



DESIGN REVIEW COMMISSION

October 5, 2022

MEETING AGENDA:

I. CALL TO ORDER

II. APPROVAL OF AGENDA

III. APPROVAL OF MINUTES

IV. OLD BUSINESS - NONE

V. NEW BUSINESS - ACTION ITEMS

- a. Commission to make a recommendation for T. Madden & Associates, PC – 114 South Main Street; Parcel No. 13241D C006; Replacement rear deck for existing business in Historic District.
- b. Commission to make a recommendation for Pamper Me Beauty Spa – 763 North Avenue; Parcel No. 13210D A005; New wall sign for new business.
- c. Commission to make a recommendation for Ascension by Elyse Spa – 186 North Avenue; Parcel No. 13239B B005; New wall sign for new business.
- d. Commission to make a recommendation for Residence – 131 South Avenue; Parcel No. 05241A B008; Carport enclosure for existing residence.
- e. Commission to make a recommendation for Janella's House of Nursing – 1423 Stockbridge Road; Parcel No. 12017B A003; New wall sign for new business.

VI. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE
October 5, 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 T. Madden & Associates, PC – 114 South Main Street; Parcel No. 13241D C006; Replacement rear deck for existing business in Historic District.

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

City Code Section 86-102 H1 Design Standards

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

Yes Beautification, Historic Preservation

Summary & Background

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

Staff recommendation: Approval of deck with conditions; T. Madden & Associates law firm has been in operation at 114 South Main Street for many years. Recently, they applied for a replacement deck to replace the aging wood deck that is there now. Though the deck is not visible from Main Street, it is visible from Broad Street, and will overlook the Broad Street redevelopment. The property is zoned H-1 Historic District.

Save for locating decks at the rear of properties and structures, there are no specific standards for deck designs in the Historic District. However, to be approved, the replacement deck will need to closely match the material, color, and style of the original deck design, and harmonize with adjacent businesses. The new deck must also conform to the rear property line and setbacks. The new deck is subject to building plan review.

Two options were presented – one with the stairs facing the side like the original deck, and one with the stairs facing the rear of the property and the Broad Street development. The applicant prefers the side facing stairs. The deck would be quality wood with black metal railings. (Fig Tree Café rear deck has a similar design.)

The deck extension will be an improvement over the old deck, with better design and railings. While it will be wider than the original deck, it will not be significantly taller. Being wider, it is more of an “interactive deck” where employees can sit and view the Broad Street development. However, the rear property line location and setbacks must be verified

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.)

