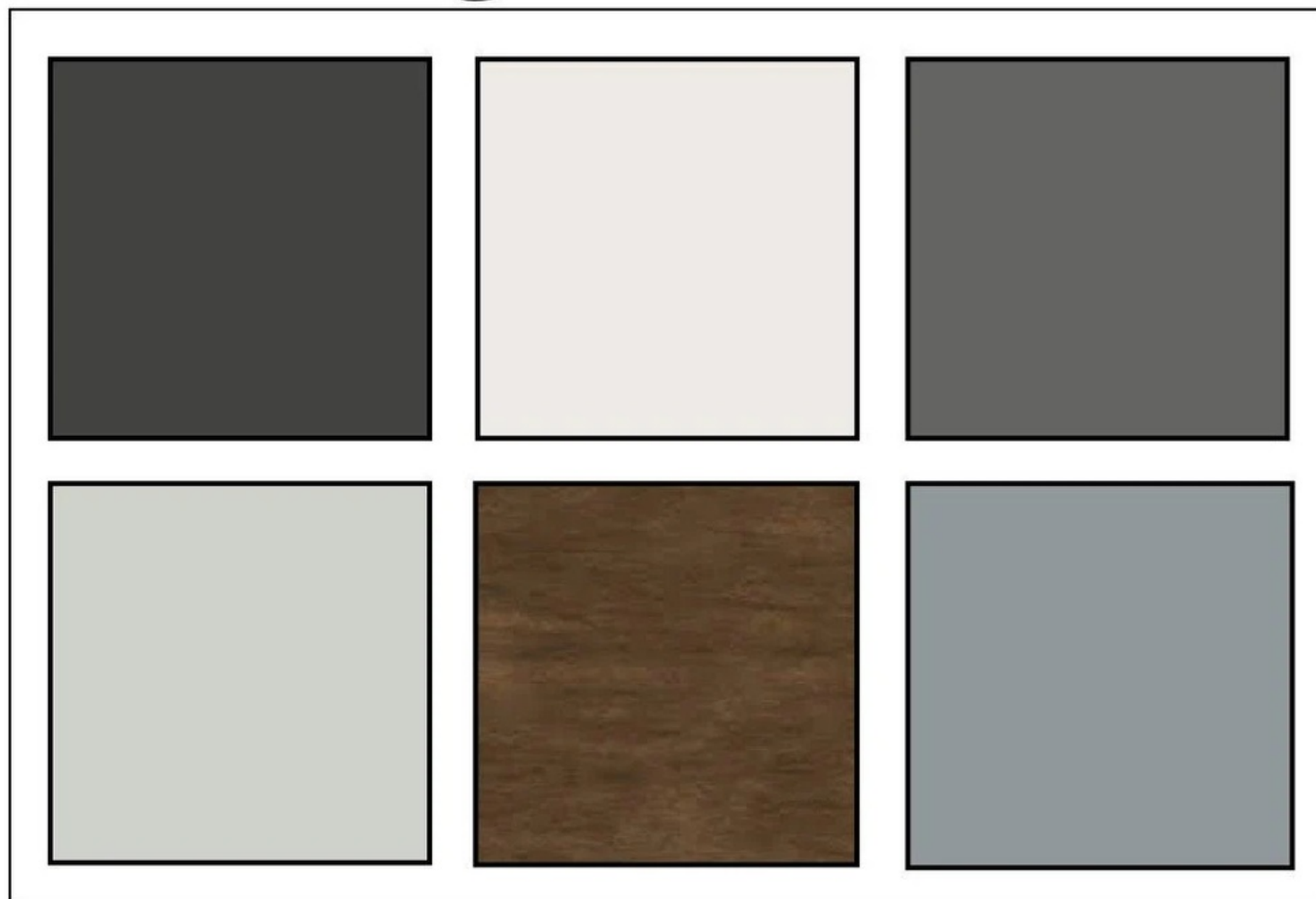
SHERWIN WILLIAMS PAINT PALETTE

modern *farmhouse*



SHERWIN WILLIAMS PAINT PALETTE

modern *farmhouse*
EXTERIOR



NUMBER	DATE	REVISION TABLE	
		REVISID BY	DESCRIPTION

SHEET TITLE:
**PROPOSED
COLOR PALETTE**

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

DRAWINGS PROVIDED BY:
INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 8002

