



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
August 6, 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-004, a request for a *Retail Package Dealer* license to sell beer and wine beverages for Wayfield Foods, located at 8777 Tara Boulevard by Gregory Allen Edenfield.
 2. Discussion regarding Application #18-ALC-005, a request for the pouring of beer and wine beverages for Rocky's Pizza and Subs, located at 8113 Tara Boulevard by Mike Cappozoli.
 3. Discussion regarding #18VAR-003 as submitted by Casey Development Group LLLP for the property located at 1947 Bill Casey Parkway, Parcel Number 06001 032020. Said variance concerns exceeding maximum sign height allowed.
 4. Discussion regarding Variance #18VAR-004 as submitted by Lincoln Car Wash Systems, LLC for the property located at 8140 Tara Boulevard, Parcel Number 13239B C005. Said variances include minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions.
 5. Discussion regarding Variance #18VAR-005 as submitted by BLW Holdings, LLC for the property located at 8787 Tara Boulevard, Parcel Number 05242B C005. Said variances include minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building.

6. Discussion regarding Variance #18VAR-006 as submitted by Clayton County Georgia Government, for the property located at 9181 Poston Road, portion of Parcel Number 05239 240004. Said variances include maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size.
7. Discussion regarding Conditional Use #18-CU-002 as submitted by Nelson Tenebe for the property located at 150 South Avenue, Parcel Number 05241 AA022. Said conditional use concerns a proposed group home for youth at the specified address.
8. Discussion regarding First Reading of a Text Amendment to Chapter 86, Zoning, of the City Code, submitted by the Community Development Director. Text amendment concerns revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
9. Discussion regarding First Reading of a Text Amendment to Article VIII of the City Code, submitted by the Community Development Director. Text amendment concerns the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission.
10. Discussion regarding proposed Arts & Entertainment District Overlay.
11. Discussion regarding Ordinance #2018-007 authorizing the sale of alcoholic beverages for on-premises consumption on Sundays from 11:00 a.m. until 12:30 p.m. at certain licensed establishments, subject to referendum approval; to regulate and provide for the calling of a Special Election and to call a Special Election thereon.
12. Discussion regarding Ordinance 2018-008 to adopt amendments to the Fiscal 2018 Budget for each fund of the City of Jonesboro, Georgia amending the amounts shown in each budget as expenditures, amending the several line items of revenue anticipations, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

VI. OTHER BUSINESS

1. Executive Session for the purpose of discussing personnel related matters.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session.

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
August 6, 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 Application #18-ALC-004, a request for a *Retail Package Dealer* license to sell beer and wine beverages for Wayfield Foods, located at 8777 Tara Boulevard by Gregory Allen Edenfield.

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.)

Approval. The applicant, Gregory Allan Edenfield of Wayfield Foods, is applying for retail package sales of beer and wine for the Wayfield Foods grocery store located at 8777 Tara Boulevard.

Background:

1. This location currently has an Alcohol Beverage Package Dealer License for retail sales of beer/wine in Clayton County. Pursuant to the recent Annexation through HB 864 (June 1, 2018), the applicant must have a license approval in the City to continue the sale of alcohol. Applicant has been approved to operate a grocery store at this location.
2. The subject store is located within a heavy-trafficked commercial area. Surrounding zoning, general plan land use designations and existing uses are denoted as C-2 highway commercial district, and M-X mixed use 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 \$2,000.00

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

3. The Jonesboro Police Department has conducted a computerized criminal history record 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.)*

Private Business; Annual license fee = \$2,000.00.

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

- Application
- Application Acceptance - 8777 Tara Blvd
- Legal Notice 8777 Tara Blvd- August 2018
- Clayton News July 25 2018

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



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

Wayfield

ALCOHOL BEVERAGE PACKAGE DEALER 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: ~~\$2000~~ ^{NA} RETAIL PACKAGE DEALER OF BEER/WINE, ~~\$500~~ ²⁵⁰ PROCESSING FEE, ~~\$50.00~~ FINGERPRINTING, AND ~~\$35.00~~ PER BACKGROUND CHECK. ALL FEES ARE NON REFUNDABLE.

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

Legal Business Name: Wayfield Foods
 Physical Business Address: 8777 TARA Blvd, Jonesboro GA 30236
 Mailing Address: PO. Box 1370
 City: Lithia Springs State: GA Zip: 30122

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: Gregory Allan Edenfield

Relationship of Applicant to Business: Vice President

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

Phone: (Day) 404-559-3200 (Evening) _____

Home Address: 4181 Cole Rd

City: Villa Rica State: GA Zip: 30180

Is the above address your legal and bona fide domicile? Yes If yes, for how long? 19 years

Are you a United States citizen? Yes

If yes, are you a citizen by birth or a naturalized citizen? by birth

If no, please state your native country, date and port of entry. If applicable, also state the date, place, and court of your naturalization: _____

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): Wayfield Foods

Name: Same

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? no

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 1580 YARDS, church 880 YARDS, public library 655 YARDS, publicly operated alcohol treatment center 10,300 YARDS, other retail dealer _____? This was turned in when applying for the Business License

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? _____ 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:

We have 8 Wayfield Stores RETAIL SALES
See attached Store list

Do you currently own any property on which an alcoholic beverage licensed establishment is located? _____ 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: _____ File Verified by: _____

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

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

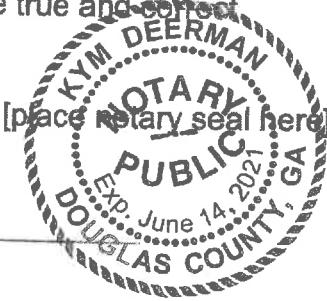
I, Gregory Allan Edenfield, do solemnly swear or affirm, subject to the penalties of false swearing, that the statements and answers made by me, as the applicant, in the foregoing application are true and correct. I am familiar with, have read, understand, and agree to abide by all applicable City Ordinances, 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: Gregory Allan Edenfield
Date of Birth: 09/05/1968 Social Security Number: 252-49-5967
Drivers License Number: 025829398 Issuing State: _____
Applicant Signature: [Signature] Date: 6/14/2018

I hereby certify that Gregory Edenfield 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 14th Day of June, 2018

Notary Public Signature: Kym Deerman





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:

Drivers License

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

[Signature] 6/14/18

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
14 DAY OF June, 2018

Notary Public
My Commission Expires: 6/14/21

[Signature]



Printed Name of Applicant:

Gregory A Edenfield

Alien Registration number for non-citizens

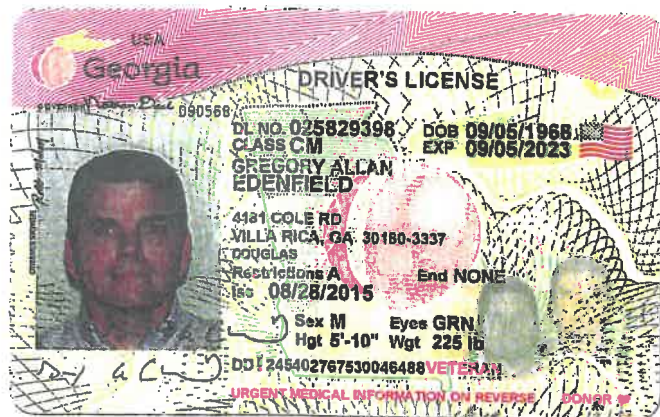
*Note: O.C.G.A. § 50-36-1(e)(2) requires that aliens under the federal Immigration and Nationality Act, Title 8 U.S.C., as amended, provide their alien registration number. Because legal permanent residents are included in the federal definition

o FOR OFFICE USE ONLY:
a

Date Received: 06/28/2018	Type of License: Alcohol
Fee Amount Enclosed: \$335.00	State License No.: _____
Date Approved: _____/_____/20____	State License No.: _____
Date Denied: _____/_____/20____	Reason (if any): Annexation

Misc. Notes: _____

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



Attachment: Application (1272 : 18ALC-004 Wayfield Foods Retail Package Sales (Malt Beverages and Wine))

WAYFIELD FOODS

STORE	INVOICE	DATE	TYPE	GROSS AMOUNT	NET AMOUNT
• 1 #1 Wayfield	061718	6/17/18	I	335.00	335.00
VENDOR INFO	CHECK NO.	CHECK DATE	INVOICE AMOUNTS		NET AMOUNT
CITYO15	632909	6/22/18	Gross:	335.00	335.00
			Discount:	.00	



420 Thornton Road - Suite 101
P.O. Box 1370
Lithia Springs, GA 30122
Office: 404-559-3200 Fax: 404-559-3206
1.7 mi. North of I-20 --- 17 mi. from Airport



#1 WAYFIELD FOODS, INC.

8777 TARA BLVD.
JONESBORO, GA 30236
678-216-0678 PHONE
678-216-0681 FAX
Jay Callaway - STORE MANAGER

#3 WAYFIELD FOODS, INC.

5432 RIVER STATION BIVD.
5432 W. FAYETTEVILLE RD.(Directions Only)
COLLEGE PARK, GA 30349
678-216-0674 PHONE
678-674-1663 FAX
Mark Pawley - STORE MANAGER

#10 WAYFIELD FOODS, INC.

2636 MAX CLELAND BLVD.
LITHONIA, GA 30058
770-484-8488 PHONE
678-495-1966 FAX
Joe Thompson - STORE MANAGER

#11 WAYFIELD FOODS, INC.

3465 NORTH MAIN ST.
COLLEGE PARK, GA 30349
404-763-2126 PHONE
678-237-4612 FAX
Ann Brown -STORE MANAGER

#16 WAYFIELD FOODS, INC.

1757 COLUMBIA DR.
DECATUR, GA 30032
404-284-0533 PHONE
678-237-4329 FAX
Denard Smith - STORE MANAGER

#17 WAYFIELD FOODS, INC.

3435 ROOSEVELT HWY.
ATLANTA, GA 30349
404-766-0656 PHONE
678-237-0143 FAX
Marvin McDonald - STORE MANAGER

#18 WAYFIELD FOODS, INC

2020 HEADLAND DRIVE
EAST POINT, GA. 30344-2135
404-766-0691 PHONE
678-237-4218 FAX
404-530-0000 PHARMACY
Phil Rozar - STORE MANAGER

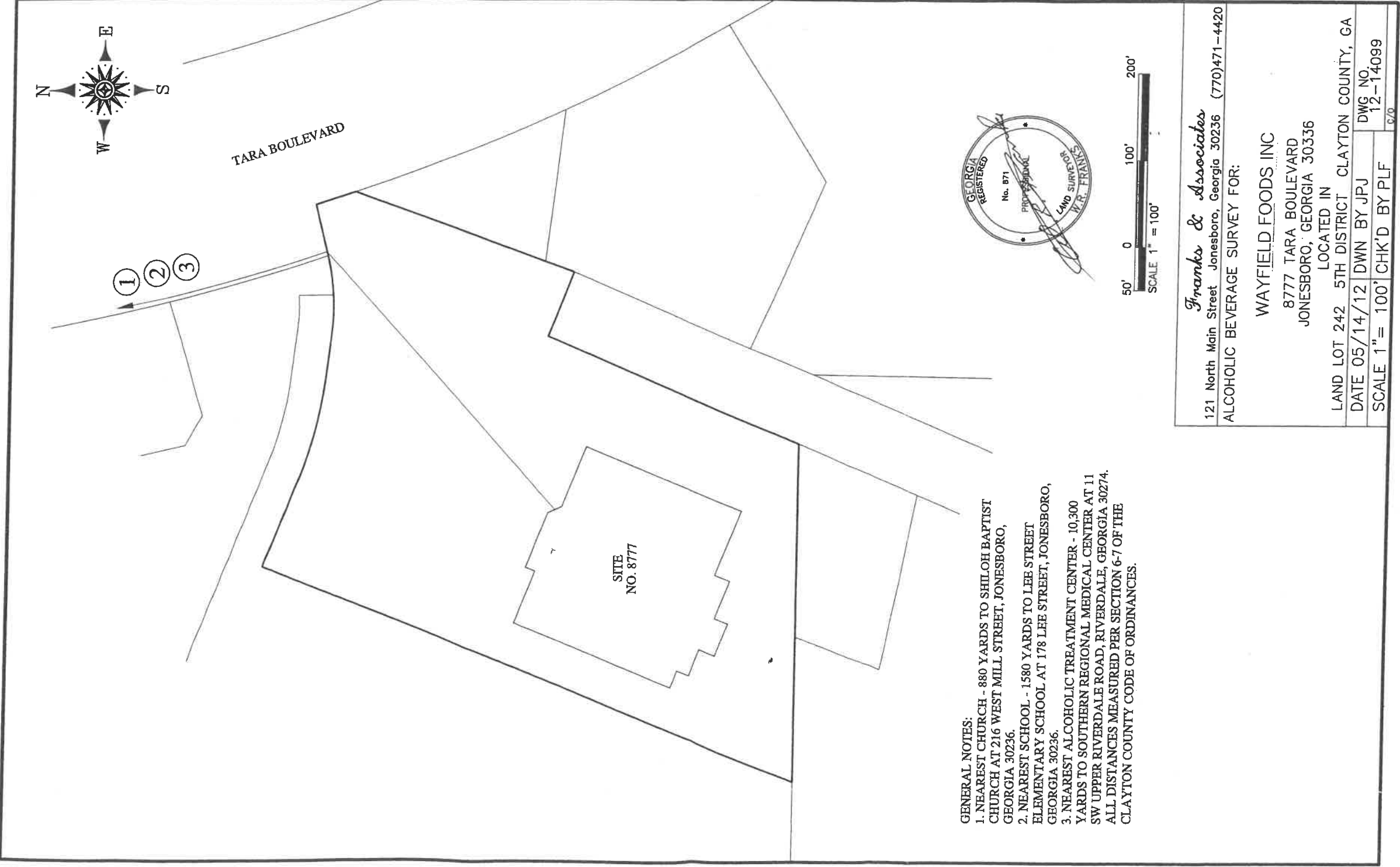
#19 WAYFIELD FOODS, INC.

3050-H MARTIN LUTHER KING JR DR
ATLANTA, GA. 30311
404-505-0158 PHONE
678-237-4562 FAX
404-699-9000 PHARMACY
Nathaniel McClinic - STORE MANAGER

#20 Eden Fresh Market



12160 County Line Road
Fayetteville, GA 30215
770-742-3915 PHONE
678-###-#### FAX
Cristal Ferguson - STORE MANAGER





MEMORANDUM

To: Wayfield Foods
Attn: Gregory Allan Edenfield
4181 Cole Road
Villa Rica, Georgia 30180

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

Date: July 19, 2018

Re: Notification of Request for an Alcohol Beverage License – Alcohol Package Dealer License, 8777 Tara Boulevard, Jonesboro, Ga. 30236

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 Package Dealer License at property located at 8777 Tara Boulevard, Jonesboro, Georgia.

A Public Hearing has been scheduled for Monday, August 13, 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 August 6, 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 an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield 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 August 13, 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 August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Publish 07/25/2018

COMMUNITY CALENDAR

Aug. 6

Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11

Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others.

For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21

CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8

Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING

After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro. Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N Road in Morrow.

The Experience V Senior Community program is open to students age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Holding theater arts for seniors age 55 and older at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call center at 678-479-5505 for more information.

LEGAL NOTICE

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Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Georgia 30236, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

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Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

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Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Attachment: Clayton News July 25 2018 (1272 : 18ALC-004 Wayfield Foods Retail Package Sales (Malt Beverages and Wine))



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
August 6, 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 Application #18-ALC-005, a request for the pouring of beer and wine beverages for Rocky's Pizza and Subs, located at 8113 Tara Boulevard by Mike Cappozoli.

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.)

Approval. The applicant, Mike Capozzoli of Rocky's Pizza and Subs, is applying for retail consumption on the premises of beer and wine for Rocky's Pizza and Subs restaurant located at 8113 Tara Boulevard.

Background:

1. This location currently has an Alcohol Beverage Pouring License for retail consumption on the premises of beer/wine in Clayton County. Pursuant to the recent Annexation through HB 864 (June 1, 2018), 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 C-2 highway commercial district and RM multi-family district (across highway).
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 \$2,000.00 total (Retail consumption on the premises (malt

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

beverages) \$1,000.00, and Retail consumption on the premises (wine) \$1,000.00).

5.2

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. Though required by Section 6-39, **the applicant has not 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. **From an analysis by staff of the immediate area, this requirement has been met.**

Fiscal Impact

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

Private Owner; Annual license fee = \$2,000.00 total.

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

- Application
- Application Acceptance - 8113 Tara Blvd
- Legal Notice 8113Tara Blvd- August 2018 REV
- Clayton News July 25 2018

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

Approval



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

ALCOHOL BEVERAGE POURING APPLICATION

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

LICENSE FEE: ^{N/A} ~~\$2000~~ ^{\$250.00} ~~\$500~~ ^{\$500} ~~\$50.00~~ ^{\$50.00} ~~\$35.00~~ ^{\$35.00} ~~PER BACKGROUND CHECK.~~ ALL FEES ARE NON REFUNDABLE.

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

Legal Business Name: Cap & Capo Inc DBA Rocky's Pizza & Subs

Physical Business Address: 8113 Tara Blvd. Jonesboro GA 302

Mailing Address: Sam

City: Jonesboro State: Georgia Zip: 30236

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: Mike Capozzoli

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.: _____

Attachment: Application (1273 : 18ALC-005 Rocky's Pizza and Subs Retail Consumption on the Premises (Beer and Wine))

Phone: (Day) 770 478-2620 (Evening) 770 233-5150

Home Address: 106 Bethel Ln

City: Williamson State: Ga. Zip: 30292

Is the above address your legal and bona fide domicile? Yes If yes, for how long? 11 yrs

Are you a United States citizen? Yes

If yes, are you a citizen by birth or a naturalized citizen? _____

If no, please state your native country, date and port of entry. If applicable, also state the date, place, and court of your naturalization: _____

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): _____

Name: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (Day) 770-478-2620 (Evening) 770 233-5150

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? No

If so, explain the nature of the agreement, including the name(s) and contact information of all parties: I own the building, land & business.

What is the distance from the proposed premises to the nearest school 1/4 mile church 1/2 mile, public library 1/4 mile, 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? NO 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:

Do you currently own any property on which an alcoholic beverage licensed establishment is located? YES If so, please provide the property address and business name for each property:

8113 Tara Blvd. Jonesboro Ga. 30236
Rocky's Pizza & Sub Shop

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: _____

not that I know of.

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: _____ File Verified by: _____

Is any person who owns an interest in this license an employee, or elected official, of the City of Jonesboro? If so, please explain whom and how the person(s) is affiliated with the City and this potential licensee:

NO

Attachment: Application (1273 : 18ALC-005 Rocky's Pizza and Subs Retail Consumption on the Premises (Beer and Wine))

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, Michael Capozzoli, 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: Michael Capozzoli

Date of Birth: 3/10/64

Social Security Number: 367-90-076

Drivers License Number: 034318863

Issuing State: Georgia

Applicant Signature: Michael Capozzoli Date: 6/25/2018

I hereby certify that Michael Capozzoli 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 25 Day of June, 2018

Notary Public Signature: [Signature]

[place notary seal here]





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:

GA D/L

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

Executed in Jonesboro, Georgia.

Signature of Applicant:

Date

Michael Capozzoli 6/25/11

Printed Name of Applicant:

Mike Capozzoli

*

Alien Registration number for non-citizens

SUBSCRIBED AND SWORN
BEFORE ME ON THIS THE
25 DAY OF June

Notary Public
My Commission Expires.



*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: _____



FOR OFFICE USE ONLY:

Date Received: 06/25/2018Type of License: AlcoholFee Amount Enclosed: \$ 335.00

State License No.: _____

Date Approved: ____/____/20____

State License No.: _____

Date Denied ____/____/20____

Reason (if any): Annexation

Misc. Notes: _____

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

Attachment: Application (1273 : 18ALC-005 Rocky's Pizza and Subs Retail Consumption on the Premises (Beer and Wine))



MEMORANDUM

To: Rocky's Pizza and Sub Shop
Attn: Mike Capozzoli
106 Bethel Lane
Williamson, Ga. 30292

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

Date: July 19, 2018

Re: Notification of Request for an Alcohol Beverage License – Alcohol Beverage Pouring License, 8113 Tara Boulevard, Jonesboro, Ga. 30236

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 8113 Tara Boulevard, Jonesboro, Georgia.

A Public Hearing has been scheduled for Monday, August 13, 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 August 6, 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 an Alcohol Beverage Pouring License to dispense beer and wine at 8113 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Cap & Capo Inc d/b/a Rocky's Pizza & Sub Shop. Mike Capozzoli 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 August 13, 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 August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Publish 07/25/2018

First nail salon owned by black man opens in Forest Park

By ROBIN KEMP
robin.kemp@news-daily.com

FOREST PARK — Clayton County has no shortage of nail shops. But it's not every day that you find a black man with an MBA doing mani-pedis. Scott Lewis, 44, owner of D'yVonne's Nails and Beauty Bar, says he is the first black man to own a nail shop in Forest Park. Lewis has been operations manager at the Federal Reserve Bank in Atlanta since 1998. But he's always loved the nail business and credits his godsisiter, Stacie Brown, with supporting his passion.

"She's always been in my corner," Lewis said. After earning his MBA in 2012, Lewis dipped his toe, so to speak, into the world of nail salons with a booth in a flea market off I-285.

Now, he's moved up to a storefront on Jonesboro Road, where Lewis named the shop after his mother, Yvonne. He pointed to a framed article, featuring a woman kneeling at a utility meter.

"My mother was the first female meter reader in Macon, Ga.," Lewis said.

Raised by a single mother who excelled at breaking barriers, Lewis is at home in his shop.

"Being a male is a big advantage because women want to go to a man," he said. "It's totally different because men are very rare in this industry. So to be one of the very few is a very big accomplishment." Lewis also said it's be-



D'yVonne's Nails and Beauty Bar, above, is Scott Lewis' first storefront shop. Lewis says he started small, in a small rental booth in a flea market off I-285, and built his business from there. Above right, Scott Lewis, owner of D'yVonne's Nails and Beauty Bar, says men are more comfortable with getting pedicures now. "Some don't because they think it's more of a woman's thing," he explained. "But we try to present it as 'foot maintenance.'" (Photos: Robin Kemp)

coming more socially acceptable for men to enjoy pedicures.

"Some don't because they think it's more of a woman's thing," he said. "But we try to present it as 'foot maintenance' as opposed to a pedicure."

An entire wall of the shop showcases a rainbow of polishes, some containing tiny dots, shapes, or bits of glitter.

Kesha McCartha, 44, a local business owner, chatted with Carrie Mason, 42, as Mason did her nails in a bright hot pink shade called YouthQuake.

"To be frank, it's American-owned, especially black-owned, so it was a treat to come here for me," McCartha said.

Mason, who rents a booth in the shop, has been in the nail business for

about a decade, became a master cosmetologist in 2012.

"I met Scott at the Bronner Brothers hair show. We linked up, and he got stuck with me," she said.

In between clients, she practices new designs on a series of model hands that seems to claw its way up from her station.

Lewis has taught at the nationally recognized Bronner Brothers International Beauty Show, which is coming up again in Atlanta next month, as well as Elaine Sterling in Roswell. The shop offers a range of services, including manicures, pedicures, massage, nail wraps and more. High-end service includes a glass of champagne.

"I want people to relax, kick back and enjoy the services," Lewis said.



REPORT OF AIRPORT SOUTH COMMUNITY IMPROVEMENT DISTRICT OF PROPOSED MILLAGE RATE

In compliance with O.C.G.A. §48-5, this provides notice that the Airport South Community Improvement District ("CID") Board of Directors, at its meeting on August 9, 2018, beginning at 12:00 p.m. at 3800 Camp Creek Parkway, Bldg. 1400, Suite 132, Atlanta, Georgia 30331, will vote upon a proposal to levy an ad valorem taxation rate of 5 mills, and will set its millage rate for the lawful purposes of the CID for the current calendar year. Set forth below is the assessed taxable value of the properties subject to taxes for the current year and the immediately preceding three years, the total dollar amount of ad valorem taxes proposed to be levied for the current year and levied for the immediately preceding three years, as well as the percentage and dollar increase with respect to the immediately preceding year. All property levied upon is property. Because this CID was just created in 2015, there are only 3 previous years of CID assessed taxable values, taxes, and increase/decrease to report. The millage rate each year has been 5 mills.

	Assessed Value	Taxes Levied	% Change	\$ Change
2015	\$37,147,945	\$185,739	100%	\$185,739
2016	\$39,823,998	\$199,120	7%	\$13,381
2017	\$45,918,242	\$229,591	15%	\$30,471
2018 proposed	\$55,290,099	\$276,450	20%	\$46,859

J. Lynn Rainey, PC, 358 Roswell Street, Suite 1130, Marietta, Georgia 30066; (770) 421-6040, Attorney for CID - State Bar No. 592350

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and City Council for an Alcohol Beverage Pouring License to dispense beer and wine at 8113 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Cap & Capo Inc d/b/a Rocky's Pizza & Sub Shop. Mike Capozzoli 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 August 13, 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 August 6, 2018. The meetings will be held at the Jonesboro Police department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

NOTICE

The Clayton County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Board of Commissioners Board Room on Tuesday, August 7, 2018 at 7:00 p.m. and pursuant to the requirements of O.C.G.A Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

CURRENT 2018 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CLAYTON COUNTY GENERAL FUND-M&O	2013	2014	2015	2016	2017	2018
Real & Personal	6,369,706	6,403,344	6,795,024	6,803,734	7,169,186	7,978,887
Motor Vehicles	481,907	432,508	274,531	203,244	148,167	112,420
Mobile Homes	12,401	11,752	11,107	10,608	10,284	10,003
Timber - 100%	0	94	9	27	235	0
Heavy Duty Equipment	86	217	1,042	538	552	940
Gross Digest	6,864,100	6,847,915	7,081,713	7,018,151	7,328,424	8,102,250
Less M & O Exemptions	952,959	953,050	914,219	988,283	986,926	944,017
Net M & O Digest	5,911,141	5,894,865	6,167,494	6,029,868	6,341,498	7,158,233
State Forest Land Assistance Grant Value	0	0	0	0	0	0
Adjusted Net M & O Digest	5,911,141	5,894,865	6,167,494	6,029,868	6,341,498	7,158,233
Gross M & O Millage	20.953	20.953	20.953	22.100	21.847	20.819
Less Rollbacks (LOST & Insurance Premium)	6.292	6.084	5.091	5.504	5.251	5.223
Net M & O Millage	14.661	14.869	15.862	16.596	16.596	15.596
Net Taxes Levied	\$86,663	\$87,651	\$97,829	\$100,072	\$105,244	\$111,640
CLAYTON COUNTY FIRE FUND-M&O	2013	2014	2015	2016	2017	2018
Real & Personal	3,762,753	3,934,565	4,243,195	4,597,044	4,815,473	5,467,865
Motor Vehicles	387,279	350,638	220,696	165,934	120,227	89,965
Mobile Homes	12,221	11,575	11,008	10,510	10,189	9,911
Timber - 100%	0	94	9	27	235	0
Heavy Duty Equipment	13	157	983	530	474	856
Gross Digest	4,162,266	4,297,029	4,475,891	4,774,045	4,946,598	5,568,597
Less M & O Exemptions	593,862	615,555	623,301	680,444	660,697	658,661
Net M & O Digest	\$3,568,404	\$3,681,474	\$3,852,590	\$4,093,601	\$4,285,901	\$4,909,936
State Forest Land Assistance Grant Value	0	0	0	0	0	0
Adjusted Net M & O Digest	3,568,404	3,681,474	3,852,590	4,093,601	4,285,901	4,909,936
Gross M & O Millage	4.400	5.000	5.000	5.000	5.000	5.000
Less Rollbacks (LOST)						
Net M & O Millage	4.400	5.000	5.000	5.000	5.000	5.000
Net Taxes Levied	\$15,701	\$18,407	\$19,263	\$20,468	\$21,430	\$24,550
TOTAL COUNTY	2013	2014	2015	2016	2017	2018
Total County Value	9,479,545	9,576,339	10,020,084	10,123,469	10,627,399	12,068,169
Total County Taxes Levied	\$102,364	\$106,058	\$117,092	\$120,540	\$126,673	\$136,189
Net Taxes \$ Increase	-\$3,068	\$3,694	\$11,034	\$3,448	\$6,133	\$9,516
Net Taxes % Increase	-2.91%	3.61%	10.40%	2.94%	5.09%	7.51%



Clayton County, Public Schools

Committed to High Performance

BACK SCHOOL Bash

Saturday, August 4, 2018

9:00 AM - 1:00 PM

SOUTHERN CRESCENT STADIUM
6231 GARDEN WALK BLVD.
RIVERDALE, GEORGIA 30274

THE EVENT WILL INCLUDE EXHIBITS,
PUBLIC SAFETY, COMMUNITY SERVICE,
FREE HEALTH SCREENINGS,
FOOD & FUN!

FREE SCHOOL SUPPLIES GIVEAWAY!

Packet Pg. 31

Attachment: Clayton News July 25 2018 (1273 : 18ALC-005 Rocky's Pizza and Subs Retail Consumption on the Premises (Beer and Wine))



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.3

- 3

COUNCIL MEETING DATE
August 6, 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 #18VAR-003 as submitted by Casey Development Group LLLP for the property located at 1947 Bill Casey Parkway, Parcel Number 06001 032020. Said variance concerns exceeding maximum sign height allowed.

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

Section 86-489 and 86-490 – Sign Standards

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

Yes **Economic Development, Community Planning, Neighborhood and Business Revitalization**

Summary & Background

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

Agency recommendation – Approval of sign height variance; LTI (Low Temp Industries) is currently building a larger facility (not planned center) at 1947 Bill Casey Parkway and has been in business for many years. The property is zoned M-1 (Light Industrial) and is not in the historic district. Per the Official City Zoning Map, the property is also not in the Tara Boulevard Overlay. This variance request deals only with the ground (monument) sign. Any variances needed for any proposed wall signs, etc. would have to be processed later.

The new sign will be a single-sided, aluminum sign (no changeable copy) located at the entrance of the LTI building currently under construction. With the concrete base, the total sign will be 9 feet tall, 3 feet above what is allowed in Code Section 86-490 (a). This proposed height would require the variance. The actual sign face (with words and emblem) is 24 square feet, which is less than the 35 square feet allowed. The sign will need to be located at least 10 feet from the right-of-way line and will be about 240 feet from the actual building. Per Section 86-489 (b), a lot with one building, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city shall be allowed a combination of one wall sign and one ground sign equal to five percent of the building face projection. The south building elevation is 18,518 square feet. Thus, the ground sign would be 0.13% of the closest building face, allowing more than enough area for a wall sign as well. The sign will be internally illuminated. Per Code, the illumination of internally illuminated signs shall not exceed 20- foot candles of incandescent light measured at a distance of ten feet from such structure. The advantage of a higher sign for this development is greater visibility for the sign on a very large site. No hazards to the public with increased height are anticipated.

Fiscal Impact

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

Private Owner

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

- Meeting Packet Scan LTI Sign
- Bill Casey Parkway Acceptance Letter_ LTI Sign Variance
- LTI Sign Variance - 1947 Bill Casey Parkway - Legal Notice
- Clayton News July 18, 2018

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

- Clayton News July 25 2018

5.3

- Hearing Sign Posting 1

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.3.a

COUNCIL MEETING DAY
August 13, 2018

Requesting Agency

Community Development (Casey Investment Group LLLP, owner)

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

Sign permit applications for new ground(monument) sign

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

City Code Section 86-489 and 86-490 – Sign standards

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

☐ Yes ☒ 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.)

Agency recommendation – **Approval of sign height variance**; LTI (Low Temp Industries) is currently building larger facility (not planned center) at 1947 Bill Casey Parkway and has been in business for many years. The property is zoned M-1 (Light Industrial) and is not in the historic district. Per the Official City Zoning Map, the property is also not in the Tara Boulevard Overlay. This variance request deals only with the ground (monument) sign. Any variances needed for any proposed wall signs, etc. would have to be processed later.

The new sign will be a single-sided, aluminum sign (no changeable copy) located at the entrance of the LTI building currently under construction. With the concrete base, the total sign will be 9 feet tall, 3 feet above what allowed in Code Section 86-490 (a). **This proposed height would require the variance.** The actual sign face (with words and emblem) is 24 square feet, which is less than the 35 square feet allowed. The sign will need to be located at least 10 feet from the right-of-way line and will be about 240 feet from the actual building. Per Section 86-489 (b), *a lot with one building, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city shall be allowed a combination of one wall sign and one ground sign equal to five percent of the building face projection.* The south building elevation is 18,518 square feet. Thus, the ground sign would be 0.13% of the closest building face, allowing more than enough area for a wall sign as well. The sign will be internally illuminated. Per Code, *the illumination of internally illuminated signs shall not exceed 20- foot candles of incandescent light measured at a distance of ten feet from such structure.* The advantage of higher sign for this development is greater visibility for the sign on a very large site. No hazards to the public with increased height are anticipated.

Fiscal Impact / Funding Source

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

Private Business Owner

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

New sign elevations, specifications, and site plan

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

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

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

MONUMENT SIGN - VARIANCE SUBMITTAL

07-11-18



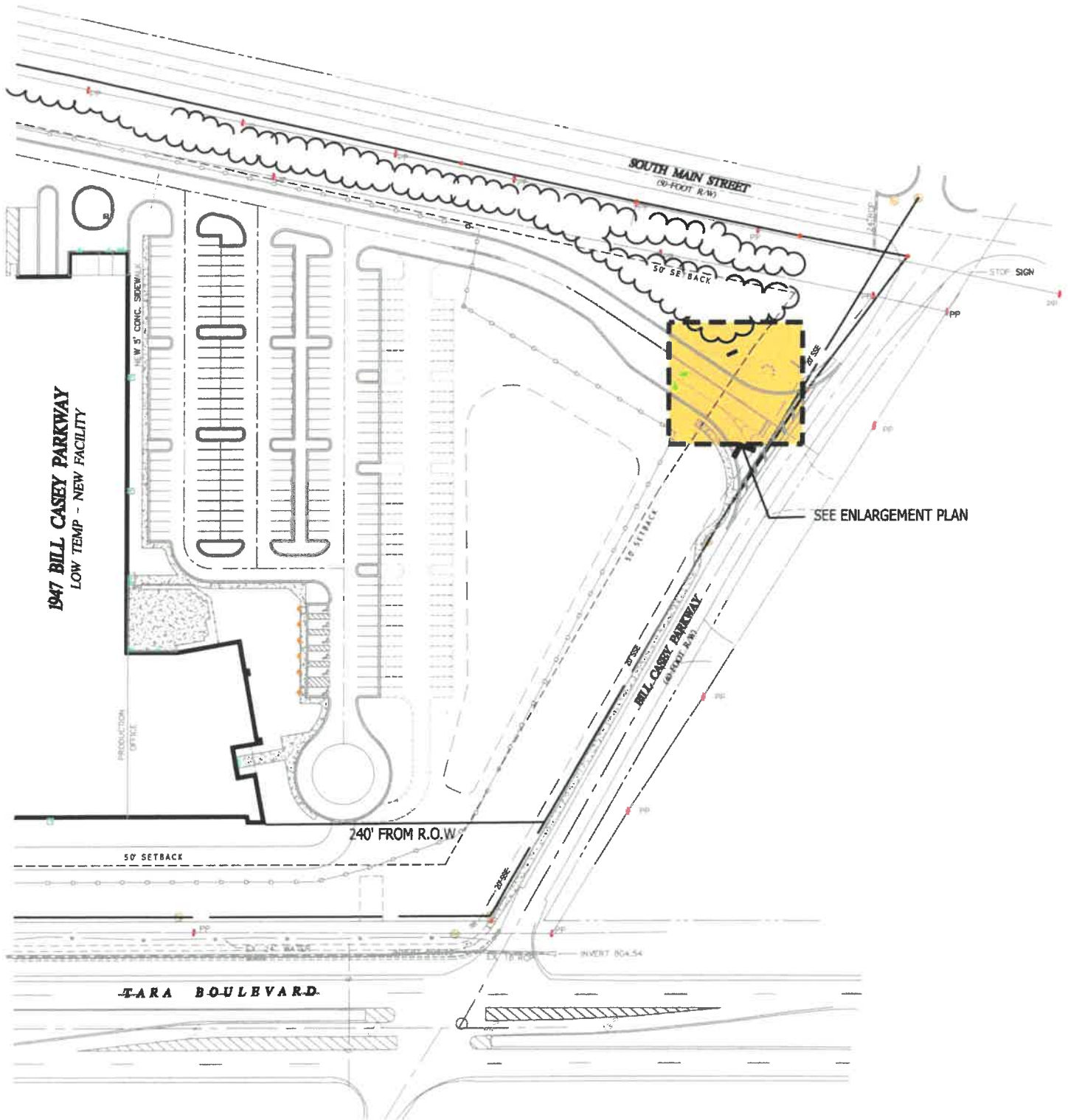
PROPERTY LOCATION: 1947 Bill Casey Parkway
Jonesboro, GA 30236
Property ID # 06001 032020

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

APPLICANT: (OWNER)

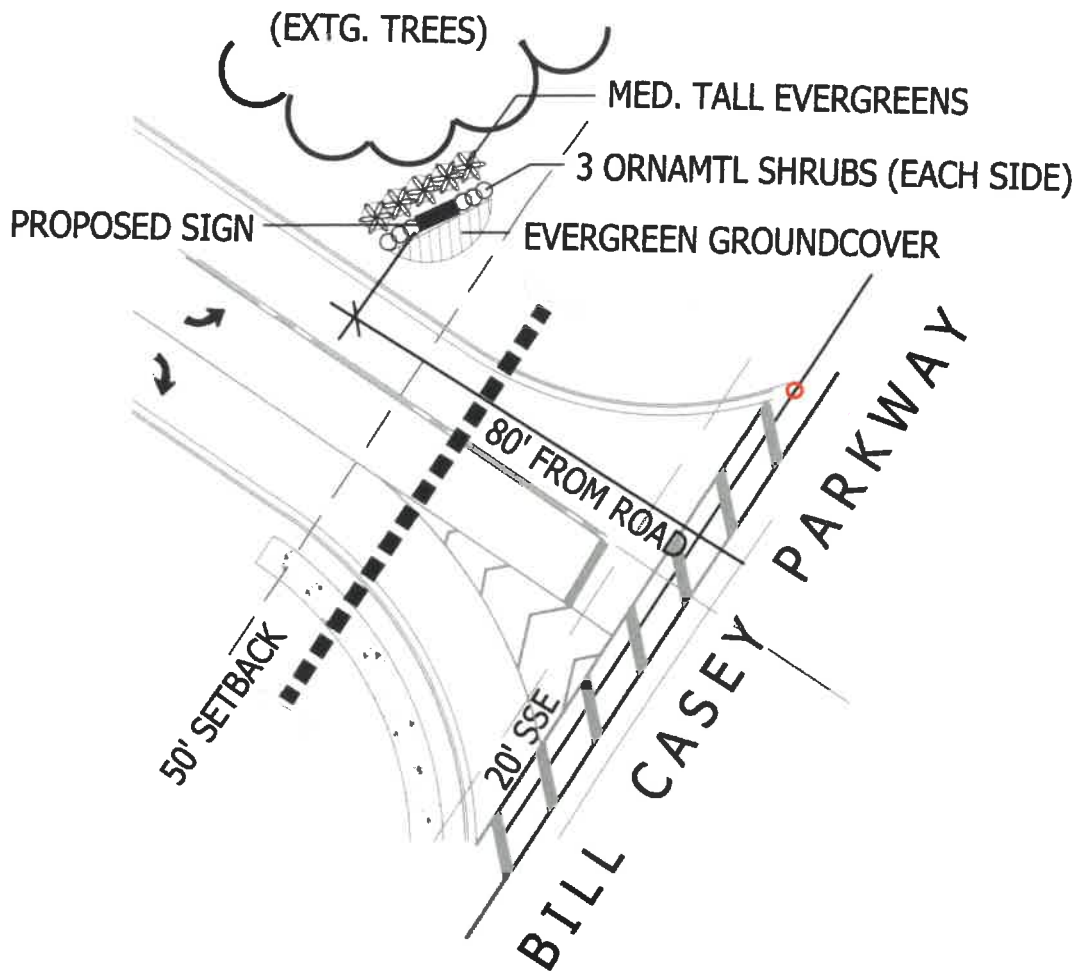


Attachment: Meeting Packet Scan LTI Sign (1274 : 18VAR-003 LTI Sign Variance)



Attachment: Meeting Packet Scan LTI Sign (1274 : 18VAR-003 LTI Sign Variance)

LOCATION PLAN – Proximity to building & gate



LAYOUT PLAN – 80' from Bill Casey Parkway



FRONT FAÇADE – 240' from Bill Casey Parkway



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

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variances. An administrative variance may be granted up to ten percent of the standards of the above referenced chapter. In addition to the Variance Request, please provide a Letter of Intent to include each needed variance and the section of the City's code that pertains to each variance.

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

Property Information:

Address: 1947 Bill Casey Parkway. Jonesboro, GA. 30236

Parcel Identification Number: 06001 032020

Size: 21.37+/- Acres

Owner: Casey Investment Group, LLLP

Note: if applicant is not the owner, the applicant must provide written permission from the owner, notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information: (OWNER)

Applicant Name: Casey Investment Group, LLLP

Mailing Address: 9192 Tara Boulevard Jonesboro, GA. 30236

Email Address: Bencasey@lowtempind.com Telephone: (770) 478-8803 - Ben Casey

Attachment: Meeting Packet Scan LTI Sign (1274 : 18VAR-003 LTI Sign Variance)

PROJECT INFORMATION:

Sign Ordinance of the City of Jonesboro
Section 86-477 - "Height of Ground Sign or
Monument Sign"

Section of Ordinance in which variance is needed:

Requesting Variance from: Height restriction of 6' hgt to: Overall height of 9' tall

Reason for Variance Request: The ordinance restricts the overall height of a sign to a height of 6' tall including the base.

A variance to exceed the height restriction is sought to enable the Applicant to construct a monument sign appropriately scaled for the surroundings and construct a corporate monument sign representative of the business operations (manufacturing.)

VARIANCE REQUEST

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.
The site is surrounded by three (3) road frontages with the entrance off of Bill Casey Parkway.
Adjacent property uses are manufacturing. The proposed building is 240' minimum from the road.
A large sign is needed to accommodate the logo & address so that incoming traffic is LTI approved & trucks intended for other properties do not proceed toward the Low Temp secured entry.
2. List one or more unique characteristics that are generally not applicable to similarly situated properties.
 1. Three (3) frontages
 2. Building is set back 240' minimum from Bill Casey Pkwy.
 3. Other than the building to the east, other buildings are smaller in size & more residential scale.
3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.
By placing the sign up near the road and having it scaled for it's surroundings, a visible address
Can be included on the sign face thus identifying the property making unauthorized visits or lost
Trucks less likely to enter the site and enable the Applicant to have a secure & safe property.
4. Demonstrate how a variance prevents reasonable use of the property.
Granting of a variance does not prevent reasonable use of the property.
It does however, allow a sign to be constructed utilizing complimentary materials used by
LTI in their products & allows for an appropriately scaled sign, enhanced by its surroundings.

Attachment: Meeting Packet Scan LTI Sign (1274 : 18VAR-003 LTI Sign Variance)

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.
To construct an appropriately scaled monument sign which includes the business logo and address.
The variance is not requested due to omission or self-imposed encumbrances as a result of the
Applicant's actions.
6. Demonstrate how the variance is the only result to allow reasonable use of the property.
Safety is an issue in this region of the County.
Properly identifying the company & address at the entry is crucial to discouraging unwanted /
lost truckers. A larger sign is needed due to the surrounding mature trees & property scale.
7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
Granting of the variance is not injurious to the public health, safety or welfare.
Aluminum components are non-glare / brushed (matte) finish with the LTI logo internally illuminated.
(No ground spot lights). The sign placement is outside of the "safety triangle". (See site plan)
8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?
Yes - it will be a quality constructed sign, securely anchored & thoughtfully illuminated.

Ben Casey

PRINT NAME

7/9/18
DATE

Benjamin E. Casey
SIGNATURE

FEE AMOUNT

FOR OFFICE USE ONLY:

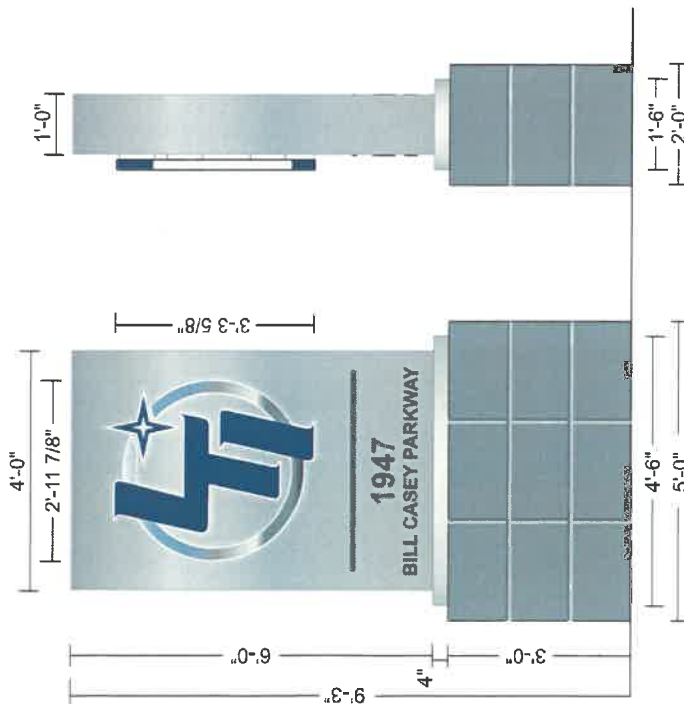
Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

MONUMENT DESIGN



MUNICIPAL CODE

Per the City of Jonesboro sign ordinance, Sec. 86-489, - General regulations.

(b) Non-residential zoning districts. In non-residential zoning districts signs shall be permitted in the following combination of wall and ground signs subject to the provisions hereinafter stated: (1) Lot with one building, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city. a. Combination of one wall sign and one ground sign equal to five percent of the building face projection (subject to the size limitations in section 86-490). b. Single building on multiple frontage lots are allowed a total of 7.5 percent of the building facade, and may have one additional wall sign, and one additional ground sign (subject to the size limitations in section 86-490). When calculating their allowed square footage, buildings on multiple frontage lots shall base their calculations on the facade with the primary entrance and/or architectural features of the building. Otherwise, the facade used shall be that facade which faces the public road of the greatest capacity. The classification of streets in the 2005 Zoning Ordinance shall be the basis for determining street capacity.

Sec. 86-490. - Regulated signs.

(a) Ground signs, which are permanent, shall be permitted in non-residential zoning districts. No ground sign shall have a height greater than six feet above normal grade, or an area greater than 35 square feet for lots with a single building and be located within ten feet of a street right-of-way or within 50 feet of any other sign, structure or building. Changeable copy shall not exceed 20 percent of the area of the sign face. Ground signs are allowed only on lots upon which there is a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city on which is currently being developed under an active building permit issued by the city.

SIGN AREA CALCULATIONS

The sign area is 24 square feet



3D Sign Services, Inc.

COMPANY

Low Temp. Inc

LOCATION

9192 Tara Blvd. Jonesboro, GA 30236

FILENAME

Low Temp Monument A5.1

PROJECT NUMBER

501224

PROJECT MANAGER

Roy Martz

DESIGNER

RM

TYPE

Concept

CHECKED

SCALE

1/2" = 1'-0"

DESIGN HOURS

1

DATE

05.02.18

REVISIONS

07-13-18

CUSTOMER APPROVAL

APPROVAL DATE

PAGE 1

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MATERIALS/COLORS

- 1 - Brushed Aluminum
- 2 - Polished Stainless
- 3 - Matthews Brushed Aluminum Paint (MP41342)
- 4 - Matthews Dark Pewter Metallic Paint (MP18249)
- 5 - Paint to match R:0, G:68, B:124
- 6 - Board-Formed Concrete

ELECTRICAL

- ⊗ Disconnect Switch & U.L. Label
- Final Electrical Connection by others if not within 5' of power connection. One (1) 20 amp dedicated branch circuit with grounding wire.
- ⚡ Inspected and labeled in accordance with U.L. standards for electrical installation in accordance with Article 690 of the National Electrical Code and other applicable local codes. This includes proper grounding and bonding.

INSTALLATION

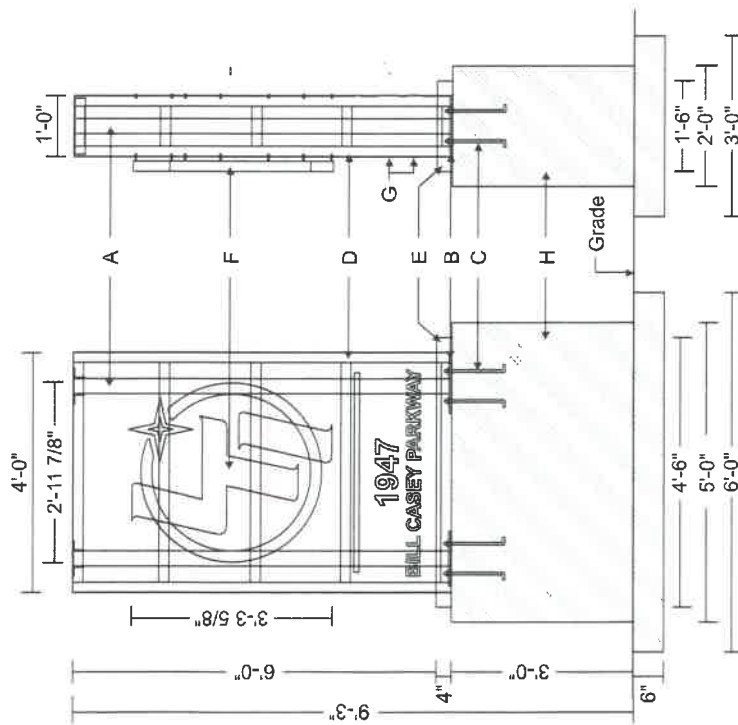
- Install monument sign on the concrete base provided by the client.
- Provide client with metal template and anchor bolts to embed in the concrete base.

FABRICATION

- One (1) single-sided aluminum monument sign with concrete base. Letters to be 2" deep LED-illuminated reverse channel letters/logo and 1/4" thick non-illuminated plate aluminum letters.

L. LABELS REQUIRED

FRAMING DETAIL



- A - 3" aluminum tube supports,
- B - 11" x 11" x 1/4" mounting plates (quantity: 2),
- C - 5/8" x 12" anchor bolts (quantity: 8),
- D - 2" aluminum tube frame with .080 skin,
- E - 3" aluminum square tube trim piece,
- F - 2" LED-illuminated stainless steel reverse channel letters,
- G - 1/4" thick aluminum letters,
- H - concrete base provided by client



3D Sign Services, Inc.

COMPANY

Low Temp, Inc

LOCATION

9192 Tara Blvd, Jonesboro, GA 30235

FILENAME

Low Temp Monument A5.1

PROJECT NUMBER

501224

PROJECT MANAGER

Roy Matz

DESIGNER

RM

TYPE

Concept

CHECKED

SCALE

1/2" = 1'-0"

DESIGN HOURS

1

DATE

05-02-18

REVISIONS

07-13-18

CUSTOMER APPROVAL

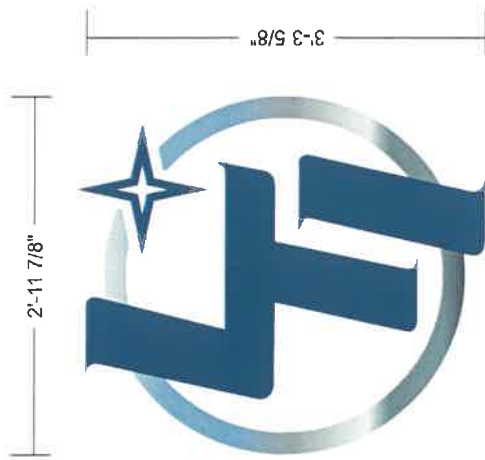
APPROVAL DATE

PAGE 2

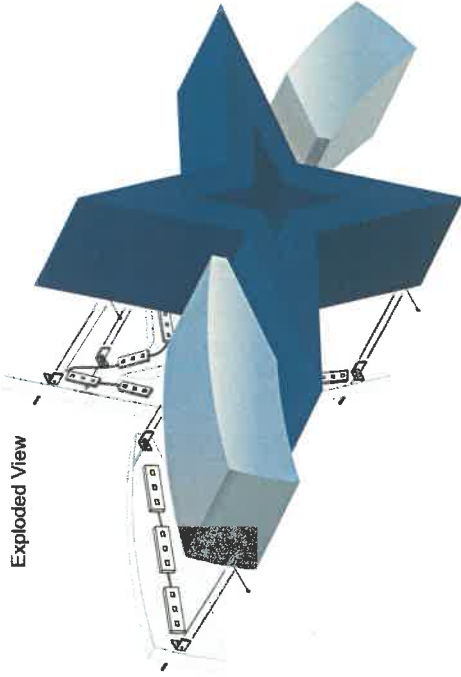
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LETTER DETAIL

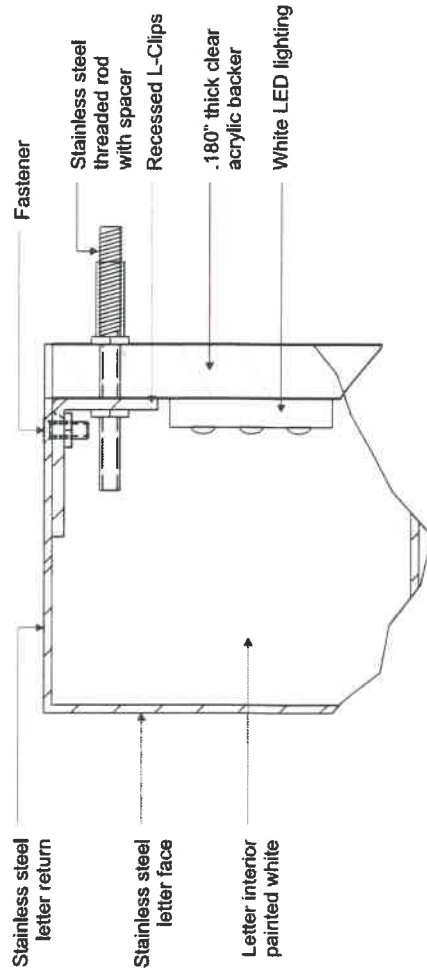


Scale: 1" = 1'-0"



Scale: 3" = 1'-0"

Material Call-out and Detail



Not to Scale



Not to Scale



3D Sign Services, Inc.

COMPANY

Low Temp. Inc

LOCATION

9182 Tara Blvd. Jonesboro, GA 30236

FILENAME

Low Temp Monument AS.1

PROJECT NUMBER

501224

PROJECT MANAGER

Roy Mertz

DESIGNER

RM

TYPE

Concept

CHECKED

SCALE

1" = 1'-0"

DESIGN HOURS

1

DATE

05.02.18

REVISIONS

05.22.18

CUSTOMER APPROVAL

APPROVAL DATE

PAGE 3

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MEMORANDUM

To: Ben Casey
Casey Investment Group, LLLP
9192 Tara Boulevard
Jonesboro, GA 30236

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 1, 2018

Re: Notification of Request for Variance Request – LTI Building Sign, 1947 Bill Casey Parkway; Tax Map Parcel No. 06001 032020

Dear Sir,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variance for the above referenced property:

- Maximum sign height

A Public Hearing has been scheduled for Monday, August 13, 2018 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, August 6, 2018 at 6:00 p.m. Your presence is strongly recommended at both meetings.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Bill Casey Parkway Acceptance Letter_ LTI Sign Variance (1274 : 18VAR-003 LTI Sign Variance)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground / monument sign maximum height by Casey Investment Group, LLLP, for property located at 1947 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Publish 7/18 and 7/25

Attachment: LTI Sign Variance - 1947 Bill Casey Parkway - Legal Notice (1274 : 18VAR-003 LTI Sign Variance)

Revolution out but get first playoff win

FROM STAFF REPORTS

MCDONOUGH — The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win.

It took the Revolution just 15 minutes to get the party started as EJ Henry opened the scoring. Isaac Promise drilled home the second goal of the night in the 63rd minute, but the Revs immediately conceded, making the score 2-1 just after halftime.

Revs goalkeeper Wesley Sprague made several saves over the next few minutes, including on a penalty kick in the 75th minute, to maintain the 2-1 advantage.



The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win. (Special Photo: Georgia Revolution)

In the 79th minute, the Revs took a 3-1 lead when Jumar Oakley scored off an assist from Promise.

Again, the Jesters responded quickly, as a long shot from outside the box found the back of the net and cut the lead to 3-2. It would be the final goal of the match, as the Revs defended well over the last 10

minutes to seal the victory.

The Revs traveled to take on Chattanooga FC Thursday night in the second round but were eliminated by way of a 2-0 loss.

Chattanooga's Juan Hernandez Mendizabal scored on a 35-yard free kick for the first goal of the night. The Revs mounted some attacks late in the second half

following the goal but Chattanooga's defense held firm. Chattanooga added a second goal in the 89th minute from Joao Costa to advance.

It was a memorable season for the Revolution, who picked up their first overall win and first playoff win in franchise history to finish the campaign with an overall record of 5-6-3. The Revs played their home games at Henry County High School this season.

"Tonight was not the result we hoped for but the team played with heart and never quit," a Georgia Revolution representative said. "2018 was the best season in many years for our club and included our first playoff victory ever. The fans have been amazing and we look forward to making more history next season."

Mundy's Mill to most flag football league

FROM STAFF REPORTS

JONESBORO — Mundy's Mill High School will be the site for a flag football league this fall.

The National Flag Football is the largest NFL Flag affiliate program not only in Georgia but in the entire country. Last year alone, over 40,000 participants played in one of the 100-plus flag football league locations.

Mundy's Mill has been chosen as the Jonesboro site. The league is for boys and girls ages 4 to 14, and teams will be formed by school and grade. The season is eight weeks or seven games, beginning in September and last-

ing into November. Practices and games held only on the weekend. Volunteer coaches for the league will be screened and trained.

By competing in the league, players will receive a NFL Flag reversible jersey, a NFL Flag t-shirt, flags and an end of season participation award.

The registration deadline is Aug. 27, with the beginning Sept. 30 and ending Nov. 18. If it rains out the season may extend to December. The cost to play in the league is \$130.

For more information or to register online, visit www.FalconsFlagFootball.com or call 678-210-

Drivers

•From Page 8A

first-place trophy and win a feature race in beginner bandolero division that if they were racing in the class they would eventually move up to, they would be lucky to finish a race."

With confidence and seat time behind the wheel attained, drivers between 8 and 12 will advance to the Bandits division while those drivers older than 12 will advance to the GRT Racing Driver Development Outlaws division.

"The only two tracks around the country that have a beginner bandolero class are Atlanta and Charlotte," Ragan said. "And it doesn't surprise me that those are the two markets that have the most new drivers coming in every

year."

The Beginner Bandolero class is the perfect place for any aspiring racer to jump behind the wheel and see if he or she has what it takes to compete.

"It's very important that you have a beginner class," said Ragan. "Some drivers will take two, three or four races to move up while others take eight, 10, 12 or 14 races; but at least they can get the experience they need prior to moving in their class they will eventually go into."

More than 100 drivers have mastered the "Thunder Ring" and have advanced to a NASCAR national touring series. NASCAR Monster Energy Cup Series drivers Joey Logano, Chase Elliott, Bubba Wallace and David

Ragan all competed in a bandolero at Thursday Thunder before advancing through the ranks.

The 2018 season continues every Thursday through July 26, before wrapping up with a special-edition Saturday Championship Night on Aug. 4.

Grandstand admission for the affordable, family-friendly Thursday Thunder Legends Series Presented by Papa John's Pizza costs \$5 per person, with kids 5 and under admitted free. For more information about both Friday Night Drags and Thursday Thunder, contact the Atlanta Motor Speedway ticket office at (770) 946-4211, (877) 9-AMS-TIX or visit www.atlantamotorspeedway.com.

Lovejoy

•From Page 8A

her not being there," he said. "I didn't realize how much Kayla meant. It was like, 'Oh wow, we really miss Kayla.' Just her presence in that gym — she didn't care about anything but playing, not points, nobody in her ear. Bria can be like that but she's young."

Still, Lovejoy will be the favorite to win a second straight state title in Class AAAAAA due to the returns of Bryant and Boyd. Bryant was named Clayton County Player of the Year last season when she averaged 17 points per game. Boyd was named First Team All-County after averaging 14.1 points and 5.8 rebounds per game.

Recruiting interest has naturally picked up for both players, including inter-

est from South Carolina, Georgia, Georgia Tech and Florida.

"Their AAU coach, Jay Moore, we have great communication," King said. "He always lets me know if there is an offer. I still see them as so much more they can be, but when UConn called and said they would be looking at them this summer I was like, 'Wow, UConn is calling.'"

King expects both players to answer the challenge of having even more responsibility as juniors.

"Gen and Anaya have proven their two of the top girls in the state and probably the nation," he said. "Whatever success we have going forward will depend on their health and willingness to take on their leadership role in all aspects.

The good part is that almost a 4.0 student. I had a great sophomore academically. I tell her her greatest accomplishment, seeing that academic life is important because ball eventually goes to everybody."

Bryant and Boyd were joined by several key players from last year's squad including guards Las Blunt, Mariah Spain and Avanna Preston. Expectations will be high for Lady Wildcats during the 2018-19 season, a coach King isn't shying away from.

"You hear rumors Forest Park improving other teams improving gives you a sense of motivation," he said. "Our business is refining what we are doing and do it better

Thank you...


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Attachment: Clayton News July 18, 2018 (1274 : 18VAR-003 LTI Sign Variance)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of "Division 2 – Design Review Commission" to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground/monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 Riverdale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Attachment: Clayton News July 25 2018 (1274 : 18VAR-003 LTI Sign Variance)



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
VARIANCE to consider
For Ground/Monument Sign
Maximum Height, by Casey Investment Group
for: 1941 Bill Casey Pkwy, Jonesboro, GA 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 8-13-2018 TIME: 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding Variance #18VAR-004 as submitted by Lincoln Car Wash Systems, LLC for the property located at 8140 Tara Boulevard, Parcel Number 13239B C005. Said variances include minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions.

