



DESIGN REVIEW COMMISSION

December 1, 2021
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 Gas Station – 190 Jonesboro Road; Parcel No. 12048C A004; Replacement sign panels and canopy graphics for new owner
- b. Commission to make a recommendation for A Sweet Taste – 1423 Stockbridge Road; Parcel No. 12017B A003; New sign panel for new business
- c. Commission to make a recommendation for Maison Mirah – 253 North Main Street; Parcel No. 13240A C005; New sign panel for new business
- d. Commission to make a recommendation for Eight 11 Homes – 180 North McDonough Street; Parcel No. 13240D A030; Minor color change to exterior
- e. Commission to make a recommendation for Hearthside Jonesboro – North Avenue; Parcel No. 13240D D015; New ground sign for proposed residential development
- f. Commission to make a recommendation for Take 5 Car Wash – 8787 Tara Blvd; Parcel No. 05242B C005; Revisions to existing signs for car wash.

VI. ADJOURNMENT

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

Approval

5.a

Page 4:

On gas canopy we will remove Citgo signs and dispose. We will install red/black ACM panels over existing panels thus showing new Texaco brand. We propose to install two sets of illuminated channel letters and one illuminated logo.

Sides B & D of the canopy will have Texaco channel letters = 25.78 SF (each set)

Side A will have a Texaco logo = 3.14 SF

Side D – we propose for canopy to have an illuminated hood (please see sample photo attached)



146 Jonesboro Rd - Google Maps

Google Maps 146 Jonesboro Rd

Attachment: Existing Site (3008 : 190 Jonesboro Road - Texaco)

Clavin

https://

Imaging Solutions USA
4437 Union Church Rd
Flowery Branch GA 30542
770-676-4495

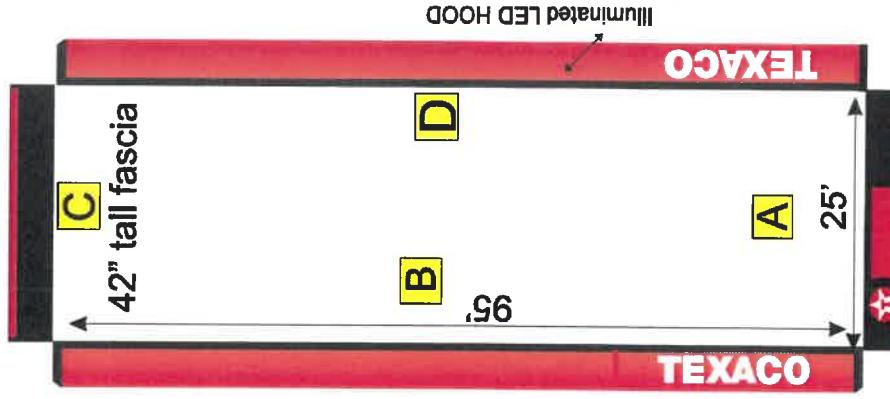
Customer:		Next Level Petroleum		Site No.:	
Location:	190 Jonesboro Rd., Jonesboro, GA				
Drawn By:	Jose Torres	Date:		Scale:	3/32"=1'-0"
Job No.:				Drawing No.:	



24" x 24"
Area = 3.14 SF



25" x 12'4.5" = 25.78 Sq ft
Wordmark





(1 qty.) Custom Sign
190 Jonesboro Rd **Jonesboro, GA**

NOTE: not to scale

Cash/Texaco Card
Credit/Debit

6 7/8" X 53"

Helvetica Black Condensed

EXISTING

Illustration may not accurately represent proposed site. It is to serve as an aid in visualizing proposed elements pertaining actual field measurements.

Duale

12'-0"
11'-8"
VO



3'-0"
4'-0"
5 1/2"



144"



5 5/8"
5 1/2"
6 1/4"



5'-9" VO
2 1/8" (EX-277 H-bar)
5'-9" VO

16" LEDS
All copy Helvetica Black Condensed
25" Circle Star, Texaco copy NOT embossed
Pantone 2925C

Sketch No.
21-11-900-N-TEX-A3
Customer Signature

Scale: 1/4" = 1'- 0"
Date: 10-29-2021

Duale Sales & Service, Inc.
WILLIAMSBURG, OHIO - CEDAR MILLS, TEXAS
Duale Sales & Service, Inc.
One Duale Lane
Williamsburg, Ohio 45176
This design is exclusive property of
Duale Sales & Service, Inc.
1 Duale Lane, Williamsburg, OH 45176
Copyright 2018 Duale Sales & Service, Inc.
All rights reserved. Reproduction of this
proposal work without the permission of
Duale Sales & Service, Inc. will subject the
user to liability under the copyright statutes
of the United States.

