



**CITY OF JONESBORO  
Work Session  
170 SOUTH MAIN STREET  
November 4, 2019 – 6:00 PM**

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

**Agenda**

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. PRESENTATIONS**
  1. Proclamation recognizing "Color the World Orange" Day.
  2. Proclamation recognizing National Hospice and Palliative Care Month.
  3. Presentation of Scarecrow and Yarn Bombing Contest Winners.
- VI. WORK SESSION**
  1. Discussion regarding adoption of the required Census Resolution for the upcoming 2020 Federal Census.
  2. Discussion regarding a Conditional Use Permit Application #19-CU-006 for a climate-controlled (indoor) storage facility, by ADEVCO Corporation for property located at 8500 Tara Boulevard (Parcel No. 05240B A004), Jonesboro, Georgia 30236.
  3. Discussion regarding a map amendment to the Official Zoning Map 19-MA-004 for rezoning of property located at 242 Jonesboro Road (Parcel No. 12048A E001), Jonesboro, Ga 30236 from Office Institutional (O&I) to Single-Family Residential (R-4).
  4. Discussion regarding Ordinance No. 2019-014, amending Chapter 74, Traffic and Vehicles, Article I (In General), Section 74-8 of the City Code of Ordinances to officially designate the Downtown Parking District and establish Parking Regulations.

5. Discussion regarding renewal of Workers Compensation insurance with Key Risk.
6. Discussion regarding the State and Local Fair Market Value Lease for the Pitney Bowes Postage Meter.
7. Discussion regarding speed limits and maintenance on Jonesboro Road between North Avenue and Spur 138.
8. Discussion regarding approval of 2020 SPLOST list and discussion regarding “Jonesboro SPLOST Ambassador Committee.”

**VII. OTHER BUSINESS**

- A. Executive Session to discuss personnel related matters.

**VIII. ADJOURNMENT**



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

6.1

-1

COUNCIL MEETING DATE  
November 4, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding adoption of the required Census Resolution for the upcoming 2020 Federal Census.

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

Adoption of Resolution

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

Yes

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Approval of resolution:** With the 2020 Federal Census nearing its deadline in the spring of 2020, the Clayton County Complete Count Committee has met several times to go over the process of what has changed since the 2010 Census. With participation levels in the 2010 Census for Clayton County and its cities being only around 66%, strategies have been discussed for improving this number for 2020. Each City has been directed to create a subcommittee that will have trusted advocates to go out into the City and convince potentially reluctant or unwilling citizens in the importance of participating in the Census. The parent committee has also requested that each City adopt a Census Partnership Resolution, which is enclosed.

The stated goals of the Resolution are as follows:

1. Support the goals and ideals for the 2020 Census and will disseminate 2020 Census information.
2. Encourage all City residents to participate in events and initiatives that will raise the overall awareness of the 2020 Census and increase participation.
3. Provide Census advocates to speak to City and community organizations.
4. Support Census takers as they help our City compete an accurate count.
5. Strive to achieve a complete and accurate count of all persons within our borders.

Fiscal Impact

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

n/a

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

- Census 2020 Resolution

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, 4, 2019

Signature

City Clerk's Office

## **CITY OF JONESBORO, GEORGIA**

### **2020 Census Partnership**

**WHEREAS**, the U.S. Census Bureau is required by the U.S. Constitution to conduct a count of the population and provides a historic opportunity to help shape the foundation of our society and play an active role in American democracy;

**WHEREAS**, The City of Jonesboro, Georgia is committed to ensuring every resident is counted;

**WHEREAS**, federal and state funding is allocated to communities, and decisions are made on matters of national and local importance based, in part, on census data and housing;

**WHEREAS**, census data helps determine how many seats each state will have in the U.S. House of Representatives and is necessary for an accurate and fair redistricting of state legislative seats, county and city councils and voting districts;

**WHEREAS**, information from the 2020 Census and American Community Survey are vital tools for economic development and increased employment;

**WHEREAS**, the information collected by the U.S. Census Bureau is confidential and protected by law;

**WHEREAS**, a united voice from business, government, community-based and faith-based organizations, educators, media and other will enable the 2020 Census message to reach more of our citizens;

Now, therefore, **BE IT RESOLVED** that The City of Jonesboro, Georgia is committed to partnering with the U.S. Census Bureau and the State of Georgia and will:

1. Support the goals and ideals for the 2020 Census and will disseminate 2020 Census information.
2. Encourage all City residents to participate in events and initiatives that will raise the overall awareness of the 2020 Census and increase participation.
3. Provide Census advocates to speak to City and community organizations.
4. Support Census takers as they help our City compete an accurate count.
5. Strive to achieve a complete and accurate count of all persons within our borders.

Adopted at The City of Jonesboro, Georgia this 4th day of November.

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(Joy B. Day, Mayor)



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

**-2**

6.2

COUNCIL MEETING DATE  
November 4, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding a Conditional Use Permit Application #19-CU-006 for a climate-controlled (indoor) storage facility, by ADEVCO Corporation for property located at 8500 Tara Boulevard (Parcel No. 05240B A004), Jonesboro, Georgia 30236.

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

City Code Section 86-105 – C-2 Zoning Purpose and Standards; Article XVII Additional Conditional Use Standards

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

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

Summary & Background

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

Agency recommendation – **Approval of Conditional Use application:** Recently, the Contineo Group and ADEVCO Corporation submitted a zoning verification form for 8500 Tara Blvd. for a three-story, climate-controlled storage facility (standalone building), which requires a conditional use permit. The property currently serves as a vehicle repair facility and a tractor trailer (and other vehicle) parking area. There is a small building and a deteriorated paved parking lot on the property. The only access is off Tara Boulevard, with two pre-existing driveways. (Note: This property was the same site for a failed gas station proposal in 2018.)

Per the provided letter of explanation and the site plan, the storage facility would be a 100,000 square-foot building containing 750 interior storage units of various sizes. The facility will be managed by a national company. This would not be a typical self-storage facility with individual units independently accessible by outside roll-up doors. The nice exterior (see attached elevation) would shield the storage units from the road and adjacent properties. If the process went smoothly, the facility could be in operation by late 2020.

Also, per the letter of explanation, the facility would use about one-half of the total property, with the other half to be developed or sold for a different commercial use.

The City Code provides specific design conditions for self-storage / mini-warehouse facilities, per Section 86-607:

Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)

The following conditions are assigned in the C-2 and M-1 districts:

(1) Must be located on a street having a classification of collector or greater. **The proposed facility would front Tara Boulevard, which has an arterial road classification.**

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The total property is approximately 4.4 acres, and just using 2 acres would still meet the minimum area requirement. The frontage would be over 300 feet.**

(3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property. **There is a proposed 75-foot wide buffer between the residential property to the east (Batiste Lane) and the development.**

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

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 4, 2019

Signature

City Clerk's Office

(4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. 6.2  
**Sec. 86-410 (25), mini-warehouses shall provide one space per 5,000 square feet of gross storage area, plus one space for every employee. Per the applicant, the building will have up to 75,000 square feet of rentable storage space and will have 2 full-time employees.  $75,000 / 5000 = 15 + 2 = 17$  parking spaces required. The latest concept plan shows 15 spaces, with none in the required front landscape strip. Staff believes that 2 more spaces can be easily obtained along the northern property line. Also, an administrative variance can relieve up to 10% of the parking space requirement, which would be forgiveness of 2 spaces (rounded up). Either way, the required parking numbers can be met.**

(5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **This would be a large, stand-alone building. There are currently no planned centers or connected storefronts on the property.**

(6) Must have security fencing around perimeter of premises. **This can be discussed with Council. While this would be a definite requirement for outdoor storage units, this indoor facility would have security measures for its building. As with the previous gas station development on this subject property, an opaque, non-climbable fence along the eastern property line or the buffer line may be necessary to prevent cut-through foot traffic from Batiste Lane and Batiste Way.**

(7) All lighting shall be night-sky friendly. **So noted.**

(8) Storage of hazardous materials is prohibited. **So noted.**

(9) Storage of items outside of provided storage units is prohibited. **An indoor, climate-controlled facility is designed to prevent outside storage.**

The C-2 zoning development standards are as follows:

- (1) Minimum lot area: 43,560 square feet (one acre) **Requirement met.**
- (2) Minimum lot width: 100 feet **Requirement met.**
- (3) Minimum front yard: 40 feet **Requirement met.**
- (4) Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero **Requirement met.**
- (5) Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero **Requirement met.**
- (6) Maximum building floor area per story: none **n/a**
- (7) Maximum building height: 40 feet; **The proposed building will be three stories. The applicant has said that they would prefer 42 to 45 feet in height. This would require a variance.**
- (8) Minimum building separation: per building codes **n/a**
- (9) Maximum lot coverage: 80 percent; **Per the applicant, the current plan shows 65,925 square feet (1.513 acres) of impervious area. The estimated combined parcel is 4.40 acres. Impervious area for the entire parcel would be 34%. The proposed impervious elements on just 2 acres of land would be 75.7%.**

City zoning code standards can be met with this development. The use is not prohibited in the Tara Boulevard Overlay District. However, when more detailed building and landscape plans are submitted (if the use is approved), the development will have to go through a more detailed Tara Blvd. Overlay District review, which may result in variances.

Potential negative factors:

- Lower sales tax revenue than other retail uses.
- Is this the highest use of the property? Perhaps not, but it is an improvement over what is there now. No one can guarantee a future "higher" use will come. A bird in the hand is worth two in the bush.
- There is already a self-storage facility a quarter mile north on Tara Boulevard. However, this is a typical

**Potential positive factors:**

- The current unsightly use of truck parking will be gone (see site pictures).
- The proposed building is attractive and can serve as a positive point in helping to establish the “southern gateway” into the City.
- The property appraisal will be higher, with a much larger, better quality building on the property than what is there now.
- The storage units will not be able to be seen from the road or adjacent properties.
- Even though a gas station or similar use would generate more sales tax revenue, this a more quiet, stable use for the adjacent residential properties.
- The attractive building could potentially be retrofitted in the interior if the use ever changed, without having to be torn down or severely modified. In other words, the City would have a permanent quality building along Tara Boulevard.
- The use is in harmony with the Future Development Map – Tara Boulevard Corridor.

**Staff recommendation - Approval of application with the following conditions:**

1. The existing building, parked vehicles, and the existing use of the property as vehicle repair and parking must be completely removed from the subject property and cannot continue on another parcel made from the subject property if the subject property is further subdivided.
2. Any new minor or major subdivision plat must undergo the application and review process outlined in the City Code.
3. Access points to the property shall conform to GDOT standards and requirements, including any necessary adjustments brought about by the upcoming Tara Blvd. widening.
4. The development (building, site development, and landscaping) may be subject to variances in relation to the Tara Boulevard Overlay District. All required variances must be approved prior to permit approval.
5. The 75-foot buffer shall remain undisturbed to the maximum extent possible. In the event that portions of the buffer are disturbed in construction or portions of the existing vegetation within the buffer area are deemed to be inadequate by the Zoning Administrator, supplemental plantings shall be required, per Section 86-454.
6. Any fencing along the eastern property line or buffer line shall be a minimum 6 feet tall, opaque, non-climbable, and of a durable material other than wood.
7. Exterior building elements and signage are subject to Design Review Commission review.
8. If the property is further subdivided, paved inter-parcel access must be provided.
9. The final landscape plan is subject to approval by the Zoning Administrator.
10. Approval of this development does not connote approval of different uses / developments on adjacent parcels or future parcels subdivided from the parent tract.

**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.)

- Application

- Letter of Intent
- Parcel Info
- Zoning Info
- Concept Plans
- Building Elevation
- Site Pictures
- Conditional Use - 8500 Tara Blvd Storage Facility - Legal Notice
- Sign

6.2

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

**Approval**



**CITY OF JONESBORO**  
 124 North Avenue  
 Jonesboro, Georgia 30236  
 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
[www.jonesboroga.com](http://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 10 19

### Property Owner Authorization

I (We) ADVED CORPORAION (CONTRACTUAL OWNER) the owner(s) of the following property located at: 8500 TARA BLVD.

JONESBORO, GA

Tax Parcel Number: 052-403A04 Size of Property: 5.3 ACRES

Located in Zoning District C-2 do hereby request permission for a conditional use for the above described property under the Zoning Ordinance zoned for the following purposes:

DESIGN AND CONSTRUCTION OF A THREE STORY  
CLIMATE CONTROLLED STORAGE FACILITY

## Property Owner Information

Name: DONNIE H. RUSSELL

Mailing Address: 201 BROOKINGS LANE

City: PEACHTREE CITY State: GA Zip: 30267

Phone: (Day) 770 314 5430 (Evening) SAME

## Applicant's Information

(If Different from Owner's Information)

Name: ADVICOS CORPORATION (MICHAEL BEUL)

Mailing Address: 400 NORTHRIDGE ROAD, SUITE 620

City: ATLANTA State: GA Zip: 30350

Phone: (Day) 678 461 4750 (Evening) SAME

## Jonesboro Property Information

Existing Uses and Structures: SEMI TRUCK PARKING

Property address: 8500 TARA BLVD, JONESBORO, GA

Surrounding Uses and Structures: (See Official Zoning Map): \_\_\_\_\_

Surrounding Zoning:

North: C-2 South: M-1 East: R-2 West: C-2/0+1  
Commercial Commercial Residential Commercial/  
Commercial Commercial Commercial INSTITUTION

Details of Proposed Use: SEE STATEMENT OF INTENT (ATTACHED)

Public Utilities: ALL AVAILABLE

Access, Traffic and Parking: 1) Post way traffic light AND TURN LANE  
2) Right in/Rightout NORTHEAD OF PROPERTY

Special Physical Characteristics: PAVED PARKING LOT

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.

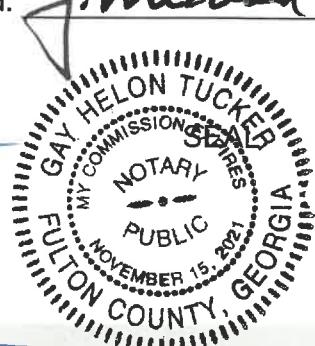
The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 10.2.19

Signed: J. Michael Beal

Notary: Jay Helon Tucker



FOR OFFICE USE ONLY:

Date Received: 10/10/19

Received By: MJ

Fee Amount Enclosed: \$ 700.00

Public Notice Sign Posted (Date) 10/23/19

Legal Ad Submitted (Date) 10/23/19

Legal Ad Published (Date) 10/23/19 10/30/19

Date Approved:   /  /20  

Date Denied   /  /20  

Permit Issued   /  /20  

Comment:

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Oct 03 19, 11:37a

From Donnie Russell

7707423620

p.1

Review and sign document(s) | DocuSign

10/3/19, 11:28 AM

CLOSE



DocuSign Envelope ID: B12A40B1-0498-4996-A8F2-27C222B13B07

### PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is application. The undersigned does duly authorize the applicant named below 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 application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements submitted are true and correct, to the best of knowledge and belief.

#### PROPERTY OWNER:

Donnie Russell

PRINT NAME

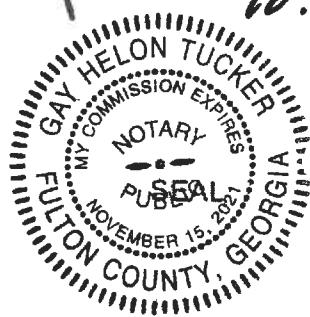
#### APPLICANT:

A Device Corporation  
PRINT NAME

10.8.19

#### NOTARY:

SIGNATURE/DATE



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Change Language - English (US)

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## City of Jonesboro

### Conditional Use Permit Application

#### Developer Request and Statement of Intent

**ADEVCO Corporation respectfully request approval of this Conditional Use Permit to allow the development of a Class "A" three story climate controlled storage facility at 8500 Tara Boulevard. Additionally we are requesting a reduction in the number of parking spaces from 25 required by code to 15 which is more than sufficient to operate the facility. The property is zoned C-2 which allows storage with a Conditional Use Permit.**

The project will be similar in design and quality to the attached rendering and will comply with all code and the Tara Boulevard Overlay requirements. The building materials will be primarily brick and stucco and will follow the guidelines established by the Tara Boulevard Overlay.

ADEVCO Corporation was founded in 1990. Since inception, over 29 years ago, ADEVCO has developed over six million square feet of corporate office, climate controlled storage, call center facilities, assisted living communities and multifamily projects valued at more than \$600 million.

The storage facility planned will be approximately 100,000 gross square feet and contain approximately 750 storage units of various sizes ranging from 25 to 300 square feet for lease by the general public. The facility will be professionally managed by either Extra Space Storage or Life Storage which are both large national storage operators and owners that are publically traded REITS.

Upon approval of the Conditional Use Permit the ADEVCO team of professionals will begin the design and construction of the facility that will take approximately 12 to 13 months which means the facility should open in the fourth quarter of 2020..

The site has historically been used for several different uses mostly associated with the sale of automobiles and recreational vehicles and today is currently being used to park semi-trucks. ADEVCO believes the new facility will be an attractive addition to the neighborhood and will provide a service that is needed to local residents. There is currently less than one square foot per person of climate controlled storage in a three mile radius of the site which is well below the national average.

The storage facility will use approximately one-half of the 5.3 acre site. It is the intention of the developer to either develop or sale the remaining half of the site for a commercial use at a future date.

Thank you for your consideration of our request and we look forward to addressing any questions you may have about the facility or its operations.

# Real Property Records Search

[New Search](#) | [Current Year Assessment Notice](#) | [Sales Data](#) | [Previous Parcel](#) | [Next Parcel](#)

## Clayton County Property Card For Year 2019

RUSSELL DONNIE H & DON  
201 BROOKINGS LN  
PEACHTREE CITY, GA 30269

PARCEL ID .. 05240B A004  
LOCATION .. 8500 TARA BLVD

LEGAL DESC DISTRICT 4 JONESBORO  
NBRHOOD JB013 JONESBORO INTERIOR LOT

DESCRIPTION NOT IN SUBDIVISION - ALL UTILITIES

DESCRIPTION PAVED ROAD MISC. COMM. STRUCTURE  
ROAD FRONT . . 600.0

### SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
9012	690	2/15/07	WARRANTY DEED	QUALIFIED		RUSSELL DONNIE H & DON
1631	059	1/01/90	WARRANTY DEED	.		RUSSELL DON ET AL

### LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	GB	SF 1	191,664.000

MAP ACRES .. 4.400

### IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA ..	ACT/EFF YR/AGE .. 1970 49		
	DESCRIPTION . . . VARIOUS		
BUILDINGS	% COMP 100	SQ FOOTAGE 3280.00	STORY

TOTAL PARCEL VALUES	LAND / OVR	IMPROVEMENTS / OVR	2019 VALUE	2018 VALUE
APV .....	575,000	62,000	637,000	637,000



Pat



**CITY OF JONESBORO**  
 124 North Avenue  
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 City Hall: (770) 478-3800  
 Fax: (770) 478-3775  
[www.jonesboroga.com](http://www.jonesboroga.com)

## ZONING VERIFICATION REQUEST

### Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

### Applicant's Information

Name of Applicant: Jake Criverton

Name of Business: SVN

Property's Address: 8500 Tara Blvd

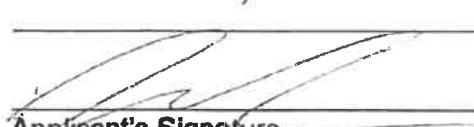
Email Address: j.criverton@svn.com

Phone: (Day): 770-557-5206 (Evening): \_\_\_\_\_

### Property Information

Current Use of Property: Truck/Trailer Park

Proposed Use of Property (Please provide in great detail the intended use of the property):  
Self Storage

  
 Applicant's Signature

8-9-19  
 Date

### FOR OFFICE USE ONLY:

Current Zoning: C-2

NAICS Code: 5313

Required Zoning: C-2 M-1

Conditional Use Needed? Yes or No

APPROVED

DENIED

Comments:

REQUIRES CONDITIONAL USE PERMIT - MUST CONFORM TO  
 REQUIREMENTS OF SEC 86-607

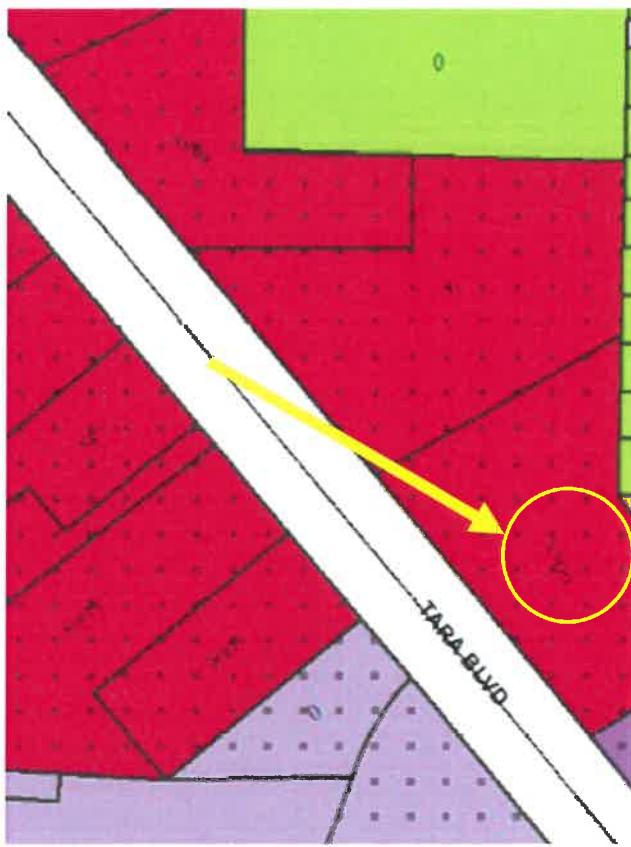
  
 Zoning Official Signature

8/16/19  
 Date

**Applicant – Jake Creviston**  
**Name of Business – SVN**  
**Address – 8500 Tara Blvd**  
**Zoning District – C-2**  
**NAICS – 53113**  
**Proposed Use: Self Storage**

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
53113	Mini-warehouses and Self-Storage Units (Indoor and Outdoor)	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-607

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N



**Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)**

The following conditions are assigned in the C-2 and M-1 districts:

- (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 and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.

- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Must have security fencing around perimeter of premises.
- (7) All lighting shall be night-sky friendly.
- (8) Storage of hazardous materials is prohibited.
- (9) Storage of items outside of provided storage units is prohibited.

David D. Allen, Community Development Director / Zoning Administrator  
August 16, 2019

(1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public right-of-ways. Such screening shall have a minimum height of eight feet.

(2) A minimum 75-foot wide buffer shall be maintained between built elements (**including paved parking areas**) of the proposed facility and any adjacent, residentially-zoned property.

(3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

**(Ord. No. 5-13-19)**

**Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)**

The following conditions are assigned in the C-2 and M-1 districts:

(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 and a minimum frontage of 150 feet.

(3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.

(4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(5) Must be located in a stand-alone building (no planned centers, connected storefronts **sharing a common wall, or lots with zero lot line development or shared parking**).

(6) Must have security fencing around perimeter of premises.

(7) All lighting shall be night-sky friendly.

(8) Storage of hazardous materials is prohibited.

(9) Storage of items outside of provided storage units is prohibited.

**(Ord. No. 5-13-19)**

**Sec. 86-608. NAICS 51212– Motion Picture and Video Distribution**

The following conditions are assigned in the C-2 district:

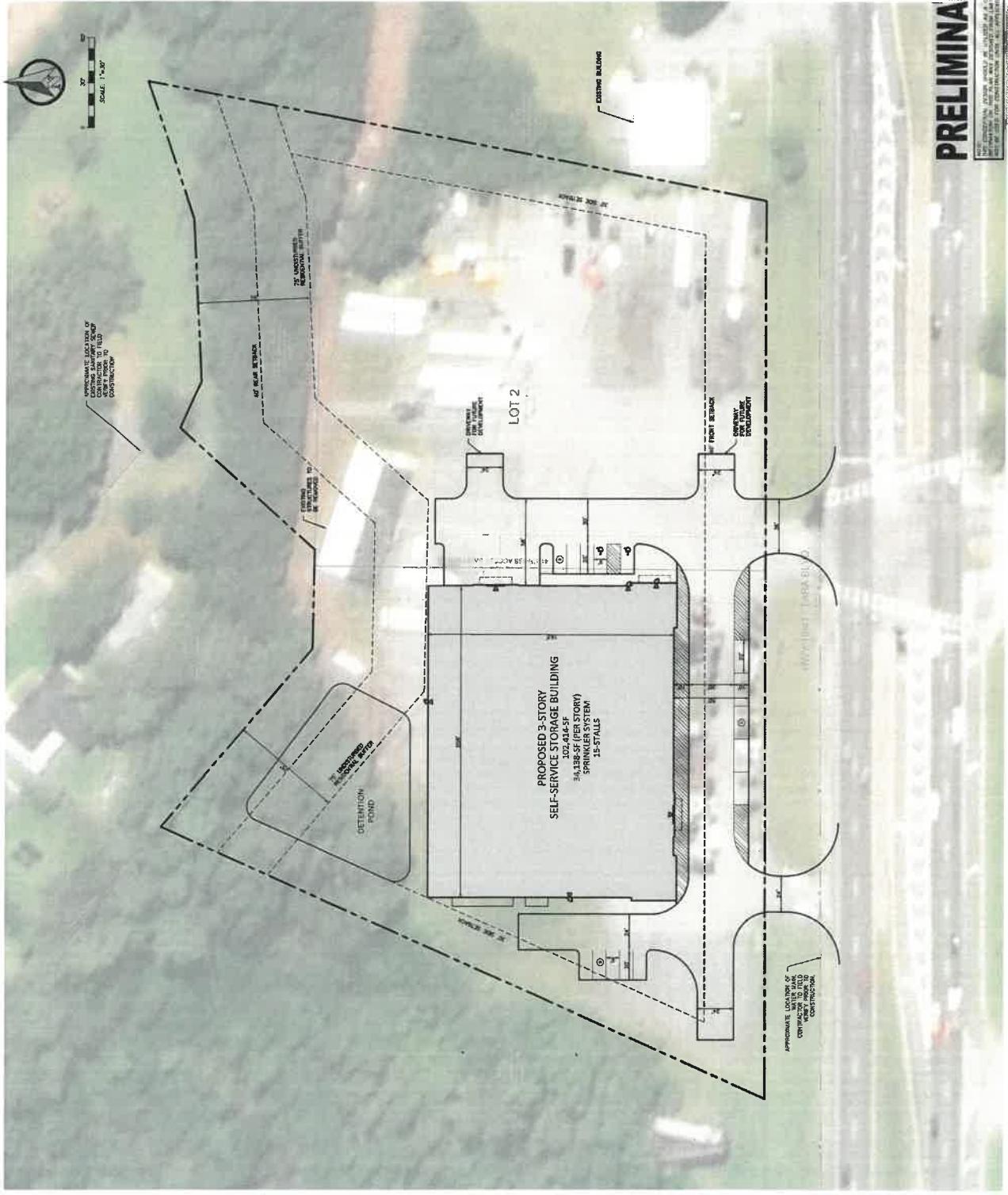
(1) Must be located on a street having a classification of collector or greater.

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

- a. The following uses shall be prohibited in the Tara Boulevard Overlay District:
  1. 522298 Pawn shop, including title pawn, both as defined in O.C.G.A. § 44-12-130(5);
  2. 522390 Check cashing services in which such services are the primary use of the property;
  3. 812990 Bail bonding;
  4. 561320 Temporary help services;
  5. 561491 Repossession services;
  6. 44112 Used car dealers;
  7. 48841 Motor vehicle towing and storage;
  8. 81219 Tattoo parlors;
  9. 713990 Billiard halls;
  10. Adult entertainment;
  11. 5321 Automotive equipment rental and leasing;
  12. Palm readers and astrologers;
  13. Modeling agencies;
  14. Massage parlors;
  15. Hypnotists;
  16. Video game parlors;
  17. Flea markets.

## PRELIMINARY CONCEPT



Attachment: Concept Plans (1519 : 8500 Tara Boulevard)

**PRELIMINARY CONCEPT**

**NOTE:** THIS DRAWING IS UNDRAFTED AND A GRAPHICAL REPRESENTATION OF A POSSIBLE FUTURE DEVELOPMENT. THE INFORMATION CONTAINED HEREIN IS NOT A DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION, USE, OR ANY OTHER PURPOSE. IT HAS NOT BEEN REVIEWED AND APPROVED BY THE APPROPRIATE LOCAL, STATE, OR FEDERAL AGENCIES.

**SITE SUMMARY**

LOCAL ADDRESS	00000000000000000000
PROPERTY ADDRESS	00000000000000000000
SIZE & DESCRIPTION	0.00 ACRES
<b>TOTAL PROPERTY AREA/ACRE</b>	0.00 ACRES
<b>PROPOSED USE</b>	SELF-SERVICE STORAGE
PERMIT STATUS	PERMIT PENDING
PROPOSED PARKING	18

SCALE: 1=20'

0 50'

APPROXIMATE LOCATION OF CENTERLINE FROM WHICH TO VERIFY PAVING TO CENTERLINE OF PROPERTY LINE

FRONT BUILDING SETBACK  
SIDE BUILDING SETBACK  
REAR BUILDING SETBACK  
LANDSCAPE STRIP  
PROPOSED SELF SERVICE  
PARKING, FEATURING  
PARKING, TOTAL ENCLASSMENT  
ACCREDITED PARKING  
PROPOSED PARKING

40' ALA SETBACK  
72' UNENCLOSED  
EXTERIOR SPACES TO THE REAR  
DETENTION POND  
PROPOSED SELF SERVICE  
PARKING, TOTAL ENCLASSMENT  
ACCREDITED PARKING

PROPOSED 3-STORY  
SELF-SERVICE STORAGE BUILDING  
34,138-SF PER STORY  
102' X 144' SF  
SPRINKLERED SYSTEM  
15-STALLS

DETENTION POND

FRONT BUILDING SETBACK  
REAR BUILDING SETBACK  
EXTERIOR FOR FUTURE  
DEVELOPMENT  
FRONT BUILDING  
LOG 1  
LOG 2  
FRONT BUILDING SETBACK  
REAR BUILDING SETBACK  
EXTERIOR FOR FUTURE  
DEVELOPMENT  
FRONT BUILDING  
LOG 1  
LOG 2  
FRONT BUILDING SETBACK  
REAR BUILDING SETBACK  
EXTERIOR FOR FUTURE  
DEVELOPMENT  
FRONT BUILDING  
LOG 1  
LOG 2  
APPROXIMATE LOCATION OF CENTERLINE FROM WHICH TO VERIFY PAVING TO CENTERLINE OF PROPERTY LINE

Attachment: Concept Plans (1519 : 8500 Tara Boulevard)

<b>SITE SUMMARY</b>	
LOCAL JURISDICTION	Jonesboro
PRIMARY PARCEL ID	05240B A004
ZONING DESIGNATION	C-2
TOTAL PROPERTY ACREAGE	4.40 ACRES
PROPOSED USE	SELF SERVICE STORAGE FACILITY
FRONT BUILDING SETBACK	40'
SIDE BUILDING SETBACK	30'
REAR BUILDING SETBACK	40'
LANDSCAPE STRIP	10'
PROPOSED SELF SERVICE STORAGE FACILITY	102,414 SQ FT
PARKING STALL DIMENSIONS	9' x 20'
REQUIRED PARKING	25
PROPOSED PARKING	15







Attachment: Site Pictures (1519 : 8500 Tara Boulevard)



Attachment: Site Pictures (1519 : 8500 Tara Boulevard)









## Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 11, 2019 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for a climate-controlled (indoor) storage facility, by Adevco Corporation for property located at 8500 Tara Boulevard (Parcel No. 05240B A004), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session to be held on November 4, 2019.

David Allen  
Community Development Director

Publish 10/16 and 10/23



# CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR  
Conditional Use Permit for a Climate  
Controlled (indoor) Storage facility, by Adevo  
Corporation for property located 8500 Tara  
Boulevard Jonesboro, Ga. 30236

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

LOCATION

DATE: 11-11-19

TIME: 6:00 P.M.

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



# **CITY OF JONESBORO, GEORGIA COUNCIL**

## **Agenda Item Summary**

## Agenda Item #

- 3

6.3

## COUNCIL MEETING DATE

November 4, 2019

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

Typed Name and Title Ricky L. Clark, City Manager	Date November, 4, 2019	
Signature	City Clerk's Office	

- **Impact on neighborhood character.** The immediate surrounding properties are zoned O&I Office-Institutional, R-4 Single Family and commercial. Rezoning the property and keeping the same building (house) on it should have no detriment to the neighborhood character.
- **Opportunity for economic use of property.** The allowed uses of the R-4 Zoning District would not further the property's opportunity to grow as a commercial engine for the City, unless some sort of home occupation was also present on the property.
- **Effect on adjacent property.** Staff believes that the entire corridor would neither benefit nor be harmed from the change in zoning as the structures on the property would remain unchanged visually.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare.
- **Environmental impact.** The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity.
- The minimum lot size for R-4 zoning is 10,480 square feet (1/4 acre). The area of the subject property meets this requirement. The minimum lot size for R-4 zoning is 75 feet. The minimum width of the subject property is approximately 108 feet. The minimum dwelling size for R-4 zoning is 1600 square feet. The existing house on the subject property is approximately 1066 square feet, **534 square feet shy of the minimum.**

**Approval conditions:**

1. **With R-4 zoning, no commercial business may be operated on the subject property, except for City approved Home Occupations.**
2. **The existing sign posts in the front yard need to be completely removed from the property.**

**Fiscal Impact**

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

Private

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

- Application
- Letter of Intent
- Plat
- Deed
- Parcel Info
- Zoning Info
- Future Land Use
- Site Pictures
- Map Amendment - 242 Jonesboro Road - Legal Notice
- Sign

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

**Approval**



## CITY OF JONESBORO

124 North Avenue  
 Jonesboro, Georgia 30236  
[www.jonesboroga.com](http://www.jonesboroga.com)

# MAP AMENDMENT APPLICATION

THE APPLICANT MUST SUBMIT ONE (1) ORIGINAL AND 10 COPIES OF PETITION AND ALL REQUIRED ITEMS. APPLICATIONS ARE DUE TO THE CITY PLANNER BY THE 10TH OF THE MONTH. ALL INFORMATION TO BE PRESENTED TO THE MAYOR AND CITY COUNCIL SHOULD BE ASSEMBLED. THIS APPLICATION WILL NOT BE PROCESSED IF ANY ITEMS ARE MISSING OR IF THE APPROPRIATE FEE DOES NOT ACCOMPANY IT.

**LICENSE FEE: \$700.00** IF ADVERTISING FEE EXCEEDS THE \$700.00, YOU WILL BE BILLED ANY ADDITIONAL AMOUNT SPENT ON ADVERTISING.

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. ALL INFORMATION REQUIRED OF THE APPELLANT MUST BE PROVIDED AND MUST BE PRINTED CLEARLY OR TYPEWRITTEN.

PETITIONER WILL BE NOTIFIED BY CERTIFIED MAIL OF THE SCHEDULED PUBLIC HEARING FOR WHICH HIS/HER APPLICATION WILL BE CONSIDERED.

In addition, please also provide the following:

- Legal Description of the property for rezoning
- A plat showing the dimensions, acreage and location of the property prepared by a registered land surveyor whose state registration is current and valid; surveyor's seal shall be affixed to the plat.
- A conceptual site plan depicting the proposed use of the property
- A copy of the recorded warranty deed (or other instrument of title) which vests title to the property in the applicant.
- A copy of the paid in full tax bill or a letter from the City stating that all taxes on the property have been paid.
- The applicant shall file with the application a letter of intent indicating specifically how the property is to be used. Said letter shall be detailed as necessary to clearly describe the proposed site development.

## GENERAL INFORMATION

Name and Address of Appellant Diem Trinh Nguyen  
 Phone # 770-891-4745

Name and Address of Property Owner Diem Trinh Nguyen

Location of Property 242 Jonesboro Road  
Jonesboro, GA 30236

Present Zoning District and use of Property O & I office

Proposed Zoning District and use of Property Residential (R-4)

## STANDARDS FOR MAP AMENDMENT

In ruling on any application for a zoning map amendment, Jonesboro's City Council shall act in the best interest of the public health, safety, morals and general welfare. Please complete the following:

- 1.) What is the relationship of the proposed change to the established land use pattern? The house was built for residential purpose so it is appropriate and useful for people to live and reside in it.
- 2.) Is the proposed change compatible with the City's comprehensive plan and what is the proposed timing of development? Yes and the proposed timing should be any time that the city Council deems appropriate.
- 3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? We don't see any impacts that are negative but actually <sup>changes</sup> will be good. The property can be occupied by residents any time instead of leaving it vacant.
- 4.) What economic opportunities are projected for the property? Renting out to desired residential occupants

we have tenants that were living here but were asked to be vacated due to zoning restriction.

5.) To what extent would property values be diminished by the particular zoning restrictions? \_\_\_\_\_

Not very much about the same value.

6.) To what extent would the destruction of property values, if any, promotes the health, safety, morals, or general welfare of the public? \_\_\_\_\_ N/A

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? \_\_\_\_\_ N/A

8.) What is the length of time the property, if vacant, has been vacant as zoned? Considered in the context of land development in the areas and the vicinity of the property. \_\_\_\_\_

Two years the property has been vacant because residential tenants were vacated by the city code enforces.

**FOR OFFICE USE ONLY:**

Date Received: 9/27/2019

Fee Amount Enclosed: \$ 700

Date of Advertisement: 10/16/19 Aug, 10/23/19

Mayor and Council Date of Decision: 11/11/2019

Mayor and Council Decision:

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## 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 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:

PRINT NAME


 Diemtinh Nguyen

SIGNATURE/DATE



## APPLICANT:

PRINT NAME


 Diemtinh Nguyen

SIGNATURE/DATE

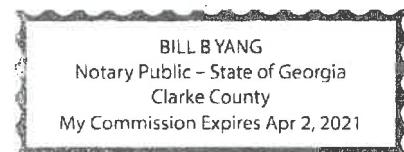


## NOTARY:

SIGNATURE/DATE

9/21/2019

SEAL



**JONESBORO CITY COUNCIL**

JOY DAY, MAYOR  
 ALFRED DIXON, MAYOR PRO TEM  
 LARRY BOAK, COUNCIL MEMBER  
 BOBBY LESTER, COUNCIL MEMBER  
 PAT SEBO-HANS, COUNCIL MEMBER  
 BILLY POWELL, COUNCIL MEMBER  
 ED WISE, COUNCIL MEMBER

**DISCLOSURE OF CAMPAIGN CONTRIBUTIONS**

Pursuant to OCGA, Section 36-67A-3(a), the following disclosure is mandatory when an applicant or any representative has made campaign contributions aggregating \$250.00 or more to a local government within two (2) years immediately preceding the filing of this rezoning application (map amendment).

It shall be the duty of the applicant and/or the attorney representing the applicant to file a disclosure with the governing authority of the respective local government. The following questions must be answered: Have you, the applicant, made \$250.00 or more in campaign contributions to a local government official within two (2) years immediately preceding the filing of this application?  Yes  No

If the answer is yes, you must file a disclosure report with the governing authority of the City of Jonesboro showing:

1. The name and official position of the local governing authority in the City of Jonesboro to whom the campaign contribution was made.

Name and official position of the applicant/representative (Please Print)

2. The dollar amount and description of each campaign contribution made during the two (2) years immediately preceding the filing of this application and the date of each such contribution was made.

\$ \_\_\_\_\_

Description of Campaign Contribution (Print)

Dollar Amount

This disclosure must be filed within ten days after the application, if first filed, and must be submitted to the City of Jonesboro at 124 North Avenue, Jonesboro, Georgia 30236.

Signature (choose one) Applicant  Owner

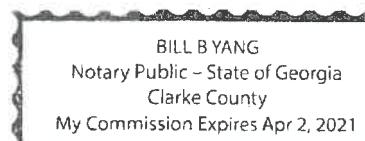
Notary Signature

Date

09/21/2019

Date

09/21/2019



September 21, 2019

From: Ms. Diemtrinh Nguyen

1136 Carroll Ct., Norcross, Ga 30071

To: Mr. David D. Allen - Community Development Director/ Zoning Administrator

124 North Avenue, Jonesboro, Georgia 30236

cc: Jonesboro City Council

Re: Re-zoning of the Property Located at

**242 Jonesboro Rd., Jonesboro, GA 30236**

Dear Mr. Allen,

Attached please find the Map Amendment Application, Warranty Deed with full legal description, and the plat of the referenced property, which had originally been designed and built for living-in occupants. Since the city changed the zoning to Office and Industrial code, it became very difficult for us to rent the property out to tenants. Consequently, the property has been left vacant for so long. We are writing this letter to request the house to be re-zoned back to residential code.

We also certify that we have complied with the Jonesboro city zoning code and ordinance, and always timely paid the city and county tax in full.

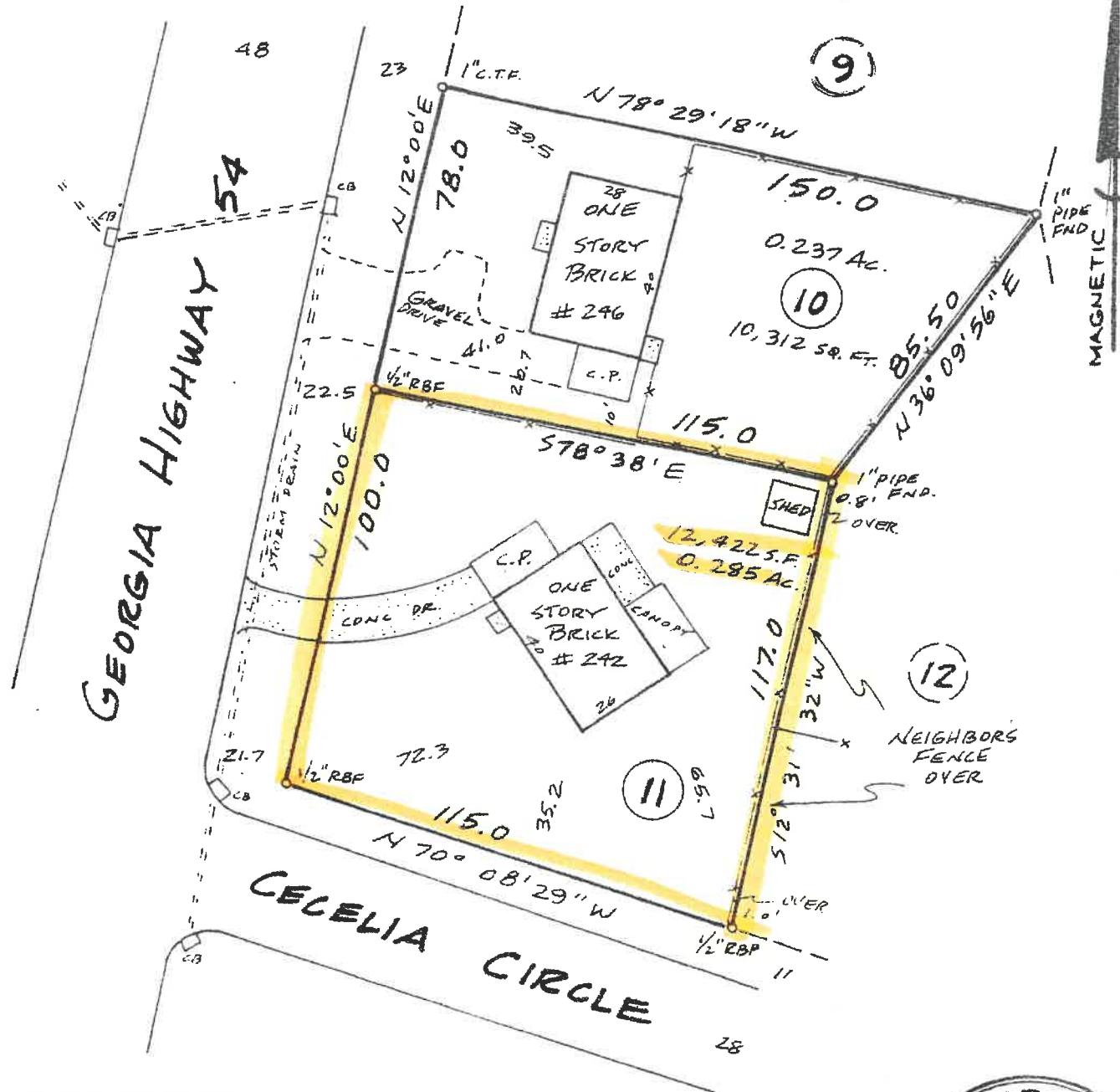
Thank you very much for your assistance and consideration.

Sincerely yours,



Diemtrinh Nguyen

The field-data upon which this map or plat is based has a closure precision of one foot in 5,000 feet and an angular error of 0.6" per angle point, and was adjusted using COMPASS rule. This map or plat has been calculated for closure and is found to be accurate within one foot in 5,000 + feet. Legend: R.B.F. = Rebar Found, R.B.P. = Rebar Placed, M.H. = Manhole, C.B. = Catch Basin, H.W. = Head Wall, D.I. = Drop Inlet, J.B. = Junction Box, R/W = Right of Way, BL = Building Line, D.E. = Drainage Easement, S.S.E. = Sanitary Sewer Easement.



Survey for HENSLEY PROPERTY

And WILLIAMS ET AL PROPERTY

Of property at 242 & 246 Georgia Highway 54

Lots 10 & 11, Block A, Hillcrest Homes Subdivision  
Plat Book 3, Page 370

Land Lot 48, 12th District, Clayton County, Georgia

Date: 5/9/96 Scale 1" = 40'

THIS PROPERTY (10) IS NOT LOCATED IN A  
FEDERAL FLOOD AREA AS INDICATED BY  
"FIA OFFICIAL FLOOD HAZARD MAPS"

BY ESTON PENDLEY & ASSOC., INC. 0

REGISTERED LAND SURVEYORS  
2970 PARK STREET EAST POINT, GA. 30344  
PHONE: 768-7520 FAX: 768-8402

In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law

Eston Pendley  
Member SAMSOG

40 80

GRAPHIC SCALE

EQUIPMENT USED: TRANSIT AND 100' TAPE

North Georgia Title, Inc.  
Real Estate Closing Specialists  
740 Holcomb Bridge Road  
Norcross, GA 30071

4005 Howell Ferry Road  
Duluth, GA 30096

GWINNETT CO. GEORGIA  
REAL ESTATE TRANSFER TAX  
\$ None  
JUN LAWLER CLERK OF  
SUPERIOR COURT

## WARRANTY DEED

## STATE OF GEORGIA

## GWINNETT COUNTY

THIS INDENTURE, made the 3<sup>rd</sup> day of AUGUST, 2001, between HAMILTON T M TRAN, hereinafter called Grantor/s, and DIEM - TRINH NGUYEN, hereinafter called Grantee/s, (the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH, that Grantor/s, for and in consideration of the sum of Ten Dollars and other valuable consideration, receipt of which is hereby acknowledged has/have granted, sold transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 297, 6<sup>TH</sup> DISTRICT, GWINNETT COUNTY, GEORGIA, BEING LOT 15, BLOCK B, HOWELL WOOD, UNIT NO. 1, AS PER PLAT RECORDED AT PLAT BOOK 7, PAGE 251, GWINNETT COUNTY, GEORGIA RECORDS, WHICH PLAT IS INCORPORATED HEREIN BY REFERENCE AND MADE A PART OF THIS DESCRIPTION.

THIS CONVEYANCE is made subject to all zoning ordinances, easements, and restrictions of record affecting said described property.

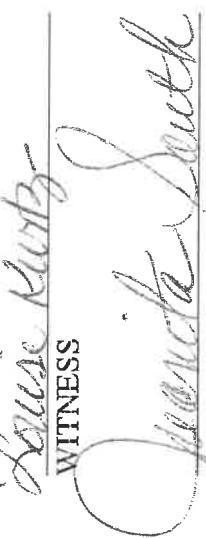
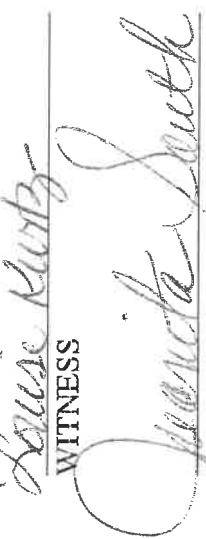
TO HAVE AND HOLD, the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee/s forever and in FEE SIMPLE.

AND GRANTOR/S will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor/s hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

  
HAMILTON T M TRAN  
(Seal)

  
Louise Hunter  
WITNESS  
  
Michael Smith  
NOTARY PUBLIC

### Clayton County Property Card For Year 2019

NGUYEN DIEM TRINH  
 1136 CARROLL COURT  
 NORCROSS, GA 30071

PARCEL ID . . 12048A E001  
 LOCATION . . 242 JONESBORO RD

LEGAL  
 DESC  
 DISTRICT 4  
 JONESBORO  
 LOT 11  
 BLOCK A NBRHOOD JB013 JONESBORO  
 INTERIOR LOT

DESCRIPTION NOT IN SUBDIVISION - ALL  
 UTILITIES

DESCRIPTION PAVED ROAD  
 ROAD FRONT . . 100.0 115.0  
 RESIDENTIAL-  
 MISIMPROVEMEN  
 PLAT BOOK/PAGE . . 3  
 200

#### SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
8279	615	8/12/05	WARRANTY DEED	RELATED		NGUYEN DIEM TRINH
4684	168	11/15/00	WARRANTY DEED	QUALIFIED	133,850	TRAN HAMILTON
0851	547	1/01/94	WARRANTY DEED	.		HENSLEY ISOM C & ATLAS M

#### LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	GB	SF 1	12,632.000
MAP ACRES . . 290			

#### IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA . .	1,066.00	ACT/EFF YR/AGE . . 1958 1958 61		
		DESCRIPTION . . .		
	.00			
		% COMP	SQ FOOTAGE	STORY
		100	1066.00	1.00
	RANCH			
	BEDROOMS		3	
	BATHROOMS			1.0
	BRICK			
	NO ATTIC			
	CRAWL SPACE			
	AIR CONDITION			

# Clayton County

GEORGIA

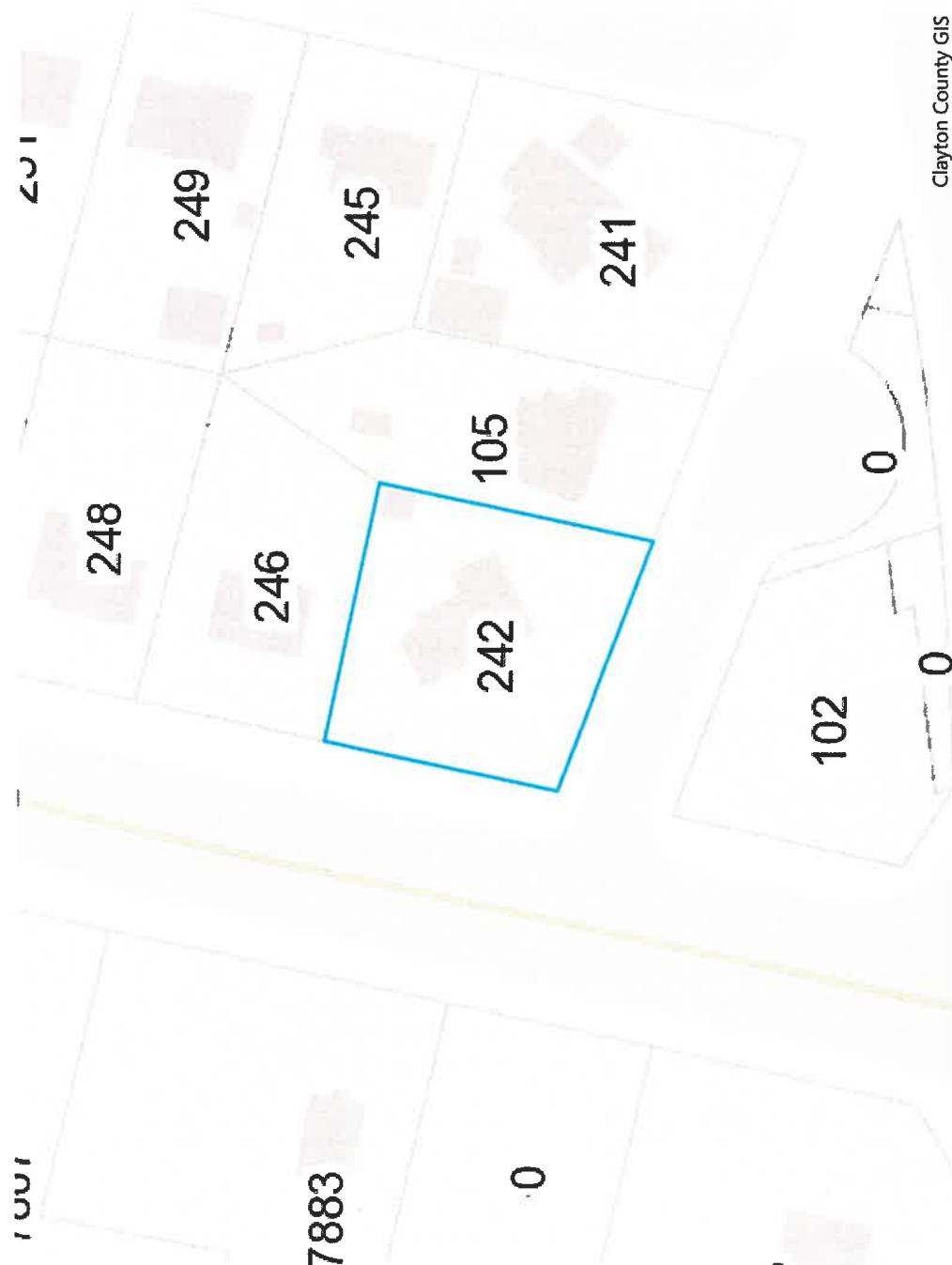
Secure Online Payments 

## Clayton County Property Tax Information

[NEW SEARCH](#)

TAX BILL HISTORY for property located at **242 JONESBORO RD**

TAX YEAR	BILL NO.	PROPERTY OWNER	DUE DATE	DATE PAID
<a href="#">2008</a>	056659	NGUYEN DIEM TRINH	11/17/2008	11/04/2008
<a href="#">2009</a>	056473	NGUYEN DIEM TRINH	11/16/2009	09/18/2009
<a href="#">2010</a>	056097	NGUYEN DIEM TRINH	11/15/2010	11/10/2010
<a href="#">2011</a>	056291	NGUYEN DIEM TRINH	11/15/2011	11/23/2011
<a href="#">2012</a>	055977	NGUYEN DIEM TRINH	11/15/2012	10/17/2012
<a href="#">2013</a>	056010	NGUYEN DIEM TRINH	11/15/2013	11/15/2013
<a href="#">2014</a>	056244	NGUYEN DIEM TRINH	11/17/2014	12/15/2014
<a href="#">2015</a>	056436	NGUYEN DIEM TRINH	11/16/2015	10/08/2015
<a href="#">2016</a>	056505	NGUYEN DIEM TRINH	11/15/2016	11/08/2016
<a href="#">2017</a>	056967	NGUYEN DIEM TRINH	11/15/2017	11/08/2017
<a href="#">2018</a>	056984	NGUYEN DIEM TRINH	12/03/2018	11/19/2018
<a href="#">2019</a>	057314	NGUYEN DIEM TRINH	12/02/2019	unpaid





## SUBJECT PROPERTY

# Zoning Classifications

6.3.f

-  A Assembly Rights
-  H Historic Residential
-  AH Historic Residential and Assembly Rights
-  T Tara Boulevard
-  County Parcels
-  C-1 Neighborhood Commercial District
-  C-2 Highway Commercial District
-  H-1 Historic District
-  H-2 Historic District
-  M-1 Light Industrial District
-  MX Mixed Use District
-  O-I Office and Institutional District
-  R-2 Single Family Residential District
-  R-4 Single Family Residential District
-  R-C Cluster Residential District
-  RM Multifamily Residential District
-  Jonesboro City Limit

Official Adoption Date:

August 12, 2019

## 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)

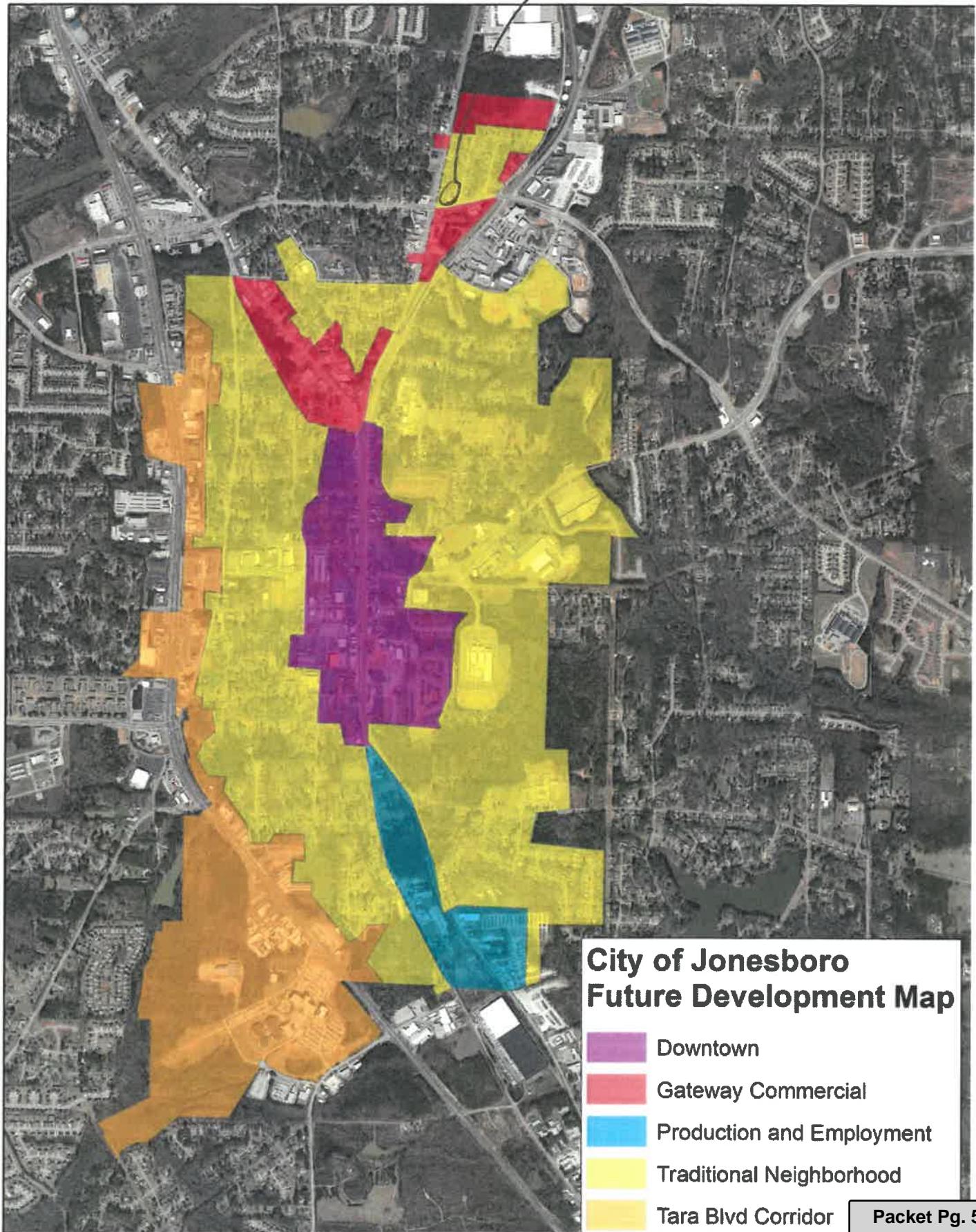
N = Use is not permitted in any Zoning District

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
<b>RESIDENTIAL USES</b>														
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)	C	C	N	N	C	N	N	N	C	C	N	N	Sec. 86-205
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	P	P	P	P	P	N	P	N	N	N	Sec. 86- 274
<b>INSTITUTIONAL USES</b>														
8139	Business, Professional, Labor, Political and Similar Organizations	N	N	N	N	N	C	P	P	C	N	C	N	Sec. 86- 206
8132	Charitable Organization Offices, including Grantmaking and Giving Services	N	N	N	N	N	P	P	P	C	N	P	N	Sec. 86- 207
62411	Child and Youth Services, including Adoption Agencies and Foster Services, but not Group or Youth Homes	N	N	N	N	N	C	C	P	N	N	P	N	Sec. 86- 208
8131	Churches and Other Places of Worship	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86- 183; <span style="color: red;">86-113</span>
81311	Religious Organizations, other than Churches and other Places of Worship	N	N	N	N	N	N	N	C	C	C	C	N	Sec. 86- 183; <span style="color: red;">86- 113</span>
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

## Future Development Map

*SUBJECT PROPERTY*



# Traditional Neighborhoods

City of Jonesboro: Land Use and Future Development

Traditional Neighborhoods are a mixture of historic residences, some residential homes and subdivisions developed since 1960 and churches. This area is expected to maintain its character however private reinvestment may take place.

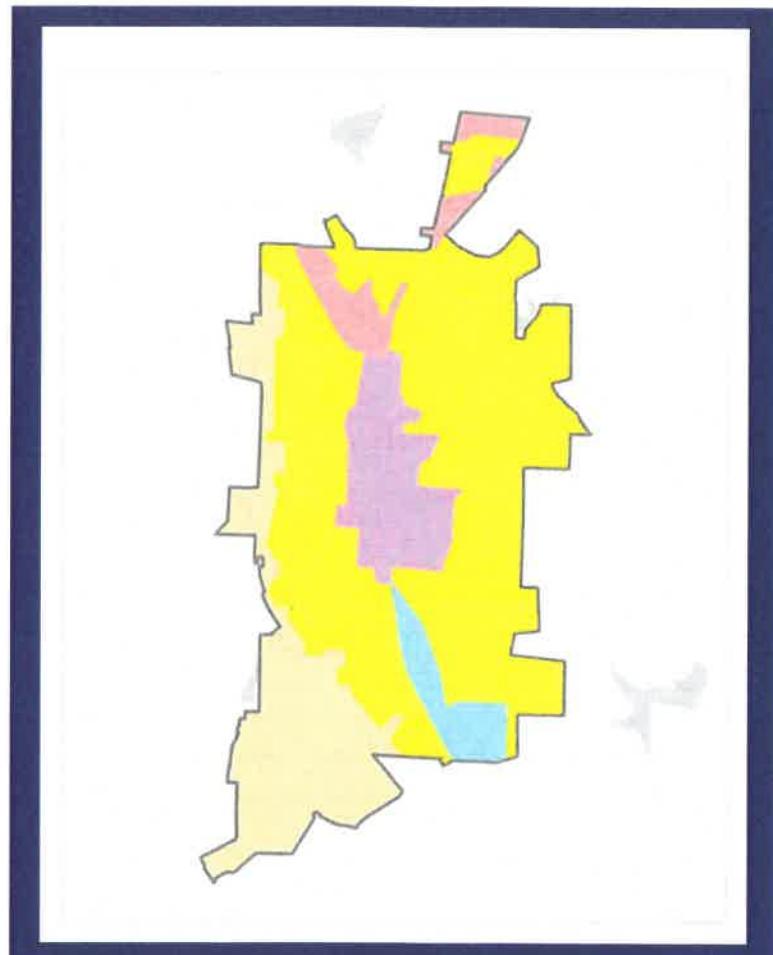
## Uses:

Single Family Residential

Townhomes

Institutional

No COMMERCIAL



## Implementation Measures:

- Promote new developments that emulate the positive aspects of historic Jonesboro.
- Traditional neighborhood developments (TND) that employ traditional architecture and traditional design principles.
- There should be good vehicular and pedestrian/bike connections to retail/commercial services as well as internal street connectivity, connectivity to adjacent properties/subdivisions, and multiple site access points





Attachment: Site Pictures (1518: 242 Jonesboro Road)





Attachment: Site Pictures (1518: 242 Jonesboro Road)



Attachment: Site Pictures (1518: 242 Jonesboro Road)



## Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on November 11, 2019 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a map amendment to the Official Zoning Map for rezoning of property located at 242 Jonesboro Road, Jonesboro, Georgia 30236 from Office-Institutional (O-I) to Single-Family Residential (R-4). Mayor & Council will first discuss the item at their Work Session to be held on November 4, 2019.

David Allen  
Community Development Director

Publish 10/16 and 10/23



# CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR  
Conditional Use Permit for a Climate  
Controlled (indoor) Storage facility, by Adevo  
Corporation for property located 8500 Tan  
Boulevard Jonesboro, Ga. 30236

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236  
LOCATION

DATE: 11-11-19

TIME: 6:00 P.M.

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



# CITY OF JONESBORO, GEORGIA COUNCIL

## Agenda Item Summary

## Agenda Item #

- 4

6.4

**COUNCIL MEETING DATE**

November 4, 2019

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

Typed Name and Title Ricky L. Clark, City Manager	Date November, 4, 2019	
Signature	City Clerk's Office	

**ORDINANCE NO. 2019-014**

**AN ORDINANCE TO AMEND CHAPTER 74, TRAFFIC AND VEHICLES, ARTICLE I (IN GENERAL), SECTION 74-8 (RESERVED) OF THE CITY CODE OF ORDINANCES TO OFFICIALLY DESIGNATE THE DOWNTOWN PARKING DISTRICT AND ESTABLISH PARKING REGULATIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO PROVIDE AN EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

**WHEREAS**, the City of Jonesboro, Georgia (the “City”) is a municipal corporation created under the laws of the State of Georgia; and

**WHEREAS**, the duly elected legislative authority of the City is the Mayor and Council thereof (“City Council”); and

**WHEREAS**, the City Council is authorized by the City Charter, and other applicable laws, to regulate the use of streets and rights of way of the City; and

**WHEREAS**, in lawful exercise of such authority, the City Council desires to officially designate the Downtown Parking District and establish parking regulations applicable thereto; and

**WHEREAS**, the City Council finds that the adoption of such regulations will positively impact the public health, safety and general welfare of all persons within the City.

**NOW THEREFORE, BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA and by the authority thereof:**

**Section 1.** The Code of Ordinances, City of Jonesboro, Georgia is hereby amended by revising Section 74-8 (Reserved), Article I (In General) to Chapter 74 (Traffic and Vehicles), to be read and codified as follows:

**“Sec. 74-8. Downtown Parking District.**

(a) *Designated.* The on-street parking spaces located on both sides of South Main Street, beginning at the intersection of West Mill Street and continuing on South Main Street to the intersection of Church Street, is hereby designated as the Downtown Parking District. 6.4

(b) *Parking Regulations.* The following regulations shall only be enforceable between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

- (1) It shall be unlawful for any person to stop, park, leave standing, or store any motorized vehicle in the Downtown Parking District for a continuous period in excess of two (2) hours.
- (2) The movement of a motorized vehicle to another on-street parking space in the District shall not extend the time limits for parking.
- (3) The regulations of this Section shall not relieve any person from the duty to comply with other, more restrictive, regulations in this Article and state law governing the stopping, standing, or parking of vehicles in specified places or at specified times.

(c) *Off-Street Parking.* The regulations provided in this Section 74-8, shall not be applicable to designated off-street parking areas and lots. The City has two designated parking lots adjacent to the Downtown Parking District, located at 114 Broad Street and 138 West Mill Street, which are available to the public between the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

(d) *Penalties.* Any person found in violation of this Section 74-8, shall be subject to the following fines:

- (1) For the first offense, a civil penalty not less than \$50.00.
- (2) For the second offense, a civil penalty not less than \$100.00.
- (3) For a third offense committed within one year of the imposition of a civil penalty for a second offense, the minimum fine shall be \$300.00 and the vehicle shall be towed at owner's expense."

**Section 2.** The preamble of this Ordinance shall be considered to be and is hereby incorporated by

reference as if fully set out herein.

### **Section 3.**

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

(b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph,

sentence, clause or phrase of this Ordinance.

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of this Ordinance shall remain valid, constitutional, enforceable, and of full force and effect.

**Section 4.** All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

**Section 5.** The effective date of this Ordinance shall be the date of its adoption by the Mayor and Council unless otherwise stated herein.

**Section 6.** The Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Jonesboro.

**Section 7.** It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made part of the Code of Ordinances, City of Jonesboro, Georgia and the sections of this Ordinance may be renumbered to accomplish such intention.

**SO ORDAINED** this \_\_\_ day of March, 2019.

**CITY OF JONESBORO, GEORGIA**

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**JOY DAY, Mayor**

**ATTEST:**

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**RICKY L. CLARK, JR.**, City Clerk

**APPROVED AS TO FORM:**

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City Attorney



- 2019-20 Key Risk Workers' Comp Renewal Proposal

6.5

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

**Approval**

# A WORKERS' COMPENSATION INSURANCE PROPOSAL

PREPARED FOR:

# City of Jonesboro

PRESENTED BY:

## Apex Insurance Services

EFFECTIVE: 11/1/2019



**KeyRisk**  
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**  
**Workers' Compensation Premium Summary**  
**2019-20**

Class Code	Description	KEY RISK		KEY RISK	
		2018-19	2019-20	Rate	Payroll
7720	Police Officers & Drivers	4.16	\$1,315,580	3.94	\$1,319,184
8380	Automobile Service or Repair Center	4.33	\$43,809	4.02	\$43,929
8742	Salespersons or Collectors	0.46	IF ANY	0.43	IF ANY
8810	Clerical Office Employees NOC	0.23	\$567,218	0.18	\$568,772
9402	Street Cleaning & Drivers	11.18	\$193,185	10.64	\$193,714
9403	Garbage, Ashes or Refuse Collection	14.18	\$87,451	12.85	\$87,691
9410	Municipal, County or State Employees NOC	6.56	\$44,359	5.41	\$44,481

<b>Total Payroll:</b>	<b>\$2,251,602</b>	<b>\$2,257,771</b>
<b>Experience Mod</b>	<b>1.31</b>	<b>1.20</b>
<b>Total Premium:</b>	<b>\$92,033</b>	<b>\$89,311</b>



## CITY OF JONESBORO WORKERS' COMPENSATION CLAIMS ANALYSIS 2014-19

COVERAGE/EFFECTIVE	MEDICAL	# MED	INDEMNITY	# IND	EXPENSE	TOTAL LOSSES	PREMIUM	PAYROLLS	VALUED	CARRIER
<b>Work Comp</b>										
11/1/18-19	\$6,127	5	\$1,697	1	\$750	\$8,574	92,033	2,251,702	8/8/2019	KEY
11/1/17-18	\$35,666	7	\$0	0	\$0	\$35,666	88,280	2,351,741	8/9/2019	BITCO
11/1/16-17	\$7,385	7	\$0	0	\$0	\$7,385	82,169	2,251,602	8/9/2019	BITCO
11/1/15-16	\$149,984	5	\$0	0	\$0	\$149,984	59,433	2,143,694	8/9/2019	BITCO
11/1/14-15	\$82,625	9	\$0	0	\$0	\$82,625	59,273	1,980,397	8/9/2019	BITCO
<b>TOTAL</b>	<b>\$281,787</b>	<b>33</b>	<b>\$1,697</b>	<b>1</b>	<b>\$750</b>	<b>\$284,234</b>	<b>\$381,188</b>			

### CLAIMS OVER \$25,000

Comments	Claimant	Date	Status	Medical	Indemnity	Expense	Total
Carpal Tunnell Syndrom	Jonathan Smallwood	7/20/2015	Closed	\$64,341	\$0	\$0	\$64,341
Struck in chest by a log	Phillip Perry	6/7/2016	Closed	\$146,920	\$0	\$0	\$146,920
Injured shoulder restraining suspect	John Upole	9/10/2018	Closed	\$31,246	\$0	\$0	\$31,246



## WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE



## Renewal Account Proposal

**City of Jonesboro**

**EFFECTIVE DATE: Nov 1, 2019**

## Renewal Account – Workers Compensation Proposal from Key Risk

Thank you for the opportunity to provide a workers compensation proposal for City of Jonesboro.

As a sole-focused provider of workers compensation insurance and services, Key Risk is committed to delivering better outcomes to you and your clients. Through Essentials, our innovative approach to risk management, will continue to work with their dedicated risk management professional to develop risk management solutions specific to the needs of their organization

The following provisions apply:

- **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](http://www.keyrisk.com/docs/crm/ssc.pdf) for additional information that may relate to this proposal.

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.

# Selecting Value... Scorecard for measuring value across workers compensation programs

6.5.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



### Value Difference

What does this mean to your organization?

Focus	100% Workers Compensation	Industry expertise & specialization with no distractions.	Key Risk	Company A	Company B	Company C	Company D	Company E
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	<b>Essentials™</b> Risk Management 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	<b>MasterKey Connects.</b>	Online risk management system allows you to set automatic alerts, report claims, and generate reports specific to your needs.	✓					
Claims Management	<b>Essentials™</b> Claims Management Service model based on 90 Open Indemnity Claims per Claim Professional	<b>Dedicated Claim Professionals</b> With lower than industry average caseloads, local claim professionals focus on exceeding expectations and helping injured workers return to work. <b>VirtualMD+ Telemedicine Solution</b> <b>Three Point Contact Program</b>	✓					
Managed Care	<b>Nurse Case Management</b> Proprietary Network of Medical Providers — CompCareLX <b>Outcome-Based Medical Bill Review</b> 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	<b>Premium Sync.</b>	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	<b>Rated A+ (Superior)</b> Financial Size Category XV A.M. Best Company, Inc.  <b>Rated A+ (Strong)</b> Standard & Poor's	✓					

Attachment: 2019-20 Key Risk Workers' Comp Renewal Proposal (1532 : Workers Compensation)

Company R



## 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](http://www.KeyRisk.com)

**Select Pay Online from [www.KeyRisk.com](http://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. 79**



| a Berkley Company

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

**VIRTUALMD+**<sup>TM</sup>

Essentials Claims Management



### 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

1  
Physician  
Triage

2  
Immediate Treatment  
Action Taken

3  
Referred to  
In-Network Provide  
as Needed



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](mailto: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](http://www.KeyRisk.com)



| a Berkley Company

Date: 10/10/2019  
 Agency: Public Risk Underwriters of GA Inc DBA Apex Insurance  
 Re: Workers Compensation Quote  
 Named Insured: City of Jonesboro  
 Effective Date: 11/01/2019  
 Expiration Date: 11/01/2020  
 Key Risk is pleased to present to you the following Workers Compensation premium quotation:  
 Company: Key Risk Insurance Company  
 Employers Liability Limit: 1,000,000 / 1,000,000 / 1,000,000  
 Estimated Annual Premium: 89,311.00

### Premium Detail

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
GA	7720	POLICE OFFICERS & DRIVERS	1,319,184.00	3.9400	51,976.00
	8380	AUTOMOBILE SERVICE OR REPAIR CENTER & DRIVERS	43,929.00	4.0200	\$1,766.00
	8742	SALESPERSONS OR COLLECTORS-OUTSIDE	\$100.00	0.4300	\$0.00
	8810	CLERICAL OFFICE EMPLOYEES NOC	568,772.00	0.1800	\$1,024.00
	9402	STREET CLEANING & DRIVERS	193,714.00	10.6400	20,611.00
	9403	GARBAGE, ASHES OR REFUSE COLLECTION & DRIVERS	87,691.00	12.8500	11,268.00
	9410	MUNICIPAL, TOWNSHIP, COUNTY OR STATE EMPLOYEE NOC	44,481.00	5.4100	\$2,406.00
	9812	Employers Liability Limits		0.0110	\$980.00
	9898	Experience Modification Premium		1.2000	18,006.00
	9887	Schedule Rating Premium		0.8900	-11,884.00
		Total Standard Premium			96,153.00
	0063	Premium Discount		0.0815	\$-7,840.00
	0900	Expense Constant			\$320.00
	9740	Terrorism Not Part of Standard Premium		0.0100	\$226.00

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
	9741	Catastrophe (other than Certified Acts of Terror)		0.0200	\$452.00
		Policy Minimum Premium			\$1,000.00
					Total Amount Due: 89,311.00

Payment Plan	Down Payment	Installment Amount (Incl. fee/installment)	Fee/Installment
20% Down - 9 Installments	\$18,118.00	\$7,925.00	\$15.00

DUE DATE	DESCRIPTION	PREMIUM DUE	+ INSTALLMENT FEE	= TOTAL AMOUNT DUE
11/01/2019	Down Payment	\$18,118.00		\$18,118.00
12/01/2019	Installment	\$7,910.00	\$15.00	\$7,925.00
01/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
02/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
03/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
04/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
05/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
06/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
07/01/2020	Installment	\$7,910.00	\$15.00	\$7,925.00
08/01/2020	Installment	\$7,913.00	\$15.00	\$7,928.00
<b>Total estimated amount:</b>		<b>\$89,311.00</b>	<b>\$135.00</b>	

**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 \$226.00 and does not include any charges for the portion of losses covered by the United States government under the Act.

Name of Insurer: Key Risk Insurance Company

Quote Number: KEY WC18979-000

City of Jonesboro





## State and Local Fair Market Value Lease

Agreement Number											

### Your Business Information

Full Legal Name of Lessee / DBA Name of Lessee

CITY OF JONESBORO CITY HALL

Tax ID # (FEIN/TIN)

#### Sold-To: Address

124 NORTH AVE, JONESBORO, GA, 30236-8409, US

#### Sold-To: Contact Name

CITY OF JONESBORO CITY HALL

#### Sold-To: Contact Phone #

7704743208

#### Sold-To: Account #

0012429941

#### Bill-To: Address

124 NORTH AVE, JONESBORO, GA, 30236-8409, US

#### Bill-To: Contact Name

PAT DANIEL

#### Bill-To: Contact Phone #

7704783800

#### Bill-To: Account #

0012429941

#### Bill-To: Email

pdaniel@jonesboroga.com

#### Ship-To: Address

124 NORTH AVE, JONESBORO, GA, 30236-8409, US

#### Ship-To: Contact Name

PAT DANIEL

#### Ship-To: Contact Phone #

7704783800

#### Ship-To: Account #

0012429941

#### PO #

### Your Business Needs

Qty	Item	Business Solution Description
1	DM400CGREEN	Green DM400C Mailing System
1	1FAE	Basic Accounting -50 Accounts
1	1FY9	DM400 70 LPM
1	1GW5	5lb Integrated Weighing Feature
1	G900	Meter for DM300/DM400/475 Series
1	G9SS	USPS Tracking Services Activation
1	ME1B	Meter Equipment - DM400
1	MP9G	Integrated Weighing Platform
1	SJ40	SoftGuard for DM400
1	STDSLA	Standard SLA-Equipment Service Agreement (for Green DM400C Mailing System)
1	SVBB	Green DM400C Digital Mailing System

If any green products: The equipment covered by this Agreement includes remanufactured products that have gone through our factory certification testing process.

## Your Payment Plan

Initial Term: 60 months	Initial Payment Amount:	
Number of Months	Monthly Amount	Billed Quarterly at*
60	\$ 126.48	\$ 379.44

\*Does not include any applicable sales, use, or property taxes which will be billed separately.

( ) Tax Exempt Certificate Attached  
 ( ) Tax Exempt Certificate Not Required  
 (X) Purchase Power® transaction fees included  
 ( ) Purchase Power® transaction fees extra

## Your Signature Below

Non-Appropriations. You warrant that you have funds available to make all payments until the end of your current fiscal period, and shall use your best efforts to obtain funds to make payments in each subsequent fiscal period through the end of your lease term. If your appropriation request to your legislative body, or funding authority ("Governing Body") for funds is denied, you may terminate the lease on the last day of the fiscal period for which funds have been appropriated, upon (i) submission of documentation to us evidencing the Governing Body's denial of an appropriation sufficient to continue the lease for the next succeeding fiscal period, and (ii) satisfaction of all charges incurred through the end of the fiscal period for which funds have been appropriated, including the return of the equipment at your expense.

By signing below, you agree to be bound by all the terms of this Agreement, including the Pitney Bowes Terms (Version 1/19), which are available at <http://www.pb.com/statelocalfmvt> and are incorporated by reference. This lease will be binding on us after we have completed our credit and documentation approval process and have signed below. This lease requires you either to provide proof of insurance or participate in the ValueMAX® equipment protection program (see Section 6 of the State and Local Fair Market Value Lease Terms) for an additional fee. If software is included in the Order, additional terms apply which are available by clicking on the hyperlink for that software located at <http://www.pitneybowes.com/us/license-terms-of-use/software-and-subscription-terms-and-conditions.html>. Those additional terms are incorporated by reference.

Not Applicable

State/Entity's Contract#

Lessee Signature

Pitney Bowes Signature

Print Name

Print Name

Title

Title

Date

Date

Email Address

## Sales Information

Joseph Ruseski Jr

joseph.ruseski@pb.com

Account Rep Name

Email Address

PBGFS Acceptance





## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

6.8

-8

COUNCIL MEETING DATE  
November 4, 2019

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding approval of 2020 SPLOST list and discussion regarding "Jonesboro SPLOST Ambassador Committee."

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.)*

Please find attached the proposed list of projects for the SPLOST 2021 program. The unpopularity of property taxes and the simplicity and perceived fairness of sales taxes have made the County Special Purpose Local Option Sales Tax (SPLOST) a popular method for financing needed capital projects. The passage rate in Clayton County for SPLOST programs have been very successful in previous years. As this may be the first time for some of you participating in a SPLOST initiative, I will attempt to provide a brief overview of the SPLOST program.

**WHAT IS A SPLOST?** A SPLOST is an optional one percent county sales tax used to fund capital outlay projects proposed by the county government and participating qualified municipal governments. In general, county and municipal governments may not use SPLOST proceeds for operating expenses or maintenance of a SPLOST project or any other county or municipal facility or service. The tax is imposed when the board of commissioners calls a local referendum (i.e., vote) in conformance with O.C.G.A. § 48-8-III and the referendum is subsequently passed by the voters within that special district (i.e., county).

The tax is collected on items subject to the sales and use tax within the county. The SPLOST is also imposed on the sale of food and nonalcoholic beverages, which are not subject to the state sales tax, and is also imposed on the sale of alcoholic beverages. SPLOST also applies to sales of motor fuels as "prepaid local tax" (meaning it is collected at the distributor level) under O.C.G.A. § 48-8-2. Several factors determine the length of time that a SPLOST may be imposed. In general, the tax may be levied for up to five years. If the county and municipalities enter into an intergovernmental agreement, the tax may be imposed for six years. If no intergovernmental agreement exists and a "Level One" project is included, then the tax must run (1) for five years, if the estimated cost of all "Level One" projects is less than 24 months of estimated revenues, or (2) for six years, if the estimated cost of all "Level One" projects equals more than 24 months of estimated revenues.

The County started the SPLOST process back in early October with a hard deadline to have all projects submitted by the end of October. As you may recall, we discussed this in our previous work session. Based upon the previously agreed upon distribution, the City of Jonesboro receives 1.82% of the total SPLOST collection or \$4,955,039 – remember, this was the forecasted amount not the actual collection. All meetings to date have been with County Staff and Municipality Staff – no elected officials.

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

Typed Name and Title

Ricky L. Clark, City Manager

Date

November, 4, 2019

Signature

City Clerk's Office

Based upon our strategic planning retreats and other planning initiatives, the following projects have been put forth for the City to be included in the 2021 SPLOST Project; however, remember it is non-binding as our Council has not ratified our official project list:

### **Project #1 – Real and Personal Property for Broad Street**

**Description** - As the first piece of the connection between Jonesboro's Main Street and Lee Street Park, the Broad Street Plaza will stimulate new activity in the downtown core and serve as a linchpin in the revitalization of the entire block Between Broad Street and Riley Way. The project consists of the improvement of landscaped areas to include parking, a pavilion and bathroom facilities. In addition, it also includes a new streetscape for Broad Street, including the removal of existing street improvements and the installation of new street and pedestrian improvements.

### **Project #2 – Real and Personal Property for City Government Buildings including a new City Center Initiative**

**Description:** Based upon a recently completed Comprehensive Plan Document and Livable Centers Initiative, the city has begun work on a new City Center. The current 2,971 sq. feet building was erected in 1923 and has served as the City Hall/Administrative Office for over 15 years. Based upon the demand for City Services and needed expansion of staff, the current facility is no longer adequate. In addition to the space needs, the facility also in need of major renovations. Further, the 9,2733 sq. feet facility currently serving as the Jonesboro Police Department, Council Chambers and the Municipal Courtroom is also in a state of disrepair. The 2016 Blueprint identified the “momentous opportunity” to construct a new Municipal Complex to replace the existing City Hall, Police Station, Council Chambers, and Municipal Court buildings, and consolidate these functions into a single space. The site was chosen because of its proximity to Lee Street Park and its opportunity to create a “landmark anchor” for the area, and because it would be a highly visible and accessible location. In an effort to advance the project, the City has already assembled 95% of the property necessary for the construction of the new City Center.

### **Project #3 – Road, Street, Bridges and Public Infrastructure**

**Description:** Continued Sidewalk/Trail/Street Improvements including additions and improvements. Resurfacing/milling/repaving of existing roadway to include ROW acquisition, striping, signage, etc.

As the County has yet to provide an anticipated collection rate, we did not associate dollars with our request.

The following was a timeline proposed by the County:

#### **October 3: Kick-off Meeting**

- October 18: Submit Draft Projects
- October 25: Meeting (Project presentation)
- November 1: Finalize SPLOST Project List
  - Tuesday, November 5 (tentative adoption of resolution for authorizing signature of Intergovernmental Agreement- Board of Commissioners)
- November 5-November 30: -Sign Intergovernmental Agreements
- December 3: Board of Commissioners Adopt Resolution for Imposition of SPLOST
  - January 6, 2020: Public Call for Referendum
- Tuesday, March 24, 2020- Referendum on Ballot
  - Public provided an opportunity to give feedback and input about potential SPLOST 2020 projects

- Advance Voting:

- **March 2 Advance voting starts**

- **March 14 & 15 Saturday and Sunday Voting**
- **March 20<sup>th</sup>- Last Day of Advance Voting**
- **SPLOST 2020 Referendum:**
- **March 24<sup>th</sup> at respective precincts**

For the purpose of ensuring passage of our SPLOST, I kindly ask that you review the information above and provide any questions that you may have. Further, I would ask that each of you appoint two representatives to form a “Jonesboro SPLOST Ambassador Committee” to ensure that our residents are informed about the upcoming SPLOST vote. This item will be a topic of discussion at our November Worksession and I kindly request that names of those individuals to be submitted at that time. The County will also form a Citizen Review Committee that will include representation from both the County and Cities.

As the process begins to evaluate the “wish list” of projects submitted county-wide, the following criteria has been developed:

- **How will this project help meet the Public safety, Basic Facilities/Infrastructure, and/or Quality of Life needs in Clayton County?**
- **Why should this project be considered for SPLOST 2020?**
- **Project Goals & Objectives, when should this project be completed?**
- **Is this project recommended/included in any approved Land use plan, Master plan, or Service Delivery Plan? If yes, explain and provide necessary information.**
- **What is the projected operational impact cost for this project?**

**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.)

- **2021 SPLOST LIST**

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

**Approval**

# CITY OF JONESBORO, GEORGIA

## OFFICE OF THE CITY MANAGER

*Ricky L. Clark, Jr.*

124 NORTH AVENUE, JONESBORO, GEORGIA 30236



## 2021 SPLOST PROJECT LIST

Project #1

### Contact Information

Agency: City of Jonesboro  
 Project Owner: Ricky L. Clark, Jr.  
 Primary Phone: 770-478-3800  
 Alternate Phone: 404-998-7060  
 Email: [rclark@jonesboroga.com](mailto:rclark@jonesboroga.com)

### Project Name:

Project Name: Real and Personal Property for Broad Street

Description: As the first piece of the connection between Jonesboro's Main Street and Lee Street Park, the Broad Street Plaza will stimulate new activity in the downtown core and serve as a linchpin in the revitalization of the entire block Between Broad Street and Riley Way. The project consists of the improvement of landscaped areas to include parking, a pavilion and bathroom facilities. In addition, it also includes a new streetscape for Broad Street, including the removal of existing street improvements and the installation of new street and pedestrian improvements.

### Project Location and Address:

Location: Behind Central Business District  
 Address: 144 Broad Street  
 City: Jonesboro, Georgia 30236

### Proposed Project Budget Estimate

Cost: TBD based upon Distribution  
 Other Anticipated Funding Source:

### Project Classification

Quality of Life – Parks, Recreation Centers, Library Resources, Senior Centers, Greenway Improvements, etc.

Project #2

### Contact Information

Agency: City of Jonesboro  
 Project Owner: Ricky L. Clark, Jr.  
 Primary Phone: 770-478-3800  
 Alternate Phone: 404-998-7060  
 Email: [rclark@jonesboroga.com](mailto:rclark@jonesboroga.com)

### Project Name:

Project Name: Road, Street, Bridges and Public Infrastructure

Description: Continued Sidewalk/Trail/Street Improvements including additions and improvements. Resurfacing/milling/repaving of existing roadway to include ROW acquisition, striping, signage, etc.

### Project Location and Address:

Location: Citywide  
 Address:  
 City: Jonesboro, Georgia 30236

**Proposed Project Budget Estimate**

Cost: TBD based upon Distribution

Other Anticipated Funding Source:

**Project Classification**

Building Facilities and Infrastructure – City Halls, Administration Buildings, Roadway, Sidewalk, Traffic Light Improvements, etc.

Project #3

**Contact Information**

Agency: City of Jonesboro

Project Owner: Ricky L. Clark, Jr.

Primary Phone: 770-478-3800

Alternate Phone: 404-998-7060

Email: [rclark@jonesboroga.com](mailto:rclark@jonesboroga.com)**Project Name:**

Project Name: Real and Personal Property for City Government Buildings including a new City Center

Description: Based upon a recently completed Comprehensive Plan Document and Livable Centers Initiative, the city has begun work on a new City Center. The current 2,971 sq. feet building was erected in 1923 and has served as the City Hall/Administrative Office for over 15 years. Based upon the demand for City Services and needed expansion of staff, the current facility is no longer adequate. In addition to the space needs, the facility also in need of major renovations. Further, the 9,2733 sq. feet facility currently serving as the Jonesboro Police Department, Council Chambers and the Municipal Courtroom is also in a state of disrepair. The 2016 Blueprint identified the “momentous opportunity” to construct a new Municipal Complex to replace the existing City Hall, Police Station, Council Chambers, and Municipal Court buildings, and consolidate these functions into a single space. The site was chosen because of its proximity to Lee Street Park and its opportunity to create a “landmark anchor” for the area, and because it would be a highly visible and accessible location. In an effort to advance the project, the City has already assembled 95% of the property necessary for the construction of the new City Center.

**Project Location and Address:**

Location: Citywide

Address: 144 Smith Street

City: Jonesboro, Georgia 30236

**Proposed Project Budget Estimate**

Cost: TBD based upon Distribution

Other Anticipated Funding Source:

**Project Classification**

Building Facilities and Infrastructure – City Halls, Administration Buildings, Roadway, Sidewalk, Traffic Light Improvements, etc.

Sincerely,

Ricky L. Clark, Jr.  
City Manager  
City of Jonesboro