



**CITY OF JONESBORO  
Regular Meeting  
170 SOUTH MAIN STREET  
July 10, 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](mailto:rclark@jonesboroga.com) should you need assistance.

**Agenda**

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS - NONE**
- VII. PUBLIC HEARING - NONE**
- VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**
- IX. MINUTES**
  1. Consideration of the Minutes of the June 12, 2017 Regular Meeting.
- X. CONSENT AGENDA – NONE**
- XI. OLD BUSINESS - NONE**
- XII. NEW BUSINESS**
  1. Consideration of Resolution #2017-07 regarding the appointment of Sylvester Ford to the Downtown Development Authority Board of Directors to fill the unexpired term of Harry Osborne set to expire September 12, 2020.
  2. Consideration of Ordinance #2017-11 establishing a ninety-two day moratorium on signs within the H-1 & H-2 District to expire October 10, 2017.

3. Consideration of the submittal of a letter, executed by the Mayor, of interest to the Georgia Department of Economic Development to officially request a Tourism Product Development Resource Team.
4. Consideration of Subrecipient Agreement for use of Community Development Block Grant Funds between Clayton County & the City of Jonesboro for Public Infrastructure Improvements at Fayetteville Road & to authorize the Mayor to execute a contract with CNC Lovejoy in the amount not to exceed \$333,305.00.
5. Consideration of Resolution #2017-005 accepting an Annexation Petition to annex three parcels: (1) 12049A B002 – 11.31 acres, 12049C D001 – 9.4 acres and 12049C C001 – 4.6 acres.
6. Consideration of adding a Concert to the 2017 Summer Concert Series to be held on October 7, 2017.

**XIII. OTHER BUSINESS**

1. Executive Session for the purpose of discussing pending and/or potential litigation.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

**XIV. ADJOURNMENT**

**CITY OF JONESBORO  
REGULAR MEETING  
170 SOUTH MAIN STREET  
June 12, 2017 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, June 12, 2017. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

**I. CALL TO ORDER - MAYOR JOY B. DAY**

**II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**

| Attendee Name      | Title                 | Status  | Arrived |
|--------------------|-----------------------|---------|---------|
| Joy B. Day         | Mayor                 | Absent  |         |
| Larry Boak         | Councilmember         | Present |         |
| Jack Bruce         | Councilmember         | Present |         |
| Alfred Dixon       | Councilmember         | Present |         |
| Billy Powell       | Councilmember         | Present |         |
| Pat Sebo           | Councilmember         | Present |         |
| Ed Wise            | Councilmember         | Present |         |
| Ricky Clark        | City Administrator    | Present |         |
| Pat Daniel         | Assistant City Clerk  | Present |         |
| Franklin Allen     | Chief of Police       | Absent  |         |
| Joe Nettleton      | Public Works Director | Present |         |
| Cable Glenn-Brooks | Executive Assistant   | Present |         |

**III. INVOCATION - LED BY WILLIAM WELLS**

**IV. PLEDGE OF ALLEGIANCE**

**V. ADOPTION OF AGENDA**

1. Motion to amend agenda to remove Item 4 from the Consent Agenda (Council to consider Ordinance #2017-09 amending Section 46-23 to be entitled Police Officer, resisting & obstruction).

|  |  |
|--|--|
| <b>RESULT:</b><br><b>MOVER:</b><br><b>SECONDER:</b><br><b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise | <b>APPROVED [UNANIMOUS]</b><br>Ed Wise, Councilmember<br>Billy Powell, Councilmember |
|--|--|

2. Motion to adopt agenda with aforestated amendments.

|  |  |
|--|--|
| <b>RESULT:</b><br><b>MOVER:</b><br><b>SECONDER:</b><br><b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise | <b>APPROVED [UNANIMOUS]</b><br>Ed Wise, Councilmember<br>Billy Powell, Councilmember |
|--|--|

**VI. PRESENTATIONS - NONE**

**VII. PUBLIC HEARING**

1. Public Hearing regarding Conditional Use Permit No. 17CU-006 at 124 South Main Street, Suite 1J as requested by Phyllis Strickland, to allow on premise tutoring services.

|                |               |
|----------------|---------------|
| <b>RESULT:</b> | <b>CLOSED</b> |
|----------------|---------------|

2. Public Hearing regarding Application #17ALC-004 requesting for consumption on premises of distilled spirits, beer & wine for the "Tylexine Cuisine" restaurant located at 8558 Tara Blvd by Talloh Gontee.

|                |               |
|----------------|---------------|
| <b>RESULT:</b> | <b>CLOSED</b> |
|----------------|---------------|

3. Public Hearing regarding zoning appeal as filed by Towya Roberts of Plait to house a beauty salon at 217 N. Main Street.

|                |               |
|----------------|---------------|
| <b>RESULT:</b> | <b>CLOSED</b> |
|----------------|---------------|

4. Public Hearing regarding Ordinance #2017-08 to amend the Charter of the City of Jonesboro to amend Sections 3.10 and 3.17 of Article III ("Administrative Affairs") & to amend Sections 2-91, 2-1, 2-292, 32-3, and 32-4 of the Code of Ordinances of the City of Jonesboro.

|                |               |
|----------------|---------------|
| <b>RESULT:</b> | <b>CLOSED</b> |
|----------------|---------------|

**VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**

**IX. MINUTES**

1. Consideration of the Minutes of the May 8, 2017 Regular Meeting.

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Billy Powell, Councilmember            |
| <b>SECONDER:</b> | Ed Wise, Councilmember                 |
| <b>AYES:</b>     | Boak, Bruce, Dixon, Powell, Sebo, Wise |

2. Consideration of the Minutes of the June 5, 2017 Work Session.

|                  |  |
|------------------|--|
| <b>RESULT:</b>   | <b>ACCEPTED [UNANIMOUS]</b>            |
| <b>MOVER:</b>    | Ed Wise, Councilmember                 |
| <b>SECONDER:</b> | Billy Powell, Councilmember            |
| <b>AYES:</b>     | Boak, Bruce, Dixon, Powell, Sebo, Wise |

**X. CONSENT AGENDA**

1. Council to consider bid as received from Duncan's Landscaping & Maintenance Company for the purchase of 75 7-Gallon Ruby Lorapetiam plants for Lee Street Park.
2. Council to consider proposal as submitted by Terracon for the purpose of conducting a Phase I Environmental Site Assessment for property located at 108 Broad Street.

3. Council to consider approval of Intergovernmental Agreement between the County Board of Elections & Registration and the City of Jonesboro to allow usage of election equipment to conduct the 2017 Municipal Election.
4. Motion to approve Consent Agenda.

|   |                             |
|---|-----------------------------|
| <b>RESULT:</b>                                      | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>                                       | Ed Wise, Councilmember      |
| <b>SECONDER:</b>                                    | Alfred Dixon, Councilmember |
| <b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise |                             |

## XI. OLD BUSINESS

1. Council to consider zoning appeal as filed by Towyah Roberts of Plait to house a beauty salon at 217 N. Main Street.

|   |                             |
|---|-----------------------------|
| <b>RESULT:</b>                                      | <b>DENIED [UNANIMOUS]</b>   |
| <b>MOVER:</b>                                       | Billy Powell, Councilmember |
| <b>SECONDER:</b>                                    | Ed Wise, Councilmember      |
| <b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise |                             |

2. Council to consider Application #17ALC-004 requesting for consumption on premises of distilled spirits, beer & wine for the "Tylexine Cuisine" restaurant located at 8558 Tara Blvd by Talloh Gontee.

|   |                             |
|---|-----------------------------|
| <b>RESULT:</b>                                      | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>                                       | Billy Powell, Councilmember |
| <b>SECONDER:</b>                                    | Ed Wise, Councilmember      |
| <b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise |                             |

3. Council to consider Conditional Use Permit No. 17CU-006 at 124 South Main Street, Suite 1J as requested by Phyllis Strickland, to allow on premise tutoring services.

|   |                             |
|---|-----------------------------|
| <b>RESULT:</b>                                      | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>                                       | Alfred Dixon, Councilmember |
| <b>SECONDER:</b>                                    | Billy Powell, Councilmember |
| <b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise |                             |

4. Council to consider Ordinance #2017-08 to amend the Charter of the City of Jonesboro to amend Sections 3.10 and 3.17 of Article III ("Administrative Affairs") & to amend Sections 2-91, 2-1, 2-292, 32-3, and 32-4 of the Code of Ordinances of the City of Jonesboro.

|   |                             |
|---|-----------------------------|
| <b>RESULT:</b>                                      | <b>APPROVED [UNANIMOUS]</b> |
| <b>MOVER:</b>                                       | Ed Wise, Councilmember      |
| <b>SECONDER:</b>                                    | Billy Powell, Councilmember |
| <b>AYES:</b> Boak, Bruce, Dixon, Powell, Sebo, Wise |                             |

## XII. NEW BUSINESS

1. Council to consider the following appointments to the Jonesboro Housing Authority:

Curtis Burrell – three (3) year term – to expire April 29, 2020

Carol Cannon – three (3) year term – to expire June 9, 2018

Allen Roark – three (3) year term – to expire September 20, 2019

Therese Guidry – [Housing Resident] one (1) year term – to expire June 13, 2018

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Billy Powell, Councilmember

**SECONDER:**

Ed Wise, Councilmember

**AYES:** Boak, Bruce, Dixon, Powell, Sebo, Wise

2. Council to consider cancellation of the July 3, 2017 Work Session Meeting, to observe July 3, 2017 as an additional holiday for employees & to hold both the Worksession & the Regular Meeting on July 10, 2017.

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Billy Powell, Councilmember

**SECONDER:**

Ed Wise, Councilmember

**AYES:** Boak, Bruce, Dixon, Powell, Sebo, Wise

### XIII. OTHER BUSINESS

1. Motion to enter Executive Session for the purpose of discussing the conveyance of real estate.

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Ed Wise, Councilmember

**SECONDER:**

Billy Powell, Councilmember

**AYES:** Boak, Bruce, Dixon, Powell, Sebo, Wise

2. Motion to Approve Resolution #2017-06 authorizing the conveyance of the City of Jonesboro's Interest in and to a portion of the parcel known as 102 North McDonough Street, located in Land Lot 241 of the 13th District to the Jonesboro Downtown Development Authority; to authorize the Mayor to execute quitclaim deed of conveyance and otherwise to perform acts necessary to accomplish the intent of this resolution.

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Ed Wise, Councilmember

**SECONDER:**

Billy Powell, Councilmember

**AYES:** Boak, Bruce, Dixon, Powell, Sebo, Wise

### XIV. ADJOURNMENT

1. Motion to adjourn.

**RESULT:**

**APPROVED [UNANIMOUS]**

**MOVER:**

Ed Wise, Councilmember

**SECONDER:**

Billy Powell, Councilmember

**AYES:** Boak, Bruce, Dixon, Powell, Sebo, Wise

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JOY B. DAY – MAYOR

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RICKY L. CLARK, JR. – CITY ADMINISTRATOR



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

12.1

-1

COUNCIL MEETING DATE

July 10, 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 Resolution #2017-07 regarding the appointment of Sylvester Ford to the Downtown Development Authority Board of Directors to fill the unexpired term of Harry Osborne set to expire September 12, 2020.

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

Pursuant to RES 2016-14, Members Must be Appointed by the Governing Authority

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, Historic Preservation

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.)*

Last month, Downtown Development Authority Board Member Harry Osborne tendered his resignation. To that end, staff is requesting the appointment of Sylvester Ford to fill Mr. Osborne's unexpired term set to expire September 12, 2020.

According to the application submitted, Sylvester is the owner of Alternative Finance & Business Strategies located at 149 South McDonough Street. Mr. Ford's background includes an MBA from the University of Phoenix and a B.S. in Political Science and Public Administration from Georgia College. To name a few, Mr. Ford is a member of the Atlanta Business League, Atlanta Airport Chamber of Commerce, Clayton County Chamber of Commerce, Council on Quality Growth and the International Economic Development Council. Mr. Ford has extensive business knowledge as well as knowledge of the Main Street Program and financial structures.

To serve on the Downtown Development Authority of the City of Jonesboro, Georgia each member must be a taxpayer residing in the City or an owner or operator of a business located within the hereinafter defined downtown development area and is a taxpayer residing in Clayton County, Georgia and not more than one of whom is a member of the Governing Body, and not less than four of whom either have or represent a party who has an economic interest in the redevelopment and revitalization of the downtown development area.

To further acquaint you with the background of Mr. Ford, his application and resume is attached.

Fiscal Impact

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

N/A

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

- Sylvester Ford - DDA Board Application
- Harry Osborne - Resignation

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City Manager

Date

July, 10, 2017

Signature

City Clerk's Office

**Approval of Sylvester Ford to Fill the Unexpired Term of Harry Osborne**

### Jonesboro DDA Board Application

1. Name: Sylvester Ford

2. Are you a resident of the City of Jonesboro? No

3. Address: 8207 Dunellen Lane  
City, County, Zip Jonesboro, GA 30238

4. Phone: (Day) 678-896-6476 (Evening) Same (Cell) Same

5. Email: Alternative Finance(@)Hotmail.com

6. How long have you been a resident in the City of Jonesboro?: AA County: 2012

7. Are you a licensed business owner in the City of Jonesboro? yes

8. Business Name: Alternative Finance + Business Strategies

9. Business Address: 149 South McDonough Street, Jonesboro GA 30238

10. How long has the business been licensed by the City? March 2017

11. Where are you currently employed? What is your current position? How long have you been with this company? (A resume may be attached to provide further professional information) Alternative Finance + Business Strategies LLC  
Managing Owner. I have been with company 2011

12. Either in the space below or on an attachment, please list any special skills or experiences you feel would be strengths for the Downtown Development Authority. (Professional experience, previous Board experience, volunteerism, personality characteristics, etc.)

Please See Resume/BIO

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# SYLVESTER FORD, MBA

alternativefinance@hotmail.com  
 149 S. Main Street Jonesboro, GA 30236  
 678-896-6476  
 www.whenbankssayno.biz

## **OBJECTIVES**

Our objective is to arrange funding for working capital, commercial real estate purchases and refinancing, economic development funding, and franchise consulting for our clients.

## **EDUCATION**

### **UNIVERSITY OF PHOENIX**

**2010 MBA**

- *President and Vice-President Gwinnett County NAACP*
- *Vice-President Homeowner Association*
- *Leadership Gwinnett Graduate*

### **Georgia College (Milledgeville, GA)**

**1983 B.S. Political Science and Public Administration**

- *First African American Student Government President*
- *First African American Student Advisory Council President to Georgia Board of Regents*

## **EXPERIENCE**

### **Alternative Finance and Business Strategies (AFBS)|**

**149 South Main Street Jonesboro, GA 30236**

#### ***Sr. Consultant***

We provide working capital and commercial real estate finance solutions to small mid-sized business owners. We also offer a new business strategy of Franchise Consultation for those seeking new career paths and enhance economic development in your community.

**Senior Loan Consultant |**

**Atlanta, GA**

***Mortgage Broker***

**Bellsouth Corporation |**

**Atlanta, GA**

***Account Executive***

#### **Affiliated Organizations:**

- Atlanta Business League
- Atlanta Airport Chamber of Commerce
- Clayton County Chamber of Commerce
- Council on Quality Growth
- Forest Park Ministerial Association (*Executive Board*)
- International Economic Development Council
- Franchise Broker's Association
- Divine Faith Ministries Member



**Harry A. Osborne**

**(770) 477.1155**

June 8, 2017

The Honorable Joy B. Day, Mayor  
 The City of Jonesboro, Georgia  
 124 North Avenue  
 Jonesboro, GA 30236

**In re: Downtown Development Authority of the City of Jonesboro, Georgia**

Dear Mayor Day:

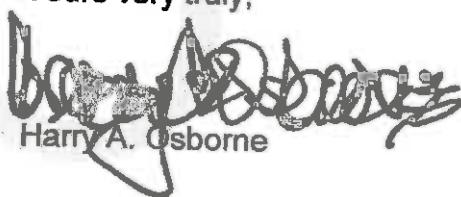
I was honored to have been appointed by the City Council to be a Director of the Downtown Development Authority of the City of Jonesboro, Georgia.

I have attempted to fulfill my responsibilities with diligence and vigor.

However, for personal reasons, I resign from the position of Director and my position as Vice-Chair of the Downtown Development Authority of the City of Jonesboro, Georgia; my resignation is effective immediately.

Thank you for the opportunity to serve the city of which I have been a resident for over thirty years.

Yours very truly,



Harry A. Osborne

HAO/me

cc:  Ricky L. Clark, Jr., City Manager  
 Joel Aviles, Chair, Downtown Development Authority of the City of Jonesboro, Georgia



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #  
**NEW BUSINESS – 2**

12.2

COUNCIL MEETING DATE  
July 10, 2017

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Consideration of Ordinance #2017-11 establishing a ninety two day moratorium on signs within the H-1 & H-2 District to expire October 10, 2017.

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

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

Yes      **Beautification, Historic Preservation**

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.)*

Recently, the City Administrator requested guidance from both the Historic Preservation Commission and the Main Street Design Committee on their opinions of issuing a moratorium as we collaborate to create a sign design standard. The quality and amount of signs on buildings has a great impact on the appearance of a downtown area, either positive or negative. Guidelines for signage that govern an entire downtown area are an effective way to achieve the best possible appearance, enhancing the potential for businesses to be successful. Sign guidelines will be written to establish consistent standards for the Downtown Jonesboro Historic District, as well as encourage creativity and give the individual building owner flexibility. The guidelines are not intended to limit design; rather, to help owners understand their building features and how they will define the appropriate scale and placement of a sign. By following this set of guidelines, each and every storefront can become an individual statement for its market, while also appearing in harmony with neighboring businesses. Different types of signs serve different purposes in a downtown area. In most areas of any downtown, first impressions may be from an automobile, and certain signs are designed to be seen from that vantage point. Other signs are intended for the pedestrian to read while strolling the sidewalk. The building or business owners choice of materials, size, scale and type of signage are reflective of the way that the sign is intended to be viewed. A general rule of identification is that any patron needs only to recognize where a business is once.

The City has worked with both the HPC, DDA & Main Street Design Committee; however, additional time is needed to prepare the official Sign Design Guideline document. To that end staff is requesting that the moratorium be extended to allow ample time to finish production of the document. The current moratorium (which was in place for 90 days) expired on July 5, 2017 and there will be a period of 5 days in which a moratorium is not in place. The new moratorium expired on October 10, 2017 (92 days from July 10) or until new regulations are adopted, whichever is sooner.

In addition, staff is requesting to work with TSW (the firm that produced Blueprint Jonesboro) in finalizing the guidelines. The final product will serve as an illustrative guide (a sort of user manual) for the existing/new regulations to make them more clear to property owners, developers, etc. The elements of the project would include:

- Allowed and prohibited sign types, including photographic examples
- Sign siting on properties, including generalized site drawings
- Sign size regulations, including generalized diagrams
- Sign materials, including photographic examples

### FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky Clark, City Manager

Date

July, 10, 2017

Signature

City Clerk's Office

- Sign application process, requirements, and fees
- All of the above would be shown for both the historic districts and other zoning districts

TSW has advised that they can complete the project for an amount not to exceed \$5,000. Staff recommends a cost sharing agreement with the Jonesboro Main Street to split the cost 50/50.

The Downtown Historic District Sign Guidelines will provide for the multiple types of commonly used signs that are required for the best business visibility. With the City of Jonesboro's rich architectural history, exemplified by distinct building styles over many periods of its history, simple "marketing" rules related to signage remain basic:

- "KEEP IT SIMPLE" • STAY IN CONTEXT • USE APPROPRIATE SCALE • FOLLOW GOOD SIGN PLACEMENT

**Fiscal Impact**

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

**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**

**WHEREAS**, the governing body of the City of Jonesboro, Georgia (“City”) is the Mayor and City Council; and

**WHEREAS**, Georgia law recognizes that local governments may impose moratoria on zoning decisions, building permits, and other development approvals where exigent circumstances warrant the same, pursuant to case law found at *City of Roswell et al v. Outdoor Systems, Inc.*, 274 Ga. 130, 549 S.E.2d 90 (2001); *Lawson v. Macon*, 214 Ga. 278, 104 S.E.2d 425 (1958); *Taylor v. Shetzen*, 212 Ga. 101, 90 S.E.2d 572 (1955); and

**WHEREAS**, the Courts take judicial notice of a local government's inherent ability to impose moratoria on an emergency basis; and

**WHEREAS**, the Georgia Supreme Court, in the case of *DeKalb County v. Townsend*, 243 Ga. 80 (1979), held that, "To justify a moratorium, it must appear first, that the interests of the public generally, as distinguished from those of a particular class, require such interference; and second, that the means are reasonably necessary for the accomplishment of the purpose, and not unduly oppressive upon individuals." The City of Jonesboro has found that the interests of the public necessitate the enactment of a moratorium for health, safety, morals and general welfare purposes by means which are reasonable and not unduly oppressive; and

**WHEREAS**, the Mayor and Council of the City of Jonesboro have, as a part of planning, zoning and growth management, been in review of the City's Ordinances relative to sign permits and the historic zoning districts; and

**WHEREAS**, the Mayor and Council deem it important to develop a comprehensive plan which integrates all of these concerns and therefore considers this moratorium a proper exercise of its police powers; and

**WHEREAS**, the Mayor and Council have always had a strong interest in the promotion of the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City streets, security of the public from crime and other dangers, promotion of health and general welfare

provision of transportation and other public requirements; and

**WHEREAS**, it is the belief of the Mayor and Council of the City of Jonesboro that the concept of "public welfare" is broad and inclusive; that the values it represents are spiritual as well as physical, aesthetic as well as monetary; and that it is within the power of the City "to determine that a community should be beautiful as well as healthy, spacious as well as clean, well balanced as well as carefully patrolled," *Berman v. Parker*, 348 U.S. 26, 75 S.Ct. 98 (1954); *Kelo v. City of New London*, 545 U.S. 469, 125 S. Ct. 2655, 162 L. Ed. 2d 439 (2005). It is also the opinion of the City that "general welfare" includes the valid public objectives of aesthetics, conservation of the value of existing lands and buildings within the City, making the most appropriate use of resources, preserving neighborhood characteristics, enhancing and protecting the economic well-being of the community, facilitating adequate provision of public services, and the preservation of the resources of the City; and

**WHEREAS**, the Mayor and Council are, and have been interested in, developing a cohesive and coherent policy regarding certain uses in the City, and have intended to promote community development through stability, predictability and balanced growth which will further the prosperity of the City as a whole; and

**WHEREAS**, the City encompasses several sensitive areas; and

**WHEREAS**, the City endeavors to protect its scenic character through undertaking proper controls on development; and

**WHEREAS**, the City regulates signage for purposes of protecting public safety in addition to the City's aesthetic interests; and

**WHEREAS**, the City seeks to maintain the status quo while evaluating whether it is necessary to revise and/or readopt its sign ordinances and, if necessary, undertaking to expeditiously revise and/or readopt its sign regulations; and

**WHEREAS**, the public health, safety, and general welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

districts during this period of evaluation and/or revision of the sign regulations.

**BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO,**

**GEORGIA** and by the authority thereof:

The Mayor and Council do hereby impose a moratorium for the period of ninety-two (92) days on the erection or installation (or any other similar action) of, or the City's acceptance of applications or issuance of permits to erect or install (or to take any other similar action regarding), signs, as defined within the Sign Ordinance of the City of Jonesboro (Article XVI of Chapter 86 of the Code of Ordinances, City of Jonesboro, Georgia), within the H-1 and H-2 historic districts of the City (collectively, the "Historic Districts"). During the course of this moratorium, City officials are directed to cease accepting applications to erect or install (or to take any other similar action regarding) any Sign within the Historic Districts. This is a temporary measure and shall be in place only until such time as the Mayor and Council and/or the Historic Preservation Commission have duly adopted a new or revised set of sign regulations applicable to the Historic Districts or until October 10, 2017, whichever comes first.

## **SECTION I**

### **IMPOSITION OF MORATORIUM**

(a) There is hereby imposed a moratorium on the erection or installation of (or any other similar action), or the City's acceptance of applications or issuance of permits to erect or install (or to take any other similar action regarding), Signs, within the Historic Districts.

(b) This moratorium shall be effective as of the date of its adoption.

(c) This moratorium shall expire on the date that Mayor and Council and/or the Historic Preservation Commission have duly adopted a new or revised set of sign regulations applicable to the Historic Districts or until October 10, 2017, whichever comes first.

(d) This moratorium shall have no effect upon approvals or permits previously issued or as to development plans previously approved by the City.

similar action regarding) signs will be accepted by an employee or officer of the City with respect to any property located within the Historic Districts, and any application so accepted for filing will be deemed in error, null and void and of no effect whatsoever and shall constitute no assurance whatsoever of any right to engage in any act, and any action in reliance on any such permit shall be unreasonable.

(f) However, notwithstanding the foregoing, a written application, including verified supporting data, documents, and facts, may be made which specifically requests a review by the Mayor and Council at a scheduled meeting of any facts or circumstances which the applicant feels substantiates a claim for the grant of an exemption from this Moratorium either by virtue of an existing vested right to proceed under the existing laws and regulations, or by virtue of exigent or emergency circumstances.

(g) The following procedures shall be put in place immediately. Under *Cannon v. Clayton County*, 255 Ga. 63, 335 S.E.2d 294 (1985); *Meeks v. City of Buford*, 275 Ga. 585, 571 S.E.2d 369 (2002); *City of Duluth v. Riverbroke Props.*, 233 Ga. App. 46, 502 S.E.2d 806 (1998), the Supreme Court stated, “Where a landowner makes a substantial change in position by expenditures and reliance on the probability of the issuance of a building permit, based upon an existing zoning ordinance and the assurances of zoning officials, he acquires vested rights and is entitled to have the permit issued despite a change in the zoning ordinance which would otherwise preclude the issuance of a permit.” Pursuant to this case, the City recognizes that, unknown to the City, de facto vesting may have occurred. The following procedures are established to provide exemptions from the moratorium where vesting has occurred:

- a. A written application, including verified supporting data, documents and facts, may be made requesting a review by the Mayor and Council at a scheduled meeting of any facts or circumstances which the applicant feels substantiates a claim for vesting and the grant of an exemption.

## SECTION II.

sentences, clauses and phrases of this Ordinance are and were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Chapter is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.

### **SECTION III.**

(a) This Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City.

(b) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

(c) The effective date of this Ordinance shall be the date of adoption unless otherwise stated herein.

(d) All Ordinances or parts of Ordinances in conflict with this Ordinance are, to the extent of such conflict, hereby repealed.

(e) The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

SO ORDAINED this the \_\_\_\_\_ day of \_\_\_\_\_, 2017.

**CITY OF JONESBORO, GEORGIA**

---

**JOY DAY, Mayor**

**Attest:**

---

**RICKY L. CLARK, JR., City Manager**

(Seal)

**APPROVED AS TO FORM:**

---

City Attorney



**CITY OF JONESBORO, GEORGIA COUNCIL**  
**Agenda Item Summary**

## Agenda Item #

- 3

12.3

## COUNCIL MEETING DATE

July 10, 2017

|   |   |
|---|---|
| Requesting Agency (Initiator)<br>Office of the City Manager   | Sponsor(s)  |
| <b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>Consideration of the submittal of a letter, executed by the Mayor, of interest to the Georgia Department of Economic Development to officially request a Tourism Product Development Resource Team.   |   |
| <b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i>  |   |
| <b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br>Yes      Economic Development, Community Planning, Neighborhood and Business Revitalization, Recreation, Entertainment and Leisure Opportunities   |   |
| Summary & Background  | <small>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</small> |
| <p>The Georgia Department of Economic Development, through the Office of Product Development, assists counties, cities, and individual tourism partners in giving new life to existing resources and in fostering new tourism projects within Georgia communities. Communities receive technical assistance and financial resources in order to create new tourism opportunities for Georgia.</p> <p>Given the historical nature of our town, our new brand, and the discovery of the Rosenwald School, staff is interested in participating in various techniques to build upon our current inventory of historical tours. After meeting with representatives from the Georgia Department of Economic Development &amp; the Clayton County Convention &amp; Visitors Bureau, staff learned of the Resource Team Program.</p> <p>In October 2009, the Tourism Product Development Office created a new initiative to focus technical assistance in the form of a reconnaissance and strategy visit to a local community interested in developing its tourism potential. The Tourism Product Development (TPD) Resource Team works to evaluate a community's past, present and potential for tourism growth and development in the future through innovative, unique local experiences.</p> <p>An official technical assistance application will need to be submitted if the City wishes to participate in the project. A precursor to the application is an official request from the local government to officially request a Tourism Product Development Resource Team. If approved by the Georgia Department of Economic Development, a Product Development Resource Team will assist the City in identifying potential viable and sustainable tourism projects in Jonesboro with a central focus on our History. This team will also recommend strategies to grow tourism. Jonesboro would be responsible for lodging and meals for 1 day for 5-8 team members.</p> |   |
| <b>Cost estimate for resource team: (based on 8 resource team members)</b>  |   |
| Hotel (1 night, 5 rooms) – \$500 - \$600  |   |
| Meals (4 meals) – \$300 - \$400   |   |
| Total – Approximately \$800 - \$1,000*  |   |

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

|   |                        |  |
|---|------------------------|--|
| Typed Name and Title<br>Ricky Clark, City Manager | Date<br>July, 10, 2017 |  |
| Signature   | City Clerk's Office    |  |

\*Transportation costs are usually a factor, but if we utilize the CVB tour bus or other city vehicles, there will be no costs besides gas. 12.3

During a Resource Team visit, the team members work in conjunction with local leadership and assess the portfolio of tourism related assets within the community relevant to the areas of heritage and cultural tourism and Agritourism. The Resource Team's objectives include inventorying and discussing those assets that are the most likely candidates for developing a tourism based economy in a community, as well as identifying obstacles that might impede the implementation of such an effort.

**Fiscal Impact**

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

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

- Tourism Product Development Resource Team - Evaluation
- Letter - Request for Resource Team - (Mayor Day)

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

**Approval**



## Georgia Department of Economic Development

### Tourism Product Development Resource Team City / County Pre-Visit Evaluation

Community Name: [Click here to enter text.](#)

Community Evaluation Date: [Click here to enter a date.](#)

Georgia Tourism Region: Choose an item.

Describe your main motivation for requesting a tourism resource team:  
[Click here to enter text.](#)

List all government and community organizations involved in requesting this tourism resource team and will be active partners in implementing the development plan:  
[Click here to enter text.](#)

List the individual name and organization represented of each member of the Tourism Organizational Evaluation Team Planning and Implementation Committee:  
[Click here to enter text.](#)

---

## General Community Information

County: [Click here to enter text.](#)

County Seat: [Click here to enter text.](#)

Other Incorporated Cities: [Click here to enter text.](#)

Other unincorporated communities: [Click here to enter text.](#)

Total Area of County in Square Miles: [Click here to enter text.](#)

City Population: [Click here to enter text.](#)

County Population: [Click here to enter text.](#)

Racial Demographics (Percent):

- White: [Click here to enter text.](#)
- Hispanic or Latino: [Click here to enter text.](#)

- Black or African American: [Click here to enter text.](#)
- Native American or American Indian: [Click here to enter text.](#)
- Asian / Pacific Islander: [Click here to enter text.](#)
- Other: [Click here to enter text.](#)

Median Income: [Click here to enter text.](#)

Local Sales Tax Rate: [Click here to enter text.](#)

Hotel / Motel Tax Rate: [Click here to enter text.](#)

What government or private organizations receive the funds from hotel / motel tax?

[Click here to enter text.](#)

Amount of hotel / motel tax or other funds allocated for tourism development or marketing in most recent budget year:

[Click here to enter text.](#)

List all hotels, motels, lodges, rental properties, RV parks and campgrounds that currently collect hotel / motel tax within your jurisdiction:

[Click here to enter text.](#)

Is your community an active member of your Regional Tourism Association? (If yes, list involvement)

[Click here to enter text.](#)

What is your community geography? Check all that apply:

- Plains
- Hills
- Mountains
- Valleys
- Rivers
- Lakes
- Swamp
- Inter-coastal Waterways
- Beaches
- Sea

Five Largest Employers within community:

1. [Click here to enter text.](#)
2. [Click here to enter text.](#)
3. [Click here to enter text.](#)
4. [Click here to enter text.](#)
5. [Click here to enter text.](#)

List private schools and colleges (technical, community, colleges, and universities):

[Click here to enter text.](#)

Are you are certified local government with a local historic preservation ordinance / commission in place?

[Click here to enter text.](#)

List any state or federally managed lands / parks / or sites within your community:

[Click here to enter text.](#)

Do you have National Historic Register Districts? If so, list.

[Click here to enter text.](#)

Do you have the following within your community?

- Convention & Visitors Bureau
- Chamber of Commerce
- Downtown Development Authority
- Development Authority
- Business Improvement District
- Community Improvement District
- Tax Allocation District
- Opportunity Zone
- Enterprise Zone

With which regional commission does your community contract with?

[Click here to enter text.](#)

Enter the last year that your community's comprehensive plan was updated? Next projected update to plan?

[Click here to enter text.](#)

List any community development plans that have been created by public or private partnerships within the past 5 years (Strategic, business recruitment, downtown development, gateway improvement, etc.):

[Click here to enter text.](#)

## Tourism Impact

Does the community currently have a tourism development plan (individual or a portion of another plan)? If so, please attach to evaluation.

[Click here to enter text.](#)

Please list and describe the community's current tourism marketing initiatives (and provide examples attached if possible):

[Click here to enter text.](#)

Does your community currently track tourism visitation or economic impact? If so, please describe:

[Click here to enter text.](#)

What is the number one reason that visitors currently come to your community?

[Click here to enter text.](#)

If a visitor stops a random citizen within your community and asks “What’s there to do in this community?”, what is the average answer among the current community?  
 Click here to enter text.

---

## Current Tourism Inventory

**Check if you have the following as a developed tourism product AND LIST the name of the attraction, business or organization:**

- **Culinary Tourism**
  - Destination Restaurant:** Click here to enter text.
  - Winery:** Click here to enter text.
  - Brewery:** Click here to enter text.
  - Distillery:** Click here to enter text.
  - Growler Store:** Click here to enter text.
  - Local food tours:** Click here to enter text.
  - Other:** Click here to enter text.
- **Arts**
  - Theatre:** Click here to enter text.
  - Museums:** Click here to enter text.
  - Public Art:** Click here to enter text.
  - Murals:** Click here to enter text.
  - Music:** Click here to enter text.
  - Local artisans and studios (pottery, painting, sculpture, carving, fine crafts, quilters, etc.) :** Click here to enter text.
  - Other:** Click here to enter text.
- **Nature / Adventure / Recreation Tourism**
  - Cycling**
    - Road cycling:** Click here to enter text.
    - Mountain biking:** Click here to enter text.
  - Zip Lining:** Click here to enter text.
  - Trails – Hiking / Walking:** Click here to enter text.
  - Horseback riding:** Click here to enter text.
  - State Parks:** Click here to enter text.
  - Canoe / Kayaking:** Click here to enter text.
  - ATVs:** Click here to enter text.
  - Water sports:** Click here to enter text.
  - Bird watching:** Click here to enter text.
  - Star gazing:** Click here to enter text.
  - Hunting:** Click here to enter text.
  - Fishing:** Click here to enter text.
  - Skeet shooting:** Click here to enter text.

- Other:** Click here to enter text.
- **Lodging**
  - Major chain hotel:** Click here to enter text.
  - Locally-owned motel:** Click here to enter text.
  - Motel / Motorcourt:** Click here to enter text.
  - Boutique Hotel:** Click here to enter text.
  - Bed and Breakfast:** Click here to enter text.
  - Lodge:** Click here to enter text.
  - Camping Site / Campground:** Click here to enter text.
  - RV Parks:** Click here to enter text.
  - Yurts:** Click here to enter text.
  - Farmstays:** Click here to enter text.
  - Air B&B:** Click here to enter text.
  - Other:** Click here to enter text.
- **Downtown**
  - Historic downtown (50 years or older) :** Click here to enter text.
  - Mix of tourist related retail / restaurants / lodging / services:** Click here to enter text.
  - Outdoor dining:** Click here to enter text.
  - Green space:** Click here to enter text.
  - Directional wayfinding signage:** Click here to enter text.
  - Other:** Click here to enter text.
- **Heritage / Historic Preservation**
  - National Historic Register Sites, Places or Districts:** Click here to enter text.
  - Driving and Walking Tours:** Click here to enter text.
  - Local Historic Districts:** Click here to enter text.
  - Historic Cemeteries with interpretation, brochures or tours:** Click here to enter text.
  - Historical Markers:** Click here to enter text.
  - House Museums:** Click here to enter text.
  - Historically Significant Structures(Depots, mills, covered bridges) :** Click here to enter text.
  - African American :** Click here to enter text.
  - Civil Rights:** Click here to enter text.
  - Native American:** Click here to enter text.
  - Military / Civil War History:** Click here to enter text.
  - Historic Gardens and Landscapes:** Click here to enter text.
  - Historic Churches:** Click here to enter text.
  - Other:** Click here to enter text.
- **Agritourism**
  - Farm Tours:** Click here to enter text.
  - You-Pick Farms:** Click here to enter text.
  - Wedding Venues:** Click here to enter text.
  - Farm Stays:** Click here to enter text.
  - Local Products (Honey, jams, cheeses, soaps):** Click here to enter text.
  - Fruit Orchards:** Click here to enter text.

- Farmers Markets:** Click here to enter text.
- Ranches:** Click here to enter text.
- Petting Zoos:** Click here to enter text.
- Seasonal (Corn Mazes / Pumpkin Patches / Christmas Tree Farms):** Click here to enter text.
- Other:** Click here to enter text.
- **Sports**
  - Professional / Minor League Teams:** Click here to enter text.
  - University Sports:** Click here to enter text.
  - Sports Venues (amateur and little-league that draws teams from 50+ miles) :** Click here to enter text.
  - Other:** Click here to enter text.
- **Film Based Tourism**
  - Film Locations:** Click here to enter text.
  - Film Tours:** Click here to enter text.
  - Film Based Businesses or Attractions :** Click here to enter text.
- **Festivals & Events**
  - Signature Events:** Click here to enter text.
  - Other:** Click here to enter text.
- **Specialty areas**
  - Haunted tours, buildings or sites (with interpretation or tours):** Click here to enter text.
  - Regional Tourism Trails:** Click here to enter text.
  - Religious Destinations:** Click here to enter text.
  - 4-H Camps / Children Camps:** Click here to enter text.
  - Other:** Click here to enter text.

**List of hotel and motels within city or county:**

Click here to enter text.

**General overview of community / county history (include all areas of history within community including African American, Native American, Civil Rights, etc.):**

Click here to enter text.

**List any notable residents or local legends (Arts, music, sports, politics, characters):**

Click here to enter text.

**List all brochures, driving tours, mobile apps and other media that your community currently offers to visitors:**

Click here to enter text.

**List all regional tourism trails or cooperative marketing initiatives that your community is currently involved in:**

Click here to enter text.

**Does your community currently partner with neighboring cities or counties on any community or tourism development or marketing initiatives?**

Click here to enter text.

## Potential Capacity for New Tourism Product

Check if your community has the capacity building any of the following products and explain the potential area of development:

- **Culinary Tourism**
  - Destination Restaurant:** Click here to enter text.
  - Winery:** Click here to enter text.
  - Brewery:** Click here to enter text.
  - Distillery:** Click here to enter text.
  - Growler Store:** Click here to enter text.
  - Local food tours:** Click here to enter text.
  - Other:** Click here to enter text.
- **Arts**
  - Theatre:** Click here to enter text.
  - Museums:** Click here to enter text.
  - Public Art:** Click here to enter text.
  - Murals:** Click here to enter text.
  - Music:** Click here to enter text.
  - Local artisans and studios (pottery, painting, sculpture, carving, fine crafts, quilters, etc.):** Click here to enter text.
  - Other:** Click here to enter text.
- **Nature / Adventure / Recreation Tourism**
  - Cycling**
    - Road cycling:** Click here to enter text.
    - Mountain biking:** Click here to enter text.
  - Zip Lining:** Click here to enter text.
  - Trails – Hiking / Walking:** Click here to enter text.
  - Horseback riding:** Click here to enter text.

- State Parks:** Click here to enter text.
- Canoe / Kayaking:** Click here to enter text.
- ATVs:** Click here to enter text.
- Water sports:** Click here to enter text.
- Bird watching:** Click here to enter text.
- Star gazing:** Click here to enter text.
- Hunting:** Click here to enter text.
- Fishing:** Click here to enter text.
- Skeet shooting:** Click here to enter text.
- Other:** Click here to enter text.
- **Lodging**
  - Major chain hotel:** Click here to enter text.
  - Locally-owned motel:** Click here to enter text.
  - Motel / Motorcourt:** Click here to enter text.
  - Boutique Hotel:** Click here to enter text.
  - Bed and Breakfast:** Click here to enter text.
  - Lodge:** Click here to enter text.
  - Camping Site / Campground:** Click here to enter text.
  - RV Parks:** Click here to enter text.
  - Yurts:** Click here to enter text.
  - Farmstays:** Click here to enter text.
  - Air B&B:** Click here to enter text.
  - Other:** Click here to enter text.
- **Downtown**
  - Historic downtown (50 years or older) :** Click here to enter text.
  - Mix of tourist related retail / restaurants / lodging / services:** Click here to enter text.
  - Outdoor dining:** Click here to enter text.
  - Green space:** Click here to enter text.
  - Directional wayfinding signage:** Click here to enter text.
  - Other:** Click here to enter text.
- **Heritage / Historic Preservation**
  - National Historic Register Sites, Places or Districts:** Click here to enter text.
  - Driving and Walking Tours:** Click here to enter text.
  - Local Historic Districts:** Click here to enter text.
  - Historic Cemeteries with interpretation, brochures or tours:** Click here to enter text.
  - Historical Markers:** Click here to enter text.
  - House Museums:** Click here to enter text.
  - Historically Significant Structures(Depots, mills, covered bridges) :** Click here to enter text.
  - African American :** Click here to enter text.
  - Civil Rights:** Click here to enter text.
  - Native American:** Click here to enter text.
  - Military / Civil War History:** Click here to enter text.
  - Historic Gardens and Landscapes:** Click here to enter text.

- Historic Churches:** Click here to enter text.
- Other:** Click here to enter text.
- **Agritourism**
  - Farm Tours:** Click here to enter text.
  - You-Pick Farms:** Click here to enter text.
  - Wedding Venues:** Click here to enter text.
  - Farm Stays:** Click here to enter text.
  - Local Products (Honey, jams, cheeses, soaps):** Click here to enter text.
  - Fruit Orchards:** Click here to enter text.
  - Farmers Markets:** Click here to enter text.
  - Ranches:** Click here to enter text.
  - Petting Zoos:** Click here to enter text.
  - Seasonal (Corn Mazes / Pumpkin Patches / Christmas Tree Farms):** Click here to enter text.
  - Other:** Click here to enter text.
- **Sports**
  - Professional / Minor League Teams:** Click here to enter text.
  - University Sports:** Click here to enter text.
  - Sports Venues (amateur and little-league that draws teams from 50+ miles) :** Click here to enter text.
  - Other:** Click here to enter text.
- **Festivals & Events**
  - Signature Events:** Click here to enter text.
  - Other:** Click here to enter text.
- **Specialty areas**
  - Haunted tours, buildings or sites (with interpretation or tours):** Click here to enter text.
  - Regional Tourism Trails:** Click here to enter text.
  - Religious Destinations:** Click here to enter text.
  - 4-H Camps / Children Camps:** Click here to enter text.
  - Other:** Click here to enter text.

List any notable residents or local legends (Arts, music, sports, politics, characters) that have significant roots in your community, and any sites, buildings or homes that have a connection to them:  
 Click here to enter text.

---

## Community TPD Resource Team Coordinator

Each participant community is required to have a Community TPD Resource Team Coordinator to plan and manage the resource team visit, follow-up research, return presentation, and initial implementation of a community tourism development plan. This coordinator can be a local government employee, leader of a community development organization, or a volunteer leader of the tourism initiative.

**Resource Team Coordinator:** [Click here to enter text.](#)

**Organization:** [Click here to enter text.](#)

**Title:** [Click here to enter text.](#)

**Phone Number:** [Click here to enter text.](#)

**Email:** [Click here to enter text.](#)

**Address:** [Click here to enter text.](#)

## Evaluation Completion

**Community Evaluation completed by:** [Click here to enter text.](#)

**Organization:** [Click here to enter text.](#)

**Title:** [Click here to enter text.](#)

**Phone Number:** [Click here to enter text.](#)

**Email:** [Click here to enter text.](#)

**Address:** [Click here to enter text.](#)

**Date:** [Click here to enter text.](#)

*I affirm that the information provided is accurate to the best of my knowledge and that my community fully supports hosting a tourism resource team to advance the tourism economy through both public and private investment. I have worked with my Tourism Project Manager on this evaluation and will involve them on the planning team.*

**E-Signature:** [Click here to enter text.](#)



July 11, 2017

Cindy Eidson,  
Director, Tourism Development  
Georgia Department of Economic Development  
758 Fifth Street, NW Suite 1200  
Atlanta, Georgia 30308

Dear Mrs. Eidson

On behalf of the City of Jonesboro Mayor & Council, I wish to officially request a Tourism Product Development Resource Team in 2017 to conduct an assessment of opportunities focusing on the History of our town with recommended strategies to grow tourism in Jonesboro. We recognize the importance of tourism as an economic development strategy and hope the Resource Team of experts will assist us in prioritizing the opportunities available here.

Our City Manager in collaboration with the Clayton County Convention & Visitors Bureau will complete the application for consideration and send the required documents to you under separate cover. Should you have any questions or need additional information about this request, please let me know. We look forward to hosting a Resource Team and further developing the potential of tourism and its economic impact for Jonesboro.

If you have any additional questions, feel free to reach out to me.

Yours in Service, I am,

Joy B. Day  
Mayor, City of Jonesboro



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #  
**NEW BUSINESS – 4**

COUNCIL MEETING DATE  
July 10, 2017

|   |  |
|---|--|
| Requesting Agency (Initiator)<br>Office of the City Manager   | Sponsor(s)   |
| <p><b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br/>Consideration of Subrecipient Agreement for use of Community Development Block Grant Funds between Clayton County &amp; the City of Jonesboro for Public Infrastructure Improvements at Fayetteville Road &amp; to authorize the Mayor to execute a contract with CNC Lovejoy in the amount not to exceed \$333,305.00.</p> |  |
| <p><b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i></p>   |  |
| <p><b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i></p>  |  |
| Summary & Background  | <p><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></p> <p>In January of 2016, Council approved an application be submitted for the Fayetteville Road Infrastructure Project Phase 2. The Fayetteville Road Improvement Project includes approximately 0.35 miles of Storm Drainage Improvements and Sidewalk Improvements. The project also includes erosion &amp; sediment control and grassing throughout the project area.</p> <p>Due to the volume of traffic on Fayetteville Road, the sidewalks have continued to degrade. In addition to the heavy traffic, the corridor also has a lot of pedestrian traffic; however, there are no sidewalks on the south end beginning at Smith Street. The current conditions of this area make it difficult for both drivers and walkers to navigate. The area does not have any type of curbing and gutters. Further, the addition of catch basins and storms drains will greatly improve drainage issues in the area.</p> <p>Upon approval of the grant application, our engineer moved forward to bid the project back in January 2017. The Bid tabulation is as follows:</p> <ol style="list-style-type: none"><li>1. GA. Development Partners, LLC - \$325,643.74</li><li>2. CNC Lovejoy, LLC - \$333,305.00</li><li>3. A1 Landscape @ Lawn Care, LLC - \$364,999.70</li><li>4. DAF Concrete, Inc - \$370,690.00</li><li>5. Construction 57, Inc - \$419,890.00</li><li>6. BTRU Construction - \$454,731.00</li></ol> <p>After moving forward with the bid, we received notification from Clayton County that HUD representatives had denied grant funding for the Fayetteville Road Sidewalk due to eligibility requirements. After several meetings with both HUD Officials and Clayton County Community Development staff, HUD (June 12, 2017) in the absence of substantial evidence, approved the grant application and determination of service area designation. The determination was based upon supporting documentation for the Enterprise Zone Designation and the proximity of the low-mod census tract information, coupled with a site visit with Mayor Day &amp; City Manager Ricky Clark.</p> <p>Once approvals were granted, our Engineer &amp; City Manager moved forward with contacting both the low bid (GA Development Partners &amp; CNC Lovejoy. Given the timing that has elapsed since the initial bid, GA Development Partners</p> |

### FOLLOW-UP APPROVAL ACTION (City Clerk)

|   |                        |  |
|---|------------------------|--|
| Typed Name and Title<br>Ricky Clark, City Manager | Date<br>July, 10, 2017 |  |
| Signature   | City Clerk's Office    |  |

advised that they would have to increase their bid by 2.5%; however, CNC Lovejoy advised that their bid would increase. 12.4

The low bid submitted by CNC Lovejoy is \$333,305 – The amount of the CDBG Grant is \$226,400 which must be expended by December 31, 2017. This leaves a remaining \$106,905 for the project. Staff recommends the utilization of SPLOST funding for this project. Currently, SPLOST balance totals \$345,508.00. There is one final outstanding pay request for Streetscape Phase II which will also be funded with SPLOST funds.

In addition, we are also responsible for paying our Engineer \$19,200 for construction administration.

Staff recommends Council approve award of contract for the PH2017 Community Development Block Grant to C&C Lovejoy in an amount not to exceed \$333,305.00.

**Fiscal Impact**

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

**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, GEORGIA COUNCIL**  
**Agenda Item Summary**

**Agenda Item #**  
**NEW BUSINESS – 5**

12.5

**Requesting Agency (Initiator)**

**Sponsor(s)**

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

Consideration of Resolution #2017-005 accepting an Annexation Petition to annex three parcels: (1) 12049A B002 – 11.31 acres, 12049C D001 – 9.4 acres and 12049C C001 – 4.6 acres.

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

## Requirement for Board Action (SIS Specific Council policy)

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

## No. 10. 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.)

On May 29, 2017 a Petition for Annexation was received for annexation of approximately 25.31 acres in the area of O'Hara and Jonesboro Road. The proposed developer, Arbour Valley Development, is seeking approval to erect a 158 unit family multi-family development which would be financed with bonds and tax credits that would have restrictions of the income of the residents. In order for the property to be contiguous, the Developer must annex two additional parcels of land. The Developer has stated that they would like to start construction sometime in 2017. This request is pursuant to the 100% method of annexation as provided by O.C.G.A. 36-36-20 et seq. which requires that the property be contiguous to the existing municipal boundary by at least 1/8 the aggregate boundary or 50 feet whichever is less

## Development Specifics

**Proposed Location:** The proposed property location is in census tract 406.11 at the corner of Jonesboro Road and O'Hara Drive, Parcel #12049A B002.

**Site Size:** 11.34 acres of zoned multifamily land

**Total Number of Units:** 158 units

**Type of Design: 3 Story Walk-up Garden Style**

## BUILDING PROPOSAL BREAK DOWN

| Bedroom Type       | Number of Units | SQFT Size: | Proposed Rent |
|--------------------|-----------------|------------|---------------|
| 1 bedroom / 1 bath | 36              | 905        | \$630         |
| 2 bedroom / 2 Bath | 86              | 1,205      | \$750         |
| 3 Bedroom / 2 Bath | 36              | 1,450      | \$825         |

## Separate 3,100 Sqft Community and Leasing Office Building Combination

After meeting with the Developers, Council members posed the following questions:

1. Fencing around the property
2. Median income wording

## **FOLLOW-UP APPROVAL ACTION (City Clerk)**

|   |                        |  |
|---|------------------------|--|
| Typed Name and Title<br>Ricky Clark, City Manager | Date<br>July, 10, 2017 |  |
| Signature   | City Clerk's Office    |  |

After notifying the County of the annexation petition, staff has received an official objection to the annexation request. The Clayton County Board of Commissioners has objected due to the proposed change in zoning or land use. Clayton County's current zoning of this parcel is Urban Village and the City of Jonesboro's proposed zoning is Multiple Family Residential. The Urban Village zoning district is a mixture of office, recreation, and employment centers; residential uses are not permitted in the zoning district. \*Note – Upon acceptance of the annexation petition, Clayton County had not changed their zoning districts to this new Urban Village.

Should Mayor & Council wish to dispute the objection request from Clayton County, state law provides that a Arbitration Panel must be convened. Arbitration is intended to provide the parties with an opportunity outside of court to have a complete airing of their claims with a decision rendered by a neutral individual or panel. The panel is not authorized to approve or deny any particular annexation proposal, but may or may not choose to attach zoning, land use or density conditions to the property in question for one year. The panel may also propose reasonable mitigating measures as to an objection involving infrastructure demands. The city considering the annexation may take one of the following actions: 1) annex the property subject to the zoning, land use or density conditions established by the panel; 2) abandon the annexation; or 3) if the panel does not impose any zoning, land use or density conditions, annex the property per the zoning contained in the notice given to the county.

If the panel determines that the objection is not valid, the work of the arbitration panel stops there. The panel will issue its decision finding that the objection is not valid and the parties to the process are then free to appeal that decision. Only if the arbitration panel finds that the objection is valid does it proceed to consider the facts and arguments presented by the parties and the factors for decision-making set forth in the statute.

**Purpose.** The R-M **multifamily** residential district is established to provide for **multifamily** dwellings on properties having a minimum area of two acres. The district accommodates residential development at a maximum density of eight units per acre and is intended to serve a rental market in which attached units are available in a setting with common amenities and greenspace. R-M districts are expected to develop near public transit and along transportation corridors. Such developments may be established at the margin of neighborhood commercial districts, community shopping districts and employment centers, and represent a transition from office and commercial uses to lower density neighborhoods.

**Fiscal Impact**

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

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

- Annexation Packet - Arbour Valley Development, LLC
- Jonesboro Development Package 10-10-16 (002)
- Elevations
- Aerial Map Close

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

**Denial**



Sent via certified mail

May 31, 2017

Re: Annexation of Parcels indicated as Map Code No:

12049A B002 - 11.31 acres  
 12049C D001 - 9.4 acres  
 12049C C001 - 4.6 acres

Honorable Chairman Jeffrey E. Turner  
 Clayton County Board of Commissioners  
 Clayton County Administration  
 112 Smith Street  
 Jonesboro, Georgia 30236

Dear Chairman Turner:

Please be advised that the City of Jonesboro, Georgia, by the authority vested in the Mayor and the City Council of the City of Jonesboro, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex and rezone the property herein described, by ordinance, at a regular meeting of the Mayor & City Council.

This notice has been sent to you via certified mail, return receipt requested, within five (5) business days of acceptance of a petition for annexation by the City of Jonesboro in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and following receipt of an application for zoning pursuant to O.C.G.A. § 36-36-111. The application is attached as Attachment A.

The property to be annexed and rezoned includes the following:

- "SE Corner at the intersection of Jonesboro Road & O'Hara Drive, Land Lot 49 of the 12<sup>th</sup> District, 9.4 acres, Map Code No: 12049C D001." (See Legal Description: Attachment B, attached). The present county zoning is H1 (Heavy Industrial) and the proposed municipal zoning is M-1 (Light Industrial ).
- "NE corner at the Intersection of Jonesboro Road and O'Hara Drive, Land Lot 49 of the 12<sup>th</sup> District and Land Lot 208 of the 13<sup>th</sup> District, 11.31 acres, Map Code 12049A B002." (See Legal Description : Attachment C, attached). The present county



zoning is RM (Multiple Family Residential) and the proposed municipal zoning is RM (Multifamily Residential).

- "Point at Jonesboro Road, Land Lot 49 of the 12<sup>th</sup> District, 4.6 acres, Map Code 12049C C001." (See Legal Description : Attachment D, attached). The present county zoning is GB (General Business) and the proposed municipal zoning is C-1 (Neighborhood Commercial District).

Pursuant to O.C.G.A. § 36-36- and O.C.G.A. § 36-36-9, you must notify the Mayor and City Council, in writing and by certified mail, return receipt requested, of any County facilities or property located within the territory to be annexed within five (5) business days of receipt of this letter.

Should Clayton County have an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, the County must notify the Mayor of the City of Jonesboro within thirty (30) calendar days of the receipt of this notice.

Respectfully Submitted, I am,

A handwritten signature in black ink, appearing to read "R. Clark".

Ricky L. Clark, Jr., CMC  
City Manager

Enclosures

cc:

Joy Day, Mayor, City of Jonesboro  
Steve Fincher, City Attorney  
Sonja Singleton, Commissioner District 1  
Gail Hambrick, Commissioner District 2  
Felecia Franklin-Warner, Commissioner District 3  
Michael Edmonson, Commissioner District 4 Vice-Chairman  
Patrick Ejike, Director Clayton County Community Development



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

## ANNEXATION APPLICATION 100% METHOD

### APPLICATION FEE: \$600

One (1) original and 10 copies of application and all other required item must be submitted to the City Planner's Office. All information to be presented to the City Council should be assembled.

Completed application forms signed by 100% of the land owners and/or electors (in the case of existing residential property owners) residing in the area to be annexed and by owners of not less than 100% of the total land area, by acreage.

The application contains a "Contiguity Statement" which must be signed by an engineer or surveyor and meets all contiguity requirement as stated in O.C.G.A. § 36-36-20. Annexation cannot create any unincorporated islands (O.C.G.A. § 36-36-4).

Current land survey by a Registered Surveyor that includes a legal description and lists acreage to be annexed. O.C.G.A. § 36-36-21

Utility Availability Letters – A company letter from the following areas of service must be obtained to confirm service availability: power, gas, water, sewer, etc.

Property Owner Authorization Form (attached). Signatures required.

*Gas - NA*

A public hearing will be held by the Jonesboro City Council on the 2nd Monday of the month for action on the provided annexation request. Petitioner will be notified by Certified Mail for subject dates.

All forms must be completed and returned to:

City Planner  
Jonesboro City Hall  
124 North Avenue  
Jonesboro, GA 30236

**General Information**Name of Applicant: Arbour Valley Development, LLCMailing Address: 242 Inverness Center DriveCity: Birmingham State: Alabama Zip: 35242Phone: (Day) 205-981-3300 (Evening) 205-981-3274Address of the subject property Northwest corner at the intersection of Jonesboro Road and O'Hara Drive, Jonesboro, Ga 30236 ID# 12049A BThe size/acreage of the subject property 11.31The proposed land use category of the subject property upon annexation RMCurrent Clayton County Zoning Classification(s) RMDesired City of Jonesboro Zoning Classification(s) RMIf any, list the number of structures that are shown on the property of annexation None

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is as follows:

*[Insert complete description of land to be annexed.]*

See attached.

## Legal Description 11.31 Acres

All that tract or parcel of land lying and being in Land Lot 49 of the 12th District and Land Lot 208 of the 13th District of Clayton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the northwesterly right-of-way line of State Route 54, also known as Jonesboro Road, (100 foot right-of-way) and the northeasterly right-of-way line of O'Hara Drive (80 foot right-of-way), thence running north 85 degrees 09 minutes 15 seconds west a distance of 776.64 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 84 degrees 38 minutes 37 seconds west a distance of 137.70 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 84 degrees 25 minutes 23 seconds west a distance 131.82 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 83 degrees 22 minutes 42 seconds west a distance of 230.58 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 85 degrees 09 minutes 28 seconds west a distance of 388.96 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 86 degrees 08 minutes 33 seconds west a distance of 57.29 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 86 degrees 08 minutes 33 seconds west a distance of 120.00 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 00 degrees 11 minutes 38 seconds west a distance of 602.09 feet to a point; thence running north 73 degrees 18 minutes 57 seconds east a distance of 744.00 feet to a point; thence running north 73 degrees 20 minutes 17 seconds east a distance of 363.09 feet to a point; thence running north 73 degrees 20 minutes 17 seconds east a distance of 308.68 feet to a point; thence running south 01 degrees 45 minutes 36 seconds west a distance of 310.85 feet to a point; thence running south 88 degrees 19 minutes 30 seconds east a distance of 665.20 feet to a point on the northwesterly right-of-way line of State Route 54; thence running south 11 degrees 40 minutes 22 seconds west a distance of 171.79 feet along the northwesterly right-of-way line of State Route 54 to a point; thence running south 11 degrees 40 minutes 22 seconds west a distance 687.16 feet along the northwesterly right-of-way line of State Route 54 to a point which is also the Point of Beginning, said tract containing 37.762 acres, and being more particularly described on that certain survey prepared for Dr. M. S. Zakaria, dated December 18, 1987 and certified by Lum C. Hall, Georgia Registered Land Surveyor No. 1050.

**LESS AND EXCEPT** that portion of subject property conveyed by Limited Warranty Deed from Mohammad Al-Mulki, Majed S. Zakaria, Nabil I. Elsahy, A. Victor Kubbeh, Constantine Babliaros, Joseph N. Saba, M. Asem Kashian and Rafik B. Kashian to Columns O'Hara Drive Development, LLC, a Georgia limited liability company, dated April 27, 2004, filed April 28, 2004 and recorded in Deed Book 7498, Page 116, aforesaid records.

## 100 PERCENT METHOD OF ANNEXATION

## PETITION

05/29/17

(Date of Submission to the City)

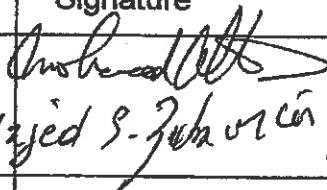
To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

Parcel id # 12049A B002

## Land Owners

| Name (Print)                                    | Address (Print)                             | Signature  | Date (Print)       |
|---|---|--|--------------------|
| 1 Zakaria Majed S & Al-Mulki<br>Mohammad & ETAL | 1275 Vintage Club Drive<br>Duluth, GA 30097 | <br>Majed S-Zakaria | 4/13/17<br>4/13/20 |
| 2   |   |  |                    |
| 3   |   |  |                    |
| 4   |   |  |                    |

### Property Owner's Authorization Form

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

Name of Owner: Mohammed Al-Mulki

Mailing Address: 1136 Cleveland Ave, S19, East Point, GA 30344

Telephone Number: 404-761-3525

Address of Subject Property: Parcel ID # 12-0649A-00B-002

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.

Owner Signature: Mohammed Al-Mulki

Date: 4/13/2017

#### Notary Public

I hereby certify that Mohammed Al-Mulki signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 13 Day of April, 2017

Cheryl Reyes  
Notary Public, Henry County, Georgia

My Commission Expires

June 11, 2020

[place notary seal here]

Notary Public Signature: Cheryl Reyes

### Property Owner's Authorization Form

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

Name of Owner: Dr. Majed Zakaria

Mailing Address: 1215 Vintage Club Dr. Duluth GA 3009

Telephone Number: 678-957-9293

Address of Subject Property: Parcel ID # 12-0049A-00B-002

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.

Owner Signature: Majed S. Zakaria Date: 4/13/2017

#### Notary Public

I hereby certify that Majed Zakaria signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 13 Day of April, 2017

[place notary seal here]

Cheryl Reyes  
Notary Public, Henry County, Georgia  
My Commission Expires

June 14, 2020

Notary Public Signature:

Cheryl Reyes

**General Information**Name of Applicant: Arbour Valley Development, LLCMailing Address: 242 Inverness Center DriveCity: Birmingham State: Alabama Zip: 35242Phone: (Day) 205-981-3300 (Evening) 205-981-3274Address of the subject property Southeast corner at the intersection of Jonesboro Rd. and O'Hare Dr., Jonesboro, Ga 30236 ID# 12049C D001The size/acreage of the subject property 9.4The proposed land use category of the subject property upon annexation M-1Current Clayton County Zoning Classification(s) HIDesired City of Jonesboro Zoning Classification(s) M-1If any, list the number of structures that are shown on the property of annexation None

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is as follows:

*[Insert complete description of land to be annexed.]*

See Attached

## Legal Description 9.4 Acres

All that tract or parcel of land lying and being in Land Lot 49 of the 12<sup>th</sup> District of Clayton County, Georgia, containing 9.00 acres, more or less, and being more particularly described as follows:

Commencing at the existing intersection of the Northerly right of way of Raymond Street and the Westerly right of way of Old Morrow Road; thence Northwesterly along the existing r/w a distance of 644.60 feet to a point; this point being THE POINT OF BEGINNING. From the Point of Beginning; thence North 87°16' 12" West a distance of 674.66 feet to a point; thence North 05° 21' 59" East a distance of 569.44 feet to a point; thence South 87°16' 05" East a distance of 674.66 feet to a point, and around a curve to the right having a radius of 1,870.84 feet, and arc distance of 571.64 feet, a chord bearing of South 05°22' 00" West a distance of 569.42 feet to THE POINT OF BEGINNING.

