



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
November 5, 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@jonesboroqa.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 pricing proposals as received by the Downtown Development Authority of the City of Jonesboro for the Broad Street Plaza Project.
- 2. Discussion regarding becoming a member of the Aerotropolis Atlanta Alliance.
- 3. Discussion of 18-VAR-007, variances for The Grove subdivision, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236.
- 4. Discussion of 18-VAR-009, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), Jonesboro, Georgia 30236.
- 5. Discussion of 18-CU-003, Conditional Use Permit Application for "What A Day Daycare" an adult daycare center, by Barbara Thomas and Kamill Mallory, for property located at 8712 Tara Boulevard (Parcel No. 05242B A002), Jonesboro, Georgia 30236.
- 6. Discussion of 18-TA-005, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further 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.

7. Discussion of 18-VAR-008, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236.
8. Discussion of 18-VAR-010, to consider a variance concerning a new ground sign encroaching on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the position of the ground sign. Regency Development Partners, LLC is the current property owner for the subject property located at 8896 Tara Boulevard (Parcel Nos. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.
9. Council to consider approval of renewal of Workers Compensation insurance with Key Risk.

VI. OTHER BUSINESS

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
November 5, 2018

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding pricing proposals as received by the Downtown Development Authority of the City of Jonesboro for the Broad Street Plaza Project.

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

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.)

At the direction and oversight of Public-Private Partnership Project Management, Inc. (4PM), the Downtown Development Authority of the City of Jonesboro (DDA) undertook a process to identify and select a qualified, responsible and responsive contractor with whom the DDA could enter into negotiations for a Guaranteed Maximum Price Contract for the redevelopment of the Firehouse Museum, the Broad Street Plaza and Broad Street streetscape.

This process allowed the DDA to qualify contractors first and then from those qualified contractors receive competitive price proposals for the proposed work. To be qualified, contractors had to demonstrate significant experience in building restoration/stabilization, in construction activities associated with restoration/renovation projects, in site development and streetscape projects and the ability to provide adequate insurance and assurance of financial capacity to complete the work with a history of on-time on-budget project delivery.

The DDA and 4PM advertised the potential project through a number of sources, including a notice advertised in the local legal organ, a notice on the City's website, and direct contact with contractors that had completed similar projects in the past. A Contractor Qualification Form was prepared and made available for contractor review and ultimate submittal.

The following time line was set up as part of this process:

- September 24, 2018 – submittal of Qualification Questionnaires by contractors
- September 26, 2018 – scoring of Qualification Questionnaires
- October 2, 2018 – mandatory walk through with all qualified contractors wishing to submit pricing proposals
- October 23, 2018 – submittal of pricing proposals from qualified contractors

Two contractors met the September 24, 2018 deadline for submittal of their Qualification Questionnaires. Those contractors were: Hogan Construction Group and Astra Group, Inc.

On September 26, 2018, David Allen and Ed Wise representing the City of Jonesboro, DDA Board Chair Joel Aviles, Osiris Ballard and Linda Boswell met and individually scored each of the submitted questionnaires.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature

City Clerk's Office

Kirby Glaze and Steve Watson, representing 4PM, were in attendance to assist. The totals from each score were totaled and averaged to determine the final score for each contractor. The results showed that each contractor met the minimum qualification requirements and were eligible to be asked to submit a pricing proposal.

On October 2, 2018, David Cornelius of Hogan Construction Group, Christian Long of Astra Group, and Steve Watson from 4PM, met on site for a walk through of the property. Both contractors had received the proposed Scope of Work. David Allen of the City of Jonesboro joined the group during the walk through.

At the conclusion of the walk through each contractor was encouraged to schedule a time to come back for an additional walk through so they would be better prepared to submit an accurate and complete pricing proposal. Each contractor did conduct their own walk through as a result of this offer.

Each contractor was also told that 4PM would be open for any questions or comments they might have prior to their submittal. We also explained that the cost numbers they would be submitting were proposals and not firm bids since the process we were using allowed some flexibility before setting the ultimate Guaranteed Maximum Price to be included in the contract they would sign with the DDA to complete the work.

On October 23, 2018, pricing proposals were received from each contractor. The proposals were received and reviewed. There were substantial differences in pricing in the proposals, which 4PM felt warranted further interviews and questions of the contractors regarding their pricing methodology. On October 31, 2018 Kirby Glaze, Steve Watson and Tom Draffin, from 4PM, along with Osiris Ballard, from Good Food & Company, LLC and David Allen from the City, conducted individual interviews with representative of the contractors. At the conclusion of each interview the contractors were advised that they would have 24 hours to adjust their proposals or provide any additional information they felt necessary.

Each contractor was asked to break their pricing proposal into four components: (1) the renovations of the Firehouse; (2) the new construction of what we termed the Coffee House; the site development of the Plaza; and, (4) the streetscape. We then assigned 10 points to each component for a total of 40 points. Points were assigned on the basis of the full 10 points for the lowest price on each component and the other contractor being awarded a percentage of the 10 points in proportion to the price comparison. When comparing the total scores of Qualification and Pricing, Astra Group compiled the highest score of 90.4 to Hogan's 81. However, when we looked the combination of Qualifications and Pricing based on each component, Hogan scored higher on all but one component. That was the Plaza component and was due in large part to Hogan's pricing of landscaping, which was almost 5 times that of Astra's. We believe such to be the result of a more detailed analysis of the landscaping requirements by Hogan. Of the two contractors, we believe that Hogan Construction Group presented the most complete proposal and illustrated a more complete understanding of the scope of work by making additional inquiries and recommendations as to the Architects initial plans and structural elements for the project.

While we still believe that both contractors are capable of completing the work at a fair price to the DDA, we believe that Hogan Construction Group separated itself from Astra Group. Hogan Construction Group demonstrated not only that they understood the project and its importance to the City, but also illustrated by their inquiries and detailed description of their scope of work that they dug deeper into the plans and requirements of the project.

Therefore, while acknowledging the 46% difference in total pricing, based on the overall evidence and the process used, we recommend that the DDA select Hogan Construction Group as their preferred contractor for the project. There are still specific details to be agreed to by all parties, including the terms and conditions to be included in a final construction contract, a date to begin the work and a final delivery date, but we have every reason to believe that these details can be worked out and Hogan Construction Group will have the

project underway upon final approval and value engineering and completed in approximately 8 months from the start of construction.

5.1

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)*

Discussion

**CITY OF JONESBORO, GEORGIA COUNCIL****Agenda Item Summary****Agenda Item #****5.2****- 2****COUNCIL MEETING DATE**

November 5, 2018

Requesting Agency (Initiator)

Office of the City Manager

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

Discussion regarding becoming a member of the Aerotropolis Atlanta Alliance.

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**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.)*

Since its formation in 2014, the Aerotropolis Atlanta Alliance has been the driving force behind the revitalization of the area around Hartsfield-Jackson Atlanta International Airport (ATL).

Aerotropolis is a non-profit membership organization and a coalition of leading business and community leaders – united in our commitment to making Aerotropolis Atlanta a world-class destination for business, connectivity, and living. Governed by a 26-member board of the district's top private sector leaders, local Mayors, County Commissioners, and Chambers of Commerce, our mission is to improve and sustain the quality of life for those who live, work and play here. The Alliance aims to accomplish this goal through a comprehensive approach to planning and development that includes initiatives to enhance public safety, improve the physical environment, and strengthen the urban amenities that give the area its unique character—the most important of which is the world's busiest airport. Guided by a visionary master plan – the Aerotropolis Atlanta Blueprint – and in partnership with the Aerotropolis Atlanta Community Improvement Districts, Aerotropolis Atlanta aims to become a national and international model for airport area excellence.

A key strategy of the Blueprint to implement its vision is the establishment of “Collectives” or action committees focused on organizing and aligning stakeholder interests. Three Collectives have been established so far: Economic Development Collective, Workforce Development Collective and Education Collective. All three collectives are well on their way to establishing objectives and actively engaging participation in order to achieve the goals set out by the Alliance.

The Aerotropolis Atlanta Alliance has enlarged their footprint to encompass a great portion of Clayton County and have been working with the City of Jonesboro on several development opportunities. We have a good opportunity to engage several other stakeholders, investors, etc. by becoming a member of the Aerotropolis Atlanta Alliance. The annual membership level that we are seeking is \$5,000. Our sister cities of Morrow & Forest Park have already joined the alliance.

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.)*

- Aero Investor Benefits(final) (002)

FOLLOW-UP APPROVAL ACTION (City Clerk)**Typed Name and Title**

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature**City Clerk's Office**

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

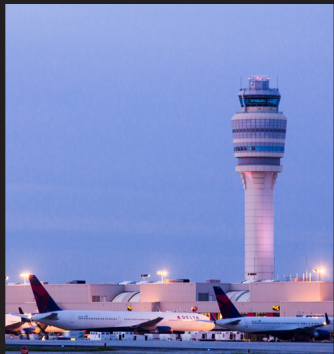
Approval



AEROTROPOLIS
ATLANTA

LAND HERE. TAKE OFF.

2018 INVESTMENT OPPORTUNITIES AND BENEFITS



Chairman's Club – multi-year – \$25,000

All Founders' Circle benefits plus the following:

- Highest-level sponsorship for all Alliance events
- VIP status and recognition during all Alliance events
- VIP status and recognition at major South Fulton, ATL Airport and Clayton County Chamber of Commerce events
- Reserved seating for "competitive intelligence" trips

Founders' Circle – one-year – \$10,000

All Gold Investor benefits plus the following:

- Executive Committee Consideration
- Board of Directors Officer Consideration
- Feature in monthly "Investor Spotlight"
- One (1) table at the annual State of the Aerotropolis Breakfast
- Enhanced logo displayed at all Alliance events
- Consideration for a representative to join in "competitive intelligence" trips

Gold Investor – one-year – \$5,000

All Silver Investor benefits plus the following:

- 15% discount on future sponsorship opportunities
- Board of Directors consideration
- Priority link on the Alliance's website
- Enhanced listing in the Alliance's quarterly newsletter
- Logo displayed at select Alliance events
- Opportunity for one (1) free seat at South Fulton, ATL Airport and Clayton County Chamber of Commerce signature events

Silver Investor – one-year – \$1,000

All Supporting Investor benefits plus the following:

- 10% discount on future sponsorship opportunities
- General membership voting privilege
- Enhanced listing on the Alliance's website
- Listing on Alliance marketing materials
- Opportunity for one (1) free seat at select metro Atlanta events with Alliance RSVP seating

Supporting Investor – one-year – \$500

- Listing on the Alliance's website
- Listing in the Alliance's annual report (organized by category)
- Listing at monthly board meetings

Attachment: Aero Investor Benefits(final) (002) (1310 : Aerotropolis Atlanta Alliance - Membership)

For more information please contact Aerotropolis Atlanta Alliance HQ
@ 404-349-2211 or Info@aeroatl.org.



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.3

- 3

COUNCIL MEETING DATE
November 5, 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 of 18-VAR-007, variances for The Grove subdivision, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236.

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

City Code Section 86-99 – RC Zoning Standards for Setbacks and Greenspace; Sec. 86-229 Garage Placement

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

Yes **Economic Development**

Summary & Background

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

Approval of revised variance requests #1, #2, #3, and #4; see discussion of variance request #5; The subdivision was first developed in 2006/2007, with all infrastructure currently in place. Due to the recession that started in 2007/2008, no houses were built. The roads and utility stub outs are already in place. Update: The subdivision design and requested variances were presented at the City Council work session on July 2, 2018, with the following original variance requests:

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

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

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

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

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

However, due to some design concerns by the City Council and staff, the scheduled public hearing on July 9, 2018 did not occur, and the City and the property owners discussed the design for several more months. Recently, the property owners requested that the subdivision design be reconsidered by the City, and a revised plat was submitted for consideration. The revised plat reduces the number of lots from 55 to 49, makes the minimum lot width five feet wider from 50 feet to 55 feet, and eliminates the need for some of the original variance requests, such as the side setback reduction and minimum required greenspace. The revised application now has the following updated variance requests:

Variance request #1 – Reduce front setback from 20 feet req. to 15 feet (8-foot porch zone behind setback line)

Variance request #2 – Reduce 20% minimum greenspace req. to 15.7% provided on plat and in field

Variance request #3 – Not all greenspace meets 100-foot width req.; match what is provided on plat and in field. Although the greenspace total is now 21.6% (20% min. required), some of the greenspace cannot meet the 100-foot minimum requirement, due to existing site constraints.

Variance request #4 – Less than 50% of lots touch greenspace; match what is provided on plat and in field. Although the greenspace total is now 21.6% (20% min. required), some of the greenspace cannot meet the minimum 50% touching of lots requirement, due to existing site constraints.

Variance request #5 – Except on designated corner lots, placement of garages for front entry of vehicles. City Code Section 86-299 reads as follows:

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature

City Clerk's Office

Attached garages shall feature side or rear entry access. Where lot width on a lot of record prevents such access, garages shall be recessed a minimum horizontal distance of four feet.

Variances #1 through #4 deal with the horizontal aspects of the plat and staff is recommending approval for them. The number of lots has been reduced, the amount of greenspace has increased, and the driveways have increased five feet in length from what was proposed before with the 10-foot front setback variance. Staff does not believe that the approval of these variances will be detrimental to the overall development.

Regarding variance #5, it is both part of the horizontal and vertical aspects of the development, but is included in this application, because the denying of a variance for front-entry garages will affect the vertical design later. The revised plat does provide for some side entry garages on the corner lots, which account for about 15% of the 49 lots. The City Code standard for garage placement is for side and rear entry garages, with most of the residential architecture in the City reflecting this standard. (Houses on adjacent Roberts Street, Wallis Street, and Royston Street are almost totally non-front facing garages. There are several front-facing, open carports, but the Code makes a distinction between enclosed garages and carports.) With regards to the portion of Code Section 86-229 which states where lot width on a lot of record prevents such access, garages shall be recessed a minimum horizontal distance of four feet, the proposed garages are either flush with the front of the house or in front of the rest of the house (see attached elevations), so a variance must be applied for.

Over the last several months, multiple concerns have been raised about the possibility of front garages:

1. The front-facing garage will not be used for vehicular parking at all and will instead be used for storage, which will be unsightly from the street. Can a strong Homeowners' Association solve this by fining residents who keep their garage doors open?
2. A front-facing garage will not go with the overall housing styles found throughout Jonesboro. The City predominantly features side and rear facing garages, but it does have plenty of open, front-facing carports that can be readily seen from the road. Most of the houses (especially the front) will only be able to be seen if someone actually drove through, or lived in, the subdivision. The only houses that could potentially be seen from McDonough Street are Lots 1, 2, 3, 31, and 40, and even these would only be able to be viewed from the side from McDonough Street. Due to the orientation of the house lots, no front-facing garages would be able to be seen from adjacent properties either. A citizen buying an already built house with a front-facing garage will not have a problem with it.
3. A front-facing garage and front driveway will not contain enough off-street parking area, forcing people to park on the street. This is the most legitimate of the concerns, due to measurements taken over the summer at the property by staff. However, the front setback has now been extended back five feet, making for a five-foot longer driveway than before. Also, the proposed house elevations show a double garage, which would make for a larger driveway parking area. From the back edge of the sidewalk to the garage door would be a 17.5-foot minimum long driveway. From the edge of asphalt to the garage door would be a 25-foot minimum long driveway. A standard, 90 degree parking space in Jonesboro is 8 feet wide by 20 feet long.

Regarding the possibility of a side entry garage on non-corner lots, the lots have increased to 55 feet wide, but the proposed house size has remained the same width – 40 feet. This leaves 15 feet, or 7.5 feet either side of the house (which meets the Code side setback). There is a minimum two-foot setback for paving from the side property line, so given the house width of 40 feet and the side paving setback of 2 feet, there would only be room for a 5.5-foot wide driveway and turnaround area, which is not large enough for practical use of vehicles. Given the proposed house designs provided, there is not enough room for side driveways and garages on non-corner lots. The current contractor candidate, Rockhaven Homes, has built a similar size home with side-entry garages in the Park Chase subdivision in the City of Brookhaven, but those lots are a minimum 60 feet wide (see attached drawings).

Regarding the possibility of rear entry garages non-corner lots, unless a rear alley is provided to the interior lots, there would not be enough room for an adequate driveway to go from the road and along the side of the house towards the rear of the house. Past plans called for rear alleyways, but these were not shown on later plans, and they are not built on the property. In addition, the back yards are only slated to be about 20-feet deep maximum without any rear alley or driveway. A rear driveway would consume most of the backyard space of the residents, and, in a cluster development, the backyard space is the only potential for outdoor privacy that the residents would have.

Regarding the possibility of a shared, side driveway between two lots, seemingly successful examples of this have been observed in Fayetteville and Peachtree City. It is not known what specific legal apparatus allows the shared access and parking between these lots, but there is the potential of legal and logistical problems with shared driveways. It is the Zoning Administrator's opinion that shared driveways are not a good, practical option. In addition, the City Code (Sec. 86-405) only allows joint use of parking spaces for certain commercial situations:

No portion of an off-street parking facility required for any building or use for the purpose of complying with the provisions of this section shall be considered as part of an off-street parking facility similarly required for another building or use. In instances in which the hours of operation of uses for which a sharing, or joint use, of parking facilities is proposed indicate that the respective parking demands occur at alternating times of the day, city council may grant approval for such joint use of parking facilities. For a detached dwelling, the driveway is the off-street parking space, and the

Code Section above seems to indicate that dwelling parking requirements could not be shared with a joint driveway.

5.3

In summary, there is no significant problem approving variances #1 through #4. Regarding variance #5, front-entry garages, staff is recommending approval based on the previous rationales and the product that the current contractor candidate is willing and able to build. Should the Council choose not to approve variance #5, the following options are available in the future, if the site is to be developed at all:

1. Selection of another house product, about 30 feet wide, 35 feet wide maximum.
2. Significant redesign of the subdivision to accommodate minimum 60 to 65-foot wide lots.
3. Rezone the property to a district more suitable to attached townhomes and condominiums, where more open space could occur and concentrated parking lots, rather than individual driveways, would be possible.

Other plat items to consider:

1. The proposed sidewalks are labeled as 4 feet wide, with a 2-foot wide grass strip between sidewalk and back of curb. 4 feet wide meets the City Code standard, but there was talk of a 5-foot wide sidewalk. Staff wants an adequately size sidewalk, but also does not want too much impervious at the front of the house. The City Code references a minimum 5-foot wide grass strip between curb and sidewalk. This sidewalk standard may need to be part of the variance request as well. The proposed sidewalks on the plat connect the interior house lots and extend to McDonough Street, but do not run along the perimeter lots.
2. Street lighting shall conform to Code Section 44-161 and shall be spaced out 100 feet maximum on local/residential streets. Poles shall be 12 to 14 feet tall on this type of roads and shall have an 0.3 horizontal foot-candle illumination level. Street lights shall be installed and operating prior to approval of the final plat. (See copy enclosed)
3. Along lots 15 through 20, there will need to be a "drainage wall" to direct runoff to the detention pond in the northeast corner. The proposal from the builder was to have this be a pressure treated wood wall, but staff does not believe that this material will be durable enough. Poured in place concrete or similar material will need to be used. The height of the wall also needs to be specified.
4. The dead end for Grove Parkway at the southeast corner of the subdivision needs to be addressed. City Code does not allow for dead end streets to not terminate in a cul-de-sac (Section 44-158). However, this portion of Grove Parkway is not wide enough for a cul-de-sac. Staff discussed with the developer making this a landscaped area, off limits to vehicles.
5. Greenspace area #1 needs to be provided with a walking trail amenity, per the plat.

Fiscal Impact

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

Private Developer; Streets and utilities already installed.

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

- Legal Ad Run Date 10_17_18
- Posted Notice
- The Grove Meeting Packet Scan - 11.5.18

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

Approval



Agenda Item Summary

COUNCIL MEETING DATE
November 12, 2018**Requesting Agency**

Community Development (Sovereign Holdings, LLC & Key Corp Financial, Inc., owners)

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 86-99 – RC zoning standards for setbacks and greenspace; Sec. 86-229 Garage placement

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 revised variance requests #1, #2, #3, and #4; see discussion of variance request #5;** The subdivision was first developed in 2006/2007, with all infrastructure currently in place. Due to the recession that started in 2007/2008, no houses were built. The roads and utility stub outs are already in place. Update: The subdivision design and requested variances were presented at the City Council work session on July 2, 2018, with the following **original** variance requests:

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

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

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

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

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

Fiscal Impact / Funding Source

(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.)

Revised variance application, revised final plat, various subdivision design drawings

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

However, due to some design concerns by the City Council and staff, the scheduled public hearing on July 9, 2018 did not occur, and the City and the property owners discussed the design for several more months. Recently, the property owners requested that the subdivision design be reconsidered by the City, and a revised plat was submitted for consideration. The revised plat reduces the number of lots from 55 to 49, makes the minimum lot width five feet wider from 50 feet to 55 feet, and eliminates the need for some of the original variance requests, such as the side setback reduction and minimum required greenspace. **The revised application now has the following updated variance requests:**

Variance request #1 – Reduce front setback from 20 feet req. to **15 feet** (8-foot porch zone behind setback line)

Variance request #2 – Reduce 20% minimum greenspace req. to 15.7% provided on plat and in field

Variance request #3 – Not all greenspace meets 100-foot width req.; match what is provided on plat and in field. **Although the greenspace total is now 21.6% (20% min. required), some of the greenspace cannot meet the 100-foot minimum requirement, due to existing site constraints.**

Variance request #4 – Less than 50% of lots touch greenspace; match what is provided on plat and in field. **Although the greenspace total is now 21.6% (20% min. required), some of the greenspace cannot meet the minimum 50% touching of lots requirement, due to existing site constraints.**

Variance request #5 – Except on designated corner lots, placement of garages for front entry of vehicles. City Code Section 86-299 reads as follows:

Sec. 86-229. - Placement of garages.

Attached garages shall feature side or rear entry access. Where lot width on a lot of record prevents such access, garages shall be recessed a minimum horizontal distance of four feet.

Variances #1 through #4 deal with the horizontal aspects of the plat and staff is recommending **approval** for them. The number of lots has been reduced, the amount of greenspace has increased, and the driveways have increased five feet in length from what was proposed before with the 10-foot front setback variance. Staff does not believe that the approval of these variances will be detrimental to the overall development.

Regarding **variance #5**, it is both part of the horizontal and vertical aspects of the development, but is included in this application, because the denying of a variance for front-entry garages will affect the vertical design later. The revised plat does provide for some side entry garages on the corner lots, which account for about 15% of the 49 lots. The City Code standard for garage placement is for side and rear entry garages, with most of the residential architecture in the City reflecting this standard. (Houses on adjacent Roberts Street, Wallis Street, and Royston Street are almost totally non-front facing garages. There are several front-facing, open carports, but the Code makes a distinction between enclosed garages and carports.) With regards to the portion of Code Section 86-229 which states *where lot width on a lot of record prevents such access, garages shall be recessed a minimum horizontal distance of four feet*, the proposed garages are either flush with the front of the house or in front of the rest of the house (see attached elevations), so a variance must be applied for.

Over the last several months, multiple concerns have been raised about the possibility of front garages:

1. The front-facing garage will not be used for vehicular parking at all and will instead be used for storage, which will be unsightly from the street. **Can a strong Homeowners' Association solve this by fining residents who keep their garage doors open?**
2. A front-facing garage will not go with the overall housing styles found throughout Jonesboro. **The City predominantly features side and rear facing garages, but it does have plenty of open, front-facing carports that can be readily seen from the road. Most of the houses (especially the front) will only be able to be seen if someone actually drove through, or lived in, the subdivision. The only houses that could potentially be seen from McDonough Street are Lots 1, 2, 3, 31, and 40, and even these would only be able to be viewed from the side from McDonough Street. Due to the orientation of the house lots, no front-facing garages would be able to be seen from adjacent properties either. A citizen buying an already built house with a front-facing garage will not have a problem with it.**
3. A front-facing garage and front driveway will not contain enough off-street parking area, forcing people to park on the street. **This is the most legitimate of the concerns, due to measurements taken over the summer at the property by staff. However, the front setback has now been extended back five feet, making for a five-foot longer driveway than before. Also, the proposed house elevations show a double garage, which would make for a larger driveway parking area. From the back edge of the sidewalk to the garage door would be a 17.5-foot minimum long driveway. From the edge of asphalt to the garage door would be a 25-foot minimum long driveway. A standard, 90 degree parking space in Jonesboro is 8 feet wide by 20 feet long.**

Regarding the possibility of a side entry garage on non-corner lots, the lots have increased to 55 feet wide, but the proposed house size has remained the same width – 40 feet. This leaves 15 feet, or 7.5 feet either side of the house (which meets the Code side setback). There is a minimum two-foot setback for paving from the side property line, so given the house width of 40 feet and the side paving setback of 2 feet, there would only be room for a 5.5-foot wide driveway and turnaround area, which is not large enough for practical use of vehicles. **Given the proposed house designs provided, there is not enough room for side driveways and garages on non-corner lots. The current contractor candidate, Rockhaven Homes, has built a similar size home with side-entry garages in the Park Chase subdivision in the City of Brookhaven, but those lots are a minimum 60 feet wide (see attached drawings).**

Regarding the possibility of rear entry garages non-corner lots, unless a rear alley is provided to the interior lots, there would not be enough room for an adequate driveway to go from the road and along the side of the house towards the rear of the house. Past plans called for rear alleyways, but these were not shown on later plans, and they are not built on the property. In addition, the back yards are only slated to be about 20-feet deep maximum without any rear alley or driveway. **A rear driveway would consume most of the backyard space of the residents, and, in a cluster development, the backyard space is the only potential for outdoor privacy that the residents would have.**

Regarding the possibility of a shared, side driveway between two lots, seemingly successful examples of this have been observed in Fayetteville and Peachtree City. It is not known what specific legal apparatus allows the shared access and parking between these lots, but there is the potential of legal and logistical problems with shared driveways. **It is the Zoning Administrator's opinion that shared driveways are not a good, practical option. In addition, the City Code (Sec. 86-405) only allows joint use of parking spaces for certain commercial situations:**

*No portion of an off-street parking facility required for any building or use for the purpose of complying with the provisions of this section shall be considered as part of an off-street parking facility similarly required for another building or use. In instances in which the hours of operation of uses for which a sharing, or joint use, of parking facilities is proposed indicate that the respective parking demands occur at alternating times of the day, city council may grant approval for such joint use of parking facilities. **For a detached dwelling, the driveway is the off-street parking space, and the Code Section above seems to indicate that dwelling parking requirements could not be shared with a joint driveway.***

In summary, there is no significant problem approving variances #1 through #4. Regarding variance #5, front-entry garages, staff is recommending approval based on the previous rationales and the product that the current contractor candidate is willing and able to build. Should the Council choose not to approve variance #5, the following options are available in the future, if the site is to be developed at all:

1. Selection of another house product, about 30 feet wide, 35 feet wide maximum.
2. Significant redesign of the subdivision to accommodate minimum 60 to 65-foot wide lots.
3. Rezone the property to a district more suitable to attached townhomes and condominiums, where more open space could occur and concentrated parking lots, rather than individual driveways, would be possible.

Other plat items to consider:

1. The proposed sidewalks are labeled as 4 feet wide, with a 2-foot wide grass strip between sidewalk and back of curb. 4 feet wide meets the City Code standard, but there was talk of a 5-foot wide sidewalk. Staff wants an adequately size sidewalk, but also does not want too much impervious at the front of the house. **The City Code references a minimum 5-foot wide grass strip between curb and sidewalk. This sidewalk standard may need to be part of the variance request as well.** The proposed sidewalks on the plat connect the interior house lots and extend to McDonough Street, but do not run along the perimeter lots.
2. Street lighting shall conform to Code Section 44-161 and shall be spaced out 100 feet maximum on local/residential streets. Poles shall be 12 to 14 feet tall on this type of roads and shall have an 0.3 horizontal foot-candle illumination level. Street lights shall be installed and operating prior to approval of the final plat. (See copy enclosed)
3. Along lots 15 through 20, there will need to be a "drainage wall" to direct runoff to the detention pond in the northeast corner. The proposal from the builder was to have this be a pressure treated wood wall, but staff does not believe that this material will be durable enough. Poured in place concrete or similar material will need to be used. The height of the wall also needs to be specified.
4. The dead end for Grove Parkway at the southeast corner of the subdivision needs to be addressed. City Code does not allow for dead end streets to not terminate in a cul-de-sac (Section 44-158). However, this portion of Grove Parkway is not wide enough for a cul-de-sac. Staff discussed with the developer making this a landscaped area, off limits to vehicles.
5. Greenspace area #1 needs to be provided with a walking trail amenity, per the plat.



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: 0 NORTH McDONOUGH STREET
 Parcel Identification Number: 13240D A027
 Size: 10.75 ACRES
 Owner: SOVEREIGN HOLDINGS, LLC AND KEYCORP FINANCIAL, INC.

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:

Applicant Name: SOVEREIGN HOLDINGS, LLC AND KEYCORP FINANCIAL, INC.
 Mailing Address: PO BOX 81123, CONYERS, GA 30013
 Email Address: ASHIPP@SOVEREIGNHOLDINGS.COM Telephone: 770.329.4200

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: SECTION 86-99 (b) 3, 4

Requesting Variance from: FRONT SETBACK 20' to: 15'

Reason for Variance Request: *ALLOW MORE BACK YARD SPACE

*CONTINUED ON ATTACHED PAGE - INCLUDE BEHIND SIGNATURE PAGE

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.

ORIGINALLY DEVELOPED IN 2006/2007, THIS PROPERTY IS SITTING VACANT AND UNUSED. THE VARIANCES ARE NEEDED DUE TO EXISTING STREETS WHICH CREATE DESIGN CONSTRAINTS.

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

1) THE SUBDIVISION ROADS, WATER/SEWER/STORMS LINES HAVE BEEN INSTALLED. 2) WATER AND SEWER LINES HAVE BEEN DEDICATED AND ARE OWNED BY CLAYTON CO. WATER AUTHORITY.

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.

THE VARIANCES WILL ALLOW THE PROPERTY TO BE DEVELOPED WITH 49 NEW HOMES. AS CURRENTLY BUILT, THE DEVELOPMENT IS NOT ECONOMICALLY VIABLE.

4. Demonstrate how a variance prevents reasonable use of the property.

NO BUILDINGS IN THE LOCAL MARKET BUILD NARROW SIDE OR REAR GARAGE HOMES. WITHOUT THESE VARIANCES, THE PROPERTY WILL CONTINUE TO SIT VACANT.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.
THE PROPERTY WAS DEVELOPED ABOUT 12 YEARS AGO BY A
NOW BANKRUPT DEVELOPER, THE CURRENT OWNER IS
ATTEMPTING TO REVITALIZE THE DOWNTOWN JONESBORO AREA.
6. Demonstrate how the variance is the only result to allow reasonable use of the property.
TWELVE YEARS AS AN UNDEVELOPED PROPERTY DEMONSTRATES
THE LACK OF ECONOMIC VIABILITY.
7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
NO. GRANTING OF THESE VARIANCES WILL INCREASE
SAFETY AND PROMOTE ECONOMIC GROWTH IN
DOWNTOWN JONESBORO. BRING 49 NEW FAMILIES TO THE CITY.
8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?
YES.

INCLUDED BY REFERENCE: SEE ATTACHED "NOTICE OF CONSTITUTIONAL
CHALLENGE AND LEGAL AND CONSTITUTIONAL OBJECTIONS"
ANDREW C. SHIPP, SR., MGR

WENDELL D. McNEAL, PRES
 PRINT NAME

[Signature]
 SIGNATURE

10-3-2018
 DATE

 FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

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 a variance for 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.

PRINT NAME

ANDREW C. SHIPP, MGR.
SOVEREIGN HOLDINGS, LLC

SIGNATURE/DATE

10/2/2018

WENDY D. MCNEAL, PRES.
KEY CORP FINANCIAL, INC.

SIGNATURE/DATE

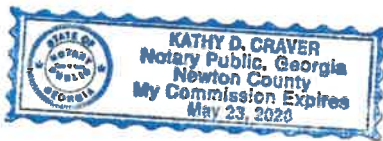
10/3/2018

NOTARY:

SIGNATURE/DATE

10/3/2018

SEAL



Attachment: The Grove Meeting Packet Scan - 11.5.18 (1303 : Variances - the Grove Subdivision)

Project Information – Continued

Section of Ordinance in which variance is needed: Sec 86-99 (b) 10 and (c) 3, 5

✕ Requesting Variance from: not all greenspace areas achieving minimum 100-foot width to various greenspace widths per the submitted Final Plat

Reason for Variance Request: to match what is currently developed in the field and previous versions of the Final Plat

✕ Requesting Variance from: less than 50% of building lots touching greenspace to Five (5) variously located greenspace areas per the submitted Final Plat

Reason for Variance Request: to match what is currently developed in the field and previous versions of the Final Plat

Section of Ordinance in which variance is needed: Sec 86-299

✕ Requesting Variance from: Placement of garages with side or rear entry to Front garage placement except on designated corner lots

Reason for Variance Request: to match existing development and to allow wider more attractive homes

**NOTICE OF CONSTITUTIONAL
CHALLENGE AND LEGAL AND
CONSTITUTIONAL OBJECTIONS**

The Applicant respectfully submits that the existing zoning on the subject property is unconstitutional and that a refusal to approve the proposed Variances would be unlawful, arbitrary, capricious, irrational and a manifest abuse of discretion; all in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Variances would amount to a taking of property, in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

A refusal to approve the proposed Variances would be unjustified from a fact-based standpoint and instead would result only from constituent opposition, which would be an unlawful delegation of authority in violation of Article IX, Section II, Paragraph IV of the Constitution of the State of Georgia.

A refusal to approve the proposed Variances would be invalid inasmuch as the Zoning Ordinance of the City of Jonesboro is unlawful, null and void because its adoption and map adoption/maintenance did not and does not comply with the

requirements of its predecessor ordinance and/or the Zoning Procedures Law, O.C.G.A. § 36-66-1, *et seq.*

The City of Jonesboro's Code of Ordinances lacks adequate standards for the City Council to exercise its power to review this Application. Specifically, some of the "criteria" are not sufficient to contain the discretion of the City Council and to provide the Courts with a reasonable basis for judicial review. Because the stated criteria (individually and collectively) are too vague and uncertain to provide reasonable guidance, the Code of Ordinances is unlawful and violates, among other things, the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States and Article I, Section I, Paragraphs I and II of the Constitution of the State of Georgia.

Any limitation on the time for presentation of the issues before the City Council that has the power to grant Variances is a violation of the guarantees of free speech under the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph V of the Constitution of the State of Georgia. Further, said limitations are in violation of the right to petition and assemble, in violation of the First Amendment of the Constitution of the United States and Article I, Section I, Paragraph IX of the Constitution of Georgia, as well as the due process clauses of the U.S. and Georgia Constitutions.

REVISED

FINAL PLAT

The Grove

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

ZONED: RC (CLUSTER RESIDENTIAL)

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



APPROVALS

Pursuant to the Development Regulations of the City of Jonesboro Georgia, and all requirements of approval herein, the City of Jonesboro hereby certifies that this final plat was given preliminary approval by the Mayor and City Council on 11/15/18, and that the City of Jonesboro has given final approval by the City Manager and it is entitled to recordation in the Clerk's Office, Clayton County Superior Court.

By:

Mayor, City of Jonesboro

By:

City Manager, City of Jonesboro

OWNER'S ACKNOWLEDGEMENT

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

Andrew C. Shipp, Sr., Manager
Sovereign Holdings, LLC

SIGNATURE

DATE

Wendell D. McNeal, President
Key Corp Financial, Inc.

SIGNATURE

DATE

Signed, sealed and delivered in the presence of:

Witness

SIGNATURE

DATE

Notary Public

SIGNATURE

DATE

SURVEYOR'S ACKNOWLEDGEMENT

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

By:

DAVID B. MILLEN

RLS No: 2871

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

ANGULAR ERROR IN THIS FIELD TRAVERSE NOT MORE THAN 00-00-18
LINEAR ERROR OF CLOSURE BEFORE ADJUSTMENT NOT MORE THAN 0.116 FT.
RELATIVE ERROR OF CLOSURE BEFORE ADJUSTMENT LESS THAN 1 FT. IN 31,108 FT.
ANGULAR ERROR OF CLOSURE AFTER ADJUSTMENT NOT MORE THAN 0.087 FT.
RELATIVE ERROR OF CLOSURE AFTER ADJUSTMENT LESS THAN 1 FT. IN 41,247 FT.
TRAVERSE ADJUSTED BY COMPASS RULE.
CONTROL SET UTILIZING EGGS & TRIMBLE R10.
ANGULAR AND LINEAR MEASUREMENTS MADE WITH A TRIMBLE S8.

DISTANCES SHOWN ON PLAT ARE GROUND DISTANCES

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

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

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

GENERAL NOTES
RC (CLUSTER RESIDENTIAL)

GENERAL NOTES	
ZONING:	RC (CLUSTER RESIDENTIAL)
TOTAL PROPERTY AREA:	10,750 AC
TOTAL NUMBER OF LOTS:	49 (4.56 UNITS)
TOTAL OPEN/GREEN SPACE:	2,33 AC (21.6%)
TOTAL R/W AREA:	2,50 AC (23.3%)
MIN LOT AREA:	4,000 SF (REC'D)
MIN LOT WIDTH:	4,302 SF (ACTUAL)
AVERAGE LOT:	5,282 SF
TOTAL LF ROAD:	1,647.8 LF
MIN LOT WIDTH:	40 FT (REC'D)
NARROWEST LOT:	55 FT (ACTUAL)
BUILDING SETBACKS:	20 FT FRONT (REC'D) 15 FT FRONT (ACTUAL)

NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A DESIGNATED GOVERNMENT

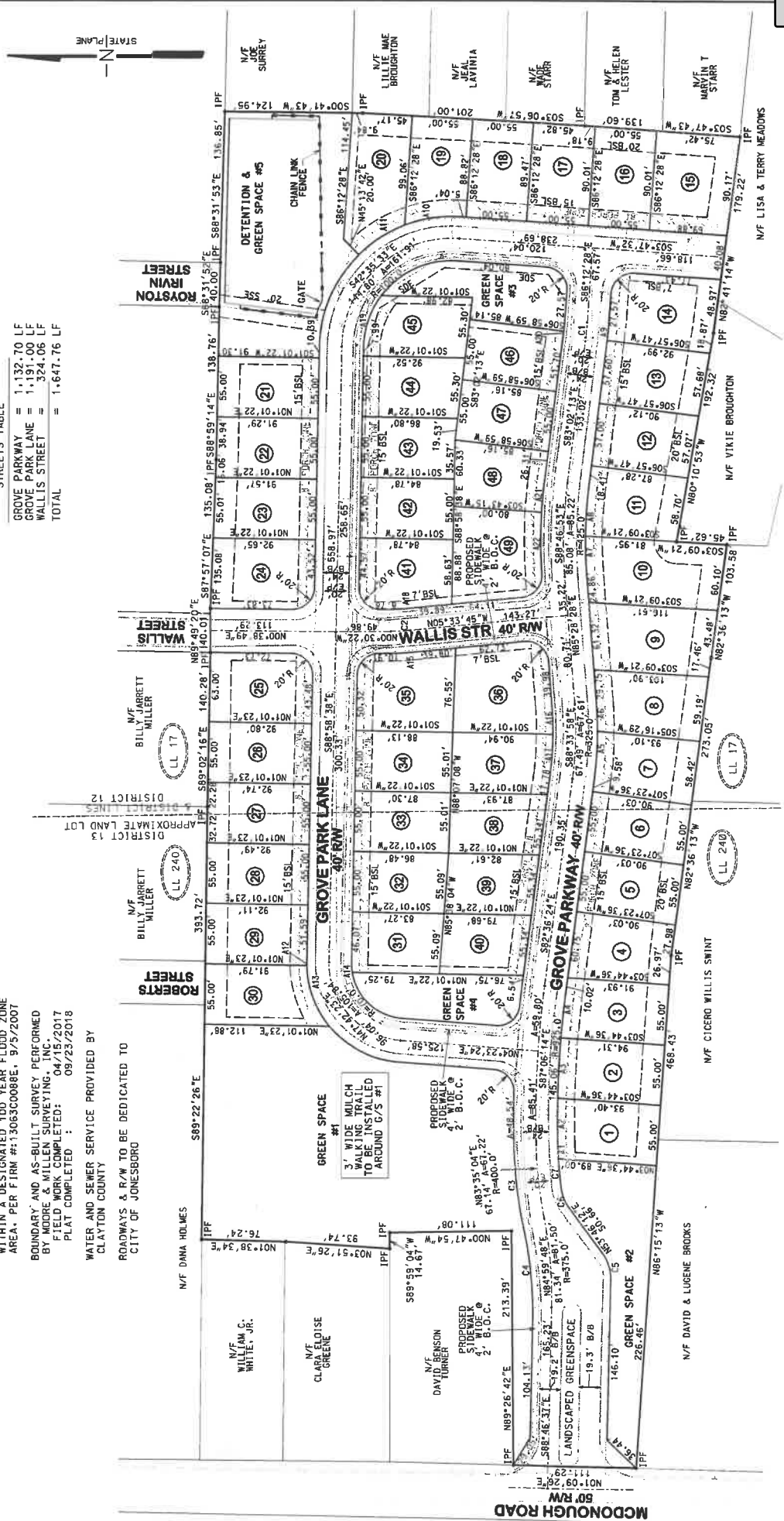
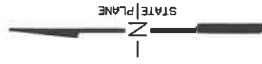
BOUNDARY AND AS-BUILT SURVEY PERFORMED
BY MOORE & MILLEN SURVEYING, INC.
FIELD WORK COMPLETED: 04/15/2017
PLAT COMPLETED : 09/23/2018

WATER AND SEWER SERVICE PROVIDED BY CLAYTON COUNTY

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

[illegible]

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



FINAL PLAT

Jonesboro
Friends of Main Street
DESIGN COMMITTEE
MEETING MINUTES

The Design Committee held their Regular Meeting on Thursday June 14, 2018. The meeting was held at 4:30 p.m. at the Jonesboro City Hall, 124 North Avenue, Jonesboro, Georgia.

Committee Present:

Joel Aviles - Chairman
 Bonnie Shekarabi – Vice Chair
 David Allen – Community Development Director
 Corina Barbee – Committee Member
 Arlene Charles – Committee Member
 Sam Fleet – Committee Member
 Kimberly Lightford – Committee Member

Committee Absent:

Julie Segner – Committee Member

Also present were Ricky L. Clark Jr. & Cable Brooks to record the meeting minutes.

There was an introduction from all committee members.

- I. Meeting was called to order by Joel Aviles at 4:30 p.m.
- II. **Approval of Agenda:** Sam Fleet made a motion to amend the agenda to move Speedway to item A and The Grove to item B, said motion was seconded by Arlene Charles. Motion carried unanimously.
- III. **Motion to Adopt the Agenda:** Sam Fleet made a motion to adopt the agenda with the above amendment, said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.
- IV. **Approval of May 8, 2018 Meeting Minutes:** Sam Fleet made a motion to approve the May 8, 2018 meeting minutes, said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.
- V. **Old Business – None-Introduction of Committee Members**
- VI. **New Business – Action Items**
 - A. **Speedway Gas Station / Convenience Store – 8500 Tara Boulevard Parcel No. 05240B A004;** Variances for amount and location parking, width and buffer, and number and areas of signs:
 1. Reduce required parking spaces from 26 spaces to 18 spaces to include 2 ADA spaces and 1 bicycle parking space. Committee accepted the request as submitted unanimously.

2.
 - a. Reduce required landscape buffer from 50 feet to 10 feet. Sam Fleet made a motion to reduce the buffer to 25 feet with an 8-foot non-climbable opaque fence with the specified landscaping, motion denies due to lack of a second.
 - b. Request to accept staff report to maintain the 50-foot buffer with the recommendation of 6 feet, non-climbable opaque fence. Bonnie Shekarabi made a motion to accept staff report recommendations, seconded by Arlene Charles. Motion carried unanimously.
3. Increase the number of signs allowed from a combination of 1 wall sign and 1 ground sign as outlined in the request. Bonnie Shekarabi make a motion to accept the staff report recommendations, said motion was seconded by Arlene Charles. Motion carried unanimously.
4. Request to provide changeable copy for a wall sign in addition to a ground sign to be located on the rear of the building. Sam Fleet motioned to accept the staff report recommendation, said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.
5. Request to increase the ground sign face area from 35 square feet allowed to 260 square feet proposed. Bonnie Shekarabi made a motion to deny the applicants request of 260 square feet and to accept the staff report recommendation for the ground sign not to exceed 150 square feet, said motion was seconded by Arlene Charles. Motion carried unanimously.
6. Request to increase height of ground sign allowed from 6 feet to 60 feet. Bonnie Shekarabi made a motion to deny the request for a 60 feet ground sign and amend the staff report recommendation that the sign height be no more than 20 feet, said motion was seconded by Lisa Lightford. Motion carried unanimously.
7. Increase allowable changeable copy percent from 20% to 58% for ground sign. Sam Fleet made a motion to accept the staff report recommendation, said motion was seconded by motion carried unanimously.
8. Request to increase wall sign are from 150 square feet to 235.28 square feet. Bonnie Shekarabi made a motion to accept the staff report recommendation, said motion was seconded by Sam Fleet. Motion carried unanimously.
9. Request for no more than 50% of the parking spaces to be located in the front yard – proposal for 100% of parking spaces to be located in the front yard due to additional fuel pumps, truck turn-arounds and required buffers in the rear. Arlene Charles made a motion to accept staff report recommendation as requested, said motion was seconded by Bonnie Shekarabi. Motion carried unanimously.

- B. Swint's Feed and Garden Supply, Inc.** – 252 North Main Street; parcel No. 13240b E011; Two sign permit applications for a replacement ground sign and replacement wall sign. Joel Aviles made a motion to accept staff report recommendation, said motion was seconded by Arlene Charles. Motion carried unanimously.
- C. The Grove Subdivision** – North McDonough Street; Parcel No. 13240D A027; variances for front setback, side setback, greenspace provided and greenspace widths; various design elements.
- Bonnie Shekarabi made a motion to delay items 1 and 2, said motion was seconded by Arlene Charles, motion carried unanimously.
- Arlene Charles made a motion to accept staff report recommendations for items 3, 4 and 5; to reduce 20% minimum greenspace to 15.7% provided on plat and in field. To waive greenspace 100 feet width requirements and to waive requirements of 50% of lots touching greenspace; said motion was seconded by Lisa Lightford. Motion carried unanimously.
- D. Leslie Dodgen** – 180 North McDonough Street; Parcel No. 13240D A030; Certificate of Appropriateness for roof replacement on commercial building in Historic District. Bonnie Shekarabi made a motion to accept the staff report recommendation of architectural asphalt shingles in a dark color, said motion was seconded by Sam Fleet. Motion carried unanimously
- E. Dry Cleaners** – 220 Jonesboro Rd; Parcel No. 12048A 1009A; Two sign permit application for replacement wall signs. Bonnie Shekarabi made a motion to accept the staff report recommendation, said motion was seconded by Corina Barbee. Motion carried unanimously.

VII. ADJOURNMENT:

There being no further business, a motion was made by Arlene Charles, seconded by bonnie Shekarabi to adjourn. Motion carried unanimously.

/s/

Joel Aviles, Chairperson

/s/

Ricky L. Clark Jr., Executive Director



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

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

POST AGENDA MINUTES

This document is tentative, has not been ratified or approved by the Council, and is not binding on the City or any officer.

AGENDA

I. CALL TO ORDER - MAYOR PRO-TEM PAT SEBO

Attendee Name	Title	Status	Arrived
Larry Boak	Councilmember	Present	
Alfred Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo	Mayor Pro Tem	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Absent	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Absent	
Joe Nettleton	Public Works Director	Absent	
Cable Glenn-Brooks	Executive Assistant	Present	
David Allen	Community Development Director	Present	

II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER

III. INVOCATION - LED BY WILLIAM WELLS

IV. ADOPTION OF AGENDA

1. Motion to Adopt Agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Bobby Lester, Councilmember
AYES: Boak, Dixon, Lester, Powell, Sebo, Wise

V. WORK SESSION

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

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

RESULT: OLD BUSINESS

Next: 7/9/2018 6:00 PM

VI. OTHER BUSINESS

VII. ADJOURNMENT

1. Motion to adjourn.

David Allen

From: David Allen
Sent: Tuesday, September 25, 2018 11:07 AM
To: 'Andy Shipp'
Cc: Ricky, L. Clark, Jr.; mcnealgp; 'Dennis (Den) J. Webb, Jr.'
Subject: RE: The Grove

You still need a variance for "50% of our lots touching greenspace" and the front setback being 15 feet instead of 20 feet. We do not have time to advertise adequately for the October 8th Council meeting. Therefore, it would have to be heard, at the earliest, in November.



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
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: Andy Shipp <ashipp@sovereignpartners.com>
Sent: Tuesday, September 25, 2018 10:47 AM
To: David Allen <dallen@jonesboroga.com>
Cc: Ricky, L. Clark, Jr. <rclark@jonesboroga.com>; mcnealgp <mcnealgp@bellsouth.net>; 'Dennis (Den) J. Webb, Jr.' <dwebb@sgrlaw.com>
Subject: The Grove

David and Ricky-

We have modified our final plat and would like to (un) table our application.

Under this plan:

- We have reduced lot count from 55 to 49
- We have increased lot width from 50 to 55+ feet
 - We will no longer need a side yard variance
- We have increased greenspace from 15.7% to 21.6%
 - We will no longer need a percentage greenspace variance
 - We will still need a variance from "50% of our lots touching greenspace"

We have pushed all front yard setbacks from 10 feet to 15 feet

- The requirement is 20 feet
- When you add in street right of ways, the driveways will be at least 25 feet long...a standard truck is 18' long
- The 5-foot decrease in the setback goes into the back yard

- We have maintained the 20-foot rear yard setback
 - No variance needed
- Our first home will be over 230' from N. McDonough Street
 - This is well behind all homes/converted offices along the street
 - Local residents will only see the entrance greenspace
 - Someone would have to drive into the development to actually see the homes
- Most corner lots will have side entry garages.

If possible, we would like to be considered for the October City Council meeting.

Let me know the next steps.

Best regards,

Andy Shipp, MAI, CCIM
 Sovereign Partners, LLC
 770/329-4200

Please note new e-mail address: ASHIPP@SOVEREIGNPARTNERS.COM

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David Allen

From: David Allen
Sent: Tuesday, September 25, 2018 12:04 PM
To: Ricky , L. Clark, Jr.; 'Steven Fincher'
Subject: FW: The Grove



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: Andy Shipp <ashipp@sovereignpartners.com>
Sent: Tuesday, September 25, 2018 12:00 PM
To: David Allen <dallen@jonesboroga.com>
Subject: Re: The Grove

Unfortunately, no. Even at 55 feet wide we would have to narrow the house too much to accommodate side entry garages on all lots. The builder wants to stick with front loaded garage except for the corner lots.

Andy Shipp
 Sovereign Partners

Sent from my iPhone

On Sep 25, 2018, at 11:50 AM, David Allen <dallen@jonesboroga.com> wrote:

Ok. So interior lots will be able to accommodate side entry garages as well? (With the new lot width). How will that affect the designs we were previously given?

<image001.jpg>

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: Andy Shipp <ashipp@sovereignpartners.com>
Sent: Tuesday, September 25, 2018 11:48 AM
To: David Allen <dallen@jonesboroga.com>
Subject: Re: The Grove

Attachment: The Grove Meeting Packet Scan - 11.5.18 (1303 : Variances - the Grove Subdivision)

David Allen

From: David Allen
Sent: Tuesday, September 25, 2018 1:10 PM
To: Andy Shipp
Cc: Ricky , L. Clark, Jr.
Subject: The Grove subdivision

I went back and looked at the City Council meeting minutes from July. Typically, the Council has a work session on the first Monday of the month and then an actual public hearing on the second Monday of the month. While the Council did indeed have a work session on The Grove on July 2nd (with you and Mr. Hughes presenting some display boards), the subsequent public hearing on July 9th was not held. This was mainly due to an agreement between all parties on July 6th to defer the hearing until a meeting could be held between City representatives and the owner / developer (which was held at Mr. Fincher's office).

Therefore, the public hearing requirement for any relevant variances has not been fulfilled and must still held in front of City Council, and must be re-advertised. It is now too late to advertise adequately (twice in the newspaper) before the October 8th City Council meeting. Therefore, any remaining variances will have to be scheduled for November City Council.

Per your updated plat, there seems to be a few variances still needed:

1. Minimum front setback from 20 feet to 15 feet.
2. Not having at least 50% of the house lots touching greenspace.

Also, during this summer's further research on the subdivision, this City Code section was taken into account (from Chapter 86, Article VII, Architectural Style and Scale):

Sec. 86-229. - Placement of garages.

Attached garages shall feature side or rear entry access. Where lot width on a lot of record prevents such access, garages shall be recessed a minimum horizontal distance of four feet.

(Ord. No. 05-08, § 2(7.09), 8-15-05)

Based on this, the lots not having side or rear entry garages will have to be considered for a variance along with the other two items listed above. The variance applications will have to revised accordingly.

As discussed before, the horizontal aspects of the project will have to considered separately from the vertical aspects (house style, etc. to be covered in a revised developer's agreement). The Design Review Commission will have to review variance items in early November (no charge), and will need to review house designs a little later down the road, based on their recent codification:

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

Attachment: The Grove Meeting Packet Scan - 11.5.18 (1303 : Variances - the Grove Subdivision)

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.

November meetings:

November 5th – City Council work session

November 12th – City Council regular meeting (public hearings) (also Veterans Day)

November 7th – Design Review Commission

Min. 60' Wide LOTS

5.3.c



Fayette County, GA



Overview



Legend

- Parcels
- Roads
- City Limits
 - BROOKS
 - FAYETTEVILLE
 - PEACHTREE CITY
 - TYRONE
 - WOOLSEY

Date created: 10/29/2018
Last Data Uploaded: 10/29/2018 5:57:45 AM

Developed by Schneider
GEOSPATIAL

Attachment: The Grove Meeting Packet Scan - 11.5.18 (1303 : Variances - the Grove Subdivision)

NOTES

- The underground utilities shown have been located from field survey information and existing drawings. This surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, other than those specifically indicated. The surveyor is not responsible for any damage to or destruction of any underground utility located in the area, whether or not it is shown on the drawings, and is not responsible for any damage to or destruction of any underground utility located in the area, whether or not it is shown on the drawings.
- I have examined the Federal Emergency Management Agency Flood Insurance Rate Map for DeKalb County, Georgia and Incorporated Areas, Community Panel Number 13089C0054J, Panel 53 of 201, effective date May 16, 2013 and Community Panel Number 13089C0054K, Panel 54 of 201, effective date May 16, 2013 and find NO portion of the property shown herein to fall within a designated Flood Zone "A" (area of 100 Year flood).
- The orthographic heights (elevations and contours) shown herein were determined by GPS observations and were adjusted by Planners and Engineers Collaborative in June 2014, North American Datum of 1983 (NAD83).
- The term "Certification" relating to professional engineering and land surveying services shall mean a signed statement based upon facts and knowledge known to the registrant and is not a guarantee or warranty, either expressed or implied.
- The site is zoned RA-8 Conditional, Case number RZ14-01.
- Variance approved per Case 14-35 to reduce rear yard setback from 30 feet - 15 feet.
- There are no wetlands on this site.
- There are no state waters or buffers on this site.
- Receiving wetlands: unnamed tributary of the north fork of Peachtree Creek.
- City of Brookhaven and DeKalb County personnel and/or agents shall have free and total access to and across all easements.
- Lot 7-21 will require individual controls to capture and infiltrate or release the water quality volume. Each lot will be required to provide a minimum of 250sf for water quality volume.
- Internal sidewalks to be installed prior to house certificate of occupancy.
- Trees are to be removed without the approval of the City Arborist. Any tree approved for removal must be replaced with a "J" caliper tree of similar species and canopy size at maturity.
- Tree ID: 18-199-13-014
- Minimum Setback Requirements: Front Yard Setback: five (5) feet. Side Yard Setback: five (5) feet. Rear Yard Setback: five (5) feet. If a garage door faces the street, the facade of said garage shall be set back no less than twenty (20) feet from back of curb, or where sidewalk is required, the facade of said garage shall be set back no less than twenty (20) feet from back of sidewalk.

SITE DATA:

TOTAL SITE AREA	6,250 ACRES
ZONING	R-48 DE JACH D (CONDITIONAL: CASE RZ14-01)
EXISTING ZONING	CITY OF BROOKHAVEN
ZONING JURISDICTION	CITY OF BROOKHAVEN
DENSITY	26 LOTS
TOTAL HOMES	26 LOTS
TOTAL DENSITY	4.16 Lots / Acre
DENSITY ALLOWED	8 UNITS/AC
DEVELOPMENT TYPE	SINGLE FAMILY DETACHED
PRODUCT TYPE	SINGLE FAMILY DETACHED
SINGLE FAMILY TYPE	FRONT & REAR LOADED
MAX. LOT COVERAGE	50% COVERAGE
MAX. HEIGHT BLDG.	40' HEIGHT
LOT WIDTH MINIMUM	60' MIN
LOT SIZE MINIMUM	6,000 S.F.
SETBACK SUMMARY	
FRONT YARD SETBACK (REAR LOADED)	15 feet
FRONT YARD SETBACK (FRONT LOADED)	20 feet
SIDE YARD SETBACK	5 feet
REAR YARD SETBACK (REAR LOADED)	20 feet
REAR YARD SETBACK (FRONT LOADED)	15 feet
VARIANCE REQUIRED	
REAR YARD SETBACK (FRONT LOADED)	30 feet
REAR YARD SETBACK (VARIANCE)	15 feet
NOTE: VARIANCES APPROVED PER CASE ZBA14-35 (see note #5 on cover)	

FINAL PLAT APPROVAL

This plat has been submitted and accepted by the Community Development Department for the City of Brookhaven, Georgia, and is hereby approved for recording in the public records of this county.

4/14/2016 Date

Michael C. Sanford, Registered Professional Engineer



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www.pandec.com

LAND (LOT) 199
DISTRICT 18th

OWNER'S ACKNOWLEDGEMENT

I, Michael C. Sanford, the owner of the land shown on this plat and whose name is subscribed herein, hereby acknowledge that this plat was made from an actual survey, and for value received the sufficiency of which is hereby acknowledged, do hereby convey all streets indicated as public streets and rights-of-way, and further dedicate to the public forever all alleys, parks, watercourses, drains, easements and public places shown on this plat for the use and enjoyment of the public, and I hereby warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and my heirs, assigns and successors to the value of these premises.

And further the owner warrants that he owns fee simple title to the property shown herein and agrees that the City of Brookhaven shall not be liable to him/her, his/her heirs, successors or assigns for any claims or damages resulting from the construction or maintenance of cross-drain extensions, drains, structures, streets, culverts, cuts or sidewalks, the changing of courses of streams and rivers, flooding from natural creeks and watercourses, or any other matter whatsoever, and I hereby warrant that I have the right to sell and convey the land according to this plat and do hereby bind myself and my heirs, assigns and successors to the value of these premises.

Public Street Right-of-Way Dedication:

Park Chas Lane 0.630 acres.
East Roadboro Rd, Goodwin Rd, North Druid Hills Rd & Wright Ave - 0.677 acres.

Private Alley 0.279 acres.

In witness whereof, I have hereunto set my hand this 5 day of March, 2016

Michael C. Sanford
Owner (Print Name under signature)

Michael C. Sanford
Owner (Print Name under signature)

Michael C. Sanford
Owner (Print Name under signature)

Attest:
Michael C. Sanford
Corporate Secretary

OWNER CONTACT:
BROOKHAVEN LLC
4006 PEACHTREE ROAD NE
SUITE D-377
ATLANTA, GEORGIA 30319
PHONE: 770-451-2741
FAX: 770-451-3915
EMAIL: csanford@peacoll.com

OWNER CONTACT:
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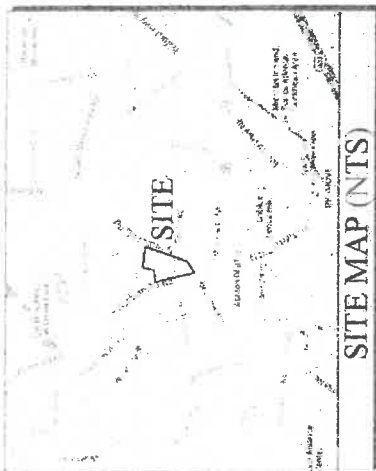
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According to the Federal Emergency Management Agency Flood Insurance Rate Map for DeKalb County, Georgia and Incorporated Areas, Community Panel Number 13089C0053J, Panel 53 of 201, effective date May 16, 2013 and Community Panel Number 13089C0054K, Panel 54 of 201, effective date May 16, 2013 and NO portion of the property shown herein to fall within a designated Flood Zone "A" (area of 100 Year flood).

SURVEYOR'S ACKNOWLEDGEMENT

In my opinion, this plat, drawn by me or under my supervision, was made from an actual survey and is a correct representation of the land plotted in conformity with the minimum standards and requirements of law.

Michael C. Sanford
REGISTERED GEORGIA SURVEYOR NO. 3179



14BH-LDP00020

AP# 896967

LDP# 871783

SHEET 1 OF 6

REV	DATE	DESCRIPTION	BY
-----	------	-------------	----

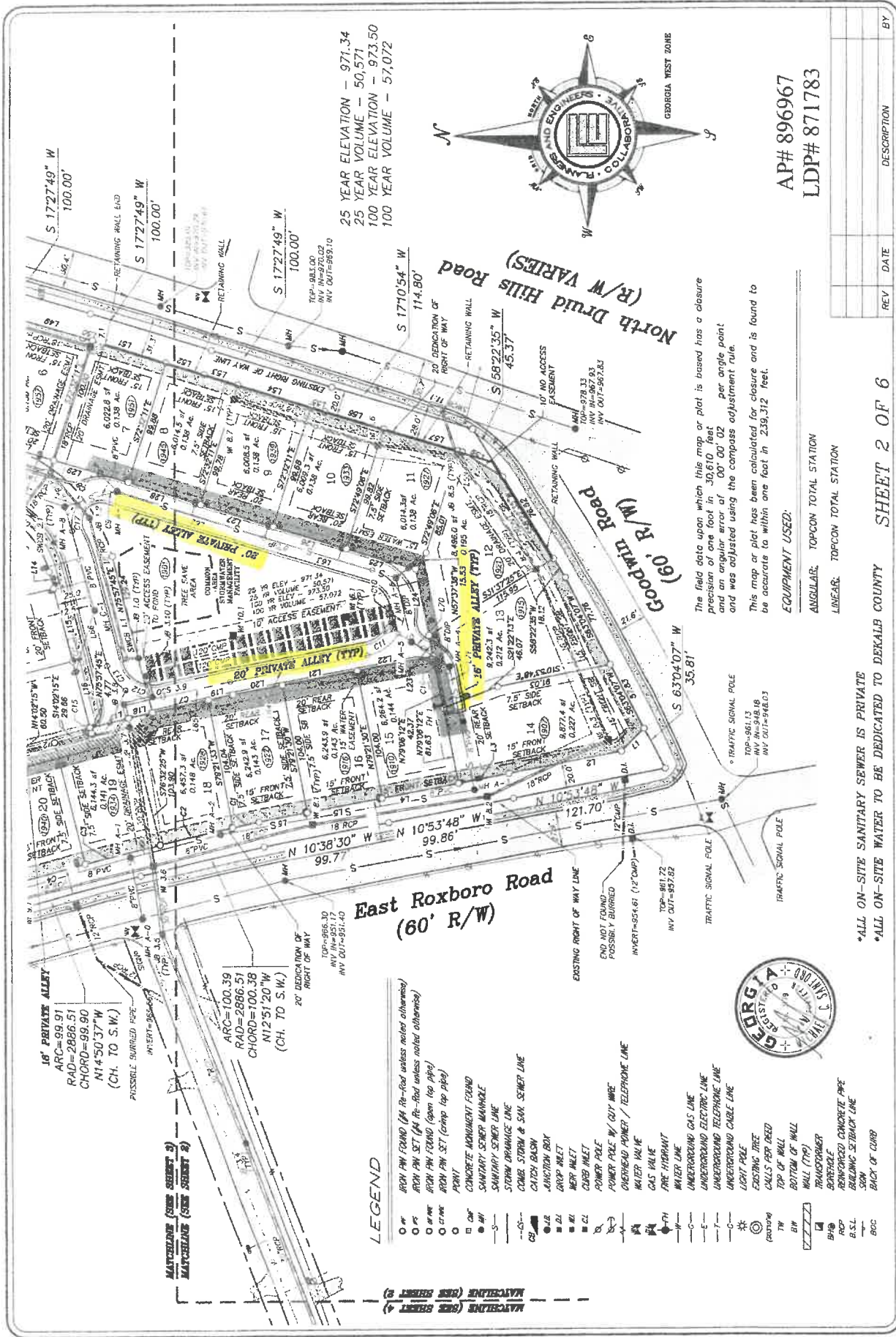
PLAT BOOK 241 Pg 17

Filed and Recorded:
3/14/2016 10:35:58 PM
Deeds Office
DeKalb County, Georgia

FINAL PLAT

DRAWN BY: MCS
CHECKED BY: MCS
FILE NO.: 13199.00
DATE: MAY 11, 2015
SCALE: 1"=50'

DEKALB COUNTY
GEORGIA



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FINAL PLAT

DRAWN BY: MCS
CHECKED BY: [Signature]
FILE NO.: 13199.00
DATE: MAY 11, 2015
SCALE: 1"=50'

PLAT BOOK 241 Pg 18

CITY OF BROOKHAVEN
DISTRICT 18th

LAND LOT(S) 199

PARK CHASE

OF

GEORGIA

RECORDED

LEGEND

- IRON PIN FOUND (4" R/W unless noted otherwise)
- IRON PIN SET (4" R/W unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (open top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- SAINTLY SEWER LINE
- SEWER BRANCH LINE
- SEWER STORM & SANI SEWER LINE
- CATCH BASIN
- ANCHOR BAY
- DRIP INLET
- SEWER INLET
- CURB INLET
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- EXISTING TREE
- CALLS PER DEED
- TOP OF WALL
- BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BENTHOLE
- REINFORCED CONCRETE PIPE
- ROD
- B.S.L.
- BUILDING SETBACK LINE
- SON
- BACK OF CURB

AP# 896967
LDP# 871783

GEORGIA

RECORDED

LEGEND

- IRON PIN FOUND (4" R/W unless noted otherwise)
- IRON PIN SET (4" R/W unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (open top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- SAINTLY SEWER LINE
- SEWER BRANCH LINE
- SEWER STORM & SANI SEWER LINE
- CATCH BASIN
- ANCHOR BAY
- DRIP INLET
- SEWER INLET
- CURB INLET
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- EXISTING TREE
- CALLS PER DEED
- TOP OF WALL
- BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BENTHOLE
- REINFORCED CONCRETE PIPE
- ROD
- B.S.L.
- BUILDING SETBACK LINE
- SON
- BACK OF CURB

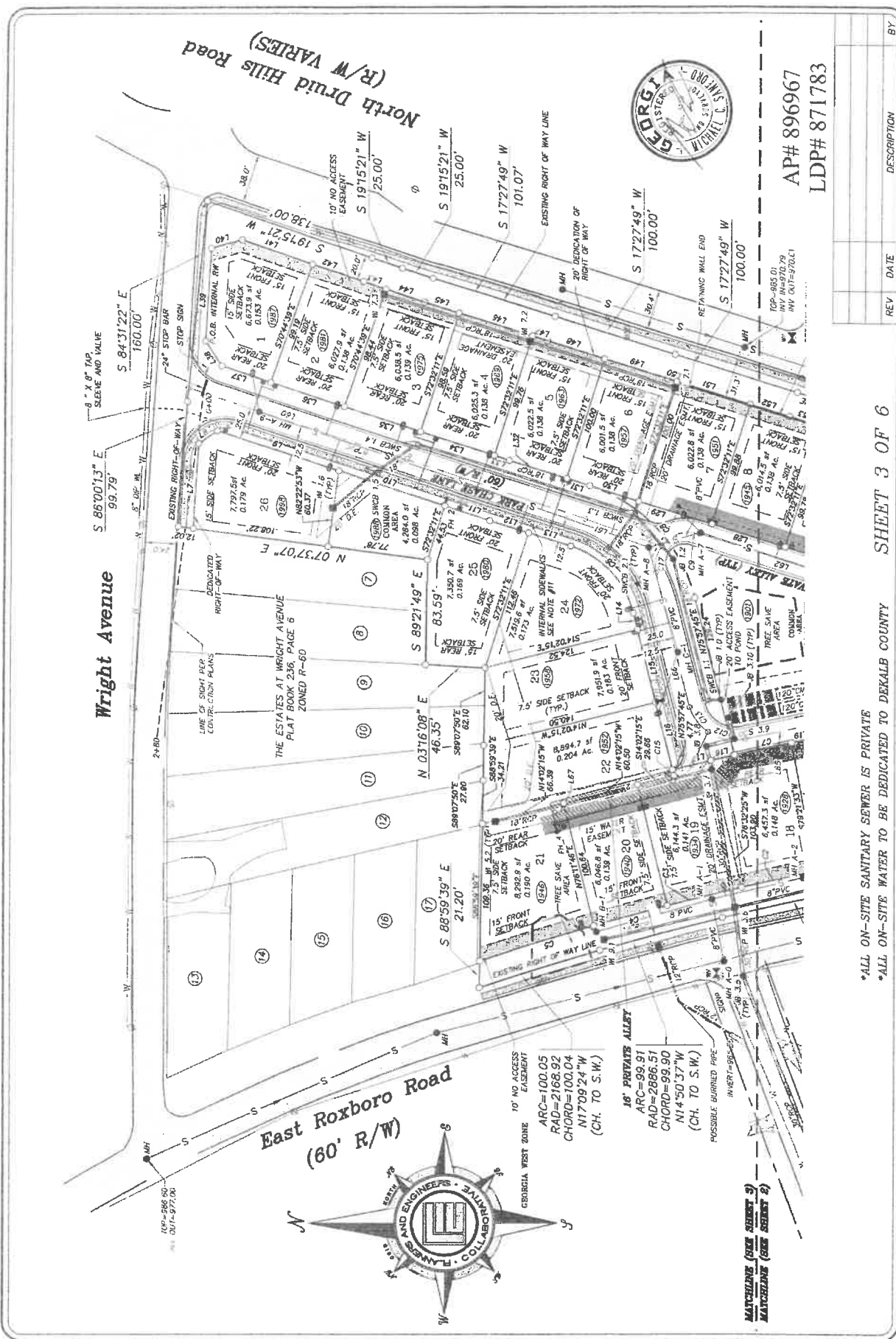
AP# 896967
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GEORGIA

RECORDED

LEGEND

- IRON PIN FOUND (4" R/W unless noted otherwise)
- IRON PIN SET (4" R/W unless noted otherwise)
- IRON PIN FOUND (open top pipe)
- IRON PIN SET (open top pipe)
- POINT
- CONCRETE MONUMENT FOUND
- SAINTLY SEWER LINE
- SEWER BRANCH LINE
- SEWER STORM & SANI SEWER LINE
- CATCH BASIN
- ANCHOR BAY
- DRIP INLET
- SEWER INLET
- CURB INLET
- POWER POLE W/ GUY WIRE
- OVERHEAD POWER / TELEPHONE LINE
- WATER VALVE
- GAS VALVE
- FIRE HYDRANT
- WATER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND CABLE LINE
- LIGHT POLE
- EXISTING TREE
- CALLS PER DEED
- TOP OF WALL
- BOTTOM OF WALL
- WALL (TYP)
- TRANSFORMER
- BENTHOLE
- REINFORCED CONCRETE PIPE
- ROD
- B.S.L.
- BUILDING SETBACK LINE
- SON
- BACK OF CURB



*ALL ON-SITE SANITARY SEWER IS PRIVATE
*ALL ON-SITE WATER TO BE DEDICATED TO

SHEET 3 OF 6

**PLANNERS AND ENGINEERS
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www.peccsli.com

PARK CHASE

PLATBOOK 241 Pg 19

FULTON COUNTY
GEORGIA

CITY OF BROOKHAVEN

FINAL PLAT

DRAWN BY: MCS
CHECKED BY:
FILE NO.: 13199.00
DATE: MAY 11, 2015
SCALE: 1"=50'

Age Group	Percentage
18-24	15
25-34	25
35-44	35
45-54	40
55-64	45
65-74	50
75-84	55
85+	60

Sincerely,

Susan Carson
Assistant City Manager/Director

Sincerely,

Susan Carson
Assistant City Manager/Director of Community Development

[illegible]

Sec. 86-395. - Location of off-street parking.

Off-street parking for single family and two family dwellings shall not be located between the principal dwelling and the public right-of-way, except on a hard surface driveway using asphalt or concrete pavement, or other hard surface as may be approved by the city manager, or in an enclosed garage.

Off-street parking or vehicle storage in an R-A or RM zoning district shall be located in either the rear or side yard. No more than 25 percent of the parking required in the O&I district may be located between the building and a public right-of-way. No off-street parking shall be located within 20 feet of any residentially zoned property, nor within 20 feet of the street right-of-way as measured along a driveway. A landscaped buffer having a minimum width of 20 feet shall be established and maintained when parking surfaces abut any residentially zoned property. (See article XV, Landscaping and buffers.)

Off-street parking in an R-A, RM, O-I, MX, HD-1, HD-2, C-1, C-2 or M-1 district shall be set back from the front property line a minimum distance of ten feet, and this setback shall be maintained as a buffer.

Unless otherwise provided in this article, off-street parking and loading spaces as well as all drives and maneuvering areas shall be located a minimum of five feet from all property lines, and such areas shall be maintained as a landscaped buffer. Where those spaces and areas abut off-street parking and loading spaces or drives and maneuvering areas on adjacent property, no such setback shall be required.

(Ord. No. 05-08, § 2(13.05), 8-15-05)

Sec. 86-399. - Maximum driveway width.

The maximum width for driveways serving properties occupied or intended to be occupied by a single family detached dwelling shall not exceed nine feet as measured at the right-of-way line. The maximum width for any other property shall not exceed 35 feet as measured at the right-of-way line. For the purpose of this section, driveway width shall be measured to the curb face.

Access aisles in parking lots serving spaces perpendicular to the access aisle shall have a minimum width of 24 feet, and provide for two-way traffic. Access aisles serving angled parking spaces shall be one-way and shall have a minimum width of 18 feet for 60 degree angle parking and 13 feet for 45 degree angle parking to the aisle. Angle parking of less than 45 degree to the access aisle is prohibited, except for parallel parking. Interior drives on commercial property shall not exceed 30 feet.

Driveway separations. The minimum distance between a private driveway serving one single-family dwelling and a street intersection shall be 20 feet; this minimum distance shall be 50 feet for all other uses. Minimum distance between private driveways serving single-family dwellings along a street right-of-way shall be ten feet; this minimum distance shall be 40 feet for all other uses.

The minimum distance between a private driveway serving one single family dwelling and a property line shall be five feet; this minimum distance shall be 20 feet for all other residential uses and 50 feet for all other uses.

All distances shall be measured from the back of the driveway curb at the right-of-way line.

(Ord. No. 05-08, § 2(13.09), 8-15-05; Ord. No. 2015-008b, § 2, 8-10-2015)

Sec. 86-400. - Proximity of driveways.

Vehicular ingress and egress to any property shall be limited to a maximum of one driveway for any property having a frontage of less than 200 feet on any one street. Additional driveways for properties having a frontage in excess of 200 feet may be permitted upon a finding by the city manager that public safety and convenience will not be substantially impaired.

(Ord. No. 05-08, § 2(13.10), 8-15-05)

Sec. 86-401. - Location of driveways.

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

(Ord. No. 05-08, § 2(13.11), 8-15-05)

Sec. 86-405. - Joint use of required off-street parking spaces.

No portion of an off-street parking facility required for any building or use for the purpose of complying with the provisions of this section shall be considered as part of an off-street parking facility similarly required for another building or use. In instances in which the hours of operation of uses for which a sharing, or joint use, of parking facilities is proposed indicate that the respective parking demands occur at alternating times of the day, city council may grant approval for such joint use of parking facilities. Granting of such approvals shall be based on a finding by the council that the proposed joint use of parking will not generate excessive demand for on-street parking or otherwise adversely impact traffic movement or public safety.

(Ord. No. 05-08, § 2(13.15), 8-15-05)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE
November 5, 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 of 18-VAR-009, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), Jonesboro, Georgia 30236.

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 **Economic Development, Historic Preservation**

Summary & Background

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

Approval of multiple wall signs; Arts Clayton has been located at 136 South Main Street for many years. The facility desires to place some lettering (three words) on the front of its “storefront” facing South Main Street. Technically, words / lettering are wall signs, and, per the Code definition of wall sign, each word separated by 36 inches or more is considered two separate wall signs. A multiple frontage lot like Arts Clayton is normally allowed two wall signs, and the proposal is for three words (wall signs) on the front of the building spelling the words “Arts”, “Clayton”, and “Gallery.” Due to the location of the stucco areas on the building front, the words would have to be separated by more than 36 inches, hence the need for the variance.

The words meet all other size requirements for wall signs in the Code. This variance only concerns approval or denial of three wall signs – it does not constitute approval of the material, color, or style of the letters proposed for the words. The Design Review Commission will meet concerning the letter design on November 7th. Likewise, the Historic Preservation Commission will meet on the same design on November 19th. However, without approval of the variance for three wall signs, the approval of the word design is a moot point.

Fiscal Impact

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

Private; possible façade grant funds

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

- Legal Ad Run Date 10_17_18
- Meeting Packet Scan - 136 South Main Street, 11.5.18

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

November, 5, 2018

Signature

City Clerk's Office

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning a new ground sign encroaching on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the position of the ground sign. Regency Development Partners, LLC is the current property owner for the subject property located at 8896 Tra Boulevard (Parcel No. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.

David Allen
Community Development Director



Agenda Item Summary

COUNCIL MEETING DAY
November 12, 2018

Requesting Agency

Community Development (Clayton County Tourism, owner)

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

Variance application for multiple new wall signs

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 multiple wall signs**; Arts Clayton has been located at 136 South Main Street for many years. The facility desires to place some lettering (three words) on the front of its “storefront” facing South Main Street. Technically, words / lettering are wall signs, and, per the Code definition of wall sign, each word separated by 36 inches or more is considered two separate wall signs. A multiple frontage lot like Arts Clayton is normally allowed two wall signs, and the proposal is for three words (wall signs) on the front of the building spelling the words “Arts”, “Clayton”, and “Gallery.” Due to the location of the stucco areas on the building front, the words would have to be separated by more than 36 inches, hence the need for the variance.

The words meet all other size requirements for wall signs in the Code. This variance only concerns approval or denial of three wall signs – it does not constitute approval of the material, color, or style of the letters proposed for the words. The Design Review Commission will meet concerning the letter design on November 7th. Likewise, the Historic Preservation Commission will meet on the same design on November 19th. However, without approval of the variance for three wall signs, the approval of the word design is a moot point.

Fiscal Impact / Funding Source

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

Private Business Owner, Possible Façade Grant Funds

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

New sign elevations, variance application

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
 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: 136 South Main Street, Jonesboro GA 30236

Parcel Identification Number: 132410 6013

Size: .158 ACRES

Owner: Arts Clayton

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:

Applicant Name: Linda Crissey

Mailing Address: 136 South Main Street, Jonesboro, GA, 30236

Email Address: Linda.crissey@artsclayton.org Telephone: 770-855-1015

PROJECT INFORMATION:

Section of Ordinance in which variance is needed:

Sec 86-489 (b)(1)(b)

Requesting Variance from:

two wall signs

to:

three wall signs

Reason for Variance Request:

three wall signs (each word: "arts" "clayton" "gallery")
where two are allowed for a multiple frontage lot**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.

Arts Clayton is located downtown in a highly visible + desirable space complete with beautiful exterior murals. This signage we propose will not detract but add to this desirability.

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

Fully utilizing these three stucco spaces above the gallery windows/door will give better street recognition while still complimenting the historic presence of our building.

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.

Using two signs instead of the requested three would give our sign an incomplete appearance. Three spells out 'Arts Clayton Gallery' and gives a sense of balance while letting visitors know what we are.

4. Demonstrate how a variance prevents reasonable use of the property.

This variance request should not negatively impact reasonable use of the property, but will attract more visitors to our historic downtown area.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

This variance will give Arts Clayton Gallery a complete new sign, using our location's full name.

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

This signage will give more visibility, and will help us to draw more visitors to downtown in an attractive way.

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

No, and lighting proposed adds more visibility at night.

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

Yes - this signage will help Arts Clayton maintain visual continuity with neighboring merchants as well.

Linda Crissey
PRINT NAME

10-16-18
DATE

Linda Crissey
SIGNATURE

\$700.00
FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: *10/16/2018*

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

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 a variance for 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.

LINDA CRISSEY
PRINT NAME

Linda Crissey
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE

10 16 18



Attachment: Meeting Packet Scan - 136 South Main Street, 11.5.18 (1306 : Variance - Arts Clayton)

All brushed metal letters are 28 inches tall in Blackout Midnight font (Arts Clayton Logo)
Lettering is raised 4 inches from inner stucco square and centered in the square.
Lighting is 23 inch gooseneck barn lighting, approx 30 inches from wall.





114.30 / 149.6 = 7.67%
 (NO VAR.)

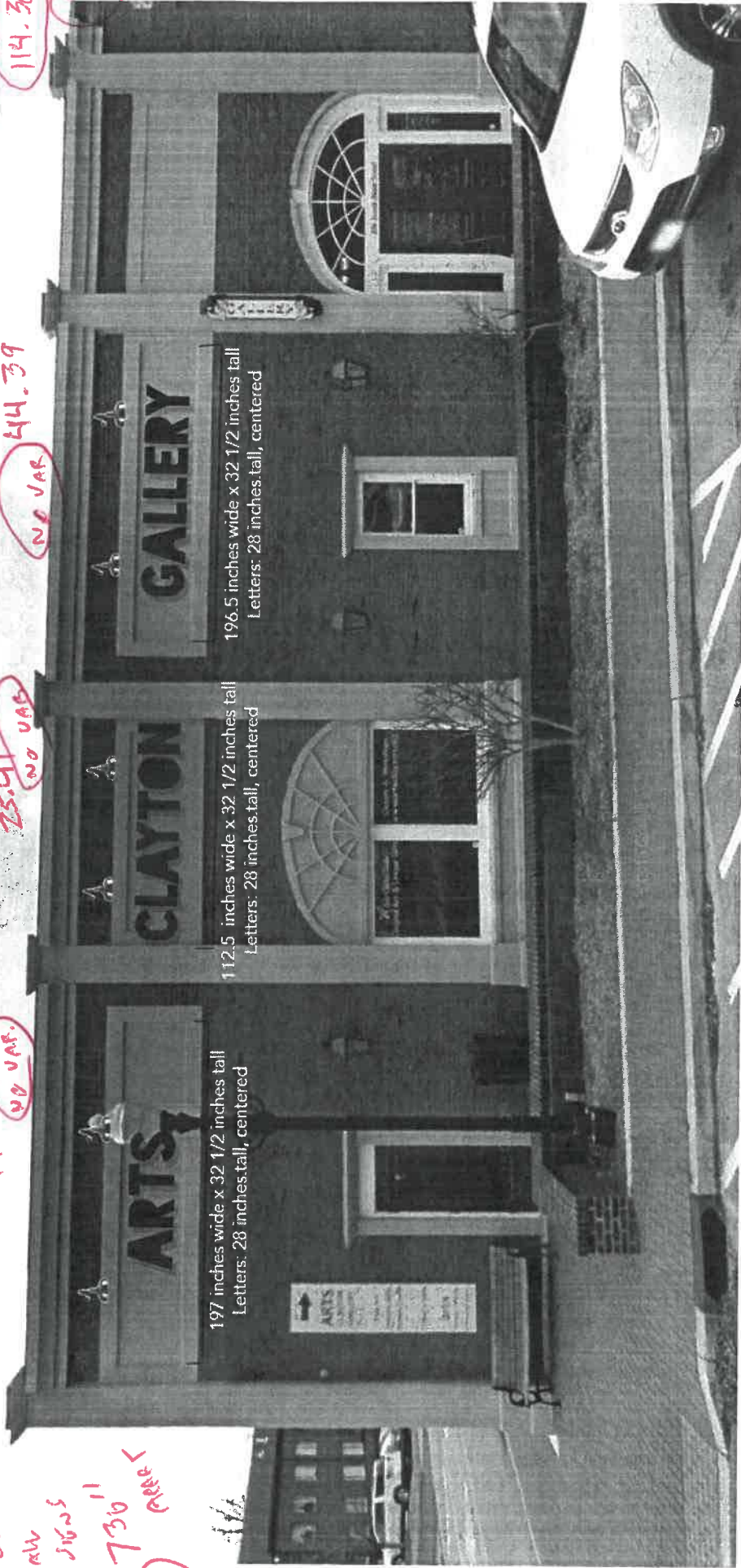
$68 \times 22 = 1496$

All brushed metal letters are 28 inches tall in Blackout Midnight font (Arts Clayton Logo)
 Lettering is raised 4 inches from inner stucco square and centered in the square.
 Lighting is 23 inch gooseneck barn lighting, approx 30 inches from wall.

44.5
 + 25.41
 44.39

$16.42 \times 2.71 = 44.50$ (NO VAR.)
 $9.375 \times 2.71 = 25.41$ (NO VAR.)
 $16.38 \times 2.71 = 44.39$ (NO VAR.)

3 sep.
 with
 signs
 736" (VAR.)



197 inches wide x 32 1/2 inches tall
 Letters: 28 inches tall, centered

112.5 inches wide x 32 1/2 inches tall
 Letters: 28 inches tall, centered

196.5 inches wide x 32 1/2 inches tall
 Letters: 28 inches tall, centered

Sec. 86-489. - General regulations.

- (a) *Messages.* Any sign allowed under this article may contain any message.
- (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 45 square feet for planned centers. A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.
- (b) Wall signs shall be permitted in non-residential zoning districts. Permitted area of wall signs shall not exceed 150 square feet. No single building or unit shall be permitted more than one wall sign except for multiple frontage lots as provided in section 86-490(b)(1). Wall signs are allowed only upon a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.

- (2) *Wall sign.* The area of a wall sign shall mean and shall be computed using the smallest contiguous square, circle, rectangle, triangle, or combination thereof, that would encompass the external limits of the writing, representation, emblem, or other display, together with any material or color forming any integral part of the background of the display or used to differentiate the sign from the backdrop or structure against which it is placed. When a wall sign is formed by placing individual letters, numbers, or figures on the wall, without a distinguishing background, the area shall be determined by a contiguous perimeter drawn around all letters, numbers, figures, trademark, or other symbols, enclosing the limits of writing. Any letters, numbers, figures, trademarks, or graphics separated by 36 inches or more shall be considered two separate signs.

David Allen

From: David Allen
Sent: Friday, October 12, 2018 12:06 PM
To: linda crisey
Cc: Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Arts Clayton Sign
Attachments: Variance Application.pdf; Certificate of Appropriateness Application.pdf

Alright, after doing the math on the sizes you provided, **it appears that you would only need one variance – for technically having three wall signs (each word) where only two are allowed for a multiple frontage lot.** For the sake of simplicity, I am not counting all past signs and murals that have been installed. Just focusing on the three word / replacement signs for the front. The fact that they have been down for a year and a half eliminates any grandfathering. Technically, any words separated by 36 inches or more are considered separate wall signs.

The three words do not exceed individually or total the 150 square foot area limit for wall signs.

The three words do not exceed the 10% of the building face allowed in the historic district, and they match the 7.5% of the building face allowed elsewhere in the City for multiple frontage lots.

Please fill out the attached variance application form for the variance required above (in red). I already have your check. There will be several meetings associated with this.

November 5th – City Council work session
 November 7th – Design Review Commission
 November 12th – City Council hearing
 November 19th – Historic Preservation Commission

The Historic Preservation Commission meeting requires a separate application and fee (see attached).

I will finalize your newspaper ad today on the variance.



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@jonesboroqa.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroqa.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

**CITY OF JONESBORO, GEORGIA COUNCIL****Agenda Item Summary****Agenda Item #****5.5****- 5****COUNCIL MEETING DATE**

November 5, 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 of 18-CU-003, Conditional Use Permit Application for "What A Day Daycare" an adult daycare center, by Barbara Thomas and Kamill Mallory, for property located at 8712 Tara Boulevard (Parcel No. 05242B A002), Jonesboro, Georgia 30236.

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

City Code Section 86-105 – O&I Zoning Purpose and Standards; 86-125 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.)*

Approval of Conditional Use application; The What A Day Daycare has operated at 177 College Street for many years. Due to difficulties with the financing of that location, they must leave there, they are proposing to relocate to a nearly adjacent property – 8712 Tara Boulevard. Both properties are zoned O-I, but this zoning category requires conditional use approval for adult daycare centers. Whatever zoning approval that What A Day Daycare received in the past cannot be transferred to another property. Therefore, the 8712 Tara Boulevard property, though the same zoning, would require conditional use approval for an adult daycare center as well. The 8712 Tara Boulevard property currently has a rehabilitation center, Phoenix BHS, but this operation is by a different owner, and their zoning approval cannot transfer to What A Day Daycare. If approved, the two operations would share the building and parking. Refer to enclosed letter for more details.

The City Code provides a definition for "adult daycare center":

Sec. 86-125. - Adult day care center.

A facility in which for compensation seven or more persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day-care centers may be permitted as a conditional use in an H-2, O&I, C-1 or MX district, subject to the following conditions:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided.

As far as the standards set forth in Section 86-125 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:

Adult day-care centers may be permitted as a conditional use in an H-2, O&I, C-1 or MX district, subject to the following conditions:

- (1) Must be located on a street having a classification of collector or greater. The address is a Tara Boulevard address, which is an arterial road. The actual entrance is on Fayette Avenue, but is very close to the Tara Boulevard entrance.
- (2) Must be established on a lot having a minimum area of one acre. The total property is only 0.55 acres. However, the building on the property is

FOLLOW-UP APPROVAL ACTION (City Clerk)**Typed Name and Title**

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature**City Clerk's Office**

already built and the property already accommodates a similar use. These requirements are usually reserved for totally new developments.

5.5

(3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. In terms of parking, the following two categories could apply to this facility:

Kindergarten, day care centers and nursery schools shall provide one space for each employee and one space for every ten students, plus an area sufficient for the safe and convenient loading and unloading of students.

Homes for the aged, rest homes, convalescent homes, nursing homes and similar institutions shall provide one space for every three residents or patients, plus one space for every two employees.

Since most daycares involve young students, staff has gone with the second category. With 18 patients and 10 employees, the facility would require 11 parking spaces. The parking lot that the daycare would share with Phoenix BHS has about 17 spaces. Most or all of the patients would not have cars parked there for any length of time.

(4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided. The front yard of the subject property does have more than 2000 square feet of grassy area, but no benches or tables. The applicant has stated the clients are mostly seniors and disabled and only spend about 5% of time outside. Therefore, the amount of amenity area for this facility may be moot.

The already established daycare is basically shifting south 1000 feet. The surrounding area is already accustomed to its activities, being in its location at 177 College Street for a long time. Staff believes that the benefit of this facility to citizens outweighs shortcomings with amenities or parking counts.

(Note: The site plan requirements on page 3 of the application are typically for new developments that involve re-zonings.)

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.)*

- Legal Ad Run Date 10_17_18
- Posted Notice
- Meeting Packet Scan - 8712 Tara Blvd 11.5.18

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

Approval



OFFICE SPACE
AVAILABLE
Advantage
678-604-8500

 **Phoenix BHS**
of Georgia Inc.

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL USE PERMIT

Application for an ADULT DAYCARE

for WHAT A DAY DAYCARE CENTER

at: 8712 TARA BLVD, JONESBORO GA 30236

LOCATION

170 SOUTH MAIN STREET JONESBORO GEORGIA 30236

DATE: 11-13-2018 TIME: 6:00 pm.

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



Agenda Item Summary

COUNCIL MEETING DA1
November 12, 2018**Requesting Agency****Community Development** (Barbara Thomas, Kamill Mallory, applicants)**Requested Action** (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Conditional Use Permit for adult daycare center; What a Day Daycare

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

City Code Section 86-105 – O&I zoning purpose and standards; 86-125 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 – **Approval of Conditional Use application;** The What A Day Daycare has operated 177 College Street for many years. Due to difficulties with the financing of that location, they must leave there, they are proposing to relocate to a nearly adjacent property – 8712 Tara Boulevard. Both properties are zoned O-I, but this zoning category requires conditional use approval for adult daycare centers. Whatever zoning approval that What A Day Daycare received in the past cannot be transferred to another property. Therefore, the 8712 Tara Boulevard property, though the same zoning, would require conditional use approval for an adult daycare center as well. The 8712 Tara Boulevard property currently has a rehabilitation center, Phoenix BHS, and this operation is by a different owner, and their zoning approval cannot transfer to What A Day Daycare. If approved, the two operations would share the building and parking. Refer to enclosed letter for more details.

The City Code provides a definition for “adult daycare center”:

Sec. 86-125. - Adult day care center.

A facility in which for compensation seven or more persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day-care centers may be permitted as a conditional use in an H-2, O&I, C-1 or MX district, subject to the following conditions:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided.

(Continued, page 2)

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

City Manager's
Office

Signature

Date

Fiscal Impact / Funding Source

(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.)

Conditional Use permit application, Letter of explanation, Site pictures

Staff Recommendation

David Allen, Community Development Director, 770.570.2977

Denial

As far as the standards set forth in Section 86-125 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:

Adult day-care centers may be permitted as a conditional use in an H-2, O&I, C-1 or MX district, subject to the following conditions:

(1) Must be located on a street having a classification of collector or greater. **The address is a Tara Boulevard address, which is an arterial road. The actual entrance is on Fayette Avenue, but is very close to the Tara Boulevard entrance.**

(2) Must be established on a lot having a minimum area of one acre. **The total property is only 0.55 acres. However, the building on the property is already built and the property already accommodates a similar use. These requirements are usually reserved for totally new developments.**

(3) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. **In terms of parking, the following two categories could apply to this facility:**

Kindergarten, day care centers and nursery schools shall provide one space for each employee and one space for every ten students, plus an area sufficient for the safe and convenient loading and unloading of students.

Homes for the aged, rest homes, convalescent homes, nursing homes and similar institutions shall provide one space for every three residents or patients, plus one space for every two employees.

Since most daycares involve young students, staff has gone with the second category. With 18 patients and 10 employees, the facility would require 11 parking spaces. The parking lot that the daycare would share with Phoenix BHS has about 17 spaces. Most or all of the patients would not have cars parked there for any length of time.

(4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided. **The front yard of the subject property does have more than 2000 square feet of grassy area, but no benches or tables. The applicant has stated the clients are mostly seniors and disabled and only spend about 5% of time outside. Therefore, the amount of amenity area for this facility may be moot.**

The already established daycare is basically shifting south 1000 feet. The surrounding area is already accustomed to its activities, being in its location at 177 College Street for a long time. Staff believes that the benefit of this facility to citizens outweighs shortcomings with amenities or parking counts.

(Note: The site plan requirements on page 3 of the application are typically for new developments that involve re-zonings.)



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: 10/12/18

Property Owner Authorization

I (We) John Patrick Hune POA for Lucy C. Hune the
 owner(s) of the following property located at: 8712 Tara Blvd, Jonesboro
GA 30236

Tax Parcel Number: 05242BAG002 Size of Property: _____

Located in Zoning District _____ do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

Adult Day Care

Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

Property Owner Information

Name: Lucy Huie
 Mailing Address: 191 Fayette Ave
 City: Jonesboro State: GA Zip: 30236
 Phone: (Day) 770-478-8585 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: Barbara Thomas
 Mailing Address: 3379 Clifton Farm Dr
 City: Decatur State: Georgia Zip: 30034
 Phone: (Day) 678-778-4527 (Evening) 404-493-0647

Jonesboro Property Information

Existing Uses and Structures: Adult Prehab (BHS Phoenix)
 Property address: 8712 Tara Blvd
 Surrounding Uses and Structures: (See Official Zoning Map): Residential, Business
 Surrounding Zoning:
 North: O-1 South: R-2 East: R-2 West: C-2
 Details of Proposed Use: Adult Day care
 Public Utilities: All
 Access, Traffic and Parking: Tara Blvd., Fayette Ave.
 Special Physical Characteristics: NONE

Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Daycare)

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.

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: 10/12/18 Signed: Kari M. J.
 Notary: [Signature]



FOR OFFICE USE ONLY:

Date Received: 10/12/20 B

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 - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

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:

John Patrick Huie
PRINT NAME
POA for Lucy C. Huie

John Patrick Huie
SIGNATURE/DATE
OCT 11, 2018

APPLICANT:

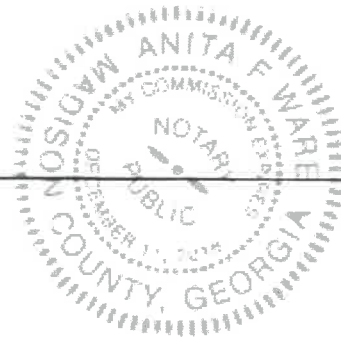
Kamill Mallory
PRINT NAME

Kamill Mallory 10/12/18
SIGNATURE/DATE

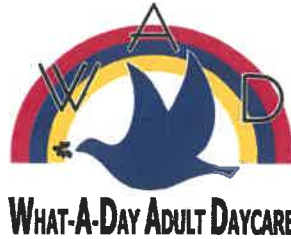
NOTARY

Anita F. Ware
SIGNATURE/DATE

SEAL



APPLICATION FOR CONDITIONAL USE PERMIT



177 College Street
Jonesboro, GA 30236

What-A-Day, Inc. is a 501 (c) (3) non-profit health services agency. This agency has provided a wide range of community based programs since April 2002. The agency serves senior citizens and/or mentally/physically impaired adult residents of Clayton, Henry, and Fayette counties. We provide:

- Adult Day Care
- Therapeutic and social recreation
- Individualized care plans adjusted to meet client needs
- Non-emergency Medical Transportation
- Medication Administration
- Restorative services supportive of community living

Presently, we serve about 18 day care consumers daily Monday through Friday from 8:00am to 5:00pm . We also provide weekly transportation for our consumers throughout the three counties. The agency was a member of the Chamber of Commerce, Alzheimer's Foundation, and the Better Business Bureau. The staff composition consists of 2 professionals, 7 paraprofessionals and support staff, one RN.

What-A-Day, Inc. receives referrals from SOURCE Service Options using Resources in a Community Environment, and CCSP Community Services Program. Our funding comes from the Georgia Department of Community Health, Nutritional Aide Network, and Logisticare transportation services. Initially, the agency leased space at 5898 Highway 85 that was licensed for 24 clients' the current address was purchased and is licensed for 34-40 clients. Due to the economic forecast and the transition in funding from the state decreasing for the population we serve What-A-Day lost the ability to pay the mortgage at 177 College Street resulting in foreclosure.

Our founder who is 84 years old and has been a pillar in the Clayton County community for almost 20 years would like the opportunity to continue serving clients in a new space less than 1000 feet away at 8712 Tara Blvd, to ensure the current location convenience and comfort of the families that count on us daily. The space currently houses a rehabilitation center for adults.

What-A-Day, Inc. has a mission to provide supportive assistance in a protective and caring environment for clients that need it most – senior citizens, mentally impaired citizens, and physically impaired citizens. The caring group environment we provide will allow them to maintain their independence, and also prevent premature institutionalization. We assist our

clients to remain healthy and to stay in their own communities as long possible. We also provide respite for caregivers. Our goals are to continue to expand our programs for the population we serve, and to increase the scope of services we make available to them.

What-A-Day, pleads with the council to consider the re-zoning of 8712 Tara Blvd., so that we may continue to serve in Clayton County.

Thank You,


Kamill Mallory, Co-Director

**WHAT-A-DAY ADULT DAYCARE**

*177 College Street
Jonesboro, GA 30236
PH# (770)996-0775
FAX# (770)478-2501*

SITE PLAN INFORMATION ANSWERS:

1. Lucy Huie – 191 Fayette Ave, Jonesboro, GA 30236, (770)478-8585
2. Barbara Thomas – 3379 Clifton Farm Drive, Decatur, GA 30034, (404)493-0648

Google Maps ¹⁷⁷
180 College St



ORIGINAL LOCATION

Image capture: Jul 2016 © 2018 Google

Jonesboro, Georgia

 Google, Inc.

Street View - Jul 2016



Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

A street view image showing a residential area. In the foreground, a paved road with a double yellow line runs horizontally. To the right of the road, there is a construction site marked with several orange and white striped traffic barrels. A yellow excavator is parked on the dirt area. Behind the construction site, there is a white house with a dark roof and a chimney. The house is surrounded by trees, some of which are bare, suggesting a cooler season. The sky is overcast. The word "Google" is visible at the bottom center of the image.

Image capture: Feb 2018 © 2018 Google

 Google, Inc.

Street View - Feb 2018



Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day CAYcare)

Google Maps 8712 TARA BLVD
198 Fayette Ave

NEW LOCATION



Image capture: Jul 2013 © 2018 Google

Jonesboro, Georgia

Google, Inc.

Street View - Jul 2013



Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

Google Maps

8712 TARA BLVD
198 Fayette Ave

198 Fayette Ave

NEW LOCATION



image capture: Jul 2013 © 2018 Google

Jonesboro, Georgia



 Google, Inc.

Street View - Jul 2013



Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

Google Maps 177 College St



Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Daycare)



City, Zip or Name

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Phoenix BHS of Georgia

Drug & Alcohol Counselor, CADAC-II, SAP, CE, MS, SOTS

Verified by Psychology Today



(678) 952-2140

[Email Us](#)

Phoenix BHS of Georgia
8712 Tara Boulevard
Jonesboro, Georgia 30236

Call Prof. Angela Murrah
(678) 952-2140

At Phoenix Behavioral Health Service of Georgia, we pledge to provide distinctive quality and unparalleled customer service as we strive to gain the respect and trust of our clients and partners. Our company is based on the belief that our customers' needs are of the utmost importance. Our entire team is committed to meeting those needs. As a result, a high percentage of our business is from client referrals. We welcome the opportunity to earn your trust and deliver you the best service in the industry.



Phoenix BHS of Georgia

Drug & Alcohol Counselor, CADAC-II, SAP, CE, MS, SOTS

[Email Us](#)

(678) 952-2140

Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)

City, Zip or Name

your family through this process in the healthiest way possible.

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Qualifications

License No. and State: 112666 Georgia

Finances

Avg Cost (per session): \$30 - \$100

Sliding Scale: Yes

Accepted Payment Methods: Cash, Health Savings Account, Mastercard, Paypal, Visa

Specialties

- Domestic Violence
- Drug Abuse
- Anger Management

Issues

- Alcohol Abuse
- Codependency
- Gambling
- Grief
- Infidelity
- Parenting
- Sexual Abuse
- Substance Abuse
- Testing and Evaluation



Phoenix BHS of Georgia

Drug & Alcohol Counselor, CADAC-II, SAP, CE, MS, SOTS

Email Us

(678) 952-2140

Attachment: Meeting Packet Scan - 8712 Tara Blvd 11.5.18 (1304 : Conditional Use - What a Day Caycare)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE
November 5, 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 of 18-TA-005, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further 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)*

Section 86-204, Table of Uses (Based on 2017 NAICS Code)

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Approval of text amendment; This text amendment attempts to achieve several purposes with the Table of Uses:

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. With the document before you, staff has updated to the 2017 NAICS code, which is the current national standard.
2. Confirm that the Code numbers on the Table of Uses exactly match the 2017 NAICS code numbers.
3. Revise the Table of Uses per staff's recent experiences with zoning issues concerning parking lots, motels, mobile homes, certain office uses, businesses with outdoor storage, health care offices, etc.
4. Revise the Table of Uses to better conform with the updated Comprehensive Plan Future Land Use Map.
5. Incorporate "new" uses that have come up in the recent months, such as air bnbs, internet cafes, etc..
6. Better protect the residential zoning districts (R-2, R-4, R-C, R-A, and RM) by double checking the compatibility of uses previously listed as "permitted" in these districts.
7. Better protect the historic districts (H-1, H-2) by double checking the compatibility of uses previously listed as "permitted" in these districts.
8. Better protect the office / institutional district (O&I) by double checking the compatibility of uses previously listed as "permitted" in this district.
9. Better protect the neighborhood commercial (C-1) district by double checking the compatibility of uses previously listed as "permitted" in this district.
10. Better define the MX (Mixed use) district, by refining the uses permitted in this district.
11. Expand the scope of uses permitted within the C-2 (highway commercial district), recognizing it as the most versatile of the commercial districts.
12. Incorporate specified uses in the recently developed Arts & Entertainment District into the Table of Uses and make sure that those uses are encouraged in the Arts & Entertainment District.
13. Double check cross references of code sections from Conditional Uses, Tara Boulevard Overlay prohibited uses, etc. and make sure

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature

City Clerk's Office

they are properly cited in the Table of Uses. (Some of these conditional uses will change per changes in uses made in the Table of Uses.)

5.6

14. Eliminate known redundancies in the Table of Uses.

15. Better organize listed uses in the Table of Uses.

16. Better distinguish between commercial, industrial, and manufacturing uses involving or not involving outdoor storage, and provide standards for restricting and buffering those uses with outdoor storage.

(As this is a large undertaking, the Council may have further questions, concerns, or input. The goal is to have the Table of Uses update fully adopted by the first of the year, in time for the business license renewal season.

Fiscal Impact

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

Not applicable.

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

- Legal Ad Run Date 10_17_18
- Agenda Cover Sheet - Table of Uses Revisions NOV 2018
- COPY Sec._86_204.___Table_of_uses_allowed_by_zoning_district - REV FALL 2018

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

Approval

Video released in Upper Riverdale Road shooting

Clayton County Police have posted footage from the QuikTrip near Roy Huie Road and are looking for two drivers to speak with detectives about what they saw. (Special Photo: Clayton County Police)



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

RIVERDALE — The Clayton County Police Department has released video from last week’s fatal shooting of a motorist who crashed on Upper Riverdale Road. The video, from the QuikTrip at Upper Riverdale Road and Roy Huie Road, is posted on CCPD’s Facebook page.

Kelsey Qualye was taken to Southern Regional Medical Center in critical condition following a car accident and later transported to Grady Memorial Hospital for further treatment.

Doctors at Grady found a shot wound in her neck. Qualye died Thursday as a result of injuries.

Police said they have upgraded pending charges from aggravated assault to murder.

CCPD asks that anyone who may have been driving in the area around 7 a.m. Oct. 8 when the wreck happened to contact police. In particular, detectives want drivers of a white SUV and a sedan, seen near the end of the clip, to call 770-477-3648 about what they may have seen just before the shooting and three-vehicle accident that followed.

CCPS hosting suicide awareness walk

By **HEATHER MIDDLETON**
hmiddleton@news-daily.com

JONESBORO — Clayton County Public Schools is holding a suicide prevention awareness walk Nov. 3 in Riverdale.

The event is to “raise awareness about a crucial issue that is affect-

ing Clayton County’s youth and their families — youth suicide,” school district officials said in a press release.

The walk, CCPS Connect-Walk-Act 5K, will be from 1 to 5 p.m. at the Southern Crescent Stadium, 6231 Garden Walk Blvd. in Riverdale.

The walk will “educate and raise awareness among young people, their families and the community about mental health, well being and suicide prevention. The community is invited to attend.

For more information, visit www.clayton.k12.ga.us.

Parents urged to vaccinate children against flu

FROM STAFF REPORTS

ATLANTA — The Georgia Department of Public Health and the Pediatric Healthcare Improvement Coalition of Georgia encourage all parents to fully vaccinate their children, ages 6 months and older, each year against influenza. More broadly, all adults 18 years of age and older, should receive an annual flu vaccine to protect themselves and to prevent transmission of this illness to children in their home, according to Ga. DPH officials.

During Georgia’s last flu season, five children died and hundreds were hospitalized. It was the worst flu season in the state on record. Nationally, 177 children died from flu-associated complications, and 80 percent were not appropriately vaccinated against the flu for their age.

Most children who die from flu have not been “fully” vaccinated, the Centers for Disease Control and Prevention reported. Many of last year’s deaths could have



The Georgia Department of Health is urging residents to get a flu shot. (Special Photo)

been prevented. According to Dr. Dennis Ownby, chief medical officer of PHIC, “The best way to protect children from serious flu risks is by vaccination.”

Children 6 months to 8 years old who have previously received only one dose or no doses of flu vaccine must receive two doses of the vaccine to be fully protected for the 2018-19 season. If the vaccination

status is unknown for any child in this age group, that child should be given two doses of seasonal flu vaccine. For more information, see the CDC’s Flu Guide for Parents.

“It takes about two weeks after vaccination for antibodies that protect against flu to develop in the body, so now is the time to get a flu shot,” said J. Patrick O’Neal, M.D., DPH commissioner. “Every individual over the age of 6 months should get a flu vaccine — not just for their own protection, but to protect others around them who may be more vulnerable to the flu and its complications.”

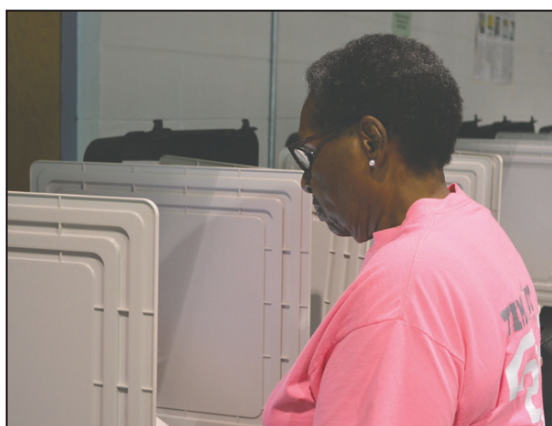
Receiving the flu vaccine does not cause the flu. Vaccinations are available at a variety of locations, including doctors’ offices, grocery

stores, neighborhood clinics, health departments, pharmacies, college health centers, places of employment and schools, to name a few.

Flu is a contagious illness of the lungs caused by influenza viruses that change and grow over time. It spreads through droplets when those with the flu cough, sneeze or talk. Flu vaccination works by reducing risk of death and the severity of the illness. Flu can attack anyone regardless of age and pediatric patients are among the most vulnerable. Wash your hands frequently and limit your exposure to those with the flu to lower your risk of catching the virus.

Flu season typically runs from October to May and peaks from December to February. The symptoms of the flu are:

- Fever;
 - Muscles aches and fatigue;
 - Headache;
 - Cough and runny nose;
 - Sore throat; and
 - Vomiting and diarrhea (more common in children).
- If you catch the flu:
- Stay home;
 - Rest;
 - Avoid close contact with others;
 - Drink plenty of water or clear liquids to avoid dehydration; and
 - Use over-the-counter, anti-inflammatory pain relievers to treat symptoms.
- Track flu activity in Georgia at www.dph.georgia.gov/flu-activity-georgia.
- For more information on



Early voting began Monday in Clayton County. Photo: Jada Haynes)

Six polling places open for early voting in Clayton

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

JONESBORO — Early voting began Monday at six locations in Clayton County.

Registered voters who wish to cast an early ballot may do so at the following locations:

- Elections and Registration Office, second floor, 121 S. McDonough St., Jonesboro;
- Carl Rhodenizer Recreation Center, 3499 Rex Road, Rex;
- Virginia Burton Gray Recreation Center, 1475 E. Fayetteville Road, Riverdale;
- South Clayton Recreation Center, 1837 McDonough Road, Hampton;
- Lee Headquarters Library, 865 Battle Creek Road, Jonesboro; or
- Morrow Municipal Complex, 1500 Morrow Road, Morrow.

These locations will be open for voting on the following days and times:

- 8 a.m. through 5 p.m., this week and Oct.

22 to 26;

- 9 a.m. through p.m., Saturday, Oct. 27;
- Noon through Sunday, Oct. 28; and
- 8 a.m. through p.m., Monday through Friday, Oct. 29 to Oct. 31.

You need to bring your voter registration card and see a sample ballot for Clayton County at www.mvp.sos.ga.gov.

You need to bring with you to vote in person. If you do not have a Georgia driver’s license, you can get either a free Georgia ID card from the Department of Driver Services or a Georgia Voter Identification Card at the Clayton County Registrar’s office.

For details on how to get those ID cards, visit www.claytoncountygov/government/elections-and-registration.

For a list of current precincts in Clayton County, see www.claytoncountygov/government/elections-and-registration/precincts.

Attachment: Legal Ad Run Date 10_17_18 (1308 : Table of Uses Update)



SCHOOL OF PUBLIC HEALTH
UNIVERSITY OF MINNESOTA

Do you have a family member with memory loss who lives in a care facility?

The University of Minnesota is examining the effects of an educational program to support family members with a loved one in a care facility. It will be led by a trained coach. Learn more about participating in this free study by contacting Professor Joe Gaugler at **612.626.2485** or **gaug0015@umn.edu**.

Visit <http://z.umn.edu/transitionmodule> to learn more



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FREE Information Kit
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www.dental50plus.com/georgia

*Individual plan. Product not available in MN, ME, NH, NM, RI, VT, WA. Acceptance guaranteed for one insurance policy/verifiable of this type. Contact us for complete details about this insurance solicitation. This specific offer is not available in CO, NY; call 1-800-958-4781 or respond for similar offer. Certificate C250A (ID: C250A; PA: C250A); Insurance Policy P150 (GA: P150GA; NY: P150NY; OK: P150OK; TN: P150TN) 6096E-0917 MB17-MM096E

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• **9900 S Thomas Dr.** Fully appointed sale in the Shores of Panama, a mix of one and three bedroom units.

Auctions: 12pm Sun Nov 4 - see web

800.801.8003 • williamsauction.com/Short

FL DANIEL S. NELSON RE LIC BK3223097; WILLIAMS & WILLIAMS RE LIC 1032049; THOMAS BAF AU3383. 10% BUYER'S PREMIUM.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variance concerns a replacement ground and wall signs.

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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236. The variances concern “The Grove Subdivision.”

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 12, 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 further 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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), 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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “What A Day Daycare” an adult daycare center, by David Thomas and Kamill Mallory, for property located at 8787 Tara Boulevard (Parcel No. 05242B A002), Jonesboro, Georgia 30236.

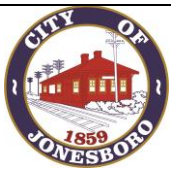
David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning a new ground sign enclosure on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the provision of the ground sign. Regency Development Partners, LLC is the property owner for the subject property located at 8896 Tara B (Parcel Nos. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.

David Allen
Community Development Director

Packet Pg. 82



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.6.b

COUNCIL MEETING DATE
November 12, 2018

Requesting 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 2017 NAICS code)

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 attempts to achieve several purposes with the Table of Uses:

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. With the document before you, staff has updated to the 2017 NAICS code, which is the current national standard.
2. Confirm that the Code numbers on the Table of Uses exactly match the 2017 NAICS code numbers.
3. Revise the Table of Uses per staff's recent experiences with zoning issues concerning parking lots, motels, mobile homes, certain office uses, businesses with outdoor storage, health care offices, etc.
4. Revise the Table of Uses to better conform with the updated Comprehensive Plan Future Land Use Map.
5. Incorporate "new" uses that have come up in the recent months, such as air bnbs, internet cafes, etc.
6. Better protect the residential zoning districts (R-2, R-4, R-C, R-A, and RM) by double checking the compatibility of uses previously listed as "permitted" in these districts.
7. Better protect the historic districts (H-1, H-2) by double checking the compatibility of uses previously listed as "permitted" in these districts.
8. Better protect the office / institutional district (O&I) by double checking the compatibility of uses previously listed as "permitted" in this district.
9. Better protect the neighborhood commercial (C-1) district by double checking the compatibility of uses previously listed as "permitted" in this district.
10. Better define the MX (Mixed use) district, by refining the uses permitted in this district.
11. Expand the scope of uses permitted within the C-2 (highway commercial district), recognizing it as the most versatile of the commercial districts.
12. Incorporate specified uses in the recently developed Arts & Entertainment District into the Table of Uses and make sure that those uses are encouraged in the Arts & Entertainment District.
13. Double check cross references of code sections from Conditional Uses, Tara Boulevard Overlay prohibitions, etc. and make sure they are properly cited in the Table of Uses. (Some of these conditional uses will change per changes in uses made in the Table of Uses.)
14. Eliminate known redundancies in the Table of Uses.
15. Better organize listed uses in the Table of Uses.
16. Better distinguish between commercial, industrial, and manufacturing uses involving or not involving outdoor storage, and provide standards for restricting and buffering those uses with outdoor storage.

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)

(As this is a large undertaking, the Council may have further questions, concerns, or input. The goal is to have the Table of Uses update fully adopted by the first of the year, in time for the business license renewal season.

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

Sec. 86-204. - Table of Uses Allowed by Zoning Districts.

P = Use is permitted "by right" in the **Zoning** District indicated

C = Use is permitted **only as an approved** conditional use (**relevant code** section indicated)

N = Use is not permitted **in any Zoning District**

2017 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													
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86- 111; Article VII
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86- 62; Article VII
n/a	Two-Family Dwelling (Duplex)	N	N	N	P	P	N	N	N	P	N	N	N	Sec. 86- 111; Article VII
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	P	P	C	C	N	P	N	N	N	Sec. 86- 202
n/a	Multifamily (Apartments)	N	N	N	N	P	N	N	N	P	N	N	N	
n/a	Mixed Use Dwelling, including Lofts	N	N	N	P	P	C	C	C	P	C	N	N	Sec. 86- 182
n/a	Recreational Vehicle, Trailer, or Camping Trailer, used as Living Quarters or Dwelling	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86- 62

2017 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
n/a	Temporary Building / Manufactured Unit, for Construction Storage Only	P	P	P	P	P	P	P	P	P	P	P	P	Sec. 86- 262
n/a	Home Occupation	P	P	C	C	C	C	C	N	C	N	N	N	Sec. 86- 274
	INSTITUTIONAL USES													
8139	Business, Professional, Labor, Political and Similar Organizations	N	N	N	N	N	C	P	P	C	N	C	N	
8132	Charitable Organization Offices, including Grantmaking and Giving Services	N	N	N	N	N	P	P	P	C	N	P	N	
62411	Child and Youth Services, including Adoption Agencies and Foster Services, but not Group or Youth Homes	N	N	N	N	N	C	P	P	N	N	P	N	
8131	Churches and Other Places of Worship	N	N	N	N	N	C	C	C	C	C	C	N	Sec. 86- 183
81311	Religious Organizations, other than Churches and other Places of Worship	N	N	N	N	N	C	C	C	C	C	C	N	Sec. 86- 183
8134	Civic and Social Organizations, with provisions for Private Bar or Restaurant	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86- 184; Chap. 6
81341	Civic and Social Organizations, without Bar or Restaurant	N	N	N	N	N	C	P	P	C	N	C	N	Sec. 86- 185

2017 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
624210	Community Food Services, such as Food Banks, with no Meals Prepared or Served on Premises (i.e. Soup Kitchens)	N	N	N	N	N	N	N	C	N	N	P	N	
62422	Community Housing Services	C	C	N	C	C	N	N	C	N	N	N	N	
62423	Emergency and Other Relief Services, but not Shelters or Re-settlements	N	N	N	N	N	N	N	C	N	N	C	N	
515	Broadcasting, Except Internet	N	N	N	N	N	C	C	C	C	C	P	P	Sec. 86-132, Sec. 86-199
51912	Libraries and Archives	C	C	N	C	C	C	C	P	C	C	C	N	Sec. 86-128
51913	Internet Publishing and Web Search Portals	N	N	N	N	N	P	P	P	C	N	P	P	Sec. 86-200
519130	Internet Broadcasting	N	N	N	N	N	C	C	C	C	N	P	P	Sec. 86-200
62441	Nursery school (Child Day Care Services) (Out of Home)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-122
624410	Family Day Care (In Home)	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-123
62412	Adult Day Care (In Home)	C	C	C	C	C	N	N	N	N	N	N	N	Sec. 86-124
624120	Adult Day Care Center (Out of Home)	N	N	N	N	N	N	C	C	C	C	C	N	Sec. 86-125

2017 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
624190	Other Individual and Family Services, incl. Counseling (Except Offices of Mental Health Specialists)	N	N	N	N	N	P	P	P	N	N	C	N	
623110	Nursing Care Facilities, including Nursing Homes	N	N	N	N	N	N	N	P	N	N	C	N	Sec. 86-129
6232	Residential Mental Health Facilities	N	N	N	N	N	N	N	C	N	N	N	N	
62321	Residential Developmental Disability Homes (Major Disability)	N	N	N	N	N	N	N	C	N	N	N	N	
62322	Residential Mental and Substance Abuse Care	N	N	N	N	N	N	N	C	N	N	N	N	
62331	Continuing Care, Assisted Living Facilities	N	N	N	N	N	N	N	C	C	N	C	N	
6214	Medical Outpatient Care Centers	N	N	N	N	N	N	C	P	C	N	P	N	
621410	Family Planning Centers, Including Family Planning Counseling	N	N	N	N	N	N	C	C	N	N	C	N	
62142	Outpatient Mental Health Centers	N	N	N	N	N	N	N	C	N	N	N	N	
621420	Outpatient Substance Abuse Centers	N	N	N	N	N	N	N	C	N	N	N	N	
621491	HMO Medical Centers	N	N	N	N	N	N	C	P	C	N	P	N	

2017 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
621493	Freestanding Ambulatory Surgical and Emergency Centers	N	N	N	N	N	N	N	C	N	N	C	N	
62149	Other Outpatient Care Centers	N	N	N	N	N	N	N	C	C	N	P	N	
62191	Ambulance Services (Transportation)	N	N	N	N	N	N	N	N	N	N	P	P	
621991	Blood and Organ Banks	N	N	N	N	N	N	N	C	N	N	P	N	Sec. 86-140
621999	All Other Miscellaneous Ambulatory Health Care Services	N	N	N	N	N	C	P	P	C	N	C	N	
622110	General Medical and Surgical Hospitals	N	N	N	N	N	N	N	C	N	N	C	N	
6222	Psychiatric and Substance Abuse Hospitals	N	N	N	N	N	N	N	C	N	N	N	N	
6223	Other Hospitals	N	N	N	N	N	N	N	C	N	N	C	N	
6239	Other Residential Care Facilities Care, Personal Care Homes	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-126
62399	Other Residential Care Facilities Care, Group Homes for Adults without Major Disabilities, and not involving Mental Health or Substance Abuse)	C	C	N	N	N	N	N	N	N	N	N	N	Sec. 86-127
623990	Other Residential Care Facilities Care, Youth Homes	C	C	N	N	N	N	N	N	N	N	N	N	

2017 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
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	N	C	C	N	C	N	Sec. 86-188
623312	Retirement Community, without Nursing Care	N	N	N	C	P	N	C	P	P	N	N	N	Sec. 86-129
8133	Social Advocacy Organizations	N	N	N	N	N	C	P	P	C	N	N	N	
813312	Environment and Conservation Organizations	N	N	N	N	N	C	P	P	C	N	C	N	
6241	Social Services Assistance, including Individual and Family Services	N	N	N	N	N	C	P	P	P	N	C	N	
923	Administration of Human Resource Programs, Including Education, Public Health, and Veterans' Affairs	N	N	N	N	N	C	P	P	P	N	P	N	
924	Administration of Environmental Quality Programs	N	N	N	N	N	C	P	P	P	N	P	N	
925	Administration of Housing Programs, Urban Planning, Rural, and Community Development	N	N	N	N	N	C	P	P	P	N	P	N	
9261	Administration of Economic Programs	N	N	N	N	N	C	P	P	C	N	P	N	

2017 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
92612	Administration of Transportation Programs	N	N	N	N	N	C	C	P	C	N	C	N	
92613	Utility Regulation and Administration	N	N	N	N	N	C	C	P	C	N	C	N	
92614	Agricultural Market and Commodity Regulation	N	N	N	N	N	C	C	P	C	N	C	N	
92615	Licensing and Regulating Commercial Sectors	N	N	N	N	N	C	P	P	C	N	C	N	
	ARTS, ENTERTAINMENT, AND RECREATION													
7111	Performing Arts Theaters: Drama, Dance, Music	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86- 193; A & E
711110	Dinner Theaters, Cabaret, Concert Hall, Live Entertainment	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86- 195; A & E
711120	Dance Company Studios, without Theaters	N	N	N	N	N	P	P	P	P	C	C	N	A & E
711130	Musical Groups and Artists, Live Entertainment	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86- 135
711211	Sports Stadiums, Coliseums, Arenas, Amphitheaters	N	N	N	N	N	N	N	N	C	N	C	N	Sec. 86- 194
711212	Racetracks, Including Small Vehicles, Go-Karts and Motorcycles	N	N	N	N	N	N	N	N	N	N	C	N	

2017 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
71131	Promoters of Performing Arts, Sports & Similar Events W/ Facilities	N	N	N	N	N	N	N	N	N	N	C	N	
711310	Art Center, Not Performing Arts	N	N	N	N	N	P	P	P	P	N	N	N	A & E
711320	Promoters of Performing Arts, Sports, and Similar Events without Facilities; Booking Agency	N	N	N	N	N	P	P	P	P	N	P	N	A & E
711410	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures	N	N	N	N	N	P	P	P	C	N	P	N	A & E
7115	Artist's Studios, Including Makerspaces	N	N	N	N	N	P	P	P	P	N	P	N	A & E
711510	Independent Artist, Writers, and Performers, Live Entertainment	N	N	N	N	N	C	C	C	C	N	C	N	A & E
71311	Amusement and Theme Parks	N	N	N	N	N	N	N	N	N	N	C	N	
71312	Amusement Arcades, Primarily Indoor	N	N	N	N	N	C	C	N	C	C	P	N	Sec. 86- 130, Sec. 86-109 (c)(5)
7132	Gambling Industries	N	N	N	N	N	N	N	N	N	N	N	N	
7139	Other Amusement and Recreation Industries	N	N	N	N	N	N	N	N	N	N	C	N	
713991	Billiard and Pool Halls	N	N	N	N	N	C	C	N	N	N	C	N	Sec. 86-131, 86-109 c5

2017 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
713990	Recreational Shooting Clubs	N	N	N	N	N	N	N	N	N	N	N	N	
713990	Non-governmental Shooting Galleries and Shooting Ranges	N	N	N	N	N	N	N	N	N	N	N	N	
713990	Hookah Lounge (Smoking Bar)	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 18-92
713950	Bowling Centers	N	N	N	N	N	N	N	N	N	N	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
512131	Motion Picture Theaters (except Drive-Ins)	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86- 133
512132	Drive-In Motion Picture Theaters	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86- 134
712110	Museums	N	N	N	N	N	P	P	C	C	N	C	N	Sec. 86- 191
71212	Other Historical Sites, Open to General Public	N	N	N	N	N	C	C	C	N	N	N	N	
712190	Nature Parks and Other Similar Institutions	N	N	N	N	N	N	C	P	P	P	N	N	Sec. 86- 136
71213	Zoos and Botanical Gardens	N	N	N	N	N	N	N	C	C	N	N	N	
71399	Neighborhood Rec. Centers, incl. Tennis, Pools and Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)	N	N	N	C	C	N	N	N	C	C	N	N	Sec. 86- 192

2017 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
71399	Passive 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	
71399	Community Recreation Facility Buildings (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
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; Booking Agency	N	N	N	N	N	P	P	P	P	N	N	N	
51224	Sound Recording Studios	N	N	N	N	N	C	C	C	C	N	C	N	Sec. 86-138
51225	Record Production and Distribution	N	N	N	N	N	C	C	C	C	N	P	N	Sec. 86-138
	GENERAL OFFICE USES													
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services	N	N	N	N	N	P	P	P	P	P	P	N	
5413	Architectural, Engineering, Land Planning, Drafting , Surveying, Mapping and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	

2017 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
54135	Building Inspection 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
5614	Business Support Services	N	N	N	N	N	P	P	P	C	P	C	N	
236	General Building Construction / Development, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	N	C	P	N	N	P	P	Sec. 86- 141
236	General Building Construction / Development, with Outdoor Storage and / or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142
237	Heavy and Civil Engineering Construction, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	N	N	C	N	N	C	P	Sec. 86- 141
237	Heavy and Civil Engineering Construction, with Outdoor Storage or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142
238	Specialty Trade Contractors, Office Only with no Outdoor Storage or Equipment Parking	N	N	N	N	N	N	C	P	N	N	P	P	Sec. 86- 141
238	Specialty Trade Contractors, with Outdoor Storage and / or Equipment Parking	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86- 142

2017 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
5415	Computer Systems Design and Related Services	N	N	N	N	N	P	P	P	P	P	P	N	
52229	Consumer Lending and Credit	N	N	N	N	N	P	P	P	N	N	P	N	
522298	All Other Nondepository Credit Intermediation, Including Pawn Shops	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-109 (c)(5)
551114	Corporate Management Offices, Office Only	N	N	N	N	N	N	P	P	P	N	P	N	
5222	Credit Card Issuing and Sales Financing	N	N	N	N	N	N	P	P	C	N	P	N	
522390	Other Activities Related to Credit Intermediation, Including Check Cashing Services	N	N	N	N	N	N	P	N	C	N	P	N	Sec. 86-109 (c)(5)
561311	Employment Placement Agencies (Staffing)	N	N	N	N	N	N	P	P	C	N	P	N	
561330	Professional Employer Organizations (Staff Leasing Services)	N	N	N	N	N	N	P	P	C	N	P	N	
9211	Executive, Legislative, and Other General Government Support	N	N	N	N	N	P	P	P	C	N	N	N	
5612	Facilities Support Services	N	N	N	N	N	N	C	N	N	N	P	P	
52232	Financial Transactions Processing, Reserve, and Clearinghouse Activities	N	N	N	N	N	N	C	P	N	N	N	N	

2017 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
525	Funds, Trust, and Other Financial Vehicles	N	N	N	N	N	P	P	P	P	N	P	N	
524	Insurance Carriers and Related Activities	N	N	N	N	N	P	P	P	P	N	P	N	
5414	Interior Design, Graphic Design & Other Specialized Design Services	N	N	N	N	N	P	P	P	P	P	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	N	P	P	C	N	C	N	
5411	Legal Services, including Attorneys' Offices	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	
5511	Management of Companies and Enterprises	N	N	N	N	N	N	P	P	P	N	P	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, Massage Parlors	N	N	N	N	N	C	C	C	C	C	N	N	Sec. 86-109 (c)(5)
6215	Medical and Diagnostic Laboratories	N	N	N	N	N	C	C	P	P	N	P	P	

2017 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
6212	Offices of Dentists	N	N	N	N	N	P	P	P	P	P	P	N	
521	Monetary Authorities-Central Bank	N	N	N	N	N	P	P	P	N	N	C	N	
52231	Mortgage and Non-mortgage Loan Brokers	N	N	N	N	N	P	P	P	P	N	P	N	
5111	Newspaper, Periodical, Book, and Database Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
511199	All Other Publishers	N	N	N	N	N	P	P	P	P	N	N	N	
5611	Office Administrative Services	N	N	N	N	N	P	P	P	P	N	P	N	
53132	Offices of Real Estate Appraisers	N	N	N	N	N	P	P	P	P	N	P	N	
53139	Other Activities Related to Real Estate	N	N	N	N	N	P	P	P	P	N	P	N	
5419	Other Professional, Scientific, and Technical Services	N	N	N	N	N	C	C	P	C	C	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 Develop- ment in the Physical, Engineering, and Life Sciences	N	N	N	N	N	N	C	P	C	N	N	C	

2017 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
54172	Research and Develop- ment in the Social Sci- ences and Humanities	N	N	N	N	N	N	P	P	C	N	N	N	
5417	Scientific Research and Development Services	N	N	N	N	N	N	C	P	C	N	N	C	
523	Securities, Commodity Contract, and Other Fi- nancial Investments and Related Activities	N	N	N	N	N	P	P	P	P	N	C	N	
5112	Software Publishers	N	N	N	N	N	P	P	P	P	N	P	N	
561320	Temporary Help Services, Manual Labor Pools	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 143, Sec. 86-109 (c)(5)
54194	Veterinary Services, in- cluding Animal Hospitals, No Outdoor Runs or Cages	N	N	N	N	N	N	N	C	N	N	C	N	Sec. 86- 144
541940	Veterinary Services, in- cluding Animal Hospitals, With Outdoor Runs or Cages	N	N	N	N	N	N	N	N	N	N	C	N	
6213	Offices of Other Health Practitioners	N	N	N	N	N	P	P	P	P	P	P	N	
621111	Offices of Physicians, Except Mental Health Specialists	N	N	N	N	N	P	P	P	P	P	P	N	
621112	Office of Mental Health Specialists	N	N	N	N	N	C	P	P	C	C	P	N	

2017 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
	COMMERCIAL / RETAIL USES													
5418	Advertising, Public Relations, and Related Services (Indoor Only)	N	N	N	N	N	P	P	P	P	N	P	N	
54185	Outdoor Advertising, including Billboard Displays	N	N	N	N	N	N	N	N	N	N	C	N	
811198	All Other Automotive Re- pair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
812990	All Other Personal Ser- vices	N	N	N	N	N	C	C	C	N	C	C	N	Sec. 86- 145, Sec. 86-109 (c)(5)
721199	All Other Travel Accommodation, including Short Term Rentals (Air BnBs)	N	N	N	N	N	C	C	C	C	C	N	N	Chapter 18
721211	RV Parks and Campgrounds	N	N	N	N	N	N	N	N	N	N	N	N	
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 Main- tenance	N	N	N	N	N	N	N	N	N	N	P	P	
811112	Automotive Exhaust Sys- tem Repair	N	N	N	N	N	N	N	N	N	N	P	P	

2017 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
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	P	P	P	P	N	
812112	Beauty Salons, Including Skin Care Services	N	N	N	N	N	N	N	P	P	P	P	N	
721191	Bed-and-Breakfast Inns	N	N	N	C	C	P	P	N	P	P	N	N	
6114	Business Schools and Computer and Management Training	N	N	N	N	N	N	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	C	P	N	
561439	Other Business Service Centers, Including Internet Cafe	N	N	N	N	N	P	P	P	P	C	P	N	
811192	Car Washes	N	N	N	N	N	N	N	N	C	N	P	P	
81222	Cemeteries and Crematories	C	C	C	C	C	N	N	C	N	C	C	N	Sec. 86-146
812220	Crematories, within Funeral Homes or Stand Alone	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-146

2017 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
81231	Coin-Operated Laundries and Drycleaners, drop-off	N	N	N	N	N	N	N	N	N	C	P	N	
56144	Collection Agencies	N	N	N	N	N	P	P	P	N	N	P	N	
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance; No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	P	P	
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	
53241	Heavy Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	C	P	
53221	Consumer Electronics and Appliances Rental	N	N	N	N	N	N	N	N	N	N	P	N	
532283	Home Health Equipment Rental	N	N	N	N	N	N	N	C	N	C	P	N	
532284	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	N	C	P	
532289	All Other Consumer Goods Rental	N	N	N	N	N	N	N	N	N	C	P	N	Sec. 86-147
532284	Consumer Goods Rental, including furniture rental, party supply rentals	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-147
561591	Convention Centers, Convention and Visitors Bureaus	N	N	N	N	N	P	P	P	P	N	P	N	

2017 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
492	Couriers and Messenger Services	N	N	N	N	N	N	P	P	N	N	P	N	
561492	Court Reporting and Stenotype Services	N	N	N	N	N	P	P	P	N	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	N	N	P	N	
6244	Day Care Center and Group Day Care Home, Child	N	N	N	N	N	N	N	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	C	C	N	N	N	N	N	Sec. 86-123
812191	Diet and Weight Reducing Centers	N	N	N	N	N	N	C	P	N	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
8112	Electronic and Precision Equipment Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
454110	Electronic Shopping and Mail-Order Houses	N	N	N	N	N	N	C	P	N	N	P	N	
532281	Formal Wear & Costume Rental	N	N	N	N	N	P	P	N	P	C	P	N	

2017 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
81221	Funeral Homes and Funeral Services	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-203
5323	General Rental Centers	N	N	N	N	N	N	N	C	C	N	P	P	Sec. 86-150
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	
81233	Linen and Uniform Supply	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	
81299	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)

2017 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
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	
53242	Office Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	P	N	N	P	N	
812922	One-Hour Photo-finishing	N	N	N	N	N	P	P	P	N	P	P	N	
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	P	P	
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	P	P	
5191	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	C	C	C	C	C	C	Sec. 86-397
92215	Parole Offices and Probation Offices	N	N	N	N	N	N	N	P	N	N	P	N	
92219	Other Justice and Safety Activities	N	N	N	N	N	P	P	P	P	P	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)

2017 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
8114	Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles; No Outdoor Storage	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	C	N	C	P	P	Sec. 86-174
812910	Animal Kennels / Boarding	N	N	N	N	N	N	N	N	N	N	N	C	
812910	Animal Rescue Shelter, Public or Private	N	N	N	N	N	N	N	C	N	N	N	C	
812921	Photo-finishing Laboratories (except One-Hour)	N	N	N	N	N	P	P	P	N	C	P	N	
54192	Photographic Services and Studios, Including Framing Shops	N	N	N	N	N	P	P	P	N	C	P	N	
6115	Technical and Trade Schools	N	N	N	N	N	N	C	C	C	N	C	C	Sec. 86-197
611513	Apprenticeship Training	N	N	N	N	N	N	C	C	C	N	C	C	
561491	Repossession Services	N	N	N	N	N	N	N	C	N	N	C	C	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

2017 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
811420	Antique Furniture Repair and Restoration Shop	N	N	N	N	N	C	C	N	N	C	P	N	
721310	Rooming and Boarding Houses	N	N	N	N	C	N	N	N	N	N	N	N	
561612	Security Guards and Patrol Services	N	N	N	N	N	N	N	P	N	N	P	P	
561621	Security Systems Services (except Locksmiths)	N	N	N	N	N	C	C	P	C	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	P	N	P	P	P	N	
81149	Other Household Goods Repair and Maintenance	N	N	N	N	N	P	P	N	P	P	P	N	
5619	Other 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	N	N	C	P	
561422	Telemarketing Bureaus	N	N	N	N	N	C	C	P	N	N	N	N	

2017 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
561421	Telephone Answering Services	N	N	N	N	N	C	C	P	N	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	N	N	N	N	
5615	Travel Agencies and Reservation Services	N	N	N	N	N	P	P	P	P	N	P	N	
56152	Tour Operators with Tour Vehicles	N	N	N	N	N	C	C	N	N	N	C	N	
53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86- 109 (c)(5)
4542	Vending Machine Operators	N	N	N	N	N	N	C	C	N	N	P	N	Sec. 86- 157
532282	Video Tape and Disc Rental	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86- 177
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86- 198
61161	Fine Arts Schools	N	N	N	N	N	P	P	C	C	N	C	N	
611610	Small-scale Pottery and Ceramics Shop	N	N	N	N	N	P	P	C	C	N	C	N	
61162	Sports and Recreation Instruction, including Exercise and Yoga	N	N	N	N	N	P	P	C	C	C	C	N	

2017 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
611620	Sports and Recreation Instruction, including Gymnastics and Martial Arts	N	N	N	N	N	P	P	C	C	C	C	N	
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
5621	Waste Collection	N	N	N	N	N	N	N	C	N	N	N	C	
5622	Waste Treatment and Disposal	N	N	N	N	N	N	N	N	N	N	N	C	
5629	Remediation and Other Waste Services	N	N	N	N	N	N	N	C	N	N	N	C	
562991	Septic Tank and Related Services	N	N	N	N	N	N	N	N	N	N	N	C	
4431	Electronics and Appliance Stores, Including Computers and Cameras	N	N	N	N	N	P	P	N	P	N	P	N	
45392	Art Dealers	N	N	N	N	N	P	P	P	C	C	P	N	
453920	Art Gallery	N	N	N	N	N	P	P	C	C	C	C	N	
453920	Temporary, Outdoor Arts Market	N	N	N	N	N	C	C	C	N	N	N	N	

2017 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
44131	Automotive Parts and Accessories Stores, With No Outdoor Storage, Excluding Tires	N	N	N	N	N	N	N	N	N	N	P	P	
44131	Automotive Parts and Accessories Stores, With Outdoor Storage, , Excluding Tires	N	N	N	N	N	N	N	N	N	N	C	C	
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	Res. 2018-006
45121	Book Stores and News Dealers	N	N	N	N	N	P	P	P	P	P	P	N	
4441	Building Material and Supplies Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-161
44419	Other Building Material Dealers, Lumber Yards	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-162
722514	Cafeterias, Grill Buffets, and Buffets	N	N	N	N	N	C	C	C	P	C	P	N	
44111	Car Dealers, New Vehicles Only	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163
441110	Car Dealers, New or Used Vehicles	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163, Sec. 86-109 (c)(5)

2017 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
44112	Car Dealers, Used Vehicles Only	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-163, Sec. 86-109 (c)(5)
4251	Electronic Markets and Agents and Brokers	N	N	N	N	N	N	N	P	N	N	P	N	
425120	Wholesale Trade Agents and Brokers, Including Automobile Brokers (Office Only)	N	N	N	N	N	N	N	N	N	N	P	N	Sec. 86-163.1
72232	Caterers	N	N	N	N	N	P	P	N	P	N	P	N	
4481	Clothing Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-164
44815	Clothing Accessories Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-164
44512	Convenience Food Stores with fuel pumps	N	N	N	N	N	N	N	N	C	N	P	P	
445120	Convenience Food Stores without fuel pumps	N	N	N	N	N	C	N	N	C	C	P	P	Sec. 86-165
44612	Cosmetics, Beauty Supplies, and Perfume Stores	N	N	N	N	N	P	P	N	P	P	P	N	
452210	Department Stores	N	N	N	N	N	C	C	N	P	N	P	N	Sec. 86-164
453998	Store Retailers not Specified Elsewhere, Including Fireworks Shops but not Tobacco Stores	N	N	N	N	N	N	N	N	C	P	P	P	

2017 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
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	
4421	Furniture Stores	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86- 166
4422	Home Furnishings Stores (Minor Interior Décor Only)	N	N	N	N	N	P	P	N	P	C	P	N	
44221	Floor Covering Stores	N	N	N	N	N	N	N	N	N	N	P	P	
442291	Window Treatment Stores	N	N	N	N	N	C	C	N	N	N	P	N	
4471	Gasoline Stations, Full Service	N	N	N	N	N	N	N	N	N	N	P	P	
44711	Gasoline Stations with Convenience Stores	N	N	N	N	N	N	N	N	N	N	P	P	
452319	All Other General Merchandise Stores	N	N	N	N	N	P	P	N	P	C	P	N	Sec. 86- 167
44511	Grocery Stores and Supermarkets (except Specialty Food Stores and Convenience Food Stores)	N	N	N	N	N	C	C	N	P	C	P	N	Sec. 86- 169
44413	Hardware Stores	N	N	N	N	N	P	P	N	P	P	P	N	
45112	Hobby, Toy and Game Stores	N	N	N	N	N	P	P	N	P	P	P	N	
451120	Arts & Crafts Retail Sales, Supply Stores	N	N	N	N	N	P	P	C	C	N	P	N	A & E

2017 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
44411	Home Centers (Building Materials and Supplies)	N	N	N	N	N	N	N	N	P	N	P	C	
4483	Jewelry, Luggage, and Leather Goods Stores	N	N	N	N	N	P	P	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
44422	Nursery, Garden, and Farm Supply Stores	N	N	N	N	N	N	C	N	N	C	P	N	Sec. 86-170
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, Including Carts and Individual Food Trucks	N	N	N	N	N	C	C	C	N	N	C	N	A & E
722330	Food Truck Courts	N	N	N	N	N	C	C	C	C	N	C	N	A & E
44122	Motorcycle, Boat, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-160
441228	Motorcycle, ATV, and Other Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	
45114	Musical Instrument and Supplies Stores	N	N	N	N	N	P	P	N	P	N	P	N	
45439	Other Direct Selling Establishments	N	N	N	N	N	N	N	C	N	N	C	N	

2017 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
4532	Office Supplies, Stationery, and Gift Stores	N	N	N	N	N	P	P	C	P	C	P	N	Sec. 86-171; Sec. 86-168
44613	Optical Goods Stores	N	N	N	N	N	P	P	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	C	
4412	Other Motor Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	P	
44412	Paint and Wallpaper Stores	N	N	N	N	N	P	P	N	P	N	P	N	
45391	Pet and Pet Supplies Stores, no Outdoor Storage or Displays	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-173
44611	Pharmacies and Drug Stores	N	N	N	N	N	P	C	N	P	C	P	N	Sec. 86-175
443142	Music Stores (Prerecorded Tape, Compact Disc, and Records)	N	N	N	N	N	P	C	N	P	N	P	N	Sec. 86-176
44121	Recreational Vehicle Dealers	N	N	N	N	N	N	N	N	N	N	C	C	
722511	Restaurants, Full-Service, Family Restaurants	N	N	N	N	N	P	P	C	P	P	P	N	
722511	Restaurants, Full-Service, Quality Restaurants	N	N	N	N	N	P	P	C	P	P	P	N	
722513	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	

2017 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
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, without drive-through windows.	N	N	N	N	N	P	P	C	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	P	N	P	N	P	N	
722515	Snack and Nonalcoholic Beverage Bars	N	N	N	N	N	P	P	C	P	P	P	P	
4452	Specialty Food Stores, including Meat, Fish, Fruit and Vegetable Markets, Baked Goods , Candy and Nut Stores	N	N	N	N	N	P	P	N	P	P	P	N	
445230	Outdoor Farmers Market	N	N	N	N	N	P	P	N	P	N	C	N	A & E
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 (Freight)	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-179
4533	Used Merchandise Stores, including Thrift Stores but not Consignment Stores or Antique Shops	N	N	N	N	N	N	N	N	N	C	C	C	Sec. 86-178
45331	Consignment Stores	N	N	N	N	N	C	C	N	C	N	P	N	

2017 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
453310	Antique Shops, but not Flea Markets	N	N	N	N	N	P	P	N	P	N	P	N	Sec. 86-178
452311	Warehouse Clubs and Supercenters	N	N	N	N	N	N	N	N	C	N	P	N	
45393	Manufactured, Mobile, Home Dealers	N	N	N	N	N	N	N	N	N	N	N	N	
45399	All Other Miscellaneous Store Retailers, including Flea Markets	N	N	N	N	N	C	C	N	C	C	C	N	
453991	Tobacco Stores, Cigar Shops, and Vape Shops	N	N	N	N	N	C	C	N	C	N	P	N	
	MANUFACTURING, WHOLESALE, AND WAREHOUSING													
337	Furniture and Related Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
337	Furniture and Related Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
3121	Beverage Manufacturing, Non-alcoholic, with No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
3121	Beverage Manufacturing, Non-alcoholic, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	

2017 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
812332	Industrial Launderers	N	N	N	N	N	N	N	N	N	N	N	P	
53113	Mini-warehouses and Self-Storage Units (Indoor and Outdoor)	N	N	N	N	N	N	N	N	N	N	C	C	
339	Miscellaneous Manufacturing (including toys, jewelry, silverware , medical / dental equipment and supplies, sporting goods, office supplies, signs, caskets , gaskets , home accessories, etc. and similar processing/assembly of products), With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
339	Miscellaneous Manufacturing (including toys, jewelry, silverware, medical / dental equipment and supplies, sporting goods, office supplies, signs, caskets, gaskets, home accessories, etc. and similar processing/assembly of products), With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
51212	Motion Picture and Video Distribution	N	N	N	N	N	N	N	N	N	N	C	P	
51211	Motion Picture and Video Production	N	N	N	N	N	N	N	N	N	N	C	C	
322	Paper Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	

2017 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
51219	Postproduction and Other Related Industries	N	N	N	N	N	P	P	N	N	N	C	C	Sec. 86-137
323	Printing and Related Support Activities	N	N	N	N	N	C	C	N	N	C	P	P	
31211	Soft Drink and Ice Manufacturing, With no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
31211	Soft Drink and Ice Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
31212	Breweries, Large-Scale	N	N	N	N	N	N	N	N	N	N	N	C	Res. 2018-006?
312120	Micro-breweries	N	N	N	N	N	C	C	N	N	N	C	C	Res. 2018-006?; A & E
312120	Brew Pubs and Growler Shops	N	N	N	N	N	C	C	N	N	N	C	N	Res. 2018-006?; A & E
31214	Distilleries, Large-Scale	N	N	N	N	N	N	N	N	N	N	N	C	Res. 2018-006?
312140	Micro-distilleries	N	N	N	N	N	C	C	N	N	N	N	C	Res. 2018-006?; A&E

2017 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
3122	Tobacco Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
493	Warehousing and Storage	N	N	N	N	N	N	N	N	N	N	N	C	
423	Merchant Wholesalers, Durable Goods, With No Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
423	Merchant Wholesalers, Durable Goods, With Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
424	Merchant Wholesalers, Non-Durable Goods, With No Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
424	Merchant Wholesalers, Non-Durable Goods, With Customer Showrooms and /or Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
311	Food Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
311	Food Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
313	Textile Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
313	Textile Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	

2017 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
314	Textile Product Mills, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
314	Textile Product Mills, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
315	Apparel and Apparel Accessories Manufacturing, with no Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
315	Apparel and Apparel Accessories Manufacturing, with Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
316	Leather and Allied Product Manufacturing, Including footwear, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
316	Leather and Allied Product Manufacturing, Including footwear, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
321	Wood Product Manufacturing, Including Millwork, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
321	Wood Product Manufacturing, Including Millwork, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
324	Petroleum and Coal Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	

2017 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
325	Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
326	Plastics and Rubber Products Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
327	Non-metallic Mineral Product Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
331	Primary Metal Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
332	Fabricated Metal Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
332	Fabricated Metal Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
333	Machinery Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
333	Machinery Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
334	Computer and Electronic Product Manufacturing, With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
334	Computer and Electronic Product Manufacturing, With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	

2017 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
335	Electrical Equipment and Appliance Manufacturing With No Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	P	
335	Electrical Equipment and Appliance Manufacturing With Outdoor Storage	N	N	N	N	N	N	N	N	N	N	N	C	
336	Transportation Equipment Manufacturing	N	N	N	N	N	N	N	N	N	N	N	C	
	TRANSPORTATION, COMMUNICATION, AND UTILITIES													
4855	Charter Bus Industry	N	N	N	N	N	N	N	N	N	N	C	C	
4885	Freight Transportation Arrangement	N	N	N	N	N	N	N	C	N	N	C	C	
488991	Packing and Crating	N	N	N	N	N	N	N	N	N	N	N	C	Sec. 86-180
517312	Wireless Telecommunications Carriers (New Cell Towers)	N	N	N	N	N	C	C	C	N	C	C	C	Sec. 86-201; Chapter 70
517312	Wireless Telecommunications Carriers (Co-Locations)	N	N	N	N	N	P	P	P	P	P	P	P	Sec. 86-201; Chapter 70
4821	Rail Transportation Co. (Office Only)	N	N	N	N	N	P	P	P	N	N	C	P	

2017 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
487	Scenic and Sightseeing Transportation	N	N	N	N	N	C	C	N	N	N	N	P	
485991	Special Needs Transportation	N	N	N	N	N	N	N	N	N	N	P	P	
4852	Interurban and Rural Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	
4853	Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	C	N	Sec. 86-181
4851	Urban Transit Systems, except Taxi and Limousine Service	N	N	N	N	N	N	N	N	N	N	P	P	
4854	School and Employee Bus Transportation	N	N	N	N	N	N	N	C	N	N	N	C	
4882	Support Activities for Rail Transportation	N	N	N	N	N	C	C	C	N	N	N	C	
4884	Support Activities for Road Transportation	N	N	N	N	N	N	N	C	N	N	N	C	
4889	Other Support Activities for Transportation	N	N	N	N	N	N	N	C	N	N	N	C	
491	Postal Service	N	N	N	N	N	C	C	P	N	C	P	P	
	AGRICULTURAL USES													
	Private, Non-commercial Garden	P	P	P	P	N	P	P	N	P	N	N	N	

2017 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
11142	Nursery and Floriculture Production	N	N	N	N	N	N	N	N	N	N	C	P	
111421	Nursery and Tree Production	N	N	N	N	N	N	N	N	N	N	C	P	
112	Animal Production, including all types of Livestock Farming	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 14-9 (f)
1123	Poultry and Egg Production, Commercial	N	N	N	N	N	N	N	N	N	N	N	N	
	Other Poultry Production, Personal Use, Non-Commercial	P	P	N	N	N	P	P	N	N	N	N	N	Sec. 14-51
1125	Aquaculture	N	N	N	N	N	N	N	N	N	N	N	N	
11291	Apiculture (Beekeeping)	N	N	N	N	N	N	N	N	N	N	N	N	
1152	Support Activities for Animal Production	N	N	N	N	N	N	N	N	N	N	N	N	
	UTILITIES													
2211	Power Generation and Supply	N	N	N	N	N	N	N	N	N	N	N	C	
2212	Natural Gas Distribution	N	N	N	N	N	N	N	N	N	N	N	C	
2213	Water, Sewage, and Other Systems	N	N	N	N	N	N	N	N	N	N	N	C	
22132	Sewage Treatment Facilities	N	N	N	N	N	N	N	N	N	N	N	C	

(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)
(Ord. No. xxxxxxxxxxxxxxxx)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.7

- 7

COUNCIL MEETING DATE
November 5, 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 of 18-VAR-008, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236.

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 **Economic Development**

Summary & Background

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

Approval of sign variance; The existing car wash at 8787 Tara Boulevard has been undergoing renovations for a couple of months. Variances on the building design were approved in August of this year, but new or replacement signage was not addressed then. The owners would like to replace the ground (pylon) sign currently up front with more of a monument sign with a double-sided aluminum panel, a double-sided EMC panel, and a stone base. The replacement of the canopy sign may be conducted in the near future. For the sake of simplicity, the variance application is covering both the replacement of the ground sign now and the replacement of the canopy / wall sign possibly in the near future. (There is currently no specific application on the replacement canopy / wall sign.) Design Review Commission will review on November 7th.

The original submittal for the sign permit had issues with the position of the ground sign (relative to the right-of-way line), potential flashing of the EMC sign, messages on the EMC sign changing faster than ten seconds, the EMC sign portion exceeding the maximum percentage of the overall ground sign, and the ground sign exceeding the maximum percentage of sign face allowed for the entire property. (Note: The Tara Boulevard Overlay District does allow for larger sign faces and taller heights than signs elsewhere in the City.)

The revised submittal brought the first four issues in compliance. The applicant argued that the ground sign did not exceed the maximum percentage (5%) of sign face allowed for the property, because 7.5% is allowed on multiple frontage lots. The applicant stated that the property had frontage on Tara Boulevard and could be seen from Hwy. 54. I responded that the property did not have actual frontage on Hwy. 54, but the applicant did produce a plat showing that the property did have rear frontage on a private drive serving Wayfield Foods. The sign code does refer to "public road frontage," but does not seem to address frontage off of private roads.

Nevertheless, staff believes that the 5% / 7.5% debate is a moot point, because I believe that the car wash will go ahead and address replacing the canopy / wall sign for the car wash while it is renovating the rest of the space. The Code combines the ground sign area and wall sign area into one allowable percentage, and I believe that a variance should address both signs now. The total sign face area for all elements of the ground sign, plus the likely replacement wall sign area would equal approximately 262 square feet, which is approximately 22.9% of the building face. Staff recommends approval of the variance, since the replacement ground sign (and the future replacement wall sign) will be upgrades to what is on the property now.

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.)*

- Legal Ad Run Date 10_17_18

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature

City Clerk's Office

- Meeting Scan Packet - 8787 Tara Blvd 11.5.18

5.7

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

Approval



CITY OF JONESBORO DESIGN REVIEW COMMITTEE

Agenda Item Summary

Agenda Item 5.7.b

COUNCIL MEETING DATE
November 12, 2018

Requesting Agency

Community Development (Jim Reaves-Hometown Car Wash, owner)

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

Variance application for percentage coverage of replacement signs on property

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 variance**; The existing car wash at 8787 Tara Boulevard has been undergoing renovations for a couple of months. Variances on the building design were approved in August of this year, but new or replacement signage was not addressed then. The owners would like to replace the ground (pylon) sign currently up front with more of a monument sign with a double-sided aluminum panel, a double-sided EMC panel, and a stone base. The replacement of the canopy sign may be conducted in the near future. For the sake of simplicity, the variance application is covering both the replacement of the ground sign now and the replacement of the canopy / wall sign possibly in the near future. (There is currently no specific application on the replacement canopy / wall sign.) **Design Review Commission will review on November 7th.**

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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

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)

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

New sign elevations, Existing site pictures, variance application

Staff Recommendation

Approval

David Allen, Community Development Director, 770.570.2977

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)



CITY OF JONESBORO
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 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: 8787 Tara Blvd. Jonesboro, GA 30236

Parcel Identification Number: Land Lot 242 5th district, Deed 9870, PG 164

Size: 1.88 Acres

Owner: Jim Reaves - Hometown Car Wash

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:

Applicant Name: Jacob Wolfe

Mailing Address: 402 Senoia Road, Tyrone, GA 30290

Email Address: jacob@asigngroupinc.com Telephone: 770-486-1806

PROJECT INFORMATION:

Section of Ordinance In which variance is needed: Sec. 86-489

Requesting Variance from: Single Road Frontage to: Multi Road Frontage

Reason for Variance Request: Request 7.5% of signage sq/ft to be used for calculations instead of 5% since parcel has two entrances, Tara Blvd and Fayetteville Rd.

** SEC STAFF REPORT*

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.

Tara Blvd Overlay allows for road signs to be a max of 150 sq/ft but building facades with 1 road frontage at 5% does not allow for a sufficient advertising space. Multi road frontage would allow for 7.5% and would be sufficient for the needed visibility. *

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

Parcel is determined to have one road frontage, Tara Rd, but parcel has public entrance, visibility and activity at back entrance off Fayetteville Rd. *

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 not allowing the owner to use the approved 7.5% of signage for multi road frontage their capabilities of competing for public visibility/advertising is significantly stifled and damages the business capabilities to have ample advertising opportunity.

4. Demonstrate how a variance prevents reasonable use of the property.

Without a variance to determine the owner to have muliti road frontage and 7.5% of signage, it would significantly reduce the owners capabilities of equal advertising space as in relation to other businesses on Tara Blvd.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.
To allow the owner to use the code approved 7.5% of signage for multi frontage property.
City of Jonesboro is determining that the public entrance off Fayetteville Road is not
considered road frontage.
6. Demonstrate how the variance is the only result to allow reasonable use of the property.
Equal advertising capabilities are extremely important to the success of any business.
The single road frontage 5% calculation does not allow the business to properly compete
for public visibility and could be detrimental to the long-term success of the business
7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
No, sign is located out of R/W and does not pose an issue with eye pollution as sign
is aesthetically attractive.
8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?
Yes, Multi Road Frontage parcels are allowed 7.5% of signage, we are requesting that
Fayetteville Road be determined to be road frontage.

Jacob B. Wolfe
 PRINT NAME

10/11/18
 DATE


 SIGNATURE

700.00
 FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: 10/11/2018

Information Reviewed By: cc payment in the amt of 700.00

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

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 a variance for the property.

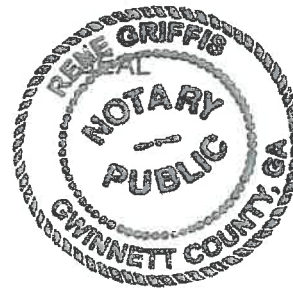
I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

James B. Reeves
PRINT NAME

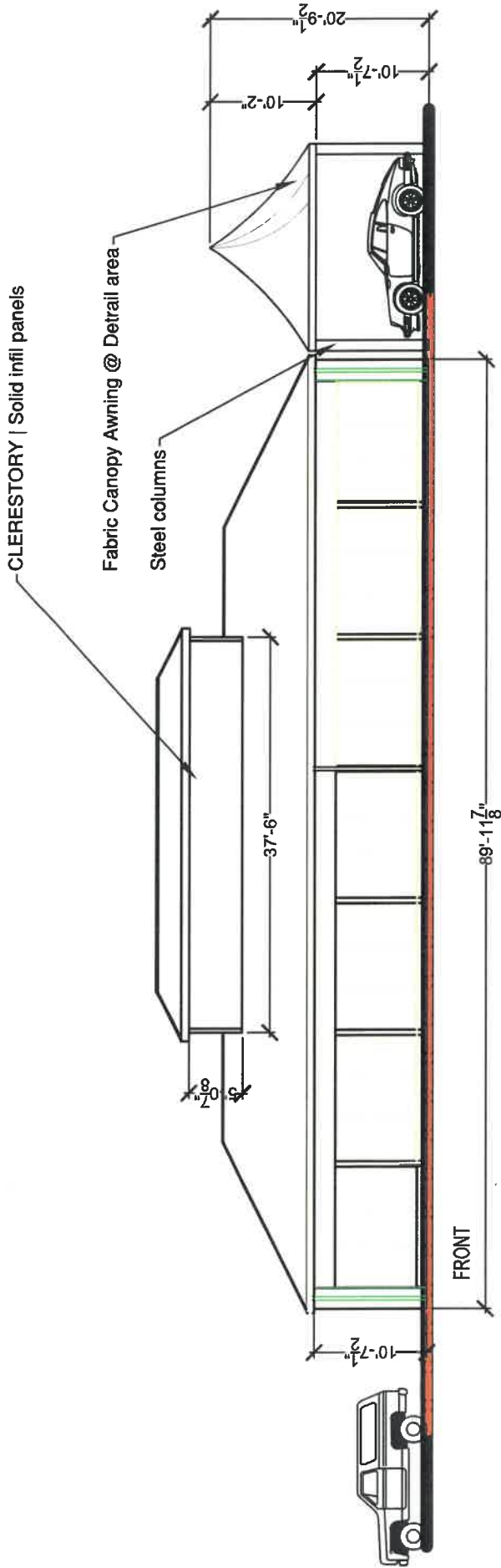
James B. Reeves
SIGNATURE/DATE

NOTARY:
Rene Griffis - 10-10-18
SIGNATURE/DATE

MY COMMISSION EXPIRES 12-10-2021



Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)



UPPER
FACADE

190.408 SF

LOWER
FACADE

956.172 SF

TOTAL FRONT FACADE SQ/FT = 1,146.58

7.5% OF FACADE FOR SIGNAGE WITH 2 ROAD FRONTAGES = 85.99 SQ/FT

PROPERTY FACES TARA BLVD AND FAYETTEVILLE RD.

2 ROAD FRONTAGES.

TOTAL SQ/FT OF SIGNAGE = 84.34 SQ/FT

Grano

8787 Tara Boulevard | CAR WASH

FRONT | EAST Facade Dimensions + SF Area

No Scale

*NOTE | Dimensions are approximate | Field verify prior to any sign fabrication

HDHP 8/21/2018 7:10 AM 2018 020 8787 Tara RENOVATION Plans + Scope 082118.3.dwg

Google Maps 8755 GA-54

EXISTING CANOPY SIGN

EXISTING PYLON SIGN



Image capture: Feb 2018 © 2018 Google

Jonesboro, Georgia

 Google, Inc.

Street View - Feb 2018



Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

Google Maps 8755 GA-54

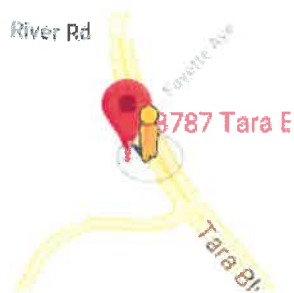


Image capture: Feb 2018 © 2018 Google

Jonesboro, Georgia

 Google, Inc.

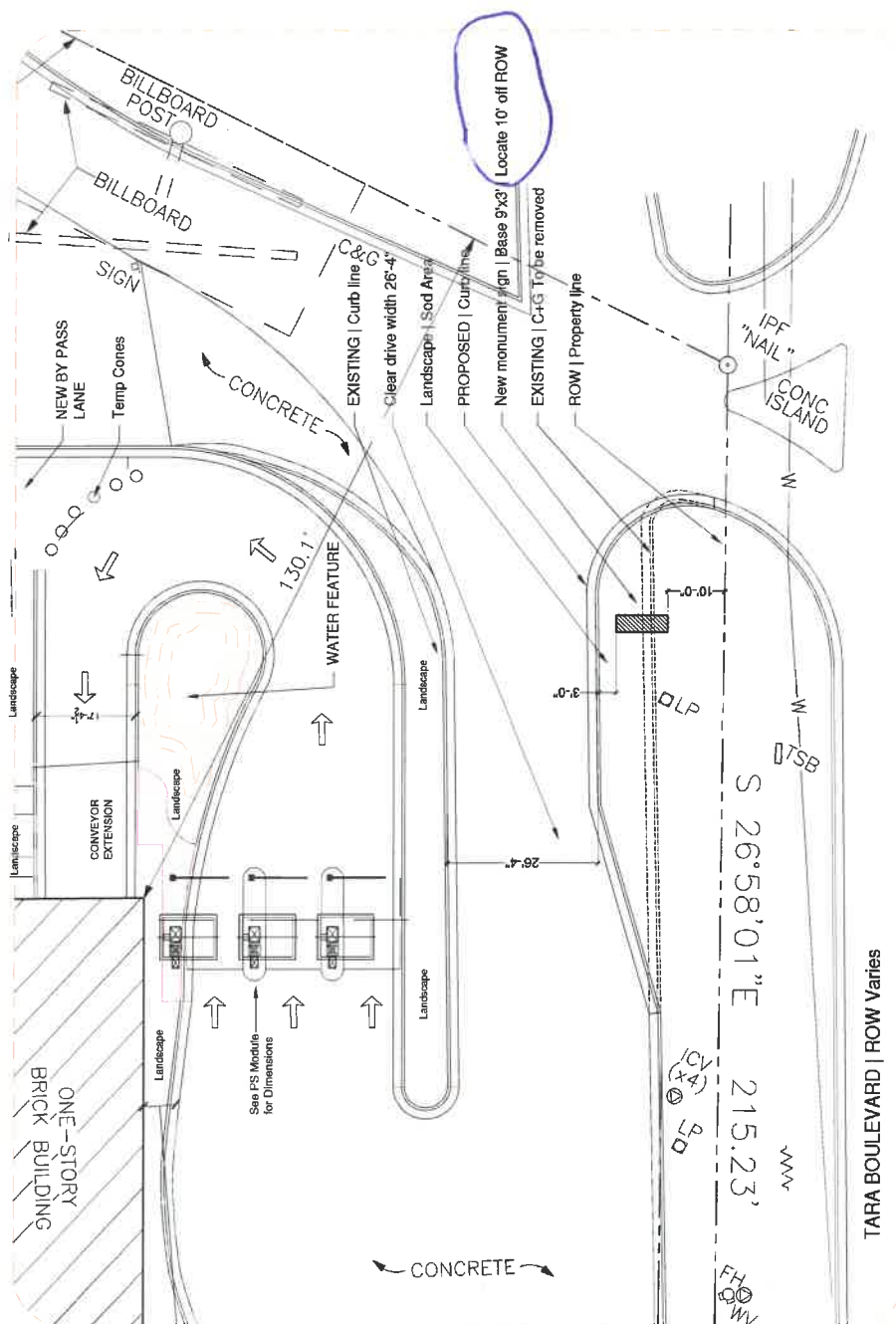
Street View - Feb 2018



Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

PROJECT NUMBER 2018 020
 ISSUE RECORD
 NUMBER DATE ISSUE / REVISION
 1 10/20/18 Project Monument Location

Revised



PM 2 AREA PLAN
 Project Monument Location Plan
 1"=10'
 24" X 36"



HOMETOWN CAR WASH
 8787 Tara Boulevard Jonesboro, GA
 Jonesboro CW, LLC

SYNOPSIS
 PROJECT MONUMENT



HDP 10/2/2018 10:49 AM 2018 020 8787 Tara RENOVATION Plans + Scope 1027185.dwg

Property Improvement Program

HOMETOWN
 CAR WASH
 8787 Tara Boulevard
 Jonesboro, GA



Port Oak Partners, LLC
 1000 Peachtree Parkway
 Suite 100
 Cumming, Georgia 30040
 Tel: 770.746.7100
 Fax: 770.746.7101

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DRAWING
 PM2

5.7.b

PM1

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

PROJECT NUMBER 2018 020

ISSUE RECORD
NUMBER DATE
1 100218 Project Monument Location

Property Improvement Program

HOMETOWN
CAR WASH

8787 Tara Boulevard
Jonesboro, GA



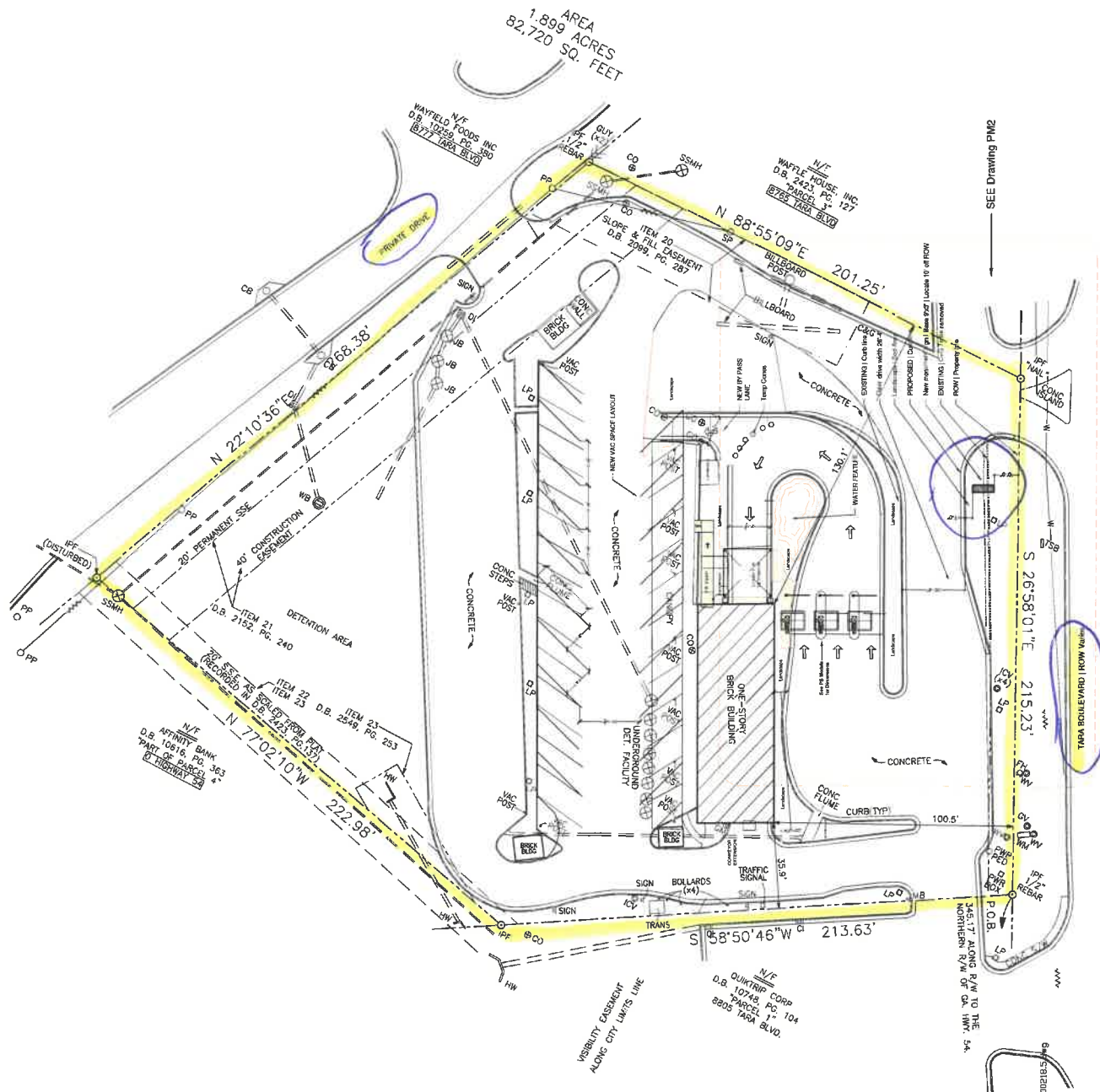
Post Oak Partners, LLC

12000 Post Oak
Suite 100
Carmichael, CA 95628

T 916.282.7100
F 916.282.7101

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DRAWING



PM SITE PLAN
1 Project Monument Location Plan
Schematic

1"=50'
@ 24 X 36



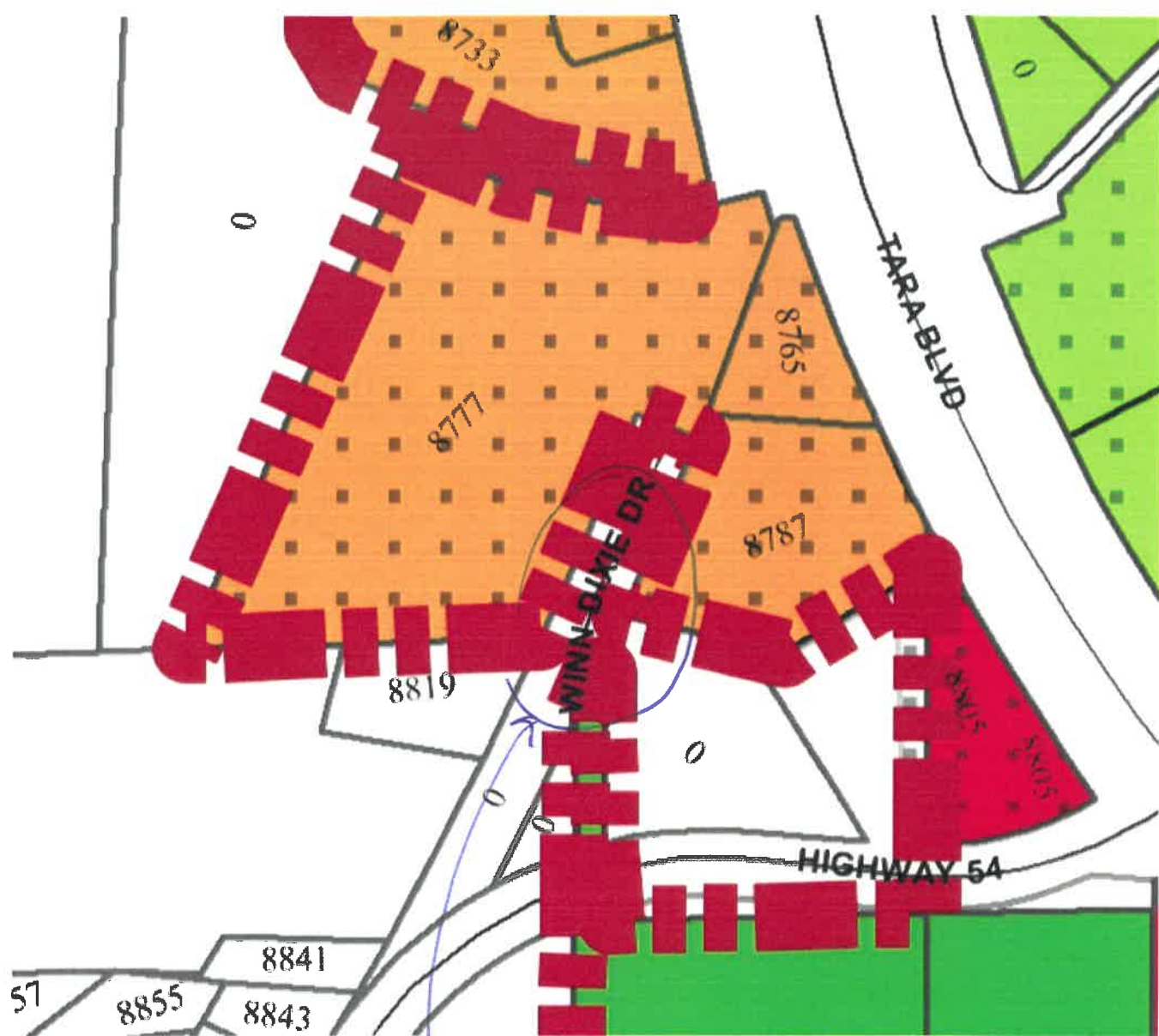
HOMETOWN CAR WASH
8787 Tara Boulevard Jonesboro, GA

Jonesboro CW, LLC

SYNOPSIS
PROJECT MONUMENT



HDP 10/27/2018 10:49 AM 2018 REG 8787 Tara Blvd RENOVATION Plans + Scope 100218-549



No LISTED ON ZONING CHART
AS "OFFICIAL" ROAD

↳ COULD BE COUNTY

NO ROAD SIGN, NO SPALLS UNIT SIGN

NOR IN CLAYTON CO.

TAX RECORDS

MAIN SIGN CABINET: 60.34 SQ/FT
 79.5" x 109.3" x 8" INTERNALLY LIGHTED
 ALUMINUM CABINET WITH WHITE LED'S
 FULL DIGITAL PRINTED POLYCARBINATE FACES.
 DOUBLE SIDED.

ALUMINUM CABINET PAINTED TAN AND BROWN
 PER PROOF TO MATCH BUILDING REMODELING.
 2" ALUMINUM FRAME WITH .080 SKIN SIDES.
 CABINET TO INSTALL OVER STEEL POLE PER ENGINEERING.

WATCHFIRE EMC SIGN CABINET. 24 SQ/FT
 3'X 8' X 5" DOUBLE SIDED 16MM
 FULL COLOR LED'S
 PHOTOCELL DIMMER TO MANAGE LIGHT OUTPUT
 MAXIMUM SIZE EMC IS 40% OF SIGN FACE = 24.14 SQ/FT ALLOWED.

NOTE: EMC SIGN TO NOT FLASH, MOVE, OR HAVE ANIMATION.
 STOCK STILL COLORED PHOTOS AND IMAGES WILL ONLY BE USED.

MASONRY BASE TO BE INSTALLED AROUND STEEL POLE
 WITH CINDERBLOCK CORE AND CULTURED STONE PER PROOF.

ADDRESS NUMBERS AND STREET NAME TO BE FABRICATED 1/4" BRUSHE
 ALUMINUM LETTERS, MOUNTED TO BOTH SIDES OF MASONRY BASE.

FOOTER SPECS TBD PER ENGINEER DRAWING OPTIONS AS SHOWN.



Client: BLAKE DEWITT Location: HOMETOWN CW, JONESBORO Project: MONUMENT SIGN Drawn by: JACOB WOLFE Dwg Type: PROOF 1 Date: 4-18-18 File:	I HAVE REVIEWED THE ABOVE SPECIFICATIONS & HEREBY FULLY UNDERSTAND CONTENT OF PRODUCT TO BE FABRICATED AND APPROVE THIS PROJECT TO BE FABRICATED ____AS SHOWN ____WITH REVISIONS AS SHOWN____ By: _____ Date: _____	Prepared proofs are copyright and are to be used for customer approval only. Preparing preliminary artwork and layout involves time and talent. This artwork has been prepared specifically the client listed. Not to be shared for securing competitive bids and/or allowing others to duplicate the work we have prepared specifically for you. THIS DRAWING IS THE PROPERTY OF A SIGN GROUP, INC. ANY ALTERATION OR REPRODUCTION IN WHOLE OR IN PART ARE PROHIBITED WITHOUT WRITTEN CONSENT OF A SIGN GROUP, INC. ASign GROUP Inc 770-486-1806 FAX: 678-364-6690
--	--	---

$60.34 + 24.14 = 84.48$ TOTAL EACH SIDE

David Allen

From: David Allen
Sent: Thursday, October 11, 2018 4:41 PM
To: jacob@assigngroupinc.com
Cc: Ricky , L. Clark, Jr.
Subject: RE: Sign Variance

In my opinion, no. Since the Code currently intertwines the two, I see it as the same issue for the property – making sure that overall signage on the property does not dominate the property.

It also makes moot the debate over whether the property has multiple “public road frontages.”

We have had multiple item variances on one application before.



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: Jacob Wolfe <jacob@assigngroupinc.com>
Sent: Thursday, October 11, 2018 4:36 PM
To: David Allen <dallen@jonesboroga.com>
Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>
Subject: RE: Sign Variance

Yes, you are correct per your notes.

What the owners were thinking was if we decided to not do a wall sign and only one double sided road sign off Tara then the total sq/ft would be 84.48 sq/ft only and 7.5% would allow them up to 85.99 sq/ft.

I know they would love to be able to do a wall sign in the future and including that opportunity with this variance makes a lot of financial sense and is greatly appreciated. What the owner was worried about was that adding the additional variance request for the wall sign might hinder the approval of the monument sign only. I guess what I am trying to say is that we didn't want to ask the council for “Too Much” and risk having the variance denied due to the additional wall sign sq/ft. Do you think that will be an issue to ask for the additional wall signage sq/ft in this variance request?

Thank you for your help and assistance.

Jacob B. Wolfe



770-486-1806

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

402 Senoia Road, Suite 2, Tyrone, GA 30290
 Phone: 770-486-1806
 FAX: 678-364-6690
www.ASignGroupInc.com

From: David Allen <dallen@jonesboroga.com>
Sent: Thursday, October 11, 2018 4:26 PM
To: jacob@asigngroupinc.com
Cc: Ricky, L. Clark, Jr. <rclark@jonesboroga.com>
Subject: Sign Variance

We are going to go ahead and include the future replacement wall sign with this variance, so, if approved, another variance will not have to be obtained later when it comes time to do the wall sign you are talking about.

I went back to the site to look at the private drive behind the car wash and Waffle House. Our code seems to suggest it is counting public road frontage. This is more of a truck access drive for the grocery store. It has no posted road name or speed limit. Anyway, if you do the calculations for the ground sign and the wall sign, the multiple frontage issue is a moot point, because:

1. The 5% of 7.5% allowable is a combination of ground sign area and wall sign area. Even if you did the wall sign later, it would need a variance, because the combination of the replacement ground sign and replacement wall sign would push the percentage over the 5% limit and the 7.5% limit.
2. 84.48 ground sign side + 84.48 ground sign other side + 93.20 square foot wall sign = 262.16 square feet or **22.86%** of building face.
3. Or, if you just do one ground sign side – 84.48 + 93.20 = 177.68 square feet or **15.5%** of building face.

Either way, I would suggest going ahead and going with the variance to cover the now and future signage situation, both of which would exceed 5% and 7.5%



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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David Allen

From: David Allen
Sent: Thursday, October 11, 2018 4:00 PM
To: 'jacob@asigngroupinc.com'
Subject: RE: Sign - 8787 Tara Boulevard, Jonesboro

I think I found the area of the future wall sign below. 28" by 40 feet.

David Allen | Community Development Director | City of Jonesboro, GA
 tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com Like Us On Facebook Like Us on Twitter

-----Original Message-----

From: Jacob Wolfe <jacob@asigngroupinc.com>
 Sent: Wednesday, September 26, 2018 2:52 PM
 To: David Allen <dallen@jonesboroga.com>
 Subject: RE: Sign - 8787 Tara Boulevard, Jonesboro

The canopy that is visible from Tara Blvd is 42" tall x 70' wide. That is the whole visible canopy. I would imagine the actual signage area would be in the area of 28" x 40' max. That would be an ideal scenario but it would be limited to what size wall sign he can have. He might do a full digital design to include waves and graphics that are not signage advertising in the background, more like art.

Jacob B. Wolfe

402 Senoia Road, Suite 2, Tyrone, GA 30290
 Phone: 770-486-1806
 FAX: 678-364-6690
 www.ASignGroupInc.com

-----Original Message-----

From: David Allen <dallen@jonesboroga.com>
 Sent: Wednesday, September 26, 2018 2:32 PM
 To: jacob@asigngroupinc.com
 Subject: RE: Sign - 8787 Tara Boulevard, Jonesboro

General size of new canopy image. Just to get a rough idea.

David Allen | Community Development Director | City of Jonesboro, GA
 tel: 770-478-3800 | cell: 770-570-2977 | dallen@jonesboroga.com |
 124 North Avenue | Jonesboro, Georgia 30236 | www.jonesboroga.com Like Us On Facebook Like Us on Twitter

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

-----Original Message-----

From: Jacob Wolfe <jacob@asigngroupinc.com>
Sent: Wednesday, September 26, 2018 2:31 PM
To: David Allen <dallen@jonesboroga.com>
Subject: FW: Sign - 8787 Tara Boulevard, Jonesboro

Here is the letter from the customer agreeing to all terms of the EMC sing ordinance. Let me know if you need anything else.

Thank you,

Jacob B. Wolfe

402 Senoia Road, Suite 2, Tyrone, GA 30290
Phone: 770-486-1806
FAX: 678-364-6690
www.ASignGroupInc.com

-----Original Message-----

From: Blake DeWitt <blake@hometownwash.com>
Sent: Wednesday, September 26, 2018 2:17 PM
To: Jacob Wolfe <jacob@asigngroupinc.com>
Subject: Re: Sign - 8787 Tara Boulevard, Jonesboro

Jacob,
Please let me know if this will work.

Kind regards,

Blake

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

From: David Allen <dallen@jonesboroga.com>
Sent: Thursday, September 27, 2018 10:55 AM
To: jacob@asigngroupinc.com
Cc: Maria Wetherington <mwetherington@jonesboroga.com>; Pat Daniel <pdaniel@jonesboroga.com>
Subject: RE: Proposed Sign - Fresh and Clean Car Wash

Not enough advertising time to make October meeting.

Please see attached variance application above. Application fee is \$700.

Dates for November are as follows:

November 5th - City Council Work Session
 November 7th - Design Review Commission
 November 12th - City Council Public Hearing



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
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: Jacob Wolfe <jacob@asigngroupinc.com>
Sent: Thursday, September 27, 2018 10:52 AM
To: David Allen <dallen@jonesboroga.com>
Subject: RE: Proposed Sign - Fresh and Clean Car Wash

Good morning David - attached is a revised drawing that should eliminate the need of a variance for the size, EMC % and the flashing EMC board. Let me know if you agree.

What is the next steps for variance approval at this point? No way of making on the October meeting?

Thank you,

Jacob B. Wolfe



770-486-1806

402 Senoia Road, Suite 2, Tyrone, GA 30290
 Phone: 770-486-1806
 FAX: 678-364-6690
www.ASignGroupInc.com

Attachment: Meeting Scan Packet - 8787 Tara Blvd 11.5.18 (1305 : Variance - Hometown Car Wash)

From: David Allen <dallen@jonesboroga.com>

Sent: Wednesday, September 26, 2018 4:12 PM

To: jacob@asigngroupinc.com; Jay Cooney <jay.cooney53@gmail.com>

Cc: Ron Hadaway (rhadaway@hdhpllc.com) <rhadaway@hdhpllc.com>; jimir@jbreavesip.com; Ricky , L. Clark, Jr. <rclark@jonesboroga.com>

Subject: Proposed Sign - Fresh and Clean Car Wash

I have reviewed the sign permit application and have enclosed some City Code sign references.

Sec. 86-487. - Prohibited signs.

The following signs are prohibited in all zoning districts of the city:

- (1) Air and gas filled devices;
- (2) Awning and canopy signs, except as authorized in section 86-495;
- (3) Banners, except as authorized in section 86-494;
- (4) Bench signs;
- (5) Flashing signs;

The EMC sign portion would not be allowed to have flashing graphics or lighting. There could not be a variance on this prohibition.

Sec. 86-489. - General regulations.

(a) Messages. Any sign allowed under this article may contain any message.

(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).

But:

(8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.

I believe that some variances may be in order here. I do not believe that two Sections of the Code (see below) would contradict each other, so while signs along the Tara Boulevard are allowed within 100 feet of the right-of-way, they would still need to be at least ten feet inside the right-of-way. I know the existing sign framework is probably closer than 10 feet, but taking that sign down and erecting a new sign would remove any grandfathering. Also, the total area of the sign face for the large face (117.75 square feet for both sides) plus 17.8 the electronic face (48 square feet for both sides) exceeds the 150 square foot maximum highlighted above and the maximum 5% building face highlighted above (17.8%). Add in a 28 inch by 40 foot wall sign to the canopy and the percentage is obviously worse.

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 45 square feet for planned centers. A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.

(b) Wall signs shall be permitted in non-residential zoning districts. **Permitted area of wall signs shall not exceed 150 square feet.** No single building or unit shall be permitted more than one wall sign except for multiple frontage lots as provided in section 86-490(b)(1). Wall signs are allowed only upon a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.

(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;

(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; 40.7% of total sign area

(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;

(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); and (5)

Electronic message center signs are permitted in the following zoning districts:

C-1 Neighborhood Commercial District

C-2 Highway Commercial District

O&I Office and Institutional District

MX Mixed Use District

M-1 Light Industrial District

Based on all this, it looks like a variance application is in order for the following items on the ground sign:

1. Exceeding maximum 5% of building face with ground sign area.
2. Sign located closer than 10 feet from the right-of-way line.
3. Ground sign faces exceeding maximum 150 square feet.
4. EMC sign exceeding 40% of the total sign area.
5. Can electronic messages stay static for longer than 10 seconds?

The variance times would be in November, as it is too late to advertise for October.



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@jonesboroqa.com |
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272 Glynn St. N Fayetteville, GA 30214

www.HometownWash.com

Blake@HometownWash.com

(912) 266 0365 Cell Phone



Dear Mr. Allen

This letter is to inform you that we are aware of the EMC Sign Ordinance for 8787 Tara Blvd, Jonesboro, GA 30236 and that we will have no issues in complying with these restrictions. If you have any further questions, please do not hesitate to contact me.

Kind regards,

Blake DeWitt
Director of Operations

Sec. 86-487. - Prohibited signs.

The following signs are prohibited in all zoning districts of the city:

- (1) Air and gas filled devices;
- (2) Awning and canopy signs, except as authorized in section 86-495;
- (3) Banners, except as authorized in section 86-494;
- (4) Bench signs;
- (5) Flashing signs;
- (6) Mobile signs or trailer signs;
- (7) Roof signs;
- (8) A-frame signs;
- (9) Signs on a public right-of-way or on city property;
- (10) Signs that due to color, shape, size, height, lighting, location, and/or position appear to be in imitation of or may be confused by motorists or pedestrians for an official traffic control device or signal;
- (11) Signs that impede the view of an official traffic control device or signal;
- (12) Signs which emit or utilize in any manner any sound capable of being detected on any public right-of-way by an individual with normal hearing;
- (13) Signs affixed to utility poles, trees, street markers, and fence posts or placed on any curb, sidewalk, fence, hydrant, bridge or other surface located on public property or over or across any public street;
- (14) Signs that contain exposed neon or neon accents;
- (15) Signs that are erected, located or maintained in such a manner as to interfere with safe and free ingress or egress of any door, any window, an emergency exit, or any fire escape;
- (16) Spectacular signs;
- (17) Swinging or projecting signs, except as authorized in section 86-495;
- (18) Signs which obstruct sight of motorists or pedestrians so as to create safety hazards for motorists or pedestrians;
- (19) Vehicle signs with a total sign area in excess of ten square feet, when the vehicle upon which the sign is painted, drawn, or otherwise affixed meets the following:
 - a. Any part of the vehicle is parked for more than three consecutive hours within 100 feet of any street right-of-way;
 - b. The vehicle is visible from any street right-of-way;
 - c. The vehicle is not being actively loaded or unloaded;
 - d. If the vehicle is parked on a non-residential lot, the vehicle is not being used for the purpose of providing transportation for the owner, employees, inventory, merchandise, supplies, or materials concerning a business operated on that lot; and
 - e. There are other available and accessible locations on or about the lot where the vehicle can be parked, which are not within 100 feet of a street right-of-way and visible from such.

Sec. 86-489. - General regulations.

- (a) *Messages.* Any sign allowed under this article may contain any message.
- (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.
 - (2) Lots of less than three acres in non-residential zoning districts shall be entitled to one stake sign, which shall not be placed within a right-of-way.

POSSIBLE
VARIANCE →

Sec. 86-489. - General regulations.

- (a) *Messages.* Any sign allowed under this article may contain any message.
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$$\begin{array}{r}
 84.48 \\
 84.48 \\
 \hline
 93.20 \\
 262.16 / \\
 \hline
 1145.58 = 22.85\%
 \end{array}$$

$$\begin{array}{r}
 84.48 \\
 93.20 \\
 \hline
 177.68 / 1145.58 = 15.5\%
 \end{array}$$

(d) *Other allowable signs.*

- (1) Changeable copy shall be limited to ground signs, unless expressly allowed or prohibited by another provision in this article.
- (2) Notwithstanding any other provision of this article, no sign, whether permitted as a regulated sign or an exempt sign, shall be permitted within 100 feet of the intersection of any state highway with any other state highway or major thoroughfare without the prior approval of the mayor and council. In considering such application, the mayor and council shall approve such a location only upon a determination that the proposed sign will not potentially obstruct the view of motorists or pedestrians so as to prevent their safety in traversing the intersection.
- (3) Subdivisions shall be permitted one double-sided ground sign, each side of which shall not exceed 35 square feet of signage area, or two one-sided signs, each sign not to exceed 35 square feet of signage area. The height of the sign shall not exceed six feet. Each sign shall be placed on private property and may not be placed within ten feet of a public right-of-way.
- (4) Subdivision homeowner associations may have one 25 square feet changeable copy or glass covered sign located adjacent to the entrance to the subdivision's intersection with the public right-of-way and located within the common area owned by the homeowner's association but not interfering with sidewalks or streets, and the sign face directed toward motorist and pedestrians who have entered the subdivision. These signs may not be placed on individual lots. The homeowner association sign shall be the responsibility of the elected officials of the homeowner's association. Subdivisions without elected homeowner association officers must have a designated individual responsible for the sign.
- (5) An apartment complex, a condominium complex, a non-subdivided industrial or commercial complex, or any other building with multiple residential dwelling units or multiple commercial units shall be permitted one double-sided ground sign at its entrance. Each side of such ground sign shall not exceed 35 square feet signage area. the height of the sign shall not exceed six feet.
- (6) In non-residential zoning districts, each lot that is less than five acres in area shall be allowed a maximum of two flags and each lot that is greater than five acres in area shall be allowed a maximum of four flags. In residential zoning districts, each lot shall be allowed a maximum of two flags.
- (7) The owner or the owner's designated agent (but not both at the same time) of a subdivision under development in which the owner of the subdivision owns one or more subdivision lots may obtain a permit, effective for up to one year, to display within the subdivision under development one temporary double-sided ground sign with no more than 16 square feet of sign face per side. A planned center with one out-parcel is not a subdivision for purpose of this subsection. The sign may not be placed within ten feet of a right-of-way.
- (8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:
 - a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.
 - b. A planned center, facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 400 square feet signage area. The height of the sign shall not exceed 35 feet.

↑ POSSIBLE VARIANCE

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 45 square feet for planned centers. A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.
- (b) Wall signs shall be permitted in non-residential zoning districts. Permitted area of wall signs shall not exceed 150 square feet. No single building or unit shall be permitted more than one wall sign except for multiple frontage lots as provided in section 86-490(b)(1). Wall signs are allowed only upon a building which is currently occupied pursuant to a current and valid certificate of occupancy issued by the city or which is currently being developed under an active building permit issued by the city.
- (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;
 - (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;
 - (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;
 - (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); and
 - (5) Electronic message center signs are permitted in the following zoning districts:
 - C-1 Neighborhood Commercial District
 - C-2 Highway Commercial District
 - O&I Office and Institutional District
 - MX Mixed Use District
 - M-1 Light Industrial District

- (8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:
- a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.

Sec. 86-491. - Nonconforming signs.

Non-conforming signs may continue in existence subject to the following restrictions:

- (1) No change may be made in the location, shape, height, size, or design of any nonconforming sign, or replacement of or change in the face or message panel of a nonconforming sign except to bring the sign into compliance with the provisions of this article, and a sign permit granted.
- (2) A nonconforming sign may not be reconstructed, replaced, or reset if the owner or agent for the owner for any reason removes it.
- (3) Any sign erected in violation of this article may be removed from any public right-of-way by duly authorized employees of the city, and the responsible party may be cited for such violation.
- (4) No additional sign shall be erected on the same lot with an existing nonconforming sign until the nonconforming sign has been removed or brought into conformity with this article.
- (5) No sign permit may be granted to any applicant, where there exists on the subject lot a nonconforming sign, as defined in this article, an illegal sign, an unpermitted sign, a damaged sign, a sign in need of repair or painting, or a sign in violation of section 86-492.
- (6) A nonconforming sign may not be replaced by another nonconforming sign except where changed conditions beyond the control of the owner render the sign nonconforming or warrant the sign's repair.
- (7) A nonconforming sign may not be expanded or altered in any manner that increases the degree of nonconformity.



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.8

- 8

COUNCIL MEETING DATE
November 5, 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 of 18-VAR-010, to consider a variance concerning a new ground sign encroaching on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the position of the ground sign. Regency Development Partners, LLC is the current property owner for the subject property located at 8896 Tara Boulevard (Parcel Nos. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.

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 Economic Development, Beautification

Summary & Background

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

Approval of sign variances; Regency Commons at 8896 Tara Boulevard has been an office park center for many years. Various sign permits have been obtained throughout the years, including the corner monument sign in 2012, and additional panels to that sign in 2015. The applicant desires to put a new ground sign closer to the office buildings, which would be a multiple tenant panel sign directly in front of Suite 100. The proposed sign design will require several variances. Design Review Commission will review on November 7th.

Regency Commons is considered a "planned center," and the sign code provides for the following with planned center signs:

(c) Planned centers.

(1) A planned center shall be entitled to one monument sign on each street right-of-way fronted. These permitted signs shall be limited to 45 square feet with a maximum height of six feet from grade. No portion of the sign shall include an area for changeable letters.

(2) A planned center shall be entitled to one ground sign per entrance which shall not be designed or placed so as to be read from a public road. Each such ground sign may have multiple face panels. Each face panel shall be of the same size, color, and font and shall be no more than 108 square inches in area. No portion of the sign or any face panel shall include an area for changeable letters.

(3) Each building or unit with a separate entrance, not accessible by other tenants, located in a planned center shall be permitted one wall sign with a maximum area of five percent of the building facade which it is mounted upon (see the definition of "building facade"), but not to exceed 150 square feet. Additional wall signs per section 86-490(b) are not allowed for multiple facade frontages. If two or more tenants, as in the case of an office building, share an entrance to a building, wall signs on the exterior of the building are not permitted. As an example: a building constructed as a shopping center will be allowed wall signs. A building constructed as an office building will not be allowed wall signs.

Agency recommendation – Approval of sign variances; Regency Commons at 8896 Tara Boulevard has been an office park center for many years. Various sign permits have been obtained throughout the years, including the corner monument sign in 2012, and additional panels to that sign in 2015. The applicant desires to put a new ground sign closer to the office buildings, which would be a multiple tenant panel sign directly in front of Suite 100. The proposed sign design will require several variances. Design Review Commission will review on November 7th.

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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 5, 2018

Signature

City Clerk's Office

Each such ground sign may have multiple face panels. Each face panel shall be of the same size, color, and font and shall be no more than square inches in area. No portion of the sign or any face panel shall include an area for changeable letters.

(3) Each building or unit with a separate entrance, not accessible by other tenants, located in a planned center shall be permitted one wall sign with a maximum area of five percent of the building facade which it is mounted upon (see the definition of "building facade"), but not to exceed 150 square feet. Additional wall signs per section 86-490(b) are not allowed for multiple facade frontages. If two or more tenants, as in the case of an office building, share an entrance to a building, wall signs on the exterior of the building are not permitted. As an example: a building constructed as a shopping center will be allowed wall signs. A building constructed as an office building will not be allowed wall signs.

(Continued, page 2)

(4) No permits shall be issued for buildings or units in a planned center unless and until a master signage plan for the planned center has been submitted and approved by the administrator. The master signage plan shall indicate how all signage will be consistent in: a. Lighting. b. Colors. c. Fonts. d. Building materials. e. Location in relation to the primary building. f. Proportions.

Tara Boulevard signs:

(8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.

b. A planned center, facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 400 square feet signage area. The height of the sign shall not exceed 35 feet.

Other relevant sign standards:

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 45 square feet for planned centers. A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.

The proposed sign's tenant panels will exceed 108 square inches each (this may have to be revised upwards in a future Code revision, as it is a small allowance). Each panel would actually be 522.5 square inches, to be effectively read from the road.

While the proposed sign would be about 16 feet off of the right-of-way line, it would be closer to the nearest office building than 50 feet. It would be approximately 28 feet from the existing building. It should be far enough away from the entrance drive as to not pose a sight hazard for vehicles.

In terms of the location / position of the sign, staff is unsure of the intent behind this Code

standard:

A planned center shall be entitled to one ground sign per entrance which shall not be designed or placed so as to be read from a public road. This may be another one of those code aspects which needs to be revised in the near future. It may be a traffic hazard to have someone slow down to read a sign, but the entire of a sign like the proposed sign is to orient citizens as to what business is in what office suite. The proposed sign could be reads from the road and this aspect needs to be included in variance consideration.

The Code seems to imply that a planned center can have a ground sign and a monument sign on the same property. By definition, a monument sign is a type of ground sign, and staff can find no significant difference between the two in the Code. If approved, the new sign would technically be the second ground sign on the property – along with the monument sign at the corner of Tara Boulevard and Cloud Street. For clarity's sake, the two-sign scenario needs to be considered as part of the variance application.

The new sign would better orient citizens to what businesses / offices are in the office center. The design seems to be compatible architecturally with the office buildings. The sign would not hinder pedestrian or vehicle flow. The new sign and the existing corner sign would be spaced far

enough apart to not be visually linked. The property owner may want to consider taking the corner sign down at some point, as its effectiveness seems to be limited.

5.8

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.)*

- Legal Ad Run Date 10_17_18
- Posted Notice
- Meeting Packet Scan - 8896 Tara Blvd 11.5.18

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

Approval

Video released in Upper Riverdale Road shooting

Clayton County Police have posted footage from the QuikTrip near Roy Huie Road and are looking for two drivers to speak with detectives about what they saw. (Special Photo: Clayton County Police)



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

RIVERDALE — The Clayton County Police Department has released video from last week’s fatal shooting of a motorist who crashed on Upper Riverdale Road. The video, from the QuikTrip at Upper Riverdale Road and Roy Huie Road, is posted on CCPD’s Facebook page.

Kelsey Qualye was taken to Southern Regional Medical Center in critical condition following a car accident and later transported to Grady Memorial Hospital for further treatment.

Doctors at Grady found a shot wound in her neck. Qualye died Thursday as a result of injuries.

Police said they have upgraded pending charges from aggravated assault to murder.

CCPD asks that anyone who may have been driving in the area around 7 a.m. Oct. 8 when the wreck happened to contact police.

In particular, detectives want drivers of a white SUV and a sedan, seen near the end of the clip, to call 770-477-3648 about what they may have seen just before the shooting and three-vehicle accident that followed.

CCPS hosting suicide awareness walk

By **HEATHER MIDDLETON**
hmiddleton@news-daily.com

JONESBORO — Clayton County Public Schools is holding a suicide prevention awareness walk Nov. 3 in Riverdale.

The event is to “raise awareness about a crucial issue that is affect-

ing Clayton County’s youth and their families — youth suicide,” school district officials said in a press release.

The walk, CCPS Connect-Walk-Act 5K, will be from 1 to 5 p.m. at the Southern Crescent Stadium, 6231 Garden Walk Blvd. in Riverdale.

The walk will “educate and raise awareness among young people, their families and the community about mental health, well being and suicide prevention.

The community is invited to attend.

For more information, visit www.clayton.k12.ga.us.

Parents urged to vaccinate children against flu

FROM STAFF REPORTS

ATLANTA — The Georgia Department of Public Health and the Pediatric Healthcare Improvement Coalition of Georgia encourage all parents to fully vaccinate their children, ages 6 months and older, each year against influenza. More broadly, all adults 18 years of age and older, should receive an annual flu vaccine to protect themselves and to prevent transmission of this illness to children in their home, according to Ga. DPH officials.

During Georgia’s last flu season, five children died and hundreds were hospitalized. It was the worst flu season in the state on record. Nationally, 177 children died from flu-associated complications, and 80 percent were not appropriately vaccinated against the flu for their age.

Most children who die from flu have not been “fully” vaccinated, the Centers for Disease Control and Prevention reported. Many of last year’s deaths could have



The Georgia Department of Health is urging residents to get a flu shot. (Special Photo)

been prevented. According to Dr. Dennis Ownby, chief medical officer of PHIC, “The best way to protect children from serious flu risks is by vaccination.”

Children 6 months to 8 years old who have previously received only one dose or no doses of flu vaccine must receive two doses of the vaccine to be fully protected for the 2018-19 season. If the vaccination

status is unknown for any child in this age group, that child should be given two doses of seasonal flu vaccine. For more information, see the CDC’s Flu Guide for Parents.

“It takes about two weeks after vaccination for antibodies that protect against flu to develop in the body, so now is the time to get a flu shot,” said J. Patrick O’Neal, M.D., DPH commissioner. “Every individual over the age of 6 months should get a flu vaccine — not just for their own protection, but to protect others around them who may be more vulnerable to the flu and its complications.”

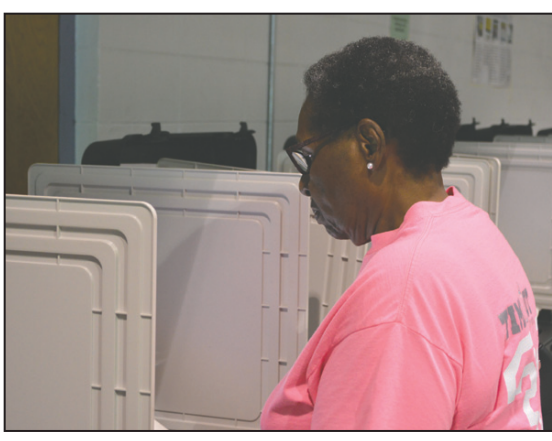
Receiving the flu vaccine does not cause the flu. Vaccinations are available at a variety of locations, including doctors’ offices, grocery

stores, neighborhood clinics, health departments, pharmacies, college health centers, places of employment and schools, to name a few.

Flu is a contagious illness of the lungs caused by influenza viruses that change and grow over time. It spreads through droplets when those with the flu cough, sneeze or talk. Flu vaccination works by reducing risk of death and the severity of the illness. Flu can attack anyone regardless of age and pediatric patients are among the most vulnerable. Wash your hands frequently and limit your exposure to those with the flu to lower your risk of catching the virus.

Flu season typically runs from October to May and peaks from December to February. The symptoms of the flu are:

- Fever;
 - Muscles aches and fatigue;
 - Headache;
 - Cough and runny nose;
 - Sore throat; and
 - Vomiting and diarrhea (more common in children).
- If you catch the flu:
- Stay home;
 - Rest;
 - Avoid close contact with others;
 - Drink plenty of water or clear liquids to avoid dehydration; and
 - Use over-the-counter, anti-inflammatory pain relievers to treat symptoms.
- Track flu activity in Georgia at www.dph.georgia.gov/flu-activity-georgia.
- For more information on



Early voting began Monday in Clayton County. Photo: Jada Haynes)

Six polling places open for early voting in Clayton

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

JONESBORO — Early voting began Monday at six locations in Clayton County.

Registered voters who wish to cast an early ballot may do so at the following locations:

- Elections and Registration Office, second floor, 121 S. McDonough St., Jonesboro;
- Carl Rhodenizer Recreation Center, 3499 Rex Road, Rex;
- Virginia Burton Gray Recreation Center, 1475 E. Fayetteville Road, Riverdale;
- South Clayton Recreation Center, 1837 McDonough Road, Hampton;
- Lee Headquarters Library, 865 Battle Creek Road, Jonesboro; or
- Morrow Municipal Complex, 1500 Morrow Road, Morrow.

These locations will be open for voting on the following days and times:

- 8 a.m. through 5 p.m., this week and Oct.

22 to 26;

- 9 a.m. through p.m., Saturday, Oct. 27;
- Noon through Sunday, Oct. 28; and
- 8 a.m. through p.m., Monday through Friday, Oct. 29 to Oct. 31.

You need to bring your voter registration card and see a sample ballot for Clayton County at www.mvp.sos.ga.gov. You can get either a free Georgia ID card from the Department of Driver Services or a Georgia Voter Identification Card at the Clayton County Registrar’s office.

For details on how to get those ID cards, visit www.claytoncountygov/government/elections-and-registrars.

For a list of current precincts in Clayton County, see www.claytoncountygov/government/elections-and-registrars.



SCHOOL OF PUBLIC HEALTH
UNIVERSITY OF MINNESOTA

Do you have a family member with memory loss who lives in a care facility?

The University of Minnesota is examining the effects of an educational program to support family members with a loved one in a care facility. It will be led by a trained coach. Learn more about participating in this free study by contacting Professor Joe Gaugler at **612.626.2485** or **gaug0015@umn.edu**.

Visit <http://z.umn.edu/transitionmodule> to learn more



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*Individual plan. Product not available in MN, ME, NH, NM, RI, VT, WA. Acceptance guaranteed for one insurance policy/verifiable of this type. Contact us for complete details about this insurance solicitation. This specific offer is not available in CO, NY; call 1-800-968-4781 or respond for similar offer. Certificate CS254 (ID: C254E; PA: C254G); Insurance Policy P150 (GA: P150GA; NY: P150NY; OK: P150OK; TN: P150TN) 6096E-0917 MB17-MM096E

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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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236. The variance concerns a replacement ground and wall signs.

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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236. The variances concern “The Grove Subdivision.”

David Allen
Community Development Director

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 12, 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 further 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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), 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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for “What A Day Daycare” an adult daycare center, by David Thomas and Kamill Mallory, for property located at 8787 Tara Boulevard (Parcel No. 05242B A002), 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 November 12, 2018 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a variance concerning a new ground sign enclosure on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the provision of the ground sign. Regency Development Partners, LLC is the property owner for the subject property located at 8896 Tara B (Parcel Nos. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.

David Allen
Community Development Director





Agenda Item Summary

COUNCIL MEETING DATE
November 12, 2018

Requesting Agency

Community Development (Regency Development Partners, LLC, owner)

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

Variance application for percentage coverage of replacement signs on property

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 variances**; Regency Commons at 8896 Tara Boulevard has been an office park center for many years. Various sign permits have been obtained throughout the years, including the corner monument sign in 2012, and additional panels to that sign in 2015. The applicant desires to put a new ground sign closer to the office buildings, which would be a multiple tenant panel sign directly in front of Suite 110. The proposed sign design will require several variances. **Design Review Commission will review on November 7th.**

Regency Commons is considered a “planned center,” and the sign code provides for the following with planned center signs:

(c) *Planned centers.*

(1) **A planned center shall be entitled to one monument sign on each street right-of-way fronted.** These permitted signs shall be limited to 45 square feet with a maximum height of six feet from grade. No portion of the sign shall include an area for changeable letters.

(2) **A planned center shall be entitled to one ground sign per entrance which shall not be designed or placed so as to be read from a public road. Each such ground sign may have multiple face panels. Each face panel shall be of the same size, color, and font and shall be no more than 108 square inches in area.** No portion of the sign or any face panel shall include an area for changeable letters.

(3) Each building or unit with a separate entrance, not accessible by other tenants, located in a planned center shall be permitted one wall sign with a maximum area of five percent of the building facade which it is mounted upon (see the definition of “building facade”), but not to exceed 150 square feet. Additional wall signs per section 86-490(b) are not allowed for multiple facade frontages. If two or more tenants, as in the case of an office building, share an entrance to a building, wall signs on the exterior of the building are not permitted. As an example: a building constructed as a shopping center will be allowed wall signs. A building constructed as an office building will not be allowed wall signs.

(Continued, page 2)

FOLLOW-UP APPROVAL ACTION (City Manager)

Typed Name and Title

Phone

City Manager's
Office

Signature

Date

(4) No permits shall be issued for buildings or units in a planned center unless and until a master signage plan for the planned center has been submitted and approved by the administrator. The master signage plan shall indicate how all signage will be consistent in: a. Lighting. b. Colors. c. Fonts. d. Building materials. e. Location in relation to the primary building. f. Proportions.

Tara Boulevard signs:

(8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.

b. A planned center, facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 40 square feet signage area. The height of the sign shall not exceed 35 feet.

Other relevant sign standards:

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 45 square feet for planned centers. **A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.

The proposed sign's tenant panels will exceed 108 square inches each (this may have to be revised upwards in future Code revision, as it is a small allowance). **Each panel would actually be 522.5 square inches, to be effectively read from the road.**

While the proposed sign would be about 16 feet off of the right-of-way line, it would be closer to the nearest office building than 50 feet. **It would be approximately 28 feet from the existing building. It should be far enough away from the entrance drive as to not pose a sight hazard for vehicles.**

In terms of the location / position of the sign, staff is unsure of the intent behind this Code standard:

A planned center shall be entitled to one ground sign per entrance which shall not be designed or placed so as to be read from a public road. This may be another one of those code aspects which needs to be revised in the near future. It may be a traffic hazard to have someone slow down to read a sign, but the entire of a sign like the proposed sign is to orient citizens as to what business is in what office suite. The proposed sign could be read from the road and this aspect needs to be included in variance consideration.

The Code seems to imply that a planned center can have a ground sign and a monument sign on the same property. By definition, a monument sign is a type of ground sign, and staff can find no significant difference

between the two in the Code. If approved, the new sign would technically be the second ground sign on property – along with the monument sign at the corner of Tara Boulevard and Cloud Street. For clarity's sake, the two-sign scenario needs to be considered as part of the variance application.

The new sign would better orient citizens to what businesses / offices are in the office center. The design seems to be compatible architecturally with the office buildings. The sign would not hinder pedestrian vehicle flow. The new sign and the existing corner sign would be spaced far enough apart to not be visually linked. The property owner may want to consider taking the corner sign down at some point, as its effectiveness seems to be limited.

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, Existing site pictures, variance application

Staff Recommendation**Approval**

David Allen, Community Development Director, 770.570.2977



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: 8896 TARA BLVD, #100, JONESBORO GA 30236
 Parcel Identification Number: 05239 241001, 05239 241010
 Size: 2.67
 Owner: REGENCY DEVELOPMENT PARTNERS, LLC.

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:

c/o CHUKS E. OKOYE
 Applicant Name: Regency Development Partners, LLC.
 Mailing Address: 8896 Tara Blvd, Suite 300
 Email Address: chuks@apelart.com Telephone: 404-964-3054

Attachment: Meeting Packet Scan - 8896 Tara Blvd 11.5.18 (1307 : Variance - Regency Commons)

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: SECTION 86-489 & 86-490

Requesting Variance from: C-2 TO: SIGN & ONE MONUMENT SIGN
ASKING FOR 28' FROM EXISTING

Reason for Variance Request: TO INSTALL A NEW MONUMENT SIGN BUILDING

THAT IDENTIFIES THE OFFICE PARK FROM THE ROAD, AS
AS IDENTIFIES CURRENT TENANTS.

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.
 - 1 THE BUILDINGS ARE LOCATED SO CLOSE TO THE RIGHT-OF-WAY THAT
THE ONLY LOCATION BEYOND THE 50' REQUIREMENT IS FRONT OF A DIFFERENT ENTRANCE! (2) THERE IS NO LEFT TURN ACCESS OFF OF TARA
CUSTOMERS HAVE LIMITED TIME TO RECOGNIZE THE LOCATION & TURN
2. List one or more unique characteristics that are generally not applicable to similarly situated properties.
 - 1) PARKING FOR TENANTS IS BESIDE BUILDINGS, MOST BUS. ON ROAD
 - 2) ALLOWED 1 GROUND SIGN PER PROPERTY. BOTH EXISTING USE R.O.
SIGNS DO NOT IDENTIFY THE ENTRANCE, NOR THE TENANTS WITHIN
 - 3) PRIMARY POSSIBILITIES FOR SIGN SITES ARE NOT CLOSE TO ENTRANCE PREMISES
BOTH CONFLICT WITH DRAINAGE COLLECTION AREA
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.
 - 1 EACH FACE PANEL HAS 108 sq ft INCH. MAX. SIZE IS INADEQUATE FOR FUNCTION
 2. ALLOWED 1 GROUND SIGN PER PROPERTY! BOTH EXISTING SIGNS DO NOT IDENTIFY
THE ENTRANCE OR IDENTIFY THE TENANTS PROPERLY
 - 3 MUST BE 50' FROM BUILDING! REASONABLE EXCEPTION AT 28' TO ACCOMPLISH BOTH
4. Demonstrate how a variance prevents reasonable use of the property.

A VARIANCE WILL NOT PREVENT REASONABLE USE
IT WILL ONLY ENHANCE TENANTS' BUSINESS

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

- ① NEED LARGER TENANT PANEL
 ② ALLOW A MONUMENT SIGN IN FRONT & PROXIMAL TO ENTRANCE
 ③ ALLOW SIGN TO BE CLOSER THAN 50'

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

THE LOCATION CHOSEN IS THE ONLY POSSIBLE LOCATION
REASONABLY CLOSE TO ROAD & IN FRONT OF ENTRANCE, NOT
IMPEDED BY ELECTRICAL/GAS & DRAINAGE CULVERTS ETC.

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

- NO

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

- YES

CHUKS E. OKOYE

PRINT NAME

October 11th 2018:

DATE



SIGNATURE

400.00

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: 10/12 /20 18

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

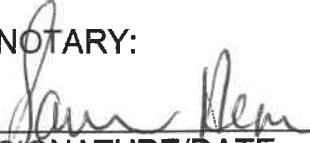
The Undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

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.

JOHN AGULUE
PRINT NAME


SIGNATURE/DATE

NOTARY:

 10/11/2018
SIGNATURE/DATE

SEAL

Samun Hem
NOTARY PUBLIC
Clayton County, GEORGIA
My Comm. Expires 12/25/2021

Attachment: Meeting Packet Scan - 8896 Tara Blvd 11.5.18 (1307 : Variance - Regency Commons)

Proposed Ground SWN



Ex. MONUMENT SIGN

Google Maps US-41



Image capture: Feb 2017 © 2018 Google

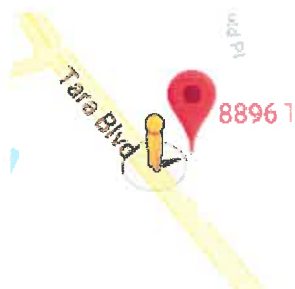
Jonesboro, Georgia



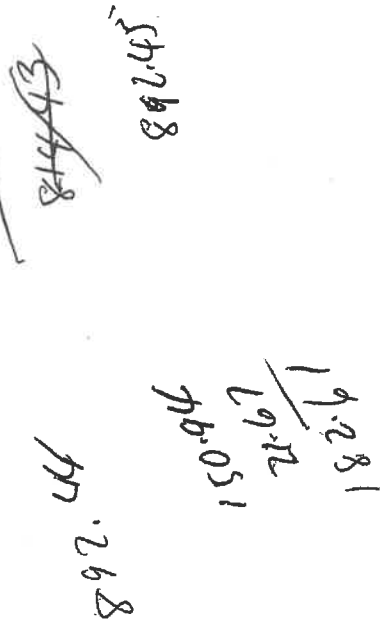
Google, Inc.

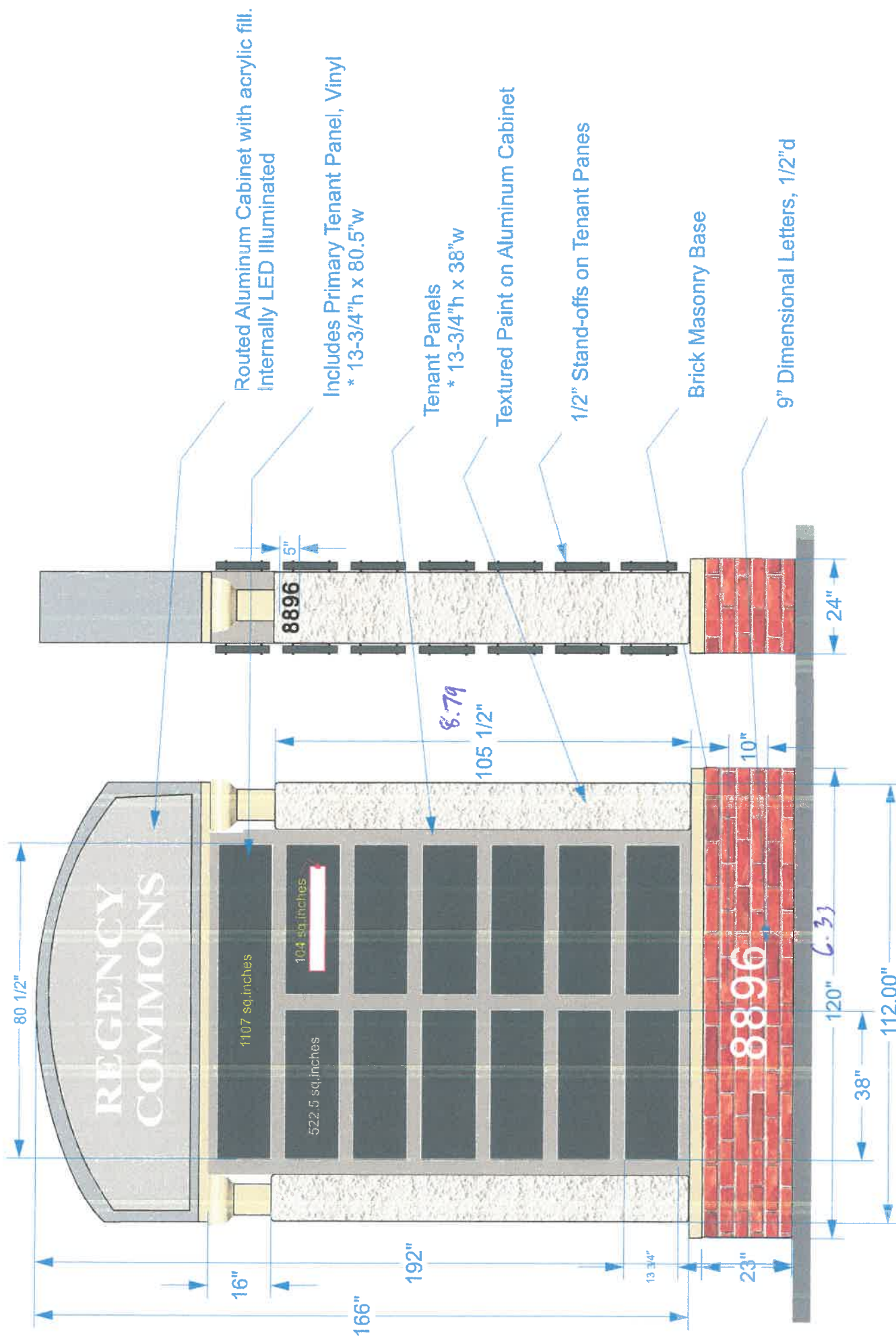
Street View - Feb 2017

Ex. MONUMENT
SIGN



PROPOSED GROUND SIGN





OBJECT: Regency Commons		DATE: 9/21		SCALE: 3/8" = 1'		Install By Date:		(678) 203-6044		5.8.c	
CLIENT: Regency Development Partners, LLC		Project MGR: CO		PRIMARY WIRING OF ADEQUATE VOLTAGE AND CIRCUITS TO SIGN		Customer's Initials		853 S. Peachtree St		UNITED SIG	
8896 Tara Blvd #100, Jonesboro, GA 30236		Attachment: Meeting Packet Scan - 8896 Tara Blvd 11.5.18 (1307 : Variance - Regency Commons)		8896		8896		Norcross, GA 30071		UNITED SIG	
Packet Pg. 173		DETAILS		8896		8896		8896		8896	

David Allen

From: chuks <chuks@apelart.com>
Sent: Friday, October 5, 2018 3:37 PM
To: David Allen
Subject: RE: Sign - 8896 Tara Boulevard

Is there any way the board can review any sooner.? The client has guven us a time frame within which the job has to completed

Sent from my T-Mobile 4G LTE Device

----- Original message -----

From: David Allen <dallen@jonesboroga.com>
Date: 10/5/18 3:21 PM (GMT-05:00)
To: chuks@apelart.com
Cc: "Ricky , L. Clark, Jr." <rclark@jonesboroga.com>
Subject: RE: Sign - 8896 Tara Boulevard

Mr. Okoye –

I have reviewed the sign permit application for Regency Commons and have a few comments to make:

1. Prior to approval and release of the sign permit, the sign design will have to be reviewed by our recently codified Design Review Commission on November 7th,
2. It looks like there may be several variances involved with the proposed design (see below).

Sec. 86-489. - General regulations.

(a) Messages. Any sign allowed under this article may contain any message.

(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.

(2) Lots of less than three acres in non-residential zoning districts shall be entitled to one stake sign, which shall not be placed within a right-of-way.

(c) Planned centers.

(1) A planned center shall be entitled to one monument sign on each street right-of-way fronted. These permitted signs shall be limited to 45 square feet with a maximum height of six feet from grade. No portion of the sign shall include an area for changeable letters.

(2) A planned center shall be entitled to one ground sign per entrance which shall not be designed or placed so as to be read from a public road. Each such ground sign may have multiple face panels. Each face panel shall be of the same size, color, and font and shall be no more than 108 square inches in area. No portion of the sign or any face panel shall include an area for changeable letters. **Proposed tenant panels are larger than 108 square inches each. Also, sign will be read from a public road.**

(3) Each building or unit with a separate entrance, not accessible by other tenants, located in a planned center shall be permitted one wall sign with a maximum area of five percent of the building facade which it is mounted upon (see the definition of "building facade"), but not to exceed 150 square feet. Additional wall signs per section 86-490(b) are not allowed for multiple facade frontages. If two or more tenants, as in the case of an office building, share an entrance to a building, wall signs on the exterior of the building are not permitted. As an example: a building constructed as a shopping center will be allowed wall signs. **A building constructed as an office building will not be allowed wall signs.**

It can be discussed with the Design Review Commission and the City Council whether or not the existing brick corner sign and this proposed sign would constitute two ground signs on the same property or whether one would be a ground sign and one a monument sign. Technically, if you look at their definitions, they are physically the same.

(d) Other allowable signs.

(1) Changeable copy shall be limited to ground signs, unless expressly allowed or prohibited by another provision in this article.

(2) Notwithstanding any other provision of this article, no sign, whether permitted as a regulated sign or an exempt sign, shall be permitted within 100 feet of the intersection of any state highway with any other state highway or major thoroughfare without the prior approval of the mayor and council. In considering such application, the mayor and council shall approve such a location only upon a determination that the proposed sign will not potentially obstruct the view of motorists or pedestrians so as to prevent their safety in traversing the intersection.

(3) Subdivisions shall be permitted one double-sided ground sign, each side of which shall not exceed 35 square feet of signage area, or two one-sided signs, each sign not to exceed 35 square feet of signage area. The height of the sign shall not exceed six feet. Each sign shall be placed on private property and may not be placed within ten feet of a public right-of-way.

(4) Subdivision homeowner associations may have one 25 square feet changeable copy or glass covered sign located adjacent to the entrance to the subdivision's intersection with the public right-of-way and located within the common area owned by the homeowner's association but not interfering with sidewalks or streets, and the sign face directed toward motorist and pedestrians who have entered the subdivision. These signs may not be placed on individual lots. The homeowner association sign shall be the responsibility of the elected officials of the homeowner's association. Subdivisions without elected homeowner association officers must have a designated individual responsible for the sign.

(5) An apartment complex, a condominium complex, a non-subdivided industrial or commercial complex, or any other building with multiple residential dwelling units or multiple commercial units shall be permitted one double-sided ground sign at its entrance. Each side of such ground sign shall not exceed 35 square feet signage area. the height of the sign shall not exceed six feet.

(6) In non-residential zoning districts, each lot that is less than five acres in area shall be allowed a maximum of two flags and each lot that is greater than five acres in area shall be allowed a maximum of four flags. In residential zoning districts, each lot shall be allowed a maximum of two flags.

(7) The owner or the owner's designated agent (but not both at the same time) of a subdivision under development in which the owner of the subdivision owns one or more subdivision lots may obtain a permit, effective for up to one year, to display within the subdivision under development one temporary double-sided ground sign with no more than 16 square feet of sign face per side. A planned center with one out-parcel is not a subdivision for purpose of this subsection. The sign may not be placed within ten feet of a right-of-way.

(8) In non-residential zoning districts within the Tara Boulevard Overlay District, as defined in section 86-109 of the 2005 Zoning Ordinance, the following shall apply:

a. A lot with one building facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 150 square feet signage area. The height of the sign shall not exceed 35 feet.

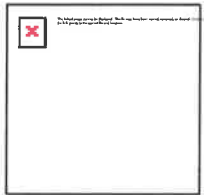
b. A planned center, facing a primary arterial, which building is currently occupied pursuant to a current and valid certificate of occupancy issued by the city, shall be permitted one double-sided sign to be located within 100 feet of the right-of-way of the primary arterial, each side of which shall not exceed 400 square feet signage area. The height of the sign shall not exceed 35 feet.

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 45 square feet for planned centers. **A ground sign shall not 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 or which is currently being developed under an active building permit issued by the city.

While the proposed sign would be at least ten feet from the right-of-way line, it would be closer than 50 feet from the existing building.

In terms of the variance process, they would a public hearing by the City Council on November 12th, preceded by a Council work session on November 5th. The application fee is \$700. I would need to have the application and fee by next Friday (October 12th) to have sufficient time to advertise in the newspaper.



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
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: chuks@apelart.com <chuks@apelart.com>
Sent: Friday, October 5, 2018 9:11 AM
To: David Allen <dallen@jonesboroga.com>
Subject: RE: Sign - 8896 Tara Boulevard

Good morning Mr. Allen,

David Allen

From: chuks@apelart.com
Sent: Friday, October 5, 2018 9:11 AM
To: David Allen
Subject: RE: Sign - 8896 Tara Boulevard

Good morning Mr. Allen,

Here are the answers to your questions:

- 1) This would be a "NEW SIGN", not a replacement sign.**
- 2) The sign would be 16' off of the Right of Way**
- 3) Each Small panel is 3.63 sq.ft.**
- 4) The total sign area is 123 sq.ft per side or 246 total sq.ft.**

**Please feel free to reach out to me , in case anymore concerns or question
 thank you for your services.**

Chuks E. Okoye

Designer/CEO
 Apel company Inc
 8521 Plumtree Drive
 Riverdale, GA 30274
 770-478-7044

----- Original Message -----

Subject: Sign - 8896 Tara Boulevard
From: David Allen <dallen@jonesboroga.com>
Date: Thu, October 04, 2018 3:05 pm
To: "chuks@apelart.com" <chuks@apelart.com>

```
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2 4;} #wmQuoteWrapper @font-face {font-family:"Century Gothic"; panose-1:2 11 5 2 2 2 2 2
4;} #wmQuoteWrapper @font-face {font-family:"Arial Narrow"; panose-1:2 11 6 6 2 2 2 3 2 4;}
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	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 9
		COUNCIL MEETING DATE November 5, 2018
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of renewal of Workers Compensation insurance with Key Risk.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Safety, Health and Wellbeing		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> The City of Jonesboro's Workers Compensation, annually, is up for renewal on November 1st and we have received quotes from the incumbent Bitco as well as from previous provider Key Risk. For the past few years, we have had Bitco as our service provider; however, this year we are recommending that we move our services back with Key Risk. Based upon the renewal/quotation information received, should we continue services with Bitco, we would experience a hike in the cost; however, with Key Risk there is a substantial decrease. Through an ongoing commitment to innovation, continuous improvement and education, Key Risk's mission is to enrich each client's risk management strategies by creating and executing comprehensive solutions proven to protect people, support business and exceed expectations. Their regional presence and industry-focused expertise in workers compensation allows Key Risk to optimize opportunities for employers and provide solutions specific to the needs of their business.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> • 2018-19 Workers' Compensation Quotation (002)		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date November, 5, 2018	
Signature	City Clerk's Office	

A WORKERS' COMPENSATION INSURANCE PROPOSAL

PREPARED FOR:

City of Jonesboro

PRESENTED BY:

Apex Insurance Services

EFFECTIVE: 11/1/2018

Key Risk
| a Berkley Company



IMPORTANT: Proposed coverage's are provided by the company's forms, subject to the terms, conditions and limitations of the policy (ies) in current use by the company. The policies themselves must be read for specific details. No warranty is made regarding compliance with any bid specifications, unless such provisions are a part of the proposal

City of Jonesboro
BITCO Key Risk Premium Summary
2018-19

		BITCO		BITCO			KEY RISK	
		2017-18		2018-19			2018-19	
Class Code	Description	Rate	Payroll	Rate	Payroll		Rate	Payroll
7720	Police Officers & Drivers	3.93	\$1,302,179	4.15	\$1,315,580	→	4.16	\$1,315,580
8380	Automobile Service or Repair Center	4.35	\$43,809	4.32	\$43,809	→	4.33	\$43,809
8742	Salespersons or Collectors	0.43	IF ANY	0.40	IF ANY	→	0.46	IF ANY
8810	Clerical Office Employees NOC	0.22	\$650,841	0.20	\$567,218	→	0.23	\$567,218
9402	Street Cleaning & Drivers	8.91	\$317,179	11.16	\$193,185	→	11.18	\$193,185
9403	Garbage, Ashes or Refuse Collection	12.64	\$55,411	14.15	\$87,451	→	14.18	\$87,451
9410	Municipal, County or State Employees NOC	5.74	\$42,744	6.55	\$44,359	→	6.56	\$44,359

Total Payroll:	\$2,412,163	\$2,251,602	\$2,251,602
Experience Mod	1.25	1.31	1.31
Total Premium:	\$88,122	\$98,208	\$92,033



WORKERS' COMPENSATION SCHEDULE

NAME CITY OF JONESBORO	EFFECTIVE DATE 11-01-18		POLICY NUMBER	
CLASSIFICATION	CODE	RATE PER \$100	ESTIMATED TOTAL ANNUAL REMUNERATION	ESTIMATED ANNUAL PREMIUMS
GEORGIA Rating Group 0001-01				
POLICE OFFICERS & DRIVERS	7720	4.15	1,315,580	\$ 54,597.00
AUTOMOBILE - SERVICE OR REPAIR CENTER & DRIVERS	8380	4.32	43,809	\$ 1,893.00
SALESPERSONS OR COLLECTORS - OUTSIDE	8742	.40	IF ANY	\$ 0.00
CLERICAL OFFICE EMPLOYEES NOC	8810	.20	567,218	\$ 1,134.00
STREET CLEANING & DRIVERS	9402	11.16	193,185	\$ 21,559.00
GARBAGE AND REFUSE-COLLECTING IN CONTAINERS & DRIVERS	9403	14.15	87,451	\$ 12,374.00
MUNICIPAL, TOWNSHIP COUNTY OR STATE EMPLOYEE NOC.	9410	6.55	44,359	\$ 2,906.00
TOTAL CLASS PREMIUM				\$ 94,463.00
INCREASE LIMITS 1.011	9812			\$ 1,039.00
TOTAL SUBJECT PREMIUM				\$ 95,502.00
EXPERIENCE PREMIUM 1.31	9898			\$ 29,606.00
TOTAL MODIFIED PREMIUM				\$ 125,108.00
SCHEDULE MODIFICATION .87	9887			\$ -16,264.00
STANDARD TOTAL				\$ 108,844.00
PREMIUM DISCOUNT .895	0063			\$ -11,429.00
EXPENSE CONSTANT	0900			\$ 140.00
TERRORISM .009	9740			\$ 203.00
CATASTROPHE (OTHER THAN CERTIFIED ACTS OF TERRORISM) .02	9741			\$ 450.00
TOTAL ESTIMATED PREMIUM				\$ 98,208.00
FINAL TOTAL				\$ 98,208.00

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)

QUOTE PROPOSAL

Item 1. Named Insured and Mailing Address

CITY OF JONESBORO
 SEE GOX2278WK
 124 NORTH AVE
 JONESBORO GA 30236

This proposal does not bind coverage or obligate the company. This quote is valid for 30 days and subject to the following stipulations.

Item 2. Policy Period From: 11-01-2018 To: 11-01-2019
 at 12:01 A.M., Standard Time at your mailing address shown above.

Item 3. Business Description:
 Form of Business: GOVERNMENT ENTITY
 Assn No.:

Item 4. In return for the payment of the premium, and subject to all the terms of this policy, we agree with you to provide the insurance as stated in this policy.

This quote consists of the following coverage parts for which a premium is indicated. Where no premium is shown, there is no coverage. This premium may be subject to adjustment.

Coverage Part(s)		Premium
Workers Compensation	\$	98,208.00
Total Quote Premium	\$	98,208.00

GV-3000 (01/00)

Printed: 08-15-18

**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE POLICY
FORM PROPOSAL**

1. The Insured/Mailing address

☐

Individual

☐

Partnership

☐

Corporation or GOVERNMENT ENTITY

CITY OF JONESBORO
SEE GOX2278WK
124 NORTH AVE
JONESBORO GA 30236

2. Proposed Policy Period: The policy period is from 11-01-2018 to 11-01-2019 12:01 A.M. Standard time at the Insured's mailing address.

3. Coverage:

- A. Workers compensation Insurance:** Part One of the policy applies to the Workers compensation Law of the states listed here:

GEORGIA

- B. Employers liability Insurance;** Part Two of the policy applies to work in each state listed in item 3.A. The limits of our liability under Part Two are:

Bodily Injury by Accident	\$ 1,000,000	each accident
Bodily Injury by Disease	\$ 1,000,000	each employee
Bodily Injury by Disease	\$ 1,000,000	policy limit

- C. Other States insurance:** Part Three of the policy applies to the states, If any, listed here:

ALL STATES EXCEPT HAWAII, NEW HAMPSHIRE, NEW JERSEY, NORTH DAKOTA, OHIO, WASHINGTON, WYOMING AND THE STATES LISTED IN ITEM 3-A.

- D. This policy includes these endorsements and schedules:**

See schedule of forms and endorsements.

- 4. Premium:** The premium for this policy will be determined by our Manuals of Rules, Classifications, Rates and Rating Plans. All information required below is subject to verification and change by audit.

Estimated Annual Premium	Rate Per \$100 of Remuneration	Premium Basis Total estimated Annual Remuneration	Code No.	Classifications
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See attached schedule

\$ 98,208.00	Total Estimated Annual Premium	Deposit Premium	\$ 98,208.00
		Minimum Premium	\$ 750.00

Premium Adjustment Period: ANNUAL

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)

WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE**New Account Proposal****City of Jonesboro****EFFECTIVE DATE: Nov 1, 2018**

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)

New Account – Workers Compensation Proposal from Key Risk

Thank you for the opportunity to provide a workers compensation proposal for City of Jonesboro. This proposal will remain available for you to bind until the indicated coverage effective date unless otherwise withdrawn by Key Risk. This quote supersedes any prior quote issued.

A completed ACORD 130 application, signed by the producer and the policyholder is required within 5 days of binding coverage to issue the policy. The application should include complete information for additional named insureds, location schedules and officer information.

The following provisions apply to this proposal when coverage is bound:

- **Terrorism Insurance Coverage:** Included at the end of this email is the required Policyholder Disclosure Notice of Terrorism Insurance Coverage. Under Federal law, it is mandatory that you provide this notice to your client along with the proposal for coverage.
- **Pending Rate Change:** A rate change filing is being considered by the regulatory authority of GA. The filing may result in rates different from the rates shown on the quote. If it does, we will issue the policy or an endorsement to show the new rates and their effective date.
- **Other States Insurance:** This proposal includes 3.C. coverage in the District of Columbia and all states except ND, OH, WA and WY.
- **Late fees:** Late fees may apply if payment is not received by the due date.
- **State Specific Information:** Please visit www.keyrisk.com/docs/crm/ssc.pdf for additional information that may relate to this proposal.

Focused on Service

Better Outcomes In Workers Compensation



**Service is the #1 reason
why agents recommend
Key Risk!**

*Clients have told us that it is the **responsiveness** and **expertise** of our team that has the most impact on their workers compensation program.*

We Are Here to Protect Employees

Our clients' most important asset is their people and we are here to protect your employees. By partnering with Key Risk, clients can rest assured that their employees are protected while minimizing the total cost of risk of their workers compensation program.

We focus on optimizing opportunities while providing quicker responses and jurisdictional expertise. We truly understand the challenges and opportunities employers face.

Expertise in Risk Management

Key Risk focuses on working together with employers to deliver better outcomes by reducing their workers compensation exposures, establishing integrated action plans and developing effective transitional duty programs. Results include a safer workplace, fewer injuries and the overall improvement in an organization's experience mod.

Specialization in Claims Management

At Key Risk, responsiveness matters. Jurisdictionally focused claim professionals target a lower than industry average of 90 open indemnity claims, with new claim assignments limited per month. We focus on exceeding expectations and helping injured workers return to work through efficient claim handling and expertise.

Online Claim Access & Reporting

Through MasterKey Connects®, clients have 24-hour online access to up-to-date claim information including status updates, alerts and reports.

Outcome-Based Provider Network

We work together with providers focused on better outcomes. Key Risk delivers medical savings well above the industry average through our strategic medical bill review process, providing employers with the benefit of potential savings in the event of a workplace accident.

Key Risk is a member company of W. R. Berkley Corporation, whose insurance company subsidiaries are rated A+ (Superior), Financial Size Category XV by A.M. Best Company and A+ (Strong), by S&P. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

For more information on solutions available from Key Risk, please contact your independent insurance agent at 800.942.0225.

MKT.08.10.13

Selecting Value... Scorecard for measuring value across workers compensation programs 5.9.a

Employers can't manage or improve what they don't measure. Having the right information is key to identifying and taking advantage of unrealized opportunities within a workers compensation program. Below is a scorecard to help you chart how Key Risk compares to other workers compensation providers. This tool focuses on our overall program benefits as well as highlights our service areas of Management Services, Claims Management, and Managed Care.

Scorecard	 a Berkley Company	Value Difference What does this mean to your organization?	Key Risk	Company A	Company B
Focus	100% Workers Compensation	Industry expertise & specialization with no distractions.	✓		
Local Presence	Regional offices & territory-focused staff located throughout the core states in which we operate.	Dedicated local teams with jurisdictional expertise are focused on risk management services and efficient claims handling.	✓		
Availability	24/7 Claim Reporting: Online, Fax, Email, or 24-Hour Client Call Center	Multiple options allow you to report claims quickly and easily.	✓		
Risk Management Services	 Dedicated Risk Management Services for everyone	Reduced workers compensation exposures, established action plans and effective transitional duty programs result in a safer workplace, fewer injuries and the overall improvement in your organization's experience modification factor.	✓		
Risk Management Information System		Online risk management system allows you to set automatic alerts, report claims, and generate reports specific to your needs.	✓		
Claims Management	 Service model based on 90 Open Indemnity Claims per Claim Professional	Dedicated Claim Professionals With lower than industry average caseloads, local claim professionals focus on exceeding expectations and helping injured workers return to work. VirtualMD+ Telemedicine Solution Three Point Contact Program	✓		
Managed Care	Nurse Case Management Proprietary Network of Medical Providers — CompCareLX Outcome-Based Medical Bill Review Pharmacy Management	By integrating expertise and technology, Key Risk maximizes the value of each and every claim dollar spent. Results — Over 52% savings on all medical bills paid in 2017.	✓		
Flexibility		Managing your workers compensation program is easy and convenient. Pay-as-you-go with PremiumSync®, or select from traditional payment methods	✓		
Financial Strength	Key Risk is supported by the resources of W. R. Berkley Corporation, a fortune 500 Company	Rated A+ (Superior) Financial Size Category XV A.M. Best Company, Inc. Rated A+ (Strong) Standard & Poor's	✓		

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)



Pay Online

Better Outcomes In Workers Compensation

Introducing the Ability to Pay Online!

With the Pay Online option you can:

- Schedule ongoing monthly installment payments
- Complete single payments online

To set up your account, you will need:

- Your Customer ID as shown on your premium invoice
- Your bill-to zip code
- Banking information for your organization



Register
Now



Pay
Online

Register online at
www.KeyRisk.com

Select **Pay Online** from www.KeyRisk.com to start the process!

The ability to Pay Online provides you with more control, efficiency and simplicity in managing your workers compensation program. Schedule ongoing premium installment payments or make a one-time payment.

- Complete your easy enrollment through a secure Wells Fargo web portal
- Select and schedule automatic recurring payments or make a one-time payment
- Payments processed before 8 PM EST will be posted the same day
- Receive automatic e-mail notifications following the processing of every payment

For assistance with billing questions, please contact our Premium Billing Team at 800.942.0225, Ext. 3367598.

Key Risk is a member company of W. R. Berkley Corporation, whose insurance company subsidiaries are rated A+ (Superior), Financial Size Category XV by A.M. Best Company and A+ (Strong), by S&P. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

FIN-11-16-102

WORKING TOGETHER. DELIVERING BETTER OUTCOMES

Packet Pg. 189

Better Outcomes In Workers Compensation

1.866.687.0710

The Support You Need, When You Need It!

At Key Risk, we are committed to providing injured employees with immediate access to the care they need. Recently added to your panel, and with no prequalifications required, our **VIRTUALMD+*** program connects an injured employee with an emergency trained physician in **less than 2 minutes**. Supported by MedCallHealthCare Advisors, Key Risk's **VIRTUALMD+** program provides:

- Availability for emergency and non-emergency calls
- Nationwide 24/7/365 physician triage
- Immediate connection to an ER Physician the moment an accident occurs
- Physician follow-up with injured worker to assure efficient return-to-work
- Guaranteed savings on direct and indirect medical costs
- Subrogate liability with physician intervention
- Real time work status and event notification
- Available video consultation
- Cost savings of more than 20% compared to Emergency and Urgent Care treatment

In the event of injury, Key Risk provides injured employees the opportunity to immediately consult with an emergency trained physician.

* Some state limitations may apply

How Does VIRTUALMD+ Work?

Employer

Contact 911
for Emergency
Situations

Provide injured
employee access
to **VIRTUALMD+**

Report Claim
to Key Risk

Injured Employee

Injured Employee is connected with MedCallHealthCare Advisors Call Coordinator

A case is open and transferred to an Emergency Trained Physician



Download the App on Andriod or iPhone to get immediate access to **VIRTUALMD+** emergency trained physicians at the click of a button.

**Client Services**

470.539.5519

clientservices@keyrisk.com

Key Risk is a member company of W. R. Berkley Corporation. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction, and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

For more information on solutions available from Key Risk, please contact your independent insurance agent at 800.942.0225.

www.KeyRisk.com

Named Insured: City of Jonesboro

Effective Date: 11/01/2018

Expiration Date: 11/01/2019

Key Risk is pleased to present to you the following Workers Compensation premium quotation:

Company: StarNet Insurance Company

Employers Liability Limit: 1,000,000 / 1,000,000 / 1,000,000

Estimated Annual Premium: 92,033.00

Premium Detail

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
GA	7720	POLICE OFFICERS & DRIVERS	1,315,580.00	4.1600	54,728.00
	8380	AUTOMOBILE SERVICE OR REPAIR CENTER & DRIVERS	43,809.00	4.3300	\$1,897.00
	8742	SALESPERSONS OR COLLECTORS-OUTSIDE	\$100.00	0.4600	\$0.00
	8810	CLERICAL OFFICE EMPLOYEES NOC	567,218.00	0.2300	\$1,305.00
	9402	STREET CLEANING & DRIVERS	193,185.00	11.1800	21,598.00
	9403	GARBAGE, ASHES OR REFUSE COLLECTION & DRIVERS	87,451.00	14.1800	12,401.00
	9410	MUNICIPAL, TOWNSHIP, COUNTY OR STATE EMPLOYEE	44,359.00	6.5600	\$2,910.00
	9812	Employers Liability Limits		0.0110	\$1,043.00
	9898	Experience Modification Premium		1.3100	29,723.00
	9887	Schedule Rating Premium		0.7900	-26,377.00
		Total Standard Premium			99,228.00
	0063	Premium Discount		0.0818	\$-8,120.00
	0900	Expense Constant			\$250.00
	9740	Terrorism Not Part of Standard Premium		0.0100	\$225.00

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
	9741	Catastrophe (other than Certified Acts of Terror)		0.0200	\$450.00
		Policy Minimum Premium			\$750.00
Total Amount Due:					92,033.00

Payment Plan	Down Payment	Installment Amount (Incl. fee/installment)	Fee/Installment
20% Down - 9 Installments	\$18,607.00	\$8,171.00	\$12.00

DUE DATE	DESCRIPTION	PREMIUM DUE	+ INSTALLMENT FEE	= TOTAL AMOUNT DUE
11/01/2018	Down Payment	\$18,607.00		\$18,607.00
12/01/2018	Installment	\$8,159.00	\$12.00	\$8,171.00
01/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
02/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
03/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
04/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
05/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
06/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
07/01/2019	Installment	\$8,159.00	\$12.00	\$8,171.00
08/01/2019	Installment	\$8,154.00	\$12.00	\$8,166.00
Total estimated amount:		\$92,033.00	\$108.00	

Attachment: 2018-19 Workers' Compensation Quotation (002) (1311 : Workers Compensation)

**POLICYHOLDER DISCLOSURE
NOTICE OF TERRORISM
INSURANCE COVERAGE**

Coverage for acts of terrorism, as defined in the Terrorism Risk Insurance Act as amended, (the “Act”), is included in the quote for your policy. As defined in Section 102(1) of the Act: The term “act of terrorism” means any act that is certified by the Secretary of the Treasury --in consultation with the Secretary of Homeland Security, and the Attorney General of the United States --to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Act. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 85% through 2015; 84% beginning on January 1, 2016; 83% beginning on January 1, 2017; 82% beginning on January 1, 2018; 81% beginning on January 1, 2019 and 80% beginning on January 1, 2020 of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Act contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism as defined in the Act is \$225.00 and does not include any charges for the portion of losses covered by the United States government under the Act.

Name of Insurer: StarNet Insurance Company

Quote Number: SNQ WC21064-000

City of Jonesboro