



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
May 1, 2017 – 6:00 PM

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at rclark@jonesboroga.com should you need assistance.

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - PAT DANIEL, ASSISTANT CITY CLERK**
- III. ADOPTION OF AGENDA**
- IV. INVOCATION**
- V. WORK SESSION**
 - A. Discussion regarding Conditional Use Permit No. 17CU-005 at 196 Jonesboro Road as requested by Homer Berry to allow for a Used Car Dealership.
 - B. Discussion regarding the establishment of a Jonesboro Youth City Government as requested by Councilman Alfred Dixon.
- VI. OTHER BUSINESS**
- VII. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.A

WORK SESSION –

COUNCIL MEETING DATE

May 1, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider Conditional Use Permit No. 17CU-005 at 196 Jonesboro Road as requested by Homer Berry to allow for a Used Car Dealership.

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

Section 86-163

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

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.)

The applicant, Homer Berry, is requesting a Conditional Use Permit to allow for a Used Car Dealership at 196 Jonesboro Road. As you know, this location has been a Used Car Dealership for many years; however, due to the owner vacating the property last year, a conditional use is required.

ARTICLE VI. - CONDITIONAL USES

Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by mayor and council that the proposed use conforms to the listed conditions and the standards of review of this article. Approval of conditional uses is considered a property rezoning, subject to the procedural requirements of article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the mayor and council pursuant to the provisions of this chapter, **once activity authorized by a conditional use has been discontinued for a period of 90 days, the conditional use shall expire without further action by the mayor and council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the mayor and council.** In making the decision regarding whether or not a conditional use has been discontinued, the zoning administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

Facts:

1. According to the City's 2025 Future Land Use Map, the property is identified as "Commercial." This particular zoning designation is established to accommodate intense retail and service commercial uses along Jonesboro's arterial highways. A broad range of such uses anticipates traffic from surrounding areas traveling through the city and affords a broad segment of the business community access to the large customer volumes associated with such locations. The automobile is the principal means of transit for shoppers in this district, and convenient on-premises parking is a primary concern. Given the value of arterial locations intended to capture heavy retail traffic, such industrial uses as manufacturing, distribution and processing are prohibited in order to reserve high visibility

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City Manager

Date

May, 1, 2017

Signature

City Clerk's Office

and enhanced access locations for highway commercial uses.

5.A

2. The current use of the site is geared solely towards commercial usage (existing car lot) and has potential to remain the same over the next few years.

Conditions:

Sec. 86-163. - NAICS 441110/44112 Car dealers, new or used and car dealers, used.

The following conditions are assigned in the C-2 district:

- (1) The primary use of the property shall be retail sales of vehicles.
- (2) All vehicle servicing shall be performed in an entirely enclosed structure.
- (3) No vehicles that are in a state of disrepair shall be displayed.
- (4) Automotive repair shall be operated only as an accessory to a new car dealership.
- (5) No outdoor storage of parts, materials or equipment shall be permitted.

Fiscal Impact

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

- Application Fee - \$700.00
- Occupational Tax – Based upon gross receipting

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

-

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

Approval



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

Mr. & Mrs.
 Stelios
 470-
 269-
 5139

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$700.00 (Non-Refundable).

Date of Application: 03/27/2014

Property Owner Authorization

I (We) Homer J Berry the
 owner(s) of the following property located at: 196 Jonesboro Rd,
Jonesboro GA 30236

Tax Parcel Number: 12048CA005 Size of Property: _____

Located in Zoning District _____ do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

Used Car Lot

Property Owner Information

Name: Homer J Beery
 Mailing Address: 5992 Old Dixie Hwy
 City: Forest Park State: GA Zip: 30297
 Phone: (Day) 404-343-2634 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: Petya A Kyriacou
 Mailing Address: 4045 Terramont Drive
 City: Roswell State: GA Zip: 30076
 Phone: (Day) 470-269-5139 (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: 1 Office Building and Garage
 Property address: 196 Jonesboro Rd, Jonesboro GA 30231
 Surrounding Uses and Structures: (See Official Zoning Map): _____
 Surrounding Zoning: _____
 North: _____ South: _____ East: _____ West: _____
 Details of Proposed Use: Used Car Lot
 Public Utilities: Water, electricity, gas, internet, phone
 Access, Traffic and Parking: in front of office, access from Hwy 54
 Special Physical Characteristics: fenced lot, signs

Attachment: 196 Jonesboro Rd. Sparta Auto - Application (1144 : Affordable Cars R Us)

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

Site plan for 196 Jonesboro Rd Jonesboro Ga 30236

The property is owned by Homer Berry, 6903 Doncaster Rd. Jonesboro Ga. 30236

The applicant for the zoning Petya Kyriacou. 1045 Terramont Dr. Roswell Ga. 30076

The nature and proposed use of the property is for the use of a retail used car business. This is and has been the nature of this building and property for over forty years.

The Boundary survey was done on 4/16/2016 and recorded. They have not changed.

This site plan was done on 4/17/2017. There are no revisions to the property and none planned.

The location of the property is 196 Jonesboro Rd. Jonesboro Ga 30236 and is located within the city limits of Jonesboro. The lot size is .665 acres, inside Zoning District 4. Tax parcel #120486. There is one building with offices and a three-bay garage totaling 2010 SF. 144.87 FT on Jonesboro Rd. Property on both sides are currently zoned for business which are primarily Used Car Brokers and or dealers.

Utilities are:

Georgia Power for power service

City of Jonesboro for Water and City sewer

Georgia Natural Gas, Gas provider

Comcast, Phone and Internet

Packet Pg. 8

The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 3/27/17

Signed: [Signature]

Notary: [Signature]

SEAL

George Papanikolaou
NOTARY PUBLIC
Clayton County, GEORGIA
My Comm. Expires
10/05/2019

FOR OFFICE USE ONLY:

Date Received: 3/27/2017

Received By: Pat Daniele

Fee Amount Enclosed: \$ 700-

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Attachment: 196 Jonesboro Rd. Sparta Auto - Application (1144 : Affordable Cars R Us)

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Homera BERRY
PRINT NAME

[Signature]
SIGNATURE/DATE

APPLICANT:

Petya A Kyriacou
PRINT NAME

[Signature] 03/27/17
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE 3/27/17

SEAL

George Papanikolaou
NOTARY PUBLIC
Clayton County, GEORGIA
My Comm. Expires
10/05/2019

Attachment: 196 Jonesboro Rd. Sparta Auto - Application (1144 : Affordable Cars R Us)



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ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Petya Kyriacou
Name of Business: Sparta Auto Sales, LLC
Property's Address: 196 Jonesboro Rd, Jonesboro GA 30236
Email Address: stelios305@yahoo.com
Phone: (Day): 470-269-5139 (Evening): _____

Property Information

Current Use of Property: Used Car Lot
Proposed Use of Property (Please provide in great detail the intended use of the property):
Used Car Lot

[Signature]
Applicant's Signature

03/06/2017
Date

FOR OFFICE USE ONLY:

Current Zoning: C2

NAICS Code: 44112

Required Zoning: C2

Conditional Use Needed? ☒ Yes or ☐ No

Comments:

☐ APPROVED

DENIED ☐

Conditional Use Required per Sec. 86-163

[Signature]
Zoning Official Signature

03/08/17
Date


Attachment: 196 Jonesboro Rd. Sparta Auto - Application (1144 : Affordable Cars R Us)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 8, 2017 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use for property located at 196 Jonesboro Road, Jonesboro, Georgia 30236.

Applicant - Petya A. Kyriacou

Ricky L. Clark, Jr.
City Manager

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # -	5.B
			COUNCIL MEETING DATE May 1, 2017	
Requesting Agency (Initiator) City Council		Sponsor(s) Mr. Dixon		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding Jonesboro Youth City Government as requested by Councilman Alfred Dixon.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i>				
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> Councilman Dixon has requested that this item be discussed amongst Mayor & Council. Councilman Dixon is proposing the establishment of a Jonesboro Youth City Government to provide an opportunity for the youth of the City to acquire a greater knowledge of and appreciation for the American political system through active participation in that system. Councilman Dixon to provide additional details.				
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> •				
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Discussion				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky Clark, City Manager	Date May, 1, 2017	
Signature	City Clerk's Office	



JONESBORO YOUTH CITY GOVERNMENT

CHARTER

PURPOSES:

1. To provide an opportunity for the youth of the City Of Jonesboro to acquire a greater knowledge of and appreciation for the American political system through active participation in that system.
2. To help the Mayor and City Council to solve the problems and accomplish the goals of this community by working directly with the representatives of the youth.
3. To serve the youth of the City of Jonesboro by:
 - A. Informing the Jonesboro Municipal government of the needs and wishes of the youth.
 - B. Planning and implementing social, educational, cultural and recreational activities for youth.
 - C. Working with the Mayor, City Council, City Department Heads, schools, Chamber of Commerce, civic clubs and service organizations to provide service and leadership opportunities for the youth of the City.
 - D. To instill a feeling of positive self worth and esteem. To teach respect for the rights and property of others. To promote community pride and to eliminate potential negative influences among our future community leaders.

JONESBORO YOUTH CITY GOVERNMENT (JYCG)

May consist of a Youth Mayor, five or seven Youth City Council (YCC) members, Recorder, Treasurer, Parliamentarian Historian and committee chairs as required who are selected by the JYCG advisors and a selection committee and approved by the Youth City Council and the Mayor of the City of Jonesboro and advisors(s) (positions may be held by Council members when there is not enough youth to fill all positions).

DUTIES AND RESPONSIBILITIES OF THE YOUTH CITY COUNCIL

1. To meet once a month to conduct business or as required.
2. To develop and adopt, by majority vote, a Youth City Government Charter.
3. To modify this Charter as needed by a majority vote.
4. To present to the Mayor and City Council this Charter and all amendments for their approval.
5. To select one of its members to act as temporary Youth Council Mayor (Mayor Pro-Temp) when the Youth Mayor is absent
6. To appoint Committee chairman and members to designated committees.
7. To appoint a Youth City recorder, with the responsibility of attending all meetings and taking minutes of said meetings.
8. To appoint a Treasurer, with the responsibility to track and report financial matters to Jonesboro Youth City Government.
9. To appoint a Parliamentarian, with the responsibility to keep the Charter up to date and educate the Council about parliamentary procedure.
10. To appoint a Historian with the responsibility to update the JYCG scrapbook and to act as Deputy Recorder.
11. To pass motions and resolutions as necessary by a majority vote. A majority vote is one vote more than one half the voting members who are present.
12. To carry out the purposes of the Jonesboro Youth City Government as outlined in this Charter.

13. To plan activities for the youth of the community, coordinating all such activities with The City of Jonesboro Mayor and and the Youth City Government Advisors.

COMMITTEES

The Jonesboro Youth City Government may have five permanent committees to assist the Council in carrying out their plans, goals and projects. Each committee shall have a chair and as many members as deemed necessary by the chair and the Youth City Council. The members of the committees are to be appointed by the Youth City Council with the approval of the Youth Mayor, Youth City Council, and Youth advisor(s). Committee membership shall be for one (1) year period (committees may be combined as needed). Permanent committees shall be named as follows:

1. Committee for Service Projects
2. Committees for Special Events (Including Jonesboro Days, Downtown Street Festival, City Of Jonesboro Scarecrow Contest, Clayton County Field Day and Clayton County Special Olympics)
3. Committee for Public and Media Relations
4. Committee for Fund Raising
5. Committee for Education/Training

SELECTION PROCESS FOR YOUTH CITY GOVERNMENT

1. Submit application and supporting documentation to the City of Jonesboro.
2. Applications are reviewed by JYCG advisors. A review committee may be appointed to aid in the review/recommendation process.
3. Recommendations are presented to the City of Jonesboro Mayor and advisors for approval.
4. Applications for the position of Council member will be solicited and accepted between May 1 and May 31.

5. All other positions shall be chosen by the Youth Council members by July 15.

QUALIFICATIONS TO SERVE ON JONESBORO YOUTH CITY GOVERNMENT

1. Must be a resident of the City Of Jonesboro; Inside The City Limits
2. Must attend a Clayton County Public School, Private Institution, or home school.
3. Must be between the ages of 6th grade to 12th grade while serving on the JYCG and between the ages of 9th and 12th grade to serve as council member or youth mayor. The Council and Youth Mayor must maintain passing grades a 2.5 Grade Point Average. All Jonesboro youth are encourage to participate as committee chairs or as committee members.
4. Must maintain good citizenship.
5. Must demonstrate community interest and a willingness to serve the youth and community of Jonesboro.

REQUIREMENTS TO REMAIN ON THE JONESBORO YOUTH CITY GOVERNMENT

1. Recorder, Parliamentarian, Historian and Treasurer must attend a minimum of 80% of all JYCG meetings.
2. Committee Chairs and Committee members must attend a minimum of 80% of all Committee meetings and Youth Council meetings at which their committee has business before the Council.
3. Committee Chairs must report to the Youth Council at least one a month.
4. Must fulfill the responsibilities of the office held.
5. Must set a good example for the youth of the community.

NOTE: JYCG members can be removed from office upon violation of one of more of the above criteria and by a majority vote of the JYCC or may be placed on probation for a period recommended by the Youth Mayor and approved by the Youth Council. Individuals removed from JYCC have 10 days in which to submit a written appeal. The JYCC has 10 days to review the appeal and provide a response. The decision of the JYCC is final.

LIMITATIONS ON THE JONESBORO YOUTH CITY COUNCIL AUTHORITY

1. The Jonesboro Youth City Council must have a quorum in order to conduct business. A quorum is one more than half.
2. The Charter and all amendments to the Charter are to be approved by the Youth Council with concurrence by the City of Jonesboro Mayor and City Council.
3. The agendas of all Jonesboro Youth City Government meetings are to be posted publicly at least 24 hours in advance of each meeting.
4. All activities are to be coordinated with the Jonesboro Youth City Government Advisor and the City of Jonesboro Mayor.

TERMS

1. Terms of the Youth Mayor/Council, Committee Chairs and members will be concurrent with the school year. (Actual term being from September 1 to August 31st.)
2. If a Youth City Government member has previously been removed for cause, they may apply the next year. If chosen as a member they will be placed on an automatic probation period of 90 days.
3. The Youth Mayor will be chosen from the position of Youth City Council member by the currently serving Youth City Council members, by a majority vote. (In case of a tie, the JYCG advisor will vote.) Qualifications to be JYCG Mayor are:
 - 1) Served on the JYCG for one year,
 - 2) Meet the qualifications for service on the JYCG
 - 3) Maintain requirements to remain on the JYCG.

VACANCIES

Any vacancy on the JYCG, either by removal or by resignation, shall be filled by nomination of the Youth Mayor with the advice and consent of the Youth City Council.

SWEARING IN

Swearing in of the newly elected officers shall take place in September or in the case of replacement members the first City Council meeting after appointment.

JONESBORO YOUTH CITY GOVERNMENT ADVISOR

The Jonesboro Youth City Government shall have at least 2(two) advisors. Must be at least 21(twenty-one) years old The advisor will attend Youth City Government meetings and become involved, in the advisory role only, in all Youth City Government activities. The advisor shall be a resident of Clayton County, Georgia with approval from the City of Jonesboro Mayor and Council.

JONESBORO YOUTH CITY GOVERNMENT MEETING DATES AND TIME

The JYCG will meet every third Saturday 9:00 a.m.
at Jonesboro City Hall located at 124 North Ave. Jonesboro, Ga 30236

THE CITY OF JONESBORO, GEORGIA

124 North Ave.

Jonesboro, Georgia 30236

E-Mail: adixon@jonesboroga.com

Phone: 678.622.6503

Hours: 8:00 AM - 5:00 PM