



**CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
May 4, 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 should you need assistance.

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Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER
- III. INVOCATION
- IV. ADOPTION OF AGENDA
- V. WORK SESSION

1. Discussion regarding Conditional Use Permit Application 20-CU-004 for an apartment /duplex community for active seniors aged 55+, by OneStreet Residential, LLC c/o Kathryn M. Zickert Smith, Gambrell & Russell, LLP, for adjacent properties fronting North Avenue (Parcel Nos. 13240D D015 and 13240D D016), and portions of the rear of adjacent properties fronting North Main Street (Parcel Nos. 13240D D012, 13240D D011, 13240D D010, 13240D D009, and 13240D D008), Jonesboro, Georgia 30236.
2. Discussion regarding Jonesboro's Task Force on Aging.
3. Discussion regarding amendment to the Livable Centers Initiative ("Blueprint Jonesboro") as adopted in 2017.
4. Discussion regarding the Old Ivy Place Developer's Agreement– OConnor Drive and Douglass Trail, including exterior townhome designs.
5. Discussion regarding purchase of an ad for Focus:Atlanta
6. Discussion regarding Annual Leave Plus Program.
7. Discussion regarding Change Order for Broad Street Plaza Concept.
8. Councilwoman Sartor requests discussion regarding recognition of Valedictorian, Salutatorian and Star Student from Jonesboro High School.

VI. OTHER BUSINESS

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 1

5.1

COUNCIL MEETING DATE

May 4, 2020

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>) Discussion regarding Conditional Use Permit Application 20-CU-004 for an apartment /duplex community for active seniors aged 55+, by OneStreet Residential, LLC c/o Kathryn M. Zickert Smith, Gambrell & Russell, LLP, for adjacent properties fronting North Avenue (Parcel Nos. 13240D D015 and 13240D D016), and portions of the rear of adjacent properties fronting North Main Street (Parcel Nos. 13240D D012, 13240D D011, 13240D D010, 13240D D009, and 13240D D008), Jonesboro, Georgia 30236.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) Section 86-117 – Active Senior Overlay District Purpose and Standards; Sec. 86-205 - Conditional Use Standards (#2 and #3 Only)	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes Economic Development, Community Planning, Neighborhood and Business Revitalization	
Summary & Background	(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.) Agency recommendation – Approval of Conditional Use application, with listed conditions; Recently, the applicant, OneStreet Residential, applied for a Conditional Use Permit for a mixed apartment / duplex (“cottage”) community southwest of the intersection of North Avenue and North Main Street. The development will have 87 total units, 57 apartment units in one, three-story building and 30 duplex units. The community will be restricted to the active senior 55 plus demographic and will adhere to the architectural and other design standards of the recently adopted Active Senior Overlay District, Section 86-117 (Ordinance 2020-009).
<u>The subject properties specified in the applications are as follows:</u>	
<ol style="list-style-type: none"> 1. Entire parcel 13240D D015 / 109 North Avenue – fronts North Avenue; Zoned R-2 (Single-Family Residential); currently contains one detached single-family residence. 2. Entire parcel 13240D D016 / 113 North Avenue – fronts North Avenue; Zoned H-1 (Historic District); currently vacant. 3. Rear portion of parcel 13240D D012 / 217 North Main Street – no frontage for this development; Zoned H-1 (Historic District); the building at the front of the property formerly contained a salon. 4. Rear portion of parcel 13240D D011 / 215 North Main Street – no frontage for this development; Zoned H-1 (Historic District); the building at the front of the property currently contains a frame shop. 5. Rear portion of parcel 13240D D010 / 211 North Main Street – no frontage for this development; Zoned H-1 (Historic District); the building at the front of the property currently contains a gas station and convenience store. 6. Rear portion of parcel 13240D D009 / 205 North Main Street – no frontage for this development; Zoned H-2 (Historic District); the building at the front of the property is currently a residence. 7. Rear portion of parcel 13240D D008 / 203 North Main Street – no frontage for this development; Zoned H-2 (Historic District); the building at the front of the property contained a residence, which recently burned and was demolished. 	
If approved, the North Avenue parcels and the rear portions of the North Main Street parcels would be replatted into one parcel, but the different zoning designations would remain. The proposed mix of residential uses (apartments / duplex cottages) would be allowed with a conditional use permit under the umbrella of the Active Senior Overlay District, which would encompass the entirety of the combined parcel and govern the development standards of the parcel, overriding the standards of the Historic Residential Overlay and the Assembly Overlay which straddle the subject properties.	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 4, 2020	
Signature	City Clerk's Office	

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-M and M-X districts:

(1) The standards of the R-M district shall control development of apartments. The architectural, size of the units, density, etc. of the Active Senior Overlay would override the standards of R-M zoning.

(2) Must be located off a street having a classification of collector or greater. Access would be off North Avenue, which is a collector road, per the City Thoroughfare Plan.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property. This will be complied with all along the western property boundary.

Thus, the general conditions of Sec. 86-205 will be met and surpassed.

In terms of aligning with the Future Development Map (see enclosed), the subject properties are located in the "Downtown" district. The properties are also just outside of the "Gateway Commercial" district. Per the Downtown district, permitted uses are office, residential, retail, and institutional. Per the Comprehensive Plan, "the Jonesboro Livable Centers Initiative Study should be used as guidance within this area." The Gateway Commercial district states that this area is "the main gateway into the city from the north and is visitors first impression of the City." **Based on residential uses being allowed in the Downtown district, the development wanting to expand upon the LCI study area, and the high architectural quality of the development potentially enhancing the northern gateway into the City, the project aligns with the Future Development Map.**

The development will comply with the minimum dwelling size requirements and maximum density requirements of the Active Senior Overlay. The smaller dwelling sizes is reflective of the general needs of the active, 55-plus demographic. Per the enclosed photos, the exterior of the apartment building will be a quality mix of masonry or stone and cementitious siding. The exterior of the duplexes / cottages will give the appearance of a single-family residential home. The interior of all the dwelling units reflects universal design (aging in place) elements. Size options for the apartments range from 1 bedroom to 3 bedrooms. Size options for the duplex cottages range from 1 bedroom to 2 bedroom. Outdoor amenities include walking areas, bocce ball, covered sitting / grilling areas, and community gardens. Indoor amenities include gathering areas with bookshelves and a fitness center.

In terms of relation to other properties, the apartments will be concentrated I to one building, closer to the road than to the single-family residential homes along Lee Street to the west. The duplexes will be scattered throughout the property. All buildings will be screened from other homes to the west by a 25- foot wide natural buffer, which is on the edge of woodlands on the rear of the Lee Street properties. The stream area to the south will also be a natural area.

In summary, staff believes that the proposed development will be a quality "hub" within the City, in line with the intent of the Future Development Map and the LCI study. It will supply much-needed housing stock for a critical demographic, and it will hopefully spur quality commercial growth along its periphery.

Staff Recommendation: Approval, with the following conditions:

1. The 25-foot wide buffer along the western and southern boundaries of the development shall remain natural and undisturbed, with the exception of minimal clearing for perimeter fence construction. Supplemental plantings in bare areas within the buffer may be required per the discretion of the Zoning Administrator.
2. Unless official approval is granted by relevant agencies, the stream banks and stream buffer area shall remain undisturbed.
3. Stormwater management is subject to approval by the Clayton County Water Authority.
4. The City of Jonesboro reserves the right to require a variance for any impervious setback encroachments and any corresponding compensatory measures.
5. All new perimeter fencing shall be a minimum 6-foot tall, opaque material, and non-climbable.
6. Parking for all uses shall conform to City requirements in Article XIII.
7. Landscaping in parking lots and other relevant areas shall conform to City requirements in Article XV.
8. Signage shall conform to City requirements in Article XVI.
9. All lighting shall be night-sky friendly.
10. The development shall conform to all security and maintenance standards outlined in Section 86-117.

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 1
- Application 2
- Application 3
- Thoroughfares
- Site Plan
- Apartment Exterior
- Cottage Exteriors
- Unit Interiors
- Amenity Exteriors
- Amenity Interiors
- Conditional Use - OneStreet Residential North Avenue - Legal Notice
- Newspaper Ad - OneStreet Residential (002)
- Zoning signs
- Future Land Use Map
- Downtown Area
- Gateway Commercial

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



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: 04/16/2020

Property Owner Authorization

I (We) Joseph Craig Branan, Trustee, under the Branan Family Trust the
 owner(s) of the following property located at: 203, 205, and 217 N. Main Street and 109-113 North Ave.

13240D-D008, D009,
 Tax Parcel Number: D012, D015 and D016 Size of Property: +/- 5.5584 Acres

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

Senior living community with 57 units in one three-story building, and 30 cottages in duplex structures. (Total Units: 87)

Property Owner Information

Name: See list attached as Exhibit 2.

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (Day) _____ (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: OneStreet Residential, LLC, c/o Kathryn M. Zickert; Smith, Gambrell & Russell, LLP

Mailing Address: 1230 Peachtree Street, Suite 3100

City: Atlanta State: Georgia Zip: 30309

Phone: (Day) 404-815-3704 (Evening) 404-906-2792

Email: kmzickert@sqrlaw.com

Jonesboro Property Information

Existing Uses and Structures: See information in list attached as Exhibit 2

Property address: 109-113 North Avenue, 203, 205, and 217 N. Main Street.

Surrounding Uses and Structures: (See Official Zoning Map): Commercial and Residential

Surrounding Zoning:

North: H-1, C-2, O-I South: R-2 East: H-2 West: R-2

Details of Proposed Use: See Statement of Intent Attached as Exhibit 3.

Public Utilities: Available

Access, Traffic and Parking: North Avenue (Major Collector per City of Jonesboro Thoroughfare Plan)

Special Physical Characteristics: 1.45 acre portion of the southern part of property is impacted by stream buffers

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: 04/16/2020

Signed: Kathryn M. Zickert

KATHRYN M. ZICKERT
SMITH, GAMBRELL, & RUSSELL, LLP
1230 PEACHTREE ST., STE 3100
ATLANTA, GA 30303

Notary: _____

SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

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:

Joseph Craig Branan, Trustee
under the Branan Family Trust

PRINT NAME


04/14/2020
SIGNATURE/DATE

APPLICANT:

OneStreet Residential, LLC, c/o Kathryn M. Zickert

PRINT NAME


SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAL

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two 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 government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

04/16/2020

Date: _____

Applicant / Owner: Joseph Craig Branan, Trustee under the Branan Family Trust

[print name]

- Authorizer

Joseph C Branan Trustee

[Signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 04.15.20

Applicant / Owner: BREWBURG BARR OneStreet Residential, LLC
 [print name]
B. B. BREWBURG DIRECTOR
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 4/15/20

Applicant / Owner: Kathryn M. Zickert, Smith, Gambrell, & Russell, LLP
 [print name]

Kathryn M. Zickert
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two 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 government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 4/16/20

Applicant / Owner: Dennis J. Webb, Jr., Smith, Gambrell, & Russell, LLP
 [print name]

[Signature]
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two 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 government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: Apr. 15, 2020

Applicant / Owner: J. Alexander Brock, Smith, Gambrell, & Russell, LLP

[print name]

J. Alexander Brock, Attorney
[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

EXHIBIT 1

13-240D-D-008 (203 North Main Street)

- a. Zoning: H-2 Historic District and Assembly Rights Overlay
- b. Land Use: Downtown
- c. Existing Use: Vacant (the SFR was formerly the Shiloh Baptist Church Annex and appears to have been demolished in June 2019 according to Google Maps)

13-240D-D-009 (205 North Main Street)

- a. Zoning: H-2 Historic District
- b. Land Use: Downtown
- c. Existing Use: SFR used commercially (determined via Google Maps)

13-240D-D-012 (217 North Main Street)

- a. Zoning: H-1 Historic District
- b. Land Use: Downtown
- c. Existing Use: Retail, may be vacant (was formerly AshleeNycole Hair Extensions Supply per Google Maps)

13-240D-D-015 (109 North Avenue)

- a. Zoning: H-1 Historic District
- b. Land Use: Downtown
- c. Existing Use: Vacant (determined via Google Maps)

13-240D-D-016 (113 North Avenue)

- a. Zoning: R-2 Single Family Residential District and Historic Residential Overlay
- b. Land Use: Downtown
- c. Existing Use: SFR (determined via Google Maps)

Note: Photos of the properties are attached on the following pages.

4/13/2020

109 North Ave - Google Maps

Google Maps 109 North Ave



Jonesboro, Georgia

Google

Street View

Image capture: Jun 2019 © 2020 Google

<https://www.google.com/maps/@33.5299616,-84.3554411,3a,75y,185.81h,82.5i/data=i3m6l1e1l3m4l1sFjMwPDcyvpDEgRSv2U0CuAl2e0l7i16384l8i8192>

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4/13/2020

113 North Ave - Google Maps

Google Maps 113 North Avenue



Jonesboro, Georgia

Google

Street View

<https://www.google.com/maps/@33.5300196,-84.3557612,3a,75y,195.48h,79.14l/data=l3m6l1e1l3m4l1s-OW6SAYElz6VhEo5UBEbCAI2e0l7i16384l8l8192>

Attachment: Application 1 (1628 : OneStreet Residential Community)

1/1

4/13/2020

203 N Main St - Google Maps

203 N Main St



Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia

Google

Street View

<https://www.google.com/maps/@33.5279854,-84.3544489,3a,75y,344.25h,75.31t/data=!3m6!1e1!13m4!1s7uTbrGTsRidkaROnhpauJg!2e0!7i16384!8i8192>

Attachment: Application 1 (1628 : OneStreet Residential Community)

4/13/2020

205 N Main St - Google Maps

Google Maps 205 N Main St



Jonesboro, Georgia

Google

Street View

Image capture: Jun 2019 © 2020 Google

https://www.google.com/maps/@33.5283468,-84.3544559,3a,75y,318.04h,78.18l/data=!3m6!1e1!3m4!1sr_iR7h6qHgF1f1kl28zGXw!2e0!7i16384!8i8192

1/1

4/13/2020

217 N Main St - Google Maps

Google Maps 217 N Main St



Jonesboro, Georgia

Google

Street View

Image capture: Jun 2019 © 2020 Google

<https://www.google.com/maps/@33.5293359,-84.3544842,3a,75y,270.55h,77.84l/data=l3m8l1e1l3m4l1sO16x7xhw0LeWFVpPrugxRAI2e0l7l16384l8i8192>

1/1

EXHIBIT 2**PROPERTY OWNER, ADDRESSES, AND EXISTING USES:**

Joseph Craig Branan, Trustee under the Branan Family Trust
2942 County Squire Lane
Decatur, GA 30033

Telephone: (404) 788-9689

Current Use(s): Vacant and Vacant Building

Properties Owned: 109-113 North Avenue and 203, 205 & 217 N. Main Street,
Jonesboro, GA

STATEMENT OF INTENT

and

Other Material Required by
City of Jonesboro Zoning Ordinance

Conditional Use Permit Application

of

ONESTREET RESIDENTIAL, LLC

for

+6.70 acres of land located in
Land Lot 240, 13th District

203-205, 211, 215 and 217 North Main Street and 109 & 113 North Avenue

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

I. INTRODUCTION

This Application seeks a Conditional Use Permit to allow for the redevelopment of a ±6.70 acre tract of land located in Land Lot 240, 13th District, Clayton County for a proposed active senior living retirement community. The community will consist of fifty-seven (57) units in one three-story building, as well as thirty (30) units in a duplex configuration (“Proposed Development”). The community also will contain outdoor amenities such as walking trails and a community garden, as well as interior amenities such as a fitness center, craft room and gathering areas.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant’s constitutional rights, and a written analysis for the proposed CUP criteria listed in the City of Jonesboro Code of Ordinances (“Zoning Code”) § 86-129 (Retirement Community).

II. CRITERIA TO BE APPLIED TO CONDITIONAL USE PERMITS

A. A maximum of 90 dwelling units shall be permitted.

The Proposed Development contains only 87 units in total.

B. Must be located on a street having a classification of collector or greater.

The access for the Proposed Development will be on North Avenue which is classified as a Major Collector per the City of Jonesboro Thoroughfare Plan, City of Jonesboro Code of Ordinances Appendix. North Avenue is also classified as a Minor Arterial per the Georgia Department of Transportation’s Functional Classification Map. See Exhibits 4a and 4b.

C. Must be established on a lot having a minimum area of one acre.

The total acreage exceeds one acre.

D. Development will comply with the requirements of the Active Senior Overlay district.

This requirement will be analyzed once the draft of the Overlay ordinance is finalized. The Subject Property will be located in the Active Senior Overlay District which will allow the proposed Retirement Community use as a Conditional Use. The City of Jonesboro Comprehensive Land Use Plan designates this area as a Downtown character area. The proposed use is consistent with that character area's goal of creating a pedestrian oriented environment. The residents of the proposed senior living facility are anticipated to be active and mobile members of the community, but typically have a reduced need/desire to drive. Therefore, it is essential that the Proposed Development be located in a pedestrian oriented area with nearby access to a variety of commercial retail and service uses, such as the Downtown character area. In addition, the proposed residential community is a use specifically targeted for the Downtown area and the particular active senior living adds to the variety of uses it contemplates.

The Proposed Development meets the following goals of the Downtown character area:

- Design should be pedestrian oriented with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike route linking neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks and schools.

The Proposed Development will meet the Overlay's design and use requirements.¹

¹ As of the date of this Statement of Intent, the final wording and conditions of the Active Senior Overlay is not yet final. Therefore, this Statement of Intent is subject to change based on the final approved conditions of the Overlay.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a retirement community's right to use the Subject Property established in the City of Jonesboro Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Conditional Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property Owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Conditional Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Jonesboro so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 16 day of April, 2020.

Respectfully submitted,


Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant



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: 04/16/2020

Property Owner Authorization

I (We) Lucksim Investor, LLC the
 owner(s) of the following property located at: 211 North Main Street

Tax Parcel Number: 13-240D0D-010 Size of Property: +/- 0.7757 Acres
 Located in Zoning District See Exhibit do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

Senior living community with 57 units in one three-story building, and 30 cottages in duplex structures. (Total Units: 87)

Property Owner Information

Name: See list attached as Exhibit 2.

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (Day) _____ (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: OneStreet Residential, LLC, c/o Kathryn M. Zickert; Smith, Gambrell & Russell, LLP

Mailing Address: 1230 Peachtree Street, Suite 3100

City: Atlanta State: Georgia Zip: 30309

Phone: (Day) 404-815-3704 (Evening) 404-906-2792

Email: kmzickert@sqrlaw.com

Jonesboro Property Information

Existing Uses and Structures: See information in list attached as Exhibit 2

Property address: 211 North Main Street

Surrounding Uses and Structures: (See Official Zoning Map): Commercial and Residential

Surrounding Zoning:

North: H-1, C-2, O-1 South: R-2 East: H-2 West: R-2

Details of Proposed Use: See Statement of Intent Attached as Exhibit 3.

Public Utilities: Available

Access, Traffic and Parking: North Avenue (Major Collector per City of Jonesboro Thoroughfare Plan)

Special Physical Characteristics: _____

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: 04/16/2020

Signed: Kathryn M. Zickert

KATHRYN M. ZICKERT
SMITH, GAMBRELL, & RUSSELL, LLP
1230 PEACHTREE ST., STE 3100
ATLANTA, GA 30303

Notary: _____

SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

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:

Lucksim Investor, LLC

PRINT NAME

SIGNATURE/DATE

APPLICANT:

OneStreet Residential, LLC, c/o Kathryn M. Zickert
PRINT NAME

Kathryn M. Zebert
SIGNATURE/DATE

SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAI

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two 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 government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 4-15-2020

Applicant / Owner: IAKWAL SINGH Lucksim Investor, LLC
 [print name]
 OWNER
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 04.15.20

Applicant / Owner: BRENDAL BARR OneStreet Residential, LLC
 [print name]

B. B. Barr, DIRECTOR
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

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

Date: 4/16/20

Applicant / Owner: Kathryn M. Zickert, Smith, Gambrell, & Russell, LLP
 [print name]

Kathryn M. Zickert
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 4/16/20

Applicant / Owner: Dennis J. Webb, Jr. - Smith, Gambrell, & Russell, LLP
 [print name]

DJW
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

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

Date: April 15, 2021

Applicant / Owner: J. Alexander Brock, Smith, Gambrell, & Russell, LLP

[print name]

J. Alexander Brock, Attorney
[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

EXHIBIT 1

13-240D-D-010 (211 North Main Street)

- a. Zoning: H-1 Historic District
- b. Land Use: Downtown
- c. Existing Use: Marathon Gas Station (determined via Google Maps)

Note: Photos of the properties are attached on the following pages.

4/13/2020

211 N Main St - Google Maps

Google Maps 211 N Main St



Jonesboro, Georgia

Google

Street View

Image capture: Jun 2019 © 2020 Google

<https://www.google.com/maps/@33.5288632,-84.3544667,3a,75y,297.4h,73.16t/data=!3m8!1e1!3m4!1s9G68Ya98QrG4nEOwdxBU5gt2e0!7i16384!8iB192>

1/1

EXHIBIT 2**PROPERTY OWNER, ADDRESSES, AND EXISTING USES:**

Lucksim Investor, LLC
798 Natchez Valley Trace
Grayson, GA 30017

Current Use: Front of tract used for gas station/convenience store
Property Owned: 211 N. Main Street, Jonesboro, GA

Exhibit 3

STATEMENT OF INTENT

and

Other Material Required by
City of Jonesboro Zoning Ordinance

Conditional Use Permit Application

of

ONESTREET RESIDENTIAL, LLC

for

+6.70 acres of land located in
Land Lot 240, 13th District

203-205, 211, 215 and 217 North Main Street and 109 & 113 North Avenue

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

SGR/22607654.1

I. INTRODUCTION

This Application seeks a Conditional Use Permit to allow for the redevelopment of a ~~±6.70~~ acre tract of land located in Land Lot 240, 13th District, Clayton County for a proposed active senior living retirement community. The community will consist of fifty-seven (57) units in one three-story building, as well as thirty (30) units in a duplex configuration (“Proposed Development”). The community also will contain outdoor amenities such as walking trails and a community garden, as well as interior amenities such as a fitness center, craft room and gathering areas.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant’s constitutional rights, and a written analysis for the proposed CUP criteria listed in the City of Jonesboro Code of Ordinances (“Zoning Code”) § 86-129 (Retirement Community).

II. CRITERIA TO BE APPLIED TO CONDITIONAL USE PERMITS

A. A maximum of 90 dwelling units shall be permitted.

The Proposed Development contains only 87 units in total.

B. Must be located on a street having a classification of collector or greater.

The access for the Proposed Development will be on North Avenue which is classified as a Major Collector per the City of Jonesboro Thoroughfare Plan, City of Jonesboro Code of Ordinances Appendix. North Avenue is also classified as a Minor Arterial per the Georgia Department of Transportation’s Functional Classification Map. See Exhibits 4a and 4b.

C. Must be established on a lot having a minimum area of one acre.

The total acreage exceeds one acre.

D. Development will comply with the requirements of the Active Senior Overlay district.

This requirement will be analyzed once the draft of the Overlay ordinance is finalized. The Subject Property will be located in the Active Senior Overlay District which will allow the proposed Retirement Community use as a Conditional Use. The City of Jonesboro Comprehensive Land Use Plan designates this area as a Downtown character area. The proposed use is consistent with that character area's goal of creating a pedestrian oriented environment. The residents of the proposed senior living facility are anticipated to be active and mobile members of the community, but typically have a reduced need/desire to drive. Therefore, it is essential that the Proposed Development be located in a pedestrian oriented area with nearby access to a variety of commercial retail and service uses, such as the Downtown character area. In addition, the proposed residential community is a use specifically targeted for the Downtown area and the particular active senior living adds to the variety of uses it contemplates.

The Proposed Development meets the following goals of the Downtown character area:

- Design should be pedestrian oriented with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike route linking neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks and schools.

The Proposed Development will meet the Overlay's design and use requirements.¹

¹ As of the date of this Statement of Intent, the final wording and conditions of the Active Senior Overlay is not yet final. Therefore, this Statement of Intent is subject to change based on the final approved conditions of the Overlay.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a retirement community's right to use the Subject Property established in the City of Jonesboro Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Conditional Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property Owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the Conditional Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Jonesboro so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 16 day of April, 2020.

Respectfully submitted,


Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant



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APPLICATION FEE: \$700.00 (Non-Refundable).

Date of Application: 04/16/2020

Property Owner Authorization

I (We) Jerry C. Graham the
 owner(s) of the following property located at: 215 North Main Street

Tax Parcel Number: 13240D-D010 Size of Property: +/- 0.7757 Acres

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

Senior living community with 57 units in one three-story building, and 30 cottages in duplex structures. (Total Units: 87)

Property Owner Information

Name: See list attached as Exhibit 2.

