



Jonesboro Historic Preservation Commission
1859 CITY CENTER WAY
January 17, 2023 – 12:00 AM

Agenda

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

I. CALL TO ORDER – Chairperson Betsy Wester

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

1. Historic Preservation Commission to consider a change to a Certificate of Appropriateness for Commercial Building – 162 South Main Street; Parcel No. 13241D E006; Renovation of existing residence and property for conversion into a restaurant within the Historic District. Revised design.
2. Historic Preservation Commission to consider a change to a Certificate of Appropriateness for Obiorah Fields, LLC – 157 South McDonough Street; Parcel No. 13241D H003; Change of exterior color in Historic District. Revised trim color.

V. NEW BUSINESS - ACTION ITEMS

1. Historic Preservation Commission to consider a Certificate of Appropriateness for Restaurant – 135 North Main Street; Parcel No. 13241B A008; New commercial building within Historic District.
2. Historic Preservation Commission to consider a Certificate of Appropriateness for Residences – 214 and 216 King Street; Parcel Nos. 12016A D012 and 12016A D011; Replacement residences in Historic Residential Overlay.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

4.1

- 1

COUNCIL MEETING DATE
January 17, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a change to a Certificate of Appropriateness for Commercial Building – 162 South Main Street; Parcel No. 13241D E006; Renovation of existing residence and property for conversion into a restaurant within the Historic District. Revised design.

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

City Code Section 86-103 H-2 Historic District Standards; Secretary of Interior Historic Design 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, 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 renovations; The 2-story building at 155 North Main Street has served as a residence for many years. The property is zoned H-2 and is in the Historic District. **In November, the applicant requested to convert the vacant residence into a Mexican restaurant and the Design Review Commission reviewed the original design.**

The original scope of work, as far as exterior is concerned, is as follows:

1. Rebuild existing rear deck and provide ADA ramp.
2. Convert rear yard into parking area for restaurant.
3. Extend existing front porch into front yard and refurbish.
4. Repair and replace portions of existing roof where necessary.
5. In place of light-blue wood siding, attach “cloud white” brick veneer on the entire exterior.
6. Removal of shutters.

Per Section 86-103:

(l) 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.)

a. Roofs. **The roof elements (pitch, shape, chimney, etc.) will remain the same. Only periodic repair and patching will be necessary.**

1. The existing pitch and shape of the roof shall be maintained.
2. The shape, style, and placement of historic dormers shall be maintained.
3. The addition of dormers to the front facade where none previously existed is prohibited.
4. Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles the existing material.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 17, 2023

Signature

City Clerk's Office

5. Decorative brackets, cornices, and eaves shall be maintained.

6. Historic chimneys shall be maintained.

7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure.

b. Building materials.

1. Historic building materials shall be maintained. **Existing wood siding (light-blue) to be replaced with white brick veneer.**

2. Unpainted brick facades shall remain unpainted. **n/a**

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 existing siding is damaged in certain spots. Brick is a more durable material.**

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.

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. **Light blue to off white. Shades of white are compatible with other similar buildings in the Historic District.**

2. Neon colors are prohibited. **n/a**

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

4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.

d. Foundations. Existing foundation is a mix of concrete and red brick.

1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained. **Not changed for house, although refurbished front porch looks to have an exposed concrete foundation.**

2. Unpainted historic masonry foundations shall not be painted.

3. Concrete block shall not be used as a foundation material. **So noted.**

e. Details.

1. The addition of architectural details where none previously existed is prohibited. **n/a**

2. Replacement of historic details shall be made with matching material, design, and scale versus stock details. **n/a**

3. The removal of details from a structure is prohibited. **Care needs to be given to preserve front window design on the southeast side, as this is a distinctive feature of the house.**

f. Lighting. No information provided for new 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. **So noted.**

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.

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.

7. The addition of shutters that are not compatible with the window size and shape is discouraged.

h. Doors.

1. Historic doors and door placement shall be maintained. **So noted.**

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

i. Porches.

1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained. **These shall be updated and improved.**
2. The addition of front porches where none previously existed is discouraged. **The existing front porch shall be enlarged but has always existed.**
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. **These shall be updated and improved.**
5. Porch floors and foundations shall not be replaced with slab concrete or brick. **So noted.**
6. The enclosure of front or side porches shall be prohibited. **So noted.**
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. **The ramp shall be located in the rear.**

j. Walls and fences.

1. Historic fencing and walls shall be maintained.
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.

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.

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.
2. Skylights shall be located to the rear of the roof and shall not be within public view.
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.

While the house has always had wood siding, it has deteriorated through the years. The addition of the brick veneer would be a fresher, more durable upgrade. Respect must be given to existing window and porch designs.

1. Repair and patching of roof shall match existing material and color.
2. Provide accent uplighting on building and night-sky friendly lighting on property.
3. Porch floors and foundations shall not be replaced with slab concrete or brick.
4. Historic windows and window arrangement shall be maintained.
5. Historic doors and door placement shall be maintained.
6. Parking lot shall be paved and not gravel.
7. A landscape plan shall be provided.

Design Review comments, November 2022

- **What color will the window frames now be?**
- **What will be the new trim color?**
- **Provide actual color sample of "cloud white" brick for veneer.**
- **While the brick is a more durable material than the wood siding, they recommend a composite mix of materials (brick, hardiplank, stone, etc.) for more visual interest.**

In an informal meeting (no quorum) also in November, the Historic Preservation Commission agreed that a of materials was needed and that white brick everywhere was not appropriate for a recognized historic building.

The updated drawings provided by the applicant in December show:

1. White brick as still the dominant new exterior material.
2. No other color variation, or stone or Hardiplank elements shown.
3. An enlarged front porch for sitting.
4. A new concrete sidewalk going from the modified front porch to the side yard and the proposed parking lot in the rear.
5. All shutters are gone, and the white window trim is now black.
6. All other trim remains white.
7. Staircase to upper floor to be added to north side.
8. Rear deck to be completely replaced and have required ADA ramp addition.
9. Small stairs added to south side.
10. All present window configurations retained.

In the H-1 district,

e. Materials.

1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district.

While the subject property is in the H-2, and not H-1, district, the intent of the overall Historic District is to have a superior material like brick as much as possible. However,

b. Materials and color. (H-2 district)

1. The predominant exterior siding material or a modern material *that creates a similar texture or appearance* shall be used.
2. The use of brick is encouraged for chimneys.
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.*

An intelligent use of brick, stone, and Hardiplank siding is encouraged to soften the transition of the building from a recognized historic house to a modern and active commercial use.

Design Review Commission recommendation, 1.4.23: Approval of white brick, but would like to see more variation with the design, especially in the front:

- **Stone around bottom of porch and foundation.**
- **Minimum 6-inch wide Hardiplank siding (banding) around windows (especially front windows)**
- **If possible, brick "arches" over front windows for some architectural interest.**

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 House
- Revised Design - December

- Acceptance Letter 1.17.23

4.1

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

Approval with Conditions



Image capture: Jan 2022 © 2022 Google



162 S Main St

All

Street View & 360°

4.1.b

My: So

Attachment: Existing House (3295 : 162 South Main Street)

1/1

Google Maps 113 Burnside St



Image capture: Jan 2022 © 2022 Google

← 162 S Main St

Street View & 360°

All

ps://w

Google Maps 100 Burnside St



Image capture: Jan 2022 © 2022 Google



162 S Main St

All

Street View & 360°

Google Maps 158 S Main St



Image capture: Mar 2022 © 2022 Google



162 S Main St

All

Street View & 360°



162 S MAIN STREET



ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

FOR INFORMATION CONTACT

162 S MAIN STREET
JONESBORO, GA 30236

LOCATION

EXTERIOR ELEVATIONS

SHEET TITLE

REVISIONS		NO	DATE
		1	
		2	
		3	
DRAWN BY			
RLH			
Date	9/1/2022		
Scale	AS NOTED		
DWG No.			
A0			



ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

FOR INFORMATION CONTACT

162 S MAIN STREET
JONESBORO, GA 30236

LOCATION

EXTERIOR ELEVATIONS

SHEET TITLE

REVISIONS
NO DATE

1

2

3

DRAWN BY
RLH

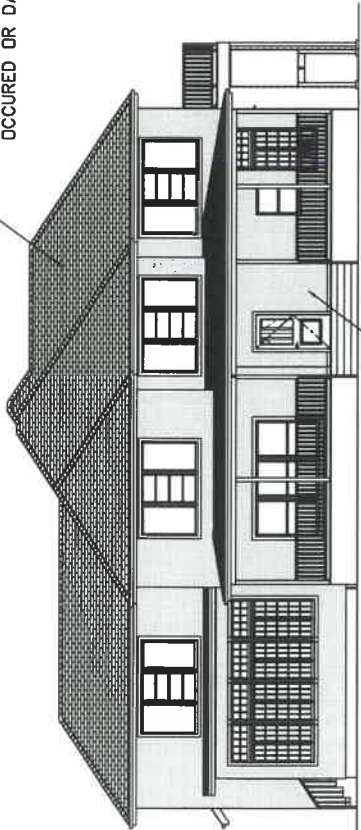
Date 9/1/2022

Scale AS NOTED

DWG No.

A5

EXISTING ROOF TO REMAIN
(REPAIR AND/OR REPLACE ONLY
WHERE STRUCTURAL FAILURE
OCCURED OR DAMAGED)

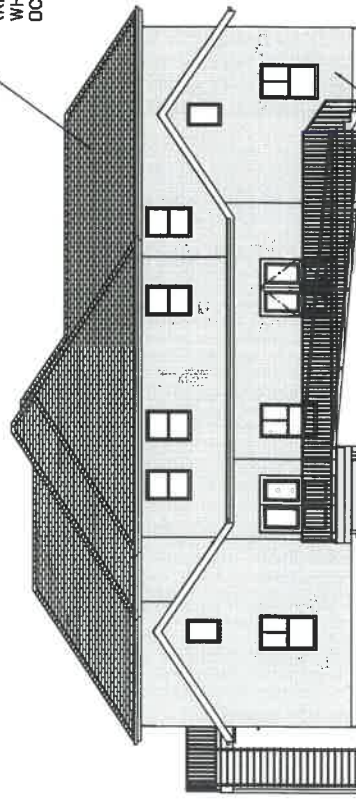


FRONT ELEVATION

3/16" = 1'-0"

NEW ADHERED BRICK
ON EXISTING CONSTRUCTION

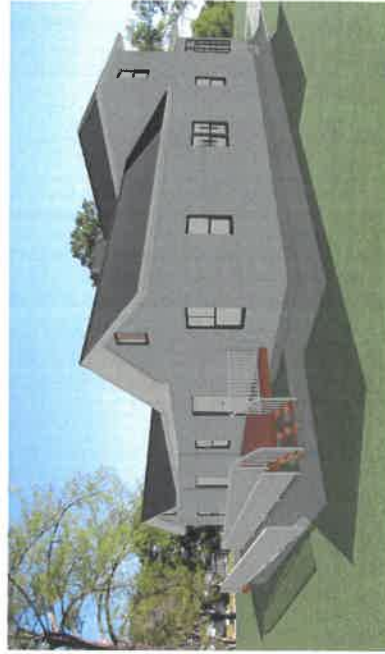
EXISTING ROOF TO REMAIN
(REPAIR AND/OR REPLACE ONLY
WHERE STRUCTURAL FAILURE
OCCURED OR DAMAGED)



REAR ELEVATION

3/16" = 1'-0"

NEW ADHERED BRICK
ON EXISTING CONSTRUCTION



RIGHT ELEVATION
3/16" = 1'-0"

RIGHT ELEVATION

LEFT ELEVATION
3/16" = 1'-0"

LEFT ELEVATION

FOR INFORMATION CONTACT
ALBERT SOLANO
7675 TARA BLVD
JONESBORO, GA 30236

LOCATION
162 S MAIN STREET
JONESBORO, GA 30236

SHEET TITLE
EXTERIOR ELEVATIONS

REVISIONS	
NO	DATE
1	
2	
3	

DRAWN BY
RLH
Date 9/1/2022
Scale AS NOTED
DWG No.

