



DESIGN REVIEW COMMISSION

March 1, 2023

MEETING AGENDA:

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

- a. Commission to make a recommendation for Commercial building – 242 North Main Street; Parcel No. 13240B E006A; Replacement building design; Final design

V. NEW BUSINESS - ACTION ITEMS

- a. Commission to make a recommendation for Salon – 186 North Avenue; Parcel No. 13239B B005; Wall sign (hanging) for existing business.
- b. Commission to make a recommendation for Duplexes – Lots 3 and 4, New Dawn Court; Parcel Nos. 05241B B007 and 05241B B007A; New residences in Historic District.
- c. Commission to make a recommendation for Commercial Suites – 258 South Main Street, Suites F and G; Parcel No. 05241D B001; New wall signs for new businesses.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

4.a

- a

COUNCIL MEETING DATE

March 1, 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.)

Commission to make a recommendation for Commercial building – 242 North Main Street; Parcel No. 13240B E006A; Replacement building design; Final design

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

Chapter 86 – Zoning; Sec. 86-107 C-2 Standards

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

Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Approval of updated exterior**; The commercial building (Betsill's Transmission) at 242 North Main Street sustained significant fire damage in early 2022 and was recently demolished. The property owner would like to rebuild on the site and replace the vehicle repair use with retail uses. There would be 2 retail suites with separate entrances in the new building.

The original design was reviewed by the Design Review Commission in September 2022, with the following recommendations:

- Show actual colors for exterior (earth tones)
- Provide landscaping areas at foundation
- Provide a low brick water table on building sides.
- Brick shall be real, and not veneer.
- Provide uplighting (gooseneck, etc).
- Provide sign brackets and / or cabinet above entrance, for easy replacement of sign panels.

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.)

- Updated Building Design
- Acceptance Letter March 2023
- Color Samples

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 1, 2023

Signature

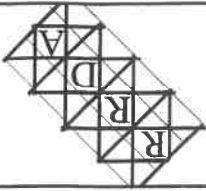
City Clerk's Office

- Color Sample - metal and trim

4.a

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

Approval



RDR ASSOCIATES, INC.
AN AFFILIATE OF RDR
1000 NORTH MAIN STREET
JONESBORO, GA 30236
PHONE (770) 932-7700
FAX (770) 932-7701
WWW.RDRASSOCIATES.COM
RDR ASSOCIATES, INC.
1000 NORTH MAIN STREET
JONESBORO, GA 30236
PHONE (770) 932-7700
FAX (770) 932-7701
WWW.RDRASSOCIATES.COM

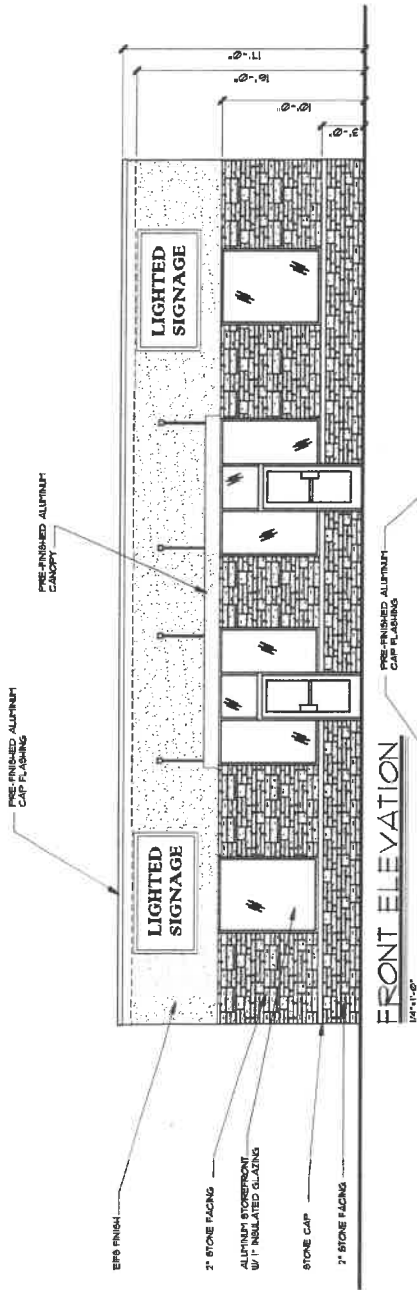
A New Building for
MATT THOMPSON
242 NORTH MAIN STREET
JONESBORO, GA 30236



