



DESIGN REVIEW COMMISSION

February 7, 2024

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 Residence – 121 South Avenue; Parcel No. 05241D E027; New residence in Historic Residential Overlay.
 - b. Commission to make a recommendation for Bakery – 8113 Tara Boulevard; Parcel No. 13239B A001; New wall sign for new business.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE
February 7, 2024

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 – 121 South Avenue; Parcel No. 05241D E027; New residence in Historic Residential Overlay.

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

Section 86-111. Historic Residential Overlay Standards; Sec. 86-97. R-2 Single Family Residential Regulations

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

Yes Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

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

Agency recommendation – **Approval of house exterior design, with conditions**; The original house burned down and the remains were demolished in 2010. The new owner would now like to put up a replacement home, similar in style to the original home.

The replacement home will be a one-story structure with an exterior consisting of primarily Hardiplank siding. **Exterior color is proposed to be a pale blue – “Blue Arrow, 5001-3C” or, if that is not acceptable, an off white.**

The property is in the Historic Residential Overlay, subject to the requirements of Sec. 86-111.

- (a) *Purpose. The purpose of the historic residential overlay is to protect and enhance the character of the city's historic neighborhoods by establishing architectural standards for regulation of exterior rehabilitation and new construction. The City of Jonesboro is committed to preserving its historic structures and the special character of the historic neighborhoods. These neighborhoods reflect a variety of architectural styles that have contributed to the city's historic built environment.*

Historic Residential Overlay standards:

(2) *New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the overlay shall guide new development. (See article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro.)* **The home will be similar in style to the original home and other homes in the immediate area.**

a. Scale and form.

1. *New buildings shall be compatible with the existing scale, form and placement of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, depth and building setback.* **The home will be similar in style to the original home.**

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.* **Total square footage (heated plus garage) of the replacement home will be 2345 square feet. Average area of existing houses within 600 feet is 2007 square feet. 2345 / 2007 = 116% larger.**

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.* **The proposed house is one-story on a street with primarily one-story houses.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

February, 7, 2024

Signature

City Clerk's Office

b. Materials and color.

1. The predominant exterior siding material, or a modern material that creates a similar texture or appearance, shall be used. **Hardiplank siding proposed.**
2. The use of brick is encouraged for chimneys. **No chimney proposed.**
3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure. **Hardiplank siding proposed. However, a concrete block foundation is proposed, which is not allowed.**
4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Pale blue or off white proposed.**
5. Neon colors are prohibited. **Not used**
6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Similar in style to the original home and other homes in the immediate area.**
2. Blank wall facades are discouraged.

Sec. 86-97. - R-2 single family residential district regulations.

- (a) Purpose. The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre. The district is intended to create and preserve a neighborhood setting free of non-residential uses as well as higher density residential uses. Public and institutional uses traditionally found in low density neighborhoods are compatible with the R-2 district. Such development is typically served by a network of local streets to minimize traffic impacts on the neighborhood.
- (b) 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: 21,780 square feet (½-acre) **Grandfathered lot is 0.43 acres.**
 - (2) Minimum lot width: 100 feet **Complies**
 - (3) Minimum front yard: 35 feet
 - (4) Minimum side yard: 15 feet
 - (5) Minimum rear yard: 35 feet
 - (6) Minimum floor area per dwelling unit: 1,600 square feet **1953 square feet proposed.**
 - (7) Maximum building height: Two stories and 35 feet **One-story**
 - (8) Maximum lot coverage: 35 percent

The home will be similar in style to the original home and other homes in the immediate area. However, the proposed concrete block foundation needs to be, at the very least, a brick or stone veneer of full-depth masonry.

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.)

- Lot
- Adjacent Neighborhood
- Front Elevation
- Other Sides

- Proposed Colors
- Original House
- Demo
- Permit Application
- Meeting Notice Letter