**Note: Dimensions are approximate
and Subject to Change Pending
Review by Duale Engineering.**

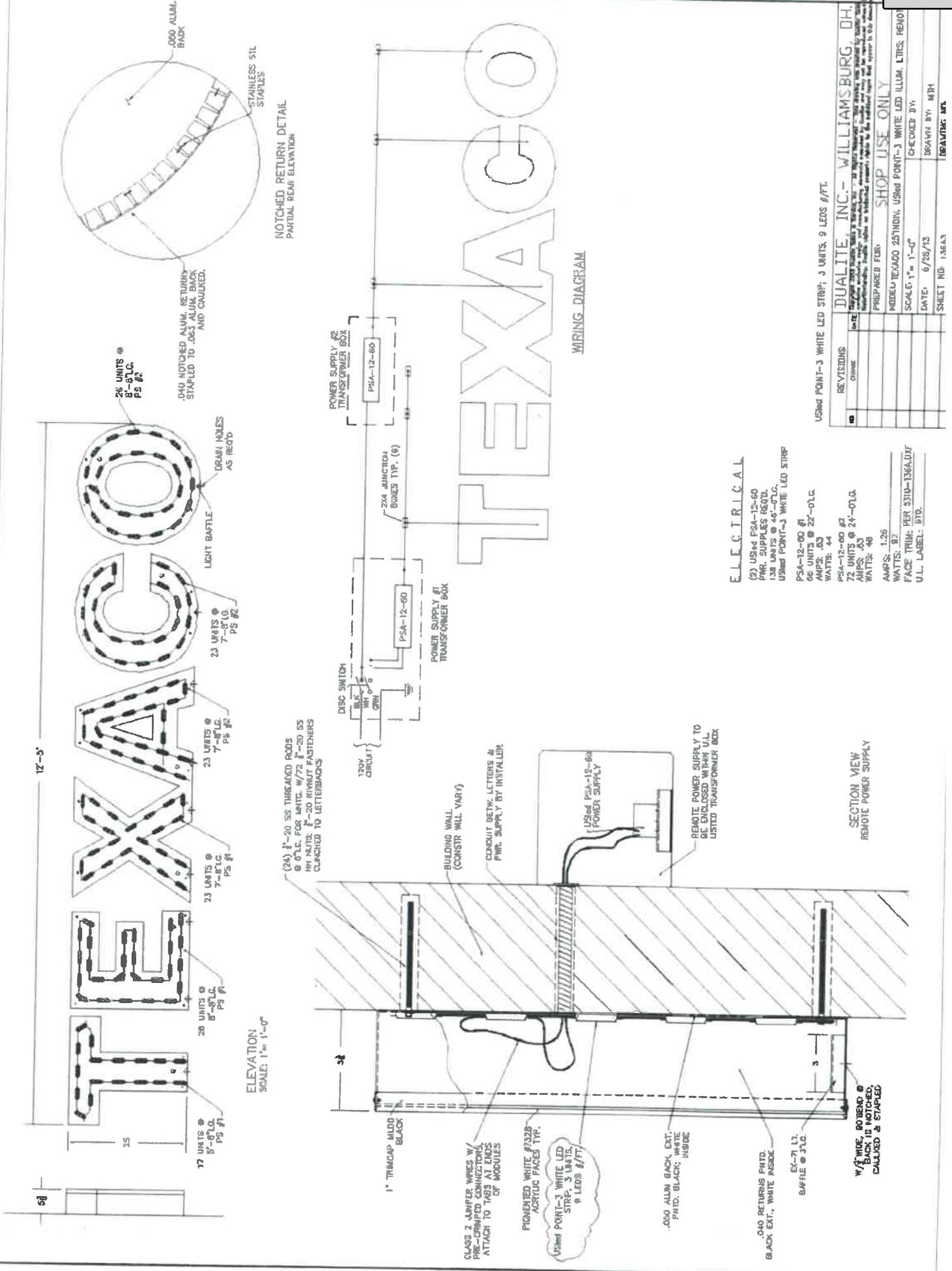
TRIM: not in survey
RETAINER: 2" PMS 431 grey
FACE: panted (UV protected) paint 2nd surface
DRAFT: 10 degrees
EXTRUSION: not in survey

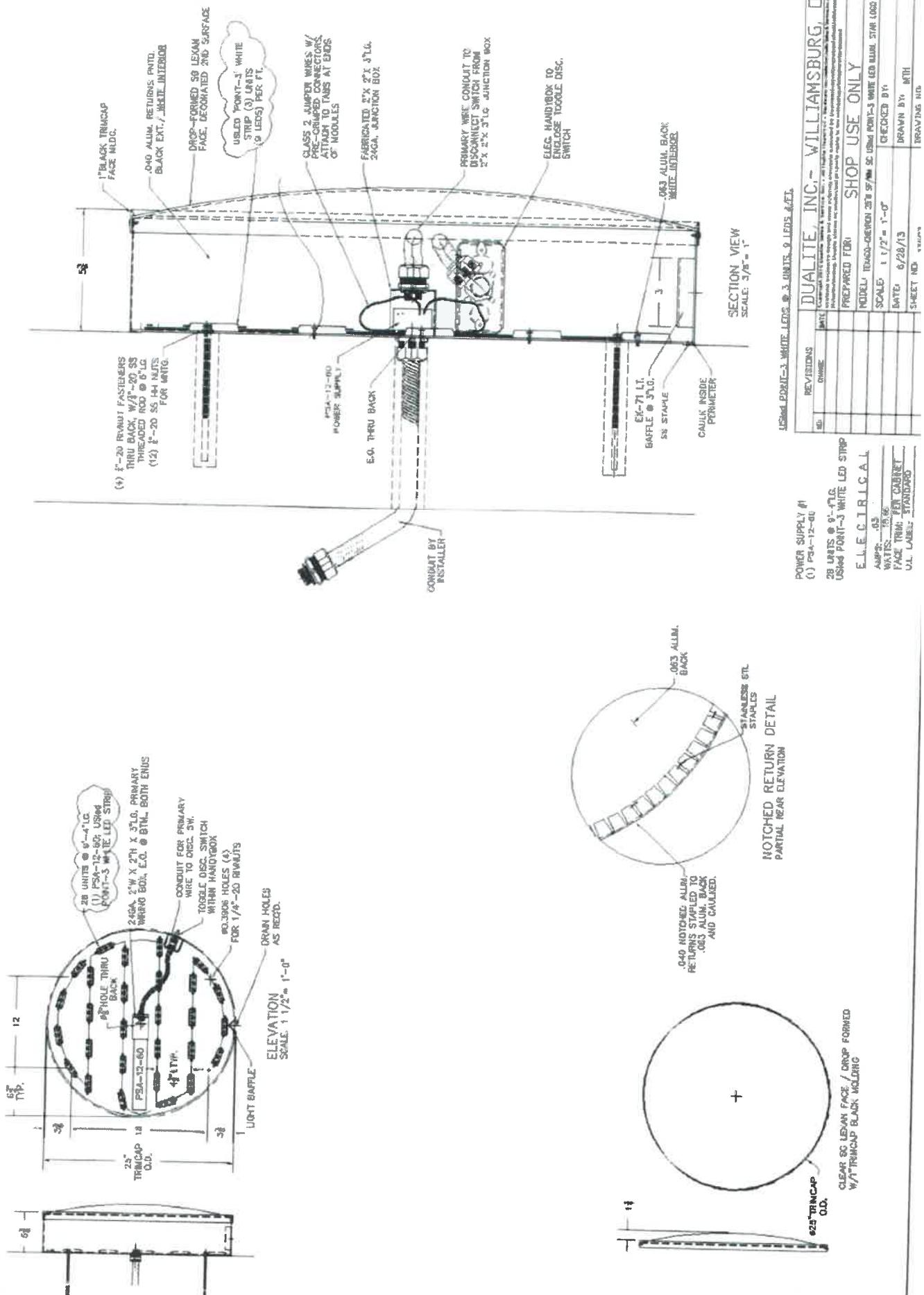
Texaco COLOR SPEC

TEXACO RED **PMS 431** **BLACK** **VINYL**
1877 341 SC 341 SC 3450-12



Attachment: New Design (3008 : 190 Jonesboro Road - Texaco)







MEMORANDUM

To: Imran Ramji

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 17, 2021

Re: Notification of Request for Design Review Commission – Texaco Gas Station Sign and Canopy Modifications, 190 Jonesboro Road, Parcel No. 12048C A004

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 modifications to signage and graphics for a gas station located at 190 Jonesboro Road, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

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 1, 2021

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 Sweet Taste – 1423 Stockbridge Road; Parcel No. 12017B A003; New sign panel 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; Recently, A Sweet Taste opened business in the commercial shopping center at 1423 Stockbridge Road. The property is zoned C-2 Commercial and is not in any Overlay or Historic District. The sign contractor recently installed the wall sign in one day, without a permit, and the applicant is rectifying that now.