A6



MEMORANDUM

To: Albert Solano
162 South Main Street
Jonesboro, Ga 30236

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

Date: January 6, 2023

Re: Notification of Request for Historic Preservation Commission – Exterior
Modification; 162 South Main Street; Parcel No. 13241D E006;

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of exterior modifications for the property located at 162 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 1859 City Center Way on Tuesday, January 17, 2023 at 5:30 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 1.17.23 (3295 : 162 South Main Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

4.2

- 2

COUNCIL MEETING DATE
January 17, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a change to a Certificate of Appropriateness for Obiorah Fields, LLC – 157 South McDonough Street; Parcel No. 13241D H003; Change of exterior color in Historic District. Revised trim color.

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

City Code Section 86-102 Historic District 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 new trim color (dark blue) and wall sign design; In 2022, the applicant was approved for painting the existing brick exterior white to better “unify” the two different brick styles on the building.

Proposed color for brick, August 2022: Sherwin Williams SW 7005 Pure White

Trim – Black

Door – To be determined

A couple of months ago, the brick painting was finished, and the applicant contacted me about painting the trim dark blue instead of black, which better matches their logo and sign. I had not had a chance to put in on the Design agenda until now. They went ahead and painted it the new dark blue color, knowing that they could paint it black if not approved. It is staff's opinion that the dark blue color complements the new white brick color well and ties into the new signage and existing color scheme for the office. The only colors prohibited are neon colors.

In addition, the applicant wants to cover the “W W” on the bricks with a small wall sign.

Design Review Commission recommendation, 1.4.23: Approval of dark blue trim

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 Brick
- Certificate of Appropriateness - 157 South McDonough Street, Original
- Dark Blue Trim

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 17, 2023

Signature

City Clerk's Office

- New Sign
- Acceptance Letter HPC

4.2

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

Approval

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

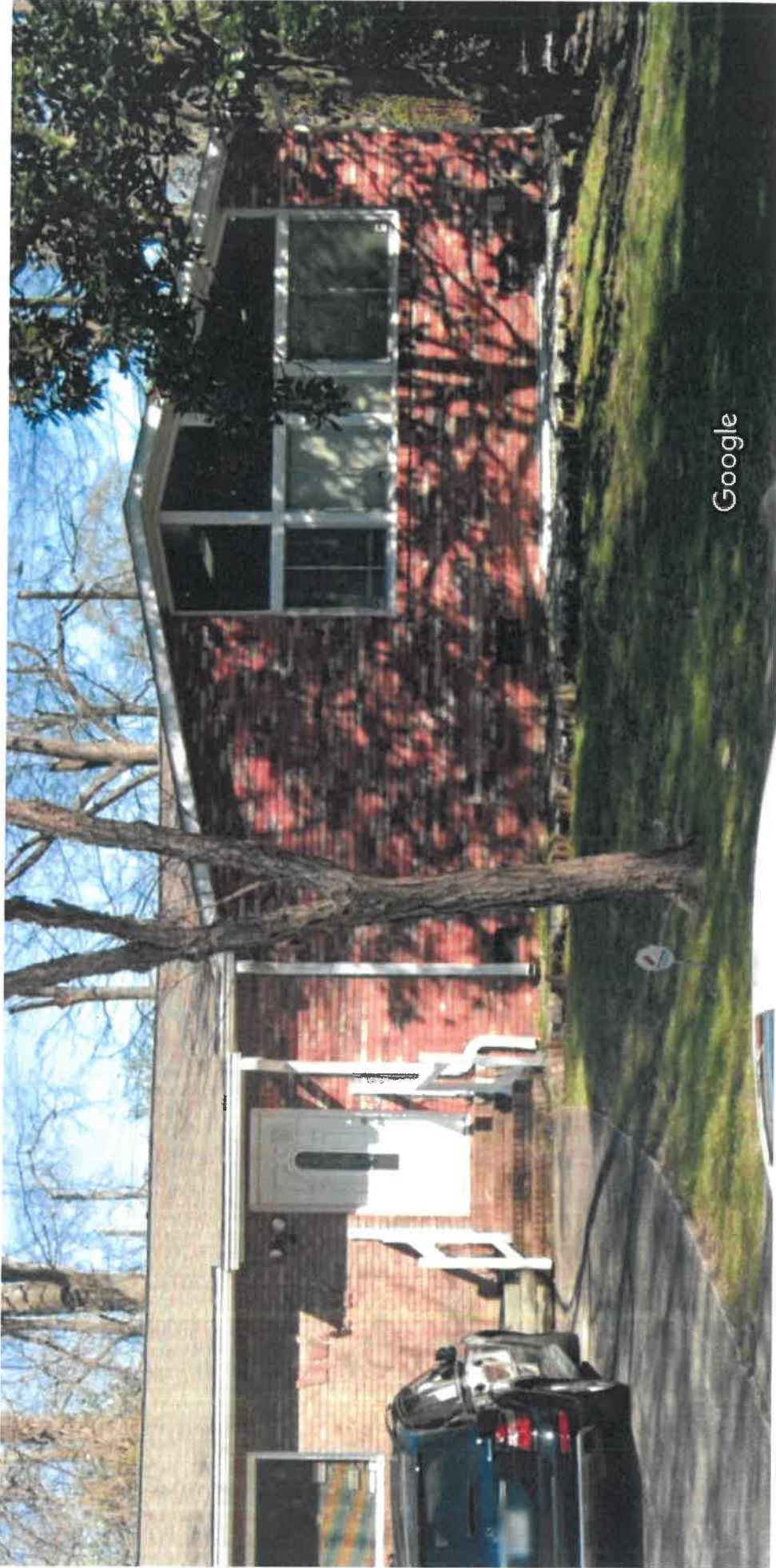


Image capture: Mar 2022 © 2022 Google

← 157 S McDonough St

Street View & 360°

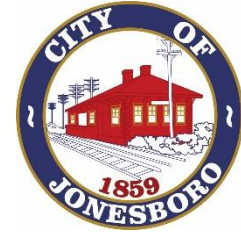
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CERTIFICATE OF APPROPRIATENESS



City of Jonesboro
Historic Preservation Commission
124 North Avenue
Jonesboro, Georgia 30236



THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Law Office

OWNER: TWIN PEAKS INVESTMENTS LLC

ADDRESS: 157 South McDonough Street

TYPE: Exterior brick color change

HISTORIC PRESERVATION MEETING DATE: **AUGUST 15, 2022**

Work Approved:

Exterior brick color approved to be painted Sherwin Williams SW 7005 Pure White, with black trim.

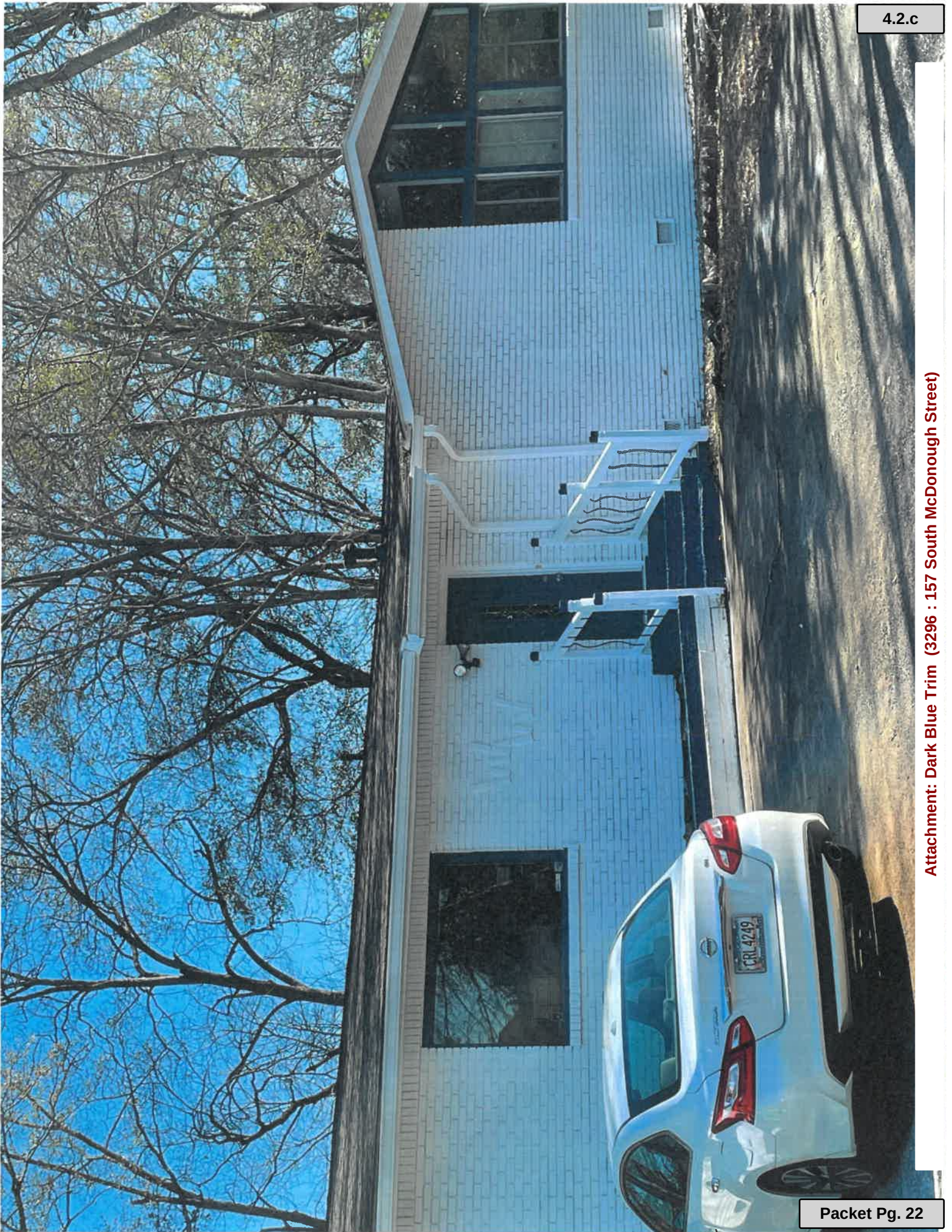
Under penalty of law, I, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.