- Existing
- Side Stairs
- Rear Stairs
- Acceptance Letter

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 5, 2022

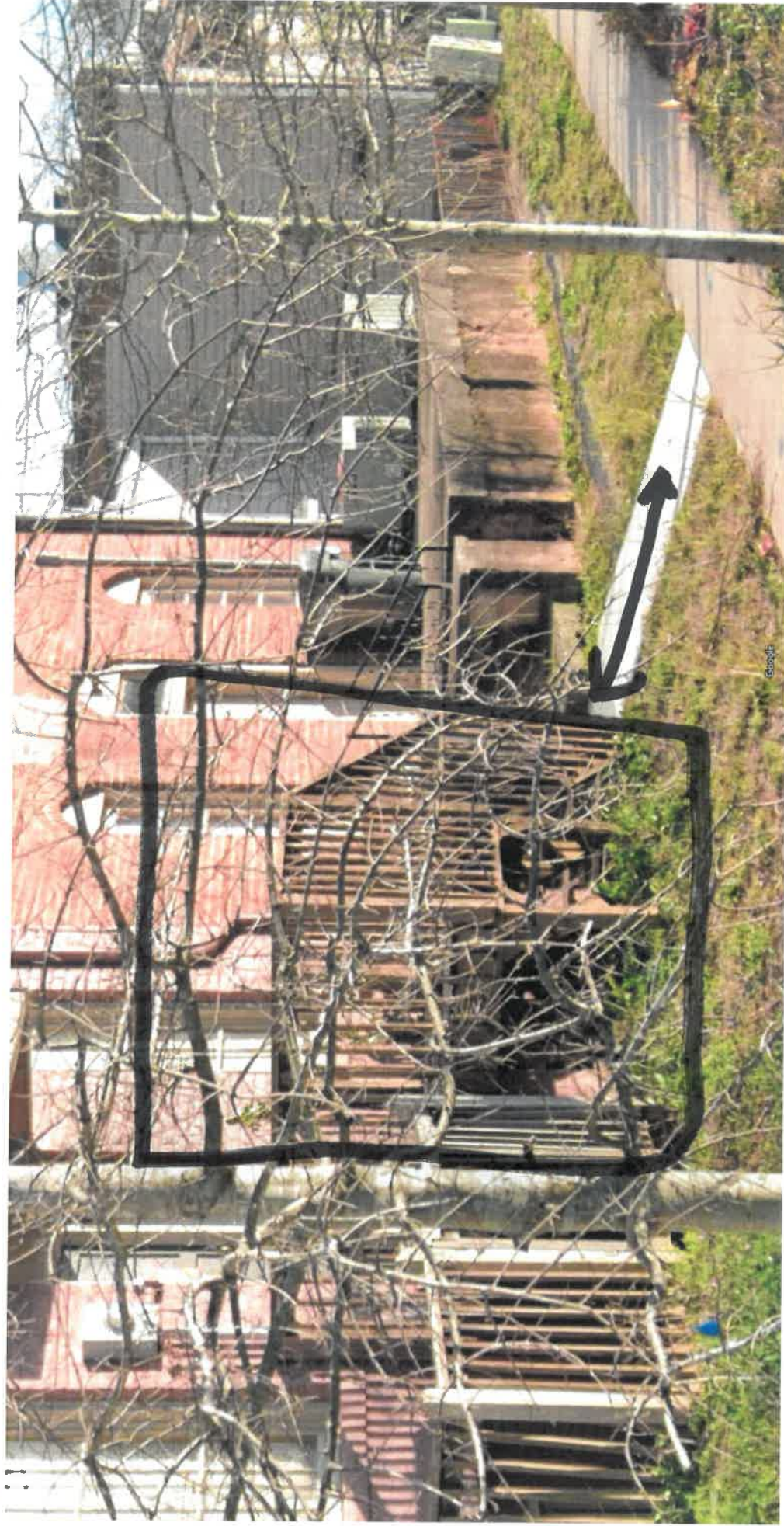
Signature

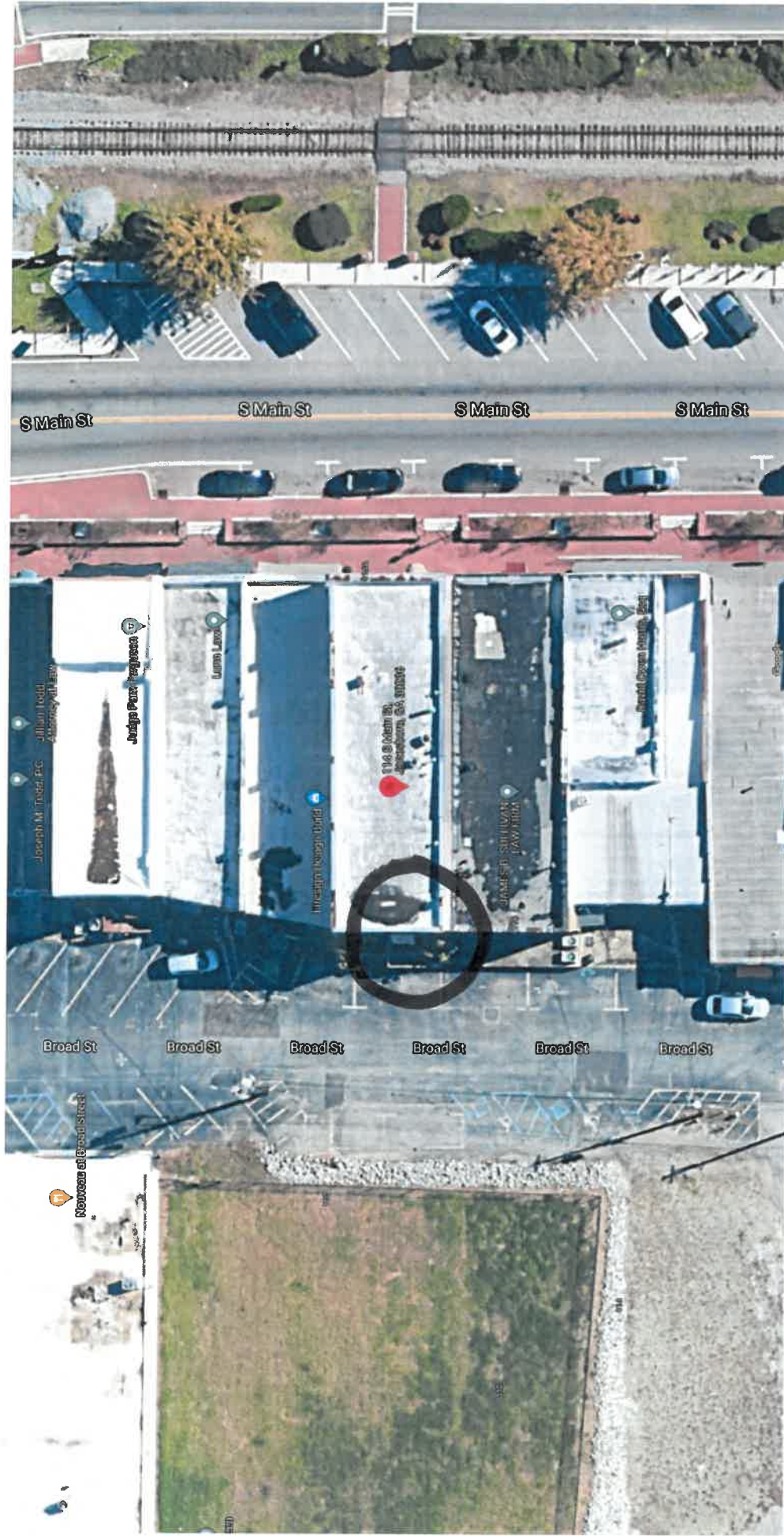
City Clerk's Office

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

5.a

Approval





114 S Main St

-  Building
-  Layers
-  Save
-  Nearby
-  Send to phone
-  Share

114 S Main St, Jonesboro, GA 30236

Photos

















MEMORANDUM

To: T. Madden & Associates
114 South Main Street
Jonesboro, Ga 30236

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

Date: September 29, 2022

Re: Notification of Request for Design Review Commission – Replacement Deck;
114 South Main Street; Parcel No. 13241D C006

