




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**

| | | | | |
|--|---|---|---|------------|
|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | | Agenda Item # | 5.a |
| | | | 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 Gas Station – 190 Jonesboro Road; Parcel No. 12048C A004; Replacement sign panels and canopy graphics for new owner | | | | |
| Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Chapter 86 – Zoning; Article XVI - Signs | | | | |
| Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization | | | | |
| Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>Agency recommendation – Approval of new sign panels and graphics; The gas station at 190 Jonesboro Road has gone through several changes in ownership over the years, most recently a Citgo. New ownership again will make it a Texaco in the coming months, and there is a proposal to change out the panels in the existing ground sign framework near Jonesboro Road, as well as the canopy and pump graphics.</p> <p>The replacement ground sign panels will be installed within the existing frame, which will not change size, height, or location. There will be electronic messaging in the middle portion of the sign to advertise gas prices, but the electronics will not comprise more than 33% of the total sign area as per Section 86-490 (c)(2). The current changeable copy at the bottom of the sign will be removed.</p> <p>The new canopy and pump graphics will fit within existing frameworks. The canopy will be internally lit on the long sides.</p> | | | | |
| 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> <ul style="list-style-type: none"> • Explanation • Existing Site • New Design • Acceptance Letter | | | | |

| FOLLOW-UP APPROVAL ACTION (City Clerk) | | |
|---|----------------------------------|--|
| Typed Name and Title Ricky L. Clark, City Manager | Date December, 1, 2021 | |
| Signature | City Clerk's Office | |

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

5.a

Approval

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)

Google Maps 146 Jonesboro Rd



Image capture: Feb 2021 © 2021 Google

Jonesboro, Georgia



Street View - Feb 2021

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

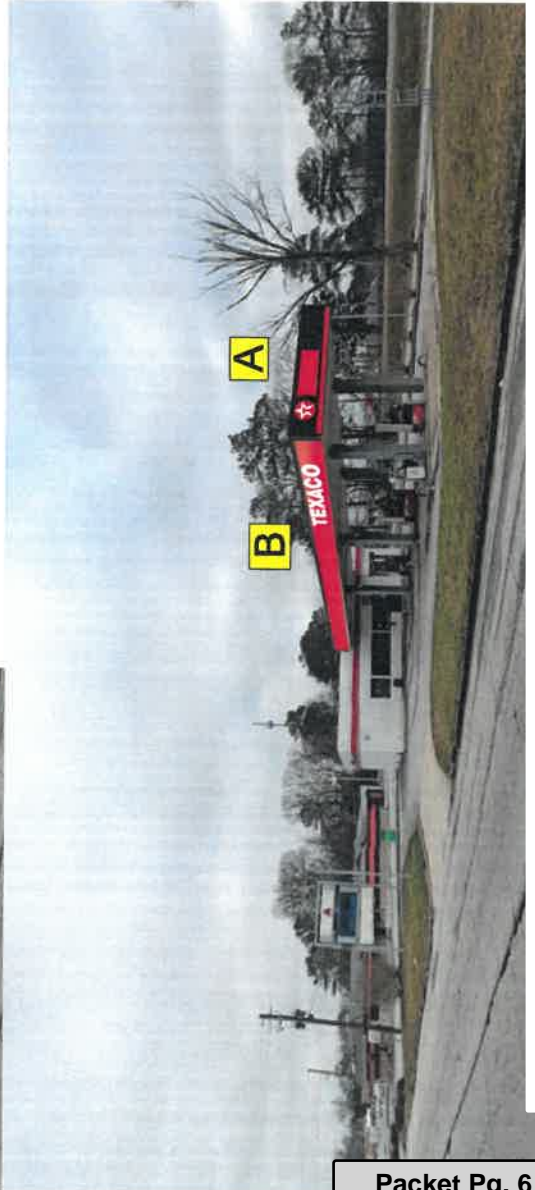
Date:

3/32"=1'-0"

Job No:

Drawing No.:

| Rev. # | Description | Rev. Date | By |
|--------|-------------|-----------|----|
| A | | | |
| B | | | |
| C | | | |
| D | | | |
| E | | | |



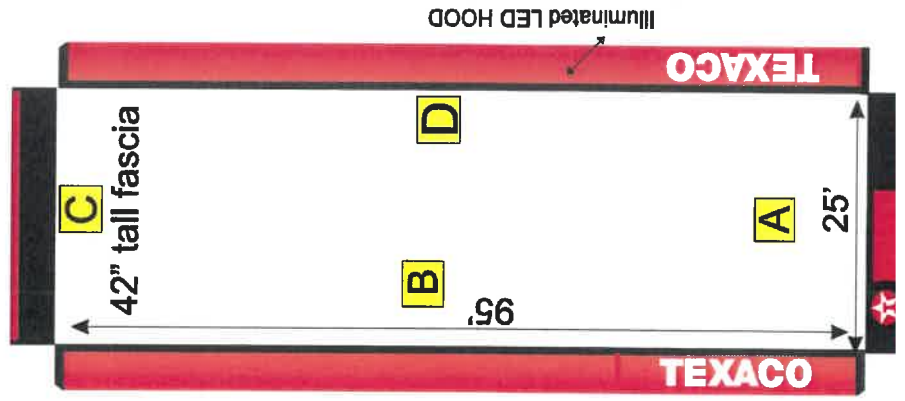
24"x24"

Area = 3.14 SF

TEXACO

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

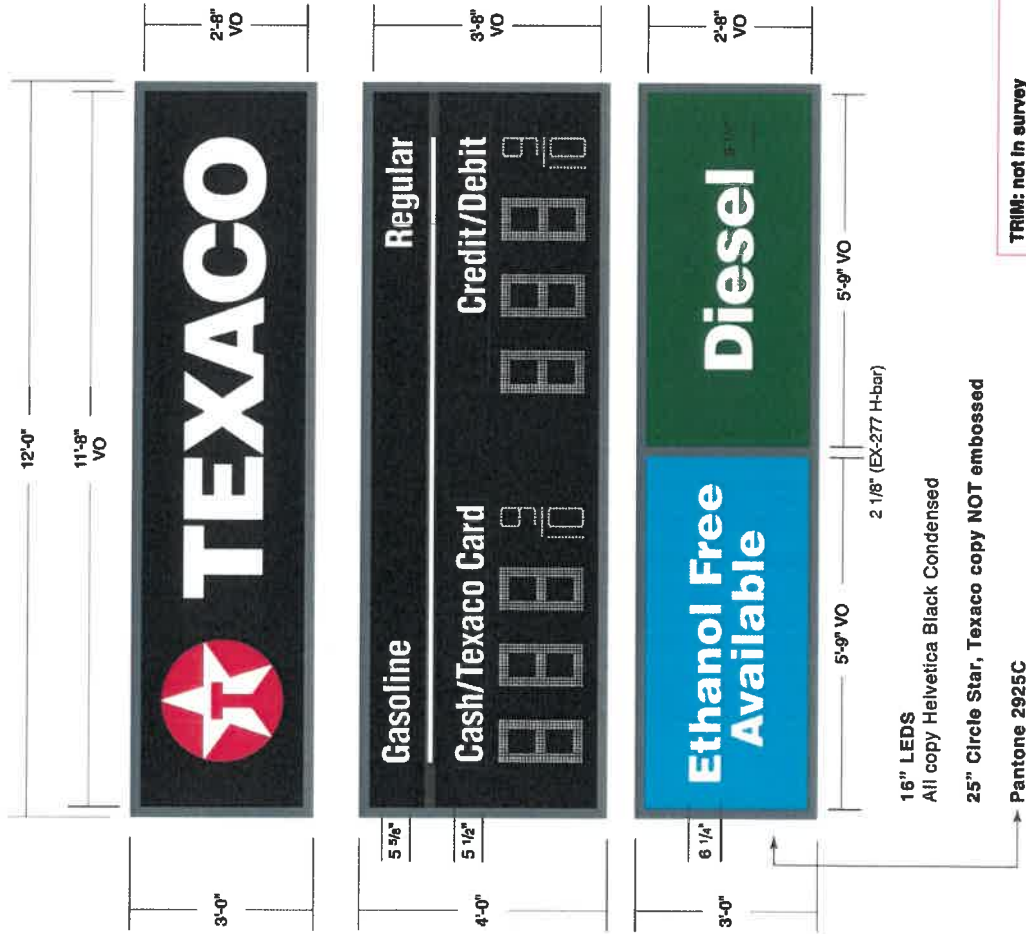
6 7/8" X 53"
Helvetica Black Condensed



EXISTING



Texaco COLOR SPECS



| |
|--|
| TRIM: not in survey |
| RETAINER: 2" PMS 431 grey |
| FACE: painted (UV polycarbonate) paint 2nd surface |
| DRAFT: 10 degrees |
| EXTRUSION: not in survey |

16" PWM SMD White LED (2019)

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

Customer Signature

Scale: 1/4" = 1'-0"

Date: 10-29-2021

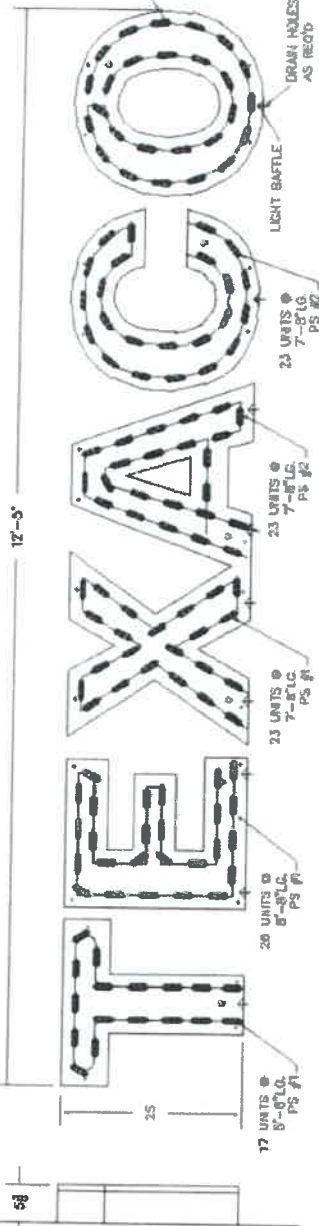
Dualite Sales & Service, Inc.
WILLIAMSBURG, OHIO - CEDAR RIV., TEXAS

Dualite Sales & Service, Inc.
One Dualite Lane
Williamsburg, Ohio 45176

This design is exclusive property of Dualite Sales & Service, Inc.
1 Dualite Lane, Williamsburg, OH 45176
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All Rights Reserved. Reproduction of this proprietary work without the permission of Dualite Sales & Service, Inc. will subject the user to liability under the copyright statutes of the United States.

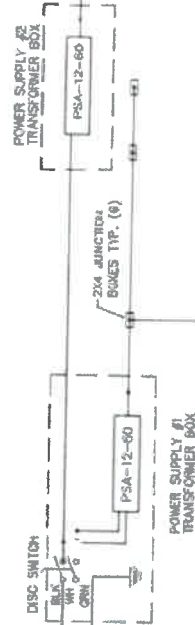
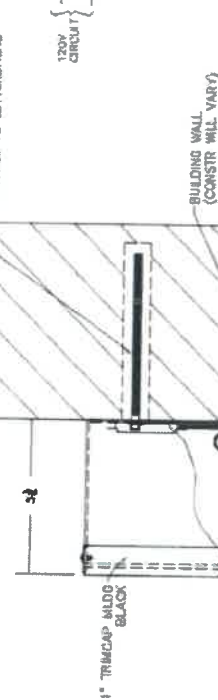
Note: Dimensions are Approximate and Subject to Change Pending Review by Dualite Engineering.





ELEVATION
SCALE: 1" = 1'-0"

(24) 1"-20 SS THREADED RODS @ 6" O.C. FOR WHITE W/72 1"-20 SS HH NUTS. 1"-20 RIVNUT FASTENERS CLANGED TO LETTERBACKS



WIRING DIAGRAM

ELECTRICAL

(2) USED PSA-12-60 PWR. SUPPLIES REQ'D.
1.5W. @ 120V @ 44-0TLC
USED POINT-3 WHITE LED STRIP

PSA-12-60 #1
66 UNITS @ 22'-0TLC
AMPS: .63
WATTS: 44

PSA-12-60 #2
72 UNITS @ 24'-0TLC
AMPS: .63
WATTS: 48

AMPS: 1.26
WATTS: 92

FACE THICK: PER 3310-136A.D/J
U.L. LABEL: NTD.

SECTION VIEW
REMOTE POWER SUPPLY

USING POINT-3 WHITE LED STRIP; 3 UNITS, 8' LEADS 8'/FT.

| REVISEMENTS | | DUALITE, INC. - WILLIAMSBURG, OH. | |
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PREPARED FOR: SHOP USE ONLY

MODEL: TEXACO 25TNDV, USING POINT-3 WHITE LED ILLUM. LTRG. REMO

SCALE: 1" = 1'-0"

DATE: 6/28/13

SHEET NO. 136A3

DESIGNED BY: MTH

DRAWING: MTH



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,

David D. Allen
Community Development Director / Zoning Administrator

| | | | |
|--|---|---|---|
|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | | Agenda Item # 5.b |
| | | | 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 A Sweet Taste – 1423 Stockbridge Road; Parcel No. 12017B A003; New sign panel 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> <p>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.</p> <p>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.</p> <p>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.</p> <p>There will also be a small panel for the business in the existing multi-panel sign at the road.</p> | | | |
| 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> <ul style="list-style-type: none"> • Former sign • Sign Design 1 • Acceptance Letter | | | |
| Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> 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 | |

Forner

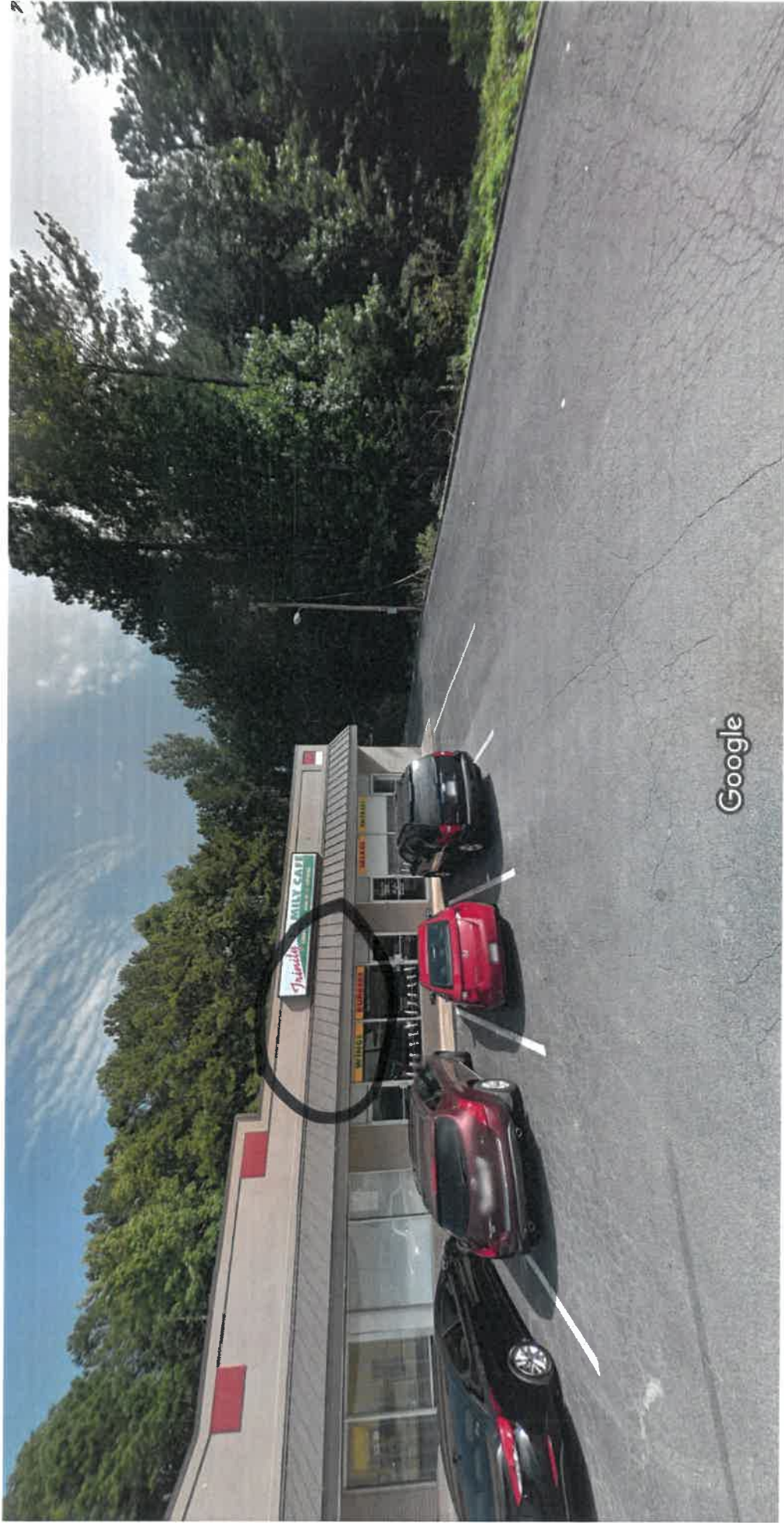


Image capture: Jul 2016 © 2021 Google



Street View - Jul 2016





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



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 blue ink, appearing to be "D. Allen", with a long horizontal line extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3009 : 1423 Stockbridge Road - a Sweet Taste)

| | | | |
|--|---|---|------------|
|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | Agenda Item # <b style="color: red;">- c | 5.c |
| | 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 Maison Mirah – 253 North Main Street; Parcel No. 13240A C005; New sign panel 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> <p style="color: red;">Agency recommendation – Approval of wall sign panel; Recently, Maison Mirah (hair brading 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).</p> <p>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.</p> <p>The sign material will be acrylic and will be internally illuminated.</p> | | | |
| 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> <ul style="list-style-type: none"> Site Picture Panel Design Acceptance Letter | | | |
| Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> 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







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 blue ink, appearing to be "D. Allen".

David D. Allen
Community Development Director / Zoning Administrator

| | | | |
|--|---|---|------------|
|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | Agenda Item # - d | 5.d |
| | 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 Eight 11 Homes – 180 North McDonough Street; Parcel No. 13240D A030; Minor color change to exterior | | | |
| Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-103 H-2 Historic District Standards; | | | |
| Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Historic Preservation | | | |
| <div style="display: flex; justify-content: space-between;"> <div> Summary & Background </div> <div style="font-size: small;"> <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> </div> </div> <p>Agency recommendation – Approval of exterior paint changes; The property is zoned H-2 and <u>is</u> 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.</p> <p><i>c. Building color.</i></p> <p><i>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.</i></p> <p><i>2. Neon colors are prohibited.</i></p> <p><i>3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.</i></p> <p><i>4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.</i></p> <p>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.</p> | | | |
| <div style="display: flex; justify-content: space-between;"> <div> Fiscal Impact </div> <div style="font-size: small;"> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> </div> </div> <p>Private owner</p> | | | |
| Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> Current Exterior Acceptance Letter | | | |
| Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> 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 blue ink, appearing to be "D. Allen", with a long horizontal line extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

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|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | Agenda Item # - 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 <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> <p>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> <p><u>Active Senior Overlay District</u></p> <p><i>(m) 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><i>(3) 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 <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> 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 | |

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

5.e

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

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

Approval

Google Maps 109 North Ave

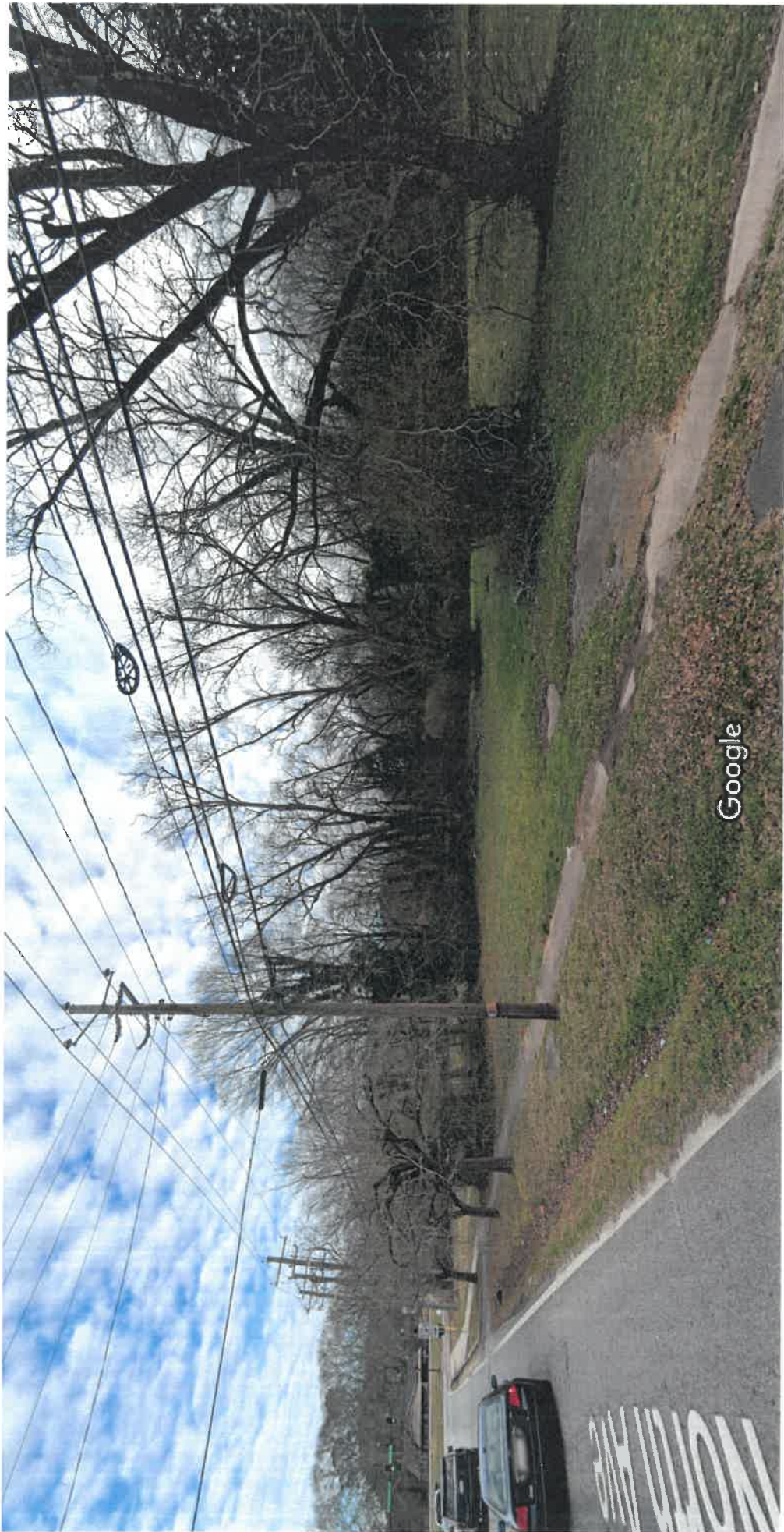
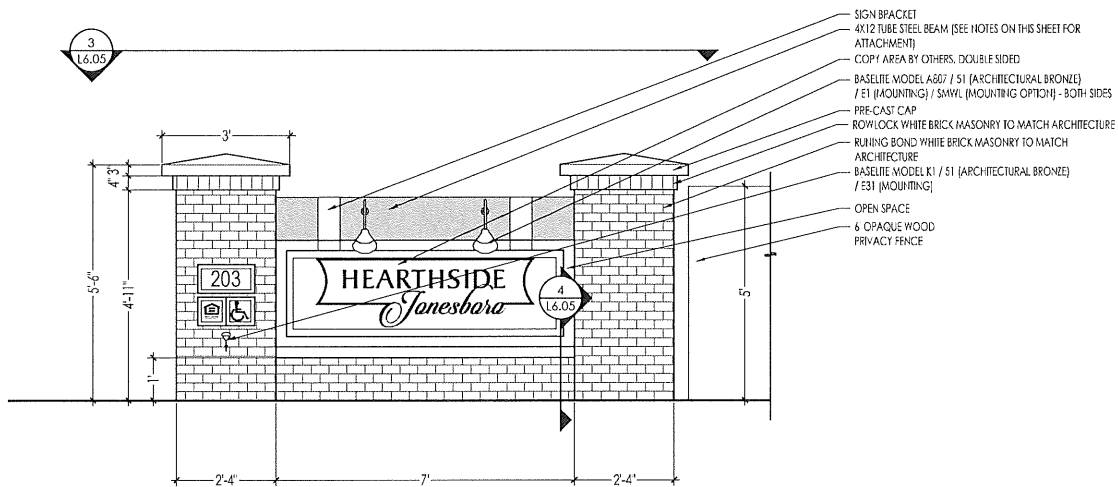


Image capture: Feb 2021 © 2021 Google

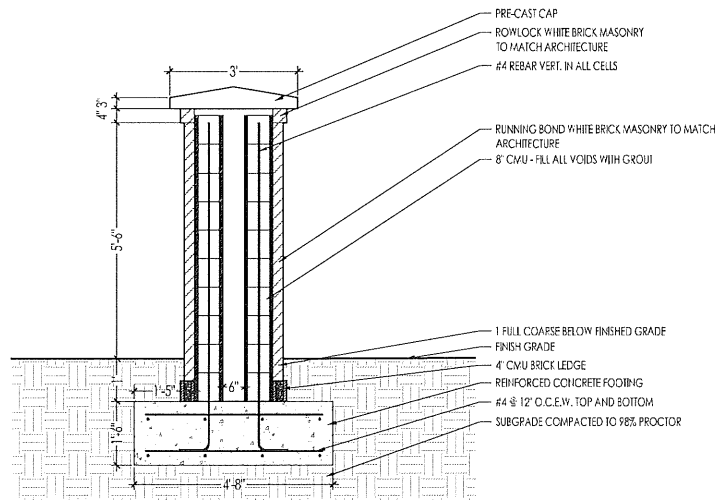
Jonesboro, Georgia



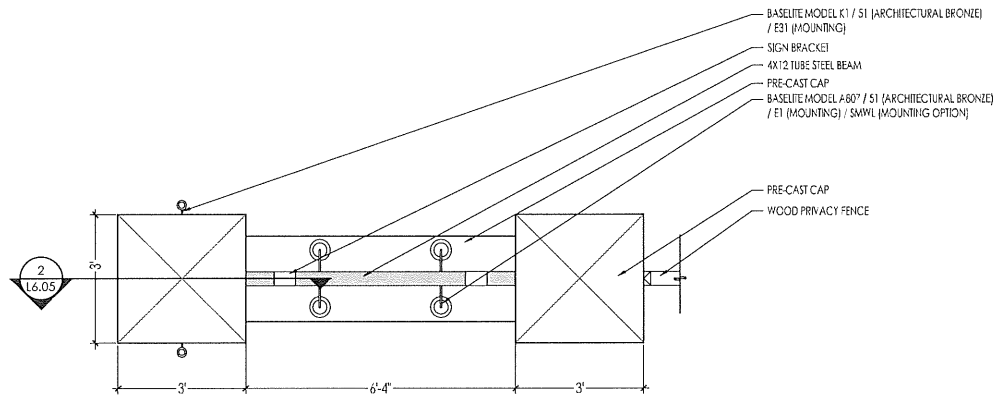
Street View - Feb 2021



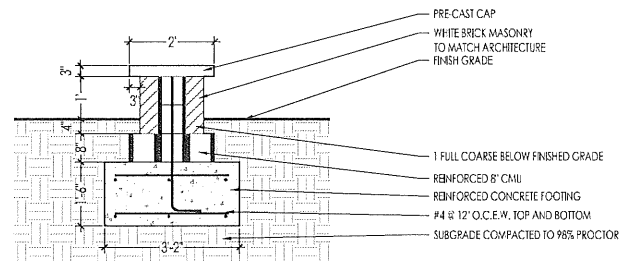
MONUMENT SIGN
ELEVATION
SCALE: 1/2" = 1'-0"



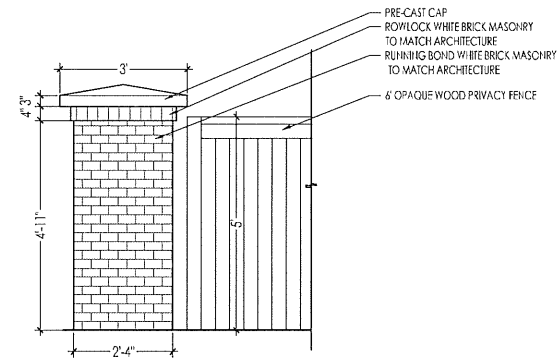
MONUMENT SIGN
SECTION
SCALE: 1/2" = 1'-0"



MONUMENT SIGN
PLAN
SCALE: 1/2" = 1'-0"



MONUMENT SIGN
SECTION
SCALE: 1/2" = 1'-0"



COLUMN/PRIVACY FENCE
ELEVATION
SCALE: 1/2" = 1'-0"

NOTES

4X4X4 ANGLE BRACKETS ON BOTH SIDES OF 1/2" STEEL BEAM WELDED TO BEAM AND 2 CONCRETE ANCHORS INTO COLUMN AT EACH BRACKET (8 BRACKETS)

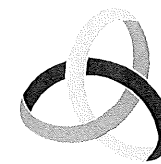
PRECAST COLOR TO MATCH SHERWIN WILLIAMS SW 7013 "IVORY LACE"

BRICK AND CAPTOP TO MATCH ARCHITECTURE

SUBMIT SIX (6) SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL

STRUCTURAL ENGINEER MUST REVIEW AND STAMP STEEL AND FASTENERS AND PROVIDE DRAWINGS FOR LANDSCAPE ARCHITECT APPROVAL

CIVIL/PEP TO PROVIDE POWER TO MONUMENT SIGN FOR LIGHTING FROM BOTH SITES

360
STUDIOS

THE LANDSCAPE ARCHITECTURE STUDIOS
PLANNERS & ENGINEERS COLLABORATE

350 RESEARCH COURT
PEACHTREE CORNERS
GEORGIA 30092
O: 770.451.2741
PEC360STUDIO.COM

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PROJECT

HEARTHSIDE
JONESBORO

North Main St (203)

CLAYTON COUNTY
GEORGIA STATE

LAND LOT 148
DISTRICT 13

FC

ONE STREET RESIDENTIAL

2000 River Edge Pkwy.
Suite 450, Atlanta, GA 30328

CONTACT:
Rob Rojas
478-952-6662

| △ | REVISION | D |
|---|-------------------------|---------|
| △ | PRICING SET | 05-24-2 |
| | LDP SUBMITTAL | 09-07-2 |
| | HARDSCAPE CDS | 10-07-2 |
| | LDP RESUBMITTAL | 11-09-2 |
| | ISSUED FOR CONSTRUCTION | 11-12-2 |

DRAWN BY: 360 STUD
APPROVED BY: D

PROJECT NUMBER
21025.00

SEAL IS ONLY VALID IF COUNTER SIGNED
DATED WITH AN ORIGINAL SIGNATURE

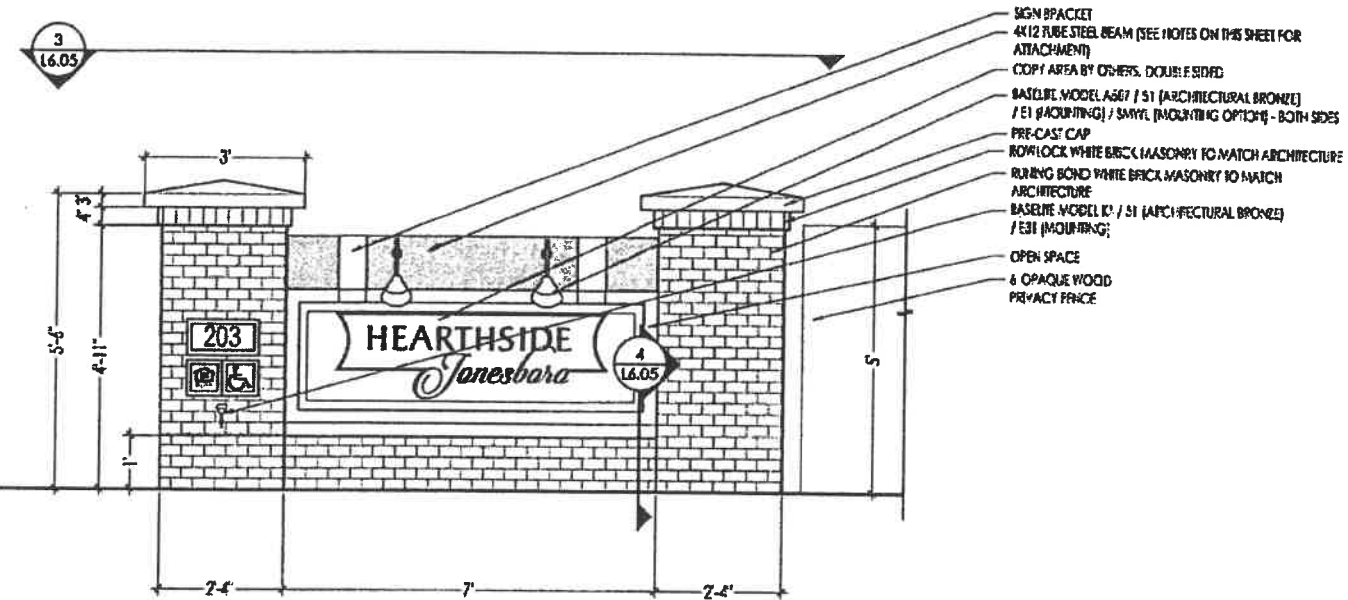
NOVEMBER 9, 2021

HARDSCAPE DETAILS

534

L6.05

16.05

2
16.05

MONUMENT SIGN

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

- BASELITE MODEL K1 / S1 (ARCHITECTURAL BRONZE) / E31 (MOUNTING)
- SIGN BRACKET
- 4X12 TUBE STEEL BEAM
- PRE-CAST CAP
- BASELITE MODEL A567 / S1 (ARCHITECTURAL BRONZE) / E1 (MOUNTING) / SMYL (MOUNTING OPTION)



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**.

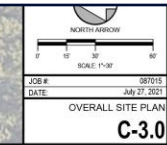
OneStreet develops communities which **stand the test of time** - communities which **enrich the lives of residents** and serve as a **source of pride** for residents, surrounding neighborhoods and investors.



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/a
- 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





Attachment: OSR_HS Jonesboro presentation_210811 (3015 : Hearthside Jonesboro Sign



Attachment: OSR_HS Jonesboro presentation_210811 (3015 : Hearthside Jonesboro Sign



Attachment: OSR_HS Jonesboro presentation_210811 (3015 : Hearthside Jonesboro Sign



Attachment: OSR_HS Jonesboro presentation_210811 (3015 : Hearthside Jonesboro Sign





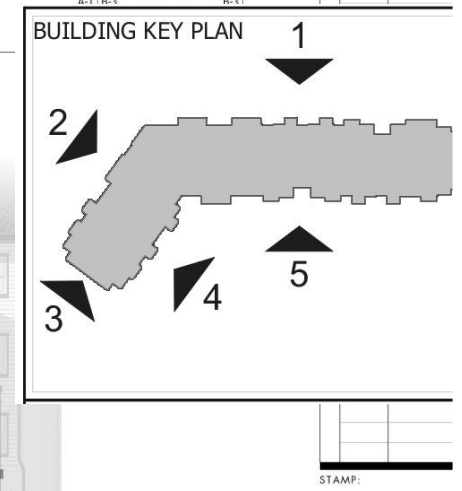
ELEVATION



WEST ELEVATION



3 SOUTH WEST ELEVATION





GEHEBEL
LEWIS ASSOCIATES
ARCHITECTURE

1325 LOGAN CIRCLE NW, ATLANTA, GA 30308
T: 404.228.1958 F: 404.228.1959
WWW.GEHEBELLEWIS.COM

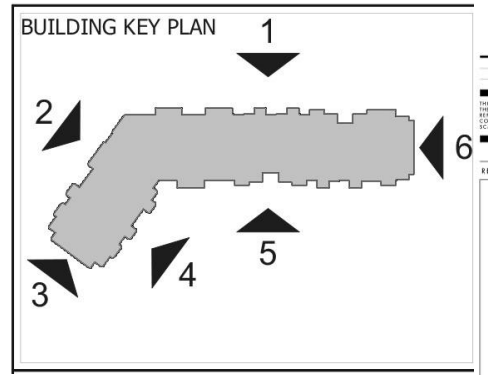
THIS DRAWING IS AN INSTRUMENT OF SERVICE FOR THE PROJECT AND THE ARCHITECT'S SOLE PROPERTY. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED. NO PART OF THIS DRAWING IS TO BE REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF GEHEBEL LEWIS ASSOCIATES, ARCHITECTS.

RELEASE DATE: 07/26/21

REV. DATE: 07/26/21

DESCRIPTION: PRICING SET

Attachment: OSR_HS Jonesboro presentation 210811 (3015 : Hearthside Jonesboro Sign





GEHE LEWIS ARCHITECTS

1325 LOGAN CIRCLE
T. 404.228.1454
WWW.GLARCH.COM

100% GUARANTEE OF ARCHITECTURAL DESIGN
THE PROPERTY OF THE ARCHITECT
NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

RELEASED
REV DATE DES
07/26/21 PRICED

STAMP:

Attachment: OSR_HS Jonesboro presentation_210811 (3015 : Hearthside Jonesboro Sign

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

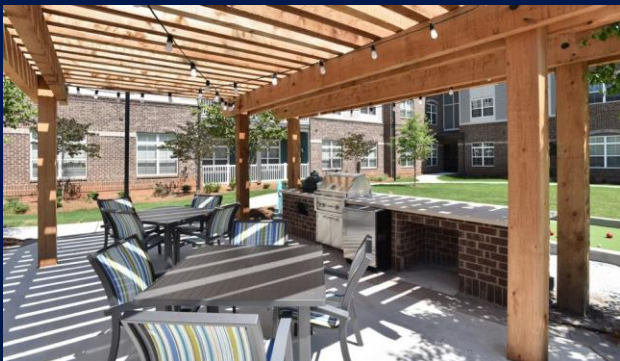
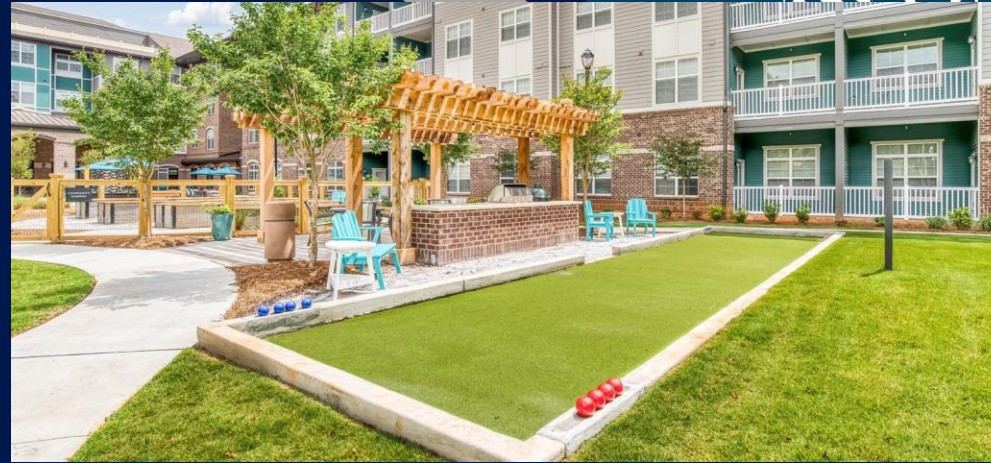
- HearthSide Clubroom
- Fireside Lounge
- Cafe with Coffee Station
- Fitness Center & Cardio Studio
- Instructor Led Fitness Classes
- Library & Business Center
- Outdoor Courtyard w/ Seating
- Community Garden Beds
- Access to Established Walking Trails
- Private On-Site Storage
- Balcony's / Patios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



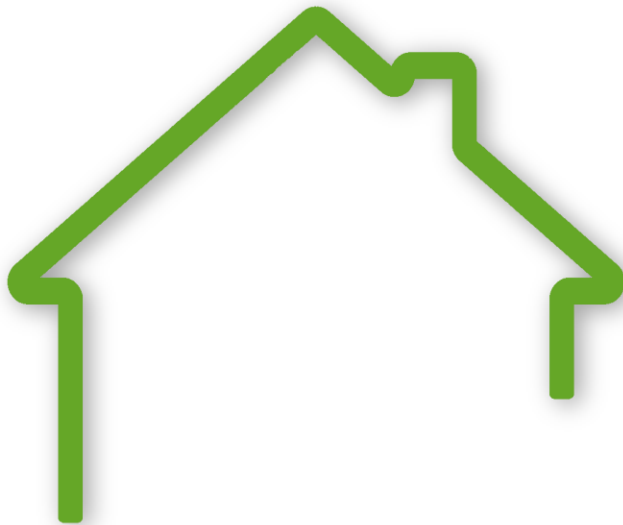
The answer to the **high growth rental demand** for the **active 55+ adult**



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

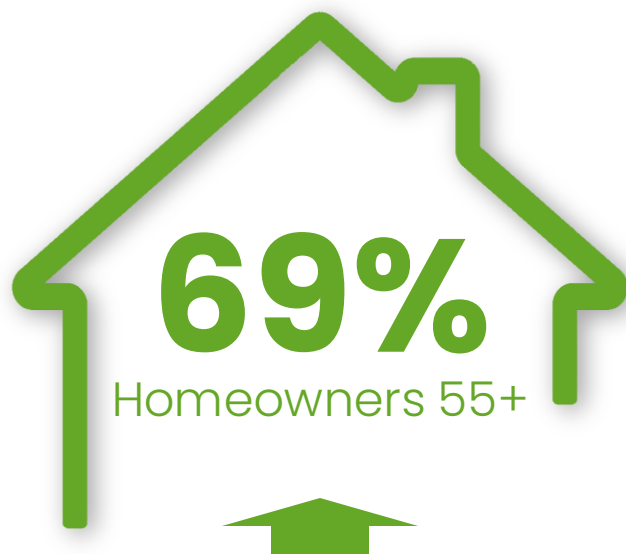


73 million Baby Boomers (55-73) currently live in the US. 10,000 of them turn 65 every day



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



TOTAL 1,056

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

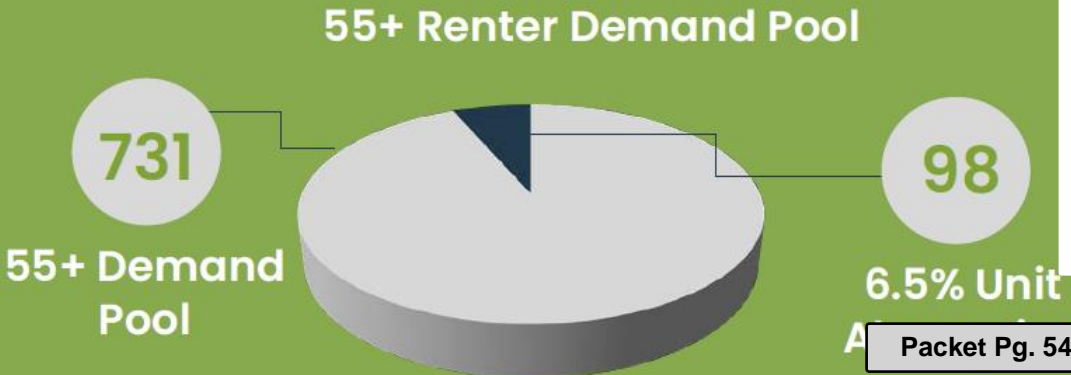


- Recently widowed or divorced
- Family is nearby but has their own lives and doesn't want to intrude
- Has not lived "alone" in many years
- Likes the idea of a community with others in the same age & stage of life

Total 55+ HHs by 2024



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





MEMORANDUM

To: Rob Rojas / Brendan Barr
Hearthside 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,

David D. Allen
Community Development Director / Zoning Administrator

| | | | |
|---|---|---|---|
|  | CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary | | Agenda Item # 5.f |
| | | | 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 Take 5 Car Wash – 8787 Tara Blvd; Parcel No. 05242B C005; Revisions to existing signs for car wash. | | | |
| Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Article XVI - Signs | | | |
| 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> <p>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.</p> <p>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.</p> <p>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.</p> <p>Total sign square footage for the property is 106.44 square feet, below the 150 square foot maximum.</p> | | | |
| 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> <ul style="list-style-type: none"> • 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, IncMailing Address: 6801-C Mt Hermon Church RdCity: Durham State: NC Zip: 27705Phone: (Day) 919 552 8689 (Evening) _____

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

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)

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

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. V. D.

SEAL



FOR OFFICE USE ONLY:

Date Received: 11/23/2021

Received By: [Signature]

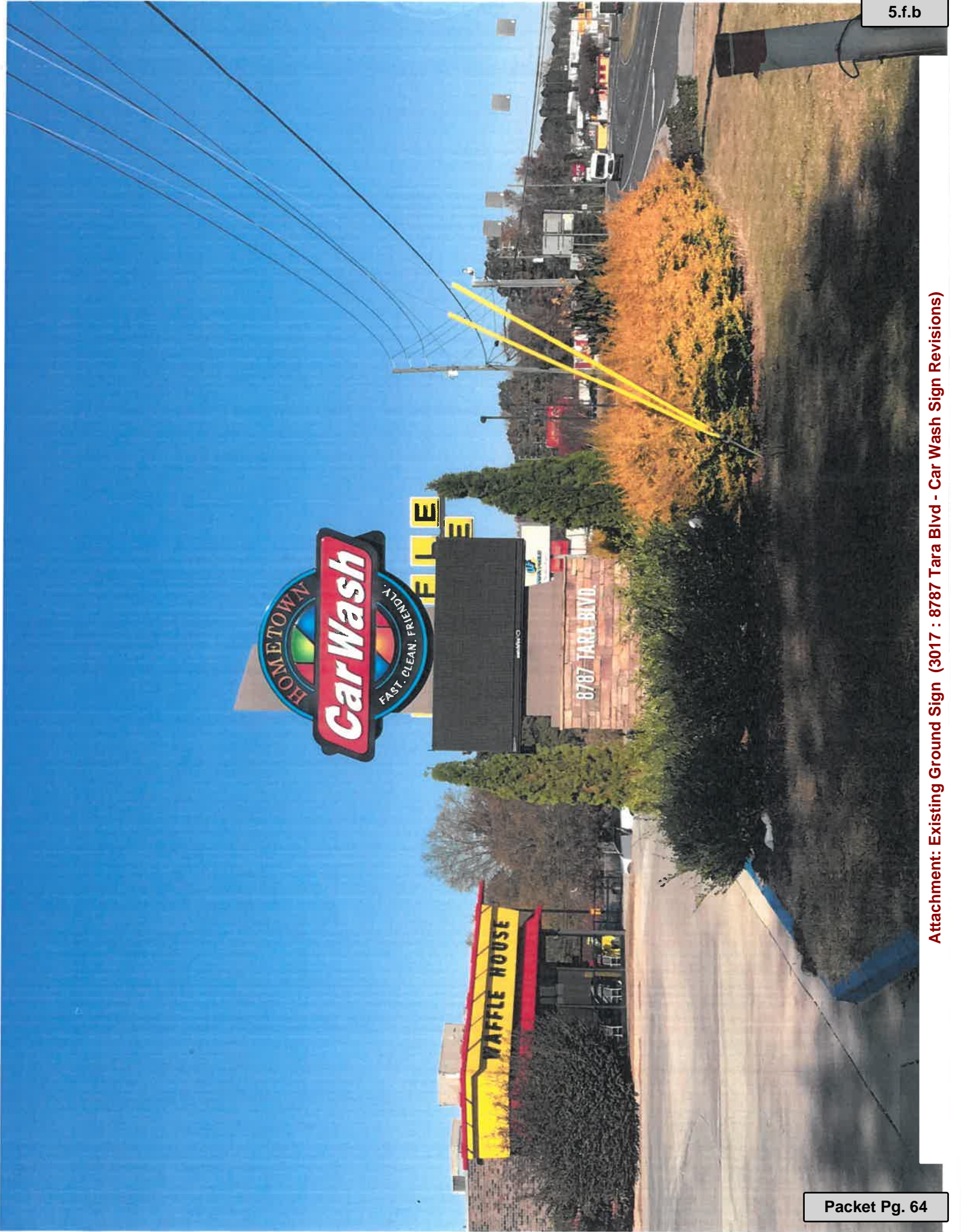
Fee Amount Enclosed: \$ 60.00

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

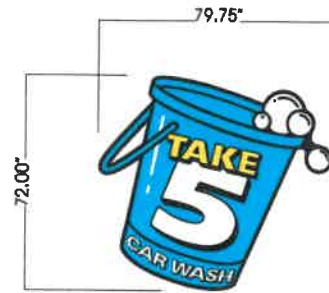
Underwriters Laboratories Inc. •
UL File #E225670

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Color Key:

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

Sq. Ft. Signage:
39.90Signage Allowance:
N/A - Retrofit39.90 Sq. Ft.
QTY: 2**PROOF**

INITIAL LAYOUT:

Aug 20, 2021

REVISIONS:

I
II
III
IV

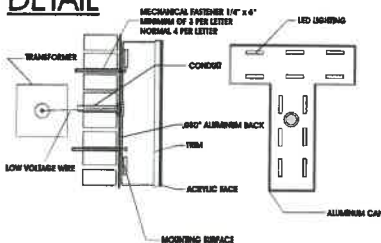
REMOVE AND DISPOSE OF
EXISTING SIGNAGE
(HANDLED BY GC)



EXISTING CONDITIONS

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
- Mounting: Studded Letters

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

Owner/Landlord Approval _____

SIGNS UNLIMITED
communicate your identity

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

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

SITE PLAN

TAKE 5

CAR WASH

8787 Tara Blvd

Jonesboro, GA 30236

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UL File #E226670

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marks are the property of their respective
owners.

INITIAL LAYOUT:

Oct 05, 2021

REVISIONS:

I
II
III
IV
V

CAR WASH



SITE PLAN



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

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Date of Application: 11/23/2021

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Please check:

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- ☐ Window Sign
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- ☐ Special Event Sign
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Attachment: Wall Sign Application (3017 : 8787 Tara Blvd - Car Wash Sign Revisions)

Jonesboro Property Information

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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)

Attachment: Wall Sign Application (3017 : 8787 Tara Blvd - Car Wash Sign Revisions)

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

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- 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

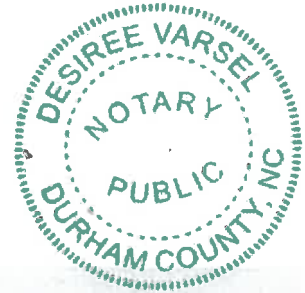
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Signed: _____

Notary: D. V. O.

SEAL



FOR OFFICE USE ONLY:

Date Received: 11/23/2021

Received By: [Signature]

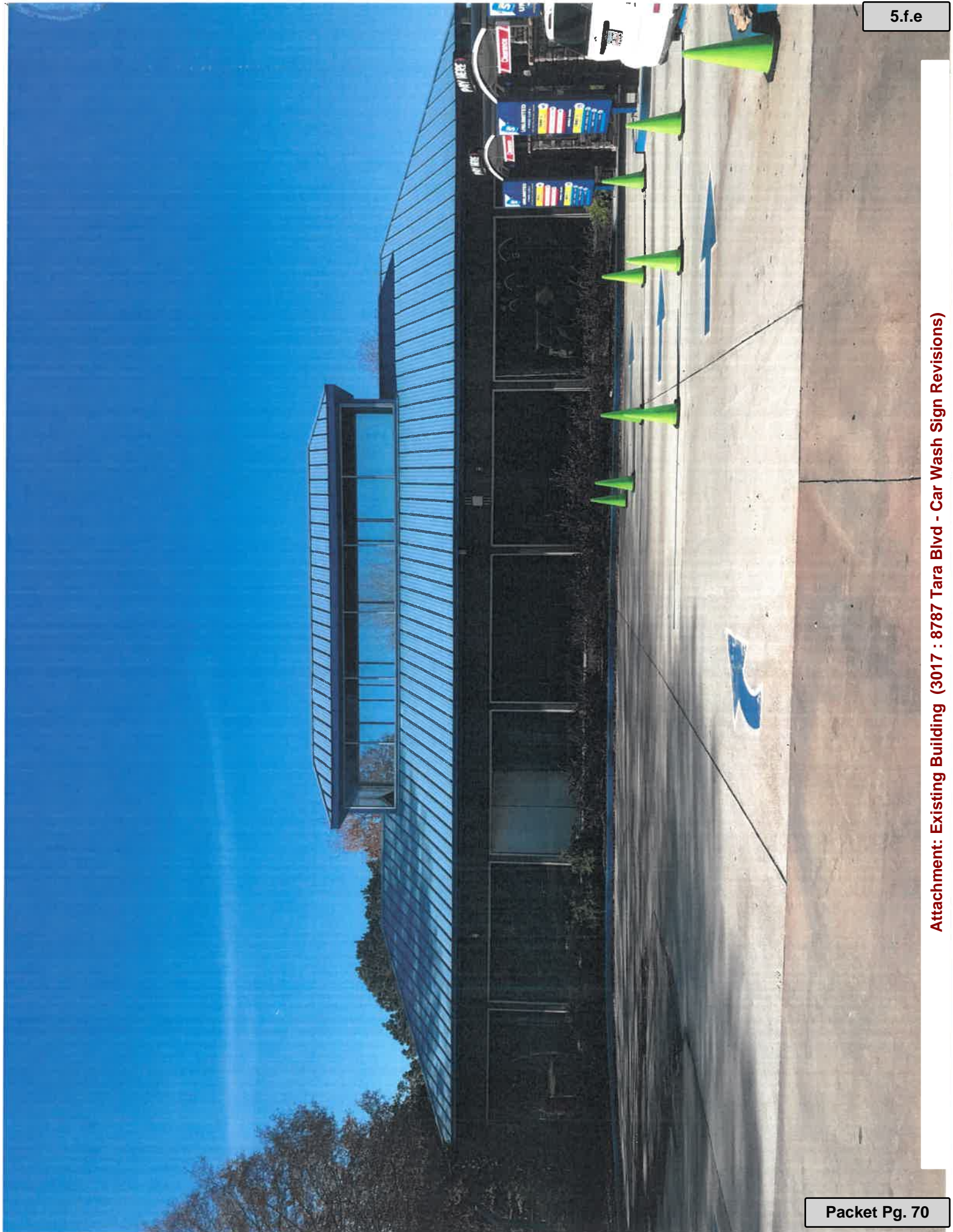
Fee Amount Enclosed: \$ 600.00

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:



FRONT ELEVATION

TAKE 5**CAR WASH**8787 Tara Blvd
Jonesboro, GA 30236

INITIAL LAYOUT:

Oct 05, 2021

REVISIONS:

I
II
III
IV
VUnderwriters Laboratories Inc. •
UL File #E225670Copyright Notice ©
This drawing is the property of Signs Unlimited, Inc. and is not to be reproduced, modified, or used for any other purpose without written permission.**PROOF****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

**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:

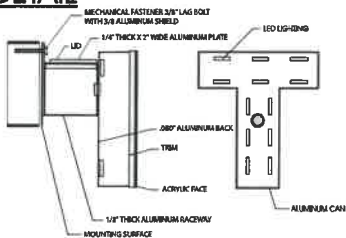
4" x 7" 0.125 Extruded Aluminum

Raceway Color:

To Match Facade

Mounting:

Hanging Bars Flush to Facade

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

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

Attachment: New Wall Sign (2017 : 8787 Tara Blvd - Car Wash Revisions)



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,

David D. Allen
Community Development Director / Zoning Administrator