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

Approval with Conditions

Google Maps 121 South Ave

Jonesboro, Georgia

Google Street View

Feb 2023 See more dates



Image capture: Feb 2023 © 2024 Google





Google Maps 115 South Ave



Image capture: Feb 2023 © 2024 Google



Google Maps 123 South Ave



Jonesboro, Georgia

Google Street View

Feb 2023 See more dates

Image capture: Feb 2023 © 2024 Google



Google Maps 123 South Ave



Image capture: Feb 2023 © 2024 Google





131 South Ave

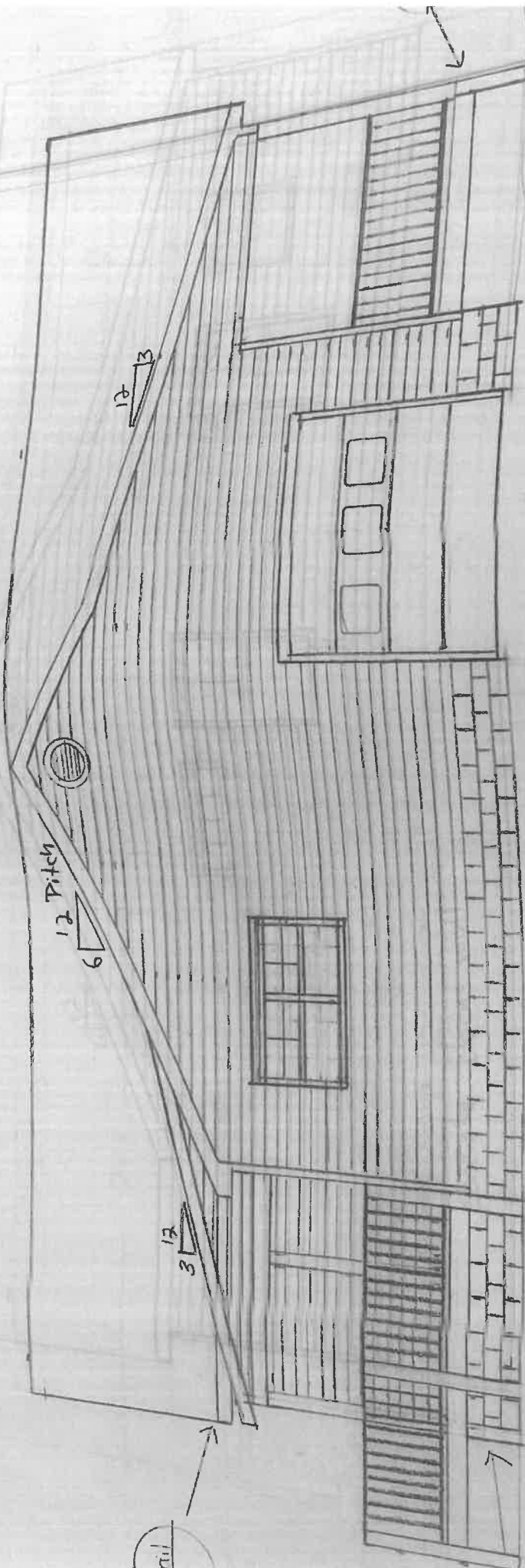
Front and left side

SCALE: 1/4" = 1 FT

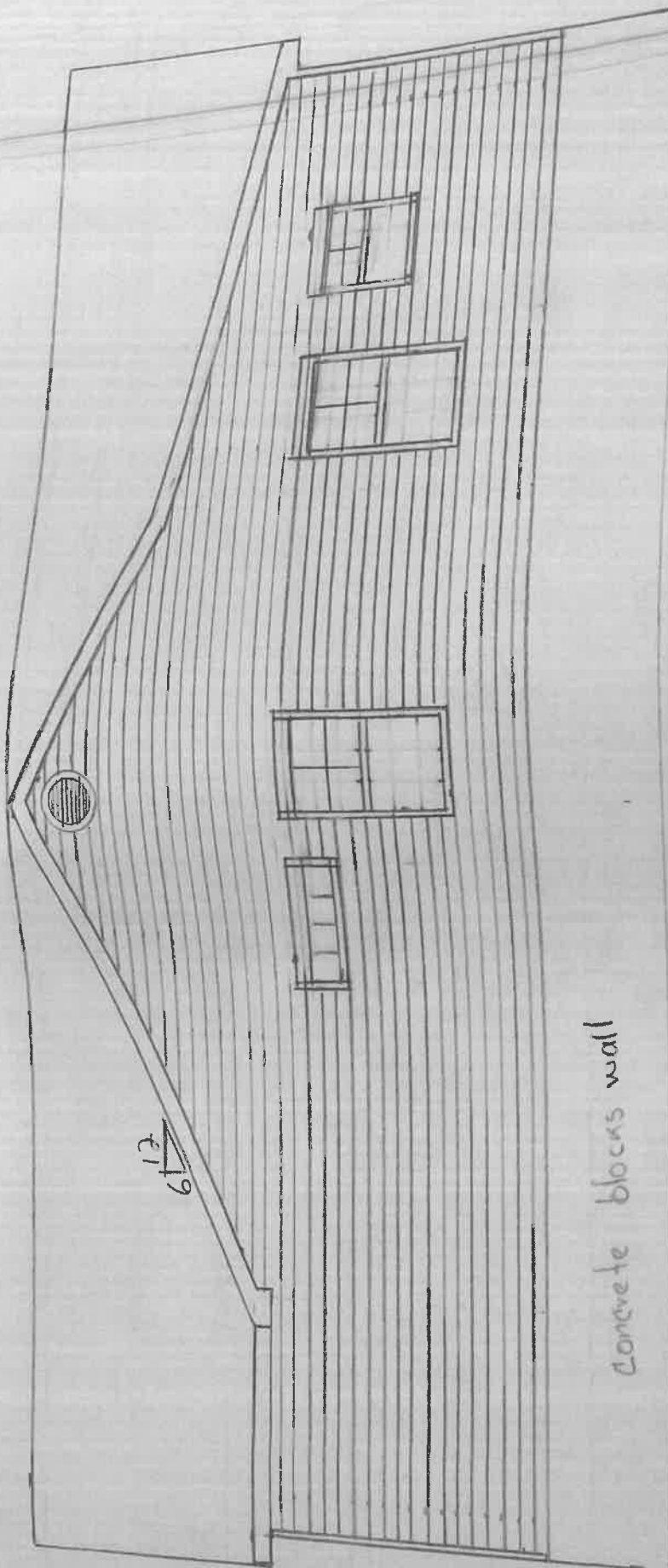
DATE: 11/07/23

5.a.c

Attachment: Front Elevation (3693 : 121 South Avenue New Home)



Left side elevation scale $\frac{1}{4} = 1''$



6'12"

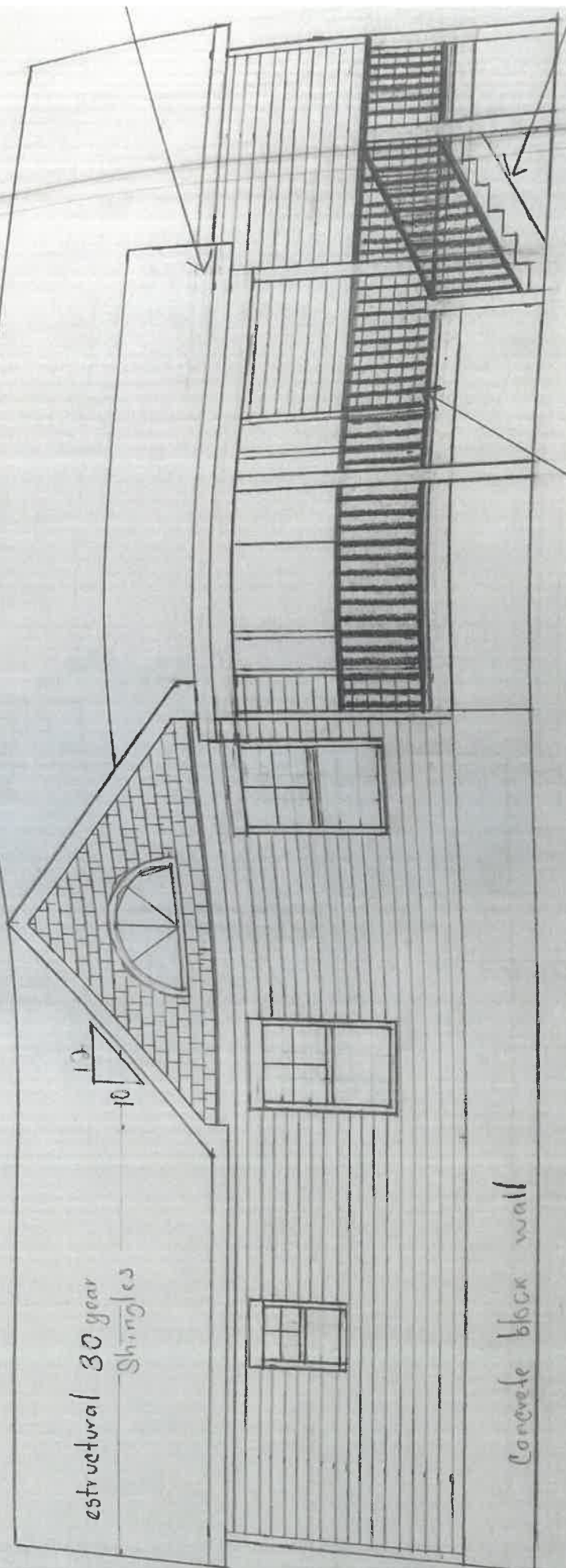
concrete blocks wall

Right side elevation scale $\frac{1}{4} = 1' = 1''$

12' 10'

