



CITY OF JONESBORO
Special Called Meeting
170 SOUTH MAIN STREET
November 20, 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@jonesboroqa.com should you need assistance.

Agenda

I. CALL TO ORDER

II. PUBLIC HEARING

1. Public Hearing regarding the rezoning of the following parcels: 06032A B007 - 3.34 acres from H1 to M-1 06032A B001 - 9.80 acres from H1 to M-1 06032A B008 - 0.47 acres from H-1 to M-1 06001 032020 - 21.37 acres from H-1 to M-1 06032A B010 - .47 acres from H-1 to M-1 06032A B009 - .47 acres from GB to C-1 06032A B002 - 2.75 acres from H-1 to M-1

III. AGENDA ITEMS

1. Council to consider Ordinance #2017-13 to annex and rezone certain property (38.67 acres) into the City of Jonesboro.
2. Council to consider a number of variances for Parcel #06001 032020.

IV. ADJOURNMENT

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 1
		COUNCIL MEETING DATE November 20, 2017
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider Ordinance #2017-13 to annex and rezone certain property (38.67 acres) into the City of Jonesboro.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i>		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Annexation Legal Ad - 38.67 Acres		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date November, 20, 2017	
Signature	City Clerk's Office	

PUBLISHER'S AFFIDAVIT

Attach Copy of Advertisement

State of Georgia
County of Clayton

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 13, 2017 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use for the purpose of a U-Haul Rental, Self-Storage facility, for property located at 8557 Tara Boulevard, Jonesboro, Georgia 30236.

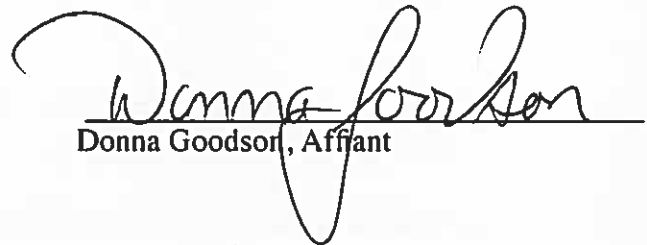
Applicant – Amerco /U-Haul/Jon Scoville

Ricky L. Clark, Jr.
City Manager

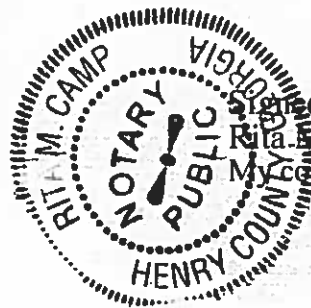
Personally appeared before the undersigned, **Donna Goodson**, who after being first duly sworn states that she is the **Circulation Manager for the Clayton News**, official legal organ of **Clayton County, Georgia**, and that upon her own personal knowledge knows that the advertisement, a true copy of which is hereto annexed, was published in said newspaper of general circulation on the following dates:

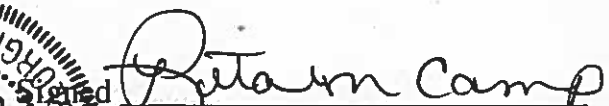
Run Dates: October 25, 2017

Newspaper Ad # 513899


Donna Goodson, Affiant

Sworn to and subscribed before me this the 25th day of October, 2017.




Rita M. Camp, Notary Public
My commission expires November 23, 2020

Attachment: Annexation Legal Ad - 38.67 Acres (1185 : Annexation - Low Temp)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 2
		COUNCIL MEETING DATE November 20, 2017
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider a number of variances for Parcel #06001 032020.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i>		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> See attached..		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Low Temp - Variance		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date November, 20, 2017	
Signature	City Clerk's Office	



CITY OF JONESBORO, GEORGIA COUNCIL Report Summary

November 3, 2017

Requesting Agency City of Jonesboro City Manager	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i>	
Request for a Variance Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> City Code of Ordinances Sec 86-108 & 86-109 Tara Blvd. Overlay	
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> ☒ Yes ☐ No	
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> The city has received an application for a Variance. The owner of the property is Casey Investment Group LLP, and the applicant is Michael Gray-Ridgeline Property Group. The location is known as Parcel # 06001 032020 LAND LOT 32 / 6th District (next to 9192 Tara Blvd.) , the proposed zoning will be M-1 and C-2. The proposed structure will be approximately 170,345 sq. ft. with 21 acres (see attached photos). The applicant is requesting variances for the following conditions; to be exempt from two points of access, sidewalks & street lighting along Tara Blvd., and to place barbed wire at top of fence to left side of structure which is not visible from the right-of-way. Mr. Gray is also requesting that the ridgeline height be greater than 40' (the proposed is 42'), to be exempt from the 40% façade facing Tara Blvd. being clear glass, and colors other than earth tones be painted on structure.	
Fiscal Impact / Funding Source <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>	
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>	
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> The Code Enforcement Department recommends that the applicant request be approved. The proposed structure will improve the look in the Tara Blvd. Overlay. The landscape will be a contributor to the corridor and a much needed refreshing view entering the city.	

FOLLOW-UP APPROVAL ACTION (City Clerk)		City Clerk's Office
Typed Name and Title	Phone	
	Signature	Date

Revised 03/12/09 (Previous versions are obsolete)



CITY OF JONESBORO

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

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variance may be granted. ~~However, for the issuance of the above~~ of the standards of the above Request, please ~~to~~ intent to include variances. An administrative variance to the Variance Request, please ~~to~~ intent to include referenced chapter. In addition to the City's code that pertains to the City Planner for further each needed variance and the section of the City's code that pertains to the City Planner for further

Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Planner for further information.

Property Information:

To be determined (not assigned) LAND LOT 32 / 6th District

Address: 06001 032020. LAND LOT 32 / 6th District

Parcel Identification Number:

21.37 acres / 170,345sf proposed Facility

Size:

Casey Investment Group, LLLP

Owner:

Applicant Information:

Michael K. Gray - President / Ridgeline Property Group

Applicant Name:

3353 Peachtree Street NE. / Suite M-15. / Atlanta, GA. 30326

Mailing Address:

Mkg@ridgelinepg.com

Email Address:

Telephone: 404 441-3222

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Please see attachment

to: _____

Requesting Variance from: Please see attachment

APPLICATION FOR

Reason for Variance Request: Please see attachment

Attachment: Low Temp - Variance (1190 : Varian)

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
Please see attachment

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

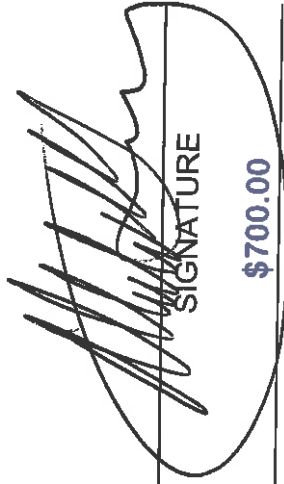
Please see attachment

**Michael K. Gray / President
 Ridgeline Property Group**

Applicant PRINT NAME

10-30-17

DATE


 SIGNATURE
\$700.00
 FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ___/___/20___

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

PROPERTY OWNER'S AUTHORIZATION

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

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

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

PROPERTY OWNER:

Ben Casey

PRINT NAME

Casey Investment Group, LLLP

Benjamin E. Casey 10/26/17
SIGNATURE/DATE

APPLICANT:

Michael K. Gray - President

PRINT NAME

Ridgeline Property Group

[Signature] 10/26/17
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE

SEAL



VARIANCE SUBMITTAL

10-30-17



PROPERTY LOCATION:

