



## **DESIGN REVIEW COMMISSION**

**September 7, 2022**

### **MEETING AGENDA:**

#### **I. CALL TO ORDER**

#### **II. APPROVAL OF AGENDA**

#### **III. APPROVAL OF MINUTES**

#### **IV. OLD BUSINESS - NONE**

- a. Commission to make a recommendation for Xolos Restaurant – 108 South Main Street; Parcel No. 13241D C004; Revised exterior and signage for new restaurant in Historic District. Revised design
- b. Commission to make a recommendation for Quik Clinic – 767 North Avenue; Parcel No. 13210D A005; Wall sign for new business. Revised design

#### **V. NEW BUSINESS - ACTION ITEMS**

- a. Commission to make a recommendation for MAK Institute – 7965 Tara Boulevard; Parcel No. 13210D A005; New wall sign panel for new business.
- b. Commission to make a recommendation for Amazing Teriyaki – 7965 Tara Boulevard; Parcel No. 13210D A005; New wall sign panel for new business.
- c. Commission to make a recommendation for Gas Station – 249 North Main Street; Parcel No. 13240B A005; Revised canopy design and new ground sign.
- d. Commission to make a recommendation for Commercial building – 242 North Main Street; Parcel No. 13240B E006A; Replacement building design

#### **VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

4.a

- a

COUNCIL MEETING DATE  
September 7, 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.)

Commission to make a recommendation for Xolos Restaurant – 108 South Main Street; Parcel No. 13241D C004; Revised exterior and signage for new restaurant in Historic District. Revised design

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

City Code Section 86-102; Historic District (H-1)

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

Yes Economic Development, 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 revised exterior design**; The owner of both 106 and 108 South Main Street had originally proposed a restaurant for 106 South Main Street (Ferguson building) but is now shifting focus to 108 South Main Street (Brown & Brown), for a healthy, fast-food restaurant, with a Mexican emphasis. The Brown and Brown building has been a lawyer's office in the past and is zoned H-1 (Historic District). The owner has proposed several changes to the front exterior facing Main Street and the rear exterior facing Broad Street.

Proposed changes to front exterior

- Painting of already painted brick to new color.
- Enlargement of windows at the bottom.
- Widening of doorway to accommodate two doors.
- Modifications to parapet.
- New wall sign.
- Modifications to center of building above door.

Proposed changes to rear exterior

- Painting of stucco to new color.
- Modification to top of façade.
- Reorientation of door and window arrangement.
- New deck for outdoor seating.

(j) Development standards.

(1) Minimum lot area: None **No changes to the property lines.**

(2) Minimum lot width: 20 feet **No changes to the property lines.**

(3) Setbacks:

Front: Minimum and maximum setbacks shall be zero. **No addition to the front facade.**

Side: Minimum and maximum setbacks shall be zero, except on corner lots, whereby the setback shall be no less than

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

September, 7, 2022

**Signature**

**City Clerk's Office**

20 feet to accommodate pedestrian amenities. Such amenities are required on corner lots and include decorative planters, benches, landscaping, patios, knee walls, or other architectural features that are compatible with the historic and pedestrian character of the district. The proposed number, type, and arrangement of amenities shall be reviewed and approved by the director of downtown development. *No addition to the side of building.*

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. *There will be new decking at the back. However, the rear does not abut a residential district.*

(4) Maximum height: Three stories or 35 feet. *Existing building conforms - two stories.*

(5) Minimum height: Two stories. *Existing building conforms.*

(6) Minimum floor area: None for non-office uses; minimum floor area for office uses shall be 1,000 square feet. *n/a*

(7) Maximum floor area: 3,500 square feet. *The existing floor area is approximately 2225 square feet.*

(k) Existing uses. Any use or structure existing at the time of adoption of this ordinance that would no longer be permitted or be in compliance with the current regulations shall be allowed to continue operation as is but shall be classified as a non-conforming use and subject to all applicable requirements of article X of this chapter. *n/a*

(l) Design standards. In order to preserve the physical character of existing historic structures in the H-1 historic district, every effort shall be made to *adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment.*

(1) Existing structures. Distinctive stylistic features or examples of skilled craftsmanship that characterize a building, structure, or site shall be retained.

a. Storefront design.

1. Historic details, doors, window configurations and dimensions, and entryways may not be removed or altered. *On the front, the window and door configuration will stay the same, but the windows and door will be enlarged some to better improve the functionality and aesthetic of the restaurant. Staff does not believe that this will adversely impact the building or Historic District aesthetic. The benefit will outweigh any potential negatives. On the rear of the building, the enhancements will result in a new door and window configuration, but, visually, can only be seen from Broad Street, which is itself going through an extensive reconfiguration.*

2. The addition of architectural details where none existed before is discouraged. *Originally, the paneling above the front door was proposed to be altered into one, large monolithic panel. Per the enlargements, the wood in this area is rotting. This will need to be confirmed with the applicant, as there is now an awning proposed that would cover this area. Areas of brick will remain brick.*

3. The use of shutters, residential doors, or the replacement of original display windows with smaller-scale window components or wall surface is prohibited. *While the window configuration will be somewhat different on the front and the rear, the replacement windows are larger.*

4. Obscuring original transom windows with plywood, paint, or other materials is prohibited. *Will not happen.*

5. New windows on side and rear elevations shall be compatible with historic windows in terms of material, size and design. *No windows present on the sides or rear.*

6. Storm windows must match the color of the window frame and obscure the window as little as possible. *n/a*

7. Infilling or painting windows is prohibited. *Will not happen.*

8. Replacing windows with tinted or highly reflective glass is prohibited. All windows must be transparent. *Will not happen.*

b. Roof.

1. The existing pitch and shape of the roof as seen from public view shall be maintained, although changes hidden by existing parapets, or changes that would restore the roof to its original design, may be allowed. *Pitch and shape will remain the same.*
2. Replacement of existing roofing materials that can be seen from the public view shall be made with the same type of roofing materials. *Will comply. Roof needs repair.*
3. Ornamental roof features shall be retained. *There are ornamental features present on the parapet.*

c. Building materials.

1. Historic building materials shall be maintained.
2. Unpainted brick facades shall remain unpainted. *Per the attached building enlargements, the brick has already been painted several times and is flaking.*
3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick. *The wood in the middle area is rotting.*

d. Awnings.

1. Awnings shall match the shape and dimensions of the door opening or window and shall fit the frame of the window or doorway without covering architectural details. *See revised drawings for proposed front and rear awnings.*
2. Canvas awnings are preferred; Metal, rigid plastic, shingle, and internally lit awnings are generally prohibited. *A canvas awning for the front and for the rear are now proposed.*
3. The use of a continuous awning across two buildings to join them as one business is prohibited. *n/a*

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall. *The latest color, a burnt orange, will not conflict with adjacent buildings in the Historic District. Need official color name and number.*
2. The use of neon colors is prohibited. *None used.*

f. Lighting. Lighting fixtures and wattage shall be compatible with the historic character of the district. *Will comply. (Goosenecks are proposed.)*

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed. *n/a*
2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls. *n/a*

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof. *Will comply.*

2. Utility meters and security lighting shall be placed unobtrusively. *Will comply.*

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1)g.2 above. *Will comply.*

i. Parking.

1. Off-street parking areas, not located in a parking deck, shall be placed to the rear of buildings and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot high landscape buffer of trees and shrubbery or a minimum four-foot high continuous hedge. *Existing parking spaces for this and adjacent buildings has always been in the front. There will not be room for parking in the rear with the Broad Street renovation.*

2. New surface parking, not located in a parking deck, is encouraged to use concrete or stone pavers; asphalt is also permitted in the district. *No new parking proposed.*

(2) Additions. Alterations to existing properties are permitted when such alteration and additions do not destroy significant architectural or historical material. The design shall be compatible with the size, scale, color, material and character of the property and downtown area. *The only addition will be a new deck at rear of the building.*

a. Additions shall be placed away from public view on the rear elevation for buildings having frontage on Main and McDonough Streets, or on a rear or side elevation for all other buildings in the district. *Will comply.*

b. The form, orientation, and symmetry of the original structure shall be maintained. *Will comply.*

c. Matching or similar materials, elements (e.g., windows), and ornamentation as those found on the original structure shall be used.

**In summary, the renovation to the building, both interior and exterior, even though it will involve some reconfiguration of the exterior, will be an enhancement, and not a detriment, to the building and adjacent structures in the Downtown District.**

*Design Review recommendation, 7.6.22: make the following changes and bring it back for review in August:*

- *Based on the drawing shown, is there now a projection from the roof pointing towards Main Street?*
- *There was a concern about the "dental molding" feature at the top of the parapet being removed as an architectural design element.*
- *What would be the material of the "smooth" portion along the middle front (above the door where the panels are now)*

**Need to confirm:**

**Will the wood paneling behind the awning in the front remain and be repaired? Or will it be replaced with something else?**

**What is the official color name / number of the burnt orange color?**

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.)

- Front and Rear
- Front Facade Enlargements
- Original Design
- xolos 2nd correction
- Revision Enlargements
- Updated Floor plan 8-22-2022
- Acceptance Letter 9.7.22

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

**Approval**



Google Maps 129 S Main St



108 S Main St

All

Street View & 360°

Jonesboro, Georgia

Google

Street View - Mar 2022

Google Maps 108 Broad St



Image capture: Jan 2022 © 2022 Google



103 W Mill St

All

Street View & 360°





Attachment: Front Facade Enlargements (3228 : 108 South Main Street)







Attachment: Front Facade Enlargements (3228 : 108 South Main Street)



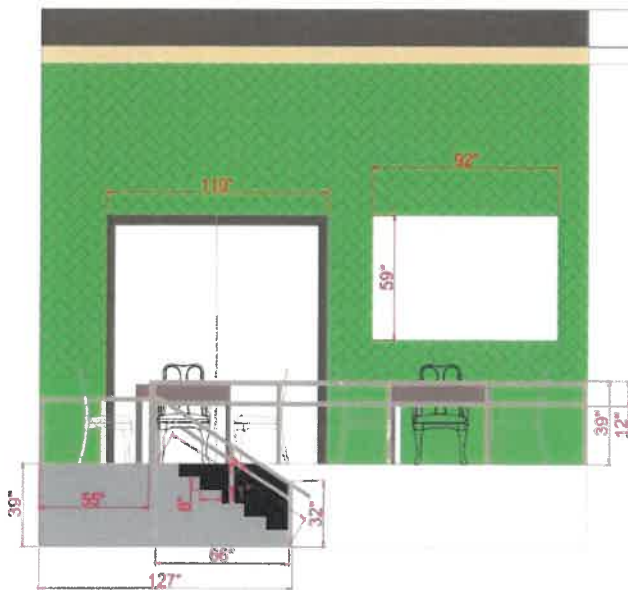
# FACADES

ORIGINAL



FRONT ELEVATION

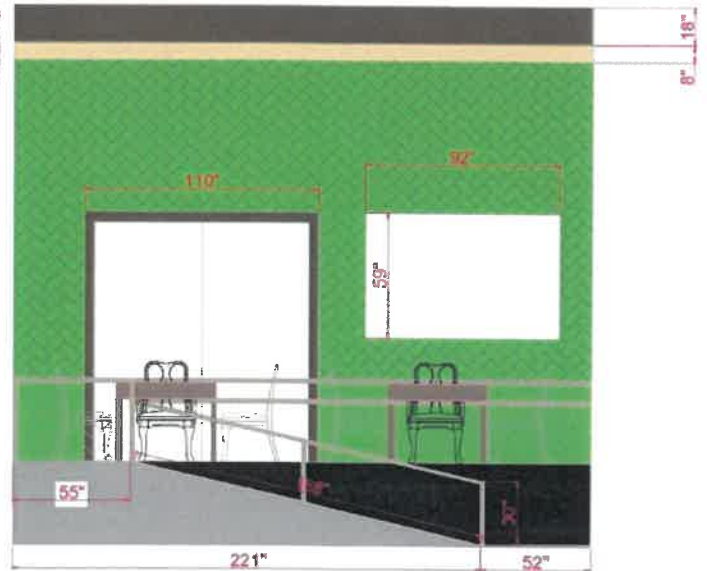
6"