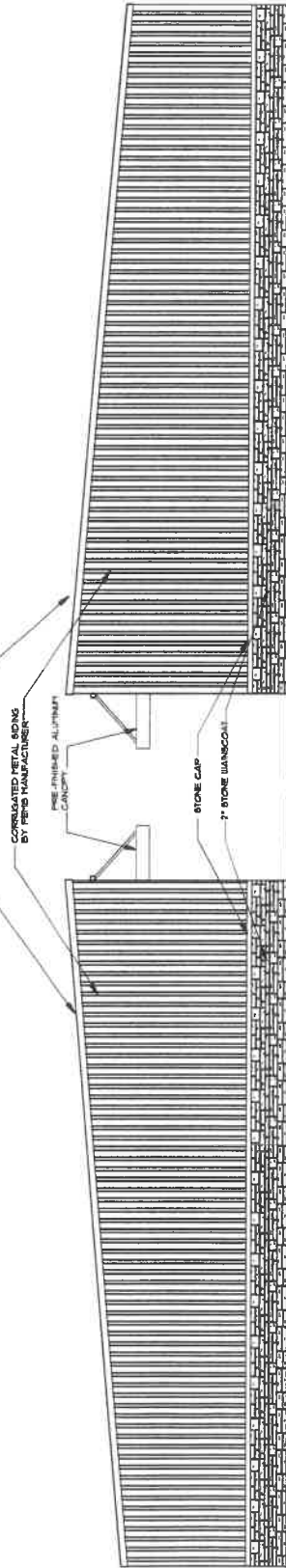
A New Building for
MATT THOMPSON

EXTERIOR
ELEVATIONS

A-2
1000-N-22-004
08/13/2022

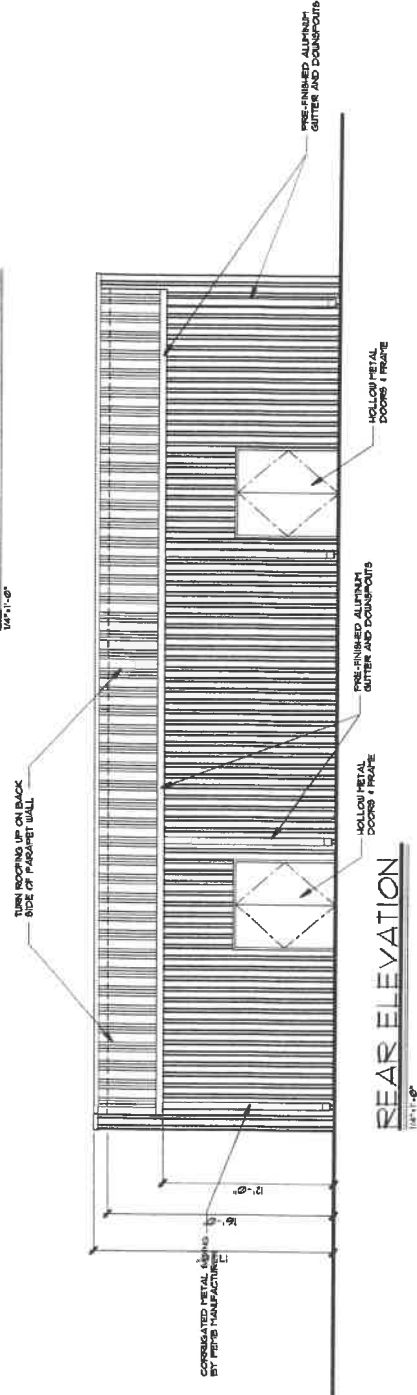


FRONT ELEVATION
14'-11\"/>



LEFT SIDE ELEVATION
14'-11\"/>

RIGHT SIDE ELEVATION
14'-11\"/>



REAR ELEVATION
14'-11\"/>



MEMORANDUM

To: Matt Thompson
400 Sprayberry Road
Monticello, Ga. 31064

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: February 22, 2023

Re: Notification of Request for Design Review Commission – Replacement
Commercial Building; 242 North Main Street; Parcel No. 13240B E006A

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 replacement commercial building for the property located at 242 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, March 1, 2023 at 4:30 pm before the Design Review Commission at 1859 City Center Way to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

/ Colors / Sherwin Williams Paint Color Matches

Match of Sherwin Williams™ SW2213 Sahara Sand *

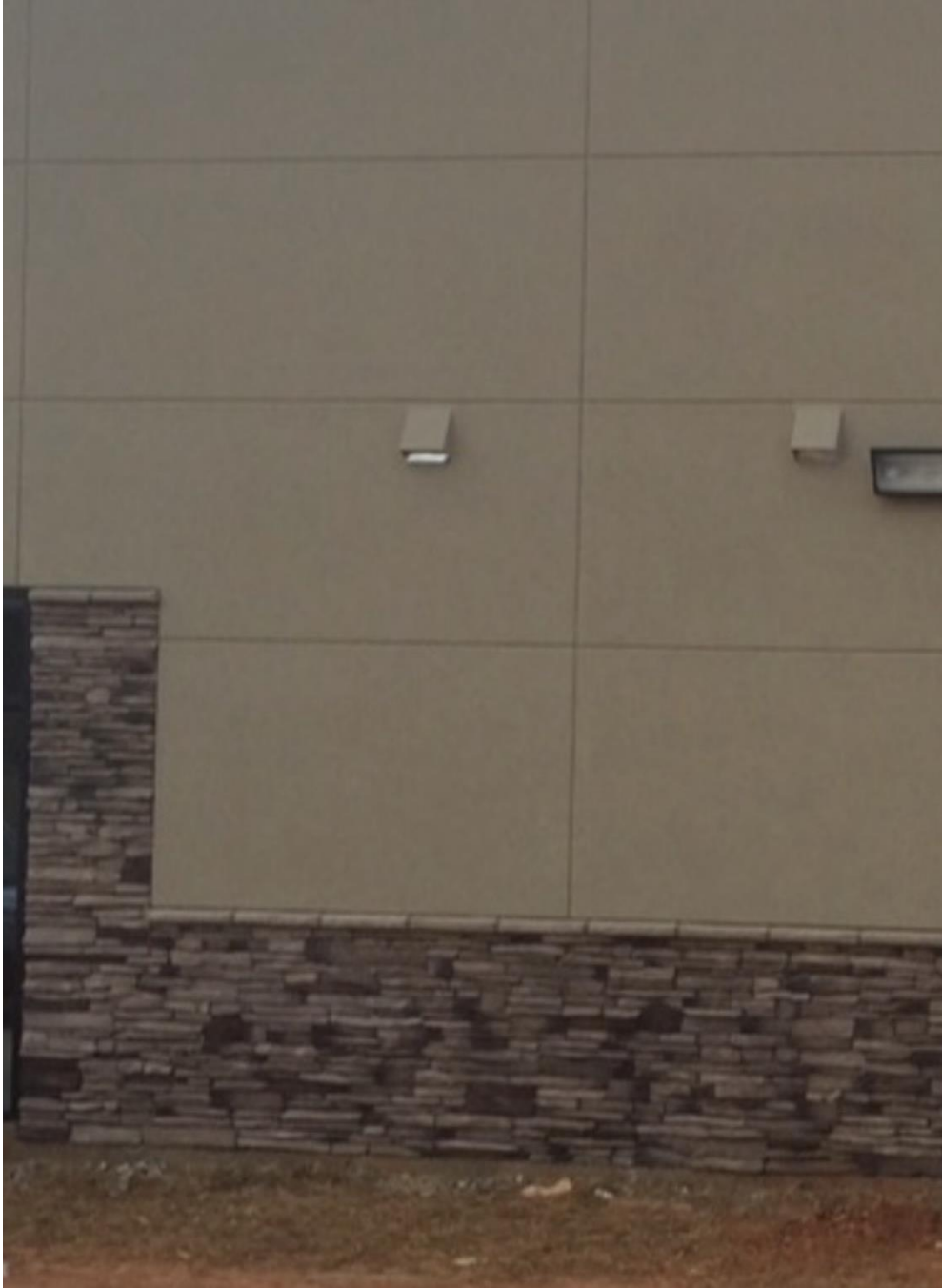


RGB: 215 201 178

HEX: #D7C9B2

LRV: 59.34%

Attachment: Color Samples (3325 : 242 North Main Street Building)





COLOR CHART

*Colors shown are approximate and may vary slightly from painted metal.