The wall sign panel is approximately 2 feet by 8 feet (16 square feet), which is well below the maximum 150 square feet allowed in Code Section 86-490(b). The wall sign panel is about 5.3% of the total front building façade, below the 7.5% allowed in Code Section 86-489.

The new sign is primarily pink and white, which will not conflict with adjacent businesses. It is an acrylic panel that will be mounted onto the recessed portion of the façade above the business entrance intended for signs. It is internally illuminated.

There will also be a small panel for the business in the existing multi-panel sign at the road.

Fiscal Impact

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

Private owner

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

- Former sign
- Sign Design 1
- Acceptance Letter

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 1, 2021

Signature

City Clerk's Office

11/17/21, 10:34 AM

Jonesboro, Georgia - Google Maps

Google Maps Jonesboro, Georgia

Former



Image capture: Jul 2016 © 2021 Google



Street View - Jul 2016

Packet Pg. 13





Attachment: Sign Design 1 (3009 : 1423 Stockbridge Road - a Sweet Taste)



MEMORANDUM

To: LaToya Chandler
1423 Stockbridge Road

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 17, 2021

Re: Notification of Request for Design Review Commission – A Sweet Taste Sign,
1423 Stockbridge Road, Parcel No. 12017B A003

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 sign for a business located at 1423 Stockbridge Road, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.c

-c

COUNCIL MEETING DATE
December 1, 2021

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 Maison Mirah – 253 North Main Street; Parcel No. 13240A C005; New sign panel 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; Recently, Maison Mirah (hair braiding and beauty / clothing accessories) received zoning approval for 253 North Main Street, within Suite A of the existing commercial center there (former site of Alianza Insurance).

The proposed wall sign panel will completely fill, but not exceed, the panel framework (cabinet) already there. The pink, yellow, and black color scheme will not be incompatible with adjacent businesses. The wall sign panel will be 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 10.5% of the total front building façade (Suite A), above the 7.5% allowed in Code Section 86-489. However, the sign will only use the pre-existing sign cabinet already provided.

The sign material will be acrylic and will be internally illuminated.

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.)*

- Site Picture
- Panel Design
- Acceptance Letter

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 1, 2021

Signature

City Clerk's Office

Suite A



Attachment: Site Picture (3010 : 253 North Main Street - Maison Mirah Sign)



Attachment: Panel Design (3010 : 253 North Main Street - Maison Mirah Sign)



MEMORANDUM

To: Milatou Kone
253 North Main Street

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 17, 2021

Re: Notification of Request for Design Review Commission – Maison Mirah Sign,
253 North Main Street, Parcel No. 13240A C005

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 sign for a business located at 253 North Main Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.d

COUNCIL MEETING DATE
December 1, 2021

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 Eight 11 Homes – 180 North McDonough Street; Parcel No. 13240D A030; Minor color change to exterior

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

City Code Section 86-103 H-2 Historic District 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 exterior paint changes; The property is zoned H-2 and is in the Historic District. The same building was approved for a lighter shade of exterior gray in the Spring of 2021. The new owner is proposing to repaint the gable (currently red) to match the light gray of the rest of the building's siding.

c. Building color.

1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall.

2. Neon colors are prohibited.

3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.

4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.

The red gable looked complementary with the former dark gray, but now looks out of place and would look better matching the rest of the siding.

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 Exterior
- Acceptance Letter

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 1, 2021

Signature

City Clerk's Office





MEMORANDUM

To: Eight 11 Homes
3588 Hwy. 138
Stockbridge, Ga. 30281

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 24, 2021

Re: Notification of Request for Design Review Commission – Exterior Paint; 180 North McDonough Street; Parcel No. 13240D A030

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 exterior paint changes for the property located at 180 North McDonough Street, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "D Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.e
-e

COUNCIL MEETING DATE
December 1, 2021

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 Hearthside Jonesboro – North Avenue; Parcel No. 13240D D015; New ground sign for proposed residential development	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) City Code Section 86-117 Active Senior Overlay District Architectural Standards; 86-495 Historic District 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, 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 sign design: The conditional use permit for a multi-family / duplex development was approved by the City in May 2020, and the Active Senior Overlay District for the subject property was approved the previous month. Construction will begin soon. The applicant is now submitting an entrance monument sign for the parcel where the development's driveway will be located along North Avenue. The North Avenue entrance parcel is zoned H-1 Historic District, on the easternmost edge of the Historic District.
<p><u>Active Senior Overlay District</u></p> <p>(m) <i>Signage. Signs shall conform to the standards of the City Sign Ordinance, Article XVI. Sign design features shall be subject to review and approval by the Design Review Commission.</i></p> <p><u>Section 86-489(d)(1)</u></p> <p>(3) <i>Subdivisions shall be permitted one double-sided ground sign, each side of which shall not exceed 35 square feet of sign face area, or two one-sided signs, each sign not to exceed 35 square feet of sign face area. The height of the sign shall not exceed six feet. Each sign shall be placed on private property and may not be placed within ten feet of a public right-of-way.</i></p> <p>The proposed sign will be 6 inches less than 6 feet tall. The actual sign face (each side) will be 27.5 square feet, below the 35 square foot maximum. Most of the sign will be white brick to match the brick on the main multi-family building. The sign is proposed to be externally illuminated by gooseneck lighting. The sign will be quality, but the only issue is that the Historic District does not allow monument signs. Staff is asking for reconsideration of this, in light of the fact that the site is nowhere near the Historic District core and does not directly face Main Street.</p>	
Fiscal Impact	(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.) Private developer

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date December, 1, 2021	
Signature	City Clerk's Office	

- Site Picture
- HS Jonesboro - Monument Sign
- Sign Enlargement
- OSR_HS Jonesboro presentation_210811
- Acceptance Letter