tural 30 year
Shingles

Kind side elevation scale 1/4" = 1' FT



Rear side elevation scale 1/4" = 1' FT

Detail 8

Rear and right	
SCALE: 1/4" = 1' FT	APPROX
DATE: 11/03/23	

5.a.d

EXTERIORS

Exteriores

valspar®

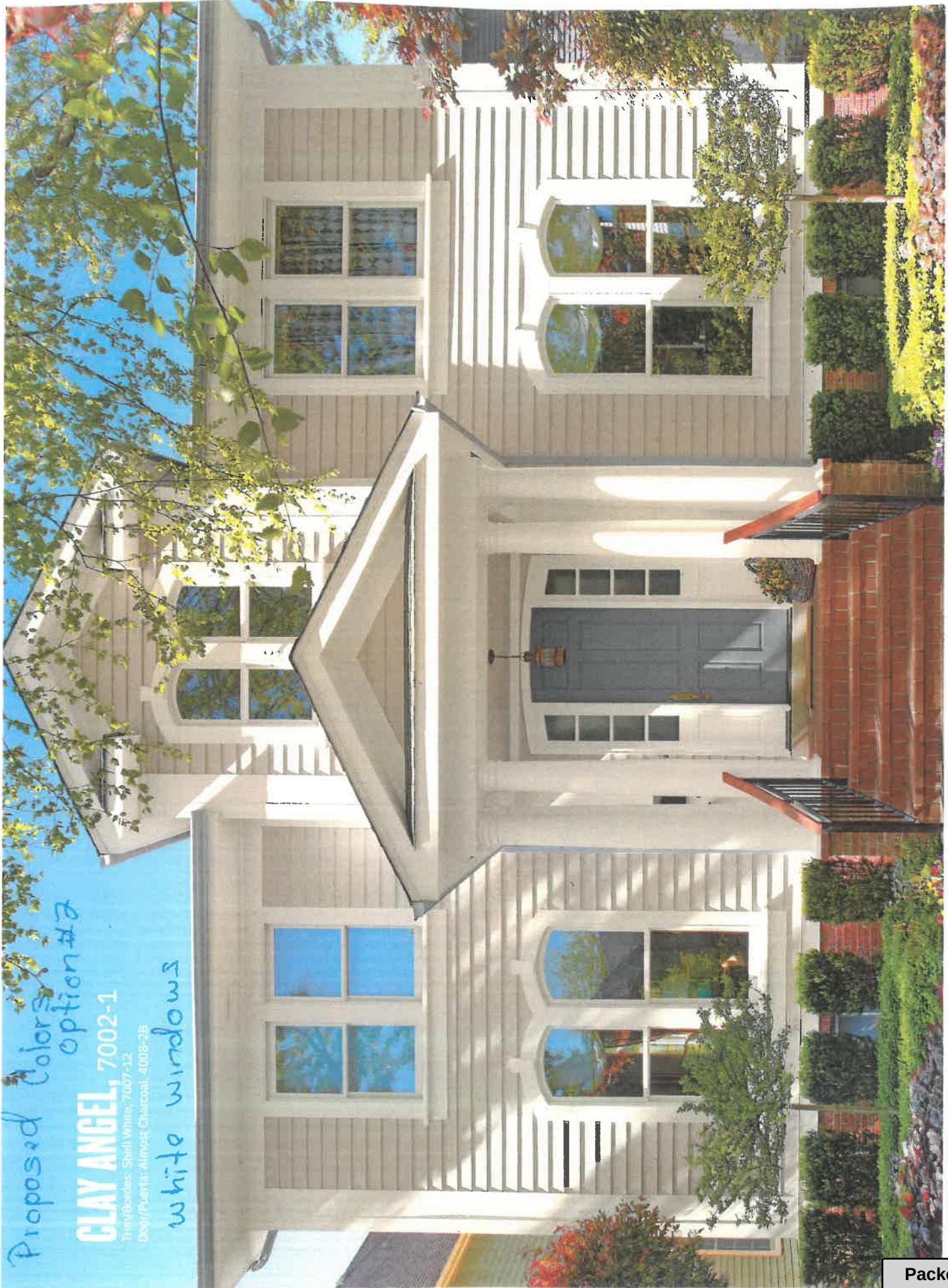


Siding/Recubrimientos: Blue Arrow, 5001-3C; Shingle Siding/Recubrimientos para tejas: Smoky Pitch, 4007-4B; Trim/Bordes: Cream Delight, 7002-14; Garage Door/Puerta de garaje: Free Wheeling, 2006-10A; Door/Puerta: Ebony Keys, 8666-2G

rear gable

~~Blue Arrow~~

white windows steel



**121 South Avenue
05 241D E027**



Photo 2004

Ownership Record:

Charles Murphy

Attachment: Original House (3693 : 121 South Avenue New Home)



Attachment: Original House (3693 : 121 South Avenue New Home)



