



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

BOARD MEETING DATE:
10/7/26 Design Review Commission

Requesting Agency (Initiator):

Tommy Hamer

Sponsor(s):

Agenda Language:

New Home – 224 Wallis Street; Parcel No. 12017A E013; Zoned R-4; Not in an overlay; Single-family, detached home for vacant lot.

Requested Action/Recommendation:

Review of New Home Exterior Design for 224 Wallis Street

Requirements for Board:

Review of Sec. 86-98 R4 Zoning Standards and Citywide Architectural Standards, Article VII

Is this Item Goal Related?

Yes

Summary and Background:

The subject property has been vacant for several years. The property lies southeast of the intersection of Wallis Street and Johnson Street. Wallis Street has always contained single-family detached housing and across Johnson Street lies the city cemetery and BHW Sheet Metal.

The subject property is not within the Historic District or any overlays. The city has very little architectural standards for those properties outside of the Historic District or overlays.

Sec. 2-303. - Powers and duties.

The design review commission has the power to make certain advisory recommendations to the city council, the historic preservation commission, and the community development department. The commission's recommendations on review items are not binding, but are intended to be utilized by the city council, the historic preservation commission, and the community development department in making informed, binding decisions.

The commission shall be authorized to:

(h) Make recommendations to the city manager and community development director regarding significant proposed developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the historic district or overlays.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:

(1) Minimum lot area: 10,480 square feet (¼-acre) Existing lot

(2) Minimum lot width: 75 feet ¹ Existing lot

(3) Minimum front yard: 25 feet ² Meets requirement

(4) Minimum side yard: 12 feet ³ Meets requirement

(5) Minimum rear yard: 25 feet Meets requirement

(6) Minimum floor area per dwelling unit: 1,600 square feet Meets requirement

(7) Maximum building height: Two stories and 35 feet Meets requirement

(8) Maximum lot coverage: 35 percent **Meets requirement**

¹ Measured at the building line.

² The required front yard on any street classified as a collector or above shall be 30 feet.

³ The minimum side yard on the street side of a corner lot shall be 20 feet.

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-4 district shall conform to the following design standards:

(1) Off-street parking shall be provided as specified in article XIII of this chapter. **Onsite driveway provided.**

(2) Buffers shall be provided as specified in article XV of this chapter. **Not applicable**

Citywide Architectural Standards – Article VII

There are some citywide, exterior architectural standards, but not as stringent as those found in the Historic District and the overlays. Some of these standards are archaic and in need of an update. It is not clear if this is “infill” development being a corner lot at the end of Wallis Street, but it is the last vacant residential lot of the “Wallis Street subdivision.”

Sec. 86-222. - Applicability.

These standards shall apply to all new single family detached construction and renovation in the City of Jonesboro. Historic residential properties within the historic residential overlay shall conform to the architectural styles of this section and the provision of the overlay. Historic properties outside the overlay are encouraged to comply with these styles and the guidelines of the overlay.

Sec. 86-223. - Jonesboro architectural styles influencing residential construction.

New single family detached construction shall be guided by the architectural styles of this section. Seven traditional dwelling types, or architectural styles, are found throughout Jonesboro's historic neighborhoods and comprise the styles the city deems appropriate for new construction. These seven dwelling types are as follows:

- Folk Victorian
- Colonial Revival
- English Vernacular
- Greek Revival
- Queen Anne
- Bungalow
- Gabled El

These styles, or elements of these styles, shall guide new construction to ensure that residential development reflects the city's architectural history and complements the established character of Jonesboro's neighborhoods. New construction need not mimic the prescribed styles in their entirety; however, distinctive elements shall be reflected in proposed construction.

This standard will be changed in the standalone architectural guideline document, hopefully adopted in 2027. None of the houses already on Wallis Street exhibit any of these standard styles. These standards are more intended for the Historic District.

Sec. 86-224. - Maximum floor area.

Maximum heated floor area of "infill" development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction and situated on both frontages. Such development shall be defined as construction or renovation of single family detached dwellings on lots of record or newly platted lots within a subdivision served by a new street or streets where a majority of the land located within a 600-foot radius of such

subdivision is developed in such single family use. New house would be at 129% above the average heated floor area of all the other houses on Wallis Street.

Sec. 86-225. - Maximum building height.

The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction. That is, infill development in neighborhoods characterized by single story dwellings shall also be single story, and so on. Every house on Wallis is single-story. This house is proposed to be two-story. However, it would be the furthest house on the end of Wallis Street, so it would not stick out as much as if it was between two single-story houses. The homes in the Grove at the other end of Wallis are two-story.

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.

Vinyl siding is prohibited in the H-1 and H-2 historic districts and the historic overlay. Owners of structures within these districts or the overlay having vinyl siding are not required to replace such siding; however, renovation of or addition to any structure having a construction cost exceeding 50 percent of the assessed market value shall comply with this section. That is, the use of vinyl on the structure being renovated or the addition shall be prohibited.

Synthetic stucco may also be permitted, provided the materials and installation fully comply with the standards of this section. "Super" brick, split-faced block, concrete masonry units, cinder blocks and textured block are prohibited with the exception of use in foundation construction. Materials found to be other than durable construction products are specifically prohibited. Hardiplank mainly to be used. Also, some stacked stone veneer. Metal roof proposed.

Sec. 86-228. - Front porches required.

All residential construction shall feature a front porch having dimensions appropriate to the scale of the dwelling and consistent with the chosen architectural style. There is a deck at the front and rear shown.

Materials and Colors of Wallis Street Houses

- Most have either a full brick front or brick "skirt." Brick is mostly dark red.
- The non-brick siding on most is white, off-white, or light colored.
- None have fully enclosed garages; some have carports.
- About half have shutters.
- All have typical gabled roofs.
- All one-story.

Further Changes Recommended for 224 Wallis Street Home

- Provide shutters at least on front windows.
- Provide more decorative accents around front door (lights, etc.).
- Change roof design?
- Hardiplank to match color of existing house next door.

- Change stacked stone veneer to brick veneer to closely match color of existing house next door. - Provide brick skirt or water table on sides.
Fiscal Impact: Private Owner
Exhibits/Supporting Documents Attached: - Property Pictures - Site Plan - Building Elevations - Building Plans - Permit Application
Contact Information: David Allen, 470-726-1625 Date Submitted:

FOLLOW-UP APPROVAL ACTION		
Typed Name and Title:	Date:	
Signature:	Form Revised 7/28/26 sj	