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

Approval

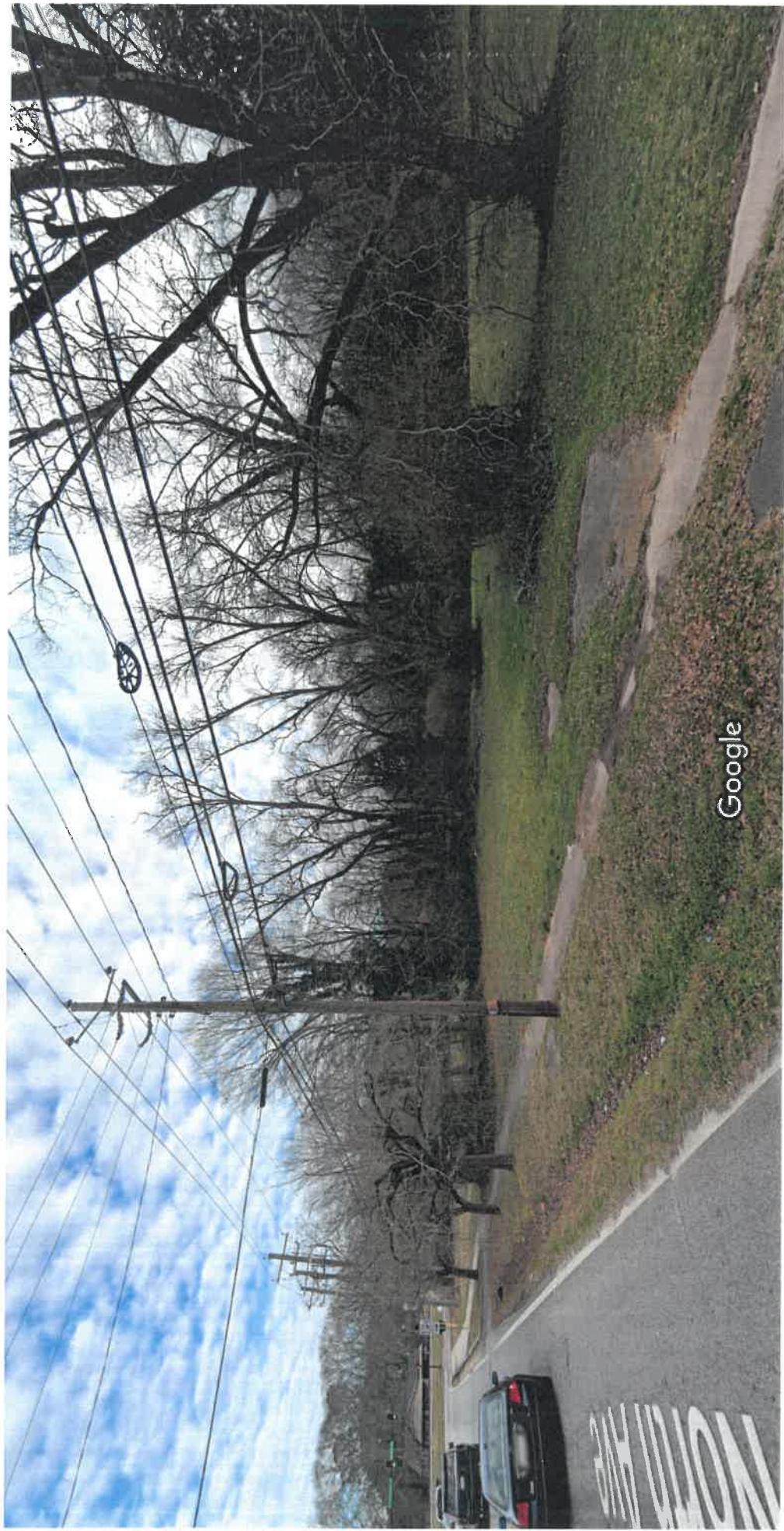


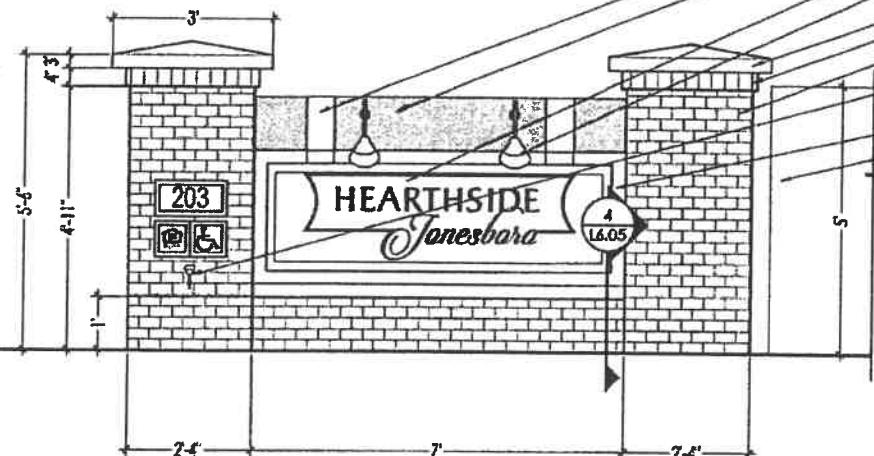
Image capture: Feb 2021 © 2021 Google

Jonesboro, Georgia



Street View - Feb 2021

3015

3
16.05

SIGN BRACKET
4X12 TUBE STEEL BEAM (SEE NOTES ON THIS SHEET FOR ATTACHMENT)
COPY AREA BY OWNERS, DOUBLE SIDED
BASELINE MODEL A667 / S1 (ARCHITECTURAL BRONZE)
/ E1 (MOUNTING) / SMYL (MOUNTING OPTIONS - BOTH SIDES)
PRE-CAST CAP
ROWLOCK WHITE BRICK MASONRY TO MATCH ARCHITECTURE
RUNNING BOND WHITE BRICK MASONRY TO MATCH ARCHITECTURE
BASELINE MODEL K1 / S1 (ARCHITECTURAL BRONZE)
/ E1 (MOUNTING)
OPEN SPACE
6 OPAQUE WOOD
PRIVACY PANEL

MONUMENT SIGN

ELEVATION
SCALE: 1/2" = 1'-0"2
16.05

BASELINE MODEL K1 / S1 (ARCHITECTURAL BRONZE)
/ E1 (MOUNTING)
SIGN BRACKET
4X12 TUBE STEEL BEAM
PRE-CAST CAP
BASELINE MODEL A667 / S1 (ARCHITECTURAL BRONZE)
/ E1 (MOUNTING) / SMYL (MOUNTING OPTIONS)



HEARTHSIDE

Jonesboro





In business **since 1986**, OneStreet Residential has built a reputation as one of **Georgia's** premier multifamily developers, specializing in **active adult** and **mixed-use** communities, targeting the **rapidly growing 55+ population**.

