



DESIGN REVIEW COMMISSION

May 3, 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 Suites – 258 South Main Street, Suites F and G; Parcel No. 05241D B001; New wall signs for new businesses. Revised design

V. NEW BUSINESS - ACTION ITEMS

- a. Commission to make a recommendation for Aeronet – 7776 Jonesboro Road; Parcel No. 12049C D002; New Wall Sign for New Logistics Business.
- b. Commission to make a recommendation for Commercial Building – 183 North Main Street; Parcel No. 13240D C006; Roof material change for existing business.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

4.a

- a

COUNCIL MEETING DATE
May 3, 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. Revised design

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

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 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. Proposed signs for salon and barbershop:

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.

These signs were first reviewed by the Design Review Commission in March with the following comments:

Two signs – Ragz to Riches Barbershop and Sulit Salon; Both signs need to be less busy and more readable from the street, add words that identify what they are, and all new signs on the property need to have a black background like the two already out there.

Barbershop sign needs to remove the money and the scissors and razors and just focus on the words and the barber pole. Move barber pole to the side to make it more readable. For the Sulit sign, add the word “salon” and some contact information, readable from the road.

The revised “Sulit” sign design has now added the word “salon,” but no contact information. That will be on the window. There is also some more color variation with the words.

For the barbershop, the money, scissors, and razor icons have been removed. The barber pole has been moved to the side. There is also some more color variation with the words. The sign is much more readable.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

May, 3, 2023

Signature

City Clerk's Office

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

Private Owner

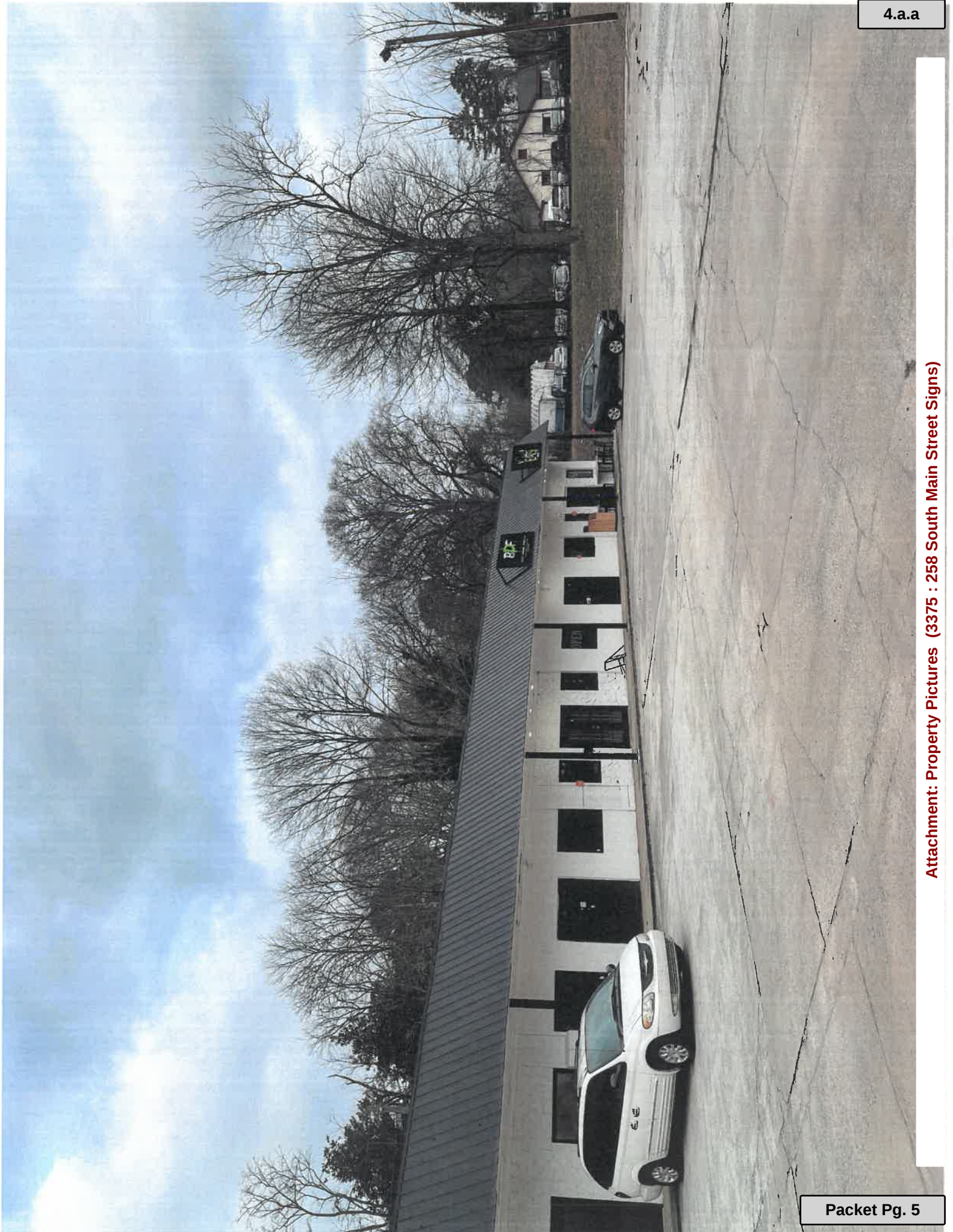
Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Property Pictures
- Acceptance Letter May 2023
- Salon Panel
- Sign Panel SULIT - REV
- Barbershop Panel
- Barbershop Panel REV