Mailing Address: _____

City: _____ State: _____ Zip: _____

Phone: (Day) _____ (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: OneStreet Residential, LLC, c/o Kathryn M. Zickert; Smith, Gambrell & Russell, LLP

Mailing Address: 1230 Peachtree Street, Suite 3100

City: Atlanta State: Georgia Zip: 30309

Phone: (Day) 404-815-3704 (Evening) 404-906-2792

Email: kmzickert@scrlaw.com

Jonesboro Property Information

Existing Uses and Structures: See information in list attached as Exhibit 2

Property address: 215 North Main Street

Surrounding Uses and Structures: (See Official Zoning Map): Commercial and Residential

Surrounding Zoning:

North: H-1, C-2, O-1 South: R-2 East: H-2 West: R-2

Details of Proposed Use: See Statement of Intent Attached as Exhibit 3.

Public Utilities: Available

Access, Traffic and Parking: North Avenue (Major Collector per City of Jonesboro Thoroughfare Plan)

Special Physical Characteristics: 1.45 acre portion of the southern part of property is impacted by stream buffers

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: 04/16/2020

Signed: Kathryn M. Zickert

KATHRYN M. ZICKERT
SMITH, GAMBRELL, & RUSSELL, LLP
1230 PEACHTREE ST., STE 3100
ATLANTA, GA 30303

Notary: _____

SEAL

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

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:

Jerry C. Graham
PRINT NAME

SIGNATURE/DATE

100

APPLICANT:

OneStreet Residential, LLC, c/o Kathryn M. Zickert
PRINT NAME

Kathy M
SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAL

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

Have you the applicant made \$250 or more in campaign contributions to a local government official within two years immediately preceding the filing of this application? Yes No

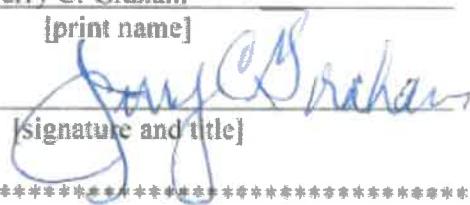
If the answer is yes, you must file a disclosure report with the governing authority of the City of Jonesboro showing:

1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 4/17/2020

Applicant / Owner: Jerry C. Graham

[print name]


[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date: 04-15-20

Applicant / Owner: BRENDAN BARR OneStreet Residential, LLC
 [print name]
B. BARR MANAGING DIRECTOR
 [signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

Disclosure of Campaign Contributions

In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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Date: 4/16/20

Applicant / Owner: Kathryn M. Zickert, Smith, Gambrell, & Russell, LLP
[print name]

Kathryn M. Zelut

[signature and title]

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In accordance with the Conflict of Interest in Zoning Act, O.C.G.A., Chapter 36-67A, the following questions must be answered:

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

Date: 4/16/20

Applicant / Owner: Dennis J. Webb, Jr. - Smith, Gambrell, & Russell, LLP

[print name]

[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

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1. The name and official position of the local government official to whom the campaign contribution was made.
2. The dollar amount and description of each campaign contribution made during the two years immediately preceding the filing of this application and the date of each such contribution.

Date:

Apr. 15, 2020

Applicant / Owner: J. Alexander Brock, Smith, Gambrell, & Russell, LLP

[print name]

[signature and title]

Name and official position of the local government official to whom the campaign contribution was made	Date of Donation	Dollar Amount of Donation

EXHIBIT 1

13-240D-D-011 (215 North Main Street)

- a. Zoning: H-1 Historic District
- b. Land Use: Downtown
- c. Existing Use: SFR used commercially (was formerly the Final Touch Frame Shop per Google Maps)

Note: Photos of the properties are attached on the following pages.

4/13/2020

215 N Main St - Google Maps

Google Maps 215 N Main St



Jonesboro, Georgia

Google

Street View

Image capture: Jun 2019 © 2020 Google

<https://www.google.com/maps/@33.5290671,-84.3544833,3a,75y,290.87h,70.2t/data=!3m8!1e1!3m4!1soq9VqqwM1QgHcpckMKYyygl2e0l7i16384l8i8192>

1/1

EXHIBIT 2**PROPERTY OWNER, ADDRESSES, AND EXISTING USES:**

Jerry C. Graham
215 N. Main Street
Jonesboro, GA 30236
Current Use: Framing Store
Property Owned: 215 N. Main Street, Jonesboro, GA

Exhibit 3

STATEMENT OF INTENT

and

Other Material Required by
City of Jonesboro Zoning Ordinance

Conditional Use Permit Application

of

ONESTREET RESIDENTIAL, LLC

for

+6.70 acres of land located in
Land Lot 240, 13th District

203-205, 211, 215 and 217 North Main Street and 109 & 113 North Avenue

Submitted for Applicant by:

Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Smith, Gambrell & Russell, LLP
Promenade Suite 3100
1230 Peachtree Street, NE
Atlanta, Georgia 30309
(404) 815-3500

I. INTRODUCTION

This Application seeks a Conditional Use Permit to allow for the redevelopment of a ±6.70 acre tract of land located in Land Lot 240, 13th District, Clayton County for a proposed active senior living retirement community. The community will consist of fifty-seven (57) units in one three-story building, as well as thirty (30) units in a duplex configuration (“Proposed Development”). The community also will contain outdoor amenities such as walking trails and a community garden, as well as interior amenities such as a fitness center, craft room and gathering areas.

The Applicant submits this document as a Statement of Intent with regard to its Application, a preservation of the Applicant’s constitutional rights, and a written analysis for the proposed CUP criteria listed in the City of Jonesboro Code of Ordinances (“Zoning Code”) § 86-129 (Retirement Community).

II. CRITERIA TO BE APPLIED TO CONDITIONAL USE PERMITS

A. A maximum of 90 dwelling units shall be permitted.

The Proposed Development contains only 87 units in total.

B. Must be located on a street having a classification of collector or greater.

The access for the Proposed Development will be on North Avenue which is classified as a Major Collector per the City of Jonesboro Thoroughfare Plan, City of Jonesboro Code of Ordinances Appendix. North Avenue is also classified as a Minor Arterial per the Georgia Department of Transportation’s Functional Classification Map. See Exhibits 4a and 4b.

C. Must be established on a lot having a minimum area of one acre.

The total acreage exceeds one acre.

D. Development will comply with the requirements of the Active Senior Overlay district.

This requirement will be analyzed once the draft of the Overlay ordinance is finalized. The Subject Property will be located in the Active Senior Overlay District which will allow the proposed Retirement Community use as a Conditional Use. The City of Jonesboro Comprehensive Land Use Plan designates this area as a Downtown character area. The proposed use is consistent with that character area's goal of creating a pedestrian oriented environment. The residents of the proposed senior living facility are anticipated to be active and mobile members of the community, but typically have a reduced need/desire to drive. Therefore, it is essential that the Proposed Development be located in a pedestrian oriented area with nearby access to a variety of commercial retail and service uses, such as the Downtown character area. In addition, the proposed residential community is a use specifically targeted for the Downtown area and the particular active senior living adds to the variety of uses it contemplates.

The Proposed Development meets the following goals of the Downtown character area:

- Design should be pedestrian oriented with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike route linking neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks and schools.

The Proposed Development will meet the Overlay's design and use requirements.¹

¹ As of the date of this Statement of Intent, the final wording and conditions of the Active Senior Overlay is not yet final. Therefore, this Statement of Intent is subject to change based on the final approved conditions of the Overlay.

III. PRESERVATION OF CONSTITUTIONAL RIGHTS

As agent for the owners of the property, the Applicant respectfully submits that the current zoning classification of and rules relative to a retirement community's right to use the Subject Property established in the City of Jonesboro Zoning Ordinance, to the extent they prohibit this use, are unconstitutional, and constitute an arbitrary, irrational abuse of discretion and unreasonable use of the zoning power because they bear no substantial relationship to the public health, safety, morality or general welfare of the public and substantially harm the Property owners in violation of the due process and equal protection rights of the property owner guaranteed by the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia. Further, the failure to allow this use would constitute a taking of the owner's private property without just compensation and without due process in violation of the Fifth Amendment and Fourteenth Amendment of the Constitution of the United States, and Article I, Section I, Paragraph I and Article I, Section III, Paragraph I of the Constitution of the State of Georgia.

Further, the Applicant respectfully submits that the City Council's failure to approve the requested Conditional Use Permit would be unconstitutional and would discriminate in an arbitrary, capricious and unreasonable manner between the Property Owner and owners of similarly situated property in violation of Article I, Section III, Paragraph I of the Constitution of the State of Georgia and the Equal Protection Clause of the Fourteenth Amendment of the Constitution of the United States.

A refusal to allow the development in question would be invalid inasmuch as it would be denied pursuant to an ordinance which is not in compliance with the Zoning Procedures Law, O.C.G.A. § 36-66-1 et seq., due to the manner in which the Ordinance as a whole and its map(s) have been adopted.

Opponents to this request, if any, lack standing; have failed to exhaust administrative remedies; and have waived their rights to appeal by failing to assert legal and constitutional objections.

IV. CONCLUSION

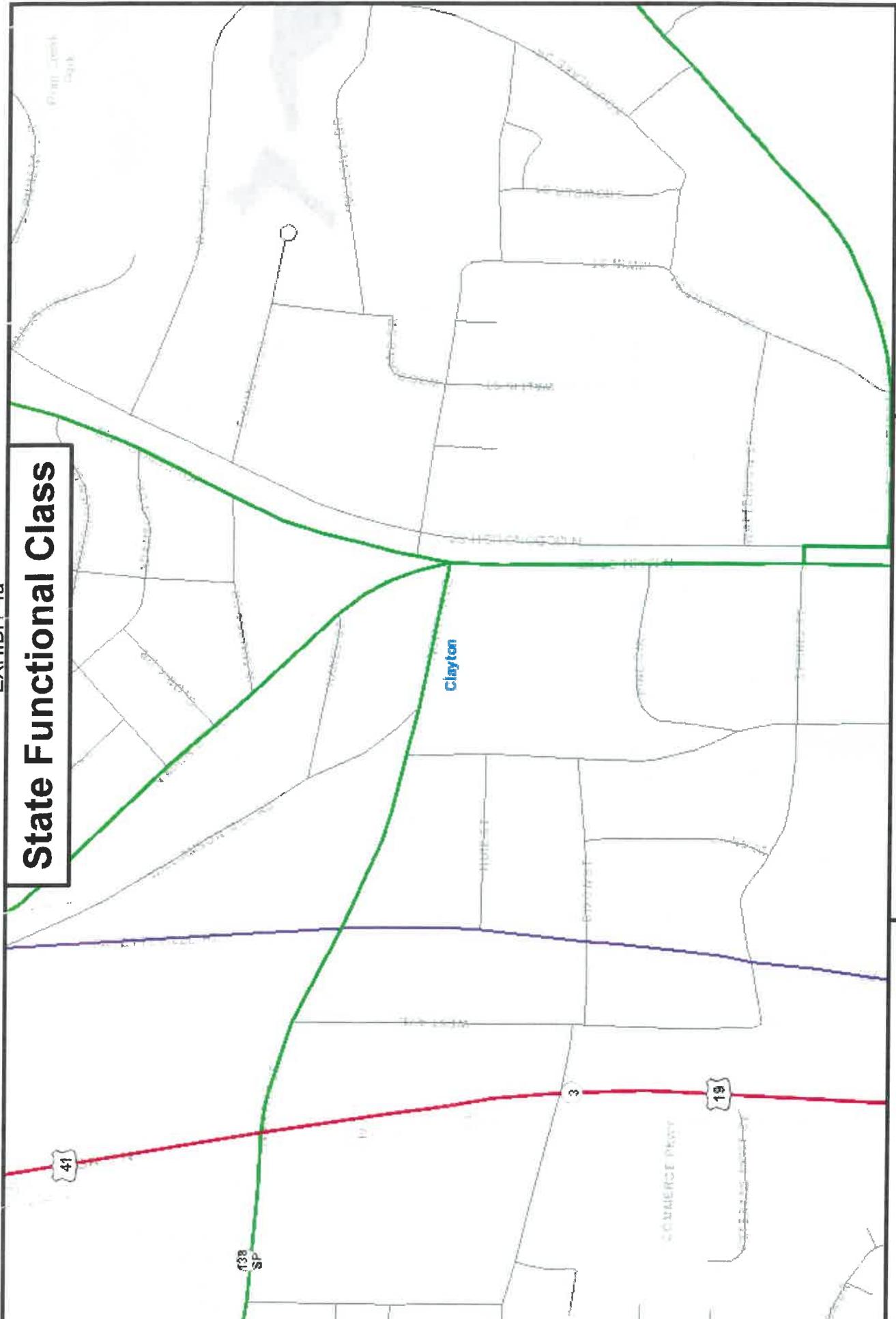
For the foregoing reasons, the Applicant respectfully requests that the Conditional Use Permit at issue be approved. The Applicant also invites and welcomes any comments from Staff or other officials of the City of Jonesboro so that such recommendations or input might be incorporated as conditions of approval of this Application.

This 16 day of April, 2020.

Respectfully submitted,


Kathryn M. Zickert
Dennis J. Webb, Jr.
J. Alexander Brock
Attorneys For Applicant

State Functional Class



Georgia Department of Transportation

Georgia Department of Transportation

For a copy of the Georgia Department of Transportation, Unit 6, or Transportation, in cooperation with the U.S. Department of Transportation, Federal Highway Administration, The Georgia Department of Transportation makes no representation or warranty, implied or express, as to the accuracy, completeness, reliability, or suitability for any particular purpose of this information, and does not accept any responsibility for any damages resulting from its use.

Legend

Legend for the map:

- Interstate (Blue line)
- Freeway/Expressway (Red line)
- Local Roads (White line)
- Principal Arterial (Green line)
- Minor Arterial (Yellow line)
- Major Collector (Purple line)
- Minor Collector (Orange line)

Attachment: Thoroughfares (1628 : OneStreet Residential Community)

Exhibit 4b

Jonesboro Thoroughfare Plan [EXCERPT]

Standards and design criteria adopted by other jurisdictions can provide an appropriate frame of reference in considering local plans. However, this information must be tailored to the Jonesboro context. The following standards and design criteria are proposed:

The Jonesboro Thoroughfare Plan establishes a street hierarchy comprised of Primary Arterial, Major Collector and Local Street. These are organized in order of size, with the Interstate conveying the highest traffic volumes and the highest speeds; local streets carry the lowest volumes and are characterized by the lowest speeds. Each street classification in the hierarchy is described below:

- Primary Arterial
- Major Collector
- Local Street

Primary Arterials

Arterials are designed to provide a high degree of mobility and serve longer vehicle trips to, from, and within urban areas. Arterials form the skeleton of the roadway network, linking urban centers such as the Central Business District, industrial parks, commercial centers, major residential developments and other key activity centers. Primary Arterials are designed to carry between 45,000 and 75,000 trips per day. The City of Jonesboro has only one Primary Arterial and that is Tara Boulevard (Highway 19/41).

Major Collector Streets

Collector streets link neighborhoods to commercial districts and commuter traffic to secondary arterials. These streets are well traveled and are built to an urban standard. Collector streets are typically two- to four-lane facilities with an average daily traffic count between 7,500 and 15,000 vehicles. The following streets comprise Jonesboro's Major Collector Streets:

*Fayetteville Road
North Avenue
North Main Street
South Main Street
McDonough Street
Smith Street
Stockbridge Road/Highway 138
Jodeco Road*

SITE PLAN NOTES:

THE BUILDING FOOTPRINTS, DRIVEWAY LOCATIONS, OPEN SPACE LOCATIONS, AND PARKING LOCATIONS ON THIS SITE PLAN ARE FOR ILLUSTRATIVE PURPOSES. THEIR SHAPES, LOCATIONS, AND AMOUNTS MAY VARY AS ALLOWED FOR IN THE SITE DATA TABLE AND ZONING REGULATIONS.

SITE DATA TABLE:

3-STORY "BIG HOUSE" = 57 UNITS AVG 850 SF EA
5,000 SF COMMON AREA (LEASING, AMENITIES, SERVICES)
81 PARKING SPACES

2-BR DUPLEX COTTAGES = 18
1-BR DUPLEX COTTAGES = 12
48 ON-STREET PARKING SPACES

TOTAL UNIT COUNT = 87

MAXIMUM BUILDING HEIGHT = 3 STORIES

MINIMUM UNIT SIZE = 750 SF

130 PARKING SPACES = 1.49 SP/DU

SITE ACREAGE = 6.70 AC

PROPOSED DENSITY = 13 UNITS PER AC

PROPOSED ZONING CLASSIFICATION = CONDITIONAL USE PERMIT UNDER NEWLY CREATED OVERLAY ORDINANCE

SETBACKS:
FRONT = 30'
SIDE = 5' SIDE YARD FACING NORTH MAIN STREET
REAR = 25' BUFFER FROM ALL ADJACENT RESIDENTIAL PROPERTIES

LOCATION MAP:

Jonesboro, GA

0 50 100 150 200 250 300 350 400 Feet

Sketch Plan
For OneStreet

4.15.2020

TSW
PLANNERS
ARCHITECTS

Packet Pg. 67

Multi-Family Building Elevations



Attachment: Apartment Exterior (1628 : OneStreet Residential Community)



Attachment: Apartment Exterior (1628 : OneStreet Residential Community)

Cottage Elevations

Attachment: Cottage Exteriors (1628 : OneStreet Residential Community)

Unit Interiors





Attachment: Unit Interiors (1628 : OneStreet Residential Community)

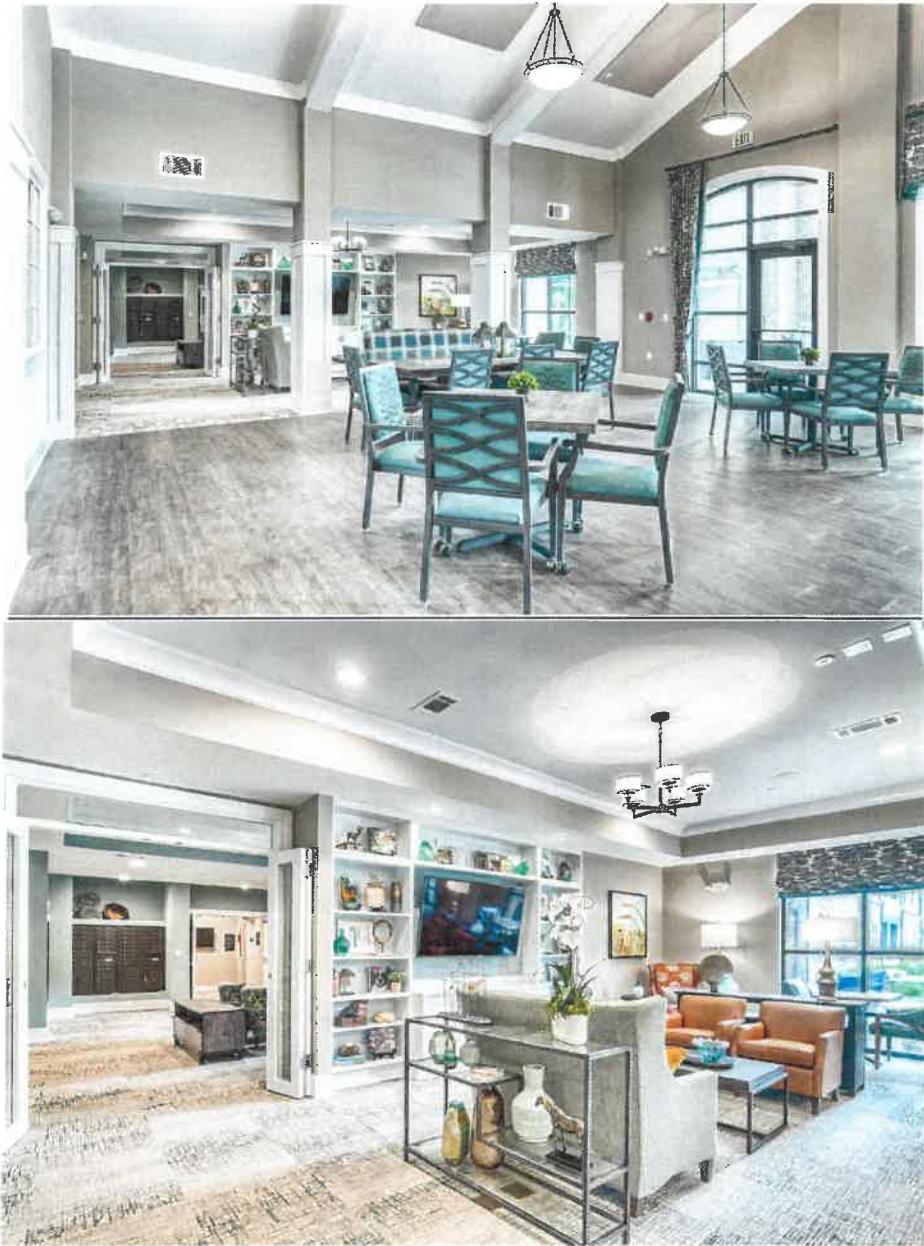
Amenities

Attachment: Amenity Exteriors (1628 : OneStreet Residential Community)



Attachment: Amenity Exteriors (1628 : OneStreet Residential Community)



Interior Amenity Areas



Attachment: Amenity Interiors (1628 : OneStreet Residential Community)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 11, 2020 via Zoom Meetings, to consider a Conditional Use Permit Application for an apartment /duplex community for active seniors aged 55+, by OneStreet Residential, LLC c/o Kathryn M. Zickert Smith, Gambrell & Russell, LLP, for adjacent properties fronting North Avenue (Parcel Nos. 13240D D015 and 13240D D016), and portions of the rear of adjacent properties fronting North Main Street (Parcel Nos. 13240D D012, 13240D D011, 13240D D010, 13240D D009, and 13240D D008), Jonesboro, Georgia 30236.