This is the same land conveyed to Walker Concrete Company, Inc., by deed dated January 17, 2002, recorded in Deed book 5428, Page 146, Clayton County records.

## 100 PERCENT METHOD OF ANNEXATION

## PETITION

05/29/17

(Date of Submission to the City)

To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

## Land Owners

| Name (Print)  | Address (Print)   | Signature  | Date (Print) |
|---|---|--|--------------|
| 1 Onitsogad Group Inc. & ETAL<br>Lassiter Properties, Inc | 4055 Technology Forest<br>Blvd. Suite 200<br>The Woodlands, Tx 773 81 |  | 5/15/17      |
| 2   |   |  |              |
| 3   |   |  |              |
| 4   |   |  |              |

## 100 PERCENT METHOD OF ANNEXATION

## PETITION

05|29|17

(Date of Submission to the City)

To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

## Land Owners

| Name (Print)   | Address (Print)   | Signature                                       | Date (Print) |
|--|---|---|--------------|
| 1 Onitsogad Group Inc. & ETAL<br>Lassiter Properties, Inc. | 3350 Riverwood Parkway<br>Suite 1800<br>Atlanta, GA 30339 | D. J. Kienert<br>President<br>Daniel J. Kienert | 5/16/17      |
| 2  |   |   |              |
| 3  |   |   |              |
| 4  |   |   |              |

### Property Owner's Authorization Form

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

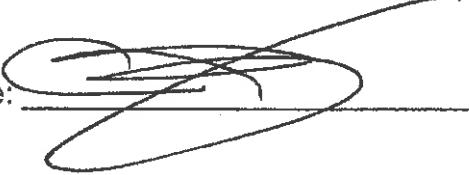
Name of Owner: Meecan, LLC and Lassiter properties, Charles F. D'Agostino

Mailing Address: 4055 Technology Forest Blvd #200

Telephone Number: 281-465-8484 x305

Address of Subject Property: 7.44 Acres Jonesboro Rd Jonesboro GA  
Property tax ID# 12049C D001

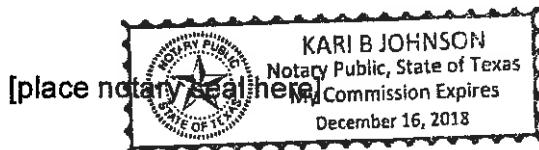
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

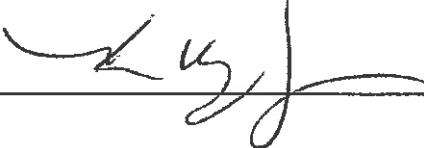
Owner Signature:  Date: 5/15/2017

#### Notary Public

I hereby certify that Christopher D'Agostino signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 15 Day of May, 2017



Notary Public Signature: 

### Property Owner's Authorization Form

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

Name of Owner: Lassiter Properties, Inc.

Mailing Address: 3350 Riverwood Parkway, Suite 1800, Atlanta GA

Telephone Number: 770 / 960 - 8000 30339

Address of Subject Property: Highway 54 - Janesboro Rd. ID# 120496 D001

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.

Owner Signature: D. J. Kien Date: 5/16/2017  
 President  
 Daniel J. Kien

Notary Public

I hereby certify that Daniel J. Kien signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 16<sup>th</sup> Day of May, 2017



Notary Public Signature: Lisa M. Barfield

**General Information**Name of Applicant: Arbour Valley Development, LLCMailing Address: 242 Inverness Center DriveCity: Birmingham State: Alabama Zip: 35242Phone: (Day) 205-981-3300 (Evening) 205-981-3274Address of the subject property Jonesboro Road, Jonesboro, Ga 30236 ID# 12049C C001The size/acreage of the subject property 4.6The proposed land use category of the subject property upon annexation C-1Current Clayton County Zoning Classification(s) GBDesired City of Jonesboro Zoning Classification(s) C-1If any, list the number of structures that are shown on the property of annexation None

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is as follows:

*[Insert complete description of land to be annexed.]*

See Attached

### Property Owner's Authorization Form

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

Name of Owner: Clayton State University Foundation, Inc.

Mailing Address: 2000 Clayton State Boulevard, Morrow, GA 30260

Telephone Number: 678-466-4000

Address of Subject Property: Jonesboro Road, Jonesboro, GA 30236  
12049C C001 - parcel id

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.

Owner Signature: Randy Hayes Date: 5/17/2017

#### Notary Public

I hereby certify that Randy Hayes signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 17<sup>th</sup> Day of May, 2017

[place notary seal here]



Notary Public Signature: Layne B. Stewart

## 100 PERCENT METHOD OF ANNEXATION

## PETITION

05/29/17

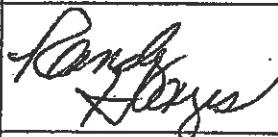
(Date of Submission to the City)

To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

## Land Owners

| Name (Print)                                | Address (Print)                              | Signature   | Date (Print) |
|---|--|---|--------------|
| 1 Clayton State University Foundation, Inc. | 2000 Clayton State Blvd.<br>Morrow, GA 30260 |  | 5-17-17      |
| 2   |  |   |              |
| 3   |  |   |              |
| 4   |  |   |              |

## LEGAL DESCRIPTION 4.63 Acres

All that tract or parcel of land lying and being in the 12th District of Clayton County, Georgia, Land Lot 49, being more particularly described as follows:

Commencing at the southerly right of way of O'Hara Drive (variable right of way) and the westerly right of way of Jonesboro Road (AKA Highway 54 100' R/W). Thence, leaving O'Hara Drive and following along Jonesboro Road right of way S 12° 17' 17" W for a distance of 227.76 feet to an iron pin set, said iron pin being the POINT OF BEGINNING.

Thence, continuing along said right of way S 12° 17' 17" W for a distance of 130.47 feet to an iron pin set.

Thence, leaving said right of way N 84° 03' 28" W for a distance of 126.07 feet to a 1/2" rod with bolt found.

Thence, S 10° 48' 04" W for a distance of 92.75 feet to a 1/2" rebar found.

Thence, N 88° 22' 50" W for a distance of 146.57 feet to a 1/2" rebar found.

Thence, S 07° 05' 54" W for a distance of 88.38 feet to an iron pin set.

Thence, N 80° 57' 52" W for a distance of 267.29 feet to a 1/2" rebar found on the common land lot line of Land Lots 49 and 206.

Thence, following along common land lot line N 00° 06' 26" W for a distance of 531.65 feet to a 1/2" rebar found on the southerly right of way of O'Hara Drive.

Thence, following along said right of way S 84° 28' 48" E for a distance of 279.70 feet to an iron pin set.

Thence, leaving said right of way S 05° 31' 12" W a distance of 199.08 feet to an iron pin set.

Thence, S 79° 53' 41" E for a distance of 338.94 feet to an iron pin set on the westerly right of way of Jonesboro Road, said iron pin being the POINT OF BEGINNING.

Said tract or parcel of land containing 205,315 square feet or 4.71 acres.

62 Lake Mirror Rd  
Bin 50120  
Forest Park, GA 30297



April 8, 2016

Dee Brightwell  
Arbour Valley Development  
242 Inverness Center Drive  
Birmingham, Alabama 35242

RE: Letter of Availability  
Corner of Jonesboro Road  
And O'Hara Drive, Clayton County, GA  
Parcel ID 12049A B002  
11.31 acres  
158 Unit Multifamily Complex

Dear Dee:

This letter is to confirm that Georgia Power Company has available capacity and will supply electric service to the location referenced above. Details of the type of service, voltage characteristics, and location of facilities are in accordance with standard procedures and policies.

If you have any questions or need additional information, please call me at 404-608-5672 or Kelsey Rooks at 404-608-5230. We look forward to working with you on this project and appreciate your business.

Regards,

Carolyn Routh  
Metro Key Accounts  
Residential/Commercial Sales



Providing Quality Water and Quality Services to Our Community

April 11, 2016

Arbour Valley Development  
242 Inverness Center Drive  
Birmingham, AL 35242  
Attn: Dee Brightwell

Re: Jonesboro Road & Ohara Drive  
Parcel No. 12049A B002  
Clayton County, Georgia

Dee:

Clayton County Water Authority owns and maintains a 12" water main running along the west side of Jonesboro Road and a 6" water main running along the south side of Ohara Drive at the above referenced property. The Authority also owns and maintains an 8" sanitary sewer main that terminates at the southwest corner of the above referenced property. The existing sewer main flows to a pump station within the Retreat at Ohara Subdivision. This station will require review of existing pump capacity with proposed flows from your development. Any upgrades needed to the existing pump station to receive flows from your development will be at your expense.

Wastewater generated by this property would receive treatment at the W.B. Casey WRF. This facility has a design capacity of 24.0 MGD and is presently treating 17.371 MGD. The Authority does not guarantee capacity of plant or infrastructure until capacity is purchased through the payment of impact fees.

The data contained in this letter is for informational purposes only showing location and size of existing water and sewer lines. Water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "Keith Watkins".

Keith Watkins  
Engineering Coordinator

## Legal Description 9.4 Acres

All that tract or parcel of land lying and being in Land Lot 49 of the 12<sup>th</sup> District of Clayton County, Georgia, containing 9.00 acres, more or less, and being more particularly described as follows:

Commencing at the existing intersection of the Northerly right of way of Raymond Street and the Westerly right of way of Old Morrow Road; thence Northwesterly along the existing r/w a distance of 644.60 feet to a point; this point being THE POINT OF BEGINNING. From the Point of Beginning; thence North 87°16' 12" West a distance of 674.66 feet to a point; thence North 05° 21' 59" East a distance of 569.44 feet to a point; thence South 87°16' 05" East a distance of 674.66 feet to a point, and around a curve to the right having a radius of 1,870.84 feet, and arc distance of 571.64 feet, a chord bearing of South 05°22' 00" West a distance of 569.42 feet to THE POINT OF BEGINNING.

This is the same land conveyed to Walker Concrete Company, Inc., by deed dated January 17, 2002, recorded in Deed book 5428, Page 146, Clayton County records.

## \*Attachment C\*

## Legal Description 11.31 Acres

All that tract or parcel of land lying and being in Land Lot 49 of the 12th District and Land Lot 208 of the 13th District of Clayton County, Georgia and being more particularly described as follows:

BEGINNING at a point at the intersection of the northwesterly right-of-way line of State Route 54, also known as Jonesboro Road, (100 foot right-of-way) and the northeasterly right-of-way line of O'Hara Drive (80 foot right-of-way), thence running north 85 degrees 09 minutes 15 seconds west a distance of 776.64 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 84 degrees 38 minutes 37 seconds west a distance of 137.70 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 84 degrees 25 minutes 23 seconds west a distance 131.82 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 83 degrees 22 minutes 42 seconds west a distance of 230.58 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 85 degrees 09 minutes 28 seconds west a distance of 388.96 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 86 degrees 08 minutes 33 seconds west a distance of 57.29 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 86 degrees 08 minutes 33 seconds west a distance of 120.00 feet along the northeasterly right-of-way line of O'Hara Drive to a point; thence running north 00 degrees 11 minutes 38 seconds west a distance of 602.09 feet to a point; thence running north 73 degrees 18 minutes 57 seconds east a distance of 744.00 feet to a point; thence running north 73 degrees 20 minutes 17 seconds east a distance of 363.09 feet to a point; thence running north 73 degrees 20 minutes 17 seconds east a distance of 308.68 feet to a point; thence running south 01 degrees 45 minutes 36 seconds west a distance of 310.85 feet to a point; thence running south 88 degrees 19 minutes 30 seconds east a distance of 665.20 feet to a point on the northwesterly right-of-way line of State Route 54; thence running south 11 degrees 40 minutes 22 seconds west a distance of 171.79 feet along the northwesterly right-of-way line of State Route 54 to a point; thence running south 11 degrees 40 minutes 22 seconds west a distance 687.16 feet along the northwesterly right-of-way line of State Route 54 to a point which is also the Point of Beginning; said tract containing 37.762 acres, and being more particularly described on that certain survey prepared for Dr. M. S. Zakaria, dated December 18, 1987 and certified by Lum C. Hall, Georgia Registered Land Surveyor No. 1050.

**LESS AND EXCEPT** that portion of subject property conveyed by Limited Warranty Deed from Mohammad Al-Mulki, Majed S. Zakaria, Nabil I. Elsahy, A. Victor Kubbeh, Constantine Babliaros, Joseph N. Saba, M. Asem Kashlan and Rafik B. Kashlan to Columns O'Hara Drive Development, LLC, a Georgia limited liability company, dated April 27, 2004, filed April 28, 2004 and recorded in Deed Book 7498, Page 116, aforesaid records.

## \*Attachment D\*

## LEGAL DESCRIPTION 4.63 Acres

All that tract or parcel of land lying and being in the 12th District of Clayton County, Georgia, Land Lot 49, being more particularly described as follows:

Commencing at the southerly right of way of O'Hara Drive (variable right of way) and the westerly right of way of Jonesboro Road (AKA Highway 54 100' R/W). Thence, leaving O'Hara Drive and following along Jonesboro Road right of way S 12° 17' 17" W for a distance of 227.76 feet to an iron pin set, said iron pin being the POINT OF BEGINNING.

Thence, continuing along said right of way S 12° 17' 17" W for a distance of 130.47 feet to an iron pin set.

Thence, leaving said right of way N 84° 03' 28" W for a distance of 126.07 feet to a 1/2" rod with bolt found.

Thence, S 10° 48' 04" W for a distance of 92.75 feet to a 1/2" rebar found.

Thence, N 88° 22' 50" W for a distance of 146.57 feet to a 1/2" rebar found.

Thence, S 07° 05' 54" W for a distance of 88.38 feet to an iron pin set.

Thence, N 80° 57' 52" W for a distance of 267.29 feet to a 1/2" rebar found on the common land lot line of Land Lots 49 and 206.

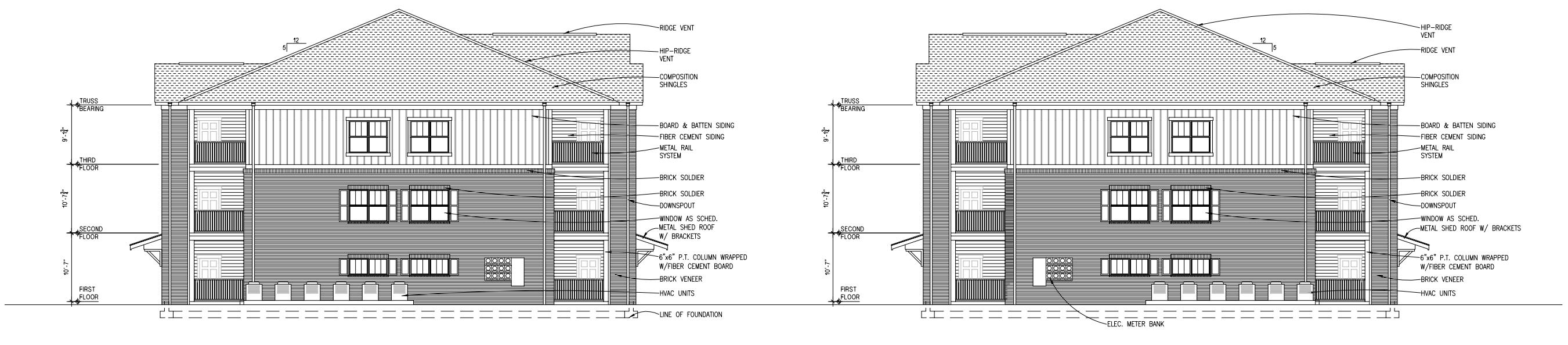
Thence, following along common land lot line N 00° 06' 26" W for a distance of 531.65 feet to a 1/2" rebar found on the southerly right of way of O'Hara Drive.

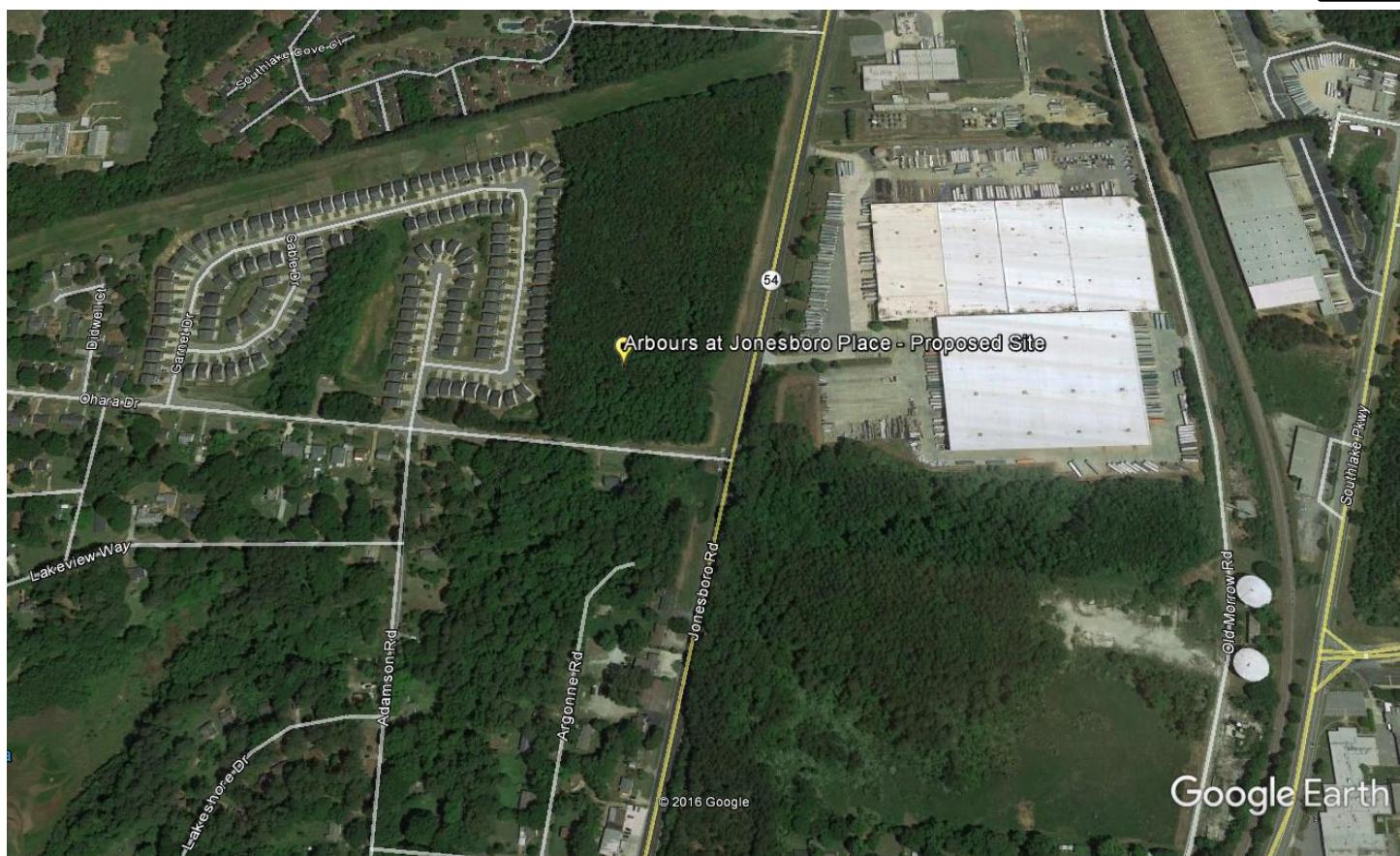
Thence, following along said right of way S 84° 28' 48" E for a distance of 279.70 feet to an iron pin set.

Thence, leaving said right of way S 05° 31' 12" W a distance of 199.08 feet to an iron pin set.

Thence, S 79° 53' 41" E for a distance of 338.94 feet to an iron pin set on the westerly right of way of Jonesboro Road, said iron pin being the POINT OF BEGINNING.

Said tract or parcel of land containing 205,315 square feet or 4.71 acres.





Google Earth

feet | 1000  
meters | 600



# CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #  
**NEW BUSINESS – 6**

COUNCIL MEETING DATE  
July 10, 2017

|  |  |
|--|--|
| Requesting Agency (Initiator)<br>Office of the City Manager  | Sponsor(s)   |
| <b>Requested Action</b> ( <i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i> )<br>Consideration of adding a Concert to the 2017 Summer Concert Series to be held on October 7, 2017. |  |
| <b>Requirement for Board Action</b> ( <i>Cite specific Council policy, statute or code requirement</i> )   |  |
| <b>Is this Item Goal Related?</b> ( <i>If yes, describe how this action meets the specific Board Focus Area or Goal</i> )<br>Yes      Recreation, Entertainment and Leisure Opportunities                      |  |
| 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.)<br><br>Councilwoman Sebo has requested that the addition of another concert be brought forward to council for a vote. Terry Brock, a Jonesboro native, has agreed to perform at a concert to be held on October 7, 2017 and to perform a full Eagles tribute.<br><br>The cost to requisition the services of Mr. Brock is \$4,000. In addition, the cost for Sound & Lighting is around \$3600 per concert.<br><br>Should Council wish to move forward with the addition of another Concert, staff is requesting that either Contingency Funds be utilized or a budget amendment for City Events be approved. |
| Fiscal Impact  | (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)   |
| <b>Exhibits Attached</b> (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)<br>•  |  |
| <b>Staff Recommendation</b> ( <i>Type Name, Title, Agency and Phone</i> )<br><b>Approval</b>   |  |

## FOLLOW-UP APPROVAL ACTION (City Clerk)

|   |                        |
|---|------------------------|
| Typed Name and Title<br>Ricky Clark, City Manager | Date<br>July, 10, 2017 |
| Signature   | City Clerk's Office    |