All 40 year paint systems are Energy Star Certified.

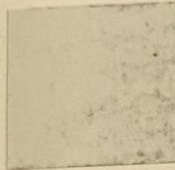
10 and 40 Year Warranty



BERRY



BLACK



BRIGHT WHITE



CHARCOAL



COCOA BROWN



HAWAIIAN BLUE



IVORY



IVY GREEN



LIGHT GRAY



SADDLE TAN



TAUPE



RUSTIC RED

40 Year Warranty

*PREMIUM COLOR



GALVALUME
(20-Year Warranty)



BUCKSKIN



BURNISHED SLATE



COPPER PENNY*



DARK RED



EVERGREEN



GALLERY BLUE



LIGHT STONE

Low-Rib

36" Coverage
3/4" []
PROFILES AVAILABLE IN 29 GAUC

High-Rib

36" Coverage
1 1/4" []

Standing Seam

16" Coverage
1" []

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - a
		COUNCIL MEETING DATE March 1, 2023
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 Salon – 186 North Avenue; Parcel No. 13239B B005; Wall sign (hanging) for existing 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		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval of new wall sign panel; Last year, Natural As It Gets / Hybrid Lox was approved to operate in the commercial center at 186 North Avenue. During an application review of another sign on the property, this sign was seen already hanging at Suite 101. I notified the owner about the permitting process. This property does not lie within any overlays or special districts. The wall sign panel (non-illuminated) hanging near the front entrance is 6 total square feet, which is well below the maximum 150 square feet allowed in Code Section 86-490(b) and well below the 7.5% of the facade allowed. The color scheme will not be incompatible with adjacent businesses. This sign faces North Avenue. This sign will be a hanging sign, subject to the standards of Sec. 86-489 (c)(5): <i>(5) Hanging or suspended signs. Hanging, suspended, or projecting signs are permitted in planned centers/connected storefronts and shall clear sidewalks by seven feet in height, and project or drop no more than 36 inches from the building. Hanging or suspended signs should project or drop from a wall or roof at a 90-degree angle. Hanging or suspending signs over driveways, alleys, or parking areas is prohibited. Hanging, suspended, or projecting signs shall be limited to a maximum size of six square feet, and if double sided, shall be calculated as only one sign. One hanging, suspended, or projecting sign per building business street frontage is permitted, and shall be calculated as part of the total wall sign area allowed under this section. The sign hangs 2 feet from the roof edge but is over a landscape bed, not the sidewalk.</i>		
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> - Sign Pictures - Acceptance Letter		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date March, 1, 2023	
Signature	City Clerk's Office	



Attachment: Sign Pictures (3326 : 186 North Avenue Sign)



Attachment: Sign Pictures (3326 : 186 North Avenue Sign)



Attachment: Sign Pictures (3326 : 186 North Avenue Sign)



MEMORANDUM

To: Angela Williams
186 North Avenue
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: February 22, 2023

Re: Notification of Request for Design Review Commission – Hanging Sign, 186 North Avenue, Parcel No. 13239B B005

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 hanging sign located at 186 North Avenue, Suite 101, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, March 1, 2023 at 4:30 pm before the Design Review 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 (3326 : 186 North Avenue Sign)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE
March 1, 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.)

Commission to make a recommendation for Duplexes – Lots 3 and 4, New Dawn Court; Parcel Nos. 05241B B007 and 05241B B007A; New residences in Historic District.

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

City Code Section 86-103 – H-2 Zoning Standards

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

Yes

Beautification, Community Planning, Neighborhood and Business
Revitalization

Summary & Background

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

Agency recommendation – **Approval of duplex exterior design**; Recently, the applicant submitted plans for two new duplexes on lots 3 and 4 of her multiple properties on New Dawn Court. The applicant will seek zoning approval for these structures in April but would like to get opinions on the exterior designs before that time. The properties along New Dawn Court are zoned H-2 Historic District.

There are two duplexes and the two-story House of Dawn already on New Dawn Court. The two new duplexes are proposed for the lots at the end of the cul-de-sac. The rear of the duplex on lot 3 will face the rear of existing houses on Chestnut Street. The rear of the duplex on lot 4 will face the rear of existing houses on Cloud Street. There is a significant tree line along the rear property lines of both lots.

Both duplexes will be staggered, with a “cottage style” look. The main exterior material will be siding. (Vinyl siding is not allowed in the Historic District as a main siding material.) The roofs will be wood asphalt shingles. The gables will be vertical board and batten. Front porches will have wood columns and railings.

Main colors used will be white, black, and light grays.

The new duplexes are superior to the nearby duplexes on New Dawn Court and do not directly face any other streets or houses. These existing duplexes are hardly “historic” in nature.

(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 district 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 and form of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, and depth. **Complies.**

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.

Complies

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. **Complies**

b. *Materials and color.*

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

March, 1, 2023

Signature

City Clerk's Office

2. The use of brick is encouraged for chimneys. **No 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. **None used.**
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Complies**
5. Neon colors are prohibited. **None used.**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **None used.**
- c. *Doors and windows.*
 1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Complies**
 2. Blank wall facades are discouraged. **There are windows on every side.**

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

Private Owner

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

- Property Pictures
- Existing Duplexes
- Site Plan
- Duplex Designs
- Acceptance Letter