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

Building Permit Application

Minimum Fee \$50.00

BL# _____ County Clayton

Date 7-30-10

Permit No. N/A

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 <u>121 South Ave</u>					Project/Subdivision:			
City <u>Jonesboro</u>		State <u>GA</u>		Zip <u>30236</u>		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		Size of Structure _____ X _____	
Structure Type: ☒ Residential (1, 2, 3, 4) ☐ Commercial ☐ Industrial ☐ Apartment ☐ Fee Simple ☐ Condo ☐ Sign-Attached ☐ Sign-Free ☐ Swimming Pool ☐ Storage Bldg. ☐ Other _____								
Foundation: ☐ Slab ☒ Crawl Space ☐ Basement			Heated Area: Main <u>1500'</u> Upper _____ Lower _____ Other _____ Total <u>1500'</u>					
Unfinished Area			Carport		Garage		Total Area	
No. Stories <u>1</u>	Height <u>20</u>		No. Units <u>1</u>	No. Rooms <u>7</u>	No. Bedrooms <u>2</u>	No. Baths <u>2</u>		
Sewage: ☒ Public ☐ Septic Tank			Georgia Power		Cooling: ☐ Gas ☒ Electric		Heating: ☐ Gas ☒ Electric	
					Fireplace: ☐ Prefab ☒ Masonry			
Exterior Finish Material <u>Wood</u>					Estimated Construction Cost <u>95,000</u>			
Land Owner <u>Charles E. Murphy</u>					Contractor <u>Charles E. Murphy</u>			
Address <u>121 South Ave</u>					Address _____			
City <u>Jonesboro</u>		State <u>GA</u>		Zip <u>30236</u>		City _____		State _____
Telephone <u>404-368-4824</u>		/Other _____		Telephone _____		/Other _____		

CM
Initial

I hereby certify that the above permitted structure shall be built in accordance with the 1992 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: 7-27-10 Printed Name: Charles E. Murphy Signature: Charles E. Murphy

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 .14 = _____	Fireplace (#) _____ x 26.25 = _____
Electrical _____ x .035 = _____	Garbage disposal (#) _____ x 12.50 = _____
Plumbing _____ x .035 = _____	Low Voltage (Minimum) _____ x 50.00 = _____
HVAC _____ x .035 = _____	
SBCCI \$ _____	Temp # _____

F/P: ☐ Yes ☐ No Approved by: _____ Input by: _____ Permit Cost: _____ C.O. Fee: _____ Total Fee: 50

Issued by: Pat Daniel Payment Amt: _____ Payment Type: ☐ Cash ☒ Check

Original - File

Yellow - Tax Assessor

Pink - Inspector

Golden Rod - Applicant

#1290

Packet Pg. 18

Attachment: Demo (3693 : 121 South Avenue New Home)



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

Email Address

mariordgz76@gmail.com

Building Permit Application

BL# _____ County _____

Minimum Fee \$100.00

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 <u>121 South Ave</u>				Project/Subdivision _____			
City <u>Jonesboro</u>		State <u>GA</u> Zip <u>30234</u>		LL: _____		District: <u>5th</u> Zoning: _____	
Lot Dimensions	F: <u>115-6</u>	D: <u>173</u>	R: <u>115-5</u>	Acres: <u>0.456</u>	Lot: <u>241</u>	Block: _____	Plan# _____
Purpose of Permit: ☒ New ☐ Addition ☐ Demolition - Repair ☐ Remodel ☐ Demolition - Demolish ☐ Other				Describe Use of Construction <u>new construction</u>		Size of Structure <u>49'6" x 57'W</u>	
Structure Type: ☒ Residential (1, 2, 3, 4) ☐ Commercial ☐ Industrial ☐ Apartment ☐ Fee Simple ☐ Condo ☐ Sign-Attached ☐ Sign-Free ☐ Swimming Pool ☐ Storage Bldg. ☐ Other _____							
Foundation: ☐ Slab ☒ Crawl Space ☐ Basement		Heated Area: Main <u>1953</u> ^{sq ft} Upper _____ Lower _____ Other <u>1953</u> ^{sq ft} Total <u>3906</u>					
Unfinished Area _____		Carport _____		Garage <u>392</u>		Total Area _____	
No. Stories <u>1</u>	Height <u>19FT</u>	No. Units _____		No. Rooms _____		No. Bedrooms <u>3</u>	No. Baths <u>2-5</u>
Sewage: ☒ Public ☐ Septic Tank		Georgia Power		Cooling: ☐ Gas ☒ Electric		Heating: ☒ Gas ☐ Electric	
Exterior Finish Material <u>Hardy siding and trim</u>		Estimated Construction Cost <u>\$120,000 +/-</u>					
Land Owner <u>Mario Rodriguez</u>				Contractor _____			
Address <u>41 Bay Ct.</u>				Address _____			
City <u>Riverside</u>		State <u>GA</u> Zip <u>30296</u>		City _____		State _____ Zip _____	
Telephone <u>404-557-1827</u> /Other <u>(404) 931-7240</u>				Telephone _____ /Other _____			

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 12/11/2023 Printed Name: Mario Rodriguez Signature: [Signature]

NOTICE: Separate permits are required for electrical, plumbing, heating, ventilation, air conditioning or prefabricated 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

