



**CITY OF JONESBORO  
Regular Meeting  
170 SOUTH MAIN STREET  
July 9, 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](mailto:rclark@jonesboroga.com) should you need assistance.

**Agenda**

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS**
- VII. PUBLIC HEARING**
  1. Public Hearing 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. Public Hearing 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. Public Hearing 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.
- VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**
- IX. MINUTES**
- X. CONSENT AGENDA**
- XI. OLD BUSINESS**

1. Council to consider 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. Council to consider 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. Council to consider 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. Council to consider 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.

## **XII. NEW BUSINESS**

1. Council to consider Resolution #2018-14 appointing the following members to the Jonesboro Housing Authority:

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

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

Therese Guidry – [Housing Resident] one (1) year term – to expire June 13, 2019

Roger Swint – three (3) year term – to expire June 9, 2021

## **XIII. OTHER BUSINESS**

1. Executive Session for the purpose of discussing the conveyance of real estate.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

## **XIV. ADJOURNMENT**



# CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #  
**OLD BUSINESS – 1**

COUNCIL MEETING DATE  
July 9, 2018

11.1

|   |   |
|---|---|
| Requesting Agency (Initiator)<br>Office of the City Manager   | Sponsor(s)  |
| <b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>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.   |   |
| <b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i><br>City Ordinance - Chapter 6. Alcoholic Beverages   |   |
| <b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br>No   |   |
| Summary & Background  | <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> |
| <b>PURPOSE:</b><br>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.   |   |
| <b>HISTORY:</b> <ol style="list-style-type: none"><li>1. Currently, the property serves as a gas station that has been approved for beer/wine packaged sales.</li><li>2. Our records show that the site has served as home to Jay Food Mart for a number of years.</li></ol>  |   |
| <b>FACTS &amp; ISSUES:</b> <ol style="list-style-type: none"><li>1. The alcoholic beverage license application was submitted by Minal Patel, owner due to a recent change in ownership.</li><li>2. City Manager Ricky Clark has reviewed the application packet. All requirements, per Chapter 6 - Alcoholic Beverages, were met.</li><li>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).</li><li>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.</li></ol> |   |
| <b>GENERAL NOTES (Per Section 4-46):</b> <ol style="list-style-type: none"><li>1. Nearest Church – 705 yards to Antioch Church</li><li>2. Nearest School – 446 yards to Clayton County Alternative School</li><li>3. Nearest Alcoholic Treatment Center – 8761 yards to Southern Regional Hospital and Drug Treatment</li></ol>   |   |
| The annual license fee will be \$2,000.00   |   |
| Fiscal Impact   | <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>                               |

## FOLLOW-UP APPROVAL ACTION (City Clerk)

|  |                       |          |  |
|--|-----------------------|----------|--|
| Typed Name and Title<br>Ricky L. Clark, City Manager | Date<br>July, 9, 2018 | 07/02/18 | City Council <b>OLD BUSINESS</b><br>Next: 07/09/18 |
| 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**

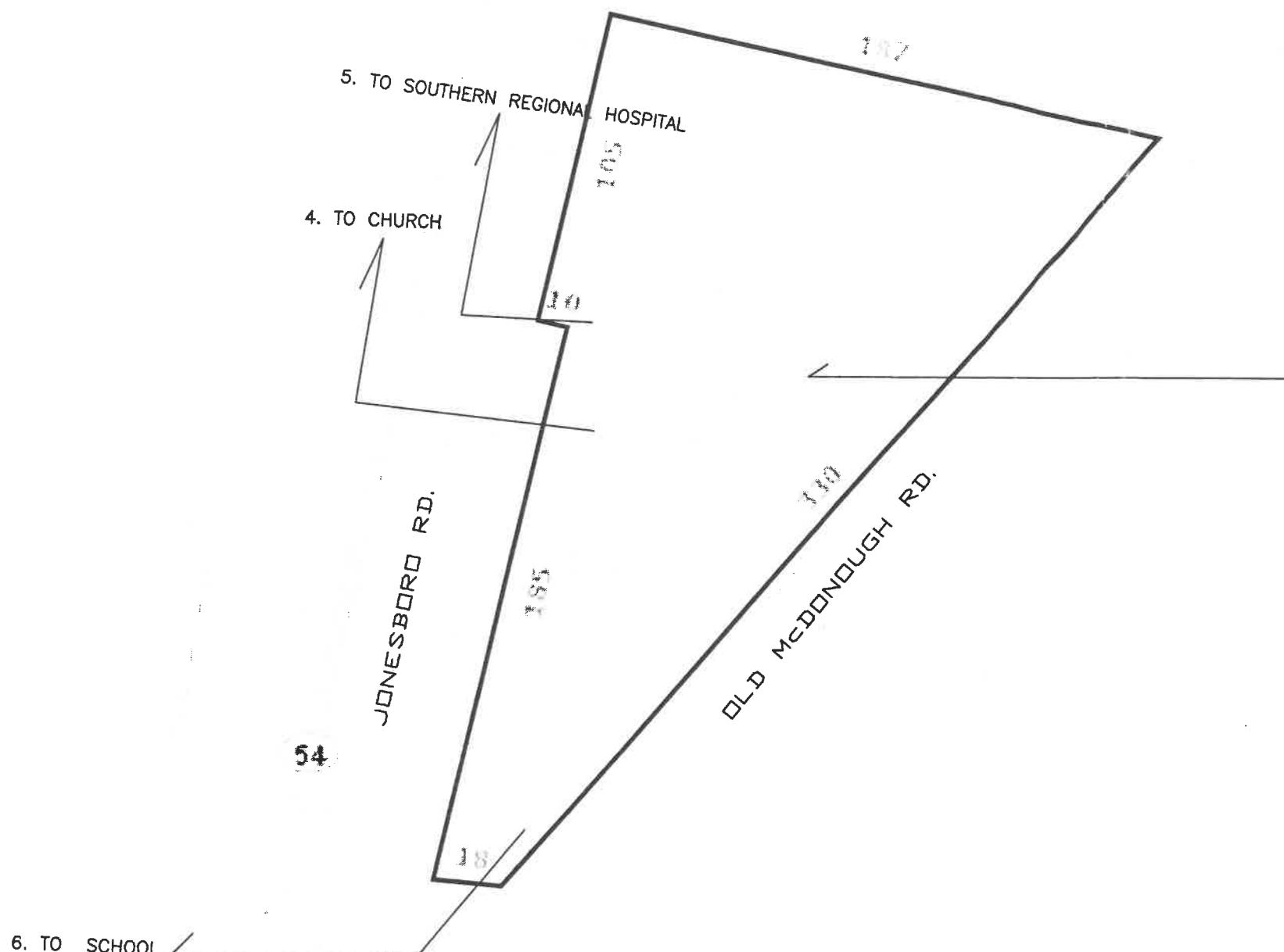
PUBLIC HEARING FOR:  
RETAIL PACKAGE DEALER  
For the sale of BEER and WINE  
requested by: Jay Food Mart located  
1190 Jonesboro Rd. Jonesboro, Ga 30033

## 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

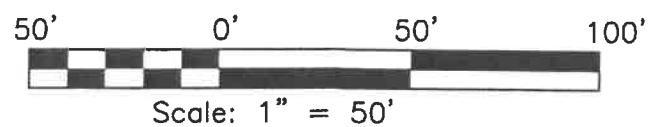
D.B.A. JAY FOOD MART



| 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



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.<br>MCDONOUGH, GA 30253<br>Phone: (770) 320-8009<br>Fax: (770) 320-8098 |
| ALCOHOLIC BEVERAGES SURVEY FOR:<br>JDSP LLC.<br>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 #  
**OLD BUSINESS – 2**

COUNCIL MEETING DATE  
July 9, 2018

11.2

|   |            |
|---|------------|
| Requesting Agency (Initiator)<br>Office of the City Manager | Sponsor(s) |
|---|------------|

|  |
|--|
| Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>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 <i>(Cite specific Council policy, statute or code requirement)</i><br>Sec. 6-36. - License Required to Sell Alcoholic Beverages. |
|---|

|  |
|--|
| Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br>No |
|--|

|                      |   |
|----------------------|---|
| Summary & Background | <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> |
|----------------------|---|

The 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 | <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> |
|---------------|---|

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

|  |                       |          |  |
|--|-----------------------|----------|--|
| Typed Name and Title<br>Ricky L. Clark, City Manager | Date<br>July, 9, 2018 | 07/02/18 | <b>City Council    OLD BUSINESS</b><br><b>Next: 07/09/18</b> |
| 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.

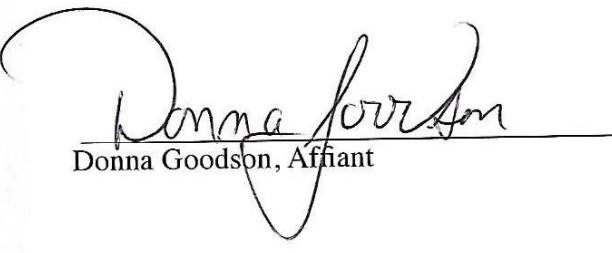
Ricky L. Clark, Jr., CMC  
City Manager

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:

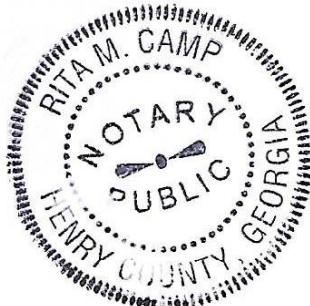
Run Dates:

Newspaper Ad # 554865

  
\_\_\_\_\_  
Donna Goodson, Affiant

Sworn to and subscribed before me this the  
27<sup>th</sup> 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 #  
**OLD BUSINESS – 3**

11.3

COUNCIL MEETING DATE  
July 9, 2018

|   |            |
|---|------------|
| Requesting Agency (Initiator)<br>Office of the City Manager | Sponsor(s) |
|---|------------|

|  |
|--|
| Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i><br>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 <i>(Cite specific Council policy, statute or code requirement)</i><br>Sec. 6-36. - License Required to Sell Alcoholic Beverages. |
|---|

|  |
|--|
| Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i><br>No |
|--|

|                      |   |
|----------------------|---|
| Summary & Background | <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> |
|----------------------|---|

The 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 | <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> |
|---------------|---|

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

|  |                       |          |  |
|--|-----------------------|----------|--|
| Typed Name and Title<br>Ricky L. Clark, City Manager | Date<br>July, 9, 2018 | 07/02/18 | City Council    OLD BUSINESS<br>Next: 07/09/18 |
| 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](mailto: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](http://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~~ <sup>250</sup> POURING OF MALT, WINE AND DISTILLED SPIRITS, ~~\$500~~ <sup>250</sup> PROCESSING FEE, ~~\$50.00~~ <sup>250</sup> FINGERPRINTING, AND ~~\$35.00~~ <sup>250</sup> 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:

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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:

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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:

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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:

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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:

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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

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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: Dave 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

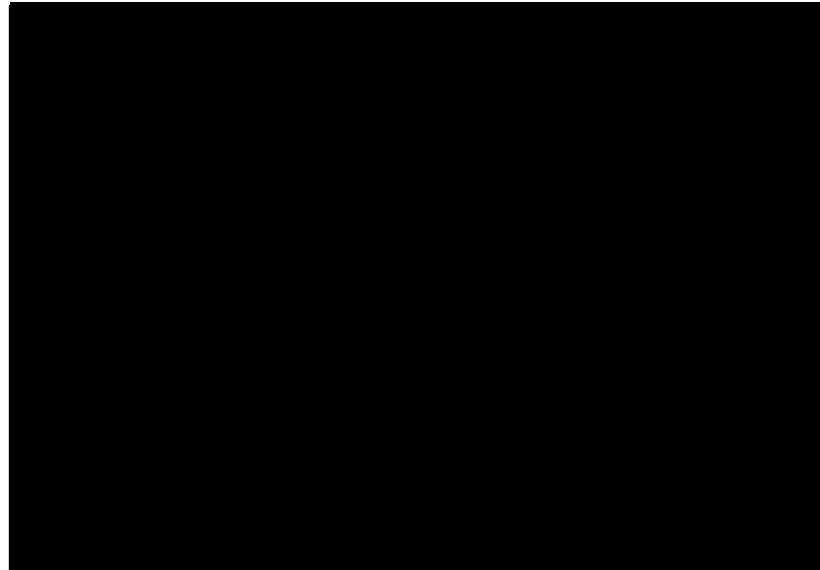
Printed Name of Applicant: \_\_\_\_\_

ZR CHAO ZHU

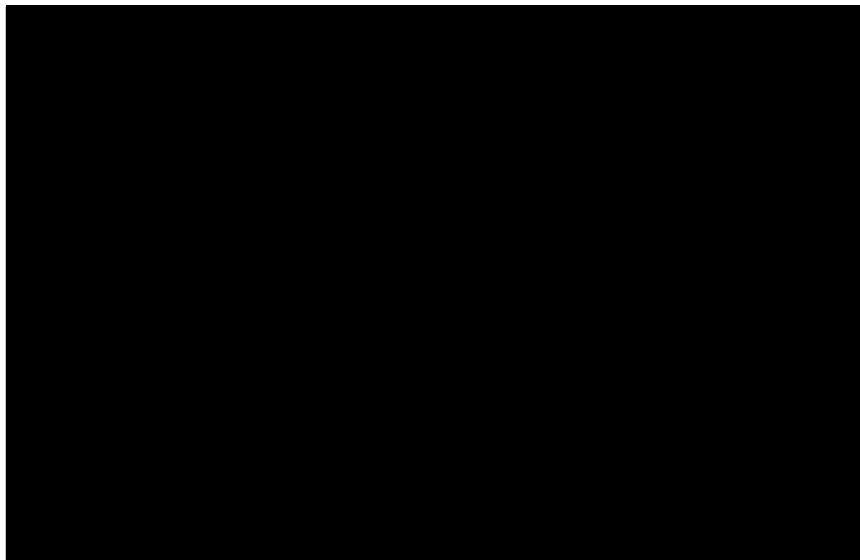
\*

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: \_\_\_\_\_



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



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



## STATE OF GEORGIA - DEPARTMENT OF REVENUE

11.3.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<br>20230644350 | LICENSE NUMBER<br>0075073 | DATE ISSUED<br>05-Dec-2017 | LICENSE FEE<br>\$200.00 | LOCAL LICENSE ISSUED BY<br>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

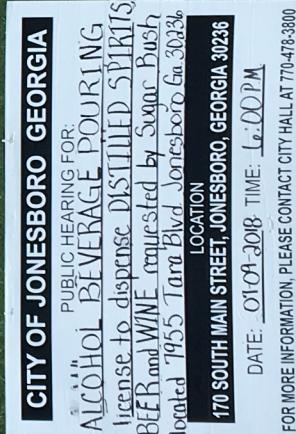
497956

## 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 COUNCIL Agenda Item Summary

Agenda Item #

- 4

11.4

COUNCIL MEETING DATE

July 9, 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, 9, 2018

07/02/18

City Council OLD BUSINESS  
Next: 07/09/18

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](http://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

|  |                    |       |  |                    |       |
|--|--------------------|-------|--|--------------------|-------|
| <b>Property Owner Name:</b><br>Cole's Water Ice LLC            |                    |       | <b>Applicant Name:</b><br>Hayward Cole                   |                    |       |
| <b>Property Owner Address:</b><br>245 N. Highland Ave. 230-434 |                    |       | <b>Applicant Address:</b><br>245 N. Highland Ave 230-434 |                    |       |
| City A+L   | State              | Zip   | City A+L   | State              | Zip   |
| ATL  | GA                 | 30307 | ATL  | GA                 | 30307 |
| Telephone  | 404 454 8796       |       | Telephone  | 404 454 8796       |       |
| Fax  |                    |       | Fax  |                    |       |
| Email  | hcoledev@gmail.com |       | Email  | hcoledev@gmail.com |       |

### Property Information

|   |      |  |     |         |    |
|---|------|--|-----|---------|----|
| <b>Project Name:</b> 212 S Main                   |      | <b>Legal Description: Please attach a deed</b> |     |         |    |
| <b>Address:</b> 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:<br><input type="radio"/> Yes <i>do</i> | Any Applicable Conditions<br><input type="radio"/> Yes <i>do</i> | Total Acreage:<br><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: *1/20/20*

Date Denied: *1/20/20*

License Issued *1/20/20*

Comment:

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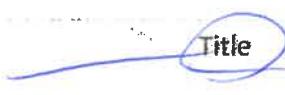


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## APPLICATION CHECKLIST

| Requirement  | Minor Subdivision<br>( <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> <br>Title | Required <input checked="" type="checkbox"/>                         |
| Plat Certificates  | Required <input checked="" type="checkbox"/> 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 with increase demand  
and bring market value feasibility.

Hayward Cole <sup>member</sup>  
Packet Pg. 34

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

212 SOUTH MAIN STREET  
MINOR SUBDIVISION OF:  
FOR:  
Coles Waller Joe, LLC

|            |              |
|------------|--------------|
| DATE       | RECEIVED BY  |
| SOURCE     | LAND LOT 182 |
| SECTION    | 241          |
| DISTRICT   | 31H          |
| SECTION    | 11A          |
| COUNTY     | Clayton      |
| SURVEED BY | WB           |
| DRAWN BY   | WB           |

*Zoning: 14-2 (Historic District)  
Front Yard: Establish by Historic Structures  
Side Yard: 5'  
Rear Yard: 20'*

Mr. T. R. Phillips, a member of the Society, has offered to the public for on this plan.

અનુભૂતિ, વિશ્વાસ, અનુભૂતિ, વિશ્વાસ

**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 BOARD OF SURVEYORS AND PLATERS OF THE GEORGIA BOARD OF SURVEYORS AND PLATERS AS SET FORTH IN THE GEORGIA PLAT ACT, O.C.G.A. 15-8-87.



**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, effective January 1, 1986.

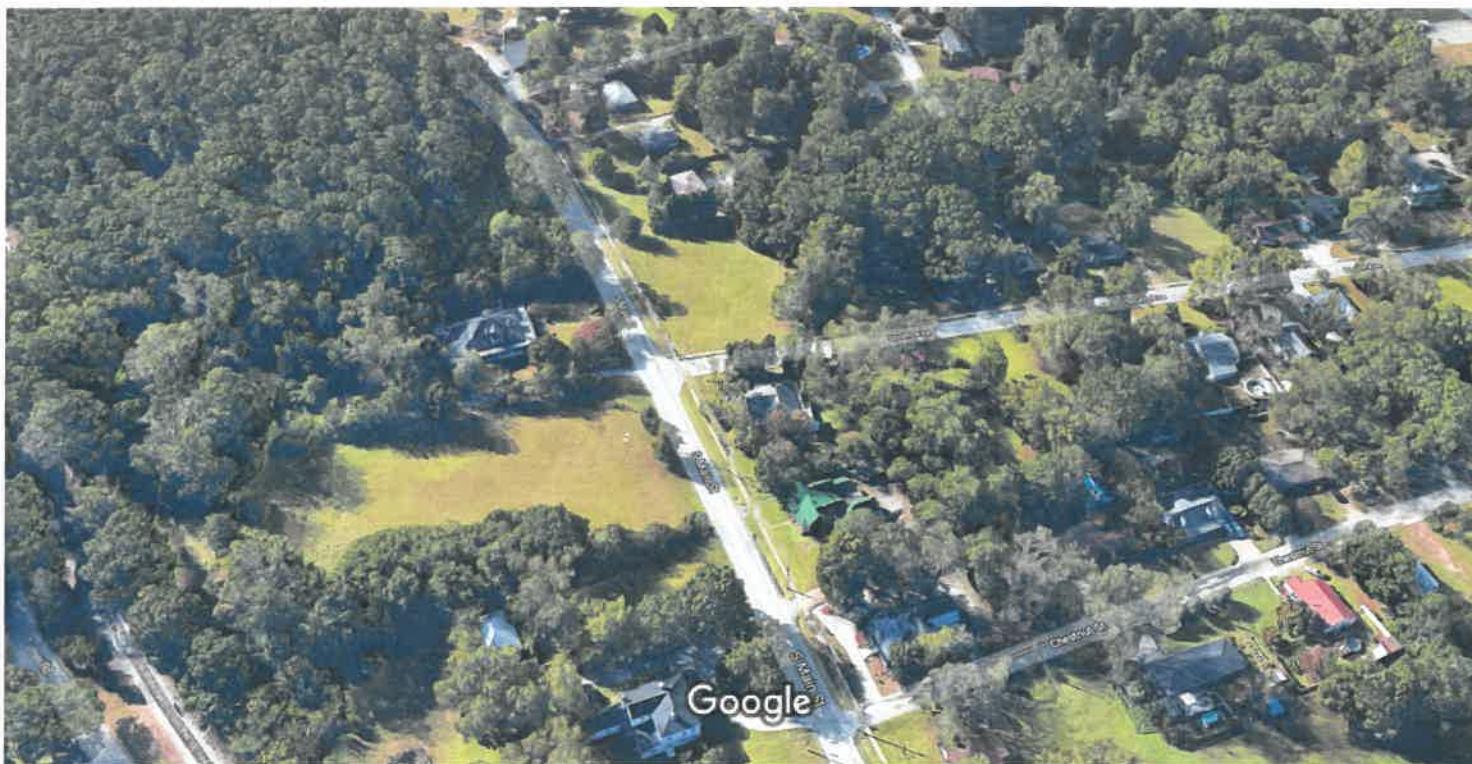
THE FIELD DATA FOR THIS SURVEY WAS OBTAINED WITH A FIELD DATA STATION 12 AND A 100' FOOT TAPE.

THE FIELD DATA UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE ADJUSTMENT OF ONE FOOT. IN 47,838 FEET AND 1,000 ANGLES, THE MAXIMUM ANGLE AND ANGULAR ERROR OF 2 SECONDS PER ANGLE AND THIS WAS ACHIEVED USING COMPASS RULE.

THIS PLAT OR MAP IS A COPIE OF A PLAT OR MAP CLOSER AND FASTER PRECISION PLAT OR MAP AND IS NOT A COPIE OF THE ORIGINAL PLAT OR MAP.

WATER AND SEWER SERVICE PLAT OR MAP IS PROVIDED BY CLAY WATER AND SEWER DEPARTMENT, CLAY, OK.

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 20 17  
 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.

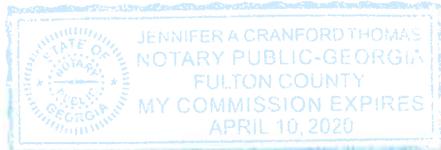
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal this day and year first above written.

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







## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #  
**NEW BUSINESS – 1**

COUNCIL MEETING DATE  
July 9, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider Resolution #2018-14 appointing the following members to the Jonesboro Housing Authority:

1. Curtis Burrell – three (3) year term – to expire April 29, 2020
2. Allen Roark – three (3) year term – to expire September 20, 2019
3. Therese Guidry – [Housing Resident] one (1) year term – to expire June 13, 2019
4. Roger Swint – three (3) year term – to expire June 9, 2021

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

Bylaws of Housing Authority

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

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 Bylaws of the Authority, provides for five (5) members on the Board of Commissioners for the Authority, four (4) of whom shall be persons who have resided in Clayton County for a period of at least six (6) months, and one (1) person who is currently residing in housing provided by the Authority.

Due to the expiration of various Board Members, the Housing Authority is seeking for the following members to be reappointed.

1. Curtis Burrell – three (3) year term – April 29, 2020
2. Allen Roark – three (3) year term – September 20, 2019
3. Roger Swint – three (3) year term – June 9, 2021
4. Therese Guidry – [Housing Resident] one (1) year term - June 13, 2019
5. \_\_\_\_\_

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, 9, 2018

Signature

City Clerk's Office

N/A

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

- RES 2017 - 05 - Housing Authority Appointments
- Resolution 2018-14 - Jonesboro Housing Authority Appointments

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

**Confirmation**

**STATE OF GEORGIA  
COUNTY OF CLAYTON**

**RESOLUTION NO. 2017-05**

**A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA, TO APPOINT FIVE MEMBERS TO THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF JONESBORO, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, on or about January 18, 1959, the City Council for the City of Jonesboro, Georgia (“the City”) adopted a Resolution entitled “Resolution Declaring the Need for Housing Authority in the City of Jonesboro, Georgia,” which created and established the Housing Authority of the City of Jonesboro, Georgia (“the Authority”) to meet certain housing needs in the City; and

**WHEREAS**, the Bylaws of the Authority, as amended, now provides for five (5) members on the Board of Commissioners for the Authority, and the City Council wishes to appoint five (5) members to the Authority, four (4) of whom shall be persons who have resided in Clayton County for a period of at least six (6) months, and one (1) person who is currently residing in housing provided by the Authority.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA**, as follows.

**Section 1.** The following persons are hereby appointed to serve as members of the Board of Commissioners for the Housing Authority of the City of Jonesboro, Georgia, and are appointed to serve the following terms or until their successors are duly appointed, at the pleasure of the Mayor and City Council:

1. Curtis Burrell – three (3) year term – April 29, 2020
2. Carol Cannon – three (3) year term – June 9, 2018
3. Allen Roark – three (3) year term – September 20, 2019
4. Therese Guidry – [Housing Resident] one (1) year term - June 13, 2018

Upon the completion of the above terms, each successor, with the exception of the Housing Resident, shall serve a term not to exceed four (4) years.

**Section 2.** Severability. If any section, paragraph, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional for any reason by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which such portions shall remain in full force and effect.

**Section 3.** Repealer. All Resolutions and parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 4.** Effective Date. This Resolution shall be in full force and effect immediately upon and after its final passage.

**SO RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

CITY OF JONESBORO, GEORGIA

\_\_\_\_\_  
Joy Day, MAYOR

ATTEST:

\_\_\_\_\_  
(THE SEAL OF THE CITY OF  
JONESBORO, GEORGIA)

Ricky L. Clark, City Administrator

**STATE OF GEORGIA  
COUNTY OF CLAYTON**

**RESOLUTION NO. 2018-14**

**A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA, TO APPOINT FIVE MEMBERS TO THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF JONESBORO, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HEREWITH; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.**

**WHEREAS**, on or about January 18, 1959, the City Council for the City of Jonesboro, Georgia (“the City”) adopted a Resolution entitled “Resolution Declaring the Need for Housing Authority in the City of Jonesboro, Georgia,” which created and established the Housing Authority of the City of Jonesboro, Georgia (“the Authority”) to meet certain housing needs in the City; and

**WHEREAS**, the Bylaws of the Authority, as amended, now provides for five (5) members on the Board of Commissioners for the Authority, and the City Council wishes to appoint five (5) members to the Authority, four (4) of whom shall be persons who have resided in Clayton County for a period of at least six (6) months, and one (1) person who is currently residing in housing provided by the Authority.

**NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA**, as follows.

**Section 1.** The following persons are hereby appointed to serve as members of the Board of Commissioners for the Housing Authority of the City of Jonesboro, Georgia, and are appointed to serve the following terms or until their successors are duly appointed, at the pleasure of the Mayor and City Council:

1. Curtis Burrell – three (3) year term – April 29, 2020
2. Allen Roark – three (3) year term – September 20, 2019
3. Roger Swint – three (3) year term – June 9, 2021
4. Therese Guidry – [Housing Resident] one (1) year term – June 13, 2019
5. \_\_\_\_\_

Upon the completion of the above terms, each successor, with the exception of the Housing Resident, shall serve a term not to exceed four (4) years.

**Section 2.** **Severability.** If any section, paragraph, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional for any reason by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which such portions shall remain in full force and effect.

**Section 3.** **Repealer.** All Resolutions and parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

**Section 4.** **Effective Date.** This Resolution shall be in full force and effect immediately upon and after its final passage.

**SO RESOLVED** this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

CITY OF JONESBORO, GEORGIA

\_\_\_\_\_  
Joy Day, MAYOR

ATTEST:

(THE SEAL OF THE CITY OF  
JONESBORO, GEORGIA)

\_\_\_\_\_  
Ricky L. Clark, Jr., City Manager