



## **DESIGN REVIEW COMMISSION**

**September 5, 2023**

### **MEETING AGENDA:**

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. OLD BUSINESS - NONE**
- V. NEW BUSINESS - ACTION ITEMS**
  - a. Commission to make a recommendation for Beauty and Braids – 233 North Main Street; Parcel No. 13240B A004; New wall sign for new business.
  - b. Commission to make a recommendation for Rocky's – 8113 Tara Blvd; Parcel No. 13239B A001; Revised exterior for renovated commercial building.
  - c. Commission to make a recommendation for Residence – 204 Lee Street; Parcel No. 13240D D026; Accessory building for existing residence in Historic Residential Overlay.
  - d. Commission to make a recommendation for Townhome Development – 217 South Main Street; Parcel No. 05241D A001; New exteriors for new townhome development in Historic District.
- VI. ADJOURNMENT**



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE  
September 5, 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 Beauty and Braids – 233 North Main Street; Parcel No. 13240B A004; New wall sign for new business.

**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, 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 sign panel (reduced size);** Recently, Beauty and Braids Salon received approval for 233 North Main Street, within Suite A of the existing commercial building there.

The proposed red, white, and black color scheme of the sign will not conflict with adjacent businesses. The wall sign panel will be 4 feet by 8 feet (32 square feet) which is below the maximum 150 square feet allowed in Code Section 86-490(b). The wall sign panel will be about **11.75%** of the front building façade (Suite A), above the 7.5% allowed in Code Section 86-489.

The sign material will be metal and will not be internally illuminated.

**Design is acceptable, but the sign will have to be reduced in size in order to comply with the code.**

**Fiscal Impact**

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

Private Owner

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

- Property Picture
- Sign design
- Acceptance Letter

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

**Approval**

### FOLLOW-UP APPROVAL ACTION (City Clerk)

**Typed Name and Title**

Melissa Brooks, Interim City Clerk

**Date**

September, 5, 2023

**Signature**

City Clerk's Office

Google Maps 233 N Main St



Jonesboro, Georgia  
Google Street View  
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google





Attachment: Sign design (3522 : 233 North Main Street Sign)



## MEMORANDUM

**To:** Carmen Battle  
233 North Main Street  
Jonesboro, Ga. 30236

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

**Date:** September 1, 2023

**Re:** Notification of Request for Design Review Commission – Wall Sign; 233 North Main Street; Tax Map Parcel No. 13240B A004

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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 for the property located at 233 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, September 5, 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

Attachment: Acceptance Letter (3522 : 233 North Main Street Sign)



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE  
September 5, 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 Rocky's – 8113 Tara Blvd; Parcel No. 13239B A001; Revised exterior for renovated commercial building.

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

City Code Section 86-107 – C-2 Zoning Standards; Sec. 86-109 Tara Boulevard Overlay Architectural 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 revised exterior changes**; 8113 Tara Boulevard, the site of Rocky's Pizza, has been a commercial property for many years. The property was annexed into the City in 2018. The property is zoned C-2 (Highway Commercial) and is also in the Tara Boulevard Overlay District. Recently, the new owner proposed both interior and exterior modifications to the building, which is a combination of brick, glass, and wood. The original exterior changes (see attached drawing) for the front architecture were as follows:

1. Replacing the awnings and wood siding in the front with ceiling to floor windows.
2. Replacing the wood parapet with a steel-framed parapet, with a vinyl covering. Color not determined yet. (Height will remain the same.)
3. Exterior brick coverage will remain the same.

**Tara Blvd. Overlay architectural standards govern these buildings.**

Original notes:

(k) Architectural standards. The following architectural standards shall apply:

Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.

Current facade height is 13.5 feet, and staff does not see the need for this to be raised, even with the alteration of the parapet material.

1. Street orientation. Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width. Entrance already oriented towards Tara Boulevard.
2. Building materials. Buildings materials for all exterior wall facades shall be constructed of brick, stone, textured concrete masonry units, stucco, or glass. Single-family dwelling facades shall be constructed with brick, stone, stucco, cement fiber board, wood siding or similar material approved by the zoning administrator. The primary, non-window material on the front is already brick. The proposed new material for the parapet would be vinyl, which is unacceptable and should be substituted with wood, cement fiber board, or stucco.
3. Color. All materials shall be earth-tone in color, as approved by the zoning administrator. So noted.
4. Prohibited materials. Metal siding, vinyl siding, metal canopies and smooth faced concrete masonry units are prohibited. The proposed new material for the parapet would be vinyl, which is unacceptable and should be substituted with wood, cement fiber board, or stucco.

### FOLLOW-UP APPROVAL ACTION (City Clerk)

**Typed Name and Title**

Melissa Brooks, Interim City Clerk

**Date**

September, 5, 2023

**Signature**

**City Clerk's Office**

5. *Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia of residential structures.*
6. *Customer entrances for non-residential uses. All customer entrances located along the front façade, shall feature a combination of three or more of the following features:*
  - a. *Canopies and porticos.*
  - b. *Overhangs.*
  - c. *Recesses or projections.*
  - d. *Arcades.*
  - e. *Raised, corniced parapets.*
  - f. *Peaked roof forms.*
  - g. *Arches.*
  - h. *Display windows.*
  - i. *Architectural details, such as tile work and moldings which are incorporated into the building structure and design.*

Staff does not see the need to require the building to have entirely new architectural features on the front of the existing building for changing the parapet material.