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

Sec. 86-107 – C-2 Zoning Standards; Sec. 86-109 Tara Boulevard Overlay Standards; Parking, Sign, and Landscape Standards

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

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of proposed development, with potential variances; The car wash is proposed for 8160 Tara Boulevard (near North Avenue) between Quiktrip and Aaron's. The minor subdivision plat for the property was approved by the City this past spring. The property is zoned C-2 (Highway Commercial) and a car wash is a permitted use for that district. The proposed building and site development will be reviewed against the City zoning standards, the City Tara Boulevard Overlay standards, as well as City parking, sign, and landscape standards, which may require some variances (see below). Staff believes that any necessary variances would not be a detriment to the public. (As of this writing, the variances had not been applied for yet.)

My review of the proposed changes to the property:

Zoning

- The property is zoned C-2, and a car wash is a permitted use in C-2 zoning.
- The property meets the minimum acreage and lot width requirements for C-2 zoning.
- The development meets the minimum front setback.
- Side and rear setbacks are not applicable, due to no adjoining residential properties. There is residential across the street on West Avenue, but I do not consider this adjoining property. The City Code defines adjoining as "sharing a common property boundary." The separate right-of-way (property) lines on either side of West Avenue are not common property boundaries, in my opinion.
- The building height seems to be 28 feet at its maximum. Code allows up to 40 feet.
- Per the civil drawings, the proposed impervious coverage is 48% (80% maximum is allowed.)

Parking Numbers

- For a retail space such as this, one space per 200 square feet available to public is allowed. The entire building looks to be 5555 square feet per the building plans, but the portion available to the public looks to be 5200 square feet. $5200 / 200 = 26$ spaces required, and 26 have been provided. However, there is only one ADA space provided, and 26 required spaces requires two ADA spaces. Please adjust accordingly.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

- Parking space dimensions seem to meet minimum standard.

Tara Boulevard Overlay Standards

- Sidewalks are already installed at front.
- Not all street trees are shown. (Canopy plus understory) Three Littleleaf Linden are specified, but I only see one drawn. I realize that there are utility easements all over the front and restricting the planting area, but this may need a variance to cover the street tree and landscape strip standards of Section 86-109 (f)(4) and (5), and Article XV.
- Street lights – need more detail on street light heights, material, and intensity.
- Using existing curb cuts and having shared access with QuikTrip and Aaron's. Still need to run plans and plat by GDOT for review.
- No open space amounts are specified for C-2, except for lot coverage.
- On the architectural, the façade height (from ground to roof line) needs to be minimum 18 feet. The average height on the side appears to be 20 feet. The exit / entrance features on the ends of the building dip below 18 feet at certain points. This may need to be covered by a variance.
- Street orientation – entrance of building should be oriented towards public street. One of the pedestrian entrances of the building is facing Tara Boulevard and the other is facing West Avenue. Likewise, for the vehicle washing entry and exit points. The majority of the building is facing the sides.
- Building materials – While there is split face CMU and stone on the building foundation and much glass elsewhere, there is a considerable amount of metal and aluminum on the building. These are generally prohibited materials in the Overlay and would need a variance to be used in these amounts.
- Verify color of building materials. The Overlay prohibits the use of non-earth tone colors.
- Required entrance features, such as parapets, arches, display windows, and recesses are used.
- Fenestration – while the sides of the buildings seem to have at least 40% glass, the side of the building facing Tara Boulevard does not have enough glass (too many metal panels), and would need a variance.
- Verify roof pitch on building. Minimum 4:12 required on sloped roofs. Parapets are flat. Middle section is curved, but roof pitch is unknown here. The roof pitch may need a variance. Also, check parapet height requirements, per section 86-109 (k)(12).
- No rooftop equipment seen.
- No fencing seen. (Chain link cannot be visible from roads.)
- Parking is in side and rear only and is not adjacent to street. No screening from street required.
- Need more lighting info for parking lot.
- I do not believe that bicycle parking should be required for a car wash, as bicycles will not be washed.
- No perimeter buffers needed.
- The 10-foot wide landscape strip is not planted to Code standards, but some of this is because of existing utility easements.
- **We need a more detailed landscape plan, showing plantings for the entire development, including landscape islands, per sections 86-456, 86-457, and 86-458. Selected species per Tara Boulevard Overlay and Section 86-462. Landscape islands will need to comply with Code or need a variance.**
- **Still need to provide sizes and types of signage. These may need separate variances in the near future.**

In summary, it looks like you will need variances for the front landscape strip requirements, façade height at entrances, using metal panels, not enough glass on front, and roof pitch(?).

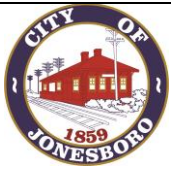
Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)*

Private developer

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

- Agenda Cover Sheet - Car Wash 8160 Tara Blvd
- Meeting Packet Scan 8160 Car Wash
- 8160 Tara Boulevard Acceptance Letter_ Car Wash Variances
- Car Wash Variances - 8160 Tara Boulevard - Legal Notice
- Clayton News July 18 2018
- Clayton News July 25 2018
- Hearing Sign Posting 1
- Hearing Sign Posting 2
- 141.001 TOMMY CARWASH JONESBORO
- Elevations - Express
- 130 Express Building Presentation

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



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.4.a

COUNCIL MEETING DATE

Requesting Agency

Community Development (Lincoln Car Wash Systems, owner and applicant)

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

Review of proposed car wash building, with associated parking, landscaping, etc.

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

City Code Section 86-107 – C-2 zoning standards; Section 86-109 Tara Boulevard Overlay standards; parking sign, and landscape standards

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

☐ Yes ☒ 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.)

Agency recommendation – **Approval of proposed development, with potential variances;** The car wash is proposed for 8160 Tara Boulevard (near North Avenue) between Quiktrip and Aaron's. The minor subdivision plat for the property was approved by the City this past spring. The property is zoned C-2 (Highway Commercial) and a car wash is a permitted use for that district. The proposed building and site development will be reviewed against the City zoning standards, the City Tara Boulevard Overlay standards, as well as City parking, sign, and landscape standards, which may require some variances (see below). Staff believes that any necessary variances would not be a detriment to the public. (As of this writing, the variances had not been applied for yet.)

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Parking Numbers

- For a retail space such as this, one space per 200 square feet available to public is allowed. The entire building

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

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

looks to be 5555 square feet per the building plans, but the portion available to the public looks to be 5200 square feet. $5200 / 200 = 26$ spaces required, and 26 have been provided. **However, there is only one ADA space provided, and 26 required spaces requires two ADA spaces. Please adjust accordingly.**

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Fiscal Impact / Funding Source

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

Private Business Owner

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

Proposed site and building drawings

Staff Recommendation
Approval

David Allen, Community Development Director, 770.570.2977

Design Review Commission Recommendation, July 5, 2018: Approval of all necessary variances; plus requiring full landscape plan for property



Agenda Item Summary

COUNCIL MEETING DATE

Requesting Agency**Community Development** (Lincoln Car Wash Systems, owner and applicant)**Requested Action** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Review of proposed car wash building, with associated parking, landscaping, etc.

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Typed Name and Title

Phone

City Manager's
Office

Signature

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Fiscal Impact / Funding Source

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

Private Business Owner

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

Proposed site and building drawings

**Staff Recommendation
Approval**

David Allen, Community Development Director, 770.570.2977

Attachment: Meeting Packet Scan 8160 Car Wash (1276 : 18VAR-004 New Car Wash Variances)

Sec. 86-107. - C-2 highway commercial district.

- (a) *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.
- (b) *Development standards.*
- ✓ (1) Minimum lot area: 43,560 square feet (one acre) **3.30 AC.**
 - ✓ (2) Minimum lot width: 100 feet
 - ✓ (3) Minimum front yard: 40 feet **<**
 - (4) Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero **N/A**
 - (5) Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero **N/A**
 - (6) Maximum building floor area per story: none **N/A**
 - ✓ (7) Maximum building height: 40 feet
 - (8) Minimum building separation: per building codes **ONE BUILDING**
 - ✓ (9) Maximum lot coverage: 80 percent
- (c) *Design standards.* Unless otherwise provided in this chapter, uses permitted in a C-2 district shall conform to the following design standards:
- (1) Off-street parking shall be provided as specified in article XIII of this chapter.
 - (2) Buffers shall be provided as specified in article XV of this chapter.

CIVIL DESIGN DRAWINGS FOR TOMMY CARWASH JONESBORO 8160 TARA BLVD

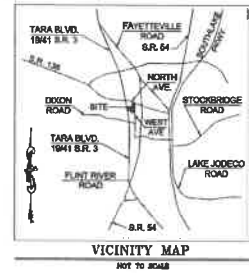
LAND LOT 239, 13TH DISTRICT
CITY OF JONESBORO, CLAYTON COUNTY, GA

OWNER/DEVELOPER:
LINCOLN CARWASH SYSTEMS, LLC
THE LINCOLN BUILDING
22 SOUTH MAIN STREET
GREENVILLE, SC 29601
PHONE: (864) 382-2114

24 HOUR CONTACT:
LARRY BURGAMY, JR.
(864) 382-2114

SURVEYOR:
FALCON DESIGN CONSULTANTS
235 CORPORATE CENTER DRIVE
SUITE 200
STOCKBRIDGE, GA 30221
(770) 388-8888

ENGINEER:
FALCON DESIGN CONSULTANTS
800 PURDIE PERRY RD
SUITE C
CLUMMING, GA 30040
(878) 987-7100



VICINITY MAP
NOT TO SCALE

SHEET INDEX	
Sheet Number	Sheet Title
1.0	COVER SHEET
2.0	GENERAL NOTES
2.1	EROSION NOTES
2.2	EROSION CONTROL NOTES
2.3	EROSION CONTROL NOTES
3.0	EXISTING CONDITIONS
4.0	INITIAL EROSION PLAN
4.1	INTERMEDIATE EROSION PLAN
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5.0	SITE PLAN
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6.1	DRAINAGE PLAN
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7.0	UTILITY PLAN
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11.1	CONSTRUCTION DETAILS
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11.3	CONSTRUCTION DETAILS
12.0	UTILITY DETAILS

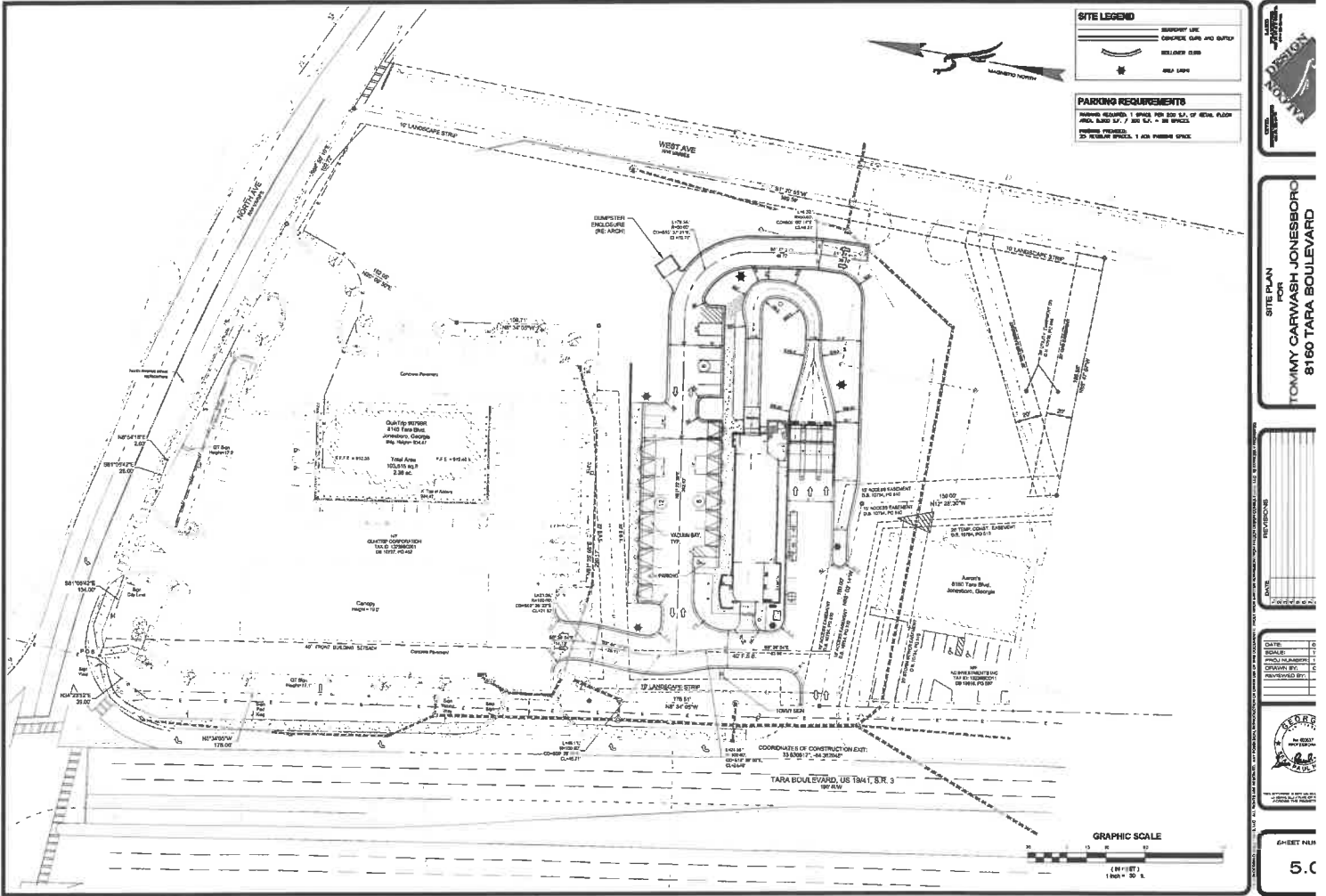
SITE DATA	
SITE LOCATION: AT THE INTERSECTION OF TARA BLVD. S. NORTH AVE. CITY OF JONESBORO, CLAYTON COUNTY, GEORGIA	
THERE ARE NO UTILITIES OR HAZARDOUS ON OR WITHIN 50' OF THE PROJECT SITE	
PROPERTY ADDRESS: 1941 TARA BLVD. JONESBORO, GA 30221 CLAYTON COUNTY	
PARCEL AREA: 3.3 ACRES DISTURBED AREA: 2.8 ACRES IMPERVIOUS AREA (EXISTING): 28,571 S.F. (10%) IMPERVIOUS AREA (PROPOSED): 48,022 S.F. (46%)	
FLOOD ZONE DATA	
AS SHOWN ON FLOOD INSURANCE RATE MAPS OF CLAYTON COUNTY, GEORGIA COMMUNITY PANEL NUMBER: 1906-0006F AND 1906-0006F EFFECTIVE DATE: JUNE 7, 2015, THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD ZONE	
LOCATED IN PLANT RIVER WATERSHED	
ZONING DATA	
ZONING: C-3 DEVELOPMENT TYPE: (HIGWAY COMMERCIAL DISTRICT) DESIGNATED BUSINESS: CARWASH	
BUILDING SETBACKS: MIN. FRONT YARD: 40' MIN. SIDE YARD: 5' MIN. REAR YARD: 5'	
ENVIRONMENTAL RESTRICTIONS: MAX. BLDG. HEIGHT: 40' MAX. BLDG. FLOOR AREA PER STORY: NONE MIN. LOT AREA: 1 ACRE MIN. LOT WIDTH: 30' MAX. LOT COVERAGE: 80%	
PARKING DATA	
REQUIRED PARKING: 1 SPACE PER 250 SQ. FT. OF RETAIL FLOOR SPACE PARKING CALCULATIONS: BUILDING SQ. FT. 19,250 SQ. FT. SPACES REQUIRED = 6,350/250 = 25 SPACES REQUIRED PARKING PROVIDED: HANDICAPPED: 1 SPACE STANDARD: 24 SPACES TOTAL PROVIDED = 25 SPACES	



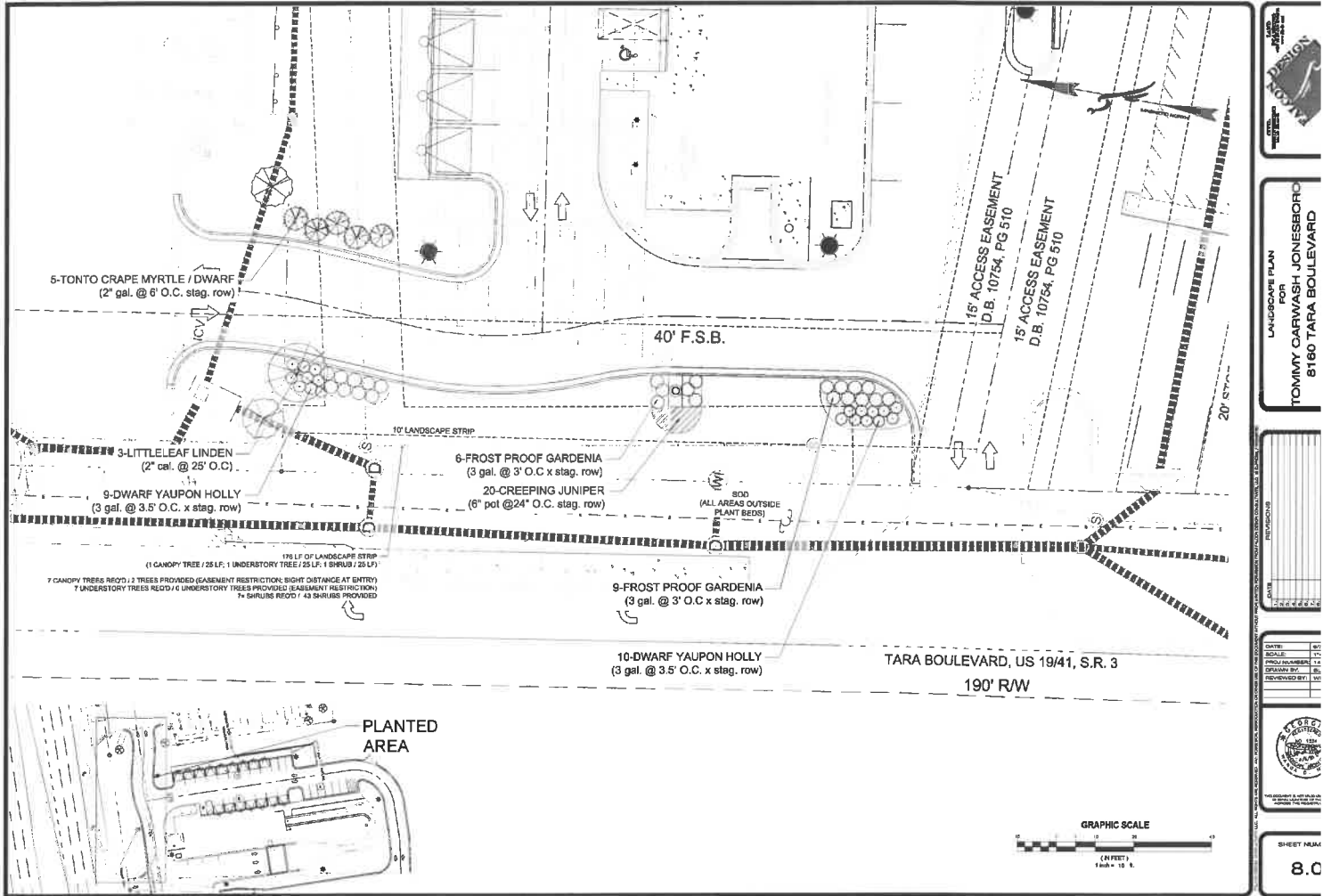
COURT'S SHEET FOR
TOMMY CARWASH JONESBORO
8160 TARA BOULEVARD



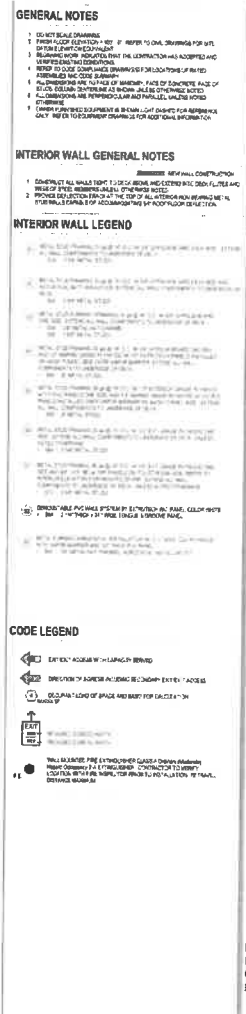
SHEET NAME
1.0

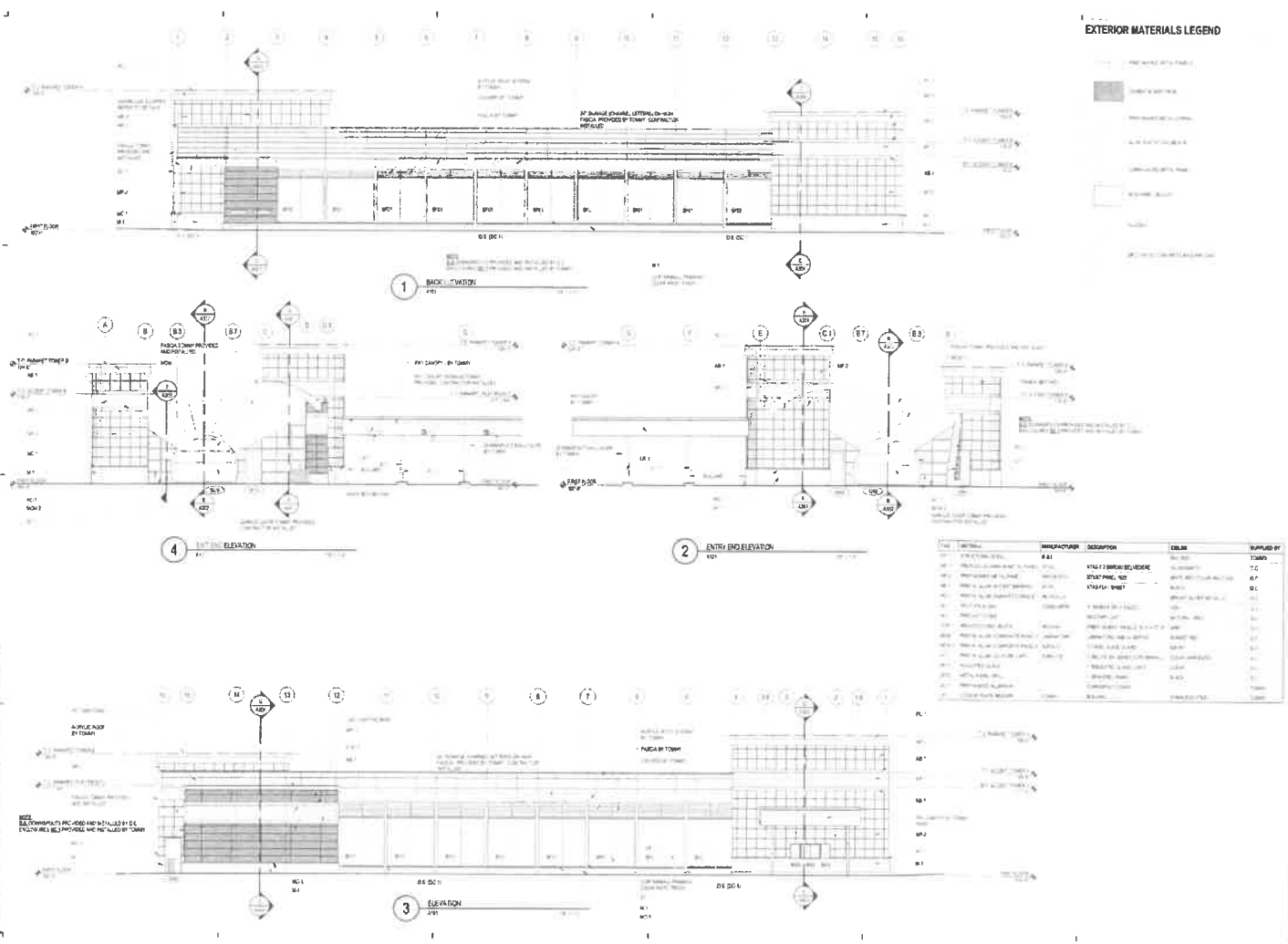


Attachment: Meeting Packet Scan 8160 Car Wash (1276 : 18VAR-004 New Car Wash Variances)



Attachment: Meeting Packet Scan 8160 Car Wash (1276 : 18VAR-004 New Car Wash Variances)







MEMORANDUM

To: Lee Anne Smith
Permitting Consultants, Ltd.
P.O. Box 717
Grayson, GA 30017

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 1, 2018

Re: Notification of Request for Variance Requests – New Car Wash, 8160 Tara Boulevard; Tax Map Parcel No. 13239B C005

All,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced property:

- Front landscape strip requirements (width plus material)
- Not meeting minimum façade height at entrances
- Using metal panels for building material
- Not enough glass (min. 40%) on front
- Roof pitch (must be min. 4:12 on all sides of building)
- Possible variance on landscaping island dimensions

A Public Hearing has been scheduled for Monday, August 13, 2018 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the requests as described above. The Jonesboro Mayor and City Council will first discuss these items at their next Work Session on Monday, August 6, 2018 at 6:00 p.m. Your presence is strongly recommended at both meetings.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: Lincoln Carwash Systems, LLC
22 South Main Street
Greenville, SC 29601

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Publish 7/18 and 7/25

Revolution out but get first playoff win

FROM STAFF REPORTS

MCDONOUGH — The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win.

It took the Revolution just 15 minutes to get the party started as EJ Henry opened the scoring. Isaac Promise drilled home the second goal of the night in the 63rd minute, but the Revs immediately conceded, making the score 2-1 just after halftime.

Revs goalkeeper Wesley Sprague made several saves over the next few minutes, including on a penalty kick in the 75th minute, to maintain the 2-1 advantage.



The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win. (Special Photo: Georgia Revolution)

In the 79th minute, the Revs took a 3-1 lead when Jumar Oakley scored off an assist from Promise.

Again, the Jesters responded quickly, as a long shot from outside the box found the back of the net and cut the lead to 3-2. It would be the final goal of the match, as the Revs defended well over the last 10

minutes to seal the victory.

The Revs traveled to take on Chattanooga FC Thursday night in the second round but were eliminated by way of a 2-0 loss.

Chattanooga's Juan Hernandez Mendizabal scored on a 35-yard free kick for the first goal of the night. The Revs mounted some attacks late in the second half

following the goal but Chattanooga's defense held firm. Chattanooga added a second goal in the 89th minute from Joao Costa to advance.

It was a memorable season for the Revolution, who picked up their first overall win and first playoff win in franchise history to finish the campaign with an overall record of 5-6-3. The Revs played their home games at Henry County High School this season.

"Tonight was not the result we hoped for but the team played with heart and never quit," a Georgia Revolution representative said. "2018 was the best season in many years for our club and included our first playoff victory ever. The fans have been amazing and we look forward to making more history next season."

Mundy's Mill to most flag football league

FROM STAFF REPORTS

JONESBORO — Mundy's Mill High School will be the site for a flag football league this fall.

The National Flag Football is the largest NFL Flag affiliate program not only in Georgia but in the entire country. Last year alone, over 40,000 participants played in one of the 100-plus flag football league locations.

Mundy's Mill has been chosen as the Jonesboro site. The league is for boys and girls ages 4 to 14, and teams will be formed by school and grade. The season is eight weeks or seven games, beginning in September and last-

ing into November. Practices and games held only on the weekend. Volunteer coaches for the league will be screened and trained.

By competing in the league, players will receive a NFL Flag reversible jersey, a NFL Flag t-shirt, flags and an end of season participation award.

The registration deadline is Aug. 27, with the beginning Sept. 30 and ending Nov. 18. If it rains out the season may extend to December. The cost to play in the league is \$130.

For more information or to register online, visit www.FalconsFlagFootball.com or call 678-210-

Drivers

•From Page 8A

first-place trophy and win a feature race in beginner bandolero division that if they were racing in the class they would eventually move up to, they would be lucky to finish a race."

With confidence and seat time behind the wheel attained, drivers between 8 and 12 will advance to the Bandits division while those drivers older than 12 will advance to the GRT Racing Driver Development Outlaws division.

"The only two tracks around the country that have a beginner bandolero class are Atlanta and Charlotte," Ragan said. "And it doesn't surprise me that those are the two markets that have the most new drivers coming in every

year."

The Beginner Bandolero class is the perfect place for any aspiring racer to jump behind the wheel and see if he or she has what it takes to compete.

"It's very important that you have a beginner class," said Ragan. "Some drivers will take two, three or four races to move up while others take eight, 10, 12 or 14 races; but at least they can get the experience they need prior to moving in their class they will eventually go into."

More than 100 drivers have mastered the "Thunder Ring" and have advanced to a NASCAR national touring series. NASCAR Monster Energy Cup Series drivers Joey Logano, Chase Elliott, Bubba Wallace and David

Ragan all competed in a bandolero at Thursday Thunder before advancing through the ranks.

The 2018 season continues every Thursday through July 26, before wrapping up with a special-edition Saturday Championship Night on Aug. 4.

Grandstand admission for the affordable, family-friendly Thursday Thunder Legends Series Presented by Papa John's Pizza costs \$5 per person, with kids 5 and under admitted free. For more information about both Friday Night Drags and Thursday Thunder, contact the Atlanta Motor Speedway ticket office at (770) 946-4211, (877) 9-AMS-TIX or visit www.atlantamotorspeedway.com.

Lovejoy

•From Page 8A

her not being there," he said. "I didn't realize how much Kayla meant. It was like, 'Oh wow, we really miss Kayla.' Just her presence in that gym — she didn't care about anything but playing, not points, nobody in her ear. Bria can be like that but she's young."

Still, Lovejoy will be the favorite to win a second straight state title in Class AAAAAA due to the returns of Bryant and Boyd. Bryant was named Clayton County Player of the Year last season when she averaged 17 points per game. Boyd was named First Team All-County after averaging 14.1 points and 5.8 rebounds per game.

Recruiting interest has naturally picked up for both players, including inter-

est from South Carolina, Georgia, Georgia Tech and Florida.

"Their AAU coach, Jay Moore, we have great communication," King said. "He always lets me know if there is an offer. I still see them as so much more they can be, but when UConn called and said they would be looking at them this summer I was like, 'Wow, UConn is calling.'"

King expects both players to answer the challenge of having even more responsibility as juniors.

"Gen and Anaya have proven their two of the top girls in the state and probably the nation," he said. "Whatever success we have going forward will depend on their health and willingness to take on their leadership role in all aspects.

The good part is that almost a 4.0 student. I had a great sophomore academically. I tell her her greatest accomplishment, seeing that academic life is important because ball eventually goes to everybody."

Bryant and Boyd were joined by several key players from last year's squad including guards Las Blunt, Mariah Spain and Avanna Preston. Expectations will be high for Lady Wildcats during the 2018-19 season, a coach King isn't shying away from.

"You hear rumors Forest Park improving other teams improving gives you a sense of motivation," he said. "Our business is refining what we are doing and do it better

Thank you...


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Attachment: Clayton News July 18 2018 (1276 : 18VAR-004 New Car Wash Variances)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of "Division 2 – Design Review Commission" to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground/monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Packet Pg. 69

COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 R. dale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the License Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Attachment: Clayton News July 25 2018 (1276 : 18VAR-004 New Car Wash Variances)



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
VARIANCES to consider:
Minimum Building Facade Height, Use of Metal
Panels, Glass Area, Roof Pitch, Landscaping for:
Lincoln Car Wash LLC 8160 Tara Blvd. Jonesboro Ga 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 8-13-2018 TIME: 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
VARIANCES to consider:
Minimum Building Facade Height, Use of Metal
Panels, Glass Area, Roof Pitch and Landscaping
for: Lincoln Car Wash LLC 8160 Tara Blvd. Jonesboro Ga 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 8-13-2018 TIME: 16:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800

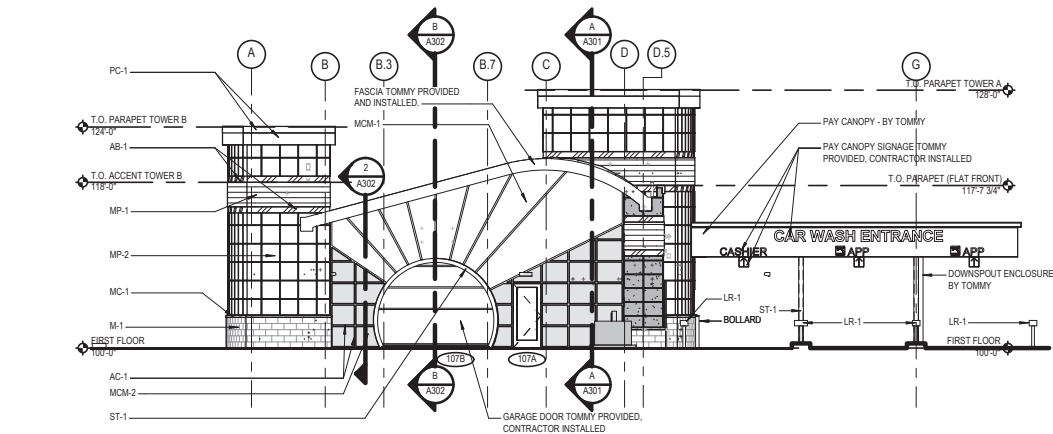


CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
VARIANCES To Consider
Minimum Building Exterior Finish, Use of Metal
Roofs, Glass Area, Roof Pitch and Landscaping
for Lumbardale West LLC 8140 Tara Blvd. Jonesboro, GA 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 08-13-2016 TIME: 1:00 P.M.
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-8000

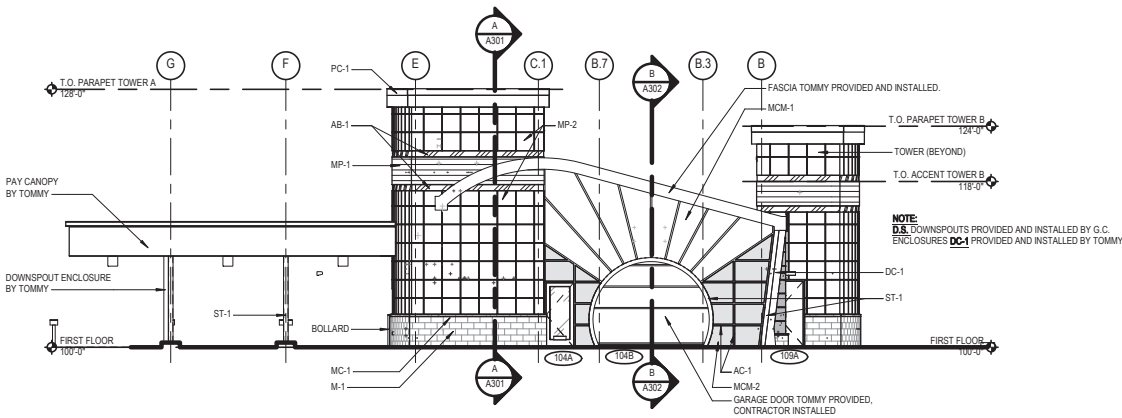
EXTERIOR ELEVATIONS

130' Express Model

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4 EXIT END ELEVATION
A101 NOT TO SCALE



2 ENTRY END ELEVATION
A101 NOT TO SCALE

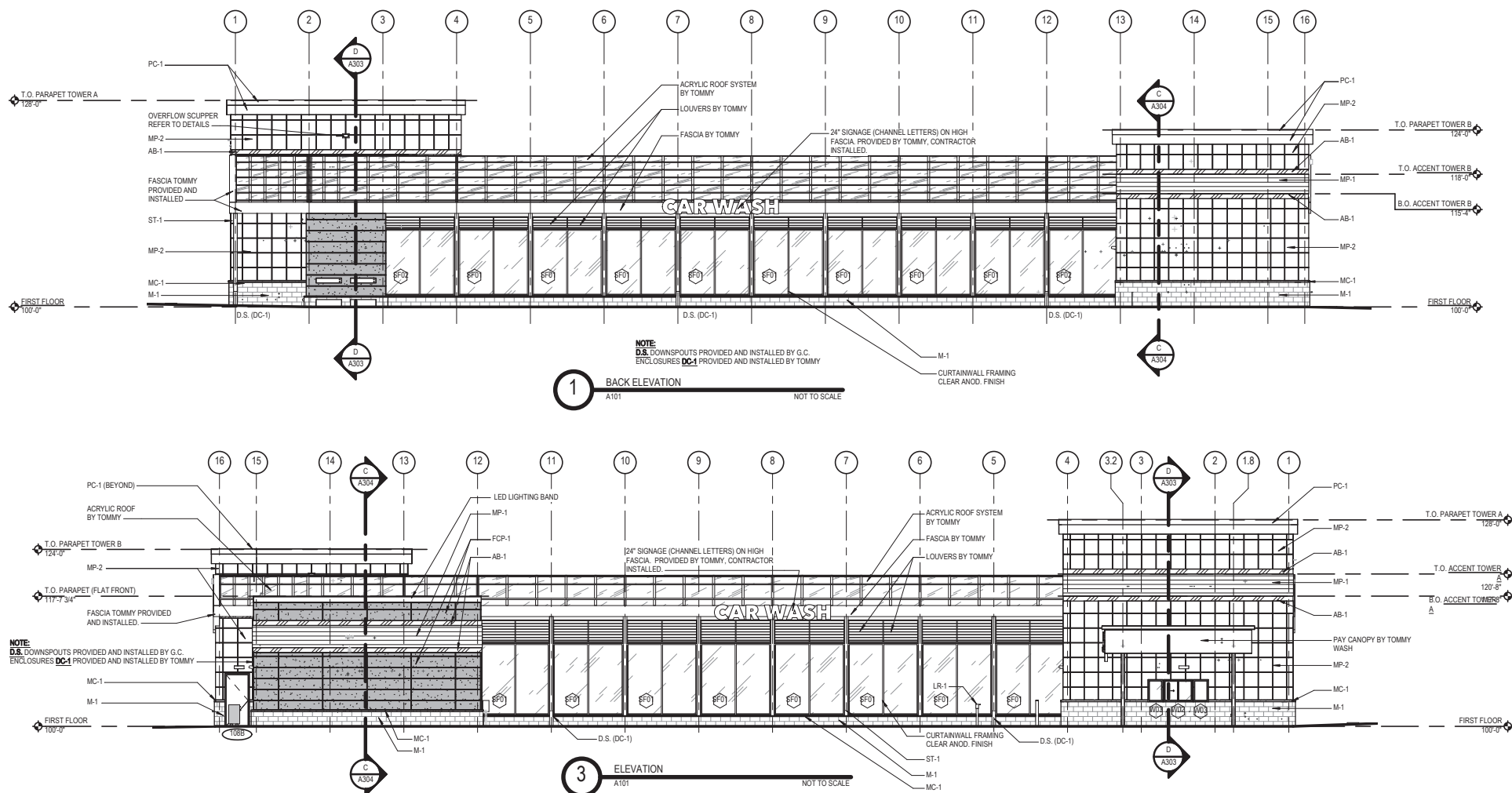
TAG	MATERIAL	MANUFACTURER	DESCRIPTION	COLOR	SUPPLIED BY
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MP-1	PROFIED ALUMINUM METAL PANEL	ATAS	ATAS 7.2 BWR360 BELVEDERE	SILVERSMITH	G.C.
MP-2	PREFINISHED METAL PANEL	DRI-DESIGN	30"x30" PANEL SIZE	BRITE RED COLOR WELD 500	G.C.
AB-1	PREFIN. ALUM. ACCENT BANDING	ATAS	ATAS FLAT SHEET	BLACK	G.C.
PC-1	PREFIN. ALUM. PARAPET CORNICE	REYNOLUX		BRIGHT SILVER METALLIC	G.C.
M-1	SPLIT-FACE CMU	CONSUMERS	4" VENEER SPLIT-FACED	ASH	G.C.
MC-1	PRECAST STONE		MASONRY CAP	NATURAL GRAY	G.C.
FCP-1	ARCHITECTURAL BLOCK	NICHIHA	FIBER CEMENT PANELS 18" H x 72" W	GREY	G.C.
MCM-1	PREFIN. ALUM. COMPOSITE PANELS	LAMINATORS	LAMINATORS OMEGA SERIES	SUNSET RED	G.C.
MCM-2	PREFIN. ALUM. COMPOSITE PANELS	ALPOLIC	CITADEL GLAZE GUARD	EBONY	G.C.
AC-1	PREFIN. ALUM. CLOSURE CAPS	TUBELITE	TUBELITE 200 SERIES CURTAINWALL	CLEAR ANNOXIDIZED	G.C.
SF01	INSULATED GLASS		1" INSULATED GLASS LOW-E	CLEAR	G.C.
SF02	METAL PANEL INFILL		1" SPANDREL PANEL	BLACK	G.C.
DC-1	PREFINISHED ALUMINUM		DOWNSPOUT COVER		TOMMY
LR-1	LICENSE PLATE READER	TOMMY	BOLLARD	STAINLESS STEEL	TOMMY

EXTERIOR MATERIALS LEGEND

- PREFINISHED METAL PANELS
- CEMENT BOARD PANEL
- PREFINISHED METAL COPING
- ALUM. FLAT STOCK (BLACK)
- CORRUGATED METAL PANEL
- MCM PANEL (BLACK)
- GLAZING
- SPLIT FACED CONCRETE MASONRY UNIT

130' Express Model

Confidential Warning: This sheet contains and constitutes confidential information, images and trade secrets of Tommy Car Wash Systems. Any unauthorized use or disclosure of any portion thereof, is strictly prohibited. This work is the exclusive property of Tommy Car Wash Systems. All rights reserved.





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding Variance #18VAR-005 as submitted by BLW Holdings, LLC for the property located at 8787 Tara Boulevard, Parcel Number 05242B C005. Said variances include minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building.

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

Sec. 86-104 - MX Zoning Standards; Section 86-109 Tara Boulevard Overlay Standards; Parking, Sign, and Landscape Standards

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

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of exterior renovations; Approval of potential variances; The car wash is located at 8787 Tara Boulevard and has been in business for many years. Recently, the property was annexed into the City of Jonesboro from Clayton County. The property was zoned MX in the County and is likewise zoned MX in the City. The proposed building and site renovations will be reviewed against the City zoning standards, the City Tara Boulevard Overlay standards, as well as City parking, sign, and landscape standards, which may require some variances (see below). Staff believes that the proposed changes to the property are a positive upgrade to existing conditions, in terms of aesthetic appearance and vehicular circulation. The changes to the property are not a major re-design, and staff believes that any necessary variances would not be a detriment to the public. (As of this writing, the variances had not been provided for yet.)

My review of the proposed changes to the property:

Building Issues

1. Changing color of roof and other structural features from primarily red to primarily blue. Per the Tara Blvd. Overlay requirements, buildings shall have earth tone colors only. Blue is not regarded as an earth tone color.
2. Some of the top windows along the front are being covered up and replaced with a wall sign that reads “Car Wash”. Per the Tara Blvd. Overlay requirements, fronts of non-residential buildings shall be comprised of minimum 40% clear glass. While the building appeared to have that much glass to begin with, with the covering up of some glass, the overall percentage will need to be re-verified.

Other Tara Boulevard Overlay architectural standards:

3. Minimum façade height of 18 feet. The current building façade height and roofline will not change. Confirm current façade height.
4. Building entrance oriented to public street. The main building side is already oriented to Tara Boulevard. The entrance into the car wash is towards the side. Staff does not believe that this is an issue.
5. Main exterior building materials shall be brick, stone, textured CMUs, stucco, or glass. The glass has already been mentioned. There are stone columns on the front and concrete block as well.
6. Metal siding, vinyl siding, metal canopies and smooth faced CMUs are prohibited. There are metal downspouts, a

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

metal roof, and smooth faced, concrete block. None of these have changed from the original.

7. Customer entrances for non-residential uses (on front façade) shall feature a combination of three or more of: canopies / porticos, overhangs, recesses / projections, arcades, raised parapets, peaked roof forms, arches, display windows, and specific architectural details (tile, molding, etc.). The building is largely not changing from what is already there. However, the building currently features display windows, a peaked roof form, and overhangs.

8. Accessory structures shall match the exterior of the main building. Whatever color changes are approved for the main building must be done to the “vacuum center” at the back.

9. The massing of building facades must be broken up with offsets. This is just one building / business, which is largely not changing.

10. Roof features shall show visual interest through gables, parapets, dormers, etc.) and shall not exceed the average height of the supporting walls. Average height shall not above 15% of height of supporting wall. Roof pitch shall be minimum 4:12. Again, the roof is not changing, structurally, but already achieved a 4:12 roof pitch and staff feels that it has adequate visual interest now.

11. Rooftop equipment shall be screened from public view. There is no rooftop equipment with this business.

12. Chain link fencing shall not be visible from any public street. Staff does not note any chain link fencing on the subject property.

In summary, for architectural issues, you need to address the following:

1. Choose a more earth tone color for the roof, downspouts, and other features.
2. Confirm façade height.
3. Confirm how much % glass coverage there will be after wall sign covers portion of top windows.

Continuing our review of the property from a City zoning perspective, I will expand on recent comments on the architectural plans by commenting on zoning, parking, signage, and landscaping. I forgot to comment on the replacement awnings proposed: the side awning will be cloth and will no longer have lettering on it; the front awning will be replaced with three small “pay stations” which will not look as “cumbersome.” It is staff’s opinion that these replacements are superior to what is out there now, but the front pay stations will likely need a variance for being located in the front of the building.

The property went from Clayton County MX zoning to City of Jonesboro MX (Mixed Use) zoning when it was annexed into the City in June 2018. Car washes are not allowed in the City MX zoning, but the use is grandfathered since it is an existing use annexed into the City. The use has not changed nor be inactive in the last six months. Despite the MX zoning, this is not a traditional MX development, with a variety of residential and commercial uses. This an existing, one building commercial use.

City MX zoning requirements

- Minimum tract size: 2 acres. The existing lot size is 1.84 acres, but there is a 10% administrative variance that can handle this.
- Outdoor storage needs to be located in the rear yard and screened from view.
- Only 25% of the parking can be in front. The existing parking seems to have 38 total spaces, 10 of which are in the front (including some unmarked, parallel parking in the front). This would bring the front parking percentage to 26%, but there is a 10% administrative variance that can handle this.
- The zoning requires one parking space per 300 square feet of floor area. 3198 square feet listed (tax records) / 300 = 11 spaces required (1 handicap parking space).

Signs

- There were no sign plans provided. New and / or replacement signs will have to conform to Article XVI of the City Code, and may require separate variances, depending on what is presented. This would include the words “Car Wash”

on the front of the building, which would be considered a wall sign.

- There is a profusion of temporary signs already on the property, many of which will likely need to be removed.

Tara Boulevard Overlay

- There is an exemption provision in the Overlay concerning existing buildings: Exceptions and exemptions from overlay districts. Applications for land disturbance permits, site development plan review, plat approval, sign permits, and building permits for properties within the designated overlay district shall meet all of the requirements of the base zoning district in which the parcel is located and all provisions of the designated overlay district unless such application meets one of the following exceptions: (4) Construction, rehabilitation, restoration and repair of a non-residential structure existing prior to the enactment of this section shall not be subject to those provisions of the overlay until such time as the cumulative effect of all permits on a single parcel result in an increase in the total floor area of the existing structure by 50 percent or 5,000 square feet, whichever is less.
- However, the Overlay Ordinance also states: (c) Application of the Tara Boulevard Overlay District. (1) Overlay districts are supplemental to the underlying zoning districts established in the City of Jonesboro Zoning Ordinance ("zoning ordinance") that governs all properties within the city limits of Jonesboro. These overlay district regulations shall be overlaid upon areas mapped as the Tara Boulevard Overlay District in this article and shall be imposed in addition to stated underlying zoning regulations. (2) The standards and requirements of the overlay district shall govern in any case where those standards and requirements conflict with those of the underlying zoning district or other provisions of the zoning ordinance, including but not limited to the subdivision regulations. (3) Any parcel of land that is wholly or partly within the boundary shall be included in the Tara Boulevard Overlay District. (4) The provisions of the Tara Boulevard Overlay District shall apply to all applications for property re-zonings, conditional use permits and site development plans, construction plans, preliminary plats, final plats and building permits for all property and rights-of-way within the boundaries of the Tara Boulevard Overlay District. It is the intent of the Overlay to bring the most quality development (including renovations) to the Tara Boulevard area as possible.
- No landscape plan was provided. Any new street trees shall comply with the approved list specified in the Tara Boulevard Overlay Ordinance.
- The provision of 5-foot wide, concrete sidewalks along the Boulevard is encouraged for the sake of future development. However, is the sidewalk is installed, there may not be enough width for the required front landscape strip, thus needing a variance for landscape strip width. There are some tax credits which could apply to this commercial renovation.
- Landscaping strip standards and materials shall comply with the Tara Boulevard Overlay Ordinance.
- Replacement lighting - a. Streetlights of a decorative design, consistent with Clayton County Department of Transportation and Development standards shall be provided on all roadways
- Will open space standards that would apply to a new building and parking lot apply to this renovation?
- Parking lot screening: Screening. Where a parking lot is adjacent to a street or public right-of-way, the parking lot shall be screened from the right-of-way by a minimum landscape strip of ten feet wide having a variety of hardy shrubbery, flowering plants, and flowering/shade trees, as approved by the city arborist, or his/her designee. This strip may not be ten feet wide with a sidewalk too, and may require a variance.
- Lighting: Parking lots with more than 25 spaces must be illuminated. Lighting fixtures must minimize the diffusion of light to other properties in accordance with section 44-161, Street lighting, with the following modifications: a. All lighting poles and fixtures shall be decorative, as approved by the zoning administrator.
- Staff does not believe that bicycle parking requirements shall be applicable to a car wash.
- Parking lot landscape standards shall be per Article XV.
- Drive-thru windows: Drive-through standards. The following drive-through windows standards shall apply: 1. Drive-through windows shall be screened from view from any dedicated rights-of-way and from adjacent residentially zoned property and/or any existing residential use. 2. No outdoor speakers shall be used on property adjacent to residentially zoned property or any existing residential use. Staff believes that this applies to restaurants. Removing the "drive-thru" access from public view would make the building not comply with the 40% glass requirement.

Other Landscape regulations:**Sec. 86-456. - Landscape regulations.**

(a) Nonresidential and multifamily uses. Nonresidential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:

- (1) One landscape strip having a minimum width of ten feet adjacent to any street right-of-way abutting the property and running the length of the entire property frontage, with exception of approved driveways or pedestrian access; May need variance with sidewalk.
- (2) In areas adjacent to or internal to off-street parking lots that are required by the zoning ordinances to contain more than five off-street parking spaces in accordance with section 86-4; a five-foot perimeter landscaped area shall be required, perhaps even between adjoining parking lots; Already in place adjacent to QuikTrip and Waffle House
- (3) As required by a condition of zoning, special use or variance approval;
- (4) One nonresidential landscape planting area having a minimum width of six feet around the perimeter of each structure; landscaping of the rear face of nonresidential structures shall be at the owner's option;
- (5) The remaining ground area shall be sodded, seeded or hydroseeded with grass;
- (6) The city manager is hereby authorized to grant a modification of up to 50 percent of the ten-foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification variance or waiver approval. This may be needed with sidewalk installation.

Sec. 86-457. - Landscape strip planting requirements.

(a) Ten-foot-wide landscape strips. Landscape strips which are required to be ten feet in width shall contain landscaping and plantings within the strip as follows:

- (1) One canopy tree for each 25 linear feet of strip length shall be provided. Deciduous trees shall be a minimum of two inches and evergreens trees shall be a minimum of six feet in height at time of planting. Trees shall be a species native or suitable to this region;
- (2) One understory tree for each 25 linear feet of strip length shall be provided. Each canopy tree shall be a species native or suitable to this region;
- (3) One shrub for each 25 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region;
- (4) Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the city manager so long as the total number of plantings is achieved; and
- (5) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

Sec. 86-458. - Vehicle use area planting requirements.

Quantity, spacing and planting standards. Vehicle use areas which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:

- (1) Perimeter landscaping shall be installed along the property boundary having a minimum width of five feet. Such perimeter landscaping shall comply with the landscaping requirements as to plant materials of this section.
- (2) Interior landscape areas shall be installed such as islands, peninsulas, and medians, so that no more than ten adjacent parking spaces exist without a landscaped island having a minimum width of six feet and extending the depth of the parking space. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicles and pedestrian traffic. a. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree. b. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall be a minimum of six feet in height. A minimum of one in every three trees shall be a

canopy tree.

- (3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000 square feet or major portion thereof of vehicular parking area.
- (4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.
- (5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.
- (6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
- (7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
- (8) Each planting area or island shall not be less than six feet in width in any direction.
- (9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof. (10) Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.
- (11) Trees removed or having had their tops cut after compliance with this article shall be replaced with the equivalent inches of removed trees. However, trees removed due to disease or insect infestation upon the written advice and findings of the county extension service or the Georgia Forestry Commission shall be replaced in accordance with the minimum standards contained in the article.

May need variances on some parking island requirements.

Normal parking requirements for retail uses are 1 space for every 200 square feet of floor area (as compared to MX requirements of one per every 300 square feet of floor area. At $3198 / 20 = 16$ spaces required. At 38 spaces provided, you are still good.

The water feature proposed for the front would be considered an accessory structure and would need a variance for being in the front yard, just like the pay stations.

So, in summary:

Definite variances (public hearing)

- **Accessory structures to be located in front yard of building.**

Possible variances (public hearing)

- **40% glass in front (depending on how much wall sign ("Car Wash") takes away. Still awaiting measurements on this.**
- **Blue color not being considered "earth tone" (debatable).**
- **Parking island dimensions. Need measurements from applicant.**
- **Any proposed signs not conforming to sign ordinance.**

Administrative variances (in office)

- **Minimum tract size**
- **% parking in front**
- **Possible reduction of front ten-foot wide landscape strip (if sidewalk installed).**

Design Review Commission Recommendation, July 5, 2018: Approval of all necessary variances

(Note on earth-tone colors: "Earth-tone colors are not specified or defined in the City Code. As Zoning Administrator, I am recommending outright approval of the dark blue color proposed and dropping this item from variance consideration. It can be argued that blue is an Earth-tone color. There a variety of different

colors all over Tara Boulevard. I do not see the use of dark blue in the car wash renovation as an issue.)

5.5

Fiscal Impact

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

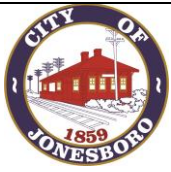
Private Developer

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

- Agenda Cover Sheet - Car Wash 8787 Tara Blvd
- Meeting Packet Scan 8787 Car Wash
- 8787 Tara Boulevard Acceptance Letter_ Car Wash Variances
- Car Wash Variances - 8787 Tara Boulevard - Legal Notice
- Clayton News July 18 2018
- Clayton News July 25 2018
- Hearing Sign Posting

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.5.a

COUNCIL MEETING DATE

Requesting Agency

Community Development (Ronald Hadaway, applicant)

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

Review of proposed exterior renovations to existing business (car wash)

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

City Code Section 86-104 - MX zoning standards; Section 86-109 Tara Boulevard Overlay standards; parking sign, and landscape standards

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

☐ Yes ☒ 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.)

Agency recommendation – **Approval of exterior renovations; Approval of potential variances;** The car wash is located at 8787 Tara Boulevard and has been in business for many years. Recently, the property was annexed into the City of Jonesboro from Clayton County. The property was zoned MX in the County and is likewise zoned MX in the City. The proposed building and site renovations will be reviewed against the City zoning standards, the City Tara Boulevard Overlay standards, as well as City parking, sign, and landscape standards, which may require some variances (see below). Staff believes that the proposed changes to the property are a positive upgrade to existing conditions, in terms of aesthetic appearance and vehicular circulation. The changes to the property are not a major re-design, and staff believes that any necessary variances would not be a detriment to the public. (As of this writing, the variances had not been provided for yet.)

My review of the proposed changes to the property:

Building Issues

1. Changing color of roof and other structural features from primarily red to primarily blue. Per the Tara Blvd. Overlay requirements, buildings shall have earth tone colors only. Blue is not regarded as an earth tone color.
2. Some of the top windows along the front are being covered up and replaced with a wall sign that reads "Car Wash". Per the Tara Blvd. Overlay requirements, fronts of non-residential buildings shall be comprised of minimum 40% clear glass. While the building appeared to have that much glass to begin with, with the covering of some glass, the overall percentage will need to be re-verified.

Other Tara Boulevard Overlay architectural standards:

3. Minimum façade height of 18 feet. The current building façade height and roofline will not change. Confirm current façade height.
4. Building entrance oriented to public street. The main building side is already oriented to Tara Boulevard. The entrance into the car wash is towards the side. Staff does not believe that this is an issue.

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title		Phone	City Manager's Office
Signature		Date	

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

5. Main exterior building materials shall be brick, stone, textured CMUs, stucco, or glass. The glass has already been mentioned. There are stone columns on the front and concrete block as well.
6. Metal siding, vinyl siding, metal canopies and smooth faced CMUs are prohibited. There are metal downspouts, a metal roof, and smooth faced, concrete block. None of these have changed from the original.
7. Customer entrances for non-residential uses (on front façade) shall feature a combination of three or more of canopies / porticos, overhangs, recesses / projections, arcades, raised parapets, peaked roof forms, arches, display windows, and specific architectural details (tile, molding, etc.). The building is largely not changing from what is already there. However, the building currently features display windows, a peaked roof form, and overhangs.
8. Accessory structures shall match the exterior of the main building. Whatever color changes are approved for the main building must be done to the "vacuum center" at the back.
9. The massing of building facades must be broken up with offsets. This is just one building / business, which is largely not changing.
10. Roof features shall show visual interest through gables, parapets, dormers, etc.) and shall not exceed the average height of the supporting walls. Average height shall not be above 15% of height of supporting wall. Roof pitch shall be minimum 4:12. Again, the roof is not changing, structurally, but already achieved a 4:12 roof pitch and staff feels that it has adequate visual interest now.
11. Rooftop equipment shall be screened from public view. There is no rooftop equipment with this business.
12. Chain link fencing shall not be visible from any public street. Staff does not note any chain link fencing on the subject property.

In summary, for architectural issues, you need to address the following:

- 1. Choose a more earth tone color for the roof, downspouts, and other features.**
- 2. Confirm façade height.**
- 3. Confirm how much % glass coverage there will be after wall sign covers portion of top windows.**

Continuing our review of the property from a City zoning perspective, I will expand on recent comments on the architectural plans by commenting on zoning, parking, signage, and landscaping. I forgot to comment on the replacement awnings proposed: the side awning will be cloth and will no longer have lettering on it; the front awning will be replaced with three small "pay stations" which will not look as "cumbersome." It is staff's opinion that these replacements are superior to what is out there now, but the front pay stations will likely need a variance for being located in the front of the building.

The property went from Clayton County MX zoning to City of Jonesboro MX (Mixed Use) zoning when it was annexed into the City in June 2018. Car washes are not allowed in the City MX zoning, but the use is grandfathered since it is an existing use annexed into the City. The use has not changed nor been inactive in the last six months. Despite the MX zoning, this is not a traditional MX development, with a variety of residential and commercial uses. This is an existing, one building commercial use.

City MX zoning requirements

- Minimum tract size: 2 acres. The existing lot size is 1.84 acres, but there is a 10% administrative variance that can handle this.
- Outdoor storage needs to be located in the rear yard and screened from view.
- Only 25% of the parking can be in front. The existing parking seems to have 38 total spaces, 10 of which are in the front (including some unmarked, parallel parking in the front). This would bring the front parking percentage to 26%, but there is a 10% administrative variance that can handle this.
- The zoning requires one parking space per 300 square feet of floor area. 3198 square feet listed (tax records show 300 = 11 spaces required (1 handicap parking space)).

Signs

- There were no sign plans provided. New and / or replacement signs will have to conform to Article XVI of the City Code, and may require separate variances, depending on what is presented. This would include the words "Car Wash" on the front of the building, which would be considered a wall sign.
- There is a profusion of temporary signs already on the property, many of which will likely need to be removed.

Tara Boulevard Overlay

- There is an exemption provision in the Overlay concerning existing buildings: Exceptions and exemptions from overlay districts. Applications for land disturbance permits, site development plan review, plat approval, sign permits, and building permits for properties within the designated overlay district shall meet all of the requirements of the base zoning district in which the parcel is located and all provisions of the designated overlay district unless such application meets one of the following exceptions: (4) Construction, rehabilitation, restoration and repair of a non-residential structure existing prior to the enactment of this section shall not be subject to those provisions of the overlay until such time as the cumulative effect of all permits on a single parcel result in an increase in the total floor area of the existing structure by 50 percent or 5,000 square feet, whichever is less.
- However, the Overlay Ordinance also states: (c) Application of the Tara Boulevard Overlay District. (1) Overlay districts are supplemental to the underlying zoning districts established in the City of Jonesboro Zoning Ordinance ("zoning ordinance") that governs all properties within the city limits of Jonesboro. These overlay district regulations shall be overlaid upon areas mapped as the Tara Boulevard Overlay District in this article and shall be imposed in addition to stated underlying zoning regulations. (2) The standards and requirements of the overlay district shall govern in any case where those standards and requirements conflict with those of the underlying zoning district or other provisions of the zoning ordinance, including but not limited to the subdivision regulations. (3) Any parcel of land that is wholly or partly within the boundary shall be included in the Tara Boulevard Overlay District. (4) The provisions of the Tara Boulevard Overlay District shall apply to all applications for property rezonings, conditional use permits and site development plans, construction plans, preliminary plats, final plats and building permits for all property and rights-of-way within the boundaries of the Tara Boulevard Overlay District. It is the intent of the Overlay to bring the most quality development (including renovations) to the Tara Boulevard area as possible.
- No landscape plan was provided. Any new street trees shall comply with the approved list specified in the Tara Boulevard Overlay Ordinance.
- The provision of 5-foot wide, concrete sidewalks along the Boulevard is encouraged for the sake of future

development. However, if the sidewalk is installed, there may not be enough width for the required front landscape strip, thus needing a variance for landscape strip width. There are some tax credits which could apply to this commercial renovation.

