



DESIGN REVIEW COMMISSION

May 1, 2024

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 County Administrative Building – Tara Blvd / Old Poston Road; Parcel Nos. 05239 240001 and 05239 033002; New government complex in Gateway South and Tara Blvd Overlay Districts.
 - b. Commission to make a recommendation for Bakery – 8113 Tara Boulevard; Parcel No. 13239B A001; Revised wall sign for new business.
 - c. Commission to make a recommendation for Townhome Development – North Main Street / Fayetteville Road; Parcel Nos. 13210D B002 and 13209C E003. New residences.
- VI. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.a

- a

COUNCIL MEETING DATE

May 1, 2024

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 County Administrative Building – Tara Blvd / Old Poston Road; Parcel Nos. 05239 240001 and 05239 033002; New government complex in Gateway South and Tara Blvd Overlay Districts.

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

Sec. 86-118, Gateway South Overlay Standards; Sec. 86-109, Tara Blvd. Overlay Standards

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

Yes

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**; In late 2022 / early 2023, the decision was made by the Clayton County Board of Commissioners to move their government offices currently on Smith Street to undeveloped properties within the City of Jonesboro at the corner of Tara Boulevard and Old Poston Road, across the highway from Low Temp Industries. The two County owned parcels here are Parcel 05239 240001 and 05239 033002, both zoned City M-X (Mixed-Use) and will remain in the City. The combined parcels will consist of a new County administrative building, combining multiple facets of County government under one roof. There is also room for several future government buildings, including a new fire station. The buildings and parking areas will be interspersed throughout the site, along with lawn areas and a pavilion to make a more parklike setting.

The property lies within the Tara Boulevard Overlay District and the Gateway South Overlay District, which have certain design and material standards for new buildings. On February 12, 2024, the Jonesboro Mayor and Council approved variances for some of these standards for the new building which will be constructed soon.

The development lies within both the Gateway South Overlay and the Tara Blvd. Overlay. However, the architectural standards of the Gateway South Overlay trumps the Tara Blvd. Overlay. **Potential variance items are in red below.**

(j) *Maximum building height. 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse. Building will be 50 feet tall maximum. The old Clayton County courthouse is not within view of this property.*

(2) *Permitted primary materials. Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 70% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facades: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. (Note: With the priority being majority brick façades, the 40% window coverage requirement for the Tara Boulevard Overlay District will not be considered.) Building will be primarily cast stone masonry units, with an abundance of glass and some metal panel accents. While not exactly brick, the cast stone masonry units are a high-quality material. An abundance of glass will be very attractive, but with the glass percentage being well above 40%, it will cause the “70% full-depth brick” requirement to not be met.*

(3) *Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

May, 1, 2024

Signature

City Clerk's Office

concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. **The metal panel accents will mostly be near the roofline.**

5.a

(5) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council. **Complies.**

(8) Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways. **Complies.**

There are two variance items in regards to Tara Blvd. Overlay standards (non-architectural), Sec. 86-109:

(2) Street orientation. Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width.

The main building is proposed to face the intersection corner of Tara Blvd and Old Poston Road, identical to the Clayton County IT building a little further north. This gives a better sense of entrance into the City, rather than the main entrance facing directly onto Tara Blvd and a less attractive building side facing the the intersection corner of Tara Blvd and Old Poston Road. Per the attached letter, the Mayor and Interim City Manager already gave unofficial approval of this building orientation in July 2023, in order for the conceptual drawings to progress.

(l) Parking standards. Off-street parking shall be required as in article XIII, Parking, loading and interior circulation of the zoning ordinance, except as provided below.

(1) Location. No more than 50 percent of the required number of parking spaces for a non-residential zoning district and/or use shall be located in the front yard.

Due to the desired orientation of the building already mentioned, and due to security reasons to provide protected, separated parking for government officials at the back of the building, 80% of the required parking for the main building will be located in the front yard. However, a robust landscape plan with street trees and landscape islands will be required.

The intent of the Overlay districts can still be achieved with these approved variances. This will be a quality development by the County and will prove to be a catalyst for more quality growth in the southern portion of the City. This will have the same modern look as the Clayton IT building and the LTI building in the immediate area.

Though the variances have already been approved, the Design Review Commission never officially issued a recommendation for this development, due to the "reorganization" of the committee.

