



**CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
November 11, 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 should you need assistance.

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS**
 1. Presentation of the 2019 Scarecrow Contest and Yarnbombing Contest Winners.
- VII. PUBLIC HEARING**
 1. Public Hearing regarding map amendment #19-MA-004 to the Official Zoning Map 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).
 2. Public Hearing regarding 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.
- VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**
- IX. MINUTES**
 1. Consideration of the Minutes of the October 14, 2019 Regular Meeting.
 2. Consideration of the Minutes of the November 4, 2019 Work Session.

X. CONSENT AGENDA

1. Council to consider approval of Resolution #2019-012 in support of the 2020 Census efforts.
2. Council to consider approval of 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.
3. Council to consider approval of Master Lease Agreement by and between the City of Jonesboro and Pitney Bowes for use of the postage meter.
4. Council to consider approval of Workers Compensation insurance renewal with Key Risk.

XI. OLD BUSINESS

1. Council to consider approval of map amendment #19-MA-004 to the Official Zoning Map 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).
2. Council to consider approval of 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 speed limits and maintenance on Jonesboro Road between North Avenue and Spur 138.
4. Council to consider approval of Resolution #2019-013 regarding the 2020 SPLOST referendum and associated project list to be submitted on behalf of the City of Jonesboro.

XII. NEW BUSINESS**XIII. REPORT OF MAYOR / CITY MANAGER****XIV. OTHER BUSINESS**

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

XV. ADJOURNMENT**XVI. PUBLIC HEARINGS**

**CITY OF JONESBORO
REGULAR MEETING
170 SOUTH MAIN STREET
October 14, 2019 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, October 14, 2019. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

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

Attendee Name	Title	Status	Arrived
Larry Boak	Councilmember	Absent	
Alfred Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo-Hand	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
Clifford Kelker	Chief of Police	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
David Allen	Community Development Director	Present	

III. INVOCATION - GLENN HOWE - FIRST BAPTIST CHURCH OF JONESBORO

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

1. Motion to adopt the agenda with the following amendments

RESULT: APPROVED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Boak

1. Executive Session - Omit from Agenda.

2. Under Public Hearing

Add Item No# 5 - Public Hearing regarding an updated to the Urban Redevelopment Plan to reflect the actions undertaken since the adoption of Blueprint Jonesboro by including Broad Street.

3. Under New Business

Add Item No# 5 - Council to consider approval of a Resolution #2019-010 amending the redevelopment Area and the Urban Redevelopment Plan of the City of Jonesboro.

2. Motion to adopt the agenda with the following amendments:

RESULT:	APPROVED [UNANIMOUS]
MOVED:	Alfred Dixon, Councilmember
SECONDER:	Billy Powell, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

Under report of Mayor/City Manager:

Edit the agenda to reflect a report from the City Council Members.

VI. PRESENTATIONS - NONE

VII. PUBLIC HEARING

1. Public Hearing regarding an On-Premise Art License for B'Mari Events & Art Studio to sell and dispense alcoholic beverages only to patrons of the productions or performances at 106-112 North McDonough Street (art studio), Jonesboro, Georgia 30236.

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

2. Public Hearing regarding Application #19ALC-005, a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 7903 Jonesboro Road. The legal business name is AMI 72, LLC dba AMI 72 Food Mart #2839. Muhammad Razzaq has requested to be the License Representative.

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

3. Public Hearing regarding Application #19-ALC-006, a request for the pouring of beer, wine, and distilled spirits for The Southern Country Buffett, located at 192 Jonesboro Road by Megan Adams.

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

4. Public Hearing regarding variance #19-VAR-004 for maximum amount of wall signs and total wall sign square footage by TX Jonesboro Tara, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236.

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

5. Public Hearing regarding amending the current Urban Redevelopment Plan to reflect actions undertaken since the adoption of Blueprint Jonesboro (Livable Centers Initiative) to include Broad Street.

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES) - NONE

IX. MINUTES

1. Consideration of the Minutes of the October 7, 2019 Special Called Meeting.
2. Consideration of the Minutes of the October 7, 2019 Work Session.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Larry Boak

X. CONSENT AGENDA

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Larry Boak

1. Council to consider approval of the purchase of body cameras and dash cameras.

XI. OLD BUSINESS

1. Council to consider an On-Premise Art License for B'Mari Events & Art Studio to sell and dispense alcoholic beverages only to patrons of the productions or performances at 106-112 North McDonough Street (art studio), Jonesboro, Georgia 30236.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

2. Council to consider Application #19ALC-005, a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 7903 Jonesboro Road. The legal business name is AMI 72, LLC dba AMI 72 Food Mart #2839. Muhammad Razzaq has requested to be the License Representative.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Powell, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

3. Council to consider approval of Application #19-ALC-006, a request for the pouring of beer, wine, and distilled spirits for The Southern Country Buffett, located at 192 Jonesboro Road by Megan Adams.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

4. Council to consider approval of variance #19-VAR-004 for maximum amount of wall signs and total wall sign square footage by TX Jonesboro Tara, for property located at 8160 Tara Boulevard (Parcel No. 13239B C005), Jonesboro, Georgia 30236.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Ed Wise, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

XII. NEW BUSINESS

1. Council to consider approval of a quote from Schafer for the purchase of 100 garbage receptacles in the amount of \$6,647.40.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Powell, Councilmember
SECONDER:	Pat Sebo-Hand, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

2. Council to consider approval of quote by 365 Total Marketing for an ad to be placed in the Clayton County Chamber of Commerce Guide.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Billy Powell, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

Total amount for a full-page ad - \$2,995.00 and Hotel Motel Tax funds will be used to pay for the ad.

3. Council to consider acceptance of the resignation from the Downtown Development Authority as submitted by Joel Aviles.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alfred Dixon, Councilmember
SECONDER:	Pat Sebo-Hand, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

4. Council to consider approval of budget amendment and to authorize the City Manager to make needed adjustments to the FY' 19 Budget.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

5. Council to consider approval of a Resolution #2019-010 amending the redevelopment Area and the Urban Redevelopment Plan of the City of Jonesboro.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Billy Powell, Councilmember
AYES:	Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT:	Boak

XIII. REPORT OF MAYOR / CITY MANAGER

Ricky Clark Jr., City Manager

- Broad Street Plaza Project Update - There will be a meeting with business owners on Wednesday October 16, 2019 beginning at 5:30 p.m. the meeting will be held at the Fig Tree Café located at 126 South Main Street, Jonesboro Ga. 30236. The purpose of the meeting will be to discuss final plan elements with business owners/stakeholders.
- Broad Street Plaza Project Ground Breaking Ceremony will be held October 29, 2019 from 4:00 p.m. to 6:00 p.m.

Mayor Joy B. Day

- Reminded everyone of the upcoming 2020 Census and the importance to participate. Additional information to

follow.

Councilmember Lester - None

Councilmember Wise - None

Councilmember Powell - None

Councilmember Dixon - Councilmember Dixon thanked everyone for coming out to the council meeting and reminded everyone that early voting started on Monday October 14, 2019. Write in candidates are available.

Councilwoman Sebo - None

XIV. OTHER BUSINESS - NONE

XV. ADJOURNMENT

1. Motion to adjourn at 6:33 p.m.

RESULT: APPROVED [UNANIMOUS]

MOVER: Pat Sebo-Hand, Councilmember

SECONDER: Billy Powell, Councilmember

AYES: Dixon, Lester, Powell, Sebo-Hand, Wise

ABSENT: Boak

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER

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

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, November 4, 2019. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

Attendee Name	Title	Status	Arrived
Larry Boak	Councilmember	Present	
Alfred Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo-Hand	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
Clifford Kelker	Chief of Police	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
David Allen	Community Development Director	Present	
Derry Walker	Chief Code Officer	Present	

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

III. INVOCATION - MOMENT OF SILENCE

IV. ADOPTION OF AGENDA

1. Motion to adopt the agenda with the following amendments

RESULT: APPROVED [UNANIMOUS]
MOVER: Alfred Dixon, Councilmember
SECONDER: Pat Sebo-Hand, Councilmember
AYES: Boak, Dixon, Lester, Powell, Sebo-Hand, Wise

1. Defer the following items to the December 11, 2019 Regular Session (Under Presentations):

Item 1 - Proclamation recognizing "Color the World Orange" Day.

Item 2 - Proclamation recognizing "Color the World Orange" Day.

V. PRESENTATIONS

1. Proclamation recognizing National Hospice and Palliative Care Month.

VI. WORK SESSION

1. Consideration of adoption of the required Census Resolution for the upcoming 2020 Federal Census.

RESULT:	CONSENT AGENDA ITEM	Next: 11/11/2019 6:00 PM
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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.

RESULT:	PUBLIC HEARING REQUIRED	Next: 11/11/2019 6:00 PM
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3. Consideration of 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).

RESULT:	PUBLIC HEARING REQUIRED	Next: 11/11/2019 6:00 PM
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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.

RESULT:	CONSENT AGENDA ITEM	Next: 11/11/2019 6:00 PM
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5. Discussion regarding renewal of Workers Compensation insurance with Key Risk.

RESULT:	CONSENT AGENDA ITEM	Next: 11/11/2019 6:00 PM
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6. Discussion regarding the State and Local Fair Market Value Lease for the Pitney Bowes Postage Meter.

RESULT:	CONSENT AGENDA ITEM	Next: 11/11/2019 6:00 PM
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7. Discussion regarding speed limits and maintenance on Jonesboro Road between North Avenue and Spur 138.

RESULT:	NO ACTION TAKEN	Next: 11/11/2019 6:00 PM
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8. Discussion regarding approval of 2020 SPLOST list and discussion regarding “Jonesboro SPLOST Ambassador Committee.”

RESULT:	OLD BUSINESS	Next: 11/11/2019 6:00 PM
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VII. OTHER BUSINESS

- A. Executive Session to discuss personnel related matters.

1. Motion to enter into Executive Session at 6:53 PM

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

2. Consideration of any action(s) if necessary based on decision(s) made

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Boak, Dixon, Lester, Powell, Sebo-Hand, Wise

Motion to confirm the following to the Jonesboro Municipal Court:

- Nailah McFarlane, Associate Judge
- Christopher Chapman, Associate Judge
- Andres Marierose, Associate Solicitor

VIII. ADJOURNMENT

1. Motion to adjourn at 7:34 PM

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

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #
CONSENT AGENDA – 1

10.1

COUNCIL MEETING DATE
November 11, 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.)*

Council to consider approval of Resolution #2019-012 in support of the 2020 Census efforts.

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.

Note: Since the November 4th meeting, a few clerical errors have been fixed on the resolution and the date has been updated.

Fiscal Impact

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

n/a

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date November, 11, 2019	11/04/19 ITEM	City Council CONSENT AGENDA Next: 11/11/19
Signature	City Clerk's Office		

- RES 2019-012 - Census 2012 Support

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

Approval

STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF JONESBORO

RESOLUTION NO. 2019 – 012

A RESOLUTION OF THE CITY OF JONESBORO MAYOR & COUNCIL SUPPORTING THE 2020 CENSUS GOALS AND ENCOURAGING PARTICIPATION FROM ALL RESIDENTS; TO PROVIDE AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

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; and

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

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; and

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; and

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

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

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 IT IS HEREBY FULLY RESOLVED by the Mayor and Council of 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.

SO RESOLVED, this _____ day of _____, 2019.

CITY OF JONESBORO, GEORGIA

Joy Day, Mayor

Ricky L. Clark, City Manager/Clerk

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. 10.2

(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 is mutually dependent upon any other section, para 10.2
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

JOY DAY, Mayor

ATTEST:

RICKY L. CLARK, JR., City Clerk

APPROVED AS TO FORM:

City Attorney



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

Print Name

Title

Date

Email Address

Pitney Bowes Signature

Print Name

Title

Date

Sales Information

Joseph Ruseski Jr

joseph.ruseski@pb.com

Account Rep Name

Email Address

PBGFS Acceptance

- 2019-20 Key Risk Workers' Comp Renewal Proposal

10.4

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

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



CITY OF JONESBORO WORKERS' COMPENSATION CLAIMS ANALYSIS 2014-19

COVERAGE/EFFECTIVE	MEDICAL	# MED	INDEMNITY	# IND	EXPENSE	TOTAL LOSSES	PREMIUM	PAYROLLS	VALUED	CARRIER
Work Comp										
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
TOTAL	\$281,787	33	\$1,697	1	\$750	\$284,234	\$381,188			

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 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