BACK ELEVATION

6"

option 1

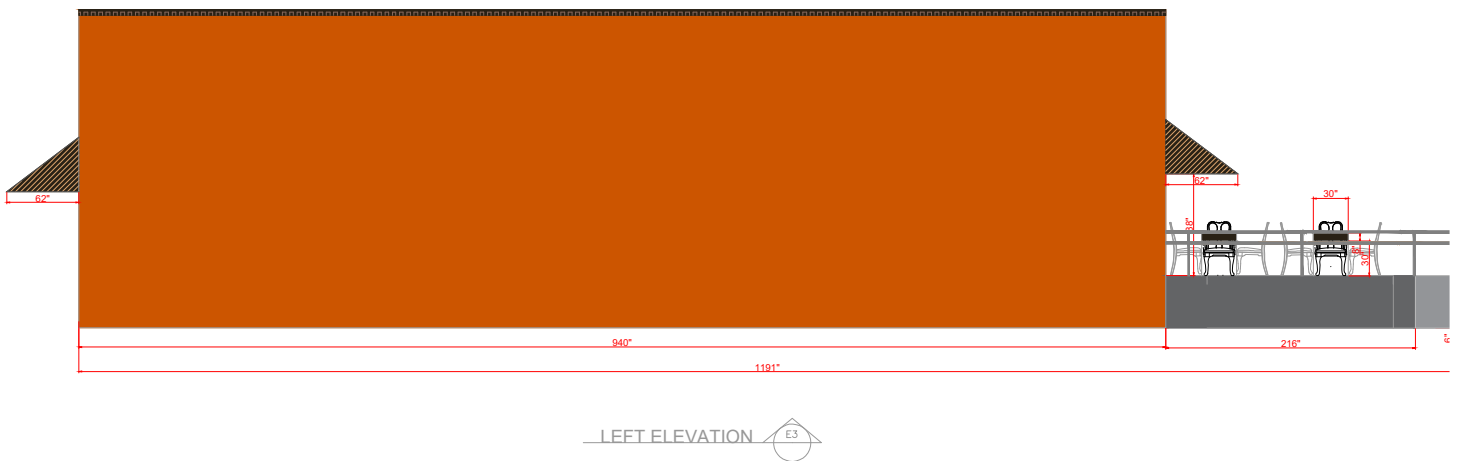
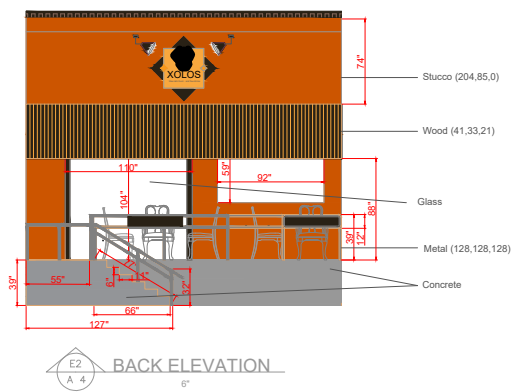
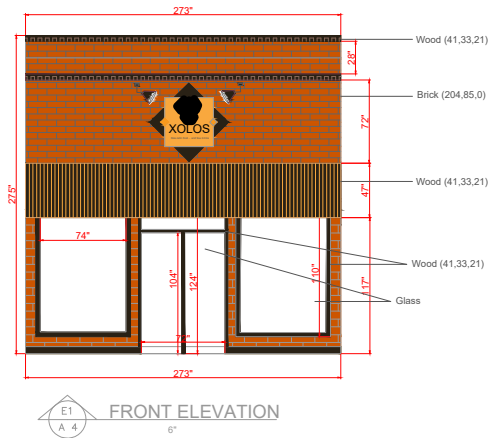


BACK ELEVATION

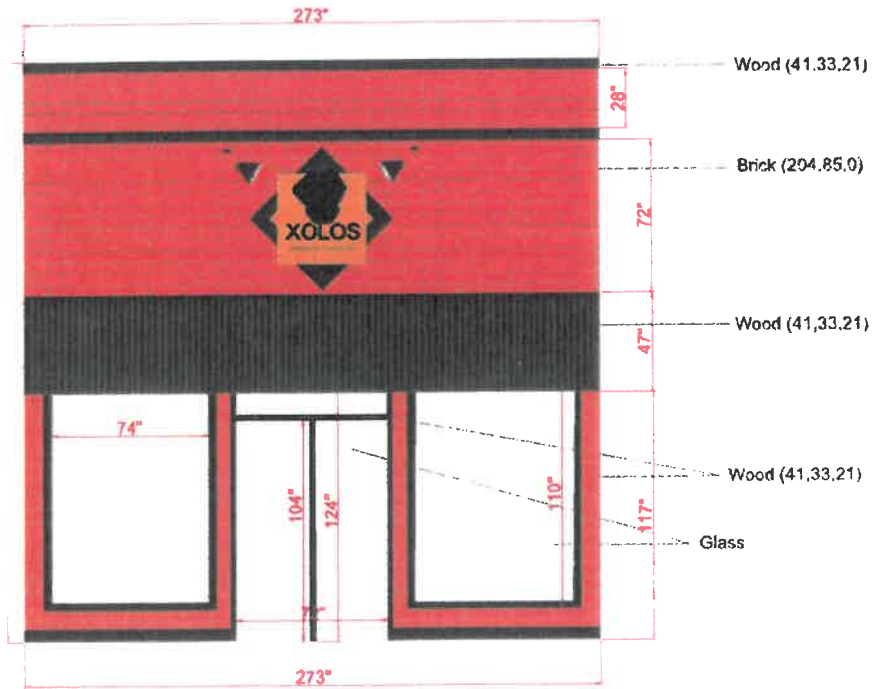
6"

option 2



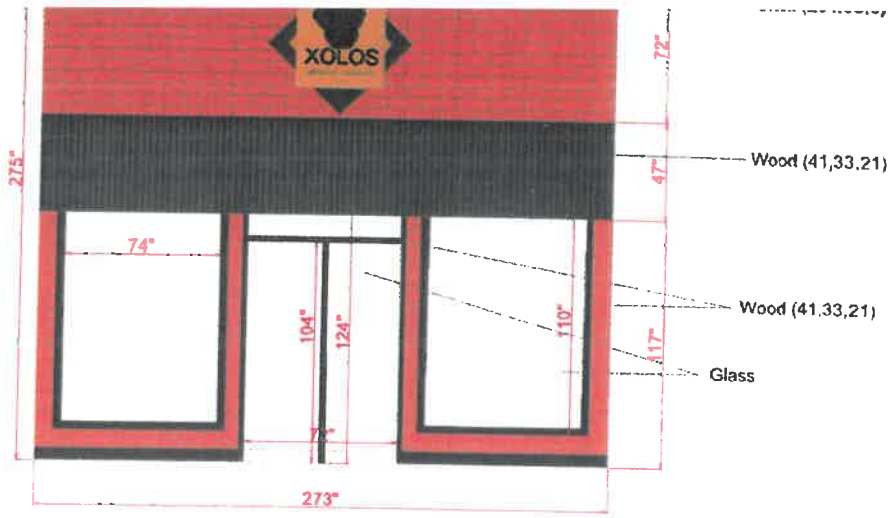


Attachment: xolos 2nd correction (3228 : 108 South Main Street)

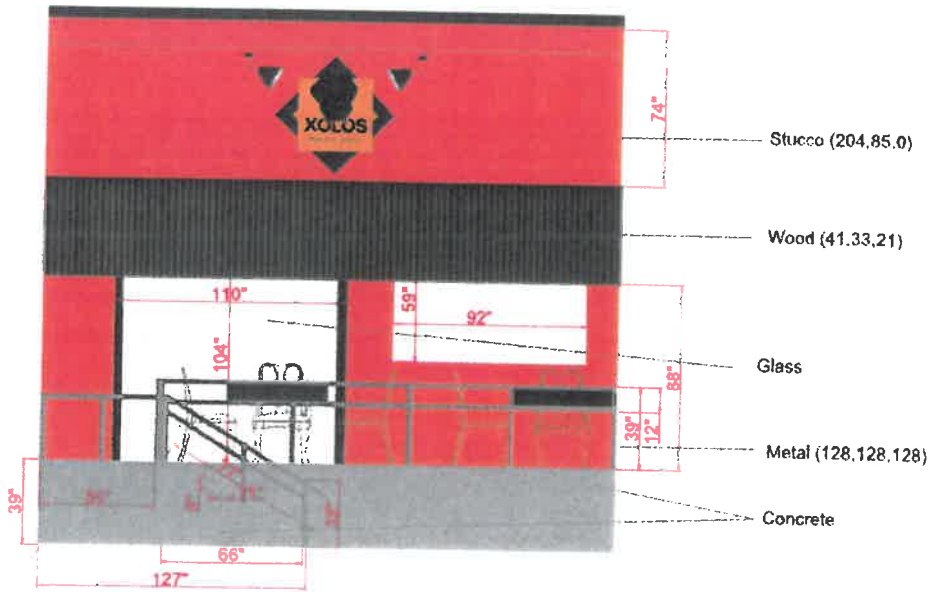


FRONT ELEVATION

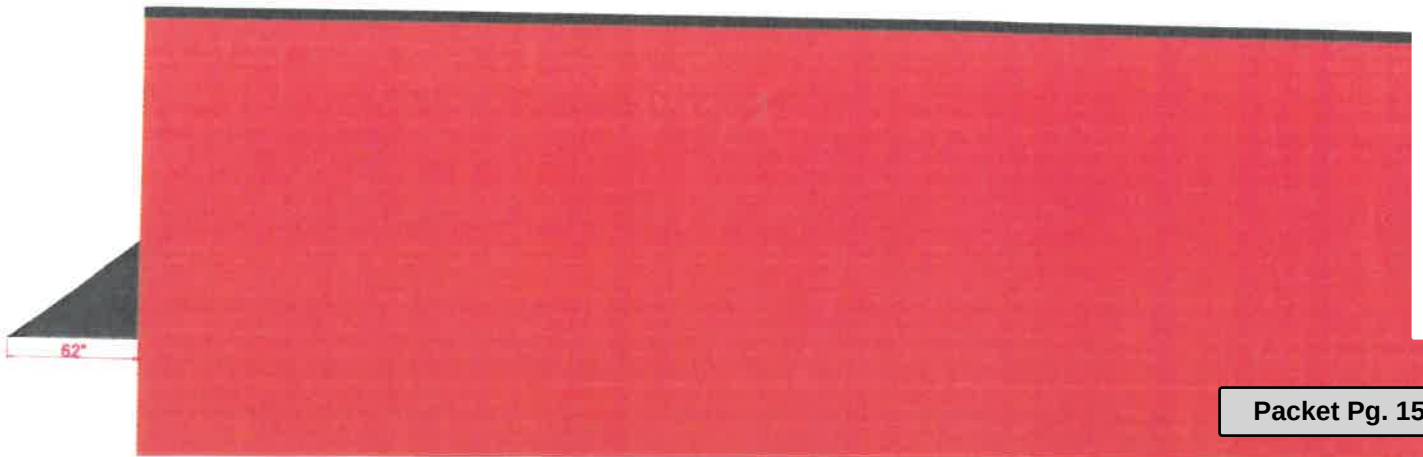




FRONT ELEVATION

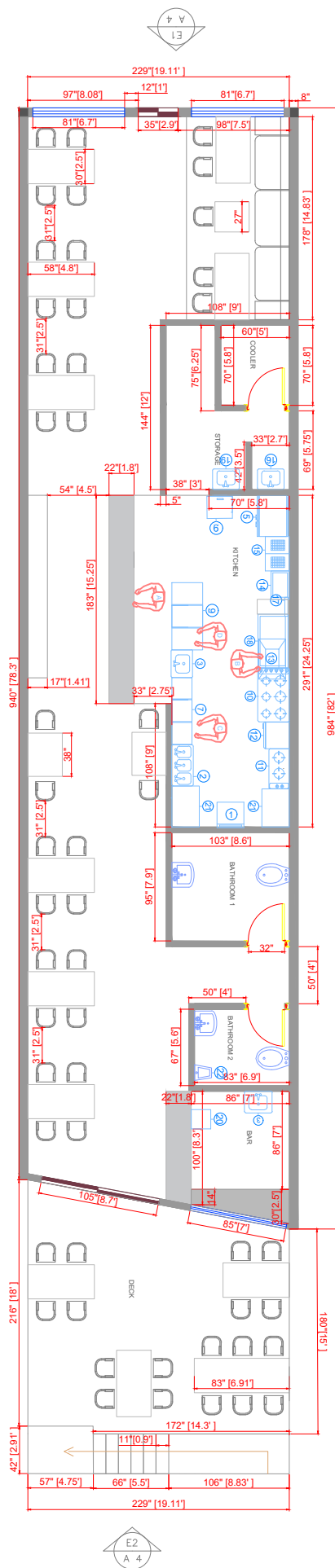


BACK ELEVATION









| NAME                             | DIMENSIONS (INCHES)                                                     |
|----------------------------------|-------------------------------------------------------------------------|
| 1. Double dishwasher             | 1. 23,58" x 2,55"                                                       |
| 2. Sink 3 compartments           | 2. 36" x 19"                                                            |
| 3. Sink 1 compartment            | 3. 24,40" x 18,89"                                                      |
| 4. Prepare table (2 units)       | 4. 48" x 24"                                                            |
| 5. Fridge 2 doors                | 5. 35,90" x 28,58"                                                      |
| 6. Table cold line refrigeration | 6. 59,05" x 27,55"                                                      |
| 7. Hot food table                | 7. 58,5" x 18"                                                          |
| 8. Ice Machine                   | 8. 14,17" x 12"                                                         |
| 9. Freezer                       | 9. 22,59" x 20,59"                                                      |
| 10. Stove 6 burners              | 10. 47,2" x 27,55"                                                      |
| 11. Stove 2 burners              | 11. 35,43" x 17,71"                                                     |
| 12. Gas oven                     | 12. 23,4" x 23,4"                                                       |
| 13. Industrial cooker hoods      | 13. 35,2" x 23,6"                                                       |
| 14. Grill                        | 14. 25" x 16"                                                           |
| 15. Fryer                        | 15. 30,1" x 21,1"                                                       |
| 16. Patio sink                   | 16. 22 <sup>7</sup> / <sub>8</sub> " x 23 <sup>3</sup> / <sub>8</sub> " |
| 17. spice organizer              | 17. 16,8" x 2,7"                                                        |
| 18. Griddle                      | 18. 47,2" x 26,3"                                                       |
| 19. Washbasin                    | 19. 19,68" x 17,71"                                                     |
| 20. Glass Dishwasher             | 20. 17,1" x 17,1"                                                       |
| 21. Prepare table (small)        | 21. 24" x 36"                                                           |
| 22. Urinal                       | 22. 14,75" x 13,75"                                                     |
| Inside Occupation: 38            |                                                                         |
| Outside Occupation: 18           |                                                                         |



## MEMORANDUM

**To:** Carlos Soler

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

**Date:** August 31, 2022

**Re:** Notification of Request for Design Review Commission – Exterior Alteration;  
108 South Main Street; Parcel No. 13241D C004

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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 exterior alteration for the property located at 108 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, September 7, 2022 at 4:30 pm. 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 #

4.b

- b

COUNCIL MEETING DATE

September 7, 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.)

Commission to make a recommendation for Quik Clinic – 767 North Avenue; Parcel No. 13210D A005; Wall sign for new business. Revised design

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 new acrylic sign panel;** Recently, Quik Clinic telemedicine finalized operations in the “wing” portion of the Kroger shopping center. It was noted that they had already installed a permanent wall sign panel over the front entrance. They were directed towards the proper process for this. **The original design described below was recommended for denial by the Design Review Commission in August.**

*The wall sign panel (translucent vinyl with digital print letters) above the front entrance is 18 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 6.7% of the total front building façade, below the 10% allowed in Code Section 86-489 for properties with two road frontages. The blue, green, and white color scheme will be compatible with adjacent businesses. The sign will not be internally illuminated.*

**The applicant worked with the sign company to provide better alternatives (see enclosed).**

**Alternative #1** – Acrylic lettering; Green and blue; 25 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 9.3% of the total front building façade, just below the 10% allowed in Code Section 86-489 for properties with two road frontages. The sign will not be internally illuminated. **This is the first choice of the applicant.**

**Alternative #2** – Lighted box cabinet; Green, blue, and white; 23 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 8.5% of the total front building façade, below the 10% allowed in Code Section 86-489 for properties with two road frontages. The sign would be internally illuminated. There is currently no cabinet framework installed.

**Alternative #3** – Block lettering of unknown size; This is not really distinctive and would probably not stand out well against the façade.

**Alternative #4** – Channel lettering; Green and blue; 25 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 9.3% of the total front building façade, just below the 10% allowed in Code Section 86-489 for properties with two road frontages. The letters would be internally illuminated.

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 7, 2022

Signature

City Clerk's Office



**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.)*

- Application
- Sign Alternatives September 2022
- Acrylic September 2022
- Lighted Box September 2022
- Block Lettering September 2022
- Acceptance Letter 9.7.22

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



**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

|                                              |                                      |
|----------------------------------------------|--------------------------------------|
| Administrative fee                           | (flat fee) \$60.00                   |
| Area of Sign 1-10ft <sup>2</sup>             | (flat fee) \$35.00                   |
| Area of Sign 11-25ft <sup>2</sup>            | (flat fee) \$60.00                   |
| Area of Sign 26-50ft <sup>2</sup>            | (flat fee) \$90.00                   |
| Area of Sign 51ft <sup>2</sup> and greater   | (flat fee) \$125.00                  |
| Temporary Signs                              | (flat fee for second permit) \$30.00 |
| Two permits allowed per property per year.   |                                      |
| First is free and a flat fee is required for |                                      |
| 2nd permit.                                  |                                      |

Attachment: Application (3229 : 767 North Avenue)

Date of Application: 7/11/22

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$\_\_\_\_\_ 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: DERRICK WHISBYMailing Address: 949 FIRE THORN DRIVECity: HAMPTON State: GA Zip: 30228Phone: (Day) 470-554-6864 (Evening) \_\_\_\_\_\*Signature: [Signature]

\*By signing the above line, Property Owner gives permission for appropriate actions.

Attachment: Application (3229 : 767 North Avenue)

## Jonesboro Property Information

Existing Uses and Structures: COMMERCIALSurrounding Uses and Structures: (See Official Zoning Map): COMMERCIAL

Surrounding Zoning:

North: C2 South: C2 East: C2 West: COUNTYProperty Address of Sign: 767 NORTH AVE JONESBORO, GA 30236Complete dimensions and total area of the sign: 108" X 24"

$$9 \times 2 = 18 \text{ SF.}$$

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

DIRECTLY CENTERED ABOVE MY ADDRESS (767)

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

N/A

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

N/A

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

DERRICK WHISBY

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

QUICK CLINIC (PRIMARY CARE TELEMEDICINE CLINIC)

Is this in a planned development?

EXISTING DEVELOPMENT — YES

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 -1-

**PROPERTY OWNER'S AUTHORIZATION**

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

DERRICK WHISBY  
PRINT NAME

[Signature] 7/11/22  
SIGNATURE/DATE

APPLICANT:

DERRICK WHISBY  
PRINT NAME

[Signature] 7/11/22  
SIGNATURE/DATE

NOTARY:

\_\_\_\_\_  
SIGNATURE/DATE

SEAL

Attachment: Application (3229 : 767 North Avenue)

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) 478-3800**

**FOR OFFICE USE ONLY:**

Date Received: 07/11/22

Received By: [Signature]

Fee Amount Enclosed: \$ 100.00

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

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Attachment: Application (3229 : 767 North Avenue)

**David Allen**

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**From:** whisbyhealth@yahoo.com  
**Sent:** Monday, August 22, 2022 4:12 PM  
**To:** David Allen  
**Subject:** QuikClinic Jonesboro Sign options  
**Attachments:** 66205 - Quik Clinic\_sign proof.pdf; 20220816\_134203\_resized.jpg

Good afternoon, David,

Attached are the proofs that Fastsigns worked up for me. One is a lighted box and the other is acrylic lettering. They haven't provided price yet; they're working on it. Also attached is an example of how the acrylic lettering would look. Let me know if you need any additional information.

Thanks,

Derrick Whisby  
QuikClinic Jonesboro

Attachment: Sign Alternatives September 2022 (3229 : 767 North Avenue)



678.540.2967  
445 Windy Hill Rd SE  
Marietta, GA 30060

# QUOTE

These mock-ups are 10ft wide by 2ft tall.

Acrylic letters (does not light up) \$1120  
Installation \$580



Light box \$2200 Installation \$580



Channel letters \$2600  
Installation \$580



Property Name & Address

Quik Clinic

Opportunity Number  
8242022

MoreThanSign Rep.  
Kylea

Designer  
P. Cue

Date  
8.24.2022

File Name: quik clinic



# FASTSIGNS®

4135 LaVista Road, Tucker GA (770)934-2200 Fax (770)934-1514

THIS DRAWING IS THE PROPERTY OF FASTSIGNS. THE BORROWER AGREES IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION FROM FASTSIGNS.

ORDER: #66205 - Quik Clinic.ai

DATE: August 11, 2022 12:10 PM

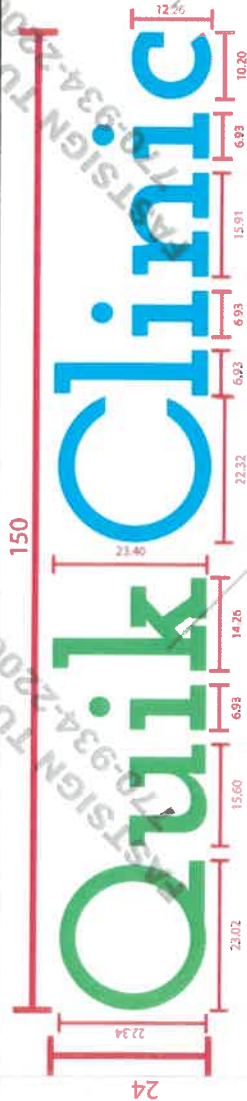
DESCRIPTION:

## PROOF & PRODUCTION POLICY

- Final examination for accuracy is your responsibility.
- 2 Rounds of proofs included, 3 or more, \$25.00 Per proof.
- Production begins upon proof approval and payment.
- The mock up is not 100% accurate size.

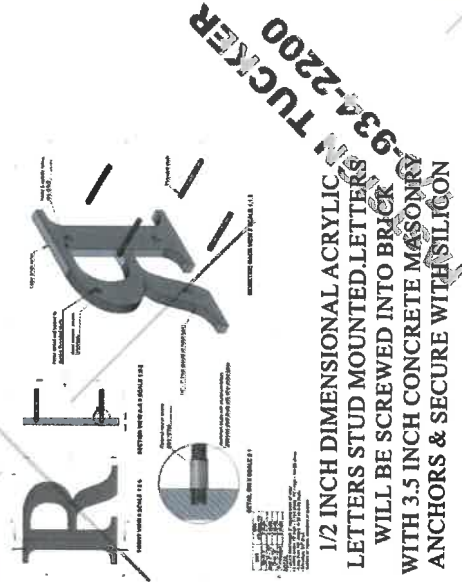
APPROVED BY:

DATE:

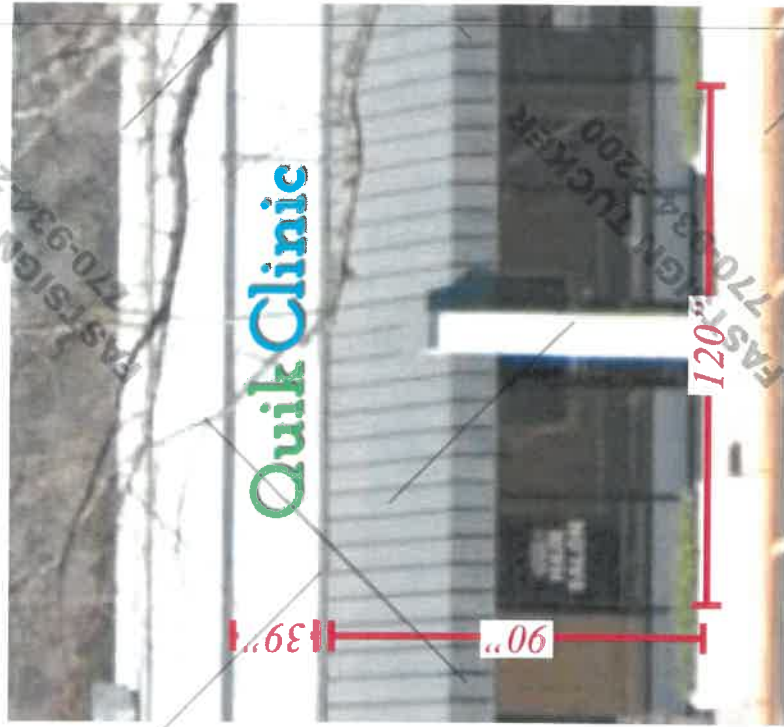


Qty: 1  
Dimensional letters

25 Sqft



OPT 1



PLEASE E-MAIL YOUR APPROVAL TO BEGIN PRODUCTION OR REQUEST CHANGES FOR ANOTHER LAYOUT.



# FASTSIGNS®

4135 LaVista Road, Tucker GA (770)934-2200 Fax (770)934-1514

FASTSIGNS

THIS DRAWING IS THE PROPERTY OF FASTSIGNS. THE BORROWER AGREES IT SHALL NOT BE REPRODUCED, COPIED OR DISPOSED OF DIRECTLY OR INDIRECTLY, NOR USED FOR ANY PURPOSE WITHOUT PERMISSION FROM FASTSIGNS.

ORDER: #66205 - Quik Clinic.ai:2

DATE: August 11, 2022 12:10 PM

DESCRIPTION:

## PROOF & PRODUCTION POLICY

- Final examination for accuracy is your responsibility.
- 2 Rounds of proofs included, 3 or more, \$25.00 Per proof.
- Production begins upon proof approval and payment.
- The mock up is not 100% accurate size.

APPROVED BY:

DATE:

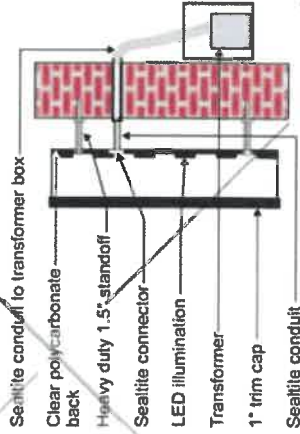
Quik Clinic

138 in

24 in

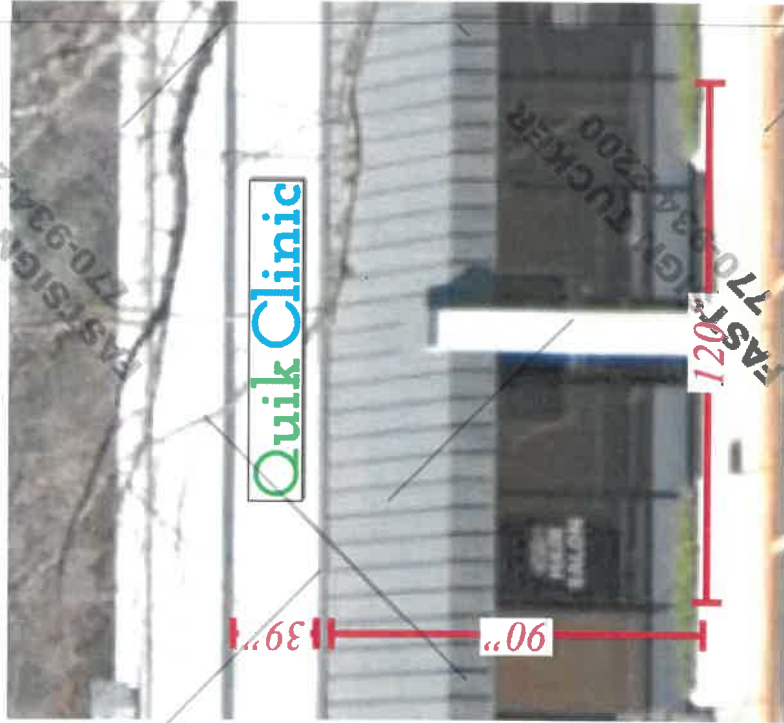
Qty: 1  
Light Box

23 Sqft



SIDE VIEW

OPT 2



PLEASE E-MAIL YOUR APPROVAL TO BEGIN PRODUCTION OR REQUEST CHANGES FOR ANOTHER LAYOUT.





# PHYSICAL THERAPY

4.b.e

Attachment: Block Lettering September 2022 (3229 : 767 North Avenue)



## MEMORANDUM

**To:** Derrick Whisby  
767 North Avenue  
Jonesboro, Ga. 30236

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

**Date:** September 1, 2022

**Re:** Notification of Request for Design Review Commission – Quik Clinic; 767 North Avenue; Parcel No. 13210D A005

---

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a new sign panel at a business located at 767 North Avenue, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, September 7, 2022 at 4:30 pm. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter 9.7.22 (3229 : 767 North Avenue)



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE

September 7, 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.)

Commission to make a recommendation for MAK Institute – 7965 Tara Boulevard; Parcel No. 13210D A005; New wall 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

**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;** The MAK Beauty Institute (cosmetology school) has received conditional use approval to operate beside Subway at 7965 Tara Boulevard, Suite 130. The applicant has applied for a new wall sign on the parapet over the front entrance. This is one of the larger suites in the Kroger shopping center.

The wall sign panel (a series of aluminum and acrylic channel letters) will be 66 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 8.7% of the front building façade, below the 10% allowed in Code Section 86-489. The red and white color scheme will be compatible with adjacent businesses. The letters 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.)

- Application
- Location
- Wall Sign
- Acceptance Letter 9.7.22

**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

September, 7, 2022

Signature

City Clerk's Office





**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

Administrative fee  
 Area of Sign 1-10ft<sup>2</sup>  
 Area of Sign 11-25ft<sup>2</sup>  
 Area of Sign 26-50ft<sup>2</sup>  
 Area of Sign 51ft<sup>2</sup> and greater  
 Temporary Signs  
 Two permits allowed per property per year.  
 First is free and a flat fee is required for  
 2nd permit.

(flat fee) \$60.00  
 (flat fee) \$35.00  
 (flat fee) \$60.00  
 (flat fee) \$90.00  
 (flat fee) \$120.00  
 (flat fee for second permit) \$30.00

Attachment: Application (3230 : 7965 Tara Blvd - MAK)



PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$\_\_\_\_\_ 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: **Oscar Pujols**

Mailing Address: **390 West Pike st**

City: **Lawrenceville** State: **GA** Zip: **30046**

Phone: (Day) **770-940-0311** (Evening) \_\_\_\_\_

Attachment: Application (3230 : 7965 Tara Blvd - MAK)

Existing Uses and Structures: Commercial

Surrounding Uses and Structures: (See Official Zoning Map): \_\_\_\_\_

Surrounding Zoning: \_\_\_\_\_

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Address of Sign: 7965 Tara Blvd, Jonesboro, GA 30326

Complete dimensions and total area of the sign: 2' h x 33' w

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

Building Store front

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

Building Store front

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

N/A

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

SP Sign Manufacturers

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

MAK Beauty Institute

Is this in a planned development?

Yes

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: Application (3230 : 7965 Tara Blvd - MAK)

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: 8/15/2022

Signed: \_\_\_\_\_

Notary: \_\_\_\_\_

SEAL



**FOR OFFICE USE ONLY:**

Date Received: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Received By: \_\_\_\_\_

Fee Amount Enclosed: \$\_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



## CROSS RD PKWY

138

138

TARA BLVD - 58,000 VPD

TARA BLVD

138

Packet Pg. 37

**Attachment: Location (3230 : 7965 Tara Blvd - MAK)**



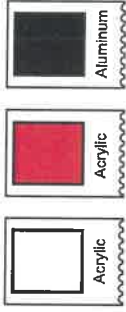
A Channel Letters on Raceway



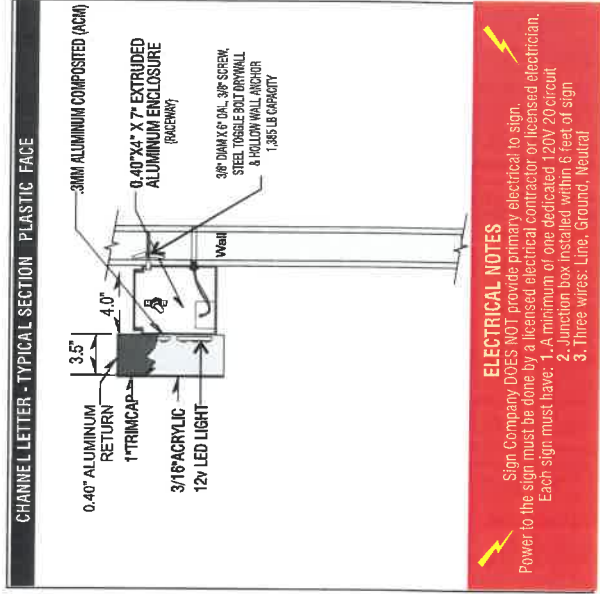
2' **MAK BEAUTY INSTITUTE** 33'

B Specification for type of sign

- Quantity: 1
  - Overall Sign Height: 2.0'
  - Overall Sign Length: 33.0'
  - Height Above Grade: 14.0'
  - Height of Wall: 23.0'
  - Linear Length of Wall: 60.0'
  - Letter Depth: 3.5"
  - Total Sign sf: 66.0'
  - Total Building sf: 1,380.0'
  - Raceway Color: SW Grey
- Trim Color: Black
  - LED Color: Red / White
  - Face Color: Red / White
  - Return Color: Black
  - Maximum Weight of Sign: 85 Pound
  - Wall Material: Sheetrock



C Channel Letter on Raceway Installation Specifications



**SIGN MANUFACTURERS**  
FABRICATIONS \* INSTALLATIONS \* REPAIR  
(770) 940-0311  
spsigns@hotmail.com  
300 West Park Dr. Suite 220 Lawrenceville, GA 30046

Client Name: **Shamita**  
Location: **7965 Tara Blvd, Jonesboro, GA 30326**

Start Date:  
Last Revision:  
Job#: **1390**  
Drawing#: **1 of 1**

Client Approval  
Landlord Approval

Sales Rep: **Oscar**  
Designer: **Oscar**



## MEMORANDUM

**To:** Sherita Williams  
271 Players Circle  
Fayetteville, Ga. 30215

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

**Date:** September 1, 2022

**Re:** Notification of Request for Design Review Commission – MAK Beauty Institute;  
7965 Tara Boulevard; Parcel No. 13210D A005

---

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a new sign panel at a business located at 7965 Tara Blvd, Suite 130, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, September 7, 2022 at 4:30 pm. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter 9.7.22 (3230 : 7965 Tara Blvd - MAK)



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

5.b

- b

COUNCIL MEETING DATE  
September 7, 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.)

Commission to make a recommendation for Amazing Teriyaki – 7965 Tara Boulevard; Parcel No. 13210D A005; New wall 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;** Amazing Teriyaki restaurant was recently approved to operate beside Binta Braiding at 7965 Tara Boulevard, Suite 280. The applicant has applied for a new wall sign on the parapet over the front entrance.

The wall sign panel (a series of aluminum and acrylic letters) will be 37.5 total square feet, which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 8.7% of the front building façade, below the 10% allowed in Code Section 86-489. The red, white, and black color scheme will be compatible with adjacent businesses. The letters will be internally illuminated. There will be a white back glow to the light at night, which per Code cannot extend an inch or more from the back of the sign.

*Back glow. A neon or other lighted accent on the back of a sign that extends an inch or more from the sign edges.*

*Sec. 86-487. - Prohibited signs.*

*The following signs are prohibited in all zoning districts of the city:*

- (1) *Air and gas filled devices, including "air dancers" and helium inflatables;*
- (2) *Awning and canopy signs, except as authorized in section 86-495;*
- (3) *Banners, except as authorized in section 86-494;*
- (4) *Bench signs;*
- (5) *Flashing signs, including string lights adorning or framing windows, doors, and other exterior features of structures on a property;*
- (6) *Mobile signs or trailer signs;*
- (7) *Roof signs, but not parapets or the steep portion of mansards utilized for sign displays;*
- (8) *A-frame signs, except as authorized in section 86-495;*

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

**Typed Name and Title**

Ricky L. Clark, City Manager

**Date**

September, 7, 2022

**Signature**

**City Clerk's Office**

(9) Signs on a public right-of-way or on city property;

(10) Signs that due to color, shape, size, height, lighting, location, and/or position appear to be in imitation of or may be confused by motorists or pedestrians for an official traffic control device or signal;

(11) Signs that due to color, shape, lighting, etc. appear to be in imitation of or may be confused by motorists or pedestrians for an official emergency warning device or signal;

(12) Signs that impede the view of an official traffic control device or signal;

(13) Signs which emit or utilize in any manner any sound capable of being detected on any public right-of-way by an individual with normal hearing;

(14) Signs affixed to utility poles, trees, street markers, and fence posts or placed on any curb, sidewalk, fence, hydrant, bridge or other surface located on public property or over or across any public street;

(15) Signs that contain exposed neon or neon accents, including "back glows;"

**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.)

- Application
- Wall Sign
- Acceptance Letter

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

**Approval**





**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
 www.jonesboroga.com

## SIGN PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER. USE A SEPARATE PAGE FOR EACH NECESSARY QUESTION/ANSWER ATTACHMENT.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

**APPLICATION FEE: \$60.00** (Non-Refundable). The Sign Permit fee is an additional cost. The City of Jonesboro will calculate and advise fees due.

|                                                                                                           |                                      |
|-----------------------------------------------------------------------------------------------------------|--------------------------------------|
| Administrative fee                                                                                        | (flat fee) \$60.00                   |
| Area of Sign 1-10ft <sup>2</sup>                                                                          | (flat fee) \$35.00                   |
| Area of Sign 11-25ft <sup>2</sup>                                                                         | (flat fee) \$60.00                   |
| Area of Sign 26-50ft <sup>2</sup>                                                                         | (flat fee) \$90.00                   |
| Area of Sign 51ft <sup>2</sup> and greater                                                                | (flat fee) \$120.00                  |
| Temporary Signs                                                                                           | (flat fee for second permit) \$30.00 |
| Two permits allowed per property per year.<br>First is free and a flat fee is required for<br>2nd permit. |                                      |

Date of Application: \_\_\_\_\_

PLEASE PRINT OR TYPE This is an application for authorization to erect/change signage. A permit fee of \$\_\_\_\_\_ 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: First National Realty Partners - Alexandria Mullarkey  
Mailing Address: 151 Bodman Place, Suite 201  
City: Red Bank State: NJ Zip: 07701  
Phone: (Day) 732.770.8429 (Evening) \_\_\_\_\_

### Jonesboro Property Information

Existing Uses and Structures: \_\_\_\_\_

Surrounding Uses and Structures: (See Official Zoning Map): \_\_\_\_\_

Surrounding Zoning: \_\_\_\_\_

North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Property Address of Sign: 7965 Tara Blvd. #280, Jonesboro, GA

Complete dimensions and total area of the sign: 45.21"(h) x 119.5"(w) = 37.52sqft

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

It will be placed in the front like other tenants

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

It will be placed in the front like other tenants

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

N/A

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

GOM Printing & Signs / 678-205-0408  
Permit@gomgraphics.com

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

Amazing Teriyaki

Is this in a planned development?

yes

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

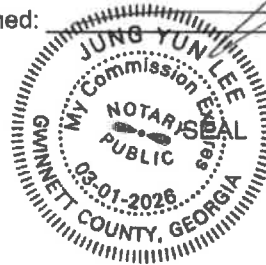
**NOTE: BE SURE OF YOUR LOCATION PRIOR TO ERECTING SIGN. CALL CODE ENFORCEMENT FOR VERIFICATION (770) 478-740**

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

Date: 8.17.2022

Signed: \_\_\_\_\_

Notary: \_\_\_\_\_



**FOR OFFICE USE ONLY:**

Date Received: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Received By: \_\_\_\_\_

Fee Amount Enclosed: \$\_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

---



---



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August 15, 2022

Jinhao Lin  
367 Collins Glen Ct.  
Lawrenceville, GA 30043

RE: Crossroads South  
Amazing Teriyaki Drawing Review

Dear Jinhao:

Please find the Landlord's comments to the Tenant Signage drawings (undated) by GOM Printing & Signs

Landlord has approved the signage documents referenced above provided that the comments noted, and information requested are provided and addressed.

| Legend | Sheet Description | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1      | General Comments  | <ol style="list-style-type: none"> <li>1. Before any new sign work start please make sure that old signage is removed and holes are patched where old sign was. (if applicable)</li> <li>2. Please identify how many and what type of fasteners will be used on wall mount</li> <li>3. Installer to provide a certificate of insurance (COI). COI to match the attached.</li> <li>4. Tenant shall provide a photo to Landlord of the completed sign once it is installed.</li> <li>5. Tenant's sign installer shall completely waterproof fascia panel penetrations.</li> <li>6. All signage shall be subject to local codes.</li> </ol> |

The Landlord comments are intended to identify observations, and suggest revisions, based on a review of the signage documents and the lease documents. In no way are the Landlord comments meant to supersede or modify the terms of the lease or lease exhibits, and required compliance with standard engineering practices and federal, state, local building and/or safety codes.

Before starting construction we will need a copy of the signage permit, and a copy of the certificate of insurance from the Signage Contractor. In no way shall tenants work negatively affect the other tenants in the shopping center. Signage Contractor and associated subcontractors shall have no interaction with shopping center patrons and all workers at the center shall conduct themselves in a professional manner. Anyone in violation of this shall be removed from the project. Any work in to and around the common area shall be coordinated with myself.

If you have any questions or need anything further from me just let me know. Thanks!!

Sincerely,

**Alexandria Mullarkey**

Tenant Coordinator



e. [amullarkey@fnrpusa.com](mailto:amullarkey@fnrpusa.com)

m. 732.770.8429

a. 151 Bodman Place Suite 201, Red Bank, NJ, 07701

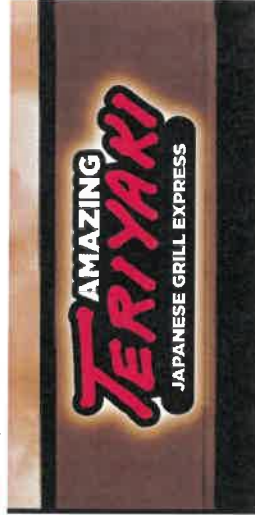
cc: Michael Smolen

Attachment: Application (3231 : 7965 Tara Blvd - Amazing Teriyaki)

► Type *Illuminated Cloud Sign with Raceway + White Backlit*



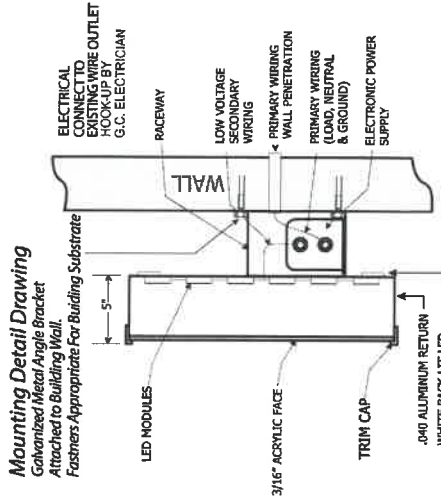
► Night View



► Measurement details



► 3D View



► Check lists

|                                                  |                                        |                                                                 |  |     |  |
|--------------------------------------------------|----------------------------------------|-----------------------------------------------------------------|--|-----|--|
| Condition of use:                                |                                        | Raceway                                                         |  | SW# |  |
| <input type="checkbox"/> Dry Location            | <input type="checkbox"/> Damp Location | <input type="checkbox"/> Painted To Match Building Facade Color |  |     |  |
| <input checked="" type="checkbox"/> Wet Location |                                        |                                                                 |  |     |  |
| Total sq.ft                                      |                                        | 37.51                                                           |  |     |  |
| Channel Return                                   |                                        | 5" Black                                                        |  |     |  |
| Trim Cap                                         |                                        | Black                                                           |  |     |  |
| Face - Acrylic                                   |                                        | White                                                           |  |     |  |
| Translucent Film                                 |                                        | Red                                                             |  |     |  |
| Reg. Vinyl                                       |                                        | Black                                                           |  |     |  |
| Digital Printing                                 |                                        | N/A                                                             |  |     |  |
| Back Board                                       |                                        | N/A                                                             |  |     |  |

|                                             |                           |                |                                           |
|---------------------------------------------|---------------------------|----------------|-------------------------------------------|
| Customer: Owner of Business                 | Company: Amazing Teriyaki | Customer Phone | Landlord Phone/Fax: Landlord Contact info |
| Address: 7965 Tara Blvd. #280 Jonesboro, GA |                           | Customer email | Landlord Email: Landlord Email            |



## MEMORANDUM

**To:** GOM Printing & Signs  
3700 Oakcliff Road  
Doraville, GA 30340

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

**Date:** September 1, 2022

**Re:** Notification of Request for Design Review Commission – Amazing Teriyaki;  
7965 Tara Boulevard; Parcel No. 13210D A005

---

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a new sign panel at a business located at 7965 Tara Blvd, Suite 280, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, September 7, 2022 at 4:30 pm. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3231 : 7965 Tara Blvd - Amazing Teriyaki)





# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

Agenda Item #

5.c

- c

COUNCIL MEETING DATE

September 7, 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.)

Commission to make a recommendation for Gas Station – 249 North Main Street; Parcel No. 13240B A005; Revised canopy design and new ground sign.

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

Chapter 86 – Zoning; Sec. 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

**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 revised canopy and sign design (not location)**; The commercial building at 249 North Main Street underwent an exterior modification last year with the addition of a brick façade. In May, the Design Review Commission approved the Texaco brand for the canopy and the pumps. The branding has now changed to Mobil Oil. While the canopy will stay in the same location and stay the same height and size, it will go from the current green color to the red, white, and blue color scheme of Mobil. In addition, the gas station / store is now proposing a new ground (monument) sign to replace the ground sign framework at the road.

The side facing the convenience store and the south side will have a blue vinyl stripe on top of black aluminum.

The side directly facing North Main Street and the north side will have blue and white aluminum internally lit Mobil wording.

The gas pumps will have Mobil coloring and wording.

The new ground sign will be located on the grass strip along North Main Street and will replace the previous framework there. It will have a Mobil panel and three electronic copy panels. The base will be brick, which needs to match the brick of the convenience store façade. The sign will be 6 feet tall, which is the maximum allowed by the Sign Code. The total sign face (each side) will be 35 square feet, which is the maximum allowed by the Sign Code. Per the calculations provided, the changeable copy area will be less than 33% of the total sign face area (each side).

Recently, the Mayor and Council changed the ground sign setbacks in the Sign Code to be as follows:

Sec. 86-490. - Regulated signs.

- (a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or a sign face area greater than 35 square feet (each side) for lots with a single building and 45 square feet (each side) for planned centers.

Ground sign setbacks shall be as follows:

- No portion of a ground sign shall be located within ten feet of a street right-of-way on a corner lot (public and private streets), or within ten feet of any major structure or building.
- On non-corner lots, no portion of a ground sign shall be located within three feet of a street right-of-way, or closer than one foot from the closest edge of a nearby sidewalk, whichever distance into the property is greater, or within ten feet of any major structure or building.
- No portion of a ground sign shall be located within two feet of the back of curb of any vehicular parking aisles.
- For proposed ground signs along Tara Boulevard and other arterial City streets, the setbacks of Sec. 86-489 (d)(8)

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

September, 7, 2022

Signature

City Clerk's Office

shall apply.

5.c

However, this is a corner lot (at corner of North Main Street and Hanes Street), so the 10-foot sign setback would prevail (from the right-of-way line). The grass strip is too narrow to comply with this setback, so a variance must be approved before the sign could be permitted.

**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 Pictures
- Canopy and Pumps
- Store Facade
- New Ground Sign
- Acceptance Letter

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

**Approval, with Variance**

Google Maps Jonesboro, Georgia



Image capture: Jan 2022 © 2022 Google



249 N Main St

All

Street View & 360°



249 N Main St.  
Jonesboro, GA



**Customer Approval:**

\_\_\_\_\_

Pilot Name

\_\_\_\_\_

Date

\_\_\_\_\_

Signature

I understand that by signing this drawing I am giving my approval for T.I. to proceed with this layout for me site as drawn for permitting & material procurement. I understand that any changes necessary due to permitting or Fuel Brand requirements will be communicated to me by T.I. and may require additional revisions.



Know what's below.  
Call before you dig.

Revisions:

Rev. 0 - Original Drawing

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

07/27/2022

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Address: 249 N Main St.  
Jonesboro, GA

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-27959-MO

07/27/2022

This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission.

Customer Approval: \_\_\_\_\_ Please initial here



MAKING THE PETROLEUM INDUSTRY FOR OVER 35 YEARS  
1-800-445-1166

Packet Pg. 53

Attachment: Site Pictures (3232 : 249 North Main Street)





30' x 24' x 36-1/2"

Existing Canopy (GAS):

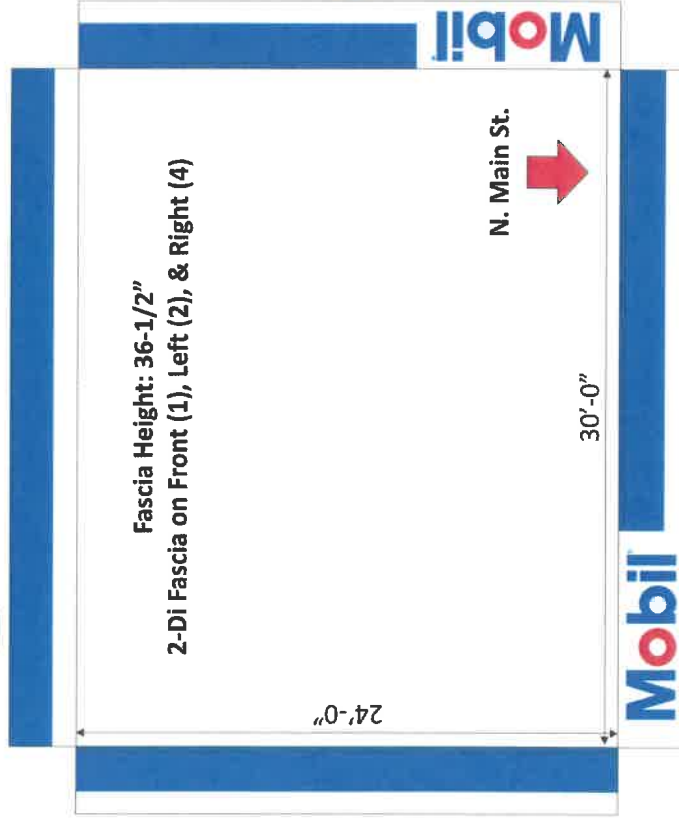


Scope of Work:

|       |                                                                                                                                                                                                                                                                                                             |     |    |
|-------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| 8.010 | Supply materials for re-fitting of fascia panels.                                                                                                                                                                                                                                                           | 108 | LF |
| 8.011 | Re-frame Gas canopy fascia.                                                                                                                                                                                                                                                                                 | 108 | LF |
| 8.012 | Supply new Dip Edge for Gas Canopy fascia.                                                                                                                                                                                                                                                                  | 108 | LF |
| 8.015 | 2D Non-Illuminated Fascia For Existing 36" Canopy Fascia. Initial 36" 2D Flat fascia system.                                                                                                                                                                                                                | 30  | LF |
| 8.016 | 2D Illuminated Fascia For Existing 36" Canopy Fascia. Initial 36" 2D Flat fascia system w/LED ILLUMINATED "SYSTEM" downlighting.                                                                                                                                                                            | 78  | LF |
| 8.029 | Install new 18" LED Mobil Channel Letter for 2D fascia system. See note #3 below.                                                                                                                                                                                                                           | 2   | EA |
| 8.031 | Pressure wash Gas canopy decking. See note #3 below.                                                                                                                                                                                                                                                        | 720 | SF |
| 8.039 | Electrical Connections: Includes electrical connections for Canopy signs & LED lighting to existing power circuits. This does not include pulling wires through existing conduit seal-off or new primary wiring or new circuits. Additional costs may apply if problems are encountered. See note #3 below. | 1   | LS |

C-Store

3



Hanes St.

2

4



Revisions:

Rev. 0 - Original Drawing

07/27/2022

Address: 249 N Main St.  
Jonesboro, GA

Job Number: GAE-27959-MO  
07/27/2022

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Customer: Gas Express, LLC

Customer Approval:

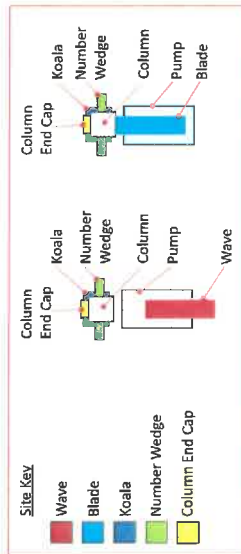
Please initial here



**Mobil** UNDER CANOPY

Under Canopy Scope of Work:

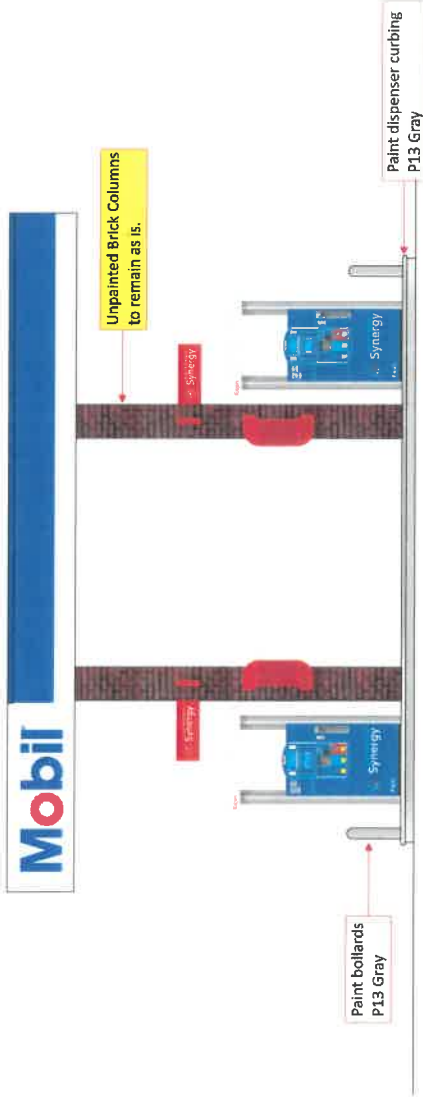
|       |                                                                                  |   |        |
|-------|----------------------------------------------------------------------------------|---|--------|
| 5.004 | Sand, prime & finish paint large island forms.                                   | 1 | EA     |
| 5.006 | Sand, prime & finish paint straight bollards.                                    | 4 | EA     |
| 5.027 | Install Synergy "Blade" & "End Cap" on inside Gas canopy columns.                | 2 | EA     |
| 5.028 | Install "Koala" on Gas canopy columns.                                           | 2 | EA     |
| 5.029 | Install "Number Wedge" Fueling Position Flags on Gas canopy columns. (2 per set) | 2 | SET    |
| 5.030 | Install brand specification "No Smoking" decal (2 per set)                       | 2 | EA SET |



Existing Under Canopy (GAS):



Proposed:



**\*Note: Under canopy presentation TBV and is contingent upon dispenser placement\***



Revisions:

Rev 0 - Original Drawing

07/27/2022

Address: **249 N Main St.  
Jonesboro, GA**

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-27959-MO

07/27/2022

Customer Approval: \_\_\_\_\_

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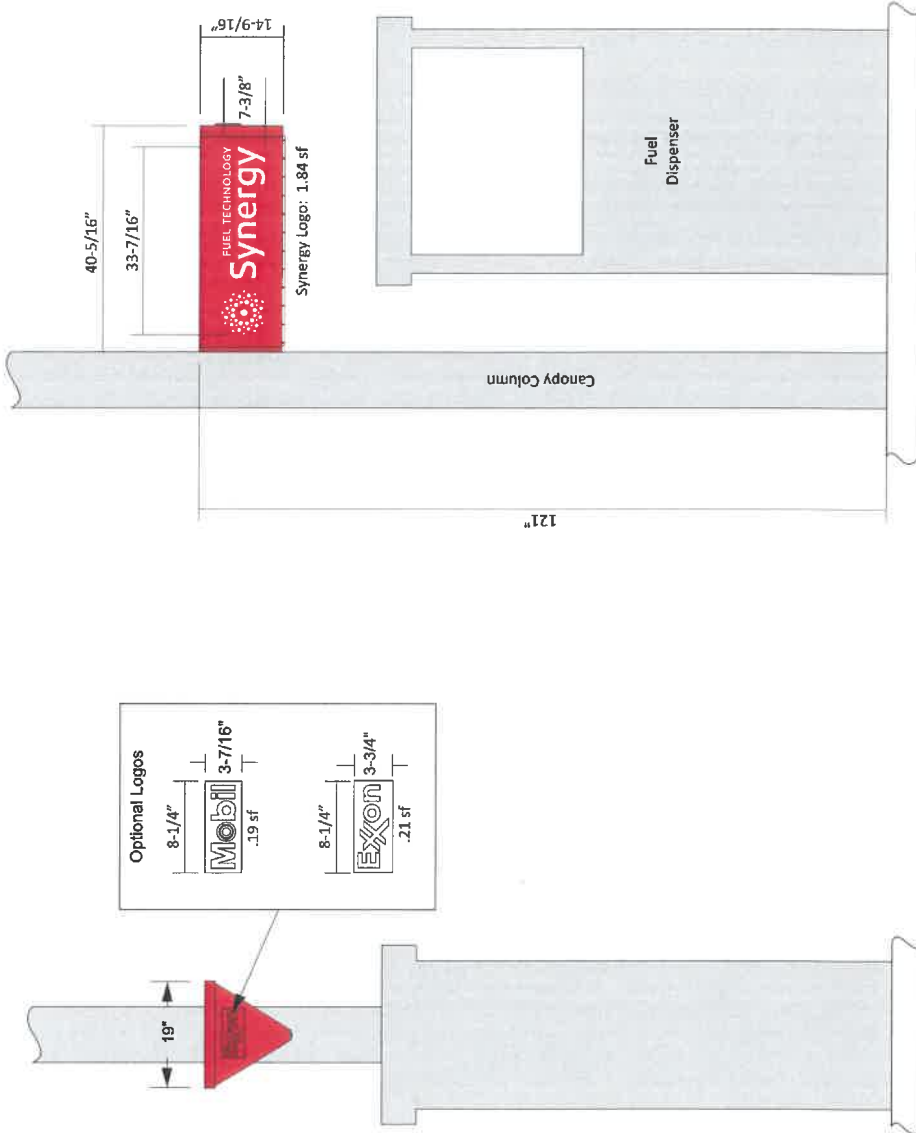
----- Please Initial here -----



# BLADE

**Blade:**

- Structural Specification:**
- Low density polyethylene (LDPE)
  - frame around steel tube.
  - Acrylonitrile butadiene styrene (ABS) outer skin.
  - Total weight = 175 lbs.
  - Structure rated at 120 mph windload.



**Revisions:**

Rev. 0 - Original Drawing

07/27/2022

Address: **249 N Main St.  
Jonesboro, GA**

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-27959-MO  
07/27/2022

Customer Approval: \_\_\_\_\_

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← Please Initial here

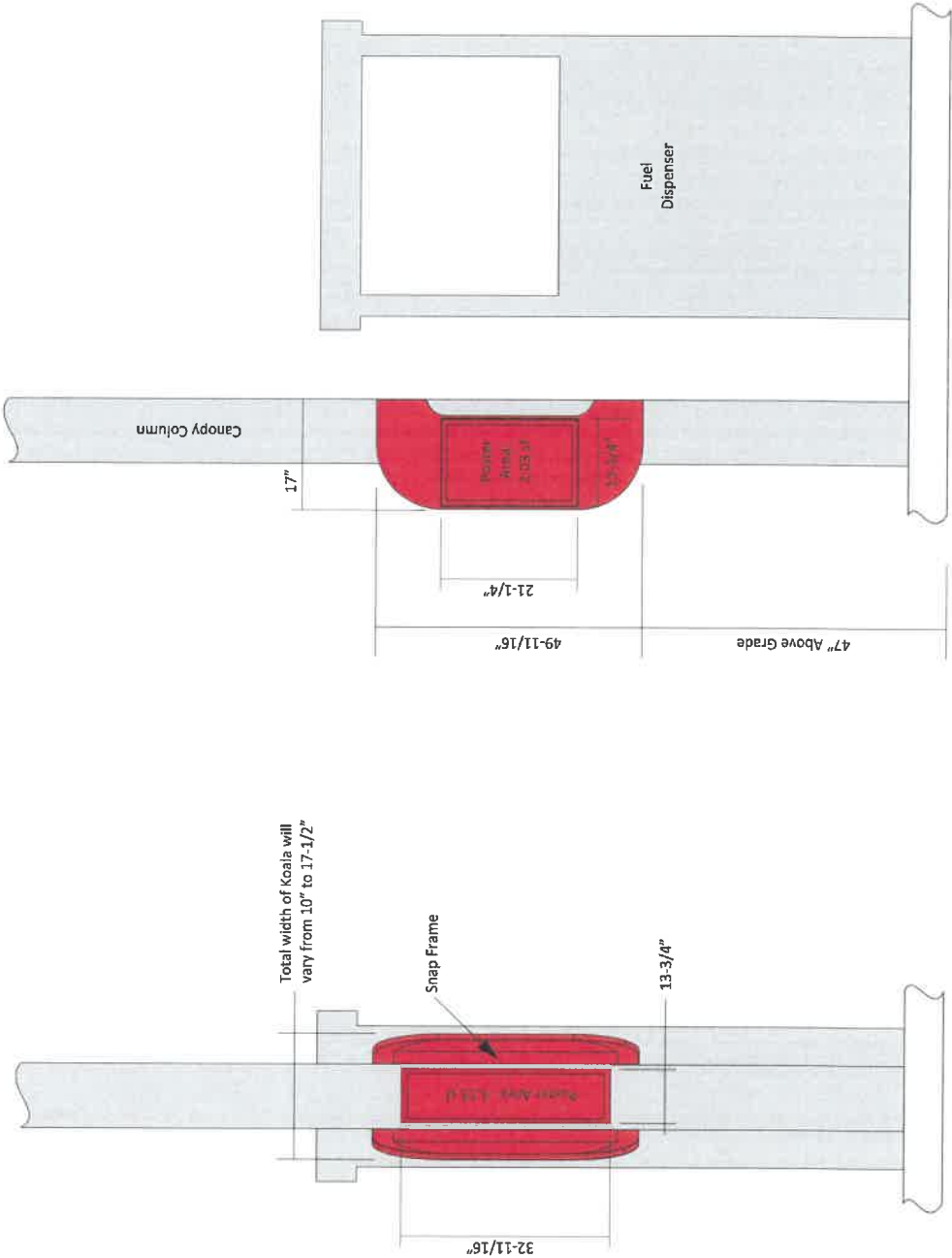
IMAGING THE PETROLEUM  
INDUSTRY FOR OVER 30 YEARS  
1-800-345-1111





**Koala with Back:**

- Structural Specification:**
- 3 sides - each with a poster
  - Acrylonitrile butadiene styrene (ABS) outer skin.
  - Total weight = 18 lbs.
  - Structure rated at 120 mph windload.



|                                         |            |                                                  |                          |                                                                                                                 |
|-----------------------------------------|------------|--------------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------------------|
| Revisions:<br>Rev. 0 - Original Drawing | 07/27/2022 | Address: <b>249 N Main St.<br/>Jonesboro, GA</b> | Job Number: GAE-27959-MO | This original drawing is property of T.I. and is not to be exhibited, copied, or reproduced without permission. |
|                                         |            | Customer: Gas Express, LLC                       | 07/27/2022               |                                                                                                                 |
|                                         |            | Drawn by: JH                                     | Customer Approval: _____ |                                                                                                                 |





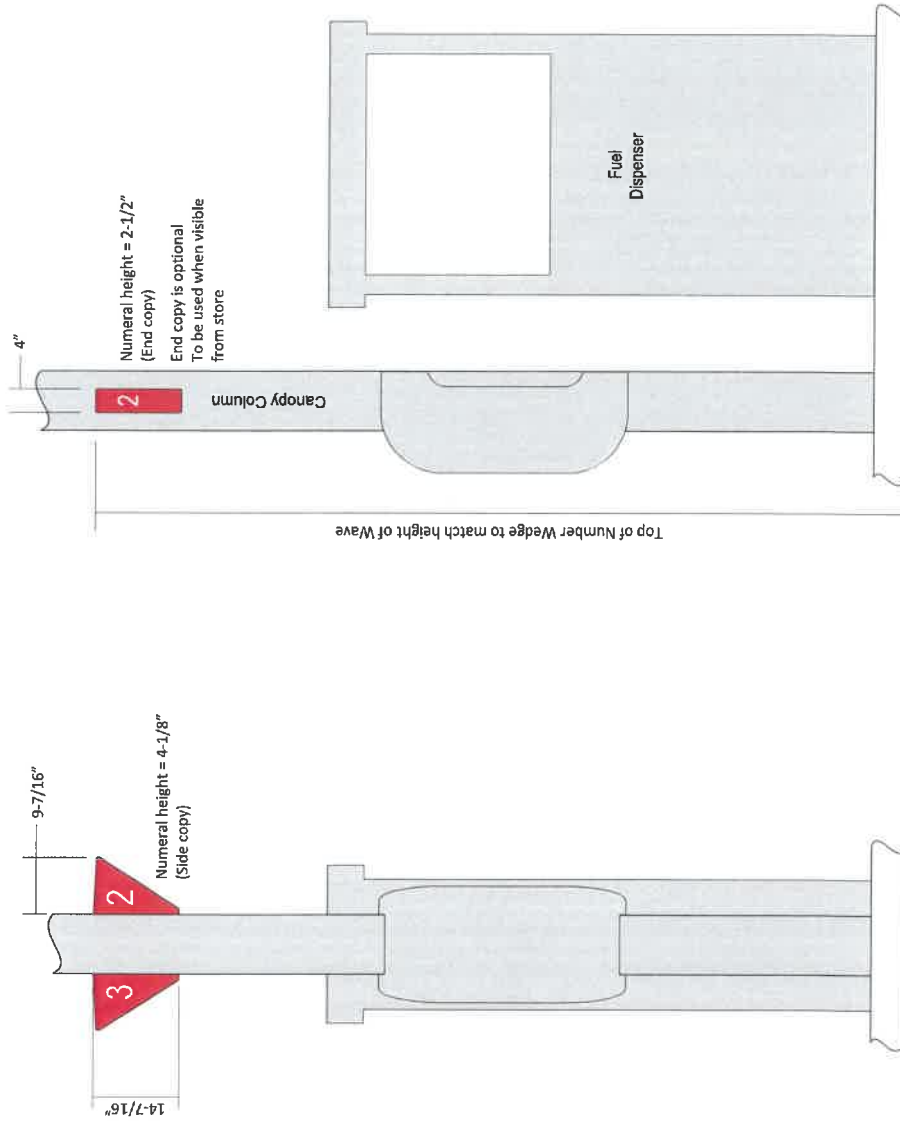
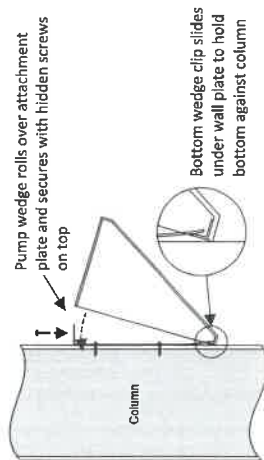


# # WEDGE

## Pump Number Wedge:

- Structural Specification:
- Wedges are 2 sided, non-illuminated with vinyl numbers
  - Acrylonitrile butadiene styrene (ABS) outer skin with aluminum mounting plate.
  - Total weight = 2 lbs.
  - Structure rated at 120 mph windload.

## Mounting Detail:



## Revisions:

Rev. 0 - Original Drawing

07/27/2022

Address: 249 N Main St.  
Jonesboro, GA

Job Number: GAE-27955-MO  
07/27/2022

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Customer: Gas Express, LLC

Drawn by: JH

Customer Approval:

Please initial here





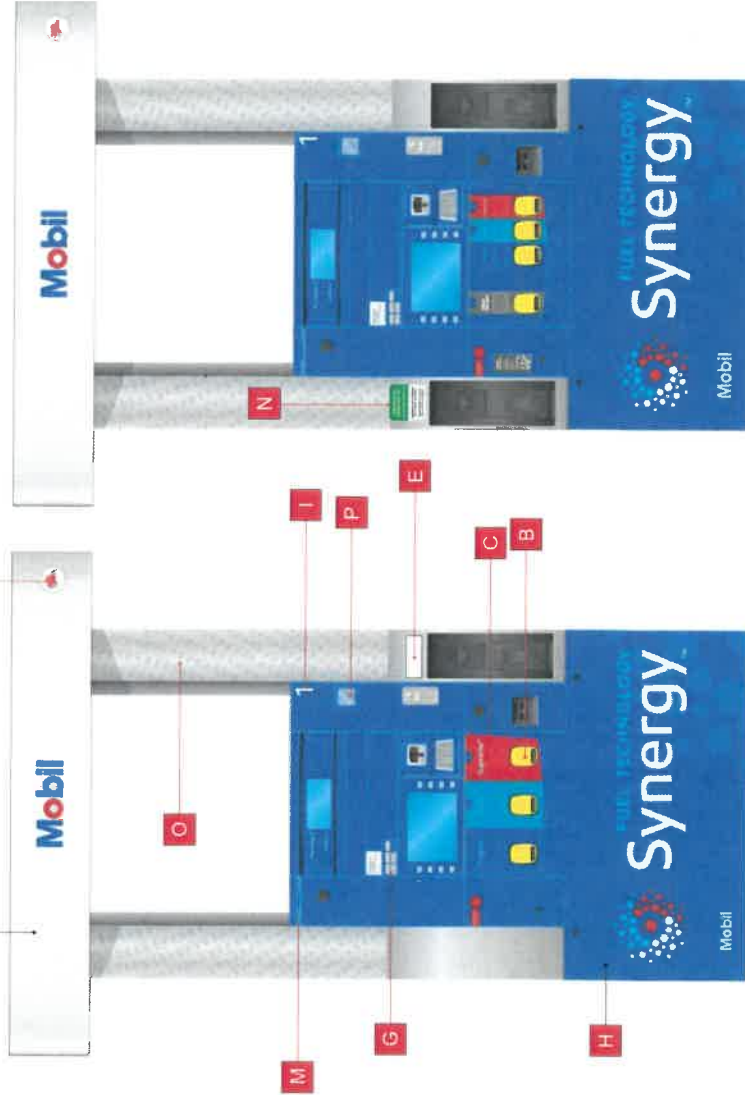
## DISPENSERS

Site has received Qty: 2 new Wayne Ovation s (Qty: 1 3+0 / Qty: 1 3+1 w/ Dsl) that will need to be re-imaged to Mobil Synergy specifications by TII.

### Gas Dispenser Scope of Work:

|       |                                                                                                                                                   |   |        |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------|---|--------|
| 6.000 | Remove and dispose of existing dispenser valences.                                                                                                | 2 | EA     |
| 6.005 | Clean dispensers, remove old decals and prep for new dispenser graphics.                                                                          | 2 | EA     |
| 6.007 | Install new Ovation dispenser valence.                                                                                                            | 2 | EA     |
| 6.008 | Install Pegasus logo decals on valences (2 per set).                                                                                              | 2 | EA SET |
| 6.009 | Install new Synergy specification "Bubble" graphic rear decals (2 per set).                                                                       | 2 | EA SET |
| 6.010 | Install dispenser door skins or door decals (2 per set).                                                                                          | 2 | EA SET |
| 6.011 | Install MPD dispenser PRODUCT/Instruction decals or overlays including product id, octane & regulatory, credit card info, etc. See note #7 below. | 2 | EA     |
| 6.012 | Install QR Codes on dispensers as needed. Customer will need to provide printer number.                                                           | 2 | SET    |
| 6.013 | Detail paint bezel/display/headout/nozzle area to brand specifications (2 sides of disp).                                                         | 2 | EA SET |
| 6.014 | Install dispenser # decals.                                                                                                                       | 1 | EA SET |
| 6.015 | Install "Contains up to 10% Ethanol" decal (2 per set).                                                                                           | 2 | EA SET |
| 6.017 | Supply & install HWY Diesel PPM Sulfur decal (2 per set).                                                                                         | 1 | EA SET |

### Existing Dispensers Under Gas Canopy:



|   |                                     |
|---|-------------------------------------|
| A | Valence                             |
| B | Octane Decals                       |
| C | Fuel Grade Decals (PIDs)            |
| D | Pegasus Decals                      |
| E | Ethanol Decal                       |
| F | Clean Air Nozzle Decal              |
| G | Pay at Pump Decals                  |
| H | Door Skins                          |
| I | Pump # Decals                       |
| J | Not A Mobil Product Decal           |
| K | Pump Topper                         |
| L | Warning Decal                       |
| M | Stop Engine / No Smoking            |
| N | ULSD Decal                          |
| O | Riser Skin Decals (Bubble Graphics) |
| P | QR CODE DECAL                       |

Photos Not Available



Revisions:  
Rev. 0 - Original Drawing

07/27/2022

Address: 249 N Main St.  
Jonesboro, GA

Job Number: GAE-27959-MO  
07/27/2022

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## Existing Gas Canopy Decking & Lighting





IMAGING THE PETROLEUM  
INDUSTRY FOR OVER 30 YEARS  
1-800-244-1165

Revisions:

Rev. 0 - Original Drawing

07/27/2022

Address:

**249 N Main St.**  
**Jonesboro, GA**

Job Number:

GAE-27959-MO

Customer:

Gas Express, LLC

Drawn by:

JH

Customer Approval:

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Please initial here



No C-Store Image Work Quoted

Scope of Work:

|       |                                                                       |    |    |
|-------|-----------------------------------------------------------------------|----|----|
| 2.020 | Sand, prime & finish joint straight bollards to board specifications. | 12 | EA |
|-------|-----------------------------------------------------------------------|----|----|

Existing C-Store



Square Footage Totals:  
Existing:  
TBV sq ft  
Proposed:  
N/A sq ft

|                           |            |                                          |                          |
|---------------------------|------------|------------------------------------------|--------------------------|
| Revisions:                | 07/27/2022 | Address: 249 N Main St.<br>Jonesboro, GA | Job Number: GAE-27959-MO |
| Rev. 0 - Original Drawing |            | Customer: Gas Express, LLC               | 07/27/2022               |
|                           |            | Drawn by: JH                             | Customer Approval: _____ |



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Know what's below.  
Call before you dig.



## MAIN ID SIGN

EXISTING:

Proposed MID

Scope of Work:

|       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |   |    |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----|
| 1.004 | Install new monument sign system with Mobil logo, Synergy panel & 2-product (Regular/Diesel) Efficient LED price units with 2-4er (Cash/Credit) pricing for Regular. To be installed on new 11' supplied concrete footer. <b>NOX: 10000384 10000092</b><br><b>NOX: 10000384 10000092</b><br><b>NOX: 10000384 10000092</b><br>All materials & labor to be installed on new 11' supplied photo-cell as needed. The fixtures electrical connections are needed to existing wiring if available. The does not include pulling wires through existing conduit and/or new primary wiring or new circuits. Additional costs may apply if problems are encountered. <b>See note on below.</b> | 1 | EA |
|-------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---|----|

## Location of new MID Sign TBD

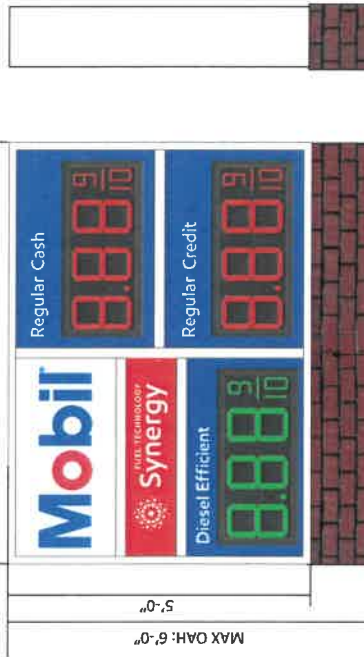


Existing Sign Removed By Others

Mobil logo to be  
street justified on  
both sides of sign  
← STREET

7'-0"

MAX OAH: 6'-0"  
5'-0"



### PROPOSED

Estimated Digit Size: 12"

### SIDE VIEW

Masonry Sign Base to match  
c-store to be installed by others

Change Copy Allowed = 33% of sign face area  
35sq ft x 33% = 11.55 Total Sq Ft Allowed

12" Green/Red Digits = 12" h x 32" w = 2.66 sq ft each x 3 sets = 8 sq ft

### SIGN CODE:

Max Height Allowed: 6ft  
Max Sq Ft Allowed: 35 sq ft  
Setback: 10ft from ROW  
Changeable Copy Allowed -

Must not exceed 33% of the total sign face area

### Square Footage Totals:

Existing:  
TBV sq ft  
Proposed:  
35 sq ft

### Revisions:

Rev. 0 - Original Drawing

07/27/2022

Address: **249 N Main St.  
Jonesboro, GA**

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-27959-MO  
07/27/2022

Customer Approval:

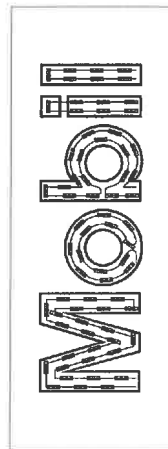
Please initial here

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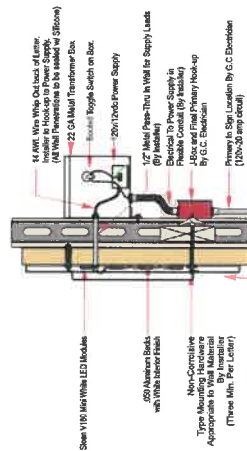


SIGN BOX

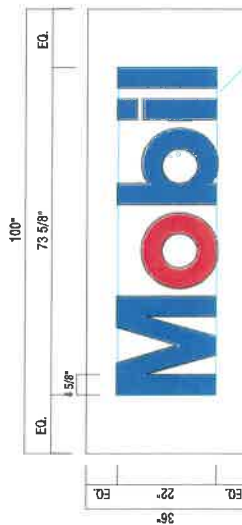
Mobil - ACM Logo Box



**ELECTRICAL INFORMATION:**  
(78) LED SLOAN V160 LARGE 600K (701289-6WL-G2-MB) = 38.0'  
(1) POWER SUPPLY SLOAN (701897-MODW) MOD 50-W 120VDC = 1.0 AMP



| ELECTRICAL REQUIREMENTS                                                                                                  |        |
|--------------------------------------------------------------------------------------------------------------------------|--------|
| Total:                                                                                                                   | 1 Amps |
| # of 120V, 20A Circuits Req'd T.B.D.                                                                                     |        |
| ALL BRANCH CIRCUITS SHALL BE DEDICATED TO SIGNS (INCLUDING GROUND AND NEUTRAL) AND SHALL NOT BE SHARED WITH OTHER LOADS. |        |



Squared Area  
11.25 sq.ft.

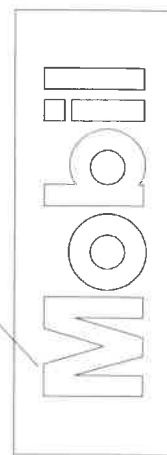
Mobil - ACM Logo Box Assembly



Letterset thermoformed from translucent white polycarbonate. Translucent red/blue vinyl applied first surface.

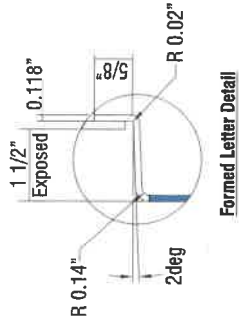
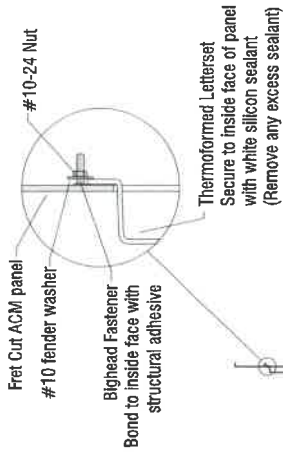
Mobil - Vacuum Formed Letterset

Fret Cut Letters Minimum Offset



Mobil - ACM Letter Box

White ACM Panel (gloss side out)  
Alpolic - Saw White 3mm [0.118"]



Formed Letter Detail

Revisions:

Rev. 0 - Original Drawing

07/27/2022

Address: 249 N Main St.  
Jonesboro, GA

Customer: Gas Express, LLC

Drawn by: JH

Job Number: GAE-27959-MO

07/27/2022

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Customer Approval: \_\_\_\_\_

Please Initial Here





## MEMORANDUM

**To:** Pulkit Patel  
Total Imaging

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

**Date:** September 1, 2022

**Re:** Notification of Request for Design Review Commission – Gas Canopy and Ground Sign; 249 North Main Street; Parcel No. 13240B A005

---

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a revised gas canopy and new ground sign for the property located at 249 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, September 7, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                         |                                                           |            |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|-----------------------------------------------------------|------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <b>CITY OF JONESBORO, GEORGIA COUNCIL</b><br><b>Agenda Item Summary</b> | <b>Agenda Item #</b><br><b>- d</b>                        | <b>5.d</b> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                         | <b>COUNCIL MEETING DATE</b><br>September 7, 2022          |            |
| <b>Requesting Agency (Initiator)</b><br>Office of the City Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                         | <b>Sponsor(s)</b><br>Community Development Director Allen |            |
| <b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>Commission to make a recommendation for Commercial building – 242 North Main Street; Parcel No. 13240B E006A; Replacement building design                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                         |                                                           |            |
| <b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i><br>Chapter 86 – Zoning; Sec. 86-107 C-2 Standards                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                         |                                                           |            |
| <b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br><b>Yes</b> <b>Beautification</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |                                                           |            |
| <div style="display: flex; justify-content: space-between;"> <div> <b>Summary &amp; Background</b> </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 – <b>Approval of exterior with modifications</b>; The commercial building (Betsill's Transmission) at 242 North Main Street sustained significant fire damage in early 2022 and was recently demolished. The property owner would like to rebuild on the site and replace the vehicle repair use with retail uses. There would be 2 or 3 retail suites in the new building.</p> <p>Although the new building plans are not shown in color, the owner would like earth tones. Brick (verify full-depth) is proposed for the front facing North Main Street, with several windows, glass doors (no garage doors), and awning over the entrance. The other building sides will be metal siding. The original building was stacked stone for the lower half of the front and metal siding everywhere else. It was also earth tone in color.</p> <p><b>The replacement building should be an improvement over what was there, but staff would like to make a further modification of having of at least a brick water table on the north and south sides and perhaps some exterior gooseneck lighting.</b></p> <p>The site is mostly paved without much room for landscaping.</p> |                                                                         |                                                           |            |
| <div style="display: flex; justify-content: space-between;"> <div> <b>Fiscal Impact</b> </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>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                         |                                                           |            |
| <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>Former Building</li> <li>Replacement Building</li> <li>Acceptance Letter</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                         |                                                           |            |
| <b>Staff Recommendation</b> <i>(Type Name, Title, Agency and Phone)</i><br><b>Approval, with Conditions</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                         |                                                           |            |

| <b>FOLLOW-UP APPROVAL ACTION (City Clerk)</b>               |                                   |  |
|-------------------------------------------------------------|-----------------------------------|--|
| <b>Typed Name and Title</b><br>Ricky L. Clark, City Manager | <b>Date</b><br>September, 7, 2022 |  |
| <b>Signature</b>                                            | <b>City Clerk's Office</b>        |  |



Google Maps Jonesboro, Georgia



Image capture: Jan 2022 © 2022 Google



249 N Main St

All

Street View & 360°

Google Maps Jonesboro, Georgia



Image capture: Jan 2022 © 2022 Google

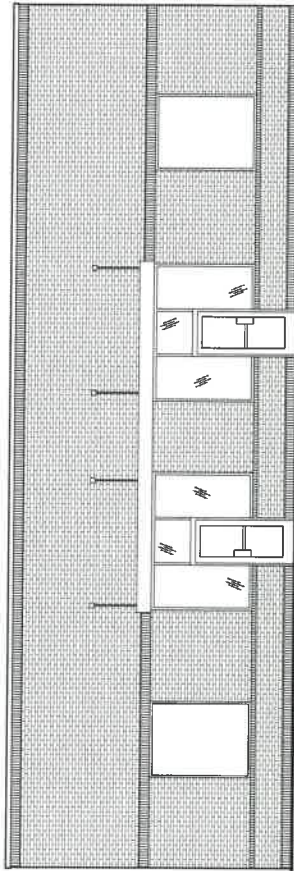
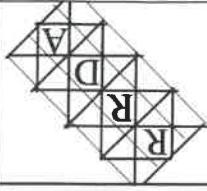


249 N Main St

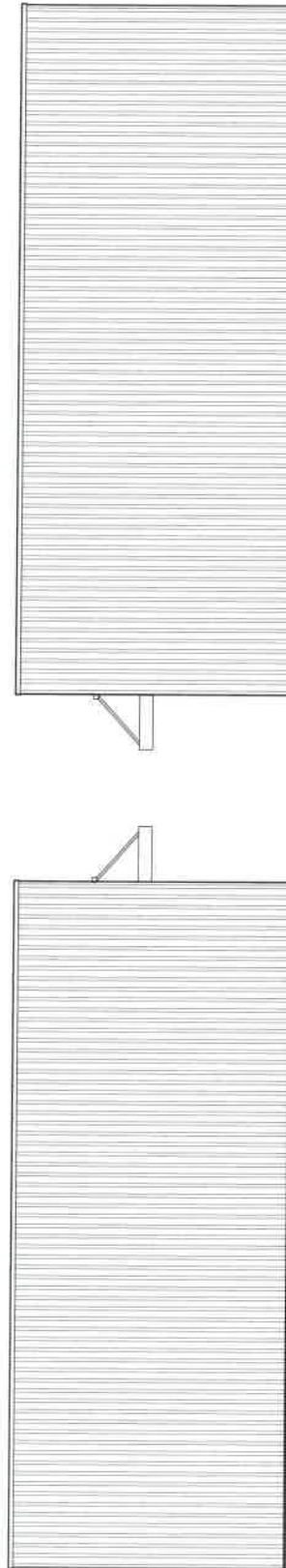
All

Street View & 360°





**FRONT ELEVATION**  
1/4" = 1'-0"

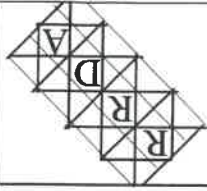


LEFT SIDE ELEVATION

RIGHT SIDE ELEVATION



REAR ELEVATION  
1/4" = 1'-0"



ROSE & REID DESIGN ASSOCIATES, P.C.  
ARCHITECTS  
1000 WEST 10TH STREET  
PRICHARD, AL 36604  
PHONE: 766-637-7172  
BRAD@HELLOUTLINE.NET

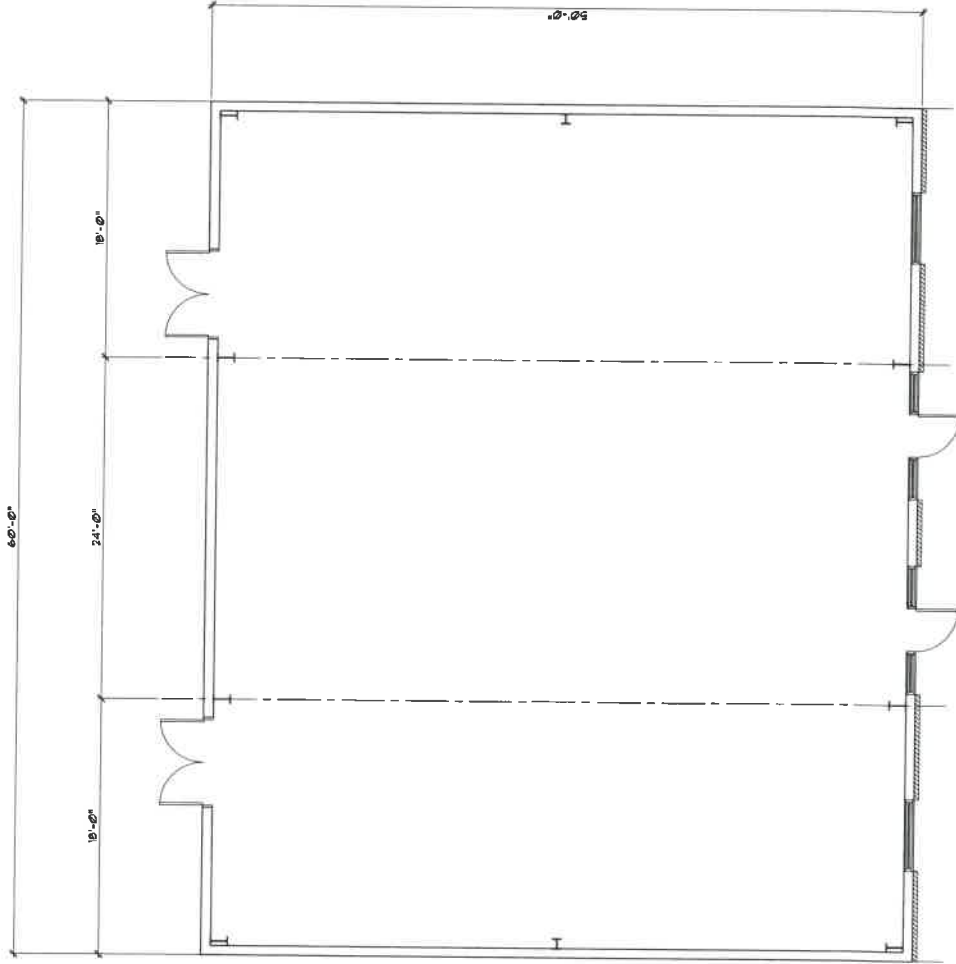
A New Building for  
MATT THOMPSON  
242 NORTH MAIN STREET  
JONESBORO, GA. 30236



A New Building for  
MATT THOMPSON

DIMENSIONED  
FLOOR PLAN

sheet title  
sheet no.  
drawing no.  
project no.  
sheet no.  
A-1  
RDGA-22-014  
08/01/2022



DIMENSIONED FLOOR PLAN





## MEMORANDUM

**To:** Matt Thompson  
400 Sprayberry Road  
Monticello, Ga. 31064

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

**Date:** September 1, 2022

**Re:** Notification of Request for Design Review Commission – Replacement  
Commercial Building; 242 North Main Street; Parcel No. 13240B E006A

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Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a replacement commercial building for the property located at 242 North Main Street, Jonesboro, Georgia.

A hearing has been scheduled for Wednesday, September 7, 2022 at 4:30 pm before the Design Review Commission at 124 North Avenue to consider the request as described above. Your presence is recommended.

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3233 : 242 North Main Street)