Building - Sq. Ft. _____ x .20 = _____		TEMPORARY POLE (#) _____ \$30.00		Fireplace (#) _____ x 26.25 = _____	
Electrical _____ x .035 = _____				Garbage Disposal (#) _____ x 12.50 = _____	
Plumbing _____ x .035 = _____				Low Voltage (Minimum) _____ x 50.00 = _____	
HVAC _____ x .035 = _____					
SBCCI \$ _____		Temp # _____		Date _____	
F/P: ☐ Yes ☐ No		Approved by: _____		Permit Cost: _____	
Issued by: _____		Payment Amt: _____		C.O. Fee _____ Total Fee _____	
				Payment Type ☐ Cash ☐ Check	

Original - File

Yellow - Tax Assessor

Pink - Inspector

Golden Rod - Applicant



CITY OF JONESBORO

124 North Avenue
Jonesboro, GA 30236
www.jonesboroga.com

BUILDING PERMIT APPLICATION SCOPE OF WORK

Name: Mario Z Rodriguez Date: 01/25/2024
Address: 121 South ave 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 <u>New construction</u> |

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: <u>New electrical</u> | |

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: <u>New construction</u> |
| ☐ 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: <u>New plumbing</u> | |

Additional Information

N/A

Attachment: Permit Application (3693 : 121 South Avenue New Home)



Window detail

Lowe's Custom Order Quote

5.a.h

Quote # 202776595

Quote Name: Mario windows

Date Printed: 12/24/2023

Customer: MARIO RODRIGUEZ

Email: mariordgz76@gmail.com

Address: 41 BAY CT
RIVERDALE, GA 30296

Phone: (404) 557-1827

Store: (686) LOWE'S OF FAYETTEVILLE, GA.

Associate: RANDALL BISHOP (983589)

Address: 1030 N GLYNN ST
FAYETTEVILLE, GA 30214-1306

Phone: (678) 817-9119

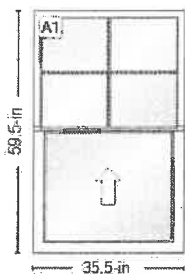
Item Total: 15

PreSavings Total: \$9,107.49

Freight Total: \$0.00

Labor Total: \$0.00

Pre-Tax Total: \$9,107.49



Pella 250 Series | Single Hung | 35.5 X 59.5 |
Almond
Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
100-1	Pella 250 Series Single Hung 35.5 X 59.5 Almond	39 days	\$588.31	\$588.31	10		\$5,883.10

CITY OF JONESBORO
770-478-3800

REC#: 00031875 1/23/2024 8:20 AM
OPER: PD TERM: 003
REF#: 2523

TRAN: 73.0000 CONVENIENCE FEE
100-0000-34-9500
CONVENIENCE FEE 2.00CR

TRAN: 28.0000 PLAN REVIEW FEE
PERMIT#:
ADDRESS: 121 south ave
100-0000-34-1930
PLAN REVIEW FEE 150.00CR

TENDERED: 152.00 CREDIT CARD
APPLIED: 152.00-
CHANGE: 0.00

THANK YOU FOR VISITING
THE CITY OF JONESBORO
1859 CITY CENTER WAY
JONESBORO, GA 30236

Begin Line 100 Description

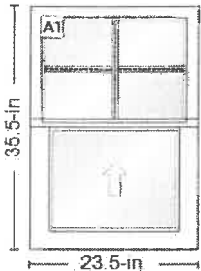
--- Line 100-1 ---

A1: Unit: 36 || Frame: 35 1/2-in || RO: 36-in
 Unit: 60 || Frame: 59 1/2-in || RO: 60-in
 Single Hung
 Equal. Frame Size: 35 1/2 X 59 1/2. Pella 250
 Series Series. No Dry Wall Pass Through
 South Central
 Climate Zone 3

Standard
 Vinyl
 Nail Fin
 Foam Insulated
 3 1/4"
 1 1/8"
 2 1/8". Almond. Almond. Glass: Insulated
 Dual Low-E SunDefense™ Low-E Insulating
 Glass Argon Non High Altitude. Cam-Action
 Lock
 Almond
 No Limited Opening Hardware. Half Screen
 InView™. Combination U-Factor 0.27
 U-Factor 0.27
 Combination SHGC 0.2
 SHGC 0.20
 VLT 0.46
 CPD PEL-N-208-00284-00002
 Satisfied Energy Star Zones South
 Central,Southern
 Yes
 Performance Class R
 PG 35
 Calculated Positive DP Rating 35
 Calculated Negative DP Rating 35
 Year Rated 08-11
 Clear Opening Width 31.25
 Clear Opening Height 24.214
 Clear Opening Area 5.254774
 Egress Meets Typical for ground floor 5.0 sqft
 (E1) (United States Only).