David Allen
Community Development Director

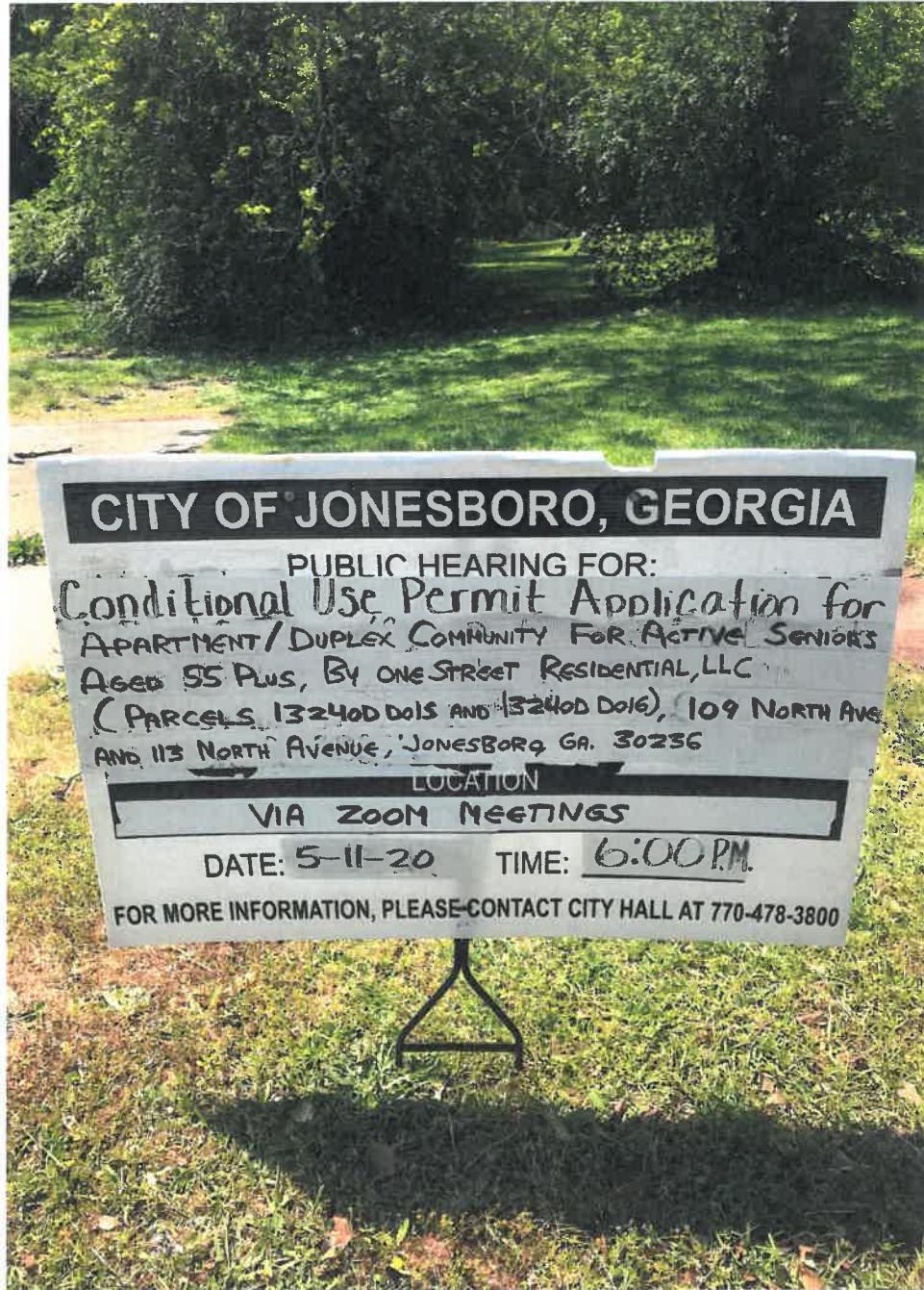
Publish 4/22/20

Packet Pg. 80

LEGAL NOTICE

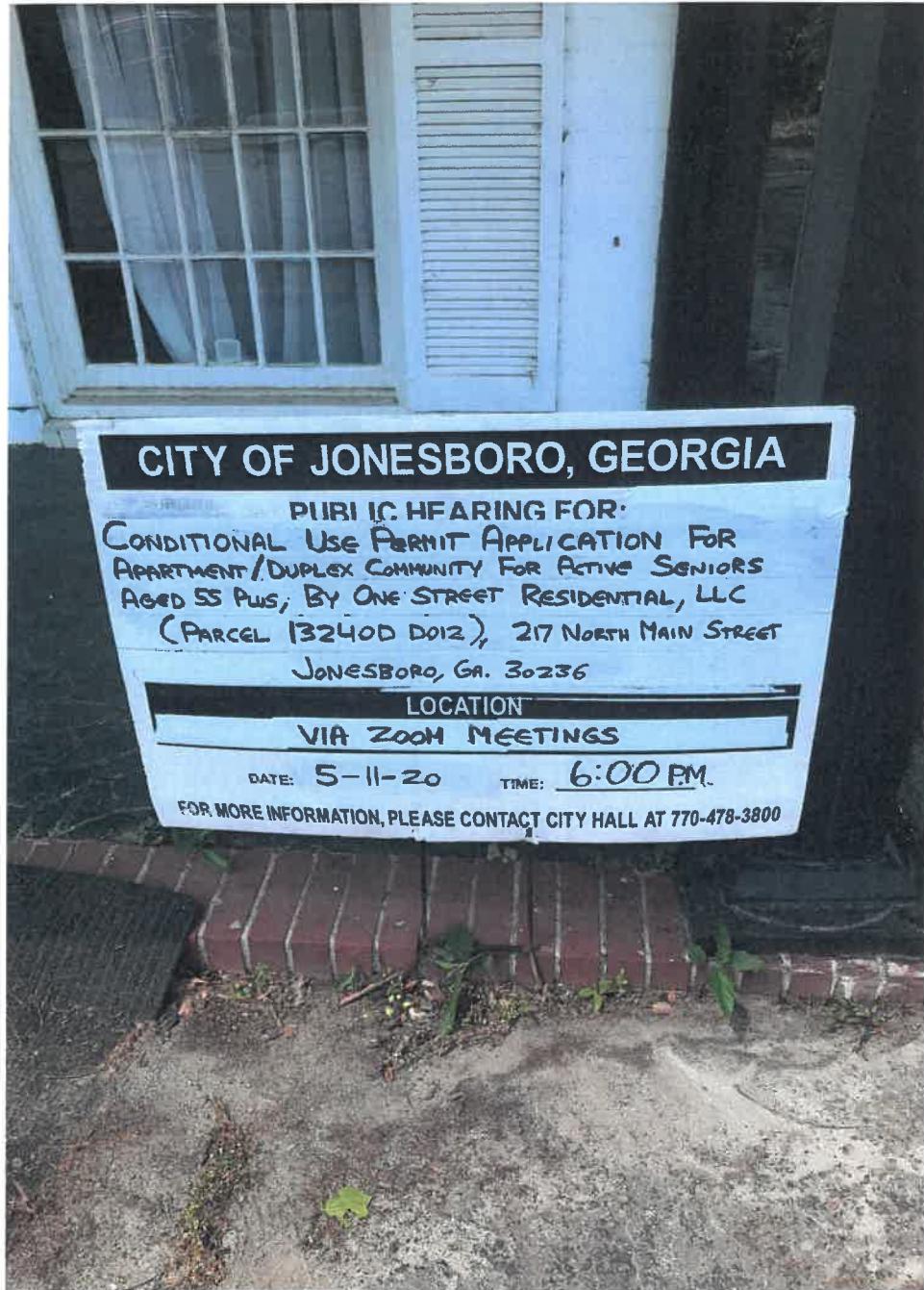


Attachment: Zoning signs (1628 : OneStreet Residential Community)



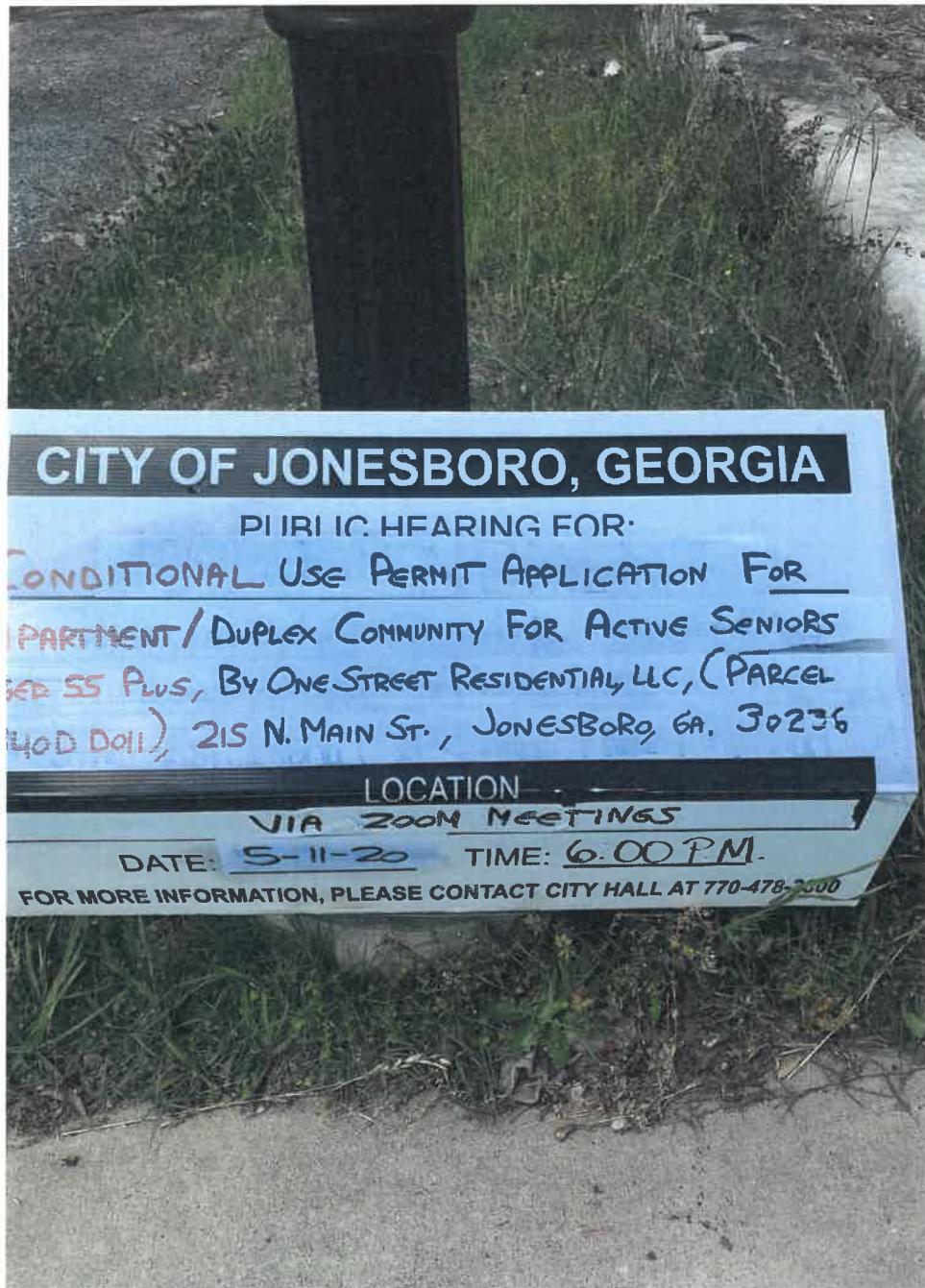


Attachment: Zoning signs (1628 : OneStreet Residential Community)

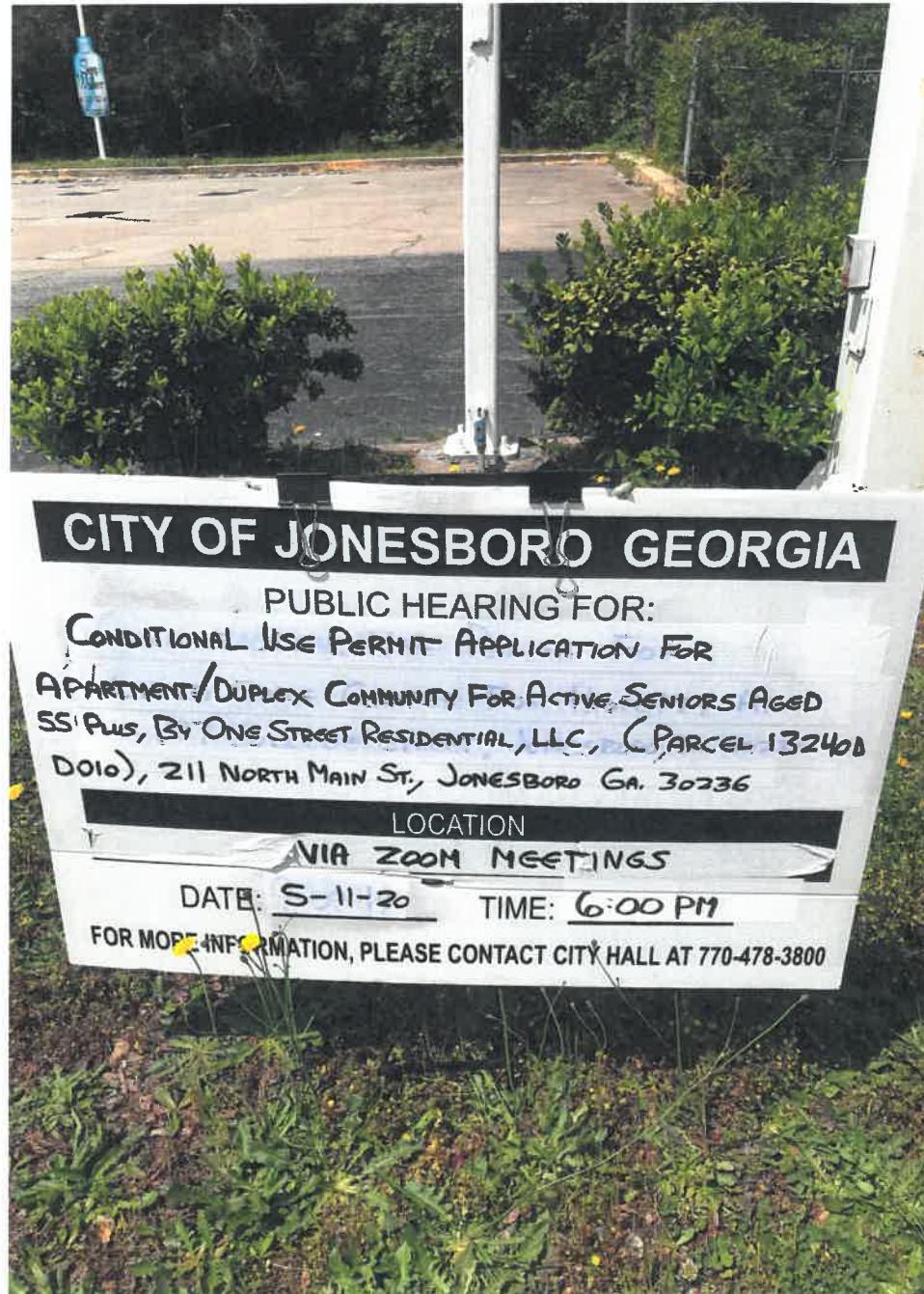




Attachment: Zoning signs (1628 : OneStreet Residential Community)

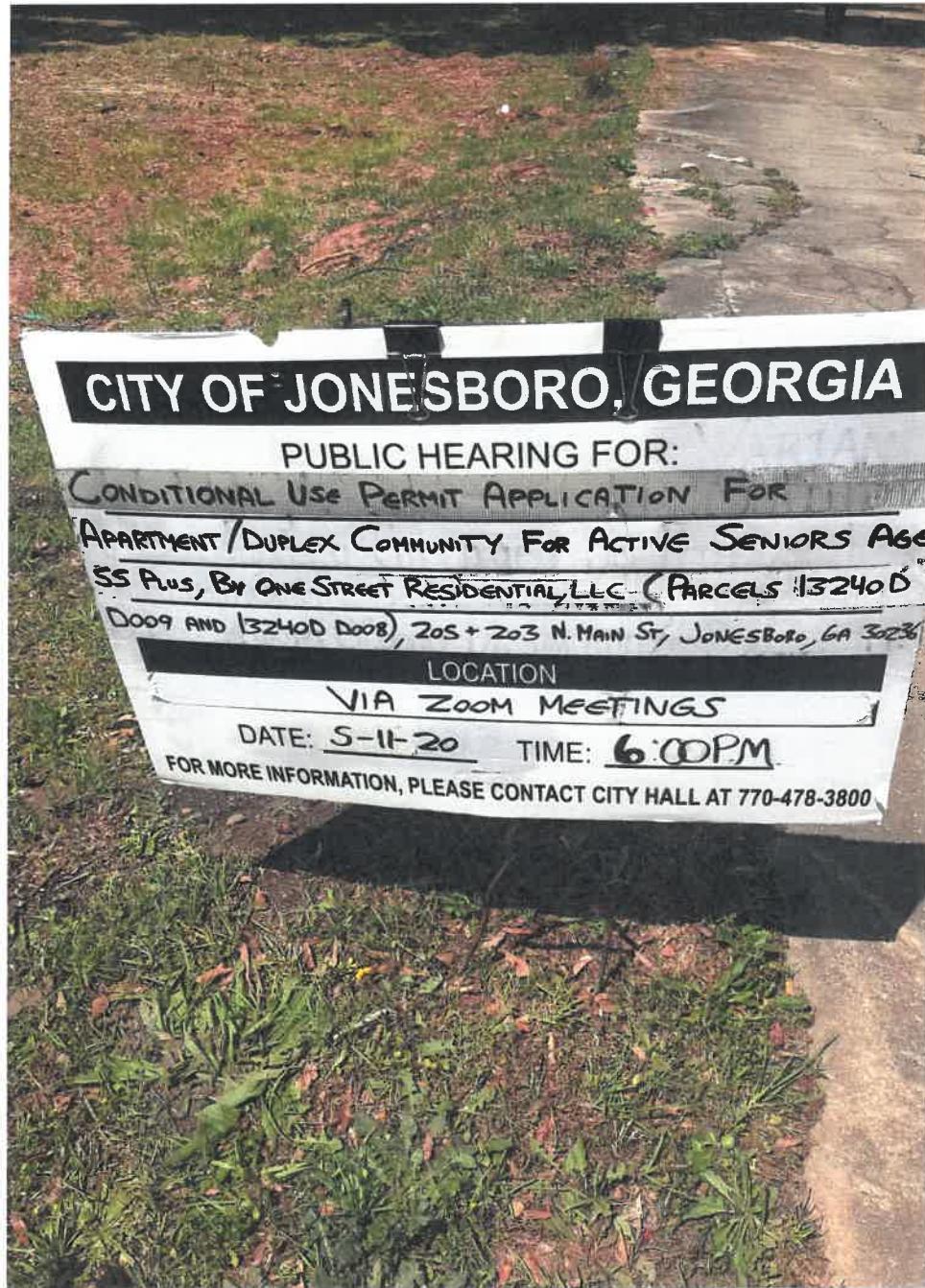




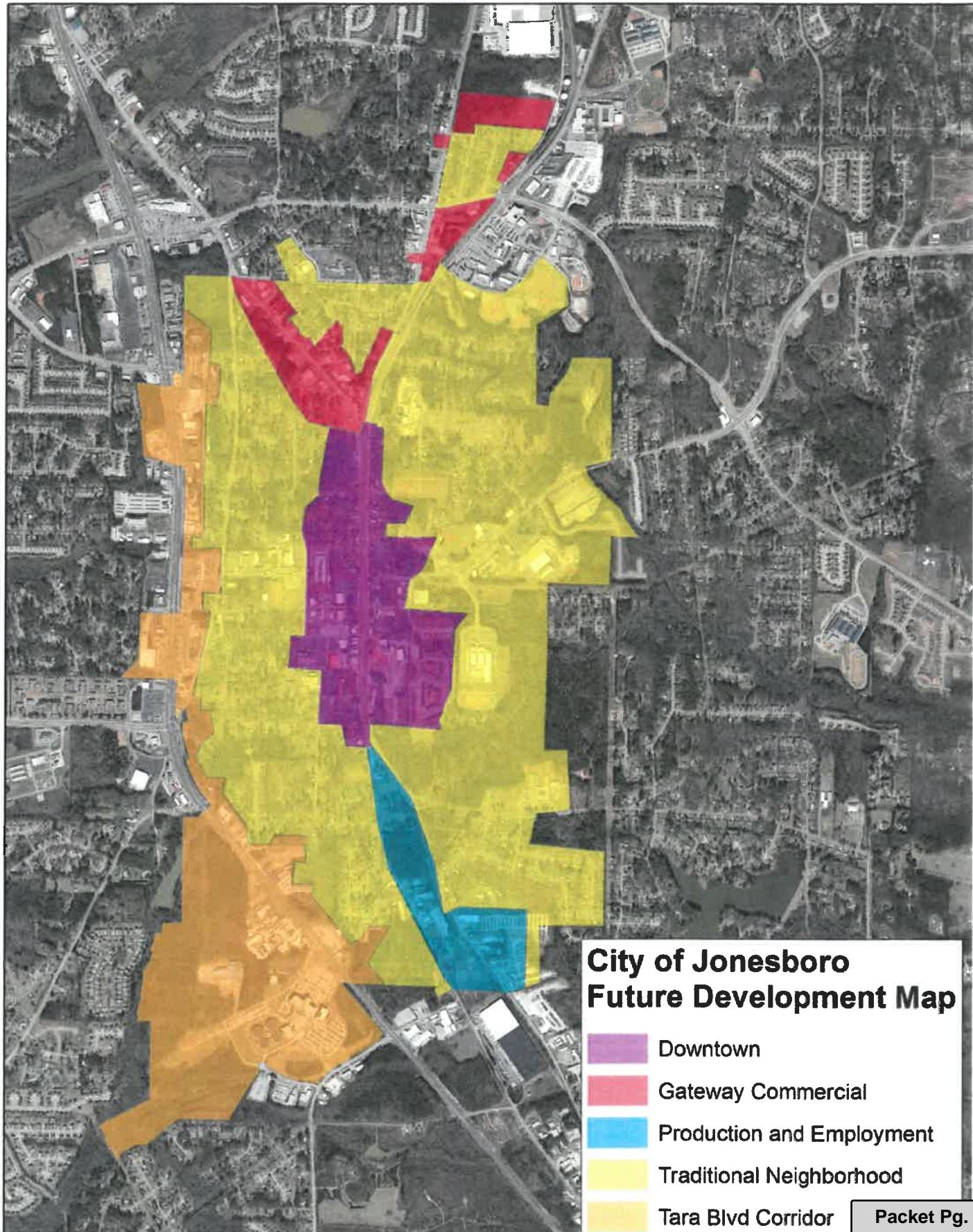




Attachment: Zoning signs (1628 : OneStreet Residential Community)



Future Development Map



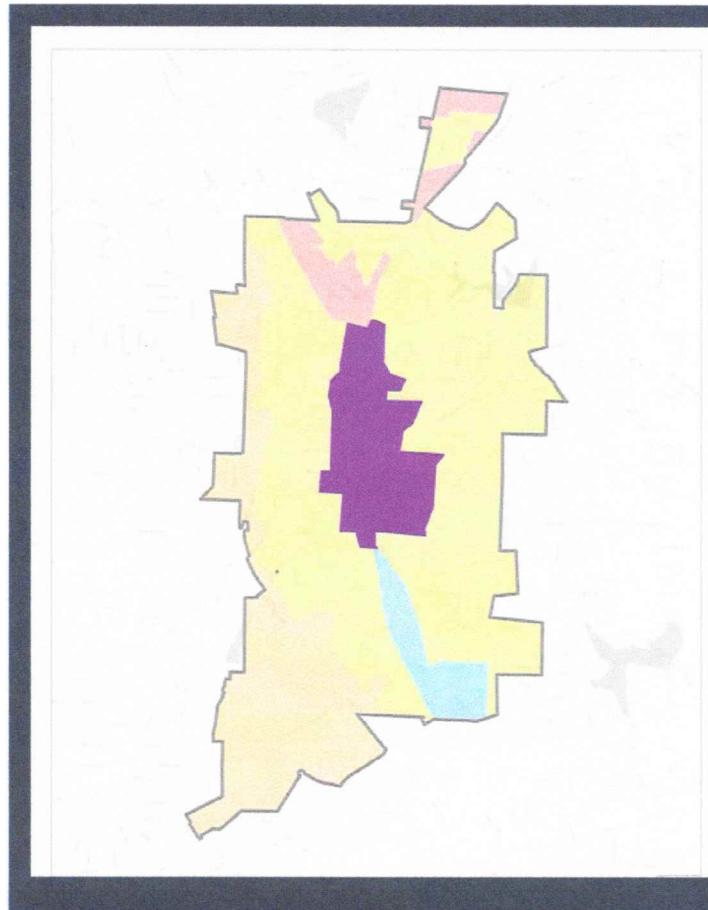
Downtown

City of Jonesboro: Land Use and Future Development

This is the core commercial and office development center of Jonesboro and the area also includes residential to office conversions. This is the area that the city would like to see reinvestment and development and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA. The Jonesboro LCI Study should be used as guidance within this area.

Uses:

Office
Residential
Retail
Institutional



Implementation Measures:

- The Downtown should include a mixture of retail, office, services, and employment
- Design should be pedestrian oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.

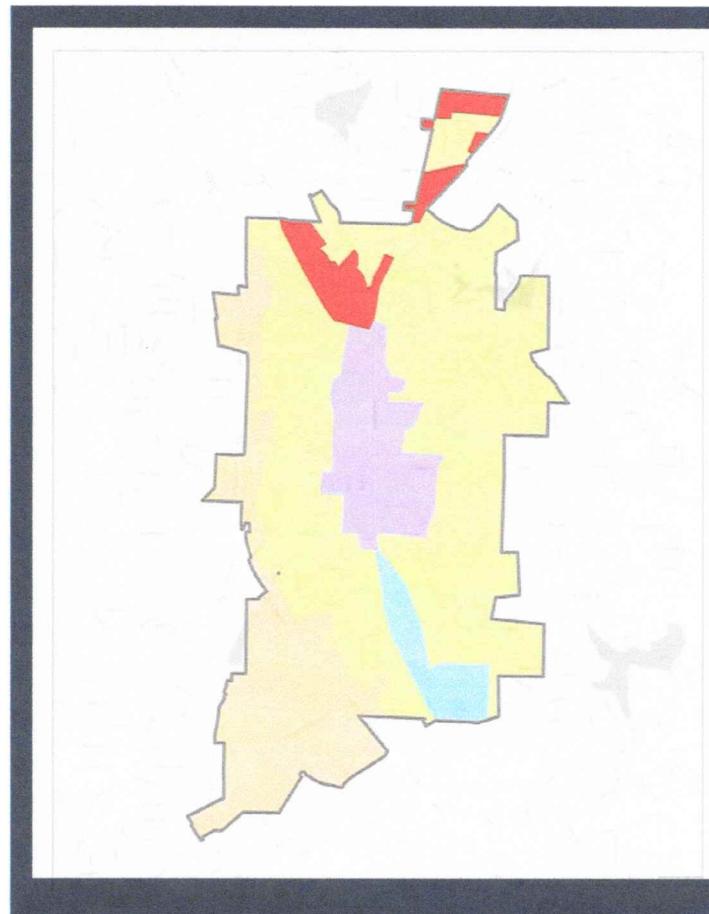
Gateway Commercial

City of Jonesboro: Land Use and Future Development

This is the North Main and Georgia 54 corridors located North of Downtown. This area is the main gateway into the city from the north and is visitor's first impressions of the city. This is also an area targeted for redevelopment and reinvestment.

Uses:

Office
Commercial
Industrial



Implementation Measures:

- Design should be pedestrian oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Screen truck docks and waste handling areas from public view.
- Protect environmentally sensitive and buffer surrounding neighborhoods.





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-2

5.2

COUNCIL MEETING DATE

May 4, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding Jonesboro's Task Force on Aging.

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

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

Yes

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.)

Across the country, Baby Boomers are engaging in a growing dialogue about staying productive and independent as they reach their older years. These seniors are looking to use their experience and skills to contribute to society, while also seeking adequate supports to help them age with dignity. In relation to our increasing age diversity, we are seeking to create a task force to focus on the following topical areas:

- health,
- housing,
- transportation and community infrastructure
- social participation and inclusion\

Some quantifiable objectives include:

- Evaluating senior housing needs at all levels by developing an understanding of the community's housing situation with a global focus on our aging community for owner-occupied and rental housing,
- Investigate the various tools, policies, procedures, means, and methods that could be employed by the City of Jonesboro to alleviate the challenges of senior housing but not limited to modified zoning policies, higher density incentives, public/private partnerships and the utilization of any trust funds,
- Develop a comprehensive plan to address the housing affordability challenges of the community,
- Make a recommendation to the City Council by submitting a final report which may include draft resolutions or ordinances for subsequent action.