NE Intersection of Tara Blvd. & Old Poston Road
Jonesboro / Clayton County, GA
Property ID # 06001 032020

CURRENT OWNER:

Casey Investment Group, LLLP
9192 Tara Boulevard
Jonesboro, GA 30236
Ben Casey / bencasey@lowtempind.com
770 478.8803

APPLICANT:

Mike Gray
Ridgeline Property Group
3353 Peachtree Road / M-15
Atlanta, GA 30326
mkg@ridgelinepg.com
404 441.3222



TABLE OF CONTENTS



PROPERTY LOCATION:

NE Intersection of Tara Blvd. & Old Poston Road
Clayton County, GA
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CURRENT OWNER:

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Ben Casey / bencasey@lowtempind.com
770 478.8803

APPLICANT:

Mike Gray
Ridgeline Property Group
3353 Peachtree Road / M-15
Atlanta, GA 30326
mkg@ridgelinepa.com
404 441.3222

- 1. PROJECT DESCRIPTION**
- 2. NARRATIVE / LETTER OF INTENT**
- 3. LEGAL DESCRIPTION**
- 4. SURVEY OF EXISTING PROPERTY**
- 5. SITE PLAN & FLOOR PLAN**
- 6. BUILDING ELEVATION RENDERING**
- 7. AERIALS**
- 8. COMPANY INFORMATION**

COMPLETED APPLICATION (*under separate cover*)



Changing
how food is served.

PROJECT DESCRIPTION



The Casey Family has owned / operated their company and invested in the surrounding community for 7 decades. Continuing the strong tradition of family ownership, quality products and excellent service, LTI continues to be one of the country's leading innovators and manufacturer's of custom food service equipment and décor. The long-tenured LTI team has been dedicated to providing quality products nationwide. Their current facility at 9192 Tara Blvd. has grown over the years but due to market demand, efficiencies have been challenged with the various manufacturing and office departments being spread out into 10 different buildings.

In early 2016, the Casey family purchased the 21 acres south of their existing campus to construct a new, single building facility. The proposed facility will consist of a new corporate headquarters and production facility totaling slightly over 170,000SF. The facility will continue the 70 year history of manufacturing custom and modular food service equipment. With limited traffic and impact to the City's infrastructure, the proposed project would be a positive development and create significantly less concerns than those which are associated with a retail or commercial use.

The building will be constructed of concrete tilt-up panels and steel structure with an office storefront as illustrated above. The roof system will be white TPO thus minimizing heat island effects. On site detention will be installed per Georgia Blue Book standards, sized for future expansion areas and incorporate logical sustainability methods ("Green Infrastructure:"). Car parking will utilize light duty asphaltic paving and will include ADA parking spaces. All truck drive areas will consist of heavy duty asphaltic pavement including concrete curb & gutter throughout all areas of the site.

The entry to the site will be located off of Old Poston Road. One entry lane will be provided and two exit lanes will be constructed to allow cars to turn left or right upon exiting. Traffic circulation associated with this property will occur during business hours only. An 8' height fence with electrically operated gates will secure the property.

The proposed facility will have operation hours of 8:00am to 5:00pm Monday thru Friday for office personnel and 7:00am to 5:30pm Monday thru Thursday for skilled production personnel. Truck deliveries are limited to business hours only with estimated tractor trailer deliveries ranging from 10 to 25 trucks per week

The manufacturing process is light metal fabrication combining electrical, welding, grinding, refrigeration, woodworking, and other trades which are performed in house. Production items are designed for specific customer requirements. There are no emissions or excessive noise from this operation.

The facility will incorporate Green building technologies including minimization of heat island effect via white roofing materials and shade tree plantings, storm water quality control via grassed bioswales, light pollution reduction using directional LED light fixtures, water efficient landscaping (Native materials), water use reduction via zoned irrigation with rain sensors and use of regional materials.



VARIANCE NARRATIVE

Owner(s) of property: Casey Investment Group LLLP (Ben Casey)
Mailing address: 9192 Tara Blvd
City, State, Zip: Jonesboro, GA 30237
Telephone: 770-478-8803
Fax: 770-471-3715
E-mail address: bencasey@lowtempind.com

Agent(s) for owner: Ridgeline Property Group (Mike Gray)
Mailing address: 3353 Peachtree Road NE / Suite M-15
City, State, Zip: Atlanta, GA 30326
Telephone: 404-441-3222
E-mail address: mkg@ridgelinepg.com

Variance Request:

The Applicant seeks approval for the following variances in response to the requirements as set forth in the City of Jonesboro Development Ordinance and Tara Boulevard Overlay District Ordinance.

Proposed Use of Subject Property:

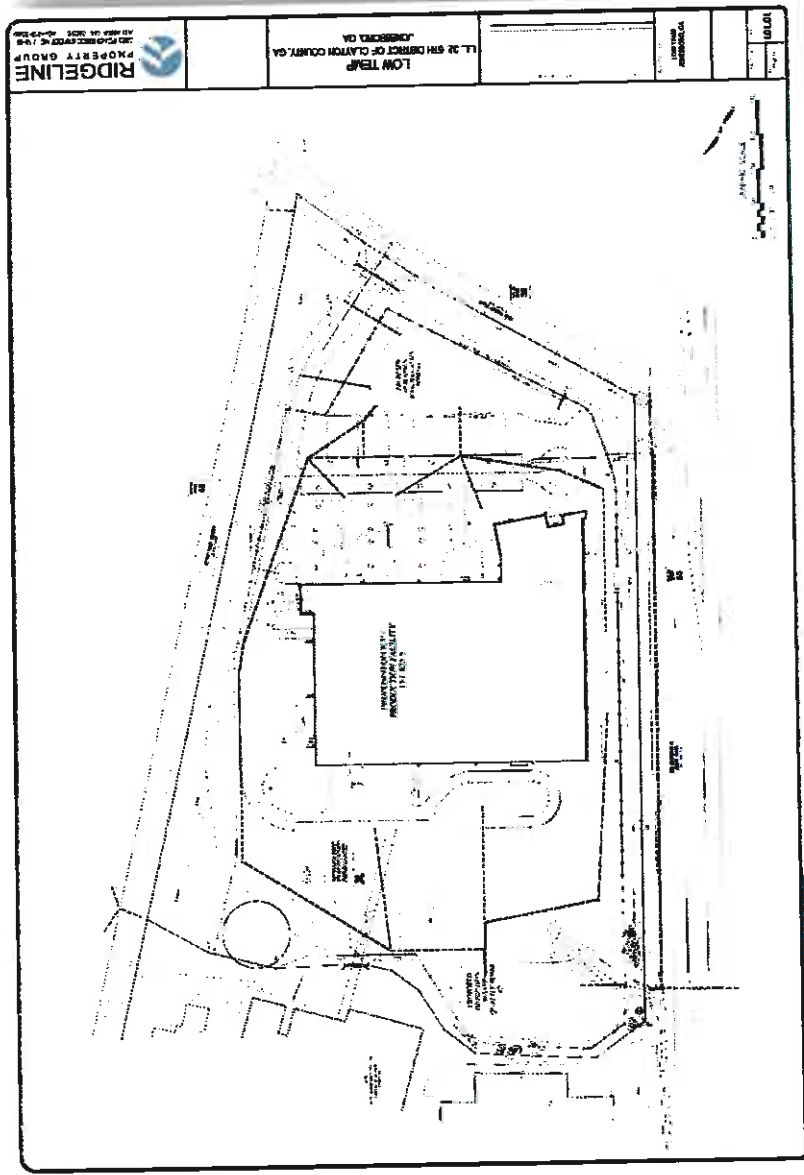
The proposed property use will consist of a new corporate headquarters and production facility totaling slightly over +/- 170,000 SF. The manufacturing process is light metal fabrication combining electrical, welding, grinding, woodworking, and other trades which are performed in house. Production items are designed for specific customer requirements. There are no emissions nor excessive noise from this operation. The proposed facility will not include commercial services open to the general public. All visitors to the site will have pre-determined appointments.