OneStreet develops communities which **stand the test of time** - communities which **enrich the lives of residents** and serve as a **source of pride for residents, surrounding neighborhoods and investors**.



APPROVED SITE PLAN



- All HearthSide residents will be +55 years in age
- 87 residences located on 6.20 acres for a density of 14 du
- All residences will be contained in a four-story mid-rise building with secured entrances, interior hallways and elevator service
- Approximately 40% 1-Bedroom & 60% 2-Bedroom residences
- Interior Amenities include Community Room with Bistro, Cardio Center, Fitness Classes, Computer Center and onsite Property Management
- Exterior Amenities include Gardens, Covered Porch, Covered Pavilion, Grills, Dog Run, and a Pickle Ball court













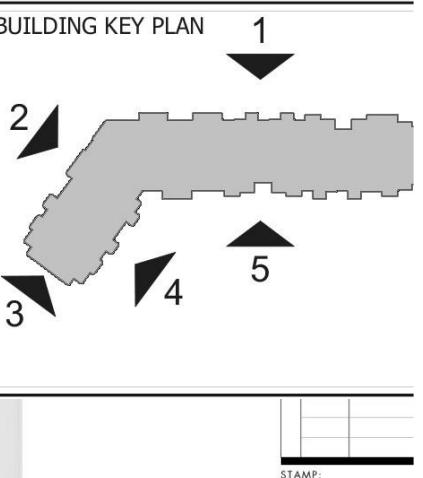
ELEVATION



MAIN. / STOR. M
WEST ELEVATION

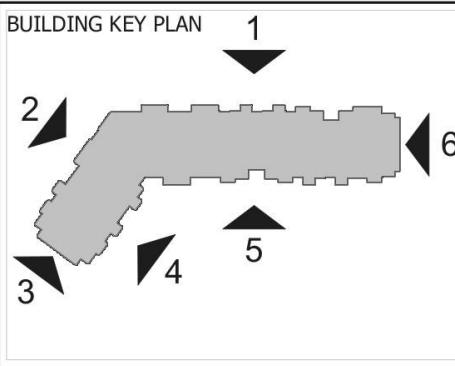


AMEN.



BUILDING KEY PLAN

Attachment: OSR_HS Jonesboro presentation_210811 (2015 : Hearthsde Jonesboro Sign)



Packet Pg. 39

CLIENT:

REPRESENTATIVE IMAGERY: RESIDENCES

- 9-ft Ceilings
- Large Closets
- Energy Star Appliances
- Open Kitchen w/ Pantry
- LVT Wood Plank Flooring *
- Tile Backsplash *
- Tile Bathroom Flooring *
- Island or Peninsula in Kitchen
- Full-Size W/D Connections *
- Stacked W/D *
- Step-in Showers in Master Baths
- 2" Faux Wood Blinds
- Balconies / Patios

** indicates in select units*







REPRESENTATIVE IMAGERY: AMENITIES

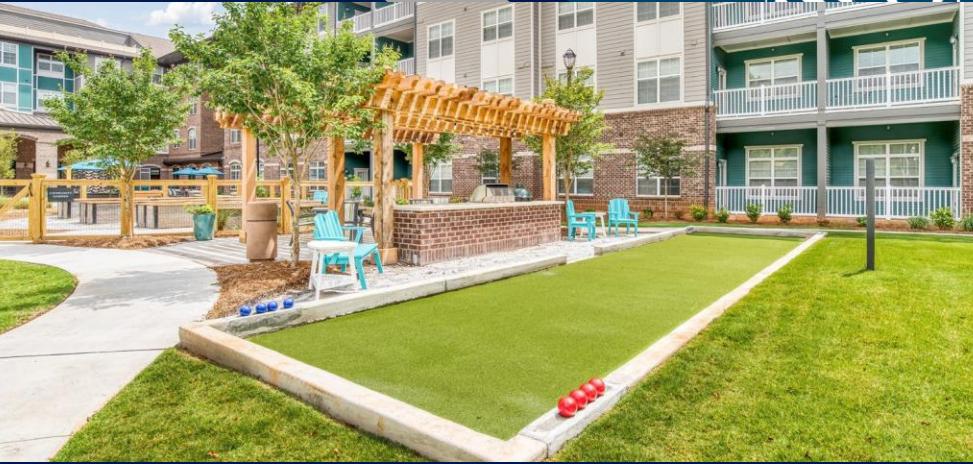
- HearthSide Clubroom
- Fireside Lounge
- Cafe with Coffee Station
- Fitness Center & Cardio Studio
- Instructor Led Fitness Classes
- Library & Business Center
- Outdoor Courtyard w/ Seating
- Community Garden Beds
- Access to Established Walking Trails
- Private On-Site Storage
- Balcony's / Patios
- Pets Welcome
- Bike Storage



REPRESENTATIVE IMAGERY: INTERIOR AMENITY SPACE







RENTAL RATES

RESIDENCE TYPE	RENT RANGE
1 Bedroom	\$640 to \$1,090
2 Bedroom	\$755 to \$1,250



HOUSEHOLD INCOME RANGE

SET ASIDE	QUANTITY	MINIMUM INCOME	MAXIMUM INCOME
50% AMI	18	\$23,280	\$31,900
60% AMI	49	\$27,930	\$38,280
Market Rate	20	\$39,240	Unlimited

In my own home, I was by myself and lonely. Here, I always have something fun to do and nice people to do things with. The camaraderie makes a big difference in my life. -Juanita S., HS Towne Lake



The answer to the **high growth rental demand** for the **active 55+ adult**





73 million Baby Boomers live in the US today.
By 2030, **1 in 5 adults** will be **65 or older**



73 million Baby Boomers (55-73) currently live in the US. 10,000 of them turn 65 every day



By 2030, all Boomers will be 65 or older. This growth trend will continue through 2060



Over the next 10 years, the **55+ renter market's growth rate** will **eclipse the 55+ homeowner market by 40%**



From 2010-2030, **Active Adult Homeowners 55+** are projected to increase from 20 million to 33.7 million or 69%



From 2010-2030, **Active Adult Renters 55+ are projected to grow from 5.8 million to 12.2 Million** or 110%



“ 34% of Boomers have no interest in owning a home again ”

Reasons people aged 55+ give for wanting to rent:

- Searching for a different lifestyle
- Less maintenance
- Rather spend \$ on recreation, not a mortgage
- Looking to downsize
- Reduce housework & cleaning

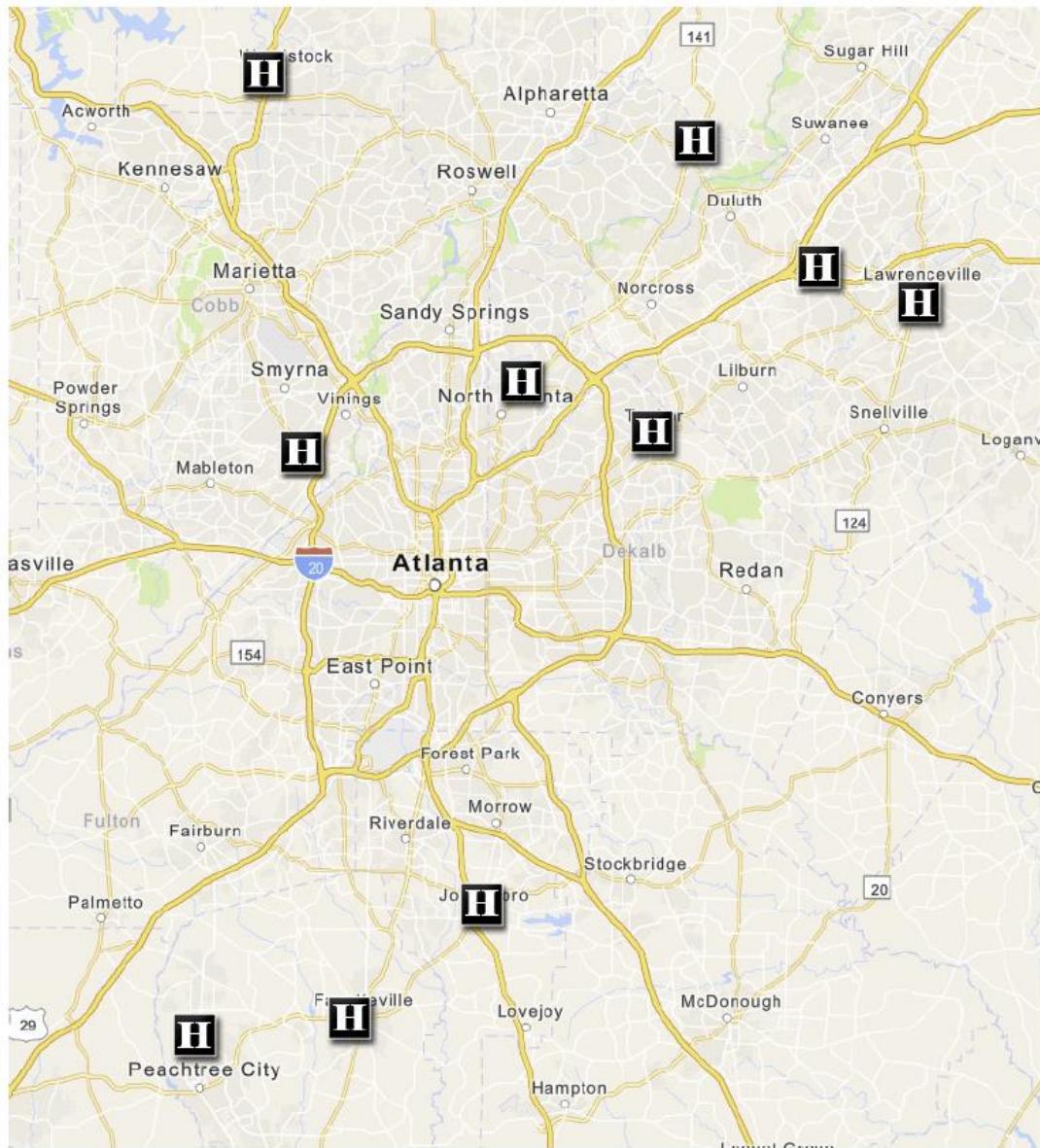
Premier, multifamily communities designed for Active Adults 62+

All the amenities and desirable locations, without the mortgage



This is an all around 5 star community from the staff, complex design, and amenities. - Ethan P, HS Lafayette

HEARTHSIDE



25% MARKET RATE

14.3% PREMIUM ABOVE ATLANTA ASKING RENTS

99.3% OCCUPIED

STABILIZED 754

UNDER CONSTRUCTION 302

PRE-DEVELOPMENT 150

TOTAL 1,056

TARGET AUDIENCE 62+

EMPTY NESTERS



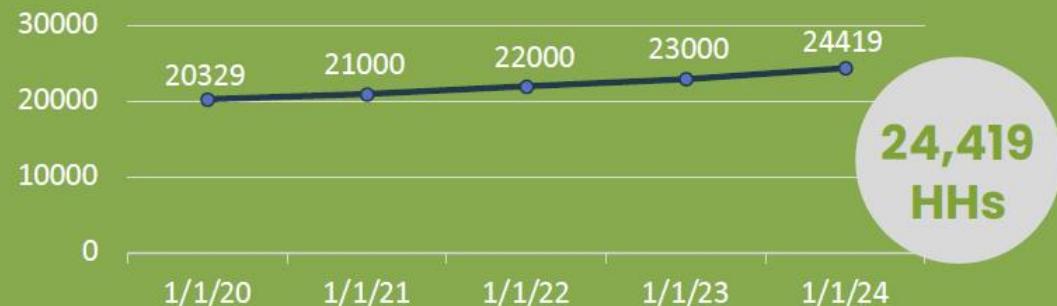
- Long-time area resident with established friendships & social life
- Still working but winding down career
- No longer needs large home as adult children are out on their own
- Wants to travel and visit family