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

Google Maps New Dawn Ct

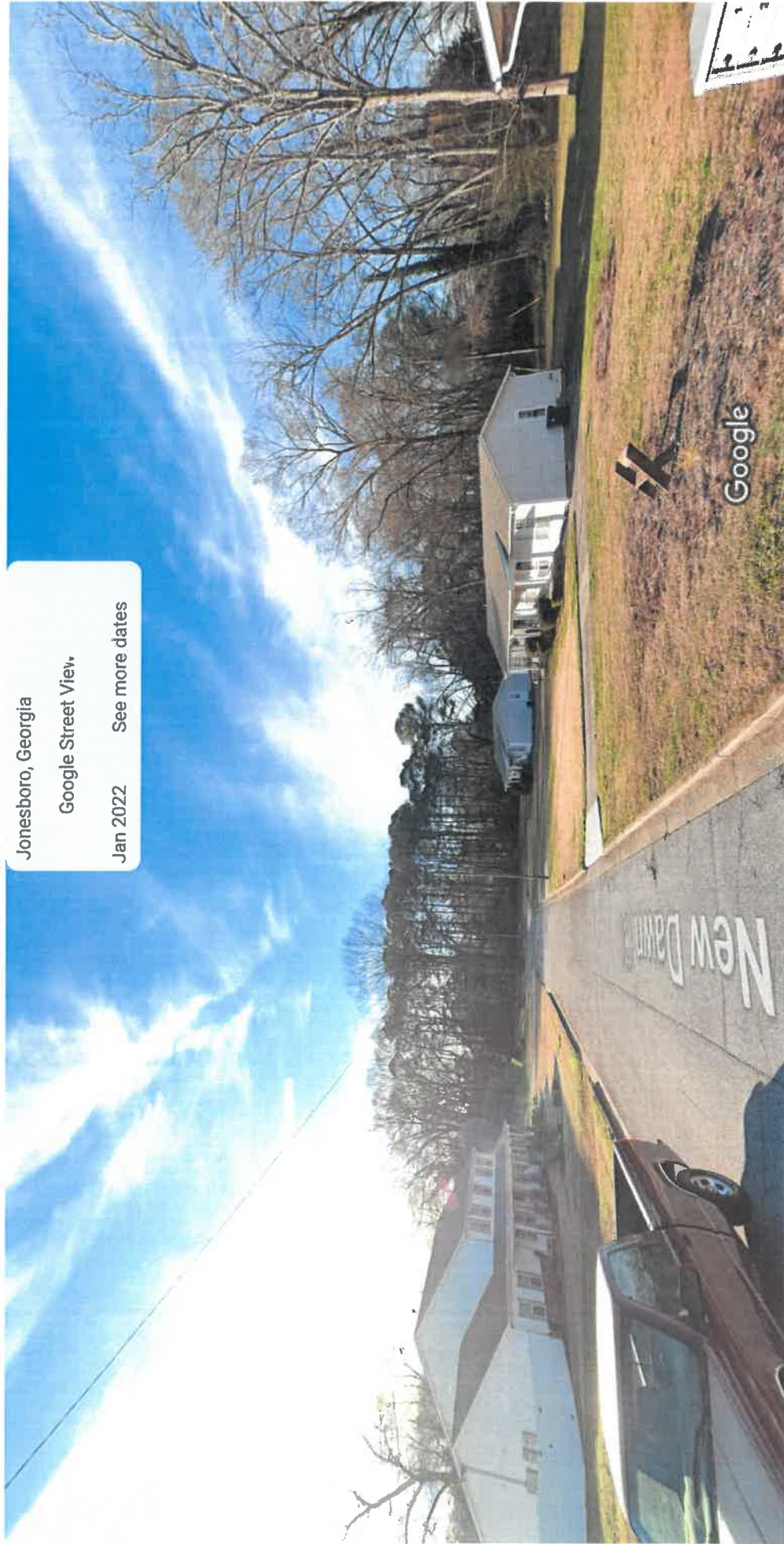


Image capture: Jan 2022 © 2023 Google



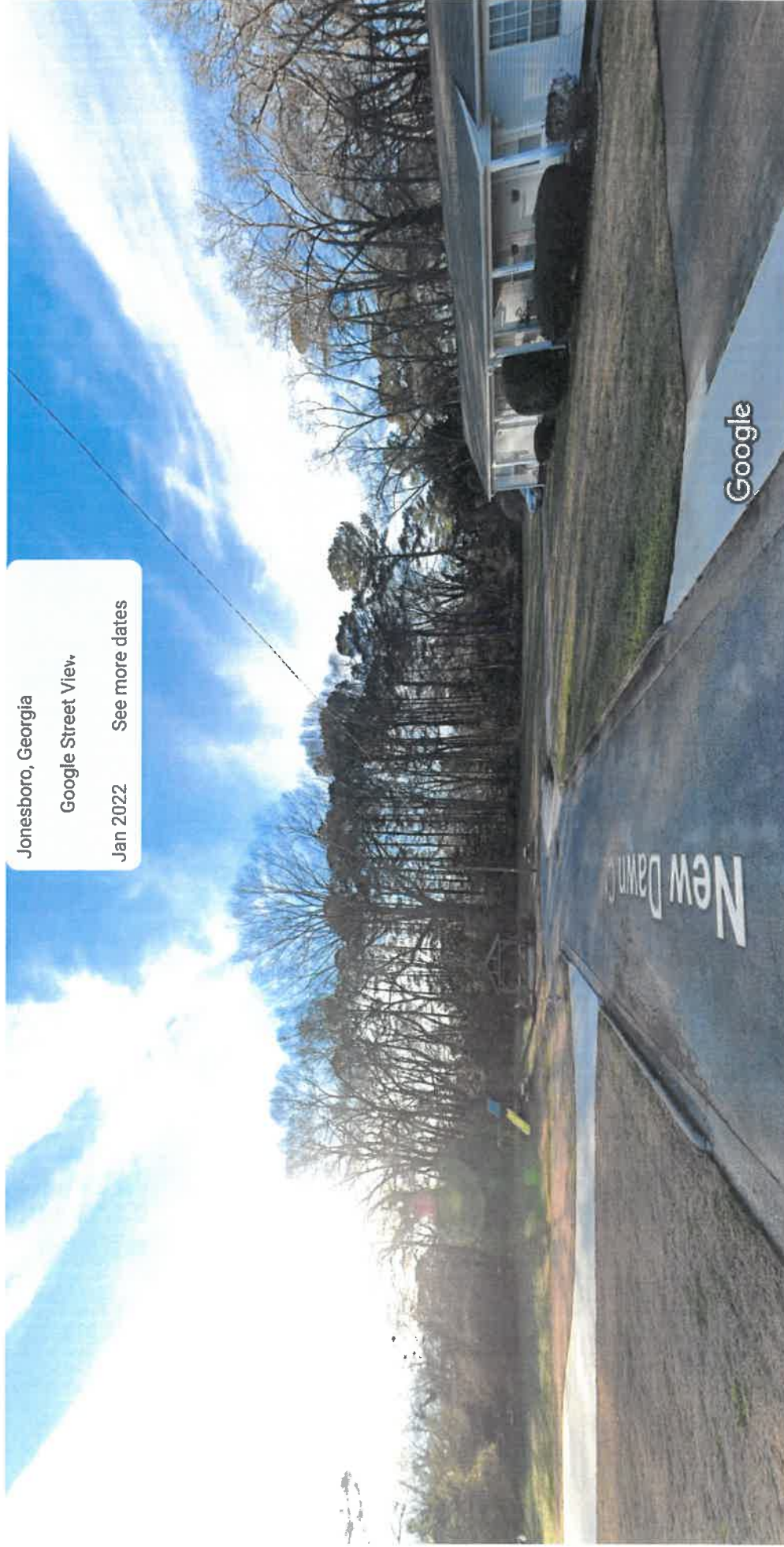
170 S Main St

All

Street View & 360°



Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View
Jan 2022 See more dates

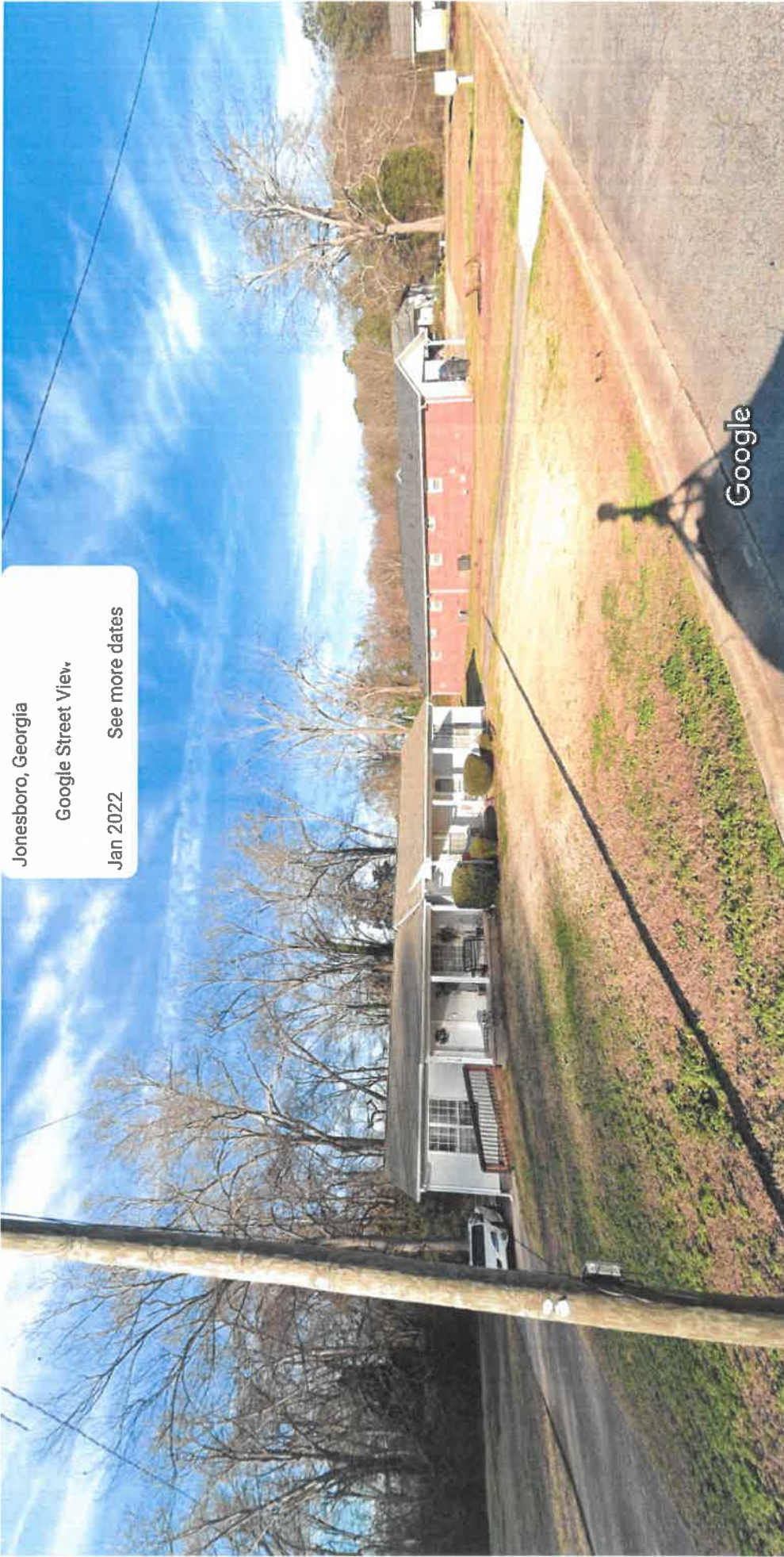
Image capture: Jan 2022 © 2023 Google

← 170 S Main St

Street View & 360°

All

Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View
Jan 2022 See more dates