We are seeking to comprise a group of diverse leaders from non-profits, funding entities, businesses and academia to assist us with ensuring that our aging populous has a strong voice. We envision this task force to have nine Board Members serving staggered terms. One of the members would be from a local non-profit organization, city staff representative, representative of the school system, health services, or transportation organization, three residents of our target neighborhoods with incomes @ 80% AMI or less, and two members comprising other community organizations.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 4, 2020

Signature

City Clerk's Office

The overarching goal will be for this task force to focus resources on prudent investments that will result in socio-economic benefits for our community. This task force will enable the Council, the administration, advocates for seniors, and community leaders to come together and develop the details and road map to turn our aspirations into reality. By bringing this new entity into fruition, we are making a pledge that our City is committed to giving the seniors of Jonesboro the support they need to remain in the City they have always called home and also a strategic way for us to attract newcomers to experience "Life in the Boro!"

5.2

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.)

-

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

Approval



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

5.3

-3

COUNCIL MEETING DATE

May 4, 2020

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding amendment to the Livable Centers Initiative ("Blueprint Jonesboro") as adopted in 2017.

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

Requires Ratification from Mayor & Council

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

Yes

Economic Development

Summary & Background

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

In 2017 The Atlanta Regional Commission (ARC) awarded \$800,000 in Livable Centers Initiative (LCI) study grants to nine metro Atlanta communities and \$12 million in transportation funding to 11 other communities that have previously implemented completed LCI studies. Of the \$800,000, the City of Jonesboro was awarded \$80,000 to complete a major plan update that would account for the new MARTA bus service in the area and begin the process of planning for a future rail station, along with the expected economic growth. Over the course of several months, the City hosted focus group sessions, public meetings and facilitated steering committee meetings to ensure that it was a community oriented process.

Since the time of adoption and the implementation of our LCI, we have found a great need to increase the capacity for senior housing in our community based upon current economics. In connection with our aggressive economic development objectives, our focus has to remain on affordability. The growing senior population with longer life expectancy will drive increasing demand for affordable senior housing across the nation. To respond, developers, service providers and government must collaborate to both increase production of new senior housing, and preserve and retrofit existing housing stock. At the same time, they must design and fund support services to enable seniors to age in place. As the senior population grows, the spectrum of housing options is expanding. Housing policy and practice is evolving to provide seniors with real choice to maintain independent living, delivering attractive housing and effective services at substantially less cost than traditional options including assisted and skilled nursing facilities.

In order to encourage redevelopment along this corridor, and in recognition of the need for affordable senior housing in the downtown, the city has introduced a new "Active Senior" district overlay for certain properties near the intersection of Main Street and North Avenue. Since the 2017 Blueprint Jonesboro LCI Update was completed, a Supplemental LCI Study was adopted in March 2019. This study, focused primarily on the downtown core area, included market study projections for housing demand in the larger Downtown Study Area.

For-Sale Residential Demand

Downtown Jonesboro has opportunity for a small for-sale residential development of a cottage and/or townhouse

product. In the short-term, downtown Jonesboro has the potential to absorb up to 30 for-sale residential units in the study area. These units should range from 1,000-1,750 square feet, at price points between \$150,000 - \$300,000.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 4, 2020

Signature

City Clerk's Office

Rental Residential Demand

Downtown Jonesboro shows opportunity for capitalizing on three market segments of rental residential.

Market-Rate Rental Apartments

- » The lack of new apartment construction in Clayton County over the past five years means there may be pent-up demand for new market-rate rental housing in the area.
- » Some level of demand exists in Clayton County for higher-income renters seeking a walkable, mixed use development, although similar, newer product is currently non-existent in Clayton County. Downtown Jonesboro has the potential to capture this segment of these renters as part of its increased emphasis on a vibrant and walkable core, which is reflected in the market absorption estimates.
- » Downtown Jonesboro has the potential to absorb up to 240 units of market-rate rental apartments over the next five years.
- » These units should be priced between \$1,000 - \$2,000/month.

Senior Housing

- » The senior population (ages 65+) of Clayton County is expected to more than double by 2040, from 22,981 seniors in 2015, to 55,597 in 2040, according to the Atlanta Regional Commission.
- » Downtown Jonesboro has the potential to absorb up to 230 units of senior rental housing over the next five years.
- » Clayton County has only two senior rental developments, in Riverdale and Forest Park.

Jonesboro does not currently offer any senior rental housing, providing a market opportunity for the downtown area.

Affordable Housing

- » Downtown Jonesboro has the potential to absorb up to 270 units of affordable rental housing over the next five years.
- » This potential could be realized with affordable-only development or included in mixed-income rental developments.
- » These units should be priced below \$1,000/month.

Based upon the data above, we are requesting an amendment to our Livable Centers Initiative to accommodate growth trends.

The Atlanta Regional Commission (ARC) requires local governments to adopt, by resolution, a five year update that includes an Evaluation and Appraisal Report and an Implementation Plan with an updated (5) year Action Plan to be submitted five years after the plan is approved by the ARC ("LCI Five Year Plan to be submitted five years after the plan is approved by the ARC ("LCI Five Year Plan Update");

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.)

- Blueprint Jonesboro final AMENDED 2020 lowres (005)
- Blueprint Jonesboro DRAFT March 30

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

WHEREAS, the Atlanta Regional Commission's (ARC) Livable Centers Initiative (LCI) program encourages local governments to create plans that link transportation improvements with land use development strategies to create mixed use communities consistent with regional development policies.

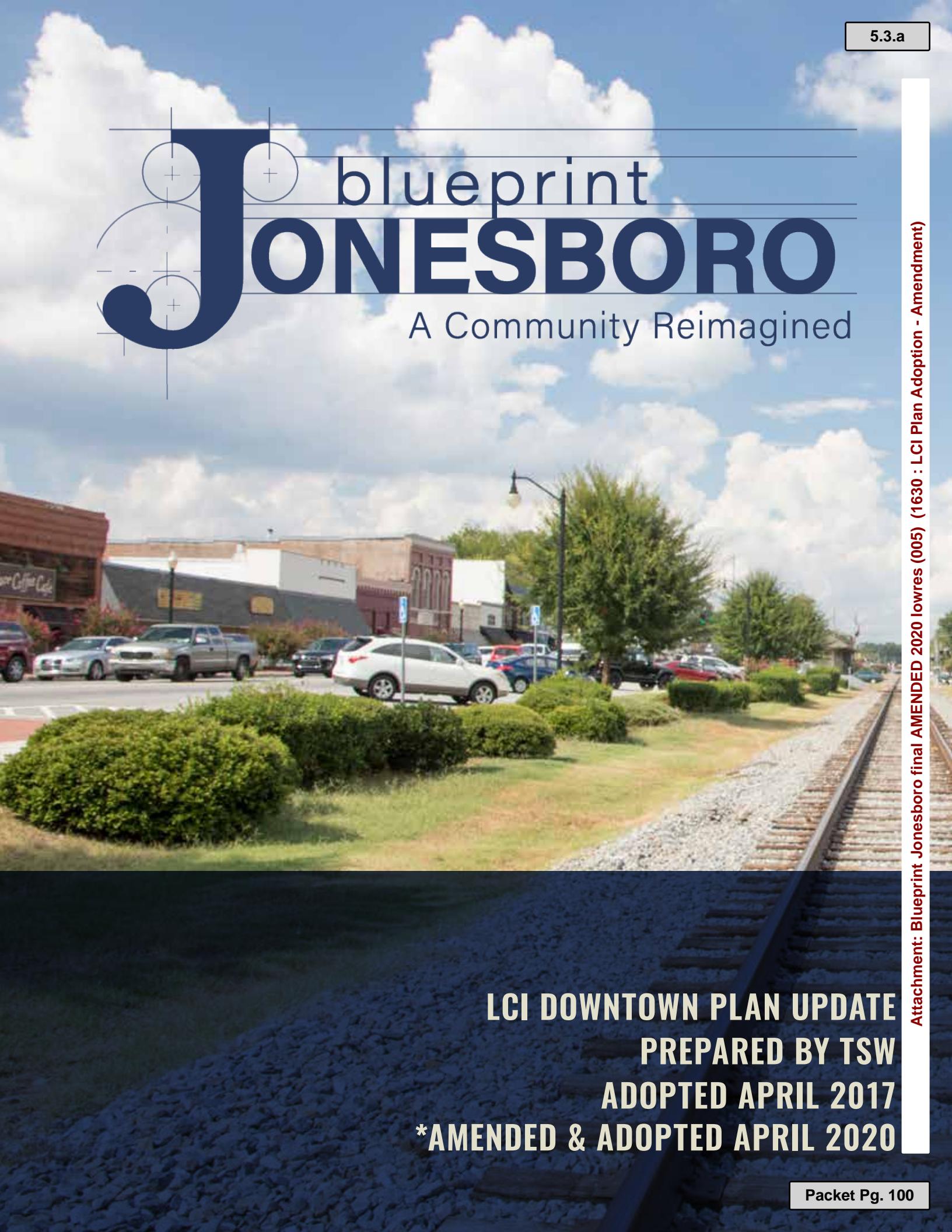
WHEREAS, the ARC previously awarded the City of Jonesboro grant funds to conduct LCI plans for the City; and

WHEREAS, the Atlanta Regional Commission (ARC) requires local governments to adopt, by resolution, a five year update that includes an Evaluation and Appraisal Report and an Implementation Plan with an updated (5) year Action Plan to be submitted five years after the plan is approved by the ARC ("LCI Five Year Plan to be submitted five years after the plan is approved by the ARC ("LCI Five Year Plan Update"); and

WHEREAS, the LCI Plan is now complete and ready to be submitted to the Atlanta Regional Commission. Five Year Plan Update are now due to the ARC for the aforementioned LCI Plans.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF JONESBORO GEORGIA, HEREBY RESOLVES to adopt the Jonesboro LCI Major Update Plan, attached hereto as Exhibit "A".

BE IT FINALLY RESOLVED that the City Administrator is authorized to submit the LCI Plan Update to the Atlanta Regional Commission.



blueprint **JONESBORO**

A Community Reimagined

**LCI DOWNTOWN PLAN UPDATE
PREPARED BY TSW
ADOPTED APRIL 2017
*AMENDED & ADOPTED APRIL 2020**



Attachment: Blueprint Jonesboro final AMENDED 2020 lowres (005) (1630 : LCI Plan Adoption - Amendment)

TABLE OF CONTENTS

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WHAT WE HEARD	35	Transportation	66
The Process	36	Economic Development	70
Meetings	36	IMPLEMENTATION	74
Tools	38	Action Matrix	76

100-Day Action Plan

LCI Consistency

ACKNOWLEDGMENTS

Blueprint Jonesboro is a collaborative effort between the Atlanta Regional Commission, the City of Jonesboro, a consultant team, and the people of Jonesboro. The study was funded by the Livable Centers Initiative and the City of Jonesboro.

The consultant team was lead by TSW in association with Arnett Muldrow & Associates and Keck & Wood.

» City of Jonesboro

Joy B. Day, Mayor
Ricky L. Clark, Jr., City Administrator

» Core Team

Wes Agnew
Chief Franklin Allen
Joel Aviles
Harry Osborne
Joe Nettleton
Cathy Roark
Donya Sartor
Karen Sullivan



Clayton County Fire Station 13

COMMUNITY RESOURCES //

Community resources include places where people gather, such as schools and parks, or public facilities that provide important and necessary services for everyday life. Downtown Jonesboro has an unusually diverse collection of community resources within its downtown, despite the relocation of the county courthouse to Tara Boulevard, which removed a significant amount of activity from the downtown.

The analysis map at right shows how City Hall, the Fire Department, and the Post Office are disconnected from public facilities further south, such as the Police Department and City Council Chambers. The Historic County Courthouse is located across the railroad tracks from most other public buildings. While these resources are less than a 10-minute walk apart, they feel disconnected from one another.

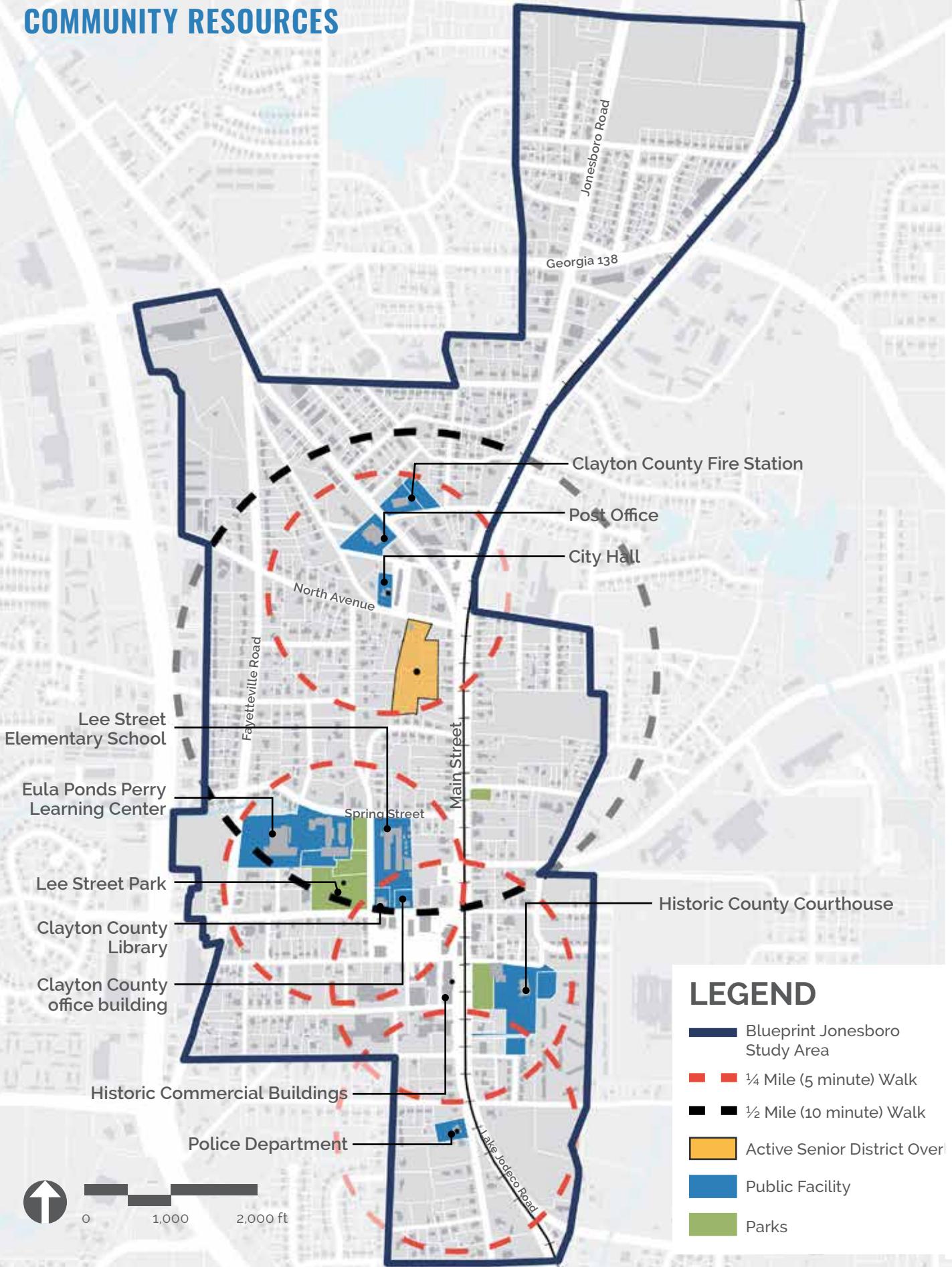
Finally, Lee Street Park serves as a gathering place for those who attend or visit the adjacent schools and public library, creating a hub of activity on weekday afternoons.

>> Strengthening the Spine

Main Street serves as the North-South "spine" of Jonesboro's downtown and its identity. The roughly one-mile segment between the Police Department building and North Avenue is the confluence of several major collector roads that feed traffic into downtown, and showcases a number of the city's historic architectural landmarks. It constitutes an important redevelopment opportunity that complements the "core area" concepts presented later in this document.

In order to encourage redevelopment along this corridor, and in recognition of the need for affordable senior housing in the downtown, the city has introduced a new "Active Senior" district overlay for certain properties near the intersection of Main Street and North Avenue (see pg 58). This overlay district is highlighted on the Community Resources map on the next page. An additional zoning overlay and design standards are contemplated for North Main Street, north of the Active Senior area (see pg 59).

COMMUNITY RESOURCES





NOT SUSCEPTIBLE	SOMEWHAT SUSCEPTIBLE	HIGHLY SUSCEPTIBLE
<ul style="list-style-type: none"> Good appearance No signs of decay Unique character 	<ul style="list-style-type: none"> Average to fair condition Cosmetic decline Signs of deterioration 	<ul style="list-style-type: none"> Distressed or failing Highly visible decay Vacant lot

SUSCEPTIBILITY TO CHANGE //

As time passes, the use of lots and buildings is expected to change in downtown Jonesboro. The map at right shows each parcel based on its likelihood to change in the near future.

» Land Not Susceptible to Change

This category includes historic structures not in need of rehabilitation, newly constructed buildings, single-family housing, and civic uses such as parks or the courthouse. Underutilized historic structures in this category could represent opportunities for adaptive reuse, while maintaining their historic character. Other parcels are stable and not likely to change in the near future.

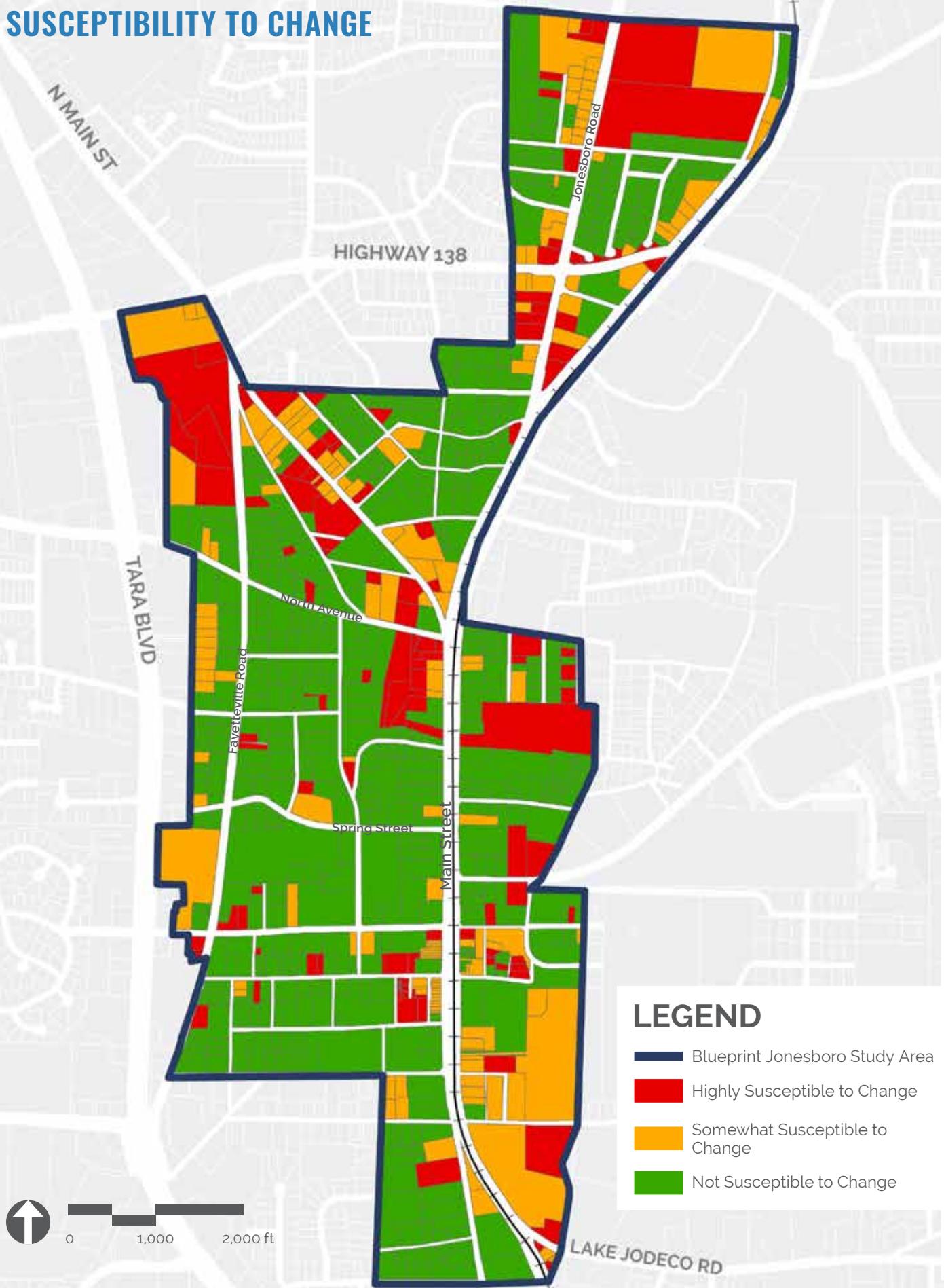
» Land Somewhat Susceptible to Change

This category includes structures that are not historically significant or have historically inappropriate renovations and or additions, land uses that can relocate, or buildings starting to show signs of deterioration.

» Land Highly Susceptible to Change

This category includes vacant land, structures that are distressed or failing, surface parking lots, or development that does not reflect the highest or best use of the land and is not likely to remain for the foreseeable future.

SUSCEPTIBILITY TO CHANGE



Attachment: Blueprint Jonesboro final AMENDED 2020 Lowres (005) (1630 : LCI Plan Adoption - Amendment)



CONNECTIVITY //

Downtown Jonesboro has an ample network of local streets that generally serve cars and trucks well and provide multiple routes to each destination, especially near Lee Street Park and the Historic Main Street area. The railroad bisects the downtown, reduces connectivity, and creates safety issues.

The lack of sidewalks and safe places to bike in many locations means that most people in Jonesboro drive to their destination, even if it is a short distance away. There is a good network of sidewalks near Lee Street Park and Main Street, but this breaks down farther north. There are very limited safe, defined pedestrian crossings of the railroad.

MARTA buses serve the study area with numerous bus stops. 193 runs along Jonesboro Road and North Avenue and connects downtown Jonesboro to Clayton State University, Forest Park, and East Point. There is also a GRTA park and ride facility just east of downtown Jonesboro that provides commuter bus service to Atlanta and Hampton via routes 440 and 441.

Local stakeholders expressed some concerns about traffic in downtown Jonesboro, most of which is generated by visitors and those doing business rather than local residents.

ABOVE LEFT: Existing sidewalks on North Main Street
 ABOVE RIGHT: Recent sidewalk improvements on South Main Street

EXISTING INFRASTRUCTURE



3.1 METHODOLOGY

The recommendations of Blueprint Jonesboro are based on four inputs. They offer a visionary yet realistic plan for sustainable growth that will benefit the future of the City of Jonesboro.

1. Previous plans
2. Existing conditions
3. Public input
4. Planning team input

>> Policies & Projects

There are two types of plan recommendations:

- **Policies** are guidelines that provide direction for the implementation of the plan's vision. They often support specific implementation projects and should be the basis for actions by the City. Policies should also guide the private sector, especially to the extent that they define plan aspirations.
- **Projects** are specific tasks, such as transportation improvements, with a defined cost and time frame.

3.2 FRAMEWORK PLAN

The framework plan on the following page is intended to be a general guide for the character of redevelopment within the study area. A description of each category is provided below. Sample photos on the following pages, show options for what may be appropriate in each category.

Downtown Mixed Use

A walkable mix of restaurants, shops, offices, civic buildings, and commercial uses, including renovated and adaptive reuse of historic structures.

Mixed Use/ Creative Office

A mix of small scale art studios, maker spaces, loft offices, urban residences, restaurants, bars or a microbrewery, and shops.

Public/ Institutional

Public facilities such as schools, government buildings, churches, and museums.

Residential/ Office/ Retail

Adaptive reuse of historic houses to accommodate a mix of businesses.

Suburban Commercial

A mix of shops and restaurants in an attractive suburban form.

Medium Density Residential

Apartments, condominiums, senior housing, cottages, townhouses, and other similar residences compatible with a small town feel.

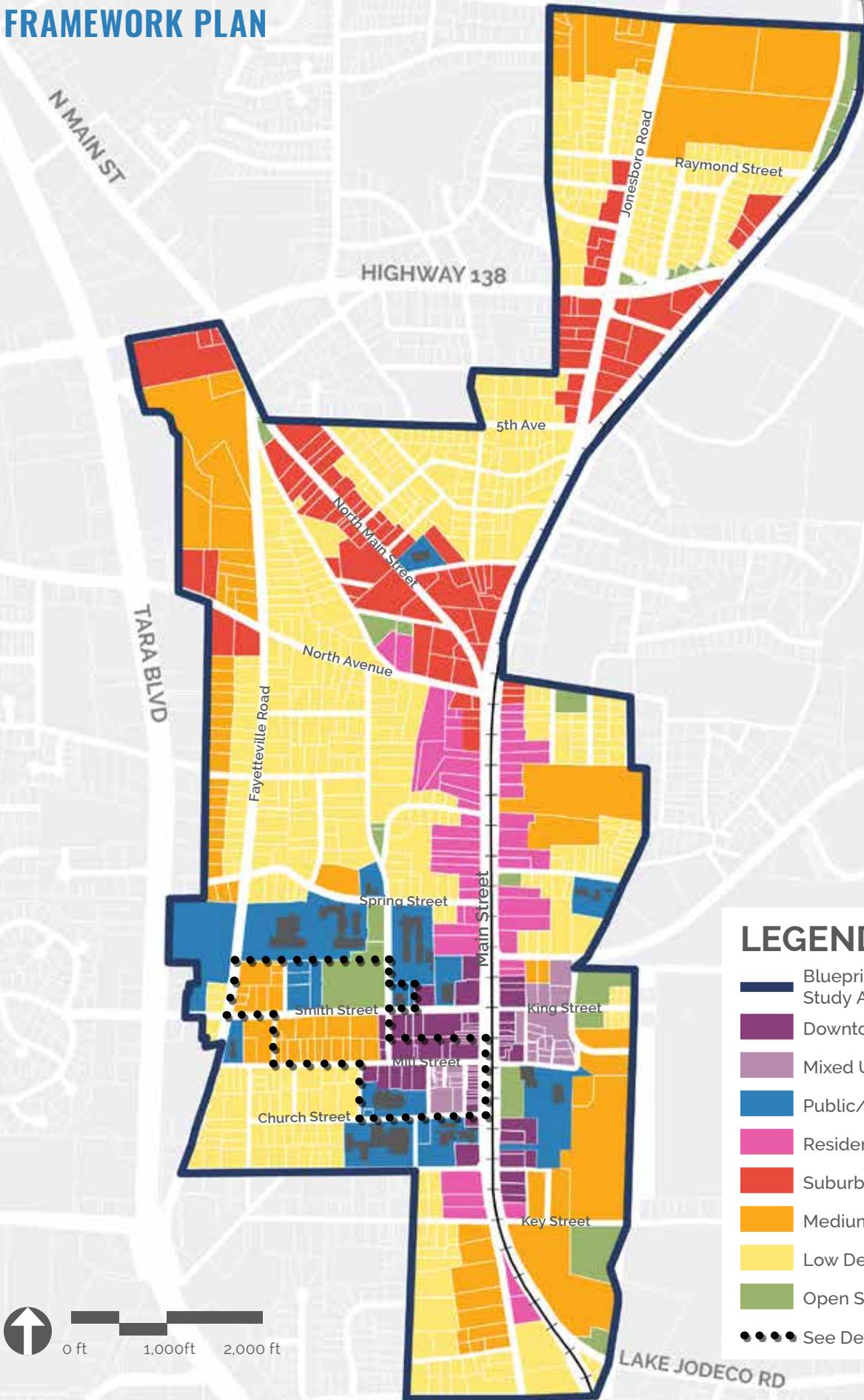
Low Density Residential

Historic and new single-family houses on larger lots.

Open Space/ Park

Parks, wooded land, and cemeteries.

FRAMEWORK PLAN



Attachment: Blueprint Jonesboro final AMENDED 2020 lowres (005) (1630 : LCI Plan Adoption - Amendment)

3.4 LAND USE & DESIGN

POLICIES

- Implement the vision of the Framework Plan
- Encourage a diversity of high quality housing types
- Encourage the renovation of aging shopping centers along the North Main Street corridor
- Promote compact infill development to serve the community and increase the residential population
- Ensure appropriate transition between single-family areas and new development
- Retain activity generators in downtown such as City and County offices, Jonesboro Library, schools, major churches, and the Visitor Center

The study area currently has few residential options other than single-family homes. With future development, additional housing types could be added.



Townhouse



Cottage



Multifamily



>> Housing Demand

Since the 2017 Blueprint Jonesboro LCI Update was completed, a Supplemental LCI Study was adopted in March 2019. This study, focused primarily on the downtown core area, included market study projections for housing demand in the larger Downtown Study Area. These projections have been recently updated to reflect an increased demand, specifically for senior housing (see below, pg 37 of the Supplemental Study excerpted and updated). Due to Jonesboro's relatively low occupied housing value, as cited on page 30 of the 2017 LCI, a significant portion of this senior housing demand is in the affordable category. The Active Senior Overlay area (described on the next page) provides an optimum site for accommodating this expanded demand.

Downtown Jonesboro 5-Year Market Absorption Potential Summary UPDATE

	Units	Sq. Ft.
For-Sale Residential	30	
Rental Residential	740	
Market-Rate	240	
Senior	230	
Affordable	270	
Retail		17,500
Office		23,500

For-Sale Residential Demand

Downtown Jonesboro has opportunity for a small for-sale residential development of a cottage and/or townhouse product.

- » In the short-term, downtown Jonesboro has the potential to absorb up to 30 for-sale residential units in the study area.
- » These units should range from 1,000-1,750 square feet, at price points between \$150,000 - \$300,000.

Rental Residential Demand

Downtown Jonesboro shows opportunity for capitalizing on three market segments of rental residential.

Market-Rate Rental Apartments

- » The lack of new apartment construction in Clayton County over the past five years means there may be pent-up demand for new market-rate rental housing in the area.
- » Some level of demand exists in Clayton County for higher-income renters seeking a walkable, mixed-use development, although similar, newer product is currently non-existent in Clayton County. Downtown

Jonesboro has the potential to capture this segment of these renters as part of its increased emphasis on a vibrant and walkable core, which is reflected in the market absorption estimates.

- » Downtown Jonesboro has the potential to absorb up to 240 units of market-rate rental apartments over the next five years.
- » These units should be priced between \$1,000 - \$2,000/month.

Senior Housing

- » The senior population (ages 65+) of Clayton County is expected to more than double by 2040, from 22,981 seniors in 2015, to 55,597 in 2040, according to the Atlanta Regional Commission.
- » Downtown Jonesboro has the potential to absorb up to 230 units of senior rental housing over the next five years.
- » Clayton County has only two senior rental developments, in Riverdale and Forest Park. Jonesboro does not currently offer any senior rental housing, providing a market opportunity for the downtown area.

Affordable Housing

- » Downtown Jonesboro has the potential to absorb up to 270 units of affordable rental housing over the next five years.
- » This potential could be realized with affordable-only development or included in mixed-income rental developments.
- » These units should be priced below \$1,000/month.

PROJECTS

Active Senior Overlay District

Based on the map on page 25, the properties comprising the Active Senior District Overlay are identified as "highly susceptible to change". Per the Framework Plan (page 45), recommended uses would include "Residence/Office/Retail". Properties fronting along Main Street are excluded from the overlay in order to encourage commercial or mixed use redevelopment where viable. The overlay area, behind this frontage and consisting of vacant land, occupies a transitional zone between those more intensive uses and the established residential neighborhood to the west.

Accordingly, the properties on the map below are designated for inclusion in the overlay ordinance. The purpose of the overlay is to support 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.

This site, with a 10-minute walking distance from downtown, Lee Street Park, and other amenities (see Community Resources map, page 19) is especially attractive for senior living because its residents can utilize the sidewalk improvements along Main Street recently completed under the LCI implementation program.

New construction at this location will also serve as a highly visible gateway development at the north end of the downtown and encourage other infill along Main Street (see "Strengthening the Spine", page 18).

The development anticipated by the Active Senior Overlay would support and comply with the following policies outlined elsewhere in this document:

LAND USE & DESIGN

- Encourage a diversity of high quality housing types
- Promote compact infill development to serve the community and increase the residential population
- Encourage appropriate transition between single-family areas and new development



CHARACTER & HISTORIC PRESERVATION

- Ensure appropriate materials, design, and planning in new development, consistent with Historic Commission precedent
- Provide opportunities for aging in place



ECONOMIC DEVELOPMENT / "Recruitment strategy for downtown residential"

- Identify properties for residential and mixed-use development. Locate regional developers that have successfully completed similar projects in the Greater Atlanta region and work with existing property owners to attract new development

North Main Street Overlay Zoning District

Develop a zoning overlay with design standards to ensure future development is appropriate and reflects the vision for the future of Jonesboro.



Development around Lee Street park

- Construct a new Jonesboro Municipal Complex
- Renovate and expand Lee Street Elementary School and the Jonesboro Public Library
- Work with Clayton County Schools to incorporate active uses compatible with downtown into the Perry Learning Center

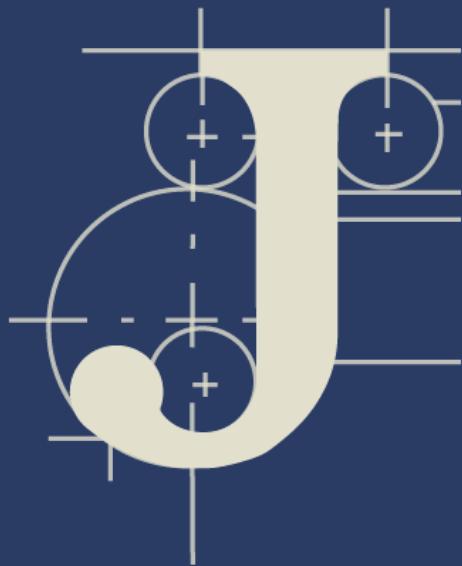


ACTION MATRIX: TRANSPORTATION PROJECTS

ID	Description	Est. Cost	Start Date	Responsible Parties	Funding Sources
1	Railroad crossing improvements (College & Mill Streets)	\$530,000	2019	City, Railroad	State/SPLOST
2	Back in angled parking on Main Street	\$6,000	2022	City	Local
3	Public Parking Deck	\$8.6M	2030	City, MARTA	Local, FTA
4	Parking time limits	\$7,000	2018	City	Local
5	Fayetteville Road Extension	TBD	TBD	County, GDOT	SPLOST
6	Traffic signal study along Main St.	\$5,000	n/a	City	Local
7	Relocation of Johnson Street Railroad Crossing	\$192,500	2025	City	Local
8	Roundabout Feasibility Study	\$5,000	n/a	City	Local
9	Pedestrian Improvements				
9b	N Main Street Ped Improvements	\$6.8M	2021	City	TIP, LCI
9a	Lee Street Ped Improvements	\$1.6M	2023	City	TIP, LCI
9c	Smith Street Ped Improvements	\$1.5M	2025	City	TIP, LCI
9d	Church Street Ped Improvements	\$0.9M	2027	City	TIP, LCI
10	New/Improved Sidewalks				
10a	Cloud Street Sidewalks	\$611,800	2021	City	CDBG, LMIG, Local, SPLOST
10b	West Mimosa Drive Sidewalks	\$250,800	2024	City	CDBG, LMIG, Local, SPLOST
10c	Scarlett Drive Sidewalks	\$435,600	2023	City	CDBG, LMIG, Local, SPLOST
10d	Courthouse Way Sidewalks	\$39,600	2026	City	CDBG, LMIG, Local, SPLOST
10e	Spring Street Sidewalks	\$145,200	2025	City	CDBG, LMIG, Local, SPLOST
10f	Pharr Avenue / Woodhaven Drive Sidewalks	\$369,600	2027	City	CDBG, LMIG, Local, SPLOST
10g	Fayetteville Road Sidewalks	\$211,200	2021	City	CDBG, LMIG, Local, SPLOST
10h	College Street Sidewalks	\$79,200	2023	City	CDBG, LMIG, Local, SPLOST
11	Fayetteville Rd Mid-block crossing	\$16,500	2020	City	Local
12	ADA Improvements	\$30,000	2019	City	Local
13	Multi-use trail	\$3.7M	2023	City	TIP, LCI
14	North Main Street zoning overlay	\$10,000	2018	City, ARC, private	City, ARC
15	New Jonesboro Municipal Complex	\$6M	2019	City	City

ACTION MATRIX: OTHER PROJECTS

ID	Description	Est. Cost	Start	Responsible Parties	Funding Sources
			Date		
16	Lee St. Elementary School improvements	TBD	2019	County	SPLOST, County
17	Public Library renovation/expansion	TBD	2022	County	SPLOST, County
18	Beautification efforts	\$10,000	2019	DDA	DDA, City, private
19	"Pecan Orchard" property redevelopment	TBD	TBD	Private	Private
20	Wilburn Street Public Housing redevelopment	TBD	2019	Housing Authority, private	Private
21	Youth recreation center	TBD	2018	City, County, private	City, County, private
22	Historic marker installation	\$15,000	2021	City, CVB, GHS	City, CVB, GHS
23	Historic plaque installation	\$10,000	2023	Private	Private
24	News Daily Building rehabilitation	TBD	TBD	Private	Private
25	Refurbish rear of Main Street buildings	\$250,000	2025	City, Private	City, Private
26	Façade grant improvement program	TBD	2026	City, DDA	City, DDA, Private
27	Focus recruitment efforts on opportunities in market research	Staff Time	2017	City, DDA	City, DDA
28	Target catalyst destination business	Staff Time	2018	DDA	Private
29	Recruit downtown residential	Staff Time	2018	DDA, City, Private	Private, City
30	Establish DDA as Main Street program; serve economic development functions	\$60,000- 75,000	2018	City	City
31	Recruitment strategy for new investment	Staff Time	2017	City, DDA	City, DDA
32	Establish incentives to recruit desired businesses	Staff Time, incentives	2018	DDA	City, DDA
33	Create cooperative marketing strategy with Jonesboro Businesses	TBD	2018	Private, DDA	Private
34	Entrepreneurial development program	\$10,000- 20,000	2018	DDA, Clayton State, Clayton Chamber	City, Chamber, Private
35	Unified brand identity for Jonesboro	\$15,000	2017	City	City
36	Expand downtown event programming	Staff Time	2018	DDA, ArtsClayton, Private	DDA, ArtsClayton, Private
37	Coordinate with Clayton County film office to grow film industry in Jonesboro	Staff Time	2018	Clayton County Film, City, Clayton State	Clayton County Film, City
38	Enhance gateways and districts with branded signage	\$15,0000 - \$20,000	2019	City, DDA	City, ARC
39	Create branded economic development marketing tools	\$5,000 - \$15,000	2018	DDA, City	DDA, City
40	Collaborate with County on public relations to change external perceptions	TBD	2017	Clayton County, City	Clayton County, City
41	Senior housing development within Active Senior Overlay	\$30M	2021	City, Private	LITS, other federal funds



copyright 2017 TSW



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

- 4

5.4

COUNCIL MEETING DATE

May 4, 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.)

Discussion regarding the Old Ivy Place Developer's Agreement– OConnor Drive and Douglass Trail, including exterior townhome designs.

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

City Code Section 86-101 – RM Zoning Standards; Sec. 86-229 Garage Placement

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

Yes

Economic Development, 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.)

0Agency recommendation – **Approval of new developer's agreement with suggested revisions;**

1. At the March 11, 2019 City Council meeting, the Council voted to approve a variance request for front entry garages for future townhomes in Old Ivy Place, with the condition that a Developers Agreement must be submitted to Mayor and Council prior to permitting. **McKinley Homes is the new owner and is currently completing permitting for 8 lots.**
2. The Mayor and Council also reviewed the exterior architecture of the new units, which was approved by the Design Review Commission on February 6, 2019. The exteriors within the developer's agreement and the construction plans have not departed from the exteriors approved in 2019.
3. The first fifteen lots of Old Ivy Place were developed years ago, with a rear access drive and no front garages. The new townhomes will have a superior architectural style and better circulation with the front entry garages.
4. There is a portion of Old Ivy Place off of Douglass Trail which is in the County and has recently completed several new townhome units in the same style presented here.
5. The roads, streetlights, and other infrastructure were installed years ago. The final plat was approved in 2005, with its own setback standards.
6. With the exception of the 15 developed lots near Stockbridge Road, none of the new units will be able to be seen from Stockbridge Road or any other main City Thoroughfare.

Staff has several suggested revisions:

1. **The zoning for the property (RM) needs to be referenced with the approved setbacks from the final plat and the required dwelling unit sizes.**
2. **In Section One, item D Landscaping, a statement needs to be inserted that “all unit landscape plans are subject to approval by the Zoning Administrator prior to issuance of a Certificate of Occupancy.”**

Agreement is undergoing review by the City Attorney's office.

Fiscal Impact

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

Private developer

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 4, 2020

Signature

City Clerk's Office

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

- Builder-Dev Agreement Package (002)
- Post Agenda 1
- Post Agenda 2
- Post Agenda 3
- Post Agenda 4
- February 6, 2019 Design Review Commission

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

Approval

STATE OF GEORGIA

COUNTY OF CLAYTON

BUILDER/DEVELOPMENT AGREEMENT

This Agreement (hereinafter referred to as the "Agreement", is made and entered into this _____ day of _____, 2020 by and between **McKinley Homes US, LLC**, a Georgia limited liability company (hereinafter referred to as the "Owner/Builder") and the Mayor and Council of the **City of Jonesboro**, a Georgia municipal corporation (hereinafter referred to as the "City").

BACKGROUND

Owner/Builder has acquired the property, consisting of completed, developed and recorded lots, located in the City of Jonesboro known as Old Ivy Place-Unit I (as hereinafter defined as Exhibit "A") less and except lots 1-15, and is desirous of proceeding with the construction of residential townhome units as described herein. Said plat, named as Final Plat for Old Ivy Place-Phase I, lying and being in the 12th District, land lots 15,17 and 18, City of Jonesboro, Clayton County, Georgia, duly recorded in Plat Book 37, Page 172-174 Clayton County Records on 1/9/2006.

Said lots are further described as Lot(s);

16,17,18,19,20,21,22,23,24,25,26,27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,42,43,44,45,46,47,48, 49,50,51,52,53,54,55,56,57,58,59,60,61,62,63,64,65,66,67,68,69,70 and 71; Unit One, Old Ivy Place.

SECTION ONE
BUILDING STYLE

- A. The homes to be built on the property shall be the styles attached hereto and incorporated herein as Exhibit B (the "Housing Style") including facades associated with each design as approved by the Mayor and City Council. Said homes shall be similar in floorplan, exterior design and construction as those constructed in Old Ivy Place Phase II, to create an architecturally consistent community.
- B. Floorplans-The floorplans are the same as used in the Phase II section of the Old Ivy Place Community and will feature the same Exterior and Interior Design Standards to form a homogeneous neighborhood look and to enhance value.

- C. Exterior Colors, Facades and building configurations. All driveways and parking will be front entry per variance agreement approved March 12, 2019, the facades shall be decorated and placed as to make the most aesthetically pleasing presentation. Said Colors are included as Exhibit "C". Facades are varied by Gables, Shake Shingle and Vertical Siding as shown on the plans. All siding shall be of a Cementous material. (i.e. hardieplank) Exterior Elevations are also included in this section labeled Exhibit "C".
- D. Landscaping. Landscaping shall be consistent with the unit II landscaping currently in place in Old Ivy Place. All yards, front and rear on builder owned lots and areas between buildings shall be professionally landscaped, sodded and every front yard to contain appropriate shrubs and each yard shall have planted a landscaping tree to provide for an attractive streetscape.
- E. Old Ivy Place Homeowners Association which was dissolved in 2010 has been reinstated and a professional HOA management company is now in place to manage the community, any common areas as well as exterior yard maintenance as specified in the covenants as recorded in Clayton County Records Plat Book 08963 Pages 044-092. HOA Reinstatement included herein as Exhibit "D".

SECTION TWO OTHER CITY REQUIREMENTS

Except as otherwise provided in this Agreement, the Owner/Builder shall comply with all of the City's ordinances, rules and regulations in the construction of residences and use of the property. The City is authorized to deny the issuance of a certificate of occupancy to any of the buildings to be built on the property or any other city permits or approval as to the property because of the Owner/Builder's failure to comply with the terms of this Agreement or comply with the applicable ordinances, rules and regulations of the City for the construction of the homes.

SECTION THREE TRANSFER OF PROPERTY

Rights and obligations of this Agreement shall run with the land and be binding upon any future owners of the property.

SECTION FOUR BUILDING PERMITS AND REQUIREMENTS

Subject to all conditions precedent stated herein, all future buildings, development and construction within the Property shall be pursuant to City permitting, inspections, building codes, and other customary City requirements. The Owner/Builder will be responsible for paying all normal and customary City inspections fees, impact fees, and cost.

SECTION FIVE MODIFICATIONS

The Mayor and City Council may approve minor modifications to the minimum requirements contained in the Agreement, and to approve additional housing styles that may be requested by potential purchasers. Such modifications should reflect the intent of the requirements contained in this agreement and must be approved in writing and signed by the Mayor and City Council.

SECTION SIX MISCELLANEOUS PROVISIONS

- a) **Notices.** Any notice, demand, request, consent, approval or communication under this Agreement shall be in writing and shall be deemed duly given or made: (i) when deposited, postage prepaid in the United States mail, certified or registered mail with a return receipt requested, addressed to Owner/Builder or City (as the case may be) at the addresses of each shown below their respective signatures; or (ii) when delivered personally to Owner/Builder or City (as the case may be) at the addresses of each shown below. The parties may designate a different address for receiving notices hereunder by notice to the other parties.
- b) **Headings.** The use of headings, captions and numbers in this Agreement is solely for the convenience of identifying and indexing the various provisions in this Agreement and shall in no event be considered otherwise in construing or interpreting any provision in this Agreement.
- c) **Exhibits.** Each and every exhibit referred to or otherwise mentioned in this Agreement is attached to this Agreement and is and shall be construed to be made a part of this Agreement by such reference or other mention at each point at which such reference or other mention occurs, in the same manner and with the same effect as if each exhibit were set forth in full and at length every time it is referred to or otherwise mentioned.
- d) **Defined Terms.** Capitalized terms in this Agreement shall have the meaning ascribed to them at the point where first defined, irrespective of where their use occurs, with the same effect as if such terms were set forth in full and at length every time such terms are used.
- e) **Pronouns.** Wherever appropriate in this Agreement, personal pronouns shall be deemed to include the other genders and the singular to include the plural.
- f) **Binding Effect.** All provisions contained in this Agreement shall be binding upon, inure to the benefit of, and be enforceable by, the respective successors and assigns of Owner/Builder and City to the same extent as if each successor and assign were named as a party hereto.

- g) **Severability.** If any term, covenant, condition or provision of this Agreement, or the application thereof to any person or circumstance, shall ever be held to be invalid or unenforceable, then in each such event the remainder of this Agreement or the application of such term, covenant, condition or provision or any other person or any other circumstance (other than those as to which it shall be invalid or unenforceable, shall not be thereby affected, and each term, covenant, condition and provision hereof shall remain valid and enforceable to the fullest extent permitted by law.
- h) **Non-Waiver.** Failure by either party to complain or any action, non-action or default of the other party shall not constitute a waiver of any aggrieved party's rights hereunder. Waiver by either party of any right for any default on the other party shall not constitute a waiver of any right for either a subsequent default of the same obligation or for any other default, past, present or future.
- i) **Rights Cumulative.** All rights, remedies, powers and privileges conferred under this Agreement on the parties shall be cumulative of and in addition to, but not restrictive of or in lieu of, those conferred by law.
- j) **Time of Essence.** Time is of the essence of this Agreement. Anywhere a day certain is stated for payment or for performance of any obligation, the day certain so stated enters into and becomes a part of the consideration for this Agreement.
- k) **Applicable Law.** This Agreement shall be governed by, construed under and interpreted and enforced in accordance with the laws of the State of Georgia.
- l) **Entire Agreement.** This Agreement contains the entire agreement of Owner/Builder and City and no representation, warranties, inducement, promises or agreements, oral or otherwise, between the parties not embodied in this Agreement shall be of any force or effect.
- m) **Modifications.** This Agreement shall not be modified or amended in any respect except by a written agreement executed by Owner and City in the same manner as this Agreement is executed.
- n) **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be deemed an original, and all such counterparts together shall constitute one and the same instrument.
- o) **Assignment.** This Agreement may not be assigned without the written consent of all the parties hereto, which consent shall not be unreasonably withheld.
- p) **Incorporation and Recording.** Owner/Builder agrees that this Agreement may be recorded in the real estate records of the Superior Court of Clayton County Georgia.

IN WITNESS WHEREOF, the parties have executed and delivered this Agreement under seal, on the day and year first written above.

OWNER/BUILDER: MCKINLEY HOMES US, LLC

By: _____
 Name: Don Gale
 Title: VP Land Acquisition

Signed, sealed and delivered this
 _____ day of _____, 2020
 In the presence of:

 Unofficial Witness

 Notary Public
 My Commission Expires: _____
 County of Commission _____

(Notary Seal)

City: City of Jonesboro

By: _____
 Name: Joy Day
 Title: Mayor

Signed, sealed and delivered this
 _____ day of _____, 2020
 In the presence of:

 Unofficial Witness

 Notary Public
 My Commission Expires: _____
 County of Commission _____

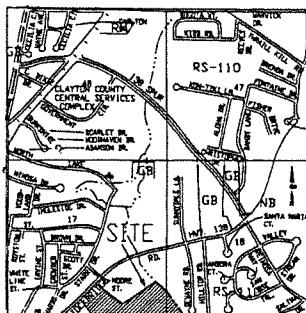
(Notary Seal)

Initial Address for notices:
 655 Engineering Drive, Ste208
 Peachtree Corners, Ga 30092
 Attn: Don Gale
 Dan Smedley

Initial address for notices:
 Jonesboro City Hall
 124 North Avenue
 Jonesboro, Ga 30236
 Attn: Mayor

With copy to:
 David P. Winkle
 Oliver & Winkle, P.C.
 P.O. Box 37
 Jonesboro, GA 30237

Exhibit "A"

FINAL PLAT FOR:
OLD IVY PLACE

BASED ON THE INFORMATION SHOWN ON THE FLOOD HAZARD BOUNDARY MAPS FURNISHED BY THE DEPT. OF HUD THROUGH THE FEMA IT IS MY OPINION THAT THE PROPERTY SHOWN HEREON IS PARTIALLY INSIDE THE FLOOD HAZARD AREA.

ZONE "X" - AREA OF 500-YEAR FLOOD, AREAS OF 100-YEAR FLOOD WITH AVERAGE DROPOFF OF LESS THAN 1 FOOT OR WITH DRAINAGE AREA OF 100-YEAR FLOOD, AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.

* SEE NOTE #21

DEVELOPER, OWNER:
24 HRS CONTACT:
SOUTHSIDE DEVELOPERS
1000 BAZEMORE
7344 SOUTHLAKE PKWY
JONESBORO, GA 30236
770-210-2100

Location Map
N.T.S.

NOTES:

- Existing Zoning - RN-2, 8 units per acre.
- Minimum Lot Size - as shown
- Setbacks: Front - 20' Rear - 30' Side - 0', unless otherwise noted
- Total Site Area - 305 acres. Open spaces - 3.43 acres (3.7%).
- Lot sizes are as proposed.
- Water & Sewer Provided By Clayton County Water Authority
- Electricity Provided By Georgia Power
- Telephone Service Provided By Bell South
- All Right-of-Ways are 50' Minimum With Curb And Gutter
- Minimum House Size - 1,500 Sq Ft.
- CCWA Benchmark, GPS Mon. 000050, El. 802.28.
- Boundary information by Landmark Surveying and Planning Inc. Dated: Oct - 2003
- Utilities and street lights are required.
- Sidewalks on both sides of streets.
- Sodded yards
- Minimum lot width: 20'
- All houses must have a one car garage (rear alley entry)
- Homeowners Association mandatory fees
- The front of buildings must have 15" depth variation every 40 ft. in length, 20 ft between buildings
- WETLAND DEFINITION: As Applied Wetlands Consulting, Inc. DATED 07-24-04.
- Map Revision (LOMR) should be done by the developer & the base flood elev. determined by Georgia Harper III PG#23411 (770-473-9576)
- All open space will be maintained by the Homeowners Association.
- The developer warrants the streets, curbing, drainage system, signs and shoulders within the right of way to be free from defects in materials and workmanship for a period of 24 months from the date of dedication to the City of Jonesboro.
- The developer will be held responsible for the erosion control for the referenced development until all lots are completed and stabilized.
- If City of Jonesboro installs the signage on behalf of the developer, the city relinquishes all maintenance responsibility for a period of 24 months as dictated in the developer's final plat warranty.
- The developer agrees to be responsible for the monitoring and maintenance of all major drainage components and the removal of all temporary sediment ponds until a time requested by the city of Jonesboro or designee. Responsibility is transferred through the sale of the property, it should be verified through a contractual agreement and such agreement copied to the City of Jonesboro. Failure to do so will not relieve the Developer of his responsibility.

RECORDED IN PLATBOOK PAGE

OWNER'S CERTIFICATION

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, CERTIFIES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY, AND THAT ALL STATE, CITY AND COUNTY TAXES OR OTHER ASSESSMENTS NOW DUE ON THIS LAND HAVE BEEN PAID. Said OWNER DONATES AND DEDICATES TO THE PUBLIC FOR USE FOREVER THE STREET RIGHT-OF-WAY AND IMPROVEMENTS HAVE BEEN INSTALLED THEREIN AS SHOWN ON THIS PLAT.

Signed, Sealed, and Delivered in the presence of:

WITNESS

NOTARY PUBLIC

CITY OF JONESBORO APPROVAL

PURSUANT TO DEVELOPMENT REGULATIONS OF THE CITY OF JONESBORO, GEORGIA AND ALL REQUIREMENTS OF APPROVAL HAVING BEEN FULFILLED, THIS FINAL PLAT WAS GIVEN PRELIMINARY APPROVAL BY THE MAYOR AND CITY COUNCIL ON 1/21/2004 AND FINAL APPROVAL BY THE CITY MANAGER AND IT IS ENTITLED TO RECORDATION IN THE CLERK'S OFFICE, CLAYTON COUNTY SUPERIOR COURT.

BY: Jay B. Ray
MAJOR CITY OF JONESBORO
BY: John H. Johnson

CITY MANAGER, CITY OF JONESBORO

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR PERSONS UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST OR ARE MARKED AS FUTURE AND THAT THEIR LOCATION, SIZE, TYPE, AND MATERIALS ARE CORRECTLY SHOWN, AND THAT ALL ENGINEERING REQUIREMENTS OF THE CITY OF JONESBORO, GEORGIA HAVE BEEN FULLY COMPLIED WITH.

By: John H. Johnson NO. 2642

REGISTERED GEORGIA LAND SURVEYOR

State Water's Buffer

There is established a 25 foot buffer along the banks of all state waters, as measured horizontally from the high water line, vegetation has been wrenched by normal stream flow or wave action. No land disturbing activities shall be conducted within a buffer and a buffer shall remain in its natural undisturbed state of vegetation until all land-disturbing activities on the construction site are completed. Once the final stabilization of the site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; provided, however, that any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time so long as protective vegetation is left in sufficient quantity to protect water quality and habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.

Georgia House Bill 1426

NOTES:

- TOGETHER WITH ALL EASEMENTS RECORDED OR UNRECORDED
- LAST DATE OF FIELD SURVEY 05-26-05
- ALL LINEAR DISTANCES SHOWN ON PLAT
- SHALL BE HORIZONTAL
- INFORMATION REGARDING THE PRESENCE, SIZE AND LOCATION OF UNDERGROUND UTILITIES IS SHOWN HEREON. THIS INFORMATION IS BASED ON THE LOCATION OF ABOVE GROUND APPURTENANCES, AVAILABLE SITE PLANS, AND PAINT PLACED BY UNDERGROUND SERVICE

NO CERTIFICATION IS MADE AS TO THE ACCURACY



Angel M. Marrero R.L.S. #2642

CITY OF JONESBORO

SOUTHSIDE
SURVEYING & PLANNING

7534 Southlake Parkway
Jonesboro, GA 30238
Phone: (770) 210-2951
Fax: (770) 210-3546

FINAL PLAT FOR:
OLD IVY PLACE - PHASE I

Land Lot 15, 17, & 18 12th Land District Clayton County, GA

Drawn By: DRL Scale:

Dwg No: 240948/FINAL Date: 7/8/05

Block 37 Pg 172 1/9/2006

NUMBER	CD	R'	L'	LC'
C1	N 2822.34"	W 225.00	22.07	22.06
C2	S 2451.01"	W 225.00	5.82	5.62
C3	S 2425.28"	E 250.00	2.33	2.33
C4	S 2272.59"	E 250.00	20.02	20.01
C5	S 3203.19"	E 250.00	20.03	20.02
C6	S 3639.41"	E 250.00	20.17	20.16
C7	S 4133.10"	E 250.00	22.52	22.51
C8	S 8151.18"	E 250.00	328.09	305.04
C9	N 7354.49"	E 225.00	100.25	99.43
C10	N 8850.08"	E 225.00	16.94	16.94
C11	S 8941.26"	W 225.00	10.23	10.23
C12	N 8550.28"	E 225.00	20.01	20.00
C13	S 8044.05"	W 225.00	20.10	20.09
C14	N 7539.01"	E 225.00	20.36	20.35
C15	N 7026.37"	E 225.00	20.01	20.01
C16	S 6528.21"	E 14.00	22.79	20.35
C17	S 1203.15"	E 475.00	112.52	112.26
C18	S 0549.43"	E 525.00	24.46	24.46
C19	S 0820.50"	E 525.00	22.00	22.00
C20	S 1036.25"	E 525.00	20.02	20.02
C21	N 1249.38"	W 525.00	20.06	20.06
C22	S 1507.51"	E 525.00	22.16	22.15
C23	N 1703.35"	W 525.00	13.19	13.19
C24	N 1859.09"	W 525.00	22.10	22.10
C25	S 2117.07"	E 525.00	20.03	20.03
C26	S 2328.11"	E 525.00	20.00	20.00
C27	N 2539.11"	W 525.00	20.01	20.00
C28	N 2755.51"	W 525.00	22.04	22.04
C29	S 3000.34"	E 525.00	15.75	15.75
C30	S 3204.20"	W 525.00	22.05	22.05
C31	N 3422.03"	W 525.00	20.01	20.01
C32	S 3633.03"	E 525.00	20.00	20.00
C33	S 3844.06"	E 525.00	20.02	20.02
C34	N 4101.58"	W 525.00	22.09	22.09
C35	N 4327.05"	W 525.00	22.24	22.24
C36	N 12015.1"	E 50.00	1.59	1.59
C37	S 0333.39"	E 50.00	25.62	25.34
C38	S 2944.03"	E 50.00	20.17	20.04
C39	N 5140.37"	W 50.00	21.50	21.33
C40	C 8853.04"	W 50.00	39.95	38.90
C41	S 5140.16"	W 50.00	28.89	28.49
C42	S 1751.49"	E 50.00	30.11	29.86
C43	N 1114.10"	W 50.00	20.68	20.53
C44	S 3449.15"	E 50.00	20.49	20.34
C45	S 6255.29"	E 50.00	28.56	28.18
C46	S 8651.27"	W 50.00	24.18	23.94
C47	N 3504.27"	W 475.00	74.98	74.91
C48	S 2023.77"	W 14.00	23.75	23.01
C49	N 7617.36"	W 175.00	58.31	58.53
C50	S 8926.48"	W 175.00	9.24	9.44
C51	S 7614.15"	W 275.00	143.24	141.63
C52	N 7129.33"	W 200.00	330.92	294.24
C53	N 3257.59"	W 275.00	84.78	84.45
C54	S 4700.22"	E 475.00	56.54	56.50
C55	S 3259.46"	E 250.00	77.33	77.03
C56	S 7129.33"	E 225.00	37.95	33.02
C57	N 7614.15"	W 250.00	192.22	128.75
C58	N 7839.19"	E 200.00	85.13	85.47
C59	S 3140.35"	E 500.00	466.38	449.65

LOT #	Sq Ft	ACRES	LOT #	Sq Ft	ACRES
#1	219.0	.050	#41	1517	.041
#2	2030	1.045	#42	1802	.041
#3	2000	1.045	#43	1803	.041
#4	2000	1.045	#44	2002	.045
#5	2200	1.050	#45	2037	.047
#6	2200	1.050	#46	1832	.042
#7	2000	1.045	#47	1527	.042
#8	2000	1.045	#48	1839	.042
#9	2000	1.045	#49	2054	.047
#10	2200	.050	#50	2032	.046
#11	2200	.050	#51	1720	.039
#12	2016	.046	#52	1779	.040
#13	2057	.047	#53	2307	.053
#14	2129	.048	#54	2346	.053
#15	2463	.055	#55	1914	.043
#16	2059	.048	#56	1905	.043
#17	1904	.043	#57	2211	.050
#18	1905	.043	#58	1445	.103
#19	1905	.043	#59	1899	.044
#20	2098	.048	#60	1900	.044
#21	2100	.048	#61	2090	.048
#22	2100	.048	#62	2090	.045
#23	1911	.043	#63	1900	.044
#24	1912	.043	#64	1900	.044
#25	2100	.048	#65	1900	.044
#26	2103	.048	#66	2090	.048
#27	1916	.044	#67	2050	.048
#28	1918	.044	#68	1900	.044
#29	1918	.044	#69	1900	.044
#30	2113	.048	#70	1900	.044
#31	2123	.048	#71	2090	.048
#32	1950	.044			
#33	2005	.046			
#34	2096	.048			
#35	5155	.123			
#36	2020	.045			
#37	1827	.041			
#38	1805	.042			
#39	2081	.047			
#40	2034	.046			

Block 37 Pg 172 1/9/2006

Exhibit "A" (cont.)

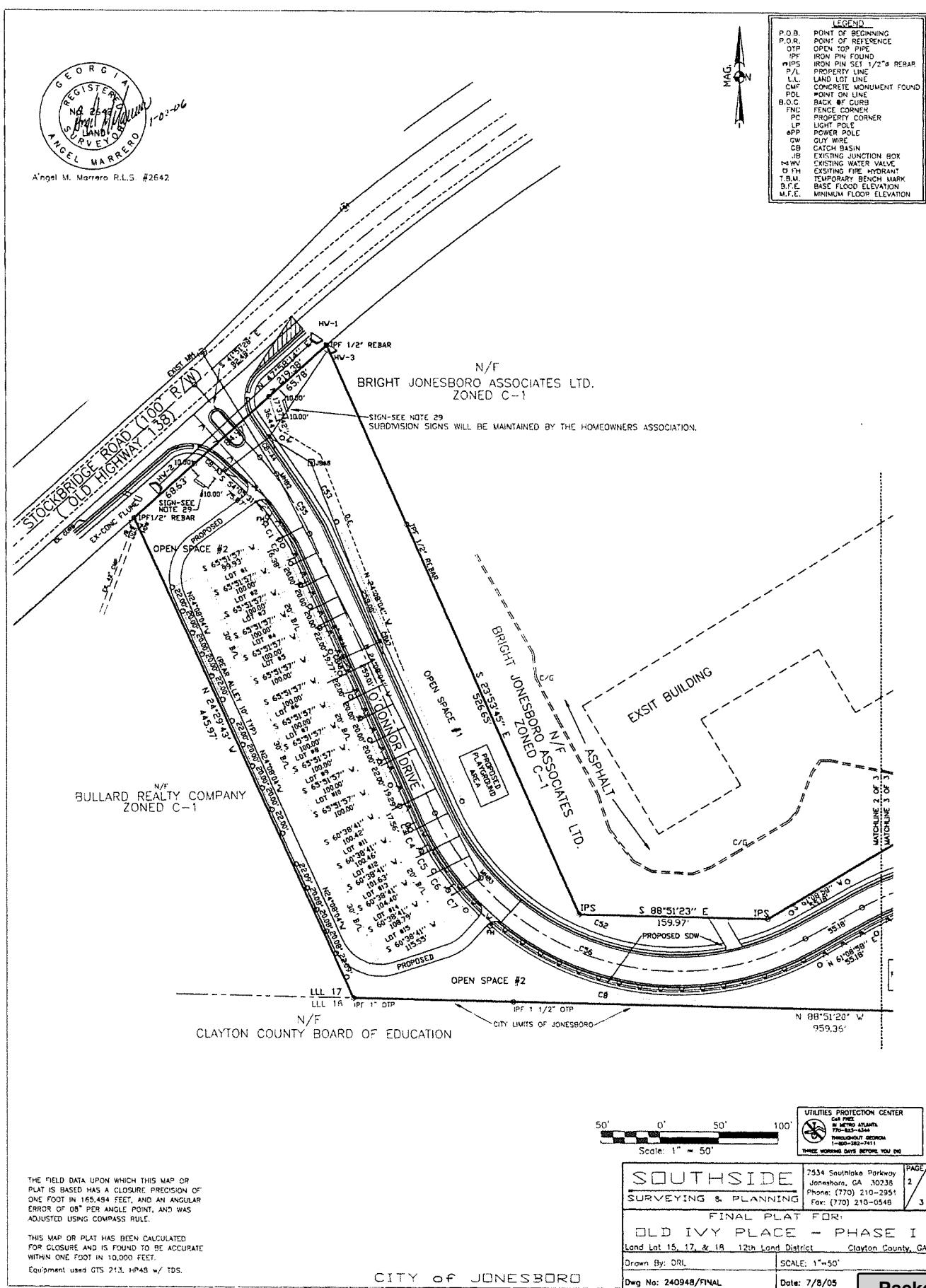


Exhibit "A" (cont.)

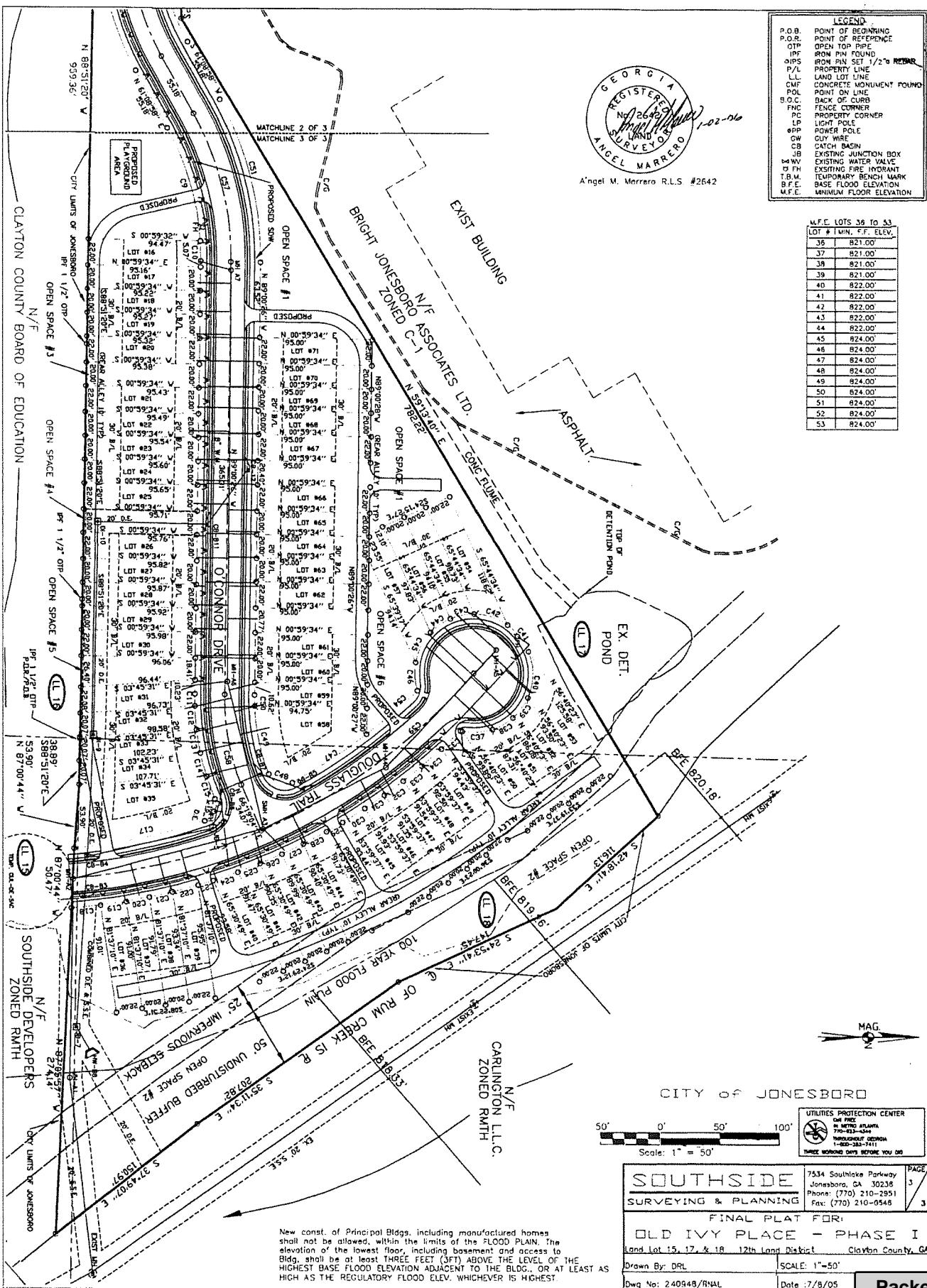


Exhibit "B" -- Plans -- Elevations

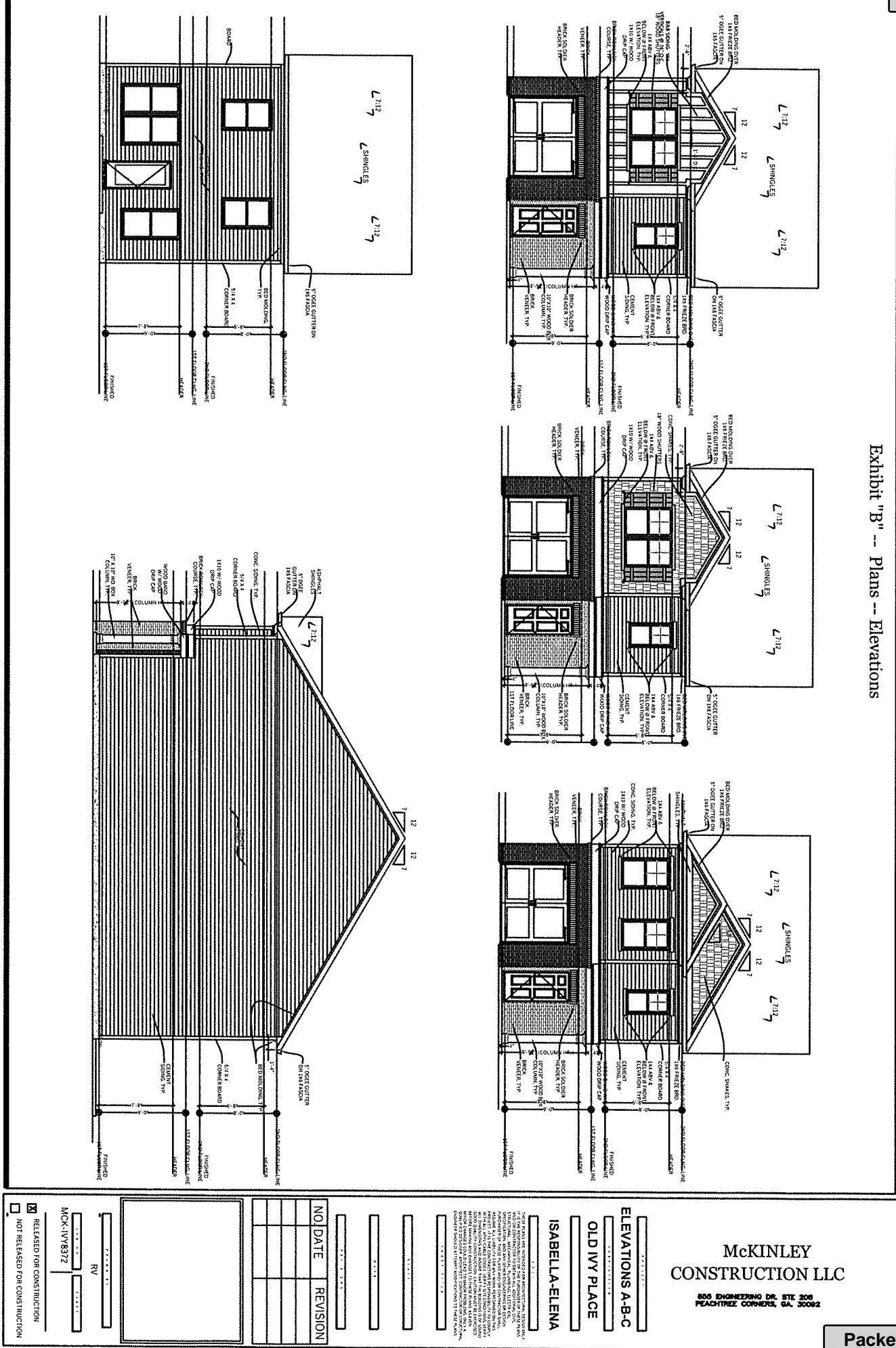


Exhibit "B" -- Plans -- Floorplans

Attachment: Builder-Dev Agreement Package (002) (1629 : Old Ivy Place Developers Agreement)

McKINLEY
CONSTRUCTION LLC

655 ENGINEERING DR. STE 206
PEACHTREE CORNERS, GA. 30092

<input checked="" type="checkbox"/>	MCK-JIV8372	RV
RELEASED FOR CONSTRUCTION		
NOT RELEASED FOR CONSTRUCTION		

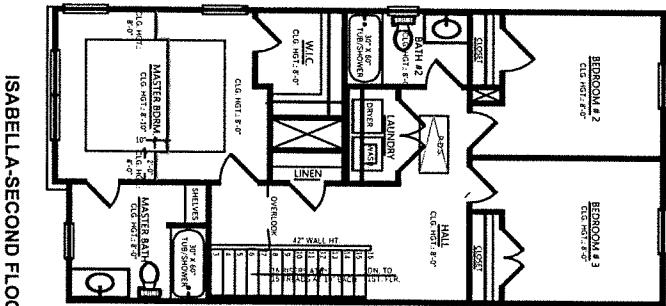
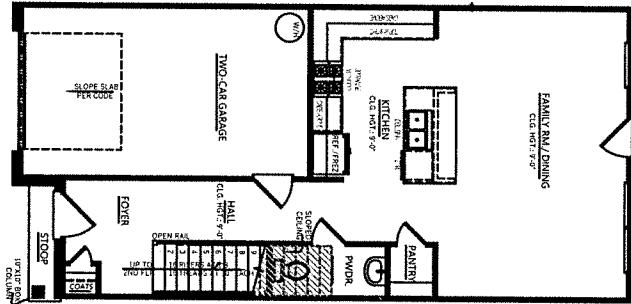
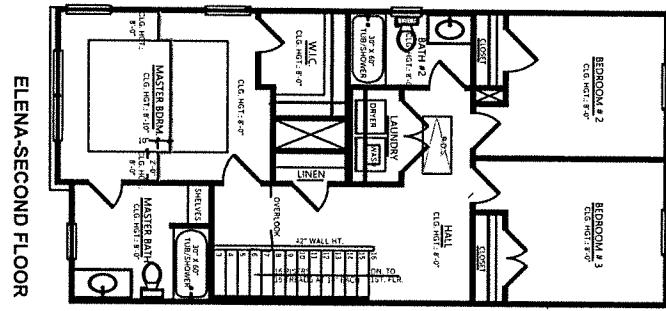
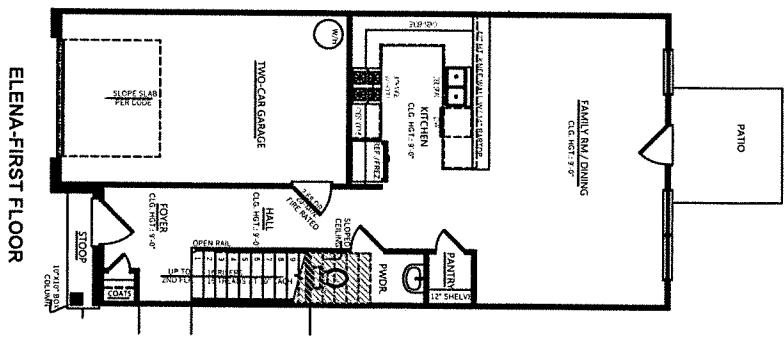
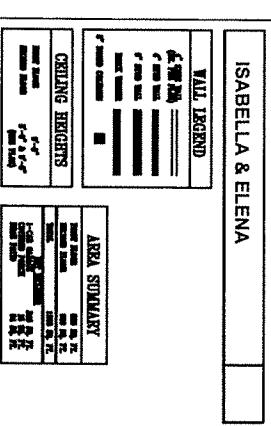
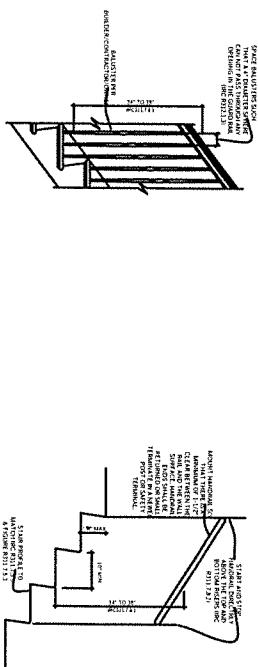


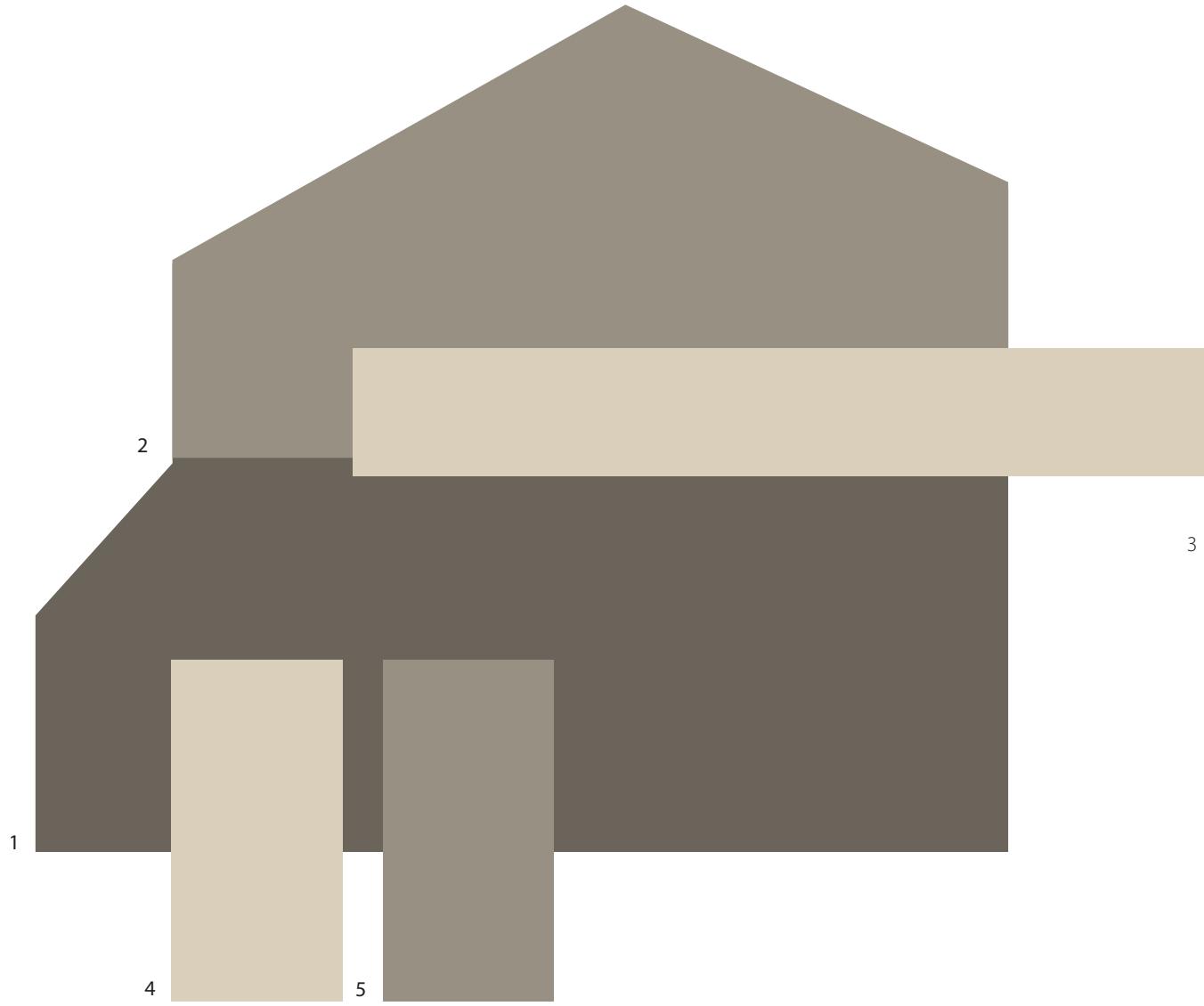
Exhibit "C" Elevations



Exhibit "C" Master Color Selections.

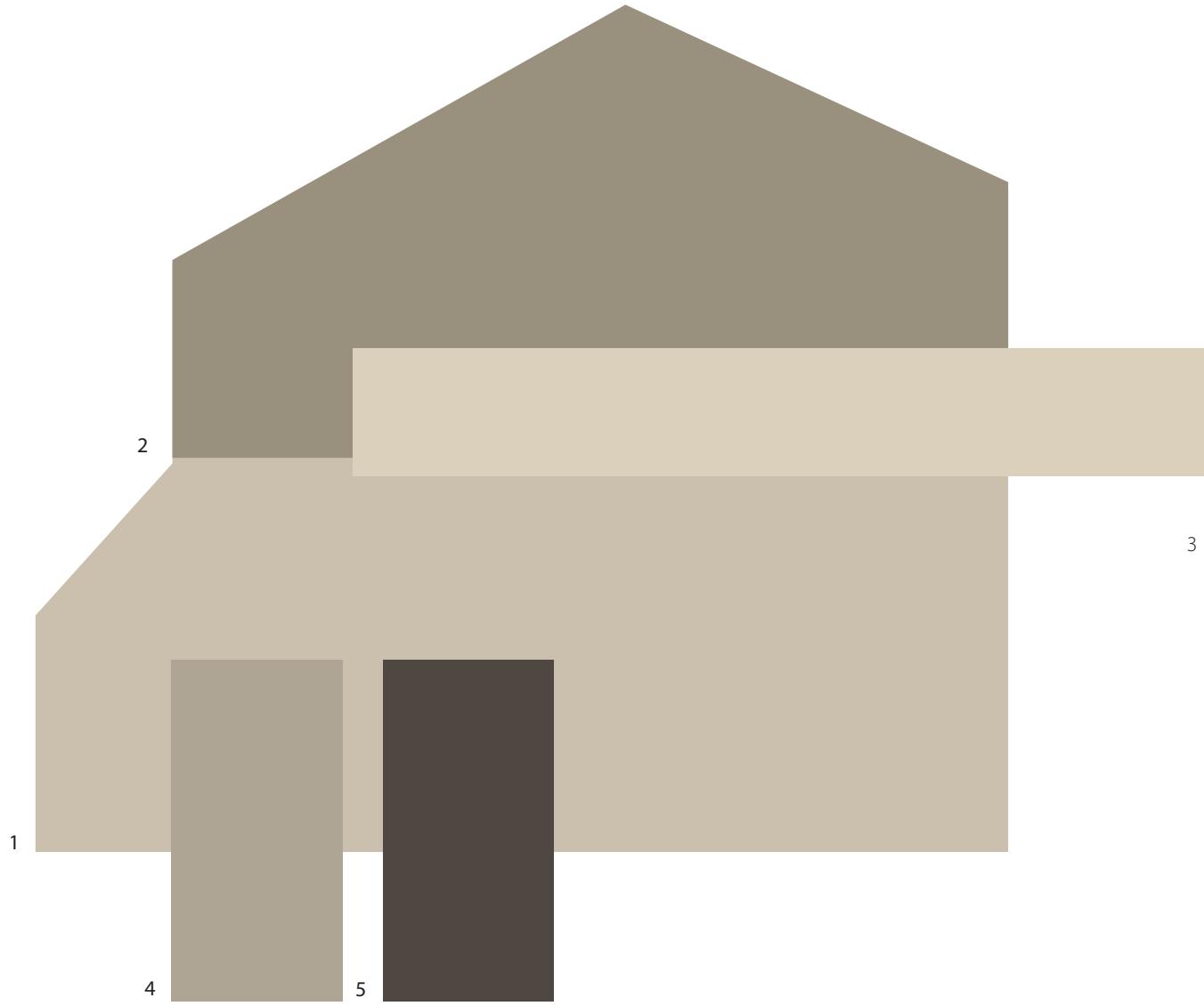
Master Exterior Color Selections				
Scheme	Body/Lap Side	Shakes	Trim	Doors & Shutters
1	SW7047 Porpoise	SW9171 Felted Wool	SW6148 Wool Skein	SW9171 Felted Wool
2	SW7542 Naturel	SW7744 Zeus	SW7565 Oyster Bar	SW7020 Black Fox
3	SW7011 Natural Choice	SW7036 Accessible Beige	SW6150 Universal Khaki	SW7020 Black Fox
4	SW7640 Fawn Brindle	SW7644 Gateway Gray	SW6169 Sedate Gray	SW7069 Iron Ore
5	SW7673 Pewter Cast	SW7672 Knitting Needles	SW7667 Zircon	SW7674 Peppercorn
6	SW7038 Tony Taupe	SW9174 Moth Wing	SW7036 Accessible Beige	SW 2838 Polished Mahogany
7	SW7503 Sticks & Stones	SW7023 Requisite Gray	SW7014 Elder White	SW7675 SealSkin
8	SW6150 Universal Khaki	SW6148 Wool Skein	SW6151 Quiver Tan	SW2838 Polished Mahogany
9	SW6073 Perfect Beige	SW6074 Spalding Gray	SW6071 Popular Gray	SW7062 Rock Bottom
10	SW7507 Stone Lion	SW9173 Shitake	SW7028 Incredible White	SW7048 Urbane Bronze

Brick and Mortar Selections to Coordinate with each unit to provide a good mix as well as variation per building.



1

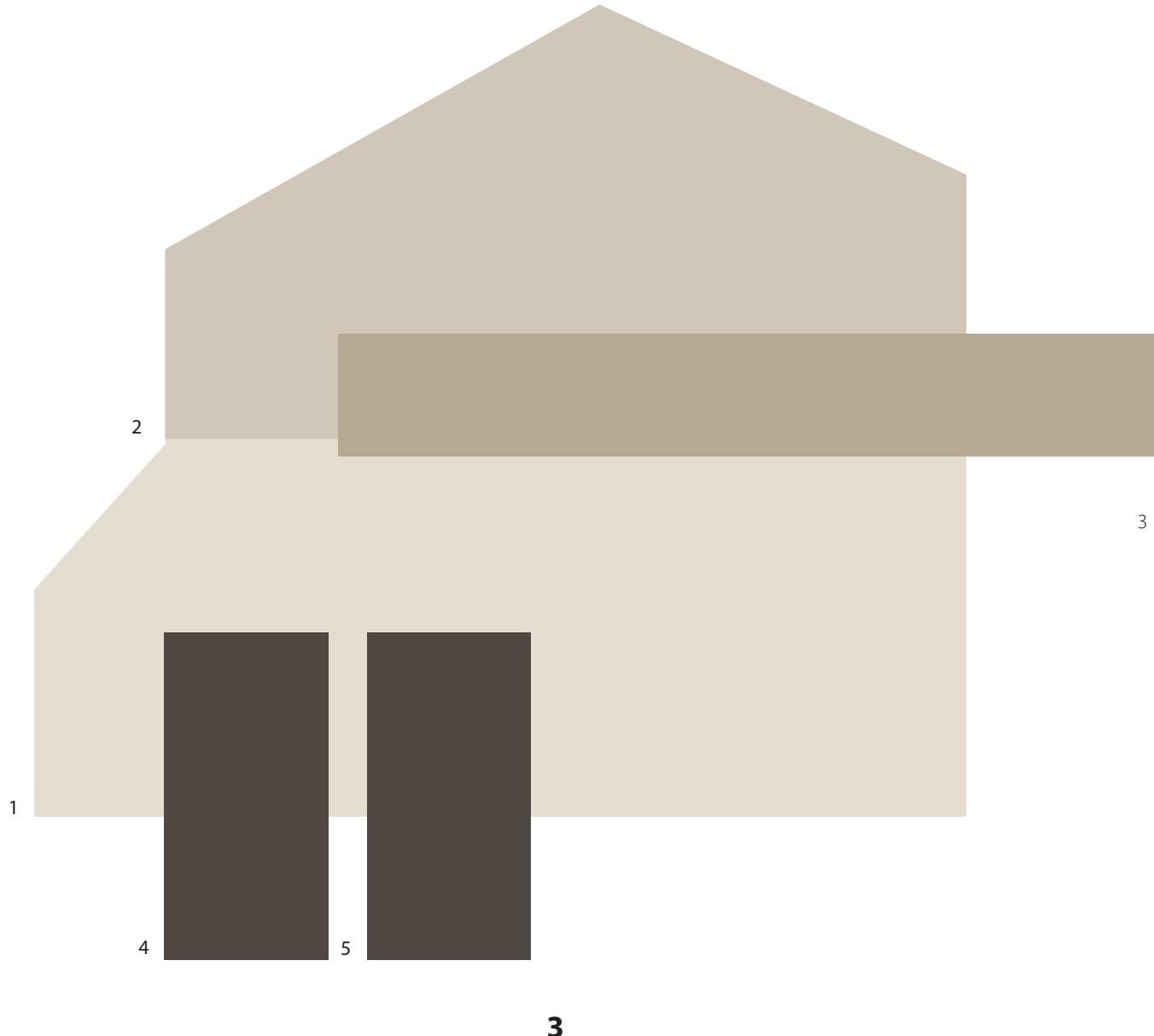
1 Body	SW 7047 Porpoise
2 Shake	SW 9171 Felted Wool
3 Trim	SW 6148 Wool Skein
4 B & B	SW 6148 Wool Skein
5 Shutters / Front Door	SW 9171 Felted Wool



2

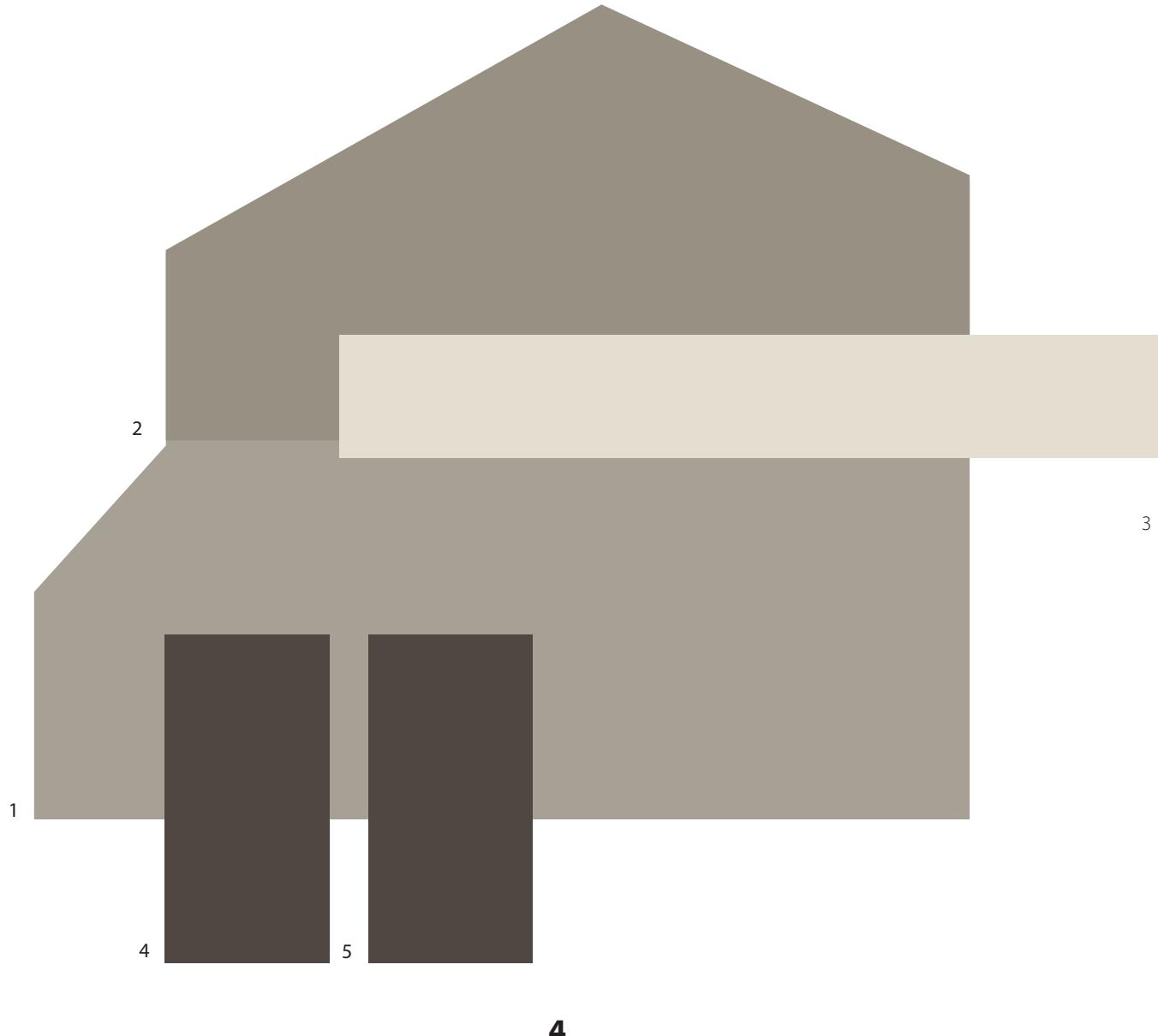
1 Body	SW 7542 Naturel
2 Shake	SW 7744 Zeus
3 Trim	SW 7565 Oyster Bar
4 B & B	SW 7639 Ethereal Mood
5 Shutters / Front Door	SW 7020 Black Fox

Color samples shown approximate actual paint colors as closely as possible. 19-03-0808 2/18/2019



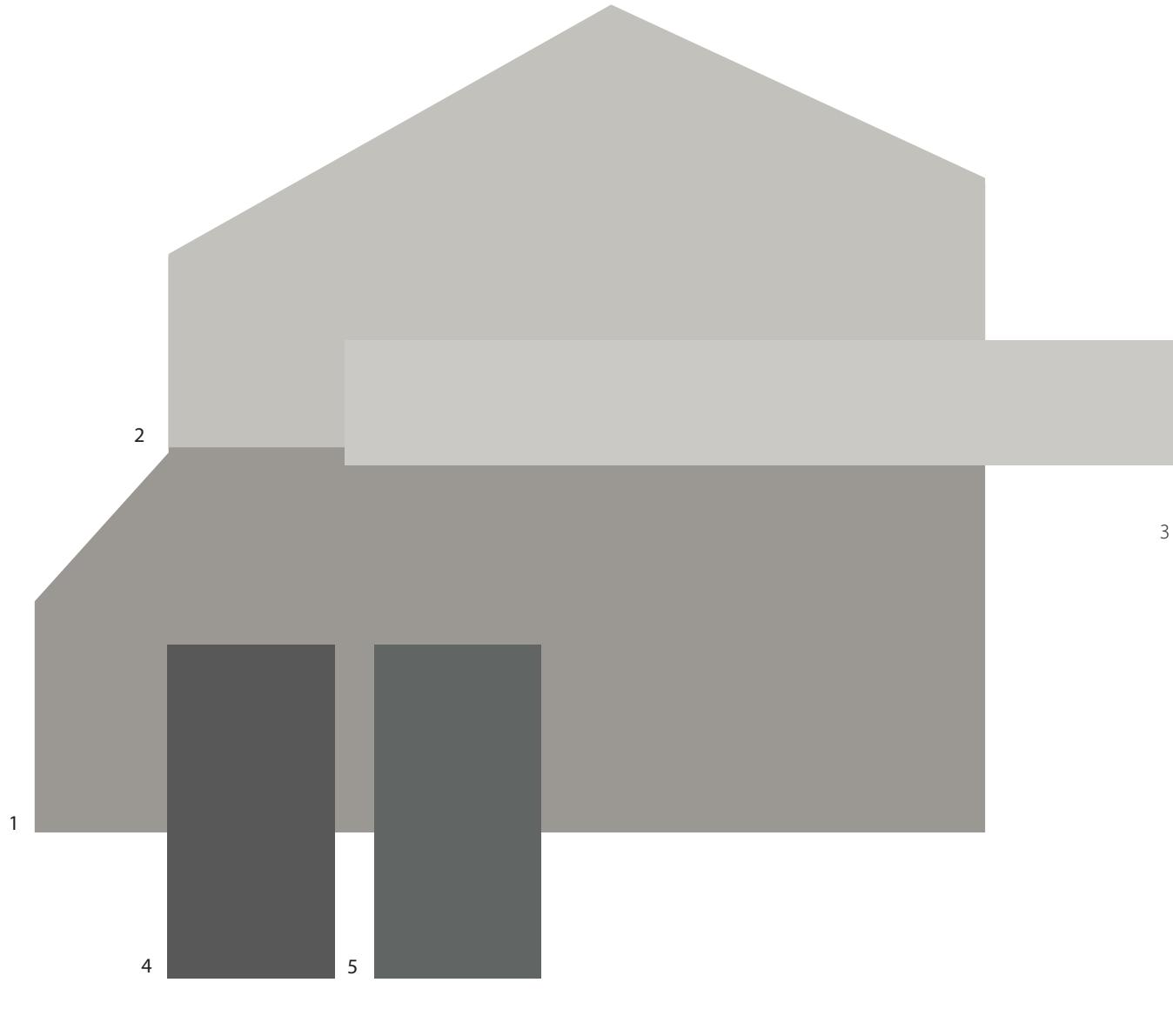
1	Body	SW 7011 Natural Choice
2	Shake	SW 7036 Accessible Beige
3	Trim	SW 6150 Universal Khaki
4	Shutters	SW 7020 Black Fox
5	Front Door	SW 7020 Black Fox

