



**CITY OF JONESBORO  
Special Called Meeting  
VIA ZOOM MEETINGS  
April 27, 2020 – 6:00 PM**

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

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One tap mobile  
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## Agenda

### **I. CALL TO ORDER**

### **II. PUBLIC HEARING**

1. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-117 "Active Senior Overlay District" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses.

### **III. AGENDA ITEMS**

1. Council to consider Resolution 2020-008 encouraging residents and business owners to use caution, stay home to the extent possible, and comply with CDC Guidelines in order to continue to slow down the spread of COVID-19.

2. Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-117 "Active Senior Residential Zone (Active Senior District Overlay)" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.
3. Update regarding City of Jonesboro COVID-19 Operations.

**IV. ADJOURNMENT**



## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-1

3.1

COUNCIL MEETING DATE  
April 27, 2020

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)
<p><b>Requested Action</b> (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to consider Resolution 2020-008 encouraging residents and business owners to use caution, stay home to the extent possible, and comply with CDC Guidelines in order to continue to slow down the spread of COVID-19.</p>	
<p><b>Requirement for Board Action</b> (Cite specific Council policy, statute or code requirement)</p>	

**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.)

### I. INTRODUCTION

On April 20, Governor Kemp announced the reopening of certain businesses listed below, and issued Executive Order 4.20.20.01. According to the governor, these listed businesses are not opening for business as usual but with minimum basic operations, adhering to social distancing and sanitation guidance. The governor also indicated that there will be an order issued within the next few days permitting theaters, private social clubs, and restaurant dine-in services to re-open on Monday, April 27<sup>th</sup>.

### II. EXECUTIVE ORDER 04.20.20.01

- Healthcare Practices/Services:
  - o Effective immediately, all healthcare related practices and services may begin operating again in compliance with CDC guidelines. However, they are not subject to minimum basic operations restrictions as provided in the Governor's shelter in place order. It is recommended that they implement the operational guidelines for critical infrastructure.
  - o This includes all medical, dental, orthodontics, optometry, and physical therapy practices, surgical centers, healthcare institutions, medical facilities, and all other healthcare related practices and services.

Beginning Friday, April 24, 2020, the following businesses are permitted to begin in- person minimum operations, as long as they implement specific measures to mitigate the spread of COVID-19:

- o Gyms, fitness centers, bowling alleys, body art studios, estheticians, cosmetologists, nail salons, barbers, hair stylists, and massage therapists are

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

Typed Name and Title Ricky L. Clark, City Manager	Date April, 27, 2020	
Signature	City Clerk's Office	

permitted to begin in-person minimum operations.

- 10 Person Maximum or 6ft Distancing Requirements Still Apply:
  - Businesses, non-profits, organizations, counties, and municipalities are still required to allow no more than 10 persons to be gathered at a single location if such gathering requires persons to be within 6 feet of any other person. Does not apply to critical infrastructure or persons that are cohabitating.
- Additional Businesses listed as Critical Infrastructure:
  - Staffing operations centers, maintaining and repairing critical infrastructure, operating call centers, working construction, and performing operational functions, among others. It also includes workers who support crucial supply chains and enable functions for critical infrastructure. The industries they support represent, but are not limited to, medical and healthcare, telecommunications, information technology systems, defense, food and agriculture, transportation and logistics, energy, water and wastewater, law enforcement, and public works.
- Municipal ordinances:
  - All ordinances regarding enforcing restrictions to combat COVID-19 that are more or less restrictive than the Governor's orders are suspended. The City cannot adopt another ordinance on the topic.
- All of the other provisions in the shelter in place order are still effective and will expire on April 30th, unless another order is issued stating the contrary.

### III. CONCLUSION

As noted above, the City is prohibited from adopting an ordinance that is more or less restrictive than the Governor's executive orders regarding COVID-19; however, we encourage everyone to please use your best judgement. We will continue to enforce social distancing for those aforementioned businesses that may reopen pursuant to the Governor's order. PLEASE comply and avoid more stringent action.

The City of Jonesboro is collaborating with local, regional, and state agencies and organizations to provide accurate information and assistance to residents and businesses.

There have been 482 new cases of COVID-19 and 24 additional deaths reported to state officials since last night. COVID-19 is continuing to spread in our nation. But together, we can slow it down, saving lives. Everyone, young and old, should avoid all non-essential contact. Our number one priority remains your safety! All of the steps taken by our government are for your health. We are all in this together and can do our part to help flatten the curve. Our staff remains available to assist you with any issues and/or questions you may have.

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#### Fiscal Impact

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

- RES 2020-008 - Encouraging Residents to Stay Home
- Memo- Gov Kemp COVID-19 .doc

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

**Approval**

**WHEREAS**, on March 13, 2020, the President of the United States declared the COVID-19 pandemic a national emergency; and

**WHEREAS**, on March 14, 2020, the Governor of the State of Georgia declared that a Public Health State of Emergency exists in the State of Georgia due to the public health emergency from the spread of COVID-19; and

**WHEREAS**, on March 29, 2020, the President of the United States in conjunction with the Centers for Disease Control (CDC) extended the Coronavirus Guidelines for America through April 30, 2020 — 30 Days to Slow the Spread; and

**WHEREAS**, on April 8, 2020, the Governor issued Executive Order No. 04.08.20.02, which renewed the State of Emergency declared under Executive Order No. 03.14.20.01 for an additional thirty (30) days; and

**WHEREAS**, on April 20, 2020, the Governor issued Executive Order No. 04.20.20.01, which permitted certain businesses to allow in-person minimum operations; and

**WHEREAS**, on April 23, 2020, the Governor issued Executive Order No. 04.23.20.02 providing guidance for certain businesses' in- person minimum operations and requiring residents and visitors of the State of Georgia who are considered at higher risk of illness as defined by the CDC to shelter in place within their homes, with exceptions; and

**WHEREAS**, public health experts, including those at the CDC and the National Institutes of Health (NIH), have advised that individuals infected with COVID-19 are contagious even while experiencing minor or no symptoms and implored leaders to take immediate action to prevent further community spread of COVID-19; and

**WHEREAS**, preventing and slowing community spread of COVID-19 provides health systems additional time to obtain personal protective equipment necessary to protect health care workers and medical equipment necessary to treat COVID-19, and is therefore vital to the health of the nation; and

COVID-19 as including fever, cough and shortness of breath which may occur 2-14 days after exposure ([www.cdc.gov/COVID19-symptoms](http://www.cdc.gov/COVID19-symptoms)) and has recommended maintaining physical separation of no less than six (6) feet between persons and urged that any gathering of over 10 people be discontinued or prohibited ([www.cdc.gov/coronavirus/2019- ncov/community/retirement/guidance-retirement-response.html](http://www.cdc.gov/coronavirus/2019- ncov/community/retirement/guidance-retirement-response.html)); and

**WHEREAS**, according to the Georgia Department of Public Health COVID-19 update at 11:28 a.m. on April 23, 2020, Georgia now has 21,512 confirmed cases of COVID-19, including 600 confirmed cases and 21 deaths in Clayton County; and

**WHEREAS**, according to the Georgia Department of Public Health COVID-19 update, 872 individuals in Georgia have died and 4069 have been hospitalized after contracting COVID-19; and

**WHEREAS**, the Centers for Disease Control and Prevention (CDC) indicates that there is evidence of widespread community transmission in Georgia; and

**WHEREAS**, if COVID-19 continues to spread in Clayton County, it may greatly strain the resources and capabilities of county government, municipal governments, and local public health agencies that provide essential services, including services for containing and mitigating the spread of COVID-19; and

**WHEREAS** to prevent or minimize illness and/or injury to people resulting from the COVID-19 pandemic, consistent with Executive Orders No. 04.20.20.01 and No. 04.23.20.02 issued by the Governor, it is necessary to take certain actions, including but not limited to, the social distancing measures set forth therein; and

**WHEREAS**, based upon available information from the CDC, the Georgia Department of Public Health, and Clayton County health partners concerning the spread of COVID-19 and available resources, it is recommended that people stay at home to the extent possible, while enabling essential services to continue, in order to slow and reduce the spread of COVID-19 to the maximum extent possible; and

**WHEREAS**, based upon the President's Coronavirus Guidelines for America 30 Days to Slow the Spread and the Governor's Executive Orders, when people leave their place of residence, whether to obtain or perform vital services, or to otherwise facilitate authorized activities necessary for continuity of social and

distancing guidelines; and

**WHEREAS**, this Resolution is designed to protect the health, safety, and well-being of the citizens of the City of Jonesboro, Georgia.

**NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA**, as follows:

**SECTION I**

In response to the re-opening of Georgia and the continued presence and threat of COVID-19, all reasonable caution should be utilized and citizens are encouraged to use their best judgement. The social distancing and preventative measures referenced in the Governor's Executive Orders will continue to be enforced. It is requested that all citizens comply with these measures. Additionally, the Mayor and Council of the City of Jonesboro strongly encourage residents to adhere to the CDC's COVID-19 guidelines, including, but not limited to, staying home as much as possible, wearing face coverings, avoiding discretionary travel, practicing good hygiene, avoiding social gatherings of ten (10) or more people, maintaining a distance of at least six (6) feet from other people, and utilizing drive-thru and other curbside services to the extent practical.

The City of Jonesboro is collaborating with local, regional, and state agencies and organizations to provide accurate information and assistance to residents and businesses. Our main priority is the safety and wellbeing of the City's residents and actions taken are for the benefit of the public's health. COVID-19 remains a genuine threat to the public's wellbeing throughout the state and here within Clayton County, however, together we can all do our parts to flatten the curve.

**SECTION II**

(a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Resolution 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 Resolution is severable

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 Resolution is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Resolution.

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

### **SECTION III**

All resolutions and parts of resolutions in conflict herewith are hereby expressly repealed. To the extent that any provisions of this Resolution conflict with any executive orders issued by the Governor in response to COVID-19, the provisions of said executive orders shall control.

### **SECTION IV**

This Resolution shall become effective upon the date of approval and execution by the Mayor and Council of the City of Jonesboro, Georgia.

**SO RESOLVED, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.**

**CITY OF JONESBORO, GEORGIA**

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**Joy Day, Mayor**

**ATTEST:**

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**Ricky L. Clark, Jr., City Clerk**

STATE OF GEORGIA  
COUNTY OF CLAYTON  
CITY OF JONESBORO

**RESOLUTION NO. 2020-008**

1 A RESOLUTION ENCOURAGING RESIDENTS AND BUSINESS OWNERS TO USE  
2 CAUTION, STAY HOME TO THE EXTENT POSSIBLE, AND COMPLY WITH CDC  
3 GUIDELINES IN ORDER TO CONTINUE TO SLOW DOWN THE SPREAD OF COVID-19;  
4 FOR THE PURPOSE OF PROTECTING THE HEALTH, SAFETY, AND WELFARE OF THE  
5 CITIZENS OF THE CITY OF JONESBORO, GEORGIA; TO PROVIDE AN EFFECTIVE  
6 DATE; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR SEVERABILITY;  
7 AND FOR OTHER LAWFUL PURPOSES.

8  
9 **WHEREAS**, on March 13, 2020, the President of the United States declared the COVID-  
10 19 pandemic a national emergency; and

11 **WHEREAS**, on March 14, 2020, the Governor of the State of Georgia declared that a  
12 Public Health State of Emergency exists in the State of Georgia due to the public health  
13 emergency from the spread of COVID-19; and

14 **WHEREAS**, on March 29, 2020, the President of the United States in conjunction with  
15 the Centers for Disease Control (CDC) extended the Coronavirus Guidelines for America  
16 through April 30, 2020 — 30 Days to Slow the Spread; and

17 **WHEREAS**, on April 8, 2020, the Governor issued Executive Order No. 04.08.20.02,  
18 which renewed the State of Emergency declared under Executive Order No. 03.14.20.01 for an  
19 additional thirty (30) days; and

20 **WHEREAS**, on April 20, 2020, the Governor issued Executive Order No. 04.20.20.01,  
21 which permitted certain businesses to allow in-person minimum operations; and

22           **WHEREAS**, on April 23, 2020, the Governor issued Executive Order No. 04.23.20.02  
23   providing guidance for certain businesses' in- person minimum operations and requiring  
24   residents and visitors of the State of Georgia who are considered at higher risk of illness as  
25   defined by the CDC to shelter in place within their homes, with exceptions; and

26           **WHEREAS**, public health experts, including those at the CDC and the National  
27   Institutes of Health (NIH), have advised that individuals infected with COVID-19 are contagious  
28   even while experiencing minor or no symptoms and implored leaders to take immediate action to  
29   prevent further community spread of COVID-19; and

30           **WHEREAS**, preventing and slowing community spread of COVID-19 provides health  
31   systems additional time to obtain personal protective equipment necessary to protect health care  
32   workers and medical equipment necessary to treat COVID-19, and is therefore vital to the health  
33   of the nation; and

34           **WHEREAS**, the Centers for Disease Control and Prevention ("CDC") has described the  
35   symptoms of COVID-19 as including fever, cough and shortness of breath which may occur 2-  
36   14 days after exposure ([www.cdc.gov/COVID19-symptoms](http://www.cdc.gov/COVID19-symptoms)) and has recommended maintaining  
37   physical separation of no less than six (6) feet between persons and urged that any gathering of  
38   over 10 people be discontinued or prohibited ([www.cdc.gov/coronavirus/2019-ncov/community/retirement/guidance-retirement-response.html](http://www.cdc.gov/coronavirus/2019-ncov/community/retirement/guidance-retirement-response.html)); and

40           **WHEREAS**, according to the Georgia Department of Public Health COVID-19 update at  
41   11:28 a.m. on April 23, 2020, Georgia now has 21,512 confirmed cases of COVID-19, including  
42   600 confirmed cases and 21 deaths in Clayton County; and

43           **WHEREAS**, according to the Georgia Department of Public Health COVID-19 update,  
44    872 individuals in Georgia have died and 4069 have been hospitalized after contracting COVID-  
45    19; and

46           **WHEREAS**, the Centers for Disease Control and Prevention (CDC) indicates that there  
47    is evidence of widespread community transmission in Georgia; and

48           **WHEREAS**, if COVID-19 continues to spread in Clayton County, it may greatly strain  
49    the resources and capabilities of county government, municipal governments, and local public  
50    health agencies that provide essential services, including services for containing and mitigating  
51    the spread of COVID-19; and

52           **WHEREAS** to prevent or minimize illness and/or injury to people resulting from the  
53    COVID-19 pandemic, consistent with Executive Orders No. 04.20.20.01 and No. 04.23.20.02  
54    issued by the Governor, it is necessary to take certain actions, including but not limited to, the  
55    social distancing measures set forth therein; and

56           **WHEREAS**, based upon available information from the CDC, the Georgia Department  
57    of Public Health, and Clayton County health partners concerning the spread of COVID-19 and  
58    available resources, it is recommended that people stay at home to the extent possible, while  
59    enabling essential services to continue, in order to slow and reduce the spread of COVID-19 to  
60    the maximum extent possible; and

61           **WHEREAS**, based upon the President's Coronavirus Guidelines for America 30 Days to  
62    Slow the Spread and the Governor's Executive Orders, when people leave their place of  
63    residence, whether to obtain or perform vital services, or to otherwise facilitate authorized  
64    activities necessary for continuity of social and commercial life, they should do so with caution  
65    and at all times reasonably possible comply with social distancing guidelines; and

66           **WHEREAS**, this Resolution is designed to protect the health, safety, and well-being of  
67           the citizens of the City of Jonesboro, Georgia.

68           **NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE MAYOR**  
69   **AND COUNCIL OF THE CITY OF JONESBORO, GEORGIA**, as follows:

70 **SECTION I**

In response to the re-opening of Georgia and the continued presence and threat of COVID-19, all reasonable caution should be utilized and citizens are encouraged to use their best judgement. The social distancing and preventative measures referenced in the Governor's Executive Orders will continue to be enforced. It is requested that all citizens comply with these measures. Additionally, the Mayor and Council of the City of Jonesboro strongly encourage residents to adhere to the CDC's COVID-19 guidelines, including, but not limited to, staying home as much as possible, wearing face coverings, avoiding discretionary travel, practicing good hygiene, avoiding social gatherings of ten (10) or more people, maintaining a distance of at least six (6) feet from other people, and utilizing drive-thru and other curbside services to the extent practical.

81 The City of Jonesboro is collaborating with local, regional, and state agencies and  
82 organizations to provide accurate information and assistance to residents and businesses. Our  
83 main priority is the safety and wellbeing of the City's residents and actions taken are for the  
84 benefit of the public's health. COVID-19 remains a genuine threat to the public's wellbeing  
85 throughout the state and here within Clayton County, however, together we can all do our parts  
86 to flatten the curve.

87 SECTION II

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

92 (b) It is hereby declared to be the intention of the Mayor and Council that, to the  
93 greatest extent allowed by law, each and every section, paragraph, sentence, clause or phrase  
94 of this Resolution is severable from every other section, paragraph, sentence, clause or phrase  
95 of this Resolution. It is hereby further declared to be the intention of the Mayor and Council  
96 that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of  
97 this Resolution is mutually dependent upon any other section, paragraph, sentence, clause or  
98 phrase of this Resolution.

99 (c) In the event that any phrase, clause, sentence, paragraph or section of this  
100 Resolution shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise  
101 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the  
102 express intent of the Mayor and Council that such invalidity, unconstitutionality or  
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104 unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences,  
105 paragraphs or sections of the Resolution and that, to the greatest extent allowed by law, all  
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107 valid, constitutional, enforceable, and of full force and effect.

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110 To the extent that any provisions of this Resolution conflict with any executive orders issued by

111 the Governor in response to COVID-19, the provisions of said executive orders shall control.

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114 Mayor and Council of the City of Jonesboro, Georgia.

**SO RESOLVED**, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

## **CITY OF JONESBORO, GEORGIA**

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**Joy Day, Mayor**

**ATTEST:**

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**Ricky L. Clark, Jr., City Clerk**

# CITY OF JONESBORO, GEORGIA



## OFFICE OF THE CITY MANAGER

*Ricky L. Clark, Jr.*

124 NORTH AVENUE, JONESBORO, GEORGIA 30236

## M E M O R A N D U M

**TO:** All Interested Parties  
**FROM:** Ricky L. Clark, Jr., City Manager  
**DATE:** April 21, 2020  
**SUBJECT:** Governor Kemp's Recent Press Conference and Executive Order

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### **I. INTRODUCTION**

On April 20, Governor Kemp announced the reopening of certain businesses listed below, and issued Executive Order 4.20.20.01. According to the governor, these listed businesses are not opening for business as usual but with minimum basic operations, adhering to social distancing and sanitation guidance. The governor also indicated that there will be an order issued within the next few days permitting theaters, private social clubs, and restaurant dine-in services to re-open on Monday, April 27<sup>th</sup>.

### **II. EXECUTIVE ORDER 04.20.20.01**

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  - o Effective immediately, all healthcare related practices and services may begin operating again in compliance with CDC guidelines. However, they are not subject to minimum basic operations restrictions as provided in the Governor's shelter in place order. It is recommended that they implement the operational guidelines for critical infrastructure.
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- 10 Person Maximum or 6ft Distancing Requirements Still Apply:
  - o Businesses, non-profits, organizations, counties, and municipalities are still required to allow no more than 10 persons to be gathered at a single location if such gathering requires persons to be within 6 feet of any other person. Does not apply to critical infrastructure or persons that are cohabitating.
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### III. CONCLUSION

As noted above, the City is prohibited from adopting an ordinance that is more or less restrictive than the Governor's executive orders regarding COVID-19; however, we encourage everyone to please use your best judgement. We will continue to enforce social distancing for those aforementioned businesses that may reopen pursuant to the Governor's order. PLEASE comply and avoid more stringent action.

The City of Jonesboro is collaborating with local, regional, and state agencies and organizations to provide accurate information and assistance to residents and businesses. There have been 482 new cases of COVID-19 and 24 additional deaths reported to state officials since last night. COVID-19 is continuing to spread in our nation. But together, we can slow it down, saving lives. Everyone, young and old, should avoid all non-essential contact. Our number one priority remains your safety! All of the steps taken by our government are for your health. We are all in this together and can do our part to help flatten the curve. Our staff remains available to assist you with any issues and/or questions you may have.

Thank you for your unwavering commitment to our city, our county and our nation.



Ricky L. Clark, Jr.  
City Manager





## CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

3.2

-2

COUNCIL MEETING DATE

April 27, 2020

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 a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-117 "Active Senior Residential Zone (Active Senior District Overlay)" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

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

Chapter 86, Article V, Section 86-117 Active Senior Overlay District

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

Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

### Agency recommendation – Approval:

- (a) *Factual.* In adopting the City's Active Senior District Overlay zone (the "Active Senior District Overlay"), the City seeks to establish vibrant hubs in and around its downtown core, which strive to improve both livability and walkability in this vital area. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of these hubs serves as an impetus to further reinvigorating development in the downtown area and as a source of a more diverse range of quality housing to supplement the City's aging housing stock.
- (b) *Purpose.* The purpose of the Active Senior District Overlay is to facilitate creation of a residential zone, or hub, which allows a mix of housing styles and types on the same property, which are intended to meet the needs of the 55-year-old plus, active-living demographic. The zone will also provide a range of recreational amenities for its residents. A complementary mix of shops, restaurants and entertainment venues nearby will support this use. Through quality development, these zones, or hubs, will serve as vibrant "junctions" within the interconnected downtown area. They are also expected to generate more interest in downtown Jonesboro through the "live here, work here, play here" philosophy, featuring walkable distances to all aspects of downtown life, from arts and entertainment to restaurants and other businesses and offices. The Active Senior District Overlay features an expanded range of permitted uses focused on the residential needs of the 55-year-old plus, active-living demographic, while retaining all property rights established by the underlying zoning(s).

Since the discussion on April 13<sup>th</sup>, staff has added minimum dwelling unit requirements and exterior architecture material standards.

While this Overlay currently covers several parcels and portions of parcels southwest of the intersection of North Avenue and North Main Street, it could also be used on other nodes in the City to be developed for active senior 55 plus communities in the future.

The emphasis will be on a well-organized community with high-quality architecture.

Please note that the regular standards for apartment units (R-M zoning) are larger than what is being proposed for this particular development southwest of the intersection of North Avenue and North Main Street.

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

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 27, 2020

Signature

City Clerk's Office

Minimum floor area for all individual dwelling units:

- a. One-bedroom units: 900 square feet
- b. Two-bedroom units: 1,200 square feet
- c. Three-bedroom units: 1,400 square feet

## Active Senior Overlay District

Multi-family (apartments).

- a. One-bedroom units: 700 heated square feet per unit.
- b. Two-bedroom units: 900 square feet per unit.
- c. Three-bedroom units: 1100 square feet per unit.

Duplex dwellings.

- a. One-bedroom units: 1000 heated square feet per unit.
- b. Two-bedroom units: 1300 square feet per unit.
- c. Three-bedroom units: 1500 square feet per unit.

The Active Senior Overlay currently states that its smaller unit sizes shall prevail. Viewing such a development from the outside, adjacent properties will not be able to tell the size of the interior units. They will only be able to see the quality of the exterior architecture. Thus, the size of the dwelling units will only affect the residents. The residents will be limited to the unique active 55-plus demographic, which desires smaller, low maintenance spaces here space for raising children is not necessary. Thus, the Active Senior Overlay is reflecting the specific needs of this demographic with its smaller dwelling unit sizes.

**Fiscal Impact**

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

n/a

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

- Active Senior Overlay - REV
- Legal Notice - Golden Gate Overlay

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

Sec. 86-117. – Active Senior District Overlay.

- (a) *Factual.* In adopting the City's Active Senior District Overlay zone (the "Active Senior District Overlay"), the City seeks to establish vibrant hubs in and around its downtown core, which strive to improve both livability and walkability in this vital area. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of these hubs serves as an impetus to further reinvigorating development in the downtown area and as a source of a more diverse range of quality housing to supplement the City's aging housing stock.
- (b) *Definitions.* For definitions of specific terms, refer to Code Section 86-62.
- (c) *Purpose.* The purpose of the Active Senior District Overlay is to facilitate creation of a residential zone, or hub, which allows a mix of housing styles and types on the same property, which are intended to meet the needs of the 55-year-old plus, active-living demographic. The zone will also provide a range of recreational amenities for its residents. A complementary mix of shops, restaurants and entertainment venues nearby will support this use. Through quality development, these zones, or hubs, will serve as vibrant "junctions" within the interconnected downtown area. They are also expected to generate more interest in downtown Jonesboro through the "live here, work here, play here" philosophy, featuring walkable distances to all aspects of downtown life, from arts and entertainment to restaurants and other businesses and offices. The Active Senior District Overlay features an expanded range of permitted uses focused on the residential needs of the 55-year-old plus, active-living demographic, while retaining all property rights established by the underlying zoning(s).
- (d) *Applicability.* Unless expressly modified by regulations in this article establishing the Active Senior District Overlay, the regulations governing the use of land and structures shall be as set forth in the underlying zoning districts and as regulated by other provisions of this Code. **Unless otherwise stated in this Section**, the current architectural design standards shall control development in the Active Senior District Overlay, unless alternate provisions are adopted in the Active Senior District Overlay. Exterior architectural design features shall be subject to review and approval by the Design Review Commission. Where a conflict with other city Code and ordinance provisions exists, the more permissive standard shall apply. The Active Senior District Overlay shall supersede the requirements of the Historic Residential Overlay and the Assembly Overlay, wherever they may overlap with its geographical boundaries.
- (e) *Geography.* Currently, the Active Senior District Overlay occurs southwest of the intersection of North Avenue and North Main Street, running south behind parcels fronting the western side of North Main Street, and terminating north of parcels fronting the northern side of Pine Circle. The district is more specifically identified in the following figure entitled "Exhibit A: Jonesboro Active Senior District Overlay."

(f) *Scale.* The junction of North Avenue and North Main Street, which is a “gateway point” into the City of Jonesboro, is the current focus of the Active Senior District Overlay. Jonesboro is recognized for its historic downtown, which is characterized by a pedestrian scale. This scale is preserved by height limits inherent in the development intensity assigned to the downtown area on Jonesboro's Future Development Map and development standards of the Active Senior District Overlay. A sense of place will be maintained by adherence to these height limits. Preservation of pedestrian scale is important to the livability and walkability of the downtown area. Height of attached residential buildings shall not exceed 3 stories.

(g) *Regulation of Uses.* Uses permitted by the underlying zoning(s) are unaffected by adoption of the Active Senior District Overlay; the following uses shall be specifically permitted in the Active Senior District Overlay:

- 1) *Residential uses:* Single-family detached dwelling, site-built;
- 2) *Commercial / Institutional uses:* Any uses already permitted by right in the H-1 and H-2 zoning districts;
- 3) *Prohibited uses:* The following uses shall be prohibited in the Active Senior District Overlay:
  - (a) **Triplexes and quadruplexes;**
  - (b) Any drive-through facility;
  - (c) Any outdoor storage of materials or any outdoor processing, fabricating or repair work with the exception of work performed with hand tools or small power tools;
  - (d) Use of any structure primarily for storage (meaning no more than 25 percent of the total interior space of said structure may be used for storage of goods, materials, or equipment);
  - (e) Car wash;
  - (f) Convenience store selling fuel;
  - (g) Gas station;
  - (h) Motor vehicle service or repair;
  - (i) Tire stores.
  - (j) Any use that involves the outdoor storage of materials or products. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare or other objectionable effect shall also be prohibited;
  - (k) Any industrial / manufacturing use.
  - (l) Adult entertainment.
- 4) *Conditional uses:* The following uses shall be permitted with an approved conditional use permit in the Active Senior District Overlay:
  - (a) Two-family dwelling (duplex);
  - (b) Single-family attached dwelling (townhouses and condominiums), meeting the requirements of Section 86-202;
  - (c) Multifamily (apartments), meeting the requirements of Section 86-205;
  - (d) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182;
- 5) *Accessory uses.*
  - (a) Recreational amenities for residents only, including, but not limited to clubhouses, gazebos, swimming pools, and walking trails.

- (b) Paved parking areas for residents only;
- (c) Stick-built storage buildings directly related to building and grounds maintenance of the property, not to exceed 500 square feet;
- (d) Mail kiosks;
- (e) Necessary signage;

(h) *Minimum size of dwelling units.* The required minimum size of dwelling units in the Active Senior Overlay District is intended to reflect the unique needs of the 55-plus demographic with their emphasis on childless homes and low maintenance living spaces and the sizes specified below shall prevail over the regular size standards specified in Section 86-205, R-M zoning. The intent of the Active Senior Overlay District is smaller-sized, higher-quality dwelling units.

1. *Single-family detached dwellings.* 1600 heated square feet per unit.
2. *Duplex dwellings.*
  - a. One-bedroom units: 1000 heated square feet per unit.
  - b. Two-bedroom units: 1300 square feet per unit.
  - c. Three-bedroom units: 1500 square feet per unit.
3. *Single-family attached dwellings (townhouses and condominiums).* 1200 heated square feet per unit.
4. *Multi-family (apartments).*
  - a. One-bedroom units: 700 heated square feet per unit.
  - b. Two-bedroom units: 900 square feet per unit.
  - c. Three-bedroom units: 1100 square feet per unit.
5. *Mixed-use dwelling, including lofts (no street level units allowed).* 1000 heated square feet per unit.

(i) *Density and maximum number of units.*

1. *Single-family attached dwellings (townhouses and condominiums).*
  - a. Maximum number of units per building: 8
  - b. Maximum number of units per development: 64
  - c. Maximum density: 8 units per acre
2. *Multi-family (apartments).*
  - a. Maximum number of units per building: 12
  - b. Maximum density: 12 units per acre

(j) *Exterior architectural material standards.* The following architectural standards shall apply to primary exterior façade materials:

1. *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units are prohibited.

**2. Permitted primary materials.** Primary building materials for all exterior wall facades shall be constructed of a minimum 30% full-depth brick (not veneers) on all sides, plus a combination of at least two of the following options: cast stone, high-quality synthetic stucco, cementitious siding (Hardiboard), or glass.

**3. Permitted accent materials.** Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.

**4. Exceptions.** Vinyl products shall only be used for soffits, eaves, and fascia.

**5. Color.** All materials shall be earth-tone in color, as approved by the Design Review Commission, the Historic Preservation Commission (where applicable), and the Mayor and City Council.

**6. Roofing materials.** All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.

(k) **Location of certain principal buildings.** Buildings for townhouses, condominiums, apartments, and mixed-use dwellings shall be located as close as possible to street frontage and away from side and rear property lines, especially those property lines adjacent to single-family dwelling districts.

(l) **Signage.** Signs shall conform to the standards of the City Sign Ordinance, Article XVI. Sign design features shall be subject to review and approval by the Design Review Commission.

(m) **Lighting.** All outdoor lighting shall be night-sky friendly.

(n) **Access.** Entryways to residential developments shall be located on roads with a minimum classification of collector or greater. Interior roads for residential developments shall not be used for general drive-thru traffic.

(o) **Location of certain principal buildings.** Buildings for townhouses, condominiums, apartments, and mixed-use dwellings shall be located as close as possible to street frontage and away from side and rear property lines, especially those property lines adjacent to single-family dwelling districts.

(p) **Buffering.** Perimeter buffers for residential developments shall conform to the minimum requirements of Article XV, unless additional requirements are imposed by Mayor and City Council. Despite the types of housing that may occur in this development, for the purposes of buffering, the entire property shall be treated as “attached residential.” Buffers shall preserve existing vegetation to the maximum extent possible. Supplemental buffer plantings in certain areas may be necessary per the City Zoning Administrator. Stream and wetland buffering shall conform to Article XIII.

(q) **Greenspace. Minimum 25 percent of gross site acreage. May include pervious amenity areas, stream buffers / setbacks, natural areas, but shall not include required perimeter buffers.**

(r) **Landscaping.** Landscaping of building foundations, parking lots, amenities, etc. shall conform to the minimum requirements of Article XV, unless additional requirements are imposed by Mayor and City Council.

## Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at a Special Called Meeting at 6:00 P.M. on April 27, 2020 via Zoom Meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-117 “Golden Gate Residential Zone (Golden Gate District Overlay)” to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

David Allen  
Zoning Administrator / Community Development Director

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