Signed: _____
Applicant

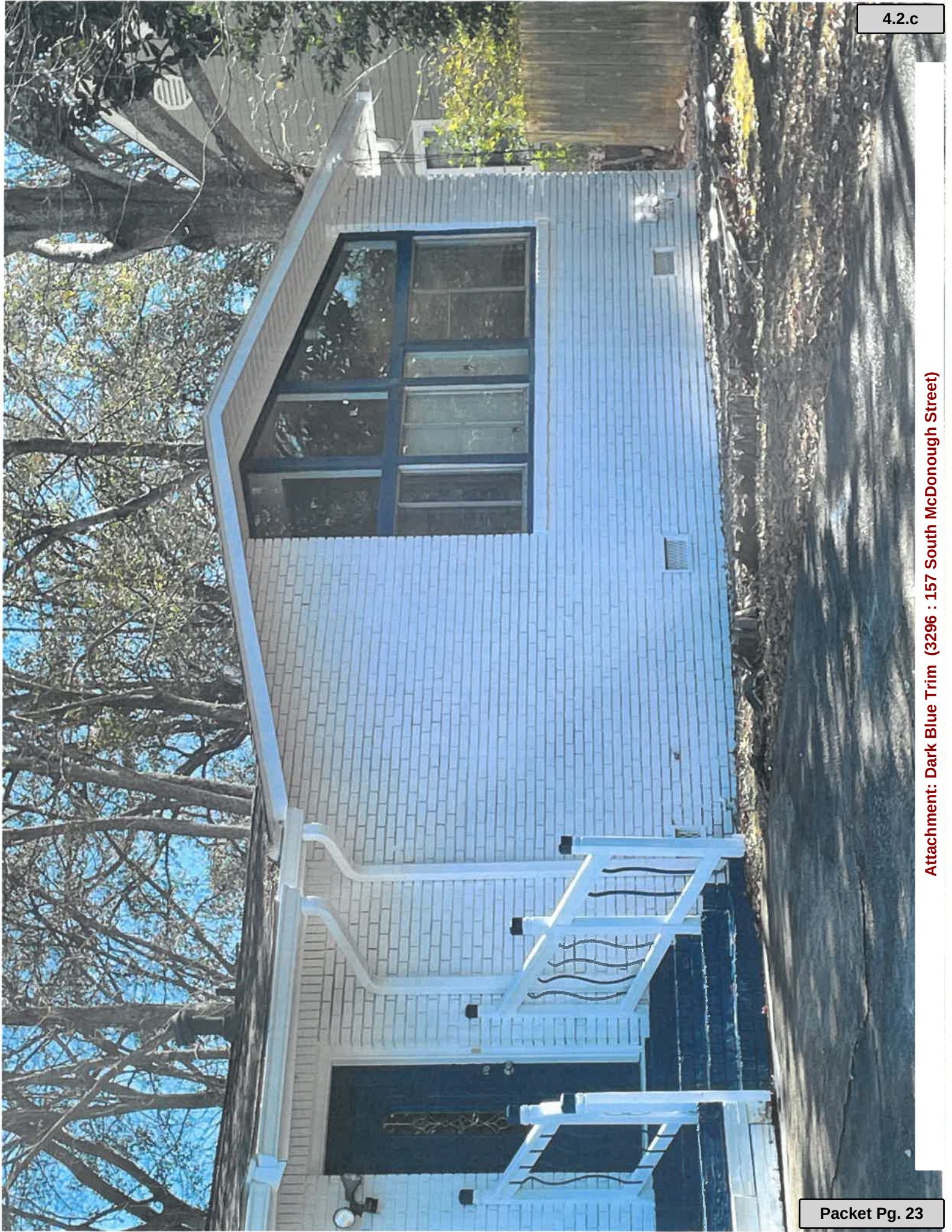
Approved: _____
Chairperson, Betsy Wester
Historic Preservation Commission

Approved: _____
Zoning Administrator, David D. Allen
City of Jonesboro

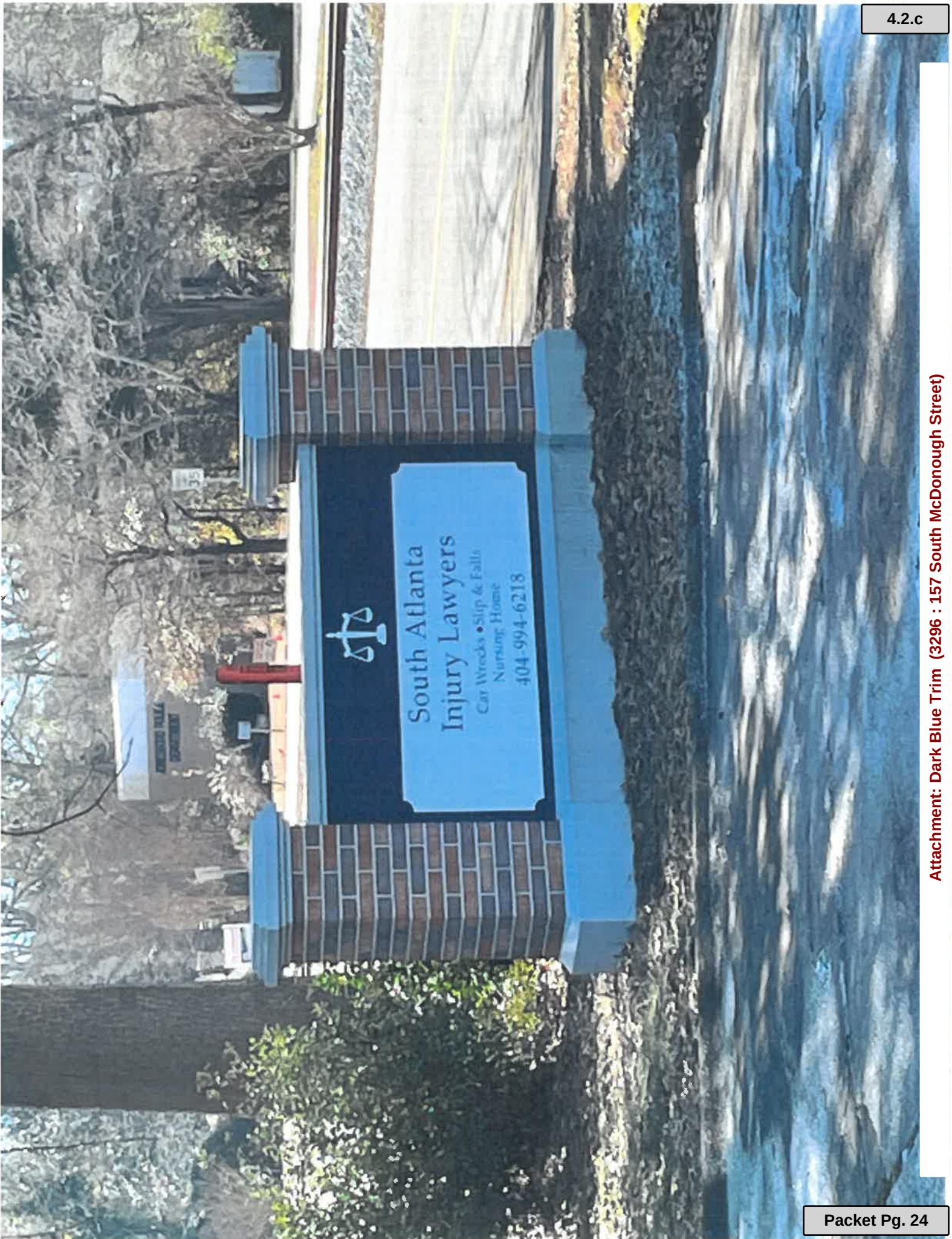
Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.



Attachment: Dark Blue Trim (3296 : 157 South McDonough Street)



Attachment: Dark Blue Trim (3296 : 157 South McDonough Street)



Attachment: Dark Blue Trim (3296 : 157 South McDonough Street)





Attachment: New Sign (3296 : 157 South McDonough Street)



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: January 6, 2023

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

Dear Applicant,

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

A hearing has been scheduled for Tuesday, January 17, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, 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 HPC (3296 : 157 South McDonough Street)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

January 17, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Restaurant – 135 North Main Street; Parcel No. 13241B A008; New commercial building within 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 current exterior design**; The applicant was recently approved for a variance by City Council for building size. The lot, zoned H-1 (Historic District), is one of the few undeveloped parcels in the Historic Downtown, on the corner of North Main Street and Smith Street. The proposed building is a two-story, grey brick bistro with an outdoor beer garden.

(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.

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. **The building can conform to the 20-foot corner setback.**

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. **The rear does not abut a residential district.**

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

(5) Minimum height: Two stories. **Proposed two-story building.**

(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. **Variance approved for 3900 square feet in December 2022.**

(k) Existing uses. Any use or structure existing at the time of adoption of this ordinance that would no longer be

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 17, 2023

Signature

City Clerk's Office

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.*

(3) New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles. **The new building will definitely contribute to the character of the area and serve as an “anchor” to the two-story brick buildings south of this property on “lawyers row.”**

a. Placement.

1. New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district. **The building will roughly line up with adjacent buildings just to the south.**

2. Orientation shall be toward the same street as nearby historic buildings. **Complies**

3. Buildings shall be placed centrally on a lot with equal spacing on each side (zero side setbacks for buildings fronting Main or McDonough Streets). **The building is not centered in order to comply with the corner setback and to provide adequate space for the outdoor beer garden on the side.**

b. Scale.

1. Buildings shall be approximately the same width and depth as historic buildings of similar form within the district. **Complies**

2. Buildings shall be either two stories or three stories depending on the uniformity of height displayed by nearby historic buildings; building height shall not exceed 35 feet unless topography and site location allow for up to four stories. This increase in height shall require a variance request for review and approval by city council. **Complies**

c. Form.

1. New buildings shall respect the existing form found among historic buildings in the district. **Complies**

2. Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings. **Complies**

3. Buildings shall be comprised of a single main block rather than several secondary blocks (e.g., wings, projections, or porches). **Complies**

4. Foundations shall be compatible with the height and pattern found on similar historic buildings. **Complies**

d. Openings (windows and doors).

1. New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings.

Complies

2. Placement or distribution of openings shall be symmetrical and in a manner similar to that of nearby historic buildings or similar buildings within the district. **Complies**

e. Materials.

1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and

upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district. **The main material for the new building is brick, with some wood and metal elements. The brick is earth tone (variegated grey).**

2. Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings. **Neither this building nor adjacent buildings have a significant amount of ornamentation.**

In summary, this will be a quality addition to the downtown. The City Council indicated that they would like to see more variation than just brick, but the rendering does indeed show appropriate proportions of glass, wood, and metal. The design intent for the downtown Historic District is predominantly brick.

Design Review Commission recommendation, 1.4.23: Approved as presented.

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.)*

- Approval Letter
- Site Pictures
- Site and Building Design
- Building Rendering
- Acceptance Letter HPC

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

Approval



MEMORANDUM

To: Charles Staffins
4301 Roosevelt Highway
South Fulton, Ga. 30349

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

Date: December 13, 2022

Re: Notification of Request for Variances – Restaurant, 135 North Main Street; Tax Map Parcel No. 13241B A008

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor and Council, at a Public Hearing on December 12, 2022 at 6:00 pm, approved your request for the following requested variances for the above referenced property:

- Maximum building size and minimum parking area

The following approval conditions were established - 1. Any parking or driving area on the subject property shall be paved. 2. The exterior design is subject to Design Review Commission and Historic Preservation Commission review and approval. 3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials. 4. Off-street parking areas, not located in a parking deck, 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. 5. All applicable Clayton County stormwater regulations shall apply. Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Google Maps 131 N Main St

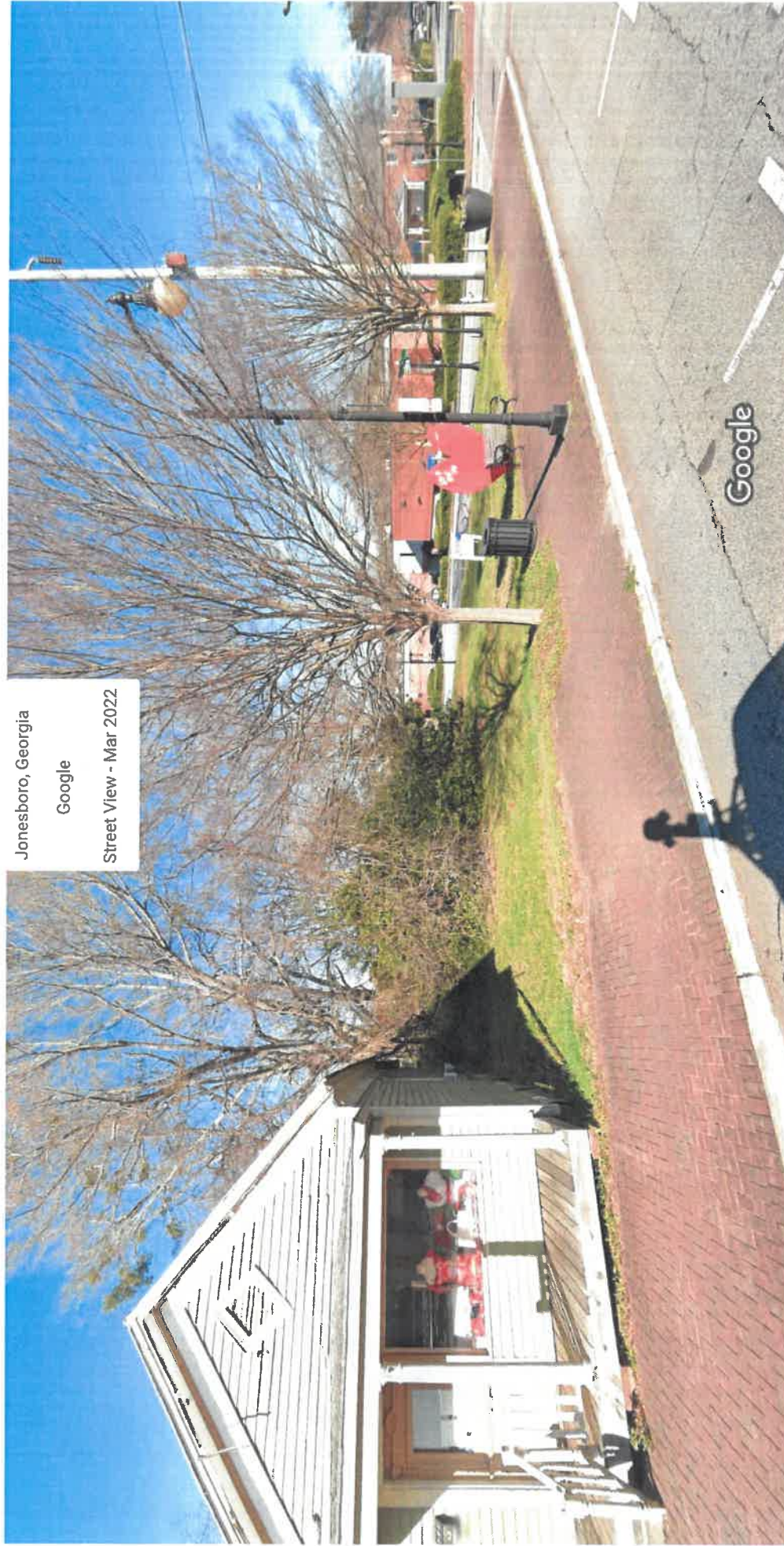


Image capture: Mar 2022 © 2022 Google



135 N Main St

All

Street View & 360°

Google Maps 137 N Main St

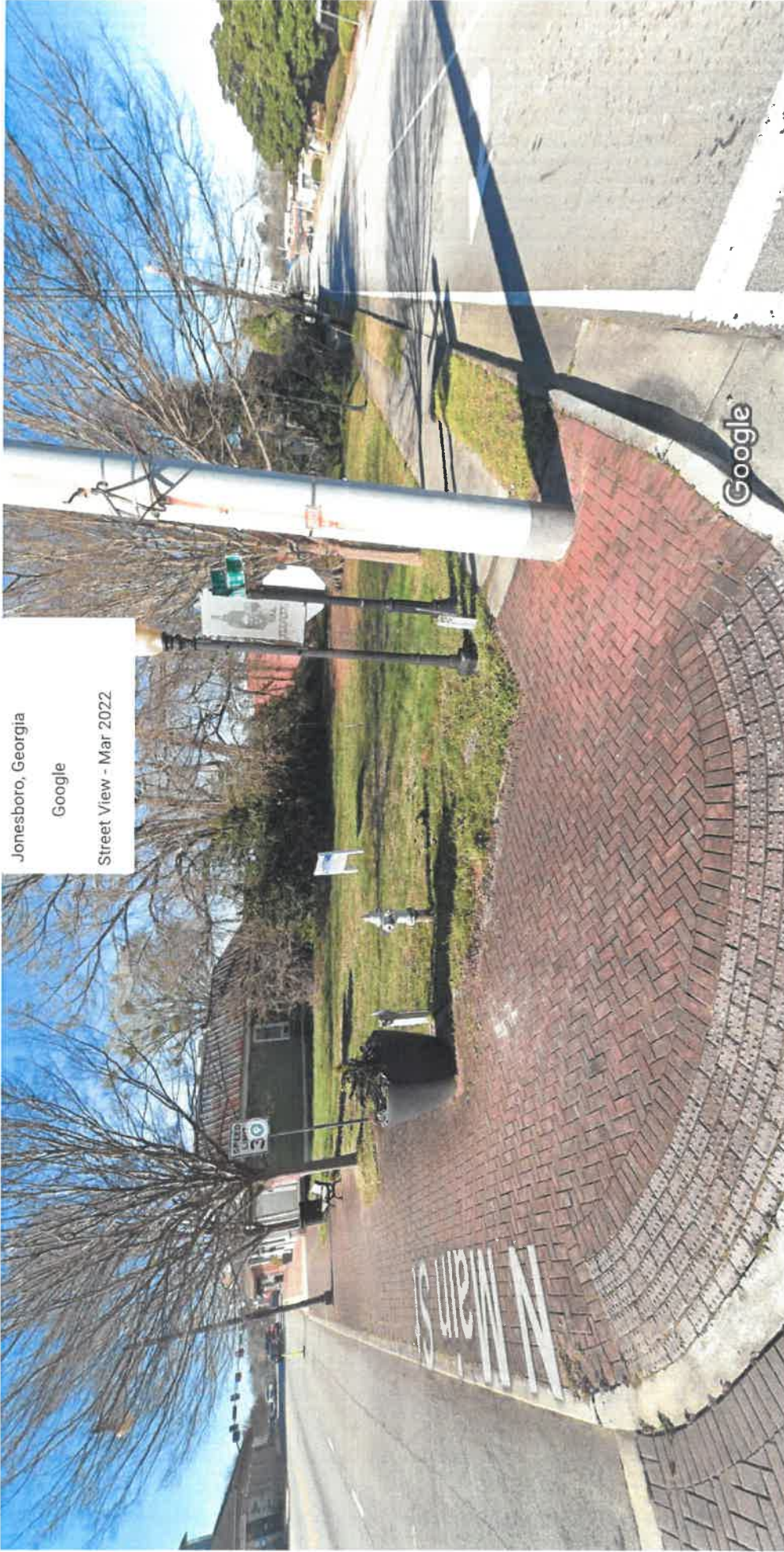


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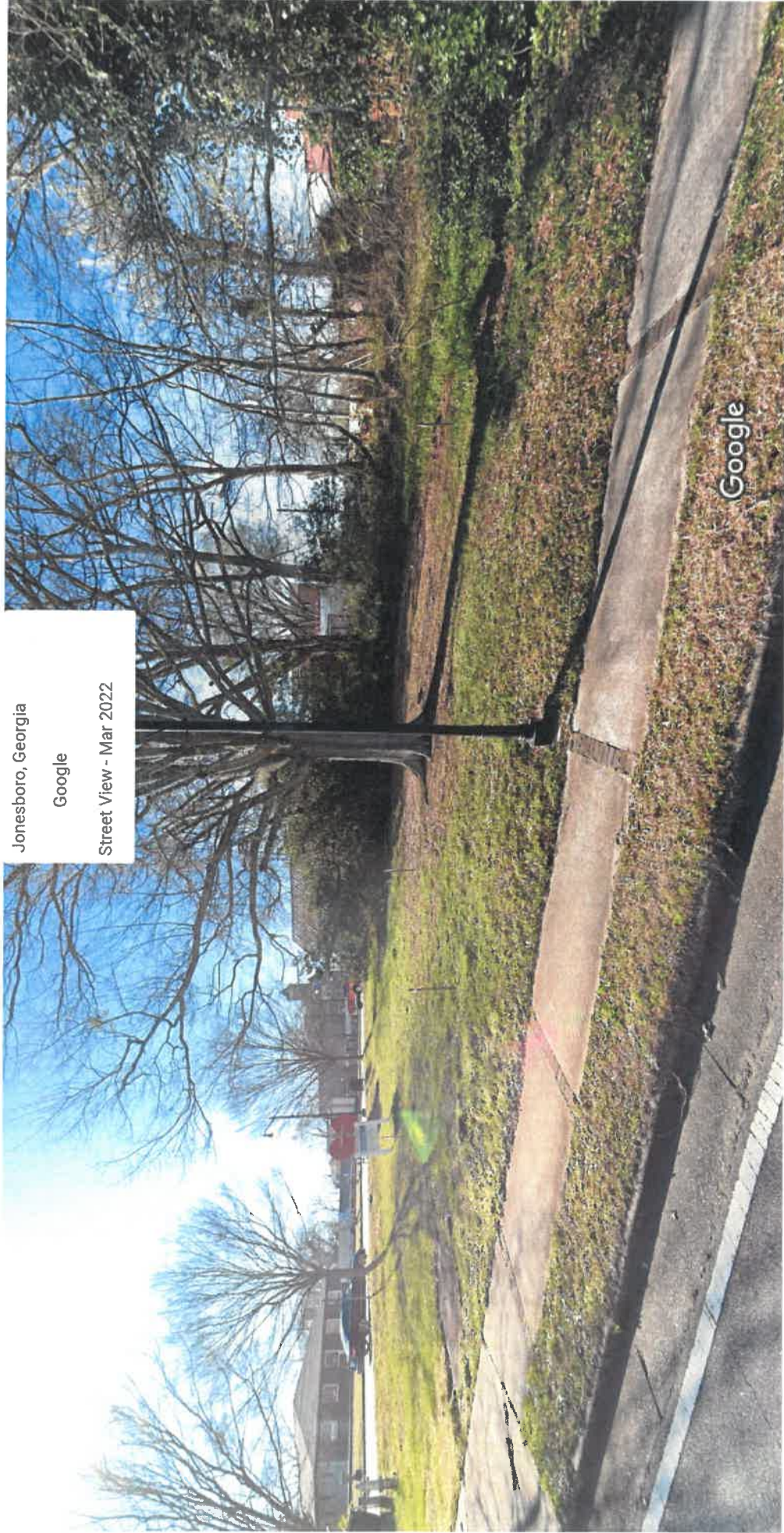


135 N Main St

All

Street View & 360°

Google Maps 105 Smith St



Jonesboro, Georgia
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



135 N Main St

All

Street View & 360°

Google Maps 131 N Main St

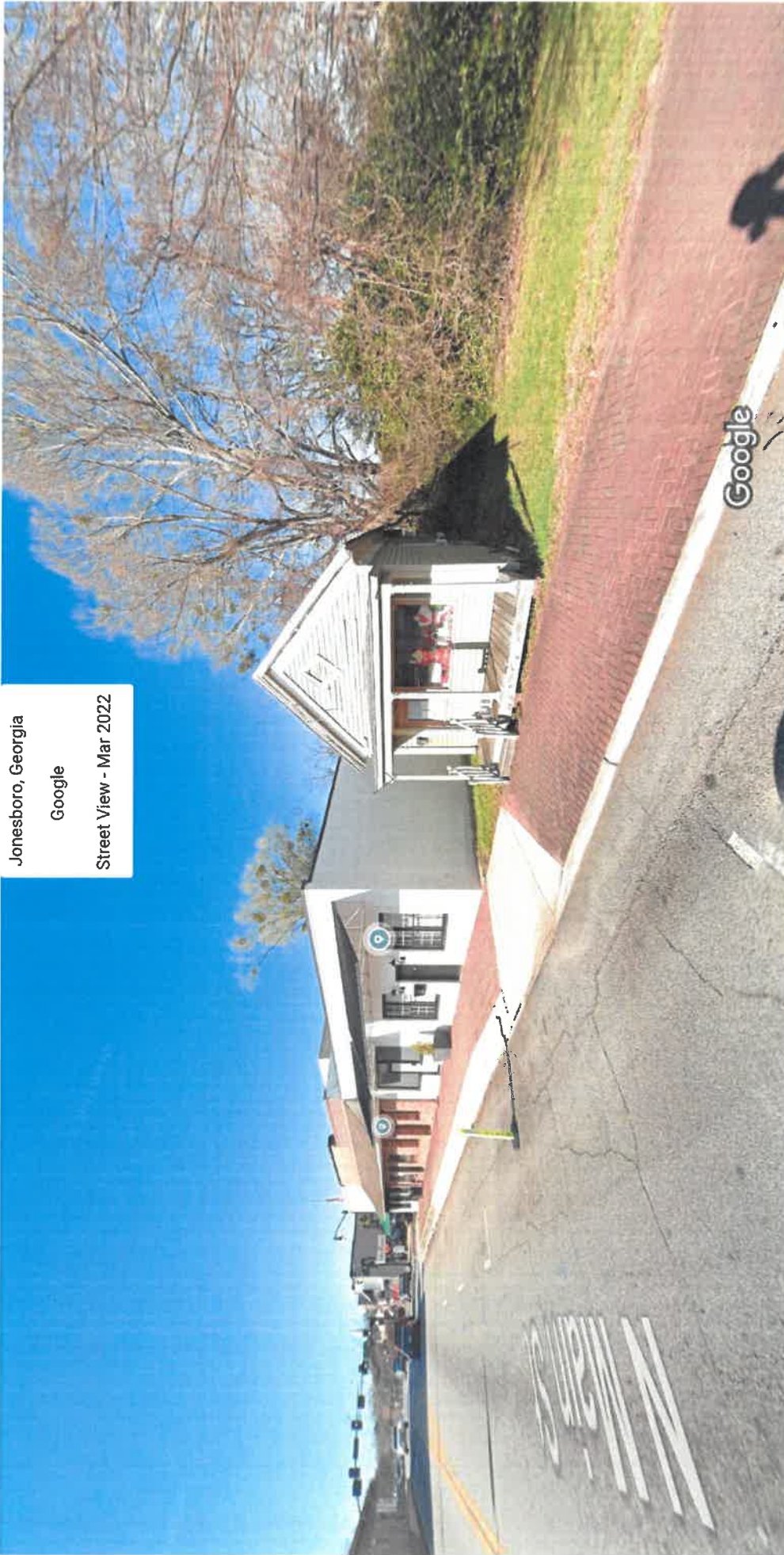


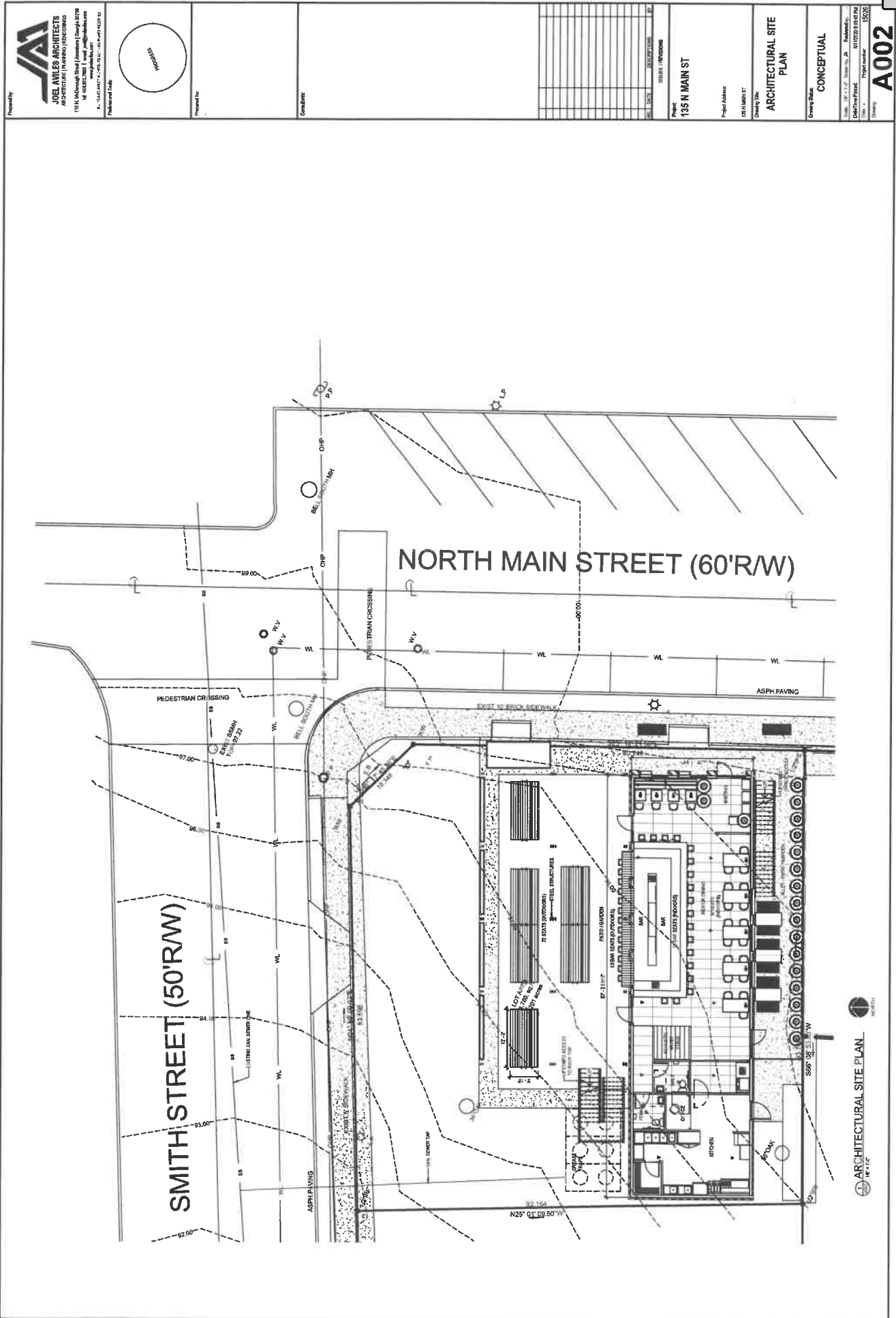
Image capture: Mar 2022 © 2022 Google



135 N Main St

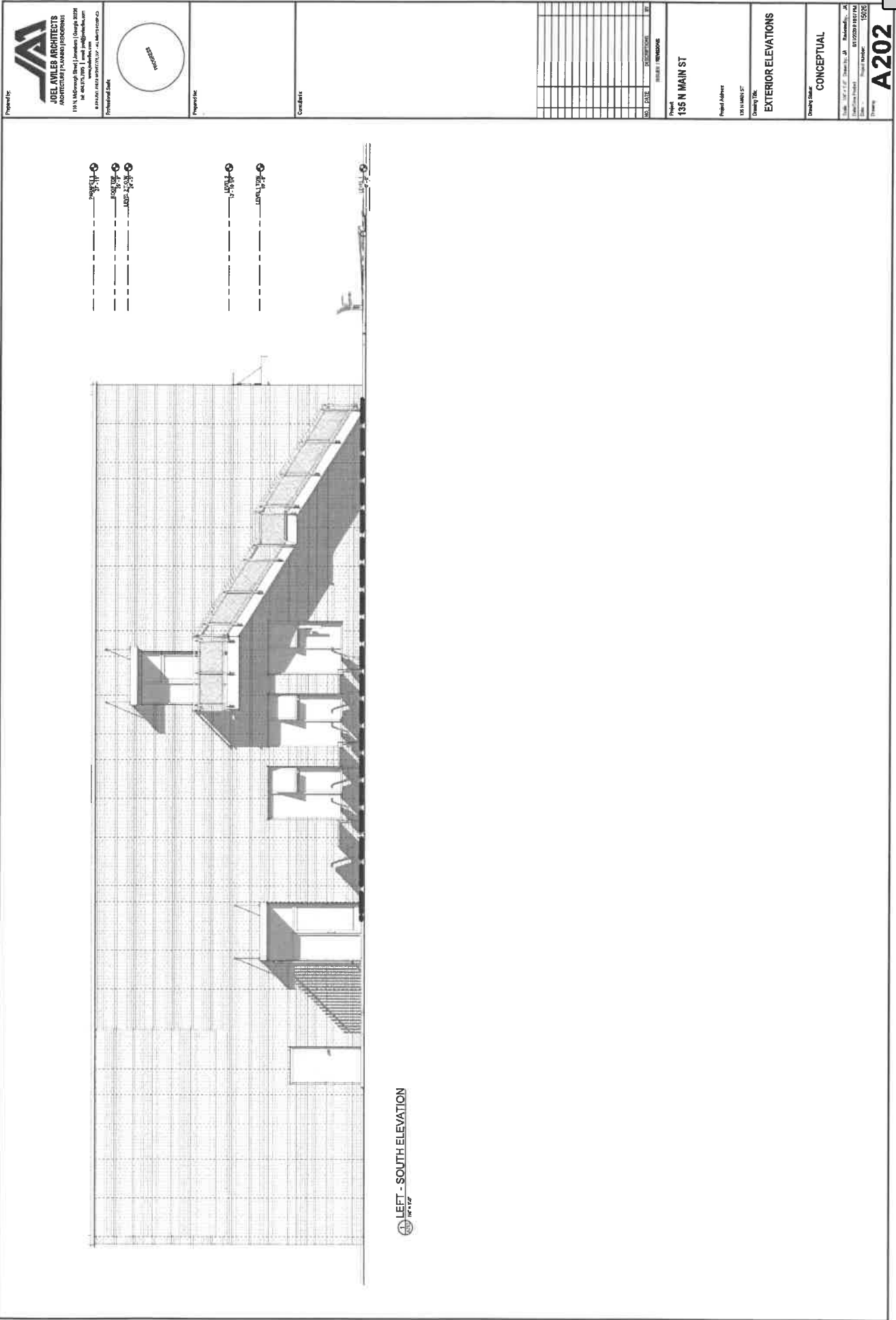
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Street View & 360°

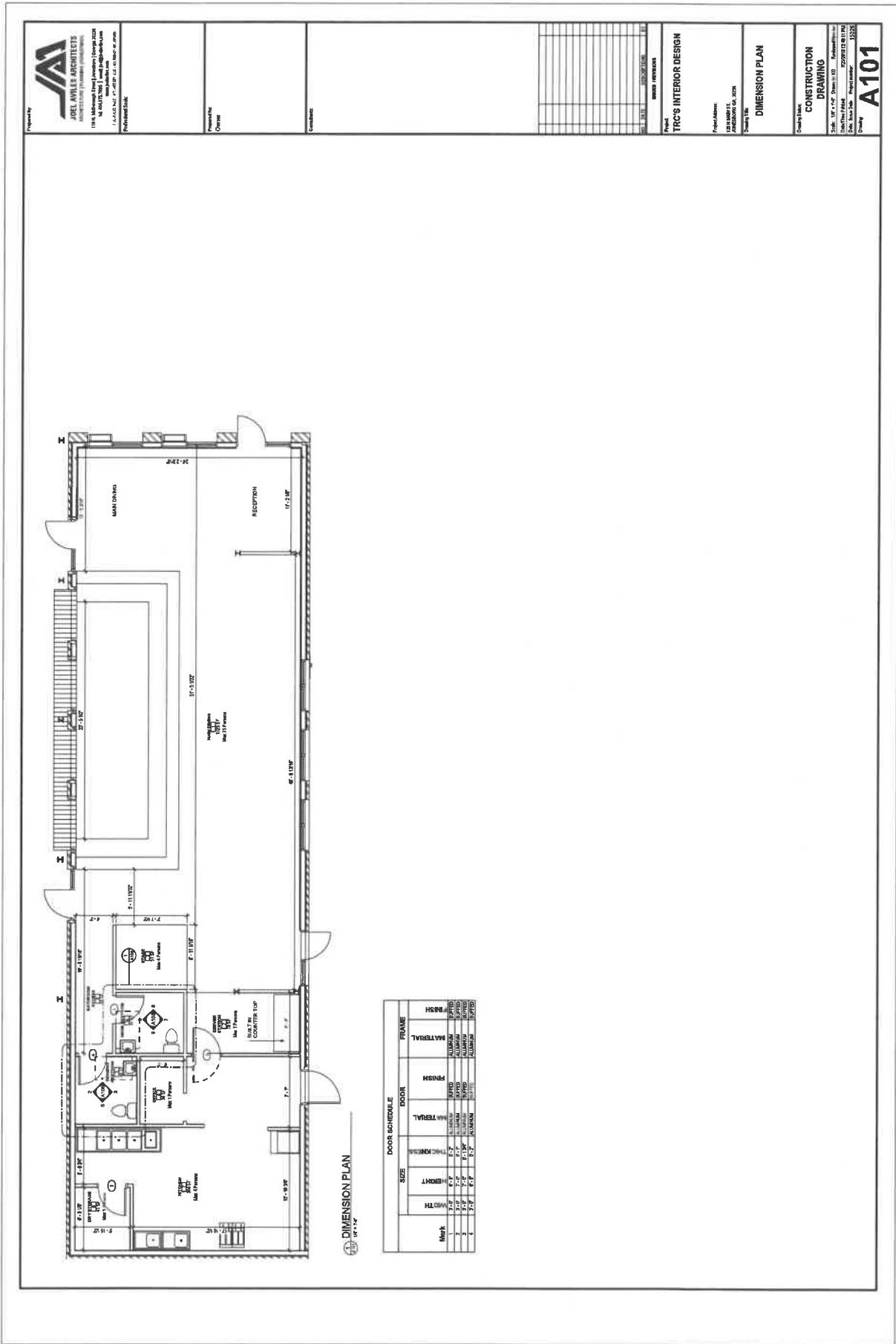


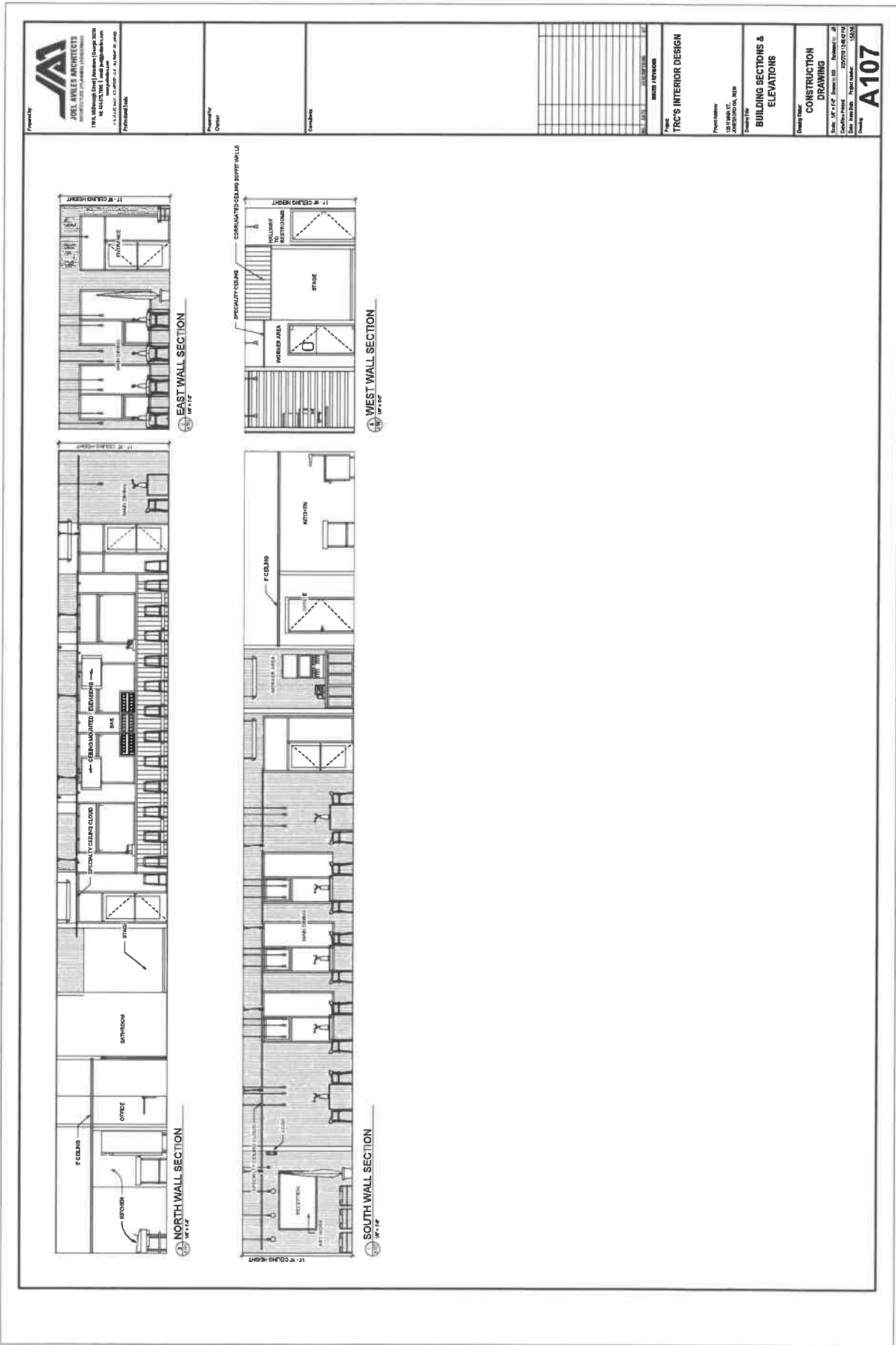
Attachment: Site and Building Design (3297 : 135 North Main Street - Restaurant)

Packet Pg. 37

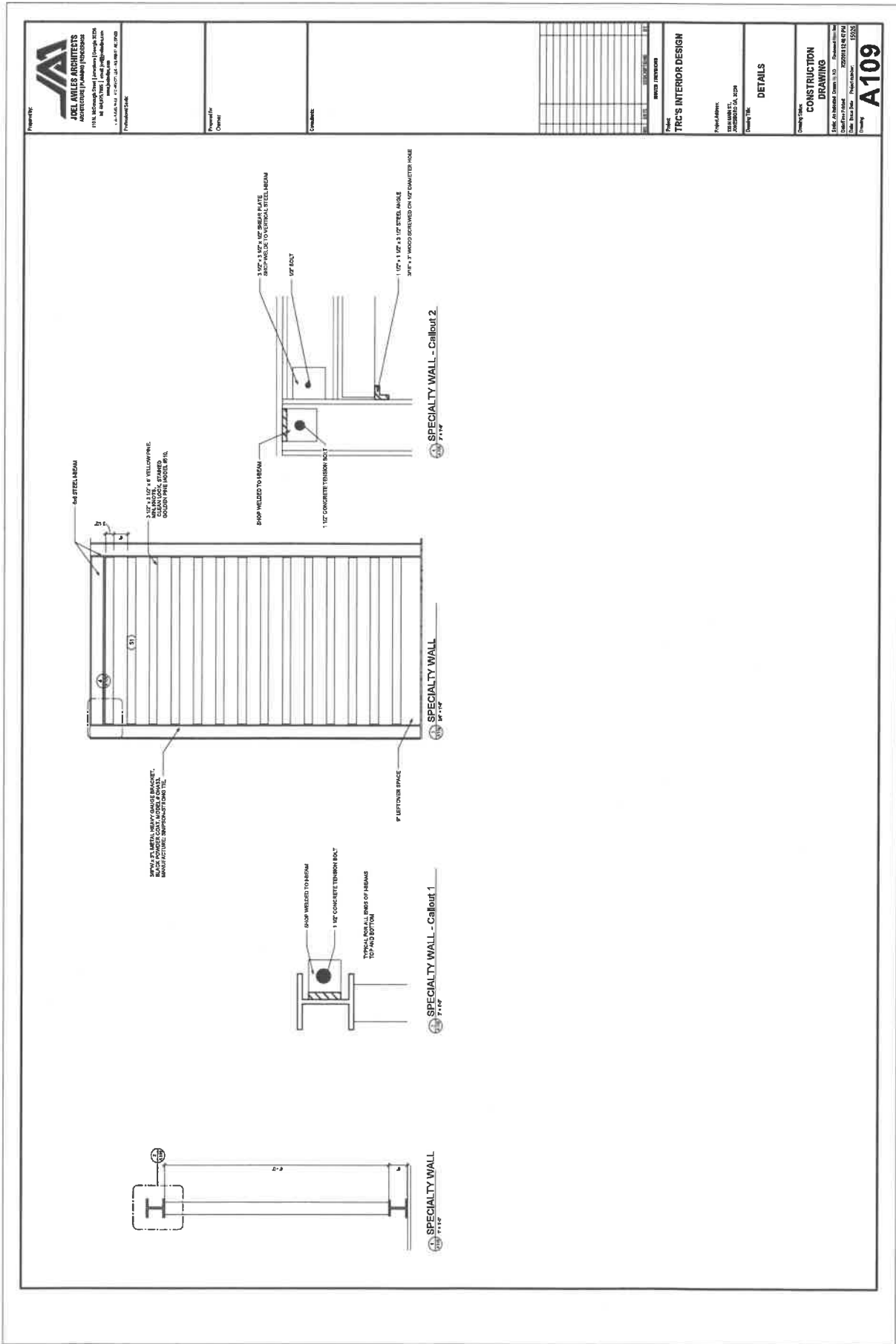


[illegible]









Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Variance application for maximum building size and parking requirements by Staffins Properties LLC, property owner, and Charles Staffins, applicant, for property at 135 North Main Street (Parcel No. 13241B A008) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22



5.1.d

Attachment: Building Rendering (3297 : 135 North Main Street - Restaurant)





Attachment: Building Rendering (3297 : 135 North Main Street - Restaurant)



Attachment: Building Rendering (3297 : 135 North Main Street - Restaurant)



Attachment: Building Rendering (3297 : 135 North Main Street - Restaurant)



Attachment: Building Rendering (3297 : 135 North Main Street - Restaurant)



MEMORANDUM

To: Charles Staffins
4301 Roosevelt Highway
South Fulton, Ga. 30349

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

Date: January 6, 2023

Re: Notification of Request for Historic Preservation Commission – New Restaurant Building, 135 North Main St, Parcel No. 13241B A008

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for a review of a new restaurant building located at 135 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Tuesday, January 17, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, 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



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE

January 17, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Historic Preservation Commission to consider a Certificate of Appropriateness for Residences – 214 and 216 King Street; Parcel Nos. 12016A D012 and 12016A D011; Replacement residences in Historic Residential Overlay.

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

Section 86-98 R-4 District Purpose and Standards; 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, 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 house designs**; The City of Jonesboro owns both subject lots at 214 and 216 King Street. Recently, the dilapidated dwellings on both properties were torn down. In an effort to improve the quality of the aging housing stock in the City, Jonesboro is partnering with the Southern Crescent Habitat for Humanity to build quality replacement homes on the two subject properties. A variance for minimum house size was approved for both in December 2022, with the following conditions:

1. The exterior design is subject to Design Review Commission and Historic Preservation Commission review and approval, since the properties lie within the Historic Residential Overlay.

2. No parking is allowed on the street.

214 and 216 King Street and the next lot to the east are all zoned R-4, and within the Historic Residential Overlay.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:

(1) Minimum lot area: 10,480 square feet (¼-acre) **8400 sq. feet Grandfathered lot**

(2) Minimum lot width: 75 feet **60 feet Grandfathered lot**

(3) Minimum front yard: 25 feet **Complies**

(4) Minimum side yard: 12 feet **Complies**

(5) Minimum rear yard: 25 feet **Complies**

(6) Minimum floor area per dwelling unit: **1,600 square feet (heated)**

(7) Maximum building height: Two stories and 35 feet **Complies**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 17, 2023

Signature

City Clerk's Office

Sec. 86-111 Historic Residential Overlay

(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. **The new houses will not depart significantly from the form or size of the existing houses on the street.***
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. **The average heated floor area for all the houses on the street is 1077 square feet. The new houses are approximately 148% larger than the existing houses.***
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. **All houses on the street are one-story, as are the two new 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. **The Hardiplank will be superior to the vinyl and wood siding on the existing houses on the street.***
 2. *The use of brick is encouraged for chimneys. **No chimneys are 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. **Hardiplank will be used in place of vinyl.***
 4. *Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Earth tone colors will be used.***
 5. *Neon colors are prohibited. **None proposed.***
 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. **Will comply***
 2. *Blank wall facades are discouraged.*

Per the applicant, the heated sq ft for the Maple (216 King Street) is 1593 and the heated sq ft for the Aspen (214 King Street) is 1365. Despite the variances, the Aspen would still be as large as the two largest houses on King Street, and significantly larger than the average house size on the street – 1077 square feet. These houses can serve as a catalyst for quality infill on the rest of King Street and other areas in the City. Several of the houses across the street are dilapidated and boarded up.

All houses already on the street are one-story and mostly wood or vinyl siding. A few of them have brick. The predominant exterior material on the two new houses will be Hardiplank siding with some masonry accents.

(Vinyl siding is not allowed.) There are constraints on the budget since these houses are being built by Habitat for Humanity.

Per the applicant:

We have stone at the bottom of the columns and the sliding is cement like Hardi. We have cement shakes in the gable as well. We have one of the plans on a crawl design and looking into the cost to do stone there. We didn't put stone in the last time we did it....looking into stone on the foundation.

If financially possible, stone on the foundation would be a great asset, but even without, the houses are an improvement over most of the housing stock already on King Street and the hope is that these houses will be a catalyst for future housing in the immediate area.

Design Review Commission recommendation, 1.4.23: Approval as is; further recommended to be provide adequate lighting, a rear yard privacy fence, and a color palette for exterior siding.

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

Habitat for Humanity

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

- Approval Letter
- Property Pictures
- Property Info
- Site Plan
- House Designs
- House Pictures
- House Pictures 2
- Acceptance Letter HPC

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

Approval with Conditions



MEMORANDUM

To: Cynthia Jenkins
Southern Crescent Habitat for Humanity
9570 Tara Blvd
Jonesboro, Ga. 30236

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

Date: December 13, 2022

Re: Notification of Request for Variances – House Size, 214 and 216 King Street; Tax Map Parcel Nos. 12016A D011 and 12016A D012

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor and Council, at a Public Hearing on December 12, 2022 at 6:00 pm, approved your request for the following requested variances for the above referenced property:

- Minimum house sizes

The following approval conditions were established - 1. The exterior design is subject to Design Review Commission and Historic Preservation Commission review and approval, since the properties lie within the Historic Residential Overlay. 2. No parking is allowed on the street. Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Approval Letter (3298 : King Street Houses)

Google Maps 204 King St



Image capture: Jan 2022 © 2022 Google



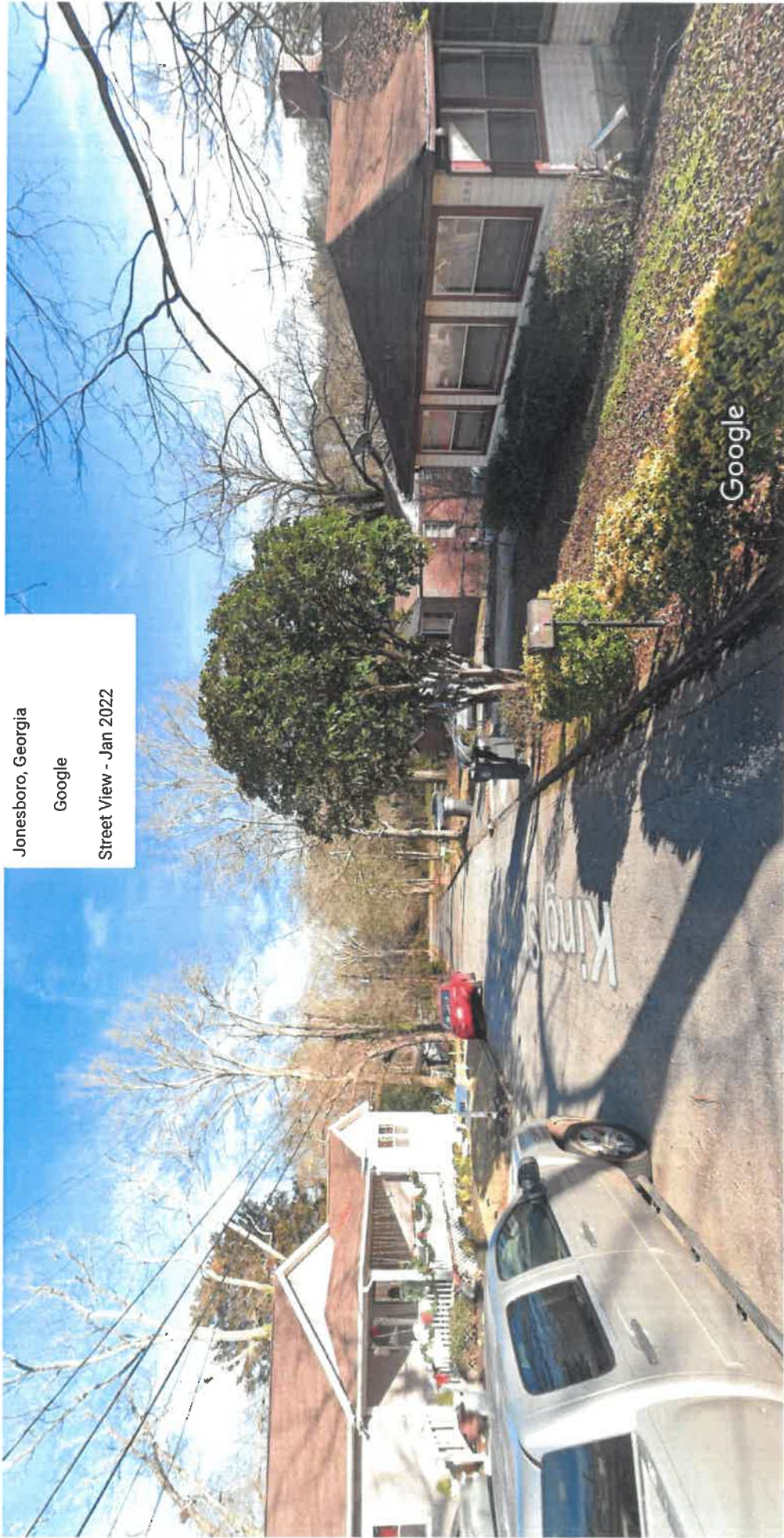
204 King St

All

Street View & 360°



Google Maps 208 King St



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google



204 King St

All

Street View & 360°

Google Maps 210 King St



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google

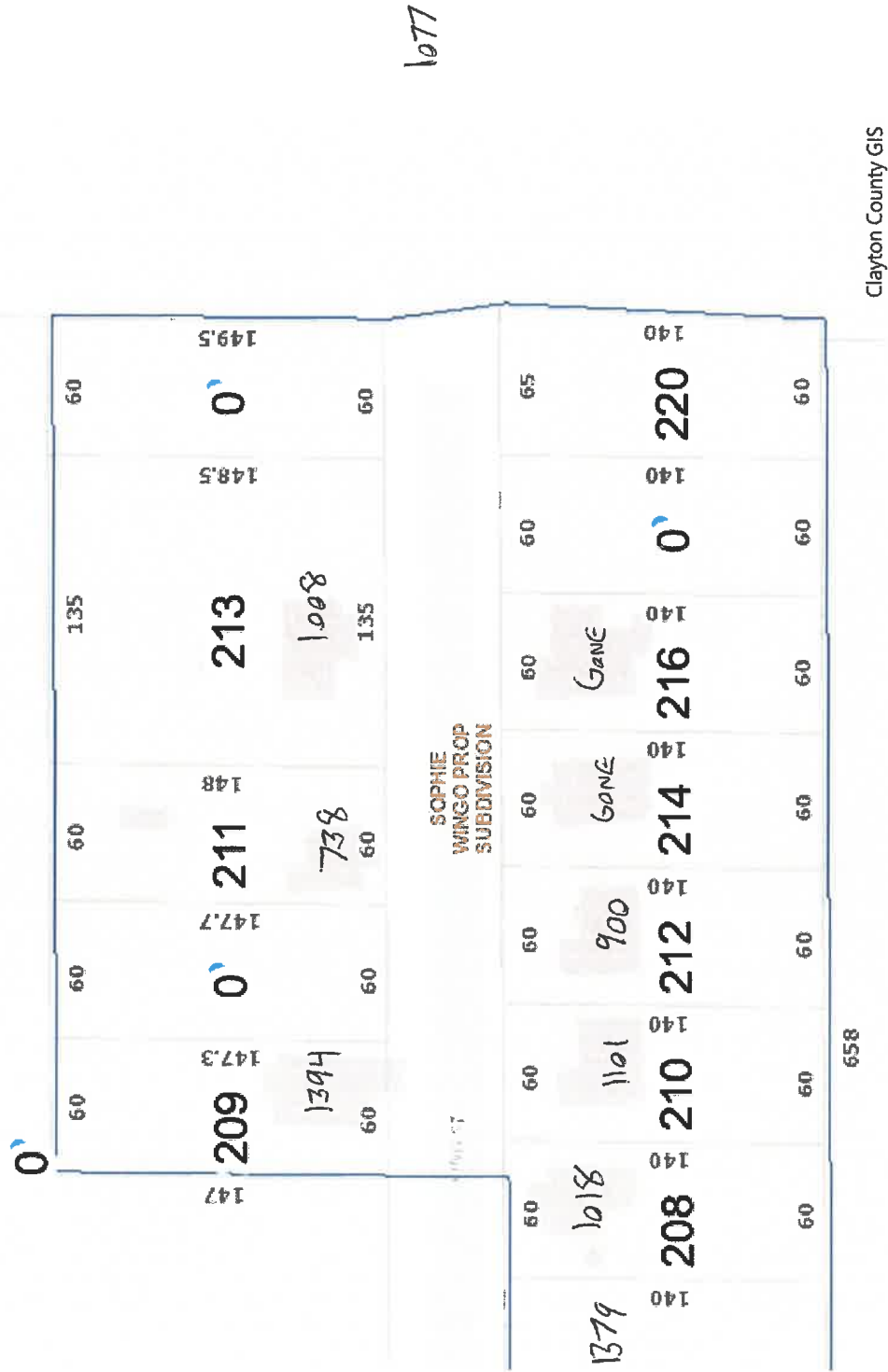


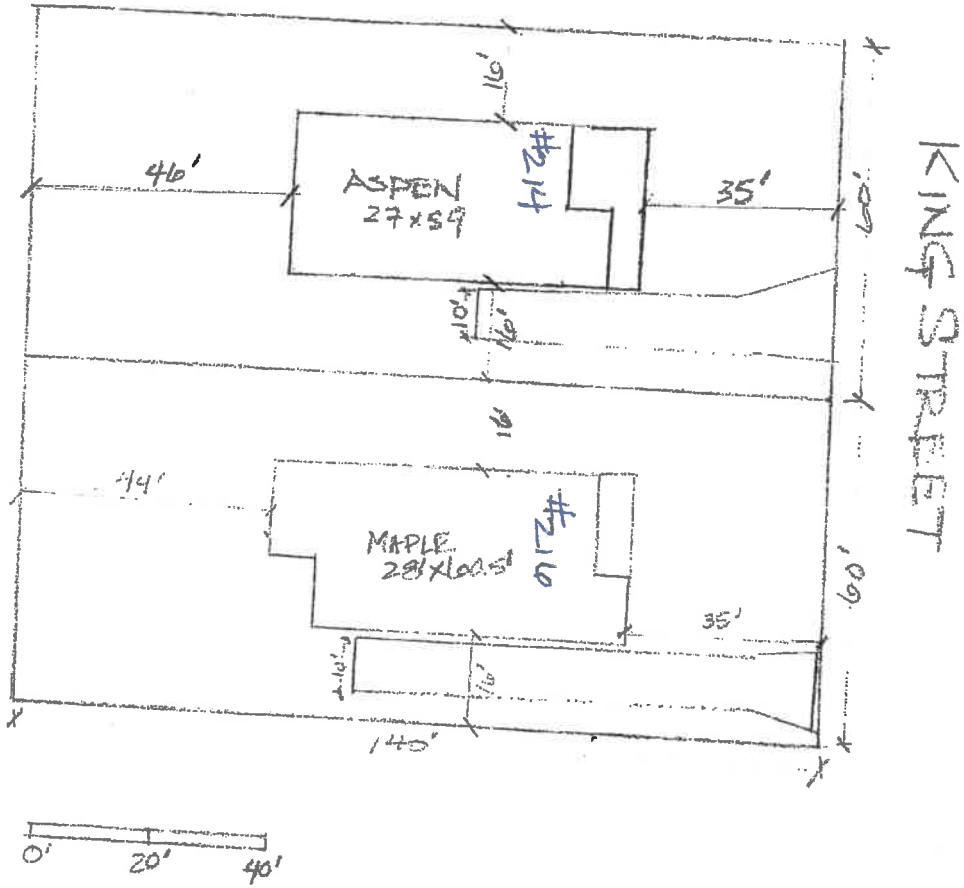
204 King St

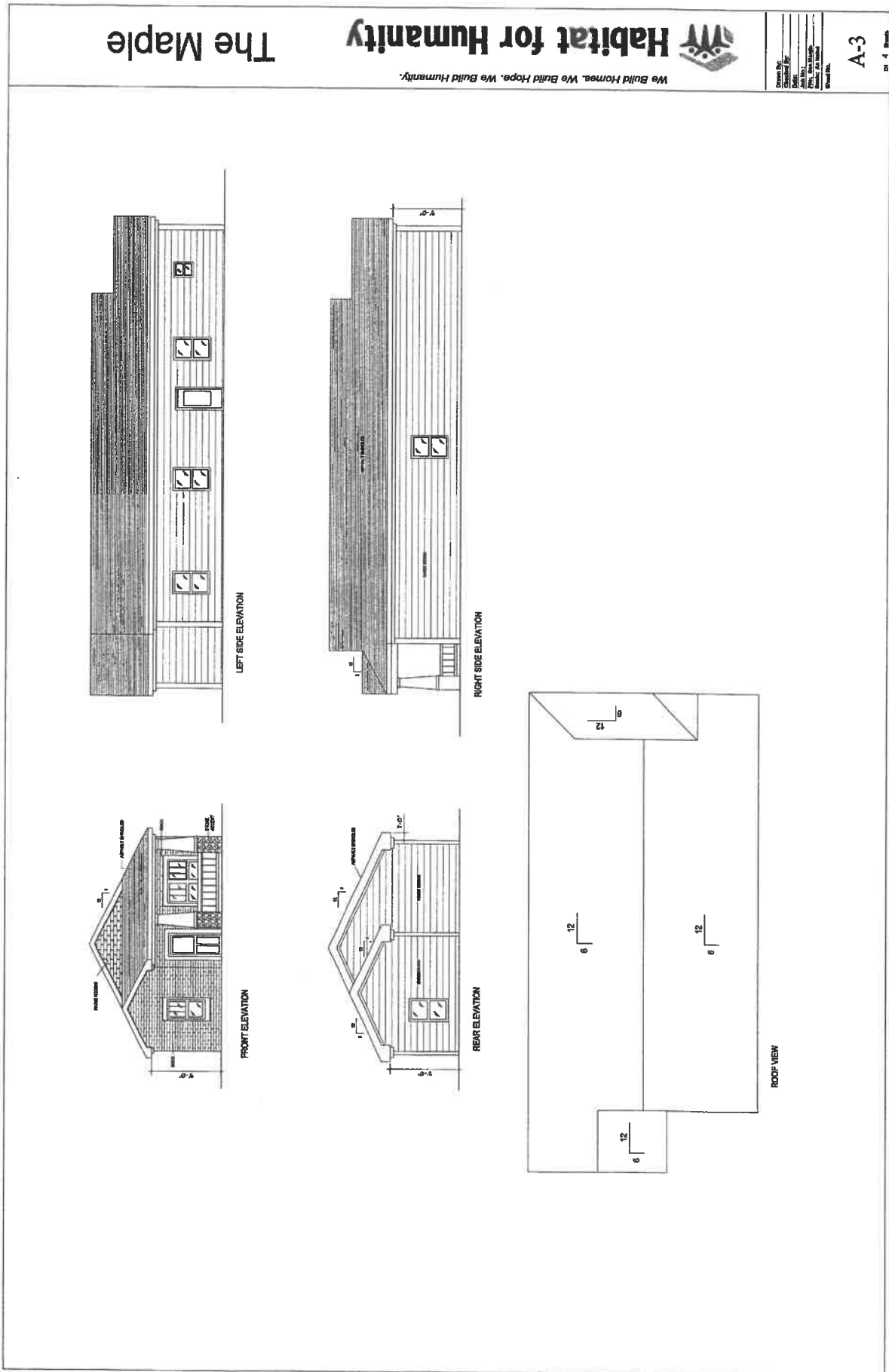
All

Street View & 360°







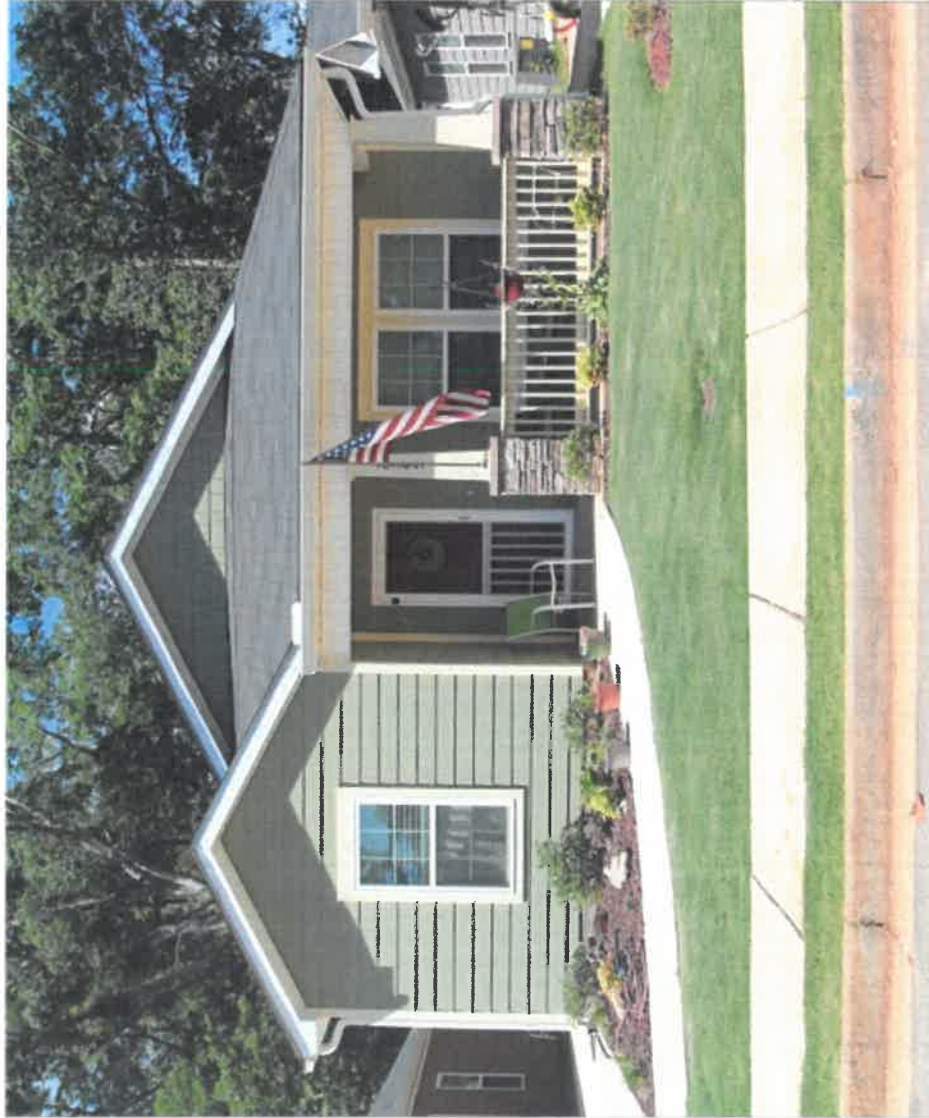


The Aspen

The Maple

The Cypress





The Maple 4 bedroom, 2 bath

Next page is the Aspen 3
bedroom, 2 bath





Attachment: House Pictures 2 (3298 : King Street Houses)





Attachment: House Pictures 2 (3298 : King Street Houses)





MEMORANDUM

To: Cynthia Jenkins
Southern Crescent Habitat for Humanity
9570 Tara Blvd
Jonesboro, Ga 30236

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

Date: January 5, 2023

Re: Notification of Request for Historic Preservation Commission – New Houses, 214 & 216 King St, Parcel Nos. 12016A D011 & 12016A D012

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for a review of new house designs located at 214 and 216 King Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Tuesday, January 17, 2023 at 5:30 pm before the Historic Preservation Commission at 1859 City Center Way, 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 HPC (3298 : King Street Houses)