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



Attachment: Property Pictures (3375 : 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: April 25, 2023

Re: Notification of Request for Design Review Commission – Revised 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 revised wall sign panels for the property located at 258 South Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, May 3, 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



Attachment: Salon Panel (3375 : 258 South Main Street Signs)





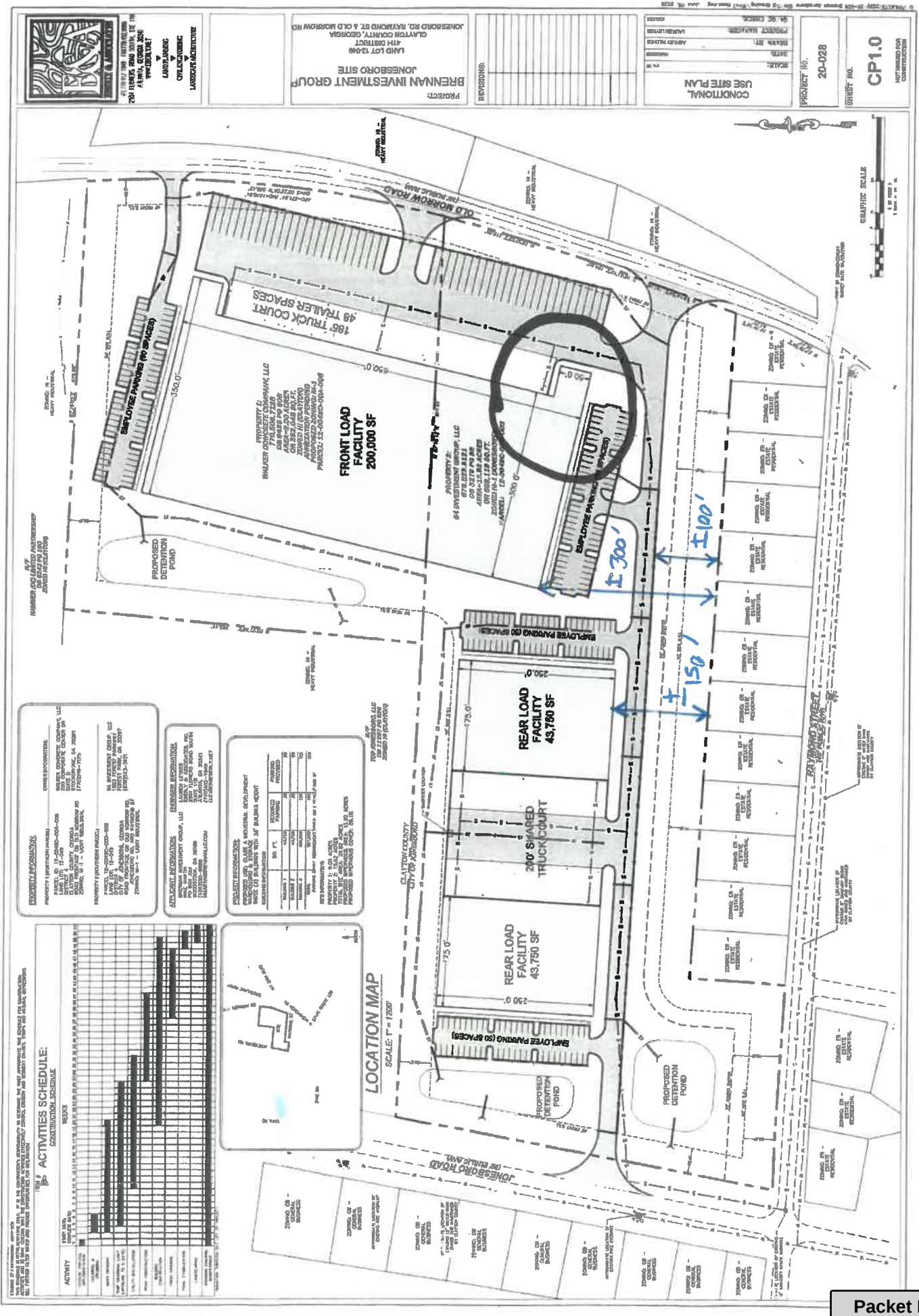
Attachment: Barbershop Panel (3375 : 258 South Main Street Signs)



Ragz & Riches **CUTZ**
BARBERSHOP

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - a
		COUNCIL MEETING DATE May 3, 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 Aeronet – 7776 Jonesboro Road; Parcel No. 12049C D002; New Wall Sign for New Logistics 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 Economic Development, 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> Agency recommendation – Approval of wall sign; Recently, three logistics buildings were completed on the subject property, which fronts both Jonesboro Road and Old Morrow Road. The property is zoned M-1 but is not in any Overlay or Historic District. The applicant has applied for a wall sign for the new logistics business in Building 300, closest to Old Morrow Road. The new wall sign will meet the Code: 1. The sign (108 square feet) will not exceed the maximum 150 total square feet allowed for wall signs. 2. The sign area (4.23%) is well below the maximum 10% wall coverage allowed for wall signs on double frontage lots. 3. The proposed sign does not straddle any existing columns or panels on the building exterior. The sign will be aluminum but will be internally illuminated. The sign will only be visible from Old Morrow Road.		
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> - Site Plan - Sign Design - Acceptance Letter		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date May, 3, 2023	
Signature	City Clerk's Office	





Aeronet Worldwide
7776 Jonesboro Road
Bldg 300
Jonesboro, GA 30236

PROJECT REVISIONS			
DATE	REV	BY	NOTES
00/00/00	1	XX	
00/00/00	2	XX	
00/00/00	3	XX	
00/00/00	4	XX	
00/00/00	5	XX	

Attachment: Sign Design (3376 : 7776 Jonesboro Road Sign)

Commercial Signs

3548 Atlanta Rd SE

Smyrna, GA 30082

770.989.1290

PROPOSED: PAN FACE AND WAREHOUSE SIGNAGE



Qty 1: Pan Sign, Aluminum Fabricated Pan Sign, 6' h x 18' w, Painted white, Cut Vinyl Applied to Face, Match PMS 287 & 312

PROPOSED



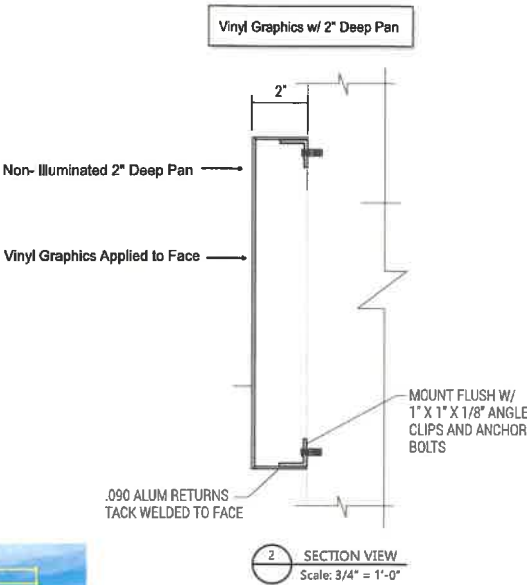
EXISTING



- VINYL GRAPHICS, MATCH PMS 287
- VINYL GRAPHICS, MATCH PMS 312

Building sign rendering is for preliminary purposes only. Sign size and scaling is based on applicable code if noted and unconfirmed building dimensions. All signs are subject to permit review, a field survey is required to obtain actual building dimensions, evaluate accessibility for attachment and identify presence of primary power. Survey findings may result in revisions to sign size, scaling, attachment method, or overall scope of work, revised drawings and/or revised pricing may be required if actual conditions vary from those predicted herein. Commercial signs is not responsible for providing primary power to sign or for final connection if power is further than 8 ft from sign.

V:\AERONET WORLDWIDE\WO 64949 PAN FACE AND WAREHOUSE SIGNAGE\DESIGN



MFG / Nat'l Account Sh
4905 Wright Drive, Bldg.
Smyrna, GA, 30082
(O) 770.983.1290
Corporate:
3548 Atlanta Rd.
Smyrna, GA, 30080
(O) 770.431.0807
comsigns.com



PROJECT ADDRESS:
7776 JONESBORO RD
BLDG 360
JONESBORO, GA 30262

SIGN CODE INFO:
Wall signs shall be permitted in non-residential zoning districts. Permitted wall signs shall not exceed 120 sq ft. No single building or unit shall be permitted more than one wall sign. For multiple buildings lots are provided section 16-48(a)(2). Wall signs are only upon a building which is corner notched pursuant to a corner and certificate of occupancy issued by it or which is currently being developed under an active building permit set by the city.

SQ. FT. ALLOWED:
XX
SQ. FT. SHOWN:
XX
SALES REP:
AS
PM INITIALS:
AS
DRAWN BY INITIALS:
KR
DATE: 04/04/23



MEMORANDUM

To: Kim Wakefield
Commercial Signs

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

Date: April 25, 2023

Re: Notification of Request for Design Review Commission – Wall sign panel; 7776 Jonesboro Road; Parcel No. 12049C D002

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 wall sign panel for the property located at 7776 Jonesboro Road, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, May 3, 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



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE

May 3, 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 – 183 North Main Street; Parcel No. 13240D C006; Roof material change for existing business.

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 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 – **Denial**; There have been various businesses located at 183 North Main Street through the years. The property is zoned H-2 and is in the historic district. Recently, the applicant applied for a Certificate of Appropriateness to replace the light-colored metal roof on the building with dark grey asphalt shingles. The applicant has stated that the current metal roof is leaking.

Per Section 86-103:

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

(1) Rehabilitation. Maintaining the existing historic design, materials, and details of structures in the H-2 district is encouraged. Rehabilitative efforts shall include the use of materials that are compatible with the architectural style of the historic building (see article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. Roofs.

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.

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.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

May, 3, 2023

Signature

City Clerk's Office

The Secretary of Interior Historic National Standards reference the following about preserving historic roofs and roof replacement:

Roofs

Identify, retain, and preserve

recommended



Copper and wrought iron weathervane.

Identifying, retaining, and preserving roofs--and their functional and decorative features--that are important in defining the overall historic character of the building.

This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features, such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.

not recommended

Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.

Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.

Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.

Applying paint or other coatings to roofing material which has been historically uncoated.

Roofs

Replace

recommended

Replacing in kind an entire feature of the roof that is too deteriorated to repair--if the overall form and detailing are still evident--using the physical evidence as a model to reproduce the feature.



Examples can include a large section of roofing, or a dormer or chimney.

If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Replacement of damaged clay tile roof.

not recommended

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance

“Replacing in kind extensively deteriorated or missing components of roof features when there are surviving prototypes, such as ridge tiles, roof cresting, or dormer trim, slates, or tiles, or when the replacement can be based on documentary or physical evidence. The new work should match the old in material, design, scale,

color, and finish.”

“Replacing an entire roof feature, such as a chimney or dormer, when limited replacement of deteriorated or missing components is appropriate. Using replacement material that does not match the historic roof

feature.”

The change in roofing material from the original metal to asphalt shingle is the prompt for denial. However, if the Board finds that the leaking of the current roof is the most important issue and new metal is not economically feasible, then they may consider approval.

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.)*

- Building Permit
- Property Picture
- Replacement Material
- Acceptance Letter

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



City of Jonesboro

124 North Avenue
Jonesboro, GA 30236
(770) 478-3800 • Fax (770) 478-3775

Building Permit Application

Minimum Fee \$100.00

Email Address

PNGUYEN5888@GMAIL.COM

BL# _____ County _____

Date _____

Permit No. _____

Application is hereby made according to the laws and ordinances of Jonesboro for a permit to erect, alter, and/or use a structure as described herein or shown in accompanying plans and specifications, to be located as shown on plot plan and, if granted, will conform to all laws and ordinances regulating same.

Address 183 NORTH MAIN STREET					Project/Subdivision:		
City JONESBORO		State GA Zip 30236			LL:	District:	Zoning:
Lot Dimensions	F:	D:	R:	Acres:	Lot:	Block:	Plan#
Purpose of Permit: ☐ New ☐ Addition ☒ Demolition - Repair ☐ Remodel ☐ Demolition - Demolish ☐ Other					Describe Use of Construction ROOF REPLACING		Size of Structure _____ X _____
Structure Type: ☐ Residential (1, 2, 3, 4) ☒ Commercial ☐ Industrial ☐ Sign-Attached ☐ Sign-Free ☐ Swimming Pool					☐ Apartment ☐ Fee Simple ☐ Condo ☐ Storage Bldg. ☐ Other		
Foundation: ☐ Slab ☐ Crawl Space ☐ Basement		Heated Area: Main _____ Upper _____ Lower _____ Other _____ Total _____					
Unfinished Area		Carport		Garage		Total Area	
No. Stories	Height	No. Units	No. Rooms	No. Bedrooms	No. Baths		
Sewage: ☐ Public ☐ Septic Tank		Georgia Power		Cooling: ☐ Gas ☐ Electric	Heating: ☐ Gas ☐ Electric		Fireplace: ☐ Prefab ☐ Masonry
Exterior Finish Material				Estimated Construction Cost 1. 8,500.00			
Land Owner THANH-PHONG N TRAN				Contractor PN REMODELING, LLC			
Address 505 AERIAL AVE				Address 503 Eagles Creek			
City STOCKBRIDGE		State GA		Zip 30281		City Riverdale State GA Zip 30274	
Telephone 404-936-2396 /Other				Telephone (404) 999-503 /Other			

PT Initial I hereby certify that the above permitted structure shall be built in accordance with the 2012 Georgia State Energy Code for Buildings. This code regulates the design, erection, construction, alteration and renovation of buildings. Compliance is mandatory.

I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not. The granting of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction or the performance of construction.

Date 04/18/2023 Printed Name: THANH-PHONG N TRAN Signature: _____

NOTICE: Separate permits are required for electrical, plumbing, heating, ventilation, air conditioning or prefab fireplaces. This permit becomes null and void if work authorized is not commenced within six (6) months or if work is suspended or abandoned for a period of six months at anytime after it is begun. Proper permits must be obtained before work is begun or fees shall be doubled.

Do not complete the following — Office Use Only

TEMPORARY POLE (#) _____ \$30.00

Building — Sq. Ft. _____ x .20 = _____
 Electrical _____ x .035 = _____
 Plumbing _____ x .035 = _____
 HVAC _____ x .035 = _____
 SBCCI \$ _____

Fireplace (#) _____ x 26.25 = _____
 Garbage Disposal (#) _____ x 12.50 = _____
 Low Voltage (Minimum) _____ x 50.00 = _____

Temp # _____ Date _____

F/P: ☐ Yes ☐ No Approved by: _____ Input by: _____ Permit Cost: _____ C.O. Fee _____ Total Fee _____
 Issued by: _____ Payment Amt: _____ Payment Type ☐ Cash ☐ Check



CITY OF JONESBORO

124 North Avenue
Jonesboro, GA 30236

www.jonesboro.ga.com

BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: THANH-PHONG N TRAN Date: 04/18/2023

Address: 183 N MAIN STREET, JONESBORO GA 30236

Rooms work is to take place in:

- | | | |
|--------------------------------------|---|--------------------------------------|
| ☐ Basement | ☐ Living Room | ☐ Bedroom 3 |
| ☐ Kitchen | ☐ Master Bedroom | ☐ Bedroom 4 |
| ☐ Bathroom | ☐ Bedroom 1 | ☐ Exterior |
| ☐ Master Bath | ☐ Bedroom 2 | ☐ Other _____ |

Electrical and Mechanical

- | | |
|--|---|
| ☐ New or upgrade of electric service | ☐ Adding or replacing electric circuits |
| ☐ Installing smoke detectors | ☐ Adding or relocating receptacles or switches |
| ☐ Installing new furnace | ☐ Installing new AC condenser |
| ☐ Installing new fireplace or heating stove | ☐ New chimney or vent |
| ☐ Installing new bathroom exhaust fan | ☐ Installing or replacing range hood |
| ☐ Other: _____ | |

Framing

- | | |
|---|--|
| ☐ New deck, porch, or stairs | ☒ Roofing (Replacing decking and shingles) |
| ☐ Addition | ☐ Installing or relocating load bearing walls |
| ☐ Detached garage, carport, or storage building | ☐ Altering or relocating existing window/doors |
| ☐ Replacing deck, porch, stairs or railing | ☐ Sheathing |
| ☐ New attached garage or carport | ☐ Installing new drywall |
| ☐ New pool, spa or hot tub | ☐ Installing sunroom or other pre-manufactured |
| ☐ Installing or relocating non-load bearing walls | ☐ Other: _____ |
| ☐ Replacing or repairing damaged: | |
| ☐ Floor joist ☐ Stud ☐ Beam ☐ Header ☐ Ceiling Joist ☐ Rafters or Trusses | |

Plumbing

- | | |
|--|--|
| ☐ Installing or replacing water heater | ☐ Relocating existing plumbing fixtures |
| ☐ Installing new water or DWV piping | ☐ Installing or replacing gas piping |
| ☐ Replacing existing water or DWV piping | ☐ Installing new plumbing fixtures |
| ☐ Installing or replacing backflow device | ☐ Installing new sump pump |
| ☐ Other: _____ | |

Additional Information

REMOVE THE METAL ROOF & REPLACING NEW SHINGLES ROOF, COLOR : GREY

Attachment: Building Permit (3377 : 183 North Main Street Roof)

Google Maps 181 N Main St

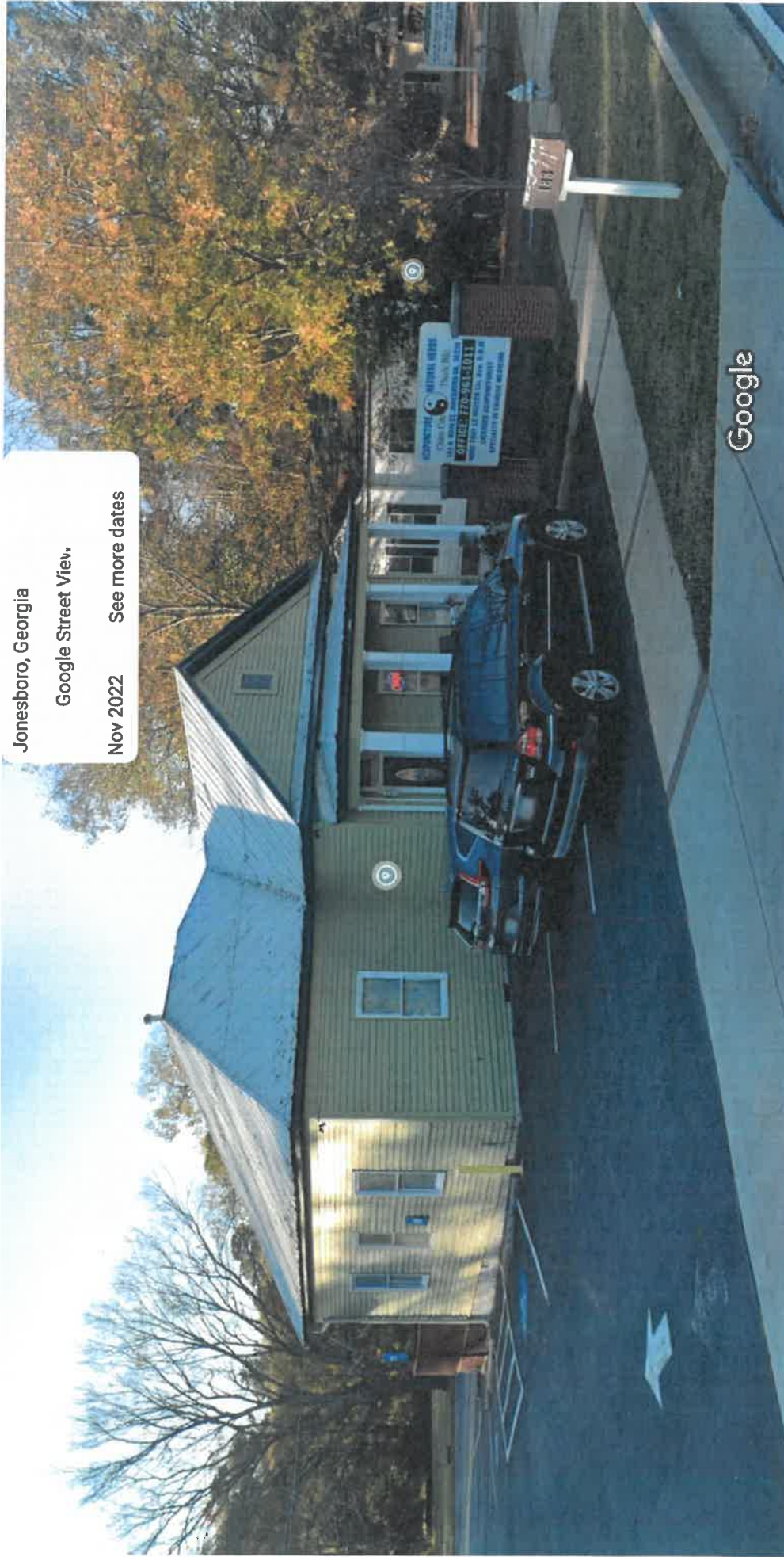


Image capture: Nov 2022 © 2023 Google



183 N Main St

Street View & 360°

All



Attachment: Replacement Material (3377 : 183 North Main Street Roof)



MEMORANDUM

To: Thanh-Phong Tran
183 North Main Street
Jonesboro, Ga. 30236

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

Date: April 25, 2023

Re: Notification of Request for Design Review Commission – Roof Replacement; 183 North Main Street; Parcel No. 13240D C006

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 roof for the property located at 183 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, May 3, 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,

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

David D. Allen
Community Development Director / Zoning Administrator