WIDOWED OR DIVORCED



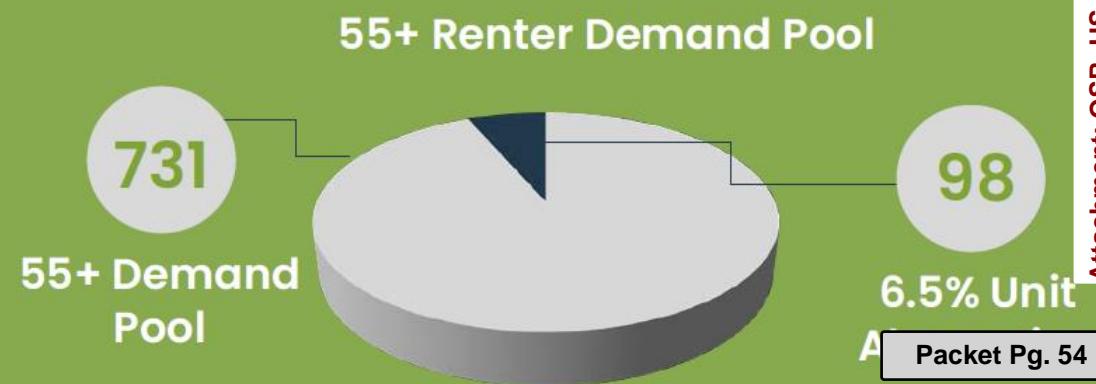
- Recently widowed or divorced
- Family is nearby but has their own lives and doesn't want to intrude
- Has not lived "alone" in many years
- Likes the idea of a community with others in the same age & stage of life

Total 55+ HHs by 2024



DEMAND

ABSORPTION





Dave Dixon
Senior Partner



Thurston Cooke
Partner & Chief
Financial Officer



Brendan Barr
Managing Partner,
Development



Melanie Poole
Managing Partner,
Residential Services



OneStreet Residential is one of **Georgia's premier multifamily developers, specializing in 55+ Active Adult** and mixed-use communities

35

35 years
in business

125

125
communities

7,500

7,500+ units

730

\$730M total
capitalization



R E S I D E N T I A L



MEMORANDUM

To: Rob Rojas / Brendan Barr
Hearthsde Jonesboro

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 24, 2021

Re: Notification of Request for Design Review Commission – North Main Street and North Avenue; Parcel Nos. 13240D D012, 13240D D011, 13240D D010, 13240D D009, 13240D D008, 13240D D015, and 13240D D016; Entrance sign for new multifamily development in the Active Senior Residential Overlay.

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 entrance sign for the property located along North Avenue, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.f
-f

COUNCIL MEETING DATE
December 1, 2021

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 Take 5 Car Wash – 8787 Tara Blvd; Parcel No. 05242B C005; Revisions to existing signs for car wash.

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

Article XVI - Signs

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 sign changes;** The car wash located at 8787 Tara Boulevard is changing owners, being now owned by the national chain “Take 5 Car Wash.” The applicant is looking to change the logo on the existing ground sign along Tara Blvd and also add a logo to the front of the building facing Tara Blvd. **The “bucket” graphic is the recognized logo of this national car wash chain.**

The existing ground sign will not change location, height, or overall size. The replacement logo will be a little smaller than what is there now. The existing electronic message board will not change.

The new wall sign on the front of the building also shows the company’s logo and the words “car wash.” The total square footage of this sign (logo plus words) is 66.5 square feet. The sign will make up approximately 5% of the front façade, below the 7.5% maximum.

Total sign square footage for the property is 106.44 square feet, below the 150 square foot maximum.

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.)*

- Ground Sign Application
- Existing Ground Sign
- Replacement Ground Sign Panel
- Wall Sign Application
- Existing Building

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 1, 2021

Signature

City Clerk's Office

- New Wall Sign
- Acceptance Letter

5.f

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

Approval

Date of Application: 11/23/2021

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ 60 will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

Once authorization has been given, and within 10 days of work completion, the applicant must request in writing a final permit. Included with your final permit request must be a current and dated photograph of each face of the sign and a signed affidavit that the photographs are accurate, with a statement that the sign was erected/changed as described in the application. False statements made on this application are grounds for revocation of the sign permit authorization.

The city shall process all sign authorizations/permit applications, within 45 days of the city's receipt of completed application. Once written authorization has been issued, all work must be completed within 180 days. If, after 180 days, the City has not received report of completion, the authorization shall become null and void and no final permit will be issued.

Description of Permit

Please check:

- New Sign
- Change to Existing Sign
- Ground Sign
- Window Sign
- Subdivision Sign
- Projecting Sign Wall Sign
- Entrance Sign
- Special Event Sign
- Other (describe below)

Property Owner or Applicant Information

Name: Signs Unlimited, Inc

Mailing Address: 6801-C Mt Hermon Church Rd

City: Durham State: NC Zip: 27705

Jonesboro Property Information

Existing Uses and Structures: Car Wash/Commercial

Surrounding Uses and Structures: (See Official Zoning Map): _____

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: 8787 Tara Blvd, Jonesboro GA

Complete dimensions and total area of the sign: 72 x 79.75"

What is the position of the sign in relation to nearby buildings/structures and other signs?

Mounted to Existing Ground Monument, facing Tara Blvd

What is the position of the sign in relation to nearby buildings/structures and other signs?

What are the setbacks from right-of-ways, property lines and easements?

Existing Structure

Name of person, firm, corporation or association erecting the sign is:

Signs Unlimited, Inc

Name of business/activity at the address where the sign is to be erected:

Take 5 Car Wash

Is this in a planned development?

Unknown

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

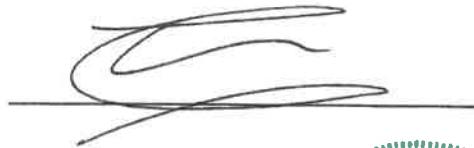
Include one accurate scale drawing of the sign plans you are requesting a permit for. Include:

- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740

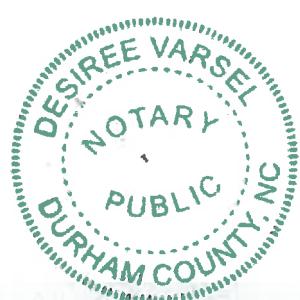
I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 11/23/2021

Signed: 

Notary: D. Varsel

SEAL



FOR OFFICE USE ONLY:

Date Received: 11/23/21

Received By: me

Fee Amount Enclosed: \$ 60.00

Date Approved: / /20

Date Denied / /20

Permit Issued / /20

Comment:



Attachment: Existing Ground Sign (3017 : 8787 Tara Blvd - Car Wash Sign Revisions)

PYLON

TAKE 5

CAR WASH

8787 Tara Blvd
Jonesboro, GA 30236

INITIAL LAYOUT

Aug 20, 2021

REVISIONS

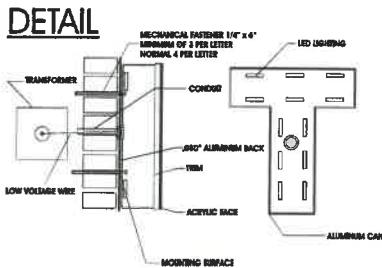
一一四

**REMOVE AND DISPOSE OF
EXISTING SIGNAGE
(HANDLED BY GC)**



EXISTING CONDITIONS

DETAIL



NOTES:

- IF ELECTRICAL LINE/BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER.
IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER
- SURVEY REQUIRED

Owner/Landlord Approval

6801 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

SIGNS UNLIMITED

communicate your identity

301 Mount Hermon Church Rd, Ste C, Durham, NC 27705 • (P) 919-552-8689 • (F) 919-557-1322

Packet Pg. 65

SITE PLAN
TAKE 5
CAR WASH
8787 Tara Blvd
Jonesboro, GA 30236

INITIAL LAYOUT:

Oct 05, 2021

REVISIONS:

I
II
III
IV
V

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 UL File #E225670
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SITE PLA**CAR WASH**

Owner/Landlord Approval _____

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SIGNS:UNLIMITED
communicate your identity

Date of Application: 11/23/2021

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$ 60 will be charged and must be submitted with this application, and is based on the City of Jonesboro Schedule of Fees. The signage fees are based on independent sign size. A separate application is required for each new sign or for any change to an existing sign.

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- New Sign
- Change to Existing Sign
- Ground Sign
- Window Sign
- Subdivision Sign
- Projecting Sign Wall Sign
- Entrance Sign
- Special Event Sign
- Other (describe below)

Property Owner or Applicant Information

Name: Signs Unlimited, Inc

Mailing Address: 6801-C Mt Hermon Church Rd

City: Durham State: NC Zip: 27705

Phone: (Day) 919 552 8689 (Evening)

Jonesboro Property Information

Existing Uses and Structures: Car Wash/Commercial

Surrounding Uses and Structures: (See Official Zoning Map): _____

Surrounding Zoning:

North: _____ South: _____ East: _____ West: _____

Property Address of Sign: 8787 Tara Blvd, Jonesboro GA

Complete dimensions and total area of the sign: 80.5 x 89" , 18 x 134.25"

What is the position of the sign in relation to nearby buildings/structures and other signs?

Mounted to South Facade Facing Tara Blvd

What is the position of the sign in relation to nearby buildings/structures and other signs?

What are the setbacks from right-of-ways, property lines and easements?

N/A Existing Building

Name of person, firm, corporation or association erecting the sign is:

Signs Unlimited, Inc

Name of business/activity at the address where the sign is to be erected:

Take 5 Car Wash

Is this in a planned development?

Unknown

Attach to this application a written description of all other signs located on the lot, indicating the sign type, size and placement. (Master Signage Plan)

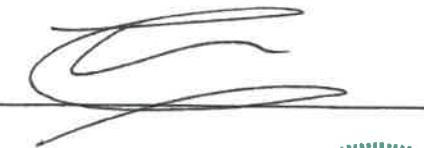
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- specifications and method of construction
- materials used in the construction of the sign itself
- how the sign(s) will be attached to the building or ground
- a scale drawing of the site showing driveways, structures, existing and proposed signs
- any other limiting site features.
- Indicate if the sign will be illuminated

NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 11/23/2021

Signed: 

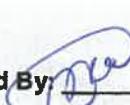
Notary: D. V. Q.

SEAL



FOR OFFICE USE ONLY:

Date Received: 11/23/2021

Received By: 

Fee Amount Enclosed: \$ 100.00

Date Approved: 11/23/2021

Date Denied: 11/23/2021

Permit Issued: 11/23/2021

Comment:

FRONT ELEVATION

TAKE 5
CAR WASH
 8787 Tara Blvd
 Jonesboro, GA 30236

INITIAL LAYOUT:

Oct 05, 2021

REVISIONS:

I
II
III
IV
V

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 UL File #E225670

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PROOF



Sq. Ft. Signag

66.

Signage Allowanc

101.32 SQ.

7.5% Exterior of building facad

without approved varianc

Single frontage lot 1 sign per buildi

Multi frontage 1

10% of exterior building facad

1 additional wall sign allow

Not to exceed 150.00 SQ. I

NOTE: RACEWAY AT TOP OF LETTERS, SO FIT MUST BE STRUCTURALLY SOUND ENOUGH TO SUPPORT AND MUST BE INSPECTED PRIOR

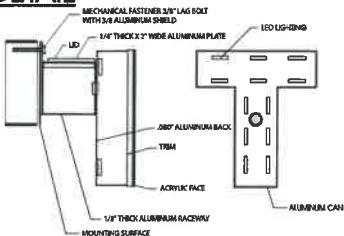
Color Key:

- █ PMS 2191 C
- █ PMS 7691 C
- █ PMS 107 C
- █ PMS 7625 C
- █ Black
- █ White



EXISTING CONDITIONS

DETAIL



NOTES:

- IF ELECTRICAL LINE J-BOX IS WITHIN 6' OF ELECTRICAL, CONNECTION TO BE HANDLED BY INSTALLER.
 IF NOT ELECTRICAL HANDLED BY OWNER/GC
- IF ROOF PENETRATIONS ARE NECESSARY, THEY ARE TO BE SEALED BY A ROOFER. THIS IS HANDLED BY THE GC/OWNER
- REMOVAL AND DISPOSAL OF EXISTING WALL SIGNS HANDLED BY GC/OWNER
- SURVEY REQUIRED

IMPOSED IMAGERY



SPECIFICATIONS

ILLUMINATED CHANNEL LETTERS

Size

As in drawing

Trim:

1'

Trim Color:

Black

Return Color:

Black

Face Color:

See above

Face:

1/8" Acrylic

Letter Interior:

Gloss White

Illumination:

LED

Raceway Size:

4" x 7" 0.125 Extruded Aluminum

Raceway Color:

To Match Facade

Mounting:

Hanging Bars Flush to Fascia

Owner/Landlord Approval _____

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SIGNS:UNLIMITED
 communicate your identity

SITE PLAN
TAKE 5
CAR WASH
8787 Tara Blvd
Jonesboro, GA 30236



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INITIAL LAYOUT: Oct 05, 2021

REVISIONS:

I
II
III
IV
V



CARWASH



SITE PLA



Owner/Landlord Approval _____

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SIGNS UNLIMITED
communicate your identity



MEMORANDUM

To: Signs Unlimited
6801 Mt. Hermon Church Road
Durham, NC 27705

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: November 24, 2021

Re: Notification of Request for Design Review Commission – 8787 Tara Blvd; Parcel No. 05242B C005, Sign revisions for existing car wash

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of sign revisions for the property located at 8787 Tara Blvd, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, December 1, 2021 at 4:30 pm before the Design Review Commission at 124 North Avenue, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator