



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
July 2, 2018 – 6:00 PM

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

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. WORK SESSION**
 - 1. Discussion regarding Application # 18-ALC-001 a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located 190 Jonesboro Road dba Jay Food Mart.
 - 2. Discussion regarding Application #18ALC-003 requesting for the pouring of beer, wine and distilled spirits for the "Sports Cafe" bar/grill located at 8501 Tara Blvd by Jung C. Tak, Inc.
 - 3. Discussion regarding Application #18ALC-002 requesting for the pouring of beer, wine and distilled spirits for the "Zone 28 LLC dba Sugar Bush" located at 7955 Tara Blvd by Zr Chao Zhu.
 - 4. Discussion regarding Variance #18VAR-001 as submitted by Sovereign Holdings, LLC (Andrew Shipp, owner) for the property 0 McDonough Street, Parcel Number 13240D A027. Said variances include front setback reduction, side setback reduction, greenspace percentage reductions, and greenspace dimension reductions.
 - 5. Discussion regarding final plat as related to Variance #18VAR-001 above, as submitted by Sovereign Holdings, LLC (Andrew Shipp, owner) for the property located at 0 McDonough Street, Parcel Number 13240D A027. Said final plat is for a 55 lot, single-family detached development, zoned R-C (Cluster Residential).
 - 6. Discussion regarding minor subdivision plat, as submitted by Cole's Water Ice, LLC (Hayward Cole, applicant) for the property located at 212 South Main Street, Parcel Number 05241B A006. Said minor subdivision plat is zoned H-2 (Historic District) and involves the subdivision of one parcel into three lots.

VI. OTHER BUSINESS

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

WORK SESSION – 1

COUNCIL MEETING DATE

July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Application # 18-ALC-001 a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located 190 Jonesboro Road dba Jay Food Mart.

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

City Ordinance - Chapter 6. Alcoholic Beverages

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

No

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

PURPOSE:

To request Mayor and Council's consideration for a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 190 Jonesboro Road, Jonesboro, Georgia.

HISTORY:

1. Currently, the property serves as a gas station that has been approved for beer/wine packaged sales.
2. Our records show that the site has served as home to Jay Food Mart for a number of years.

FACTS & ISSUES:

1. The alcoholic beverage license application was submitted by Minal Patel, owner due to a recent change in ownership.
2. City Manager Ricky Clark has reviewed the application packet. All requirements, per Chapter 6 - Alcoholic Beverages, were met.
3. The Jonesboro Police Department has conducted a computerized criminal history records check for the applicant and the results were found to be clear of any arrest within the State of Georgia (excludes a National record search).
4. There were no deficiencies found in Chevron's application. Based on all findings, the application was found to be sufficient and ready for Mayor and Council's consideration.

GENERAL NOTES (Per Section 4-46):

1. Nearest Church – 705 yards to Antioch Church
2. Nearest School – 446 yards to Clayton County Alternative School
3. Nearest Alcoholic Treatment Center – 8761 yards to Southern Regional Hospital and Drug Treatment

The annual license fee will be \$2,000.00

Fiscal Impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office

\$2,585.00 – License, Application & Fingerprinting

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

- Legal Notice 190 Jonesboro Road- July 2018
- Hearing Sign Posting
- Alcohol Survey - Jays Food Mart

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

Approval

Legal Notice

An application has been submitted to the City of Jonesboro Mayor and City Council for a Retail Package Dealer license to sell beer/wine at 190 Jonesboro Road Jonesboro, Georgia 30236. The legal business name is Jay Food Mart. Minal Patel has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on the ninth day of July, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Publish 06/27/2018



CITY OF JONESBORO GEORGIA

PUBLIC HEARING FOR:

... "RETAIL PACKAGE DEALER"

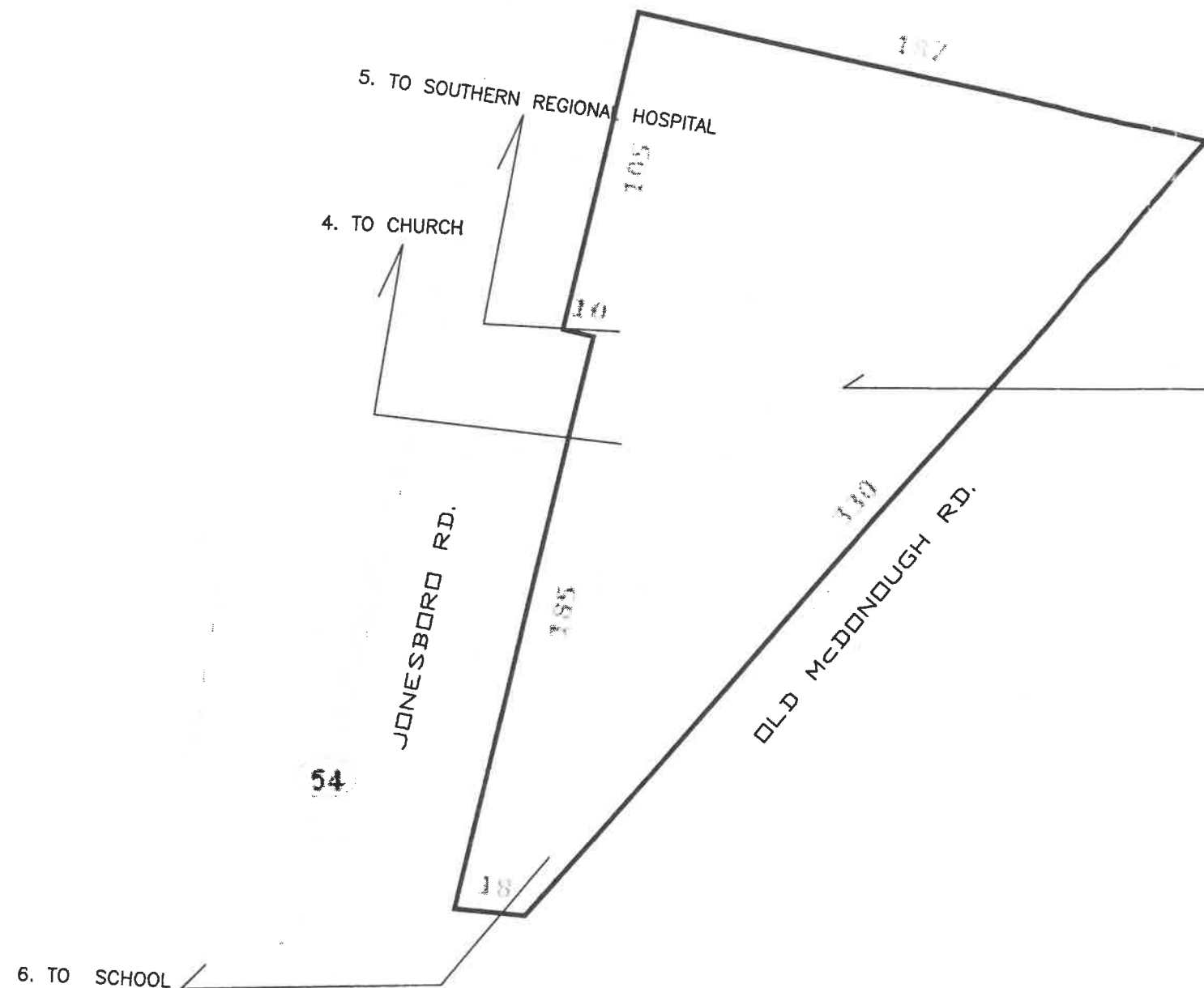
For the sale of BEER and WINE
requested by: Jay Food Mart located
190 Jonesboro Rd. Jonesboro, Ga 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 01-09-18 TIME: 6:00 PM

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



SITE
PARCEL# 12048C A004
#190 JONESBORO RD
JONESBORO GA 30236

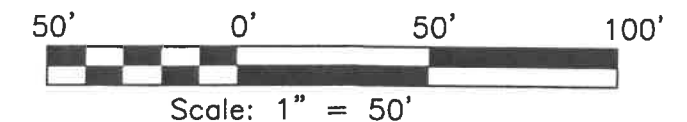
D.B.A. JAY FOOD MART



LEGEND	
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
OTP	OPEN TOP PIPE
IPF	IRON PIN FOUND
OIPS	IRON PIN SET 1/2"Ø REBAR
C/G	CURB AND GUTTER
P/L	PROPERTY LINE
L.L.L.	LAND LOT LINE
CMF	CONCRETE MONUMENT FOUND
POL	POINT ON LINE
B.O.C.	BACK OF CURB
FNC	FENCE CORNER
PC	PROPERTY CORNER
LP	LIGHT POLE
ØPP	POWER POLE
GW	GUY WIRE
CB	CATCH BASIN
JB	EXISTING JUNCTION BOX
ØWV	EXISTING WATER VALVE
ØFH	EXISTING FIRE HYDRANT
T.B.M.	TEMPORARY BENCH MARK
B.F.E.	BASE FLOOD ELEVATION
M.F.E.	MINIMUM FLOOR ELEVATION
N/F	NAIL FOUND
PKS	PK NAIL SET



A'NGEL M. MARRERO R.L.S. #2642



- NOTES:
1. TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED.
 2. LAST DATE OF FIELD SURVEY 01/03/15.
 3. ALL LINEAR DISTANCES SHOWN ON PLAT SHALL BE HORIZONTAL.
 4. +/- 2,116 FT. TO ANTIOCH BAPTIST CHURCH (+/- 705 YDS)
 5. +/- 26,284 FT. TO SOUTHERN REGIONAL HOSPITAL ALCOHOL AND DRUG TREATMENT CENTER (+/- 8,761 YDS.)
 6. +/- 1,339 FT. TO CLAYTON COUNTY ALTERNATIVE SCHOOL (+/- 446 YDS.)

SOUTHSIDE SURVEYING & PLANNING LSF000831		#18 ATLANTA ST. MCDONOUGH, GA 30253 Phone: (770) 320-8009 Fax: (770) 320-8098
ALCOHOLIC BEVERAGES SURVEY FOR: JDSP LLC. D.B.A. JAY FOOD MART		
Land Lot 48		12th Land District CLAYTON County, Ga
Drawn By: AMM		Scale: 1"=50'
Dwg No: 2-150101a		Date: 01/03/15



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # **5.2**
WORK SESSION (Items A-E) – 2

COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Application #18ALC-003 requesting for the pouring of beer, wine and distilled spirits for the "Sports Cafe" bar/grill located at 8501 Tara Blvd by Jung C. Tak, Inc.

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

Sec. 6-36. - License Required to Sell Alcoholic Beverages.

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

No

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The applicant, Jung C. Tak, is applying for a new consumption on premises of distilled spirits for the "Sports Cafe" restaurant located 8501 Tara Boulevard.

Background:

1. This location currently has an Alcohol Beverage License to serve beer/wine in Clayton County. Pursuant to the recent Annexation through HB 864, the applicant must have a license approval in the City to continue the sale of alcohol. Applicant has been approved to operate a restaurant at this location.
2. The subject restaurant is located within a heavy-trafficked commercial area. Surrounding zoning, general plan land use designations and existing uses are denoted as a C-2 highway commercial district.
3. *Purpose.* The C-2 highway commercial district is established to accommodate intense retail and service commercial uses along Jonesboro's arterial highways. A broad range of such uses anticipates traffic from surrounding areas traveling through the city and affords a broad segment of the business community access to the large customer volumes associated with such locations. The automobile is the principal means of transit for shoppers in this district, and convenient on-premises parking is a primary concern. Given the value of arterial locations intended to capture heavy retail traffic, such industrial uses as manufacturing, distribution and processing are prohibited in order to reserve high visibility and enhanced access locations for highway commercial uses.

Facts & Issues:

1. Ricky Clark, City Manager has reviewed the application packet. All requirements, per Chapter 6- Alcoholic Beverages, were met.
2. The annual license fee will be \$4,500.00
3. The Jonesboro Police Department has conducted a computerized criminal history records check for the applicant and recommends approval based upon the background information received.
4. As required by Section 6-39, the applicant has submitted the required land survey. Per Section 6-39, for those establishments selling malt beverages and/or wine but no distilled spirits, a distance of no less than 100 yards from any school, church or education building is required.

Fiscal Impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office

Annual License Fee - \$4,500.00

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

- Hearing Sign Posting
- Affidavit -Legal Notice

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

Approval



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
ALCOHOL BEVERAGE POURING
LICENSE TO DISPENSE BEER, WINE,
AND DISTILLED SPIRITS
170 SOUTH MAIN STREET JONESBORO GEORGIA 30236
DATE: 07-09-2018 TIME: 6:00 PM
FOR MORE INFORMATION PLEASE CONTACT CITY HALL AT 770-478-3800

Clayton News

PUBLISHER'S AFFIDAVIT

Attach Copy of Advertisement

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and City Council for a Alcohol Beverage Pouring license to dispense beer, wine & distilled spirits at 8501 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Jung C. Tak, Inc. d/b/a Sports Cafe. Jung C. Tak has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on July 9, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr., CMC
City Manager

1-500455

State of Georgia
County of Clayton

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:

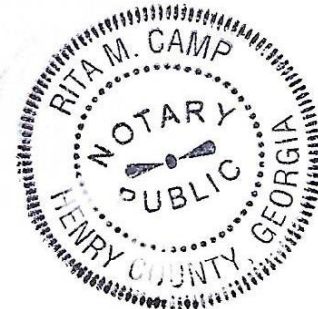
Run Dates: June 27, 2018

Newspaper Ad # 554865

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.

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



Attachment: Affidavit - Legal Notice (1269 : Sports Cafe - Distilled Spirits)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item # **5.3**
WORK SESSION (Items A-E) – 3
COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Application #18ALC-002 requesting for the pouring of beer, wine and distilled spirits for the "Zone 28 LLC dba Sugar Bush" located at 7955 Tara Blvd by Zr Chao Zhu.

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

Sec. 6-36. - License Required to Sell Alcoholic Beverages.

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

No

Summary & Background

(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)

The applicant, Zr Chao Zhu, is applying for a new consumption on premises of distilled spirits for the "Zone 28 LLC dba Sugar Bush" restaurant located 7955 Tara Blvd.

Background:

1. This location currently has an Alcohol Beverage License to serve beer/wine in Clayton County. Pursuant to the recent Annexation through HB 864, the applicant must have a license approval in the City to continue the sale of alcohol. Applicant has been approved to operate a restaurant at this location.
2. The subject restaurant is located within a heavy-trafficked commercial area. Surrounding zoning, general plan land use designations and existing uses are denoted as a C-2 highway commercial district.
3. *Purpose.* The C-2 highway commercial district is established to accommodate intense retail and service commercial uses along Jonesboro's arterial highways. A broad range of such uses anticipates traffic from surrounding areas traveling through the city and affords a broad segment of the business community access to the large customer volumes associated with such locations. The automobile is the principal means of transit for shoppers in this district, and convenient on-premises parking is a primary concern. Given the value of arterial locations intended to capture heavy retail traffic, such industrial uses as manufacturing, distribution and processing are prohibited in order to reserve high visibility and enhanced access locations for highway commercial uses.

Facts & Issues:

1. Ricky Clark, City Manager has reviewed the application packet. All requirements, per Chapter 6- Alcoholic Beverages, were met.
2. The annual license fee will be \$4,500.00
3. The Jonesboro Police Department has conducted a computerized criminal history records check for the applicant and recommends approval based upon the background information received.
4. As required by Section 6-39, the applicant has submitted the required land survey. Per Section 6-39, for those establishments selling malt beverages and/or wine but no distilled spirits, a distance of no less than 100 yards from any school, church or education building is required.

Fiscal Impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office

Annual License Fee - \$4,500.00

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

- Alcohol Application - Sugar Bush_Redacted
- Hearing Sign Posting

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

Approval



MEMORANDUM

To: Sugar Bush
Attn: Zr. Chao Zhu
325 Kerrith Drive
Stockbridge, Georgia 30281

From: Ricky L. Clark, Jr., City Manager
124 North Avenue
Jonesboro, GA 30236

Date: June 22, 2018

Re: Notification of Request for an Alcohol Beverage License – Alcohol Beverage Pouring License, 755 Tara Boulevard.

To Whom It May Concern:

This letter is to serve as notification that the City of Jonesboro will consider your request for an Alcohol Beverage Pouring License at property located at 755 Tara Boulevard, Jonesboro, Georgia.

A Public Hearing has been scheduled for Monday, July 9, 2018 before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and Council will first discuss this item at their Work Session to be held on July 2, 2018. Your presence is strongly recommended.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at rclark@jonesboroga.com

Sincerely,

Ricky L. Clark, Jr.
City Manager

Legal Notice

An application has been submitted to the City of Jonesboro Mayor and City Council for a Alcohol Beverage Pouring license to dispense beer, wine & distilled spirits at 7955 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Zone 28 LLC d/b/a Sugar Bush. Zr Chao Zhu has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on July 9, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Publish 06/27/2018



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

Sugar Bush

ALCOHOL BEVERAGE POURING APPLICATION

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

LICENSE FEE: *N/A* ~~\$4500~~ ²⁵⁰ **POURING OF MALT, WINE AND DISTILLED SPIRITS, \$500**
PROCESSING FEE, \$50.00 FINGERPRINTING, AND \$35.00 PER BACKGROUND
CHECK. ALL FEES ARE NON REFUNDABLE.

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

Legal Business Name: Zone 28 LLC dba Sugar Bush
 Physical Business Address: 7955 Tara Blvd Jonesboro GA 30274
 Mailing Address: 7955 Tara Blvd
 City: Jonesboro State: GA Zip: 30274

Please check all that apply to the type of business you intend to operate:

- ☐ Hotel/Motel/Bed & Breakfast
☐ Private Club
☒ Restaurant
☐ Retail Consumption Dealer

Licensee/License Representative Name: Zr Chao Zhu
 Relationship of Applicant to Business: Owner

Other names used by applicant, including maiden name, names by former marriages, former names changed legally or otherwise, aliases, nicknames, etc.: N/A

Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)

Phone: (Day) ⁶⁷⁸ (904) 860-1503 (Evening) _____

Home Address: 325 Kerrith Dr

City: Stockbridge State: GA Zip: 30260

Is the above address your legal and bona fide domicile? yes If yes, for how long? 5 year

Are you a United States citizen? no

If yes, are you a citizen by birth or a naturalized citizen? no

If no, please state your native country, date and port of entry. If applicable, also state the date, place, and court of your naturalization: China, 1990 Los Angeles CA

Owner of the building and/or land in which the proposed business is to be located (you may skip this section if you are an owner/applicant): PROPERTY OWNER

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (Day) _____ (Evening) _____

Has the applicant entered into an agreement or contracted with either the owner or owners, lessors and sublessors, for either the building or the land or both, which provide payment of rent on a percentage or profit share basis? _____

If so, explain the nature of the agreement, including the name(s) and contact information of all parties: _____

Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)

What is the distance from the proposed premises to the nearest school 3mi, church 1.6mi, public library 2.5mi, publicly operated alcohol treatment center _____, other retail dealer _____?

Note: A certified survey will be required at the applicant's expense.

Are there other uses or businesses within the same property? no If so, please describe, and provide contact information for the shared users of the property:

Do you, alone or with others, hold (or have held) any other license for the sale of alcoholic beverages? yes If so, please state the type of license, name in which the license was issued, the dates held, and the full address of the licensed premises for each license:

Alcohol License / Sushi China Cafe / 1500 Mount Zion Rd
Suite 201 / Renewed January 1, 2018

Do you currently own any property on which an alcoholic beverage licensed establishment is located? no If so, please provide the property address and business name for each property:

Have you ever had any financial interest in a liquor business which was denied a liquor license or had its license revoked or suspended for any reason? no If so, please give details:

Has any place of business, engaged in the sale of alcoholic beverages, with which you have been associated, ever been cited or charged, at any time, with any violation of Georgia, Federal, or Municipal law or any rule, regulation, or ordinance concerning the sale of such products? no If so, please provide full details, including the date(s), alleged charge(s),

Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)

citation issuing authority, and any legal action or result:

Has any business, with which you were affiliated as owner, manager, employee, stockholder, officer, director, partner, or any other capacity, or have any of your associates, partners, or employees ever been charged with violating any law or ordinance related to narcotics, prostitution, or gambling? no If so, please explain in detail: _____

Applicants cannot have been convicted of, nor entered a plea of nolo contendere to, any felony or misdemeanor relating to the sale or use of alcoholic beverages or illegal drugs within five (5) years prior to the date of this application. Applicants must read and understand the City of Jonesboro ordinance regarding the rules and regulations of the sale of alcoholic beverages. The licensee and/or the license representative must be a resident of the State of Georgia and an acting manager of the business. If the Licensee and/or License Representative have not been a resident of the State of Georgia for at least five years, then they must have a background investigation conducted by a law enforcement agency in their previous state(s) of residence. The background investigation report must include all arrests and convictions for misdemeanors, felonies and local ordinances. This report must be sent directly from the investigating agency to the City of Jonesboro, Chief of Police, 170 South Main Street, Jonesboro, Georgia 30236.

The Licensee and/or License Representative must also be fingerprinted or have on file at the Jonesboro Police Department.

Date last fingerprint taken: 06-15-18 File Verified by: J.P.D

Is any person who owns an interest in this license an employee, or elected official, of the City of Jonesboro? If so, please explain whom and how the person(s) is affiliated with the City and this potential licensee: NO

Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)

Before signing this application, please check to make sure all answers and explanations are stated fully and correctly. The following statement is to be executed under oath and is subject to the penalties of false swearing. Be sure that it includes all attached sheets submitted herewith.

STATE OF GEORGIA, CLAYTON COUNTY, CITY OF JONESBORO

I, Zr Chao Zhu, do solemnly swear or affirm, subject to the penalties of false swearing, that the statements and answers made by me, as the applicant, in the foregoing application are true and correct. I am familiar with, have read, understand, and agree to abide by all applicable City Ordinances, local, state, and federal laws pertaining to the establishment and operation of a business inside the City of Jonesboro's City limits involved in the sale of alcohol and the proper conduct of its management. I understand that a violation of any applicable law, no matter how minor, may result in the permanent revocation of my liquor license.

Full legal name: Zr Chao Zhu

Date of Birth: [REDACTED]

Social Security Number: [REDACTED]

Drivers License Number: GA

Issuing State: [REDACTED]

Applicant Signature: [Signature] Date: 06/15/2018

I hereby certify that Zr Chao Zhu 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 June, 20 18

Notary Public Signature: [Signature]



Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)



CITY OF JONESBORO
124 North Avenue, Jonesboro, GA 30236
CITY HALL: (770) 478-3800
FAX: (770) 478-3775

Affidavit Verifying Status for City Public Benefit Application

By executing this affidavit under oath, as an applicant for a Business License or Occupation Tax Certificate, Alcohol License, Taxi Permit or other public benefit, as referenced in O.C.G.A. Section 50-36-1, from the City of Jonesboro, the undersigned applicant verifies one of the following with respect to my application for a public benefit.

- 1) _____ I am a United States citizen
- 2) ☒ I am a legal permanent resident of the United States.
- 3) _____ I am a qualified alien or non-immigrant under the Federal Immigration and Nationality Act with an alien number issued by the Department of Homeland Security or other federal immigration agency.

The undersigned applicant also hereby verifies that he or she is 18 years of age or older and has provided at least one secure and verifiable document, as required by O.C.G.A. § 50-36-1 (e)(1), with this affidavit.

The secure and verifiable document provided with this affidavit can best be classified as:

Perm Res Card + GA D/L

In making the above representation under oath, I understand that any person who knowingly and willfully makes a false, fictitious, or fraudulent statement or representation in an affidavit shall be guilty of a violation of O.C.G.A. § 16-10-20, and face criminal penalties as allowed by such criminal statute.

Executed in Jonesboro, Georgia.

Signature of Applicant: Zhen ZR CHAO Date 06/15/11

Printed Name of Applicant: ZR CHAO ZHU

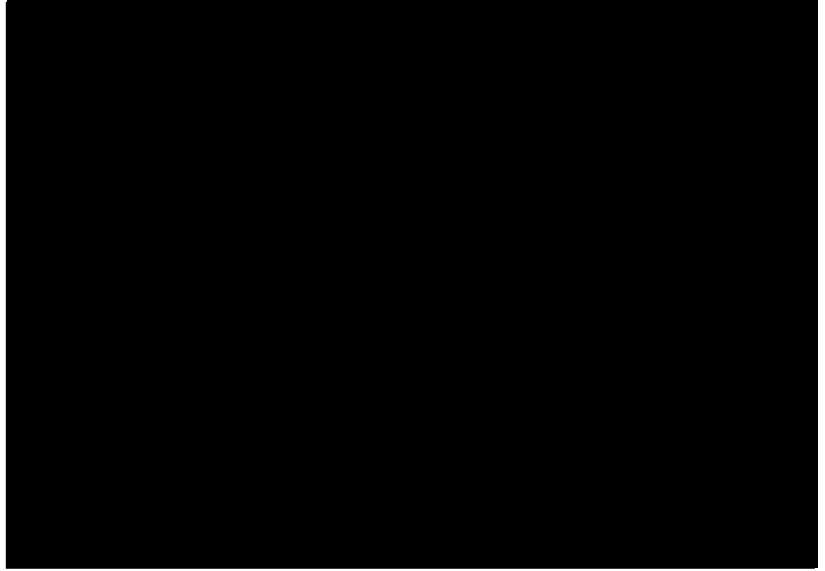
*
Alien Registration number for non-citizens _____

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
15 DAY OF June, 2011

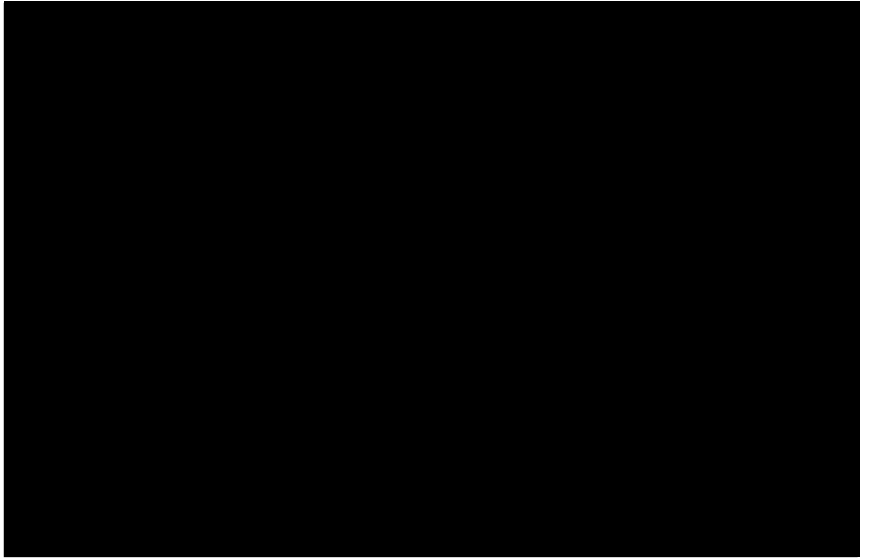
Notary Public
My Commission Expires: 03 26 21



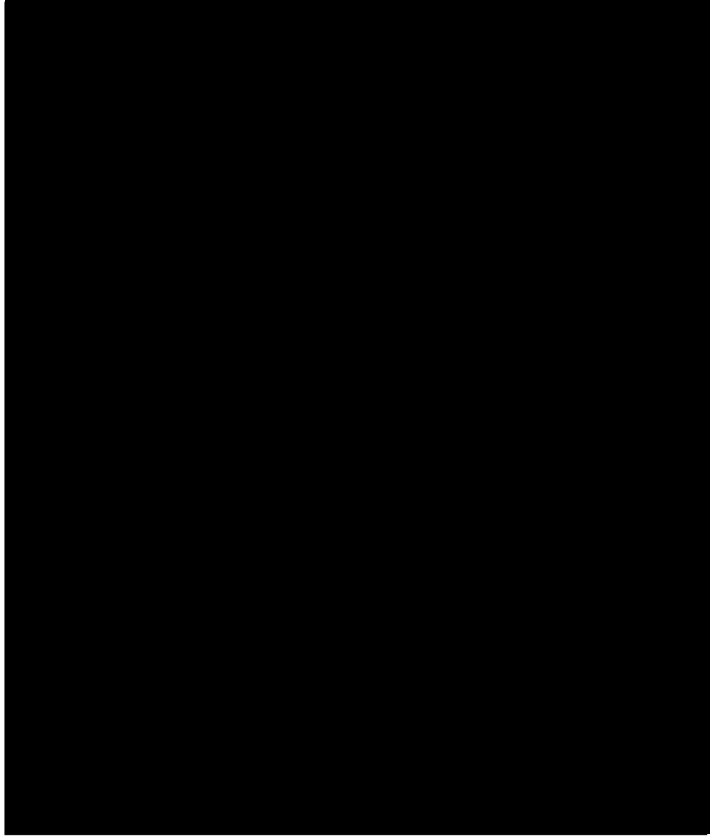
*Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition of "alien", legal permanent residents must also provide their alien registration number. Qualified aliens that do not have an alien registration number may supply another identifying number: _____



Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)



Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)



Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)

License to Sell Alcoholic Beverages

As set forth and defined in Title 3

Georgia Alcoholic Beverage Code and Regulations Pertaining Thereto

Not Valid Without Local License If Required - Non Transferable

EFFECTIVE DATE 01-Jan-2018

LICENSE EXPIRES 31-Dec-2018

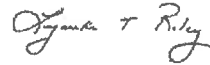
BOND EXPIRES

STATE TAXPAYER IDENTIFIER
20230644350LICENSE NUMBER
0075073DATE ISSUED
05-Dec-2017LICENSE FEE
\$200.00LOCAL LICENSE ISSUED BY
County CLAYTONTHIS LICENSE AUTHORIZES THE BELOW LICENSEE TO SELL
ZR CHAO ZHU: Consumption on Premises - Beer, Wine and Liquor

DBA

AT THE FOLLOWING LOCATION
7955 TARA BLVD JONESBORO GA 30236-2205COUNTY
CLAYTONZONE 28, LLC
7955 TARA BLVD
JONESBORO GA 30236-2205

Failure to pay any tax accruing under said Act to the Department of Revenue, or violation of any provisions of said Act or any valid rule and regulation made pursuant thereto, shall be grounds for cancellation of this license by the Commissioner of Revenue



COMMISSIONER, Georgia Dept. of Revenue

THIS LICENSE MUST BE DISPLAYED CONSPICUOUSLY AT EACH PLACE WHERE SELLING

497956

FOR OFFICE USE ONLY:

Date Received: 06/15 / 18 / 20Type of License: AlcoholFee Amount Enclosed: \$ 575.00State License No.: 0079073

Date Approved: ____ / ____ / 20 ____

State License No.: ____

Date Denied ____ / ____ / 20 ____

Reason (if any): AnnexationMisc. Notes:

City Clerk Signature: _____ Date: ____ / ____ / 20 ____

Attachment: Alcohol Application - Sugar Bush_Redacted (1270 : Sugar Bush - Distilled Spirits)



CITY OF JONESBORO GEORGIA
PUBLIC HEARING FOR:
ALCOHOL BEVERAGE POURING
license to dispense DISTILLED SPIRITS
BEER and WINE requested by Sugar Bush
located 7955 Tara Blvd Jonesboro Ga 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 01-01-2018 TIME: 1:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding Variance #18VAR-001 as submitted by Sovereign Holdings, LLC (Andrew Shipp, owner) for the property 0 McDonough Street, Parcel Number 13240D A027. Said variances include front setback reduction, side setback reduction, greenspace percentage reductions, and greenspace dimension reductions.

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

City Code Section 86-99 Rc Zoning Standards

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

Yes Economic Development, 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.)

Approval of all variance requests (see below); The subdivision was first developed in 2006/2007, with all infrastructure currently in place. Due to the recession that started in 2007/2008, no houses were built. Since roads and utility stub outs are already in place, the design of the house lots and greenspace is essentially locked in place within the constraints of the existing roads.

Variance request #1 – Reduce front setback from 20 feet required to 10 feet (with 8-foot porch zone behind front setback line)

Main consideration with reduced front setback: Is there a long enough driveway in front to adequately accommodate parking, so as to prevent parking on street? (Provided typical layout shows a driveway length of 25.5 feet, from edge of street asphalt to front of house.) The house footprint appears to be pinched with a normal 20 foot front setback combined with a 20 foot rear setback.

Possible benefits of reduced front setback: Deeper rear yard, Reduced impervious cover (less driveway), potentially larger house

The maximum width for driveways serving properties occupied or intended to be occupied by a single family detached dwelling shall not exceed nine feet as measured at the right-of-way line.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office

No driveway serving a residentially-zoned property may be constructed within two feet of any property line.

5.4

Single-family uses shall provide two parking spaces for each dwelling unit.

Variance request #2 – Reduce side setback from 7 feet req. to 0 feet (but maintain 10-foot building separation)

A minimum 10-foot building separation would essentially be a 5-foot side setback, as opposed to the normal 7-foot side setback required. Thus, two houses would be 4 feet closer to each other (2 feet on each property) with the approved variance.

Main consideration with reduced side setback: How close is too close? In an already tight subdivision, does 48 more inches really matter?

Possible benefits of reduced front setback: Potentially larger house

Variance request #3 – Reduce 20% minimum greenspace req. to 15.7% provided on plat and in field

Since roads and utility stub outs are already in place, the design of the house lots and greenspace is essentially locked in place within the constraints of the existing roads.

Variance request #4 – Not all greenspace meets 100-foot width req.; match what is provided on plat and in field

Since roads and utility stub outs are already in place, the design of the house lots and greenspace is essentially locked in place within the constraints of the existing roads.

Variance request #5 – Less than 50% of lots touch greenspace; match what is provided on plat and in field

Since roads and utility stub outs are already in place, the design of the house lots and greenspace is essentially locked in place within the constraints of the existing roads.

Fiscal Impact

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

Private Developer

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

- GRV_FinPlat 060518
- _ GRV COLOR LOTS (003)
- _ GRV COLOR SITE (002)
- The Grove tear sheet
- Posted Hearing Sign

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

Approval

FINAL PLAT

The Grove

L.L. 240 / 13th & L.L. 17 / 12th
CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA

ZONED R-C (RESIDENTIAL CLUSTER)

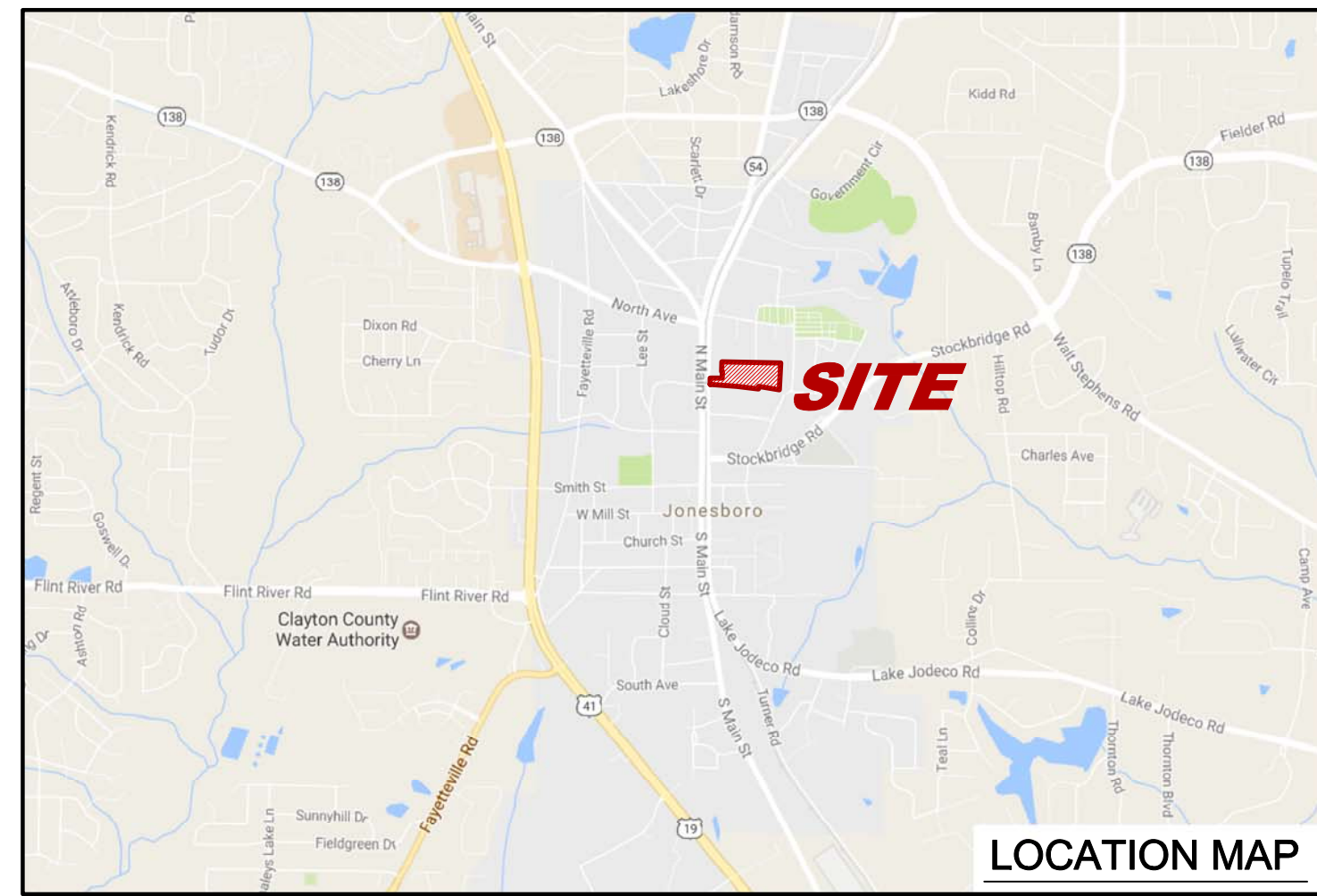
SUBDIVISION ENTRANCE LOCATION
LATITUDE = 33.5272°N
LONGITUDE = 84.3540°W

APPROVALS

Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Mayor and City Council on _____, 20_____, and final approval by the City Manager and it is entitled to recordation in the Clerk's Office, Clayton County Superior Court.

By: _____
Mayor, City of Jonesboro

By: _____
City Manager, City of Jonesboro



ALL MATTER OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES

OWNER'S ACKNOWLEDGEMENT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all State, City and County taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way and improvements have been installed therein as shown on this plat.

Andrew C. Shipp, Sr., Manager
Sovereign Holdings, LLC _____
SIGNATURE DATE

Wendell D. McNeal, President
Key Corp Financial, Inc. _____
SIGNATURE DATE

Signed, sealed and delivered in the presence of:

Witness _____
SIGNATURE DATE

Notary Public _____
SIGNATURE DATE



THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FT IN 258,427'.

ANGULAR ERROR IN THIS FIELD TRAVERSE NOT MORE THAN 00-00-18
LINEAR ERROR OF CLOSURE BEFORE ADJUSTMENT NOT MORE THAN 0.116 FT.
RELATIVE ERROR OF CLOSURE BEFORE ADJUSTMENT LESS THAN 1 FT. IN 31,106 FT.
LINEAR ERROR OF CLOSURE AFTER ADJUSTMENT NOT MORE THAN 0.087 FT.
RELATIVE ERROR OF CLOSURE AFTER ADJUSTMENT LESS THAN 1 FT. IN 41,247 FT.
TRAVERSE ADJUSTED BY COMPASS RULE.
CONTROL SET UTILIZING EGPS & TRIMBLE R10.
ANGULAR AND LINEAR MEASUREMENTS MADE WITH A TRIMBLE S6.

SURVEYOR'S ACKNOWLEDGEMENT

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Development Regulations of the City of Jonesboro, Georgia, have been fully complied with.

By: _____
DAVID B. MILLEN
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 2871
DAVID B. MILLEN

RLS No: 2871

GENERAL NOTES

ZONING: R-C (RESIDENTIAL CLUSTER)

TOTAL PROPERTY AREA: 10.750 Ac

TOTAL NUMBER OF LOTS: 55 (5.1 U/Ac)

TOTAL GREENSPACE: 1.69 Ac (15.7%)

TOTAL R/W AREA: 2.50 Ac

MIN LOT AREA : 4,000 SF

SMALLEST LOT: 4,000 SF

AVERAGE LOT: 4,845 SF

TOTAL LF ROAD: 1,647.8 LF

MIN LOT WIDTH: 45 FT

NARROWEST LOT: 50 FT

BUILDING SETBACKS: 10' FRONT + 8' PORCH ZONE
0' SIDE (w/MIN 10' BUILDING SEPARATION)
20' REAR

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA, PER FIRM MAP #: 13063 C 0088 E, 9/5/2007

BOUNDARY AND AS-BUILT SURVEY PERFORMED BY MOORE & MILLEN SURVEYING, INC.
FIELD WORK COMPLETED : 04/15/2017
PLAT COMPLETED : 04/26/2018

WATER AND SEWER SERVICE PROVIDED BY CLAYTON COUNTY

ROADWAYS & R/W TO BE DEDICATED TO CITY OF JONESBORO

LOT AREA TABLE

LOT#	S.F.	ACRES	LOT#	S.F.	ACRES	LOT#	S.F.	ACRES
1	4,831	0.1109	23	4,576	0.1051	45	4,894	0.1124
2	4,653	0.1068	24	4,565	0.1048	46	4,820	0.1107
3	4,706	0.1080	25	4,570	0.1049	47	4,250	0.0976
4	4,685	0.1076	26	4,610	0.1058	48	4,250	0.0976
5	4,812	0.1105	27	5,384	0.1236	49	4,250	0.0976
6	4,501	0.1033	28	4,861	0.1116	50	4,472	0.1027
7	4,501	0.1033	29	4,639	0.1065	51	5,555	0.1275
8	4,503	0.1034	30	4,636	0.1064	52	4,886	0.1122
9	4,636	0.1064	31	4,623	0.1061	53	4,777	0.1097
10	6,112	0.1403	32	4,605	0.1057	54	4,741	0.1088
11	7,582	0.1741	33	4,612	0.1059	55	6,533	0.1500
12	4,946	0.1135	34	5,188	0.1191			
13	5,056	0.1161	35	4,352	0.0999	GS1	51,279	1.1772
14	5,218	0.1198	36	4,320	0.0992	GS2	7,367	0.1691
15	6,178	0.1418	37	4,218	0.0968	GS3	3,303	0.0758
16	5,639	0.1295	38	4,495	0.1032	GS4	7,217	0.1657
17	4,500	0.1033	39	4,000	0.0918	GS5	4,519	0.1037
18	4,497	0.1032	40	4,073	0.0935			
19	4,470	0.1026	41	4,305	0.0988	DET	19,023	0.4367
20	4,452	0.1022	42	4,503	0.1034	R/W	109,040	2.5032
21	5,139	0.1180	43	5,963	0.1369			
22	6,149	0.1412	44	4,224	0.0970	TOTAL	468,262	10.7498

ARC TABLE

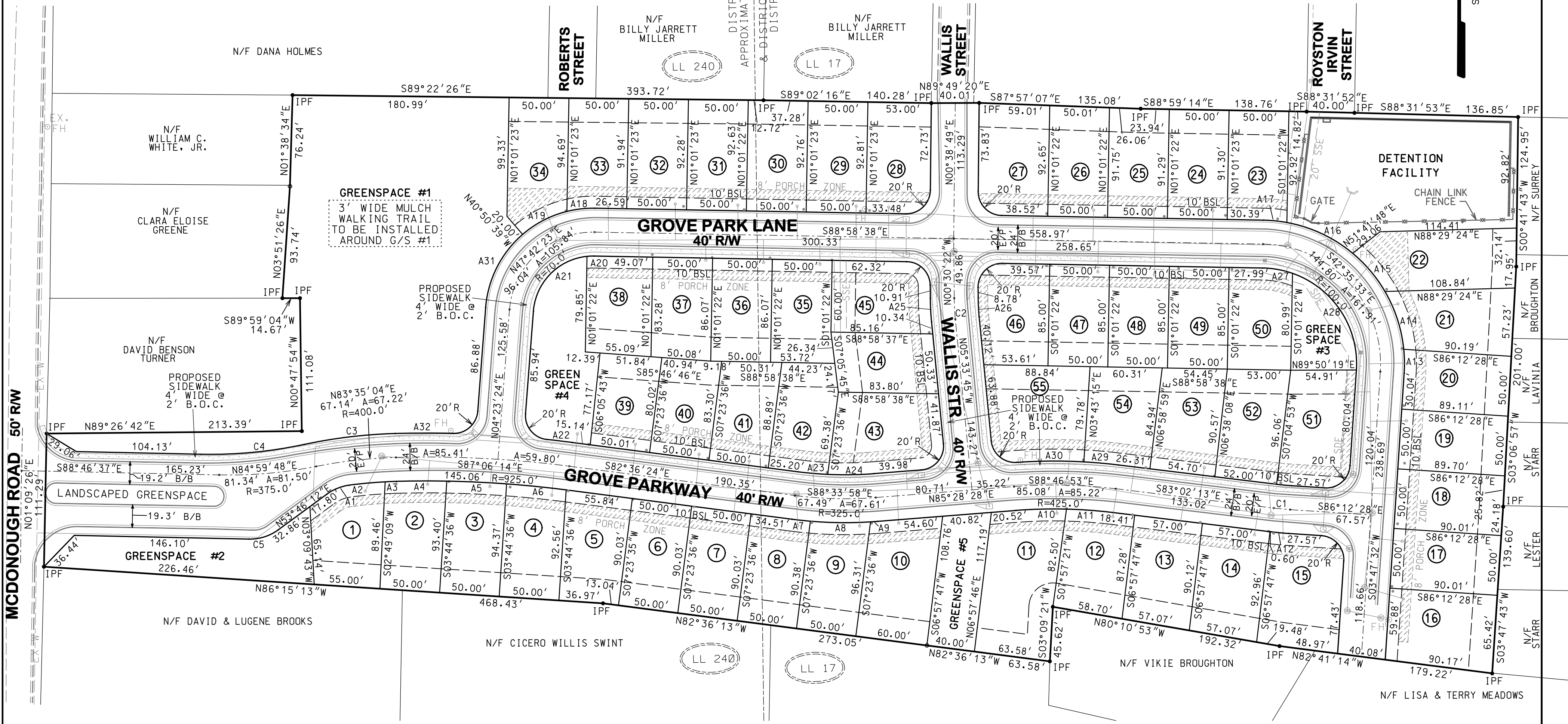
A1	19.98	A17	19.70
A2	30.32	A18	23.69
A3	9.59	A19	42.08
A4	42.02	A20	5.95
A5	50.02	A21	69.65
A6	50.04	A22	21.44
A7	15.50	A23	24.83
A8	50.39	A24	38.62
A9	5.88	A25	19.42
A10	42.36	A26	15.89
A11	38.85	A27	25.43
A12	14.94	A28	104.10
A13	20.05	A29	29.16
A14	51.18	A30	56.19
A15	42.00	A31	70.32
A16	61.36	A32	48.54

CURVE TABLE

C1	S84°37'21"E	13.83'	A=13.83'	R=250.0'
C2	N03°02'03"W	17.64'	A=17.65'	R=200.0'
C3	S83°09'52"W	76.63'	A=76.74'	R=420.0'
C4	S84°34'36"W	86.81'	A=87.00'	R=375.0'
C5	N72°29'48"E	25.68'	A=26.15'	R=40.0'

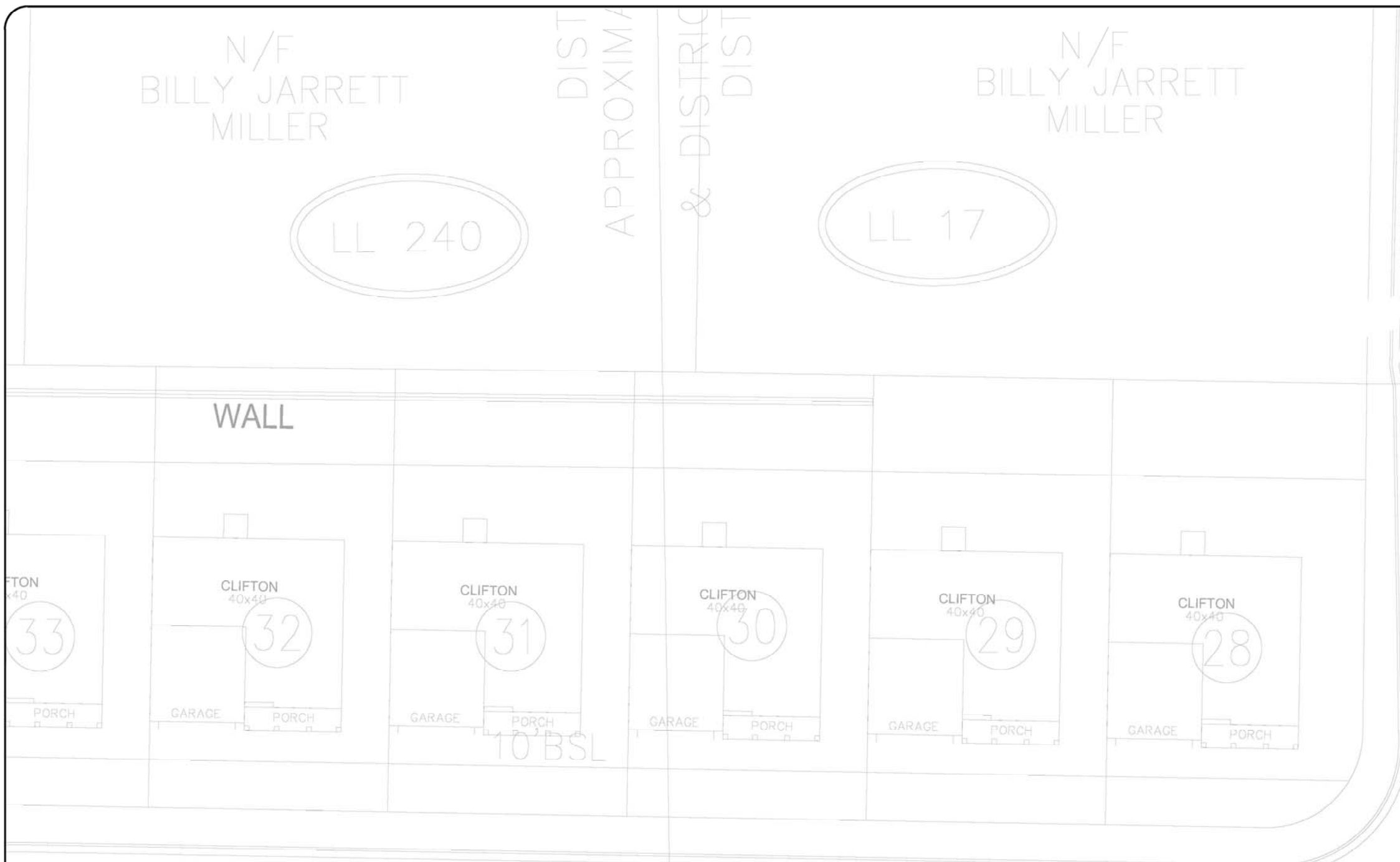
STREETS TABLE

GROVE PARKWAY	=	1,132.70 LF
GROVE PARK LANE	=	1,191.00 LF
WALLIS STREET	=	324.06 LF
TOTAL	=	1,647.76 LF



FINAL PLAT

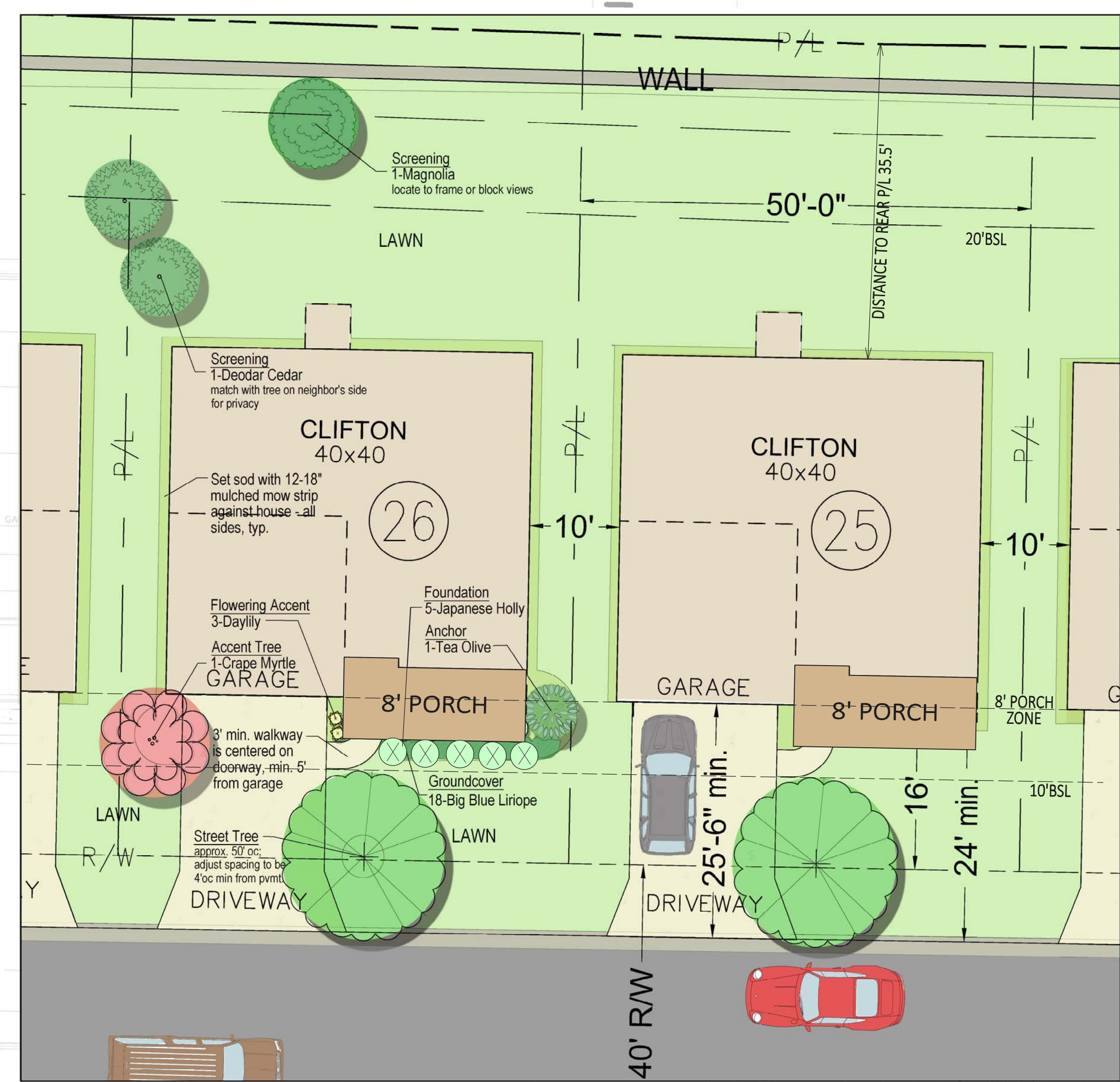




WALLIS STREET

SUGGESTED PLANT LIST

South/West facing homes	
Anchor/ Screening	
Emerald Arborvitae	
Miss Pryss Holly	
Tea Olive	
Ligustrum recurvifolium	
Southern Magnolia-screening anywhere	
Accent Tree	
Tree Form Yaupon	
Fringe Tree	
Crape Myrtle - varieties	
Foundation - evergreen	
Japanese Holly - rotundifolia	
Abelia - Ed Goucher	
Needlepoint Holly	
Dwarf Yaupon Holly	
Groundcover - Evergreen	
Hypericum	
Wintercreeper	
Ice Plant	
Candytuft	
Flowering Accent	
Knockout Rose	
Spirea - Bridalwreath	
Rosemary - varieties	
Daylily - varieties	



LOT 26:
South facing lot with
typical planting

LOT 25:
Typical lot dimensions
and setbacks



LOT 46:
North facing corner lot
with typical planting

SUGGESTED PLANT LIST

North/East facing homes	
Anchor/ Screening	
Nellie R Stevens Holly	
Camellia Sasanqua	
Cleyera	
Deodar Cedar - screen anywhere	
Accent Tree	
Tree Form Ligustrum	
Pink Dogwood	
Foundation - evergreen	
Dwarf Gardenia	
Encore Azalea	
Spreading Yew	
Dwarf Yaupon Holly	
Groundcover - Evergreen	
Autumn Fern	
Mondo Grass	
Vinca	
Wintercreeper	
Flowering Accent	
Limelight Hydrangea	
GG Gerbing ,George Tabor, Formosa Az	
Daphne	
Heuchera - varieties	

LOT LAYOUT & PLANTING CONCEPTS

THE GROVE

NORTH MAIN STREET
CITY OF JONESBORO, CLAYTON CO, GA

PREPARED BY:

LandMatters Studios, llc
Landscape Architecture & Planning
Atlanta, Georgia
404-965-8780

V&M
Vaughn & Melton
Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd Suite 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-3594

V&M Contact:
Frans van Leeuwen
(770) 627-3590
www.vaughnmelton.com

Copyright: © 2018
All Rights Reserved

PREPARED FOR:

Rockhaven Homes
4062 Peachtree Road
Suite A #277
Atlanta, GA 30319

MCDONOUGH ROAD 50' RW

ROBERTS STREET

N/F BILLY JARRETT MILLER
LL 240

N/F BILLY JARRETT MILLER
LL 17

WALLIS STREET

ROYSTON STREET

IRVIN STREET

N/F DANA HOLMES

N/F WILLIAM C. WHITE, JR.

N/F CLARA ELOISE GREENE

N/F DAVID BENSON TURNER

N/F DAVID & LUGENE BROOKS

N/F CICERO WILLIS SWINT

LL 240

LL 17

N/F VIKIE BROUGHTON

N/F LISA & TERRY MEADOWS

GREENSPACE #1

GROVE PARK LANE 40' RW

GROVE PARKWAY 40' RW

GREENSPACE #2

GREEN SPACE #4

GREEN SPACE #3

GREEN SPACE #5

DETENTION FACILITY

PREPARED FOR:

Rockhaven Homes
4062 Peachtree Road
Suite A #277
Atlanta, GA 30319

The Grove

NORTH MAIN STREET
PROJECT ADDRESS
240 / 13th & 17 / 12th
LAND LOT / DISTRICT
CITY OF JONESBORO, CLAYTON CO, GA
CITY COUNTY STATE

SITE PLAN

SIGNED / SEALED

REVISION		DATE
CONCEPT GRADING PLAN		04/17/18
No.	1.	2.
FVL DESIGN	AS SHOWN	
FVL DRAWN	C-02	
FVL CHECKED	SHEET	
04/17/18	PROJECT No.	

GEORGIA811
Utilities Protection Center, Inc.
Know what's below.
Call before you dig.

50' 0 50' 100'

Packet Pg. 34

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Clayton

Attach Copy of Advertisement

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on July 9, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning the reduction of the front and side setbacks, greenspace percentages, and greenspace dimensions by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236. The variances concern The Grove Subdivision.

David Allen
Community Development Director

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:

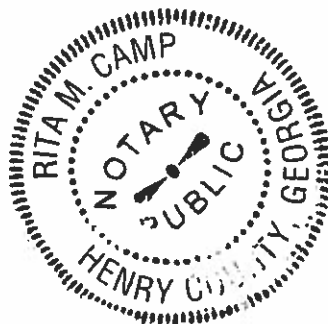
Run Dates: June 20 & 27, 2018

Newspaper Ad # 553746-1
The Grove Subd Variances

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.

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



Attachment: The Grove tear sheet (1265 : The Grove- Variances)

PUBLISHER'S AFFIDAVIT

State of Georgia
County of Clayton

Attach Copy of Advertisement

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on July 9, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning parking requirements, buffer widths, number of signs, sign dimensions, and sign changeable copy requirements by Speedway, LLC for property located at 8500 Tara Boulevard (Parcel No. 05240B A004), Jonesboro, Georgia 30236.

David Allen
Community Development Director

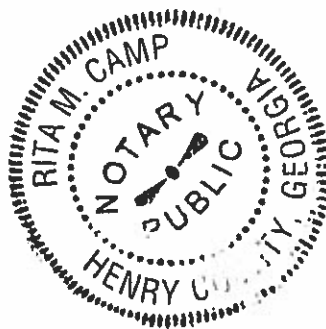
Personally appeared before the undersigned, **Donna Goodson**, who after being first duly sworn states that she is the **Circulation Manager for the Clayton News**, official legal organ of **Clayton County, Georgia**, and that upon her own personal knowledge knows that the advertisement, a true copy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

Run Dates: June 20 & 27, 2018

Newspaper Ad # 553747-1
Speedway Variances

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.



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

Attachment: The Grove tear sheet (1265 : The Grove- Variances)

PUBLISHER'S AFFIDAVIT

Attach Copy of Advertisement

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and City Council for a Alcohol Beverage Pouring license to dispense beer, wine & distilled spirits at 8501 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Jung C. Tak, Inc. d/b/a Sports Cafe. Jung C. Tak has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on July 9, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr., CMC
City Manager

554865-1

State of Georgia
County of Clayton

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:

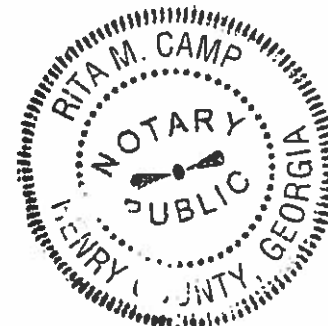
Run Dates: June 27, 2018

Newspaper Ad # 554865

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.

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



Attachment: The Grove tear sheet (1265 : The Grove- Variances)

PUBLISHER'S AFFIDAVIT

Attach Copy of Advertisement

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and City Council for a Alcohol Beverage Pouring license to dispense beer, wine & distilled spirits at 7955 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Zone 28 LLC d/b/a Sugar Bush. Zr Chao Zhu has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on July 9, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

State of Georgia
County of Clayton

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:

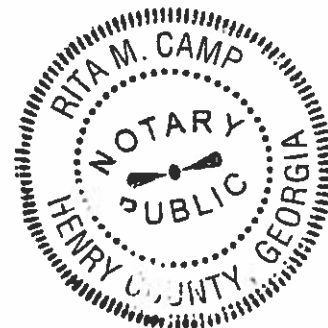
Run Dates: June 27, 2018

Newspaper Ad # 554864

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.

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



Attachment: The Grove tear sheet (1265 : The Grove- Variances)

PUBLISHER'S AFFIDAVIT

Attach Copy of Advertisement

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and City Council for a Retail Package Dealer license to sell beer/wine at 190 Jonesboro Road Jonesboro, Georgia 30236. The legal business name is Jay Food Mart. Minal Patel has requested to be the License Representative. The application will be granted or denied by Mayor and City Council at 6:00 p.m. on the ninth day of July, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at their Work Session to be held on July 2, 2018. The meeting will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

1-180955

State of Georgia
County of Clayton

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:

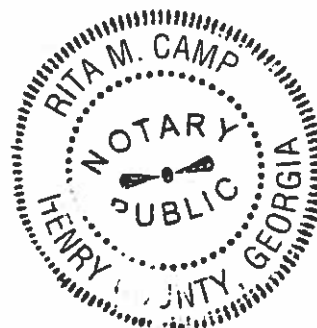
Run Dates: June 27, 2018

Newspaper Ad # 554914

Donna Goodson
Donna Goodson, Affiant

Sworn to and subscribed before me this the 27th day of June, 2018.

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



Attachment: The Grove tear sheet (1265 : The Grove- Variances)



Sovereign Partners
770-329-4200
Full Scale Professional
Site Consulting
770-329-4200

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
VARIANCES TO CONSIDER:
The Reduction of Front and Side Setbacks
Surrounding Interiors and Exterior Driveways
for O'McDonough St. Jonesboro, GA 30236
LOCATION: 170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 07/01/2024 TIME: 10:00 P.M.
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-8000



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding final plat as related to Variance #18VAR-001 above, as submitted by Sovereign Holdings, LLC (Andrew Shipp, owner) for the property located at 0 McDonough Street, Parcel Number 13240D A027. Said final plat is for a 55 lot, single-family detached development, zoned R-C (Cluster Residential).

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

City Code Section 86-99-RC Zoning Standards for Final Plat

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

Yes Economic Development, 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.)

Approval of final plat is contingent upon approval of variances associated with subdivision, since the reduced setbacks and the current greenspace amounts are shown on the plat. If one or more variances (especially the setback variances) are not approved by City Council, then the plat would have to be revised prior to recording.

Fiscal Impact

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

Private Developer

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

- GRV_FinPlat 060518
- GROVE Grading Plan_05 24x36 4-8-2018

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office

FINAL PLAT

The Grove

L.L. 240 / 13th & L.L. 17 / 12th
CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA

ZONED R-C (RESIDENTIAL CLUSTER)

SUBDIVISION ENTRANCE LOCATION
LATITUDE = 33.5272°N
LONGITUDE = 84.3540°W

APPROVALS

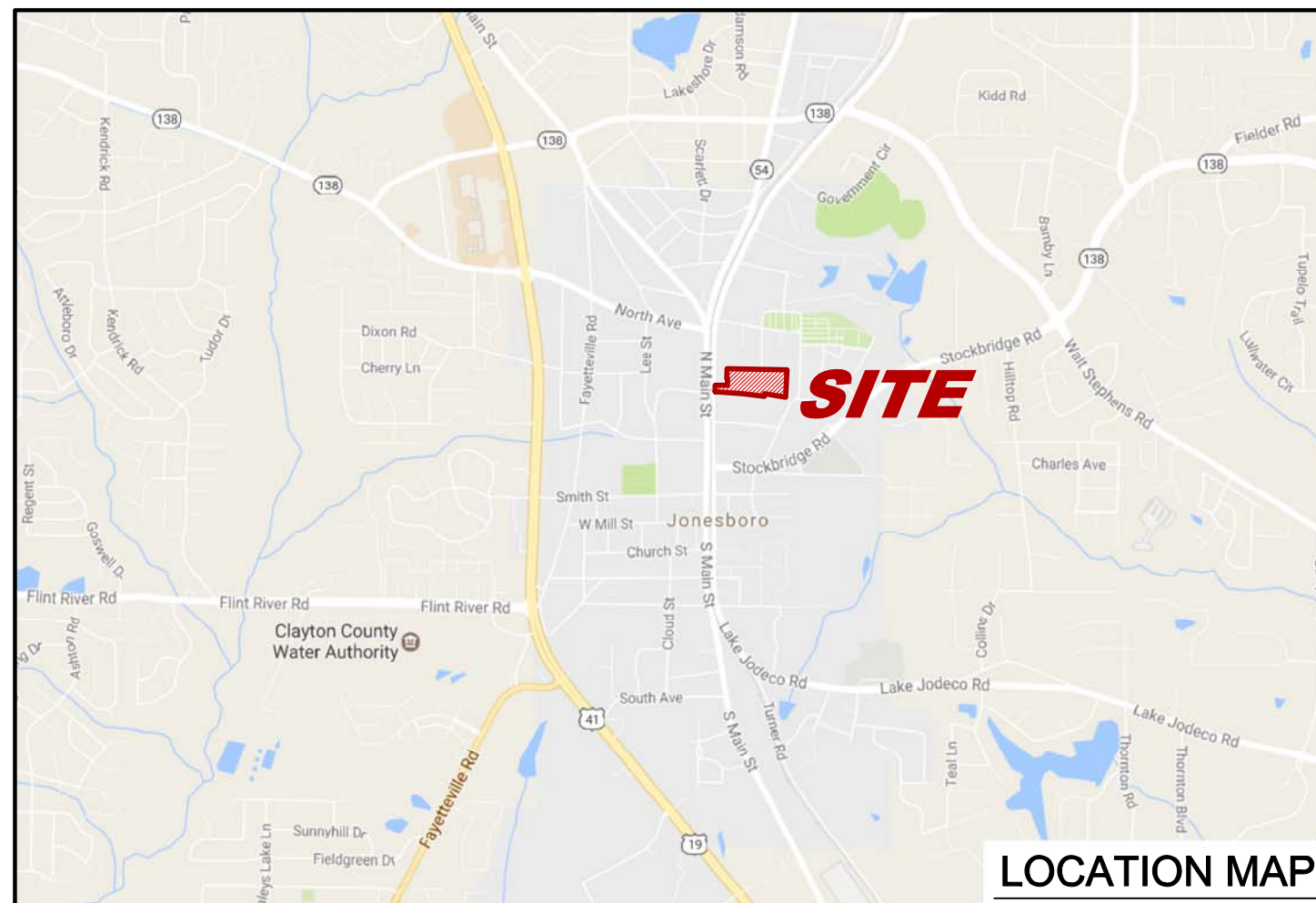
Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Mayor and City Council on _____, 20_____, and final approval by the City Manager and it is entitled to recordation in the Clerk's Office, Clayton County Superior Court.

By:

Mayor, City of Jonesboro

By:

City Manager, City of Jonesboro



ALL MATTER OF TITLE ARE EXCEPTED. THIS PLAT IS SUBJECT TO ALL LEGAL EASEMENTS AND RIGHTS-OF-WAY, PUBLIC OR PRIVATE

PERPETUAL CARE AND MAINTENANCE AND THE CONVEYANCE OF REAL PROPERTY WILL BECOME EFFECTIVE AT THE COMPLETION OF THE FINAL ACCEPTANCE PROCESS.

STATE LAW PROHIBITS THE PRIVATE CONSTRUCTION, PLANTING, OR OTHERWISE MAKING IMPROVEMENTS ON THE DEDICATED RIGHT-OF-WAY. THE SOLE RESPONSIBILITY FOR REPAIRING OF ANY DAMAGE OF ANY SUCH IMPROVEMENT SHALL BE THE PROPERTY OWNERS.

DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES

OWNER'S ACKNOWLEDGEMENT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, certifies that this plat was made from an actual survey, and that all State, City and County taxes or other assessments now due on this land have been paid. Said owner donates and dedicates to the public for use forever the street right-of-way and improvements have been installed therein as shown on this plat.

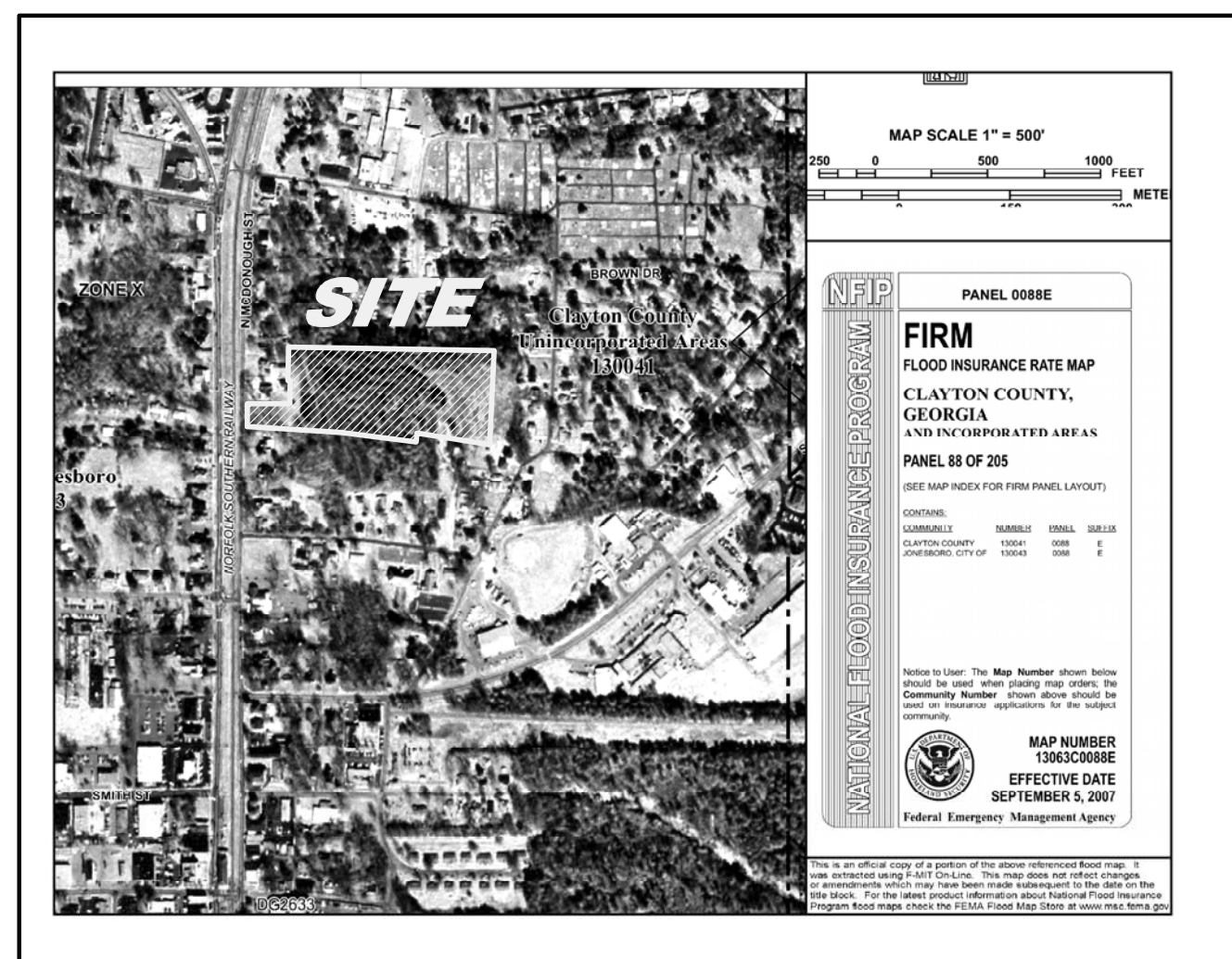
Andrew C. Shipp, Sr., Manager
Sovereign Holdings, LLC _____
SIGNATURE DATE

Wendell D. McNeal, President
Key Corp Financial, Inc. _____
SIGNATURE DATE

Signed, sealed and delivered in the presence of:

Witness _____
SIGNATURE DATE

Notary Public _____
SIGNATURE DATE



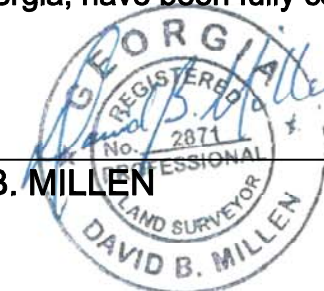
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN 1 FT IN 258,427'.

ANGULAR ERROR IN THIS FIELD TRAVERSE NOT MORE THAN 00-00-18
LINEAR ERROR OF CLOSURE BEFORE ADJUSTMENT NOT MORE THAN 0.116 FT.
RELATIVE ERROR OF CLOSURE BEFORE ADJUSTMENT LESS THAN 1 FT. IN 31,106 FT.
LINEAR ERROR OF CLOSURE AFTER ADJUSTMENT NOT MORE THAN 0.087 FT.
RELATIVE ERROR OF CLOSURE AFTER ADJUSTMENT LESS THAN 1 FT. IN 41,247 FT.
TRAVERSE ADJUSTED BY COMPASS RULE.
CONTROL SET UTILIZING EGPS & TRIMBLE R10.
ANGULAR AND LINEAR MEASUREMENTS MADE WITH A TRIMBLE S6.

SURVEYOR'S ACKNOWLEDGEMENT

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Development Regulations of the City of Jonesboro, Georgia, have been fully complied with.

By: _____
DAVID B. MILLEN RLS No: 2871



GENERAL NOTES

ZONING: R-C (RESIDENTIAL CLUSTER)

TOTAL PROPERTY AREA: 10.750 Ac

TOTAL NUMBER OF LOTS: 55 (5.1 U/Ac)

TOTAL GREENSPACE: 1.69 Ac (15.7%)

TOTAL R/W AREA: 2.50 Ac

MIN LOT AREA : 4,000 SF

SMALLEST LOT: 4,000 SF

AVERAGE LOT: 4,845 SF

TOTAL LF ROAD: 1,647.8 LF

MIN LOT WIDTH: 45 FT

NARROWEST LOT: 50 FT

BUILDING SETBACKS: 10' FRONT + 8' PORCH ZONE
0' SIDE (w/MIN 10' BUILDING SEPARATION)
20' REAR

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED 100 YEAR FLOOD ZONE AREA, PER FIRM MAP #: 13063 C 0088 E, 9/5/2007

BOUNDARY AND AS-BUILT SURVEY PERFORMED BY MOORE & MILLEN SURVEYING, INC.
FIELD WORK COMPLETED : 04/15/2017
PLAT COMPLETED : 04/26/2018

WATER AND SEWER SERVICE PROVIDED BY CLAYTON COUNTY

ROADWAYS & R/W TO BE DEDICATED TO CITY OF JONESBORO

LOT AREA TABLE

LOT#	S.F.	ACRES	LOT#	S.F.	ACRES	LOT#	S.F.	ACRES
1	4,831	0.1109	23	4,576	0.1051	45	4,894	0.1124
2	4,653	0.1068	24	4,565	0.1048	46	4,820	0.1107
3	4,706	0.1080	25	4,570	0.1049	47	4,250	0.0976
4	4,685	0.1076	26	4,610	0.1058	48	4,250	0.0976
5	4,812	0.1105	27	5,384	0.1236	49	4,250	0.0976
6	4,501	0.1033	28	4,861	0.1116	50	4,472	0.1027
7	4,501	0.1033	29	4,639	0.1065	51	5,555	0.1275
8	4,503	0.1034	30	4,636	0.1064	52	4,886	0.1122
9	4,636	0.1064	31	4,623	0.1061	53	4,777	0.1097
10	6,112	0.1403	32	4,605	0.1057	54	4,741	0.1088
11	7,582	0.1741	33	4,612	0.1059	55	6,533	0.1500
12	4,946	0.1135	34	5,188	0.1191	GS1	51,279	1.1772
13	5,056	0.1161	35	4,352	0.0999	GS2	7,367	0.1691
14	5,218	0.1198	36	4,320	0.0992	GS3	3,303	0.0758
15	6,178	0.1418	37	4,218	0.0968	GS4	7,217	0.1657
16	5,639	0.1295	38	4,495	0.1032	GS5	4,519	0.1037
17	4,500	0.1033	39	4,000	0.0918	DET	19,023	0.4367
18	4,497	0.1032	40	4,073	0.0935	R/W	109,040	2.5032
19	4,470	0.1026	41	4,305	0.0988			
20	4,452	0.1022	42	4,503	0.1034			
21	5,139	0.1180	43	5,963	0.1369			
22	6,149	0.1412	44	4,224	0.0970			

ARC TABLE

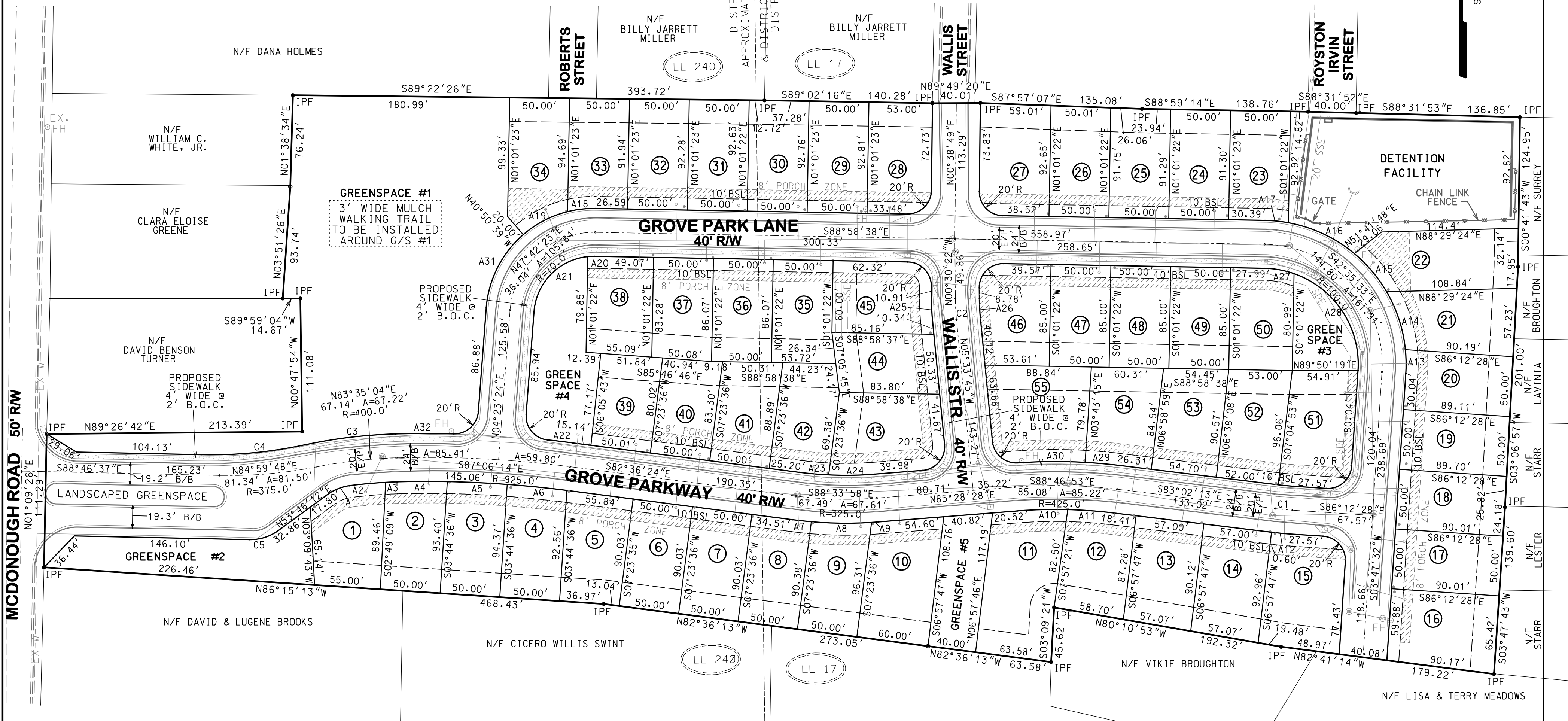
A1	19.98	A17	19.70
A2	30.32	A18	23.69
A3	9.59	A19	42.08
A4	42.02	A20	5.95
A5	50.02	A21	69.65
A6	50.04	A22	21.44
A7	15.50	A23	24.83
A8	50.39	A24	38.62
A9	5.88	A25	19.42
A10	42.36	A26	15.89
A11	38.85	A27	25.43
A12	14.94	A28	104.10
A13	20.05	A29	29.16
A14	51.18	A30	56.19
A15	42.00	A31	70.32
A16	61.36	A32	48.54

CURVE TABLE

C1	S84°37'21"E	13.83'	A=13.83'	R=250.0'
C2	N03°02'03"W	17.64'	A=17.65'	R=200.0'
C3	S83°09'52"W	76.63'	A=76.74'	R=420.0'
C4	S84°34'36"W	86.81'	A=87.00'	R=375.0'
C5	N72°29'48"E	25.68'	A=26.15'	R=40.0'

STREETS TABLE

GROVE PARKWAY	=	1,132.70 LF
GROVE PARK LANE	=	1,191.00 LF
WALLIS STREET	=	324.06 LF
TOTAL	=	1,647.76 LF

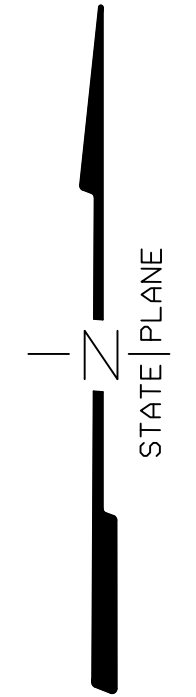
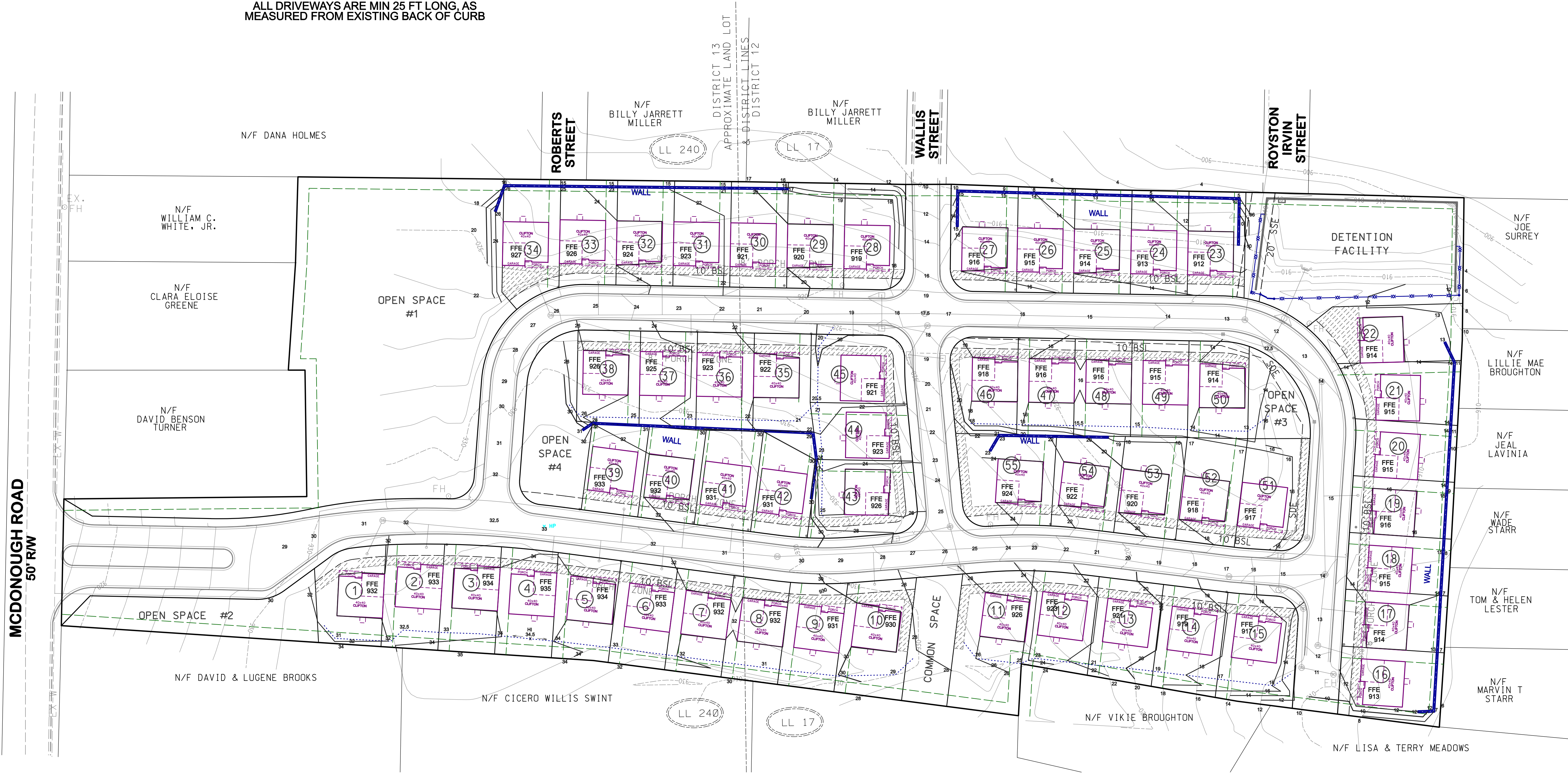


FINAL PLAT



FOOTPRINT MATRIX #5
& LOT GRADING PLAN
(ALL CLIFTON SLAB FOOTPRINTS)

ALL BACKYARDS ARE MINIMUM 20 FT DEEP
ALL DRIVEWAYS ARE MIN 25 FT LONG, AS
MEASURED FROM EXISTING BACK OF CURB



PREPARED BY: **V&M**
Vaughn & Melton
Consulting Engineers, Inc.
Engineering - Surveying
300 Chastain Center Blvd. Suite 325
Kennesaw, Georgia 30144
TEL: (770) 627-3590 FAX: (404) 627-3594
V&M Contact:
Frans van Leeuwen
(404) 277-3774
KENTUCKY
606-248-6600
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865-546-5800
NORTH CAROLINA
828-253-2796
SOUTH CAROLINA
864-574-4775
www.vaughnmelton.com
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PREPARED FOR:
RH
ROCKHAVEN HOMES
4062 Peachtree Road
Suite A #277
Atlanta, GA 30319

The Grove
NORTH MAIN STREET
PROJECT ADDRESS
240 / 13th & 17 / 12th
LAND LOT / DISTRICT
CITY OF JONESBORO, CLAYTON CO. GA
COUNTY STATE
LOT GRADING PLAN

SIGNED / SEALED

REVISION		DATE
CONCEPT GRADING PLAN		01/17/18
No.		
1.		
2		
2		



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding minor subdivision plat, as submitted by Cole's Water Ice, LLC (Hayward Cole, applicant) for the property located at 212 South Main Street, Parcel Number 05241B A006. Said minor subdivision plat is zoned H-2 (Historic District) and involves the subdivision of one parcel into three lots.

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

Sec 86-103 - H-2 Zoning Standards for Lots

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.)

Minor subdivision plat for 212 South Main Street meets all minimum lot area and lot width requirements for H-2 zoning. Applicant stated that the new lots could be for future residential development.

Fiscal Impact

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

Private property owner.

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

- Application Information
- Existing Plat
- Revised plat

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

July, 2, 2018

Signature

City Clerk's Office



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

MINOR SUBDIVISION CONCEPT PLAN/FINAL PLAT APPLICATION

This application is required for subdivision of a parcel of land into four (4) property lots or less. All applications must be complete, signed, notarized and submitted in accordance with the adopted Zoning Ordinance. Incomplete applications will not be accepted.

ADMINISTRATION FEE: \$250.00 (Non-Refundable). The City of Jonesboro will calculate and advise fees due.

Date Received: 03 26 18

Owner/ Applicant Information

Property Owner Name: Cole's Water Ice LLC			Applicant Name Hayward Cole		
Property Owner Address: 245 N. Highland Ave. 230-434			Applicant Address: 245 N. Highland Ave 230-434		
City ATL	State GA	Zip 30307	City ATL	State GA	Zip 30307
Telephone 404 454 8796			Telephone 404 454 8796		
Fax			Fax		
Email hcoleddev@gmail.com			Email hcoleddev@gmail.com		

Property Information

Project Name: 2125 MAIN		Legal Description: Please attach a deed			
Address: 2123 Main St. Jonesboro GA 30226					
Parcel # (s) 3	Lot#: 241	Zoning: H 2			
Acreage: 1.41		Site Acreage: 1.41 Acre			

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

Proposed Project Information

Zoning Classification:	Any Applicable Variance: <input type="radio"/> Yes <input checked="" type="radio"/> No	Any Applicable Conditions <input type="radio"/> Yes <input checked="" type="radio"/> No	Total Acreage: 1.41
Any Applicable Zoning Overlay Districts:			
Total Number of lots Proposed:	3	Minimum Lot Setbacks	52'
Minimum Lot Size Proposed: 12,010 sq ft	Amenity Area:		

I HEREBY CERTIFY THAT THE SITE DESCRIBED HEREIN WILL BE CONSTRUCTED AND OR USED IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCES AND LAWS GOVERNING THE CITY OF JONESBORO, AND MUST BE RECORDED WITH FIFTEEN (15) DAYS OF APPROVAL.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ONE YEAR.

APPLICANT SIGNATURE:

James and Cole DATE: 2/5/2018

FOR OFFICE USE ONLY:

Date Received: 2/26/2018

Fee Amount Enclosed: \$ 250.00

Date Approved: ___/___/20___

Date Denied ___/___/20___

License Issued ___/___/20___

Comment:

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

APPLICATION CHECKLIST

Requirement	Minor Subdivision (three lots or less)	
Pre-development review with staff	Required	✓
Application form completed	Required	✓
Letter of intent		✓
Number of copies of plat	3	✓
Filing fee (current rates are on file with City Hall)	Required	✓
Description of type of water supply and sewerage system and utilities to be provided	Required	✓
Data on existing conditions		✓
Hydrological or other engineering study	Per city manager	
Subdivision entrance monument and landscaping elevation/plan (prepared by registered landscape architect)	Per city manager	
Warranty deed for the dedication of streets and other public places	Required	N/A
Written approval from electric utility company regarding installation of service points and street lights		
As-built drawings of public improvements		
Subdivision improvement guarantee		
<div>RECEIVED</div> <div>Title</div>	Required	
Plat Certificates	Required	✓

SUBDIVISION APPLICATION

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

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:

Cole's Water Ice LLC
PRINT NAME

James Cole 3 20 18
SIGNATURE/DATE member

APPLICANT:

Hayward Cole
PRINT NAME

James Cole 3 20 18
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE



Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

Cole's Water Ice LLC
 Hayward Cole
 245 N. Highland Ave. 23
 Atlanta GA-30307

March 22, 2018

Cole's Water Ice LLC Make
 Application to Subdivide the Property at
 212 S. Main St. Jonesboro GA. For the
 Purpose of A) We feel that 212 S
 Main St. will be a more appealing
 Property with Left Ground to Maintain
 and B) 2 Additional Lots will make
 way for Additional housing in the city
 of Jonesboro From Cole's Water Ice either
 Selling Lots to a builder or Building
 Additional housing, depending on
 what the Market Dictates. The
 Changes taking place in Jonesboro,
 I expect will increase Demand
 and Bring Market Value Feasibility.

Hayward Cole MEMBER

Cole's Water & Ice LLC
212 S Main St. Subdivision

Water & Sewer Required will
be City Water + Sewer. *

Existing Condition - Cleared Land
Fenced in with some trees

There will be NO NEW Streets

Google Maps



Imagery ©2018 Google, Map data ©2018 Google 50 ft

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

Sec. 86-103. - H-2 historic district.

- (a) *Purpose of district.* The purpose of the H-2 historic district is to provide for office and commercial uses having a minimal impact on existing residential uses. Development and redevelopment in this district is intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.
- (b) *Delineation of historic district.* The historic district is delineated and duly designated on the official zoning map of the city. Areas located within the historic district must comply with the requirements of this section.
- (c) *Required review of exterior changes.* From and after the designation of the H-2 district, no exterior portion of any building or other structure that can be viewed from the public right-of-way (including stone walls, fences, light fixtures, steps and pavement, or other appurtenant features) nor an aboveground utility structure, nor any type of permanent sign shall be erected, altered, restored or moved within such H-2 district until an application for a certificate of appropriateness as to exterior architectural features and signage has been submitted to and approved by the historic preservation commission. All proposed changes requiring a certificate of appropriateness shall comply with the H-2 design standards found in subsection (l) herein.
- (d) *Application for certificate of appropriateness.* Application for a certificate of appropriateness shall be made by the owner or owner's agent to the director of downtown development for the city, and the certificate of appropriateness form shall be completed by the director of downtown development within 30 days and presented for review and approval by the historic preservation commission at their scheduled meeting(s). The commission shall vote to approve or deny the certificate upon review of the application, which shall be duly signed by the commission chairperson.
- (e) *Exterior architectural feature defined.* For purposes of this section, exterior architectural features shall include architectural style, general design, and general arrangement of the exterior of a building or other structure, including the color, the kind and texture of the building material, and the type and style of all windows, doors, light fixtures, signs and other appurtenant features. In the case of outdoor advertising signs, exterior architectural features shall be construed to mean the style, material, and location of all such signs. The commission shall not consider interior arrangement and shall take no action under this section except for the purpose of preventing the construction, reconstruction, alteration, restoration, or moving of buildings, structures, appurtenant features, or outdoor advertising signs in the historic district that would be incongruous with the historic aspects of the district.
- (f) *Certain changes not prohibited.* Nothing in this section shall be construed to prevent the ordinary maintenance or repair of a structure in the historic district which does not involve a change in design, material, color, or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration, or demolition of any such feature which the code enforcement officer or fire marshal shall certify is required by the public safety because of an unsafe or dangerous condition. Such a determination by the code enforcement officer or fire marshal shall be made and documented after an examination of all alternative actions intended to result in the preservation of any feature are exhausted.
- (g) *Delay in demolition of historic buildings.* From and after the designation of a historic district, no building or structure therein shall be demolished or otherwise removed until the owner thereof shall have given the historic preservation commission via the director of downtown development's office 120 days' written notice of his proposed action. Upon receiving written notice, the city shall erect a sign on the property to indicate that the building or structure is proposed for demolition. During such 120-day period the historic preservation commission may negotiate with the owner and with any other parties in an effort to find a means of preserving the building. Should the historic preservation commission find that the building involved has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such 90-day period and authorize earlier demolition or removal. In making a determination of a building's particular historic significance, the historic preservation commission shall refer to the most recent inventory of historic buildings kept on file at the office of downtown development.
- * (h) *Permitted uses.* The following general use classifications are permitted; refer to section 86-204, Table of uses allowed by zoning district, for actual permitted uses:

(1) Office uses

(2) Residential uses ✓

Uses similar to the above listed permitted uses, as determined by the city manager and provided in section 86-96, may be permitted unless listed elsewhere as a prohibited use.

- (i) *Conditional uses.* Uses that may be allowed upon finding by Jonesboro City Council that the proposed location and use will not disrupt the desired smaller-scale office and residential environment of the district, and provided the proposed floor area does not exceed 3,500 square feet, are found in section 86-204, Table of uses allowed by zoning district.

- (j) *Development standards.*

— (1) Minimum lot area: None N/A

— (2) Minimum lot width: 50 feet MEETS

— (3) Minimum setbacks:

Front: Building setbacks that have been established over time by historic structures, as listed on the most recent inventory of historic buildings kept on file at the office of downtown development, shall establish the minimum front setback. SHOWN ON PLAT

Side: Five feet, except when abutting a residential zoning district where there is no intervening right-of-way, the setback requirement is ten feet. SHOWN ON PLAT

Rear: 20 feet SHOWN ON PLAT


— (4) Maximum height: Three stories or 35 feet NOTHING TO BE BUILT YET

— (5) Minimum height: Two stories NOTHING TO BE BUILT YET

- (k) *Existing uses.* Any use or structure existing at the time of adoption of this ordinance that would no longer be permitted or be in compliance with the current regulations shall be allowed to continue operation as is but shall be classified as a non-conforming use and subject to all applicable requirements of article X of this chapter.

- (l) *Design standards.* In order to preserve the physical character of existing historic structures in the H-2 historic district, every effort shall be made to adapt the property in a manner that complements the historic character of the area when making exterior alterations to the existing building, site, or environment. New construction shall also be appropriate for the district in design, placement, and scale.

- (1) *Rehabilitation.* Maintaining the existing historic design, materials, and details of structures in the H-2 district is encouraged. It shall include the use of materials that are compatible with the architectural style of the historic building (see article VII, Architecture, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)
- a. *Roofs.*
 1. The existing pitch and shape of the roof shall be maintained.
 2. The shape, style, and placement of historic dormers shall be maintained.
 3. The addition of dormers to the front facade where none previously existed is prohibited.
 4. Existing roof materials shall be replaced with the same type of historic material or with that which closely resembles the existing material.
 5. Decorative brackets, cornices, and eaves shall be maintained.
 6. Historic chimneys shall be maintained.
 7. New chimneys shall use traditional design and materials, and their placement shall be appropriate for the architectural style of the structure.
 - b. *Building materials.*
 1. Historic building materials shall be maintained.
 2. Unpainted brick facades shall remain unpainted.
 3. Damaged exterior materials shall be treated with materials that will not cause further deterioration, including the use of a historic mortar mix of an appropriate color when repointing brick.
 4. Proper maintenance of all building materials shall adhere to the secretary of interior's standards for rehabilitation and other resources on file with the office of downtown development.
 - c. *Building color.*
 1. Recommended color shades shall draw from the range of existing color shades and complement the color schemes that already exist in the district. Reference materials on appropriate color palettes will be available for review at the office downtown development at city hall.
 2. Neon colors are prohibited.
 3. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.
 4. Color patterns shall be consistent with the architectural style of the structure and with the overall historic character of the district.
 - d. *Foundations.*
 1. The original design and materials of the foundation, open pier foundation and the porch pier foundation shall be maintained.
 2. Unpainted historic masonry foundations shall not be painted.
 3. Concrete block shall not be used as a foundation material.
 - e. *Details.*
 1. The addition of architectural details where none previously existed is prohibited.
 2. Replacement of historic details shall be made with matching material, design, and scale versus stock details.
 3. The removal of details from a structure is prohibited.
 - f. *Lighting.*
 1. Lighting fixtures and wattage shall be compatible with the historic character of the structure and the district.
 2. Lighting placement and wattage shall be configured to prevent glare and to prevent light trespass into residential uses.
 - g. *Windows.*
 1. Historic windows and window arrangement shall be maintained.
 2. Damaged portions of windows, or windows damaged beyond repair, shall be replaced with windows that are comparable in design, size, and materials versus stock windows.
 3. Flat snap-in muntins, designed to resemble frames that hold panes of glass in a window, are discouraged.
 4. New windows on side elevations shall be compatible with historic windows in terms of materials, size, and design.
 5. Storm windows shall match the color of the window frame and obscure the window as little as possible.
 6. The addition of windows where none previously existed is discouraged.
 7. The addition of shutters that are not compatible with the window size and shape is discouraged.
 - h. *Doors.*
 1. Historic doors and door placement shall be maintained.
 2. Damaged portions of doors, or doors damaged beyond repair, shall be replaced with doors that are comparable in design, size, and materials versus stock doors.
 3. New doors on side elevations shall be compatible with historic doors in terms of materials, size, and design.
 4. Storm doors shall match the color of the doorframe and obscure the door as little as possible.
 5. The addition of doors, sidelights, transoms, fanlights, or other decorative features where none previously existed is discouraged.
 - i. *Porches.*
 1. The design, materials, roof supports and balustrades and roof shape of historic porches shall be maintained.
 2. The addition of front porches where none previously existed is discouraged.
 3. The addition of decorative elements, if desired, shall be consistent with the base architectural style of the structure.
 4. Replacement of historic porch features shall be made with matching material, design, and scale versus stock features.

5. Porch floors and foundations shall not be replaced with slab concrete or brick.
6. The enclosure of front or side porches shall be prohibited.
7. The design and installation of ADA-compliant ramps onto a front porch shall seek to preserve the historic character of the buildings. Section 4.1.7 Accessible Buildings: Historic Preservation of the ADA Accessibility Guidelines, and resources of the office of downtown development, shall be used as resource guides.
- j. *Walls and fences.*
 1. Historic fencing and walls shall be maintained.
 2. Materials and design of fencing and walls shall be appropriate to the dwelling and to the district. Examples of appropriate materials are wood for fencing and stone for retaining walls. The use of chain link fencing material is prohibited.
- k. *Walks and drives.*
 1. Historic walks and drives shall be maintained.
 2. New walks and drives shall use traditional placement and materials that are appropriate to the dwelling and to the district. The use of gravel is prohibited.
 3. Parking shall be located to the rear of the dwelling or to the side behind the facade line of the dwelling.
- l. *Other features.*
 1. Mechanical systems (including but not limited to air conditioning units and satellite dishes), recreational equipment (including but not limited to pools and semi-permanent play structures), and decks shall be placed to the rear of the property so as to minimize visibility from the public view. Any mechanical systems that must be located on the roof shall be placed to the rear of the roof.
 2. Skylights shall be located to the rear of the roof and shall not be within public view.
 3. Compatible fencing or vegetation shall be used to screen features that are located to the rear of the property.
 4. Utility meters shall be placed unobtrusively.
 5. For commercial or office-zoned properties in the district, dumpsters shall be placed to the rear of buildings and shall be screened from public view by appropriate fencing, vegetation or walls.
-  (2) *New construction.* New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Prevalent architectural styles in the district shall guide new development. (See article VII, Architectural style and scale, for guidance on specific historic styles and building materials traditionally found in Jonesboro.)
 - a. *Scale and form.*
 1. New buildings shall be compatible with the existing scale and form of nearby historic homes in terms of foundation and story heights, roof height, shape and pitch, number of stories, width, and depth.
 2. The maximum heated floor area of infill development shall not exceed 150 percent of the average heated floor area of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
 3. The maximum building height for infill development shall be determined by the maximum building height of single family detached dwellings located on the same street for a distance of 600 feet in either direction.
 - b. *Materials and color.*
 1. The predominant exterior siding material or a modern material that creates a similar texture or appearance shall be used.
 2. The use of brick is encouraged for chimneys.
 3. Prohibited exterior materials include synthetic materials with a false wood grain, vinyl siding, brick veneer, concrete block, and the use of materials that do not complement the architectural or historic style of the structure.
 4. Brick and paint colors shall be compatible with the style of the structure and with surrounding historic structures.
 5. Neon colors are prohibited.
 6. Primary colors may be acceptable for trim or accents pending review and approval by the director of downtown development.
 - c. *Doors and windows.*
 1. Window and door placement, shape, and dimensions shall be compatible with the pattern on nearby historic structures.
 2. Blank wall facades are discouraged.
 - d. *Additions.*
 1. Additions shall be placed away from public view on the rear elevation or on a side elevation well behind the facade.
 2. Additions shall not obscure the form, orientation, or symmetry of the original structure, nor shall they exceed the degree of ornamentation of the original structure.
 3. Matching or compatible siding and roofing materials shall be used.
 4. Matching or compatible windows and doors shall be used.
 5. The removal of a significant portion of original materials to construct an addition is prohibited.
 - e. *Accessory structures.*
 1. Historic accessory structures, or outbuildings, shall be maintained in accordance with guidelines for dwellings in the district.
 2. New accessory structures (including but not limited to carports, garages, and storage sheds) shall be located behind the facade line of the dwelling.
 3. The design, scale, placement, and materials of new structures within public view shall be compatible with those of the dwelling.

(Ord. No. 05-08, § 2(5.13), 8-15-05)

Clayton County, Georgia
 Real Estate Transfer Tax
 Paid \$ 61.00
 Date 8-21 2017
 JACQUILINE D. WILLS
 Clerk, Superior Court

FILED
 CLAYTON COUNTY, GA
 2017 AUG 21 AM 10:02
 JACQUILINE D. WILLS
 CLERK SUPERIOR COURT
 (4352)

Record and Return to:

Sparks|King|Watts|Reddick, LLC
 1410 Pennsylvania Avenue
 McDonough, GA 30253
 Order No.: GA-STK170992PUR

LIMITED WARRANTY DEED

STATE OF GEORGIA
 COUNTY OF HENRY

THIS INDENTURE, made this 10th day of August, 2017, between

Samuel L. McBrayer and Thomas Carroll McBrayer, Jr. and Laura S. Ali-Talha

as party or parties of the first part, hereinafter called Grantor, and

Cole's Water Ice, LLC

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN AND 00/100's DOLLARS (\$10.00) and other good and valuable consideration in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property, to wit:

Tract I: One house and lot in the City of Jonesboro, Georgia, containing 1 1/4 acres, more or less, in Land Lot 241 of the 5th District of Clayton County, Georgia, said property being situated in the Northwest corner of the intersection of main street and South Avenue, being the same property described in Warranty Deed from Mrs. T.A. Evans to E.L. Stephens dated 10/25/29 recorded in Deed Book "Y", Page 439 the same being bounded on the South by South Avenue; on the East by South Main St.; on the North by Irene Arnold; and on the West by lands now or formerly belonging to the G.A. Alls Estate.

Tract II: All that tract or parcel of land lying and being in City of Jonesboro, Clayton County, Georgia, on South Avenue and being a part of property conveyed by Gus Evans to E.L. Stephens by Warranty Deed, and being more particularly described as follows: Now or formerly: Beginning at the corner of property known as the G.A. Alls Estate on South Avenue and running East along South Avenue 72 feet, more or less, to corner of thence of E.L. Stephens Property; thence running North along the property of E.L. Stephens 84 feet more or less to a made corner; thence West along the property of E.L. Stephens 72 feet, more or less, to a made corner; thence running South along the said G.A. Alls Estate 84 feet, more or less, to point of beginning. Said property now or formerly being bounded as follows: North and East by E.L. Stephens Property; South by South Avenue and West by the estate of G.A. Alls. This being the identical property that J.S. Raiford conveyed to A.E. Crews by Warranty Deed

GA_Deed_LimitedWarranty

GA-STK170992PUR

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

appearing in Deed Book 65, Page 384, Clayton County, Georgia records. This also being the same property as that described in a Warranty Deed from Jack W. Crawford to E.L. Stephens, Jr., filed for record on March 26, 1957, in Deed Book 157, Page 39, Clayton County, Georgia records.

Parcel 05241B A006

Subject to all easements and restrictions of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described Property unto the said Grantee against the lawful claims and demands of all persons claiming by, through or under the above named Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

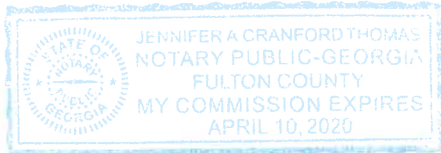
Signed, sealed and delivered
in the presence of:

Unofficial Witness

Notary Public

My Commission Expires: 4.10.20

[Notary Seal]



GRANTOR:

Samuel L. McBrayer

(Seal)

Thomas Carroll McBrayer, Jr.

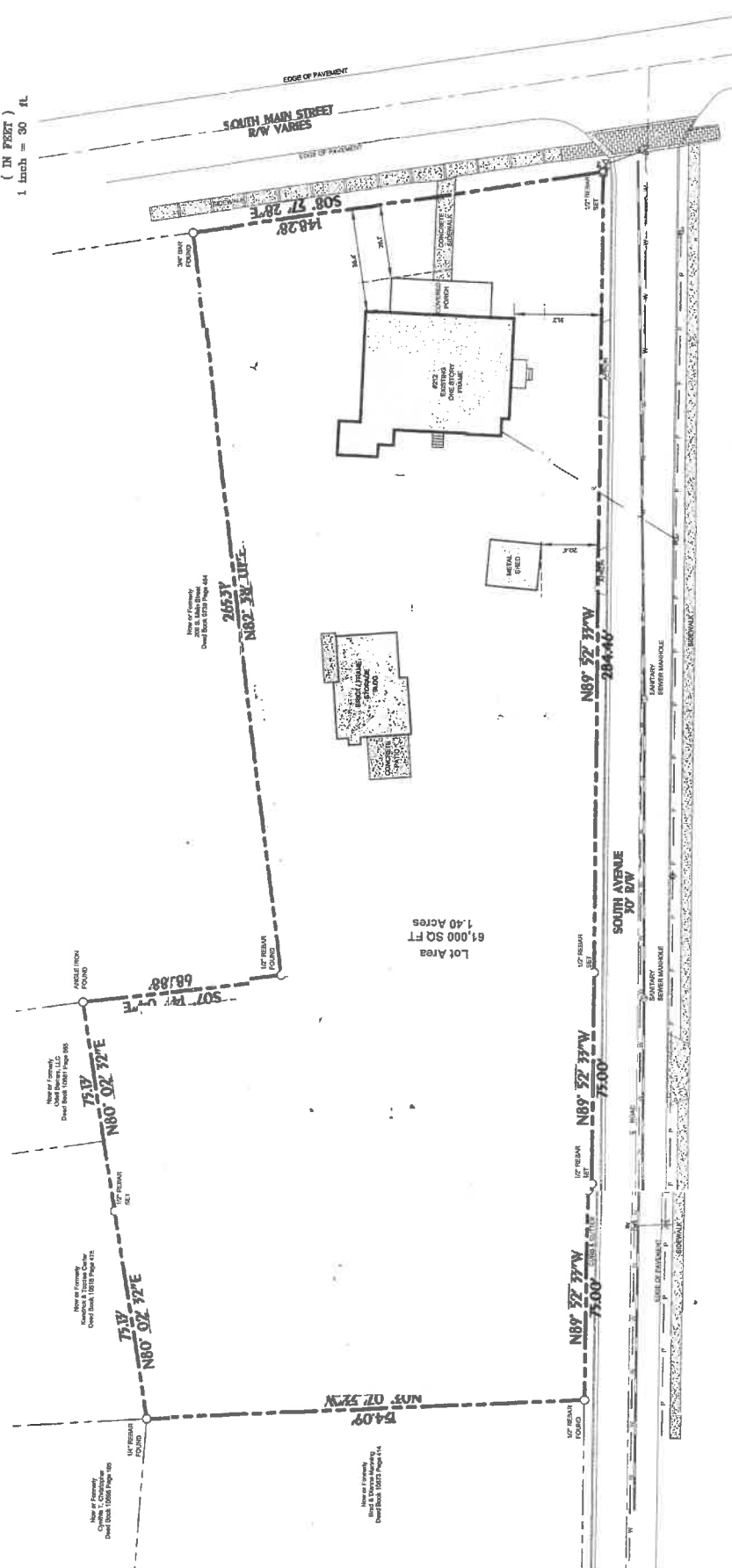
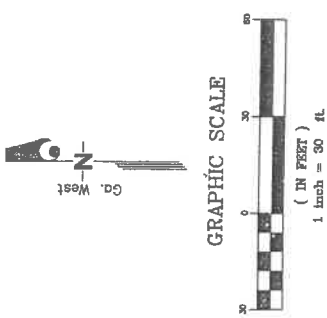
(Seal)

Laura S. Ali-Talha

(Seal)

Attachment: Application Information (1267 : 212 South Main Street - Minor Subdivision Plat)

BK 111496617



SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 50 OF THE OFFICIAL CODE OF GEORGIA AND THE REGISTRATION FOR PROFESSIONAL ENGINEERING SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-97.



Flood Hazard Note:
 Based on the Flood Hazard Map of Clayton County, Georgia, this property does not lie within a Flood Hazard Zone according to the Flood Insurance Rate Map of Clayton County, Georgia.

Know what's below.
 Call before you dig.

Attachment: Existing Plat (1267 : 212 South Main Street - Minor Subdivision Plat)

Notary Public:
 Signed, sealed and delivered in the presence of:
 Witness:
 Notary Public:

Surveyor Georgia Land Surveyor No. _____

NOTES:
 1. THIS SURVEY WAS OBTAINED WITH TOTAL STATION 12 AND A 100 FOOT TAPE.
 2. ON WHICH THIS SURVEY IS BASED HAS BEEN CALCULATED FOR CLOSURE.
 3. THE PRECISION RATIO OF 1:50,000.
 4. SERVICE SHALL BE PROVIDED BY CLAYTON COUNTY SEWER DEPARTMENT.

*Zoning: H-2 (Historic District)
Front Yard: Establish by Historic Structures
Side Yard: 5'
Rear Yard: 20'*

Owner:

Signed, sealed and delivered in the presence of

Witness:

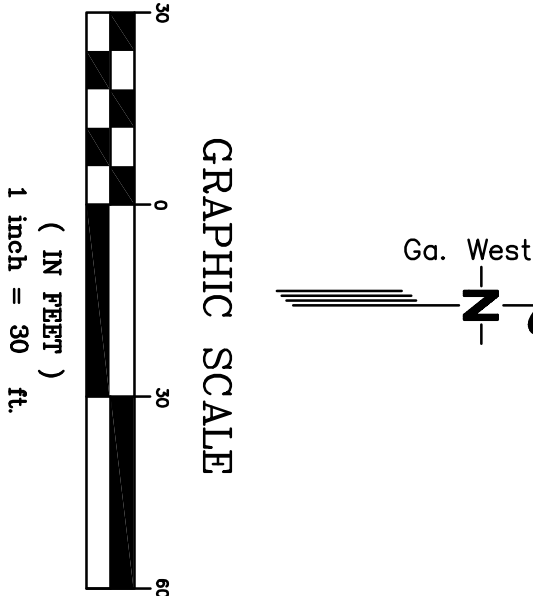
Notary Public:

Surveyors Certificate

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or persons under my supervision; that all monuments shown hereon actually exist or are marked as "future," and that their location, size, type and material are correctly shown; and that all engineering requirements of the Development Regulations of the City of Jonesboro, Georgia, have been fully complied with.

By: _____

Registered Georgia Land Surveyor No.:



SURVEY NOTES:

1. THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A LEICA TOTAL STATION 12 AND A 100 FOOT TAPE.
2. THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 47,698 FEET AND AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.
3. THIS PLAT OR MAP HAS BEEN CALCULATED FOR CLOSURE AND HAVE A CLOSURE PRECISION RATIO OF 1:93,617
4. WATER AND SEWER SERVICE SHALL BE PROVIDED BY CLAYTON COUNTY WATER AND SEWER DEPARTMENT.

*Flood Hazard Note:
By graphic plotting only, this property Does Not lie within a
100 year flood hazard zone according to the Flood Insurance
Rate Map of Clayton County, Georgia.*



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT, IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF SURVEYORS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

DATE:	November 20, 2017
SCALE:	1"=30'
LAND LOT(S):	241
DISTRICT:	5th
SECTION:	N/A
COUNTY:	Clayton
SURVEYED BY:	WB
DRAWN BY:	WB



MINOR SUBDIVISION OF:
212 SOUTH MAIN STREET

FOR:
Coles Water Ice, LLC

W.L.B. ASSOCIATES, INC.
LAND SURVEYING • SITE PLANNING

349 CHERYL COURT
JONESBORO, GA 30238
Tel (678) 743-4665 Fax (678) 298-9871

WWW.WLBASSOCIATES.COM