Remake: No
 In-Store Pick-up
 EA
 12/18/2023
 False
 True
 877-473-5527
 . 39 Days. 943055
 WTS Pella 250 Window. 103848.
 Grille: GBG
 No Custom Grille
 3/4" Contour
 Traditional (2W2H / 0W0H)
 Almond
 Almond
 Wrapping Information: Factory Applied
 Pella Recommended Clearance
 Perimeter Length = 190".

End Line 100 Description



Pella 250 Series | Single Hung | 23.5 X 35.5 |
 Almond
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
200-1	Pella 250 Series Single Hung 23.5 X 35.5 Almond	39 days	\$588.31	\$588.31	1		\$588.31

Attachment: Permit Application (3693 : 121 South Avenue New Home)

Begin Line 200 Description

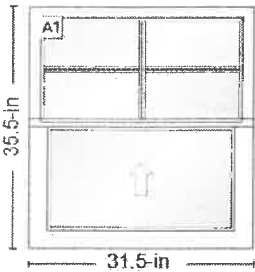
---- Line 200-1 ----

A1: Unit: 24 || Frame: 23 1/2-in || RO: 24-in
 Unit: 36 || Frame: 35 1/2-in || RO: 36-in
 Single Hung
 Equal. Frame Size: 23 1/2 X 35 1/2. Pella 250
 Series Series. No Dry Wall Pass Through
 South Central
 Climate Zone 3

Standard
 Vinyl
 Nail Fin
 Foam Insulated
 3 1/4"
 1 1/8"
 2 1/8". Almond. Almond. Glass: Insulated
 Dual Low-E SunDefense™ Low-E Insulating
 Glass Argon Non High Altitude. Cam-Action
 Lock
 Almond
 No Limited Opening Hardware. Half Screen
 InView™. Combination U-Factor 0.27
 U-Factor 0.27
 Combination SHGC 0.2
 SHGC 0.20
 VLT 0.46
 CPD PEL-N-208-00284-00002
 Satisfied Energy Star Zones South
 Central, Southern
 Yes
 Performance Class R
 PG 35
 Calculated Positive DP Rating 35
 Calculated Negative DP Rating 35
 Year Rated 08-11
 Clear Opening Width 19.25
 Clear Opening Height 12.214
 Clear Opening Area 1.632774
 Egress Does not meet typical United States
 egress
 but may comply with local code requirements.

Remake: No
 In-Store Pick-up
 EA
 12/18/2023
 False
 True
 877-473-5527
 . 39 Days. 943055
 WTS Pella 250 Window. 103848.
 Grille: GBG
 No Custom Grille
 3/4" Contour
 Traditional (2W2H / 0W0H)
 Almond
 Almond
 Wrapping Information: Factory Applied
 Pella Recommended Clearance
 Perimeter Length = 118".

End Line 200 Description



Pella 250 Series | Single Hung | 31.5 X 35.5 |
 Almond
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
300-1	Pella 250 Series Single Hung 31.5 X 35.5 Almond	39 days	\$588.31	\$588.31	2		\$1,176.62

Begin Line 300 Description

---- Line 300-1 ----

A1: Unit: 32 || Frame: 31 1/2-in || RO: 32-in
 Unit: 36 || Frame: 35 1/2-in || RO: 36-in
 Single Hung
 Equal. Frame Size: 31 1/2 X 35 1/2. Pella 250
 Series Series. No Dry Wall Pass Through
 South Central
 Climate Zone 3

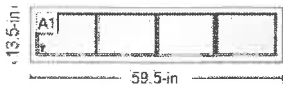
Standard
 Vinyl
 Nail Fin
 Foam Insulated
 3 1/4"
 1 1/8"
 2 1/8". Almond. Almond. Glass: Insulated
 Dual Low-E SunDefense™ Low-E Insulating
 Glass Argon Non High Altitude. Cam-Action
 Lock
 Almond
 No Limited Opening Hardware. Half Screen
 InView™. Combination U-Factor 0.27
 U-Factor 0.27
 Combination SHGC 0.2
 SHGC 0.20
 VLT 0.46
 CPD PEL-N-208-00284-00002
 Satisfied Energy Star Zones South
 Central,Southern
 Yes
 Performance Class R
 PG 35
 Calculated Positive DP Rating 35
 Calculated Negative DP Rating 35
 Year Rated 08-11
 Clear Opening Width 27.25
 Clear Opening Height 12.214
 Clear Opening Area 2.31133
 Egress Does not meet typical United States
 egress
 but may comply with local code requirements.

Remake: No
 In-Store Pick-up
 EA
 12/18/2023
 False
 True
 877-473-5527
 . 39 Days. 943055
 WTS Pella 250 Window. 103848.
 Grille: GBG
 No Custom Grille
 3/4" Contour
 Traditional (2W2H / 0W0H)
 Almond
 Almond
 Wrapping Information: Factory Applied
 Pella Recommended Clearance
 Perimeter Length = 134".

