



DESIGN REVIEW COMMISSION

December 6, 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 Buddy's Mart – 8113 Tara Blvd; Parcel No. 13239B A001; New wall sign for business.
 - b. Commission to make a recommendation for a Residence – 114 Ingleside Drive; Parcel No. 12017A C007; Enclosure of carport in Historic Residential Overlay.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE
December 6, 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 Buddy's Mart – 8113 Tara Blvd; Parcel No. 13239B A001; New wall sign for 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 – Denial of original sign design; Recently, a convenience store was opened at 8113 Tara Boulevard (site of former Rocky's Pizza). The applicant has applied for a new wall sign over the front entrance.

The wall sign panel above the front entrance will be 35 square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The front wall sign panel will be about 5% of the total front building façade (just for convenience store portion), below the 7.5% allowed in Code Section 86-489. The sign will be internally illuminated.

While the red channel letters will not conflict with adjacent businesses, the Design Review Commission may find the design too simplistic for Tara Blvd. and the letters too large.

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.)

- Current Building
- Sign Design
- Acceptance Letter

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

Denial

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

December, 6, 2023

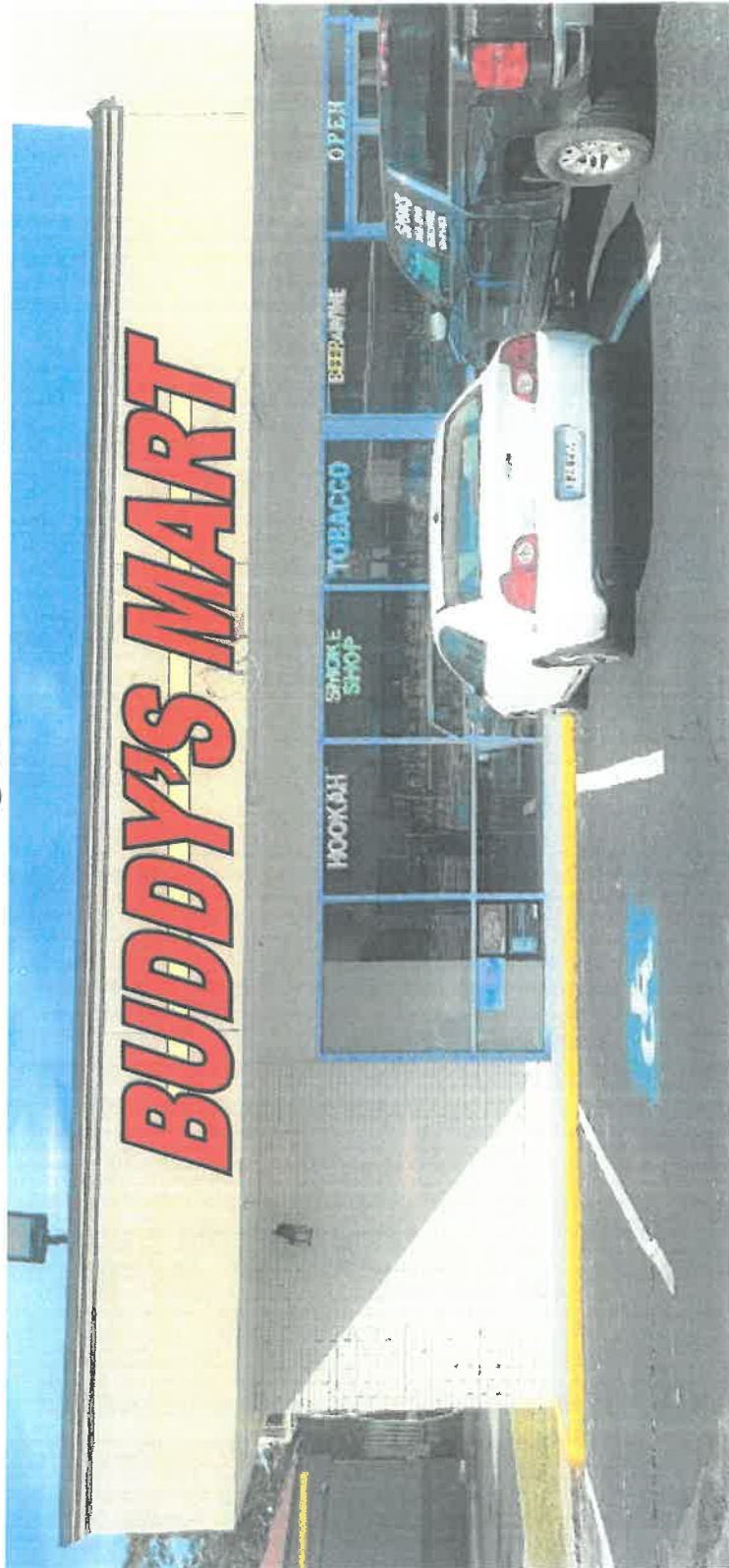
Signature

City Clerk's Office



Attachment: Current Building (3642 : Buddy's Mart Sign - 8113 Tara Blvd)

39.5



18

1080 Sign On Building 4.9%

2001 ART STUDIO
SIGNS
GRAPHICS • LOGOS
PRINTING
1797 Lakewood Terrace
Atlanta, Georgia 30315
404. 627. 8778
404. 627. 0004

Designed exclusively for:

Buddy's Mart

Address:

Tara, Jonesboro, Ga. 30260

Date:

10-31-2023

Phone:

678-471-5672

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. 2001 Art Studio is authorized to do the work as specified above.

50% DEPOSIT REQUIRED ON ALL WORK
BALANCE DUE UPON COMPLETION.
ANY CHARGES TO COLLECT BALANCE
IS RESPONSIBILITY OF CLIENT.

Signature:

This design is property of the designer, and may not be reproduced in any manner without written permission.

678-471-5672 Saul - Hayles @ att.net

168" 14

BUDDY'S MART

30" 2.5

35 SF



Side view

Buddy's Mart
Installation Drawing

Channel Letters Red Plastic faces
Black Returns, White Trim Caps, Raceway
Building Color Biege Gray

2001 ART STUDIO
SIGNAGE
1797 Lakewood Terrace
Atlanta, Georgia 30315
404. 627. 8778
404. 627. 0004

Designed exclusively for: Buddy's Mart		Date: 10-31-2023
Address: Tara, Jonesboro, Ga. 30260		Phone: 678-471-5672
The prices, specifications, and conditions as described are satisfactory and are hereby accepted. 2001 Art Studio is authorized to do the work as specified above. Signature: <i>[Signature]</i> 50% DEPOSIT REQUIRED ON ALL WORK BALANCE DUE UPON COMPLETION. ANY CHARGES TO COLLECT BALANCE IS RESPONSIBILITY OF CLIENT. This design is property of the designer, and may not be reproduced in any manner without written permission.		



MEMORANDUM

To: Saul Hayles

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

Date: December 5, 2023

Re: Notification of Request for Design Review Commission – Wall Sign, 8113 Tara Blvd, Parcel No. 13239B A001

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 wall sign located at 8113 Tara Boulevard, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 6, 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



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.b

- b

COUNCIL MEETING DATE
December 6, 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 a Residence – 114 Ingleside Drive; Parcel No. 12017A C007; Enclosure of carport in Historic Residential Overlay.

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

City Code Section 86-98 R-4 District Standards; 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, 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 carport enclosure with conditions; The single-family detached residence with single carport at 114 Ingleside Drive was built many years ago. Recently, the current owner applied to fully enclose the carport on the side of the house. The enclosure would be used as an extra storage room and not be a bedroom. Their building permit is pending, but Design Review Commission and Historic Preservation Commission review are required. The property is zoned R-4 and is in the Historic Residential Overlay. **The residence is predominantly brick (red), but the applicant is proposing to have the carport enclosure enclosed by siding (with a new window and door).**

Per Code Sec. 86-276., the enclosure of porches or garages prohibited.

Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension. Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached.

However, the code does not prohibit the enclosure of carports, and the Code makes a distinction between garages and carports:

Carport. A structure attached or made a part of a principal dwelling and open to the elements on two or more sides, intended to shelter vehicles.

Garage, private. An accessory building or a portion of the principal dwelling designed or used for storage of motor-driven vehicles owned and used by the occupants of the building. The garage is enclosed on all three sides where the access door is not.

Thus, per the enclosed pictures, the structure definitely qualifies as a carport.

(b) R-4 Development standards. Unless otherwise provided in this chapter, uses permitted in the R-2 district shall conform to the following development standards:

(1) Minimum lot area: 10,480 square feet (1/4-acre) Lot not changing.

(2) Minimum lot width: 75 feet Lot not changing.

(3) Minimum front yard: 25 feet Overall footprint not changing.

(4) Minimum side yard: 12 feet Overall footprint not changing.

(5) Minimum rear yard: 25 feet Overall footprint not changing.

(6) Minimum floor area per dwelling unit: 1,600 square feet The house is only 1040 square feet of living area and will

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

December, 6, 2023

Signature

City Clerk's Office

still be under the 1600 square-foot minimum. However, the overall footprint is not changing, so I do not request this as a variance situation.

(7) Maximum building height: Two stories and 35 feet **Height not changing.**

(8) Maximum lot coverage: 35 percent **Overall footprint not changing.**

Historic Residential Overlay Development standards (for additions):

d. Additions.

1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade.

Will not be in front of façade.

2. Additions shall not obscure the form, orientation or symmetry of the original structure, nor shall such additions exceed the degree of ornamentation of the original structure. **Complies.**

3. Matching or compatible siding and roofing materials shall be used. **See approval conditions below.**

4. Matching or compatible windows and doors shall be used. **See approval conditions below.**

5. The removal of a significant portion of original materials to construct an addition is prohibited. **n/a**

Vinyl siding will not be allowed; any siding material shall be Hardiplank. While staff respects the cost of doing an all-brick carport enclosure to match the house, the water table or "skirt" of the carport enclosure should be related color wise and material wise to the rest of the house and not be all siding.

- 1. Hardiplank siding color shall match match gable siding color.**
- 2. New windows shall match color and style of existing front windows.**
- 3. Bottom of enclosure's exterior shall match the adjacent stone on the house's foundation.**

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
- Acceptance Letter

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

Approval with Conditions

Google Maps 114 Ingleside Dr

Jonesboro, Georgia

Google Street View

Jan 2022 See more dates



Image capture: Jan 2022 © 2023 Google



Google Maps 113 Ingleside Dr

Jonesboro, Georgia

Google Street View

Jan 2022 See more dates



Image capture: Jan 2022 © 2023 Google





MEMORANDUM

To: Nancy Hernandez

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

Date: December 5, 2023

Re: Notification of Request for Design Review Commission – Carport Enclosure, 114 Ingleside Drive, Parcel No. 12017A C007

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 carport enclosure located at 114 Ingleside Drive, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 6, 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 (3644 : 114 Ingleside Drive)