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 deck for the property located at 114 South Main Street, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, October 5, 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 # <b style="color: red;">- b
		COUNCIL MEETING DATE October 5, 2022
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Pamper Me Beauty Spa – 763 North Avenue; Parcel No. 13210D A005; New wall sign for new business.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-489 and 86-490 – Sign Standards		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval of new wall sign panel; Recently, Pamper Me Beauty Spa finalized operations in the “wing” portion of the Kroger shopping center. They want to install a wall sign above the entrance. The proposed wall sign panel is 7.86 feet by 3 feet (23.58 square feet), which is well below the maximum 150 square feet allowed in Code Section 86-490(b). The wall sign panel would be about 7.9% of the front business façade, below the 10% allowed in Code Section 86-489 for double frontage properties. The sign is just one word and one color. There are other details about the business on window displays. The sign will be internally illuminated.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> - Acceptance Letter - Building - Sign Design		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date October, 5, 2022	
Signature	City Clerk's Office	



MEMORANDUM

To: LaShondra Swanson
763 North Avenue
Jonesboro, Ga 30236

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

Date: September 30, 2022

Re: Notification of Request for Design Review Commission – Wall Sign; 763 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 wall sign for the property located at 763 North Avenue, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, October 5, 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

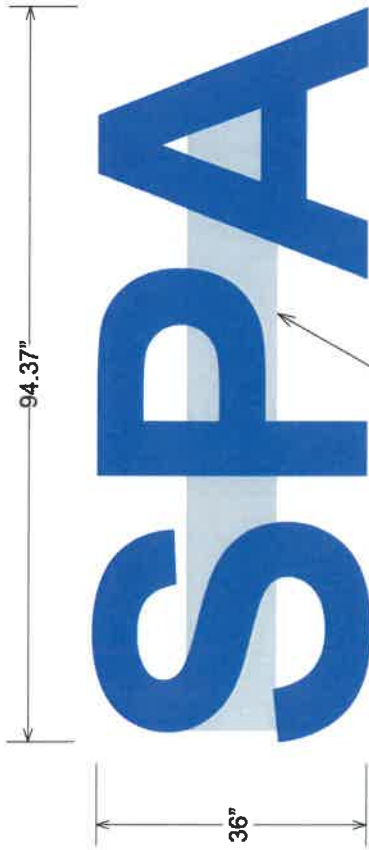
Attachment: Acceptance Letter (3251 : 763 North Avenue Sign)



← 763 North Ave

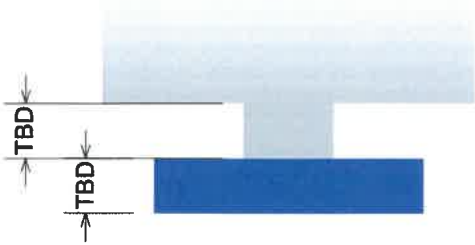
Google
Street View - Mar 2022





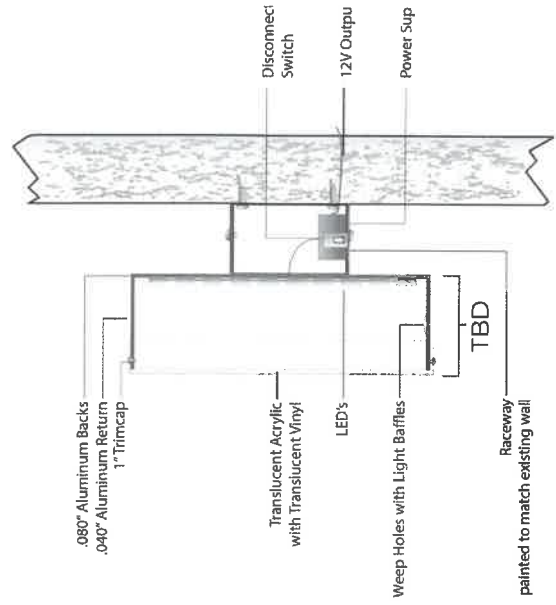
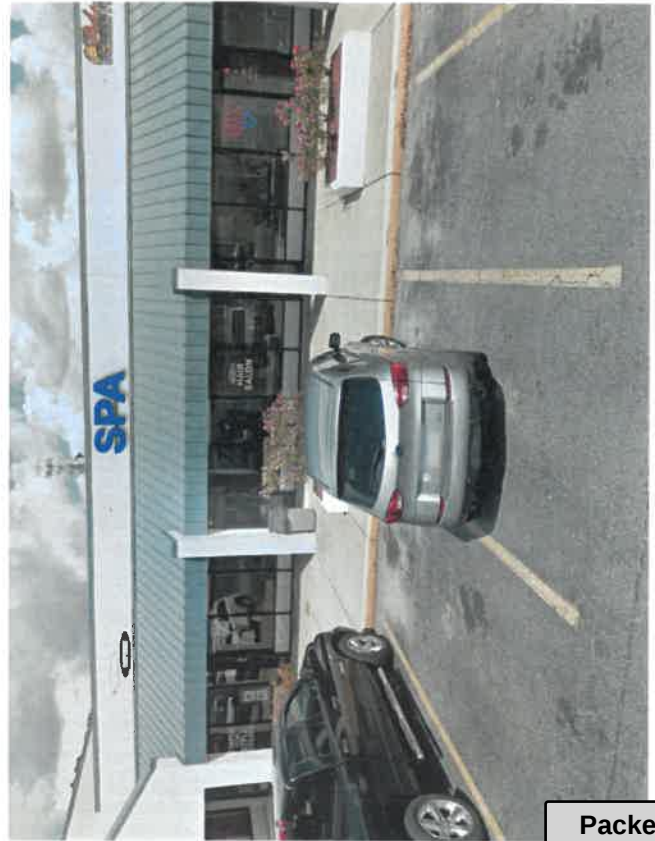
RACEWAY PAINTED TO MATCH EXISTING WALL