9. *Accessory structures. Building materials, architectural features and colors of exterior finishes of accessory structures shall be consistent with the principal structure. n/a*

10. *Massing and modulation. The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation. n/a*

11. *Fenestration. At least 40 percent of non-residential facades facing arterial and collector roadways must be clear glass. The existing window coverage in the front, which was well below 40% is now over 40% with ceiling to floor windows.*

12. *Roof features. Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:*

- a. *Roof features shall not exceed the average height of the supporting walls.*
- b. *The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.*
- c. *Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.*
- d. *The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).*

Staff does not see the need to require the building to have entirely new roof features on the existing building for changing the parapet material.

13. *Rooftop equipment. All rooftop equipment shall be screened from public view by parapets, dormers or other screens. n/a*

**The revised drawing (see attached) reflects the work down on the approved convenience store on the left. There is much more glass than before. The main change, however, in the revised drawing versus the original structural steel parapet encased in stucco over the center of the building front. There will also be places for signage where the original awning used to be. Existing brick will be retained.**

**Not being a load bearing component, work on the parapet has already begun. (see enclosed picture.)**

#### Fiscal Impact

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

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

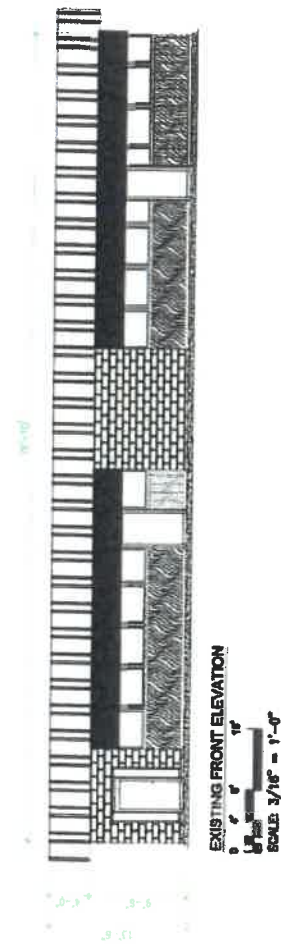
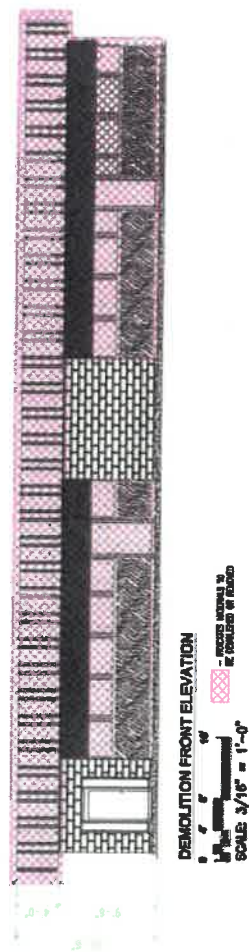
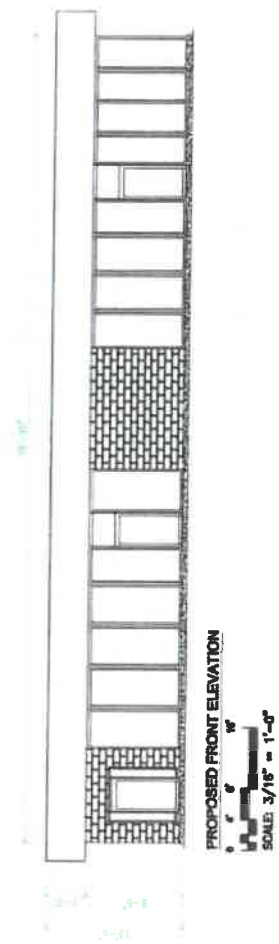
- Original Facade Design
- Revised Facade Design

- Current Building
- Acceptance Letter

5.b

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

**Approval**



|                                                                                                |                |                                                                                                                                                                                                                               |  |     |                |      |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|----------------|------|--|--|--|--|--|--|--|--|--|
| General Notes                                                                                  |                | <table border="1"> <tr> <td>No.</td> <td>Revision/Issue</td> <td>Date</td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> |  | No. | Revision/Issue | Date |  |  |  |  |  |  |  |  |  |
| No.                                                                                            | Revision/Issue | Date                                                                                                                                                                                                                          |  |     |                |      |  |  |  |  |  |  |  |  |  |
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|                                                                                                |                |                                                                                                                                                                                                                               |  |     |                |      |  |  |  |  |  |  |  |  |  |
| <p>See Notes and Specs</p>                                                                     |                | <p>Project Name and Owner</p> <p>           1013 JONES LLC - OWNER<br/>           30236 JONESBORO, GA         </p>                                                                                                            |  |     |                |      |  |  |  |  |  |  |  |  |  |
| <p>Project Start and Closure</p> <p>           2-05-2022<br/>           3/16/2022         </p> |                | <p>Project</p> <p>DEMOLITION</p> <p>           Date 2-05-2022<br/>           3/16/2022         </p>                                                                                                                           |  |     |                |      |  |  |  |  |  |  |  |  |  |
| <p>Scale</p> <p>1/16"=1'-0"</p>                                                                |                | <p>Sheet</p> <p>D4</p>                                                                                                                                                                                                        |  |     |                |      |  |  |  |  |  |  |  |  |  |







