



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item #

COUNCIL MEETING DATE

Requesting Agency

Community Development (Clayton County Tourism Authority, applicant)

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

Review of replacement mural panels

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

Sec. 86-490. Mural 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 Replacement Mural Panels

For many years, there have been large wall panels (murals) on the south side of the Arts Clayton building, displaying historical and cultural references in the Jonesboro area. The Clayton County Tourism Authority is now proposing to replace the former mural panels with updated panels, displaying other aspects of the Jonesboro area.

The property is zoned H-1 Historic District and therefore will require a Certificate of Appropriateness and Historic Preservation Commission review. **Since the replacement panels will be placed in the same location and be the same general size as the previous panels, a variance on any mural standards from the Sign Ordinance is not recommended.**

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:

- (a) Make recommendations to the historic preservation commission regarding certificate of appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the historic districts and Historic Residential Overlay, prior to the scheduled historic preservation commission hearing on the applications.
- (b) **Make recommendations to the historic preservation commission regarding certificate of appropriateness applications for proposed and replacement developments, buildings and structures (including signs) within the historic districts and Historic Residential Overlay, prior to the scheduled historic preservation commission hearing on the applications.**
- (c) Make recommendations to the mayor and city council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require variances, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (d) Make recommendations to the mayor and city council regarding proposed developments, buildings and structures (including signs) that require variances, generally within the city and, more specifically, within the Tara Boulevard

FOLLOW-UP APPROVAL ACTION (City Manager)

City Manager's
Office

Typed Name and Title

Phone

Signature

Date

Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.

- (e) Make recommendations to the mayor and city council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and/or zoning change hearings, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (f) Make recommendations to the mayor and city council regarding proposed developments, buildings and structures (including signs) that require conditional use hearings and/or zoning change hearings, generally within the city and, more specifically, within the Tara Boulevard Overlay, Arts & Entertainment District Overlay Zone or Assembly Overlay.
- (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.
- (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.
- (i) Make recommendations to the mayor and city council regarding proposed text amendments to the city zoning code.
- (j) Make recommendations to the mayor and city council regarding applicable facade grant applications for existing buildings and structures within the city.

Sec. 86-490. - Regulated signs.

(d) Murals are a type of wall sign that is painted or otherwise attached or adhered image or representation on the exterior of a building. Since murals typically cover an entire exterior wall of a building, they shall be exempt from the size and coverage restrictions of other wall signs, provided that they conform to the following restrictions. Otherwise, they shall be treated as a typical wall sign.

(1) The mural shall remain in place, without alteration, a minimum of five years after installation. The applicant shall attest to this standard on the permit application.

(2) No part of any mural shall extend beyond the building wall or freestanding wall on which it is tiled, painted, or affixed.

(3) No part of the mural shall extend more than six inches from the plane of the wall upon which it is tiled, painted, or affixed, i.e. a frame.

(4) Only oil-based alkyd enamel or polyurethane enamel, or newer 100 percent acrylic exterior paints shall be used to create murals.

(5) Murals executed using spray paint shall be limited to air brushing to ensure that high quality paint is used.

(6) An appropriate clear sealer or a suitable varnish or topcoat shall be applied to the finished mural. Graffiti resistant sealers should be chosen.

(7) No mural shall contain any element that moves, rotates, or otherwise creates a changing image or message.

(8) No mural shall use flashing or scrolling lights, an internal light source, or other similar type of light feature. External lights shining on the mural from above or below are allowed.

(9) No mural shall contain electrical or mechanical components.

(10) No mural shall be applied to a surface as a vinyl or other non-permanent material.

(11) Murals shall apply for a sign permit and shall be subject to pre-approval by the design review commission. Permit fees for murals shall be as set forth in the city fee schedule.

Replacement mural panels comply with most or all of these standards.

Design Review Commission, 7.1.26:

c. Mural – 136 South Main Street; Parcel No. 13241D C013; Zoned H-1; Proposed wall panels for Arts Clayton Building in historic district.

These replacement mural panels will be the same size and at the same location on the south side of the Arts Clayton building.

Chair Lightford asked if the murals would have neon colors. There was a discussion about using neon colors as accents versus primary colors.

Faith Akuta said that the colors were now more muted. She also presented a rough draft of a “look book” that applicants could look at for acceptable colors.

Chair Lightford asked if the new murals were commissioned by Arts Clayton. Clayton County Tourism Authority was applicant.

Chair Lightford asked if the murals could have some kind of QR code placards or other wayfinding device to inform people of who was on the murals.

A motion was made by Vice Chair Zakamarek and seconded by Member Lane to approve the new mural designs and to confirm QR codes or placards to inform people of who was on the murals. The motion passed 3–0.

Fiscal Impact / Funding Source

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

Private

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

Proposed sign elevations

Staff Recommendation

Approval

David Allen, Community Development Director