FRONT VIEW



SIDE VIEW

NOTE: CONCEPTUAL IMAGE
VERIFY ARTWORK AND DIMENSIONS
PRIOR TO FABRICATION





CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.c

- c

COUNCIL MEETING DATE

October 5, 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 Ascension by Elyse Spa – 186 North Avenue; Parcel No. 13239B B005; New wall sign 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 new wall sign panel; Recently, Ascension by Eyse Spa Services was approved to operate in the middle building of the commercial center at 184-188 North Avenue. They are now submitting a design for a new wall sign over suite 104. This property does not lie within any overlays or districts.

The wall sign panel (illuminated molded vinyl lettering sign/light box shaped as channel letters) above the front entrance is proposed to be 55 total square feet (including the large “A”), which is below the maximum 150 square feet allowed in Code Section 86-490(b). The panel will be about 6.9% of the total front business façade, below the 7.5% allowed. The color scheme will not be compatible with adjacent businesses. The sign will be internally illuminated.

Although staff appreciates the bold design of the proposed sign, the Board may want to discuss making the “A” less prominent.

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.)*

- Building Picture
- Sign Design
- Acceptance Letter

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 5, 2022

Signature

City Clerk's Office



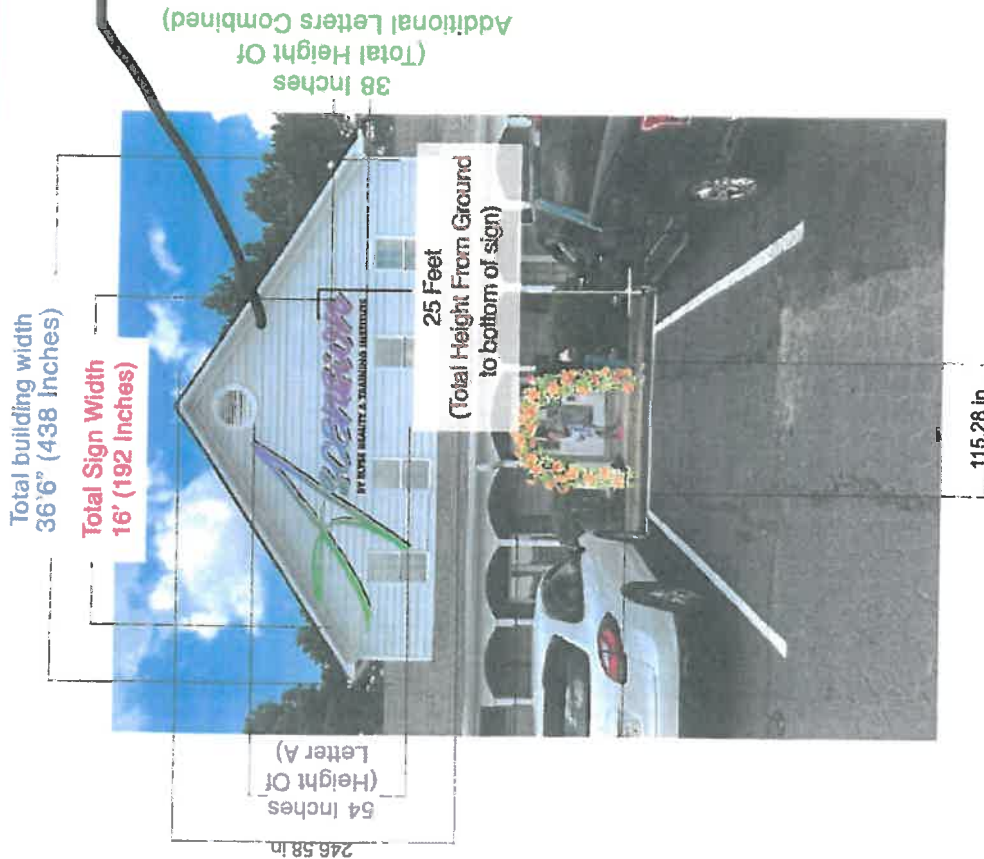
← 186 North Ave

Street View & 360°

AB

Sample
Street View - Jan 2022

SIGN PERMIT WRAPPER



Actual size of sign may appear a bit smaller in person than mock up presentation.

Illuminated molded vinyl lettering sign/ light box shaped as channel letters mounted flush to wall.

Materials includes:

Acrylic front back, & sides, LED Lighting inside of sign (if approved).

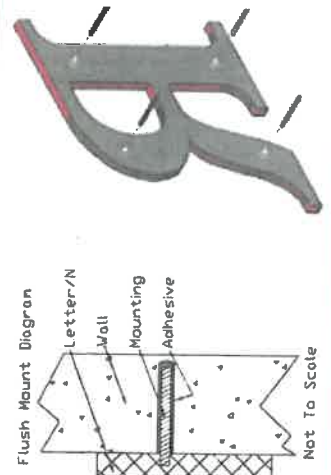
Project Manager:



DON SHARP
770-793-0673

fotofetishphotography@gmail.com

Photography, Signs, Printing & Design
"Here for all of your marketing needs"



WALL AREA = 418 sqft
STORE FRONT AREA = 798 sqft
SIGN = 55 sqft

Ascension BY ELYSE BEAUTY & TRAINING INSTITUTE
186 North Ave Jonesboro GA 30236

Attachment: Sign Design (3245 : 186 North Avenue Spa Sign)



MEMORANDUM

To: Donal Sharp
1230 Mars Hill Road NW
Acworth, Ga 30101

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

Date: September 29, 2022

Re: Notification of Request for Design Review Commission – Wall Sign; 186 North Avenue; Parcel No. 13239B B005

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 wall sign for the property located at 186 North Avenue, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, October 5, 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,

A handwritten signature in black ink, appearing to be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.d

- d

COUNCIL MEETING DATE
October 5, 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 Residence – 131 South Avenue; Parcel No. 05241A B008; Carport enclosure for existing residence.

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

City Code Section 86-97 R-2 District Standards; Article VII Architectural Style and Scale

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 carport enclosure with conditions; The single-family detached residence with single carport at 131 South Avenue was built many years ago. Recently, the current owner applied to fully enclose the carport on the side of the house. The enclosure would be used as an extra “living room” and not be a bedroom. Their building permit is pending, but Design Review Commission review is required. The property is zoned R-2 and is not in the Historic District or in any Overlay District. **The residence is predominantly brick (painted white), but the applicant is proposing to have the carport enclosure enclosed by siding (with several new windows).**

Per Code Sec. 86-276., the enclosure of porches or garages prohibited.

Enclosure of front porches shall be prohibited without compensating construction of a replacement porch of equal or greater dimension. Similarly, enclosure of attached garages shall be prohibited without compensating construction of a replacement garage of equal or greater dimension. Replacement garages may be attached or detached.

However, the code does not prohibit the enclosure of carports, and the Code makes a distinction between garages and carports:

Carport. A structure attached or made a part of a principal dwelling and open to the elements on two or more sides, intended to shelter vehicles.

Garage, private. An accessory building or a portion of the principal dwelling designed or used for storage of motor-driven vehicles owned and used by the occupants of the building. The garage is enclosed on all three sides where the access door is not.

Thus, per the enclosed pictures, the structure definitely qualifies as a carport.

The codification of the Design Review Commission authorizes the Commission to review such applications:

g. Make recommendations to the City Manager and Community Development Director regarding significant exterior modifications to existing developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.

(b) R-2 Development standards. Unless otherwise provided in this chapter, uses permitted in the R-2 district shall

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 5, 2022

Signature

City Clerk's Office

conform to the following development standards:

- (1) Minimum lot area: 21,780 square feet (1/2-acre) **Lot not changing.**
- (2) Minimum lot width: 100 feet **Lot not changing.**
- (3) Minimum front yard: 35 feet **Overall footprint not changing.**
- (4) Minimum side yard: 15 feet **Overall footprint not changing.**
- (5) Minimum rear yard: 35 feet **Overall footprint not changing.**
- (6) Minimum floor area per dwelling unit: 1,600 square feet **The house is only 1200 square feet of living area and will still be under the 1600 square-foot minimum. However, the overall footprint is not changing, so I do not regard this as a variance situation.**
- (7) Maximum building height: Two stories and 35 feet **Height not changing.**
- (8) Maximum lot coverage: 35 percent **Overall footprint not changing.**

Sec. 86-227. - Building exterior.

All residential and commercial construction shall be brick, concrete stucco, stone, cementitious siding, wood or similar, durable architectural materials. *Vinyl siding may be permitted in residential applications, only, provided the grade of vinyl meets or exceeds the Standard Specification for Rigid PVC Siding (ASTM D-3679). All manufacturers' recommendations concerning vinyl siding installation must be closely followed.*

While vinyl siding would be allowed on this portion of South Avenue (outside of the Historic Residential Overlay), staff recommends Hardiplank siding for the enclosure, a material superior to vinyl. However, the house there, and most of the houses on the street are predominantly brick. However, the brick on this house is painted white and is not distinctive enough from the street, to justify a brick water table at the bottom of the carport enclosure. Staff would like to make the following approval recommendations:

- 1. Hardiplank siding color shall be white.**
- 2. New windows and shutters shall match color and style of existing front windows.**

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.)

- Property Pictures
- Carport Enclosure
- Acceptance Letter

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

Approval, with Conditions



Attachment: Property Pictures (3248 : 131 South Avenue Carport)





131 south Avenue Jonesboro GA 30236 (House garage Construction)

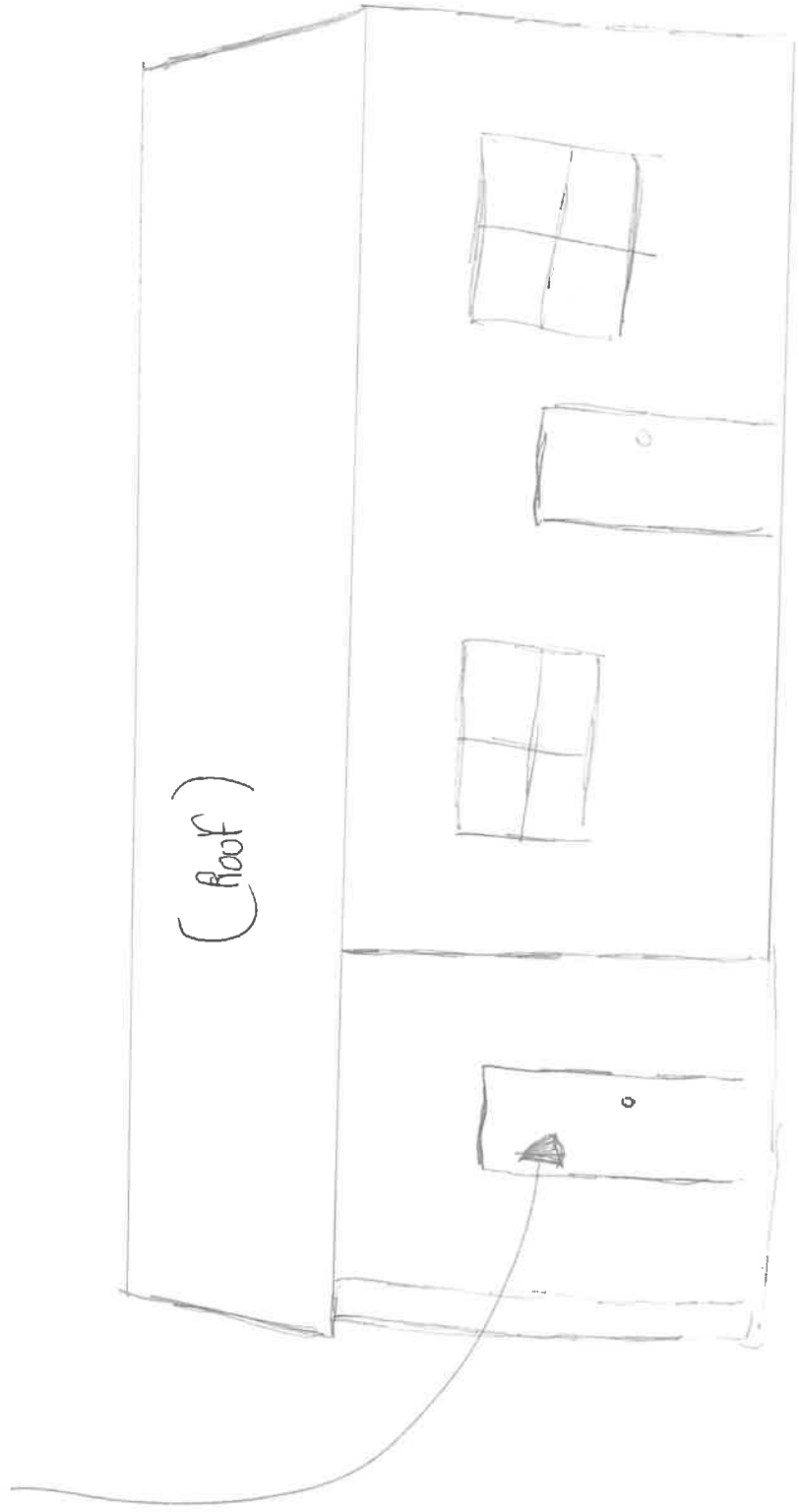
(Current Building)

~~Jaime 8030~~

Jaime8030@live.com

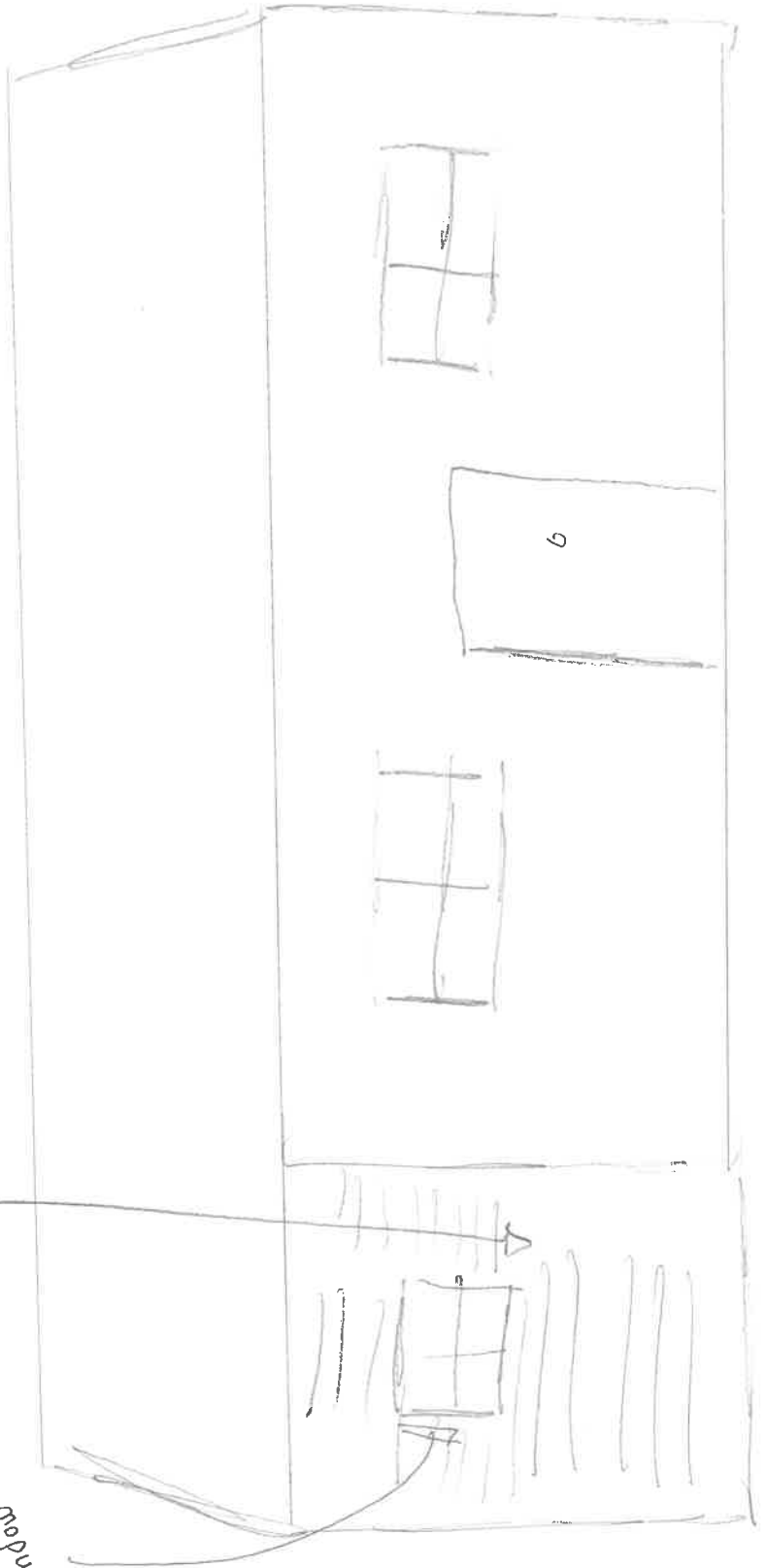
Zoneo R-2 No airway

(Door in back is laundry room)



(How i want if garage permit is approved)

Window installed
around building





MEMORANDUM

To: Jaime Hernandez
131 South Avenue
Jonesboro, Ga. 30236

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

Date: September 30, 2022

Re: Notification of Request for Design Review Commission – Carport Enclosure; 131 South Avenue; Parcel No. 05241A B008

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 carport enclosure for the property located at 131 South Avenue, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, October 5, 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.

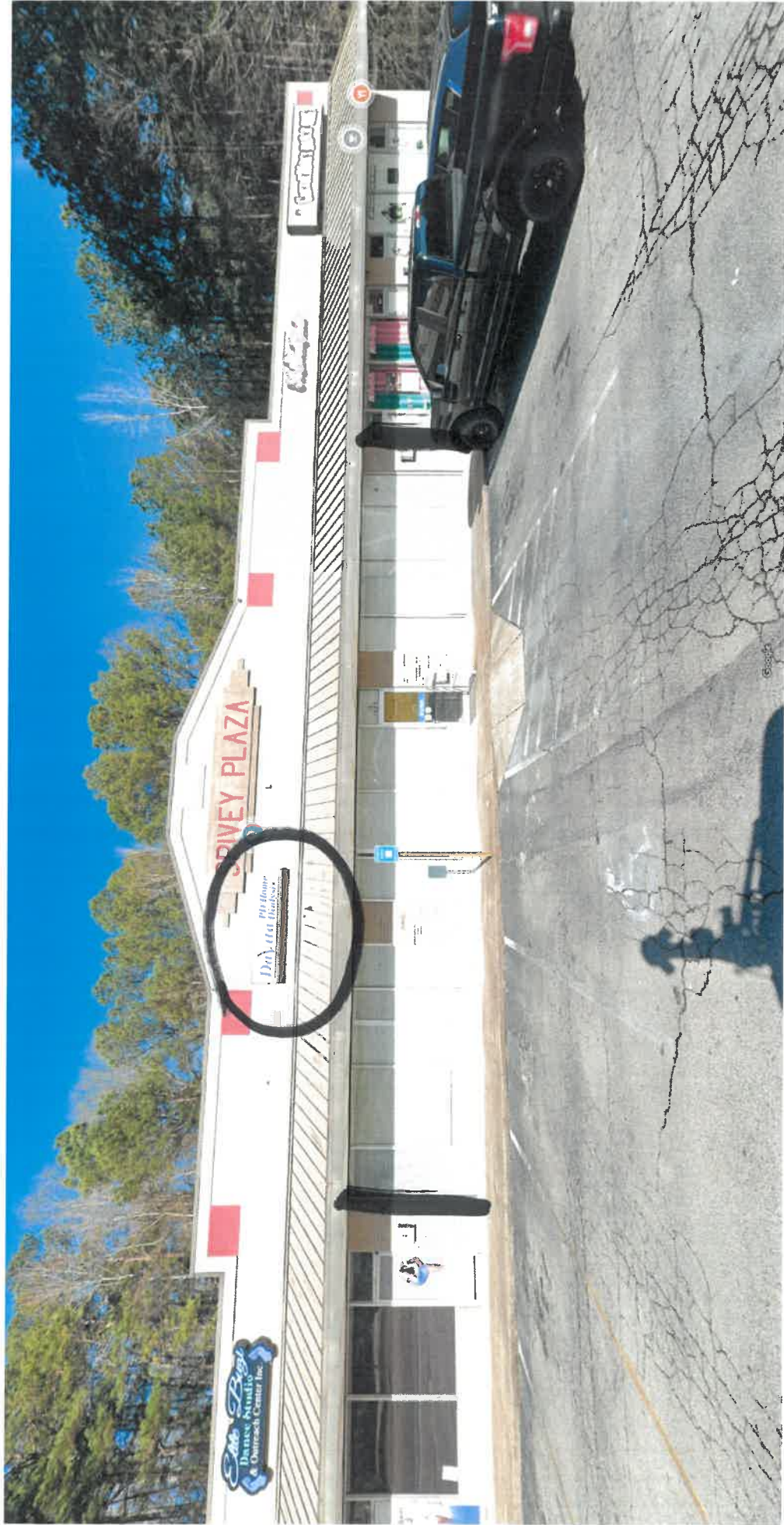
Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3248 : 131 South Avenue Carport)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 5.e
		COUNCIL MEETING DATE October 5, 2022
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Commission to make a recommendation for Janella's House of Nursing – 1423 Stockbridge Road; Parcel No. 12017B A003; New wall sign for new business.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-489 and 86-490 – Sign Standards		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Beautification, Community Planning, Neighborhood and Business Revitalization		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval of wall sign panel; Recently, Janella's House of Nursing was approved for business in the commercial shopping center at 1423 Stockbridge Road. The property is zoned C-2 Commercial and is not in any Overlay or Historic District. The applicant will take up the middle three suites of the building. She is also proposing to remove the existing sign cabinet with the Davita Dialysis sign currently in it and install another sign cabinet with a new sign panel with the enclosed logo. The wall sign panel (and cabinet) would be approximately 15 feet by 3.25 feet (48.75 square feet), which is well below the maximum 150 square feet allowed in Code Section 86-490(b). The wall sign panel would be about 7.22% of the total front building façade (3 suites), just below the 7.5% allowed in Code Section 86-489. The new sign is primarily blue and black, which will not conflict with adjacent businesses. It would be an acrylic or aluminum panel. It would be internally illuminated.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Private Owner		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> - Property Picture - Sign Design - Acceptance Letter		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date October, 5, 2022	
Signature	City Clerk's Office	



← 1423 Stockbridge Rd
Street View 6.360°

Google
Street View - Jan 2022



Wound Care & IV Hydration



MEMORANDUM

To: Caroline Charleston
1423 Stockbridge Road
Jonesboro, Ga 30236

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

Date: October 4, 2022

Re: Notification of Request for Design Review Commission – Wall Sign; 1423
Stockbridge Road; Parcel No. 12017B A003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for review of a wall sign for the property located at 1423 Stockbridge Road, Jonesboro, Georgia.

The review meeting will be conducted by Commission members at 124 North Avenue on Wednesday, October 4, 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 (3253 : 1423 Stockbridge Road Sign)