



**Jonesboro Historic Preservation Commission**  
**124 NORTH AVENUE**  
**January 18, 2022 – 5:30 PM**

## **Agenda**

***NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at [rclark@jonesboroga.com](mailto:rclark@jonesboroga.com) should you need assistance.***

- I. CALL TO ORDER – Chairperson Betsy Wester**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
- IV. OLD BUSINESS - NONE**
- V. NEW BUSINESS - ACTION ITEMS**
  - 1. Historic Preservation Commission to consider a Certificate of Appropriateness for 157 South McDonough Street; Parcel No. 13241D H003; New sign for existing business in Historic District.
  - 2. Historic Preservation Commission to consider a Certificate of Appropriateness for 204 Lee Street; Parcel No. 13240D D026; Change to exterior of house in Historic Residential Overlay.
- VI. ADJOURNMENT**



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

January 18, 2022

**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.)

Historic Preservation Commission to consider a Certificate of Appropriateness for 157 South McDonough Street; Parcel No. 13241D H003; New sign for existing business in Historic District.

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

City Code Section 86-489 and 86-490 – Sign Standards; 86-495 Historic District

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

Yes

Beautification, Community Planning, Neighborhood and Business  
Revitalization, Historic Preservation

**Summary & Background**

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

**Agency recommendation – Approval of sign design;** Recently, the applicant applied for a variance for a new sign for their law practice to replace the old wood post sign at the road. The new sign will be larger, and a monument sign using brick and stucco. Normally, monument signs are not allowed in the Historic District, and the applicant wants the new sign located closer than 10 feet away from the right-of-way line. Thus, the applicant is seeking variance approval for both issues. The Mayor and Council will hear the variance case in January. The Design Review Commission is tasked with reviewing the design aspects of the sign itself, and not the placement of the sign.

The new ground sign will be 45 square feet (each side overall), but the actual sign message face will be 18 square feet each side, which is below the maximum 35 square feet allowed in Code Section 86-490(a). There will be no changeable copy or electronics. The color scheme will be compatible with adjacent businesses. The height will be five feet total, which is 1 foot below the allowable maximum. The sign is a definite improvement over the older sign. The adjacent law firm, Skibiell, also has a sign with masonry elements, but it does not have a base, so it is technically not a monument sign. The new sign is not proposed to be illuminated at this time.

**Factors for the variance for location**

1. Presence of a fiber optic line where the foundation would be.
2. Sight clearance for vehicles exiting driveways.
3. Effective visibility of sign.

**Design Review Commission recommendation, 1.5.22: Approval of monument sign design, adding uplights and landscaping at sign base.**

**The DRC also suggested an alternate placement of the sign parallel to the road.**

**Mayor and City Council, 1.10.22: Approval of variance for sign placement closer than 10 feet to the right-of-way line and use of a monument sign, with the following conditions:**

1. The clearance requirements of the utility company shall supercede any variance for placement of the new sign granted by the Mayor and Council.
2. The westernmost edge of the new sign shall either align exactly or be further from the sidewalk and right-of-

**FOLLOW-UP APPROVAL ACTION (City Clerk)****Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

January, 18, 2022

**Signature**

City Clerk's Office

way than the westernmost edge of the Skibiell Law Firm sign (about 2.5 to 3 feet from the public sidewalk edge and about 1 foot from the actual right-of-way line).

3. The total height of the sign shall not exceed 5 feet, as depicted in the provided drawing.

4. Appropriate exterior lighting shall be provided.

5. Appropriate landscaping at the base shall be provided.

The fiber optic company said there are no definite setbacks of the sign foundation from the fiber optic line, but that the company needs to be present when the foundation is dug to ensure no damage.

**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.)*

- Variance Approval Letter
- Property Pictures
- Sign Design
- New Sign Placement
- Acceptance Letter

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

**Approval, with Conditions**

Google Maps 155 S McDonough St



Image capture: Nov 2021 © 2021 Google

Jonesboro, Georgia



Street View - Nov 2021



Google Maps 157 S McDonough St

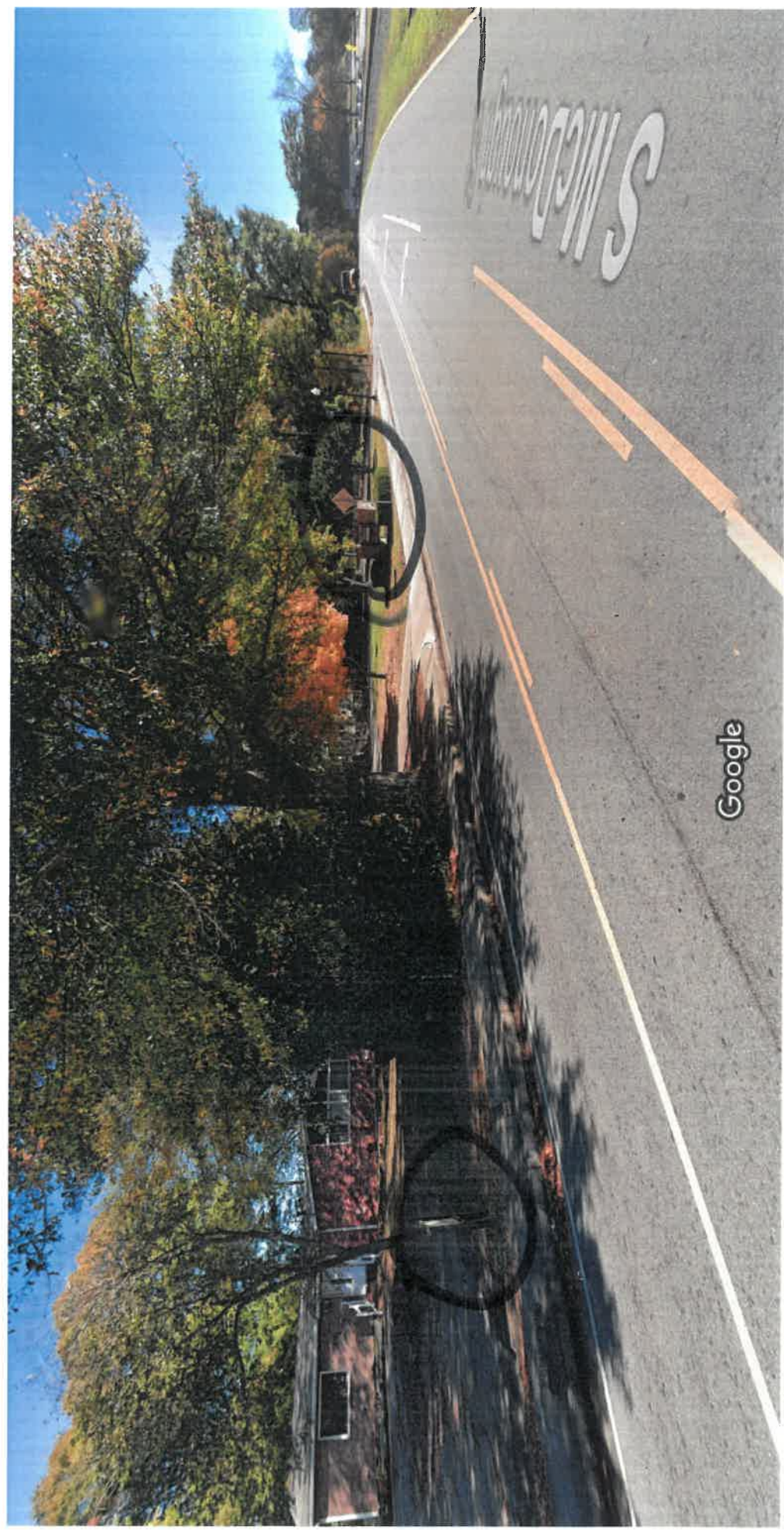


Image capture: Nov 2021 © 2021 Google

Jonesboro, Georgia



Street View - Nov 2021

King St  
Kim

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Google Maps 155 S McDonough St



Image capture: Nov 2021 © 2021 Google

Jonesboro, Georgia



Street View - Nov 2021



Google Maps 157 S McDonough St



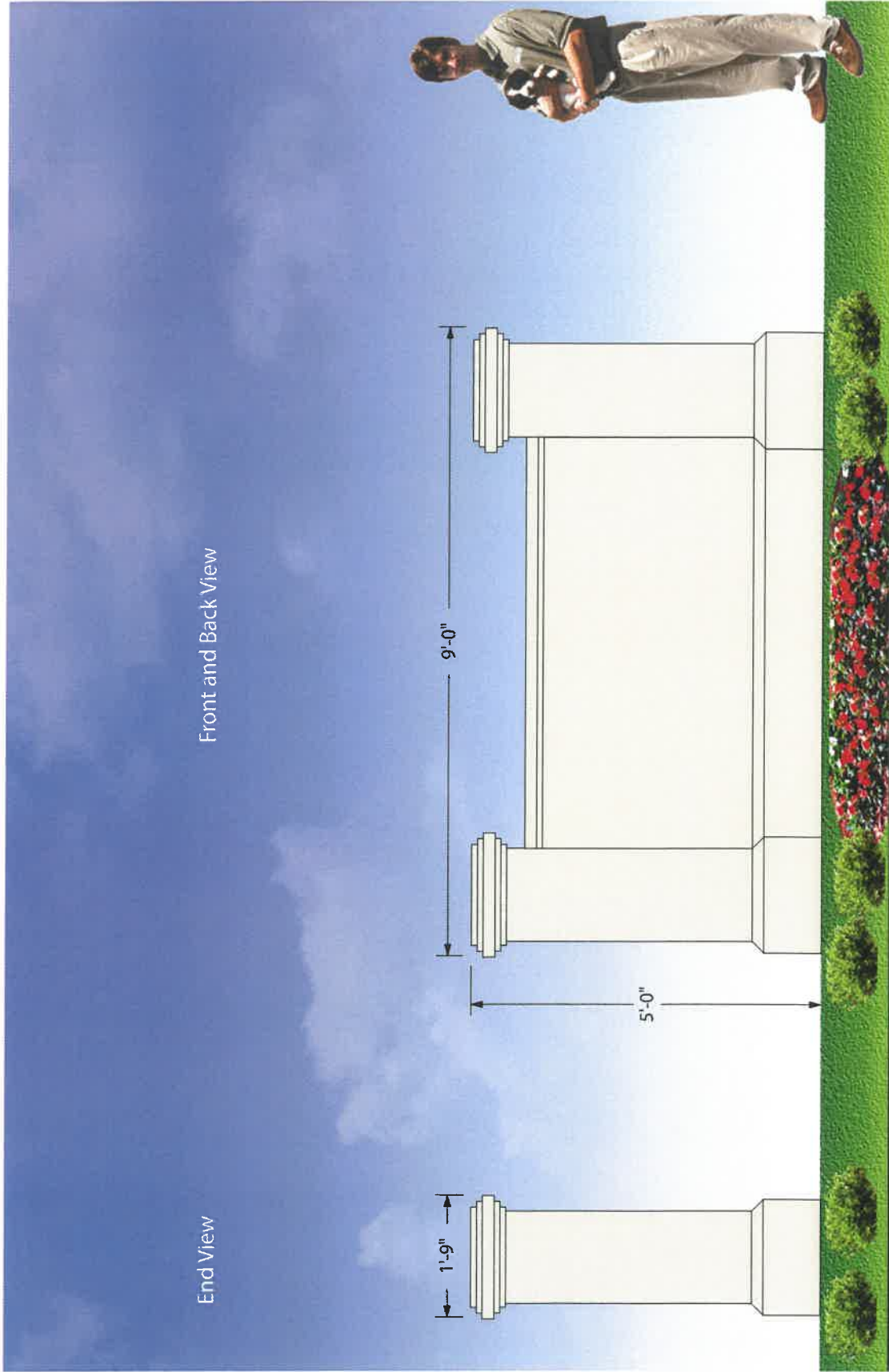
Image capture: Nov 2021 © 2021 Google

Jonesboro, Georgia




Street View - Nov 2021





Front and Back View

End View

 <p>ARCHITECTURAL ACCENTS &amp; SIGN STRUCTURES 386 Seneca Rd., Tyrone, GA 30290 Ph: 770-487-5491 Fax: 770-487-5408</p>	<p>Standard Model #2 Size: 5' 0" x 9' 0" Overall Sq/Ft: 45 Date: 5/10/99 Scale: 1/2" = 12"</p>	<p>Notes:</p> <hr/> <hr/> <hr/> <hr/>	<p><b>Copyright Notice ©</b> This drawing and all reproductions thereof are the property of <b>Peachtree City Foamcraft</b> and may not be reproduced, published, changed or used in any way without written consent.</p>
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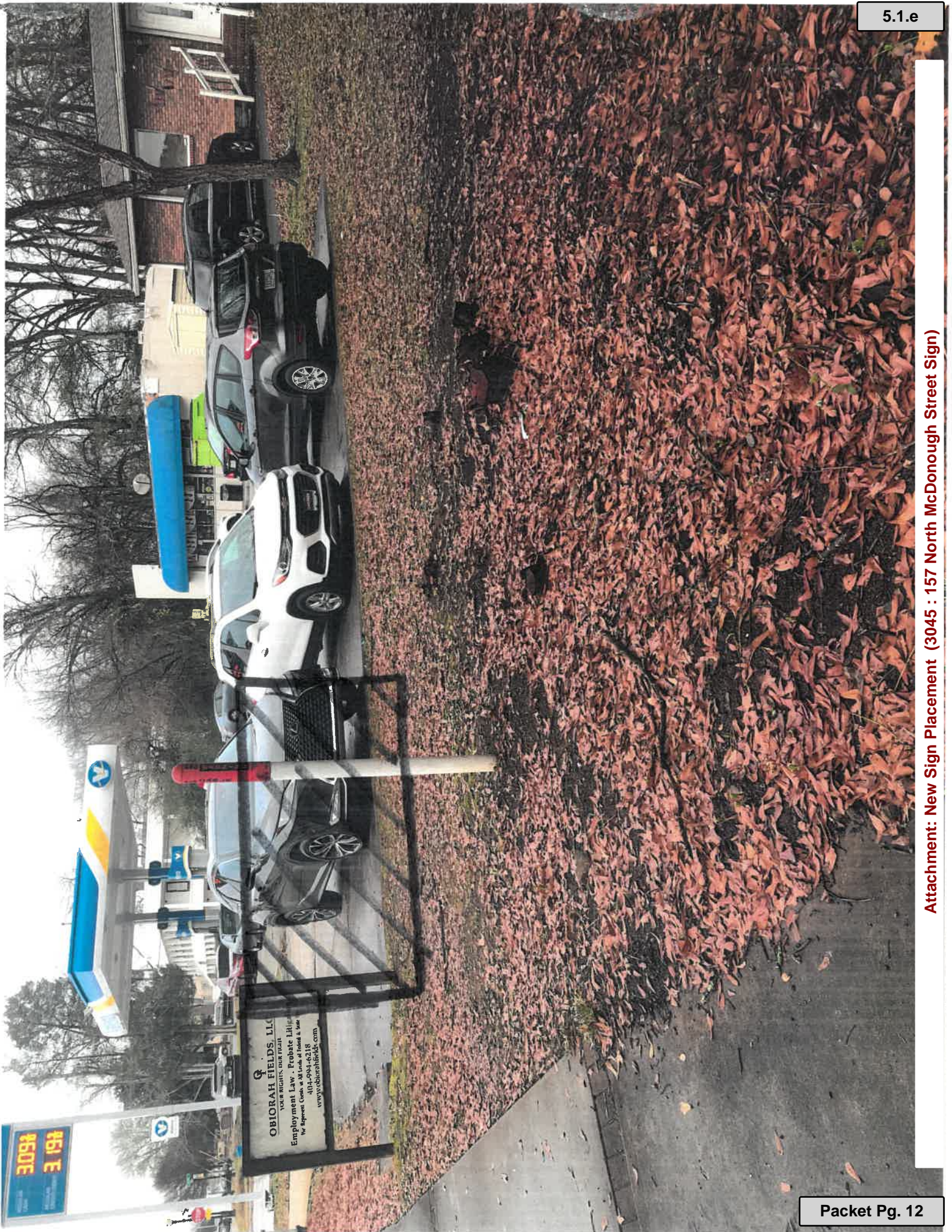


Attachment: New Sign Placement (3045 : 157 North McDonough Street Sign)









Attachment: New Sign Placement (3045 : 157 North McDonough Street Sign)





Attachment: New Sign Placement (3045 : 157 North McDonough Street Sign)





Attachment: New Sign Placement (3045 : 157 North McDonough Street Sign)





## MEMORANDUM

**To:** Danielle Bess Obiorah  
Obiorah Fields, LLC  
157 South McDonough Street  
Jonesboro, Ga. 30236

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

**Date:** January 11, 2022

**Re:** Notification of Request for Historic Preservation Commission – Obiorah Fields, LLC Sign, 157 South McDonough Street, Parcel No. 13241D H003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of a ground sign for the property located at 157 South McDonough Street, Jonesboro, Georgia.


Due to COVID-19, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Tuesday, January 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate 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 be "D. Allen", followed by a horizontal line.

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3045 : 157 North McDonough Street Sign)

	<b>CITY OF JONESBORO, GEORGIA COUNCIL</b> <b>Agenda Item Summary</b>	<b>Agenda Item #</b> <b>- 2</b>	<b>5.2</b>
	<b>COUNCIL MEETING DATE</b> January 18, 2022		
<b>Requesting Agency (Initiator)</b> Office of the City Manager		<b>Sponsor(s)</b> Community Development Director Allen	
<b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Historic Preservation Commission to consider a Certificate of Appropriateness for 204 Lee Street; Parcel No. 13240D D026; Change to exterior of house in Historic Residential Overlay.			
<b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i> Sec. 86-97. R-2 Single Family Residential Regulations; Sec. 86-111. Historic Residential Overlay Standards			
<b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes <span style="margin-left: 100px;"><b>Beautification, Community Planning, Neighborhood and Business Revitalization, Historic Preservation</b></span>			
<b>Summary &amp; Background</b> <span style="float: right; 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></span>  Agency recommendation – <b>Approval of exterior change;</b> In March of this year, the following Certificate of Appropriateness was approved for the house renovation at 204 Lee Street:  <i>Interior renovation and rear addition (enclosed room and porches) for an existing house, with replacement roof and exterior siding material, per the current architectural plans provided by Joel Aviles Architects, dated February 8, 2021. Existing roof materials shall be replaced with the same type of historic material or with materials that closely resembles the existing material. Front porch shall remain and continue to be open but shall be enlarged and enhanced. New addition shall match the new exterior of the rest of the house. Proposed exterior brick color is Cherokee Bricks, Shadowstone. Fiber cement siding and trim shall be Sherwin Williams SW7014, Eider White. No replacement vinyl siding allowed.</i>  The applicant would now like to make the whole house exterior brick, instead of just the water table. The same color and type of brick described above will be used. Brick is considered a superior material than siding, and there are several other brick houses on the same street.  <b>Design Review Commission recommendation, 1.5.22: Approval for all brick.</b>			
<b>Fiscal Impact</b> <span style="float: right; font-size: small;"><i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i></span>  Private owner			
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>  <ul style="list-style-type: none"> <li>Request</li> <li>Former Exterior</li> <li>COA - March 2021</li> <li>Acceptance Letter</li> </ul>			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
<b>Typed Name and Title</b> Ricky L. Clark, City Manager	<b>Date</b> January, 18, 2022	
<b>Signature</b>	<b>City Clerk's Office</b>	



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

**Approval**

**Re: 204 Lee St**

**David Allen** <dallen@jonesboroga.com>

Tue 12/14/2021 11:49 AM

To: Albert <solano\_albert@yahoo.com>

Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>

It would have to be looked at by Design Review and Historic Preservation in January.

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**From:** Albert <solano\_albert@yahoo.com>

**Sent:** Tuesday, December 14, 2021 11:18 AM

**To:** David Allen <dallen@jonesboroga.com>

**Subject:** 204 Lee St

Good Morning David,

We are currently moving at a good pace with repairs for the property located at 204 Lee St, and would like to begin the exterior work soon. The original property design is partial brick underneath and siding panels. We would prefer to have full brick coverage now, which will be the same color and size as already approved, but want to inquire about any process that may be needed. Will I be required to submit any paperwork for further approval of this and, if so, is there a cost associated with it?

Thanks in advance,

Albert Solano

Sent from my iPhone

Attachment: Request (3046 : 204 Lee Street Exterior Change)







# CERTIFICATE OF APPROPRIATENESS



City of Jonesboro  
Historic Preservation Commission  
124 North Avenue  
Jonesboro, Georgia 30236



## THIS DOCUMENT TO BE POSTED AT ALL TIMES

The City of Jonesboro Historic Preservation Commission in conforming with Sec. 42-28 of the Code of Ordinances for the City of Jonesboro, hereby grants permission for work to be performed on the premises listed in accordance with outline specification.

PREMISES: Single-Family Residence

OWNER: Albert Solano

ADDRESS: 204 Lee Street

TYPE: Renovation and Addition

HISTORIC PRESERVATION MEETING DATE: **MARCH 15, 2021**

### Work Approved:

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

**Under penalty of law, I, the undersigned, assure that the work to be performed will be executed as specified under the terms of this Certificate. If it is determined that changes are necessary, I will apply for those modifications prior to the commencement of any work on those changes.**

**Signed:** \_\_\_\_\_  
Applicant

**Approved:** \_\_\_\_\_  
Chairperson, Betsy Wester  
Historic Preservation Commission

**Approved:** \_\_\_\_\_  
Zoning Administrator, David D. Allen  
City of Jonesboro

Note: An additional permit may still be required. All work shall be in compliance with all Building Codes and Zoning Regulations. This Certificate shall become void unless construction is commenced within six months of the date of issuance.





## MEMORANDUM

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

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

**Date:** January 11, 2022

**Re:** Notification of Request for Historic Preservation Commission – House Exterior Change, 204 Lee Street; Tax Map Parcel No. 13240D D026

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Historic Preservation Commission, has accepted your request for review of an exterior change on a house for the property located at 204 Lee Street, Jonesboro, Georgia.

Due to COVID-19, the review meeting will be conducted by members via a remote conference call (Zoom Meetings) on Tuesday, January 18, 2022 at 5:30 pm. You will be provided a link to the meeting to participate 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", written over a horizontal line.

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3046 : 204 Lee Street Exterior Change)