10.4.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	Essentials™  Dedicated Risk Management Services for everyone	Reduced workers compensation exposures, established action plans and effective transitional duty programs result in a safer workplace, fewer injuries and the overall improvement in your organization's experience modification factor.	✓					
Risk Management Information System		Online risk management system allows you to set automatic alerts, report claims, and generate reports specific to your needs.	✓					
Claims Management	Essentials™  Service model based on 90 Open Indemnity Claims per Claim Professional	Dedicated Claim Professionals With lower than industry average caseloads, local claim professionals focus on exceeding expectations and helping injured workers return to work. VirtualMD+ Telemedicine Solution Three Point Contact Program	✓					
Managed Care	Nurse Case Management Proprietary Network of Medical Providers — CompCareLX Outcome-Based Medical Bill Review Pharmacy Management	By integrating expertise and technology, Key Risk maximizes the value of each and every claim dollar spent. Results — Over 52% savings on all medical bills paid in 2017.	✓					
Flexibility		Managing your workers compensation program is easy and convenient. Pay-as-you-go with PremiumSync®, or select from traditional payment methods	✓					
Financial Strength	Key Risk is supported by the resources of W. R. Berkley Corporation, a fortune 500 Company	Rated A+ (Superior) Financial Size Category XV A.M. Best Company, Inc. Rated A+ (Strong) Standard & Poor's	✓					

Attachment: 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

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

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

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

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

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

FIN.11.16.102

WORKING TOGETHER. DELIVERING BETTER OUTCOMES

Packet Pg. 34

Key Risk

| 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+™

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

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



| 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
Total estimated amount:		\$89,311.00	\$135.00	

**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



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

OLD BUSINESS – 1

11.1

Requesting Agency (Initiator)

Sponsor(s)

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

Council to consider approval of map amendment #19-MA-004 to the Official Zoning Map 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).

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

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the property owner, after a conversation with the Zoning Administrator about allowable activities on the property. In July, the property had a conditional use request for a card / gift store denied. The applicant also stated in her letter that she has had difficulty getting renters to live in the house on the property, since O&I zoning no longer allows residential use.

Like the recent Map Amendment to 1284 Hwy. 138, this property is one of a series of properties along Jonesboro Road, Highway 138, and Old Morrow Road that were zoned O&I years ago and have served as "home offices", among other uses, in the past. As was also discussed with the 1284 Highway 138 application, many of these properties are actually ill-suited to be active businesses, due to high traffic volumes, the small size of the lots, the lack of adequate parking, and the layout of the homes themselves. These concerns definitely apply to 242 Jonesboro Road as a business location, so it is staff's opinion that it needs to be rezoned to R-4 Single-Family Residential to recover some form of viable use.

While O&I zoning used to allow residential use, the Zoning Code was changed several years back to no longer allow it. Therefore, the property must be rezoned to resume residential use. In addition, the Future Land Development Map identifies the subject property and most parcels north of Hwy. 138 and south of Raymond Street as "Traditional Neighborhood." Thus, rezoning the subject property from Office-Institutional to Residential would more align with the Future Development Map.

Re-zoning Assessment per Sec. 86-374. - Standards of review for Map Amendments:

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office-Institutional (due north), R-4 Single Family (east and north), and C-2 commercial (west across Jonesboro Road).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned O&I Office-Institutional with no active use for several years. According to the City's 2025 Future Land Development Map identifies the property as in the "Traditional Neighborhood" area. "Traditional Neighborhood" is intended for a mixture of single-family residential, townhome, and institutional uses (no commercial).
- **Suitability of the zoning proposal.** The property is ill-suited for proper commercial usage (see site pictures), and a residential use would be more suitable to surrounding uses. Properties to the east and to the north are mostly residential. Staff does not project any issues for the request, in terms or nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County currently has services in place for the site. Services include: water and sewer utilities, and police and fire protection, and other public agencies or authorities. The City does not foresee any major impacts on the City's public facilities and services. The impact would not increase with a residence versus a business.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities.
- **Availability of other land suitable for the proposed use.** Residential use is widespread throughout the City.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date November, 11, 2019	11/04/19 REQUIRED	City Council Next: 11/11/19	PUBLIC HEARING
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.**

Update: No further information from the November 4th Council meeting.

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)*



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
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 ^{changes} 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:

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

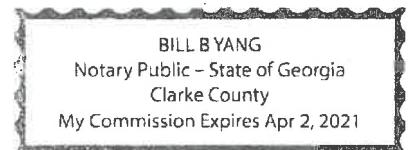


NOTARY:

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

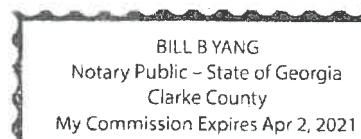
Notary Signature

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.

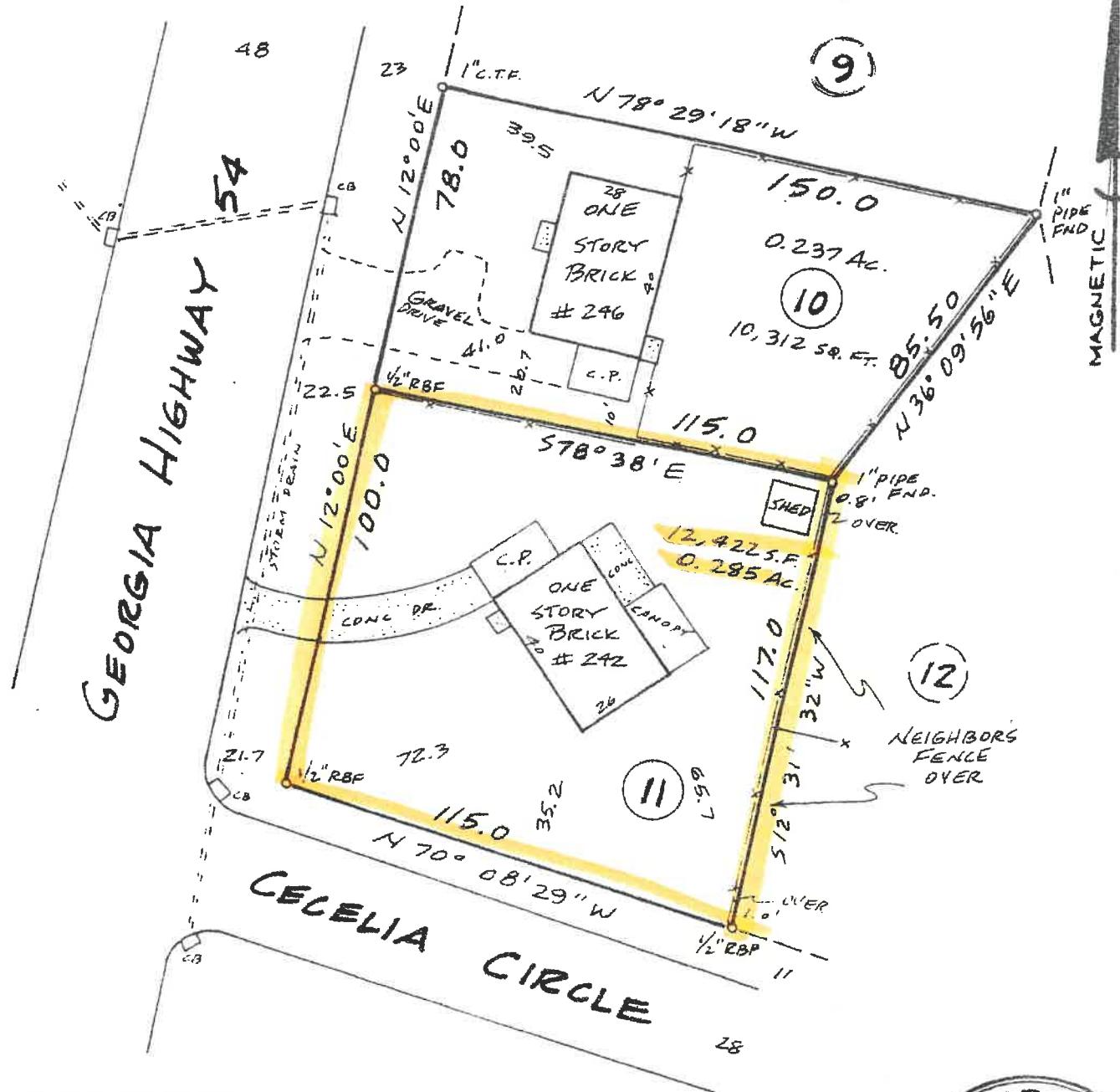
Thank you very much for your assistance and consideration.

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 3rd 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, 6TH 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.

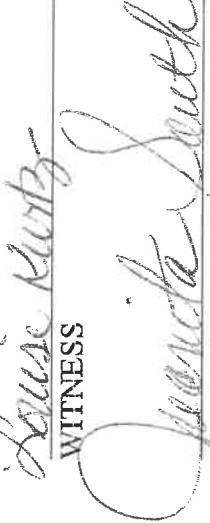
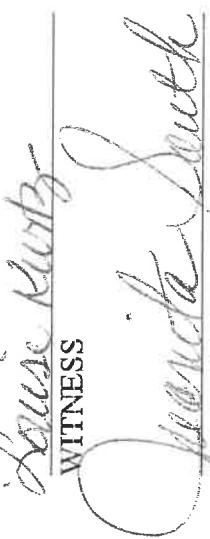
TO HAVE AND HOLD, the said described property, with all and singular the rights, members appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee/s forever and in FEE SIMPLE.

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

DESCRIPTION NOT IN SUBDIVISION - ALL
UTILITIES

DESCRIPTION PAVED ROAD RESIDENTIAL-
ROAD FRONT . . 100.0 115.0 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
	.00	DESCRIPTION . . .	
		% COMP	SQ FOOTAGE
		100	1066.00
	RANCH		1.00
	BEDROOMS		3
	BATHROOMS		1.0
	BRICK		
	NO ATTIC		
	CRAWL SPACE		
	AIR CONDITION		

Clayton County

GEORGIA

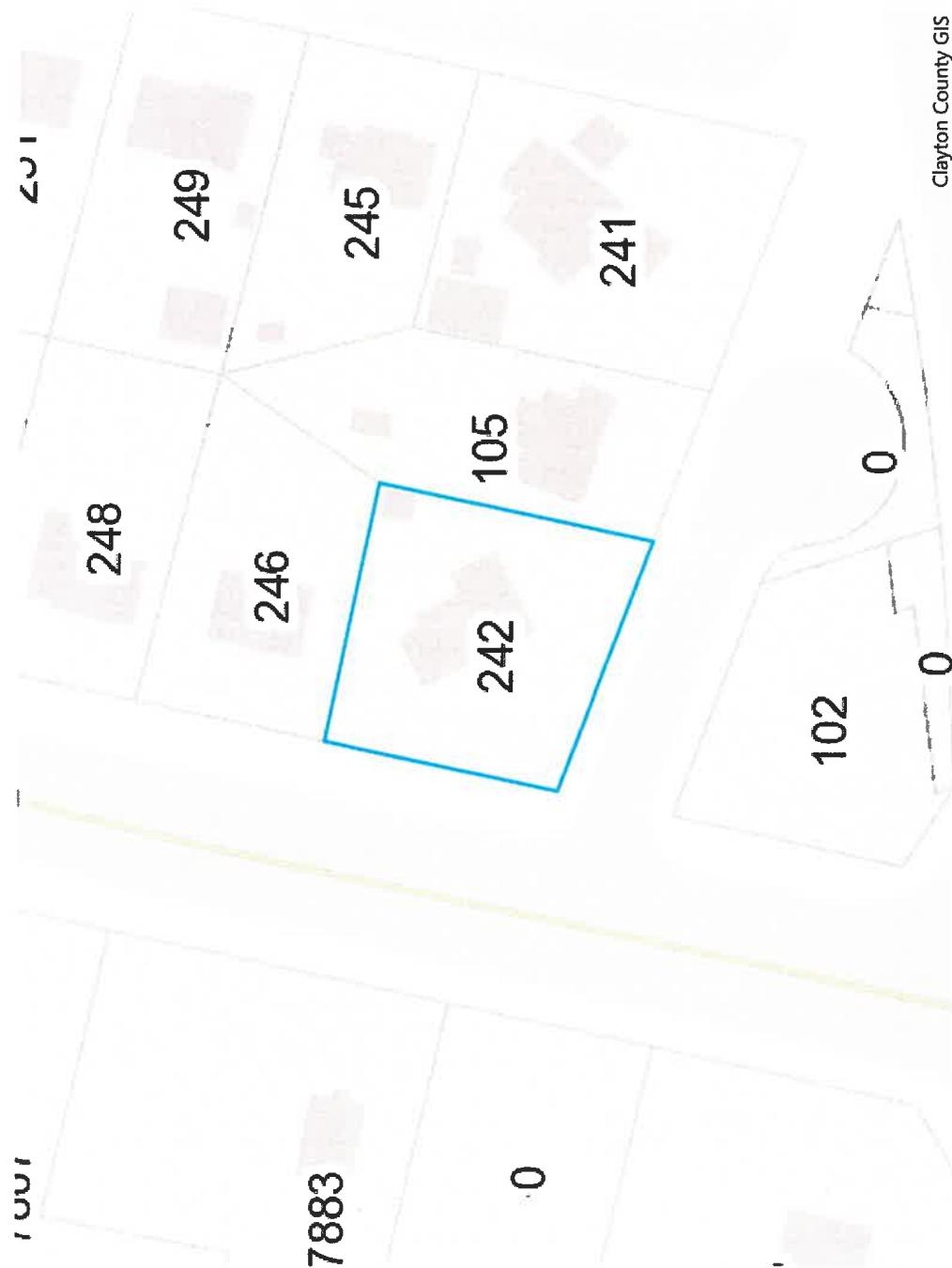
Secure Online Payments 

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
2008	056659	NGUYEN DIEM TRINH	11/17/2008	11/04/2008
2009	056473	NGUYEN DIEM TRINH	11/16/2009	09/18/2009
2010	056097	NGUYEN DIEM TRINH	11/15/2010	11/10/2010
2011	056291	NGUYEN DIEM TRINH	11/15/2011	11/23/2011
2012	055977	NGUYEN DIEM TRINH	11/15/2012	10/17/2012
2013	056010	NGUYEN DIEM TRINH	11/15/2013	11/15/2013
2014	056244	NGUYEN DIEM TRINH	11/17/2014	12/15/2014
2015	056436	NGUYEN DIEM TRINH	11/16/2015	10/08/2015
2016	056505	NGUYEN DIEM TRINH	11/15/2016	11/08/2016
2017	056967	NGUYEN DIEM TRINH	11/15/2017	11/08/2017
2018	056984	NGUYEN DIEM TRINH	12/03/2018	11/19/2018
2019	057314	NGUYEN DIEM TRINH	12/02/2019	unpaid





SUBJECT PROPERTY

Zoning Classifications

11.1.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)

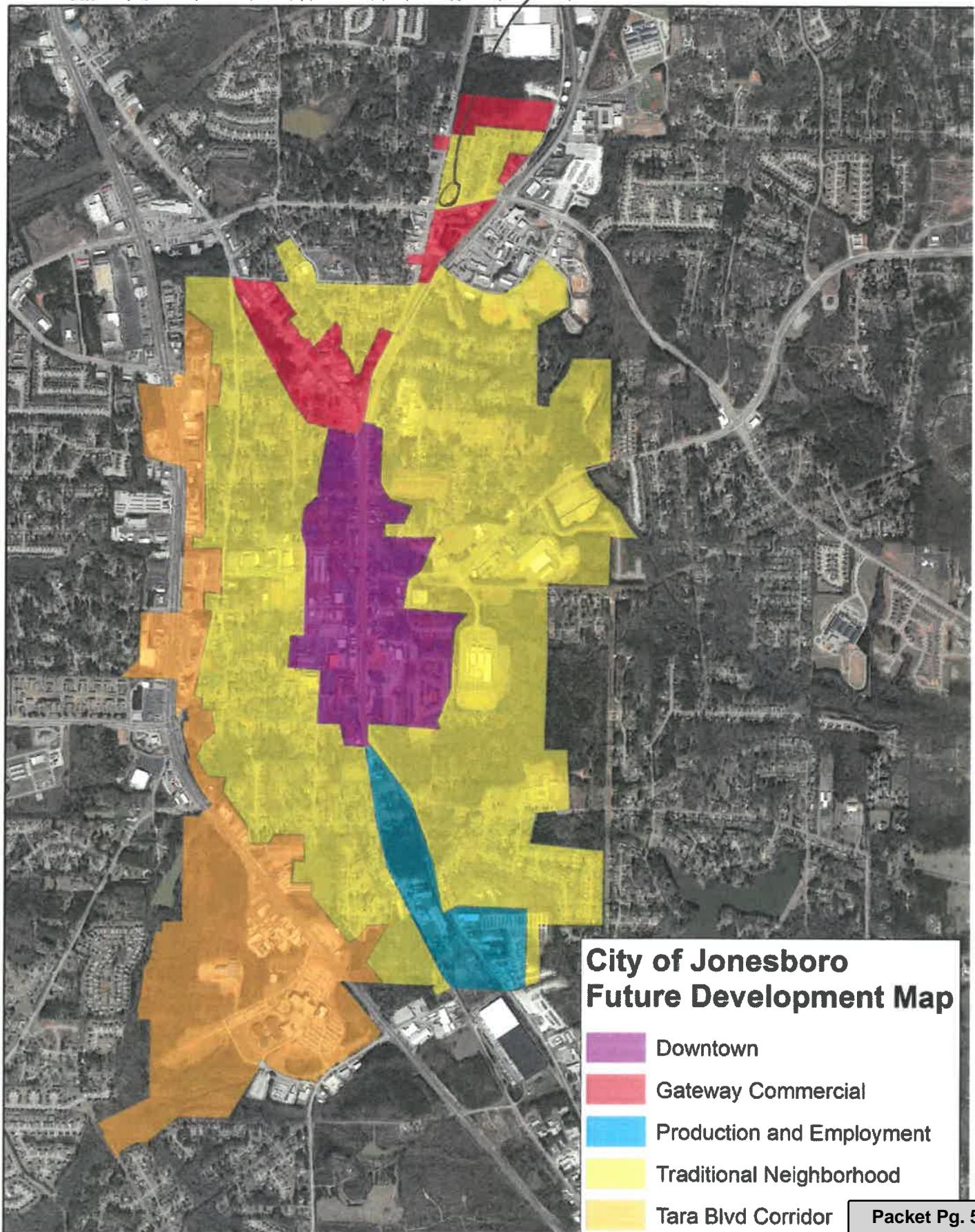
N = Use is not permitted in any Zoning District

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
RESIDENTIAL USES														
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86-111; Article VII
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Sec. 86-62; Article VII
n/a	Two-Family Dwelling (Duplex)	N	N	N	P	P	N	N	N	P	N	N	N	Sec. 86-111; Article VII
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	P	P	C	C	N	P	N	N	N	Sec. 86-202
n/a	Multifamily (Apartments)	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
INSTITUTIONAL USES														
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; 86-113
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; 86- 113
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.

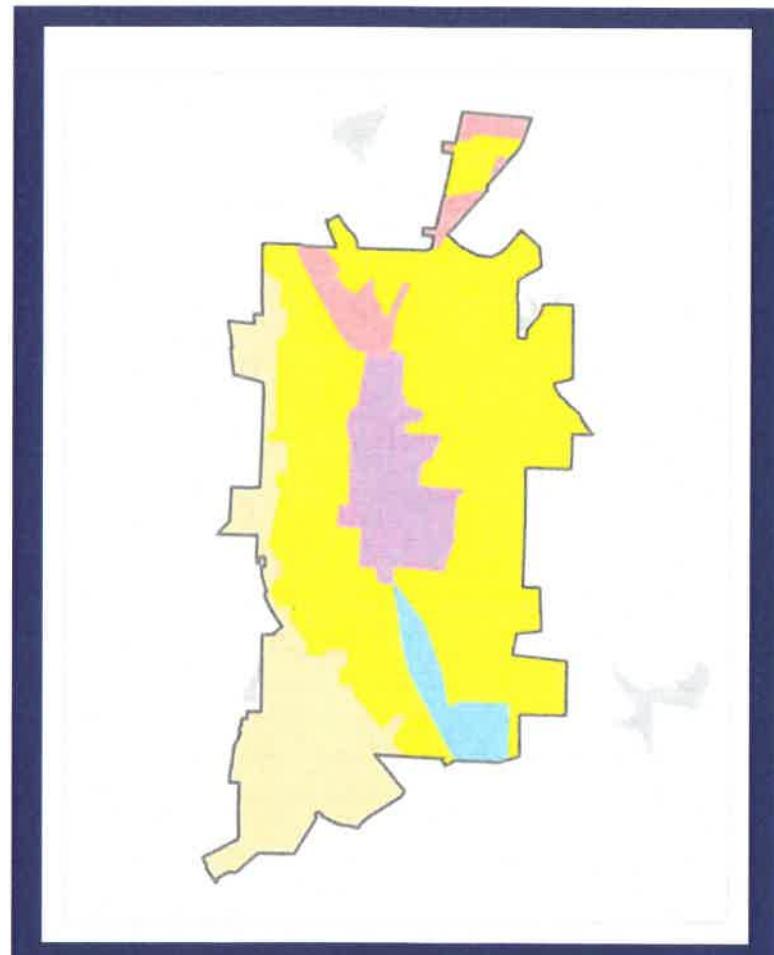
Uses:

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









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 #
OLD BUSINESS – 2

11.2

COUNCIL MEETING DATE
November 11, 2019

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
Requested Action (<i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i>) Council to consider approval of 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 (<i>Cite specific Council policy, statute or code requirement</i>) City Code Section 86-105 – C-2 Zoning Purpose and Standards; Article XVII Additional Conditional Use Standards	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes Economic Development, 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, with conditions; 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 large 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 withdrawn gas station proposal in 2018.)
<p>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 brick / stucco 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, per the applicant.</p> <p>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.</p> <p>The City Code provides specific design conditions for self-storage / mini-warehouse facilities, per Section 86-607:</p> <p>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:</p> <p>(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.</p> <p>(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.</p> <p>(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.</p> <p>(4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. Per 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</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date November, 11, 2019	11/04/19 REQUIRED	City Council PUBLIC HEARING Next: 11/11/19
Signature	City Clerk's Office		

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.

11.2

(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 Garden Circle.**

(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. However, the use must be approved prior to any detailed review of official plans.

Since the specific use is not prohibited in the Tara Boulevard Overlay District or in C-2 zoning, and the use can conform to the C-2 zoning standards and the conditions set forth in Code Section 86-607 for storage facilities, the Zoning Administrator is recommending approval of the proposed use. However, the Mayor and City Council may want to discuss whether or not the proposed use is the “highest and best use” for the property.

Should the Mayor and Council vote to approve the request, staff believes that the following minimum development conditions should apply:

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 shall be superior to the Tara Boulevard Overlay standards and 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.
11. All proposed lighting shall be night-sky friendly.

****The fence (condition #6) may not be necessary for this type of use, as opposed to the former gas station application which encouraged more walk-through traffic.

Design Review Commission, 11.6.19: Recommendation of approval for exterior design; Commission favors "Dunwoody" elevation concept over "Sixes Road" concept. Brick to closely match color of Harold Banke Justice Center across highway. Southeast corner tower shall be full height brick. Northeast corner tower shall also be full height brick. East (front side) of building shall be minimum 70% brick. South side of building shall be 40% minimum 40% brick. North and west sides shall have bottom brick skirt. Remainder of building sides (minus brick and window glass) shall be EIFS stucco material.

(Note: Chairman Aviles stated that EIFS stucco material is just as durable as normal stucco material.)

(Note: It is recommended that the Design Review Commission recommendations be incorporated into the approval conditions.)

Other information from applicant:

Hypothetical question:

If one of these climate-controlled storage facilities were to cease being in business, how hard would it be to retrofit the interior of the building into another use besides storage units?

Other types of uses would be restricted to some type of logistics, warehousing or industrial storage. You could not retrofit the building to office or residential without significant cost. It would most likely be more cost effective to demo the building and rebuild for other types of uses.

Economic benefits include:

- an increase in the tax base over undeveloped land as we pay full property taxes*
- low impact on schools and roads as we only generate 12 -15 trips per day to the location*
- an increase in property values for nearby properties as we build an Class A institutional quality building*
- an increase in truck rentals for local businesses in moving good and supplies to and from the facility*
- an increase in the sales of boxes, wrapping supplies, tape and moving dollies for local businesses that sell those supplies...i.e. Ace Hardware, Home Depot, Lowes etc.*

-employees several people on site

-provides construction jobs to local subcontractors which shop and eat at local businesses during the construction phase of the development (approximately 10-12 months)

Other benefits include;

-a Class A attractive building that meets or exceeds the Tara Blvd Overlay requirements

-Provides a valuable service to residents by allowing them to purchase and rent smaller homes and apartments as it is less expensive to rent storage than to rent or buy larger properties

-Provides a safe environment for both residential and business customers to store goods as the property is highly secured via access codes and numerous cameras

The façade is real brick and we can use real stucco (not EFIS). We will have to discuss any roofline variation as the building has a metal roof but we may be able to consider façade variations that keep the building from being a long flat surface. We can work on adding glass but glass is much more expensive so we have to mindful of our cost. We will definitely work with you on upgrading the landscape plan.

We can work with you and the Design Review Committee on the building design and landscaping.

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
- Dunwoody Building Elevation
- Sixes Road Building Elevation

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

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/Residential
 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.

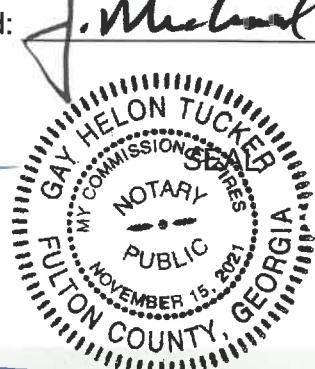
The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

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:

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

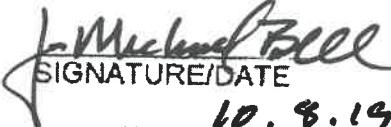
PRINT NAME



Donnie Russell
SIGNATURE/DATE

APPLICANT:

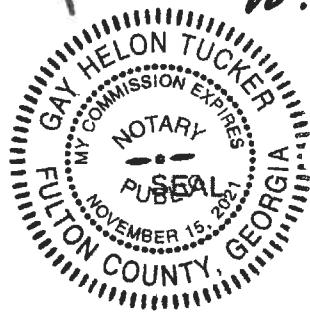
A Device Corporation
PRINT NAME



Michael Bell
SIGNATURE/DATE
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
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
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

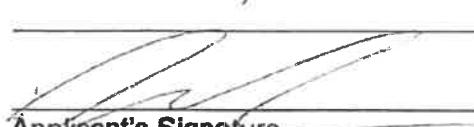
Email Address: j.criverton@svn.com

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

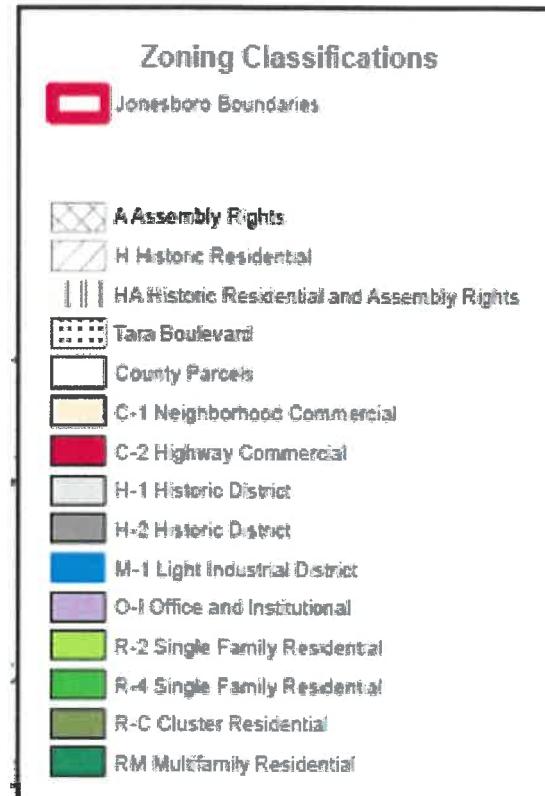
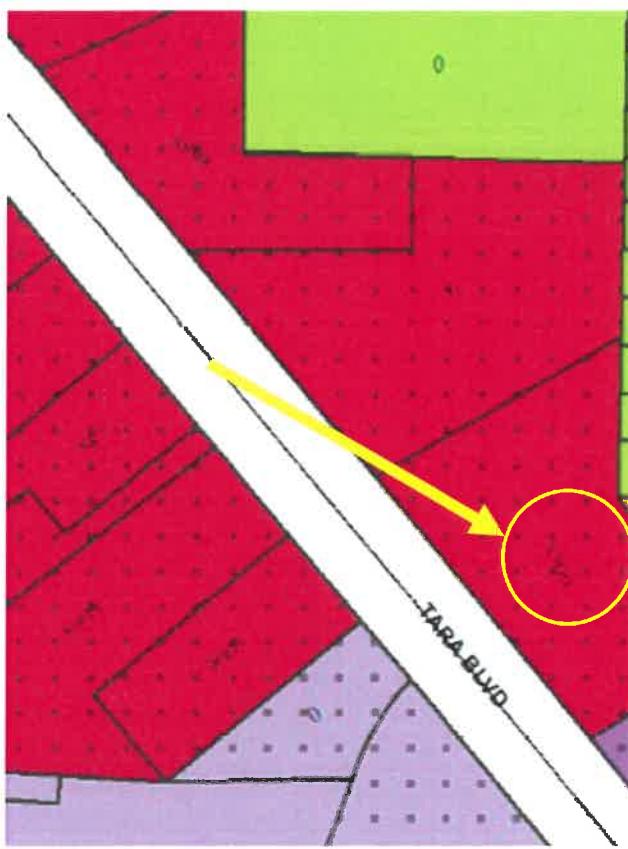

 Zoning Official Signature

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

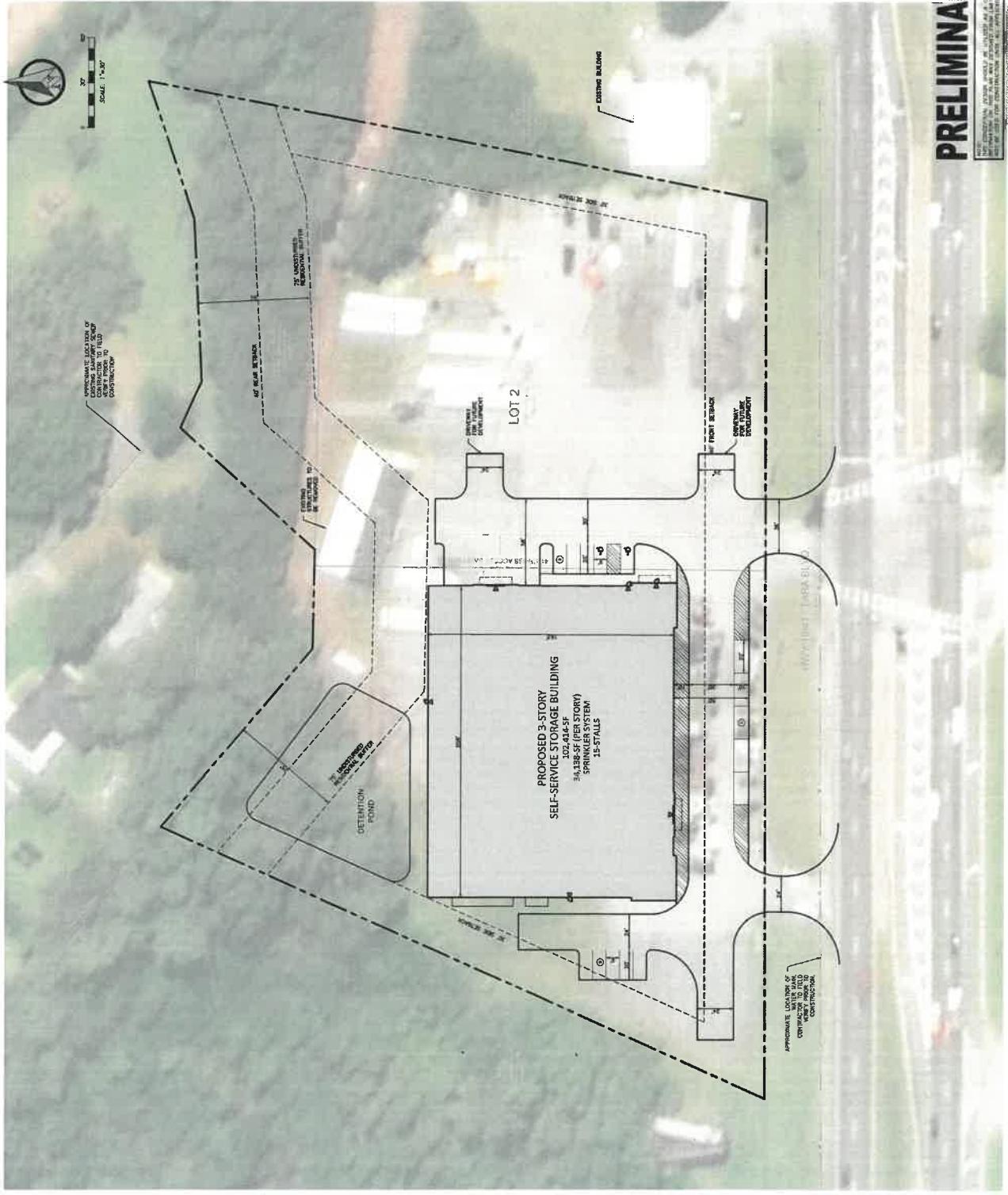
The following conditions are assigned in the C-2 district:

- (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)

Attachment: Concept Plans (1519 : 8500 Tara Boulevard)

SITE SUMMARY	
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



Attachment: Sixes Road Building Elevation (1519 : 8500 Tara Boulevard)



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #
OLD BUSINESS – 4

11.4

COUNCIL MEETING DATE
November 11, 2019

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of Resolution #2019-013 regarding the 2020 SPLOST referendum and associated project list to be submitted on behalf of the City of Jonesboro.	
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>	
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development	
Summary & Background	<small>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</small>
<p>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.</p> <p>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.</p> <p>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.</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date November, 11, 2019	11/04/19	City Council OLD BUSINESS Next: 11/11/19
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 20th- Last Day of Advance Voting**
- **SPLOST 2020 Referendum:**
- **March 24th 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**
- **RES 2019-013 - SPLOST PROJECTS**

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

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

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**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

STATE OF GEORGIA
COUNTY OF CLAYTON
CITY OF JONESBORO

RESOLUTION NO. 2019 – 013

A RESOLUTION OF THE CITY OF JONESBORO MAYOR & COUNCIL DECLARING
THEIR PARTICIPATION IN THE 2020 SPLOST AND PROJECT LISTS; TO PROVIDE
AN EFFECTIVE DATE OF THIS RESOLUTION; AND FOR OTHER PURPOSES.

WHEREAS, the City of Jonesboro, Georgia, (hereinafter referred to as the “City”) is a
Municipal Corporation duly organized and existing under the laws of the State of Georgia; and

WHEREAS, the City of Jonesboro is a recipient of Special Purpose Local Option Sales
Tax Proceeds (hereinafter “SPLOST”) from Clayton, County (hereinafter “County”) and such
funds are shared amongst all Clayton County cities and the County; and

WHEREAS, the City intends to join the County in continuing the SPLOST for another
term; and

WHEREAS, to determine the City’s share in the 2020 SPLOST, the City must enter
into negotiations with the County and assess its capital projects to be funded with SPLOST
proceeds in accordance with the requirements of O.C.G.A. §48-8-110 et seq.; and

WHEREAS, the City is similarly situated with the other six Clayton County cities as
all of the cities are seeking the County’s cooperation in determining the cities’ share of the
SPLOST and capital projects to appear on the 2020 referendum; and

WHEREAS, the City has identified three (3) projects that will make up its proposal to
the County as identified in Exhibit “A”, attached hereto and incorporated by reference; and

WHEREAS, while the City has allowed its City Manager to attend preliminary
meetings, the City has not relinquished authority to a representative to bind the City and make
decisions on behalf of the City at such meetings; and

WHEREAS, it is in the City's best interest to allow the Mayor and City Manager to have the authority to bind the City and make further decisions on behalf of the City in further SPLOST negotiations with the County and other six Clayton County cities; and

NOW THEREFORE IT IS HEREBY FULLY RESOLVED by the Mayor and Council of the City of Jonesboro, Georgia the following:

- 1. Exhibit "A" attached hereto puts forth the three (3) projects to be included in the 2020 Referendum for the City of Jonesboro.**
- 2. The Mayor and City Manager have the authority to bind the City and make decisions on behalf of the City in further SPLOST negotiations with the County and other six Clayton County Cities.**

SO RESOLVED, this _____ day of _____, 2019.

CITY OF JONESBORO, GEORGIA

Joy Day, Mayor

Ricky L. Clark, City Manager/Clerk

EXHIBIT “A”

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 lynchpin 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

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

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.