- Landscaping strip standards and materials shall comply with the Tara Boulevard Overlay Ordinance.
- Replacement lighting - a. Streetlights of a decorative design, consistent with Clayton County Department of Transportation and Development standards shall be provided on all roadways
- Will open space standards that would apply to a new building and parking lot apply to this renovation?
- Parking lot screening: Screening. Where a parking lot is adjacent to a street or public right-of-way, the parking lot shall be screened from the right-of-way by a minimum landscape strip of ten feet wide having a variety of hardy shrubbery, flowering plants, and flowering/shade trees, as approved by the city arborist, or his/her designee. The strip may not be ten feet wide with a sidewalk too, and may require a variance.
- Lighting: Parking lots with more than 25 spaces must be illuminated. Lighting fixtures must minimize the diffusion of light to other properties in accordance with section 44-161, Street lighting, with the following modifications: a. All lighting poles and fixtures shall be decorative, as approved by the zoning administrator.
- Staff does not believe that bicycle parking requirements shall be applicable to a car wash.
- Parking lot landscape standards shall be per Article XV.
- Drive-thru windows: Drive-through standards. The following drive-through windows standards shall apply: 1. Drive-through windows shall be screened from view from any dedicated rights-of-way and from adjacent residentially zoned property and/or any existing residential use. 2. No outdoor speakers shall be used on property adjacent to residentially zoned property or any existing residential use. Staff believes that this applies to restaurants. Removing the "drive-thru" access from public view would make the building not comply with the 40 glass requirement.

Other Landscape regulations:

Sec. 86-456. - Landscape regulations.

(a) Nonresidential and multifamily uses. Nonresidential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:

(1) One landscape strip having a minimum width of ten feet adjacent to any street right-of-way abutting the property and running the length of the entire property frontage, with exception of approved driveways or pedestrian access; May need variance with sidewalk.

(2) In areas adjacent to or internal to off-street parking lots that are required by the zoning ordinances to contain more than five off-street parking spaces in accordance with section 86-4; a five-foot perimeter landscaped area shall be required, perhaps even between adjoining parking lots; Already in place adjacent to QuikTrip and Waffle House

(3) As required by a condition of zoning, special use or variance approval;

(4) One nonresidential landscape planting area having a minimum width of six feet around the perimeter of each structure; landscaping of the rear face of nonresidential structures shall be at the owner's option;

(5) The remaining ground area shall be sodded, seeded or hydroseeded with grass;

(6) The city manager is hereby authorized to grant a modification of up to 50 percent of the ten-foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification variance or waiver approval. This may be needed with sidewalk installation.

Sec. 86-457. - Landscape strip planting requirements.

(a) Ten-foot-wide landscape strips. Landscape strips which are required to be ten feet in width shall contain landscaping and plantings within the strip as follows:

(1) One canopy tree for each 25 linear feet of strip length shall be provided. Deciduous trees shall be a minimum of two inches and evergreens trees shall be a minimum of six feet in height at time of planting. Trees shall be a species native or suitable to this region;

(2) One understory tree for each 25 linear feet of strip length shall be provided. Each canopy tree shall be a species native or suitable to this region;

(3) One shrub for each 25 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region;

(4) Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the city manager so long as the total number of plantings is achieved; and

(5) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

Sec. 86-458. - Vehicle use area planting requirements.

Quantity, spacing and planting standards. Vehicle use areas which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:

(1) Perimeter landscaping shall be installed along the property boundary having a minimum width of five feet. Such perimeter landscaping shall comply with the landscaping requirements as to plant materials of this section

(2) Interior landscape areas shall be installed such as islands, peninsulas, and medians, so that no more than ten adjacent parking spaces exist without a landscaped island having a minimum width of six feet and extending the depth of the parking space. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicles and pedestrian traffic. a. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree. b. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall be a minimum of six feet in height. c. A minimum of one in every three trees shall be a canopy tree.

(3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000 square feet or major portion thereof of vehicular parking area.

(4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.

(5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.

(6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.

(7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.

(8) Each planting area or island shall not be less than six feet in width in any direction.

(9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof. (10) Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.

(11) Trees removed or having had their tops cut after compliance with this article shall be replaced with the equivalent inches of removed trees. However, trees removed due to disease or insect infestation upon the written advice and findings of the county extension service or the Georgia Forestry Commission shall be replaced in accordance with the minimum standards contained in the article.

May need variances on some parking island requirements.

Normal parking requirements for retail uses are 1 space for every 200 square feet of floor area (as compared to MX requirements of one per every 300 square feet of floor area. At $3198 / 20 = 16$ spaces required. At 38 spaces provided, you are still good.

The water feature proposed for the front would be considered an accessory structure and would need a variance for being in the front yard, just like the pay stations.

So, in summary:

Definite variances (public hearing)

- **Accessory structures to be located in front yard of building.**

Possible variances (public hearing)

- **40% glass in front (depending on how much wall sign ("Car Wash") takes away. Still awaiting measurements on this.**
- **Blue color not being considered "earth tone" (debatable).**
- **Parking island dimensions. Need measurements from applicant.**
- **Any proposed signs not conforming to sign ordinance.**

Administrative variances (in office)

- **Minimum tract size**
- **% parking in front**
- **Possible reduction of front ten-foot wide landscape strip (if sidewalk installed).**

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

Private Business Owner

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


Existing site pictures, proposed site and building drawings

Staff Recommendation**Approval**

David Allen, Community Development Director, 770.570.2977

Design Review Commission Recommendation, July 5, 2018: Approval of all necessary variances

(Note on earth-tone colors: "Earth-tone colors are not specified or defined in the City Code. As Zoning Administrator, I am recommending outright approval of the dark blue color proposed and dropping this item from variance consideration. It can be argued that blue is an Earth-tone color. There a variety of different colors all over Tara Boulevard. I do not see the use of dark blue in the car wash renovation as an issue.)

 <div>CITY OF JONESBORO DESIGN REVIEW COMMITTEE</div> <div>Agenda Item Summary</div>	Agenda Item #
	COUNCIL MEETING DATE
Requesting Agency Community Development (Ronald Hadaway, applicant)	
Requested Action <small>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</small>	
Review of proposed exterior renovations to existing business (car wash)	
Requirement for Board Action <small>(Cite specific Council policy, statute or code requirement)</small>	
City Code Section 86-104 - MX zoning standards; Section 86-109 Tara Boulevard Overlay standards; parking, sign, and landscape standards	
Is this Item Goal Related? <small>(If yes, describe how this action meets the specific Board Focus Area or Goal)</small>	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<div>Summary & Background<div><small>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</small></div><p>Agency recommendation – Approval of exterior renovations; Approval of potential variances; The car wash is located at 8787 Tara Boulevard and has been in business for many years. Recently, the property was annexed into the City of Jonesboro from Clayton County. The property was zoned MX in the County and is likewise zoned MX in the City. The proposed building and site renovations will be reviewed against the City zoning standards, the City Tara Boulevard Overlay standards, as well as City parking, sign, and landscape standards, which may require some variances (see below). Staff believes that the proposed changes to the property are a positive upgrade to existing conditions, in terms of aesthetic appearance and vehicular circulation. The changes to the property are not a major re-design, and staff believes that any necessary variances would not be a detriment to the public. (As of this writing, the variances had not been provided for yet.)</p><p>My review of the proposed changes to the property:</p><p>Building Issues</p><p>1. Changing color of roof and other structural features from primarily red to primarily blue. Per the Tara Blvd. Overlay requirements, buildings shall have earth tone colors only. Blue is not regarded as an earth tone color.</p><p>2. Some of the top windows along the front are being covered up and replaced with a wall sign that reads “Car Wash”. Per the Tara Blvd. Overlay requirements, fronts of non-residential buildings shall be comprised of minimum 40% clear glass. While the building appeared to have that much glass t begin with, with the covering up of some glass, the overall percentage will need to be re-verified.</p><p>Other Tara Boulevard Overlay architectural standards:</p><p>3. Minimum façade height of 18 feet. The current building façade height and roofline will not change. Confirm current façade height.</p><p>4. Building entrance oriented to public street. The main building side is already oriented to Tara Boulevard. The entrance into the car wash is towards the side. Staff does not believe that this is an issue.</p></div>	

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

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

5. Main exterior building materials shall be brick, stone, textured CMUs, stucco, or glass. The glass has already been mentioned. There are stone columns on the front and concrete block as well.
6. Metal siding, vinyl siding, metal canopies and smooth faced CMUs are prohibited. There are metal downspouts, a metal roof, and smooth faced, concrete block. None of these have changed from the original.
7. Customer entrances for non-residential uses (on front façade) shall feature a combination of three or more of: canopies / porticos, overhangs, recesses / projections, arcades, raised parapets, peaked roof forms, arches, display windows, and specific architectural details (tile, molding, etc.). The building is largely not changing from what is already there. However, the building currently features display windows, a peaked roof form, and overhangs.
8. Accessory structures shall match the exterior of the main building. Whatever color changes are approved for the main building must be done to the "vacuum center" at the back.
9. The massing of building facades must be broken up with offsets. This is just one building / business, which is largely not changing.
10. Roof features shall show visual interest through gables, parapets, dormers, etc.) and shall not exceed the average height of the supporting walls. Average height shall not above 15% of height of supporting wall. Roof pitch shall be minimum 4:12. Again, the roof is not changing, structurally, but already achieved a 4:12 roof pitch and staff feels that it has adequate visual interest now.
11. Rooftop equipment shall be screened from public view. There is no rooftop equipment with this business.
12. Chain link fencing shall not be visible from any public street. Staff does not note any chain link fencing on the subject property.

In summary, for architectural issues, you need to address the following:

- 1. Choose a more earth tone color for the roof, downspouts, and other features.**
- 2. Confirm façade height.**
- 3. Confirm how much % glass coverage there will be after wall sign covers portion of top windows.**

Continuing our review of the property from a City zoning perspective, I will expand on recent comments on the architectural plans by commenting on zoning, parking, signage, and landscaping. I forgot to comment on the replacement awnings proposed: the side awning will be cloth and will no longer have lettering on it; the front awning will be replaced with three small "pay stations" which will not look as "cumbersome." It is staff's opinion that these replacements are superior to what is out there now, but the front pay stations will likely need a variance for being located in the front of the building.

The property went from Clayton County MX zoning to City of Jonesboro MX (Mixed Use) zoning when it was annexed into the City in June 2018. Car washes are not allowed in the City MX zoning, but the use is grandfathered since it is an existing use annexed into the City. The use has not changed nor be inactive in the last six months. Despite the MX zoning, this is not a traditional MX development, with a variety of residential and commercial uses. This an existing, one building commercial use.

City MX zoning requirements

- Minimum tract size: 2 acres. The existing lot size is 1.84 acres, but there is a 10% administrative variance that can handle this.
- Outdoor storage needs to be located in the rear yard and screened from view.
- Only 25% of the parking can be in front. The existing parking seems to have 38 total spaces, 10 of which are in the front (including some unmarked, parallel parking in the front). This would bring the front parking percentage to 26%, but there is a 10% administrative variance that can handle this.
- The zoning requires one parking space per 300 square feet of floor area. 3198 square feet listed (tax records) / 300 = 11 spaces required (1 handicap parking space).

Signs

- There were no sign plans provided. New and / or replacement signs will have to conform to Article XVI of the City Code, and may require separate variances, depending on what is presented. This would include the words "Car Wash" on the front of the building, which would be considered a wall sign.
- There is a profusion of temporary signs already on the property, many of which will likely need to be removed.

Tara Boulevard Overlay

- There is an exemption provision in the Overlay concerning existing buildings: Exceptions and exemptions from overlay districts. Applications for land disturbance permits, site development plan review, plat approval, sign permits, and building permits for properties within the designated overlay district shall meet all of the requirements of the base zoning district in which the parcel is located and all provisions of the designated overlay district unless such application meets one of the following exceptions: (4) Construction, rehabilitation, restoration and repair of a non-residential structure existing prior to the enactment of this section shall not be subject to those provisions of the overlay until such time as the cumulative effect of all permits on a single parcel result in an increase in the total floor area of the existing structure by 50 percent or 5,000 square feet, whichever is less.
- However, the Overlay Ordinance also states: (c) Application of the Tara Boulevard Overlay District. (1) Overlay districts are supplemental to the underlying zoning districts established in the City of Jonesboro Zoning Ordinance ("zoning ordinance") that governs all properties within the city limits of Jonesboro. These overlay district regulations shall be overlaid upon areas mapped as the Tara Boulevard Overlay District in this article and shall be imposed in addition to stated underlying zoning regulations. (2) The standards and requirements of the overlay district shall govern in any case where those standards and requirements conflict with those of the underlying zoning district or other provisions of the zoning ordinance, including but not limited to the subdivision regulations. (3) Any parcel of land that is wholly or partly within the boundary shall be included in the Tara Boulevard Overlay District. (4) The provisions of the Tara Boulevard Overlay District shall apply to all applications for property re-zonings, conditional use permits and site development plans, construction plans, preliminary plats, final plats and building permits for all property and rights-of-way within the boundaries of the Tara Boulevard Overlay District. It is the intent of the Overlay to bring the most quality development (including renovations) to the Tara Boulevard area as possible.
- No landscape plan was provided. Any new street trees shall comply with the approved list specified in the Tara Boulevard Overlay Ordinance.
- The provision of 5-foot wide, concrete sidewalks along the Boulevard is encouraged for the sake of future

development. However, is the sidewalk is installed, there may not be enough width for the required front landscape strip, thus needing a variance for landscape strip width. There are some tax credits which could apply to this commercial renovation.

- Landscaping strip standards and materials shall comply with the Tara Boulevard Overlay Ordinance.
- Replacement lighting - a. Streetlights of a decorative design, consistent with Clayton County Department of Transportation and Development standards shall be provided on all roadways
- Will open space standards that would apply to a new building and parking lot apply to this renovation?
- Parking lot screening: Screening. Where a parking lot is adjacent to a street or public right-of-way, the parking lot shall be screened from the right-of-way by a minimum landscape strip of ten feet wide having a variety of hardy shrubbery, flowering plants, and flowering/shade trees, as approved by the city arborist, or his/her designee. This strip may not be ten feet wide with a sidewalk too, and may require a variance.
- Lighting: Parking lots with more than 25 spaces must be illuminated. Lighting fixtures must minimize the diffusion of light to other properties in accordance with section 44-161, Street lighting, with the following modifications: a. All lighting poles and fixtures shall be decorative, as approved by the zoning administrator.
- Staff does not believe that bicycle parking requirements shall be applicable to a car wash.
- Parking lot landscape standards shall be per Article XV.
- Drive-thru windows: Drive-through standards. The following drive-through windows standards shall apply: 1. Drive-through windows shall be screened from view from any dedicated rights-of-way and from adjacent residentially zoned property and/or any existing residential use. 2. No outdoor speakers shall be used on property adjacent to residentially zoned property or any existing residential use. Staff believes that this applies to restaurants. Removing the "drive-thru" access from public view would make the building not comply with the 40% glass requirement.

Other Landscape regulations:

Sec. 86-456. - Landscape regulations.

(a) Nonresidential and multifamily uses. Nonresidential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:

- (1) One landscape strip having a minimum width of ten feet adjacent to any street right-of-way abutting the property and running the length of the entire property frontage, with exception of approved driveways or pedestrian access; May need variance with sidewalk.
- (2) In areas adjacent to or internal to off-street parking lots that are required by the zoning ordinances to contain more than five off-street parking spaces in accordance with section 86-4; a five-foot perimeter landscaped area shall be required, perhaps even between adjoining parking lots; Already in place adjacent to QuikTrip and Waffle House
- (3) As required by a condition of zoning, special use or variance approval;
- (4) One nonresidential landscape planting area having a minimum width of six feet around the perimeter of each structure; landscaping of the rear face of nonresidential structures shall be at the owner's option;

(5) The remaining ground area shall be sodded, seeded or hydroseeded with grass;

(6) The city manager is hereby authorized to grant a modification of up to 50 percent of the ten-foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification variance or waiver approval. This may be needed with sidewalk installation.

Sec. 86-457. - Landscape strip planting requirements.

(a) Ten-foot-wide landscape strips. Landscape strips which are required to be ten feet in width shall contain landscaping and plantings within the strip as follows:

(1) One canopy tree for each 25 linear feet of strip length shall be provided. Deciduous trees shall be a minimum of two inches and evergreens trees shall be a minimum of six feet in height at time of planting. Trees shall be a species native or suitable to this region;

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Sec. 86-458. - Vehicle use area planting requirements.

Quantity, spacing and planting standards. Vehicle use areas which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:

(1) Perimeter landscaping shall be installed along the property boundary having a minimum width of five feet. Such perimeter landscaping shall comply with the landscaping requirements as to plant materials of this section.

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Fiscal Impact / Funding Source	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>
Private Business Owner	
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Existing site pictures, proposed site and building drawings	
Staff Recommendation Approval	David Allen, Community Development Director, 770.570.2977

Google Maps 8685 Tara Blvd



Image capture: Dec 2017 © 2018 Google

Jonesboro, Georgia



Street View - Dec 2017



Google Maps 8787 Tara Blvd



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



8787 Tara Blvd
Jonesboro, GA 30236



At this location

Fresh N Clean Car Wash
4.1 ★★★★★ (71)
Car Wash · 8787 Tara Blvd





Google Maps 8685 Tara Blvd

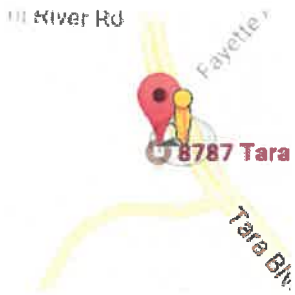


Image capture: Dec 2017 © 2018 Google

Jonesboro, Georgia

 Google, Inc.

Street View - Dec 2017



Google Maps 8685 Tara Blvd

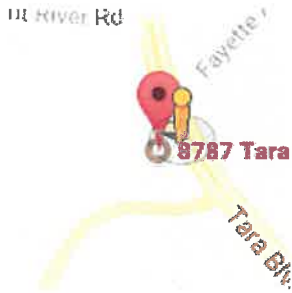


Image capture: Dec 2017 © 2018 Google

Jonesboro, Georgia

 Google, Inc.

Street View - Dec 2017



Real Property Records Search

New Search

Current Year Assessment Notice

Sales Data

Previous Parcel

Next Parcel

Clayton County Property Card For Year 2018

BLW HOLDINGS LLC
8787 TARA BLVD
JONESBORO, GA 30236

PARCEL ID . . 05242B C005
LOCATION . . 8787 TARA BLVD

LEGAL DESC

DISTRICT 4

JONESBORO

NBRHOOD JB013 JONESBORO INTERIOR LOT

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD

ROAD FRONT . . . 215.3

CAR WASH (AUTOMATIC)

BILLBOARD SITE

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
9870	164	9/30/10	WARRANTY DEED	INCLUDES PERS.	1,850,000	BLW HOLDINGS LLC
9810	669	5/04/10	DEED UNDER POWE	RELATED	1,521,000	DECATUR PROPERTIES IV INC
8481	499	1/17/06	WARRANTY DEED	QUALIFIED	3,800,000	DANJOS ENTERPRISES INC
7593	047	6/01/04	WARRANTY DEED	QUALIFIED	650,000	S S BLACKSTOCK INC

LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	MX	SF 1	80,150.000
MAP ACRES . . 1.840			

IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA . .		ACT/EFF YR/AGE . . 2005 13	
		DESCRIPTIONFRESH N CLEAN CAR WASH	
		% COMP	SQ FOOTAGE
BUILDINGS		100	3198.00
			STORY

IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA . .	ACT/EFF YR/AGE . .		
	DESCRIPTIONBB-LH (OUT FRONT)		
	% COMP	SQ FOOTAGE	STORY
TAXABLE INTEREST	100	1.00	

TOTAL PARCEL VALUES	LAND / OVR	IMPROVEMENTS / OVR	2018 VALUE	2017 VALUE
APV	240,500	485,500	726,000	627,000

Packet Pg. 101

- N/A
- N/A
- N/A
- (4)
- N/A
- N/A
- (1) Residential uses: Two spaces per dwelling unit for single family detached and single family attached structures; 1½ dwelling unit for dwellings in mixed use structures.
 - (2) Recreational establishments: One per 400 square feet of floor area.
 - (3) Restaurants: One per 100 square feet of floor area available to the public.
 - (4) Retail uses: One per 300 square feet of floor area available to the public.
 - (5) Office uses: One per 250 square feet of floor area.
 - (6) Accessory outdoor dining: One per 200 square feet of dining area.

- (h)
- Site planning. In addition to the standards of review of the ordinance contained in article XII, the following criteria shall be used to evaluate the merits of proposals for MX district zoning.
- (1)
- Compatibility of the MX district with surrounding context. MX districts may be appropriate at the margin of single family detached neighborhoods; however, the district is not contemplated for locations within such neighborhoods. Development standards in rendering the proposed development compatible with the context.
- (2)
- Consistency with the comprehensive plan. The future land use map identifies appropriate locations for mixed use development. This document will guide the approval of any MX district application.
- (3)
- Architectural style and quality. The MX district conveys site design and development intensity not available in traditional zoning districts. Architectural style and the quality of building materials are expected to be superior to projects that may not enjoy such development rights. Construction consistent with high-quality environments seen in the region's premier mixed use locales will be sought in the MX district.
- (4)
- Integration of uses. Atlanta Regional Commission has defined mixed use as "a mix of uses is the practice of providing a number of uses in proximity to create lifestyle or transportation benefits through increasing the opportunities for walking, biking or using transit." The MX district is established to promote walkable developments where residential uses are incorporated with commercial uses in a manner that invites use of nearby and facilities and services. Designs and development scale that reinforce such integration are preferable to those that isolate residential uses from convenience services and employment opportunities. At the same time, retail and service establishments should be grouped for maximum pedestrian convenience in locations uninterrupted by residential or office occupancies. Such objectives may also be achieved by vertical separation of residential and office uses from retail and service areas to preserve the street level tradition of the latter uses.
- (5)
- Appropriate relationships of uses. MX site plans shall provide for the safe, efficient, convenient and harmonious grouping of structures, uses, facilities and greenspace. Such provisions shall facilitate pedestrian travel among major destinations within and adjacent to the district with a minimum of conflicts with vehicles.
- (6)
- Pedestrian and greenspace network. Pedestrian ways through buildings shall relate to a network of greenspaces reserved for pedestrian use. Interior and exterior pedestrian ways shall be scaled appropriately to the anticipated foot traffic volumes and form a convenient network linking major concentrations of uses within the district, and shall connect to C-Tran transit stops, both within and at the edge of the district.
- (7)
- Streets, parking facilities and service areas. Streets, parking facilities and service areas shall be located and designed to segregate vehicles from pedestrian focal points and gathering areas. Such segregation may be horizontal, with vehicular areas grouped in logical locations or locations at edge of the MX district and adjacent to major streets, or achieved vertically in decks above the street level.
- (i)
- Procedure for establishment of an MX district. Preliminary site plan, architectural and project description. The owner or owners of the entire tract of land proposed to be included in the MX district shall file an application for rezoning. In addition to the City of Jonesboro rezoning application, the application shall consist of a preliminary site plan, architectural and project description as described below; 10 copies of the application shall be submitted.
- (1)
- Preliminary site plan. The boundaries of the tract, the computed area and the legal description thereof, the topography (two-foot interval) and other salient features of the tract by reference to a plat of survey prepared by a licensed land surveyor. The preliminary site plan shall contain the following additional information:
- a.
- Location, type, height and floor area of all existing buildings and structures proposed to be retained or removed.
- b.
- Approximate location of proposed buildings and structures and an indication of the use proposed for each building.
- NOTE: Broad categories of uses proposed, referencing the NAICS text, and identification of any uses proposed for prohibition, is also required. (Such information will be referenced by the city clerk in subsequent issuance of occupational tax permits throughout the life of the development).
- c.
- Site access, interior streets and alleys, if any, as well as parking and loading areas.
- d.
- Location and width of existing and proposed public rights-of-way, easements and water and drainage courses adjoining and within the tract.
- e.
- Interior and exterior pedestrian ways and linkages to all destinations within and adjacent to the development.
- f.
- Minimum standards for lot development, including lot area, building setbacks and building separation.
- g.
- Dwelling unit density calculated by unit type.
- h.
- Location of acreage planned as greenspace or recreation areas; calculation of impervious ratio.
- i.
- Public transportation provisions (developments served by C-Tran)
- (2)
- Architectural. Full architectural plans are not required for rezoning to an MX district. Renderings, photos or other graphic depiction of the proposed structures sufficient to convey the architectural style, building mass, and exterior finish materials for all structures shall be submitted, together with the following information:
- a.
- Maximum floor area and ratios designated for each use.

NOT A
NEW
ZONING
CASE
AND EXEMPT
FROM
COUNCIL
JUNE 2018

- b. Minimum heated floor area for all dwelling units.
- c. Proposed building heights.

NOTE: Representations made at the time of rezoning as concerns the architectural information shall be referenced by the code enforcement officer in assessing the compliance of the full architectural plans. Plans that, in the opinion of the code enforcement officer, depict styles, materials or building heights not encompassed in these representations shall not be approved.

- (3) *Project description.* Written text describing the proposed development shall be submitted, including the following information:
- a. Proposed uses, including broad categories of uses proposed, referencing the NAICS text, and identification of any uses proposed for prohibition. (Such information will be referenced by the city clerk in subsequent issuance of occupational tax permits throughout the life of the development)
 - b. A statement describing how integration of proposed uses will be achieved as well as other key provisions of subsection 86-102(a).
 - c. The character of development sought.
 - d. The relationship of the proposed development to the surrounding context, and approaches employed in site planning, including building and facility siting and buffering, and site access proposed to mitigate potentially adverse impacts.
 - e. Site planning criteria.
- (j) *Approval of an MX district.* Approval of an application for an MX district shall convey to the applicant all rights associated with an approved preliminary plat. Subsequent to any required preliminary plat approval and all project improvements being installed, a final site plan shall be reviewed by mayor and council. If approved, construction shall be permitted in any portion of the MX district tract upon final plat approval by city council and issuance of building permits. The final site plan shall include all information contained on the preliminary site plan, but is not limited to, the following additional information:
- a. Greenspace and recreation area provisions, active and passive.
 - b. Detailed landscaping plan, including any tree save proposed.
 - c. Information concerning interior and exterior pedestrian ways and linkages as to sidewalk widths and materials, protective measures such as speed tables and pedestrian and cyclists furnishings.
 - d. Detailed lighting plan, including intensity of all lighting and fixtures style of pedestrian scale lighting.
 - e. Detailed information concerning parking space quantity, size, parking for disabled individuals and loading areas.
- (k) *Expiration of zoning approval of an MX district.* Approval of any MX district shall expire within six months of the date of adoption of the ordinance approving an amendment to the official zoning map should the applicant fail to file a final site plan that is complete, consistent with the preliminary site plan and responsive to any other conditions of zoning approval and thereby accepted by the city. Any zoning approval associated with such ordinance shall be deemed invalid and rendered of no force or effect. An extension of up to a maximum of 60 days may be granted at the sole discretion of mayor and council upon written request to the city manager documenting sound reasons for any failure to present a final site plan as described above. Such request must be received by the city manager 30 days prior to expiration of the zoning approval.
- (l) *MX district site plan amendments.* Site plans may be amended pursuant to the same procedures and subject to the same limitations by which such plans were approved and amendments to the official zoning map adopted. Minor changes, such as adjustments to the location of structures and other improvements, and use intensity and residential density (not to exceed ten percent in either instance) may be approved by mayor and council in conjunction with consideration of the final site plan. District standards shall be as approved on the site plan submitted as a condition of zoning.

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JUNE 2018

Sec. 86-109. - Tara Boulevard Overlay.

- (a) Tara Boulevard Overlay Districts—Purpose. The purpose of the Tara Boulevard Overlay District is to implement the policies of the mayor and council as adopted in the City of Jonesboro Comprehensive Plan.

(b) Intent. The intent of the Tara Boulevard Overlay District is to:

(1) Enhance the quality and compatibility of development in the overlay district;

(2) Encourage appropriate redevelopment of vacant and underutilized properties;

(3) Create developments that are aesthetically pleasing, architecturally distinct and environmentally sustainable;

(4) Encourage a balance of uses for living, working, shopping and recreating that are conveniently accessible;

(5) Promote safe and efficient movement for all persons using various travel modes within the overlay district including motorized vehicles, bicycles, walking and public transit;

(6) Encourage innovative development projects that set high standards for landscaping, open space, architectural design and public amenities;

(7) Establish consistent and relational design standards for public improvements and private property development within the overlay in order to create a distinctive visual quality for the designated overlay district;

(8) Protect and enhance the value of properties in the overlay by ensuring that surrounding properties are developed harmoniously and consistently; and

(9) Promote tourism within the overlay district by creating distinct and aesthetically pleasing commercial corridors.

(c) Application of the Tara Boulevard Overlay District.

(1) Overlay districts are supplemental to the underlying zoning districts established in the City of Jonesboro Zoning Ordinance ("zoning ordinance") that governs all properties within the city limits of Jonesboro. These overlay district regulations shall be overlaid upon areas mapped as the Tara Boulevard Overlay District in this article and shall be imposed in addition to stated underlying zoning regulations.

(2) The standards and requirements of the overlay district shall govern in any case where those standards and requirements conflict with those of the underlying zoning district or other provisions of the zoning ordinance, including but not limited to the subdivision regulations.

(3) Any parcel of land that is wholly or partly within the boundary shall be included in the Tara Boulevard Overlay District.

(4) The provisions of the Tara Boulevard Overlay District shall apply to all applications for property rezonings, conditional use permits and site development plans, construction plans, preliminary plats, final plats and building permits for all property and rights-of-way within the boundaries of the Tara Boulevard Overlay District.

(5) Uses permitted in the Tara Boulevard Overlay District shall be as allowed in the underlying zoning district, and any use prohibited or subject to conditional use approval in the underlying zoning district is similarly prohibited or subject to conditional use approval in the overlay, except as specified below:

a. The following uses shall be prohibited in the Tara Boulevard Overlay District:

1. 522298 Pawn shop, including title pawn, both as defined in O.C.G.A. § 44-12-130(5);

2. 522390 Check cashing services in which such services are the primary use of the property;

3. 812990 Bail bonding;

4. 561320 Temporary help services;

5. 561491 Repossession services;

6. 44112 Used car dealers;

7. 48841 Motor vehicle towing and storage;

8. 81219 Tattoo parlors;

9. 713990 Billiard halls;

10. Adult entertainment;

11. 5321 Automotive equipment rental and leasing;

12. Palm readers and astrologers;

13. Modeling agencies;

14. Massage parlors;

15. Hypnotists;

16. Video game parlors;

17. Flea markets.

(6) All state and county road and utility projects shall be exempt from all requirements of the overlay district.

(d) Overlay District Boundary Map.

(1) Boundary map. The boundaries of the Tara Boulevard Overlay District as shown on the official zoning map, attached hereto, are hereby incorporated into ~~section 86-73~~ of the zoning ordinance and made part of this overlay district. A copy of the official zoning map depicting the Tara Boulevard Overlay District is available for inspection during normal business hours in the office of city clerk. This map, dated February 24, 2014 and prepared by Dr. William H. Bailey, designates the area and boundaries of the Tara Boulevard Overlay District.

(2) Map amendment. No change in the boundary of the overlay district shall be authorized except by the mayor and council pursuant to procedures in article XII, Amendments of the zoning ordinance.

(e) Procedures.

(1) Procedures for zoning amendment process. Zoning amendment, a rezoning of property, procedures for property located within the overlay district shall be as provided in article XII, Amendments of the zoning ordinance with the following modifications:

a. Multi-modal access plan. An access plan shall be submitted showing connections from the system of streets, alleys, sidewalks and multi-use paths shown in the Clayton County conceptual transportation plan to the entrances of all occupied buildings within the property proposed for rezoning. Convenient pedestrian connections from sidewalks along streets to each building entrance, including designated pedestrian access routes across parking lots and between adjacent buildings within the same development, shall be indicated in the multi-modal access plan. Where an existing or planned public transportation station or stop is located within 1,000 feet of any boundary of the subject property, the access plan shall indicate a safe and convenient means for pedestrians traveling from such station or stop to the entrance of buildings on the subject property. Where an existing or planned multi-use path is located within 1,320 feet from any boundary of the subject property, the access plan shall indicate how safe, continuous and convenient bicycle and pedestrian access will be provided to the subject property. The method of measurement shall be the straight line distance measured from the entrance of the station or stop.

b. Shared parking analysis. A shared parking analysis for use of shared parking shall be submitted, if applicable. Shared parking shall meet the requirements of the overlay design standards listed in section 4.18 of the [county] zoning ordinance.

(2) Procedures for review and approval of land development requiring subdivision. Land development within the Tara Boulevard Overlay District that requires subdivision shall be as accomplished as provided in the subdivision ordinance of the City of Jonesboro, ~~chapter 62~~, with the following modifications.

a. Multi-modal access plan. An access plan shall be submitted showing connections from the system of streets, alleys, sidewalks and multi-use paths shown in the Clayton County conceptual transportation plan to the entrances of all occupied buildings within the subject property. Convenient pedestrian ways shall be shown from sidewalks along streets to each building entrance, including designated pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is located within 1,000 feet (straight line distance measured from the entrance of the station or stop) from any boundary of the subject property, the access plan shall show how pedestrians may travel safely and conveniently from such station or stop to the entrance of buildings on the subject property. Where an existing or planned multi-use path is located within 1,320 feet (straight line distance) from any boundary of the subject property, the access plan shall show how safe, continuous and convenient bicycle and pedestrian access may be provided to the subject property.

b. Traffic impact study. A traffic impact study shall be submitted for residential developments with more than 120 dwelling units and for any non-residential developments deemed likely by the department of transportation and development to generate 100 or more p.m. peak hour trips. The

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traffic impact study shall follow procedures established by the most recent edition of the ITE Transportation Impact Analysis for Site Development.

- c. *Shared parking analysis.* A shared parking analysis for use of shared parking shall be submitted, if applicable. Shared parking shall meet the requirements of the Overlay design standards listed in section 4.18 of the [county] zoning ordinance.
- d. *Sign master plan.* For all multi-tenant or multi-owner developments other than single-family residential subdivisions, a sign master plan shall be submitted with the preliminary plat. The sign master plan shall contain the following information on the preliminary plat:
 - 1. The location, type, height and area of all proposed and existing signs.
 - 2. A computation of the maximum permitted number of signs, maximum permitted total sign area, and maximum permitted area for individual signs permitted underchapter 52, Signs.

(3) *Procedures for review and approval of land development not requiring a subdivision.* Land development within the overlay district that does not require subdivision shall be as provided in article VIII, Site plan procedures and requirements, with the following modifications. However, single-family lots of record are exempt from these requirements, pursuant to section 4.25 [of the county zoning ordinance], below.

(f) *Public improvement standards.* Public rights-of-way within the overlay district shall be improved in accordance with the following standards:

- (1) *Street standards.* Street standards shall be designed in accordance with the department of transportation and development's land disturbance and right-of-way construction guidelines.
- (2) *Multi-use paths.*
 - a. No motorized vehicles
 - b. Maximum grade of six percent.
 - c. 20 feet wide dedicated easement.
 - d. 12 feet wide and concrete construction.
 - e. Shoulder width variable, based on topography.
 - f. Five feet flare at street intersections, with ramp to street and removable bollards spaced six feet apart to block motorized traffic. The sight visibility standards of the City of Jonesboro Thoroughfare Plan must be maintained.
 - g. Multi-use paths shall be located outside all required buffers, except that a required buffer may contain one or more crossings of a multi-use path provided that such crossing may be characterized as follows:
 - 1. Part of an approved multi-modal access plan required in section 4.11 of the [county] zoning ordinance.
 - 2. Approximately perpendicular to the required buffer.
 - 3. Designed to have the least disruption to the intended screening provided by the required buffer.
 - h. Multi-use paths shall be required in order to facilitate pedestrian access from residential and non-residential developments to schools, parks, playgrounds and other city and county amenities via the multi-use path system. If, at the time of conceptual approval, there are no completed multi-use paths to which the multi-use paths of the proposed developer can be linked, the developer may, at its option, and only with the approval of the zoning administrator, in lieu of installing the multi-use paths, dedicate the easements and deposit a cash payment with the mayor and council equal to the cost of installing the multi-use paths. This cost shall be determined by the city engineer. Such deposit shall be placed in a multi-use path construction fund to be established by the mayor and council. When the multi-use system is extended to the boundary of the development, the mayor and council will use the deposit to construct the multi-use paths in the development.

- (3) *Sidewalks.*
 - a. All sidewalks shall have a minimum width of five feet along all roads in residentially zoned or used areas and six feet in all commercial, industrial and mixed use development areas as defined within the department of transportation and development's land disturbance and right-of-way construction guidelines.
 - b. Continuous sidewalks must be provided to connect building entrances to required sidewalks along street frontage.

- (4) *Street trees.*
 - a. Street trees shall be provided in medians and required landscaped strips adjacent to all streets rights-of-way.
 - b. Landscape strips along any collector and arterial roadways shall be a minimum of ten feet wide.
 - c. Street trees shall have a minimum two and one-half-inch caliper and 12 feet in height at the time of planting and be warranted by the developer for a period of two years from the date of acceptance by the City of Jonesboro.
 - d. Street trees shall be spaced a minimum of 30 feet on center.
 - e. Spacing of street trees and streetlight standards may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.
 - f. No street tree or streetlight standard shall be placed within ten feet of another tree, streetlight standard, utility pole or within five feet of a fire hydrant.
 - g. Appropriate street tree species include:
 - 1. European hornbeam.
 - 2. Red maple.
 - 3. Hedge maple.
 - 4. Amur maple.
 - 5. Willow oak.
 - 6. Ginkgo.
 - 7. Honeylocust (hornless variety/cultivar).
 - 8. Foster's holly.
 - 9. Savannah holly.
 - 10. Chinese juniper.
 - 11. Eastern red cedar.
 - 12. Golden raintree.
 - 13. Southern magnolia.
 - 14. Sweetbay magnolia.
 - 15. Sawtooth oak.
 - 16. English oak.
 - 17. Littleleaf linden.
 - 18. Lacebark elm.
 - 19. Japanese zelkova.
 - h. Other trees having similar characteristics to the above species and suitable for urban pedestrian environments, upon approval of the city arborist or his/her designee.
 - 1. No more than 25 percent of the total number of the trees installed may be of any one genus.

- (5) *Landscaping.*
 - a. Medians and landscaped strips shall be planted with grass and a variety of low, hardy shrubbery and flowering plants, and/or flowering trees with mulched beds. Areas of exposed soil shall not be allowed. Landscaping shall be approved by the city arborist or his/her designees.
 - b. Maintenance. All landscape materials required by this article or other article of the zoning ordinance shall be maintained by the property owner or property owners' association. Such maintenance shall maintain landscape materials in a healthy, neat and orderly manner, free of litter and debris. Landscape materials that do not survive or that, in the opinion of the city arborist or his/her designee are diseased, shall be replaced by the property owner or property owners' association. This maintenance schedule shall be perpetual.

- (6) *Buffer.*
 - a. Where a lot on the external boundary of the Tara Boulevard Overlay District adjoins any property zoned in any residential zoning classification or in

- residential use, a buffer not less than 50 feet wide shall be provided. The buffer may be maintained in a natural state or landscaped so as to maintain an effective visual screen.
- N/A b. Where a lot on the external boundary of the Tara Boulevard Overlay District adjoins the boundary of any property outside the delineated overlay district that is zoned for any non-residential zoning classification and/or non-residential use, a buffer shall be planted as identified within article XV, Landscaping and buffers.
- N/A c. Said buffer shall not be paved and shall not be used for parking, loading, storage or any other use, except where necessary to grade or modify a portion of the buffer for installation of utilities necessitated by the development. Stormwater detention ponds shall not be located within a buffer. No trees, other than dead or diseased trees, shall be removed from a buffer; additional trees and plant material may be added to the buffer.
- REPLACE (7) Street and pedestrian lighting.
- N/A a. Streetlights of a decorative design, consistent with Clayton County Department of Transportation and Development standards shall be provided on all roadways.
- b. Additional lighting of a decorative design approved by the zoning administrator shall be provided for pedestrians and cyclists along all public streets and multi-use trails. These lights shall be a maximum of 15 feet in height with average spacing not to exceed 40 feet. When design standards call for pedestrian lighting in proximity to streetlights required in this subsection, a streetlight may substitute for pedestrian lighting that would otherwise be required at approximately the same location.
- (8) Underground utilities.
- a. Utilities along public streets must be placed underground for all new construction and redevelopment.
- b. All utilities except for major electric transmission lines and substations are required to be placed underground within a development except where the zoning administrator determines that underground utilities are not feasible due to pre-existing physical conditions, such as conflicting underground structures or utilities, shallow rock, high water table or other similar geologic or hydrologic conditions.
- (g) Development standards.
- (1) Property development standards. Property within the Tara Boulevard Overlay District shall be developed in accordance with the following standards:
- a. Density. Maximum permitted density shall be as provided in the underlying zoning district, except as provided in paragraph (2) of this subsection.
- b. Density and height bonus. Provided all requirements within this article are met, the developer of the property shall be entitled to additional intensity of use for uses authorized in the applicable zoning district and in accordance with the following tables:

Zoning District	Bonus Per Acre Dedicated & Constructed	Height Bonus (over ba
(O-I) Office and Institutional District		
(C-2) Highway Commercial District		
(MX) Mixed Use District		

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- N/A (2) Any property abutting a residentially zoned district or a residential use shall have a maximum building height no greater than 35 feet for any structure located within 40 feet of the buffer to ensure transition of the height, bulk and density of structures within the Tara Boulevard Overlay District and the properties adjacent to the overlay boundary. This requirement shall apply to the entire structure if any portion encroaches into the 40-foot zone.
- Ex. Comb Curb (h) Access management standards. Access management standards shall be designed and constructed in accordance with section 44-160, Curb cuts and access specifications, with the following modifications.

Vehicular access points. Minimum required points of access shall be constructed in accordance with the Table of Vehicular Access Points listed below:

Type of Development	Minimum Number of Curb Cuts on Public Streets
Residential, < 100 units	
Residential, 100 units or more	
Non-residential, less than 50 parking spaces	
Non-residential, 50—299 required parking spaces	
Non-residential, 300—999 required parking spaces	
Non-residential, 1,000 or more required parking spaces	

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- Ex. Blvd. (i) Lot standards. District standards as identified within article V, District standards and permitted uses of the underlying zoning district shall govern, subject to the following modifications.
- (1) Lot width. The minimum lot width for commercial property shall be 100 feet at the right-of-way line.
- a. Reduced front setbacks. For mixed use properties in the mixed use district, the front yard setbacks may be reduced from the underlying zoning district dimensions to zero feet.
- b. Reduced side setbacks. Setbacks may vary from the underlying zoning district dimensions, provided that 15 feet exists between the exterior walls of buildings located interior to the same lot.
- (j) Open space standards. Open space requirements of the underlying zoning districts shall govern the percentage of open space required, subject to the following modifications.
- (1) Categories of open space. Open space required in the designated overlay district shall be held under unitary ownership or control and shall consist of any of the following three categories of land:
- a. Primary conservation area. This category includes streams; wetlands designated by the national wetlands inventory; 100-year floodplain, as
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identified on federal insurance rate maps; steep slopes exceeding 25 percent; areas of exposed rock; and private cemeteries and burial grounds. These areas shall be left in a natural and undisturbed state, except for the fewest possible perpendicular crossings of essential access roads and utility lines.

- b. *Secondary conservation area.* This category includes land in water supply watersheds; aquifer recharge areas identified in the City of Jonesboro Comprehensive Plan; riparian and wetland buffers that are over 25 feet in width; significant habitat areas, as identified in the City of Jonesboro Comprehensive Plan; areas containing archaeologically or historically significant structures or sites, as identified in the City of Jonesboro Comprehensive Plan; and related contextual areas, soils unsuitable for septic tanks, prime agricultural soils, mature hardwood forest, meadows, farm fields, pastures and other areas with scenic views.

- c. *Outdoor recreation area.* This category includes greenways, trails, bikeways, paths, tennis courts, ball fields, playfields, courts, golf courses, swimming pools, clubhouses, bicycle facilities, equestrian facilities, beaches, docks, seating areas, amphitheaters, stages, band shells, community buildings, fountains, plazas, patios, decks, lawns, picnic shelters and picnic areas, landscaping and other land containing outdoor recreation structures and facilities. Lakes and ponds are allowed in outdoor recreation areas, but their surface area shall not be counted as open space.

- (2) *Impervious areas.* Parking lots, drives, walks, buildings and other impervious surfaces may be included in required open space, provided that they constitute no more than ten percent of the total required open space.

- (3) *Accessibility of open space.* Open space shall be designed and located for the convenient access and enjoyment of all users of the property. Access to open space shall be within 1,000 feet of all occupied buildings in the development. All occupied buildings shall be connected to the open space by improved pathways or sidewalks.

- (4) *Contiguous open space.* Not less than 50 percent of required open space shall be in a contiguous tract.

- (5) *Interconnected open space network.* It is the intent of this section that the protected conservation areas, open spaces, greenways, bikeways, trails, sidewalks and outdoor recreation areas within a development that provides open space be continuous with compatible areas containing similar features on abutting property. The design of developments shall provide for maximum connections, providing pedestrian and bike access to off-site and on-site attractions such as public trails, paths, parks, and wildlife refuges; public facilities such as community centers, schools, libraries, fire and police stations, senior centers, railroad right-of-way, and utility easements; and institutions such as universities, churches, museums and other cultural facilities.

- (6) *Ownership, maintenance, and control of open space.* Common open space within a development shall be held in unitary ownership or control and perpetually administered and maintained by any of the following methods, either individually or in combination, and subject to approval by the city:
 - a. *Fee-simple dedication.* Open space or common areas within developments may be offered for dedication to the public at the time of application. Dedication shall take the form of a fee simple ownership and be accepted by the mayor and council. The city may, but shall not be required to, accept undivided open space, provided that:

- 1. The size, location, type of development, cost of development or maintenance of such open space or common area or the availability of public open space would make public use desirable or necessary.
 - 2. Such land is accessible to the public.
 - 3. No cost shall be incurred by the city.
 - 4. The developer conveys to the city a copy of the deed of conveyance and a title certificate or, at the request of the zoning administrator, a commitment for a policy of title insurance issued by an insurance company authorized to do business in the State of Georgia assuring unencumbered title for all lands proposed to be conveyed to the city, other appropriate governmental agency or other organization, including a nonprofit organization.

- b. *Property owners association.* The undivided open space and associated facilities may be held in common ownership in perpetuity by a property owners' association established in accordance with the laws of the State of Georgia. The association shall be formed and operated under the following additional provisions:

- 1. The developer shall provide a description of the association, including its bylaws and methods for maintaining open space.
 - 2. The association shall be organized by the developer and shall be operated by the developer until the sale of two-thirds of the lots within the development.
 - 3. Membership in the association is mandatory for all purchasers of property and their successors.
 - 4. The association shall be responsible for perpetual maintenance of insurance and taxes on undivided open space, enforceable by liens placed by the city or any homeowner on the association.

- c. *Private conservation organization.* The owner of open space may transfer casements to a private, non-profit organization among whose purposes it is to perpetually conserve open space, provided that:

- 1. The organization is a conservation organization with perpetual existence.
 - 2. The conveyance contains appropriate provisions for proper reversion or retransfer, in the event that the organization becomes unwilling or unable to continue carrying out its functions.
 - 3. A perpetual maintenance agreement acceptable to the city is entered into by the developer and the organization subject to the provisions of the subdivision regulations.
 - 4. Prior to dedication or conveyance of open space, the following documents shall be submitted to and approved by the city and such approval shall be obtained before any final plat is recorded or final site plan is approved. Such documents, once approved, shall become part of the recorded subdivision plat or approved site plan.
 - i. Specification of the ownership of the common open space.
 - ii. The articles of incorporation or other organizational documentation for the nonprofit organization.
 - iii. The bylaws of the non-profit organization. The covenants or restrictions related to the use of common property, including the system and amounts of assessments for perpetuation and maintenance.
 - iv. The covenants or restrictions related to the use of common property, including the system and amounts of assessments for perpetuation and maintenance.
 - v. A document granting the right-of-entry upon such common property to the city law enforcement officers, rescue squad personnel and fire fighting personnel while in the pursuit of their duties, and, in the case of private streets and common driveways, permitting the enforcement of cleared emergency vehicle access.
 - vi. A specification of methods of maintenance, responsibilities of maintenance, and a recommended time schedule for the maintenance of major facilities, including streets, street signs, pools, sidewalks, parking areas and buildings.
 - vii. A guarantee that any association formed to own and maintain open space will not be dissolved without notice to the city.
 - viii. A copy of the proposed notice that will be given to prospective buyers regarding the organization, assessments and fiscal program.
 - ix. A specification of compulsory membership and compulsory assessment provisions.

- (7) *Liens by the City of Jonesboro.* In the event that the party responsible for maintenance of the open space fails to maintain all or any portion in reasonable order and condition, the city reserves the right to seek a court order allowing it to enter the property, take corrective action, and receive a judgment for the costs of corrective action as well as attorney's fees for bringing the action.

- (k) *Architectural standards.* The following architectural standards shall apply:

- (1) *Minimum facade height.* A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.
- (2) *Street orientation.* Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width.
- (3) *Building materials.* Buildings materials for all exterior wall facades shall be constructed of brick, stone, textured concrete masonry units, stucco, or glass. Single-family dwelling facades shall be constructed with brick, stone, stucco, cement fiber board, wood siding or similar material approved by the zoning administrator.
- (4) *Color.* All materials shall be earth-tone in color, as approved by the zoning administrator.
- (5) *Prohibited materials.* Metal siding, vinyl siding, metal canopies and smooth faced concrete masonry units are prohibited.
- (6) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia of residential structures.
- (7) *Customer entrances for non-residential uses.* All customer entrances located along the front façade, shall feature a combination of three or more of the

following features:

- a. Canopies and porticos.
- b. Overhangs.
- c. Recesses or projections.
- d. Arcades.
- e. Raised, corniced parapets.
- f. Peaked roof forms.
- g. Arches.
- h. Display windows.
- i. Architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(8) *Single-family residential.* Each single-family attached and/or detached dwelling unit shall utilize at least four of the following architectural design features:

- a. Dormers.
- b. Bay or bow windows.
- c. Garage setback at least 20 feet behind the facade of the principal structure.
- d. Side- or rear-entry garage.
- e. Covered porch entry (covered front porch).
- f. Transoms and sidelights.
- g. Off-sets on building face or roof (minimum two feet).
- h. A roof with a pitch greater than 8:12 and a minimum overhang of 12 inches on all sides.
- i. Columns, pillars, or posts on facade.
- j. Shutters and other window decorations.
- k. Arched or Palladian windows.
- l. Hip and gable roof lines.

(9) *Accessory structures.* Building materials, architectural features and colors of exterior finishes of accessory structures shall be consistent with the principal structure.

(10) *Massing and modulation.* The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation.

(11) *Fenestration.* At least 40 percent of non-residential facades facing arterial and collector roadways must be clear glass.

(12) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

- a. Roof features shall not exceed the average height of the supporting walls.
- b. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatments.
- c. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
- d. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(13) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(14) *Fencing.* Chain link fencing shall not be visible from any public street.

(l) Parking standards. Off-street parking shall be required as in article XIII, Parking, loading and interior circulation of the zoning ordinance, except as provided below.

- (1) *Location.* No more than 50 percent of the required number of parking spaces for a non-residential zoning district and/or use shall be located in the front yard.

(2) **Screening.** Where a parking lot is adjacent to a street or public right-of-way, the parking lot shall be screened from the right-of-way by a minimum landscape strip of ten feet wide having a variety of hardy shrubbery, flowering plants, and flowering/shade trees, as approved by the city arborist, or his/her designee.

(3) **Lighting.** Parking lots with more than 25 spaces must be illuminated. Lighting fixtures must minimize the diffusion of light to other properties in accordance with section 44-161, Street lighting, with the following modifications:

- a. All lighting poles and fixtures shall be decorative, as approved by the zoning administrator.

(4) *Bicycle parking.* All uses that are required to provide off-street parking spaces for motorized vehicles shall also provide bicycle parking space. Uses that require up to 25 off-street parking spaces for motorized vehicles shall provide at least one bicycle space, plus a minimum of one more bicycle space for each additional 50 parking spaces required for motorized vehicles.

(5) *Shared parking.* The following standards shall apply for shared parking.

- a. The zoning administrator may approve a reduction of up to 25 percent in the number of parking spaces required for a specific use where inter-parcel access is provided and a shared parking analysis, approved by the zoning administrator, demonstrates that adequate parking will be provided.
- b. A shared parking calculation projection applying the table below shall be provided that demonstrates that each use will have adequate parking provisions at all times. The process for determining the minimum parking requirements for a mixed use development or for contiguous properties containing multiple uses is:
 1. Determine the minimum number of parking spaces required for each use category from article XIII, Parking, loading and interior circulation of the zoning ordinance.
 2. Multiply each parking requirement by the corresponding percentage for each of the time periods shown on the table below.
 3. Total the number of parking spaces for each of the time periods (add together the numbers in each column).
 4. The largest column total is the minimum shared parking requirement for the development or collectively for the contiguous properties.
 5. In no case shall parking spaces that are farther than 1,000 feet from a building entrance be allowed to satisfy off street parking requirements for a use or be counted towards shared parking requirements.
- c. The combined parking requirements for two or more uses participating in a cooperative parking arrangement may be partially reduced by the zoning administrator, provided that the uses will not conflict in time of operation or need for the parking spaces and provided that the parking needs of each use at a given time of day may be adequately met through the parking arrangements.

Use	Weekdays		Weekends
	Daytime 6:00 AM to 5:00 PM	Evening 5:00 PM to 1:00 AM	Daytime 6:00 AM to 5:00 PM
Office	100%		
Retail	100%		

Hotel	100%
Restaurant	100%
Entertainment	100%

- NO LOADING
- N/A
- RESTAURANT CAN BE NO OF CHART
- N/A
- N/A
- MAY BE EXEMPT
- (m) *Parking lot landscaping standards.*
- (1) Parking lot landscaping shall be required as in article XV, Landscaping and buffers, of the zoning ordinance, except as provided below.
- (2) Trees shall be distributed evenly throughout the parking area. In parking areas, islands shall be located every 12 spaces.
- (n) *Loading standards.*
- (1) Off-street loading shall be required as in article XIII, Parking, loading and interior circulation, of the zoning ordinance, except as provided below.
- (2) Off-street loading shall be limited to the area between the rear of the principal structure and the rear lot setback line, or between the side of the principal building and the side lot setback line.
- (o) *Dumpster standards.* Dumpster and other refuse areas shall be required as in section 54-60 of the Code of Ordinances.
- (p) *Service station standards.* Gasoline pump islands shall be separated from abutting residential property by a minimum 25 feet wide landscaped buffer and an opaque fence or wall that is a minimum of six feet in height. See section 86-454 of the Code of Ordinances, Buffer regulations, for standards.
- (q) *Drive-through standards.* The following drive-through windows standards shall apply:
1. Drive-through windows shall be screened from view from any dedicated rights-of-way and from adjacent residentially zoned property and/or any existing residential use.
2. No outdoor speakers shall be used on property adjacent to residentially zoned property or any existing residential use.
- (r) *Sign standards.* Sign plans are required for all land development within the overlay district, as required in chapter 52, Signs.
- (s) *Exceptions and exemptions from overlay districts.* Applications for land disturbance permits, site development plan review, plat approval, sign permits, and building permits for properties within the designated overlay district shall meet all of the requirements of the base zoning district in which the parcel is located and all provisions of the designated overlay district unless such application meets one of the following exceptions:
- (1) Alterations to existing single-family dwellings located within a subdivision of record zoned R-2, R-4, R-C or R-A with a final plat approved prior to enactment of this section shall not be subject to the provisions of this overlay district, provided that such alterations are limited to the following actions:
- a. Additions of heated floor area less than 50 percent of the existing floor area.
- b. Construction of an accessory structure or garage not to exceed 750 square feet in floor area.
- c. Improvements to outdoor space, such as swimming pools, courts for basketball, tennis or handball, gazebos, trellises, patios, decks, balconies, and similar non-occupied structures, or interior renovations.
- (2) Construction of a single-family dwelling on an existing lot of record zoned R-2, R-4, R-C or R-A within a single-family residential subdivision with a final plat approved prior to enactment of this section shall not be subject to the provisions of this ordinance provided that such new construction shall be of similar floor area, materials and design as the single-family dwellings on adjacent lots in the same subdivision. Similar floor area for the purposes of this subsection means not more than 20 percent greater than the average heated floor area of the structures located on the abutting residential properties.
- (3) Replacement, reconstruction, restoration, or repair of a single-family dwelling that is destroyed or damaged by fire or other natural occurrence shall not be subject to the provisions of this overlay, provided that such dwelling is located on an existing lot of record zoned for a residential use within a single-family residential subdivision with a final plat approved prior to enactment of this section, and provided that such new construction shall be of similar floor area, materials and design as the single-family dwellings on adjacent lots in the same subdivision. Similar floor area for the purposes of this subsection means not more than 20 percent greater than the average heated floor area of the structures located on the abutting residential properties.
- (4) Construction, rehabilitation, restoration and repair of a non-residential structure existing prior to the enactment of this section shall not be subject to those provisions of the overlay until such time as the cumulative effect of all permits on a single parcel result in an increase in the total floor area of the existing structure by 50 percent or 5,000 square feet, whichever is less.
- a. *Multi-modal access plan.* An access plan shall be submitted showing connections from the system of streets, alleys, sidewalks and multi-use paths shown in the conceptual transportation plan to the entrances of all occupied buildings within the subject property. Convenient pedestrian ways shall be shown from sidewalks along streets to each building entrance, including designated pedestrian access routes across parking lots and between adjacent buildings within the same development. Where an existing or planned public transportation station or stop is within 1,000 feet (straight line distance measured from the entrance of the station or stop) from any boundary of the subject property, the access plan shall show how pedestrians may travel safely and conveniently from such station or stop to the entrance of buildings on the subject property. Where an existing or planned multi-use path is located within 1,320 feet (straight line distance) from any boundary of the subject property, the access plan shall show how safe, continuous and convenient bicycle and pedestrian access may be provided to the subject property.
- b. *Traffic impact study.* A traffic impact study shall be submitted for residential developments with more than 120 dwelling units and for any non-residential developments deemed likely by the department of transportation and development to generate 100 or more p.m. peak hour trips. The traffic impact study shall follow procedures established by the most recent edition of the ITE Transportation Impact Analysis for Site Development.
- c. *Shared parking analysis.* A shared parking analysis for use of shared parking shall be submitted, if applicable. Shared parking shall meet the requirements of the overlay design standards listed in article 4, section 4.18 of the Clayton County Zoning Ordinance, incorporated here below.
- d. *Signage master plan.* For all multi-tenant or multi-owner developments other than single-family residential subdivisions, a signage master plan shall be submitted at the time of review of the preliminary plat. The signage master plan shall contain the following information on a copy of the preliminary plat:
1. Provide a computation for each proposed sign and/or existing sign to remain, except for window signs and temporary signs, indicate the proposed number of signs and the total sign area of such signs, the proposed location, type, height, and sign area of each sign.
2. Provide a computation of the maximum permitted number of signs, maximum permitted total sign area, and maximum permitted area for individual signs permitted under chapter 52, Signs.
- (t) *Surety standards.* The applicant shall provide a surety, performance guarantee or post performance bonds in a form acceptable to the City of Jonesboro in order to guarantee timely installation of required project improvements such as, but not limited to, streets, utilities, drainage, sidewalks, landscaping, amenity/recreation areas and multi-use trails within the development depicted on the approved preliminary plat, site plan, or final plat and consistent with the Tara Boulevard Overlay Design Guidelines. The surety, performance guarantee or performance bonds shall be provided in accordance with the provision of section 44-127. Subdivision improvement guarantees of the subdivision regulations with the following modification:
- (1) The surety shall be provided simultaneously with the submittal of construction drawings and prior to issuance of a grading and soil erosion and sedimentation control permit.
- (u) *Appeals.* Appeals of final decisions of the zoning administrator by aggrieved persons shall be filed in accordance with article II of the zoning ordinance, Administration, appeals, enforcement and penalties. Furthermore, appeals of this ordinance may be heard by the mayor and council in accordance with article XI of the zoning ordinance, Appeals and variances.

Sec. 86-456. - Landscape regulations.

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- (a) *Nonresidential and multifamily uses.* Nonresidential and multifamily uses shall provide for and maintain landscape plantings on-site as follows:
 - (1) One landscape strip having a minimum width of ten feet adjacent to any street right-of-way abutting the property and running the length of the entire property frontage, with exception of approved driveways or pedestrian access;
 - (2) In areas adjacent to or internal to off-street parking lots that are required by the zoning ordinances to contain more than five off-street parking spaces in accordance with section 86-4; a five-foot perimeter landscaped area shall be required, perhaps even between adjoining parking lots;
 - (3) As required by a condition of zoning, special use or variance approval;
 - (4) One nonresidential landscape planting area having a minimum width of six feet around the perimeter of each structure; landscaping of the rear face of nonresidential structures shall be at the owner's option;
 - (5) The remaining ground area shall be sodded, seeded or hydroseeded with grass;
 - (6) The city manager is hereby authorized to grant a modification of up to 50 percent of the ten-foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification variance or waiver approval.
- (b) *Residential uses.* Residential uses shall provide for and maintain landscape plantings on-site as follows:
 - (1) As required by a condition of zoning, special use, modification, variance or waiver approval,
 - (2) A residential landscape planting area on each lot having a minimum width of six feet around the perimeter of each structure; and
 - (3) Within the interior of an individual lot, a 150-square-foot interior landscaped area shall be required for each 5,000 square feet of the lot.

(Ord. No. 05-08, § 2(15.06), 8-15-05)

Sec. 86-457. - Landscape strip planting requirements.

- (a) *Ten-foot-wide landscape strips.* Landscape strips which are required to be ten feet in width shall contain landscaping and plantings within the strip as follows:
 - (1) One canopy tree for each 25 linear feet of strip length shall be provided. Deciduous trees shall be a minimum of two inches and evergreens trees shall be a minimum of six feet in height at time of planting. Trees shall be a species native or suitable to this region;
 - (2) One understory tree for each 25 linear feet of strip length shall be provided. Each canopy tree shall be a species native or suitable to this region;
 - (3) One shrub for each 25 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region;
 - (4) Trees and shrubs required herein may be planted and spaced singly or in groups as authorized by the city manager so long as the total number of plantings is achieved; and
 - (5) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.
- (b) *Six-foot-wide landscaping strips.* Landscape strips which are required to be six feet in width shall contain landscaping and plantings within or adjacent to the strip as follows:
 - (1) One canopy tree for each 50 linear feet of strip length shall be provided. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall have a minimum height of six feet at time of planting. Trees shall be a species native or suitable to this region.
 - (2) One shrub for each 50 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.
 - (3) One understory tree for each 25 linear feet of strip length shall be provided. Each canopy tree shall be a species native or suitable to this region;
 - (4) Trees and shrubs required herein may be planted and spaced singly or in groups as

(5) The remaining ground area shall be sodded, seeded or hydroseeded with grass, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

- NIC
GROWTH
SPACE

- N/A

Sec. 86-458. - Vehicle use area planting requirements.

(1) Perimeter landscaping shall be installed along the property boundary having a minimum width of five feet. Such perimeter landscaping shall comply with the landscaping requirements as to plant materials of this section.

- MM NEG -
VARIABLE

- (3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000

square feet or major portion thereof of vehicular parking area.

- (4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.
- (5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.
- (6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
- (7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
- (8) Each planting area or island shall not be less than six feet in width in any direction.
- (9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.
- (10) Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.
- (11) Trees removed or having had their tops cut after compliance with this article shall be replaced with the equivalent inches of removed trees. However, trees removed due to disease or insect infestation upon the written advice and findings of the county extension service or the Georgia Forestry Commission shall be replaced in accordance with the minimum standards contained in the article.

The property was recently annexed into the City of Jonesboro from Clayton County. The property is zoned MX (Mixed Use) in the City, as it was in the County. The property will have to abide by the City's Mixed Use regulations, where applicable, as well as the City's Tara Boulevard Overlay District, based on:

The provisions of the Tara Boulevard Overlay District shall apply to all applications for property rezonings, conditional use permits and site development plans, construction plans, preliminary plats, final plats and building permits for all property and rights-of-way within the boundaries of the Tara Boulevard Overlay District.

The entire City Code can be found on Municode for reference. The renovation needs to be reviewed in terms of what is changing versus what is remaining the same.

Building Issues

1. Changing color of roof and other structural features from primarily red to primarily blue. **Per the Tara Blvd. Overlay requirements, buildings shall have earth tone colors only. Blue is not regarded as an earth tone color.**
2. Some of the top windows along the front are being covered up and replaced with a wall sign that says "Car Wash". **Per the Tara Blvd. Overlay requirements, fronts of non-residential buildings shall be comprised of minimum 40% clear glass. While the building appeared to have that much glass to begin with, with the covering up of some glass, the overall percentage will need to be re-verified.**

Other Tara Boulevard Overlay architectural standards:

3. Minimum façade height of 18 feet. **The current building façade height and roofline will not change. Confirm current façade height.**
4. Building entrance oriented to public street. **The main building side is already oriented to Tara Boulevard. The entrance into the car wash is towards the side. Staff does not believe that this is an issue.**
5. Main exterior building materials shall be brick, stone, textured CMUs, stucco, or glass. **The glass has already been mentioned. There are stone columns on the front and concrete block as well.**
6. Metal siding, vinyl siding, metal canopies and smooth faced CMUs are prohibited. **There are metal downspouts, a metal roof, and smooth faced, concrete block. None of these have changed from the original.**
7. Customer entrances for non-residential uses (on front façade) shall feature a combination of three or more of: canopies / porticos, overhangs, recesses / projections, arcades, raised parapets, peaked roof forms, arches, display windows, and specific architectural details (tile, molding, etc.). **The building is largely not changing from what is already there. However, the building currently features display windows, a peaked roof form, and overhangs.**
8. Accessory structures shall match the exterior of the main building. **Whatever color changes are approved for the main building must be done to the "vacuum center" at the back.**
9. The massing of building facades must be broken up with offsets. **This is just one building / business, which is largely not changing.**
10. Roof features shall show visual interest through gables, parapets, dormers, etc.) and shall not exceed the average height of the supporting walls. Average height

shall not above 15% of height of supporting wall. Roof ptich shall be minimum 4:12. **Again, the roof is not changing, structurally, but already achieved a 4:12 roof pitch and staff feels that it has adequate visual interest now.**

- 11. Rooftop equipment shall be screened from public view. **There is no rooftop equipment with this business.**
- 12. Chain link fencing shall not be visible from any public street. **Staff does not note any chain link fencing on the subject property.**

In summary, for achitectural issues, you need to address the following:

- 1. Choose a more earth tone color for the roof, downspouts, and other features.
- 2. Confirm façade height.
- 3. Confirm how much % glass coverage there will be after wall sign covers portion of top windows.

I will provide another summary of additional Code requirements, concerning MX zoning, parking, signage, and landscape requirements early next week.

<image001.jpg>

David Allen | Community Development Director | City of Jonesboro, GA
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Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)



Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)

PROJECT NUMBER 2018-025

BUILDING + SPACE VERIFICATION

This drawing | plan may be amended | revised pending verification of (but not limited to) the following:

- 1. Verification of base drawing provided by Owner
- 2. Verification of survey as may apply

3. Verification of critical dimensions | conditions:

- Horizontal
- Vertical
- MEP | Locations | Clearance | Capacities
- Wall thickness | Composition
- LSC | Critical Interferences
- LSC | Egress paths
- ADA | Accessible routes
- Clear height to structure | roof

4. Lease premises SF area is based upon BOMA EGA criteria unless specifically noted herein.

5. Interior + exterior walls and partitions are shown based plans provided by Owner, and limited field verification. Contractor shall field verify ALL wall thicknesses, clearances, and dimensions prior to start of work.

PERMIT CONSIDERATIONS

- 1. This is a preliminary plan | Subject to revision
- 2. LL to approve plan + work scope
- 3. All work outside LL Lease Exhibit "C" is at Tenant expense
- 4. Plan revisions may be required based upon:
 - Building code | Codes
 - Fire LSC code
 - Fire Marshall | Fire Department review
 - CBO | Building department review
 - Egress requirements
 - Exit widths | Number
 - Travel distance + paths
 - Verification of existing dimensions
 - Verification of existing conditions
 - Verification of existing materials in place

WORK SCOPE NOTES

- 1. All conditions, configurations, material, clearances, and dimensions MUST be field verified by Contractor - Prior to start of work
- 2. See lease Exhibit "C" for Landlord work responsibility - ALL other work by Tenant
- 3. This is NOT a construction drawing
- 4. This plan is issued for APPROVAL only |
- 5. Plan MUST be approved signed + dated by Tenant prior to start of permit drawings

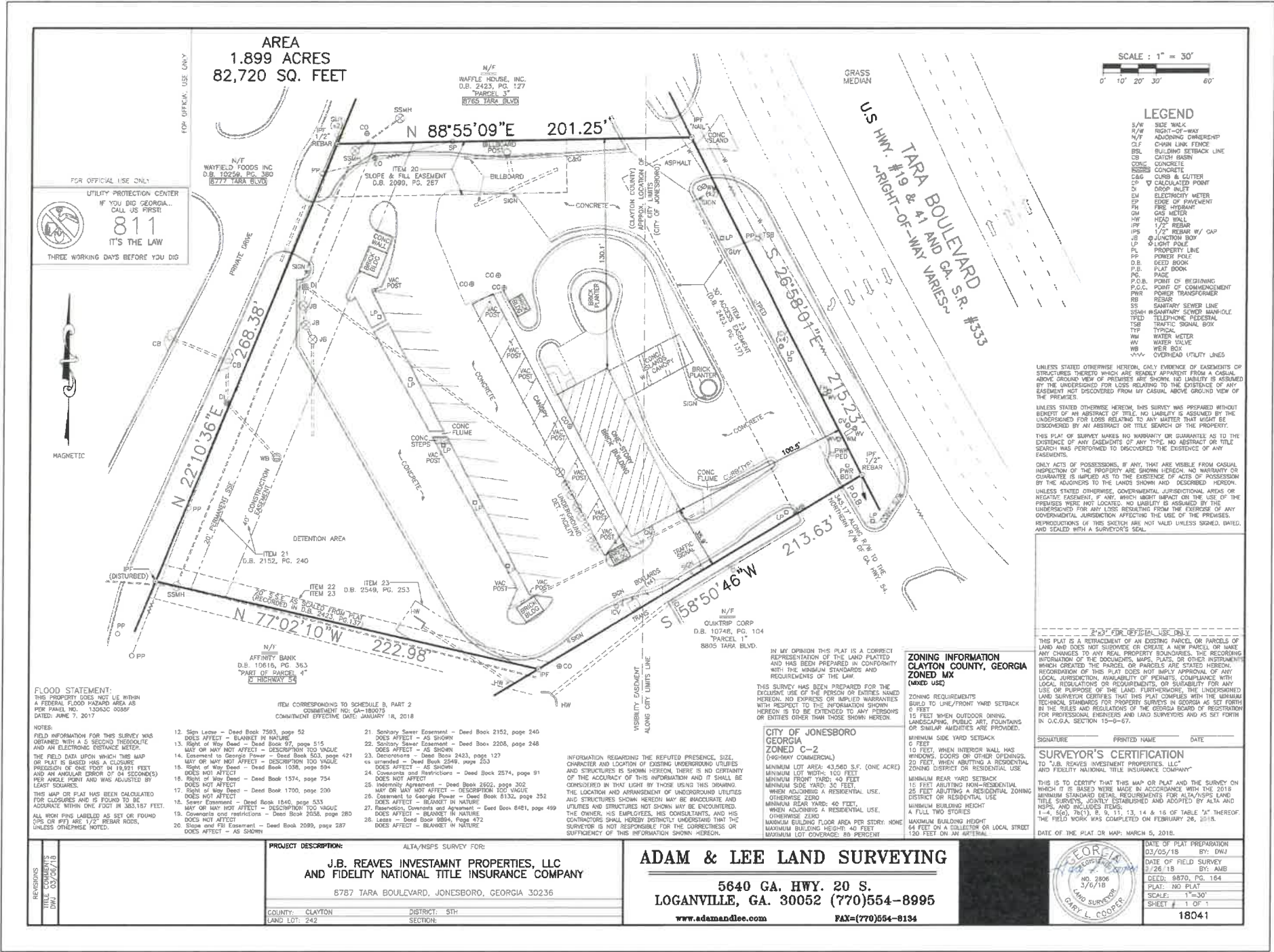


Post Oak Partners

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Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818



HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS

Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING

SUR

SUR

SURVEY | Existing
Reference Only

NO SCALE

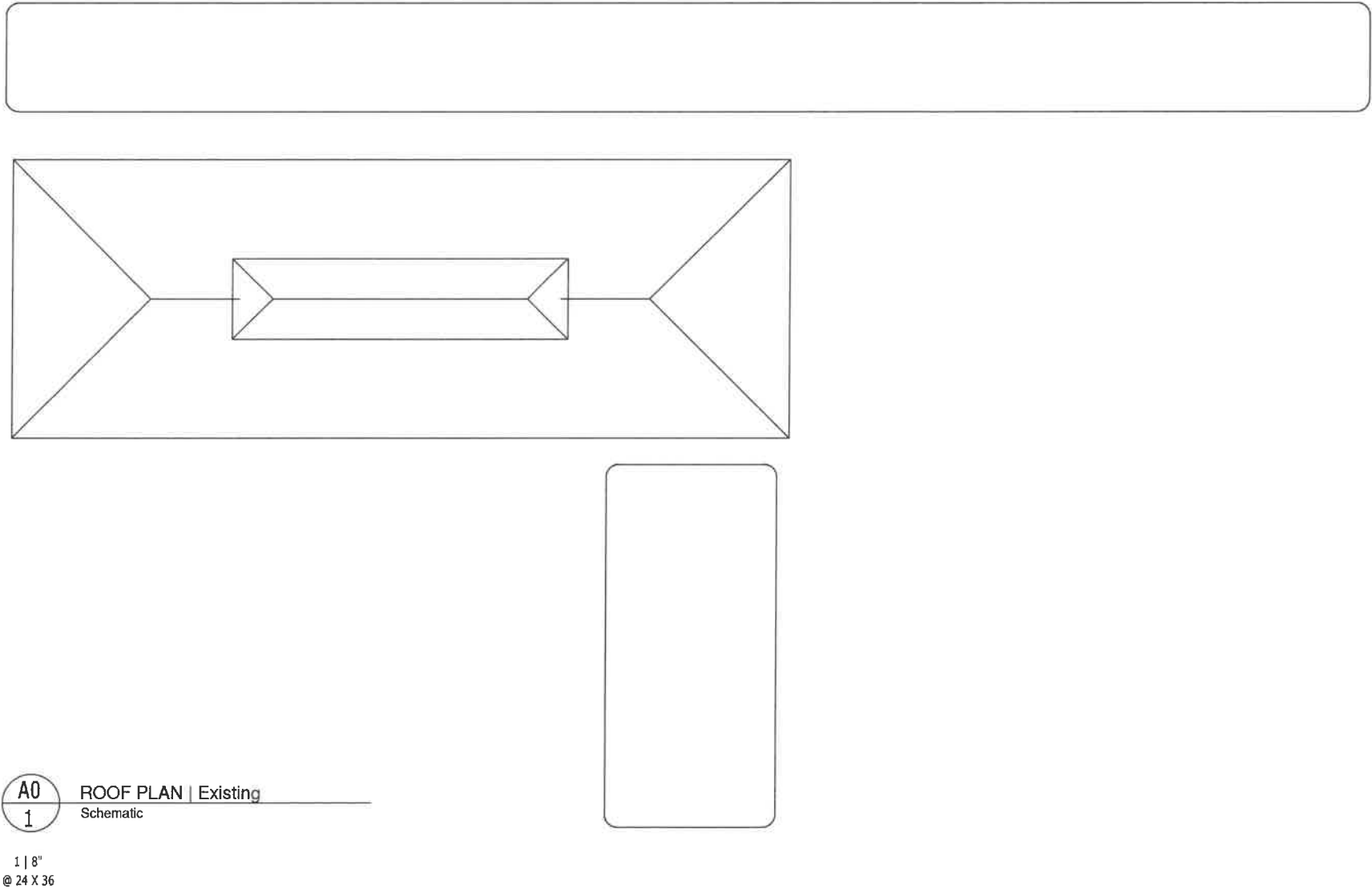
ADAM & LEE LAND SURVEYING

5640 GA. HWY. 20 S.
LOGANVILLE, GA. 30052 (770)554-8995

www.adamandlee.com FAX:(770)554-8134

GEORGIA
LAND SURVEYOR
NO. 2906
6/6/18
GARY L. COOPER

DATE OF PLAT PREPARATION
03/05/18 BY: DMJ
DATE OF FIELD SURVEY
3/26/18 BY: AMB
DEED: 8870, PG. 164
PLAT: NO PLAT
SCALE: 1"=30'
SHEET # 1 OF 1
18041



Post Oak Partners

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Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)

PROJECT NUMBER 2018 020

BUILDING + SPACE VERIFICATION

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2. Verification of survey as may apply

3. Verification of critical dimensions | conditions:

- Horizontal
- Vertical
- MEP | Locations | Clearance | Capacities
- Wall thickness | Composition
- LSC | Critical clearances
- LSC | Egress paths
- ADA | Accessible routes
- Clear height to structure | roof

4. Lease premises SF area is based upon BOMA EGA criteria unless specifically noted herein.

5. Interior + exterior walls and partitions are shown based plans provided by Owner, and limited field verification. Contractor shall field verify ALL wall thicknesses, clearances, and dimensions prior to start of work.

PERMIT CONSIDERATIONS

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 - Fire LSC code
 - Fire Marshall | Fire Department review
 - CBO | Building department review
 - Egress requirements
 - Exit widths | Number
 - Travel distance + paths
 - Verification of existing dimensions
 - Verification of existing conditions
 - Verification of existing materials in place

WORK SCOPE NOTES

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2. See lease Exhibit "C" for Landlord work responsibility - ALL other work by Tenant
3. This is NOT a construction drawing
4. This plan is issued for APPROVAL only !
5. Plan MUST be approved signed + dated by Tenant prior to start of permit drawings

BUILDING + SPACE VERIFICATION

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 - Vertical
 - MEP / Locations / Clearance / Capacities
 - Wall thickness / Composition
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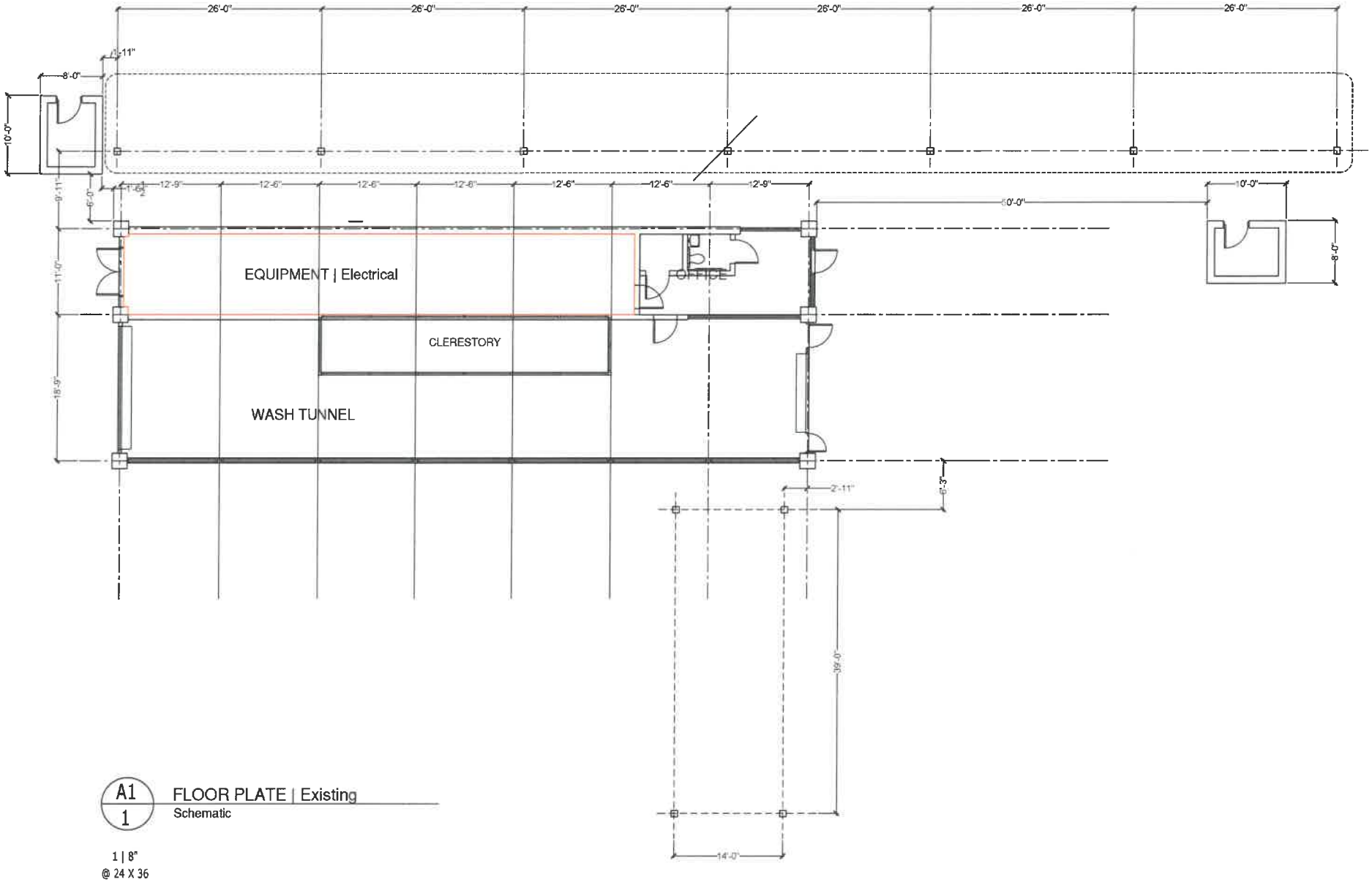


Post Oak Partners

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Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING A1

HDHP 6/19/2018 5:42 AM 2018 020 8787 Tara RENOVATION Scope 061818.8.dwg

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)

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- Fire LSC code
- Fire Marshall | Fire Department review
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- Travel distance + paths
- Verification of existing dimensions
- Verification of existing conditions
- Verification of existing materials in place

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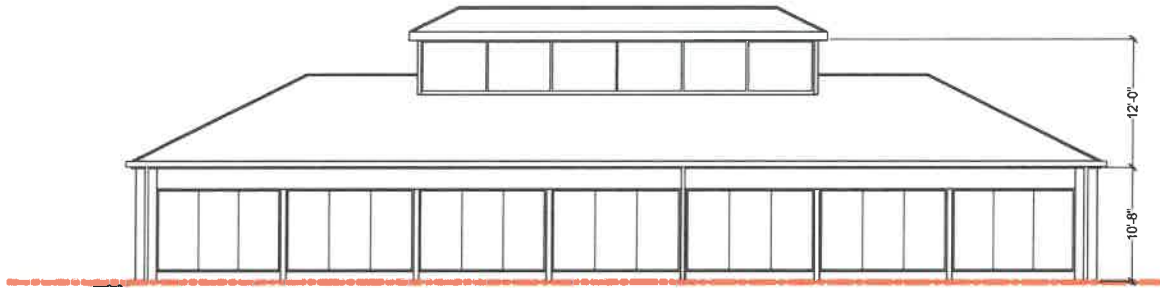


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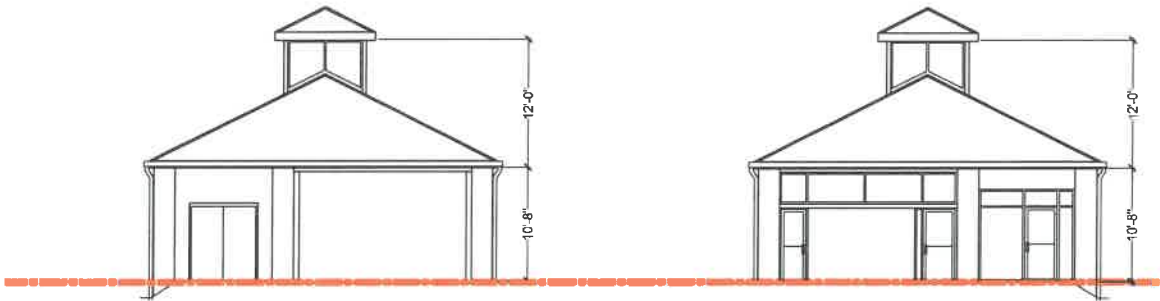
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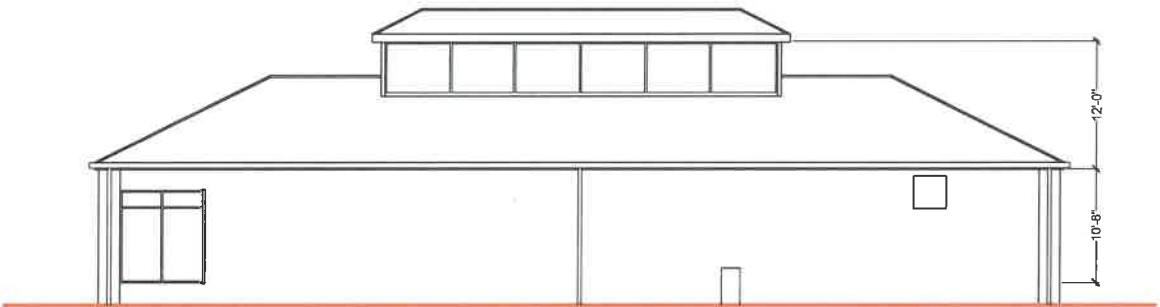


FRONT



LEFT | Tunnel Exit

RIGHT | Tunnel Entrance



REAR

A2
1 ELEVATIONS | Existing
Schematic

1 | 8"
@ 24 X 36

HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING A2

HDHP 6/19/2018 5:42 AM 2018 020 8787 Tara RENOVATION Scope 061818.8.dwg

Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)

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- Wall thickness | Composition
- LSC | Critical clearances
- LSC | Egress paths
- ADA | Accessible routes
- Clear height to structure | roof

4. Lease premises SF area is based upon BOMA EGA criteria unless specifically noted herein.

5. Interior + exterior walls and partitions are shown based plans provided by Owner, and limited field verification. Contractor shall verify ALL wall thicknesses, clearances, and dimensions prior to start of work.

PERMIT CONSIDERATIONS

1. This is a preliminary plan | Subject to revision

2. LL to approve plan + work scope

3. All work outside LL Lease Exhibit "C" is at Tenant expense

4. Plan revisions may be required based upon:

- Building code | I Codes
- Fire LSC code
- Fire Marshall | Fire Department review
- CBO | Building department review
- Egress requirements
- Exit widths | Number
- Travel distance + paths
- Verification of existing dimensions
- Verification of existing conditions
- Verification of existing materials in place

WORK SCOPE NOTES

1. All conditions, configurations, material, clearances, and dimensions MUST be field verified by Contractor - Prior to start of work

2. See lease Exhibit "C" for Landlord work responsibility - ALL other work by Tenant

3. This is NOT a construction drawing

4. This plan is issued for APPROVAL only !

5. Plan MUST be approved signed + dated by Tenant prior to start of permit drawings

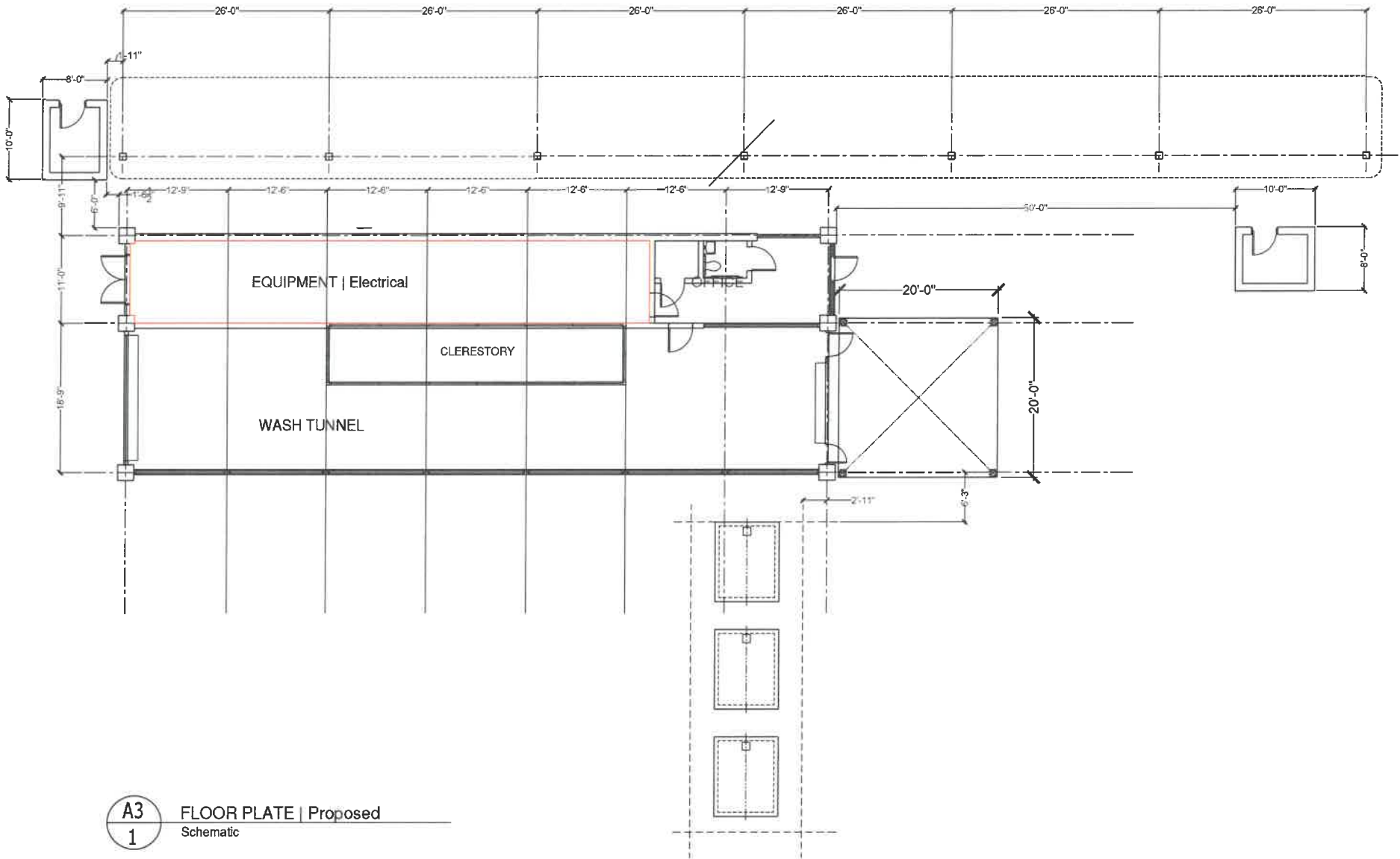


Post Oak Partners

PROJECT PLANNING | DESIGN MANAGEMENT | EXPEDITING

Post Oak Partners, LLC
1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 770.685.5727 Ron Hadaway | Direct
F 578.513.6944



A3
1 FLOOR PLATE | Proposed
Schematic
1 | 8"
@ 24 X 36

HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING **A3**

Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)

BUILDING + SPACE VERIFICATION

This drawing | plan may be amended | revised pending verification of (but not limited to) the following:

1. Verification of base drawing provided by Owner
2. Verification of survey as may apply

3. Verification of critical dimensions | conditions:

- Horizontal
- Vertical
- MEP | Location | Clearance | Capacities
- Wall thickness | Composition
- LSC | Critical clearances
- LSC | Egress paths
- ADA | Accessible routes
- Clear height to structure | roof

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PERMIT CONSIDERATIONS

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 - Building code | I Codes
 - Fire LSC code
 - Fire Marshall | Fire Department review
 - CBO | Building department review
 - Egress requirements
 - Exit widths | Number
 - Travel distance + paths
 - Verification of existing dimensions
 - Verification of existing conditions
 - Verification of existing materials in place

WORK SCOPE NOTES

1. All conditions, configurations, material, clearances, and dimensions MUST be field verified by Contractor - Prior to start of work
2. See lease Exhibit "C" for Landlord work responsibility - ALL other work by Tenant
3. This is NOT a construction drawing
4. This plan is issued for APPROVAL only !
5. Plan MUST be approved signed + dated by Tenant prior to start of permit drawings



Post Oak Partners

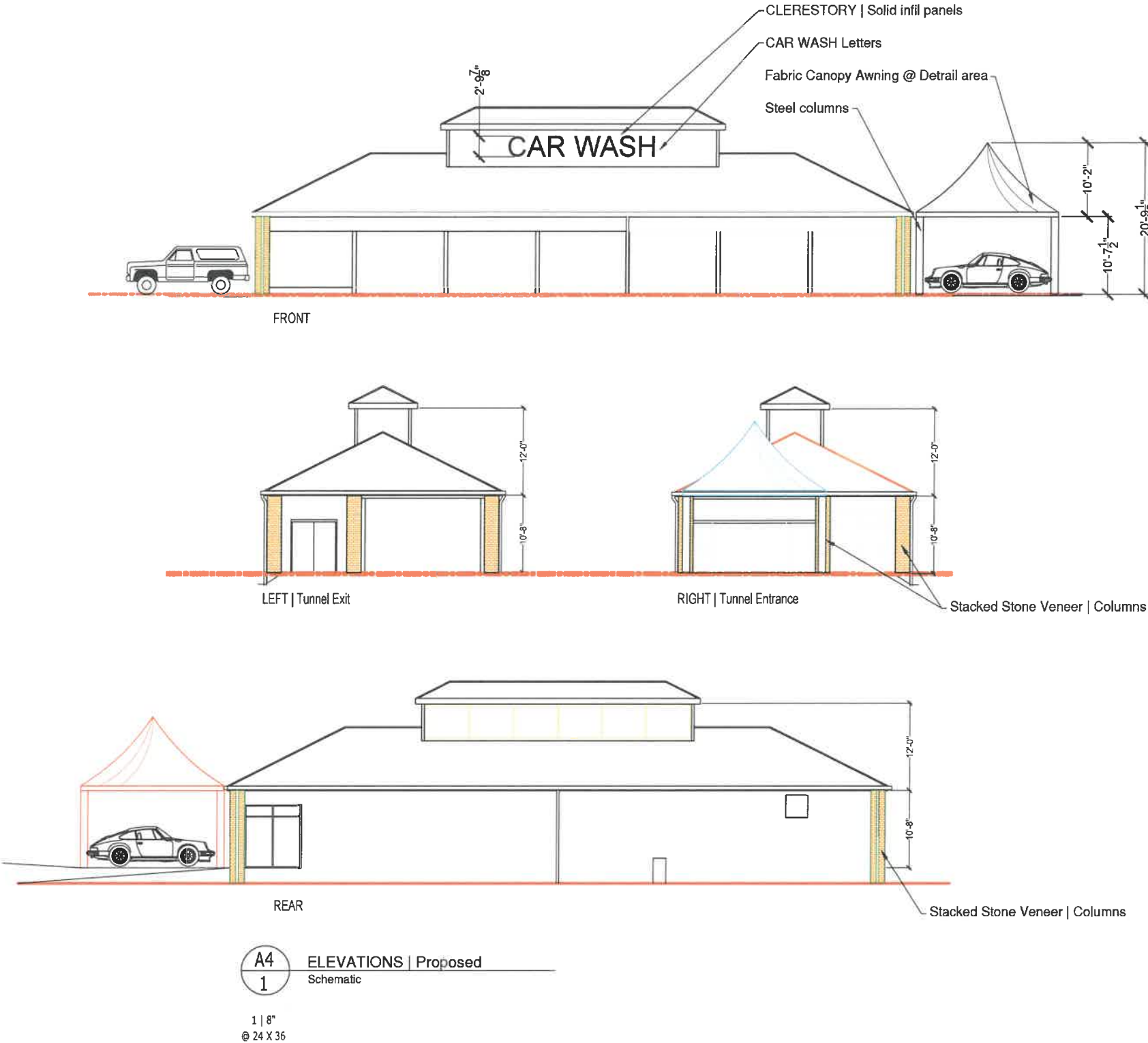
PROJECT PLANNING | DESIGN MANAGEMENT | EXPEDITING

Post Oak Partners, LLC
1205 Peachtree Parkway
Suite 1104
Cumming, Georgia 30042

T 770.669.6727 Ron Hadaway | Direct
F 678.513.6944

Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)



HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING A4

PROJECT NUMBER 2018 020

BUILDING + SPACE VERIFICATION

This drawing | plan may be amended | revised pending verification of (but not limited to) the following:

1. Verification of base drawing provided by Owner
2. Verification of survey as may apply
3. Verification of critical dimensions | conditions:
 - Horizontal
 - Vertical
 - MEP | Locations | Clearance | Capacities
 - Wall thickness | Composition
 - LSC | Critical Interferences
 - LSC | Egress paths
 - ADA | Accessible routes
 - Clear height to structure | roof
4. Lease premises SF area is based upon BOMA EGA criteria unless specifically noted herein.
5. Interior + exterior walls and partitions are shown based plans provided by Owner, and limited field verification. Contractor shall field verify ALL wall thicknesses, clearances, and dimensions prior to start of work.

PERMIT CONSIDERATIONS

1. This is a preliminary plan | Subject to revision
2. LL to approve plan + work scope
3. All work outside LL Lease Exhibit "C" is at Tenant expense
4. Plan revisions may be required based upon:
 - Building code | Codes
 - Fire LSC code
 - Fire Marshall | Fire Department review
 - CBO | Building department review
 - Egress requirements
 - Exit widths | Number
 - Travel distance + paths
 - Verification of existing dimensions
 - Verification of existing conditions
 - Verification of existing materials in place

WORK SCOPE NOTES

1. All conditions, configurations, material, clearances, and dimensions MUST be field verified by Contractor - Prior to start of work
2. See lease Exhibit "C" for Landlord work responsibility - ALL other work by Tenant
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4. This plan is issued for APPROVAL only!
5. Plan MUST be approved signed + dated by Tenant prior to start of permit drawings

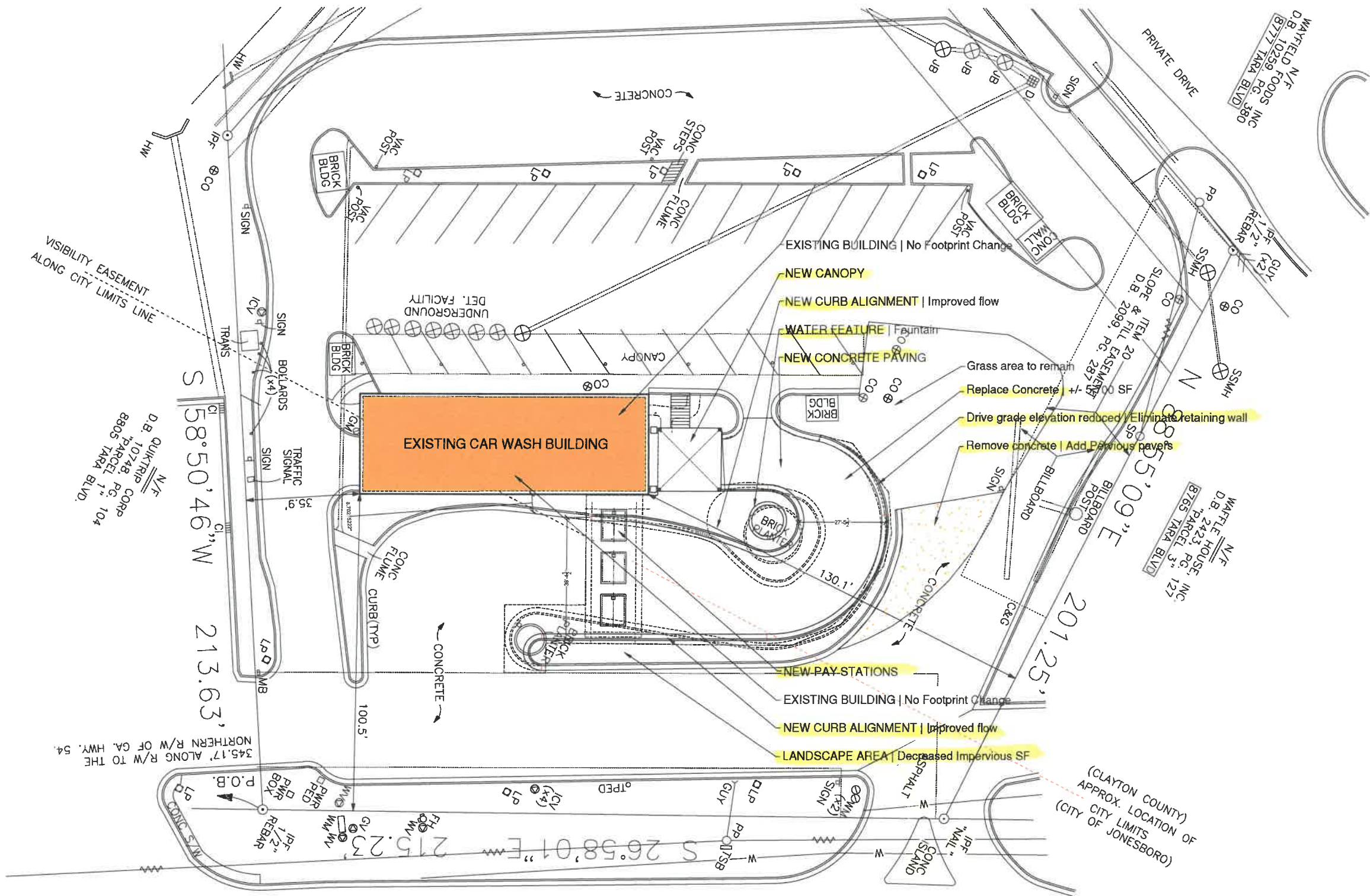


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HOMETOWN CAR WASH | J.B. Reaves Investment Properties, LLC

SYNOPSIS Preliminary Improvement Study | DESIGN DEVELOPMENT

DRAWING

SITE

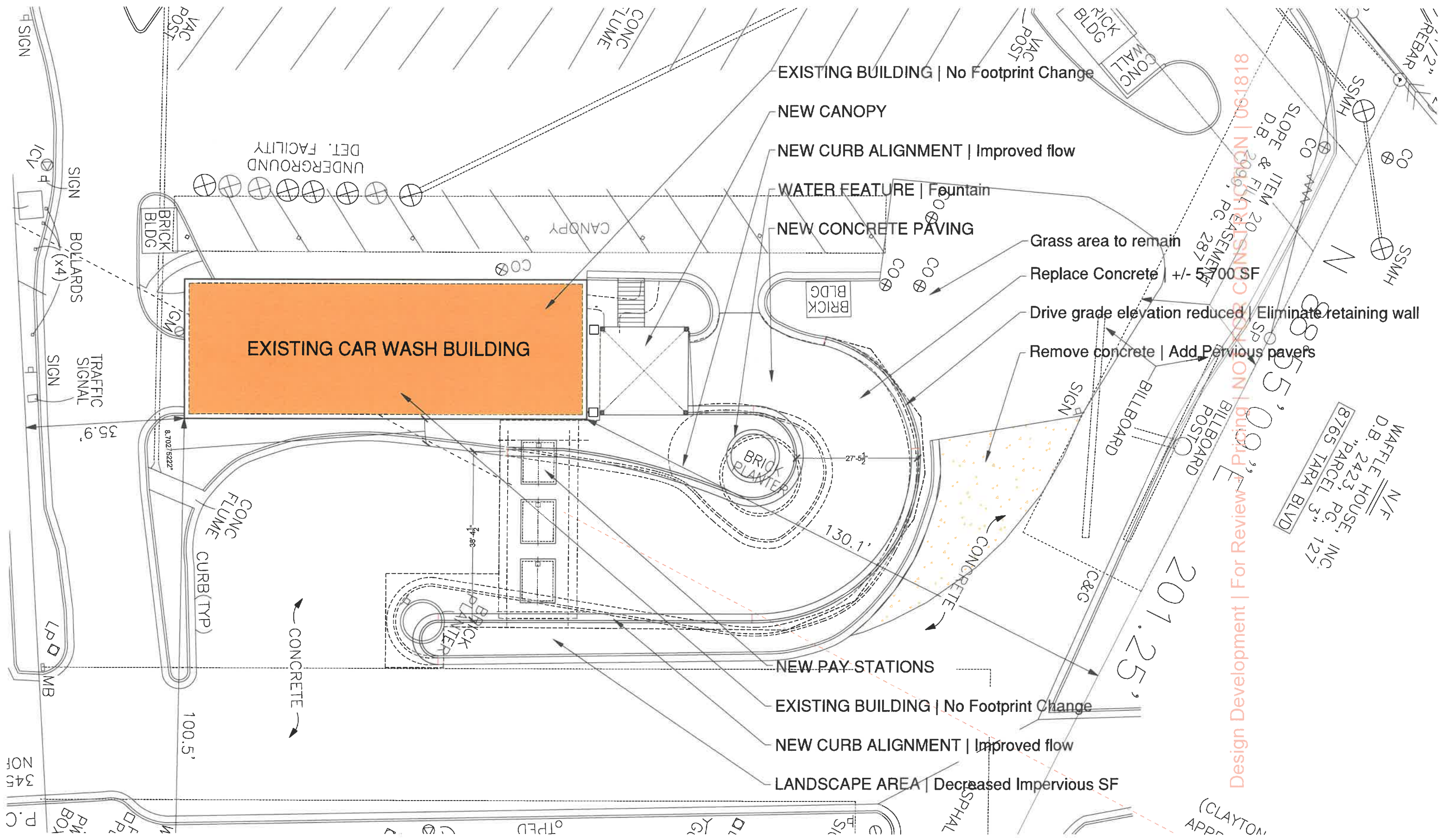
HDHP 6/19/2018 5:42 AM 2018 020 8787 Tara RENOVATION Scope 061818.dwg

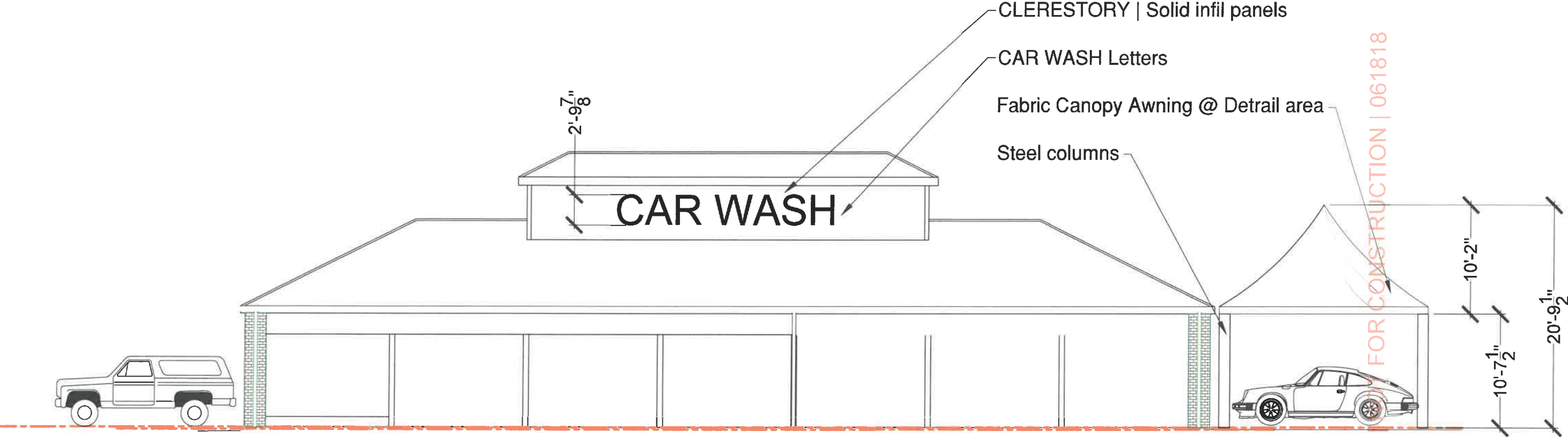
SITE 1 FLOOR PLATE | Proposed Schematic

1" = 16'
@ 24 X 36

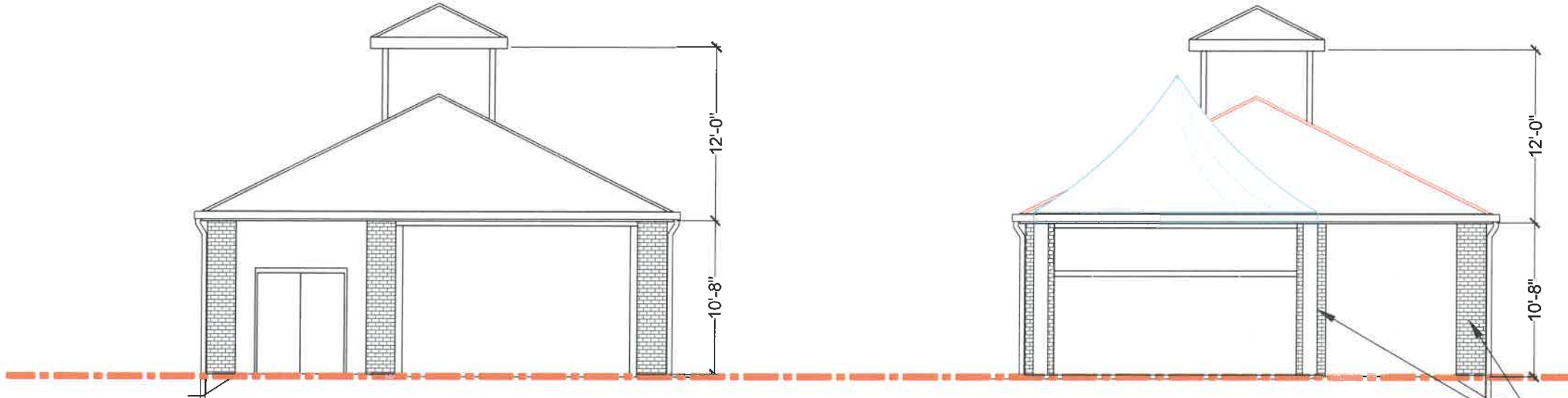
Design Development | For Review + Pricing | NOT FOR CONSTRUCTION | 061818

Attachment: Meeting Packet Scan 8787 Car Wash (1277 : 18VAR-005 Car Wash Renovation Variances)





FRONT



LEFT | Tunnel Exit

RIGHT | Tunnel Entrance

Stacked Stone Veneer | Columns



MEMORANDUM

To: Ronald Hadaway
Post Oak Partners
1205 Peachtree Parkway, Suite 1104
Cumming, GA 30041

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 1, 2018

Re: Notification of Request for Variance Requests – Car Wash Renovation, 8787 Tara Boulevard; Tax Map Parcel No. 05242B C005

Dear Sirs,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced property:

- Minimum glass area on building façade
- Use of non-earth-tone building colors
- Minimum landscape island dimensions
- Location of accessory structures in the front yard of the principal building

A Public Hearing has been scheduled for Monday, August 13, 2018 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the requests as described above. The Jonesboro Mayor and City Council will first discuss these items at their next Work Session on Monday, August 6, 2018 at 6:00 p.m. Your presence is strongly recommended at both meetings.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: James B. Reaves
2090 Dunwoody Club, Suite 106-266
Atlanta, Ga. 30350

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Publish 7/18 and 7/25

Thunderstorms led to variable rainfall in June

By Pam Knox

Special to the News-Daily

Fueled by warmer-than-normal temperatures, summer thunderstorms blanketed the state in June, producing heavy rain and flooding in some areas while leaving other areas dry.

The wet conditions early in the month forced some farmers to switch from peanuts to soybeans or cotton. As things dried out later in the month, farmers hurried to get their last crops in the ground and spray for weeds and fungal diseases whenever the rain allowed.

Hay showed strong growth from all of the rain and the increase in sunshine from May's cloudy conditions, and producers worked hard to harvest it during the drier periods. The wet weather also caused some problems with wheat sprouting, reducing quality and prices.

While the thunderstorms did not spawn any tornadoes, high straight-line winds were reported on June 20. Some of those were isolated incidents, but many covered significant swaths of the state. Hail was observed on three days but was mostly small in size.

A Texas teenager died when a June 25 storm caused a tree to fall on a tent at a Boy Scout encampment in Newton County.

Despite the heavy rainfall in some areas of the state, some counties in the southern half of Georgia received less than their normal rainfall, but no drought or abnormally dry conditions were reported.

The highest monthly total precipitation recorded by a National Weather Service station was 7.28 inches in Athens, 3.1 inches above normal. The lowest was in Savannah, where the station recorded

2.57 inches, 3.38 inches below normal.

Alma, Ga., received 4.45 inches, 0.93 of an inch below normal.

Albany received 3.08 inches, 1.86 inches below normal.

Atlanta received 3.86 inches, 0.09 of an inch below normal.

Augusta received 5.19 inches, 0.47 of an inch above normal.

Brunswick received 3.52 inches, 1.32 inches below normal.

Columbus received 5.74 inches, 2.02 inches above normal.

Macon received 3.32 inches, 0.74 of an inch below normal.

Rome received 4.71 inches, 0.61 of an inch above normal.

Valdosta received 5.79 inches, 0.27 of an inch below normal.

One precipitation record was set on June 24 when Augusta received 1.57 inches of rain, breaking the

old record of 1.35 inches set in 1884.

The highest daily rainfall total reported by a Community Collaborative Rain, Hail and Snow Network observer was 7.75 inches near Santee Nacoochee, Ga., in White County. This rain fell on the afternoon and evening of May 31, but was properly reported as a 24-hour total on the morning of June 1. A lot of local flooding was seen with this downpour.

This was followed by 5.55 inches recorded at Thomson, Ga., in McDuffie County on June 27 and 3.64 inches reported on June 3 in Darien, Ga., in McIntosh County.

The Santee Nacoochee observer also had the highest monthly total with 12.33 inches reported. It was followed by 12.08 inches measured at Winder, Ga., in Barrow County, and 9.24 inches in Ringgold, Ga., in Catoosa County.

While the state was

slightly warmer than normal in June, no temperature records were broken. Brunswick tied its record highs on June 11 with 98 degrees Fahrenheit, which previously occurred in 2009, and on June 23 with 96 F, which previously occurred in 1950.

Monthly averages in select cities were as follows: Albany, 82.7 F, 2.1 degrees above normal; Alma, 82 F, 2.3 degrees above normal; Athens, 79.3 F, 1.8 degrees above normal; Atlanta, 79.8 F, 2.5 degrees above normal; Augusta, 80.4 F, 1.8 degrees above normal; Brunswick, 82.5, 2.2 degrees above normal; Columbus, 81.5, 1.6 degrees above normal; Macon, 80.5 F, 1.6 degrees above normal; Savannah, 82.1 F, 2.3 degrees above normal; Rome, 79 F, 3 degrees above normal; and Valdosta, 80.1 F, 0.7 of a degree above normal.

The outlook for July shows that warmer and

wetter conditions are likely to continue, as cooler temperatures return later in the month. For the July through September period, the predictions continue to lean toward above-normal temperatures. Precipitation forecasts show chances of above, below or near-normal rainfall due to the expected shift from neutral to El Niño conditions later in summer. This could help support the development of tropical storms in the Atlantic Basin.

For more information, see the Climate Agriculture in the South East blog at site.extension.uga.edu/climate. Email pknox@uga.edu to share your weather and climate impacts on agriculture in the blog.

Pam Knox serves the University of Georgia agricultural climate with the UGA Department of Crop and Soil Science.

Riverdale native participating in maritime warfare exercise

SPECIAL TO THE NEWS-DAILY

PEARL HARBOR, HAWAII — A 2015 Creekside High School graduate and Riverdale native is serving in the U.S. Navy as part of the world's largest international maritime warfare exercise, Rim of the Pacific.

Petty Officer 3rd Class Cedric Davies is an aviation support equipment technician aboard USS Carl Vinson, operating out of San Diego.

As a Navy aviation support equipment technician, Davies is responsible for maintaining support equipment for aircraft.

The Georgia native said he applies the lessons learned from Riverdale to working in the Navy.

"I never take life for granted, and I've always taken my work ethic seriously," Davies said. "I've learned to live life with a

smile on my face, and that's taken me far in the Navy."

As the world's largest international maritime exercise, RIMPAC provides a unique training opportunity that helps participants foster and sustain cooperative relationships that are critical to ensuring safety at sea and security on the world's oceans. RIMPAC 2018 is the 26th exercise in the series that began in 1971.

The theme of RIMPAC 2018 is Capable, Adaptive, Partners. The participating nations and forces exercise a wide range of capabilities and demonstrate the inherent flexibility of maritime forces. These capabilities range from disaster relief and maritime security operations to sea control and complex warfighting. The relevant, realistic training program includes gunnery, missile,



Former Riverdale resident Cedric Davies is an aviation support equipment technician aboard USS Carl Vinson with the U.S. Navy. (Special Photo)

anti-submarine and air defense exercises, as well as amphibious, counter-piracy, mine clearance operations, explosive ordnance disposal and diving and salvage operations.

Twenty-six nations, 46 surface

ships, five submarines, and more than 200 aircraft and 25,000 personnel will participate in the biennial Rim of the Pacific Exercise. This year's exercise includes forces from Australia, Brunei, Canada, Chile, Colombia, France,

Germany, India, Indonesia, Japan, Malaysia, Mexico, Netherlands, New Zealand, Peru, Republic of Korea, the Republic of the Philippines, Singapore, Sri Lanka, Thailand, Tonga, United Kingdom, the United States and Vietnam.

As a member of the U.S. Navy, Davies and other sailors know they are part of a legacy that lasts beyond their lifetimes, serving the Navy the nation needs.

"The Navy has shown me my true potential," Davies said. "Over time, I've become more confident with not only myself but with the people around me that have helped guide me first, serving in the Navy and fulfilling a promise to my father. He wanted me to live to the fullest, and now that it's the greatest experience of my world."

DISCOUNTS AT THIS STORE ONLY:
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Southlake Mall
1300 Southlake Mall

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EVERYTHING MUST GO!

50% off **ALL** Barbecue Grills with Original Retail \$699 and up

ALL Other Barbecue Grills **40% off**

50% off **ALL** In-Stock Wall Ovens

50% off **ALL** Patio Furniture

BACK TO SCHOOL SAVINGS!

50% off **ALL** Footwear

50% to 75% off **ALL** Fashion Clothing

75% off **ALL** Fine Gold, Silver, Diamond & Gemstone **JEWELRY***

*10K gold unless otherwise specified.

Now Hiring, Full & Part Time Seasonal Help, apply in store or online.

STORE FIXTURES, FURNITURE & EQUIPMENT FOR SALE NOW!

ALL SALES FINAL, NO REFUNDS OR EXCHANGES. OPEN DAILY REGULAR HOURS. WE ACCEPT VISA, MASTERCARD, DISCOVER, AMERICAN EXPRESS AND SEARS CARD. WE ACCEPT SEARS GIFT CARDS. DISCOUNTS DO NOT APPLY TO PREPAID GIFT CARDS AND PHONE CARDS. INVENTORY IS LIMITED TO STOCK ON HAND. THIS STORE IS NOT PARTICIPATING IN CURRENT SEARS CIRCULARS. THIS EVENT EXCLUDES ELECTROLUX AND TEMPUR-PEDIC.

DISCOVER MORE @ sears.com

CCPS to host Back 2 School Bash

By Heather Middleton
hmiddleton@news-daily.com

JONESBORO — Clayton County Public Schools is hosting its annual Back 2 School Bash next month.

From 9 a.m. to 1 p.m.

Aug. 4, officials will be giving away free school supplies. The event will include exhibits, public safety, community service, free health screenings and food.

The bash will be held at the Southern Crescent

Stadium, 6231 Gateway Walk Blvd. in Jonesboro. Clayton County students will begin 2018-19 school year Aug. 6.

For more information about CCPS, visit clayton.k12.ga.us.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is current property owner for the subject property located at 8787 Tenthon Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30208. The variances concern an existing car wash renovation.

David Allen
Community Development Director

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COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 Riverdale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 88 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

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David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Attachment: Clayton News July 25 2018 (1277 : 18VAR-005 Car Wash Renovation Variances)



CARWASH w/ FREE VACUUM

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
VARIANCES to consider
Glass Area on Building Facade, Earth-tone Colors,
Minimum Landscaping Dimensions, Accessory Structure
for: 8181 Tara Blvd Jonesboro, GA 30336
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 8-13-2018 TIME: 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding Variance #18VAR-006 as submitted by Clayton County Georgia Government, for the property located at 9181 Poston Road, portion of Parcel Number 05239 240004. Said variances include maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size.

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

Sec. 86-105 – O&I Zoning Standards; Sec. 109 Tara Boulevard Overlay Standards, Sec. 86-489 and 86-490 – Sign Standards

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

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.)

Agency recommendation – Approval of all variance requests (see below); The City has been working on this project with Clayton County for several months. The building and property will be County owned and operated, but are located within the City limits of Jonesboro and are subject to City zoning and development standards (as is the adjacent Clayton County Judicial Center). On June 19th, staff performed a review of the civil and architectural plans to investigate compliance with O&I zoning standards and the Tara Boulevard Overlay standards. Staff found multiple items that need to be officially addressed with variances, and these items were reviewed with staff from Clayton County on June 26th. While this is a government building and the design of the building is set in place, staff feels that it is most proper to go through the variance process for these items, just as it would be done for any private development, even if it may be just a formality in this case. Having variance approvals on record would be important for future reference. The variance items were as follows:

Variance request #1 - The maximum lot coverage for O-I zoning is 60%. The property needs to be shown on the plans as a separate tract so that this computation may be confirmed. May need a variance, depending on results of survey currently being finalized. Recommend approval.

Variance request #2 - In O-I zoning, the maximum building floor area per story is 4000 square feet. At a one-story building area of 9875 square feet, this would require a variance. As mentioned before, the design of the building is already finalized. Recommend approval.

Variance request #3 - Per Tara Boulevard Overlay requirements, no more than 50% of the parking can be in front yard. I see about 54 spaces (58%) in front of building. Variance required. Since the building and parking are set well off the road, staff recommends approval of this request.

Variance request #4 - Per Tara Boulevard Overlay requirements, the minimum building façade height is 18 feet. From the building elevations provided, it seems to be 14 feet high at points (where roof starts). Variance required. As mentioned before, the design of the building is already finalized. Not all building façade points are below 18 feet tall.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

Variance request #5 - Building materials allowed for non-residential: brick, stone, textured CMU, stucco, and glass. No metal siding, vinyl siding, metal canopies, or smooth CMU as primary materials. Metal panels on façade would require a variance. As mentioned before, the design of the building is already finalized. Recommend approval.

Variance request #6 - Per Tara Boulevard Overlay requirements, a minimum 40% clear glass on façade is required. Building elevations provided seem to show less than that. Variance required. As mentioned before, the design of the building is already finalized. Recommend approval.

Variance request #7 - No chain link fence to be visible from street. Variance required. The Code does not specify types of chain link fence – plain galvanized or vinyl coated. Staff feels that black, vinyl-coated is an acceptable fencing material. Recommend approval.

Design Review Commission Recommendation, July 5, 2018: Approval of all necessary variances

(Sign variance will be reviewed by Design Review on August 1, 2018.)

Agency recommendation – **Approval of sign face area variance**; Clayton County will be developing a new Information Technology building in the near future at the intersection of Poston Road and Tara Boulevard (building reviewed by Design Review in July.) The property is zoned O-1 and is not in the historic district. It is, however, in the Tara Boulevard Overlay. This variance request deals only with the ground (monument) sign. Any variances needed for any proposed wall signs, etc. would have to be processed later. This variance is grouped with several other variances related to the IT building.

The new sign will be a double-sided, primarily brick sign (no changeable copy) located at the new entrance of the new IT building (on Poston Road), which will soon be under construction. With the brick base, the total sign will be less than 6 feet tall, below what is allowed in Code Section 86-490 (a). The actual sign face (words, etc.) is 35 square feet, on one side. The sign will need to be located at least 10 feet from the right-of-way line.

Currently, the City Code computes sign face area as both sides of a double-faced sign. I am not sure how much this has been enforced in the past, and I believe it needs to be changed in the future to just the length times the width, regardless of a single-faced or a double-faced sign. Nevertheless, that is the current standard. So, the sign face area needs variance approval for having 70 square feet of total area. This will be a large development site, and the sign is small enough to not be intrusive. No hazards to the public are anticipated.

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enough to not be intrusive. No hazards to the public are anticipated.

Update: At the Design Review Commission meeting on August 1st, a revised ground sign design was presented (see attached pictures). The height will still be below 6 feet, and the sign faces, although considerably changed in appearance from the original submittal, will still be about 32 square feet on each face, for a total of 64 square feet, and still needing a variance for face area. It was also stated that the middle portion of each sign face will contain a digital screen displaying electronic messages:

(c) Electronic message center signs are permitted freestanding signs in a non-residential zoning district subject to the following:

- (1) A maximum of one electronic message center sign is allowed per lot; Only one sign
- (2) An electronic message center sign shall not exceed 40 percent of the total sign area of the freestanding sign on which the electronic message center sign is located; About 36% of each sign face
- (3) Each message displayed on an electronic message center sign shall remain static for at least ten seconds following the completion of its transition from the previous message. As used in this subsection, "static" shall mean a display that is fixed in one position with no portion of the display being in motion or changing in color or intensity; Applicant has been informed.
- (4) Electronic message center signs shall have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night so as to comply with the provisions stated in section 86-493(j) and (k) Applicant has been informed.

Despite the design change, the numbers from the original sign have not really changed.

Fiscal Impact

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

County funds / government agency

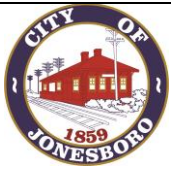
Exhibits Attached *(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)*

- Agenda Cover Sheet - Clayton County IT
- Meeting Packet Scan Clayton IT
- Agenda Cover Sheet - Clayton County IT Sign
- Meeting Packet Scan Clayton County IT Sign
- 9181 Poston Road Acceptance Letter_ Clayton County IT Building and Sign Variances
- Clayton County IT Building Variances - Poston Road - Legal Notice
- Clayton News July 18 2018
- Clayton News July 25 2018

- Hearing Posting Sign 1
- Hearing Posting Sign 2
- Agenda Cover Sheet - Clayton County IT Sign - REV
- Revised Sign

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.6.a

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency
Community Development (Clayton County, applicant and owner)

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

Variances on specific items (see below)

Requirement for Board Action (Cite specific Council policy, statute or code requirement)
City Code Section 86-105 – O&I zoning standards; Sec. 109 Tara Boulevard Overlay standards

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

☐ Yes ☒ 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.)

Agency recommendation – **Approval of all variance requests (see below)**; The City has been working on this project with Clayton County for several months. The building and property will be County owned and operated, but are located within the City limits of Jonesboro and are subject to City zoning and development standards (as the adjacent Clayton County Judicial Center). On June 19th, staff performed a review of the civil and architectural plans to investigate compliance with O&I zoning standards and the Tara Boulevard Overlay standards. Staff found multiple items that need to be officially addressed with variances, and these items were reviewed with staff from Clayton County on June 26th. While this is a government building and the design of the building is set in place, staff feels that it is most proper to go through the variance process for these items, just as it would be done for any private development, even if it may be just a formality in this case. Having variance approvals on record would be important for future reference. The variance items were as follows:

(Continued, page 2)

Fiscal Impact / Funding Source

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

Government agency / public funds

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

Variance application, Civil and architectural plans

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title	Phone	City Manager's Office
Signature	Date	

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

Variance request #1 - The maximum lot coverage for O-I zoning is 60%. The property needs to be shown on the plans as a separate tract so that this computation may be confirmed. **May need a variance, depending on results of survey currently being finalized. Recommend approval.**

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Design Review Commission Recommendation, July 5, 2018: Approval of all necessary variances

(Sign variance will be reviewed by Design Review on August 1, 2018.)



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.6.b

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency

Community Development (Clayton County, applicant and owner)

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

Variances on specific items (see below)

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

City Code Section 86-105 – O&I zoning standards; Sec. 109 Tara Boulevard Overlay standards

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

☐ Yes ☒ 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.)

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Fiscal Impact / Funding Source

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Government agency / public funds

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Variance application, Civil and architectural plans

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

City Manager's
Office

Signature

Date

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I have done an initial review as to how the proposed development compares to the City of Jonesboro code standards pertaining to O-I zoning, the Tara Boulevard Overlay District, parking, landscaping, etc. These same items will have to be considered by the Design Review Committee in July and the City Council in August, including any possible variances. This review was done on the set provided, marked "Permit Set – 2/23/18." I realize that this is a government building, but I am just informing everyone what the Code says.

1. The 5.11 acres stated for the property meets the minimum 1 acre requirement for O-I zoning. The minimum lot width of 80 feet is also met.
2. The 20 minimum foot front setback is shown on the site plan, and the proposed development more than meets this setback.
3. Need to show conformity with the minimum side and rear setbacks as well. **The proposed development needs to be subdivided from the existing justice center and recorded on a separate plat, since it will have a separate, Poston Road address.**
4. The address will not need to be 9151 Tara Blvd since it will only have a Poston Road access.
5. The maximum lot coverage for O-I zoning is 60%. Again, the property needs to be shown on the plans as a separate tract so that this computation may be confirmed.
6. In O-I zoning, the maximum building floor area per story is 4000 square feet. **At a one story building area of 9875 square feet, this would require a variance.**
7. The plans state this site is in the "Camp River watershed." This may have some bearing on storm water management and impervious cover.
8. The parking calculations match category #11 in the Code – office uses, 1 space for every 250 square feet of parking area. More than adequate standard and ADA parking is shown on the plans.
9. The parking space size for 90 degree parking is adequate. Need to provide dimensions of angled parking spaces. Also need to provide dimensions of all ADA parking spaces.
10. Need to provide two bicycle parking spaces, per Tara Boulevard Overlay requirements.
11. Parking lighting plan needs to provide 2 foot candles minimum.
12. Since this is not a business, loading spaces may not be required.
13. Extend sidewalks the entire length of interior parking bays at western and northern parking bays (closest to building).
14. Label sidewalks.
15. Per Tara Boulevard Overlay requirements, no more than 50% of the parking can be in front yard. I see about 54 spaces (58%) in front of building. **Variance possibly required.**
16. Per Tara Boulevard Overlay requirements, 6 foot wide sidewalks are required and need to connect the building entrance with street sidewalks (if any) along Poston Road.
17. **Need to confirm with City Manager whether multi-use paths are required.**
18. For street trees, no more than 25% (14 each) of any one genus can be used. Some types have 16 to 17 trees. Need to add another genus for greater variety.
19. Since the property is surrounded by other O-I zoned properties, no buffer is required. (There is a 10 foot wide landscape strip shown along right-of-way.)
20. Are numbers on the tree schedule showing the caliper of trees? Minimum 2 and a half inch caliper street tree is required along Tara Boulevard.
21. Designate on the plant schedule which plant is what type – canopy, understory, etc.
22. One more canopy and understory tree needed along southern property line (Poston Road).
23. Need a landscape strip with plantings along the western side of the Poston Road driveway.
24. Two more canopy and understory trees needed along eastern property line (Tara Boulevard).
25. One shrub per 25 linear feet of strip length (all landscape strips).
26. Minimum 6 foot wide landscape strip around perimeter of building, with the following:
A six-foot-wide residential or nonresidential landscape planting area shall be required around the perimeter of each structure with the following minimum requirements:

- a. One interior shrub with a minimum diameter of ten inches for every 15 linear feet with a minimum of six interior shrubs for every dwelling unit or structure;
 - b. One interior shrub with a minimum diameter of five inches for every 15 linear feet with a minimum of six interior shrubs for every dwelling unit or structure;
 - c. One understory tree having a minimum caliper of two inches for every 30 linear feet with a minimum of two trees per dwelling unit or structure; and
 - d. Ground cover shall be placed on all areas within the planting area that are not occupied by other landscape materials.
 - e. Landscaping of the rear face of nonresidential structures shall be at the owner's option.
27. With parking landscaping, verify one tree per 7 parking spaces, and trees within 60 feet of each other.
28. Interior planting areas:
Interior landscape areas shall be installed such as islands, peninsulas, and medians, so that no more than ten adjacent parking spaces exist without a landscaped island having a minimum width of six feet and extending the depth of the parking space. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicles and pedestrian traffic.
- a. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree.
 - b. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall be a minimum of six feet in height. A minimum of one in every three trees shall be a canopy tree.
- (3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000 square feet or major portion thereof of vehicular parking area.
- (4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.
- (5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.
- (6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
- (7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
- (8) Each planting area or island shall not be less than six feet in width in any direction.
- (9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.
29. Per Tara Boulevard Overlay requirements, the minimum building façade height is 18 feet. From the building elevations provided, it seems to be 14 feet high (where roof starts). **Variance possibly required.**
30. Building materials allowed for non-residential: brick, stone, textured CMU, stucco, and glass. No metal siding, vinyl siding, metal canopies, or smooth CMU as primary materials.
31. Per Tara Boulevard Overlay requirements, a minimum 40% clear glass on façade is required. Building elevations provided seem to show less than that. **Variance possibly required.**
32. Only earth tone colors allowed.
33. Is the front of the building facing the road?
34. Minimum 4:12 roof pitch required. (5:12 seems to be provided.)
35. Parapet height cannot exceed 15% of supporting wall.
36. All rooftop equipment must be fully screened from road by parapet.
37. Maximum building height is 40 feet. (28 feet provided.)
38. No chain link fence to be visible from street.
39. Need to review signage.

ZONING COMMENTS

I have done an initial review as to how the proposed development compares to the City of Jonesboro code standards pertaining to O-I zoning, the Tara Boulevard Overlay District, parking, landscaping, etc. These same items will have to be considered by the Design Review Committee in July and the City Council in August, including any possible variances. This review was done on the set provided, marked "Permit Set – 2/23/18." I realize that this is a government building, but I am just informing everyone what the Code says.

- 1 The 5.11 acres stated for the property meets the minimum 1 acre requirement for O-I zoning. The minimum lot width of 80 feet is also met. **complete**

- 2 1. The 20 minimum foot front setback is shown on the site plan, and the proposed development more than meets this setback. **complete**

- 3 1. Need to show conformity with the minimum side and rear setbacks as well. **The proposed development needs to be subdivided from the existing justice center and recorded on a separate plat, since it will have a separate, Poston Road address.**

— SURVEY IN PROCESS

- 4 1. The address will not need to be 9151 Tara Blvd since it will only have a Poston Road access. **complete**

9151 POSTON RD

- 5 1. The maximum lot coverage for O-I zoning is 60%. Again, the property needs to be shown on the plans as a separate tract so that this computation may be confirmed. **owner**

POSSIBLE VARIANCE

- 6 1. In O-I zoning, the maximum building floor area per story is 4000 square feet. **At a one story building area of 9875 square feet, this would require a variance.**

VARIANCE

- 7 The plans state this site is in the "Camp River watershed." This may have some bearing on storm water management and impervious cover. **CHECK WITH CIVIL**


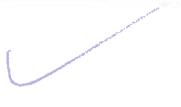

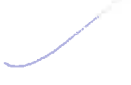
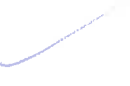


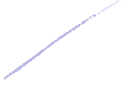
CCWA

— RECEIVING WORKS

OR CAMP

8	The parking calculations match category #11 in the Code – office uses, 1 space for every 250 square feet of parking area. More than adequate standard and ADA parking is shown on the plans. <i>ok</i>
	<i>✓</i>
9	The parking space size for 90 degree parking is adequate. Need to provide dimensions of angled parking spaces. Also need to provide dimensions of all ADA parking spaces. Standard detail?
	<i>✓</i>
10	Need to provide two bicycle parking spaces, per Tara Boulevard Overlay requirements. <i>ADD LATER</i>
	<i>✓</i>
11	Parking lighting plan needs to provide 2 foot candles minimum. <i>DOUBLE CHECK</i>
	<i>3 FT. CANDLE MIN.</i>
12	1. Since this is not a business, loading spaces may not be required. <i>NO ISSUE</i>
	<i>PROVIDED</i>
13	1. Extend sidewalks the entire length of interior parking bays at western and northern parking bays (closest to building). <i>Civil to add</i>
	<i>✓</i>
14	1. Label sidewalks. <i>Civil to add</i>
	<i>✓</i>

15	1. Per Tara Boulevard Overlay requirements, no more than 50% of the parking can be in front yard. I see about 54 spaces (58%) in front of building. Variance possibly required. GO FOR A VARIANCE
	VARIANCE
16	Per Tara Boulevard Overlay requirements, 6 foot wide sidewalks are required and need to connect the building entrance with street sidewalks (if any) along Poston Road.
	Too Close Parking
17	Need to confirm with City Manager whether multi-use paths are required.
	No
18	For street trees, no more than 25% (14 each) of any one genus can be used. Some types have 16 to 17 trees. Need to add another genus for greater variety. ADD MORE TREES
	✓
19	Since the property is surrounded by other O-I zoned properties, no buffer is required. (There is a 10 foot wide landscape strip shown along right-of-way.) WE ARE GOOD
	✓
20	Are numbers on the tree schedule showing the caliper of trees? Minimum 2 and a half inch caliper street tree is required along Tara Boulevard. CHECK WITH CIVIL
	✓
21	Designate on the plant schedule which plant is what type – canopy, understory, etc. CIVIL
	✓
22	One more canopy and understory tree needed along southern property line (Poston Road). CIVIL
	✓

23	Need a landscape strip with plantings along the western side of the Poston Road driveway. CIVIL
	
24	Two more canopy and understory trees needed along eastern property line (Tara Boulevard). CIVIL
	
25	One shrub per 25 linear feet of strip length (all landscape strips). CIVIL (MAY HAVE MET THIS) Will comply
	
26	Minimum 6 foot wide landscape strip around perimeter of building, with the following: (CIVIL)
	
	<i>A six-foot-wide residential or nonresidential landscape planting area shall be required around the perimeter of each structure with the following minimum requirements:</i>
	
	<i>a. One interior shrub with a minimum diameter of ten inches for every 15 linear feet with a minimum of six interior shrubs for every dwelling unit or structure;</i>
	
	<i>b. One interior shrub with a minimum diameter of five inches for every 15 linear feet with a minimum of six interior shrubs for every dwelling unit or structure;</i>
	
	<i>c. One understory tree having a minimum caliper of two inches for every 30 linear feet with a minimum of two trees per dwelling unit or structure; and</i>
	

	<i>d. Ground cover shall be placed on all areas within the planting area that are not occupied by other landscape materials.</i>
27	With parking landscaping, verify one tree per 7 parking spaces, and trees within 60 feet of each other. (CHECK)
28	Interior planting areas: (CIVIL CHECK)
	<i>Interior landscape areas shall be installed such as islands, peninsulas, and medians, so that no more than ten adjacent parking spaces exist without a landscaped island having a minimum width of six feet and extending the depth of the parking space. Interior planting areas shall be located to most effectively relieve the monotony of large expanses of paving and contribute to orderly circulation of vehicles and pedestrian traffic.</i>
	<i>a. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree.</i>
	<i>b. Deciduous trees shall be a minimum of two inches in caliper and evergreen trees shall be a minimum of six feet in height. A minimum of one in every three trees shall be a canopy tree.</i>
	<i>(3) Within the interior of a site, 500 square feet of planting areas shall be required for each 5,000 square feet or major portion thereof of vehicular parking area.</i>

	(4) A minimum of one canopy tree shall be provided for every 80 square feet of planting area.
	✓
	(5) A minimum of one understory tree shall be provided for every 40 square feet of planting area.
	✓
	(6) The minimum planting area or island for each canopy tree shall be a minimum of 200 square feet. If shared with other trees, 80 square feet for each additional tree shall be added.
	✓
	(7) The minimum planting area or island for each understory tree shall be 100 square feet. If shared with other trees, 40 square feet for each additional tree shall be added.
	✓
	(8) Each planting area or island shall not be less than six feet in width in any direction.
	✓
	(9) Ground areas shall be sodded, seeded or hydroseeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.
	✓
29	Per Tara Boulevard Overlay requirements, the minimum building façade height is 18 feet. From the building elevations provided, it seems to be 14 feet high (where roof starts). Variance possibly required. HEIGHT OF BUILDING VARIES FROM 14 FEET TO 28 FEET.

VARIANCE

30	Building materials allowed for non-residential: brick, stone, textured CMU, stucco, and glass. No metal siding, vinyl siding, metal canopies, or smooth CMU as primary materials.
	VARIANCE
31	Per Tara Boulevard Overlay requirements, a minimum 40% clear glass on façade is required. Building elevations provided seem to show less than that. Variance possibly required.
	VARIANCE 28'. Structural
32	Only earth tone colors allowed.
	Matching Ex. Bloc.
33	Is the front of the building facing the road? YES. IT FACES THE CORNER OF POSTON ROAD.
	✓
34	Minimum 4:12 roof pitch required. (5:12 seems to be provided.)
	✓
35	Parapet height cannot exceed 15% of supporting wall. n/a
	✓
36	. All rooftop equipment must be <u>fully</u> screened from road by parapet. No roof top units.
	✓
37	Maximum building height is 40 feet. (28 feet provided.) MET
	✓

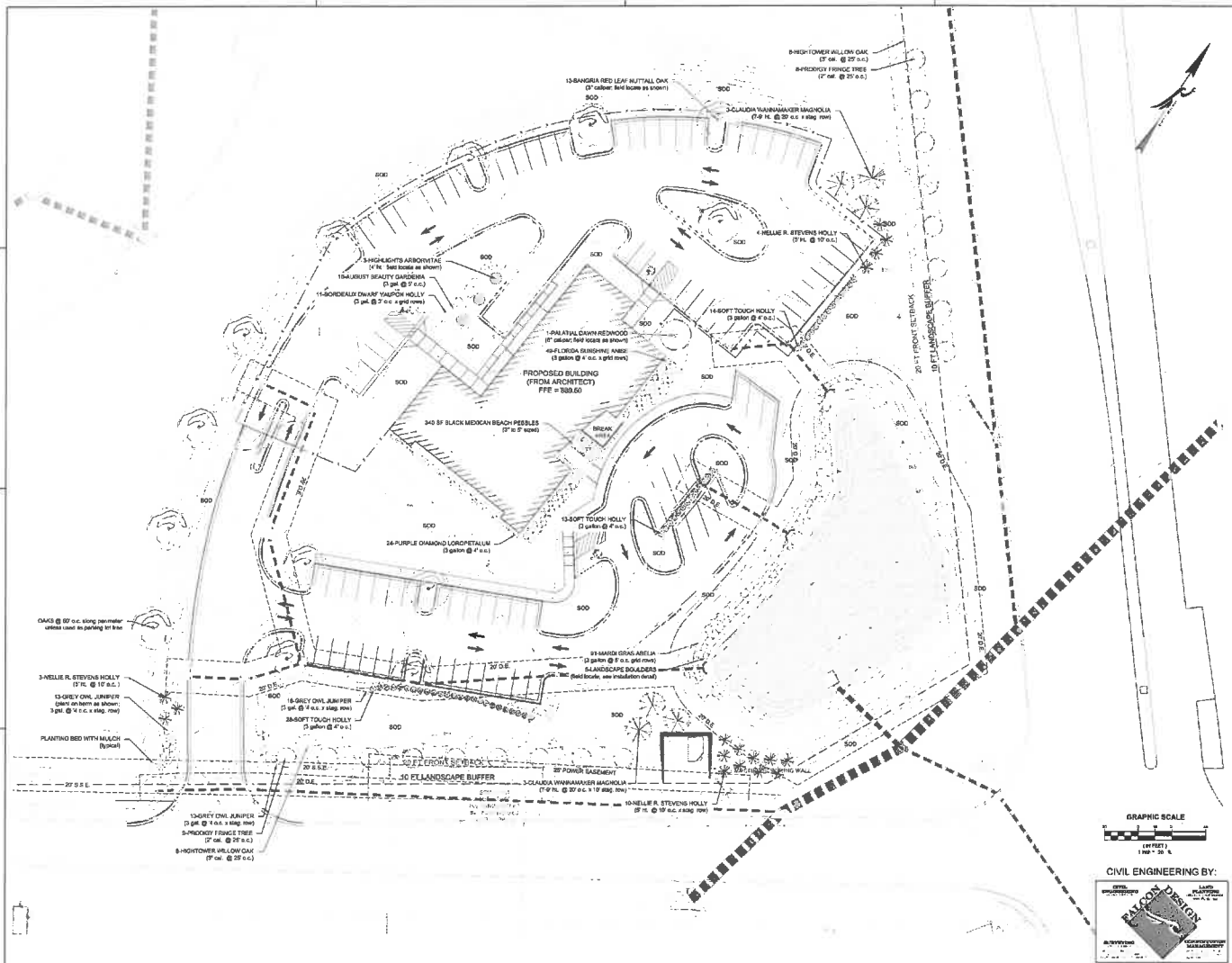
38	No chain link fence to be visible from street. CIVIL
	<div>VARIANCE</div> BLACK VINYL COATED
39	Need to review signage. WILL ADD IN ADDENDUM
	REVIEW LATER

Clayton County Information Technology Center

W.A.R. SP2009-07C

[illegible]







- REFERENCES
- 1. L&L 11000
 - 2. L&L 11000
 - 3. L&L 11000
 - 4. L&L 11000
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Clayton Co.
Information
Technology
Center -
ITB4-XX

Location B
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Jonesboro, GA
30236



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Spencer
Smith
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Jarbeau

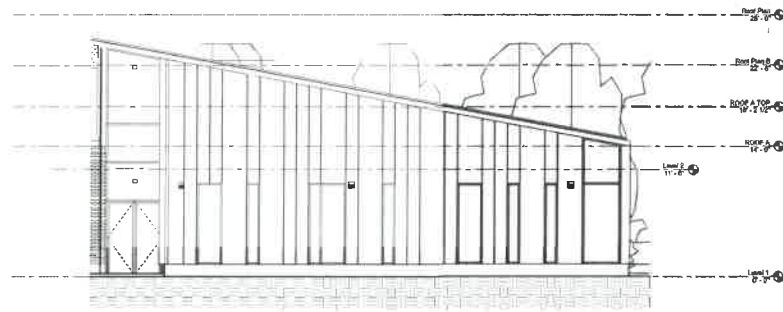
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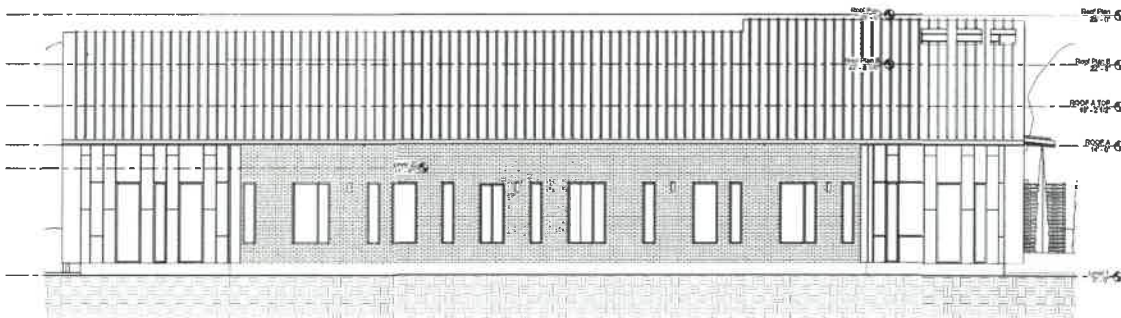
Exterior
Elevations

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Attachment: Meeting Packet Scan Clayton IT (1278 : 18VAR-006 Clayton Co. IT Building Variances)



① East Elevation
1/4" = 1'-0"



② West Elevation
1/4" = 1'-0"



Clayton Co.
Information
Technology
Center
ITB#-X

Location 1
Land Lots 21
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Jonesboro,
30236

RELEASED FOR

Rev. Name

No. Date



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Spencer
Smith
Tench
Jarbeau

Architectural Firm

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Atlanta, Georgia

30303

404.522.1235

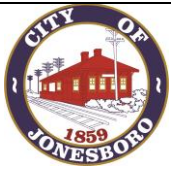
www.gardsp.com

17101

Exterior

Elevations

A2.C



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.6.c

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency

Community Development (Clayton County, owner)

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

Sign permit application for new ground(monument) sign

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

City Code Section 86-489 and 86-490 – Sign standards

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

☐

Yes

☒

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.)

Agency recommendation – **Approval of sign face area variance**; Clayton County will be developing a new Information Technology building in the near future at the intersection of Poston Road and Tara Boulevard (build reviewed by Design Review in July.) The property is zoned O-1 and is not in the historic district. It is, however, in the Tara Boulevard Overlay. This variance request deals only with the ground (monument) sign. Any variances needed for any proposed wall signs, etc. would have to be processed later. This variance is grouped with several other variances related to the IT building.

The new sign will be a double-sided, primarily brick sign (no changeable copy) located at the new entrance of the new IT building (on Poston Road), which will soon be under construction. With the brick base, the total sign will be less than 6 feet tall, below what is allowed in Code Section 86-490 (a). The actual sign face (words, etc.) is 70 square feet, **on one side**. The sign will need to be located at least 10 feet from the right-of-way line.

Currently, the City Code computes sign face area as *both sides of a double-faced sign*. I am not sure how much this has been enforced in the past, and I believe it needs to be changed in the future to just the length times the width, regardless of a single-faced or a double-faced sign. Nevertheless, that is the current standard. **So, the sign face area needs variance approval for having 70 square feet of total area.** This will be a large development site, and the sign is small enough to not be intrusive. No hazards to the public are anticipated.

Fiscal Impact / Funding Source

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

Government entity

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

New sign elevation

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title	Phone	City Manager's Office
Signature	Date	

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



CITY OF JONESBORO DESIGN REVIEW COMMITTEE
Agenda Item Summary

Agenda Item **5.6.d**

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency
Community Development (Clayton County, owner)

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

Sign permit application for new ground(monument) sign

Requirement for Board Action (Cite specific Council policy, statute or code requirement)
City Code Section 86-489 and 86-490 – Sign standards

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

☐ Yes ☒ No

Summary & Background

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

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

Government entity

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

New sign elevation

Staff Recommendation
Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

**City Manager's
Office**

Signature

Date

David Allen

From: Mashara Williams <mwilliams@gsstj.com>
Sent: Friday, July 13, 2018 10:48 AM
To: David Allen; Dimitri Bartholomew
Cc: Ricky , L. Clark, Jr.; Derry Walker; Gregory Dixon
Subject: RE: Signs
Attachments: Scale.png

Yes.

One side is 35 SF.

From: David Allen <dallen@jonesboroga.com>
Sent: Friday, July 13, 2018 10:35 AM
To: Mashara Williams <mwilliams@gsstj.com>; Dimitri Bartholomew <dbartholomew@gsstj.com>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>
Subject: RE: Signs

I am going to go ahead and include it in the newspaper ad, since I assume your proposed sign face will be too large for that standard. Get that application, plus the rest to me this afternoon.



David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com
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From: Mashara Williams [<mailto:mwilliams@gsstj.com>]
Sent: Friday, July 13, 2018 10:23 AM
To: David Allen <dallen@jonesboroga.com>; Dimitri Bartholomew <dbartholomew@gsstj.com>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>
Subject: RE: Signs

Ok. Thank you.

From: David Allen <dallen@jonesboroga.com>
Sent: Friday, July 13, 2018 10:22 AM
To: Mashara Williams <mwilliams@gsstj.com>; Dimitri Bartholomew <dbartholomew@gsstj.com>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; Derry Walker <DWalker@jonesboroga.com>
Subject: Signs

Right now, the Code says that each side of a double sided sign is computed for the allowable area:

Area of sign. Both sides of a double-faced sign shall be used in computing the area.

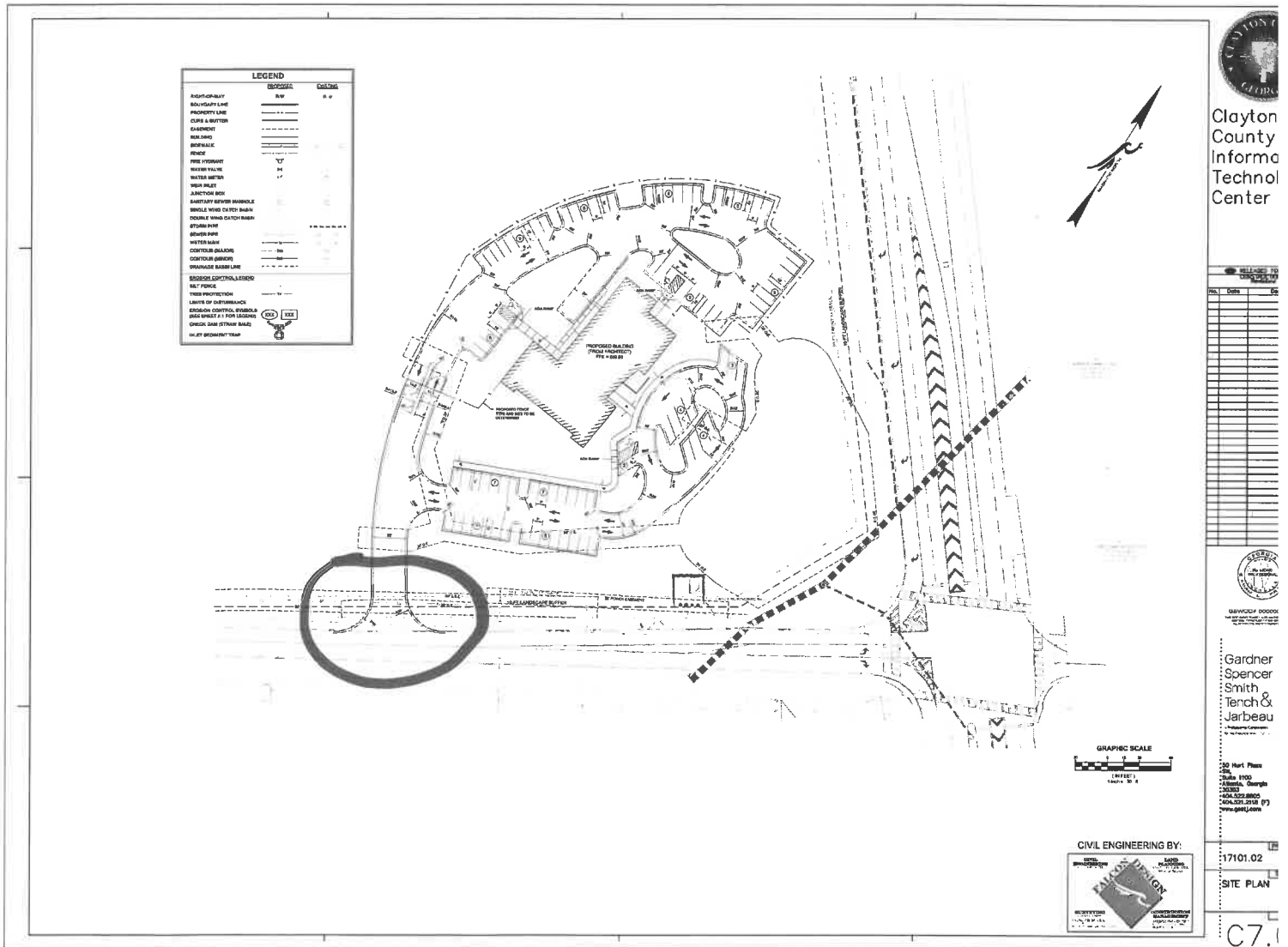
- (1) *Ground sign/monument sign. The area of a ground sign or monument sign shall mean and shall be computed as the entire area within a continuous perimeter, enclosing the limits of all writing, representation, emblem, or any figure or similar character, together with any frame, other material, open space, or color forming an integral part of the display or used to differentiate such sign from the background upon which it is placed. The supports or structure upon which any sign is supported shall be included in determining the sign area whenever such supports are designed in such a manner as to form an integral part of the display; however, provided that the area of the frame shall not be included in computing the area when the frame is composed of stone or brick and provided the frame contains or has attached no copy, words, writing, letters, or advertisement, although one trademark, insignia, coat of arms, or other similar identifying mark may be affixed to the frame, but may not be internally illuminated, and provided that the surface area of the frame that is parallel to the display of the sign is no greater than 100 percent of the area of the sign displayed. A ground sign may include individual letters, numbers, figures, mounted on a surface composed of stone or brick or other permanent structures. The area of monument signs shall be computed as provided for wall signs.*

I would like to change that in the future to just mean the length and width of the actual face (assuming that each side is the same size). The intent is to not have too large of a face to reduce negative visual impact, but you would usually not be able to see both sides of a double-facing sign simultaneously. Nevertheless, that is the Code standard now. I will have to deal with this same issue on another new sign variance application down the road. Since you are already applying for other variances and not being charged, the best thing to do would be to fill out another application for too large a sign face area and lump it in with the other variances.

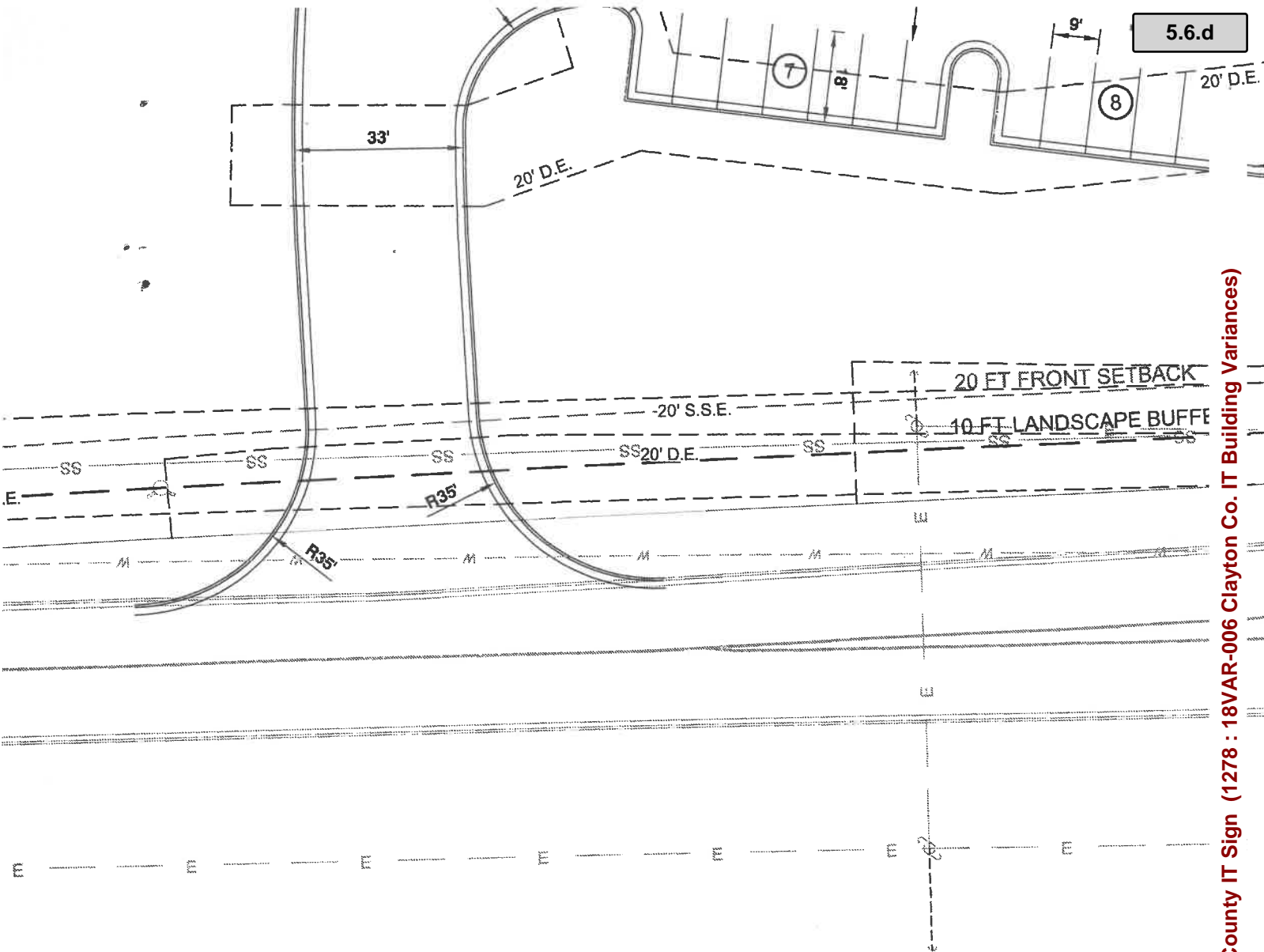


David Allen | Community Development Director | City of Jonesboro, GA
 tel: [770-478-3800](tel:770-478-3800) | cell: [770-570-2977](tel:770-570-2977) | dallen@jonesboroga.com |
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5.6.d



Attachment: Meeting Packet Scan Clayton County IT Sign (1278 : 18VAR-006 Clayton Co. IT Building Variances)



MEMORANDUM

To: Mashara Williams
Gardner Spencer Smith Tench & Jarbeau
50 Hurt Plaza, Suite 1100
Atlanta, GA 30303

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 1, 2018

Re: Notification of Request for Variance Requests – Clayton County IT Building and Sign, 9181 Poston Road

All,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested variances for the above referenced property:

- Maximum building floor area
- Minimum building façade height
- Use of metal panels as building material
- Minimum glass area on façade
- Maximum parking spaces in front yard
- Use of chain link fence
- Maximum ground / monument sign size

A Public Hearing has been scheduled for Monday, August 13, 2018 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the requests as described above. The Jonesboro Mayor and City Council will first discuss these items at their next Work Session on Monday, August 6, 2018 at 6:00 p.m. Your presence is strongly recommended at both meetings.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: Gregory Dixon, Clayton County
121 South McDonough Street
Jonesboro, Ga. 30236

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Publish 7/18 and 7/25

Revolution out but get first playoff win

FROM STAFF REPORTS

MCDONOUGH — The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win.

It took the Revolution just 15 minutes to get the party started as EJ Henry opened the scoring. Isaac Promise drilled home the second goal of the night in the 63rd minute, but the Revs immediately conceded, making the score 2-1 just after halftime.

Revs goalkeeper Wesley Sprague made several saves over the next few minutes, including on a penalty kick in the 75th minute, to maintain the 2-1 advantage.



The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win. (Special Photo: Georgia Revolution)

In the 79th minute, the Revs took a 3-1 lead when Jumar Oakley scored off an assist from Promise.

Again, the Jesters responded quickly, as a long shot from outside the box found the back of the net and cut the lead to 3-2. It would be the final goal of the match, as the Revs defended well over the last 10

minutes to seal the victory.

The Revs traveled to take on Chattanooga FC Thursday night in the second round but were eliminated by way of a 2-0 loss.

Chattanooga's Juan Hernandez Mendizabal scored on a 35-yard free kick for the first goal of the night. The Revs mounted some attacks late in the second half

following the goal but Chattanooga's defense held firm. Chattanooga added a second goal in the 89th minute from Joao Costa to advance.

It was a memorable season for the Revolution, who picked up their first overall win and first playoff win in franchise history to finish the campaign with an overall record of 5-6-3. The Revs played their home games at Henry County High School this season.

"Tonight was not the result we hoped for but the team played with heart and never quit," a Georgia Revolution representative said. "2018 was the best season in many years for our club and included our first playoff victory ever. The fans have been amazing and we look forward to making more history next season."

Mundy's Mill to most flag football league

FROM STAFF REPORTS

JONESBORO — Mundy's Mill High School will be the site for a flag football league this fall.

The National Flag Football is the largest NFL Flag affiliate program not only in Georgia but in the entire country. Last year alone, over 40,000 participants played in one of the 100-plus flag football league locations.

Mundy's Mill has been chosen as the Jonesboro site. The league is for boys and girls ages 4 to 14, and teams will be formed by school and grade. The season is eight weeks or seven games, beginning in September and last-

ing into November. practices and games held only on the weekend. Volunteer coaches for the league will be screened and trained.

By competing in the league, players will receive a NFL Flag reversible jersey, a NFL Flag t-shirt, flags and an end of season participation award.

The registration deadline is Aug. 27, with the beginning Sept. 30 and ending Nov. 18. If it rains out the season may extend to December. The cost to play in the league is \$130.

For more information or to register online, visit www.FalconsFlagFootball.com or call 678-210-

Drivers

•From Page 8A

first-place trophy and win a feature race in beginner bandolero division that if they were racing in the class they would eventually move up to, they would be lucky to finish a race."

With confidence and seat time behind the wheel attained, drivers between 8 and 12 will advance to the Bandits division while those drivers older than 12 will advance to the GRT Racing Driver Development Outlaws division.

"The only two tracks around the country that have a beginner bandolero class are Atlanta and Charlotte," Ragan said. "And it doesn't surprise me that those are the two markets that have the most new drivers coming in every

year."

The Beginner Bandolero class is the perfect place for any aspiring racer to jump behind the wheel and see if he or she has what it takes to compete.

"It's very important that you have a beginner class," said Ragan. "Some drivers will take two, three or four races to move up while others take eight, 10, 12 or 14 races; but at least they can get the experience they need prior to moving in their class they will eventually go into."

More than 100 drivers have mastered the "Thunder Ring" and have advanced to a NASCAR national touring series. NASCAR Monster Energy Cup Series drivers Joey Logano, Chase Elliott, Bubba Wallace and David

Ragan all competed in a bandolero at Thursday Thunder before advancing through the ranks.

The 2018 season continues every Thursday through July 26, before wrapping up with a special-edition Saturday Championship Night on Aug. 4.

Grandstand admission for the affordable, family-friendly Thursday Thunder Legends Series Presented by Papa John's Pizza costs \$5 per person, with kids 5 and under admitted free. For more information about both Friday Night Drags and Thursday Thunder, contact the Atlanta Motor Speedway ticket office at (770) 946-4211, (877) 9-AMS-TIX or visit www.atlantamotorspeedway.com.

Lovejoy

•From Page 8A

her not being there," he said. "I didn't realize how much Kayla meant. It was like, 'Oh wow, we really miss Kayla.' Just her presence in that gym — she didn't care about anything but playing, not points, nobody in her ear. Bria can be like that but she's young."

Still, Lovejoy will be the favorite to win a second straight state title in Class AAAAAA due to the returns of Bryant and Boyd. Bryant was named Clayton County Player of the Year last season when she averaged 17 points per game. Boyd was named First Team All-County after averaging 14.1 points and 5.8 rebounds per game.

Recruiting interest has naturally picked up for both players, including inter-

est from South Carolina, Georgia, Georgia Tech and Florida.

"Their AAU coach, Jay Moore, we have great communication," King said. "He always lets me know if there is an offer. I still see them as so much more they can be, but when UConn called and said they would be looking at them this summer I was like, 'Wow, UConn is calling.'"

King expects both players to answer the challenge of having even more responsibility as juniors.

"Gen and Anaya have proven their two of the top girls in the state and probably the nation," he said. "Whatever success we have going forward will depend on their health and willingness to take on their leadership role in all aspects.

The good part is that almost a 4.0 student. had a great sophomore academically. I tell her her greatest accomplishment, seeing that academic life is important because ball eventually goes to everybody."

Bryant and Boyd were joined by several key players from last year's squad including guards Las Blunt, Mariah Spain and Avanna Preston. Expectations will be high for Lady Wildcats during the 2018-19 season, a coach King isn't shying away from.

"You hear rumors Forest Park improving other teams improving gives you a sense of motivation," he said. "Our business is refining what we're doing and do it better

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554/532-1

Attachment: Clayton News July 18 2018 (1278 : 18VAR-006 Clayton Co. IT Building Variances)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of "Division 2 – Design Review Commission" to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground/monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 R. dale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

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David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

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David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director

Attachment: Clayton News July 25 2018 (1278 : 18VAR-006 Clayton Co. IT Building Variances)

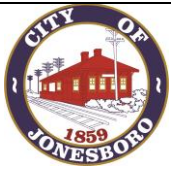


DO NOT
ENTER

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
VARIANCES TO CONSIDER:
Building Floor Area, Enclose Healthy Building
Materials, Glass Area, Parking, Fencing and Signage
for 4181 Poston Rd., Jonesboro, GA 30236
LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
DATE: 8-13-2008 TIME: 6:00pm
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-475-3800



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
VARIANCES to consider
Building Floor Area, Building Materials, Parking,
Lot, Height, Glass Area, Fencing and Signage
or 9101 Jackson Rd., Jonesboro, GA 30231
LOCATION 170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30226
DATE 08-13-200 **TIME** 6:00 PM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.6.k

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency

Community Development (Clayton County, owner)

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

Sign permit application for new ground(monument) sign

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

City Code Section 86-489 and 86-490 – Sign standards

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

☐

Yes

☒

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.)

Agency recommendation – **Approval of sign face area variance**; Clayton County will be developing a new Information Technology building in the near future at the intersection of Poston Road and Tara Boulevard (build reviewed by Design Review in July.) The property is zoned O-1 and is not in the historic district. It is, however, in the Tara Boulevard Overlay. This variance request deals only with the ground (monument) sign. Any variances needed for any proposed wall signs, etc. would have to be processed later. This variance is grouped with several other variances related to the IT building.

The new sign will be a double-sided, primarily brick sign (no changeable copy) located at the new entrance of the new IT building (on Poston Road), which will soon be under construction. With the brick base, the total sign will be less than 6 feet tall, below what is allowed in Code Section 86-490 (a). The actual sign face (words, etc.) is 32 square feet, **on one side**. The sign will need to be located at least 10 feet from the right-of-way line.

Currently, the City Code computes sign face area as *both sides of a double-faced sign*. I am not sure how much this has been enforced in the past, and I believe it needs to be changed in the future to just the length times the width, regardless of a single-faced or a double-faced sign. Nevertheless, that is the current standard. **So, the sign face area needs variance approval for having 70 square feet of total area.** This will be a large development site, and the sign is small enough to not be intrusive. No hazards to the public are anticipated.

Update: At the Design Review Commission meeting on August 1st, a **revised** ground sign design was presented (see attached pictures). The height will still be below 6 feet, and the sign faces, although considerably changed appearance from the original submittal, will still be about 32 square feet on each face, for a total of 64 square feet and still needing a variance for face area. It was also stated that the middle portion of each sign face will contain a digital screen displaying electronic messages:

(c) Electronic message center signs are permitted freestanding signs in a non-residential zoning district subject to the following:

(1) A maximum of one electronic message center sign is allowed per lot; **Only one sign**

(2) An electronic message center sign shall not exceed 40 percent of the total sign area of the freestanding sign on which the electronic message center sign is located; **About 36% of each sign face**

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title	Phone	City Manager's Office
Signature	Date	

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

(3) Each message displayed on an electronic message center sign shall remain static for at least ten seconds following the completion of its transition from the previous message. As used in this subsection, "static" shall mean a display that is fixed in one position with no portion of the display being in motion or changing in color or intensity; **Applicant has been informed.**

(4) Electronic message center signs shall have automatic dimming capability that adjusts the brightness to the ambient light at all times of the day and night so as to comply with the provisions stated in section 86-493(j) and (k) **Applicant has been informed.**

Despite the design change, the numbers from the original sign have not really changed.

Fiscal Impact / Funding Source

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

Government entity

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

New sign elevation

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

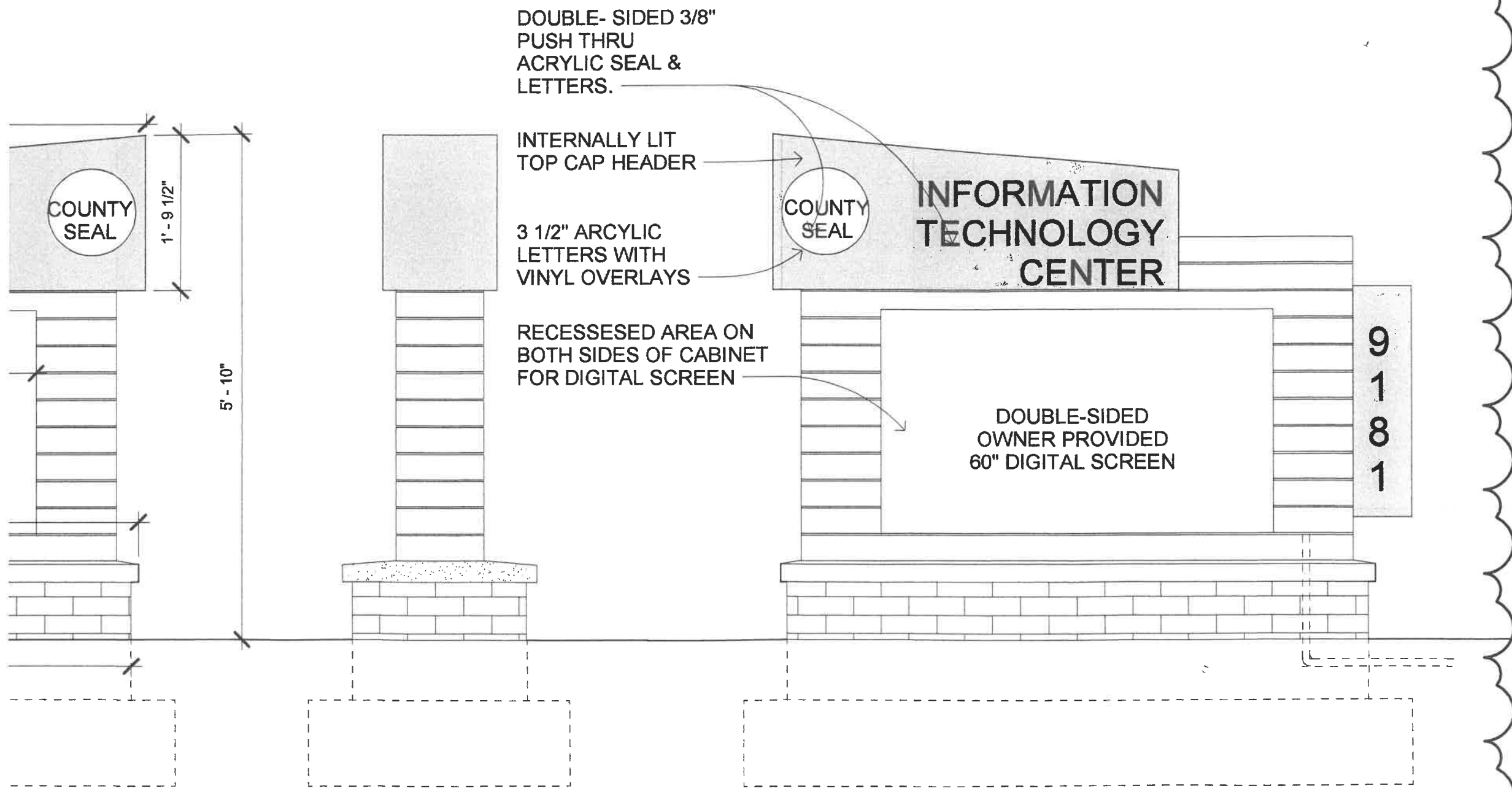


**Clayton County
Information
Technology
Center -
ITB#18-19**

9181 Poston
Road
Jonesboro, GA
30236

NOTES:

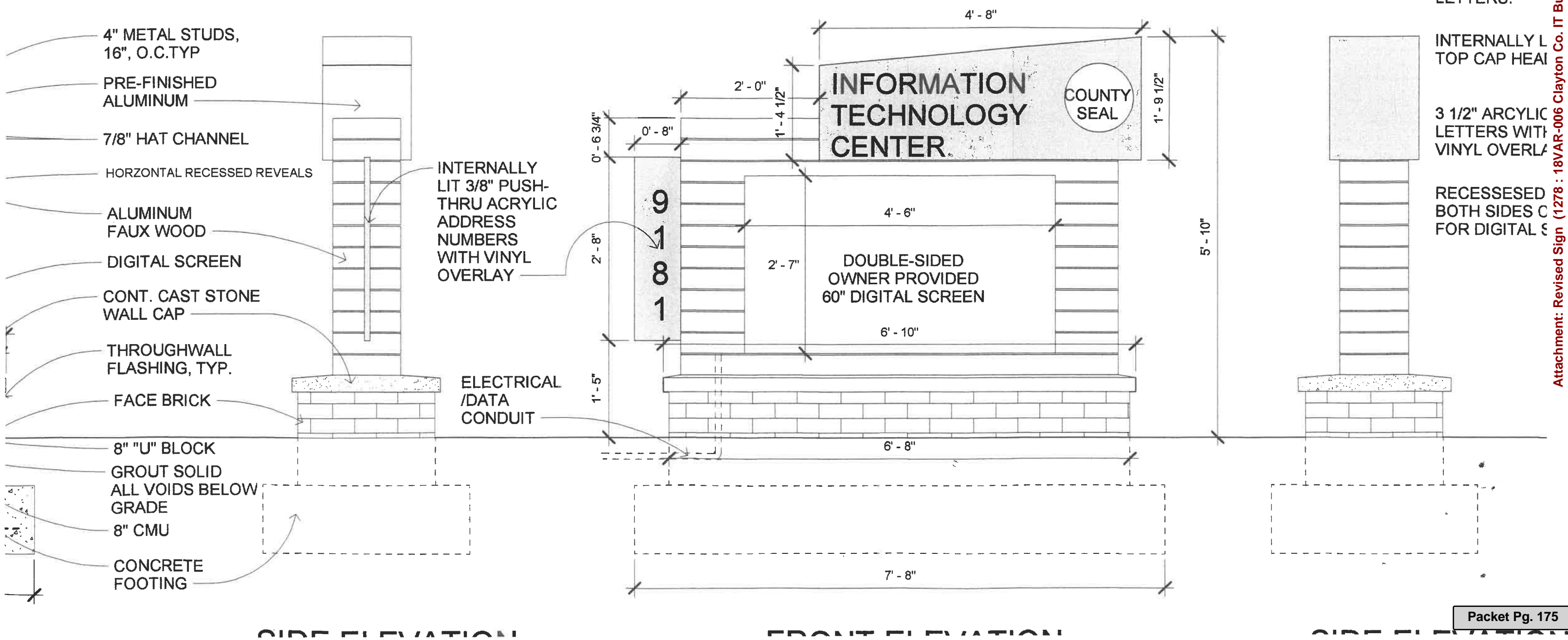
- 1. ALL COLORS TO BE DETERMINED
- 2. BASIS OF DESIGN: ASI SIGNAGE INNOVATIONS,
ASI CUSTOM LEGACY SERIES MONUMENT SIGN

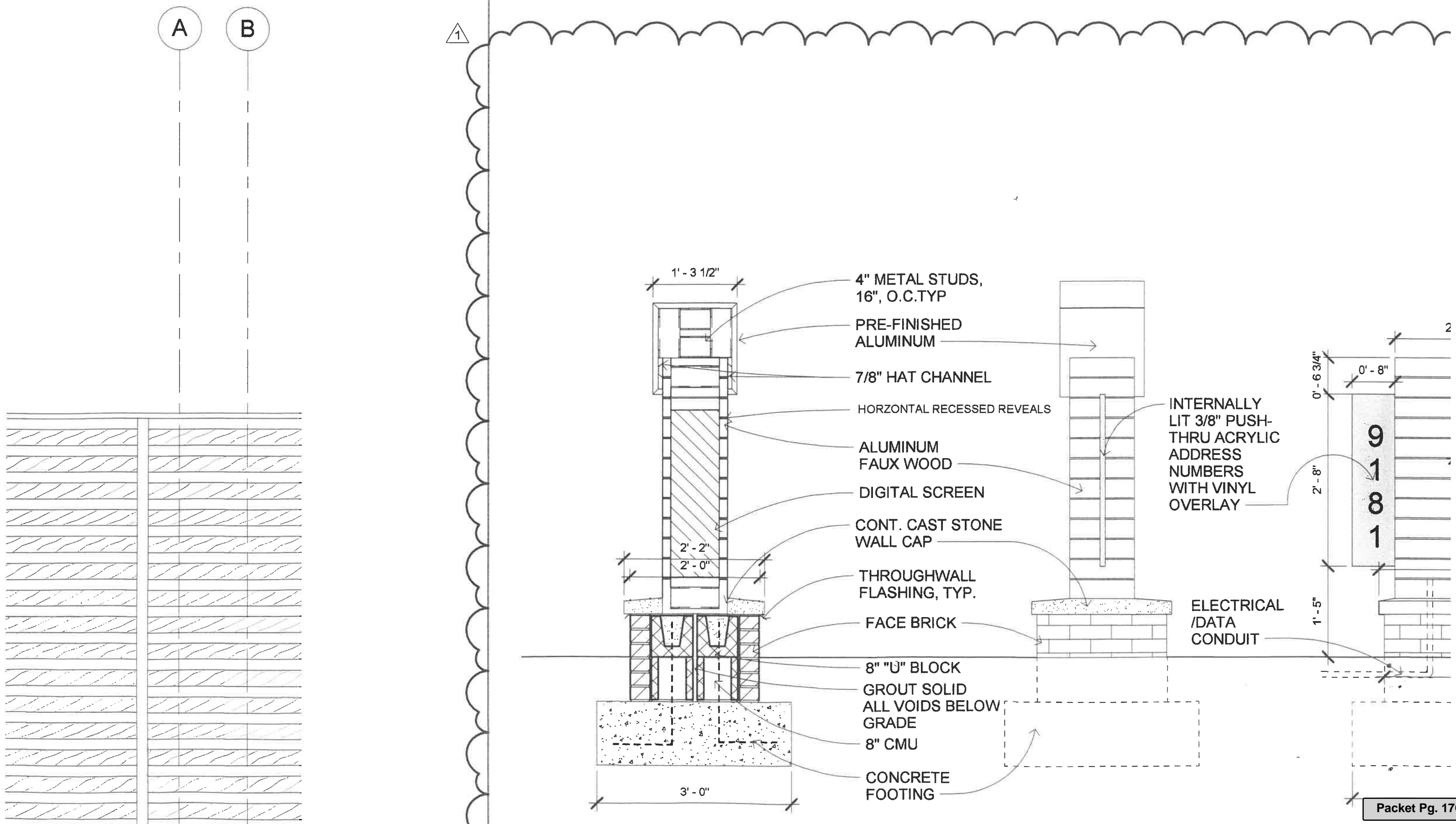


Revisions		
No.	Date	Description
1	07/02/18	Addendum 2

6/2010 THESE DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN PERMISSION.

Attachment: Revised Sign (1278 : 18VAR-006 Clayton Co. IT Building Variances)







CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.7

- 7

COUNCIL MEETING DATE
August 6, 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 Conditional Use #18-CU-002 as submitted by Nelson Tenebe for the property located at 150 South Avenue, Parcel Number 05241 AA022. Said conditional use concerns a proposed group home for youth at the specified address.

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

Sect. 86-97 – R2 Zoning Purpose and Standards; 86-121, 86-127, Conditional Use Standards

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

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.)

Agency recommendation – Denial of Conditional Use application; Mr. Tenebe has owned the property since early 2017, but still has a mailing address in McDonough. On May 21, 2018, Mr. Tenebe applied for a Zoning Verification Request for a “personal care home” at 150 South Avenue. The response stated that a conditional use was required. The NAICS code cited was 6239, which is “Other Residential Care Facilities Care, Personal Care Homes”. This use, however, is not allowed in the residential zoning districts, and is only allowed with an approved conditional use in the commercial zoning districts. Also, the definition of “personal care home” in the Code refers to adults and not youth.

There is another NAICS code (623990) that is for “Other Residential Care Facilities Care, Group Homes.” This use is only allowed in the residential zoning districts with an approved conditional use. Staff has informed the applicant about the types of homes, and that the only way to get the use approved was to try for the conditional use. The code also refers to City Code Section 86-127, which establishes standards for group homes and also a definition:

GROUP HOME FOR THE DISABLED

Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Mr. Tenebe’s proposal also does not evenly match the definition of group home above, as the youths are not described as being disabled in his proposal.

Per Mr. Tenebe, the proposal for the property at 150 South Avenue is as follows:

“I Nelson Tenebe (Owner of Living Hope Residence) is hereby requesting a change of use of 150 South Avenue, Jonesboro.

The property is a 2400 square foot, comprising of 5 bedroom and 3 full bathrooms.

Living Hope Residence intend to use the home for a transitional / independent living program otherwise known as group home.

The licensing is obtained through the department of human services in Georgia.

These are kids from the ages of 14 to 21 years old, who were in the foster care.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk’s Office

OBJECTIVE...the program is design to help the kids develop self-supporting skills, acquire sufficient education and training to become competitive career seekers, maintain appropriate housing, receive sufficient health education and services and developed supportive relationships.

The kids will also be taught how to live together and tolerate one another.

The kids will get assistance in meeting their goals through workshops, training, academic education, job training and emergency assistance.

The kids will be on 24 hours supervision. There will be a director, Life coach and direct care staff.

NOTE: the condition to be in this program

- 1) Must be 14 to 18 years old*
- 2) Must be willing, ready and able to go to attend school*
- 3) must not have any mental issue*
- 4) must be willing to abide by the rules and regulations of the facility, the city, the county, the state and the USA.*

NOTE.... The DHS allow 2 kids / Room, therefore the living space permits up to 10 kids.

The kids do not drive, therefore, there is enough parking for the staff.

This program is design to equip the kids with life skills and for them to be useful to themselves when they graduate from the program.

Hoping to Hear from you soon."

As far as the standards set forth in Section 86-127 are concerned:

Group homes may be permitted as a conditional use in an R-2, R-4, R-A or R-M, subject to the following conditions:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot. **Although, the youth do not drive, there must be adequate parking for the director, life coach other direct care staff, and any visitors.**
 - (2) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency. **So noted.**
 - (3) Any modifications to the existing structure shall not increase the square footage of the structure. **No modifications have been mentioned.**
 - (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood. **No modifications have been mentioned.**
 - (5) A group home shall not be established within 1,500 feet of an existing group home. **No other known group home is within this distance.**
 - (6) The group home shall not require occupancy of individual bedrooms by more than two individuals.
- The DHS allow 2 kids per room, therefore the living space permits up to 10 kids. **(However, only 8 individuals are allowed in the group home definition.**
- (7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate. **So noted. Department of Human Services has licensing requirements.**
 - (8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals. **So noted. While there would likely be no disabled individuals on the property, inspection**

The recommendation of denial is based on several factors:

The purpose of R-2 zoning (Section 86-97(a)) is as follows:

1. Purpose. The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre. The district is intended to create and preserve a **neighborhood setting free of non-residential uses** as well as higher density residential uses. Public and **institutional uses** traditionally found in **low density neighborhoods** are compatible with the R-2 district. Such development is typically served by a network of local streets to minimize traffic impacts on the neighborhood.

Mr. Tenebe's proposed use (up to 10 children and a staff in one house) is more of a higher density use than what is intended for R-2 zoning districts. The lot is only 0.30 acres, and the distance between the residence at 150 South Avenue and the two adjacent residences on either side is only 20 to 24 feet. Given the amount of people that would be at the property, and the amount of activity associated with that number of people, the proposed use is not compatible with the purpose of R-2 zoning.

2. There is no parking garage for the residence, so all necessary parking would have to be in the driveway. Staff is not confident that the existing driveway is adequate enough for multiple staff, plus any visitors. The degree of potential traffic and activity for this use would be more intense than the surrounding neighborhood. The yards are also relatively small. Would there be any outdoor activities for the youth? Would these activities infringe upon the privacy of adjacent residences?

3. The proposed use (care home for youth) does not fit neatly into any City zoning category or use. Neither "personal care home" nor "group home for disabled" is a match for the proposed use.

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

Private owner

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

- Meeting Packet Scan
- 150 South Avenue Acceptance Letter_ Conditional Use Youth Group Home
- Conditional Use - Group Home 150 South Avenue - Legal Notice
- Clayton News July 25 2018
- Hearin Sign Posting

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

Denial



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

5.7.a
Agenda Item #

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency

Community Development (Nelson Tenebe, applicant and owner)

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

Conditional Use Permit for group care home for youth, ages 14 to 21; Living Hope Residence 2

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

City Code Section 86-97 – R2 zoning purpose and standards; 86-121, 86-127, Conditional Use standards

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

☐ Yes ☒ 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.)

Agency recommendation – **Denial of Conditional Use application;** Mr. Tenebe has owned the property since early 2017, but still has a mailing address in McDonough. On May 21, 2018, Mr. Tenebe applied for a Zoning Verification Request for a “personal care home” at 150 South Avenue. The response stated that a conditional use was required. The NAICS code cited was 6239, which is “Other Residential Care Facilities Care, Personal Care Homes”. This use, however, is not allowed in the residential zoning districts, and is only allowed with an approved conditional use in the commercial zoning districts. Also, the definition of “personal care home” in the Code refers to adults and not youth.

There is another NAICS code (623990) that is for “Other Residential Care Facilities Care, Group Homes.” This use is only allowed in the residential zoning districts with an approved conditional use. Staff has informed the applicant about the types of homes, and that the only way to get the use approved was to try for the conditional use. The code also refers to City Code Section 86-127, which establishes standards for group homes and also definition:

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Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Mr. Tenebe’s proposal also does not evenly match the definition of group home above, as the youths are not described as being disabled in his proposal.

Per Mr. Tenebe, the proposal for the property at 150 South Avenue is as follows:

(Continued, page 2)

Fiscal Impact / Funding Source

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

FOLLOW-UP APPROVAL ACTION (City Manager)

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

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

Private Owner

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

Conditional Use permit application, Letter of explanation, Site pictures

Staff Recommendation

Denial

David Allen, Community Development Director, 770.570.2977

I Nelson Tenebe (Owner of Living Hope Residence) is hereby requesting a change of use of 150 South Avenue, Jonesboro.

The property is a 2400 square foot, comprising of 5 bedroom and 3 full bathrooms.

Living Hope Residence intend to use the home for a transitional / independent living program otherwise known as group home.

The licensing is obtained through the department of human services in Georgia.

These are kids from the ages of 14 to 21 years old, who were in the foster care.

OBJECTIVE...the program is design to help the kids develop self-supporting skills, acquire sufficient education and training to become competitive career seekers, maintain appropriate housing, receive sufficient health education and services and developed supportive relationships.

The kids will also be taught how to live together and tolerate one another.

The kids will get assistance in meeting their goals through workshops, training, academic education, job training and emergency assistance.

The kids will be on 24 hours supervision. There will be a director, Life coach and direct care staff.

NOTE: the condition to be in this program

1) Must be 14 to 18 years old

2) Must be willing, ready and able to go to attend school

3) must not have any mental issue

4) must be willing to abide by the rules and regulations of the facility, the city, the county, the state and the USA.

NOTE.... The DHS allow 2 kids / Room, therefore the living space permits up to 10 kids.

The kids do not drive, therefore, there is enough parking for the staff.

This program is design to equip the kids with life skills and for them to be useful to themselves when they graduate from the program.

Hoping to Hear from you soon.

As far as the standards set forth in Section 86-127 are concerned:

Group homes may be permitted as a conditional use in an R-2, R-4, R-A or R-M, subject to the following conditions:

(1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.

Although, the youth do not drive, there must be adequate parking for the director, life coach other direct care staff, and any visitors.

(2) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency. **So noted.**

(3) Any modifications to the existing structure shall not increase the square footage of the structure. **No modifications have been mentioned.**

(4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood. **No modifications have been mentioned.**

(5) A group home shall not be established within 1,500 feet of an existing group home. **No other known group home is within this distance.**

(6) The group home shall not require occupancy of individual bedrooms by more than two individuals. **The DHS allow 2 kids per room, therefore the living space permits up to 10 kids. (However, only 8 individuals are allowed in the group home definition.**

(7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate. **So noted. Department of Human Services has licensing requirements.**

(8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals. **So noted. While there would likely be no disabled individuals on the property, inspection of proposed uses is part of the normal City process.**

The recommendation of denial is based on several factors:

The purpose of R-2 zoning (Section 86-97(a)) is as follows:

1. *Purpose. The R-2 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-half acre. The district is intended to create and preserve **a neighborhood setting free of non-residential uses as well as higher density residential uses.** Public and **institutional uses** traditionally found in **low density neighborhoods** are compatible with the R-2 district. Such development is typically served by a network of local streets to minimize traffic impacts on the neighborhood.*

Mr. Tenebe's proposed use (up to 10 children and a staff in one house) is more of a higher density use than what is intended for R-2 zoning districts. The lot is only 0.30 acres, and the distance between the residence at 150 South Avenue and the two adjacent residences on either side is only 20 to 24 feet. Given the amount of people that would be at the property, and the amount of activity associated with that number of people, the proposed use is not compatible with the purpose of R-2 zoning.

2. There is no parking garage for the residence, so all necessary parking would have to be in the driveway. Staff is not confident that the existing driveway is adequate enough for multiple staff, plus any visitors. The degree of potential traffic and activity for this use would be more intense than the surrounding neighborhood. The yards are also relatively small. Would there be any outdoor activities for the youth? Would these activities infringe upon the privacy of adjacent residences?
3. The proposed use (care home for youth) does not fit neatly into any City zoning category or use. Neither "personal care home" nor "group home for disabled" is a match for the proposed use.



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

CONDITIONAL USE PERMIT 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.

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.

APPLICATION FEE: \$700.00 (Non-Refundable).

Date of Application: 7/12/18

Property Owner Authorization

I (We) NELSON TENEBE the
 owner(s) of the following property located at: 150 South Avenue
Jonesboro, G.A. 30236
 Tax Parcel Number: 05241 AA 022 Size of Property: 2400 sq. ft.
 Located in Zoning District 5th do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:
Residential

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

Property Owner Information

Name: NELSON TENEBE
 Mailing Address: 509 PLUMB BRANCH COURT
 City: JONESBORO State: G.A. Zip: 30236
 Phone: (Day) (401) 241 7859 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: AS ABOVE
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: VACANT
 Property address: 150 South Avenue, Jonesboro G.A. 302
 Surrounding Uses and Structures: (See Official Zoning Map): _____
 Surrounding Zoning: _____
 North: _____ South: _____ East: _____ West: _____ PERSONAL CARE
 Details of Proposed Use: ~~LODERG~~ TRANSITIONAL LIVING / INDEPENDENT LIVING
 Public Utilities: WATER, GAS, ELECTRICITY
 Access, Traffic and Parking: ONSITE PARKING
 Special Physical Characteristics: SINGLE FAMILY BUILDING

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

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:

NELSON TENEBE
PRINT NAME

[Signature] 7/13/18
SIGNATURE/DATE

APPLICANT:

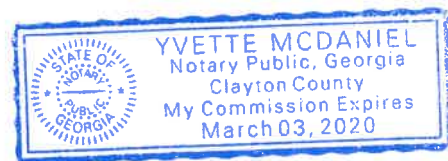
NELSON TENEBE
PRINT NAME

[Signature] 7/13/18
SIGNATURE/DATE

NOTARY:

Yvette McDaniel 7-13-18
SIGNATURE/DATE

SEAL



Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

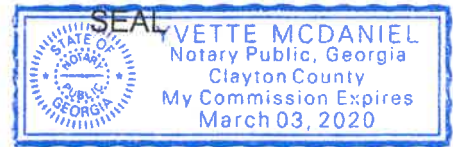
The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 7-13-18

Signed: [Signature]

Notary: [Signature]



FOR OFFICE USE ONLY:

Date Received: 07/13/18

Received By: [Signature]

Fee Amount Enclosed: \$ 700.00

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)



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ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing. The response to your zoning verification will be emailed to the address you provide below.

Applicant's Information

Name of Applicant: NELSON TENEBE
 Name of Business: LIVING HOPE RESIDENCE 2
 Property's Address: 150 SOUTH AVENUE JONESBORO 3023
 Email Address: tenebenelson@yahoo.com
 Phone: (Day): (401) 241-7859 (Evening): (401) 241-7859

Property Information

Current Use of Property: ~~BE~~ VACANT
 Proposed Use of Property (Please provide in great detail the intended use of the property):
PERSONAL CARE HOME

[Signature]
 Applicant's Signature

5/21/18
 Date

FOR OFFICE USE ONLY:

Current Zoning: R-2

NAICS Code: 6239

Required Zoning: _____

Conditional Use Needed? ☒ Yes or ☐ No

Comments:

☐ APPROVED

DENIED ☐

[Signature] Conditional Use Required

Zoning Official Signature

5/23/18
 Date

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)



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HOME OCCUPATION QUESTIONNAIRE

Section 86-274 (Home occupations) of the Jonesboro Zoning Ordinance provides that a home occupation is to be considered as any activity for which the city would normally require an occupation tax registration (business license). Home occupations are permitted in all residential districts, provided conformance to the listed standards of Section 86-274.

Date of Application:

5/21/18

Name of Business:

LIVING HOPE RESIDENCE 2

Primary Use of Business:

PERSONAL CARE HOME

1. Number of persons. The use shall be conducted entirely within the dwelling unit or an accessory building and only persons living in the dwelling, plus a maximum of two individuals who are not resident on the property, shall be engaged in the home occupation. Will the business be conducted within a dwelling unit or an accessory building? YES

How Many Individuals will reside on the property? 5

2. Incidental use. Use of the dwelling for the home occupation shall be clearly incidental and subordinate to the primary residential use. Such occupations shall be located and conducted in such a manner that the average neighbor under normal circumstances would not be aware of their existence. No exterior alteration of the residence or accessory buildings shall be made, and no sign other than those signs permitted in residential districts shall be erected. No more than 25 percent of the heated floor area, or a maximum area of 500 square feet, shall be used in the conduct of the home occupation. By way of initial, please confirm your understanding of the above stated information. _____

3. How many visitors will the business expect to have with a 24-hour time period?

1-2

4. Does your business plan to conduct retail sales or any manufacturing (manufacturing, assembly

NO

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

or fabrication of products)? NO

5. Will outside storage be utilized at the site? NO

6. How many vehicles are in conjunction with the home occupation and does it weigh over 9,000 lbs? *Does the location have a paved parking area, carport, garage, or rear yard for vehicles that are over 9,000 lbs? yes

*Shall not include a wrecker, dump truck, flatbed truck, tow truck or any truck with more than four wheels or more than two axes, or any van with a capacity of more than 15 people. Any need for parking generated by the home occupation shall be met off-street.

7. Spillover impacts. Any equipment or processes which create noise, dust, vibration, glare, smoke, fumes or odors detectable to the normal senses off the premises shall be prohibited. Any equipment or process which creates visual or audible interference in any radio or television receiver, or causes fluctuation in electrical line voltage off the premises, shall be prohibited. By way of initial, please confirm your understanding of the above stated information. NT

8. Will there be any deliveries on-site and if so how many would be expected daily?

NO

9. Residency. Any person who obtains authorization permitting the conduct of a home occupation shall be a resident of the premises, who shall take substantially all of his lodging at the premises, store substantially all his personal belongings in the dwelling and shall use the address of the premises as his address for legal purposes such as voter registration and obtaining a motor vehicle license. By way of initial, please confirm your understanding of the above stated information. NT

10. Hours of operation. No home occupation shall be conducted between the hours of 9:00 p.m. and 8:00 a.m. By way of initial, please confirm your understanding of the above stated information. What are the proposed operating hours for the proposed business? NT

624210	Community Food Services	N	N	N	N	N	N	N	N	N	N	P	N	
51412	Libraries and Archives	C	C	C	P	P	P	C	P	P	C	C	N	Sec. 86-128
624410	Nursery school (Child Day Care Services)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122
624410	Family Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-123
624120	Adult Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-124
624120	Adult Day Care Center	N	N	N	N	N	N	C	C	C	C	N	N	Sec. 86-125
623110	Nursing Care Facilities	N	N	N	N	N	N	N	P	N	N	N	N	Sec. 86-129
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	N	N	N	P	N	
622110	General Medical and Surgical Hospitals	N	N	N	N	N	N	N	N	N	N	P	N	
6239	Other Residential Care Facilities Care, Personal Care Homes	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86-127
623990	Other Residential Care Facilities Care, Group Homes	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-127
6113	Colleges, Universities and Professional Schools	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-186
6111	Elementary and Secondary Schools	C	C	C	C	C	N	C	C	C	C	N	N	Sec. 86-187
6112	Junior Colleges	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-188

CLASS CODES

Blog - Latest News

You are here: [Home](#) / [Lookup](#) / [Industry Group 6239](#)

NAICS Industry Group 6239

[Definition](#) | [Illustrative Examples](#) | [Cross Reference](#)

Class Codes

Industry Group 6239

in [◀ Go to the NAICS 4 Digit Industry Group List](#) / by

NAICS 4 digit Industry Group 6239 – Other Residential Care Facilities

Definition of NAICS 4 digit industry group 6239: This industry group comprises establishments of residential care facilities (except residential intellectual and developmental disability facilities, mental health and substance abuse facilities and continuing care retirement communities and assisted living facilities for the elderly).

Four Digit Industry Group Breakdown for North American Industry Classification System

NAICS codes are broken down by digit. The broadest description starts with the 2 digit sector codes. The 3 digit subsector codes are more specific, then the 4 digit industry group (Where you are now), 5 digit industry, and the most

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CLASSIFICATION
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HERE

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CONTACT US

Have a
question?

Start a live
chat.

First Name *

First Name

Packet Pg. 192

Personal care home. A facility, whether operated for profit or not, licensed by the State of Georgia for the transitional residency of two or more adults who are not related to the owner or administrator by blood or marriage who are incapable of independent living, within which are provided living and sleeping facilities, meal preparation, laundry services, personal services, transportation services and routine social and medical appointments and counseling.

Sec. 86-127. - Other residential care facilities.

GROUP HOME FOR THE DISABLED

NOT DISABLED

Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Group homes may be permitted as a conditional use in an R-2, R-4, R-A or R-M, subject to the following conditions:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.
- (2) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (5) A group home shall not be established within 1,500 feet of an existing group home.
- (6) The group home shall not require occupancy of individual bedrooms by more than two individuals.
- (7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

David Allen

From: Nelson Tenebe <tenebenelson@yahoo.com>
Sent: Thursday, July 19, 2018 8:57 PM
To: David Allen
Subject: CHANGE OF USE

I Nelson Tenebe (Owner of Living Hope Residence) is hereby requesting a change of use of 150 South Avenue, Jonesboro.

The property is a 2400 sq Feet, comprising of 5 bedroom and 3 full bathrooms.

Living Hope Residence intend to use the home for a transitional / independent living program otherwise known as group home.

The licensing is obtained through the department of human services in Georgia.

These are kids from the ages of 14 to 21 years old, who were in the foster care.

OBJECTIVE...the programme is design to help the kids develop self supporting skills, , acquire sufficient education and training to become competitive career seekers, maintain appropriate housing, receive sufficient health education and services and developed supportive relationships.

The kids will also be taught how to live together and tolerate one another.

The kids will get assistance in meeting their goals through workshops, training, academic education, job training and emergency assistance.

The kids will be on 24 hours supervision. There will be a director, Life coach and direct care staff.

NOTE.. the condition to be in this program

- 1) Must be 14 to 18 years old
- 2) Must be willing, ready and able to go to attend school
- 3) must not have any mental issue
- 4) must be willing to abide by the rules and regulations of the facility, the city, the county, the state and the USA.

NOTE.... The DHS allow 2 kids / Room, therefore the living space permits up to 10 kids.

The kids do not drive, therefore there is enough parking for the staff.

This program is design to equip the kids with life skills and for them to be useful to themselves when they graduate from the program.

Hoping to Hear from you soon.

Thanks
 Nelson Tenebe
 (Owner)
 Living Hope Residence
 (401)241-7859
 Tenebenelso@yahoo.com

Attachment: Meeting Packet Scan (1275 : 18CU-002 Living Hope Residence 2 Conditional Use)

Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2018

TENEBE NELSON
509 PLUMB BRANCH CT
MCDONOUGH, GA 30253

PARCEL ID . . 05241A A022
LOCATION . . 150 SOUTH AVE

LEGAL DESC DISTRICT 4 JONESBORO
LOT 2
NBRHOOD 30018 JONESBORO SOUTH

DESCRIPTION FRANKIE LYLE - ALL UTILITIES
DESCRIPTION PAVED ROAD
ROAD FRONT . . . 75.0

PLAT BOOK/PAGE . . . 6 83

***** CURRENT YR APV/LUV VALUE OVERRIDE EXISTS FOR: . . . LAND IMPROVEMENTS

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
11042	251	2/09/17	WARRANTY DEED	DOES NOT REFLEC	65,000	TENEBE NELSON
2403	151	7/22/95	EXEC/ESTATE DEE	RELATED		NOBLE ROSEMARY SULLIVAN
999999	999999	1/01/94	WARRANTY DEED			NOBLE SHELTON

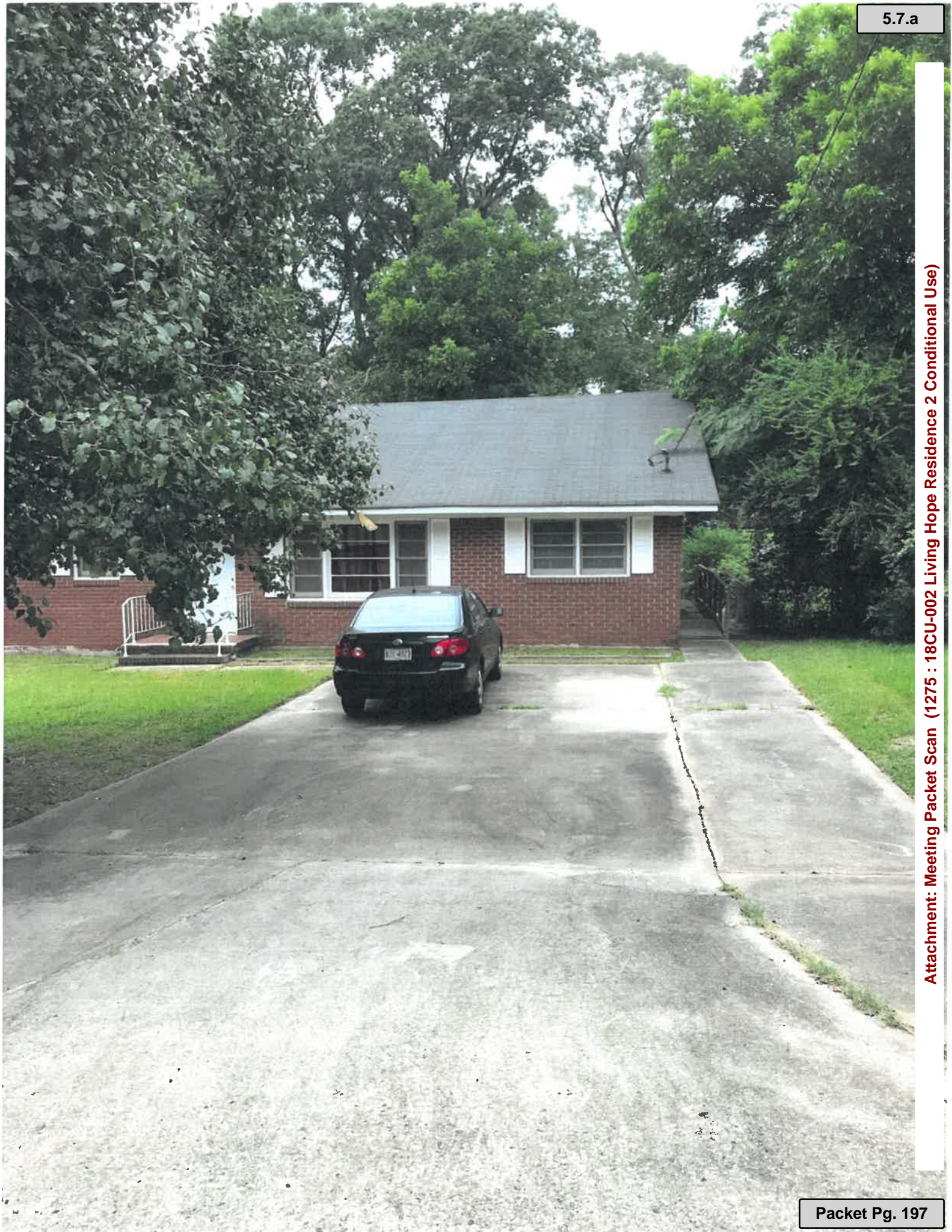
LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	RS110	LT 1	1.000

MAP ACRES . . .000

IMPROVEMENT # 1 MAJOR IMPR-M

GROUND FLOOR AREA . .	2,400.00	ACT/EFF YR/AGE . . 1958 1958 60
DESCRIPTION . . .		
	% COMP	SQ FOOTAGE STORY
RANCH	100	2400.00 1.00
BEDROOMS		5
BATHROOMS		3.5
BRICK		1.00
NO ATTIC		1.00
CRAWL SPACE		2400.00
AIR CONDITION		1.00
ADDITIONAL PLUMBING		5.00
ADDITIONS PORCHES		5.00

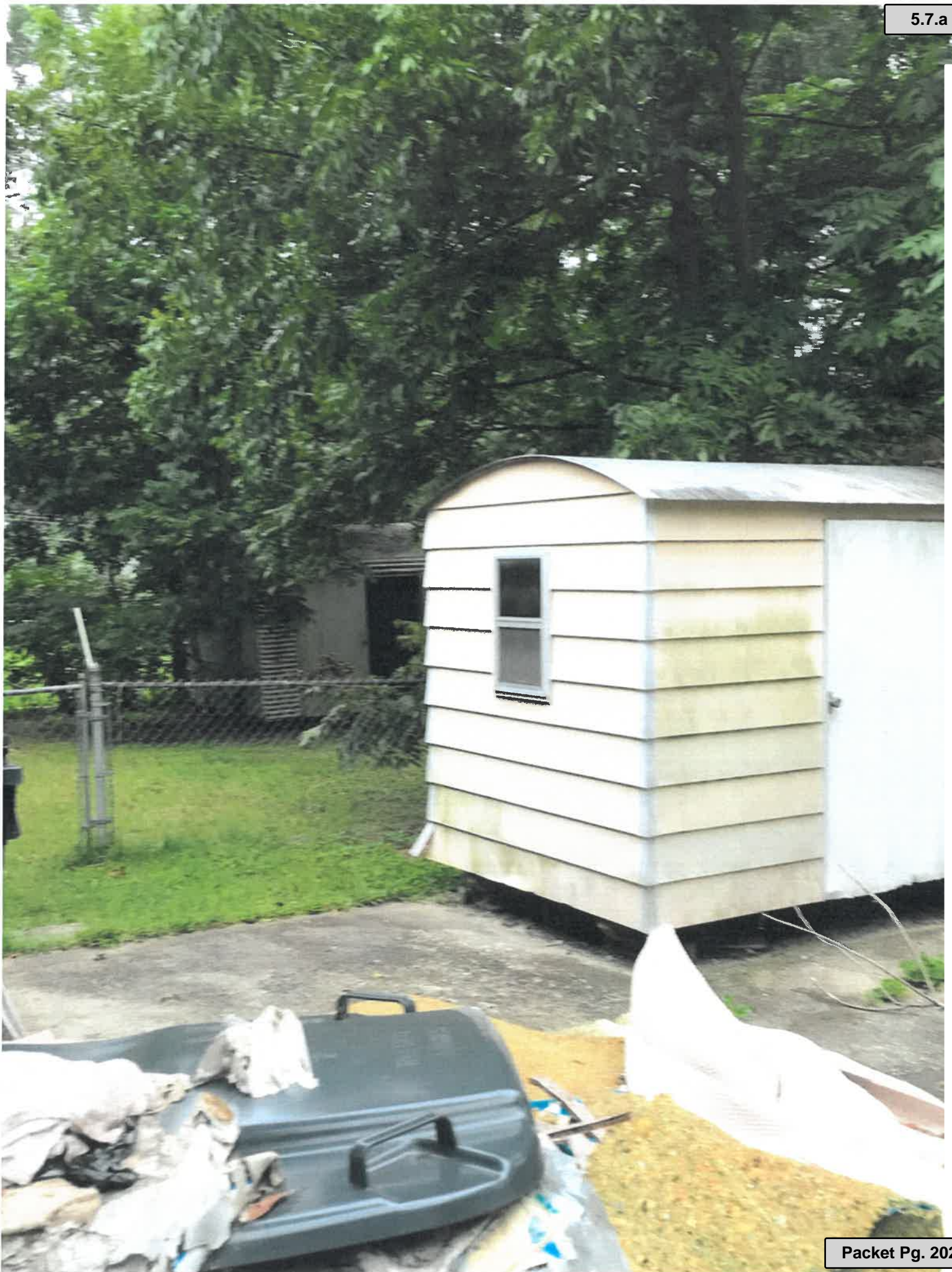


















MEMORANDUM

To: Nelson Tenebe
509 Plumb Branch Court
Jonesboro, GA 30236

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: August 1, 2018

Re: Notification of Request for Conditional Use – Proposed Youth Group Home, 150 South Avenue; Tax Map Parcel No. 05241 AA022

Dear Sir,

This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use for the above referenced property:

- Group Home for Youth

A Public Hearing has been scheduled for Monday, August 13, 2018 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, August 6, 2018 at 6:00 p.m. Your presence is strongly recommended at both meetings.

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Hope Residence 2” a residential care facility (group home), by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Publish 7/18 and 7/25

COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 R. dale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Hope Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.8

- 8

COUNCIL MEETING DATE
August 6, 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 First Reading of a Text Amendment to Chapter 86, Zoning, of the City Code, submitted by the Community Development Director. Text amendment concerns revisions and updates to the "Table of Uses Allowed by Zoning District", Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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

Sec. 86-204

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

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.)

Agency recommendation – Approval of text amendment; This text amendment is necessary for two reasons:

1. Per the City of Jonesboro Zoning Code Audit performed by the Atlanta Regional Commission in the fall of 2017, it was recommended that the City update its Table of Uses based on, at a minimum, the 2012 NAICS (North American Industry Classification System) code. While an update is being performed, staff is recommending to go ahead and update to the 2017 NAICS code rather than just the 2012 NAICS. This will take some time, however, to make sure that certain code categories do not radically depart from what we are using now.

2. Based on staff's experience with zoning verifications the past two months, certain uses need to be clarified and changed based on their allowance in certain zoning districts.

I am recommending a two-step process with fully updating the NAICS code. For the sake of time, item #2 is only before you tonight. Item #1 will be before you later in the fall, after each use category has been analyzed to see how similar or different it may be from what is used now.

Fiscal Impact

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

n/a

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

- Agenda Cover Sheet - Table of Uses Revisions
- Meeting Packet Scan
- COPY Sec._86_204.____Table_of_uses_allowed_by_zoning_district - REV AUGUST 2018
- Legal Notice - Table of Uses Update

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

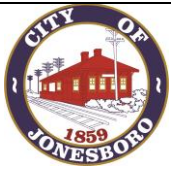
- Clayton News July 25 2018

5.8

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

Approval

See Attachment



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.8.a

COUNCIL MEETING DATE
August 13, 2018Requesting Agency
Community Development

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

Text Amendment for Revisions to City of Jonesboro Table of Uses

Requirement for Board Action (Cite specific Council policy, statute or code requirement)
Section 86-204, Table of Uses (based on NAICS codes)

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

☒ Yes ☐ 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.)

Agency recommendation – **Approval of text amendment;** This text amendment is necessary for two reasons:

1. Per the City of Jonesboro Zoning Code Audit performed by the Atlanta Regional Commission in the fall of 2017, it was recommended that the City update its Table of Uses based on, at a minimum, the 2012 NAICS (North American Industry Classification System) code. While an update is being performed, staff is recommending to go ahead and update to the 2017 NAICS code rather than just the 2012 NAICS. This will take some time, however, to make sure that certain code categories do not radically depart from what we are using now.
2. Based on staff's experience with zoning verifications the past two months, certain uses need to be clarified and changed based on their allowance in certain zoning districts.

I am recommending a two-step process with fully updating the NAICS code. For the sake of time, item #2 is on before you tonight. Item #1 will be on later in the fall, after each use category has been analyzed to see how similar or different it may be from what is used now.

Fiscal Impact / Funding Source

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

n/a

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

New Code Section

Staff Recommendation
Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title	Phone	City Manager's Office
Signature	Date	

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



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

5.8.b
Agenda Item #COUNCIL MEETING DATE
August 13, 2018Requesting Agency
Community Development

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

Text Amendment for Revisions to City of Jonesboro Table of Uses

Requirement for Board Action (Cite specific Council policy, statute or code requirement)
Section 86-204, Table of Uses (based on NAICS codes)

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

☒ Yes ☐ 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.)

Agency recommendation – **Approval of text amendment;** This text amendment is necessary for two reasons:

1. Per the City of Jonesboro Zoning Code Audit performed by the Atlanta Regional Commission in the fall of 2017, it was recommended that the City update its Table of Uses based on, at a minimum, the 2012 NAICS (North American Industry Classification System) code. While an update is being performed, staff is recommending to go ahead and update to the 2017 NAICS code rather than just the 2012 NAICS. This will take some time, however, to make sure that certain code categories do not radically depart from what we are using now.
2. Based on staff's experience with zoning verifications the past two months, certain uses need to be clarified and changed based on their allowance in certain zoning districts.

I am recommending a two-step process with fully updating the NAICS code. For the sake of time, item #2 is only before you tonight. Item #1 will be before you later in the fall, after each use category has been analyzed to see how similar or different it may be from what is used now.

Fiscal Impact / Funding Source

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

n/a

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

New Code Section

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

City Manager's
Office

Signature

Date

Sec. 86-204. - Table of uses allowed by zoning district.

Use is permitted "by right" in the district indicated = P
 Use is permitted as a conditional use (section indicated) = C
 Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
	Residential Uses													
	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	N	P	N	P	N	N	N	
	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	
	Two-Family Dwelling (Duplex)	N	N	P	P	P	N	N	N	P	N	N	N	
	Single Family Attached (Townhouses and Condominiums)	N	N	N	P	P	C	C	N	P	N	N	N	Sec. 86-202
	Multifamily	N	N	N	N	P	N	N	N	P	N	N	N	
	Mixed Use Dwelling, including Lofts	N	N	N	P	P	C	C	C	P	C	N	N	Sec. 86-182
	Recreational Vehicle, Trailer, or Camping Trailer, used as Living Quarters or Dwelling	N	N	N	N	N	N	N	N	N	N	N	N	
	Temporary Building / Manufactured Unit, for Construction Storage	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 86-262
	Home Occupation	P	P	C	N	N	N	C	N	C	N	N	N	Sec. 86-274
	Institutional Uses													
8139	Business, Professional, Labor,	N	N	N	N	N	N	P	P	P	N	N	N	

	Political and Similar Organizations														
8132	Charitable Organization Offices	N	N	N	N	N	P	P	P	P	N	N	N		
62411	Child and Youth Services	N	N	N	N	N	P	P	P	N	N	P	N		
8131	Churches and Other Places of Worship	N	N	N	C	C	C	C	C	C	C	C	N	Sec. 86-183	
8134	Civic and Social Organizations	N	N	N	N	N	C	C	N	C	C	C	N	Sec. 86-184	
8134	Civic and Social Organizations, without Private Bar or Restaurant	N	N	N	C	C	C	C	C	C	C	C	N	Sec. 86-185	
624210	Community Food Services	N	N	N	N	N	N	N	N	N	N	P	N		
51412	Libraries and Archives	C	C	C	P	P	P	C	P	P	C	C	N	Sec. 86-128	
624410	Nursery school (Child Day Care Services)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122	
624410	Family Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-123	
624120	Adult Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-124	
624120	Adult Day Care Center	N	N	N	N	N	N	C	C	C	C	N	N	Sec. 86-125	
623110	Nursing Care Facilities	N	N	N	N	N	N	N	P	N	N	N	N	Sec. 86-129	
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	N	N	N	P	N		
622110	General Medical and Surgical Hospitals	N	N	N	N	N	N	N	N	N	N	P	N		

6239	Other Residential Care Facilities Care, Personal Care Homes	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86- 127
623990	Other Residential Care Facilities Care, Group Homes	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86- 127
6113	Colleges, Universities and Professional Schools	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86- 186
6111	Elementary and Secondary Schools	C	C	C	C	C	N	C	C	C	C	N	N	Sec. 86- 187
6112	Junior Colleges	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86- 188
6233	Retirement Community	N	N	C	C	P	N	C	P	P	N	N	N	Sec. 86- 129
8133	Social Advocacy Organizations	N	N	N	N	N	P	P	P	P	N	N	N	
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	P	P	P	P	N	N	N	
	Arts, Entertainment and Recreation													
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	N	N	N	N	N	P	P	P	P	P	P	N	
71312	Amusement Arcades	N	N	N	N	N	C	N	N	P	C	P	N	Sec. 86- 130, Sec. 86-109 (c)(5)
7115	Artist's Studios	N	N	N	N	N	P	P	P	P	P	P	N	
71399	Billiard and Pool Halls	N	N	N	N	N	C	N	N	N	N	C	N	Sec. 86- 131, Sec. 86-109 (c)(5)

713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	P	N	
515	Broadcasting	N	N	N	N	N	C	C	C	C	C	P	P	Sec. 86-132
71399	Community Recreation Facility (non-profit) including YMCA, Senior Centers, and City Recreational Centers	N	N	C	C	C	C	C	C	C	C	N	N	Sec. 86-189
711120	Dance Companies, without theaters	N	N	N	N	N	P	P	P	P	P	P	N	
713940	Fitness and Recreational Sports Centers, Health Clubs	N	N	N	N	N	C	C	P	P	P	P	N	
71391	Golf Courses and Country Clubs	C	C	C	C	C	N	N	C	C	N	N	N	Sec. 86-190
711510	Independent Artist, Writers, and Performers	N	N	N	N	N	P	P	P	P	N	N	N	
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-133
512132	Motion Picture Theaters (Drive-Ins)	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-134
712110	Museums	N	N	N	C	C	P	C	C	C	C	N	N	Sec. 86-191
711130	Musical Groups and Artist	N	N	N	N	N	P	C	C	P	C	P	N	Sec. 86-135
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C	N	C	P	P	P	N	N	Sec. 86-136
71399	Neighborhood Recreation Centers, including Parks, Playgrounds, Tennis, Pools and Other Recreation Amenities, with or without Accessory Food and Beverage Sales	N	N	N	C	C	N	N	N	C	C	N	N	Sec. 86-192

	(Private)													
71399	Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and Pocket Parks (private)	P	P	P	P	P	P	P	P	P	P	P	P	
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	N	N	C	C	N	C	C	C	N	Sec. 86-193
51219	Postproduction Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	C	C	P	C	P	P	Sec. 86-137
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	N	N	N	N	N	P	P	P	P	N	N	N	
5122	Sound Recording Industries	N	N	N	N	N	C	C	C	P	C	P	P	Sec. 86-138
711211	Stadiums, Coliseums, Arenas, Amphitheaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-194
711110	Theater Companies and Dinner Theaters	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-195
	Office Uses													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	N	N	P	P	P	P	P	P	N	
926	Administration of Economic Programs	N	N	N	N	N	P	P	P	P	N	N	N	
924	Administration of Environmental Quality Programs	N	N	N	N	N	P	P	P	P	N	N	N	
925	Administration of Housing Programs, Urban Planning, and Community Development	N	N	N	N	N	P	P	P	P	N	N	N	

923	Administration of Human Resource Programs	N	N	N	N	N	P	P	P	P	N	N	N	
5418	Advertising and Related Services	N	N	N	N	N	P	P	P	P	N	N	N	
621999	All Other Miscellaneous Ambulatory Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	
621498	All Other Outpatient Care Centers	N	N	N	N	N	P	P	P	P	N	P	N	
5413	Architectural, Engineering, Land Planning, Surveying and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
5221	Banks, Credit Unions and Savings Institutions	N	N	N	N	N	P	P	P	P	C	P	N	Sec. 86-139
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140
5231	Brokerage for Securities, Commodities and Other Financial Investments	N	N	N	N	N	P	P	P	P	N	N	N	
5614	Business Support Services	N	N	N	N	N	P	P	P	P	P	N	N	
236220	Commercial and Institutional Building Construction	N	N	N	N	N	P	C	N	N	N	C	C	Sec. 86-141
5415	Computer Systems Design and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
23	Construction Contractors, Builders & Developers, office only	N	N	N	N	N	P	P	P	P	N	P	N	
23	Construction Contractors, Builders and Developers, with outdoor storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-142
52229	Consumer Lending and Credit	N	N	N	N	N	P	P	N	N	N	P	N	

551	Corporate Management Offices	N	N	N	N	N	P	P	P	P	N	P	N	
5222	Credit Card Issuing and Sales Financing.	N	N	N	N	N	P	P	P	P	N	P	N	
522	Credit Intermediation and Related Activities, excluding pawn shops	N	N	N	N	N	P	P	P	P	N	P	N	
522390	Other Activities Related to Credit Intermediation, including pawn shops	N	N	N	N	N	P	P	N	P	N	P	N	Sec. 86-109 (c)(5)
561310	Employment Services	N	N	N	N	N	P	P	P	P	P	P	N	
9211	Executive, Legislative, and Other General Government Support	N	N	N	N	N	P	P	P	P	N	N	N	
5612	Facilities Support Services	N	N	N	N	N	P	P	N	P	N	P	P	
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	P	P	P	P	N	N	N	
621493	Freestanding Ambulatory Surgical and Emergency Centers	N	N	N	N	N	N	N	N	N	N	P	N	
525	Funds, Trust, and Other Financial Vehicles	N	N	N	N	N	P	P	P	P	N	N	N	
621491	HMO Medical Centers	N	N	N	N	N	P	P	P	P	N	P	N	
62161	Home Health Care Services	N	N	N	N	N	P	N	N	P	N	N	N	
5242	Insurance Agencies, Brokerages, and Other Insurance Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	
5241	Insurance Carriers	N	N	N	N	N	P	P	P	P	N	N	N	
524	Insurance Carriers and Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	

5414	Interior Design, Graphic Design & Specialized Design Services	N	N	N	N	N	P	P	P	P	P	P	N	
5239	Investment Advice and Portfolio Management	N	N	N	N	N	P	P	P	P	N	P	N	
9221	Justice, Public Order and Safety Activities	N	N	N	N	N	P	P	P	P	P	P	N	
621492	Kidney Dialysis Centers	N	N	N	N	N	P	P	P	P	N	N	N	
561730	Landscaping Services	N	N	N	N	N	N	N	N	N	N	N	P	
5411	Legal Services	N	N	N	N	N	P	P	P	P	P	P	N	
531120	Lessors of Nonresidential Building (except Minwarehouses)	N	N	N	N	N	P	P	P	P	N	P	N	
9211	Executive, Legislative and other General Government Support	N	N	N	N	N	P	P	P	P	N	N	N	
551	Management of Companies and Enterprises	N	N	N	N	N	P	P	P	P	N	N	N	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting	N	N	N	N	N	P	P	P	P	N	N	N	
812199	Massage Therapy, Professional	N	N	N	N	N	P	P	P	P	P	N	N	Sec. 86-109 (c)(5)
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	P	P	P	P	N	P	P	
6212	Medical Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
6213	Medical Offices of Health Specialists	N	N	N	N	N	P	P	P	P	P	P	N	
6214	Medical Outpatient Care Centers	N	N	N	N	N	P	P	P	P	N	P	N	

521	Monetary Authorities-Central Bank	N	N	N	N	N	P	P	P	P	N	N	N	
52231	Mortgage and Non-mortgage Loan Brokers	N	N	N	N	N	P	P	P	P	N	P	N	
928	National Security and International Affairs	N	N	N	N	N	P	P	P	P	N	N	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
2362	Nonresidential Building Construction	N	N	N	N	N	P	P	P	N	N	N	N	
5611	Office Administrative Services	N	N	N	N	N	P	P	P	P	N	N	N	
53132	Offices of Real Estate Appraisers	N	N	N	N	N	P	P	P	P	N	P	N	
5419	Other Professional, Scientific, and Technical Services	N	N	N	N	N	P	P	P	P	P	P	N	
531	Real Estate	N	N	N	N	N	P	P	P	P	P	P	N	
5312	Real Estate Agents and Brokers Offices	N	N	N	N	N	P	P	P	P	P	P	N	
5311	Real Estate Leasing Company	N	N	N	N	N	P	P	P	P	N	P	N	
53131	Real Estate Property Managers	N	N	N	N	N	P	P	P	P	N	P	N	
54171	Research and Development in the Physical, Engineering, and Life Sciences	N	N	N	N	N	P	P	P	P	N	N	N	
54172	Research and Development in the Social Sciences and Humanities	N	N	N	N	N	P	P	P	P	N	N	N	
5417	Scientific Research and Development Services	N	N	N	N	N	P	P	P	P	N	N	N	

523	Securities, Commodity Contract, and Other Financial Investments and Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	
5112	Software Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
927	Space Research and Technology	N	N	N	N	N	P	P	P	P	N	N	P	
561320	Temporary Help Services, Manpower Pools	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-143, Sec. 86-109 (c)(5)
54194	Veterinary Services, including Animal Hospitals	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-144
	Commercial Services													
5418	Advertising and Public Relations Services	N	N	N	N	N	P	P	P	P	N	N	N	
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
812990	All Other Personal Services	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-145, Sec. 86-109 (c)(5)
721199	All Other Travel Accommodation	N	N	N	N	P	P	P	P	P	N	P	N	
62191	Ambulance Services	N	N	N	N	N	N	N	N	N	N	P	P	
811412	Appliance Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
561613	Armored Car Services	N	N	N	N	N	N	N	N	N	N	P	P	

811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	P	P	
811191	Automotive Glass Replacement Shops	N	N	N	N	N	N	N	N	N	N	P	P	
811191	Automotive Oil Change and Lubrication Shops	N	N	N	N	N	N	N	N	N	N	P	P	
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	P	P	
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	P	P	
812111	Barber Shops	N	N	N	N	N	N	N	N	P	P	P	N	
812112	Beauty Salons	N	N	N	N	N	N	N	P	P	P	P	N	
721191	Bed-and-Breakfast Inns	N	N	N	P	P	P	P	N	P	P	N	N	
6114	Business Schools and Computer and Management Training	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-196
56143	Business Service Centers, including Copy Shops and Mail Centers	N	N	N	N	N	P	P	P	P	N	P	N	
811192	Car Washes	N	N	N	N	N	N	N	N	P	N	P	P	
81222	Cemeteries and Crematories	C	C	C	C	C	N	N	C	N	C	C	N	Sec. 86-146
81231	Coin-Operated Laundries and Drycleaners, drop-off	N	N	N	N	N	P	N	N	N	N	P	N	
56144	Collection Agencies	N	N	N	N	N	P	P	P	P	N	P	N	

8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	N	P	P	
53241	Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	N	P	P	
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	P	N	P	N		
5322	Consumer Goods Rental	N	N	N	N	N	N	N	N	N	N	P	N		
53229	Consumer Goods Rental, including furniture rental, party supply rentals, sporting goods rental	N	N	N	N	N	N	N	C	P	N	P	N		Sec. 86-147
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	N	N	P	P	P	P	N	P	N		
492	Couriers and Messenger Services	N	N	N	N	N	N	P	P	P	N	P	N		
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	P	N	N	N		
56145	Credit Bureaus	N	N	N	N	N	P	P	P	P	N	P	N		
518	Internet Service Providers. Web Search Portals and Data Processing Services	N	N	N	N	N	P	P	P	P	N	P	N		
6244	Day Care Center and Group Day Care Home, Child	N	N	N	N	N	N	C	C	C	C	C	N		Sec. 86-122
6244	Family Day Care Home, Child (6 or fewer children in care)	C	C	C	C	C	N	C	N	N	N	N	N		Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	C	C	P	P	N	P	N		

4543	Direct Selling Establishments, including Fuel Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-149
812320	Dry-cleaning and Laundry Services (except Coin-Operated)	N	N	N	N	N	C	C	C	P	C	P	N	Sec. 86-148
611	Educational Services	N	N	N	N	N	C	C	P	P	N	N	N	
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	P	N	P	P	
4541	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	P	P	P	P	N	P	N	
53222	Formal Wear and Costume Rental	N	N	N	N	N	P	P	N	P	N	P	N	
81221	Funeral Homes and Funeral Services	N	N	N	N	N	C	C	C	N	N	C	N	
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86-150
8132	Grant-making and Giving Services	N	N	N	N	N	P	P	P	P	N	P	N	
811411	Home and Garden Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-151
6216	Home Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	
72111	Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities	N	N	N	N	N	C	C	C	C	N	C	N	
56161	Investigation and Security Services	N	N	N	N	N	P	P	P	P	N	P	N	
533	Lessors of Non-financial Intangible Assets (not copy-righted works)	N	N	N	N	N	P	P	P	P	N	N	N	
812331	Linen	N	N	N	N	N	N	N	N	N	N	P	P	
561622	Locksmiths	N	N	N	N	N	P	P	N	P	P	P	N	

54191	Marketing Research and Public Opinion Polling	N	N	N	N	N	P	P	P	P	N	P	N	
812990	Miscellaneous Personal Services, including bail bonding, dating services, shoe-shine services, wedding planning, fortunetelling and similar uses	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-145, Sec. 86-109 (c)(5)
48841	Motor Vehicle Towing and Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-152, Sec. 86-109 (c)(5)
812113	Nail Salons	N	N	N	N	N	P	P	P	P	P	P	N	
51411	News Syndicates	N	N	N	N	N	P	P	P	P	N	N	N	
561	Office Administrative and Employment Services	N	N	N	N	N	P	P	P	P	P	P	N	
53242	Office Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	P	P	N	P	N	
6212	Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
6213	Offices of Other Health Practitioners	N	N	N	N	N	P	P	P	P	P	P	N	
6211	Offices of Physicians	N	N	N	N	N	P	P	P	P	P	P	N	
812922	One-Hour Photo-finishing	N	N	N	N	N	P	P	P	P	P	P	N	
514191	On-Line Information Services	N	N	N	N	N	P	P	P	P	P	P	N	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
519	Other Information Services	N	N	N	N	N	P	P	P	P	N	N	N	
81219	Other Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-

																	109 (c)(5)
81293	Parking Lots and Garages, Commercial	N	N	N	N	N	C	N	C	C	N	C	C				Sec. 86- 397
92215	Parole Offices and Probation Offices	N	N	N	N	N	N	N	P	N	N	P	N				
53211	Passenger Car Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	N				Sec. 86- 109 (c)(5)
8114	Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles	N	N	N	N	N	P	P	P	P	P	P	N				
81291	Pet Care, Grooming, Training, Pet Sitting and Boarding (except Veterinary Services)	N	N	N	N	N	N	C	N	C	C	P	P				Sec. 86- 174
812921	Photo-finishing Laboratories (except One-Hour)	N	N	N	N	N	P	P	P	P	N	P	N				
54192	Photographic Services and Studios	N	N	N	N	N	P	P	P	P	N	P	N				
6115	Technical and Trade Schools	N	N	N	N	N	N	C	C	C	N	C	C				Sec. 86- 197
541	Professional, Scientific and Technical Services	N	N	N	N	N	P	P	P	P	N	N	N				
813110	Religious Organizations	N	N	N	C	C	C	C	C	C	C	C	N				Sec. 86- 183
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	P	N				Sec. 86- 153, Sec. 86-109 (c)(5)

81142	Re-upholstery and Furniture Repair	N	N	N	N	N	C	C	N	N	C	P	N	Sec. 86-154
721310	Rooming and Boarding Houses	N	N	N	N	P	N	N	N	N	N	N	N	
561612	Security Guards and Patrol Services	N	N	N	N	N	N	N	P	P	N	P	P	
561621	Security Systems Services (except Locksmiths)	N	N	N	N	N	P	P	P	P	N	P	P	
5617	Services to Buildings and Dwellings, (including pest control, janitorial services, landscape services, carpet and upholstery cleaning, pool maintenance, drain or gutter cleaning)	N	N	N	N	N	N	N	C	N	C	P	P	Sec. 86-155
81143	Shoe Repair	N	N	N	N	N	P	N	N	P	P	P	N	
5414	Specialized Design Services	N	N	N	N	N	P	P	P	P	P	N	N	
5619	Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services	N	N	N	N	N	N	N	P	P	N	N	N	
561422	Telemarketing Bureaus	N	N	N	N	N	P	P	P	P	N	N	N	
561421	Telephone Answering Services	N	N	N	N	N	P	P	P	P	N	P	N	
541380	Testing Laboratories	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-156
54193	Translation and Interpretation Services	N	N	N	N	N	P	P	P	P	N	N	N	
5615	Travel Agencies and Reservation Services	N	N	N	N	N	P	P	P	P	N	P	N	

53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86- 109 (c)(5)
4542	Vending Machine Operators	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86- 157
53223	Video Tape and Disc Rental	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86- 177
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86- 198
6117	Educational Support Services	N	N	N	N	N	C	C	P	P	N	N	N	
6243	Vocational Rehabilitation Services	N	N	N	N	N	N	C	N	N	N	C	N	Sec. 86- 158
	P.O.D.S. unit, for Construction Hardship	N	N	N	N	N	P	P	P	N	P	P	P	Sec. 86- 262
	Temporary Building / Manufactured Unit, for Construction Storage	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 86- 262
	Retail Uses													
44311	Appliance, Television, and Other Electronics Stores	N	N	N	N	N	P	N	N	P	N	P	N	
45392	Art Dealers	N	N	N	N	N	P	P	P	P	P	P	N	
44131	Automotive Parts and Accessories Stores	N	N	N	N	N	N	N	N	N	N	P	P	
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86- 159
4453	Beer, Wine and Liquor Stores	N	N	N	N	N	N	N	N	N	N	P	N	
441222	Boat Dealers	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-

															160
45121	Book Stores and News Dealers	N	N	N	N	N	P	P	P	P	P	P	N		
444	Building Material and Garden Equipment and Supplies Dealers, excluding 444120	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-161	
44419	Building Material Dealers, Lumber Yards	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-162	
722212	Cafeterias	N	N	N	N	N	P	N	P	P	N	P	N		
44313	Camera and Photographic Supplies Stores	N	N	N	N	N	P	N	N	P	N	P	N		
44111	Car Dealers, New	N	N	N	N	N	N	N	N	N	N	P	N		
441110	Car Dealers, New or Used	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163	
44112	Car Dealers, Used	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163, Sec. 86-109 (c)(5)	
425120	Automobile Brokers—Office Only	N	N	N	N	N	N	N	N	N	N	P	N	86-163.1	
72232	Caterers	N	N	N	N	N	P	P	P	P	N	P	N		
4481	Clothing Stores	N	N	N	N	N	P	C	P	P	C	P	N	Sec. 86-164	
44312	Computer and Software Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-164	
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	P	N	P	P		
44512	Convenience Food Stores without	N	N	N	N	N	P	N	N	P	C	P	P	Sec. 86-	

	fuel pumps													165
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	N	N	P	P	N	P	P	P	N	
4521	Department Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-164
453998	Fireworks Shops (i.e. permanent location)	N	N	N	N	N	N	N	N	P	P	P	P	
4531	Florists	N	N	N	N	N	P	P	N	P	P	P	N	
72231	Food Service Contractors	N	N	N	N	N	P	P	C	P	N	P	P	
45431	Fuel Dealers	N	N	N	N	N	N	N	N	N	N	N	P	
442	Furniture and Home Furnishings Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-166
337	Furniture and Related Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
4471	Gasoline Stations, Full Service	N	N	N	N	N	N	N	N	N	N	P	P	
45299	General Merchandise Stores	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86-167
45322	Gift, Novelty and Souvenir Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-168
44511	Grocery Stores and Supermarkets (except Specialty Food Stores and Convenience Food Stores)	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86-169
44413	Hardware Stores	N	N	N	N	N	P	N	N	P	P	P	N	
45112	Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P	P	P	N	
44411	Home Centers	N	N	N	N	N	P	N	N	P	N	P	N	

4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	N	N	P	N	N	P	N	P	N	
4442	Lawn and Garden Equipment and Supplies Stores	N	N	N	N	N	N	C	N	N	C	P	N	Sec. 86-170
72221	Limited Service Eating Places	N	N	N	N	N	P	C	P	P	C	P	P	
44619	Miscellaneous Health and Personal Care Stores, including Health Foods and Specialty Health Products.	N	N	N	N	N	P	P	N	P	P	P	N	
72233	Mobile Food Services	N	N	N	N	N	N	N	N	N	N	N	N	?
441221	Motorcycle Dealers	N	N	N	N	N	N	N	N	N	N	P	P	
45114	Musical Instrument and Supplies Stores	N	N	N	N	N	P	P	N	P	N	P	N	
454	Non-store Retailers	N	N	N	N	N	P	P	P	P	N	P	N	
45321	Office Supplies and Stationery Stores	N	N	N	N	N	P	C	C	P	C	P	N	Sec. 86-171
44613	Optical Goods Stores	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-172
447190	Other Gasoline Stations (includes Truck stop)	N	N	N	N	N	N	N	N	N	N	N	P	
4412	Other Motor Vehicles	N	N	N	N	N	N	N	N	N	N	P	N	
44412	Paint and Wallpaper Stores	N	N	N	N	N	P	P	N	P	N	P	N	
45391	Pet and Pet Supplies Stores	N	N	N	N	N	P	C	N	C	N	P	N	Sec. 86-173
44611	Pharmacies and Drug Stores	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-175

45122	Prerecorded Tape, Compact Disc, and Record Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-176
44121	Recreational Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	N	
7221	Restaurants, Full-Service, Family Restaurants	N	N	N	N	N	P	P	P	P	P	P	N	
7221	Restaurants, Full-Service, Quality Restaurants	N	N	N	N	N	P	P	P	P	P	P	N	
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows.	N	N	N	N	N	N	N	N	N	C	P	P	
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.	N	N	N	N	N	N	N	P	P	P	P	P	
45113	Sewing, Needlework, and Piece Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
4482	Shoe Stores	N	N	N	N	N	P	N	N	P	N	P	N	
722213	Snack and Nonalcoholic Beverage Bars	N	N	N	N	N	P	P	P	P	P	P	P	
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores	N	N	N	N	N	P	P	N	P	P	P	N	
45111	Sporting Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
44132	Tire Dealers	N	N	N	N	N	N	N	N	N	N	C	C	
484	Truck Transportation	N	N	N	N	N	N	N	N	N	N	N	P	
4533	Used Merchandise Stores, including Thrift Stores	N	N	N	N	N	N	N	N	N	C	C	N	Sec. 86-178

45291	Warehouse Clubs and Superstores	N	N	N	N	N	N	N	N	N	N	P	N	
	Manufacturing, Wholesaling and Warehousing													
3391	Medical Equipment and Supplies Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339999	All Other Miscellaneous Manufacturing	N	N	N	N	N	N	N	N	N	N	P	N	
321999	All Other Miscellaneous Wood Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3159	Apparel Accessories and Other Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
315	Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3121	Beverage Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339994	Broom, Brush, and Mop Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3254	Chemical Manufacturing: Pharmaceuticals and Medicine	N	N	N	N	N	N	N	N	N	N	N	P	
236220	Commercial and Institutional Building Construction	N	N	N	N	N	N	N	N	N	N	N	P	
3333	Commercial and Service Industry Machinery Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3342	Communications Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
334	Computer and Electronic Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3152	Cut and Sew Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	

321912	Cut Stock, Re-sawing Lumber, and Planning	N	N	N	N	N	N	N	N	N	N	N	P	
33221	Cutlery and Hand-tool Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
33993	Doll, Toy, and Game Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3353	Electrical Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3351	Electrical Lighting Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
321213	Engineered Wood Member (except Truss) Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3162	Footwear Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
337	Furniture and Related Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339991	Gasket, Packing, and Sealing Device Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
812332	Industrial Launderers	N	N	N	N	N	N	N	N	N	N	N	P	
339913	Jewelers' Material and Lapidary Work Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
237210	Land restadivision	N	N	N	N	N	N	N	N	N	N	N	P	
334613	Magnetic and Optical Recording Media Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
53113	Mini-warehouses and Self-Storage Units	N	N	N	N	N	N	N	N	N	N	N	P	
339	Miscellaneous Manufacturing (including toys, jewelry, medical equipment and supplies, sporting	N	N	N	N	N	N	N	N	N	N	N	P	

	goods, office supplies, signs, home accessories and similar processing/assembly of products)													
512	Motion Picture and Sound Recording Industries	N	N	N	N	N	N	N	N	N	N	N	P	
51212	Motion Picture and Video Distribution	N	N	N	N	N	N	N	N	N	N	N	P	
51211	Motion Picture and Video Production	N	N	N	N	N	N	N	N	N	N	N	P	
339992	Musical Instrument Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3345	Navigational, Measuring, Electro-medical, and Control Instruments Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
33994	Office Supplies Manufacturing (except paper)	N	N	N	N	N	N	N	N	N	N	N	P	
3169	Other Leather and Allied Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
322	Paper Manufacturing, except Finished Stationery Products.	N	N	N	N	N	N	N	N	N	N	N	P	
32223	Paper Manufacturing: Finished Stationery Products	N	N	N	N	N	N	N	N	N	N	N	P	
51219	Postproduction Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	P	N	N	N	P	P	
321992	Prefabricated Wood Building Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
334612	Prerecorded Compact Disc (except Software), Tape, and Record Reproducing	N	N	N	N	N	N	N	N	P	N	P	P	

323	Printing and Related Support Activities	N	N	N	N	N	C	C	N	N	C	P	P	
323	Printing and Related Support Activities	N	N	N	N	N	P	P	N	N	N	P	P	Take out
2361	Residential Building Construction	N	N	N	N	N	N	N	N	N	N	N	P	
339950	Sign Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
332994	Small Arms Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
31211	Soft Drink and Ice Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
5122	Sound Recording Industries and Studios	N	N	N	N	N	N	N	N	N	N	N	P	
238	Specialty Trade Contractors	N	N	N	N	N	N	N	N	N	N	N	P	
33992	Sporting and Athletic Goods Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
321214	Truss Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	P	
42	Wholesale Trade with Customer Showrooms	N	N	N	N	N	N	N	N	N	N	N	P	
42	Wholesale Trade, no Showrooms or Outdoor Storage	N	N	N	N	N	N	N	N	P	N	N	P	
32191	Wood Product Manufacturing: Millwork	N	N	N	N	N	N	N	N	N	N	N	P	
321911	Wood Window and Door Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
	Transportation Communications and Utilities													

5132	Cable Networks and Program Distribution	N	N	N	N	N	P	P	P	P	N	P	P	
485510	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	P	N	
492110	Couriers	N	N	N	N	N	N	N	P	P	N	P	N	
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	P	P	N	P	P	
48411	Freight Trucking, General, Local	N	N	N	N	N	N	N	N	N	N	N	P	
48412	Freight Trucking, General, Long-Distance	N	N	N	N	N	N	N	N	N	N	N	P	
4842	Freight Trucking, Specialized, including Household and Office Moving	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-179
492210	Local Messengers and Local Delivery	N	N	N	N	N	N	N	P	N	N	P	N	
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180
5151	Radio and Television Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-199
516	Internet Publishing and Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-200
517	Telecommunications (New Cell Towers)	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-201
4821	Rail Transportation Company Office	N	N	N	N	N	P	P	P	N	N	P	P	
487	Scenic and Sightseeing Transportation	N	N	N	N	N	P	P	N	P	N	N	P	
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-

															181
485	Transit and Ground Passenger Transportation, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	P	P		
	Agriculture, Forestry, Fishing and Hunting														
1114	Greenhouse, Plant Nursery, and Floriculture Production	N	N	N	N	N	N	N	N	N	N	P	P		

(Ord. No. 05-08, 8-15-05; Ord. No. 2006-05, § 1, 9-19-2006; Ord. No. 2015-10, § 3, 8-10-2015;
[Ord. No. 2016-03, § 2, 2-8-2016](#); Ord. No. [2017-03](#), § 1, 2-13-2017) (**Ord. No. xxxxxxxxxxxxxxxx**)

Sec. 86-204. - Table of uses allowed by zoning district.

Use is permitted "by right" in the district indicated = P
 Use is permitted as a conditional use (section indicated) = C
 Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
	Residential Uses													
	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	N	P	N	P	N	N	N	
	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	
	Two-Family Dwelling (Duplex)	N	N	P	P	P	N	N	N	P	N	N	N	
	Single Family Attached (Townhouses and Condominiums)	N	N	N	P	P	C	C	N	P	N	N	N	Sec. 86-202
	Multifamily	N	N	N	N	P	N	N	N	P	N	N	N	
	Mixed Use Dwelling, including Lofts	N	N	N	P	P	C	C	C	P	C	N	N	Sec. 86-182
	Recreational Vehicle, Trailer, or Camping Trailer, used as Living Quarters or Dwelling	N	N	N	N	N	N	N	N	N	N	N	N	
	Temporary Building / Manufactured Unit, for Construction Storage	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 86-262
	Home Occupation	P	P	C	N	N	N	C	N	C	N	N	N	Sec. 86-274
	Institutional Uses													
8139	Business, Professional, Labor,	N	N	N	N	N	N	P	P	P	N	N	N	

	Political and Similar Organizations														
8132	Charitable Organization Offices	N	N	N	N	N	P	P	P	P	N	N	N		
62411	Child and Youth Services	N	N	N	N	N	P	P	P	N	N	P	N		
8131	Churches and Other Places of Worship	N	N	N	C	C	C	C	C	C	C	C	N	Sec. 86-183	
8134	Civic and Social Organizations	N	N	N	N	N	C	C	N	C	C	C	N	Sec. 86-184	
8134	Civic and Social Organizations, without Private Bar or Restaurant	N	N	N	C	C	C	C	C	C	C	C	N	Sec. 86-185	
624210	Community Food Services	N	N	N	N	N	N	N	N	N	N	P	N		
51412	Libraries and Archives	C	C	C	P	P	P	C	P	P	C	C	N	Sec. 86-128	
624410	Nursery school (Child Day Care Services)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122	
624410	Family Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-123	
624120	Adult Day Care Home	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-124	
624120	Adult Day Care Center	N	N	N	N	N	N	C	C	C	C	N	N	Sec. 86-125	
623110	Nursing Care Facilities	N	N	N	N	N	N	N	P	N	N	N	N	Sec. 86-129	
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	N	N	N	P	N		
622110	General Medical and Surgical Hospitals	N	N	N	N	N	N	N	N	N	N	P	N		

6239	Other Residential Care Facilities Care, Personal Care Homes	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86-127
623990	Other Residential Care Facilities Care, Group Homes	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-127
6113	Colleges, Universities and Professional Schools	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-186
6111	Elementary and Secondary Schools	C	C	C	C	C	N	C	C	C	C	N	N	Sec. 86-187
6112	Junior Colleges	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-188
6233	Retirement Community	N	N	C	C	P	N	C	P	P	N	N	N	Sec. 86-129
8133	Social Advocacy Organizations	N	N	N	N	N	P	P	P	P	N	N	N	
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	P	P	P	P	N	N	N	
	Arts, Entertainment and Recreation													
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	N	N	N	N	N	P	P	P	P	P	P	N	
71312	Amusement Arcades	N	N	N	N	N	C	N	N	P	C	P	N	Sec. 86-130, Sec. 86-109 (c)(5)
7115	Artist's Studios	N	N	N	N	N	P	P	P	P	P	P	N	
71399	Billiard and Pool Halls	N	N	N	N	N	C	N	N	N	N	C	N	Sec. 86-131, Sec. 86-109 (c)(5)

713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	P	N	
515	Broadcasting	N	N	N	N	N	C	C	C	C	C	P	P	Sec. 86-132
71399	Community Recreation Facility (non-profit) including YMCA, Senior Centers, and City Recreational Centers	N	N	C	C	C	C	C	C	C	C	N	N	Sec. 86-189
711120	Dance Companies, without theaters	N	N	N	N	N	P	P	P	P	P	P	N	
713940	Fitness and Recreational Sports Centers, Health Clubs	N	N	N	N	N	C	C	P	P	P	P	N	
71391	Golf Courses and Country Clubs	C	C	C	C	C	N	N	C	C	N	N	N	Sec. 86-190
711510	Independent Artist, Writers, and Performers	N	N	N	N	N	P	P	P	P	N	N	N	
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-133
512132	Motion Picture Theaters (Drive-Ins)	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-134
712110	Museums	N	N	N	C	C	P	C	C	C	C	N	N	Sec. 86-191
711130	Musical Groups and Artist	N	N	N	N	N	P	C	C	P	C	P	N	Sec. 86-135
712190	Nature Parks and Other Similar Institutions	C	C	C	C	C	N	C	P	P	P	N	N	Sec. 86-136
71399	Neighborhood Recreation Centers, including Parks, Playgrounds, Tennis, Pools and Other Recreation Amenities, with or without Accessory Food and Beverage Sales	N	N	N	C	C	N	N	N	C	C	N	N	Sec. 86-192

	(Private)													
71399	Parks, Playgrounds and Other Open Space Amenities, including Squares, Greens and Pocket Parks (private)	P	P	P	P	P	P	P	P	P	P	P	P	
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	N	N	C	C	N	C	C	C	N	Sec. 86-193
51219	Postproduction Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	C	C	P	C	P	P	Sec. 86-137
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities	N	N	N	N	N	P	P	P	P	N	N	N	
5122	Sound Recording Industries	N	N	N	N	N	C	C	C	P	C	P	P	Sec. 86-138
711211	Stadiums, Coliseums, Arenas, Amphitheaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86-194
711110	Theater Companies and Dinner Theaters	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-195
	Office Uses													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	N	N	P	P	P	P	P	P	N	
926	Administration of Economic Programs	N	N	N	N	N	P	P	P	P	N	N	N	
924	Administration of Environmental Quality Programs	N	N	N	N	N	P	P	P	P	N	N	N	
925	Administration of Housing Programs, Urban Planning, and Community Development	N	N	N	N	N	P	P	P	P	N	N	N	

923	Administration of Human Resource Programs	N	N	N	N	N	P	P	P	P	N	N	N	
5418	Advertising and Related Services	N	N	N	N	N	P	P	P	P	N	N	N	
621999	All Other Miscellaneous Ambulatory Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	
621498	All Other Outpatient Care Centers	N	N	N	N	N	P	P	P	P	N	P	N	
5413	Architectural, Engineering, Land Planning, Surveying and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
5221	Banks, Credit Unions and Savings Institutions	N	N	N	N	N	P	P	P	P	C	P	N	Sec. 86-139
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140
5231	Brokerage for Securities, Commodities and Other Financial Investments	N	N	N	N	N	P	P	P	P	N	N	N	
5614	Business Support Services	N	N	N	N	N	P	P	P	P	P	N	N	
236220	Commercial and Institutional Building Construction	N	N	N	N	N	P	C	N	N	N	C	C	Sec. 86-141
5415	Computer Systems Design and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
23	Construction Contractors, Builders & Developers, office only	N	N	N	N	N	P	P	P	P	N	P	N	
23	Construction Contractors, Builders and Developers, with outdoor storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-142
52229	Consumer Lending and Credit	N	N	N	N	N	P	P	N	N	N	P	N	

551	Corporate Management Offices	N	N	N	N	N	P	P	P	P	N	P	N	
5222	Credit Card Issuing and Sales Financing.	N	N	N	N	N	P	P	P	P	N	P	N	
522	Credit Intermediation and Related Activities, excluding pawn shops	N	N	N	N	N	P	P	P	P	N	P	N	
522390	Other Activities Related to Credit Intermediation, including pawn shops	N	N	N	N	N	P	P	N	P	N	P	N	Sec. 86-109 (c)(5)
561310	Employment Services	N	N	N	N	N	P	P	P	P	P	P	N	
9211	Executive, Legislative, and Other General Government Support	N	N	N	N	N	P	P	P	P	N	N	N	
5612	Facilities Support Services	N	N	N	N	N	P	P	N	P	N	P	P	
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	P	P	P	P	N	N	N	
621493	Freestanding Ambulatory Surgical and Emergency Centers	N	N	N	N	N	N	N	N	N	N	P	N	
525	Funds, Trust, and Other Financial Vehicles	N	N	N	N	N	P	P	P	P	N	N	N	
621491	HMO Medical Centers	N	N	N	N	N	P	P	P	P	N	P	N	
62161	Home Health Care Services	N	N	N	N	N	P	N	N	P	N	N	N	
5242	Insurance Agencies, Brokerages, and Other Insurance Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	
5241	Insurance Carriers	N	N	N	N	N	P	P	P	P	N	N	N	
524	Insurance Carriers and Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	

5414	Interior Design, Graphic Design & Specialized Design Services	N	N	N	N	N	P	P	P	P	P	P	N	
5239	Investment Advice and Portfolio Management	N	N	N	N	N	P	P	P	P	N	P	N	
9221	Justice, Public Order and Safety Activities	N	N	N	N	N	P	P	P	P	P	P	N	
621492	Kidney Dialysis Centers	N	N	N	N	N	P	P	P	P	N	N	N	
561730	Landscaping Services	N	N	N	N	N	N	N	N	N	N	N	P	
5411	Legal Services	N	N	N	N	N	P	P	P	P	P	P	N	
531120	Lessors of Nonresidential Building (except Minwarehouses)	N	N	N	N	N	P	P	P	P	N	P	N	
9211	Executive, Legislative and other General Government Support	N	N	N	N	N	P	P	P	P	N	N	N	
551	Management of Companies and Enterprises	N	N	N	N	N	P	P	P	P	N	N	N	
5416	Management, Scientific, and Technical Consulting Services, including Executive Search and Management Consulting	N	N	N	N	N	P	P	P	P	N	N	N	
812199	Massage Therapy, Professional	N	N	N	N	N	P	P	P	P	P	N	N	Sec. 86-109 (c)(5)
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	P	P	P	P	N	P	P	
6212	Medical Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
6213	Medical Offices of Health Specialists	N	N	N	N	N	P	P	P	P	P	P	N	
6214	Medical Outpatient Care Centers	N	N	N	N	N	P	P	P	P	N	P	N	

521	Monetary Authorities-Central Bank	N	N	N	N	N	P	P	P	P	N	N	N	
52231	Mortgage and Non-mortgage Loan Brokers	N	N	N	N	N	P	P	P	P	N	P	N	
928	National Security and International Affairs	N	N	N	N	N	P	P	P	P	N	N	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
2362	Nonresidential Building Construction	N	N	N	N	N	P	P	P	N	N	N	N	
5611	Office Administrative Services	N	N	N	N	N	P	P	P	P	N	N	N	
53132	Offices of Real Estate Appraisers	N	N	N	N	N	P	P	P	P	N	P	N	
5419	Other Professional, Scientific, and Technical Services	N	N	N	N	N	P	P	P	P	P	P	N	
531	Real Estate	N	N	N	N	N	P	P	P	P	P	P	N	
5312	Real Estate Agents and Brokers Offices	N	N	N	N	N	P	P	P	P	P	P	N	
5311	Real Estate Leasing Company	N	N	N	N	N	P	P	P	P	N	P	N	
53131	Real Estate Property Managers	N	N	N	N	N	P	P	P	P	N	P	N	
54171	Research and Development in the Physical, Engineering, and Life Sciences	N	N	N	N	N	P	P	P	P	N	N	N	
54172	Research and Development in the Social Sciences and Humanities	N	N	N	N	N	P	P	P	P	N	N	N	
5417	Scientific Research and Development Services	N	N	N	N	N	P	P	P	P	N	N	N	

523	Securities, Commodity Contract, and Other Financial Investments and Related Activities	N	N	N	N	N	P	P	P	P	N	N	N	
5112	Software Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
927	Space Research and Technology	N	N	N	N	N	P	P	P	P	N	N	P	
561320	Temporary Help Services, Manpower Pools	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-143, Sec. 86-109 (c)(5)
54194	Veterinary Services, including Animal Hospitals	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-144
	Commercial Services													
5418	Advertising and Public Relations Services	N	N	N	N	N	P	P	P	P	N	N	N	
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
812990	All Other Personal Services	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-145, Sec. 86-109 (c)(5)
721199	All Other Travel Accommodation	N	N	N	N	P	P	P	P	P	N	P	N	
62191	Ambulance Services	N	N	N	N	N	N	N	N	N	N	P	P	
811412	Appliance Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
561613	Armored Car Services	N	N	N	N	N	N	N	N	N	N	P	P	

811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	P	P	
811191	Automotive Glass Replacement Shops	N	N	N	N	N	N	N	N	N	N	P	P	
811191	Automotive Oil Change and Lubrication Shops	N	N	N	N	N	N	N	N	N	N	P	P	
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	P	P	
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	P	P	
812111	Barber Shops	N	N	N	N	N	N	N	N	P	P	P	N	
812112	Beauty Salons	N	N	N	N	N	N	N	P	P	P	P	N	
721191	Bed-and-Breakfast Inns	N	N	N	P	P	P	P	N	P	P	N	N	
6114	Business Schools and Computer and Management Training	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-196
56143	Business Service Centers, including Copy Shops and Mail Centers	N	N	N	N	N	P	P	P	P	N	P	N	
811192	Car Washes	N	N	N	N	N	N	N	N	P	N	P	P	
81222	Cemeteries and Crematories	C	C	C	C	C	N	N	C	N	C	C	N	Sec. 86-146
81231	Coin-Operated Laundries and Drycleaners, drop-off	N	N	N	N	N	P	N	N	N	N	P	N	
56144	Collection Agencies	N	N	N	N	N	P	P	P	P	N	P	N	

8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
53241	Construction, Transportation, Mining, and Forestry Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	P	N	P	N	
5322	Consumer Goods Rental	N	N	N	N	N	N	N	N	N	N	P	N	
53229	Consumer Goods Rental, including furniture rental, party supply rentals, sporting goods rental	N	N	N	N	N	N	N	C	P	N	P	N	Sec. 86-147
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	N	N	P	P	P	P	N	P	N	
492	Couriers and Messenger Services	N	N	N	N	N	N	P	P	P	N	P	N	
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	P	N	N	N	
56145	Credit Bureaus	N	N	N	N	N	P	P	P	P	N	P	N	
518	Internet Service Providers. Web Search Portals and Data Processing Services	N	N	N	N	N	P	P	P	P	N	P	N	
6244	Day Care Center and Group Day Care Home, Child	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122
6244	Family Day Care Home, Child (6 or fewer children in care)	C	C	C	C	C	N	C	N	N	N	N	N	Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	C	C	P	P	N	P	N	

4543	Direct Selling Establishments, including Fuel Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86- 149
812320	Dry-cleaning and Laundry Services (except Coin-Operated)	N	N	N	N	N	C	C	C	P	C	P	N	Sec. 86- 148
611	Educational Services	N	N	N	N	N	C	C	P	P	N	N	N	
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	P	N	P	P	
4541	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	P	P	P	P	N	P	N	
53222	Formal Wear and Costume Rental	N	N	N	N	N	P	P	N	P	N	P	N	
81221	Funeral Homes and Funeral Services	N	N	N	N	N	C	C	C	N	N	C	N	
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86- 150
8132	Grant-making and Giving Services	N	N	N	N	N	P	P	P	P	N	P	N	
811411	Home and Garden Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 151
6216	Home Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	
72111	Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities	N	N	N	N	N	C	C	C	C	N	C	N	
56161	Investigation and Security Services	N	N	N	N	N	P	P	P	P	N	P	N	
533	Lessors of Non-financial Intangible Assets (not copy-righted works)	N	N	N	N	N	P	P	P	P	N	N	N	
812331	Linen	N	N	N	N	N	N	N	N	N	N	P	P	
561622	Locksmiths	N	N	N	N	N	P	P	N	P	P	P	N	

54191	Marketing Research and Public Opinion Polling	N	N	N	N	N	P	P	P	P	N	P	N	
812990	Miscellaneous Personal Services, including bail bonding, dating services, shoe-shine services, wedding planning, fortunetelling and similar uses	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86-145, Sec. 86-109 (c)(5)
48841	Motor Vehicle Towing and Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-152, Sec. 86-109 (c)(5)
812113	Nail Salons	N	N	N	N	N	P	P	P	P	P	P	N	
51411	News Syndicates	N	N	N	N	N	P	P	P	P	N	N	N	
561	Office Administrative and Employment Services	N	N	N	N	N	P	P	P	P	P	P	N	
53242	Office Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	P	P	N	P	N	
6212	Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
6213	Offices of Other Health Practitioners	N	N	N	N	N	P	P	P	P	P	P	N	
6211	Offices of Physicians	N	N	N	N	N	P	P	P	P	P	P	N	
812922	One-Hour Photo-finishing	N	N	N	N	N	P	P	P	P	P	P	N	
514191	On-Line Information Services	N	N	N	N	N	P	P	P	P	P	P	N	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
519	Other Information Services	N	N	N	N	N	P	P	P	P	N	N	N	
81219	Other Personal Care Services	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-

																109 (c)(5)
81293	Parking Lots and Garages, Commercial	N	N	N	N	N	C	N	C	C	N	C	C			Sec. 86- 397
92215	Parole Offices and Probation Offices	N	N	N	N	N	N	N	P	N	N	P	N			
53211	Passenger Car Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	N			Sec. 86- 109 (c)(5)
8114	Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles	N	N	N	N	N	P	P	P	P	P	P	N			
81291	Pet Care, Grooming, Training, Pet Sitting and Boarding (except Veterinary Services)	N	N	N	N	N	N	C	N	C	C	P	P			Sec. 86- 174
812921	Photo-finishing Laboratories (except One-Hour)	N	N	N	N	N	P	P	P	P	N	P	N			
54192	Photographic Services and Studios	N	N	N	N	N	P	P	P	P	N	P	N			
6115	Technical and Trade Schools	N	N	N	N	N	N	C	C	C	N	C	C			Sec. 86- 197
541	Professional, Scientific and Technical Services	N	N	N	N	N	P	P	P	P	N	N	N			
813110	Religious Organizations	N	N	N	C	C	C	C	C	C	C	C	N			Sec. 86- 183
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	P	N			Sec. 86- 153, Sec. 86-109 (c)(5)

81142	Re-upholstery and Furniture Repair	N	N	N	N	N	C	C	N	N	C	P	N	Sec. 86-154
721310	Rooming and Boarding Houses	N	N	N	N	P	N	N	N	N	N	N	N	
561612	Security Guards and Patrol Services	N	N	N	N	N	N	N	P	P	N	P	P	
561621	Security Systems Services (except Locksmiths)	N	N	N	N	N	P	P	P	P	N	P	P	
5617	Services to Buildings and Dwellings, (including pest control, janitorial services, landscape services, carpet and upholstery cleaning, pool maintenance, drain or gutter cleaning)	N	N	N	N	N	N	N	C	N	C	P	P	Sec. 86-155
81143	Shoe Repair	N	N	N	N	N	P	N	N	P	P	P	N	
5414	Specialized Design Services	N	N	N	N	N	P	P	P	P	P	N	N	
5619	Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services	N	N	N	N	N	N	N	P	P	N	N	N	
561422	Telemarketing Bureaus	N	N	N	N	N	P	P	P	P	N	N	N	
561421	Telephone Answering Services	N	N	N	N	N	P	P	P	P	N	P	N	
541380	Testing Laboratories	N	N	N	N	N	N	N	C	N	N	C	C	Sec. 86-156
54193	Translation and Interpretation Services	N	N	N	N	N	P	P	P	P	N	N	N	
5615	Travel Agencies and Reservation Services	N	N	N	N	N	P	P	P	P	N	P	N	

53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-109 (c)(5)
4542	Vending Machine Operators	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-157
53223	Video Tape and Disc Rental	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86-177
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-198
6117	Educational Support Services	N	N	N	N	N	C	C	P	P	N	N	N	
6243	Vocational Rehabilitation Services	N	N	N	N	N	N	C	N	N	N	C	N	Sec. 86-158
	P.O.D.S. unit, for Construction Hardship	N	N	N	N	N	P	P	P	N	P	P	P	Sec. 86-262
	Temporary Building / Manufactured Unit, for Construction Storage	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 86-262
	Retail Uses													
44311	Appliance, Television, and Other Electronics Stores	N	N	N	N	N	P	N	N	P	N	P	N	
45392	Art Dealers	N	N	N	N	N	P	P	P	P	P	P	N	
44131	Automotive Parts and Accessories Stores	N	N	N	N	N	N	N	N	N	N	P	P	
7224	Bars, Taverns and Other Drinking Places (Alcoholic Beverages)	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86-159
4453	Beer, Wine and Liquor Stores	N	N	N	N	N	N	N	N	N	N	P	N	
441222	Boat Dealers	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-

															160
45121	Book Stores and News Dealers	N	N	N	N	N	P	P	P	P	P	P	P	N	
444	Building Material and Garden Equipment and Supplies Dealers, excluding 444120	N	N	N	N	N	N	N	N	N	N	C	N		Sec. 86-161
44419	Building Material Dealers, Lumber Yards	N	N	N	N	N	N	N	N	N	N	C	C		Sec. 86-162
722212	Cafeterias	N	N	N	N	N	P	N	P	P	N	P	N		
44313	Camera and Photographic Supplies Stores	N	N	N	N	N	P	N	N	P	N	P	N		
44111	Car Dealers, New	N	N	N	N	N	N	N	N	N	N	P	N		
441110	Car Dealers, New or Used	N	N	N	N	N	N	N	N	N	N	C	N		Sec. 86-163
44112	Car Dealers, Used	N	N	N	N	N	N	N	N	N	N	C	N		Sec. 86-163, Sec. 86-109 (c)(5)
425120	Automobile Brokers—Office Only	N	N	N	N	N	N	N	N	N	N	P	N		86-163.1
72232	Caterers	N	N	N	N	N	P	P	P	P	N	P	N		
4481	Clothing Stores	N	N	N	N	N	P	C	P	P	C	P	N		Sec. 86-164
44312	Computer and Software Stores	N	N	N	N	N	C	C	N	P	N	P	N		Sec. 86-164
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	P	N	P	P		
44512	Convenience Food Stores without	N	N	N	N	N	P	N	N	P	C	P	P		Sec. 86-

	fuel pumps														165
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	N	N	P	P	N	P	P	P	N		
4521	Department Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-164	
453998	Fireworks Shops (i.e. permanent location)	N	N	N	N	N	N	N	N	P	P	P	P		
4531	Florists	N	N	N	N	N	P	P	N	P	P	P	N		
72231	Food Service Contractors	N	N	N	N	N	P	P	C	P	N	P	P		
45431	Fuel Dealers	N	N	N	N	N	N	N	N	N	N	N	P		
442	Furniture and Home Furnishings Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-166	
337	Furniture and Related Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P		
4471	Gasoline Stations, Full Service	N	N	N	N	N	N	N	N	N	N	P	P		
45299	General Merchandise Stores	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86-167	
45322	Gift, Novelty and Souvenir Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86-168	
44511	Grocery Stores and Supermarkets (except Specialty Food Stores and Convenience Food Stores)	N	N	N	N	N	P	N	N	P	C	P	N	Sec. 86-169	
44413	Hardware Stores	N	N	N	N	N	P	N	N	P	P	P	N		
45112	Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P	P	P	N		
44411	Home Centers	N	N	N	N	N	P	N	N	P	N	P	N		

4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	N	N	P	N	N	P	N	P	N	
4442	Lawn and Garden Equipment and Supplies Stores	N	N	N	N	N	N	C	N	N	C	P	N	Sec. 86-170
72221	Limited Service Eating Places	N	N	N	N	N	P	C	P	P	C	P	P	
44619	Miscellaneous Health and Personal Care Stores, including Health Foods and Specialty Health Products.	N	N	N	N	N	P	P	N	P	P	P	N	
72233	Mobile Food Services	N	N	N	N	N	N	N	N	N	N	N	N	?
441221	Motorcycle Dealers	N	N	N	N	N	N	N	N	N	N	P	P	
45114	Musical Instrument and Supplies Stores	N	N	N	N	N	P	P	N	P	N	P	N	
454	Non-store Retailers	N	N	N	N	N	P	P	P	P	N	P	N	
45321	Office Supplies and Stationery Stores	N	N	N	N	N	P	C	C	P	C	P	N	Sec. 86-171
44613	Optical Goods Stores	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-172
447190	Other Gasoline Stations (includes Truck stop)	N	N	N	N	N	N	N	N	N	N	N	P	
4412	Other Motor Vehicles	N	N	N	N	N	N	N	N	N	N	P	N	
44412	Paint and Wallpaper Stores	N	N	N	N	N	P	P	N	P	N	P	N	
45391	Pet and Pet Supplies Stores	N	N	N	N	N	P	C	N	C	N	P	N	Sec. 86-173
44611	Pharmacies and Drug Stores	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-175

45122	Prerecorded Tape, Compact Disc, and Record Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-176
44121	Recreational Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	N	
7221	Restaurants, Full-Service, Family Restaurants	N	N	N	N	N	P	P	P	P	P	P	N	
7221	Restaurants, Full-Service, Quality Restaurants	N	N	N	N	N	P	P	P	P	P	P	N	
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows.	N	N	N	N	N	N	N	N	N	C	P	P	
722211	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.	N	N	N	N	N	N	N	P	P	P	P	P	
45113	Sewing, Needlework, and Piece Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
4482	Shoe Stores	N	N	N	N	N	P	N	N	P	N	P	N	
722213	Snack and Nonalcoholic Beverage Bars	N	N	N	N	N	P	P	P	P	P	P	P	
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Candy Stores	N	N	N	N	N	P	P	N	P	P	P	N	
45111	Sporting Goods Stores	N	N	N	N	N	P	P	N	P	N	P	N	
44132	Tire Dealers	N	N	N	N	N	N	N	N	N	N	C	C	
484	Truck Transportation	N	N	N	N	N	N	N	N	N	N	N	P	
4533	Used Merchandise Stores, including Thrift Stores	N	N	N	N	N	N	N	N	N	C	C	N	Sec. 86-178

45291	Warehouse Clubs and Superstores	N	N	N	N	N	N	N	N	N	N	P	N	
	Manufacturing, Wholesaling and Warehousing													
3391	Medical Equipment and Supplies Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339999	All Other Miscellaneous Manufacturing	N	N	N	N	N	N	N	N	N	N	P	N	
321999	All Other Miscellaneous Wood Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3159	Apparel Accessories and Other Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
315	Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3121	Beverage Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339994	Broom, Brush, and Mop Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3254	Chemical Manufacturing: Pharmaceuticals and Medicine	N	N	N	N	N	N	N	N	N	N	N	P	
236220	Commercial and Institutional Building Construction	N	N	N	N	N	N	N	N	N	N	N	P	
3333	Commercial and Service Industry Machinery Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3342	Communications Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
334	Computer and Electronic Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3152	Cut and Sew Apparel Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	

321912	Cut Stock, Re-sawing Lumber, and Planning	N	N	N	N	N	N	N	N	N	N	N	P	
33221	Cutlery and Hand-tool Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
33993	Doll, Toy, and Game Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3353	Electrical Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3351	Electrical Lighting Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
321213	Engineered Wood Member (except Truss) Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3162	Footwear Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
337	Furniture and Related Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
339991	Gasket, Packing, and Sealing Device Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
812332	Industrial Launderers	N	N	N	N	N	N	N	N	N	N	N	P	
339913	Jewelers' Material and Lapidary Work Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
237210	Land readjustment	N	N	N	N	N	N	N	N	N	N	N	P	
334613	Magnetic and Optical Recording Media Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
53113	Mini-warehouses and Self-Storage Units	N	N	N	N	N	N	N	N	N	N	N	P	
339	Miscellaneous Manufacturing (including toys, jewelry, medical equipment and supplies, sporting	N	N	N	N	N	N	N	N	N	N	N	P	

	goods, office supplies, signs, home accessories and similar processing/assembly of products)													
512	Motion Picture and Sound Recording Industries	N	N	N	N	N	N	N	N	N	N	N	P	
51212	Motion Picture and Video Distribution	N	N	N	N	N	N	N	N	N	N	N	P	
51211	Motion Picture and Video Production	N	N	N	N	N	N	N	N	N	N	N	P	
339992	Musical Instrument Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
3345	Navigational, Measuring, Electro-medical, and Control Instruments Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
33994	Office Supplies Manufacturing (except paper)	N	N	N	N	N	N	N	N	N	N	N	P	
3169	Other Leather and Allied Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
322	Paper Manufacturing, except Finished Stationery Products.	N	N	N	N	N	N	N	N	N	N	N	P	
32223	Paper Manufacturing: Finished Stationery Products	N	N	N	N	N	N	N	N	N	N	N	P	
51219	Postproduction Services and Other Motion Picture and Video Industries	N	N	N	N	N	P	P	N	N	N	P	P	
321992	Prefabricated Wood Building Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
334612	Prerecorded Compact Disc (except Software), Tape, and Record Reproducing	N	N	N	N	N	N	N	N	P	N	P	P	

323	Printing and Related Support Activities	N	N	N	N	N	C	C	N	N	C	P	P	
323	Printing and Related Support Activities	N	N	N	N	N	P	P	N	N	N	P	P	Take out
2361	Residential Building Construction	N	N	N	N	N	N	N	N	N	N	N	P	
339950	Sign Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
332994	Small Arms Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
31211	Soft Drink and Ice Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
5122	Sound Recording Industries and Studios	N	N	N	N	N	N	N	N	N	N	N	P	
238	Specialty Trade Contractors	N	N	N	N	N	N	N	N	N	N	N	P	
33992	Sporting and Athletic Goods Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
321214	Truss Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	P	
42	Wholesale Trade with Customer Showrooms	N	N	N	N	N	N	N	N	N	N	N	P	
42	Wholesale Trade, no Showrooms or Outdoor Storage	N	N	N	N	N	N	N	N	P	N	N	P	
32191	Wood Product Manufacturing: Millwork	N	N	N	N	N	N	N	N	N	N	N	P	
321911	Wood Window and Door Manufacturing	N	N	N	N	N	N	N	N	N	N	N	P	
	Transportation Communications and Utilities													

5132	Cable Networks and Program Distribution	N	N	N	N	N	P	P	P	P	N	P	P	
485510	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	P	N	
492110	Couriers	N	N	N	N	N	N	N	P	P	N	P	N	
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	P	P	N	P	P	
48411	Freight Trucking, General, Local	N	N	N	N	N	N	N	N	N	N	N	P	
48412	Freight Trucking, General, Long-Distance	N	N	N	N	N	N	N	N	N	N	N	P	
4842	Freight Trucking, Specialized, including Household and Office Moving	N	N	N	N	N	N	N	N	N	N	N	P	Sec. 86-179
492210	Local Messengers and Local Delivery	N	N	N	N	N	N	N	P	N	N	P	N	
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180
5151	Radio and Television Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-199
516	Internet Publishing and Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-200
517	Telecommunications (New Cell Towers)	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-201
4821	Rail Transportation Company Office	N	N	N	N	N	P	P	P	N	N	P	P	
487	Scenic and Sightseeing Transportation	N	N	N	N	N	P	P	N	P	N	N	P	
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-

															181
485	Transit and Ground Passenger Transportation, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	N	P	P	
	Agriculture, Forestry, Fishing and Hunting														
1114	Greenhouse, Plant Nursery, and Floriculture Production	N	N	N	N	N	N	N	N	N	N	N	P	P	

(Ord. No. 05-08, 8-15-05; Ord. No. 2006-05, § 1, 9-19-2006; Ord. No. 2015-10, § 3, 8-10-2015; [Ord. No. 2016-03, § 2, 2-8-2016](#); Ord. No. [2017-03](#), § 1, 2-13-2017) (**Ord. No. xxxxxxxxxxxxxx**)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 7/18 and 7/25

COMMUNITY CALENDAR

Aug. 6
Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11
Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others. For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21
CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8
Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING
After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N. Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 R. dale Road in Riverdale, is holding theater arts classes for seniors age 55 and older at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

David Allen
Community Development Director



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.9

- 9

COUNCIL MEETING DATE
August 6, 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 First Reading of a Text Amendment to Article VIII of the City Code, submitted by the Community Development Director. Text amendment concerns the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission.

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

City Code Article VIII, Division 2

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

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.)

Agency recommendation – Approval of text amendment; Attached is the necessary codification language for the recently created Design Review Commission, officially defining its structure, scope, and procedures.

The Design Review Commission is an advisory Board, intended to assist the City Council, the City Manager, the Zoning Administrator, and the Historic Preservation Commission with informed recommendations on zoning and design related matters.

The First Reading is a public hearing on August 13th. If approved, the Second Reading can follow on the City Council's meeting in September.

The City Attorney's office will need to verify that the new Code Section numbers are accurate.

Once codified, the Design Review Commission's membership will need to decrease from its current 7 down to 5.

Fiscal Impact

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

n/a

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

- Agenda Cover Sheet - DRC Codification
- Meeting Packet Scan
- Legal Notice - Codification
- Clayton News July 18, 2018
- Clayton News July 25 2018

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

- Design Review Commission - Codification Revised Final 2

5.9

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

Approval

ARTICLE VIII. – BOARDS, COMMISSIONS, AND AUTHORITIES

DIVISION 2. – DESIGN REVIEW COMMISSION

Sec. 2-300. – Established.

Hereby is established the “Design Review Commission for the City of Jonesboro.”

Sec. 2-301. – Authority and Intent

The Design Review Commission shall be part of the planning functions of the City. The Commission shall be nonpartisan.

The Mayor and City Council of the City of Jonesboro intend for this Commission to guide, protect, and enhance the aesthetic and historic quality of the City and believe that quality control of future development is essential to the promotion of the overall health, prosperity and general welfare of the people.

The Mayor and City Council intend for this Commission to help revitalize the business districts and historic neighborhoods, and to help protect and enhance local historic and aesthetic attractions to tourists, thereby promoting and stimulating business.

The Mayor and Council believe this Commission to be a reasonable method of regulation for satisfying the legitimate purposes stated above. Therefore, the Mayor and City Council hereby adopt this article to establish a uniform procedure for the review of the development of future structures and the rehabilitation or significant modification of existing structures in accordance with the provisions of this article.

Sec. 2-302. - Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.]

Applicant. A property owner or their authorized representative who has petitioned the City for approval of a zoning petition, conditional use, subdivision plat, site plan, development permit, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for the use or development of their property under the requirements of the City Code.

Application. A petition for approval of a zoning map amendment, conditional use, project approval, development permit, subdivision plat, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for use or development of property under the requirements of the City Code.

Assembly Overlay. Specially designated areas within the City limits, as defined in Code Section 86-110, intended to guide and enhance future development within these areas.

Building. A structure with a roof, intended for shelter or enclosure, whether residential, commercial, industrial, or institutional.

Building addition. A walled and roofed expansion to the square footage of a building in which the addition is connected by a common load-bearing wall other than a firewall.

Building facade. The elevation of a building extended from grade to the top of the parapet wall or eaves and the entire width of the building elevation fronting a public street, excluding alleys and lanes; may also be referred to as the building face.

Certificate of Appropriateness. A document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

City. The City of Jonesboro, Georgia.

City Council, Mayor and Council. The Mayor and Council of the City of Jonesboro.

Community Development Director. The Director of the Community Development Department, or his or her designee.

Conditional use. A use not automatically permitted by right, but may be permitted within a zoning district, subject to requirements specified in this chapter or imposed by the Mayor and Council.

Design Review Commission. An advisory Board that gives recommendations to the Historic Preservation Commission and the City Council as to whether or not modifications to an existing building, site, or development or a new building, site, or development meet the standards established in the City Code.

Development. Any project involving construction of streets, utilities, buildings or other improvements made to property to accommodate specific uses such as dwellings, office buildings, warehouses, an apartment complex, a store or shopping center; also any alteration to improved or unimproved property, including, but not limited to, construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, dredging, excavation, filling, grading, paving, excavating, drilling operations, permanent storage of materials or other land disturbance; and any use or extension of a use of land; also the act of constructing or implementing a land development project, including the alteration of land or vegetation in preparation for construction activity.

Exterior modification. Any significant change, addition or modification in construction, occupancy or use or rearrangement in the supporting members of the façade or exterior of an existing building or structure, or any enlargement to or reduction the façade or exterior of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

Historic District. A district consisting of various zones that have substantial historic, architectural or cultural significance, as defined in Code Sections 86-102 and 86-103.

Historic Residential Overlay. An additional set of design or construction standards applied to certain residential areas within the City, as defined in Code Section 86-111.

Historic Preservation Commission. The City appointed commission assigned with upholding the standards of the City H-1 Historic District, the H-2 Historic District, the Historic Residential Overlay, and the federal standards of the Secretary of the Interior, related to historic preservation, rehabilitation, and replacement historic buildings and structures.

Improvement. Any man-made object that becomes part of, is placed upon, or is affixed to real estate.

Landscaping. Actual plant materials or installation such materials consisting of trees, shrubs, vines, turf, ground cover and other natural landscape materials utilized to enhance the aesthetic and functional qualities of a site.

Object. means a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Owner. An individual, firm, association, syndicate, partnership or corporation having sufficient vested legal property rights for which they seek an action under this chapter.

Parking lot. Any public or private area used for the express purpose of temporary, storage of motor vehicles at grade otherwise in operation for personal or business use.

Principal building. A building on a lot in which is conducted the primary use.

Sign. A structure or device designed to attract attention or convey information to the public in written or graphic form.

Site. A property, either already developed or to be developed.

Structure. Any object constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground.

Subdivision. The division of a property or tract of land into two or more tracts or lots; a land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots.

Subdivision, minor. A subdivision of three or fewer lots, which does not involve the construction of a new public or private street.

Subdivision, major. The division of a tract or parcel of land into greater than three lots which may or may not involve the construction of a new public or private street; or any subdivision that involves the construction of a new public or private street.

Tara Boulevard Overlay. A specially designated corridor within the City limits, as defined in Code Section 86-109, intended to guide and enhance future development along Tara Boulevard.

Variance. A mechanism used to grant a property owner relief from specific provisions of the zoning ordinance when strict compliance would result in a particular hardship.

Zoning Administrator. The person designated within the City who administers and enforces the City Zoning Code. Unless otherwise designated, the Community Development Director of the City of Jonesboro is the City Zoning Administrator.

Zoning change. An amendment to the official zoning map (re-zoning), approval of a conditional use, or approval of a change in the conditions of approval assigned with a re-zoning.

Zoning Ordinance. The Zoning Ordinance of the City of Jonesboro, Georgia as adopted and amended.

Cross reference— Definitions generally, Code Sections 86-62 and 42-27

Sec. 2-303. – Powers and Duties

The Design Review Commission is an advisory Board. The Commission's recommendations on review items are not binding, but are intended to be utilized by the City Council, the Historic Preservation Commission, and the Community Development Department in making informed, binding decisions.

The Commission shall be authorized to:

- a. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- b. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for proposed and replacement developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- c. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- d. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- e. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more

- f. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- g. Make recommendations to the City Manager and Community Development Director regarding significant exterior modifications to existing developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.
- h. Make recommendations to the City Manager and Community Development Director regarding significant proposed developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.
- i. Make recommendations to the Mayor and City Council regarding proposed text amendments to the City Zoning Code.
- j. Make recommendations to the Mayor and City Council regarding applicable façade grant applications for existing buildings and structures within the City.

The Commission shall not be authorized to:

- k. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor buildings and structures (such as decks, sheds and other accessory buildings, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.
- l. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor exterior modifications to existing buildings and structures (repairs, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.
- m. Make recommendations to the City Manager and Community Development Director regarding the permitting of solely interior modifications to buildings and structures.
- n. Make recommendations to the City Manager and Community Development Director regarding the replacement of sign faces or panels within an existing framework that do not require variances or other public zoning hearings, do not lie within the Historic District or Overlays, and do not significantly change the size of the former face or panel.
- o. Make recommendations to the Mayor and City Council regarding conditional use and change of zoning applications that do not involve the construction of new buildings or the significant exterior modification of existing buildings.
- p. Make recommendations to the Mayor and City Council regarding the review of major or minor subdivision plats.

Sec. 2-304. – Membership, Terms, and Quorum

- (1) The commission shall consist of five members appointed by the Mayor and ratified by the City Council. All members shall be either taxpayers residing in the City or an owner or operator of a business located within Clayton County and shall be persons who have demonstrated special interest, experience or education in zoning, planning and design-related matters.
- (2) To the extent available in the City, at least three members shall be appointed from among professionals in the disciplines of planning or related professions, or be established business or civic leaders within the City.
- (3) Members shall serve three-year terms. Members may not serve more than two consecutive

terms unless otherwise approved by majority vote of the Mayor and City Council. In order to achieve staggered terms, initial appointments shall be: one member for one year; two members for two years; and two members for three years.

- (4) A majority of active members shall constitute a quorum.
- (5) Members missing more than three consecutive meetings shall be replaced per the discretion of the Mayor and City Council.
- (6) Members are authorized to serve on more than one board, commission or authority except those members actively serving on the City of Jonesboro Historic Preservation Commission.

Sec. 2-305. – Officers

The Commission shall annually elect from its members a Chair, Vice-chair, and a Secretary.

The following officers shall be elected and shall have the following duties:

- (1) Chair.
 - a. The Chair shall preside at all meetings of the Design Review Commission. The Chair may also:
 - b. Call special meetings. Special meetings may be called by the Chair with a minimum of 48 hours' notice of said meetings. Special called meeting times are subject to the approval of the City Manager and the Community Development Director.
 - c. Appoint members to subcommittees when necessary or as directed by the Design Review Commission. Subcommittees are subject to the approval of the City Manager and the Community Development Director.
- (2) Vice-chair. In the absence of the Chair, or in the event of his/her inability to act, the Vice-chair shall exercise all powers and duties of the Chair.
- (3) Secretary.
 - a. Prepare and record the minutes for all meetings of the Design Review Commission.
 - b. Record and report attendance at all meetings.
 - c. In general, perform all other duties incidental to the office of the Secretary.
 - d. If members of the Commission are unable to perform the duties of the Secretary, then a designated member of the City Hall staff may perform such duties.

Sec. 2-306. – Meetings

- (a) The regular meeting date of the Design Review Commission shall be the first Wednesday in each month, beginning at 4:30 p.m.
- (b) Special meetings may be called by the Chair, subject to approval by the City manager and the Community Development Director, and upon 48 hours' notice to all members.
- (c) A total of three voting members shall constitute a quorum. Recommendations and decisions must be made by a majority vote of those present and voting.
- (d) In the absence of a quorum, those members present may conduct a workshop, record attendance, and furnish minutes in lieu of a regular or special meeting.

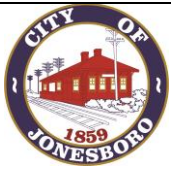
Sec. 2-307. – Rules of Procedure

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- (b) The Design Review Commission shall conduct all meetings and activities in accordance to parliamentary law as stated in the most recent edition of Robert's Rules of Order and in accordance with the most recent Georgia Open Meetings Law, O.C.G.A. § 5-14-1 et seq.
- (c) Conflict of interest. The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City Charter.
- (d) Members shall not receive a salary, although they may be reimbursed for applicable expenses.
- (e) Records of Commission meetings. A public record shall be kept at City Hall of the Commission's resolutions, proceedings and actions. Meetings shall be recorded and corresponding written minutes shall be compiled by the designated Secretary. The minutes shall reflect all listed agenda items and the corresponding actions for those items.
- (f) The scheduled meeting time and agenda shall be posted in a conspicuous location at City Hall at least 48 hours prior to the scheduled meeting time.
- (g) Submission of plans to Commission. Detailed drawings, photographs, scaled plans and other documentation shall be provided by the applicant, as necessary for the Commission to make an informed recommendation. Any application fees required for Design Review are at the discretion of City Council. The Community Development Director shall forward all information required of the applicant to the Design Review Commission at least a week prior to the meeting date. The Director shall also provide a staff report of each Design Review Commission agenda item and make his or her own recommendation for each item.
- (h) Applications for variances, conditional uses, and changes in zoning shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements, parking design, landscaping / buffers, signage, and other applicable elements of a site modification or development. (Design review may occur prior to an official application for a variance, conditional use, or change in zoning, but no approval by the City Council shall occur if official Design Review recommendations are not made and applications are not complete.)
- (i) Applications for Certificates of Appropriateness shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.
- (j) Building permits for significant exterior modifications to existing buildings or significant proposed buildings (that do not require public hearings and do not lie within the Historic District or Overlays) shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.
- (k) Acceptable Commission reaction to review items.
 - (1) By a majority vote of present members, the Commission may elect to recommend an agenda item for approval, based on substantial adherence to the City Code, and on the following general criteria:
 - (a) Is it aesthetically compatible with adjacent and nearby properties?
 - (b) Does it utilize quality building materials?
 - (c) Does it improve the appearance of any existing buildings or structures on the subject property?
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 - (2) By a majority vote of present members, the Commission may elect to recommend an agenda item for denial, based on substantial lack of adherence to the City Code, and on not following

the above specified criteria.

- (3) The Commission may elect to provide no recommendation for an agenda item, based on specific reasons which must be recorded in the minutes. A tie vote by Commission members on an agenda item is the equivalent of a "no recommendation."
 - (4) The Commission may elect to postpone action on an agenda item until the next available meeting, if the Board feels that there is insufficient information to make an informed recommendation.
- (l) Technical advice. The commission shall have the power to seek technical advice from outside its members on any application.



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.9.a

COUNCIL MEETING DATE
August 13, 2018

Requesting Agency
Community Development

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

Text Amendment for Codification of Design Review Commission

Requirement for Board Action (Cite specific Council policy, statute or code requirement)
City Code Article VIII, Division 2

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

☒ Yes ☐ 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.)

Agency recommendation – **Approval of text amendment;** Attached is the necessary codification language for the recently created Design Review Commission, officially defining its structure, scope, and procedures.

The Design Review Commission is an advisory Board, intended to assist the City Council, the City Manager, the Zoning Administrator, and the Historic Preservation Commission with informed recommendations on zoning and design related matters.

The First Reading is a public hearing on August 13th. If approved, the Second Reading can follow on the City Council's meeting in September.

The City Attorney's office will need to verify that the new Code Section numbers are accurate.

Once codified, the Design Review Commission's membership will need to decrease from its current 7 down to 5

Fiscal Impact / Funding Source

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

n/a

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

New Code Section

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title	Phone	City Manager's Office
Signature	Date	

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



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.9.b

COUNCIL MEETING DATE
August 13, 2018Requesting Agency
Community DevelopmentRequested Action *(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)*

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

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New Code Section

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

City Manager's
Office

Signature

Date

ARTICLE VIII. – BOARDS, COMMISSIONS, AND AUTHORITIES

DIVISION 2. – DESIGN REVIEW COMMISSION

Sec. 2-300. – Established.

Hereby is established the “Design Review Commission for the City of Jonesboro.”

Sec. 2-301. – Authority and Intent

The Design Review Commission shall be part of the planning functions of the City. The Commission shall be nonpartisan.

The Mayor and City Council of the City of Jonesboro intend for this Commission to guide, protect, and enhance the aesthetic and historic quality of the City and believe that quality control of future development is essential to the promotion of the overall health, prosperity and general welfare of the people.

The Mayor and City Council intend for this Commission to help revitalize the business districts and historic neighborhoods, and to help protect and enhance local historic and aesthetic attractions to tourists, thereby promoting and stimulating business.

The Mayor and Council believe this Commission to be a reasonable method of regulation for satisfying the legitimate purposes stated above. Therefore, the Mayor and City Council hereby adopt this article to establish a uniform procedure for the review of the development of future structures and the rehabilitation or significant modification of existing structures in accordance with the provisions of this article.

Sec. 2-302. - Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.]

Applicant. A property owner or their authorized representative who has petitioned the City for approval of a zoning petition, conditional use, subdivision plat, site plan, development permit, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for the use or development of their property under the requirements of the City Code.

Application. A petition for approval of a zoning map amendment, conditional use, project approval, development permit, subdivision plat, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for use or development of property under the requirements of the City Code.

Assembly Overlay. Specially designated areas within the City limits, as defined in Code Section 86-110, intended to guide and enhance future development within these areas.

Building. A structure with a roof, intended for shelter or enclosure, whether residential, commercial, industrial, or institutional.

Building addition. A walled and roofed expansion to the square footage of a building in which the addition is connected by a common load-bearing wall other than a firewall.

Building facade. The elevation of a building extended from grade to the top of the parapet wall or eaves and the entire width of the building elevation fronting a public street, excluding alleys and lanes; may also be referred to as the building face.

Certificate of Appropriateness. A document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

City. The City of Jonesboro, Georgia.

City Council, Mayor and Council. The Mayor and Council of the City of Jonesboro.

Community Development Director. The Director of the Community Development Department, or his or her designee.

Conditional use. A use not automatically permitted by right, but may be permitted within a zoning district, subject to requirements specified in this chapter or imposed by the Mayor and Council.

Design Review Commission. An advisory Board that gives recommendations to the Historic Preservation Commission and the City Council as to whether or not modifications to an existing building, site, or development or a new building, site, or development meet the standards established in the City Code.

Development. Any project involving construction of streets, utilities, buildings or other improvements made to property to accommodate specific uses such as dwellings, office buildings, warehouses, an apartment complex, a store or shopping center; also any alteration to improved or unimproved property, including, but not limited to, construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, dredging, excavation, filling, grading, paving, excavating, drilling operations, permanent storage of materials or other land disturbance; and any use or extension of a use of land; also the act of constructing or implementing a land development project, including the alteration of land or vegetation in preparation for construction activity.

Exterior modification. Any significant change, addition or modification in construction, occupancy or use or rearrangement in the supporting members of the façade or exterior of an existing building or structure, or any enlargement to or reduction the façade or exterior of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

Historic District. A district consisting of various zones that have substantial historic, architectural or cultural significance, as defined in Code Sections 86-102 and 86-103.

Historic Residential Overlay. An additional set of design or construction standards applied to certain residential areas within the City, as defined in Code Section 86-111.

Historic Preservation Commission. The City appointed commission assigned with upholding the standards of the City H-1 Historic District, the H-2 Historic District, the Historic Residential

Overlay, and the federal standards of the Secretary of the Interior, related to historic preservation, rehabilitation, and replacement historic buildings and structures.

Improvement. Any man-made object that becomes part of, is placed upon, or is affixed to real estate.

Landscaping. Actual plant materials or installation such materials consisting of trees, shrubs, vines, turf, ground cover and other natural landscape materials utilized to enhance the aesthetic and functional qualities of a site.

Object. means a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Owner. An individual, firm, association, syndicate, partnership or corporation having sufficient vested legal property rights for which they seek an action under this chapter.

Parking lot. Any public or private area used for the express purpose of temporary, storage of motor vehicles at grade otherwise in operation for personal or business use.

Principal building. A building on a lot in which is conducted the primary use.

Sign. A structure or device designed to attract attention or convey information to the public in written or graphic form.

Site. A property, either already developed or to be developed.

Structure. Any object constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground.

Subdivision. The division of a property or tract of land into two or more tracts or lots; a land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots.

Subdivision, minor. A subdivision of three or fewer lots, which does not involve the construction of a new public or private street.

Subdivision, major. The division of a tract or parcel of land into greater than three lots which may or may not involve the construction of a new public or private street; or any subdivision that involves the construction of a new public or private street.

Tara Boulevard Overlay. A specially designated corridor within the City limits, as defined in Code Section 86-109, intended to guide and enhance future development along Tara Boulevard.

Variance. A mechanism used to grant a property owner relief from specific provisions of the zoning ordinance when strict compliance would result in a particular hardship.

Zoning Administrator. The person designated within the City who administers and enforces the City Zoning Code. Unless otherwise designated, the Community Development Director of the City of Jonesboro is the City Zoning Administrator.

Zoning change. An amendment to the official zoning map (re-zoning), approval of a conditional use, or approval of a change in the conditions of approval assigned with a re-zoning.

Zoning Ordinance. The Zoning Ordinance of the City of Jonesboro, Georgia as adopted and amended.

Cross reference— Definitions generally, Code Sections 86-62 and 42-27

Sec. 2-303. – Powers and Duties

The Design Review Commission is an advisory Board. The Commission's recommendations on review items are not binding, but are intended to be utilized by the City Council, the Historic Preservation Commission, and the Community Development Department in making informed, binding decisions.

The Commission shall be authorized to:

- a. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- b. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for proposed and replacement developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- c. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- d. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- e. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- f. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.

g. Make recommendations to the City Manager and Community Development Director regarding significant exterior modifications to existing developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.

h. Make recommendations to the City Manager and Community Development Director regarding significant proposed developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.

i. Make recommendations to the Mayor and City Council regarding proposed text amendments to the City Zoning Code.

j. Make recommendations to the Mayor and City Council regarding applicable façade grant applications for existing buildings and structures within the City.

The Commission shall not be authorized to:

k. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor buildings and structures (such as decks, sheds and other accessory buildings, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.

l. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor exterior modifications to existing buildings and structures (repairs, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.

m. Make recommendations to the City Manager and Community Development Director regarding the permitting of solely interior modifications to buildings and structures.

n. Make recommendations to the City Manager and Community Development Director regarding the replacement of sign faces or panels within an existing framework that do not require variances or other public zoning hearings, do not lie within the Historic District or Overlays, and do not significantly change the size of the former face or panel.

o. Make recommendations to the Mayor and City Council regarding conditional use and change of zoning applications that do not involve the construction of new buildings or the significant exterior modification of existing buildings.

p. Make recommendations to the Mayor and City Council regarding the review of major or minor subdivision plats.

Sec. 2-304. – Membership, Terms, and Quorum

(1) The commission shall consist of five members appointed by the Mayor and ratified by the City Council. All members shall be taxpayers residing in the City, and shall be persons who have demonstrated special interest, experience or education in zoning, planning and design-related matters.

(2) To the extent available in the City, at least three members shall be appointed from among professionals in the disciplines of planning or related professions, or be established business or civic leaders within the City.

(3) Members shall serve three-year terms. Members may not serve more than two consecutive terms unless otherwise approved by majority vote of the Mayor and City Council. In order to achieve staggered terms, initial appointments shall be: one member for one year; two members for two years; and two members for three years.

(4) A majority of active members shall constitute a quorum.

(5) Members missing more than three consecutive meetings shall be replaced per the discretion of the Mayor and City Council.

(6) Members are authorized to serve on more than one board, commission or authority except those members actively serving on the City of Jonesboro Historic Preservation Commission.

Sec. 2-305. – Officers

The Commission shall annually elect from its members a Chair, Vice-chair, and a Secretary.

The following officers shall be elected and shall have the following duties:

(1) Chair.

a. The Chair shall preside at all meetings of the Design Review Commission. The Chair may also:

b. Call special meetings. Special meetings may be called by the Chair with a minimum of 48 hours' notice of said meetings. Special called meeting times are subject to the approval of the City Manager and the Community Development Director.

c. Appoint members to subcommittees when necessary or as directed by the Design Review Commission. Subcommittees are subject to the approval of the City Manager and the Community Development Director.

(2) Vice-chair. In the absence of the Chair, or in the event of his/her inability to act, the Vice-chair shall exercise all powers and duties of the Chair.

(3) Secretary.

a. Prepare and record the minutes for all meetings of the Design Review Commission.

b. Record and report attendance at all meetings.

c. In general, perform all other duties incidental to the office of the Secretary.

d. If members of the Commission are unable to perform the duties of the Secretary, then a designated member of the City Hall staff may perform such duties.

Sec. 2-306. – Meetings

- (a) The regular meeting date of the Design Review Commission shall be the first Wednesday in each month, beginning at 4:30 p.m.
- (b) Special meetings may be called by the Chair, subject to approval by the City manager and the Community Development Director, and upon 48 hours' notice to all members.
- (c) A total of three voting members shall constitute a quorum. Recommendations and decisions must be made by a majority vote of those present and voting.
- (d) In the absence of a quorum, those members present may conduct a workshop, record attendance, and furnish minutes in lieu of a regular or special meeting.

Sec. 2-307. – Rules of Procedure

- (a) Commission's power to adopt rules and standards. The Design Review Commission shall adopt rules and standards for the transaction of its business such as by-laws, removal of membership provision, and other criteria. The Commission shall have the flexibility to adopt rules and standards without amendment to this article.
- (b) The Design Review Commission shall conduct all meetings and activities in accordance to parliamentary law as stated in the most recent edition of Robert's Rules of Order and in accordance with the most recent Georgia Open Meetings Law, O.C.G.A. § 5-14-1 et seq.
- (c) Conflict of interest. The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City Charter.
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- (e) Records of Commission meetings. A public record shall be kept at City Hall of the Commission's resolutions, proceedings and actions. Meetings shall be recorded and corresponding written minutes shall be compiled by the designated Secretary. The minutes shall reflect all listed agenda items and the corresponding actions for those items.
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(i) Applications for Certificates of Appropriateness shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.

(j) Building permits for significant exterior modifications to existing buildings or significant proposed buildings (that do not require public hearings and do not lie within the Historic District or Overlays) shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.

(k) Acceptable Commission reaction to review items.

(1) By a majority vote of present members, the Commission may elect to recommend an agenda item for approval, based on substantial adherence to the City Code, and on the following general criteria:

(a) Is it aesthetically compatible with adjacent and nearby properties?

(b) Does it utilize quality building materials?

(c) Does it improve the appearance of any existing buildings or structures on the subject property?

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(2) By a majority vote of present members, the Commission may elect to recommend an agenda item for denial, based on substantial lack of adherence to the City Code, and on not following the above specified criteria.

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(4) The Commission may elect to postpone action on an agenda item until the next available meeting, if the Board feels that there is insufficient information to make an informed recommendation.

(l) Technical advice. The commission shall have the power to seek technical advice from outside its members on any application.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 7/18 and 7/25

Revolution out but get first playoff win

FROM STAFF REPORTS

MCDONOUGH — The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win.

It took the Revolution just 15 minutes to get the party started as EJ Henry opened the scoring. Isaac Promise drilled home the second goal of the night in the 63rd minute, but the Revs immediately conceded, making the score 2-1 just after halftime.

Revs goalkeeper Wesley Sprague made several saves over the next few minutes, including on a penalty kick in the 75th minute, to maintain the 2-1 advantage.



The Georgia Revolution made franchise history Tuesday night with a 3-2 win over the New Orleans Jesters in the opening round of the National Premier Soccer League playoffs. It was the team's first-ever playoff win. (Special Photo: Georgia Revolution)

In the 79th minute, the Revs took a 3-1 lead when Jumar Oakley scored off an assist from Promise.

Again, the Jesters responded quickly, as a long shot from outside the box found the back of the net and cut the lead to 3-2. It would be the final goal of the match, as the Revs defended well over the last 10

minutes to seal the victory.

The Revs traveled to take on Chattanooga FC Thursday night in the second round but were eliminated by way of a 2-0 loss.

Chattanooga's Juan Hernandez Mendizabal scored on a 35-yard free kick for the first goal of the night. The Revs mounted some attacks late in the second half

following the goal but Chattanooga's defense held firm. Chattanooga added a second goal in the 89th minute from Joao Costa to advance.

It was a memorable season for the Revolution, who picked up their first overall win and first playoff win in franchise history to finish the campaign with an overall record of 5-6-3. The Revs played their home games at Henry County High School this season.

"Tonight was not the result we hoped for but the team played with heart and never quit," a Georgia Revolution representative said. "2018 was the best season in many years for our club and included our first playoff victory ever. The fans have been amazing and we look forward to making more history next season."

Mundy's Mill to most flag football league

FROM STAFF REPORTS

JONESBORO — Mundy's Mill High School will be the site for a flag football league this fall.

The National Flag Football is the largest NFL Flag affiliate program not only in Georgia but in the entire country. Last year alone, over 40,000 participants played in one of the 100-plus flag football league locations.

Mundy's Mill has been chosen as the Jonesboro site. The league is for boys and girls ages 4 to 14, and teams will be formed by school and grade. The season is eight weeks or seven games, beginning in September and last-

ing into November. Practices and games held only on the weekend. Volunteer coaches for the league will be screened and trained.

By competing in the league, players will receive a NFL Flag reversible jersey, a NFL Flag t-shirt, flags and an end of season participation award.

The registration deadline is Aug. 27, with the beginning Sept. 30 and ending Nov. 18. If it rains out the season may extend to December. The cost to play in the league is \$130.

For more information or to register online, visit www.FalconsFlagFootball.com or call 678-210-

Drivers

•From Page 8A

first-place trophy and win a feature race in beginner bandolero division that if they were racing in the class they would eventually move up to, they would be lucky to finish a race."

With confidence and seat time behind the wheel attained, drivers between 8 and 12 will advance to the Bandits division while those drivers older than 12 will advance to the GRT Racing Driver Development Outlaws division.

"The only two tracks around the country that have a beginner bandolero class are Atlanta and Charlotte," Ragan said. "And it doesn't surprise me that those are the two markets that have the most new drivers coming in every

year."

The Beginner Bandolero class is the perfect place for any aspiring racer to jump behind the wheel and see if he or she has what it takes to compete.

"It's very important that you have a beginner class," said Ragan. "Some drivers will take two, three or four races to move up while others take eight, 10, 12 or 14 races; but at least they can get the experience they need prior to moving in their class they will eventually go into."

More than 100 drivers have mastered the "Thunder Ring" and have advanced to a NASCAR national touring series. NASCAR Monster Energy Cup Series drivers Joey Logano, Chase Elliott, Bubba Wallace and David

Ragan all competed in a bandolero at Thursday Thunder before advancing through the ranks.

The 2018 season continues every Thursday through July 26, before wrapping up with a special-edition Saturday Championship Night on Aug. 4.

Grandstand admission for the affordable, family-friendly Thursday Thunder Legends Series Presented by Papa John's Pizza costs \$5 per person, with kids 5 and under admitted free. For more information about both Friday Night Drags and Thursday Thunder, contact the Atlanta Motor Speedway ticket office at (770) 946-4211, (877) 9-AMS-TIX or visit www.atlantamotorspeedway.com.

Lovejoy

•From Page 8A

her not being there," he said. "I didn't realize how much Kayla meant. It was like, 'Oh wow, we really miss Kayla.' Just her presence in that gym — she didn't care about anything but playing, not points, nobody in her ear. Bria can be like that but she's young."

Still, Lovejoy will be the favorite to win a second straight state title in Class AAAAAA due to the returns of Bryant and Boyd. Bryant was named Clayton County Player of the Year last season when she averaged 17 points per game. Boyd was named First Team All-County after averaging 14.1 points and 5.8 rebounds per game.

Recruiting interest has naturally picked up for both players, including inter-

est from South Carolina, Georgia, Georgia Tech and Florida.

"Their AAU coach, Jay Moore, we have great communication," King said. "He always lets me know if there is an offer. I still see them as so much more they can be, but when UConn called and said they would be looking at them this summer I was like, 'Wow, UConn is calling.'"

King expects both players to answer the challenge of having even more responsibility as juniors.

"Gen and Anaya have proven their two of the top girls in the state and probably the nation," he said. "Whatever success we have going forward will depend on their health and willingness to take on their leadership role in all aspects.

The good part is that almost a 4.0 student. I had a great sophomore academically. I tell her her greatest accomplishment, seeing that academic life is important because ball eventually goes to everybody."

Bryant and Boyd were joined by several key players from last year's squad including guards Las Blunt, Mariah Spain and Avanna Preston. Expectations will be high for Lady Wildcats during the 2018-19 season, a coach King isn't shying away from.

"You hear rumors Forest Park improving other teams improving gives you a sense of motivation," he said. "Our business is refining what we're doing and do it better

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Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of "Division 2 – Design Review Commission" to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground/monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

David Allen
Community Development Director

Packet Pg. 290

COMMUNITY CALENDAR

Aug. 6

Collage Theater Arts

Frank Bailey Senior Center is hosting Collage Theater Arts classes for seniors age 55 and over. The class will include acting, dramatic presentation, comedy and storytelling. New classes begin on Aug. 6 every Monday and Friday at 1:30 p.m. Signup begins on July 23. To sign up, visit www.claytonseniors.com or call 678-479-5505.

Aug. 11

Movies in the Park

Clayton Parks will screen “Wonder Woman” in Lee Street Park, 155 Lee St. in Jonesboro, on Saturday, Aug. 11, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

Health Fair

U.S. Rep. David Scott is hosting his 14th annual Health Fair 9 a.m. to 2 p.m. Aug. 11 at Mundy’s Mill High School in Jonesboro. The fair will provide vital health screenings and information at no cost. Screenings will include clinical breast cancer exams, prostate cancer, HIV/ AIDS, diabetes, blood pressure, asthma, cholesterol, mental health, sickle cell, vision, dental, orthopedic and many others.

For more information, including registration information and a complete list of participating health care providers, visit www.davidscott.house.gov or call 770-210-5073.

Aug. 21

CCREA meeting

The Clayton County Retired Educators Association is hosting its first meeting of 2018-19 on Aug. 21 at 11 a.m. in the Christian Activities Building of Jonesboro First United Methodist Church, 142 Main St. in

Jonesboro. Dues to join the organization are \$12 per year. Lunch is \$9. Those wishing to attend and stay for lunch should notify Susan Croft at 770-478-9673 or email csusancroft@earthlink.net by Aug. 15.

SEPT. 8

Movies in the Park

Clayton Parks will screen “Black Panther” at the Gerald Matthews Complex, 1935 McDonough Road in Hampton, on Saturday, Sept. 8, as part of its Movies in the Park series. Bring a chair and a snack and settle in before the movie rolls at dusk. All screenings are subject to change or may be canceled due to weather.

ONGOING

After-School Club

The Lovejoy Library, 1721 McDonough Road in Hampton, offers an enrichment time from 3 to 4 p.m. for teens to have some fun with their peers, chatting or playing games. Teens are welcome to bring and share their own board games.

After-School Meals

Faith Open Door Community Center, 259 Arrowhead Blvd. in Jonesboro, is offering free after-school meals to youth ages 18 and under. For more information, call the center at 678-545-6053.

Al-Anon

The Forest Park Al-Anon Group hosts a meeting at 7 p.m. every Tuesday at Jones Memorial UMC, 5320 Phillip Drive in Morrow. For more information, call 770-968-8293.

Al-Anon Family Groups

Al-Anon Family Groups are a fellowship of relatives and friends of alcoholics who share their experience, strength and hope in order to solve their common problems. Forest Park Al-Anon Family Group meets at 7 p.m. every Tuesday

night at Jones Memorial UMC, 5320 Phillips Drive in Morrow, at the back door of the education building. For more information, call 770-968-8293.

Children’s Wii

Kids ages 5 to 11 can play Wii from 3:30 to 5:30 p.m. the first Friday of each month at the Clayton County Headquarters Library Branch, 865 Battle Creek Road in Jonesboro.

Color Me Creative

Teens get creative with colors and relieve stress from 4 to 5:30 p.m. each Thursday at the Lovejoy Library, 1721 McDonough Road in Hampton. Coloring pages, sheets, pencils and crayons are provided. Program geared for middle and high school students.

CPR Classes

Clayton County Fire and Emergency Services holds CPR classes for the community on a monthly basis. Students learn how to provide CPR to adults and how to use an automated external defibrillator. CPR classes are lecture-based with hands-on skills practice. They last approximately four hours. Registration for classes can be made by calling CCFES at 770-473-7833 or by visiting www.ccfes.org and clicking on CPR Classes located under Quick Links.

Food Pantry

Joseph Store House Food Pantry, 9940 Dixon Industrial Blvd. in Jonesboro, is collecting food from 1 to 3 p.m. the fourth Saturday of every month and from 6:30 to 7 p.m. every Tuesday. For more information, call 770-335-1250.

Food Pantry

Handley Helping Hands Inc. operates a bi-monthly food pantry on the first and third Saturday of the month from 11 a.m. to 1 p.m. at 5570 Handley Blvd. in Morrow. For more information, email the Rev. Esther K. Powers at handleyhelpinghands@comcast.net.

Fraternity Meetings

The Pi Gamma Lambda Chapter of Alpha Phi Alpha Fraternity Inc. in Morrow primarily serves the Clayton County community while serving other parts of Metro Atlanta. Chapter meetings are held on the third Tuesday of each month from 7 to 9 p.m. at the Forest Park Library, 4812 West St. For more information, contact Trenton Bailey by email at trenton_bailey@yahoo.com or visit www.pgl1906.org.

Host Families Needed

Host families are needed for foreign exchange students. Participants will learn about another culture and make a friend for life in the process. Students attend

local high school for one school year. All students are well-screened, bring their own money and have great insurance. They will not drive or drink. For more information, call 770-477-1376.

Homestead Hospice

Homestead Hospice in Jackson is looking for volunteers in Clayton County to visit with patients and provide comfort, companionship and emotional support. The hospice provides training and ongoing support to volunteers. For more information, call Gay Moncrief at 770-775-0100 or email gmoncrief@homesteadhospice.net.

Preschool Story Time

Babies, toddlers and

preschoolers are invited to weekly story time 10 to 10:45 a.m. at Library, 6225 N Road in Morrow.

Senior Community Program

The Experience V Senior Community program is open to residents age 55 and older who are unemployed and looking for a job. For more information, call 404-500-1547.

Senior Theater Classes

The Frank Bailey Senior Center, 6213 R dale Road in Riverdale, is holding theater arts classes for seniors age 55 and older. Classes begin at 10 a.m. Mondays and Fridays. Sign up at tonSeniors.com or call the center at 678-479-5505 for more information.

LEGAL NOTICE

An application has been submitted to the City of Jonesboro Mayor and Council for an Alcohol Beverage Package Dealer License to dispense beer and wine at 8777 Tara Blvd Jonesboro, Georgia 30236. The legal business name is Wayfield Foods, Inc. Gregory Allan Edenfield has requested to be the Licensee Representative. The application will be granted or denied by Mayor and Council at 6:00 p.m. on August 13, 2018. The required Public Hearing will also be held at that time. Mayor & Council will first discuss the item at a Work Session to be held on August 6, 2018. The meetings will be held at the Jonesboro Police Department located at 170 South Main Street.

559134-1

Ricky L. Clark, Jr.
City Manager

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Georgia 30236, to consider a variance for ground/monument sign maximum height by Casey Investment Group, LLLP, for property located at 1706 Bill Casey Parkway (Parcel No. 06001 032020), Jonesboro, Georgia 30236. The variance concerns the new LTI building development.

559241-1

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size, by Clayton County Georgia Government, for property located at 9181 Poston Road (portion of Parcel No. 05239 240004), Jonesboro, Georgia 30236. The variances concern the new Clayton County Information Technology development.

559241-1

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission, with the addition of “Division 2 – Design Review Commission” to Article VIII, Chapter 2 – Administration, of the City of Jonesboro Code of Ordinances.

559241-1

David Allen
Zoning Administrator / Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building. BLW Holdings, LLC is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variances concern an existing car wash renovation.

559243-1

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions, by Lincoln Car Wash Systems, LLC, for property located at 8787 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236. The variances concern a new car wash development.

559241-1

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a First Reading of a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding revisions and updates to the “Table of Uses Allowed by Zoning District”, Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

559241-1

David Allen
Zoning Administrator / Community Development Director

LEGAL NOTICE

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 13, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “Living Home Residence 2” a residential care facility (group home) owned by Nelson Tenebe, for property located at 150 South Avenue (Parcel No. 05241A A022), Jonesboro, Georgia 30236.

559243-1

David Allen
Community Development Director

ARTICLE VIII. – BOARDS, COMMISSIONS, AND AUTHORITIES

DIVISION 2. – DESIGN REVIEW COMMISSION

Sec. 2-300. – Established.

Hereby is established the “Design Review Commission for the City of Jonesboro.”

Sec. 2-301. – Authority and Intent

The Design Review Commission shall be part of the planning functions of the City. The Commission shall be nonpartisan.

The Mayor and City Council of the City of Jonesboro intend for this Commission to guide, protect, and enhance the aesthetic and historic quality of the City and believe that quality control of future development is essential to the promotion of the overall health, prosperity and general welfare of the people.

The Mayor and City Council intend for this Commission to help revitalize the business districts and historic neighborhoods, and to help protect and enhance local historic and aesthetic attractions to tourists, thereby promoting and stimulating business.

The Mayor and Council believe this Commission to be a reasonable method of regulation for satisfying the legitimate purposes stated above. Therefore, the Mayor and City Council hereby adopt this article to establish a uniform procedure for the review of the development of future structures and the rehabilitation or significant modification of existing structures in accordance with the provisions of this article.

Sec. 2-302. - Definitions.

[The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning.]

Applicant. A property owner or their authorized representative who has petitioned the City for approval of a zoning petition, conditional use, subdivision plat, site plan, development permit, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for the use or development of their property under the requirements of the City Code.

Application. A petition for approval of a zoning map amendment, conditional use, project approval, development permit, subdivision plat, building permit, variance, appeal, Certificate of Appropriateness, or any other authorization for use or development of property under the requirements of the City Code.

Assembly Overlay. Specially designated areas within the City limits, as defined in Code Section 86-110, intended to guide and enhance future development within these areas.

Building. A structure with a roof, intended for shelter or enclosure, whether residential, commercial, industrial, or institutional.

Building addition. A walled and roofed expansion to the square footage of a building in which the addition is connected by a common load-bearing wall other than a firewall.

Building facade. The elevation of a building extended from grade to the top of the parapet wall or eaves and the entire width of the building elevation fronting a public street, excluding alleys and lanes; may also be referred to as the building face.

Certificate of Appropriateness. A document evidencing approval by the historic preservation commission of an application to make a material change in the appearance of a designated historic property or of a property located within a designated historic district.

City. The City of Jonesboro, Georgia.

City Council, Mayor and Council. The Mayor and Council of the City of Jonesboro.

Community Development Director. The Director of the Community Development Department, or his or her designee.

Conditional use. A use not automatically permitted by right, but may be permitted within a zoning district, subject to requirements specified in this chapter or imposed by the Mayor and Council.

Design Review Commission. An advisory Board that gives recommendations to the Historic Preservation Commission and the City Council as to whether or not modifications to an existing building, site, or development or a new building, site, or development meet the standards established in the City Code.

Development. Any project involving construction of streets, utilities, buildings or other improvements made to property to accommodate specific uses such as dwellings, office buildings, warehouses, an apartment complex, a store or shopping center; also any alteration to improved or unimproved property, including, but not limited to, construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure; any mining, dredging, excavation, filling, grading, paving, excavating, drilling operations, permanent storage of materials or other land disturbance; and any use or extension of a use of land; also the act of constructing or implementing a land development project, including the alteration of land or vegetation in preparation for construction activity.

Exterior modification. Any significant change, addition or modification in construction, occupancy or use or rearrangement in the supporting members of the façade or exterior of an existing building or structure, or any enlargement to or reduction the façade or exterior of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

Historic District. A district consisting of various zones that have substantial historic, architectural or cultural significance, as defined in Code Sections 86-102 and 86-103.

Historic Residential Overlay. An additional set of design or construction standards applied to certain residential areas within the City, as defined in Code Section 86-111.

Historic Preservation Commission. The City appointed commission assigned with upholding the standards of the City H-1 Historic District, the H-2 Historic District, the Historic Residential

Overlay, and the federal standards of the Secretary of the Interior, related to historic preservation, rehabilitation, and replacement historic buildings and structures.

Improvement. Any man-made object that becomes part of, is placed upon, or is affixed to real estate.

Landscaping. Actual plant materials or installation such materials consisting of trees, shrubs, vines, turf, ground cover and other natural landscape materials utilized to enhance the aesthetic and functional qualities of a site.

Object. means a material thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

Owner. An individual, firm, association, syndicate, partnership or corporation having sufficient vested legal property rights for which they seek an action under this chapter.

Parking lot. Any public or private area used for the express purpose of temporary, storage of motor vehicles at grade otherwise in operation for personal or business use.

Principal building. A building on a lot in which is conducted the primary use.

Sign. A structure or device designed to attract attention or convey information to the public in written or graphic form.

Site. A property, either already developed or to be developed.

Structure. Any object constructed or erected with a fixed location on or in the ground, or attached to something having a fixed location on or in the ground.

Subdivision. The division of a property or tract of land into two or more tracts or lots; a land development project in which two or more lots are created, along with the streets and utilities needed to support construction of buildings on the lots.

Subdivision, minor. A subdivision of three or fewer lots, which does not involve the construction of a new public or private street.

Subdivision, major. The division of a tract or parcel of land into greater than three lots which may or may not involve the construction of a new public or private street; or any subdivision that involves the construction of a new public or private street.

Tara Boulevard Overlay. A specially designated corridor within the City limits, as defined in Code Section 86-109, intended to guide and enhance future development along Tara Boulevard.

Variance. A mechanism used to grant a property owner relief from specific provisions of the zoning ordinance when strict compliance would result in a particular hardship.

Zoning Administrator. The person designated within the City who administers and enforces the City Zoning Code. Unless otherwise designated, the Community Development Director of the City of Jonesboro is the City Zoning Administrator.

Zoning change. An amendment to the official zoning map (re-zoning), approval of a conditional use, or approval of a change in the conditions of approval assigned with a re-zoning.

Zoning Ordinance. The Zoning Ordinance of the City of Jonesboro, Georgia as adopted and amended.

Cross reference— Definitions generally, Code Sections 86-62 and 42-27

Sec. 2-303. – Powers and Duties

The Design Review Commission is an advisory Board. The Commission's recommendations on review items are not binding, but are intended to be utilized by the City Council, the Historic Preservation Commission, and the Community Development Department in making informed, binding decisions.

The Commission shall be authorized to:

- a. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for any exterior modifications to existing developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- b. Make recommendations to the Historic Preservation Commission regarding Certificate of Appropriateness applications for proposed and replacement developments, buildings and structures (including signs) within the Historic Districts and Historic Residential Overlay, prior to the scheduled Historic Preservation Commission hearing on the applications.
- c. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- d. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require variances, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- e. Make recommendations to the Mayor and City Council regarding any exterior modifications to existing developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.
- f. Make recommendations to the Mayor and City Council regarding proposed developments, buildings and structures (including signs) that require conditional use hearings and / or zoning change hearings, generally within the City and, more specifically, within the Tara Boulevard Overlay or Assembly Overlay.

g. Make recommendations to the City Manager and Community Development Director regarding significant exterior modifications to existing developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.

h. Make recommendations to the City Manager and Community Development Director regarding significant proposed developments, buildings and structures (including signs) that do not require public zoning hearings and do not lie within the Historic District or Overlays.

i. Make recommendations to the Mayor and City Council regarding proposed text amendments to the City Zoning Code.

j. Make recommendations to the Mayor and City Council regarding applicable façade grant applications for existing buildings and structures within the City.

The Commission shall not be authorized to:

k. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor buildings and structures (such as decks, sheds and other accessory buildings, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.

l. Make recommendations to the City Manager and Community Development Director regarding the permitting of minor exterior modifications to existing buildings and structures (repairs, etc.) that do not require variances or other public zoning hearings and do not lie within the Historic District or Overlays.

m. Make recommendations to the City Manager and Community Development Director regarding the permitting of solely interior modifications to buildings and structures.

n. Make recommendations to the City Manager and Community Development Director regarding the replacement of sign faces or panels within an existing framework that do not require variances or other public zoning hearings, do not lie within the Historic District or Overlays, and do not significantly change the size of the former face or panel.

o. Make recommendations to the Mayor and City Council regarding conditional use and change of zoning applications that do not involve the construction of new buildings or the significant exterior modification of existing buildings.

p. Make recommendations to the Mayor and City Council regarding the review of major or minor subdivision plats.

Sec. 2-304. – Membership, Terms, and Quorum

(1) The commission shall consist of five members appointed by the Mayor and ratified by the City Council. All members shall be either taxpayers residing in the City or an owner or operator of a business located within Clayton County and shall be persons who have demonstrated special interest, experience or education in zoning, planning and design-related matters.

(2) To the extent available in the City, at least three members shall be appointed from among professionals in the disciplines of planning or related professions, or be established business or civic leaders within the City.

(3) Members shall serve three-year terms. Members may not serve more than two consecutive terms unless otherwise approved by majority vote of the Mayor and City Council. In order to achieve staggered terms, initial appointments shall be: one member for one year; two members for two years; and two members for three years.

(4) A majority of active members shall constitute a quorum.

(5) Members missing more than three consecutive meetings shall be replaced per the discretion of the Mayor and City Council.

(6) Members are authorized to serve on more than one board, commission or authority except those members actively serving on the City of Jonesboro Historic Preservation Commission.

Sec. 2-305. – Officers

The Commission shall annually elect from its members a Chair, Vice-chair, and a Secretary.

The following officers shall be elected and shall have the following duties:

(1) Chair.

a. The Chair shall preside at all meetings of the Design Review Commission. The Chair may also:

b. Call special meetings. Special meetings may be called by the Chair with a minimum of 48 hours' notice of said meetings. Special called meeting times are subject to the approval of the City Manager and the Community Development Director.

c. Appoint members to subcommittees when necessary or as directed by the Design Review Commission. Subcommittees are subject to the approval of the City Manager and the Community Development Director.

(2) Vice-chair. In the absence of the Chair, or in the event of his/her inability to act, the Vice-chair shall exercise all powers and duties of the Chair.

(3) Secretary.

a. Prepare and record the minutes for all meetings of the Design Review Commission.

b. Record and report attendance at all meetings.

c. In general, perform all other duties incidental to the office of the Secretary.

d. If members of the Commission are unable to perform the duties of the Secretary, then a designated member of the City Hall staff may perform such duties.

Sec. 2-306. – Meetings

- (a) The regular meeting date of the Design Review Commission shall be the first Wednesday in each month, beginning at 4:30 p.m.
- (b) Special meetings may be called by the Chair, subject to approval by the City manager and the Community Development Director, and upon 48 hours' notice to all members.
- (c) A total of three voting members shall constitute a quorum. Recommendations and decisions must be made by a majority vote of those present and voting.
- (d) In the absence of a quorum, those members present may conduct a workshop, record attendance, and furnish minutes in lieu of a regular or special meeting.

Sec. 2-307. – Rules of Procedure

- (a) Commission's power to adopt rules and standards. The Design Review Commission shall adopt rules and standards for the transaction of its business such as by-laws, removal of membership provision, and other criteria. The Commission shall have the flexibility to adopt rules and standards without amendment to this article.
- (b) The Design Review Commission shall conduct all meetings and activities in accordance to parliamentary law as stated in the most recent edition of Robert's Rules of Order and in accordance with the most recent Georgia Open Meetings Law, O.C.G.A. § 5-14-1 et seq.
- (c) Conflict of interest. The Commission shall be subject to all conflict of interest laws set forth in Georgia Statutes and in the City Charter.
- (d) Members shall not receive a salary, although they may be reimbursed for applicable expenses.
- (e) Records of Commission meetings. A public record shall be kept at City Hall of the Commission's resolutions, proceedings and actions. Meetings shall be recorded and corresponding written minutes shall be compiled by the designated Secretary. The minutes shall reflect all listed agenda items and the corresponding actions for those items.
- (f) The scheduled meeting time and agenda shall be posted in a conspicuous location at City Hall at least 48 hours prior to the scheduled meeting time.
- (g) Submission of plans to Commission. Detailed drawings, photographs, scaled plans and other documentation shall be provided by the applicant, as necessary for the Commission to make an informed recommendation. Any application fees required for Design Review are at the discretion of City Council. The Community Development Director shall forward all information required of the applicant to the Design Review Commission at least a week prior to the meeting date. The Director shall also provide a staff report of each Design Review Commission agenda item and make his or her own recommendation for each item.
- (h) Applications for variances, conditional uses, and changes in zoning shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements, parking design, landscaping / buffers, signage, and other applicable

elements of a site modification or development. (Design review may occur prior to an official application for a variance, conditional use, or change in zoning, but no approval by the City Council shall occur if official Design Review recommendations are not made and applications are not complete.)

(i) Applications for Certificates of Appropriateness shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.

(j) Building permits for significant exterior modifications to existing buildings or significant proposed buildings (that do not require public hearings and do not lie within the Historic District or Overlays) shall not be approved prior to a review and recommendation by the Design Review Commission concerning architectural elements and other applicable items.

(k) Acceptable Commission reaction to review items.

(1) By a majority vote of present members, the Commission may elect to recommend an agenda item for approval, based on substantial adherence to the City Code, and on the following general criteria:

(a) Is it aesthetically compatible with adjacent and nearby properties?

(b) Does it utilize quality building materials?

(c) Does it improve the appearance of any existing buildings or structures on the subject property?

(d) Will its appearance cause substantial detriment to use and enjoyment of adjacent and nearby properties?

(2) By a majority vote of present members, the Commission may elect to recommend an agenda item for denial, based on substantial lack of adherence to the City Code, and on not following the above specified criteria.

(3) The Commission may elect to provide no recommendation for an agenda item, based on specific reasons which must be recorded in the minutes. A tie vote by Commission members on an agenda item is the equivalent of a "no recommendation."

(4) The Commission may elect to postpone action on an agenda item until the next available meeting, if the Board feels that there is insufficient information to make an informed recommendation.

(l) Technical advice. The commission shall have the power to seek technical advice from outside its members on any application.



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.10

- 10

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding proposed Arts & Entertainment District Overlay.

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

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

Yes Economic Development, Recreation, Entertainment and Leisure Opportunities

Summary & Background

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

Executive Summary

At a time when numerous planning efforts are aligning, the City of Jonesboro has an opportunity to fundamentally change the day-to-day experience for residents and visitors, by the creation of an arts and entertainment district. As highlighted in Blueprint Jonesboro, there is a strong concentration of arts and cultural entities, small creative enterprises, excellent independent restaurants and shops, and numerous festivals and special events planned for the Downtown Core. It speaks to a corps of creative and committed individuals – civic leaders, municipal leaders, elected officials, business owners, artists and arts leaders - who understand the benefits of an arts and entertainment district.

The City Manager and Staff have kicked off the planning process for Jonesboro to begin creating and launching an Arts and Entertainment District in the Central Core. This placemaking strategy is the intersection between community development, economic development and cultural development so cities develop arts and entertainment districts for many reasons including:

- Supporting the revitalization of downtown or some area of a city
- Creating greater evening and weekend activity
- Creating an identity around an existing concentration of cultural, dining, and shopping resources
- Enhancing tourist destinations
- Strengthening local arts and cultural organizations
- Developing economic vitality

For Jonesboro, creating an arts and entertainment district provides a cohesive placemaking strategy linking the numerous current civic development efforts and ultimately creating an opportunity for increased economic development through the identity of a district.

Purpose

The purpose of the Arts & Entertainment District Overlay is to facilitate creation of an arts destination, sustain established arts and cultural uses and promote new arts and cultural uses. The Arts & Entertainment District Overlay seeks integration of the arts into the fabric of the community and is conceived as the location of art galleries and art studios forming the core of an arts district. A complementary mix of shops, restaurants and entertainment venues will support these uses. These elements are expected to generate interest in downtown Jonesboro and attract arts and cultural events as well as increased economic activity.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

The Arts & Entertainment District Overlay features an expanded range of permitted uses focused on the arts retaining all property rights established by the underlying zoning. The Arts & Entertainment District Overlay encourages adaptive reuse of historic buildings and new construction technologies, affording owners expanded development options. These measures will enhance the market attractiveness of the arts district.

Arts venues, community festivals, expanded arts uses and pedestrian character are expected to promote an arts district. Planned investment in public art, lighting, sidewalks and off-street parking will leverage private investment and enhance public safety. This combination of public and private investment is expected to advance Jonesboro's position in regional leadership in the arts and stimulate broad economic revitalization. Importantly, the Arts & Entertainment District Overlay features walkable distances from nearby neighborhoods to small-scale establishments and live entertainment venues accommodated by the Arts & Entertainment District Overlay and compatible with the neighborhood character.

Geography:

Generally, the Arts & Entertainment District Overlay radiates from downtown Jonesboro running along Main Street (i.e. from Spring Street south to Church Street), South McDonough Street (from King Street south to Key Street) and Broad Street (to include the Firehouse Museum and adjoining property) and west of Main Street and north of West Mill Street to include Lee Street Park. The District is more specifically identified in Exhibit A entitled "Jonesboro Arts & Entertainment District Overlay Zone."

Key Highlights:

- Gas Stations, Tire Stores, Motor Vehicles Service or repair are not allowed within District.
- Food Truck Court Establishment
- Display of Public Art
- Juried Commission

Staff Recommendation

In launching a designated arts and entertainment district, it is critical that a clear and compelling identity be established that communicates to the public all aspects of the District – what it is, where it is and how to recognize it. It is imperative that a recognizable brand emanate throughout all communications, and establishes the baseline for all design elements (e.g., logos, banners, advertising, signage and wayfinding, gateways).

At the August 6, 2018 Meeting the City Manager is solely requesting discussion and input on the proposed Overlay District by Mayor & Council. From this point, Staff will take back the recommendations and will solicit public input via surveymonkey regarding the proposed overlay district. After the comment period is over, Staff will bring back the Overlay District for final approval by Mayor & Council in September.

Fiscal Impact

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

To be Determined

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

-

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

Presentation from City Manager

**ORDINANCE NO. _____ CITY OF
JONESBORO, GEORGIA PREAMBLE AND
FINDINGS**

AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF JONESBORO, GEORGIA; TO AMEND VARIOUS SECTIONS OF CHAPTER 86, ZONING; TO ESTABLISH AN ARTS & ENTERTAINMENT DISTRICT OVERLAY; TO PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY LAW.

WHEREAS, the governing authority of the City of Jonesboro, Georgia (the “City”) are the Mayor and Council thereof; and

WHEREAS, the Mayor and Council have, as a part of planning, zoning and growth management, been in review of the City's zoning ordinances and have been studying the City's best estimates and projections of the type of development which could be anticipated within the City; and

WHEREAS, the Mayor and Council therefore consider it paramount that land use regulation continue in the most orderly and predictable fashion with the least amount of disturbance to landowners and to the citizens of the City. The Mayor and Council have always had a strong interest in growth management so as to promote the traditional police power goals of health, safety, morals, aesthetics and the general welfare of the community; and in particular the lessening of congestion on City streets, security of the public from crime and other dangers,

promotion of health and general welfare of its citizens, protection of the aesthetic qualities of the including access to air and light, and facilitation of the adequate provision of transportation and other public requirements; and

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

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

WHEREAS, the City has determined that to serve the needs of the community, certain amendments are needed in the Zoning Ordinance, including the creation of an Arts & Entertainment District Overlay; and

WHEREAS, the City desires to amend its standards, permitted uses, and non-permitted uses within certain zoning districts.

NOW THEREFORE, be it and it is hereby ordained by the Mayor and Council of the City of Jonesboro:

Section 86-114 "A-E Zone (Arts & Entertainment District Overlay)," to Chapter 86, "Zoning," of the City's Code of Ordinances, which new Section 86-114 shall be inserted immediately after Section 86-113, "C-I Civic Institutional district," and which Section 86-114 shall read as follows:

Section 86-114. - Factual . In adopting the Jonesboro Arts & Entertainment District Overlay Zone (the "Arts & Entertainment District Overlay"), the City of Jonesboro seeks to reinvent itself as a cultural destination, particularly its walkable downtown. The downtown has declined over the past 40 or more years. This effectively eliminated Jonesboro as a recipient of a very significant consumer market generated by east coast travelers and local commuters. Jonesboro has also suffered from the general lack of investment characterizing Atlanta's Southside, reinforced by a failure of Southside incomes and housing values to keep pace with Atlanta's north side.

As the regional and national economy rebounds, the City of Jonesboro seeks to create an in-town, arts identity that will attract air travelers, local visitors and as importantly, bolster consumer offerings for Jonesboro residents. The Arts & Entertainment District Overlay will become a significant element of an economic development strategy that will capitalize on Jonesboro's location, sense of place, walkability and small-town charm.

An important aspect of that development strategy is the assignment of property rights not available to owners outside the Arts & Entertainment District Overlay. This reflects an emphasis on compact development supported by such public investment as streetscapes, public parking, public art, wayfinding signs, kiosks, film festivals and community events. The flexibility of building and site design and planned public investment are intended to

foster an arts & entertainment district that will establish downtown Jonesboro as a regional destination for the arts and for community celebrations, dining and shopping.

(a) Definitions

Arts. The interpretation of imagination and creativity in a physical form or performance.

Art Gallery. An establishment that engages in the sale, loan or display of paintings, sculptures, photographs, video art or other works of art. "Art gallery" does not include a cultural facility such as a library, museum or non-commercial gallery that may also display works of art or an arts studio.

Art Center. A facility whose mission is to promote the arts and make them available to the public. An arts center may host art exhibits and shows, provide studio space for the use of artists and engage in public education and exposure to the arts.

Art Use. Creation or assembly of visual art, including two- and three- dimensional works of fine art or craft, or other fine art objects created or assembled for purposes of sale, display, commission, or trade by artists or artisans. Art use may also include classes held for art instruction.

Artist Studio. An area in a building used for creation, production, rehearsal, study or teaching of any visual art or craft, including but not limited to painting, drawing, graphic design, photography, video, film, sculpture and pottery; written works of fiction or nonfiction; or any performing art, whether for live or recorded performance, including music, dance and theater. Arts studio may include performance space related to classes taught on-site and recording studios; a studio for artisan related crafts, such as small-scale metalworking, glassblowing, furniture making, pottery, leather craft and similar activities. Artist Studio may also include accessory sales of art produced on the premises.

Artist. A person who practices one of the fine arts, design, graphic, musical, literary, computer, or performing arts; or a person whose profession relies on application of these skills to produce a creative product. The term includes, but is not limited to, individuals who practice visual arts, such as painters, print makers, illustrators, sculptors, potters, jewelry makers, glass makers, craft artists and photographers; performing arts, such as musicians, composers, playwrights, choreographers and dancers; literary arts, such as creative writers and literary translators; architecture and design, such as architects, landscape architects, engineers, urban designers and planners, interior designers and

decorators, industrial designers, graphic designers and fashion designers; and media arts, such as filmmakers, video and audio artists and web-based designers.

Consignment Store. An enclosed retail establishment, whether operated by a for or not for profit organization or entity, engaged in selling used merchandise, such as clothing, furniture, jewelry, books, shoes, or household appliances, etc., on consignment. Consignment stores do not include those selling vehicles, auto parts, scrap, or waste.

Drive-through. Any facility that may be accessed directly by means of a motor vehicle for transacting business.

Entertainment, live. Any musical act, including karaoke; theatrical act, including a play, revue or up comedy; dance; magic act; disc jockey or similar activity performed live by one or more persons, whether or not for compensation or an admission charge.

Food Truck. A motorized vehicle or trailer drawn by a motorized vehicle used to prepare and sell food to the public directly from the vehicle or trailer.

Food Truck Court. An area designated in a private parking lot that is accessory to a permitted use conducted in a building on the lot or a freestanding commercial parking lot.

Food Truck Vendor. Any person or entity that prepares and sells food from a Food Truck in a designated Food Truck Court.

Juried Commission. The commission that determines whether individual(s) are eligible to occupy Live-Work and Artist Housing unit(s) in the Arts & Entertainment District Overlay. The Juried Commission will consist of five members. Three of these members must be an artist, architect, landscape architect, arts educator, or gallery owner. Lay persons with sufficient knowledge, experience, and judgment who have an interest in public art shall make up the balance of the Juried Commission. The members of the Juried Commission shall each be appointed by the Mayor and Council of the City of Jonesboro. Three of the initial five members shall be appointed for a term of two years, and two of the initial five members shall be appointed for a term of three years. Thereafter, each new member shall be appointed for a term of two years.

Makerspace. An indoor or outdoor facility or both intended to be used by artists as studio and retail space. Makerspaces often combine production, equipment, community, and education for the purposes of enabling participating individuals to design, prototype, and create works that said individuals would have difficulty producing if working alone due to a lack of resources, tools, artistic input, and/or space. Such space may be in a residential, commercial, mixed use or a live/work building and often provides tools for community use. Makerspaces are characterized by consistent design elements, such as high ceilings, large windows, durable surfaces and wide entrances. These spaces are designed to accommodate and foster a variety of creative activities. Makerspaces may also include common space such as galleries, meeting rooms and open space that encourages resident engagement and community involvement.

Microbrewery. Any establishment where malt beverages are produced or brewed (as further defined and regulated in Chapter 5, “Alcoholic Beverages,” of the Jonesboro City Code).

Outdoor arts market. A temporary event held on private or public property where artwork is offered for sale.

Small power tools. Hand equipment driven by other than human means. Examples include circular saws, power drills, portable mitre saws, routers, electric belt sanders and wood lathes. Not defined as small power tools are chain saws, mounted mitre saws, band saws, jackhammers and similar power tools.

Thrift Store. An enclosed retail establishment, whether operated by a for or not for profit organization or entity, engaged in selling previously owned or used goods and merchandise from an area greater than 25 percent of the total floor area devoted to retail sales and whose merchandise is acquired principally by donation. Thrift stores do not include those selling vehicles, auto parts, scrap, or waste.

Sec. 86-114

The purpose of the Arts & Entertainment District Overlay is to facilitate creation of an arts destination, sustain established arts and cultural uses and promote new arts and cultural uses. The Arts & Entertainment District Overlay seeks integration of the arts into the fabric of the community and is conceived as the location of art galleries and art studios forming the core of an arts district. A complementary mix of shops, restaurants and entertainment venues will support these uses. These elements are expected to generate interest in downtown Jonesboro and attract arts and cultural events.

The Arts & Entertainment District Overlay features an expanded range of permitted uses focused on the arts while retaining all property rights established by the underlying zoning. The Arts & Entertainment District Overlay encourages adaptive reuse of historic buildings and new construction technologies, affording owners expanded development options. These measures will enhance the market attractiveness of the arts district.

Arts venues, community festivals, expanded arts uses and pedestrian character are expected to promote an arts district. Planned investment in public art, lighting, sidewalks and off-street parking will leverage private investment and enhance public safety. This combination of public and private investment is expected to advance Jonesboro's position in regional leadership in the arts and stimulate broad economic revitalization. Importantly, the Arts & Entertainment District Overlay features walkable distances from nearby neighborhoods to small-scale establishments and live entertainment venues accommodated by the Arts & Entertainment District Overlay and compatible with the neighborhood character.

Applicability

Unless expressly modified by regulations in this Article establishing the Arts & Entertainment District Overlay, the regulations governing the use of land and structures shall be as set forth in the underlying zoning districts and as regulated by other provisions of the Jonesboro City Code. The Architectural Design Standards shall control development in the Arts & Entertainment District Overlay, unless an alternate provision is adopted in the Arts & Entertainment District Overlay. Where a conflict with other Jonesboro City Code and ordinance provisions exists, the more permissive standard shall apply.

Geography

Generally, the Arts & Entertainment District Overlay radiates from downtown Jonesboro running along Main Street (i.e. from Spring Street south to Church Street), South McDonough Street (from King Street south to Key Street) and Broad Street (to include the Firehouse Museum and adjoining property). The District is more specifically identified in Exhibit A entitled “*Jonesboro Arts & Entertainment District Overlay Zone*.”

Scale

Downtown Jonesboro is the focus of the Arts & Entertainment District Overlay. Jonesboro was established at a time when walking was the primary means of travel, and the downtown is characterized by a pedestrian scale. This scale is preserved by height limits inherent in the development intensity assigned to the downtown on Jonesboro’s Future Development Map and development standards of the Arts & Entertainment District Overlay. A sense of place will be maintained by adherence to these height limits. Preservation of pedestrian scale is important as arts districts are typically designed to encourage walking to a variety of venues.

Additional Uses Encouraged in the Arts & Entertainment District Overlay

Uses permitted by the underlying zoning are unaffected by adoption of the Arts & Entertainment District Overlay; the following uses shall be specifically permitted in the Arts & Entertainment District Overlay:

Arts Uses

1. Art gallery
2. Artist studio

3. Artist studio workspace
4. Artist co-op to allow multiple artist spaces that are not bazaars, junk stores, specialty shops and flea markets, etc.
5. Arts and crafts retail sales
6. Arts center
7. Arts related businesses and services such as craft shops, galleries and studios within which is conducted the preparation, display, or sale of art products such as antiques, collectibles, custom apparel, jewelry, paintings, photography, picture framing, pottery, sculpture, stained glass and similar arts, crafts merchandise, and activities such as set design and restoration of artwork.
8. Arts supply store
9. Cabaret, concert hall or other performing arts space, dinner theater, legitimate theater or movie theater
10. Craftsman or artisan shop
11. Music store, Musical instruments store
12. Performing arts ticket office or Booking agency
13. Photographic studio
14. Recording studios, provided appropriate soundproofing is installed
15. Television and Radio broadcast studio
16. Video and movie production

Retail Uses

1. Farmers market or Green market
2. Framing shop
3. Pottery and ceramics shop
4. Growler shop

Cultural and Entertainment Uses

1. Brew pubs, including outdoor seating
2. Microbreweries, subject to the provisions of Chapter 6, “Alcoholic Beverages & Tobacco Products,” of the Jonesboro City Code
3. City-sponsored and/or approved outdoor cultural events and performances that feature visual art, music, dance, theater, performance art, science, design or cultural heritage
4. Live entertainment, provided that all establishments hosting live entertainment shall comply with any and all applicable noise regulations and ordinances of the City of Jonesboro

Educational Uses

1. Art school and other visual and performing arts instruction including school of dance, photography, filmmaking, music, writing, painting, sculpting and printmaking, but excluding adult entertainment and erotic dance
2. Educational or instructional activities, including training, vocational or craft schools, the arts and personal development
3. Libraries
4. Museums
5. Social and philanthropic institutions
6. Training studios, including martial arts studios, gymnastics and yoga

Prohibited Uses

The following uses shall be prohibited in the Arts & Entertainment District Overlay:

1. Any drive-through facility
2. Any outdoor storage of materials or any outdoor processing, fabricating or repair work with the exception of work performed with hand tools or small power tools
3. Use of any structure primarily for storage (meaning no more than 25% of the total interior space of said structure may be used for storage of goods, materials, or equipment)

4. Car wash
5. C-Store selling fuel
6. Gas station
7. Motor vehicle service or repair
8. Tire stores
9. Any use that involves the outdoor storage of materials or products. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare or other objectionable effect shall also be prohibited.

Accessory Uses Permitted

1. Outdoor display of artwork and merchandise during hours of operation of the primary business or activity on the property.
2. Power tools. The use of hand tools is encouraged; the use of small power tools is allowed. All tools shall be used in compliance with the noise regulations and ordinances of the City of Jonesboro.
3. Street performers, subject to the development standards in Sec. _____ of the Jonesboro City Code.
4. Food Trucks, in designated Food Truck Courts only, and subject to the development standards in _____ of the Jonesboro City Code.
5. Consignment stores and Thrift stores, subject to the development standards in _____ of the Jonesboro City Code.
6. Makerspaces, subject to the development standards in Sec. _____ of the Jonesboro City Code.

Public Art

Placement or installation of outdoor sculpture and other art forms on private property intended to be viewed from a public right-of-way or other public property shall not be subject to setback standards of the applicable zoning district and shall not require a permit, provided that:

1. The art is not offered for sale.

3. The placement does not impede the flow of pedestrian, bicycle or vehicle traffic or block motorist visibility at intersections, alleys or driveways.

Use Specific Standards

The following standards shall control the development and manner of operation of the following uses within the Arts & Entertainment District Overlay:

1. Food Truck Court.
 - a. Food Truck Courts may be established in free-standing commercial parking lots accessory to an operating, permitted use provided that (a) the lot has been designated for Food Truck Courts, (b) the property is zoned H-1 or H-2 and (c) parking supply exists in excess of that required by ordinance or code for uses or commercial space existing on the site *and* two (2) off-street parking spaces shall be reserved for the exclusive use of customers of each Food Truck Vendor. Such designation shall be subject to review and approval by the City Manager who shall maintain the following database:
 - i. Property address and number of spaces designated as a “Food Truck Court.”
 - ii. Site sketch depicting the building, parking spaces and parking spaces so designated.
 - iii. Dimensions and color photos (front, both sides and rear) of the dispensing vehicle.
 - iv. A copy of all lease agreements between the property owner and/or landlord and any Food Truck Vendor, including the specific space being leased which shall be marked on the ground.
 - v. Proof of compliance with all Clayton County Health Department regulations.
 - vi. An occupational tax permit issued by the City of Jonesboro, which permit shall be posted in the front window of the Food Truck Vendor vehicle or trailer while in use.

- b. Food Trucks shall not be permitted on the premises before 7:00 AM or after 10:00
- c. Each Food Truck Vendor shall obtain an annual Transient Merchants License prior to operating in any area designated as a Food Truck Court.
- d. No minimum or maximum number of Food Trucks shall be established; Food Truck Courts need not be contiguous and may be designated in several locations within a single lot.
- e. No wastes of any kind shall be discharged from a Food Truck. Trash receptacles shall be provided by the Food Truck Vendor for customers to dispose of food wrappers, food utensils, paper products, cans, bottles, food and other such waste. Such receptacles shall be located no more than ten

(10) feet from the Food Truck. The Food Truck Vendor shall be responsible for removing all trash, litter and refuse from the site at the end of each business day.
- f. No LED strip lighting shall be used in conjunction with any Food Truck Court.
- g. No loudspeakers shall be used for announcements or hawking of products in conjunction with any Food Truck Court.
- h. The property owner and/or landlord may provided limited seating on the Food Truck Court to customers of the Food Truck Vendor(s). Canopies for the protection of customers from the elements may also be provided by the property owner and/or landlord or the Food Truck Vendor(s). Such canopies shall be temporary, located within three feet of the Food Truck, not exceed an area of one hundred and forty-four (144) square feet and shall be subject to approval by the City Manager.
- i. A minimum distance of one hundred (100) feet shall be maintained between any Food Truck and the entrance to any permanent restaurant building.
- j. The Food Truck shall not be located within any required setback, any sight distance triangle or required buffer. Access aisles sufficient to provide emergency access to any Food Truck shall be provided subject to approval by the Fire Marshall.
- k. Sales of articles other than food shall be prohibited.

2. Kilns.

- a. The total volume of kiln space shall not exceed twenty-four (24) cubic feet and individual kiln shall exceed eight (8) cubic feet.
 - b. Kilns may be located outside. Outside kilns shall be set back a minimum of twenty-five (25) feet from any boundary common to property zoned residential or in residential use.
3. Street performers.
- a. Street performers shall obtain a permit from the City of Jonesboro.
 - b. Performers shall operate only in designated areas.
 - c. No street performer shall impede movement along a public sidewalk; a minimum sidewalk width of five feet, independent of the performance area, shall be maintained throughout any performance.

Signs

Signs with lights and movable elements that contribute to the unique character of the district shall be permitted. Such signs shall be subject to approval by the Design Review Commission.”

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the

Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

Section 4. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 5. The effective date of this Ordinance shall be the date of its adoption by the Mayor and Council unless otherwise stated herein.

Section 6. The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Jonesboro.

Section 7. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Jonesboro, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

[SIGNATURES CONTAINED ON FOLLOWING PAGE]

ORDAINED this _____ day of _____, 2018.

CITY OF JONESBORO, GEORGIA:

Joy B. Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Manager/Clerk

APPROVED BY:

Steve Fincher, City Attorney

Jonesboro Arts District Overlay Zone

[See Attached]



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.11

- 11

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Ordinance #2018-007 authorizing the sale of alcoholic beverages for on-premises consumption on Sundays from 11:00 a.m. until 12:30 p.m. at certain licensed establishments, subject to referendum approval; to regulate and provide for the calling of a Special Election and to call a Special Election thereon.

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

Sb 117

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

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.)

ITEM DESCRIPTION:

First read of text amendment to allow for sale of alcoholic beverages for on premises consumption beginning at 11:00 a.m. on Sundays, subject to the passage of a referendum.

BACKGROUND

With the passage of SB 17 counties and municipalities have the ability to authorize the sale of alcoholic beverages for on premises consumption beginning at 11:00 a.m. on Sundays, subject to the passage of a referendum. The referendum can be held in conjunction with the Special Election on November 6, 2018 and would be conducted by the City of Jonesboro Elections. The proposed ordinance alters the existing alcohol code to allow for Sunday sales of alcohol for on premises consumption beginning at 11:00 AM, however, the enactment of such change is conditioned on approval of the referendum. If the referendum were to fail, the alcohol code would not be amended and would remain unchanged.

**CALL FOR SPECIAL ELECTION
CITY OF JONESBORO, GEORGIA**

NOTICE is hereby given to voters residing within the municipal boundaries of Jonesboro, Georgia that a Special Election will be held on TUESDAY, NOVEMBER 6, 2018, at which time there will be submitted to the qualified voters for their determination the following question:

- () YES Shall the governing authority of the City of Jonesboro, Georgia be authorized to permit and regulate Sunday sales of distilled spirits, or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?
- () NO

All persons desiring to vote in favor, or for approval, of the question shall vote YES. All persons desiring to vote against, or for the rejection, of the question shall vote NO. If a majority of the persons voting vote in favor of the question, the question shall be approved, otherwise it shall be rejected and of no force or effect. The polls will be open from 7:00 a.m. to 7:00 p.m. and the election will be held in the following election precincts:

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

August, 6, 2018

Signature

City Clerk's Office

RECOMMENDED ACTIONS

Staff recommends adoption of the ordinance to allow the sale of alcoholic beverages beginning at 11:00 a.m. on Sundays and to authorize the City Clerk to proceed with the Call of the Election upon adoption of the ordinance.

Fiscal Impact

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

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

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

AN ORDINANCE OF THE CITY OF JONESBORO, GEORGIA AUTHORIZING THE SALE OF ALCOHOLIC BEVERAGES FOR ON-PREMISES CONSUMPTION ON SUNDAYS FROM 11:00 A.M. UNTIL 12:30 P.M. AT CERTAIN LICENSED ESTABLISHMENTS, SUBJECT TO REFERENDUM APPROVAL; TO REGULATE AND PROVIDE FOR THE CALLING OF A SPECIAL ELECTION AND TO CALL A SPECIAL ELECTION THEREON; AND FOR OTHER PURPOSES.

WHEREAS, the City of Jonesboro, Georgia Mayor and City Council are authorized by the City Charter to provide for the general health, safety and welfare of the citizens of the City; and

WHEREAS, the City of Jonesboro has an interest in regulating, through the lawful exercise of its police powers, the sale of alcoholic beverages for the public health, safety and welfare; and

WHEREAS, currently no alcohol sales for consumption on the premises may take place on Sunday prior to 12:30 p.m.; and

WHEREAS, during its 2018 session, the Georgia General Assembly passed and the governor subsequently approved Senate Bill (SB) 17 which relates to alcoholic beverages so as to provide that governing authorities of counties and municipalities may authorize sale of alcoholic beverages for consumption on the premises during certain times on Sundays subject to the passage of a referendum; and

WHEREAS, specifically, SB 17 allows the City of Jonesboro to authorize the sale of alcoholic beverages for consumption on the premises, including the sale of wine and/or malt beverages and the sale of distilled spirits, on Sundays between the hours of 11:00 a.m. and 12:00 a.m. Midnight in any licensed establishment which derives at least 55 percent of its total annual gross sales from the sale of prepared meals or food in all of the combined retail outlets of the individual establishment where food is served; and in any licensed establishment which derives at least 55 percent of its total annual gross income from the rental of rooms for overnight lodging; and

Ordinances to authorize such extended Sunday alcohol sales subject to and effective only upon the passage of a referendum authorizing such.

BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA, and by the authority thereof:

Section 1: That there shall be called and there is hereby called a special election to be held in all precincts in the City, on the 6th of November, 2018, for submitting to the voters of the City of Jonesboro the question of authorizing Sunday sales of alcoholic beverages for on-premises consumption in certain licensed establishments between the hours of 11:00 a.m. and 12:30 p.m.

Section 2: That the Municipal Clerk/Election Superintendent shall “call” said Referendum by publishing notice of the referendum in a newspaper of appropriate general circulation no less than ten nor more than 60 days after the date of approval of this Ordinance.

Section 3: That the ballot submitting the question of Sunday Sales of alcoholic beverages for on-premises consumption between the hours of 11:00 a.m. and 12:30 p.m. shall have printed the word “YES” and the word “NO” in order that each voter may vote in either the affirmative or negative as to the question propounded, and shall have written or printed thereon the following:

“()	YES	Shall the governing authority of the City of Jonesboro be authorized to permit and regulate Sunday sales of distilled spirits or alcoholic beverages for beverage purposes by the drink from 11:00 A.M. to 12:30 P.M.?”
“()	NO	

Section 4: The polls in each of the precincts within the City shall be opened at 7:00 a.m. and closed 7:00 p.m. on the day fixed for the election, and the election shall be held at the regular and established places for holding elections in

the State of Georgia.

Section 5: That effective upon the passage of the referendum, Chapter 6 (Alcoholic Beverages and Tobacco Products), Article I (In General) of the City Code shall be amended by revising Section 6-11 (Times for Sale) to read as follows:

Sec. 6-11. Times for Sale.

- (a) Except as hereinafter provided, it shall be unlawful for licensees holding a license to sell, dispense, or deliver alcoholic beverages for consumption on the premises to sell, dispense, or deliver said alcoholic beverages to any customer or patron of the licensed business between the following hours:
 - (1) 2:30 a.m. Sunday and ~~12:00 p.m.~~ 11:00 a.m. Sunday;
 - (2) 12:00 a.m. Monday and 9:00 a.m. Monday;
 - (3) 2:30 a.m. and 9:00 a.m. Tuesday through Saturday.
- (b) It shall be unlawful for licensees holding a license to sell, dispense, or deliver alcoholic beverages for consumption on the premises to fail to remove from its retail service area where normal access to the public is available any and all cans, bottles, glasses, mugs, pitchers, cups or other containers used in the consumption of alcoholic beverages or to otherwise allow the consumption of alcoholic beverages on its premises 30 minutes after the business is prohibited from selling, dispensing, or delivering alcoholic beverages to any customer or patron of the business.
- (c) It shall be unlawful for licensees holding a license to conduct retail packages sales or holding a wholesale dealer's license to engage in the sale of alcoholic beverages between the following hours:
 - (1) 12:00 a.m. and 7:00 a.m. Monday through Saturday; and

Section 6: Section 5 of this ordinance shall have no legal force or effect and the City of Jonesboro Code of Ordinances shall not be amended as described therein, should the referendum described in this ordinance not receive more than one-half of the votes cast on the question for approval of such Sunday sales.

Section 7. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 8. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

Section 9. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

ORDAINED this _____ day of _____, 2018.

CITY OF JONESBORO, GEORGIA

Joy Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Manager

APPROVED AS TO FORM:

Steven M. Fincher, City Attorney



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.12

- 12

COUNCIL MEETING DATE
August 6, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Ordinance 2018-008 to adopt amendments to the Fiscal 2018 Budget for each fund of the City of Jonesboro, Georgia amending the amounts shown in each budget as expenditures, amending the several line items of revenue anticipations, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

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

The Amended Fiscal Year 2018 Budget Provides a Financial Plan for the Government, Establishing Appropriations for Each Operating Department in Order to Extend Services.

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.)

This report contains an update on several of the City Council's Priority Areas of Focus for Fiscal Year 2018 and presents prior year actuals as well as the current status of the City's General Fund and other non-General Fund accounts at the mid-point of the current fiscal year, Fiscal Year 18. The changes include modifying the General Fund budget for Fiscal Year 18 to incorporate an increase in revenue of \$95,130.00, an increase in expenditures of \$95,130.00, and using budget line item transfers for both Administration & the Police Department.

Fiscal Impact

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

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

- Copy of Budget Amendment 18-01 (Revenues)

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

August, 6, 2018

Signature

City Clerk's Office

ORDINANCE NO. 2018-008**STATE OF GEORGIA****CITY OF JONESBORO**

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA, TO ADOPT AMENDMENTS TO THE FISCAL 2018 BUDGET FOR EACH FUND OF THE CITY OF JONESBORO, GEORGIA AMENDING THE AMOUNTS SHOWN IN EACH BUDGET AS EXPENDITURES, AMENDING THE SEVERAL ITEMS OF REVENUE ANTICIPATIONS, PROHIBITING EXPENDITURES TO EXCEED APPROPRIATIONS, AND PROHIBITING EXPENDITURES TO EXCEED ACTUAL FUNDING AVAILABLE.

BE IT ORDAINED by the City Council of the City of Jonesboro, GA while in a council meeting on August 13, 2018 at 6:00 p.m. as follows:

WHEREAS, the City Manager of the City of Jonesboro has presented amendments to the fiscal year 2018 Budget to the City Council on each of the various funds of the City; and

WHEREAS, each of these budget amendments results in a balanced budget, so that anticipated revenues equal proposed expenditures for each fund; and

WHEREAS, the amended fiscal year 2018 budget provides a financial plan for the government, establishing appropriations for each operating department in order to extend services;

NOW, THEREFORE BE IT ORDAINED that this budget amendment, "Exhibit A" attached hereto and by this reference made a part hereof this ordinance shall be the City of Jonesboro's amended fiscal year 2018 budget; and

BE IT FURTHER ORDAINED that this budget be and is hereby approved and the several items of revenues shown in the budget for each fund in the amounts anticipated are adopted and that the several amounts shown in the budget for each fund as proposed expenditures are hereby appropriated to the departments named in each fund; and,

BE IT FURTHER ORDAINED that the expenditures shall not exceed the appropriations authorized by this budget or amendments thereto provided; that expenditures for the fiscal year shall not exceed actual funding available.

5.12

ADOPTED AND APPROVED this 13th day of August, 2018.

CITY OF JONESBORO, GEORGIA

By: _____

Mayor Joy Day

Councilmember Pat Sebo

Councilmember Alfred Dixon

Councilmember Billy Powell

Councilmember Ed Wise

Councilmember Bobby Lester

Councilmember Larry Boak

Attest:

Ricky L. Clark, Jr., City Clerk/Manager

(SEAL)

**CITY OF JONESBORO
FY2018 BUDGET AMENDMENTS**

Amendment Number 18-01

DEPARTMENT: VARIOUS **DATE:** August 6, 2018 / August 13, 2018
FUND: VARIOUS

ADMINISTRATION

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Net Change
1500	52	Inspections	\$5,000.00	\$40,000.00	\$35,000.00
1500	52	Dues & Fees	\$9,000.00	\$21,100.00	\$12,100.00
1500	53	Building Maintenance	\$5,000.00	\$15,000.00	\$10,000.00
1500	54	Furniture & Fixtures	\$0.00	\$2,000.00	\$2,000.00
1500	54	City Events	\$62,000.00	\$67,000.00	\$5,000.00
					\$64,100.00

POLICE DEPARTMENT

Dept	Account Number	Account Name	Original Budget	Amended Budget	Total Change
3200	53	Building Mainenance	\$1,000.00	\$3,000.00	\$2,000.00
					\$2,000.00

JUSTIFICATION: This budget amendment These amendments take into account various changes within our budget during the year. See attached Budget Notes.

PUBLIC WORKS

Dept	Account Number	Account Name	Original Budget	Amended Budget	Net Change
4100	52	Tree Removal	\$9,500.00	\$24,990.00	\$15,490.00
4100	52	Computer Equip/Maint	\$0.00	\$1,000.00	\$1,000.00
4100	54	Vehicle Equipment	\$8,500.00	\$9,380.00	\$880.00
4100	58	Lease Vehicles	\$8,000.00	\$13,330.00	\$5,330.00
					\$22,700.00

CODE ENFORCEMENT

Revenues	Account Number	Account Name	Original Budget	Amended Budget	Net Change
7450	53	Vehicle Equipment	\$0.00	\$4,230.00	\$4,230.00
7450	53	Gasoline	\$1,500.00	\$3,600.00	2,100.00
					\$6,330.00

Total Proposed Increase: \$95,130.00

Department Director: Ricky L. Clark, Jr.	City Manager Recommend Approval: Yes / No	Mayor Yes / No	City Council Meeting Date: <u>08/08/2018</u> Action: Staff:	
Date:	Date:			

Attachment: Copy of Budget Amendment 18-01 (Revenues) (1283 : Budget Amendments - #18-01)

**CITY OF JONESBORO
FY2018 BUDGET AMENDMENTS**

Amendment Number
18-01

DEPARTMENT: VARIOUS REVENUE AMENDMENTS **DATE:** August 6, 2018 / August 13, 2018

FUND: VARIOUS

Revenues	Account Number	Account Name	Original Budget	Amended Budget	Net Change
31	1110	Public Utility	\$0.00	\$15,000.00	\$15,000.00
31	1300	Personal Property - Current	\$5,000.00	\$9,000.00	\$4,000.00
31	1400	Personal Property - Prior	\$0.00	\$100.00	\$100.00
31	1710	Electric	\$240,000.00	\$218,320.00	(\$21,680.00)
31	4301	Alcohol Beverage Tax (3%)	\$0.00	\$12,000.00	\$12,000.00
31	6100	Business & Occupation Tax	\$230,000.00	\$265,000.00	\$35,000.00
					\$44,420.00

Revenues	Account Number	Account Name	Original Budget	Amended Budget	Total Change
31	9110	Real Property Tax	\$0.00	\$3,000.00	\$3,000.00
31	9120	Personal Property	\$0.00	\$100.00	\$100.00
31	9600	Fees for Tax Advertising	\$0.00	\$400.00	\$400.00
32	1110	Beer Licenses	\$25,000.00	\$30,000.00	\$5,000.00
32	1130	Alcohol Pouring License	\$8,000.00	\$10,000.00	\$2,000.00
32	3110	Certificate of Occupancy	\$3,000.00	\$5,000.00	\$2,000.00
					\$12,500.00

Revenues	Account Number	Account Name	Original Budget	Amended Budget	Net Change
32	3120	Building Permits	\$41,000.00	\$61,000.00	\$20,000.00
32	3201	Filming Permits	\$0.00	\$5,000.00	\$5,000.00
34	2120	Accident Reports, Etc.	\$10,800.00	\$15,600.00	\$4,800.00
34	6410	Background Checks	\$0.00	\$3,000.00	\$3,000.00
37	1025	Concert Sponsors	\$35,000.00	\$37,000.00	\$2,000.00
38	2001	Disposal Fees	\$1,000.00	\$1,500.00	\$500.00
					\$35,300.00

Revenues	Account Number	Account Name	Original Budget	Amended Budget	Net Change
38	3100	Damaged Property	\$0.00	\$110.00	\$110.00
38	9000	Miscellaneous Revenue	\$10,600.00	\$2,000.00	-\$8,600.00
38	9300	Towing Fees	\$15,000.00	\$26,400.00	\$11,400.00
					\$2,910.00

Total Proposed Increase: \$95,130.00

JUSTIFICATION: These amendments take into account various changes within our budget during the year. See attached Budget Notes.

Department Director: Ricky L. Clark, Jr.	City Manager _____	Mayor _____	City Council Meeting Date: 08/08/2018	_____
Date:	Recommend Approval: Yes / No Date:	Yes / No	Action: Staff:	_____

Attachment: Copy of Budget Amendment 18-01 (Revenues) (1283 : Budget Amendments - #18-01)

**CITY OF JONESBORO
FY2018 BUDGET AMENDMENTS**

Amendment
Number

18-01

DEPARTMENT: ADMINISTRATION **DATE:** 08/06/18
FUND: 1500

LINE ITEM TRANSFER FROM:

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Net Change
1500	52.1230	Engineering & Planning	\$55,000.00	\$40,000.00	\$15,000.00
1500	52.3100	Insurance Non-Benefit	\$40,000.00	\$30,000.00	\$10,000.00
1500	53.1700	Lee Street Park Supplies	\$4,000.00	\$1,000.00	\$3,000.00
1500	57.9000	Contingencies	\$15,000.00	\$10,000.00	\$5,000.00
TOTAL					\$33,000.00

LINE ITEM TRANSFER TO:

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Amended Balance
1500	52.1210	Legal Expenses	\$65,000.00	\$75,000.00	\$10,000.00
1500	52.1220	Audit	\$26,000.00	\$29,000.00	\$3,000.00
1500	52.2250	Pest Control	\$500.00	\$1,000.00	\$500.00
1500	52.2321	City Events	\$55,000.00	\$62,000.00	\$7,000.00
1500	52.2330	Rental of Copiers	\$8,000.00	\$9,000.00	\$1,000.00
1500	53.1110	Office Supplies	\$15,000.00	\$20,000.00	\$5,000.00
1500	52.1320	Bank Fees (Credit)	\$2,000.00	\$3,000.00	\$1,000.00
1500	53.1610	Computer Equipment/Maint	\$5,000.00	\$8,500.00	\$3,500.00
1500	52.3500	Travel	\$14,000.00	\$16,000.00	\$2,000.00
			\$65,000.00	\$52,200.00	-\$33,000.00

JUSTIFICATION:

Department Director:	City Manager	Mayor	City Council	
Ricky L. Clark, Jr.			Meeting Date:	08/08/2018
Date:	Recommend Approval: Yes / No	Yes / No	Action:	
	Date:		Staff:	

Attachment: Copy of Budget Amendment 18-01 (Revenues) (1283 : Budget Amendments - #18-01)

**CITY OF JONESBORO
FY2018 BUDGET AMENDMENTS**

Amendment
Number

18-01

DEPARTMENT: POLICE DEPARTMENT **DATE:** 08/06/18
FUND: 3200

LINE ITEM TRANSFER FROM:

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Net Change
3200	52.3100	Insurance Non-Benefit	\$67,000.00	\$60,000.00	\$7,000.00
3200	52.3500	Travel	\$6,000.00	\$3,000.00	\$3,000.00
3200	52.3700	Education & Training	\$4,000.00	\$2,000.00	\$2,000.00
3200	57.9000	Site Improvements	\$1,000.00	\$0.00	\$1,000.00
3200	1141.0000	Equipment/Repairs	\$5,000.00	\$2,000.00	\$3,000.00
TOTAL					\$16,000.00

LINE ITEM TRANSFER TO:

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Amended Balance
3200	52.1330	Software Support	\$4,000.00	\$7,300.00	\$3,300.00
3200	52.1350	Background Investigation	\$1,800.00	\$3,500.00	\$1,700.00
3200	52.2230	Pest Control	\$360.00	\$720.00	\$360.00
3200	53.1110	Supplies	\$15,000.00	\$19,740.00	\$4,740.00
3200	53.1140	Vehicle Equipment & Parts	\$20,000.00	\$25,000.00	\$5,000.00
3200	53.1610	Computer Equipment/Maint	\$0.00	\$900.00	\$900.00
			\$4,000.00	\$52,200.00	-\$16,000.00

JUSTIFICATION:

Department Director: Lt. James / Lt. Lumpkin Date:	City Manager Recommend Approval: Yes / No Date:	Mayor Yes / No	City Council Meeting Date: Action: Staff:	08/08/2018
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Attachment: Copy of Budget Amendment 18-01 (Revenues) (1283 : Budget Amendments - #18-01)