## MEMORANDUM

**To:** Stephen Clinkscale  
8113 Tara Blvd  
Jonesboro, Ga. 30236

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

**Date:** September 1, 2023

**Re:** Notification of Request for Design Review Commission – Revised Exterior  
Facade; 8113 Tara Boulevard; Parcel No. 13239B A001

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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 exterior façade changes for the property located at 8113 Tara Boulevard, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, September 5, 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: Acceptance Letter (3523 : 8113 Tara Blvd Exterior Renovations)



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.c

- c

COUNCIL MEETING DATE  
September 5, 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 Residence – 204 Lee Street; Parcel No. 13240D D026; Accessory building for existing residence in Historic Residential Overlay.

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

Sec. 86-97. R-2 Single Family Residential Regulations; Sec. 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 accessory building exterior, with conditions;** In March 2021, the following Certificate of Appropriateness was approved for the house renovation at 204 Lee Street:

*Interior renovation and rear addition (enclosed room and porches) for an existing house, with replacement roof and exterior siding material, per the current architectural plans provided by Joel Aviles Architects, dated February 8, 2021. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. Front porch shall remain and continue to be open but shall be enlarged and enhanced. New addition shall match the new exterior of the rest of the house. Proposed exterior brick color is Cherokee Bricks, Shadowstone. Fiber cement siding and trim shall be Sherwin Williams SW7014, Eider White. No replacement vinyl siding allowed.*

In December 2021, permission was given to make the primary exterior material of the house brick. The owner has now requested to put an accessory building in back of the renovated house, which still serve as a garage for parking vehicles and also have an outdoor patio / sitting area. Per the owner, it will not have a living quarters. The primary exterior building material is shown as brick, like the house.

The house is in the Historic Residential Overlay, and the standards for new accessory buildings in that district are as follows:

*e. Accessory structures.*

- 1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the overlay.*
- 2. New accessory structures, including, but not limited to carports, garages and storage sheds, shall be located behind the facade line of the dwelling. **Complies***
- 3. The design, scale, placement and materials of new accessory structures within public view shall be compatible with those of the principal dwelling. **Complies, same main exterior material (brick).***

Other standards:

**Sec. 86-270. - Accessory buildings.**

*No accessory building shall exceed the height of the principal dwelling in any residential district, nor shall the combined total area of all accessory buildings on a lot exceed the larger of 800 square feet in area or 25 percent of the floor area of*

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Melissa Brooks, Interim City Clerk

**Date**

September, 5, 2023

**Signature**

City Clerk's Office

the principal dwelling. Calculation of floor area shall not include basement areas. All accessory buildings shall be set back a minimum of 100 percent of the front yard setback for the district; however no accessory building other than a detached garage may be located between the principal dwelling and the public right-of-way. A minimum side yard and rear yard setback of five feet shall apply to accessory building located a distance greater than 20 feet from the principal dwelling; otherwise the building setbacks for the principal dwelling shall apply to the accessory building. All accessory structures established on the street side of a corner lot and located a distance equal to or less than the dimension of the required side yard for principal dwellings in the zoning district in which the lot is situated shall be screened through the installation of landscaping or stockade-type fence. Such screening shall comply with provisions of article XV of this chapter.

*The exterior finishes and color of all accessory structures shall be identical to the exterior finish and color of the principal dwelling on which the accessory structures are located. For brick construction, only the characteristics of the trim work shall apply to the accessory buildings. **Complies***

**Two approval conditions:**

- 1. Match brick color of house.**
- 2. Driveway extension to garage must be concrete.**