Fiscal Impact

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

Clayton County SPLOST

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

- Property Pictures
- City Letter
- Approval Letter - Variances
- Variance Info

- Building Design
- Site Plan
- Meeting Notice Letter

5.a

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

Approval

Google Maps 9989 US-19

Jonesboro, Georgia

Google Street View

Feb 2023 See more dates



Image capture: Feb 2023 © 2024 Google



Google Maps 9987 Tara Blvd

Jonesboro, Georgia

Google Street View

Feb 2023 See more dates

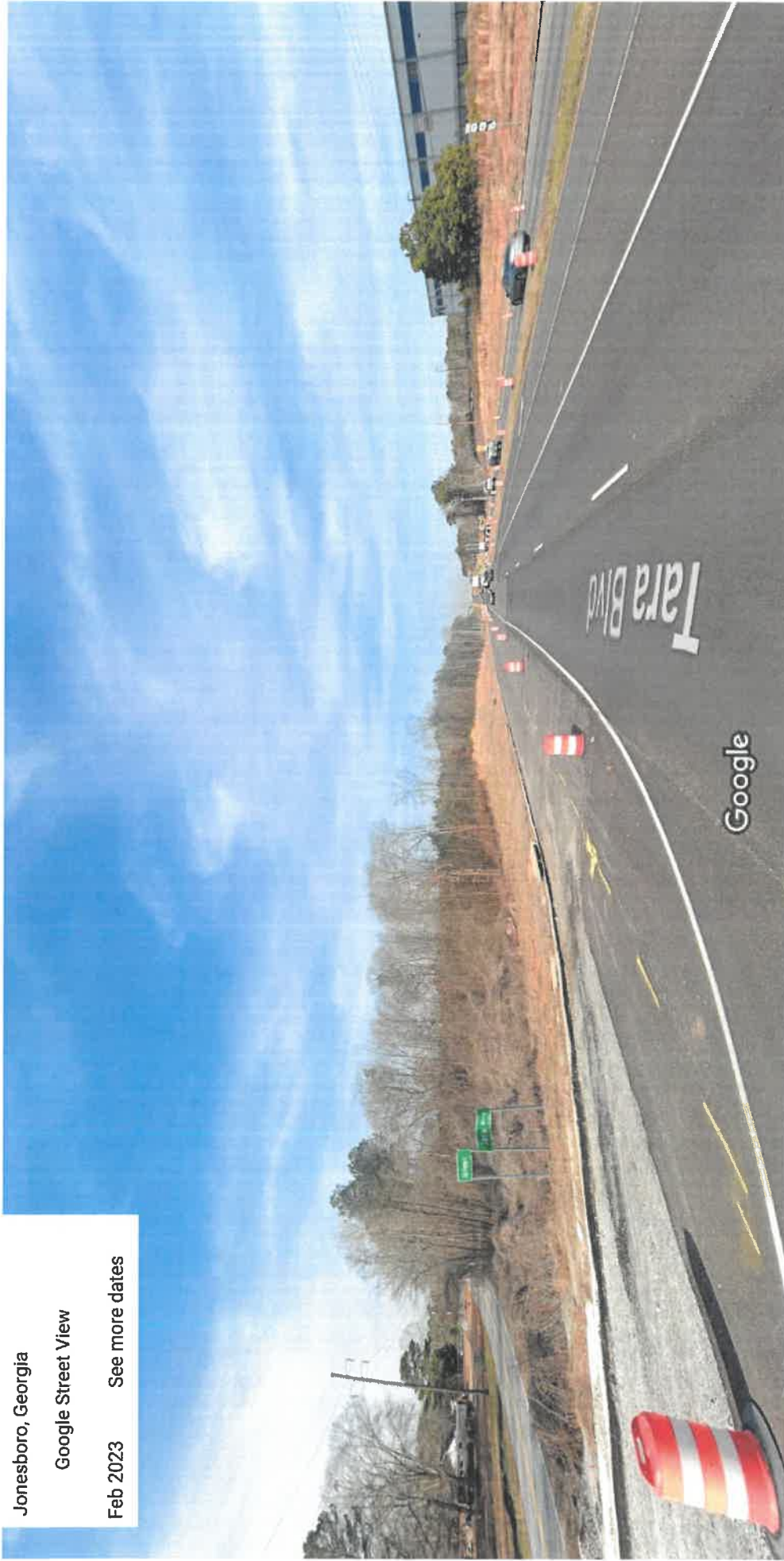


Image capture: Feb 2023 © 2024 Google



Google Maps 9987 Tara Blvd

Jonesboro, Georgia

Google Street View

Feb 2023 See more dates

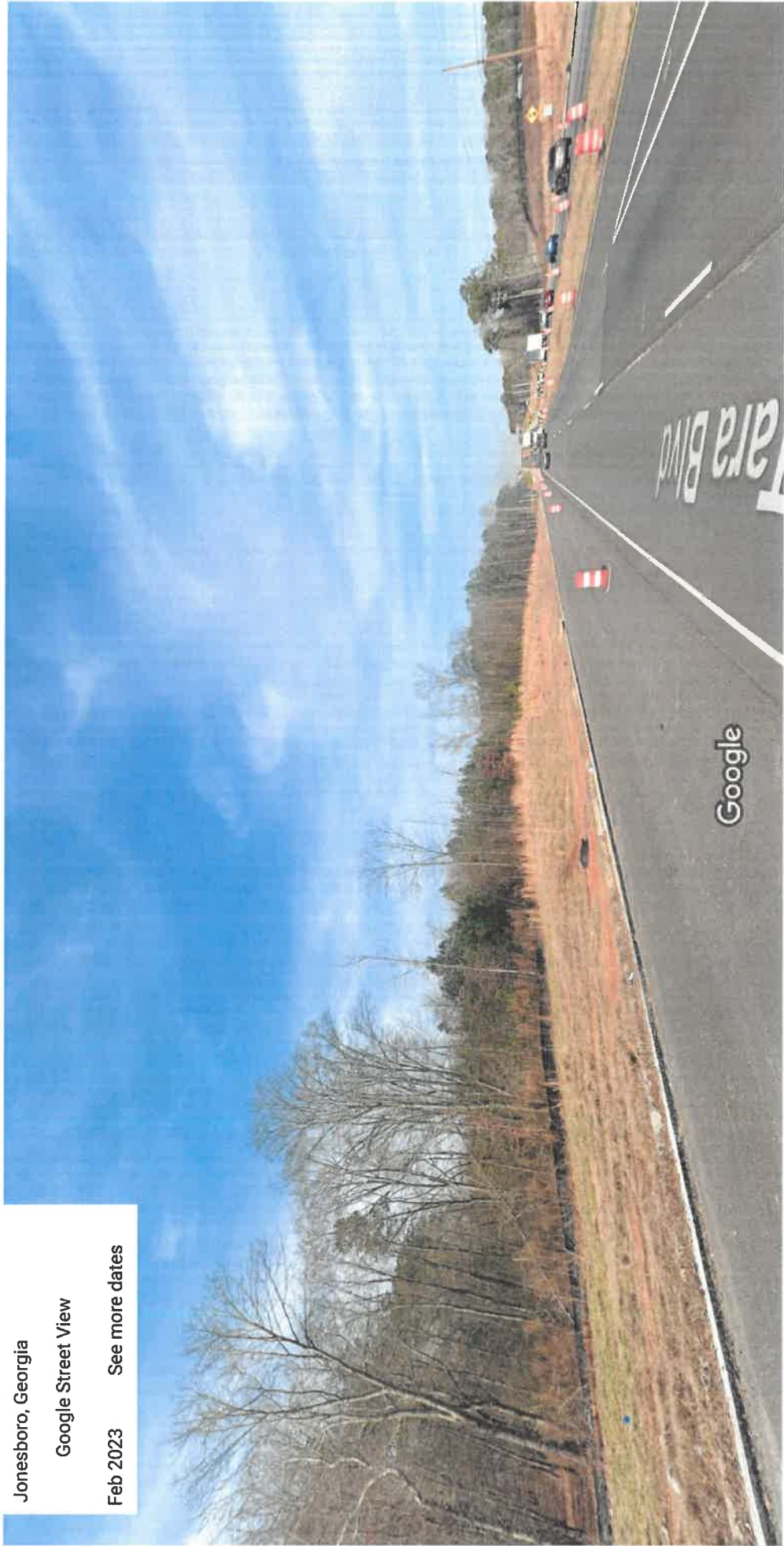


Image capture: Feb 2023 © 2024 Google



Google Maps 9163 Old Poston Rd



Jonesboro, Georgia

Google Street View

Feb 2021 See more dates

Image capture: Feb 2021 © 2024 Google



Google Maps 9170 Old Poston Rd

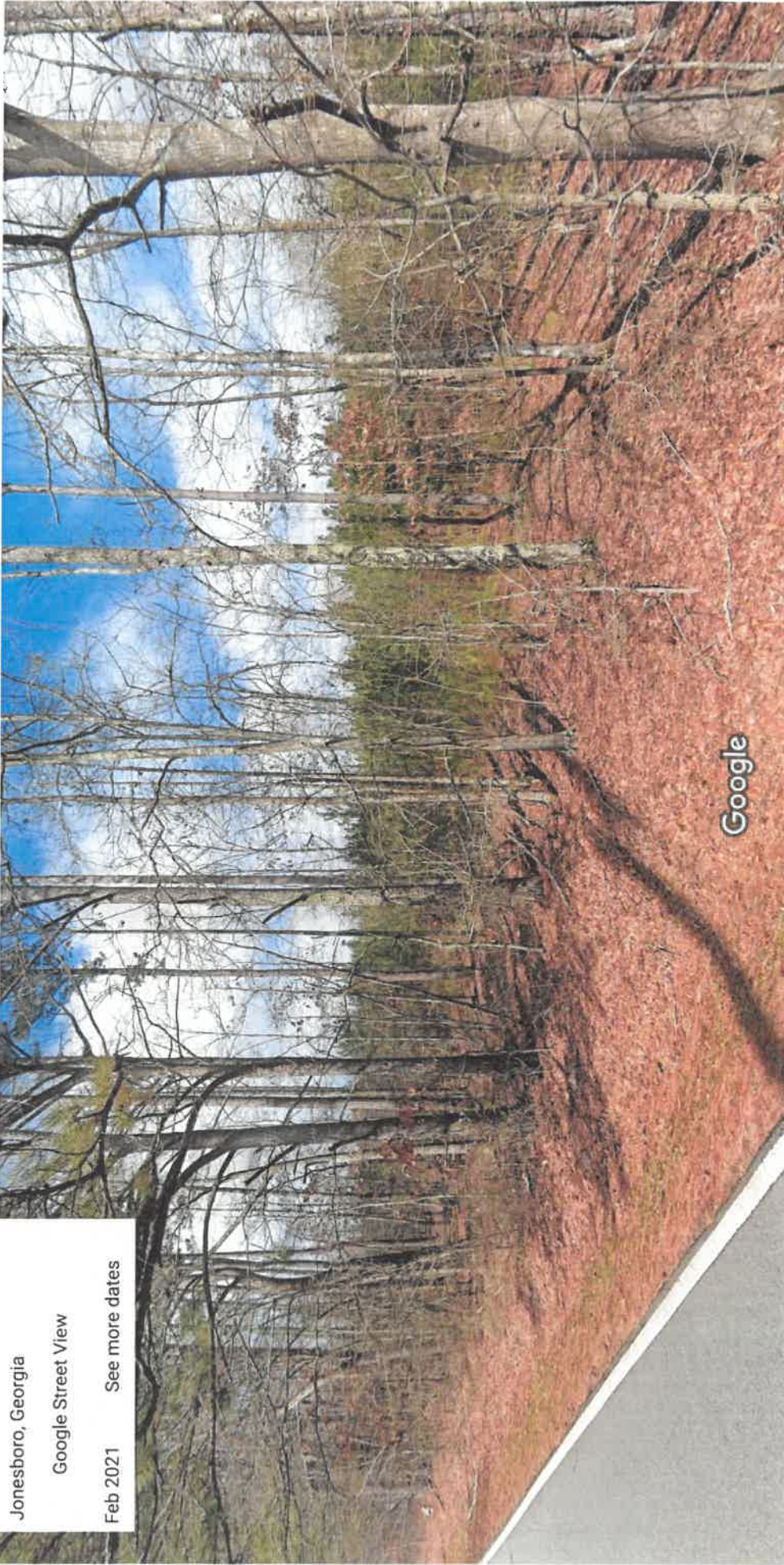
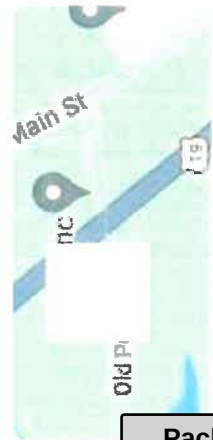


Image capture: Feb 2021 © 2024 Google



JONESBORO CITY COUNCIL

DR. DONYA SARTOR, MAYOR
 TRACEY MESSICK, MAYOR PRO TEM
 BOBBY LESTER, COUNCIL MEMBER
 BILLY POWELL, COUNCIL MEMBER
 ED WISE, COUNCIL MEMBER
 ALFRED DIXON, COUNCIL MEMBER
 DON DIXON, COUNCIL MEMBER



July 24, 2023

**Ben Hopkins
 Clayton Co. Building and Maintenance
 1376 Government Circle
 Jonesboro, Ga. 30236**

Re: Proposed Clayton County Administration Building; Tara Blvd. / Old Poston Road

Dear Mr. Hopkins:

Per the meeting today with you, Chief Merkison, Mr. Fox, and Mayor Sartor today, the City is confirming that the present location and orientation of proposed County administrative buildings off of as shown on the conceptual plan today is fine with myself and the Mayor. Per a future MOU between the City and the County, the County will handle all structural review and inspections for the development, and the City will review and approve all design and zoning related aspects for the development.

As a reminder, per an email to Claudia Haines on March 28, 2023, the property is zoned M-X, Mixed Use, and all government buildings require a conditional use hearing for that zoning. This can be heard, at the earliest, on the September 11th Council meeting. There may be design variances required as well, depending on conformity with the architectural standards of the Gateway South Overlay District and the City's parking standards. These could be heard at the same meeting as the conditional use.

Sincerely,

David D. Allen,
 Interim City Manager
 Community Development Director

Attachment: City Letter (3761 : Clayton County Government Building)



MEMORANDUM

To: Claudia Haines
Nelson Worldwide
5200 Avalon Boulevard
Alpharetta, Ga. 30009

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: February 13, 2024

Re: Notification of Request for Variances – Old Poston Road / Tara Boulevard, Parcel
Nos. 05239 240001 and 05239 033002

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, on February 12, 2024, approved your request for a variance for the above referenced property concerning the following:

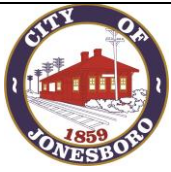
- Certain development standards for a new county government complex

No approval conditions were assigned. The Design Review Commission will need to review the design of the exterior at their next available meeting, and I will need to review the final landscape plan when the time comes.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.a.d

COUNCIL MEETING DATE
February 12, 2024

Requesting Agency

Community Development (Clayton County / Nelson Worldwide, applicant)

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Variances for new Clayton County government facility development standards

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

Sec. 86-118, Gateway South Overlay standards; Sec. 86-109, Tara Blvd. Overlay standards

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

☒ Yes ☐ No

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 Variance applications;** In late 2022 / early 2023, the decision was made by the Clayton County Board of Commissioners to move their government offices currently on Smith Street to undeveloped properties within the City of Jonesboro at the corner of Tara Boulevard and Old Poston Road, across the highway from Low Temp Industries. The two County owned parcels here are Parcel 05239 240001 and 05239 033002, both zoned City M-X (Mixed-Use) and will remain in the City. The combined parcels will consist of a new County administrative building, combining multiple facets of County government under one roof. There is also room for several future government buildings, including a new fire station. The buildings and parking areas will be interspersed throughout the site, along with lawn areas and a pavilion to make a more parklike setting.

“Executive, Legislative, and other General Government Support” requires a conditional use permit in M-X zoning. The site plan and building design presented also require a few development variances.

While being a County government building (which essentially can be approved in its own right), officials agree that it is most proper to go through the same process as a private development would, for record's sake, much like the Clayton County IT building did several years ago, just north of the subject property. Thus, the conditional use and variance applications for a county government use are routine, perfunctory measures, they are proper measures.

Fiscal Impact / Funding Source

(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.)

Conditional Use permit application, Site pictures, Site plan, Building elevations

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

Attachment: Variance Info (3761 : Clayton County Government Building)

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title		Phone	City Manager's Office
Signature		Date	

Revised 03/12/09 (Previous versions are obsolete)

The facility will help with many of the County government's space challenges. It will benefit the City in terms of the quality architecture being seen as the "second pillar" of the southern gateway into the City limits, alongside Low Temp Industries on the east side of Tara Boulevard.

The development lies within both the Gateway South Overlay and the Tara Blvd. Overlay. However, the architectural standards of the Gateway South Overlay trumps the Tara Blvd. Overlay. **Potential variance items are in red below.**

(j) *Maximum building height. 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse. Building will be 50 feet tall maximum. The old Clayton County courthouse is not within view of this property.*

(2) *Permitted primary materials. Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 70% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facades: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. (Note: With the priority being majority brick façades, the 40% window coverage requirement for the Tara Boulevard Overlay District will not be considered.) Building will be primarily cast stone masonry units, with an abundance of glass and some metal panel accents. While not exactly brick, the cast stone masonry units are a high-quality material. An abundance of glass will be very attractive, but with the glass percentage being well above 40%, it will cause the "70% full-depth brick" requirement to not be met.*

(3) *Permitted accent materials. Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies. The metal panel accents will mostly be near the roofline.*

(5) *Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council. Complies.*

(8) *Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways. Complies.*

There are two variance items in regards to Tara Blvd. Overlay standards (non-architectural), Sec. 86-109:

(2) *Street orientation. Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width.*

The main building is proposed to face the intersection corner of Tara Blvd and Old Poston Road, identical to the Clayton County IT building a little further north. This gives a better sense of entrance into the City, rather than the main entrance facing directly onto Tara Blvd and a less attractive building side facing the the intersection corner of Tara Blvd and Old Poston Road. Per the attached letter, the Mayor and Interim City Manager already gave unofficial approval of this building orientation in July 2023, in order for the conceptual drawings to progress.

(l) Parking standards. Off-street parking shall be required as in article XIII, Parking, loading and interior circulation of the zoning ordinance, except as provided below.

(1) Location. No more than 50 percent of the required number of parking spaces for a non-residential zoning district and/or use shall be located in the front yard.

Due to the desired orientation of the building already mentioned, and due to security reasons to provide protected, separated parking for government officials at the back of the building, 80% of the required parking for the main building will be located in the front yard. However, a robust landscape plan with street trees and landscape islands will be required.

The intent of the Overlay districts can still be achieved by approving these variances. This will be a quality development by the County and will prove to be a catalyst for more quality growth in the southern portion of the City.

Primary materials consists of cast stone masonry units in earth tone colors, full height glass, and metal panels

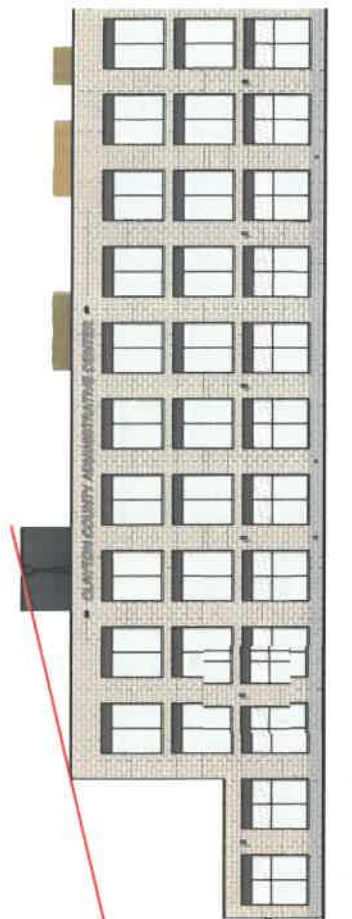


NORTHWEST CORNER

Entrance features a combination of canopies, overhangs, and display windows

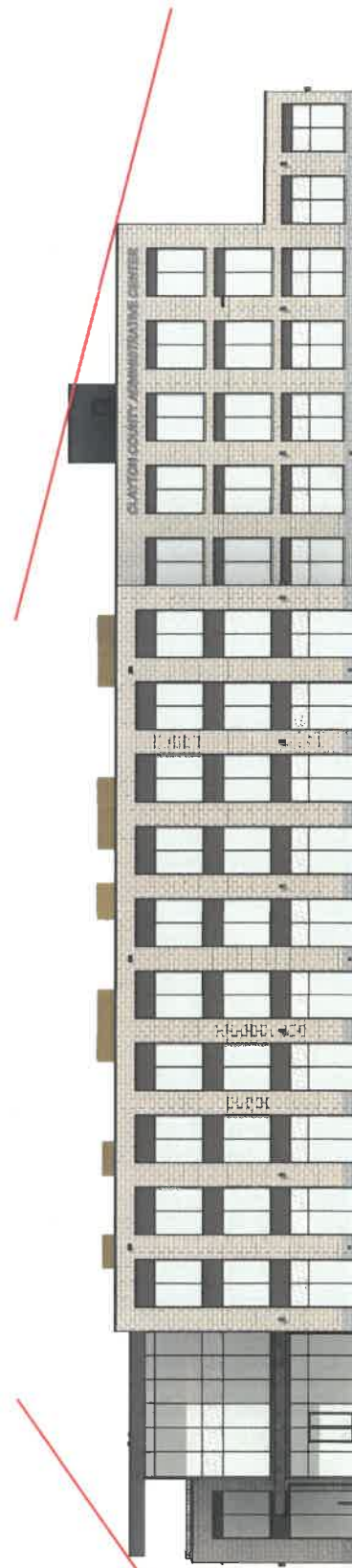


Attachment: Building Design (3761 : Clayton County Government Building)



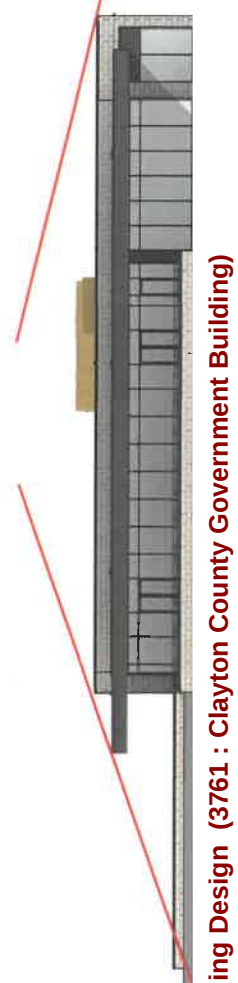
NORTH ELEVATION

Tara Blvd.



SOUTH ELEVATION

Main entry drive



5.a.e

Attachment: Building Design (3761 : Clayton County Government Building)

DEVELOPMENT SUMMARY

County Admin Building	105,000 sf	417 sp
Future Buildings	100,000 sf	300 sp
Fire Station, 3 bay	7,800 sf	22 sp

Exercise station throughout site

Future county building 30,000 sf, 200 sp

8' and 12' foot trails and nature paths

Restroom and maintenance

Gathering and picnic pavilion

Covered seating areas

Terrace levels across lawn following topography

Lawn areas for a variety of community event programming

Stormwater park with plaza overlooking pond, connected to trails and located for connection to residential community and trail network on the south side of Old Poston Road

Proposed new fire station (3 bay) with

OLD POSTON ROAD (60' ROW)

5.a.f

Attachment: Site Plan (3761 : Clayton County Government Building)

DEVELOPMENT SUMMARY

County Admin Building	105,000 sf	417 sp
Future Buildings	100,000 sf	300 sp
Fire Station, 3 bay	7,800 sf	22 sp

8' and 12' foot trails and nature paths

Restroom and maintenance

Gathering and picnic pavillion

Covered seating areas

Terrace levels across lawn following topography

Lawn areas for a variety of community event programming

Stormwater park with plaza overlooking pond, connected to trails and located for connection to residential community and trail network on the south side of Old Poston Road



Proposed new fire station (3 bay) with parking

OLD POSTON ROAD

Parking 45 spaces

Parking 45 spaces

Admin B

5.a.f



MEMORANDUM

To: Nelson Worldwide
5200 Avalon Boulevard
Alpharetta, Ga. 30009

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: April 24, 2024

Re: Notification of Request for Design Review Commission – Government Building,
Old Poston Road / Tara Boulevard, Parcel Nos. 05239 240001 and 05239 033002

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a new government building located at Old Poston Road / Tara Boulevard, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, May 1, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

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

David D. Allen
Community Development Director / Zoning Administrator

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # - b	5.b
			COUNCIL MEETING DATE May 1, 2024	
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 Bakery – 8113 Tara Boulevard; Parcel No. 13239B A001; Revised 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 Economic Development, 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>				
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> - Current Building Exterior - Revised Wall Sign Design - Meeting Notice Letter May 2024				
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, City Clerk	Date May, 1, 2024	
Signature	City Clerk's Office	





20'



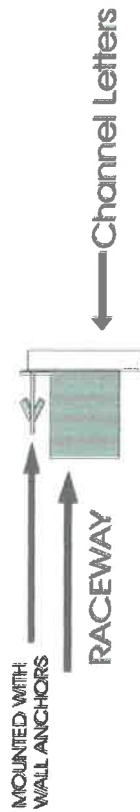
18'

Building Elevations

Attachment: Revised Wall Sign Design (3762 : 8113 Tara Blvd Bakery Sign)

120"

30" | **K-Sweetz** | 22"
| **BOBA & BAKERY** | 8"



Side view
K-Sweetz

Installation Drawing

Channel Letters Green Plastic Faces
White Returns, Green Trim Caps, Raceway
Building Color Beige

Designed exclusively for:
K-Sweetz

Date: **March 22, 2024**

Address: **8113 B Jonesboro, Georgia**

Phone: **678-471-5672**

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. 2001 Art Studio is authorized to do the work as specified above.

50% DEPOSIT REQUIRED ON ALL WORK.
BALANCE DUE UPON COMPLETION.
ANY CHARGES TO COLLECT BALANCE
IS RESPONSIBILITY OF CLIENT.

Signature:

This design is property of the designer, and may not be reproduced in any manner without written permission.

2001 ART STUDIO
SIGNS
GRAPHICS • LOGOS
PRINTING
1797 Lakewood Terrace
Atlanta, Georgia 30315
404. 627. 8778
404. 627. 0004



MEMORANDUM

To: Stephen Clinkscale

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: April 24, 2024

Re: Notification of Request for Design Review Commission – Wall Sign, 8113 Tara Blvd - Bakery, Parcel No. 13239B A001

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a revised wall sign for a bakery located at 8113 Tara Boulevard, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, May 1, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

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

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.c

- c

COUNCIL MEETING DATE

May 1, 2024

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 Townhome Development – North Main Street / Fayetteville Road; Parcel Nos. 13210D B002 and 13209C E003. New residences.

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

City Code Section 86-101 – RM Zoning Purpose and Standards; 86-100 R-A Development Standards (Revised)

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

Yes

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 – **Design Review Commission's choice of top 3 exterior designs;** In April, the Mayor and Council approved a 77-unit townhome community on 11.98 acres, parcels 13209C E003 and 13210D B007, off of North Main Street and Fayetteville Road. The property is in the extreme northern end of the City and is not in the Historic District or in any Overlay.

The approval conditions were as follows (ones in red would apply to Design Review Commission):

1. Development shall not exceed the 77 dwelling units shown.
2. Final architectural exteriors shall be subject to review and approval by the Design Review Commission.
3. A developer's agreement shall be provided to and approved by the Mayor and Council pertaining to architectural and site design elements, including streetlights. Development shall form an HOA.
4. Final landscape plan shall be subject to review and approval by the Community Development Director.
5. The development shall be subject to the requirements of the Specimen Tree Protection Ordinance, including any necessary tree replacement and / or recompense for removed specimen trees.
6. Minimum 4-foot-wide concrete sidewalks shall occur down the entire frontage of the property.
7. The standards of Chapter 66, Article VIII Street Light Districts shall apply.
8. Entrance shall not divert from the presented site plan. Entrance across from intersection of Dixie Drive and North Main Street shall remain emergency access only and shall meet the physical requirements of public safety departments.
9. Proposed street names are subject to approval by the Mayor and Council and Clayton County GIS.
10. Landscape strip along North Main Street / Fayetteville Road shall retain as many existing trees as possible.
11. No access to Tara Boulevard or the shopping center to the north of the subject property is allowed.
12. Maximum of 10% of units shall be rentals, enforceable by the HOA.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, City Clerk

Date

May, 1, 2024

Signature

City Clerk's Office

13. Townhomes shall feature variable front facades, with no two adjacent units being of identical design. There shall be provided a minimum of three front façade designs and three exterior color palettes to choose from.

14. Greenspace areas designated on the approved site plan shall provide certain amenities, as presented at the April 8,, 2024 Council meeting, to be completed prior to the Certificate of Occupancy on any units being issued.

15. Decorative fencing, as presented at the April 8, 2024 Council meeting, shall be provided along the frontage of the development, to be completed prior to the Certificate of Occupancy on any units being issued.

The City's townhome standards are referenced in these approval conditions (ones in red apply to Design Review Commission).

Sec. 86-202. - Townhouses and condominiums.

The following conditions are assigned in the CCM, R-M, H-1, H-2, and MX districts:

(1) The standards of the R-A district shall control development of townhouses and condominiums.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:

- (1) Minimum parent tract size: 87,120 square feet (two acres)
- (2) Minimum lot area per unit: 1800 square feet 1
- (3) Minimum parent tract width: 150 feet 2
- (4) Minimum front yard: 20 feet 3
- (5) Minimum side yard at perimeter of tract: 25 feet
- (6) Minimum rear yard: 35 feet
- (7) Minimum floor area per dwelling unit: 1,500 square feet
- (8) Maximum building height: Three stories
- (9) Maximum number of units per building: Eight
- (10) Maximum number of units per development: 64
- (11) Maximum density: Eight units per acre
- (12) Minimum greenspace: 15 percent of gross acreage
- (13) Minimum building separation:

Front to Front	40 feet
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1 This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.

2 Measured at the building line.

3 The required front yard on any street classified as a collector or above shall be 25 feet.

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:

(1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.

(2) Buffers shall be provided as specified in Article XV of this chapter.

(3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager.

(4) Minimum width of each townhouse unit shall be 24 feet.

(5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.

(6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation.

- (7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveway be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission.
- (8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet.
- (9) An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping.

The Inspiration Portfolio enclosed was presented to the Mayor and City Council in a April as a way of choosing the minimum three different varieties on exterior design required. The original designs had full brick on the fronts, but the intent now is to provide more variety (such as found in The Grove subdivision) and not necessarily have every unit comply with the brick / stone requirement of number (6) above.

The Design Review Commission is requested to come to a consensus recommendation on their top 3 exterior designs (at least) from the Inspiration Portfolio.

Fiscal Impact

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

Private developer

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

- Conditional Use Approval Letter April 2024
- Property Pictures
- R-A Zoning Townhome Standards
- Final Site Plan
- Exterior Options
- Other Design Elements
- Meeting Notice Letter

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

Tbd



MEMORANDUM

To: Jay Knight
Templar Development
160 Whitney Street
Fayetteville, Ga. 30214

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: April 10, 2024

Re: Notification of Request for Conditional Use Permit – Townhomes; 0 North Main Street, Parcel Nos. 13209C E003 and 13210D B002

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, on April 8, 2024, approved your request for a conditional use permit for the above referenced property concerning the following:

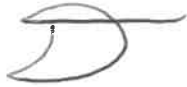
- Townhomes

The following approval conditions were assigned – 1. Development shall not exceed the 77 dwelling units shown. 2. Final architectural exteriors shall be subject to review and approval by the Design Review Commission. 3. A developer's agreement shall be provided to and approved by the Mayor and Council pertaining to architectural and site design elements, including streetlights. Development shall form an HOA. 4. Final landscape plan shall be subject to review and approval by the Community Development Director. 5. The development shall be subject to the requirements of the Specimen Tree Protection Ordinance, including any necessary tree replacement and / or recompense for removed specimen trees. 6. Minimum 4-foot-wide concrete sidewalks shall occur down the entire frontage of the property. 7. The standards of Chapter 66, Article VIII Street Light Districts shall apply. 8. Entrance shall not divert from the presented site plan. Entrance across from intersection of Dixie Drive and North Main Street shall remain emergency access only and shall meet the physical requirements of public safety departments. 9. Proposed street names are subject to approval by the Mayor and Council and Clayton County GIS. 10. Landscape strip along North Main Street / Fayetteville Road shall retain as many existing trees as possible. 11. No access to Tara Boulevard or the shopping center

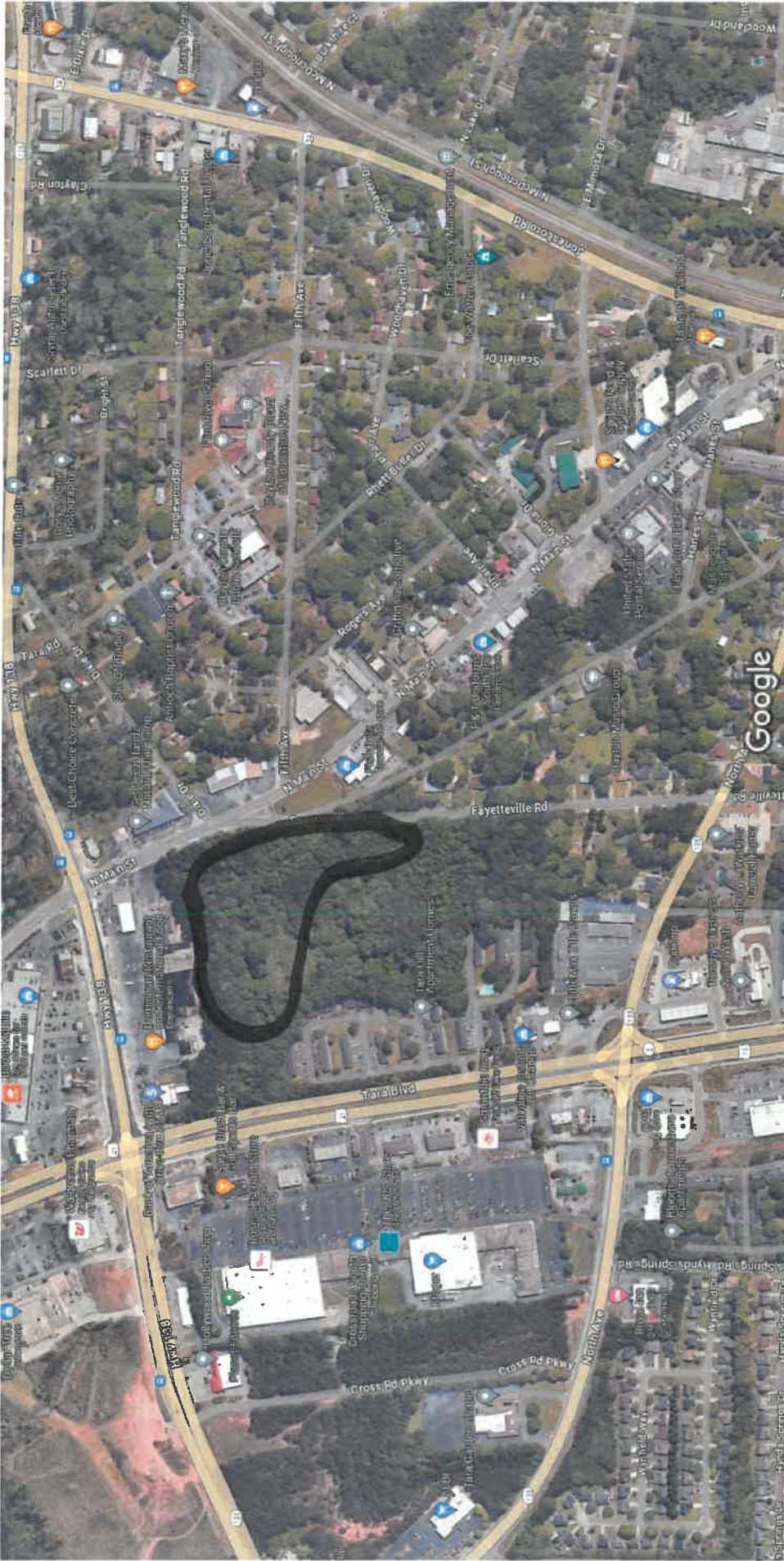
to the north of the subject property is allowed. 12. Maximum of 10% of units shall be rentals, enforceable by the HOA. 13. Townhomes shall feature variable front facades, with no two adjacent units being of identical design. There shall be provided a minimum of three front façade designs and three exterior color palettes to choose from. 14. Greenspace areas designated on the approved site plan shall provide certain amenities, as presented at the April 8,, 2024 Council meeting, to be completed prior to the Certificate of Occupancy on any units being issued. 15. Decorative fencing, as presented at the April 8, 2024 Council meeting, shall be provided along the frontage of the development, to be completed prior to the Certificate of Occupancy on any units being issued.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,



David D. Allen
Community Development Director / Zoning Administrator

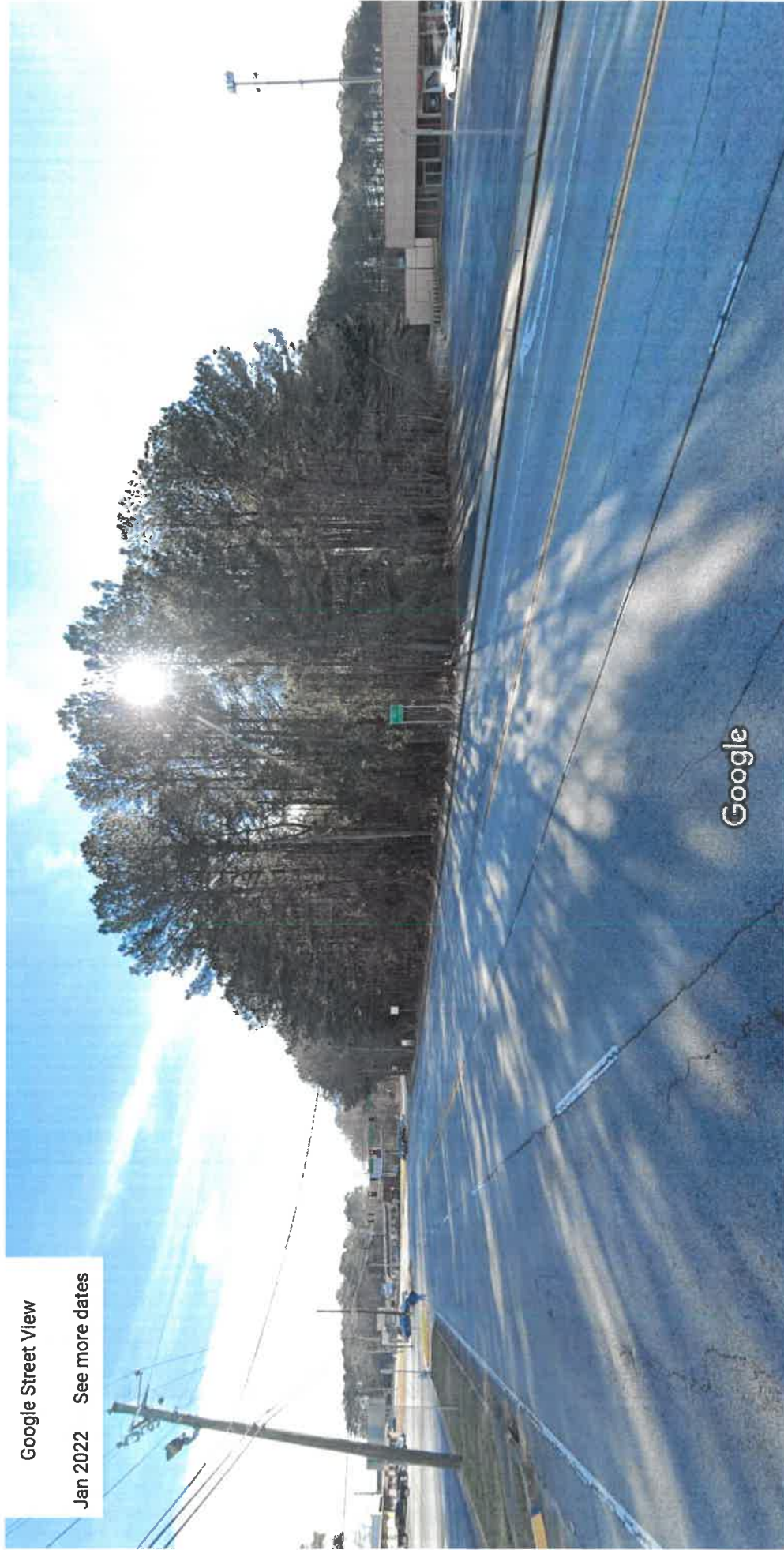


Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2024 200 ft



Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, U.S. Geological Survey, Map data ©2024 50 ft

Google Maps Jonesboro, Georgia



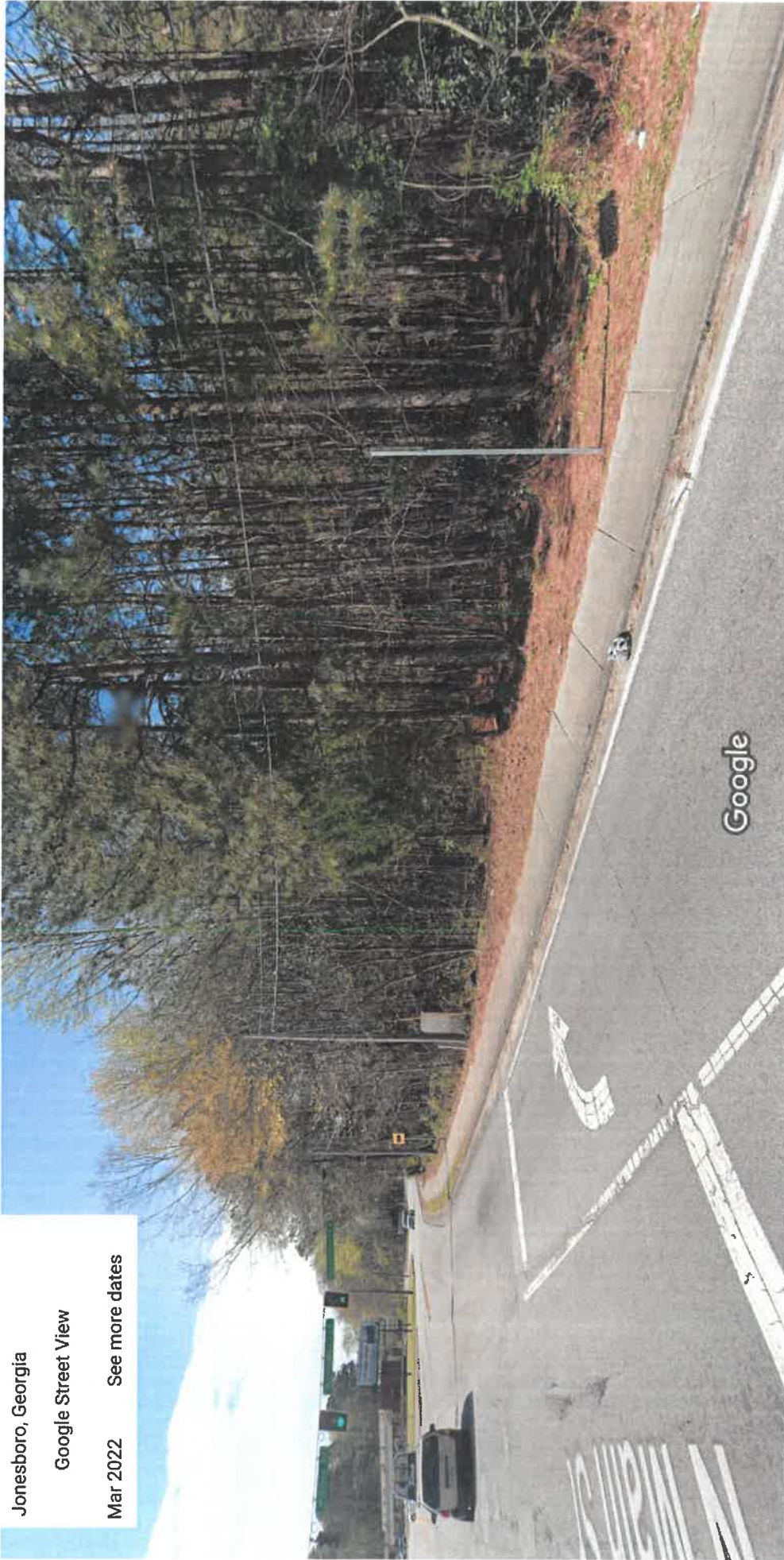
Google Street View

Jan 2022 See more dates

Image capture: Jan 2022 © 2024 Google



Google Maps 7988 N Main St



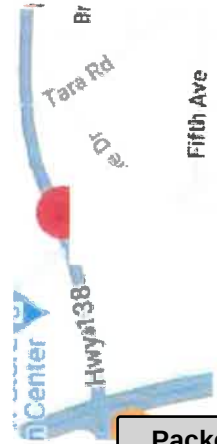
Jonesboro, Georgia

Google Street View

Mar 2022

See more dates

Image capture: Mar 2022 © 2024 Google



Google Maps 7988 N Main St

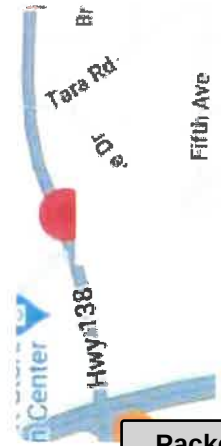
Jonesboro, Georgia

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2024 Google



Google Maps 7996 Fifth Ave

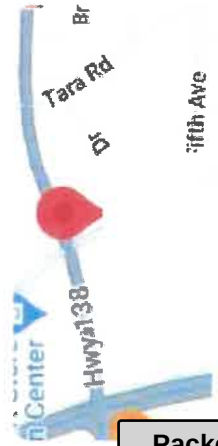
Jonesboro, Georgia

Google Street View

Mar 2022 See more dates



Image capture: Mar 2022 © 2024 Google



Google Maps N Main St

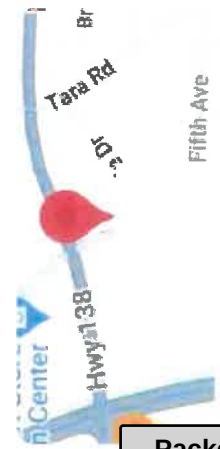
Jonesboro, Georgia

Google Street View

Jan 2022 See more dates



Image capture: Jan 2022 © 2024 Google



Google Maps 783 Fayetteville Rd



Jonesboro, Georgia

Google Street View

Dec 2021 See more dates

Image capture: Dec 2021 © 2024 Google



Google Maps 783 Fayetteville Rd

Jonesboro, Georgia
Google Street View
Dec 2021 See more dates

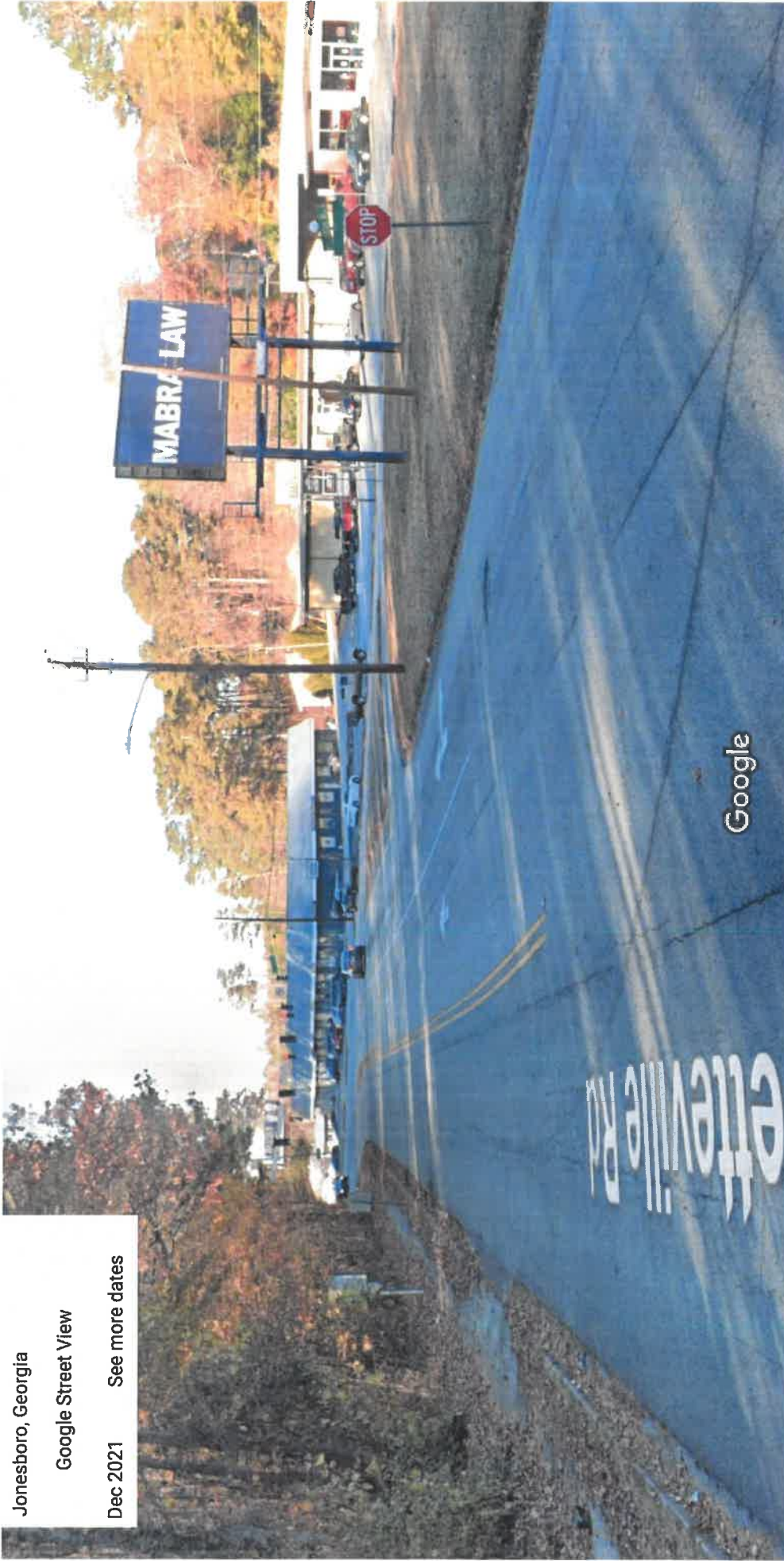


Image capture: Dec 2021 © 2024 Google



Sec. 86-100. - R-A single family attached residential district regulations.

- (a) Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive architectural styles and building materials. As such, developments facilitated by establishment of the district are restricted to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.
- (b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:
- (1) Minimum parent tract size: 87,120 square feet (two acres)
 - (2) Minimum lot area per unit: 1800 square feet ¹
 - (3) Minimum parent tract width: 150 feet ²
 - (4) Minimum front yard: 20 feet ³
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 - (6) Minimum rear yard: 35 feet
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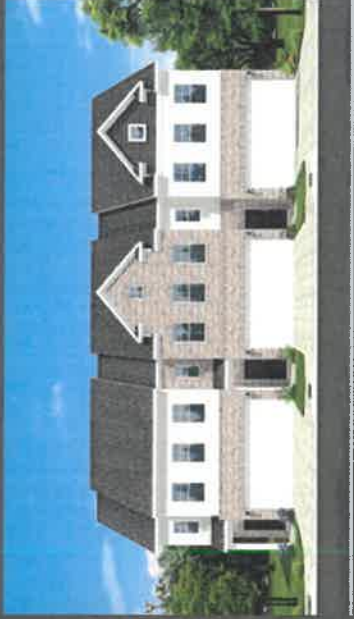
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 - (9) **An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping.**
- (d) **Renovations of existing buildings. For single-family attached residential developments involving the renovation of existing buildings that cannot meet the minimum development standards of this chapter, a variance shall be required.**



Inspiration Portfolio



2
OF
2

ENLARGEMENTS

CHEYENNE TOWNHOMES

LOCATED IN LOTS 208 & 210 OF 13TH DISTRICT, CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA

JOB NO. 23-17008

DATE: 10/2/2023

SCALE: N.T.S.

REGISTRATION NO. GA 27049

APPROVED BY: D. GREENE

CHECKED BY: D. GREENE

DRAWN BY: C. LAFIELD

DESIGNED BY: D. GREENE

NAME: _____

ACTIVITY: _____

REGISTERED PROFESSIONAL ENGINEER

DATE: 10/2/2023

PROJECT: 23-17008

PROJECT: 23-17008

civil engineers — land planning — development services

ashford engineers south, llc.

350 Virginia Highlands

Fayetteville, Georgia 30215

Tel. (678) 817-6956 Fax. (678) 817-6777

NO. DATE DESCRIPTION

1 10.15.23 REVISED TO 24" WIDE PRODUCT

2 12.14.23 CHANGED FRONT SETBACK TO 20'

3 1.8.24 REVISED ENTRANCES

4 1.25.24 REVISED ADJUTANTS

5 4.8.24 PROPOSED FIRE PIT



TYPICAL TOWNHOME PRODUCT
SCALE: N.T.S.



ENTRANCE MONUMENT SAMPLE
SCALE: N.T.S.



PROPOSED PICNIC PAVILION
SCALE: N.T.S.



PROPOSED DOG PARK
SCALE: N.T.S.



PROPOSED CHILDREN'S PLAYGROUND
SCALE: N.T.S.



PROPOSED FIRE PIT
SCALE: N.T.S.

ENGINEER

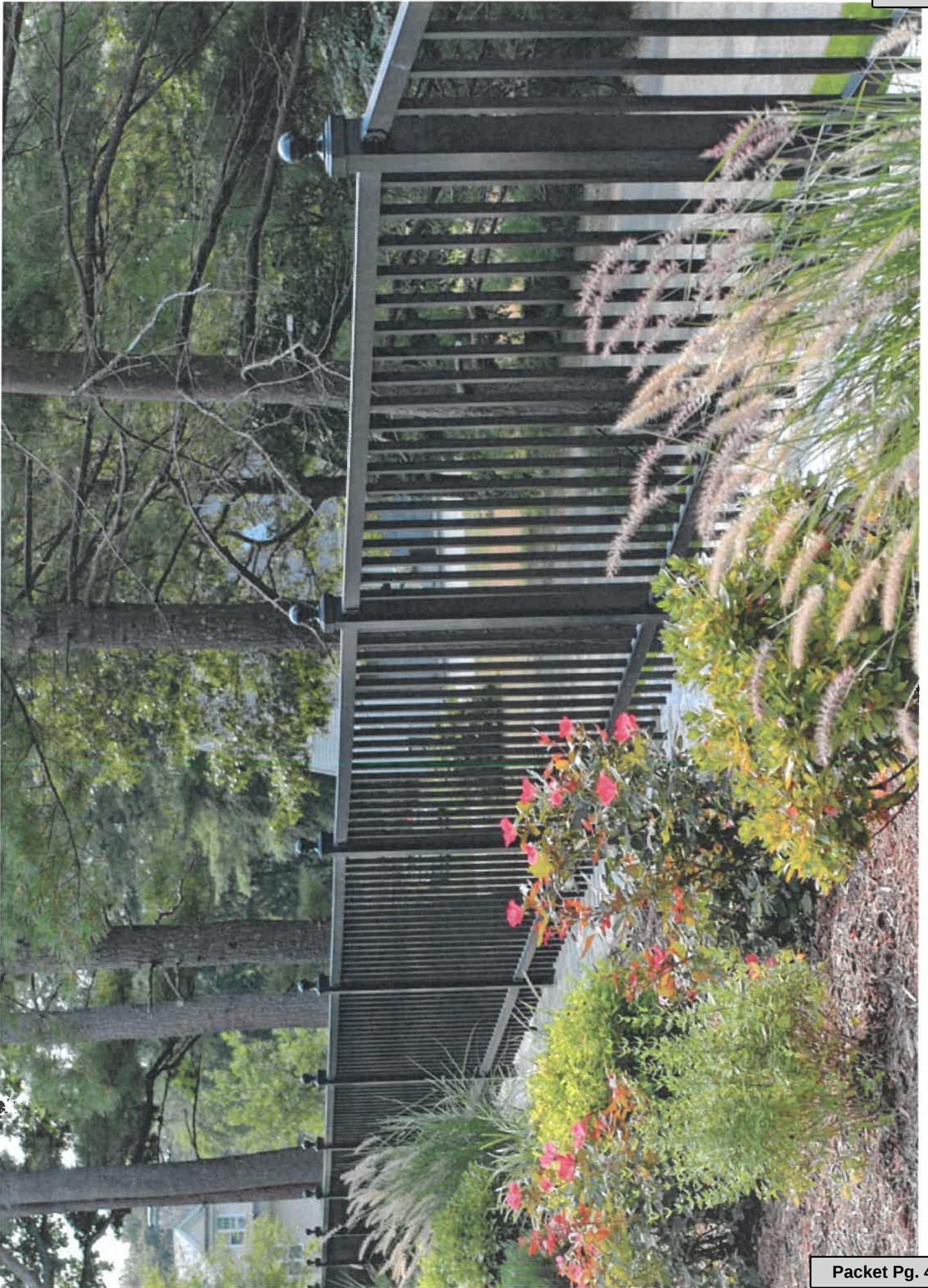
ASHFORD ENGINEERS SOUTH, LLC
350 VIRGINIA HIGHLANDS
FAYETTEVILLE, GEORGIA 30215
(678) 817-6956
CONTACT: JAY BRIGHT
ORCC: LEVEL 1 CERTIFICATION#000003575

OWNER

FAYETTEVILLE
GINGERCANE ROAD LLC
PO BOX 531
JONESBORO, GA 30217

DEVELOPER / APPLICANT

TEMPLAR DEVELOPMENT
FAYETTEVILLE, GEORGIA 30214
(770) 527-0323
CONTACT: JAY BRIGHT
EMAIL: jay@templar-dev.com



Attachment: Other Design Elements (3763 : Townhome Development - North Main Street)



MEMORANDUM

To: Jay Knight
Templar Development
160 Whitney Street
Fayetteville, Ga. 30214

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: April 24, 2024

Re: Notification of Request for Design Review Commission – Townhomes; 0 North Main Street / Fayetteville Road, Parcel No. 13209C E003

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro, Design Review Commission, has accepted your request for a review of a new townhome development located at North Main Street / Fayetteville Road, Jonesboro, Georgia 30236.

A hearing has been scheduled for Wednesday, May 1, 2024 at 4:30 pm before the Design Review Commission at 1859 City Center Way, Jonesboro to consider the request as described above. You are invited to attend if you wish. If you are unable to be a part of the meeting, then you will be informed of the recommendation on the following day.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Meeting Notice Letter (3763 : Townhome Development - North Main Street)