The employee counts are 165 employees including 140 skilled production positions and 25 executive, sales and office administrative positions. The plant operates on a one shift basis.

The proposed facility will be an investment grade building with enhancement landscaping and signage. With limited traffic and impact to the City's infrastructure, this proposed project would be a positive development and create significantly less concerns than those which are associated with a residential or commercial / retail use.

LTI has been in business for nearly 7 decades and intends to support the community in which it is based. The Company and its employees will continue to be a valuable corporate partner for City of Jonesboro.





PROPOSED SITE PLAN

Existing Conditions:

The site is bordered by Tara Boulevard on the west, Low Temp Industries (LTI) Main Campus) to the north, South Main Street to the east and Old Poston Road to the south. The site generally slopes from the east central portion of the site on South Main Street to a low point on the NW corner of the site and the SW corner of the site. Elevations range from a highpoint of 848 to the NW low point of 800 and the SW low point of 808.



SITE AERIA:

Attachment: Low Temp - Variance (1190 : Varian)

Site Constraints:

The Applicant currently owns the multi-building complex immediately north of the site. Inefficiencies of a multi-building operation convinced the Applicant to construct a new facility with internal flows that incorporate a stream lined production layout. With extensive internal evaluations, concise programming and numerous floor plan studies, the Applicant was able to reduce the size of the Phase I footprint to better fit on the subject site. Due to the specialized logistics of the fabrication process, the exterior relationships differ from a standardized industrial development.

The subject property has many development challenges which directly affect the usability of the site. Due to physical constraints of the site and the operational specialties of the proposed business use, variances are required. The site challenges can be summarized as follows:

ELEVATIONS / ACCESS

The highpoint elevation along South Main Street is approximately 45 to 50' higher than the NW and SW corners of the site. The proposed building finish floor is anticipated to be 23 lower than the highpoint. Views from South Main Street will be limited due to the existing highpoint.

RIGHT of WAY

The site layout is also greatly affected by having 3 dedicated road frontages. Current code and overlay ordinance prohibits the use of chain link and barbed wire, requires multiple curb cut entries, and the inclusion of ornamental street lighting along 5 to 6' wide frontage walks.

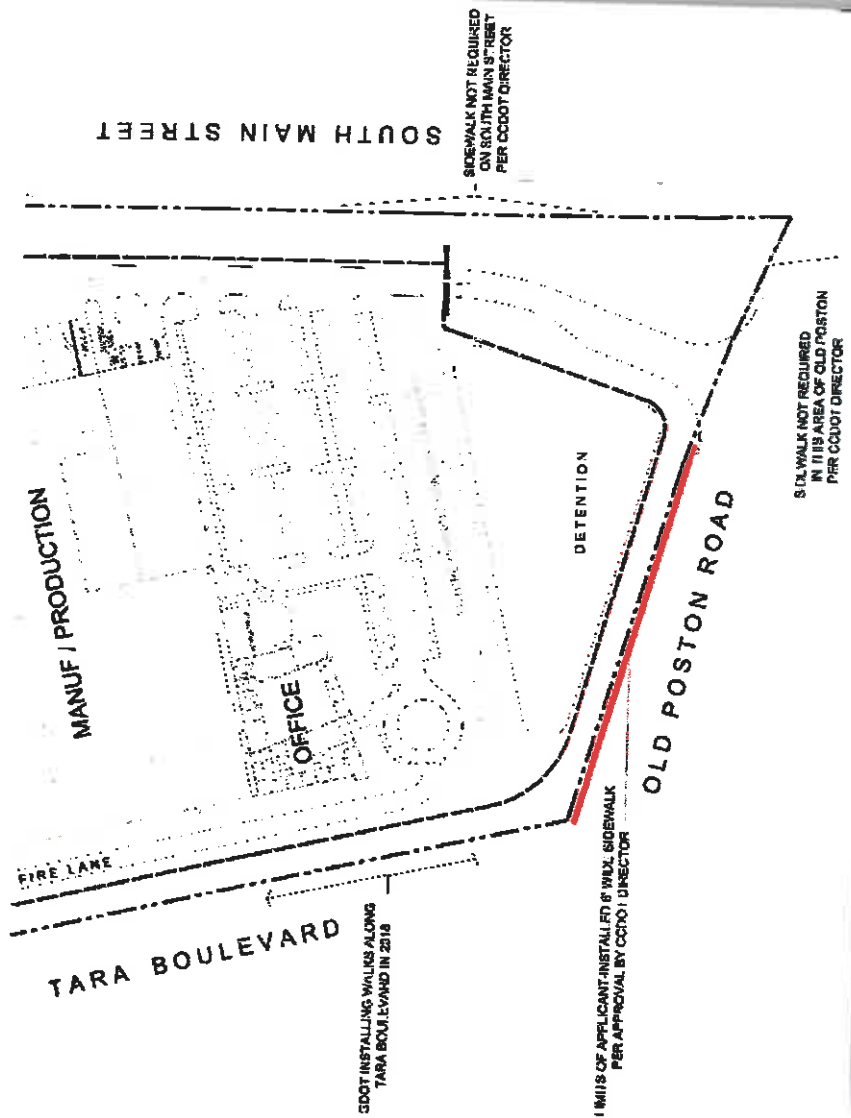
SECURITY

Per the Clayton County PD Crime Mapping website, numerous crimes have occurred within a two mile radius of the proposed facility including property theft, auto theft, vandalism, domestic disturbance, breaking & entering and assault.

Security of their facility and more importantly the protection of their employees, is a top priority of the Applicant. Being able to limit off-site pedestrian foot traffic via elimination of sidewalks and use of fencing is a reasonable request by the Applicant to ensure a safe and secure work place for their employees.



