



**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 #
WORK SESSION – 1

5.1

COUNCIL MEETING DATE
July 2, 2018

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)
<p>Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Discussion regarding Application # 18-ALC-001 a request for a <i>Retail Package Dealer</i> license to sell beer and wine beverages for property located 190 Jonesboro Road dba Jay Food Mart.</p>	
<p>Requirement for Board Action (Cite specific Council policy, statute or code requirement) City Ordinance - Chapter 6. Alcoholic Beverages</p>	
<p>Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) No</p>	
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.)
<p>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.</p>	
<p>HISTORY:</p> <ol style="list-style-type: none">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.	
<p>FACTS & ISSUES:</p> <ol style="list-style-type: none">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.	
<p>GENERAL NOTES (Per Section 4-46):</p> <ol style="list-style-type: none">1. Nearest Church – 705 yards to Antioch Church2. Nearest School – 446 yards to Clayton County Alternative School3. Nearest Alcoholic Treatment Center – 8761 yards to Southern Regional Hospital and Drug Treatment	
<p>The annual license fee will be \$2,000.00</p>	
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

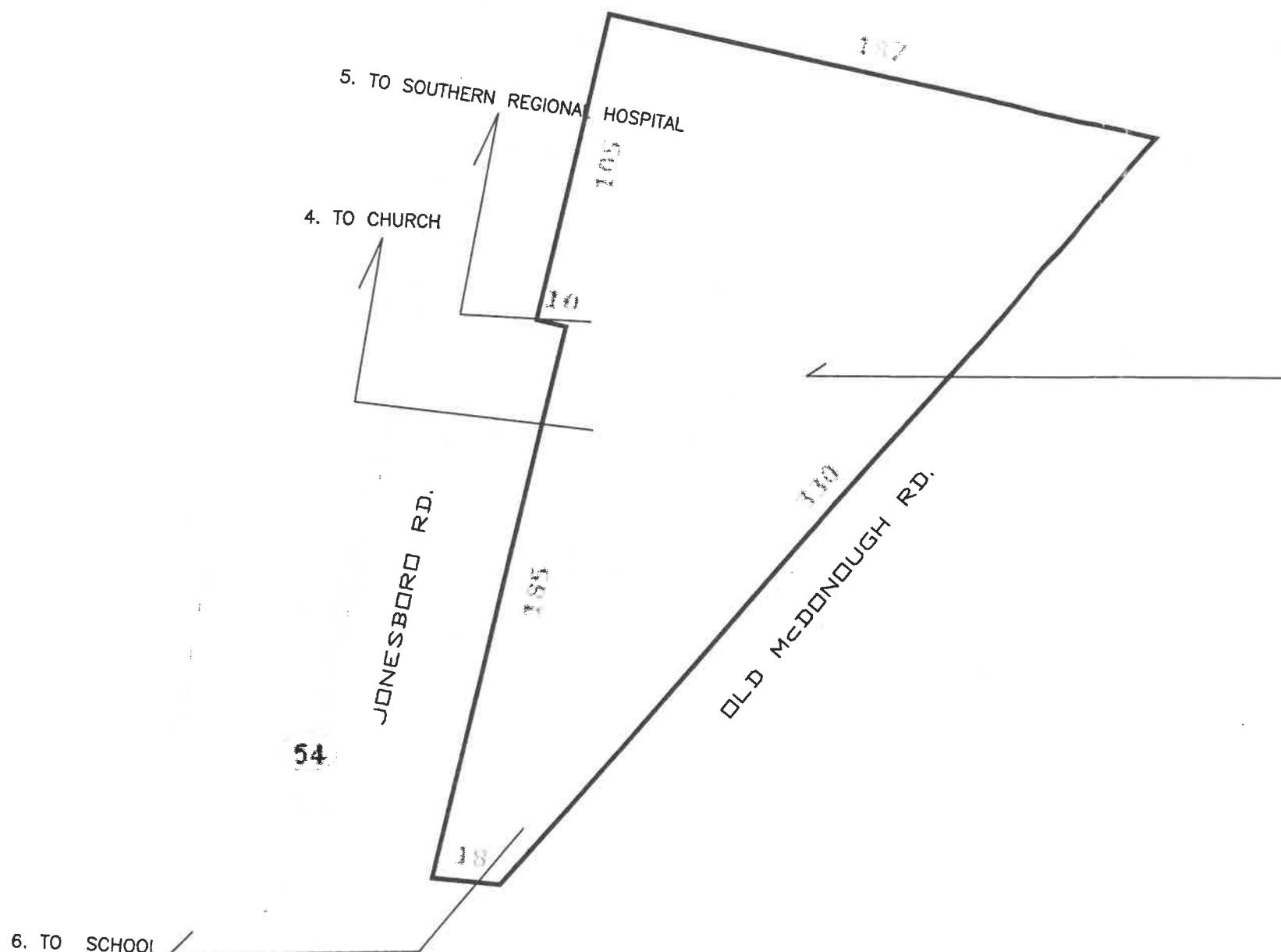
PUBLIC HEARING FOR:
RETAIL PACKAGE DEALER
For the sale of BEER and WINE
requested by: Jay Food Mart located
1190 Jonesboro Rd. Jonesboro, Georgia

LOCATION

1170 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
WV	EXISTING WATER VALVE
FH	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



ANGEL M. MARRERO R.L.S. #2642

50' 0' 50' 100'
Scale: 1" = 50'

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	Packet Pg. 7



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

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.

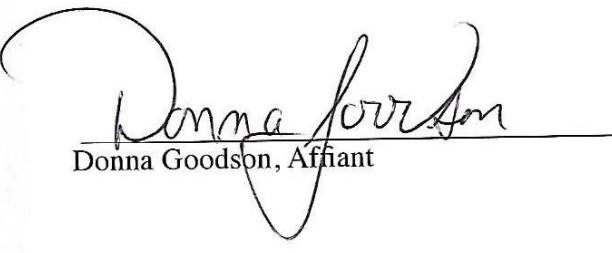
Ricky L. Clark, Jr., CMC
City Manager

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:

Newspaper Ad # 554865

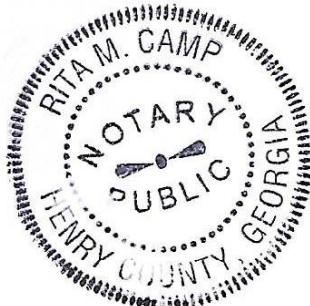


Donna Goodson, Affiant

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

Signed 

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





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: *SA* ~~\$4500~~ ²⁵⁰ POURING OF MALT, WINE AND DISTILLED SPIRITS, ~~\$500~~ ²⁵⁰ PROCESSING FEE, ~~\$50.00~~ ²⁵⁰ FINGERPRINTING, AND ~~\$35.00~~ ²⁵⁰ 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*

Phone: (Day) (404) 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): Proprietary 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: _____

What is the distance from the proposed premises to the nearest school 3 mi, church 1.6 mi, public library 2.5 mi, 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),

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:

N O

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: Zr Chao Zhu 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: Dawn B. Wetherington





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 DL

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: _____ Date: _____

ZEN ZR CHAO 06/15/11

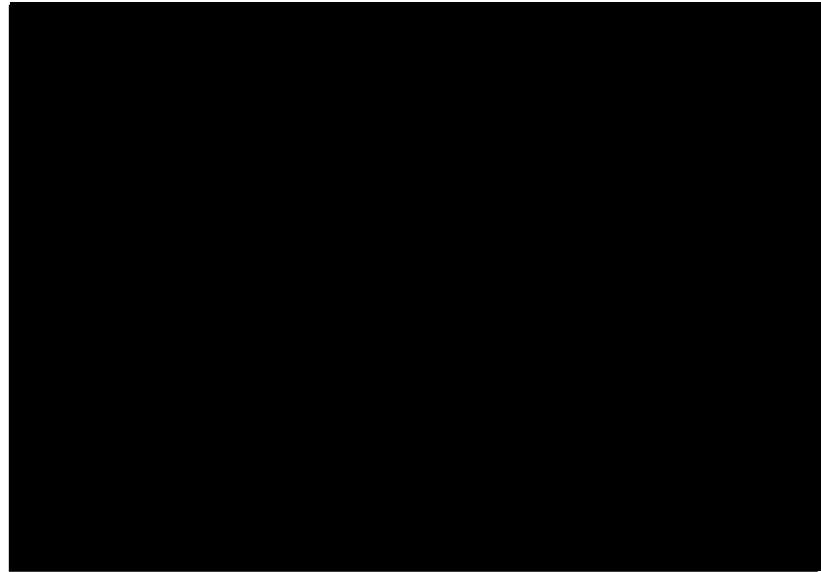
Printed Name of Applicant: _____

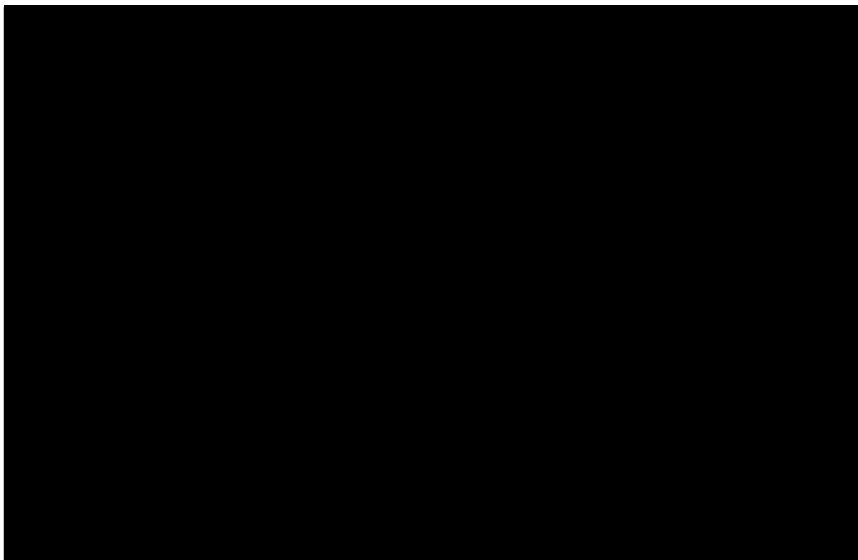
ZR CHAO ZHU

*

Alien Registration number for non-citizens: _____

*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: _____







STATE OF GEORGIA - DEPARTMENT OF REVENUE

5.3.a

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 20230644350	LICENSE NUMBER 0075073	DATE ISSUED 05-Dec-2017	LICENSE FEE \$200.00	LOCAL LICENSE ISSUED BY County CLAYTON
--	---------------------------	----------------------------	-------------------------	---

THIS 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 30236-2205

COUNTY
CLAYTON

ZONE 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 IN THE LOCATION SHOWN THEREON

497956

FOR OFFICE USE ONLY:

Date Received: Dec 15 /20 18Type of License: AlcoholFee Amount Enclosed: \$75.00State License No.: 0075073Date Approved: / /20 State License No.: / /20 Date Denied / /20 Reason (if any): Annexation

Misc. Notes:

City Clerk Signature: _____ Date: / /20

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: 01/09/2018 TIME: 1:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



the world judges.
\$10 a m
7955 Tara Blvd



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 4

5.4

COUNCIL MEETING DATE

July 2, 2018

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> 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 <i>(Cite specific Council policy, statute or code requirement)</i> City Code Section 86-99 Rc Zoning Standards	
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Community Planning, Neighborhood and Business Revitalization	
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details)</i>	

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	

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

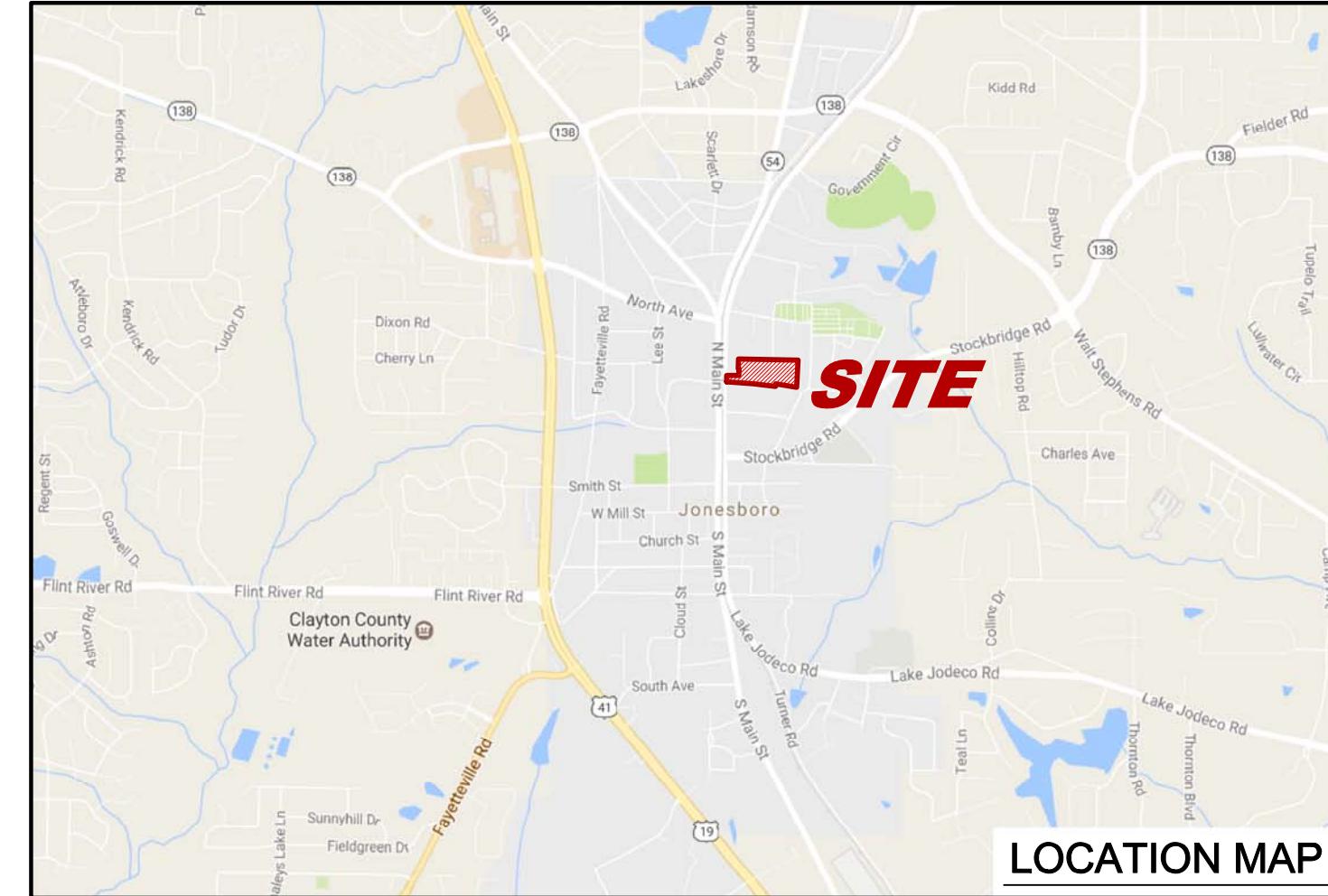
Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Mayor and City Council on _____, 20_____, and final approval by the City Manager and it is entitled to recordation in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

By:

Mayor, City of Jonesboro

By:

City Manager, City of Jonesboro



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.

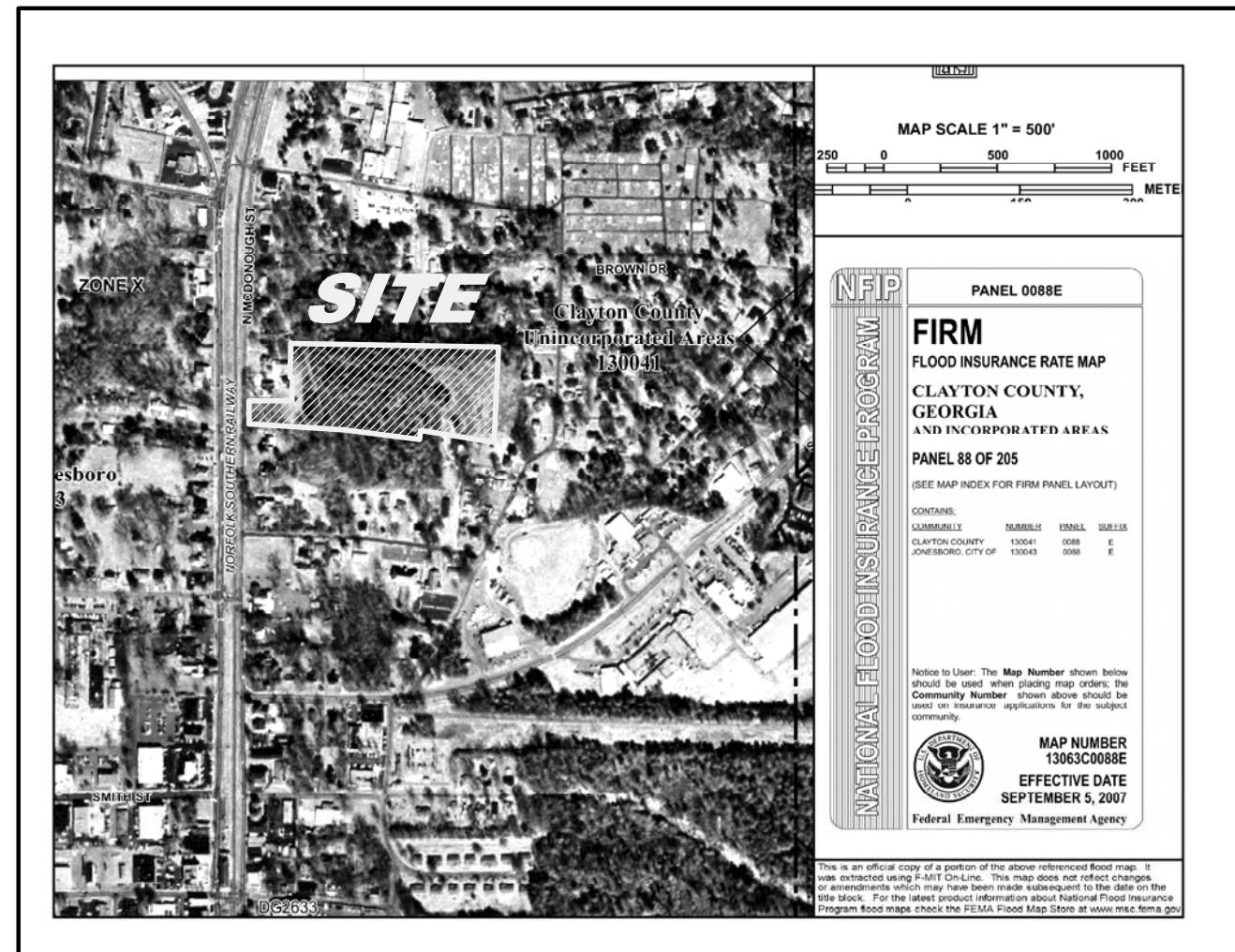
Andrew C. Shipp, Sr., Manager _____
Sovereign Holdings, LLC _____
SIGNATURE _____ DATE _____

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 _____



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

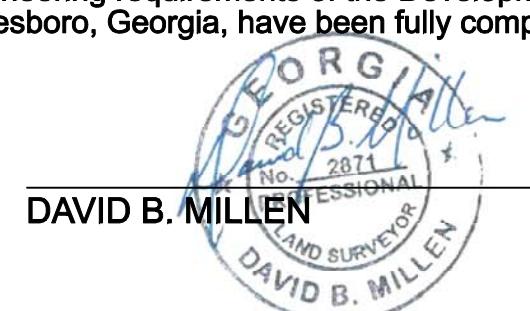
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN 1 FT IN 258,427'.

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

N/F DANA HOLMES

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	0.1021
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	0.169
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	0.1651
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	0.4361
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	10.749

TOTAL 468,262 10.749

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'

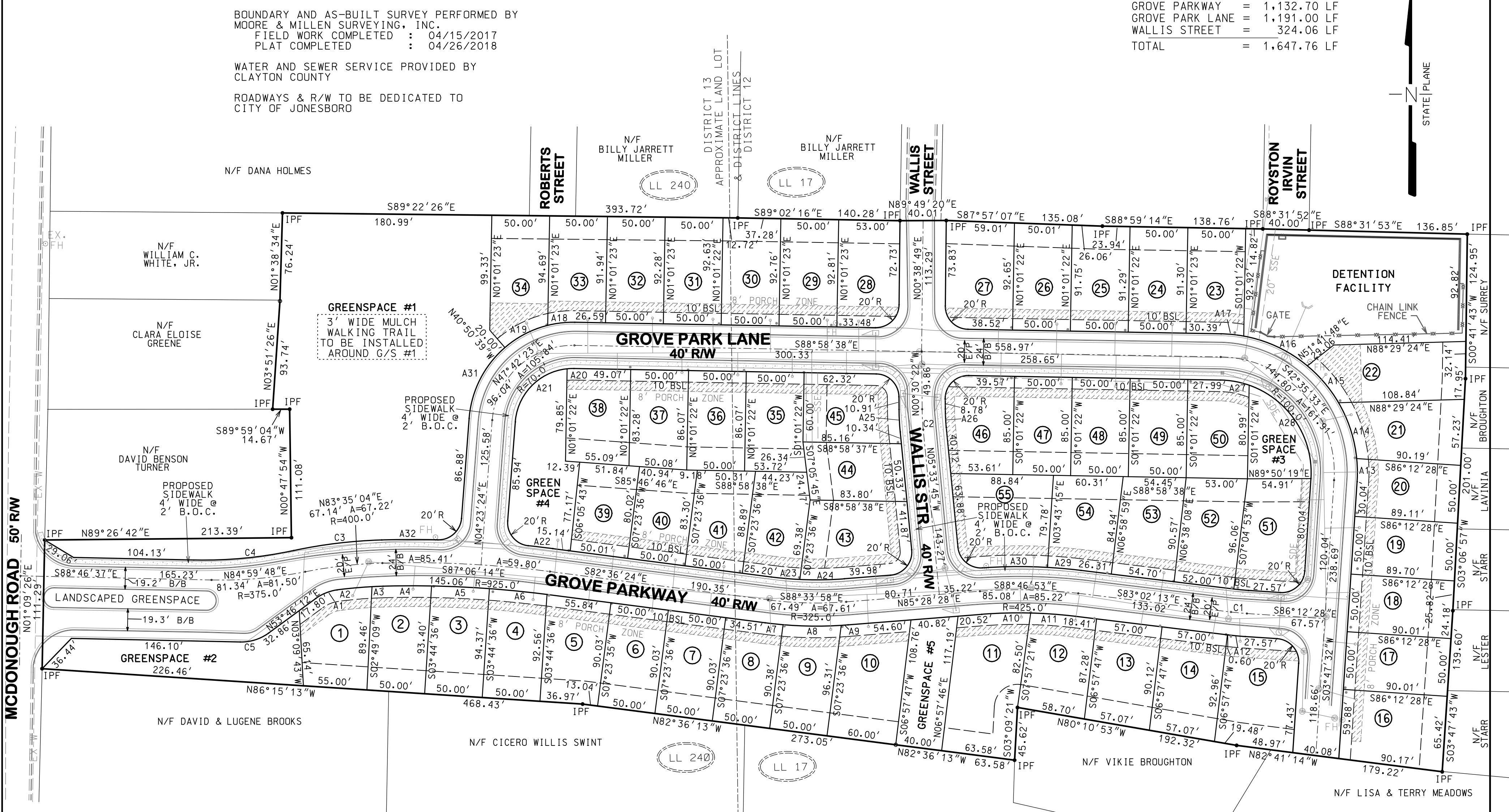
C4 S84° 34' 36"W
86.81' A=87.00'
R=375.0'

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
<u>WALLIS STREET</u>	=	324.06	LF
TOTAL	=	1,647.76	LF

STATE | PLANE



FINAL PLAT

A horizontal line representing a bridge. The total length is labeled '120''. On the left end, there is a '60'' span. In the middle, there is a '0'' gap. On the right end, there is another '60'' span.

SHEET
2 of 2



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

TENNESSEE
865-546-5800

NORTH CAROLINA
828-253-2796

SOUTH CAROLINA
864-574-4775

www.vaughnmelton.com

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All Rights Reserved

PREPARED FOR:



ROCKHAVEN HOMES
4062 Peachtree Road
Suite A #277
Atlanta, GA 30319

The Grove

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

Attachment: GRV COLOR SITE (002) (1265 : The Grove- Variances)



Utilities Protection Center, Inc.

Know what's below.
Call before you dig.

C-02

50' 0' 50' 100'

0' 50' 100'

Packet Pg. 34

04/17/18 DATE PROJECT No.

Clayton News

PUBLISHER'S AFFIDAVIT

5.4.d

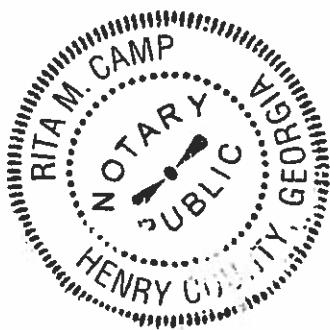
State of Georgia
County of Clayton

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

Clayton News

5.4.d

PUBLISHER'S AFFIDAVIT

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

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:

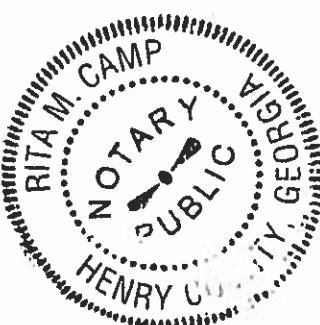
Run Dates: June 30 & 27, 2018

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



Clayton News

PUBLISHER'S AFFIDAVIT

5.4.d

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.

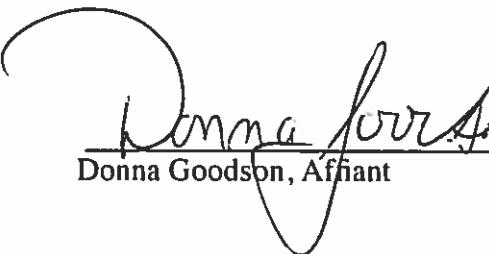
Ricky L. Clark, Jr., CMC
City Manager

State of Georgia
County of Clayton

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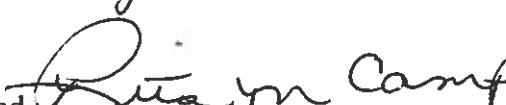
Run Dates: June 27, 2018

Newspaper Ad # 554865

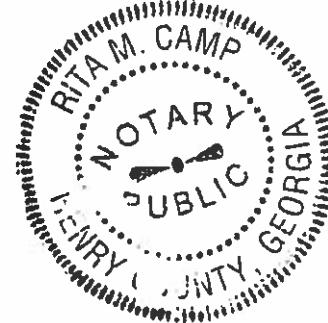


Donna Goodson, Affiant

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

Signed 

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



Clayton News

PUBLISHER'S AFFIDAVIT

5.4.d

State of Georgia
County of Clayton

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

554864-1

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:

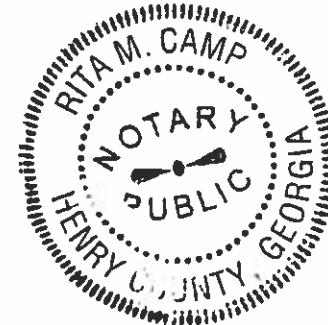
Run Dates: June 27, 2018

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



Clayton News

PUBLISHER'S AFFIDAVIT

5.4.d

State of Georgia
County of Clayton

Attach Copy of Advertisement

LEGAL NOTICE

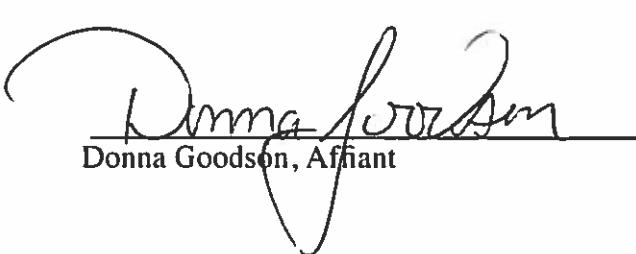
An application has been submitted to the City of Jonesboro Mayor and City Council for a Retail Package Dealer license to sell beer/wine at 190 Jonesboro Road Jonesboro, Georgia 30236. The legal business name is Jay Food Mart. Minal Patel has requested to be the License Representative. The application 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

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:

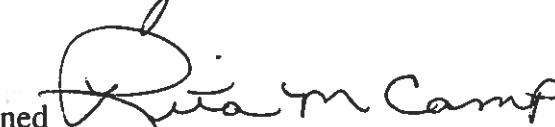
Run Dates: June 27, 2018

Newspaper Ad # 554914

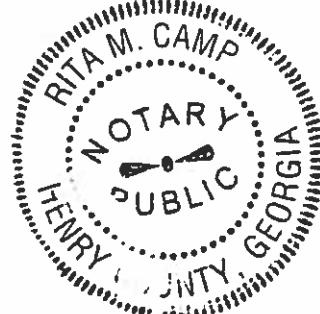


Donna Goodson, Affiant

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







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

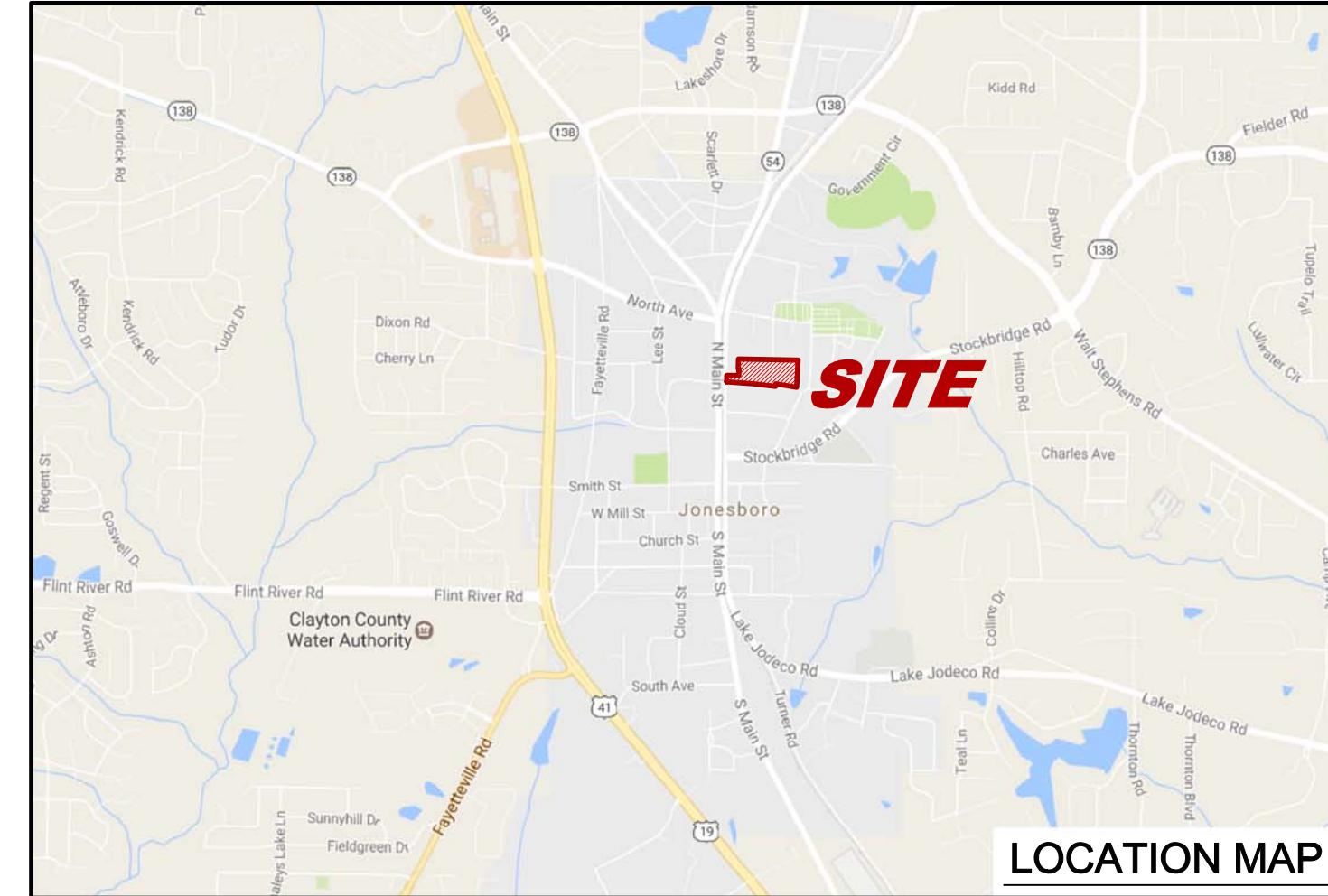
Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval having been fulfilled, this final plat was given preliminary approval by the Mayor and City Council on _____, 20_____, and final approval by the City Manager and it is entitled to recordation in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

By:

Mayor, City of Jonesboro

By:

City Manager, City of Jonesboro



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.

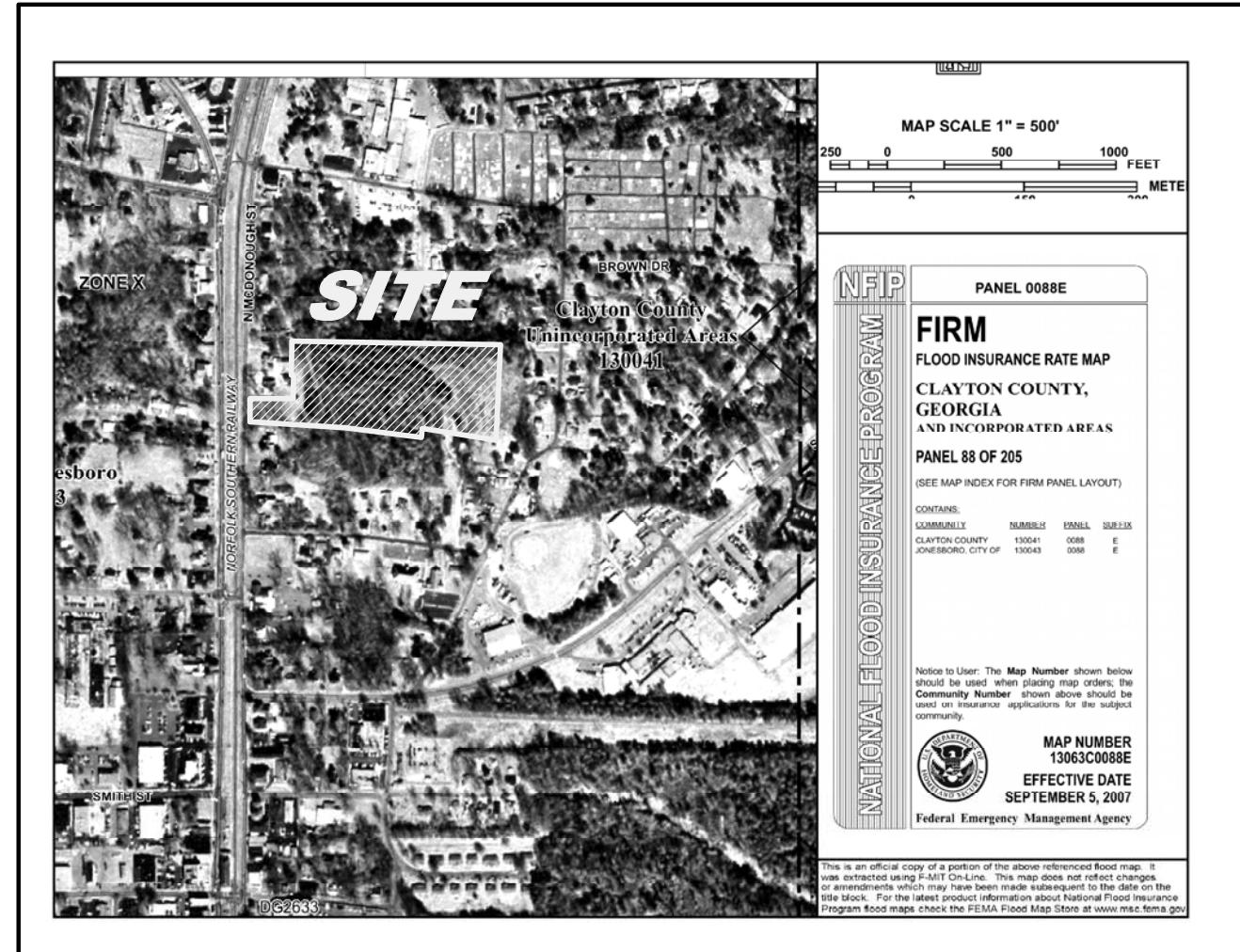
Andrew C. Shipp, Sr., Manager _____
Sovereign Holdings, LLC _____
SIGNATURE _____ DATE _____

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 _____



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

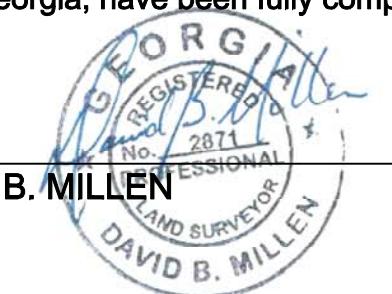
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS
FOUND TO BE ACCURATE WITHIN 1 FT IN 258,427'.

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. MILLER _____
No. 2871
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

N/F DANA HULMES

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	0.1021
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	0.169
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	10.749

TOTAL 468,262 10.749

ARC TABL

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'

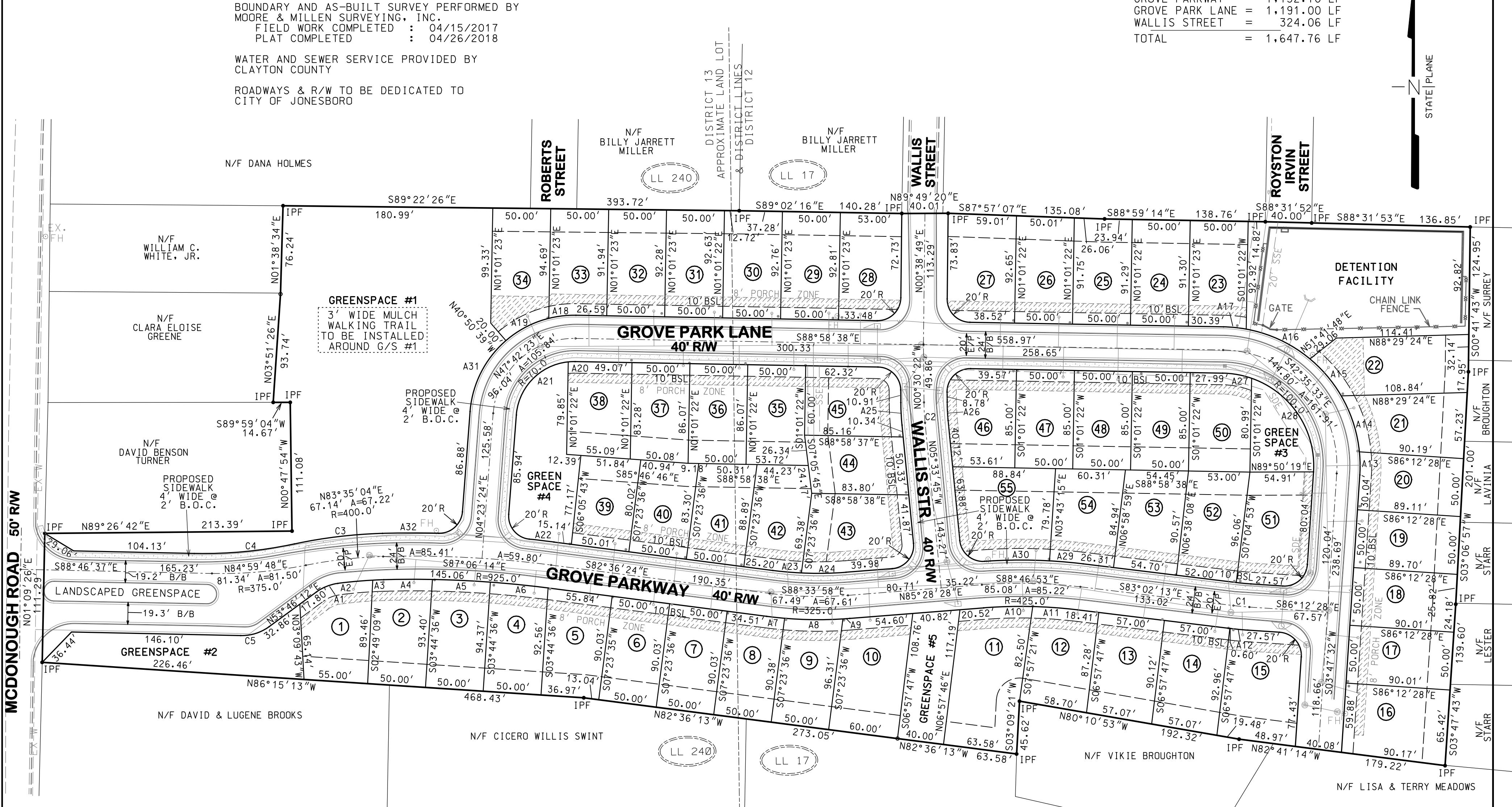
C4 S84° 34' 36"W
86.81' A=87.00'
R=375.0'

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

STATE | PLANE



FINAL PLAT

SHEET
2 of 2



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-6

5.6

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 hcoledev@gmail.com			Email hcoledev@gmail.com		

Property Information

Project Name: 212 S Main		Legal Description: Please attach a deed			
Address: 212 S Main St. Jonesboro GA 30326					
Parcel # (s)	3	Lot#:	241	Zoning:	H2
Acreage: 1.41		Site Acreage: 1.41 Acre			

Proposed Project Information

Zoning Classification:	Any Applicable Variance: <input type="radio"/> Yes <i>do</i>	Any Applicable Conditions <input type="radio"/> Yes <i>do</i>	Total Acreage: <i>1.41</i>
Any Applicable Zoning Overlay Districts:			
Total Number of lots Proposed:	3	Minimum Lot Setbacks	<i>52'</i>
Minimum Lot Size Proposed:	<i>120' x 50' ft</i>		
		Amenity Area:	

I HEREBY CERTIFY THAT THE SITE DESCRIBED HEREIN WILL BE CONSTRUCTED AND OR USED IN ACCORDANCE WTH 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:



DATE: *2/5/2018*

FOR OFFICE USE ONLY:

Date Received: *01/26/18*

Fee Amount Enclosed: \$ *250.00*

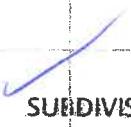
Date Approved: *1/26/20*

Date Denied: *1/26/20*

License Issued *1/26/20*

Comment:

APPLICATION CHECKLIST

Requirement	Minor Subdivision (<i>three lots or less</i>)
Pre-development review with staff	Required <input checked="" type="checkbox"/>
Application form completed	Required <input checked="" type="checkbox"/>
Letter of intent	<input checked="" type="checkbox"/>
Number of copies of plat	3 <input checked="" type="checkbox"/>
Filing fee (<i>current rates are on file with City Hall</i>)	Required <input checked="" type="checkbox"/>
Description of type of water supply and sewerage system and utilities to be provided	Required <input checked="" type="checkbox"/>
Data on existing conditions	<input checked="" type="checkbox"/>
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 <input checked="" type="checkbox"/>
Written approval from electric utility company regarding installation of service points and street lights	
As-built drawings of public improvements	
Subdivision improvement guarantee	
<i>RECEIVED</i>  Title	Required <input checked="" type="checkbox"/>
Plat Certificates	Required  SUBDIVISION APPLICATION

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

April Cole 3 2018
SIGNATURE/DATE MEMBER

APPLICANT:

Hayward Cole

PRINT NAME

April Cole 3 2018
SIGNATURE/DATE

NOTARY:

Anna E. Wetherington
SIGNATURE/DATE



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 less 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}
Packet Pg. 51

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

MINOR SUBDIVISION OF:
212 SOUTH MAIN STREET
FOR:
Colles Waterfog, LLC

DATE	RECORDED BY
2017	WBS
LANDLOT 241	
SECTION 31H	
SECTION 11A	
COUNTRY: Cleyton	
SURVEYED BY: WBS	
DRAWN BY: WBS	

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

Pursuant to the Development Regulations of the City of Johnsonburg Georgia, and all requirements of
ordinance having been passed, this plan was given preliminary approval by the Mayor and City
Council on January 10, 2011. This plan was approved by the City Manager and is entitled
to逞通在 the Clerk's Office, Clayton County Superior Court.

Subject: sent and delivered in the post/ a/c
Whence;
Neuro Public;

By: City Manager, City of Jaipur

Survival's Confidentiality
is a/c to certified that the file is true and correct and was originated from an e-mail

SURVEYOR'S CERTIFICATION

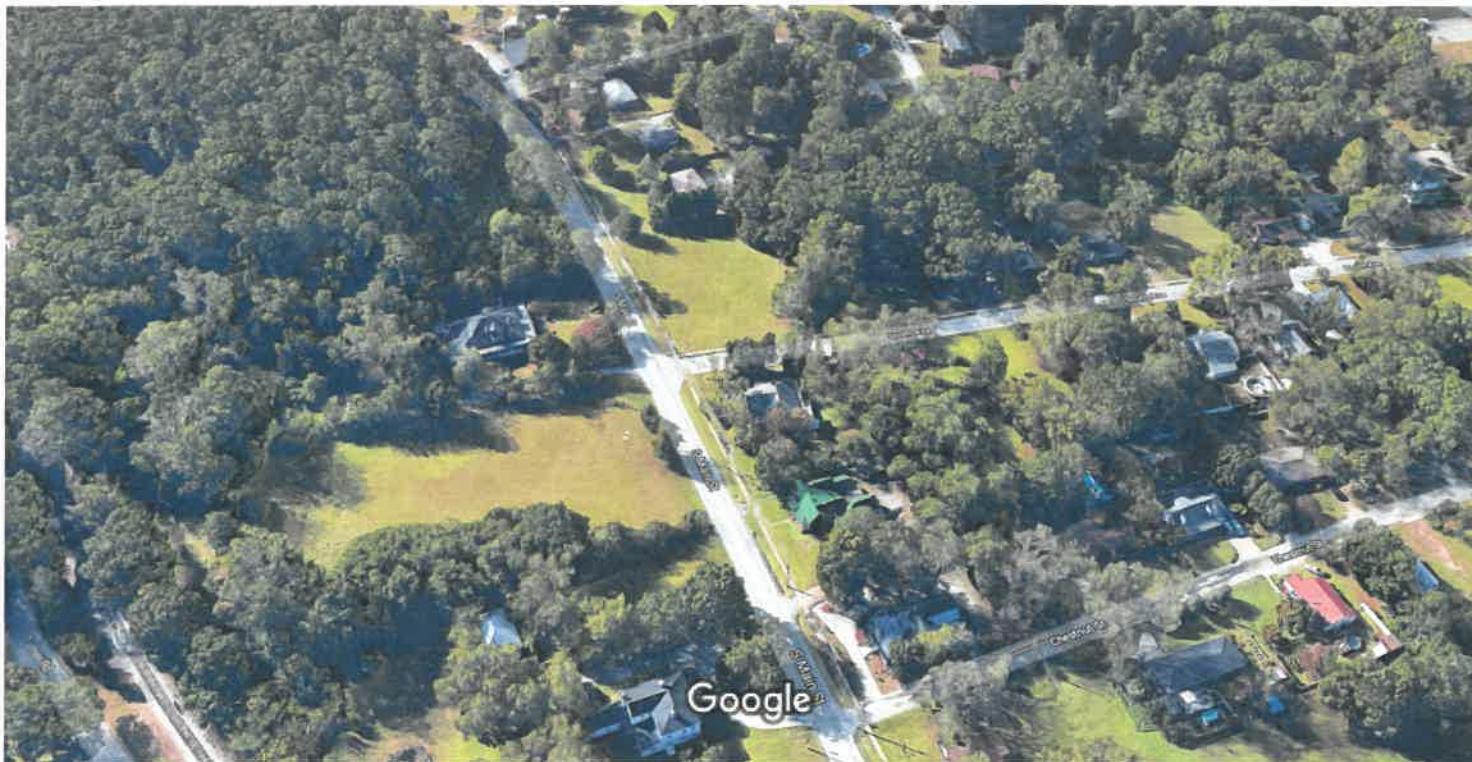
I HEREBY CERTIFY, THAT IN MY OPINION, THIS PLAT IS A
CORRECT REPRESENTATION OF THE LAND PLATED AND HAS
BEEN PREPARED IN CONFORMITY WITH THE TECHNICAL
STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH
IN THE GEORGIA STATE BOARD OF
REPRESENTATIVES FOR PROFESSIONAL ENGINEERS AND
SURVEYORS AND AS SET FORTH IN THE RECORDED PLAT
SUGAR CO., 15-18-87.



Flood Hazard Note: By graphic planning only, this property Does Not lie within a 100-year flood hazard zone according to the Flood Insurance Rate Map.

SURVEY NOTES:
THE FIRST DATA FNU THIS SURVEY WAS OBTAINED WITH
A TOTAL STATION 12 AND A 10' FOOT TAPE.
THE FIELD DATA WHICH THIS SURVEY IS BASED UPON
IS A CLOSURE PRECISION OF ONE FOOT, IN 47,881 FEET AND
AN ANGULAR ERROR OF 2 SECONDS PER ANGLE POINT.
THIS PLAN OR MAP HAS BEEN CALCULATED FOR CLOSURE
AND HAVE A CLOSURE PRECISION OF 15.017'.
WATER AND SEWER SERVICE PLATES WILL BE PROVIDED BY GLA
WATER AND SEWER DEPARTMENT.

Google Maps



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 marshall 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 marshall 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 of 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
 JACQUELINE D. WILLS
 Clerk, Superior Court

FILED
 CLAYTON COUNTY, GA
 2017 AUG 21 AM 10:02
 JACQUELINE 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

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.

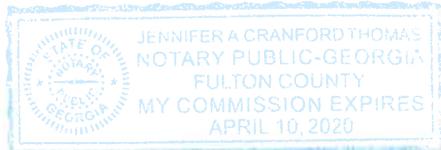
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

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)

Samuel L. McBrayer

Thomas Carroll McBrayer, Jr. (Seal)

Thomas Carroll McBrayer, Jr.

Laura S. Ali-Talha (Seal)

Laura S. Ali-Talha