Image capture: Jan 2022 © 2023 Google

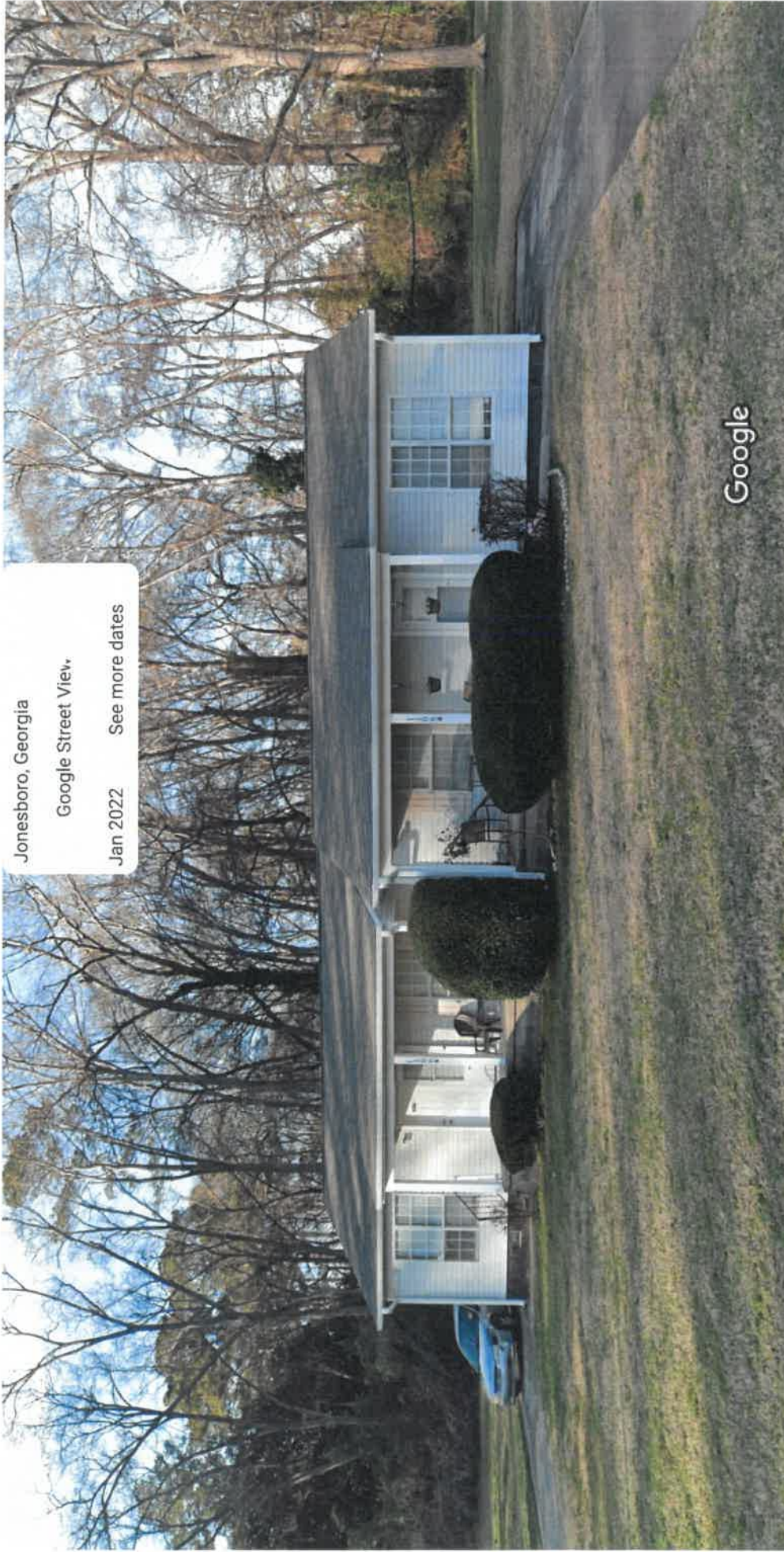


170 S Main St

All

Street View & 360°

Google Maps New Dawn Ct



Jonesboro, Georgia
Google Street View,
Jan 2022 See more dates

Image capture: Jan 2022 © 2023 Google



170 S Main St

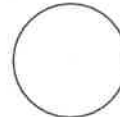
All

Street View & 360°

HOUSE OF DAWN
LOT 4 / 5 ON NEW DAWN COURT,
LAND LOT 241

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#	Rev	Date

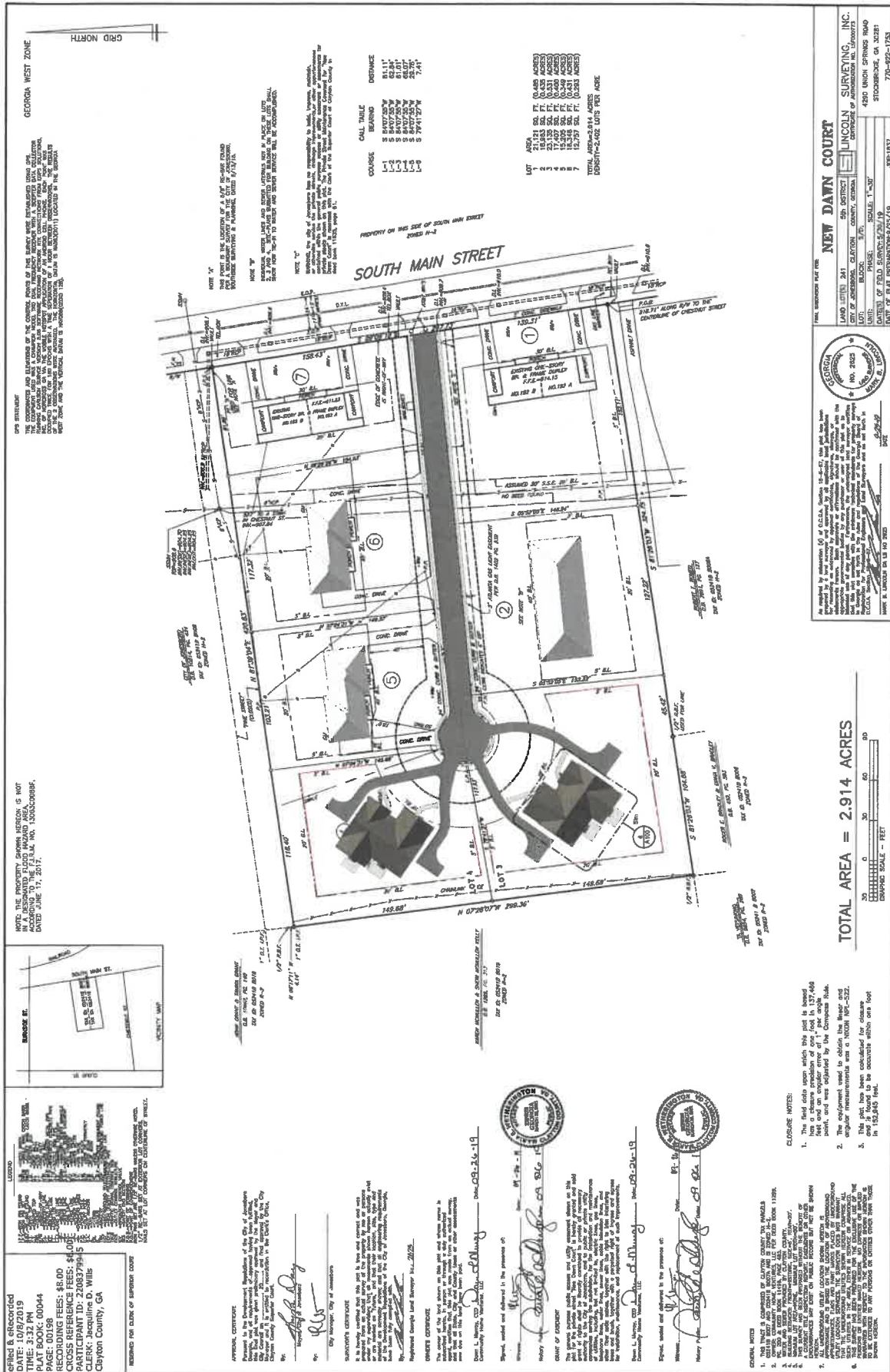


Qarter

Site Plan

G002

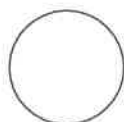
5.b.c





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#	Rev	Date



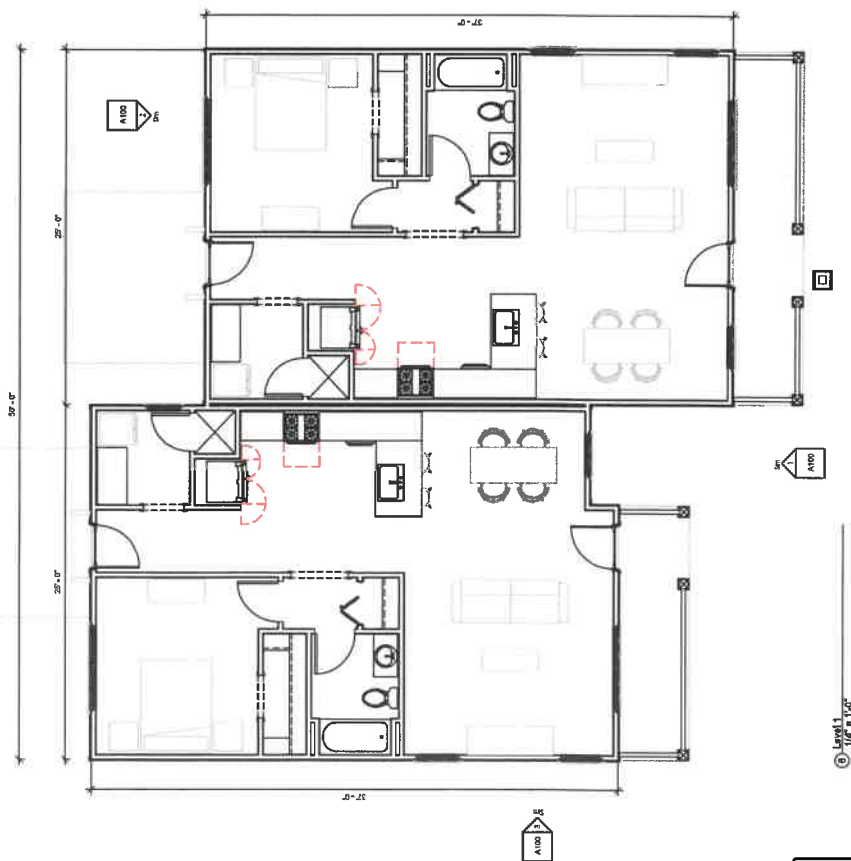
Our new

Concept Plans and Elevations

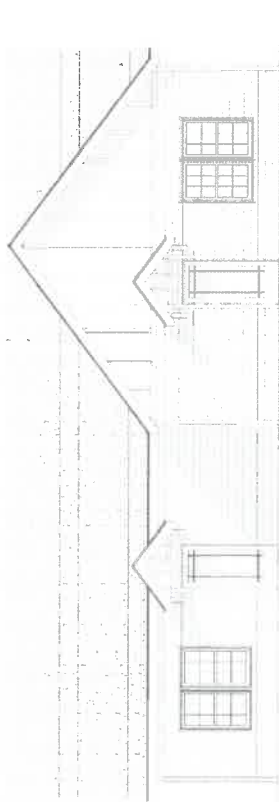
A100

2121