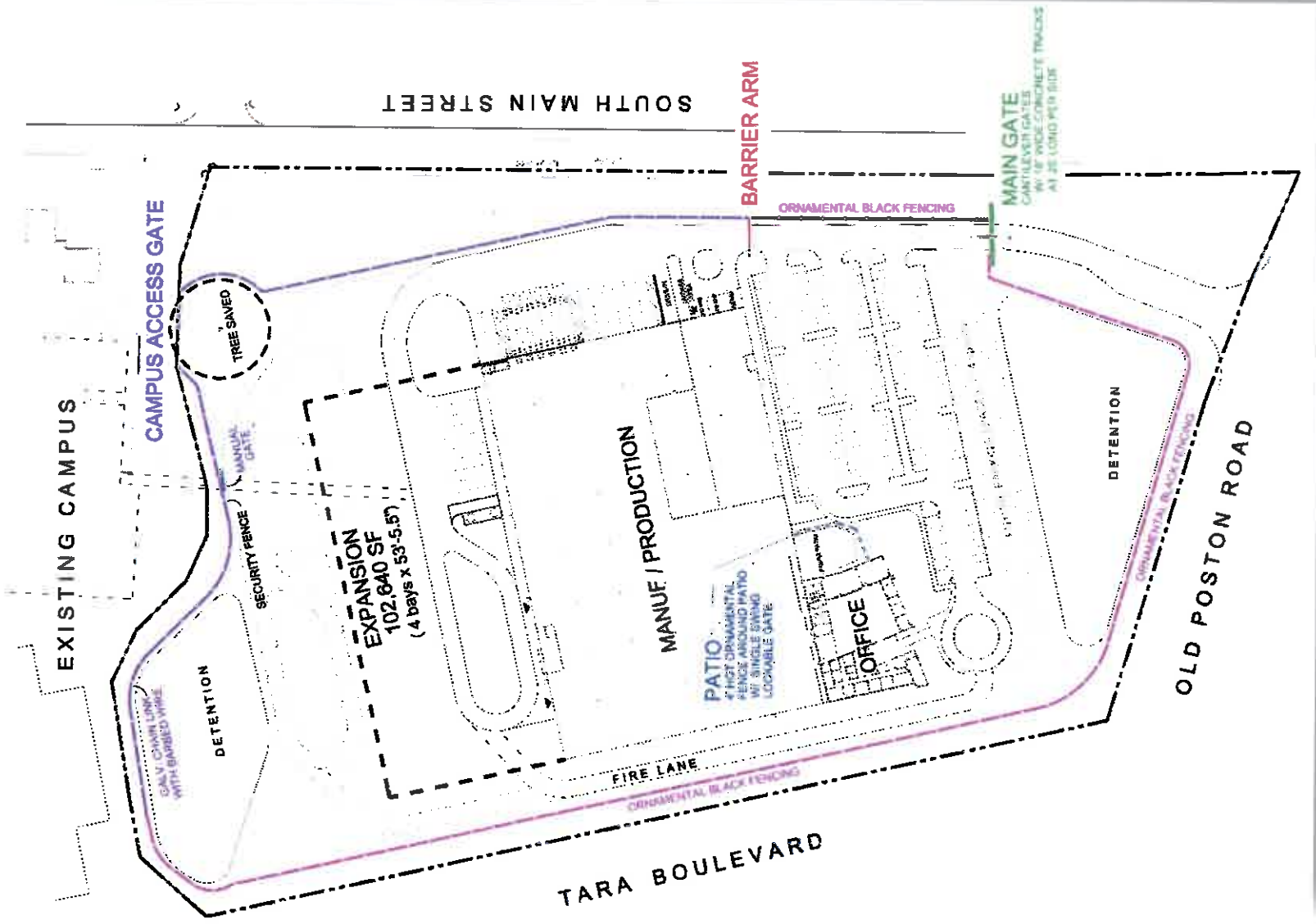
SIDE WALK / BUS STOP AERIAL



PROPOSED SIDE WALK LIMITS



ORNAMENTAL FENCING EXAMPLE



PROPOSED FENCING PLAN

Variance Request #1 – PROPERTY SECURITY (Access, Fencing, Lighting & Sidewalks):
Article Reference: Jonesboro M-1 Ordinance & Tara Boulevard Overlay District Ordinance 86-108; 86-109

Requested Variance:

Exemption from two points of access, frontage sidewalks on S. Main Street, exemption from the street lighting requirement and the ability to utilize barbed wire in specific areas.

Hardship:

The proposed property use will consist of a new office and production facility. The manufacturing process is light metal fabrication: combining electrical, welding, grinding, woodworking, and other trades which are performed in house.

Production items are designed for specific customer requirements. The proposed facility will **not** include commercial services open to the general public. All visitors to the site will have pre-determined appointments.

This property has three (3) road frontages and is not located near a retail or residential development. The property will not be used for public access and interfacing pedestrian access with an industrial use is not desirable. Security and safety is a priority for the Applicant.

ACCESS:

This property has elevational challenges which affect a large footprint development. The location of the entry drive is dictated by the access gradient and maneuverability while entering the site. Access from South Main in an area amenable to truck traffic results in a snaked drive with less than one truck length for stacking perpendicular to the street. Access must be off of Old Poston Road.

FENCING / SIDEWALKS / LIGHTING:

The Applicant has experienced theft and vandalism issues at their current campus. It is the intent of the Applicant to entirely secure the property with a combination of fencing types depending on its adjacent functional use and its visibility from the public. The site is not located near or adjacent to commercial or retail development. Pedestrian movement around the perimeter of the site is not necessitated by surrounding uses.

Applicant proposal:

The Applicant has reviewed the project with Sgt. Chris Cameron of the Clayton County Fire Dept. Sargent Cameron did not require a second access point but will require a fire lane for access to the building on all sides. A Knox box will also be required at the main gate. The Knox box and fire lane are shown on the site plan.

The Applicant proposes a combination of 8' tall decorative fencing and black vinyl clad chain link fencing with barbed wire. Barbed wire is necessary atop chain link fenced areas to ward off vandalism.

Due to proposed grades vs existing grades along South Main, the Applicant believes it is unlikely that the fencing shown as chain link with barbed wire below, will be visible from the street.

The Applicant requests exemption from installing sidewalks east of the proposed curb cut on Old Poston Road and for the entire length of road along South Main Street. CCDOT has agreed with the limits shown below. The Applicant understands that GDOT will install 6' wide sidewalk along Tara Blvd in 2018 and have met with GDOT to discuss the project.

The Applicant proposes light poles within the parking area and internal to the site only. Light poles will be photo cell operated and leased from Georgia Power.

Variance Request #1 - Review Criteria per the City's Variance Application:

1. **What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structure in the same district.**

Response: The site is located in a high crime area of the County. Protection of the investment and more importantly, the safety of the Low Temp employees and visitors, is the priority of the Casey Family. The discouragement of unwelcome "visitors" via the elimination of perimeter walks and lighting will help keep the property secure. The use of fencing with "enhanced security" appurtenances (spikes & barbed wire) help protect the facility. Emergency access will be restricted to the one entrance with a Knox box and fire lane providing CCFD access.

2. **List one or more unique characteristics that are generally not applicable to similarly situated properties.**

Response: This Property is unique in that it has three (3) road frontages and does not abut commercial or residential uses.