DATE:

6/17/2022

SCALE:

SHEET:

A-3



REVISION TABLE		DESCRIPTION
NUMBER	DATE	

SHEET TITLE:

LANDSCAPING PLAN

PROJECT ADDRESS:

W MILL ST
PROPOSED LAYOUTS
MASANI CONSTRUCTION

DRAWINGS PROVIDED BY:

INNOVA ENGINEERING AND DESIGNS
1 GLENLAKE PKWY NE, ATLANTA GA 30328
www.innovaconstructiongroup.com
(678) 941 6002

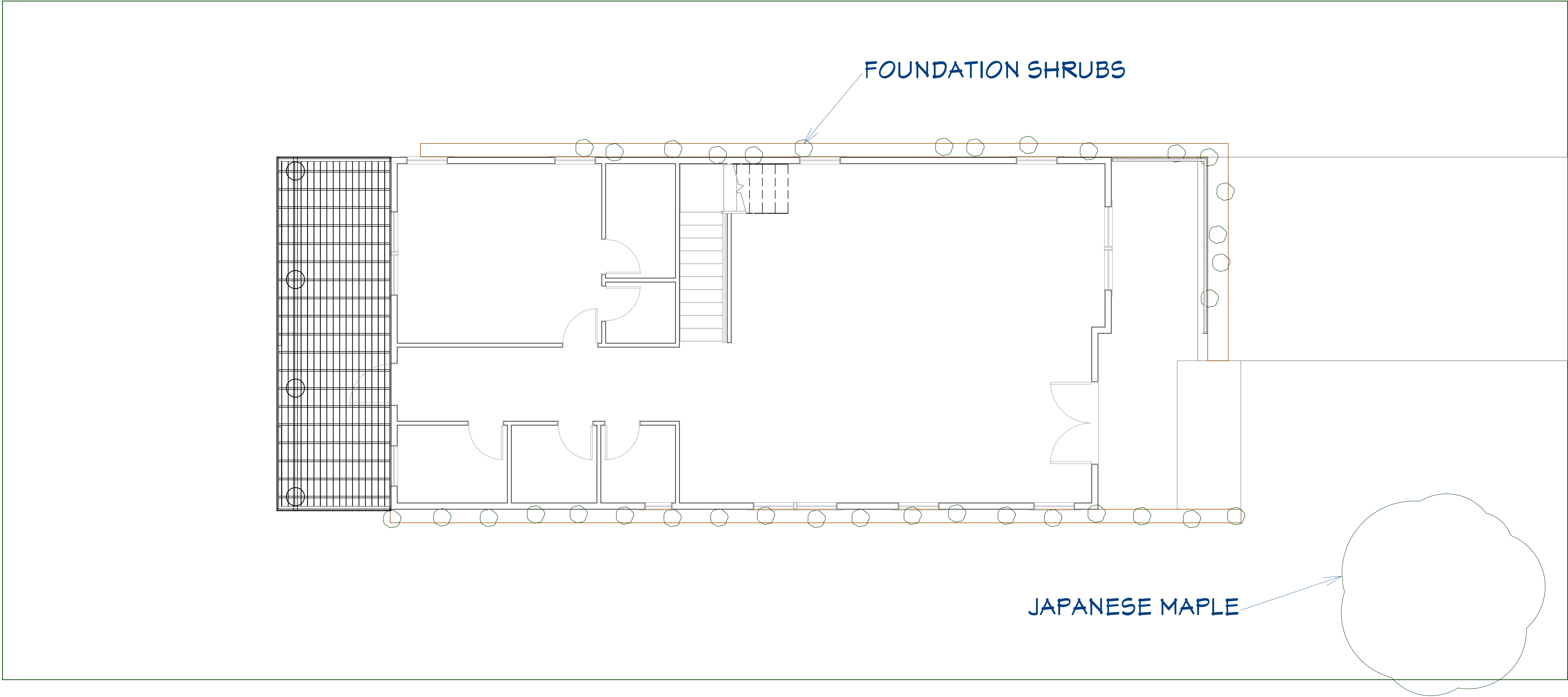
DATE:

6/17/2022

SCALE:

SHEET:

A-4



1

LANDSCAPING LAYOUT

1/4"=1'-0"



MEMORANDUM

To: Carlos Soler

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

Date: July 1, 2022

Re: Notification of Request for Design Review Commission – New Residence
Revised Design; 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 revised design for 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, July 6, 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 be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.e

- e

COUNCIL MEETING DATE

July 6, 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 Xolos Restaurant – 108 South Main Street; Parcel No. 13241D C004; Revised exterior and signage for new restaurant in Historic District.

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

City Code Section 86-102; Historic District (H-1)

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, 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 exterior design**; The owner of both 106 and 108 South Main Street had originally proposed a restaurant for 106 South Main Street (Ferguson building) but is now shifting focus to 108 South Main Street (Brown & Brown), for a healthy, fast-food restaurant, with a Mexican emphasis. The Brown and Brown building has been a lawyer's office in the past and is zoned H-1 (Historic District). The owner has proposed several changes to the front exterior facing Main Street and the rear exterior facing Broad Street.

Proposed changes to front exterior

- Painting of white brick to yellow or mustard color.
- Enlargement of windows at the bottom.
- Widening of doorway to accommodate two doors.
- Modifications to parapet.
- New wall sign.
- Modifications to center of building above door.

Proposed changes to rear exterior

- Painting of white stucco to green.
- Modification to top of façade.
- Reorientation of door and window arrangement.
- New deck for outdoor seating.

Sec. 86-102. – H-1 Historic District regulations.

(a) Purpose of district. The purpose of the H-1 historic district is to provide for **retail and residential uses** that benefit from close proximity to each other and that will **generate pedestrian activity in the city's traditional downtown core**. Development and redevelopment in this district are intended to **preserve and enhance the historic character of the area** while promoting the goals of the Livable Centers Initiative Study.

(h) Permitted uses. The following general use classifications are permitted; refer to section 86-204, Table of uses allowed by zoning district, for actual permitted uses:

(1) **Retail uses;**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 6, 2022

Signature

City Clerk's Office

(2) Commercial services;

(3) Arts, entertainment and recreation uses;

(4) Office uses;

(5) Residential uses.

Uses similar to the above listed permitted uses, as determined by the city manager, may be permitted unless listed elsewhere as a prohibited use.

(j) Development standards.

(1) Minimum lot area: None *No changes to the property lines.*

(2) Minimum lot width: 20 feet *No changes to the property lines.*

(3) Setbacks:

Front: Minimum and maximum setbacks shall be zero. *No addition to the front facade.*

Side: Minimum and maximum setbacks shall be zero, except on corner lots, whereby the setback shall be no less than 20 feet to accommodate pedestrian amenities. Such amenities are required on corner lots and include decorative planters, benches, landscaping, patios, knee walls, or other architectural features that are compatible with the historic and pedestrian character of the district. The proposed number, type, and arrangement of amenities shall be reviewed and approved by the director of downtown development. *No addition to the side of building.*

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. *There will be new decking at the back. However, the rear does not abut a residential district.*

(4) Maximum height: Three stories or 35 feet. *Existing building conforms - two stories.*

(5) Minimum height: Two stories. *Existing building conforms.*

(6) Minimum floor area: None for non-office uses; minimum floor area for office uses shall be 1,000 square feet. *n/a*

(7) Maximum floor area: 3,500 square feet. *The existing floor area is approximately 2225 square feet.*

(k) Existing uses. Any use or structure existing at the time of adoption of this ordinance that would no longer be permitted or be in compliance with the current regulations shall be allowed to continue operation as is but shall be classified as a non-conforming use and subject to all applicable requirements of article X of this chapter. *n/a*

(l) Design standards. In order to preserve the physical character of existing historic structures in the H-1 historic district, every effort shall be made to *adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment.*

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

a. Storefront design.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered. *On the front, the window and door configuration will stay the same, but the windows and door will be enlarged some to better improve the functionality and aesthetic of the restaurant. Staff does not believe that this will adversely impact the building or Historic District aesthetic. The benefit will outweigh any potential negatives. On the rear of the building, the*

enhancements will result in a new door and window configuration, but, visually, can only be seen from Broad Street which is itself going through an extensive reconfiguration.

2. The addition of architectural details where none existed before is discouraged. The paneling above the front door will be altered into one, large monolithic panel. However, per the enlargements, the wood in this area is rotting. Areas of brick will remain brick.

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited. While the window configuration will be somewhat different on the front and the rear, the replacement windows are larger.

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited. Will not happen.

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design. No windows present on the sides or rear.

6. Storm windows must match the color of the window frame and obscure the window as little as possible. n/a

7. Infilling or painting windows is prohibited. Will not happen.

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent. Will not happen.

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed. Pitch and shape will remain the same.

2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials. Will comply. Roof needs repair.

3. Ornamental roof features shall be retained. There are ornamental features present on the parapet.

c. Building materials.

1. Historic building materials shall be maintained.

2. Unpainted brick facades shall remain unpainted. Per the attached building enlargements, the brick has already been painted several times and is flaking.

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. The wood in the middle area is rotting.

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details. No awnings are present or are planned.

2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited. n/a

3. The use of a continuous awning across two buildings to join them as one business is prohibited. n/a

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on

appropriate color palettes will be available for review at the office of downtown development at city hall. *The main color, a mustard yellow, will not conflict with adjacent buildings in the Historic District.*

2. The use of neon colors is prohibited. *None used.*

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

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed. *n/a*

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls. *n/a*

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof. *Will comply.*

2. Utility meters and security lighting shall be placed unobtrusively. *Will comply.*

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

i. Parking.

1. Off-street parking areas, not located in a parking deck, shall be placed to the rear of buildings and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot high landscape buffer of trees and shrubbery or a minimum four-foot high continuous hedge. *Existing parking spaces for this and adjacent buildings has always been in the front. There will not be room for parking in the rear with the Broad Street renovation.*

2. New surface parking, not located in a parking deck, is encouraged to use concrete or stone pavers; asphalt is also permitted in the district. *No new parking proposed.*

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

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

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

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

In summary, the renovation to the building, both interior and exterior, even though it will involve some reconfiguration of the exterior, will be an enhancement, and not a detriment, to the building and adjacent structures in the Downtown District.

Private owner

5.e

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

- Front and Rear
- Front Facade Enlargements
- XOLOS resumen.pdf.1 (002)
- Acceptance Letter

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

Approval

Google Maps 129 S Main St



Image capture: Mar 2022 © 2022 Google



108 S Main St

All

Street View & 360°

Jonesboro, Georgia

Google

Street View - Mar 2022

Attachment: Front and Rear (3176 : 108 South Main Street Renovation)

Google Maps 108 Broad St



Image capture: Jan 2022 © 2022 Google



103 W Mill St

All

Street View & 360°



Attachment: Front Facade Enlargements (3176 : 108 South Main Street Renovation)





Attachment: Front Facade Enlargements (3176 : 108 South Main Street Renovation)



xolos is a healthy fast-food restaurant, where the main protagonist is Mexican food, where innovation is directed towards the preparation of dishes fused with Latin ingredients.



A balanced style between the joy of Mexico and the new fresh, unique environment of the establishment. The combination of its range of earth colors creates a relaxing, comfortable, and welcoming environment, distinguishes itself from the rest.



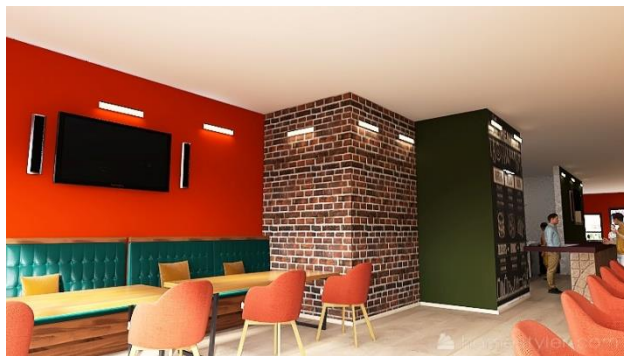


It has a maximum capacity of 56 people where 38 will enjoy the comfort of its interior and will be able to order at the counter and receive their order in the comfort of their table, 18 people will enjoy an incredible outdoor terrace, connected to the minibar, where you can enjoy cocktails and other drinks, with the personal seal of **xolos**.

We will contribute to the environment by maintaining the use of biodegradable props.



The main objective is that people who live in and visit the city of Jonesboro enjoy a new experience, which manages to integrate healthy fast food accompanied by a unique environment, generating a memorable experience for the customer.

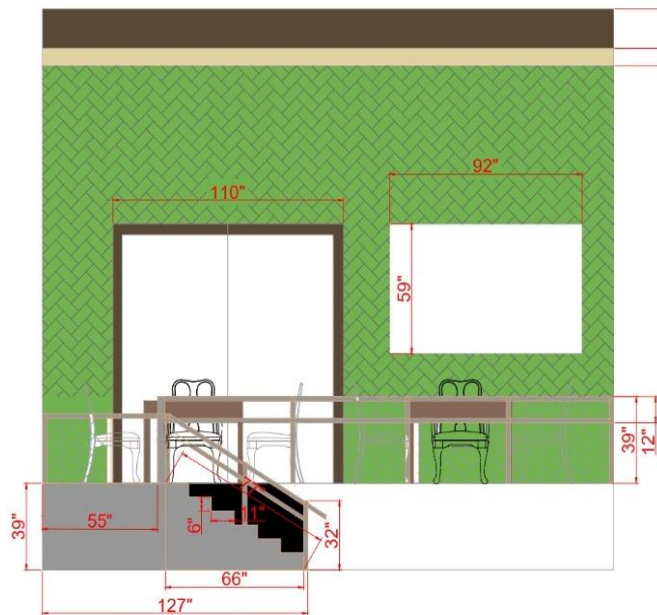


FACADES



FRONT ELEVATION

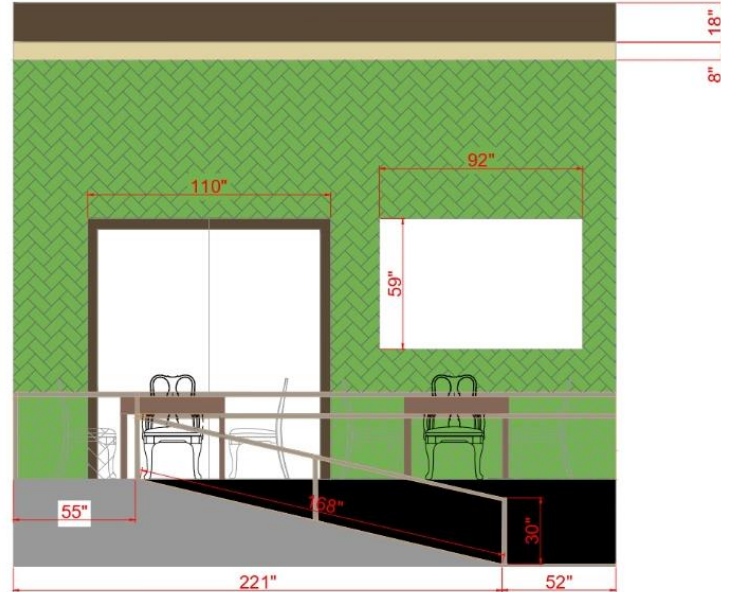
6"



BACK ELEVATION

6"

option 1



BACK ELEVATION

6"

option 2



MEMORANDUM

To: Carlos Soler

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

Date: July 1, 2022

Re: Notification of Request for Design Review Commission – Exterior Alteration;
108 South Main Street; Parcel No. 13241D 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 an exterior alteration for the property located at 108 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, July 6, 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 be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3176 : 108 South Main Street Renovation)