End Line 300 Description

Pella 250 Series | Direct Set | Fixed Frame |
 59.5 X 13.5 | Almond
 Room Location: None Assigned

Product Warranty



Line #	Item Summary	Production Time	Was Price	Now Price	Quantity	Total Savings	Pre-Tax Total
400-1	Pella 250 Series Direct Set Fixed Frame 59.5 X 13.5 Almond	39 days	\$729.73	\$729.73	2		\$1,459.46

Attachment: Permit Application (3693 : 121 South Avenue New Home)

Begin Line 400 Description

--- Line 400-1 ---

A1: Unit: 60 || Frame: 59 1/2-in || RO: 60-
inUnit: 14 || Frame: 13 1/2-in || RO: 14-in
Fixed Frame Direct Set. Frame Size: 59 1/2 X 13
1/2. Pella 250 Series Series. South Central
Climate Zone 3

Standard
Vinyl
Nail Fin
Foam Insulated
3 1/4"
1 1/8"
2 1/8". Almond. Almond. Glass: Insulated
Dual Tempered Low-E SunDefense™ Low-E
Insulating Glass Argon Non High Altitude.
Combination U-Factor 0.27
U-Factor 0.27
Combination SHGC 0.21
SHGC 0.21
VLT 0.48
CPD PEL-N-209-00312-00001
Satisfied Energy Star Zones South
Central,Southern
Yes
Performance Class CW
PG 50
Calculated Positive DP Rating 50
Calculated Negative DP Rating 50
Year Rated 08-11.

Remake: No
In-Store Pick-up
EA
12/18/2023
False
True
877-473-5527
. 39 Days. 943055
WTS Pella 250 Window. 103848.
Grille: GBG
No Custom Grille
3/4" Contour
Traditional (4W1H)
Almond
Almond
Wrapping Information: Factory Applied
Pella Recommended Clearance
Perimeter Length = 146".

End Line 400 Description

Accepted by: _____

Date: 12/24/2023

Pre-Tax Total

\$9,107.49

This quote is an estimate only and valid for 30 days on all regularly priced items. For promotional items please refer to the dates listed above.
This estimate does not include tax or delivery charges. Estimated arrival will be determined at the time of purchase. All of the above
quantities, dimensions, specifications and accessories have been verified and accepted by the customer.

**** Special order configured products returned or canceled after 72 hours from purchase are subject to a 20% restocking fee. ****

Attachment: Permit Application (3693 : 121 South Avenue New Home)



MEMORANDUM

To: Mario Rodriguez
121 South Avenue
Jonesboro, Ga. 30236

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

Date: February 2, 2024

Re: Notification of Request for Design Review Commission – New Home, 121 South Avenue, Parcel No. 05241D E027

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 new home located at 121 South Avenue, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, February 7, 2024 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: Meeting Notice Letter (3693 : 121 South Avenue New Home)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # <b style="color: red;">- b	5.b
			COUNCIL MEETING DATE February 7, 2024	
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 Bakery – 8113 Tara Boulevard; Parcel No. 13239B A001; New wall sign for new 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, 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 – Denial of original sign design; Recently, a convenience store was opened at 8113 Tara Boulevard (site of former Rocky's Pizza). A sign with red wording was recently installed over the entrance of the convenience store. A bakery will soon follow in the adjacent suite, once it is renovated. The applicant has applied for a new wall sign over the front entrance of the bakery, as well as a road sign panel. The wall sign panel above the front entrance will be 15 square feet, which is well below the maximum 150 square feet allowed in Code Section 86-490(b). The front wall sign panel will be about 2.1% of the total front building façade (just for bakery portion), well below the 7.5% allowed in Code Section 86-489. The sign will be internally illuminated and will have green and white neon accents. While the sign color scheme does not have to match the color scheme of Buddy's Mart, staff wonders if the neon accents on the sign are not in harmony with adjacent businesses along Tara Boulevard. In addition, part of the city Sign Ordinance, Sec. 86-487 Prohibited Signs is: <i>(15) Signs that contain exposed neon or neon accents, including "back glows;"</i> <i>Neon means a lamp or tube filled with electrically charged gas thereby creating a light source.</i> <i>Neon accents means neon lighting around windows (inside or outside the window), building facades, rooflines, doors, signs, and other building structures, building projections or designs upon buildings.</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> - Current Building Exterior - Sign Design				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date February, 7, 2024	
Signature	City Clerk's Office	

- Meeting Notice Letter

5.b

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

Denial







36 width x 60 length

Attachment: Sign Design (3695 : 8113 Tara Blvd - Bakery Sign)



MEMORANDUM

To: Stephen Clinkscale

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

Date: February 5, 2024

Re: Notification of Request for Design Review Commission – Wall Sign, 8113 Tara Blvd - Bakery, 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 for a bakery located at 8113 Tara Boulevard, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, February 7, 2024 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