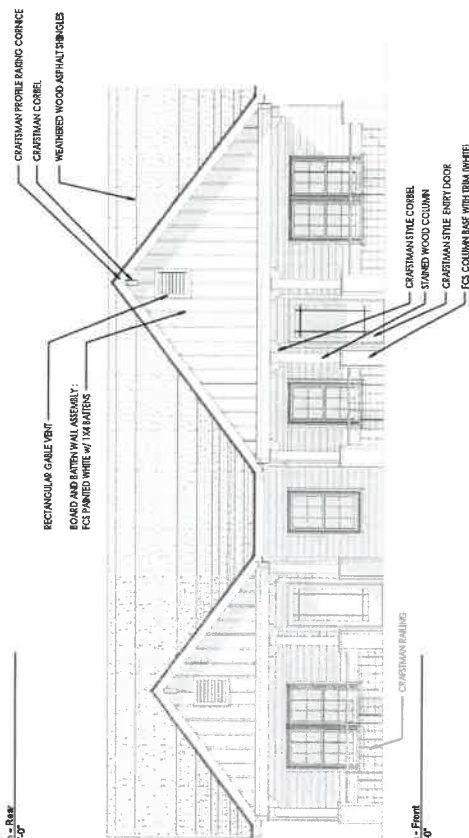
212170241507 P1A



③ Elevation - Side
1/4" = 1'-0"



② Elevation - Rear $1\frac{1}{4}" = 1'-0"$



① Elevation - Front
1/4" = 1'-0"





MEMORANDUM

To: Dawn L. Murray
House of Dawn
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: February 22, 2023

Re: Notification of Request for Design Review Commission – Duplexes; New Dawn Court – Parcel Nos. 05241B B007 and 05241B B007A;

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 duplexes located on lots 3 and 4, New Dawn Court, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, March 1, 2023 at 4:30 pm before the Design Review 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,

A handwritten signature in black ink, appearing to be "D. Allen", with a long horizontal line extending to the right.

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.c

- c

COUNCIL MEETING DATE

March 1, 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.)

Commission to make a recommendation for Commercial Suites – 258 South Main Street, Suites F and G; Parcel No. 05241D B001; New wall signs for new businesses.

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

City Code Section 86-489 and 86-490 – Sign Standards

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

Yes Beautification

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 wall signs; The commercial strip center at 258 South Main Street came into new ownership a couple of years ago. The property is zoned C-1 Highway Commercial. Several new businesses are close to opening in several suites in the building – a barbershop, a salon, a clothing store, and a restaurant. There is no multi-panel ground sign on the property. Sign panels for the clothing store and restaurant were approved last spring, mounted on the black parapet. There have been other business signs mounted here before.

Both of the two new wall signs are planned to be the same size and mounted the same way on the parapet as the signs from last year. The existing signs are 4 feet by 4 (16 square feet) and each suite façade area is 375 square feet, making each new sign panel 4.3% of the suite façade, well below the 7.5% maximum. The total area of the four signs, 64 square feet, will not exceed the 150 square-foot maximum of Sec. 86-490(b).

The signs will all be vinyl laminate applied to metal panels and mounted to the existing parapet. The wording and different color schemes of each business are individually styled, and while eye-catching, may need to have some of the wording reworked to make it more readable from the road.

Fiscal Impact

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

Private Owner

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

- Property Pictures
- Barbershop Panel
- Salon Panel
- Acceptance Letter

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

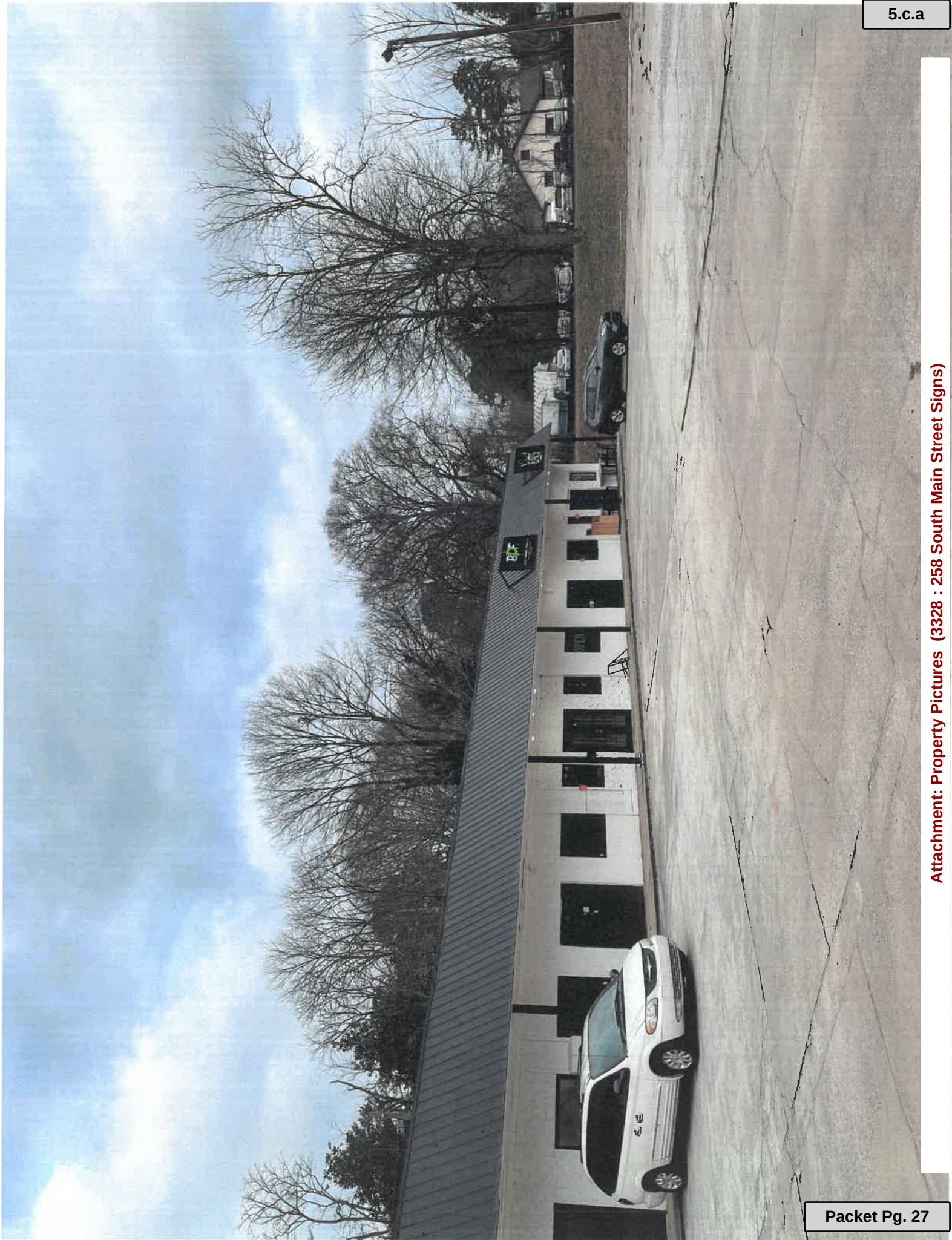
March, 1, 2023

Signature

City Clerk's Office



Attachment: Property Pictures (3328 : 258 South Main Street Signs)









Attachment: Salon Panel (3328 : 258 South Main Street Signs)



MEMORANDUM

To: Nicole Nicely
258 South Main Street
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: February 22, 2023

Re: Notification of Request for Design Review Commission – Wall sign panels; 258 South Main Street; Parcel No. 05241D B001

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of wall sign panels for the property located at 258 South Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, March 1, 2023 at 4:30 pm before the Design Review Commission at 1859 City Center Way to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator