



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item #

COUNCIL MEETING DATE

Requesting Agency

Community Development (Cynthia Jenkins / So. Crescent Habitat for Humanity, applicant)

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

New dwelling on vacant lot

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

Section 86-98 R-4 District purpose and standards; 86-111 Historic Residential 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 house design**; Southern Crescent Habitat for Humanity has recently taken possession of several Key Street lots in an effort to build quality and affordable replacement homes in the City. They have been involved with similar houses on King Street in the past few years.

129 Key Street is zoned R-4 and is within the Historic Residential Overlay. The lot had an active house on it a few decades ago but is now vacant. A variance for minimum house size is pending in October 2026.

The proposed house will be Hardiplank on the sides and rear, and a mixture of hardi accent, brick, and stone accent on the front side (visible from the road). **While Southern Crescent wants to do quality, they are limited by budget constraints on putting the same materials on the sides and rear as they do the front.**

Exterior color scheme will be as follows:

Body color - Historical Gray N370-4A

Front Door Color - Cherry Cola

Sec. 86-111 Historic Residential Overlay

(2) New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the overlay shall guide new development. (See article VII, Architectural style and scale for guidance on specific historic styles and building materials traditionally found in Jonesboro.)

a. Scale and form.

*1. New buildings shall be compatible with the existing scale, form and placement of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, depth and building setback. **The new house will not depart significantly from the form or size of the existing houses on Key Street.***

*2. The 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. **The average***

FOLLOW-UP APPROVAL ACTION (City Manager)

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

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.)*

Site pictures, Site plan and Building elevations

Staff Recommendation**Approval**

David Allen, Community Development Director, 470.726.1625

heated floor area for all the houses on the street is 1068 square feet. At 1504 s.f., the new house is approximately 141% larger than the existing houses. The house would be the largest house on this portion of Key Street.

3. 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. **All houses on the street are one-story, as is the new house.**

b. Materials and color.

1. The predominant exterior siding material, or a modern material that creates a similar texture or appearance, shall be used. **The Hardiplank will be superior to the vinyl and wood siding on the existing houses on the street.**

2. The use of brick is encouraged for chimneys. **No chimneys are proposed.**

3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure. **Hardiplank will be used in place of vinyl.**

4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures. **Earth tone colors will be used.**

5. Neon colors are prohibited. **None proposed.**

6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development. **None proposed.**

c. Doors and windows.

1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures. **Will comply**

2. Blank wall facades are discouraged. **None**