**Fiscal Impact**

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

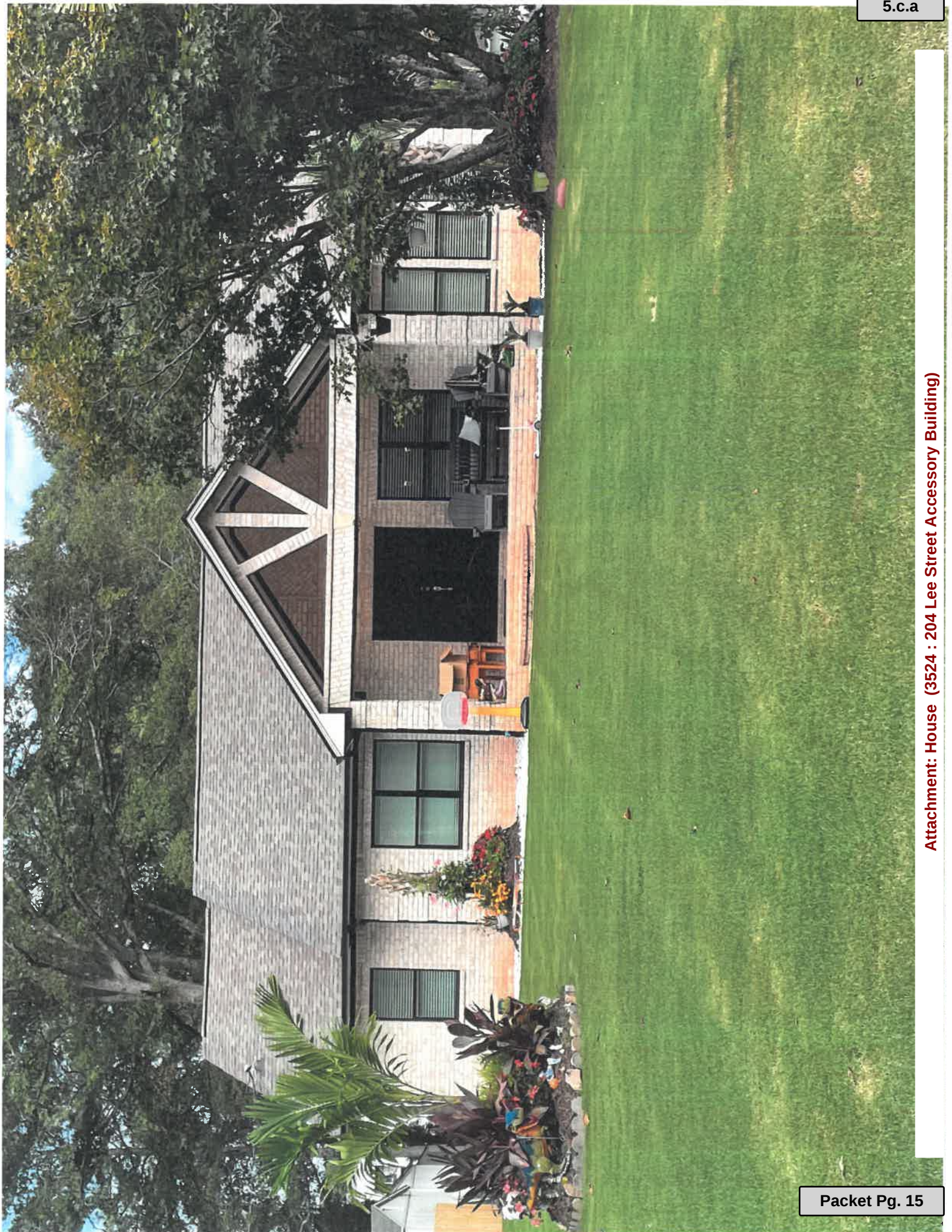
Private Owner

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

- House
- Construction Plans
- Rendering
- Acceptance Letter

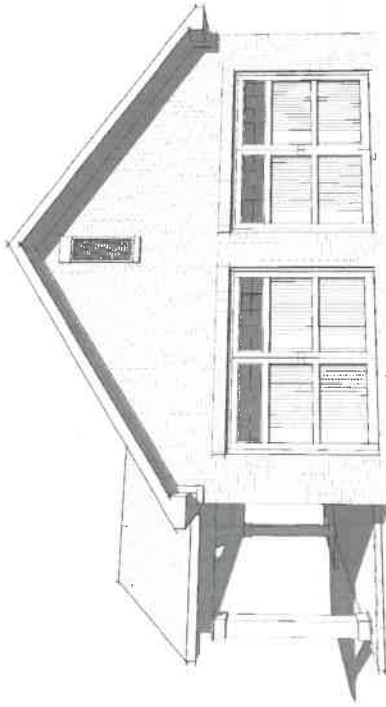
**Staff Recommendation** *(Type Name, Title, Agency and Phone)*

**Approval**



Attachment: House (3524 : 204 Lee Street Accessory Building)

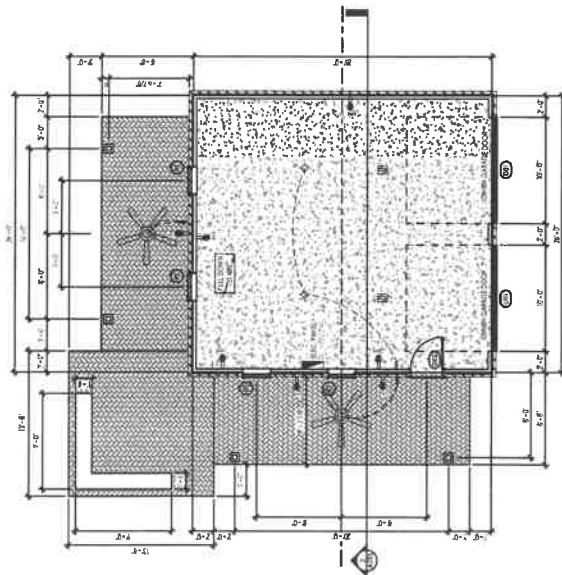
204 LEE STREET  
JONESBORO, GA 30236

**Packet Pg. 16**

[illegible]

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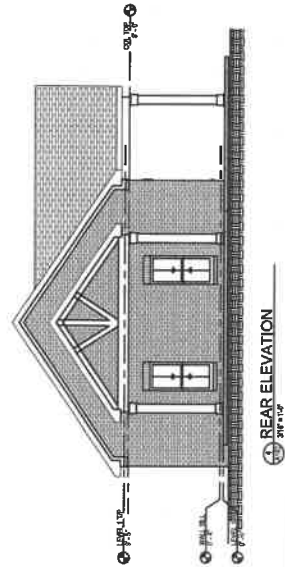
| WINDOW SCHEDULE RESIDENTIAL |       |        |        |          |      |       |               |
|-----------------------------|-------|--------|--------|----------|------|-------|---------------|
| TYPE                        | MARK  | R.O.   |        |          | HEAD | COUNT | COMMENTS      |
|                             |       | WIDTH  | HEIGHT |          |      |       |               |
| DOUBLE                      | 60    | 2'-5"  | 6'-3"  | 1-0      |      |       | 1st flr. Hkrm |
| 60x120                      |       |        |        |          |      |       | 2nd flr.      |
| 1'-2"                       |       |        |        |          |      |       |               |
| DOOR SCHEDULE RESIDENTIAL   |       |        |        |          |      |       |               |
| NO.                         | SIZE  |        | COUNT  | COMMENTS |      |       |               |
|                             | WIDTH | HEIGHT |        |          |      |       |               |
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| 60                          | 2'-4" | 7'-0"  | 1      |          |      |       |               |



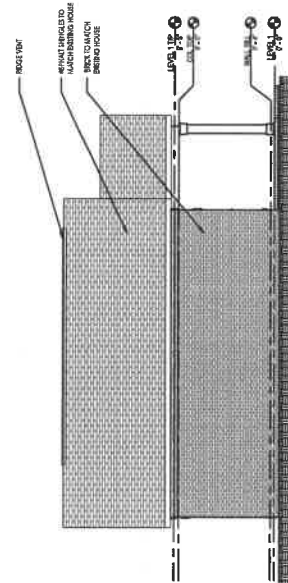
① FLOOR PLAN  
DATE: 1-1-77



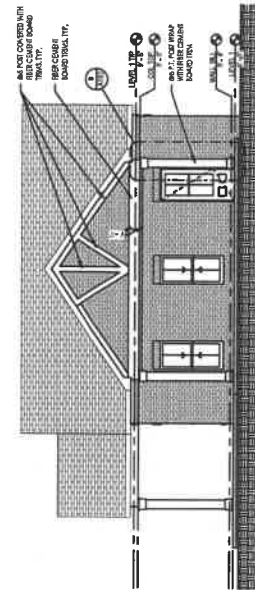
**FRONT ELEVATION**



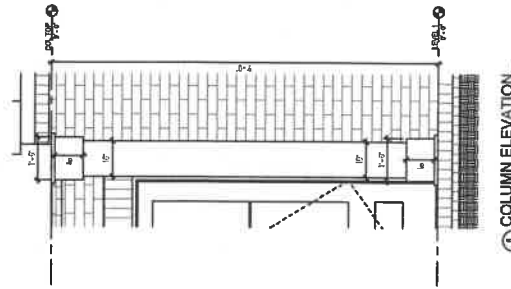
REAR ELEVATION  
3/16" = 1'-0"



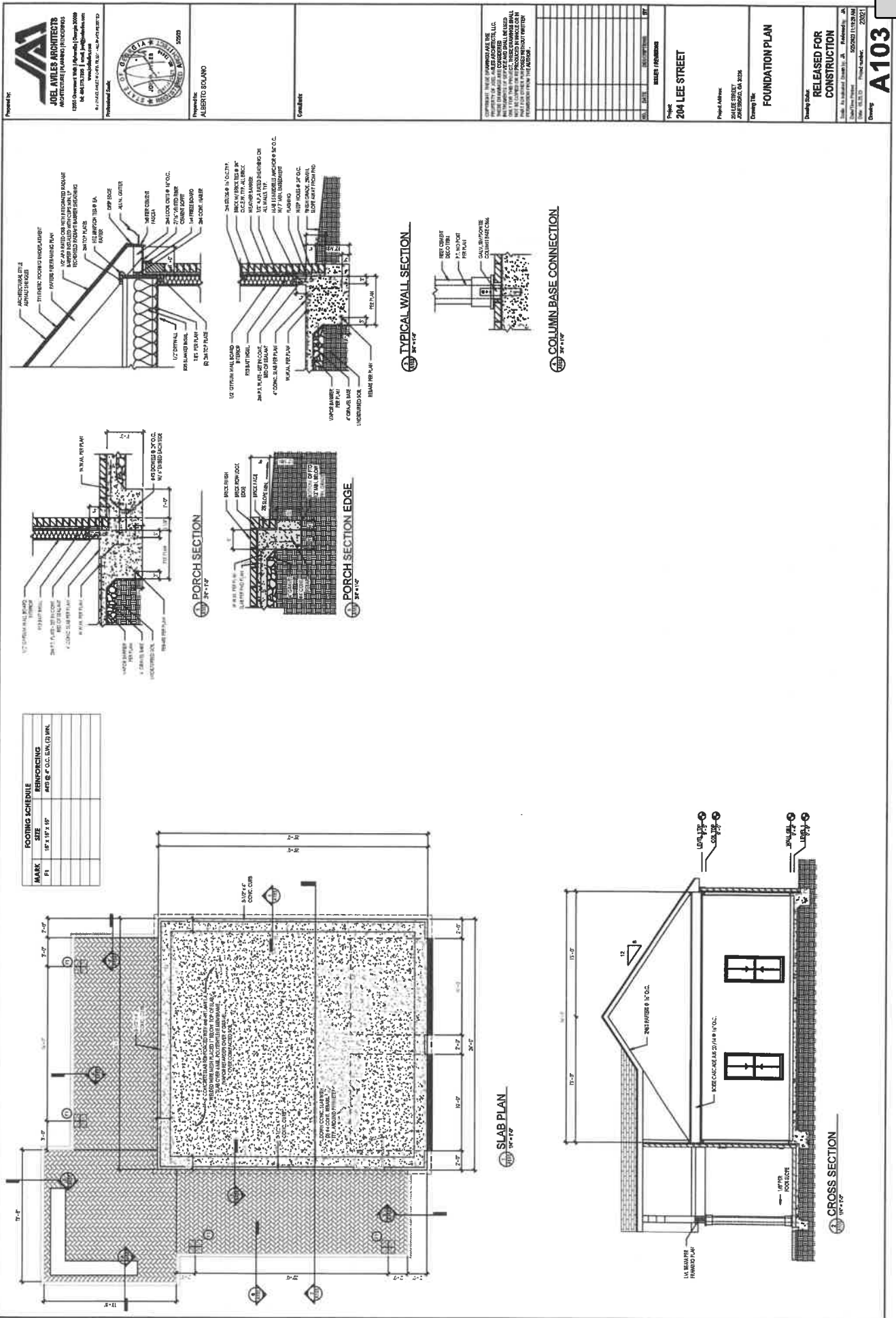
RIGHT ELEVATION

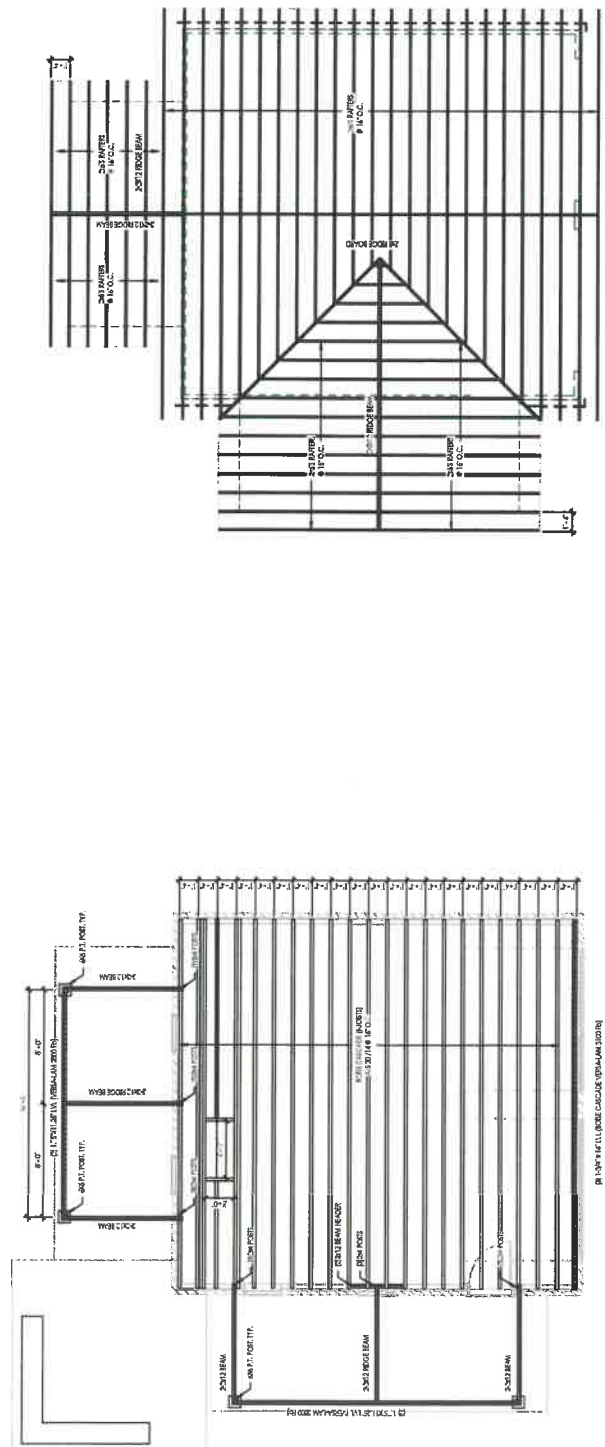


5  
A152  
LEFT ELEVATION  
3/16" = 1'-0"



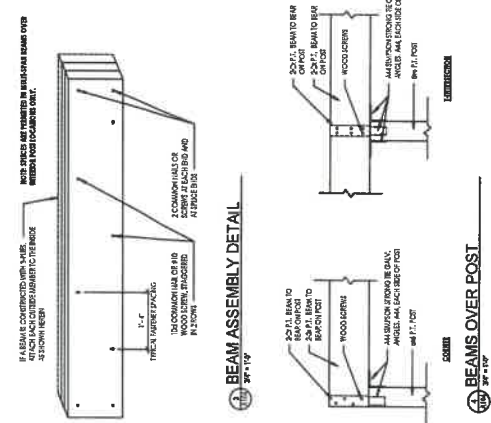
**COLUMN ELEVATION**  
SP-1-2



[illegible]

2  
13.10  
ROOF FRAMING PLAN  
WF = 1'-0"

① **CEILING FRAMING PLAN**  
1/2" = 1'-0"







## MEMORANDUM

**To:** Albert Solano  
204 Lee Street  
Jonesboro, Ga. 30236

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

**Date:** September 1, 2023

**Re:** Notification of Request for Design Review Commission – Accessory Building  
204 Lee Street; Tax Map Parcel No. 13240D D026

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of an accessory building for the property located at 204 Lee Street, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, September 5, 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: Acceptance Letter (3524 : 204 Lee Street Accessory Building)



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.d

- d

COUNCIL MEETING DATE

September 5, 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 Townhome Development – 217 South Main Street; Parcel No. 05241D A001; New exteriors for new townhome development in Historic District.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards; 86-100 R-A Development Standards (Revised)

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 &amp; 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 exteriors**; Recently, a new townhome development with certain developmental variances was approved for the property at 217 South Main Street. Construction should start around the first of the new year. The property is within the Historic District (H2).

The townhomes will be 2 to 3 story, with a mix of Hardiplank siding and brick, and architectural shingles.

The standards for new construction in H-2 zoning is as follows:

*(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. **Not applicable. Size approved by City Council**

*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.*

*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.*

*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.*

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***

*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. **Complies – no vinyl***

*4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **None nearby***

*5. Neon colors are prohibited. **Complies***

### FOLLOW-UP APPROVAL ACTION (City Clerk)

## Typed Name and Title

Melissa Brooks, Interim City  
Clerk

## Date

September, 5, 2023

## Signature

City Clerk's Office

6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **Complies**
- c. Doors and windows.
1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **None nearby**
  2. Blank wall facades are discouraged. **Complies**

The following standards also apply to new townhomes:

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:

(4) Minimum width of each townhouse unit shall be 24 feet. **Widths already approved by Council.**

(5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres. **Complies**

(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. **Brick is at least 50% of front elevation, sometimes more, depending on the unit. No vinyl used.**

(7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **Variance for this already approved by Council.**

#### Fiscal Impact

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

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

- Property Pictures
- Site Plan
- Floor Plans
- Exteriors
- Acceptance Letter

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

#### Approval



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft



Attachment: Property Pictures (3525 : 217 South Main Street Townhomes)



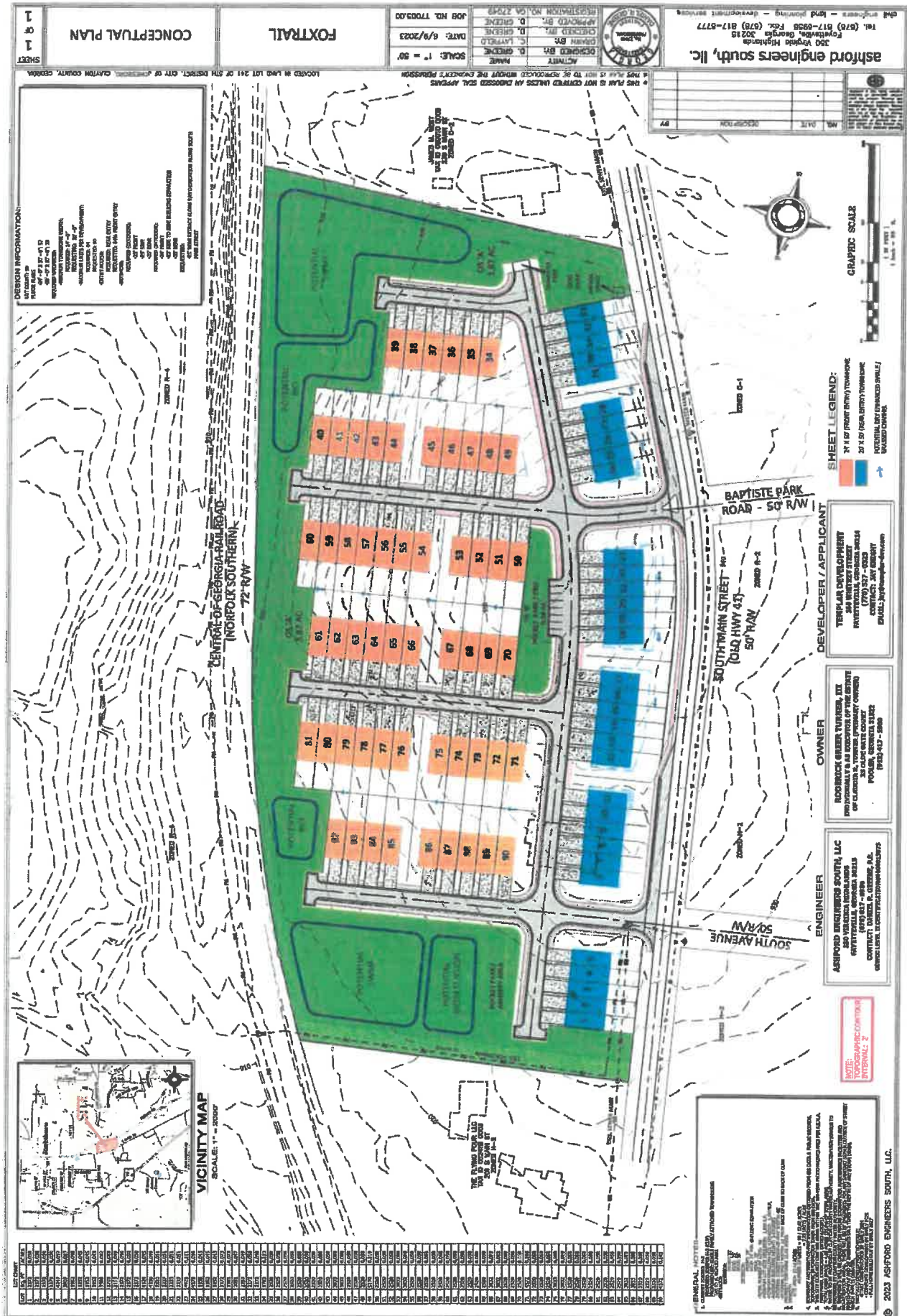
Attachment: Property Pictures (3525 : 217 South Main Street Townhomes)



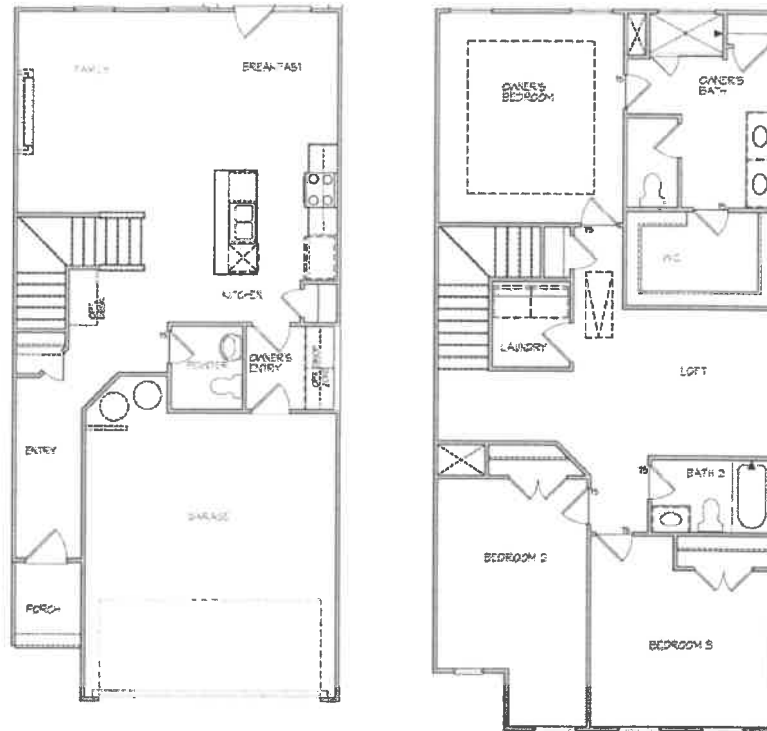
Attachment: Property Pictures (3525 : 217 South Main Street Townhomes)



Attachment: Property Pictures (3525 : 217 South Main Street Townhomes)



## 2 Story Floor Plans - Approx 1600-1850 Sq Ft



## 3 Story Floor Plans - Approx 1800-1900 Sq Ft



# Front Elevation Samples

## Rear Load 2-car Garage, 2-story Options



## Front Load 2-car Garage



## Rear Load 2-car Garage, 3-story Option



### Building Materials

- Hardiplank Siding - Brick Accents - Vinyl Energy Efficient Windows
- Architectural Shingles - Sidewalks - Aluminum Garage Doors
- Sodded yards - Driveway length & width to accomodate 2 cars outside of garage



## MEMORANDUM

**To:** Templar Development / Jay Knight  
160 Whitney Street  
Fayetteville, Ga. 30214

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

**Date:** September 1, 2023

**Re:** Notification of Request for Design Review Commission – Townhome Exteriors,  
217 South Main Street; Tax Map Parcel No. 05241D A001

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of townhome exteriors for the property located at 217 South Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Tuesday, September 5, 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: Acceptance Letter (3525 : 217 South Main Street Townhomes)