3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
Response: This area of the County is intended as an industrial area based on the current zoning map for the County and the current zoning map for the City. Intermingling of pedestrians and truck traffic is never desirable. The granting of this variance will not constitute the granting of special privileges inconsistent with the limitations on other properties in the same area. The nearest sidewalk is ¼ mile to the north for a partially constructed multi-building development. (full buildout parking was constructed but only a few buildings completed)
- No other adjacent development, (including the Justice Center) have been required to install frontage walks. The area has experienced an increase in crime as outlined earlier in this application. The granting of this variance will not constitute the granting of special privileges inconsistent with the limitations on other properties in the same zoning district.
- Adjacent properties have utilized galvanized chain link fencing only and have sparse vegetation. The proposed project and associated landscaping & fencing will be an investment grade installation.
4. Demonstrate how a variance prevents reasonable use of the property.
Response: Not granting the variance would expose the property owner, its employees, LTI inventory and the Casey family investment to potential thefts, vandalism and other crimes in the area.
5. Please explain the reasoning for the variance and state whether it is a result of the applicant.
Response: The reason for the variance is to protect the employees, staff and property investment of Low Temp. The family has owned land for decades immediately north of the proposed site. The Casey Family has made enormous investments in the existing campus and the addition of this tract will strengthen the company's position as one of the food service manufacturer leaders. The project will create more jobs and be the Low Temp HQ with numerous clients, suppliers and dignitaries visiting the property in Jonesboro Ga. It is imperative that safety of all employees, visitors and clients be the priority.
6. Demonstrate how the variance is the only result to allow reasonable use of the property.
Response: This area of the County is intended as an industrial area. This project will be an investment grade facility and the Casey family will maintain and operate the facility for decades to come. It is not near residential or commercial developments and should function / operate as intended – for industrial use. Intermingling of pedestrian and truck traffic should be avoided. Street scrape elements such as sidewalks and decorative lighting should be used in non-industrial areas only.
- The Applicant as a property owner and county tax payer, has the right and obligation to provide a safe and secure facility for operational success and more importantly, for the safety of their employees.
7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
Response: Pedestrian movement around the site is sparse due to the lack of nearby services which are conducive to pedestrian patronage. The nearest restaurant is one (1) mile south of the site. Bus lines 191, 192, 193 and 194 operate along Tara Blvd and terminate at the Justice Center (these routes do not extend south on Tara). Bus line 800 operates from the Justice Center south to Lovejoy on Tara Blvd. The nearest bus stop to the south is located at Winding Way Lane / American Legion Way at a residential / retail node. (6.1⁰th of a mile from the site)
- The nearest MARTA stop to the north is located on the NW corner of Poston Road and Tara Blvd. This bus stop is listed on the MARTA website as a stop servicing the Justice Center. It should be noted that NO sidewalks exist along the Tara Blvd frontage of the Justice Center.
- The Applicant views the addition of frontage sidewalks as a liability affecting safety and security of their facility. Security has been an issue at the existing campus. Thefts of copper, equipment and operational items have been reported. Sidewalks and streetscape elements (decorative lighting) do not exist near the subject property on any of the three frontage streets.
- The Applicant views the use of fencing as additional safety and security for the facility. Inclusion of barbed wire atop chain link fencing further strengthens the security measure especially in obscured areas. All fencing is proposed at a height of 8' tall.
8. Will the required variance be in harmony with the purpose and intent of the above referenced chapter and/or section?
Response: Surrounding uses include buildings in excess of 20+ years old. The proposed project will consist of a new office and production facility over +/-170,000SF. The facility will continue the 70 year history of manufacturing custom and modular food service equipment. With limited traffic and impact to the County & City's infrastructure, the proposed project would be a positive development and create significantly less

concerns than those which are associated with a retail or commercial use. The project will be an investment grade facility with landscaping and green-friendly construction.

The proposed project will help the City attract additional quality developments to the area.

Surrounding uses include buildings in excess of 20+ years old. Many of these businesses have sparse landscaping, chain link fencing and visibly eroded front yards.

Fencing will be screened with vegetation in a logical manner. The Applicant will install street trees and vegetative screening material along the fence lines to soften hardscape elements, screen service areas and create a streetscape.

(end of variance request #1)

Variance Request #2 – BUILDING AESTHETICS (Parapets, Building Heights, Colors, Materials & Fenestration):

Article Reference: Jonesboro M-1 Ordinance & Tara Boulevard Overlay District Ordinance 86-108; 86-109

Requested Variance:

Exemption from parapets on South Main Street & Tara Blvd., ability to use concrete tilt construction painted with corporate color accents, to have a ridge line height of 42' and exemption from the 40% fenestration requirement.

Hardship:

The Site has three (3) frontages with limited visibility of rooftop appurtenances due to grade changes and tree canopy. Industrial buildings have taller facades and are constructed to be durable, low maintenance structures. Brick, stone, stucco or other residential type materials are not used for industrial construction.

The property will be used for manufacturing and requires a larger clear height for functionality. Full height windows are not logical for industrial use / manufacturing buildings due to security and functionality.

Applicant proposal:

The Applicant proposes an investment grade facility constructed of concrete tilt up panels, similar to the provided elevation.

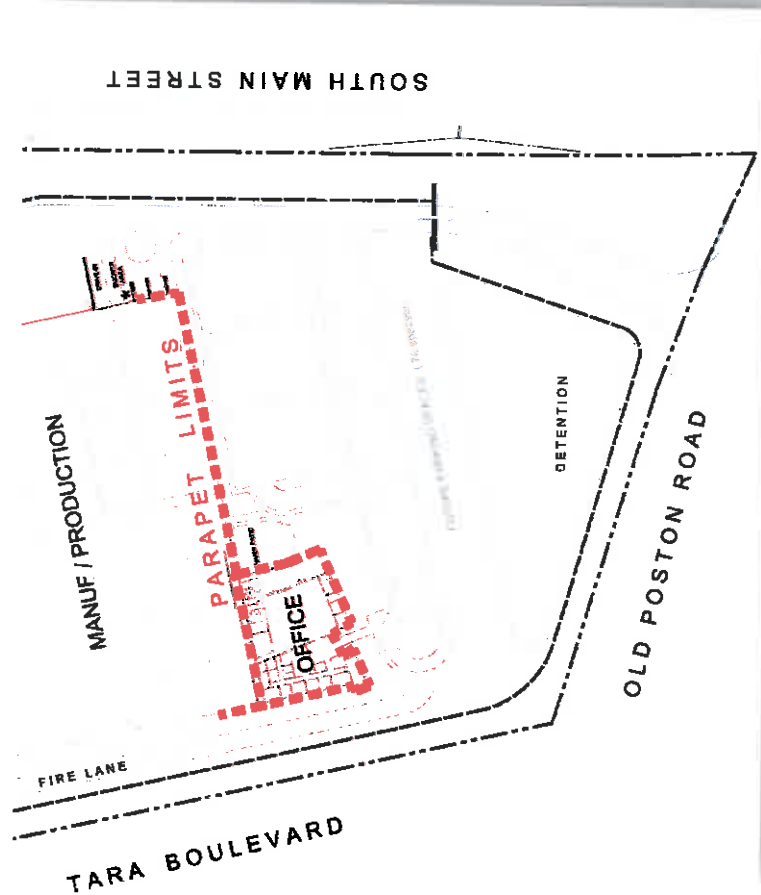
The Applicant will utilize a white TPO roof to help with heat island reduction and provide accent banding on all sides to minimize the appearance of the height. The anticipated ridge line height is +/- 40'.

The Applicant's corporate colors are gray, silver and blue.

The Applicant's business is not conducive to glassed facades except for the main office area. All other facades are adjacent to production / manufacturing areas in which storefront glass is not appropriate.

The Property has three frontages. Tara Blvd. is a GDOT road with a higher speed limit and a median. Trees within the median would block views across Tara Blvd as cars travel south. South Main has lesser speed limits but is more narrow. Views of the facility are blocked by grades and vegetation. (NOTE: the north façade of the building is the expansion wall and cannot have a parapet).

The south façade of the building faces Old Poston Road and can be visible from vehicles traveling north on Tara Blvd. A parapet is proposed along the south wall. Please refer to the diagram below for the parapet location.



PARAPET LIMITS

Variance Request #2 - Review Criteria per the City's Variance Application:

1. **What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structure in the same district.**
Response: The property is surrounded on three sides by County roads. The proposed project will consist of a new office and production facility with corporate color accents and architectural detail. Rooftop units will not be visible from the three frontages due to elevational changes and vegetation.
2. **List one or more unique characteristics that are generally not applicable to similarly situated properties.**
Response: The property has three (3) road frontages, one of which is in an Overlay district. The Overlay dictates architectural elements such as fenestration, heights, colors and materials. The overlay ordinance is geared to the control and regulation of commercial / retail developments and does not address industrial / manufacturing industry standards for design & construction.
3. **Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.**
Response: Surrounding uses include buildings in excess of 20+ years old with poorly maintained landscaping and chain link fencing. Utility courts are not screened. The proposed property will be an investment grade facility with landscaping which exceeds code.
4. **Demonstrate how a variance prevents reasonable use of the property.**
Response: Not granting of the variance would result in a facility which is atypical for industrial construction. The facility SF would be affected due to the height restriction affecting racking and also affecting ventilation designs for the welding & manufacturing areas. Inability to use concrete tilt walls would affect costs, heights and speed of construction. Inability to use Low Temp Blue for accenting would diminish corporate branding.
5. **Please explain the reasoning for the variance and state whether it is a result of the applicant.**
Response: The reason for the variance is to allow the Applicant to construct a building which is green-friendly utilizing materials used in investment grade facilities and design elements (tilt and ridge heights) which are conducive to a successful operational environment. Low Temp currently operates in a multi building campus. Due to the success of the company, a stream-lined operation is needed and efficiencies are increased under one roof.
6. **Demonstrate how the variance is the only result to allow reasonable use of the property.**
Response: Ventilation and air movement is critical in this type of facility. Concrete walls tend to be less heat impacted and the height is needed for circulation. Corporate branding of the facades will be tasteful and roof top units will be hidden from view via parapets of due to view line elevations and vegetation.
7. **Will the granting of the requested variance be injurious to the public health, safety or welfare?**
Response: No – the granting of this variance will allow the Applicant to construct a quality facility which not only aesthetically enhances the area but more importantly, is constructed as a functional production facility and safe corporate HQ.
8. **Will the required variance be in harmony with the purpose and intent of the above referenced chapter and/or section?**
Response: Yes – the variance approval would still result in an aesthetic building which is safe yet functional for the continued growth of Low Temp.

(end of variance request #2)

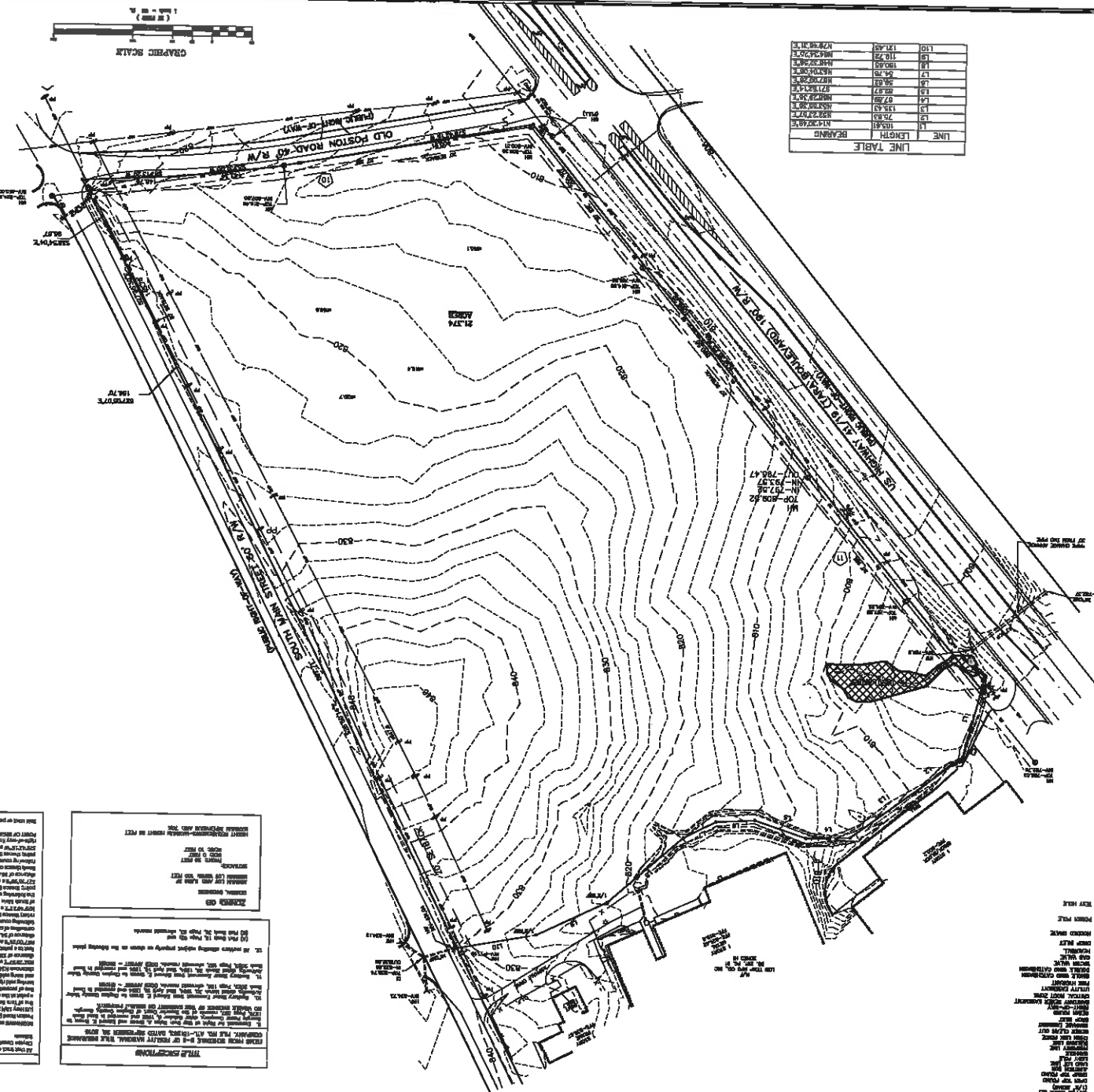
Legal Description

All that tract or parcel of land lying and being in Land Lot 32 of the 6th District, City of Jonesboro, Clayton County, Georgia, as shown and being more particularly described as follows:

BEGINNING at the northeast intersection of the north right-of-way line of Old Poston Road (40' r/w) and the northeast right-of-way line of Tara Boulevard (US Hwy19/41)(190' r/w); thence continuing along the northeast right-of-way line of Tara Boulevard and running N39°36'25"W a distance of 1096.26 feet to a point at the centerline of a branch; thence leaving said right-of-way and continuing along the centerline of said branch the following courses: N14°30'49"E a distance of 105.61 feet to a point; thence N52°23'57"E a distance of 75.63 feet to a point; thence N53°55'36"E a distance of 135.43 feet to a point; thence N88°29'36"E a distance of 67.89 feet to a point; thence S71°52'14"E a distance of 82.97 feet to a point; thence N87°00'26"E a distance of 59.62 feet to a point; thence N63°04'056"E a distance of 54.76 feet to a point; thence N48°32'56"E a distance of 150.65 feet to a ½" rebar; thence N64°34'25"E a distance of 119.72 feet to a ½" rebar; thence N79°46'31"E a distance of 121.45 feet to a point on the west right-of-way line of South Main Street (50' r/w); thence continuing along said right-of-way line S26°50'14"E a distance of 897.71 feet to a point; thence S27°05'07"E a distance of 156.70 feet to a point; thence S27°35'30"E a distance of 145.76 feet to a point; thence S28°54'04"E a distance of 96.67 feet to a point at the intersection of the west right-of-way line of South Main Street and the north right-of-way line of Old Poston Road; thence continuing along said right-of-way line of Old Poston Road S87°13'20"W a distance of 146.76 feet to a point; thence S83°31'00"W a distance of 143.34 feet to a point; thence S79°42'15"W a distance of 400.91 feet to a point, said point being the TRUE POINT OF BEGINNING.

Said tract or parcel of land contains 21.374 acres or 931,031 s.f.

LINE	LENGTH	BEARING
11	10.61	N14.30°48.5E
12	75.83	S52.23°57.7E
13	135.43	N43.03°20.5E
14	67.66	N68.72°35.7E
15	22.57	S71.54°14.5E
16	50.62	N37.00°28.5E
17	54.76	N62.04°08.5E
18	100.65	N48.52°35.5E
19	110.72	N46.34°25.5E
110	121.45	N29.58°31.5E



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

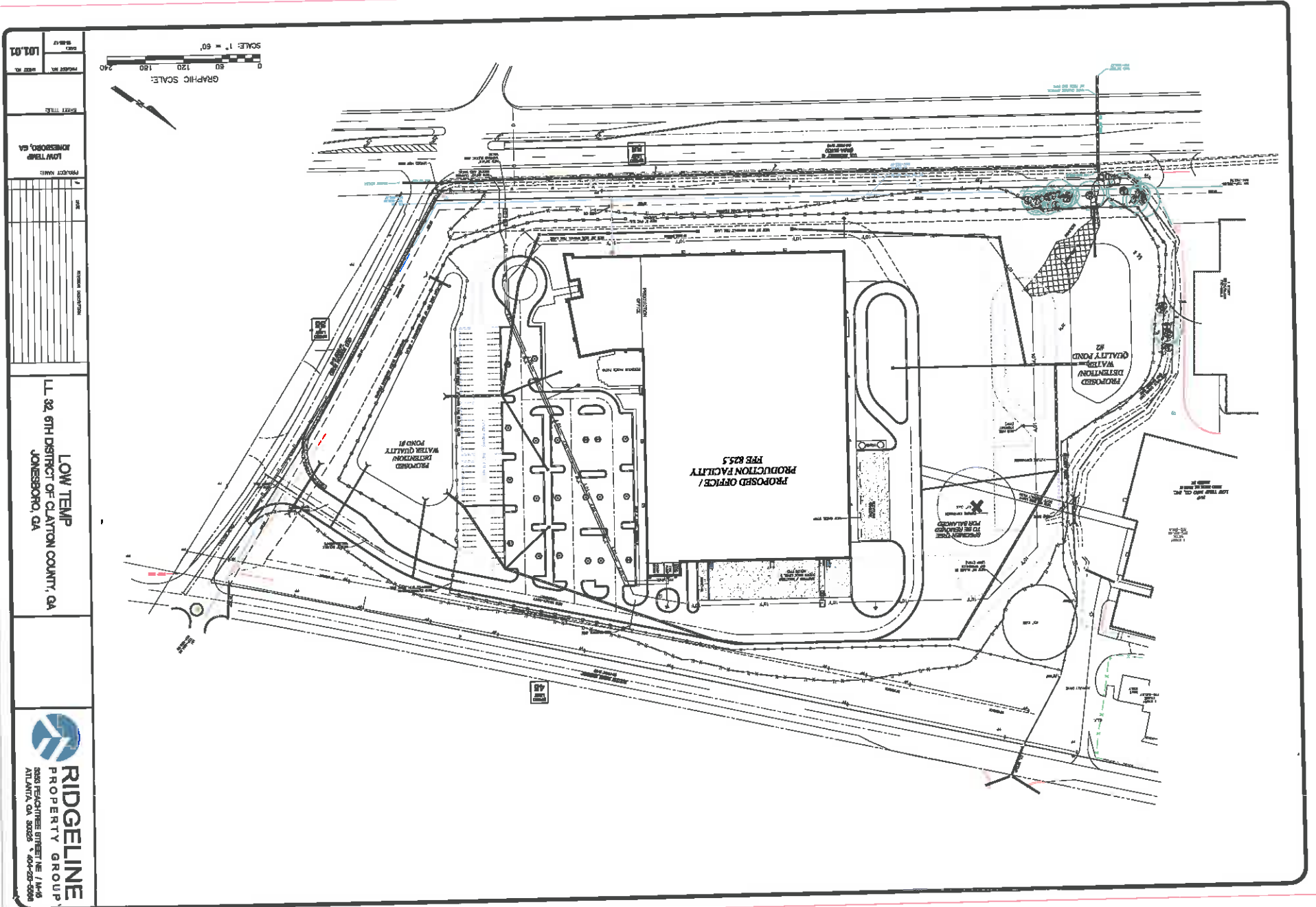
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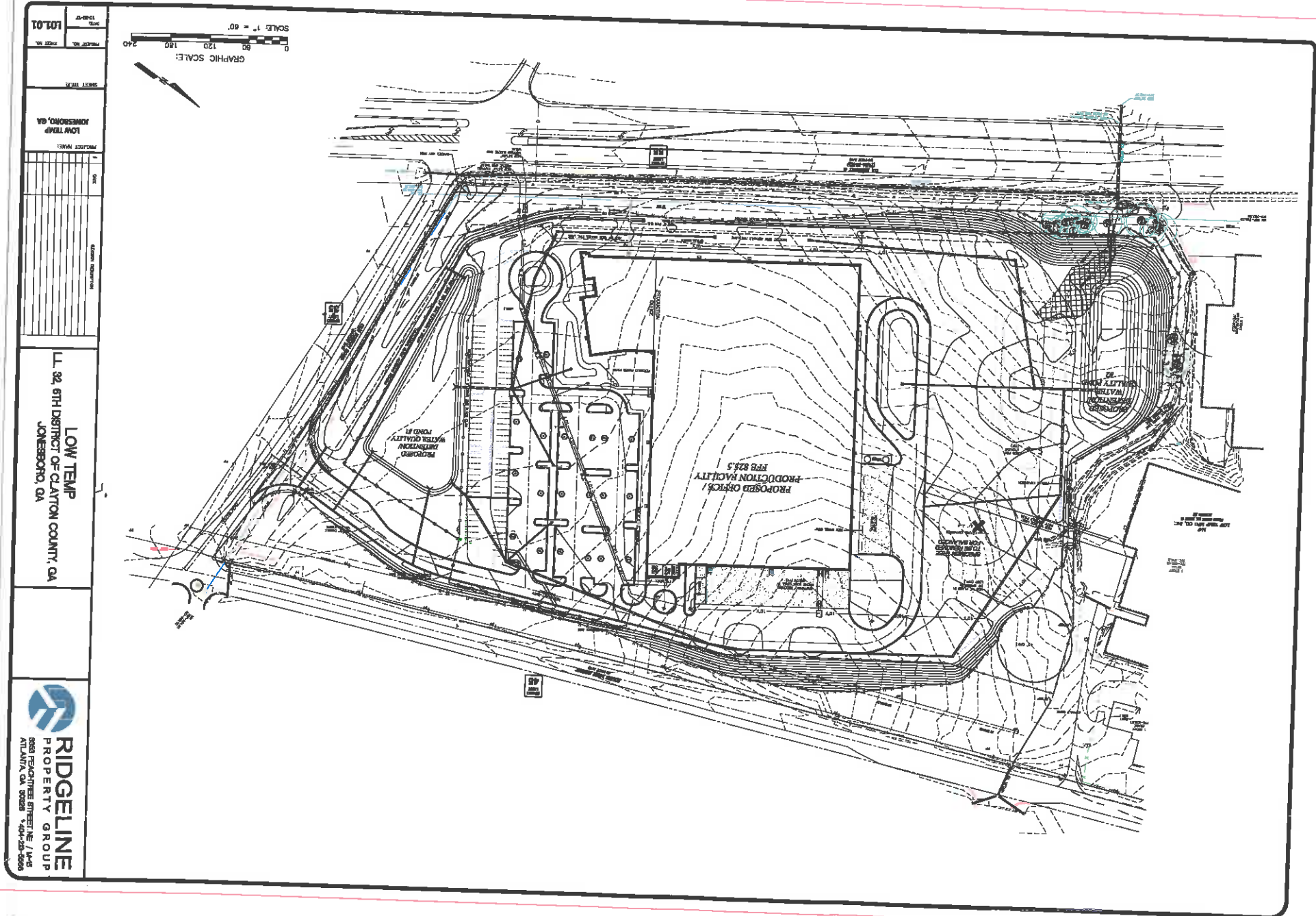
DATE		TIME	
11/08/19	JOC	1-57	
JMS			
ALTA/ACSM LAND TITLE SURVEY			

Casey Investment Group, LLP and
Fidelity National Title Insurance Company
LAND LOT 32 8th DISTRICT
CLAYTON COUNTY, GEORGIA

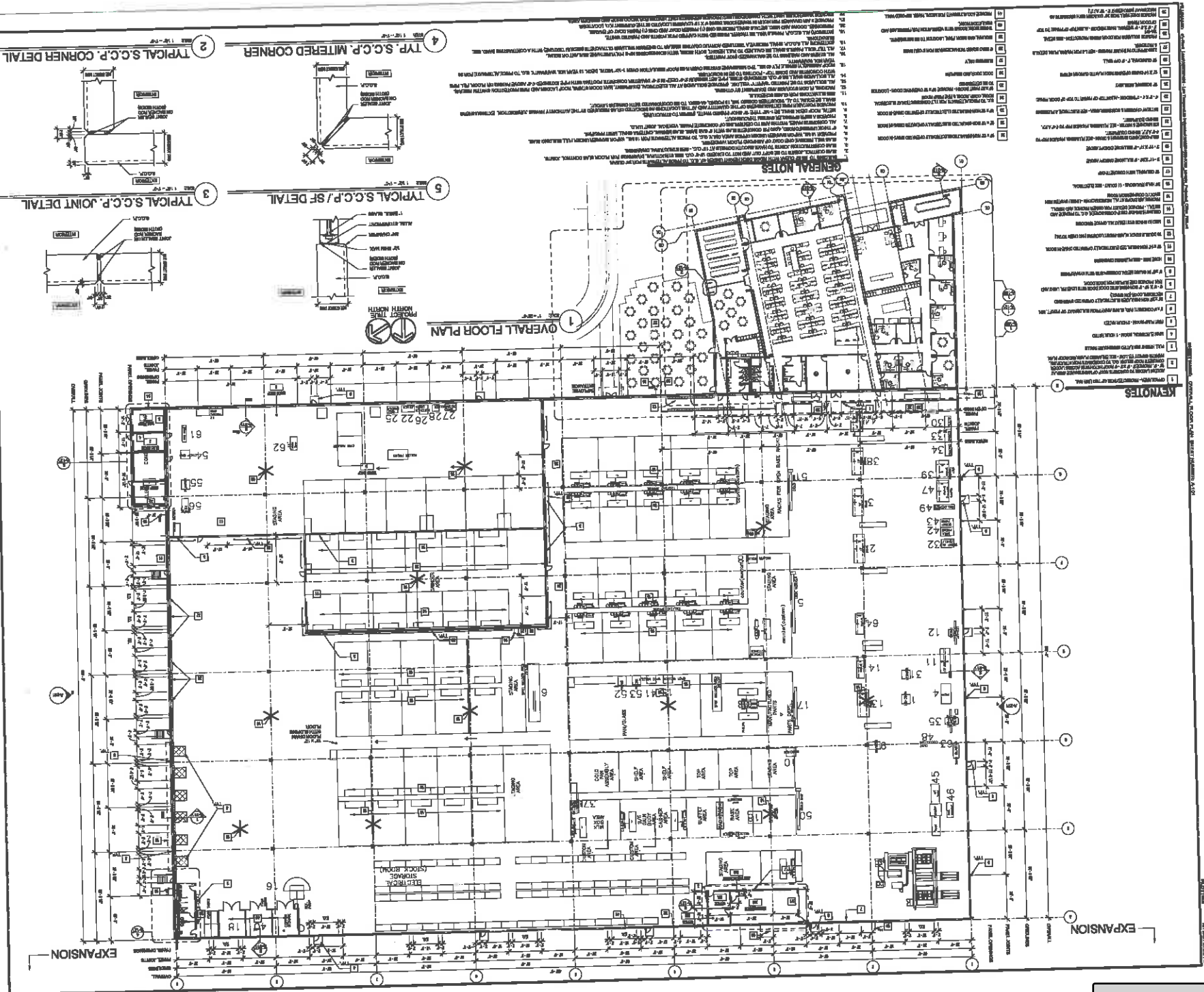

Sci Development Services
ENGINEERING - SURVEYING - LAND PLANNERS
2020 N. UNIVERSITY BLVD. SUITE E - RICHMOND, KENTUCKY 40074
(502) 770-7247 FAX (502) 770-7423
MAIL: SCI@INVENTOR.COM OR SCI@KENTUCKY.NET

REVISIONS			
NO.	DATE	BY	DESCRIPTION





Attachment: Low Temp - Variance (1190 : Varian)





Attachment: Low Temp - Variance (1190 : Varian)

PROPOSED SITE - 21.374 ACRES SOUTH OF EXISTING CAMPUS



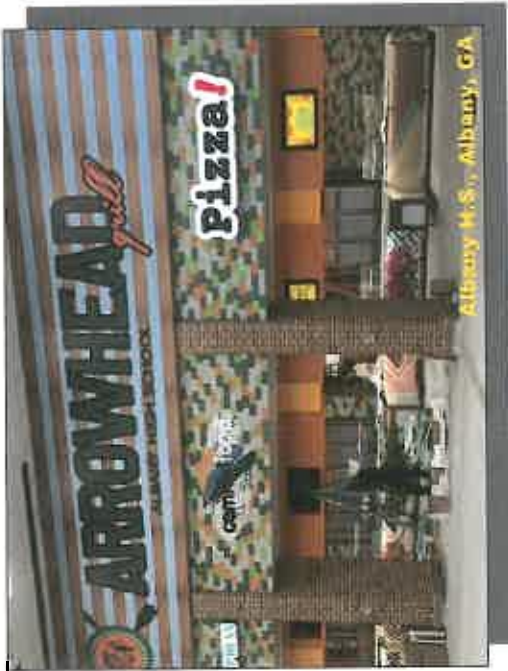
Attachment: Low Temp - Variance (1190 : Variance)





**Changing
How
Food Is
Served.**

8192 Tara Blvd.
Jonesboro, GA



Albany H.S., Albany, GA



Albany H.S., Albany, GA



Albany H.S., Albany, GA



Albany H.S., Albany, GA



Bolton Hall - UGA
Athens, GA



Red Jacket Dining Hall
State Univ. of NY - Buffalo
Buffalo, NY



Red Jacket Dining Hall
State Univ. of NY - Buffalo
Buffalo, NY



**Changing
How
Food Is
Served.**

9182 Tara Blvd.
Jonesboro, GA



Shawnee Mission
Medical Center
Shawnee Mission, KS



Red Jacket Dining Hall
State Univ. of NY - Buffalo
Buffalo, NY



Red Jacket Dining Hall
State Univ. of NY - Buffalo
Buffalo, NY

Attachment: Low Temp - Variance (1190 : Varian)