3



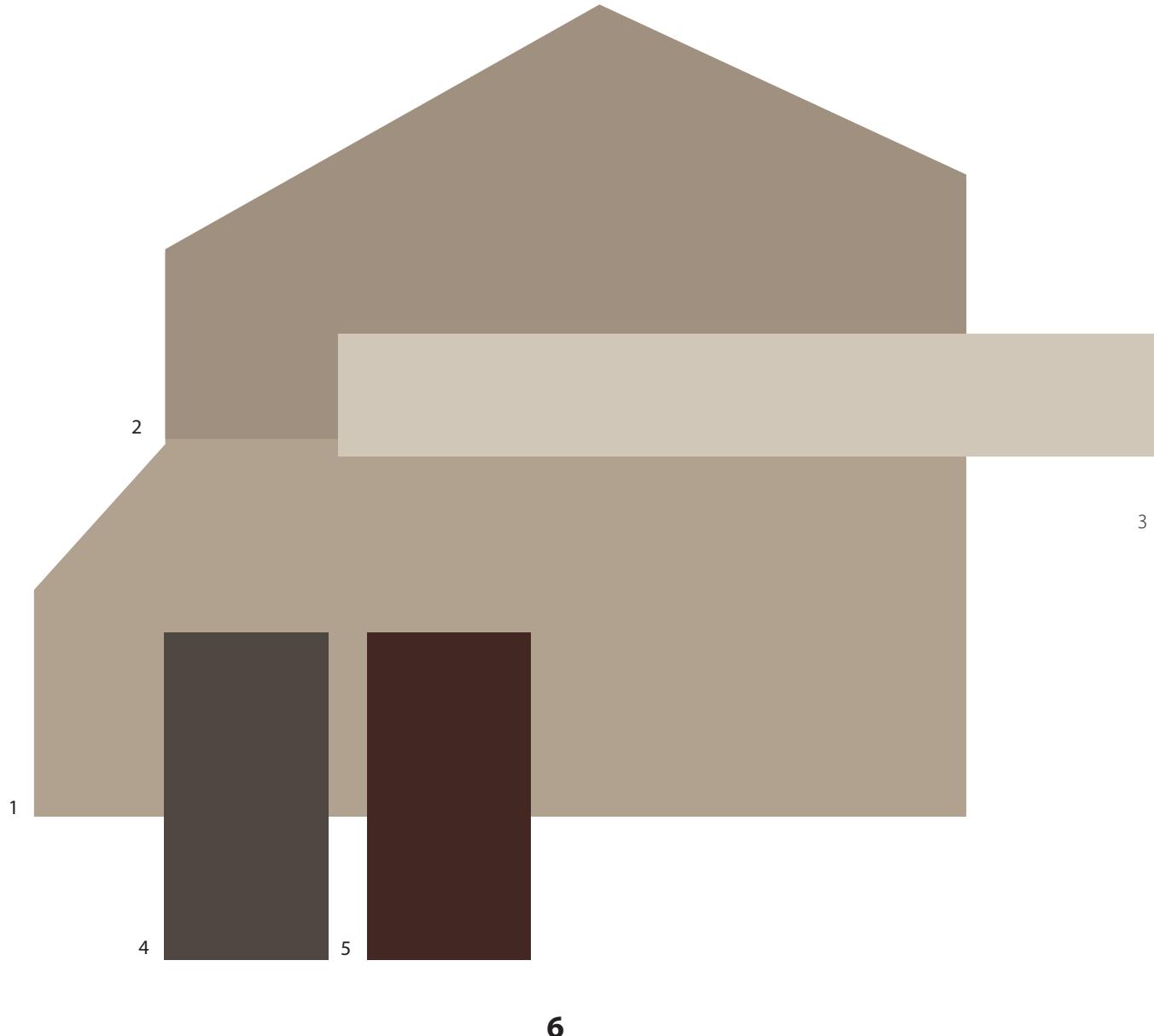
1 Body	SW 7640 Fawn Brindle
2 Shake	SW 9171 Felted Wool
3 Trim	SW 7011 Natural Choice
4 Shutters	SW 7020 Black Fox
5 Front Door	SW 7020 Black Fox

4

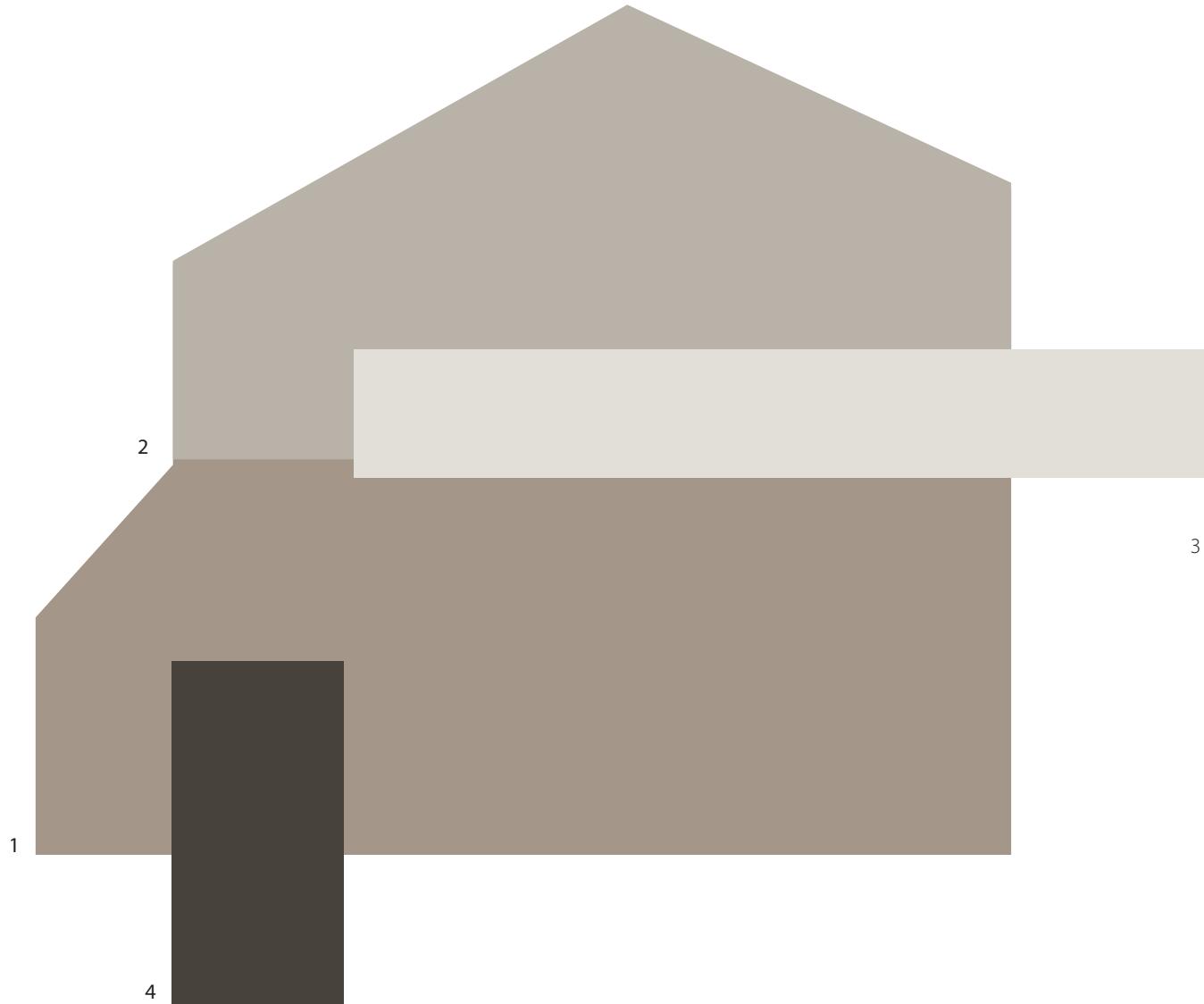


1 Body	SW 7673 Pewter Cast
2 Shake	SW 7672 Knitting Needles
3 Trim	SW 7667 Zircon
4 Shutters	SW 7674 Peppercorn
5 Front Door	SW 2848 Roycroft Pewter

5

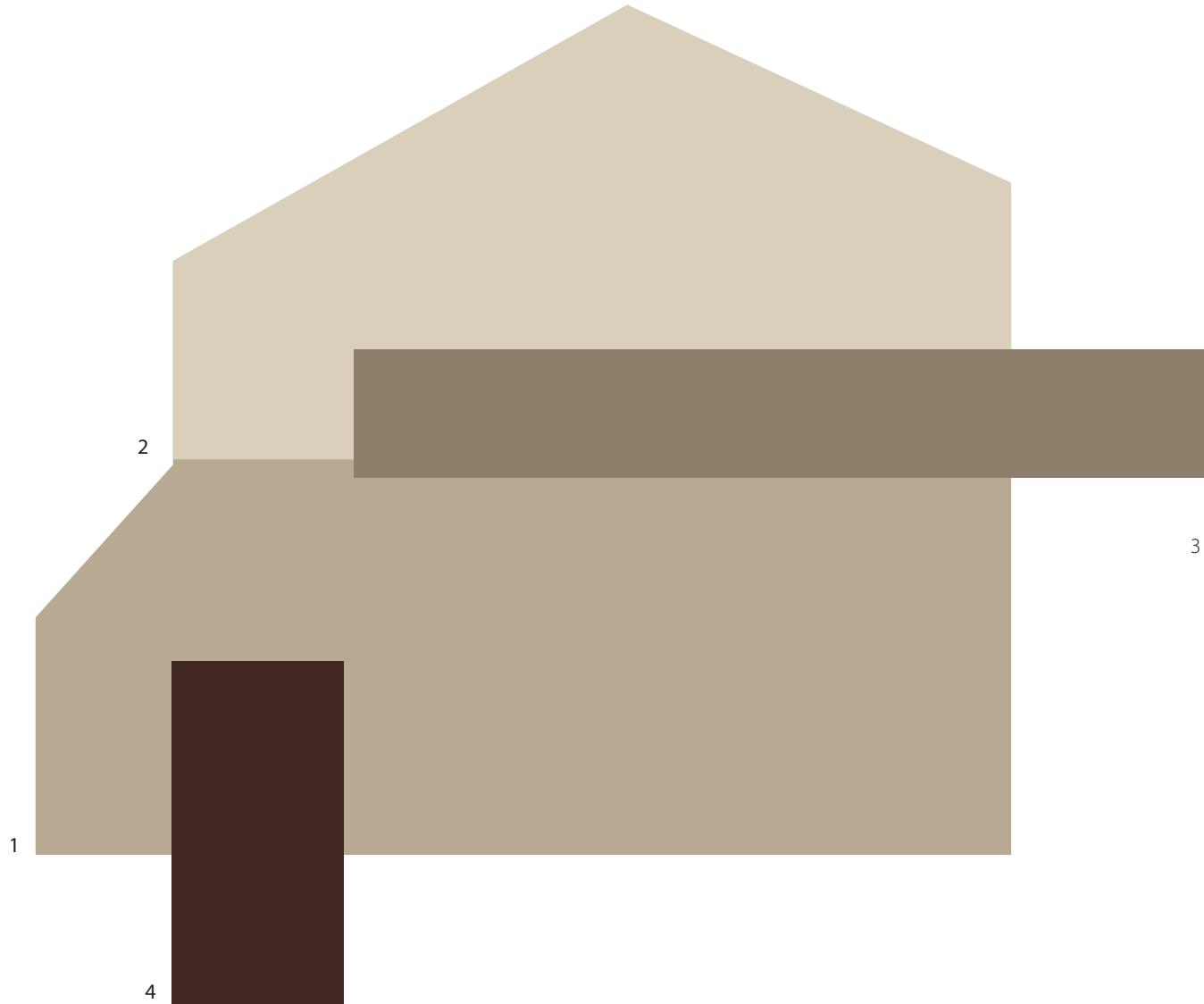


1 Body	SW 7038 Tony Taupe
2 Shake	SW 9174 Moth Wing
3 Trim	SW 7036 Accessible Beige
4 Shutters	SW 7020 Black Fox
5 Front Door	SW 2838 Polished Mahogany



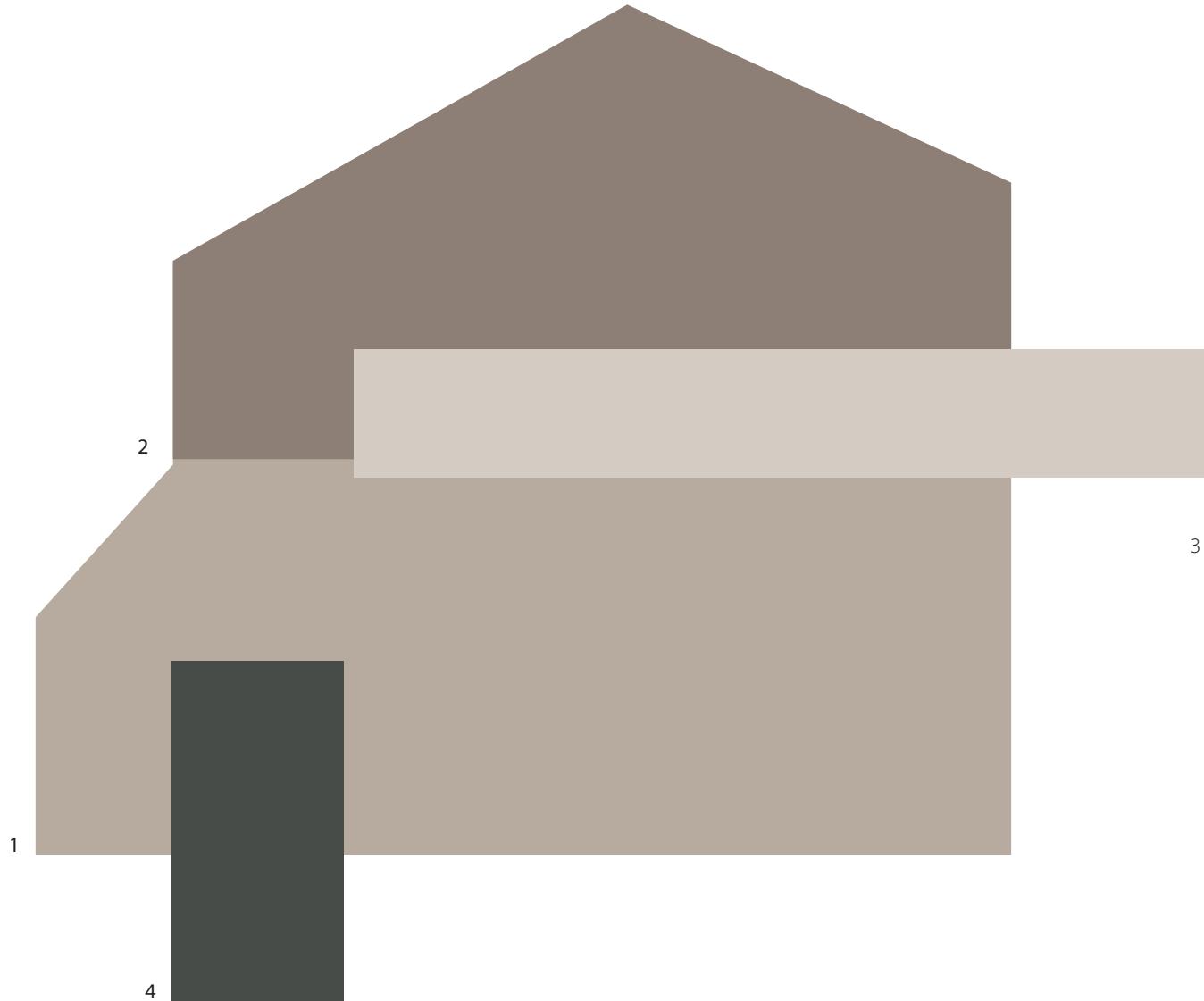
7

1 Body	SW 7503 Sticks & Stones
2 Shake	SW 7023 Requisite Gray
3 Trim	SW 7014 Eider White
4 Shutters / Front Door	SW 7675 Sealskin



8

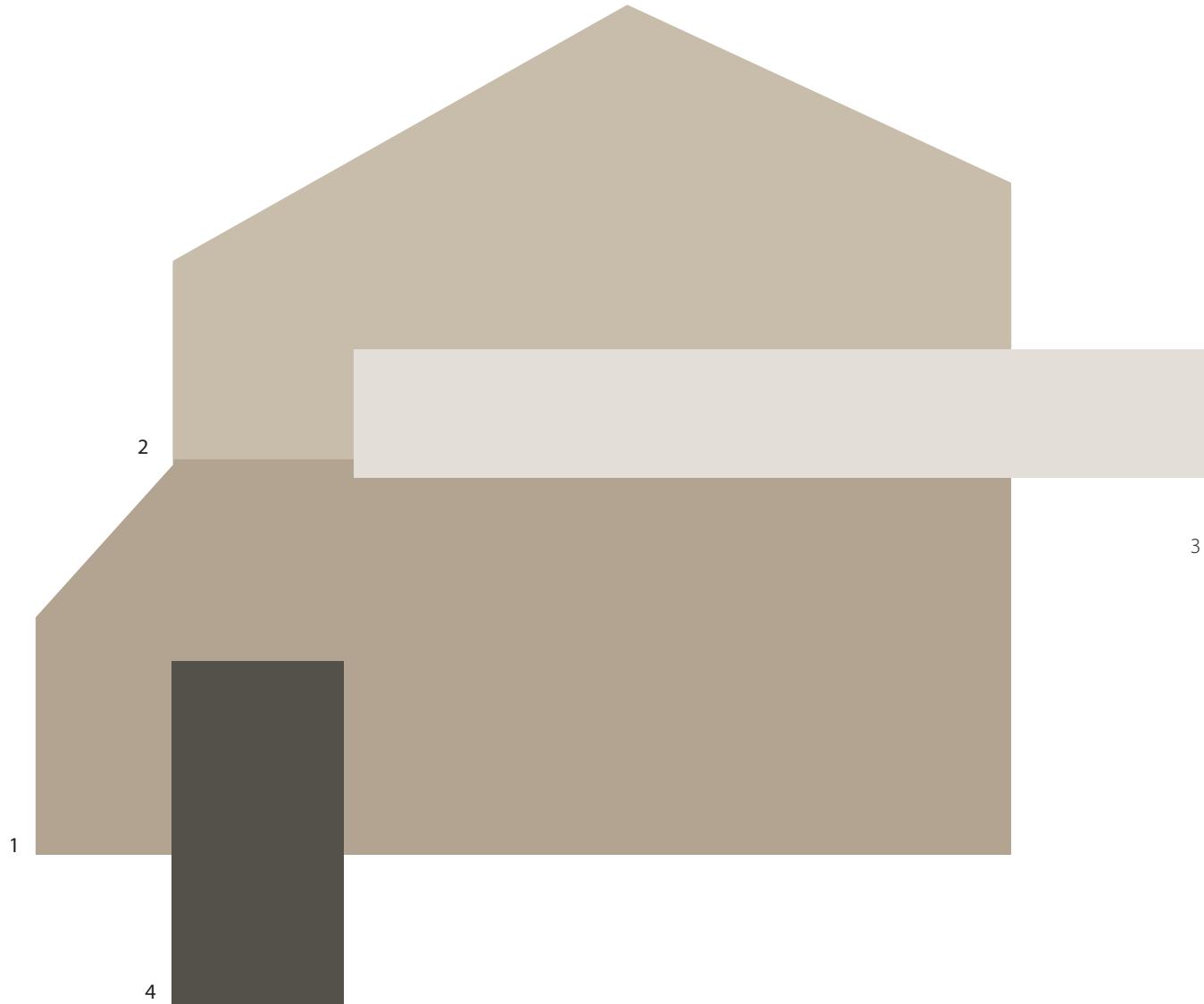
1 Body	SW 6150 Universal Khaki
2 Shake	SW 6148 Wool Skein
3 Trim	SW 6151 Quiver Tan
4 Shutters / Front Door	SW 2838 Polished Mahogany



9

1 Body	SW 6073 Perfect Greige
2 Shake	SW 6074 Spalding Gray
3 Trim	SW 6071 Popular Gray
4 Shutters / Front Door	SW 7062 Rock Bottom

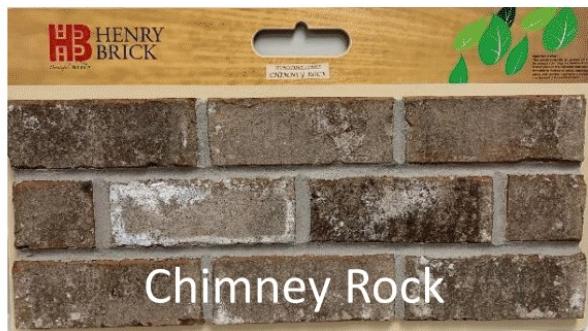
Color samples shown approximate actual paint colors as closely as possible. 19-03-0808 2/18/2019



10

1 Body	SW 7507 Stone Lion
2 Shake	SW 9173 Shiitake
3 Trim	SW 7028 Incredible White
4 Shutters / Front Door	SW 7048 Urbane Bronze

Color samples shown approximate actual paint colors as closely as possible. 19-03-0808 2/18/2019



Grout Choices
– Standard





GEORGIA
CORPORATIONS
DIVISION

GEORGIA SECRETARY OF STATE
BRAD
RAFFENSPERGER

[HOME \(/\)](#)

BUSINESS SEARCH

BUSINESS INFORMATION

**OLD IVY PLACE
TOWNHOMES
HOMEOWNERS
ASSOCIATION, Inc.**

Business Name: **OLD IVY PLACE
TOWNHOMES
HOMEOWNERS
ASSOCIATION, Inc.** Control Number: **19089995**

Business Type: **Domestic Nonprofit
Corporation** Business Status: **Active/Compliance**

NAICS Code: **Any legal purpose** NAICS Sub Code:

655 Engineering

Principal Office **Drive, Suite 208,**
Address: **Peachtree Corners,
GA, 30092, USA** Date of Formation /
Registration Date: **6/27/2019**

State of Formation: **Georgia** Last Annual
Registration Year: **NONE**

REGISTERED AGENT INFORMATION

Registered Agent
Name: **Frank R Olson**

Physical Address: **500 Sugar Mill Road, Suite 160-B, Atlanta, GA, GA, 30350, USA**

County: **Fulton**

Back

[Filing History](#) [Name History](#)

[Return to Business Search](#)



CITY OF JONESBORO

Regular Meeting

170 SOUTH MAIN STREET

March 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.

POST AGENDA MINUTES

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

AGENDA

I. CALL TO ORDER - MAYOR JOY B. DAY

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

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	

III. INVOCATION - PASTOR VALERIE LONER, JONESBORO FIRST UNITED METHODIST CHURCH

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

1. Motion to amend the agenda by adding the following items:

- Council to consider Budget Amendment #19-02 amending in \$15,473.00 in property tax revenue and appropriating necessary expenditures for insurance in departments. (added under Non-Business)

RESULT: APPROVED [UNANIMOUS]

MOVER: Pat Sebo-Hand, Councilmember

SECONDER: Ed Wise, Councilmember

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

2. Motion to adopt the agenda with the aforementioned amendments.

RESULT: APPROVED [UNANIMOUS]

MOVER: Ed Wise, Councilmember

SECONDER: Alfred Dixon, Councilmember

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

VI. PRESENTATIONS

1. Presentation from TSW, project manager for the Livable Centers Initiative (LCI) supplement grant study for the approved Jonesboro LCI area and approval of Resolution #2019-005 authorizing the submittal of the completed study to the Atlanta Regional Commission.

RESULT: APPROVED [UNANIMOUS]

MOVER: Pat Sebo-Hand, Councilmember

SECONDER: Alfred Dixon, Councilmember

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

VII. PUBLIC HEARING

1. Public Hearing regarding Application# 19-MA-001, a map amendment to the Official Zoning Map for rezoning of property located at 299 North Main Street, Jonesboro, Georgia 30236 from Office Institutional (O-I) to Single-Family Residential (R-4).

RESULT:

CLOSED

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

2. Public Hearing regarding Variance #19-VAR-001, Old Ivy Place Townhomes – OConnor Drive / Douglas Trail; Parcel No. 12017D B007; Variance for front entry garages on new townhomes.

RESULT:

CLOSED

At this time, Mayor Day opened the Public Hearing. Brandon Banes (representing the Applicant) was present to speak. Hearing no further comments, the Public Hearing was duly adjourned.

3. Public Hearing regarding Application #19-TA-004, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding proposed revisions to the Vacant Property Registry, Chapter 34 Environmental, Division 1, of the City of Jonesboro Code of Ordinances.

RESULT:

CLOSED

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

4. Public Hearing regarding Application #19-TA-003, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding a proposed revision and update to the Sign Ordinance, Chapter 86 Zoning, Article XVI, of the City of Jonesboro Code of Ordinances

RESULT:

CLOSED

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

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

IX. MINUTES

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

1. Consideration of the Minutes of the February 28, 2019 Strategic Planning Retreat.
2. Consideration of the Minutes of the March 1, 2019 Strategic Planning Retreat.
3. Consideration of the Minutes of the March 4, 2019 Work Session.

X. CONSENT AGENDA

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

1. Discussion regarding Preliminary Engineering Agreement by and between the City of Jonesboro and Georgia Power Company.
2. Council to consider approval of Ordinance 2019-006, amending Section 6-36 (License required to sell alcoholic beverages) in Article II (Licenses), adding Sections 6-112 (On-Premises Arts License), 6-113 (Art Gallery Alcohol License – Applicability) and 6-114 (Art Gallery Alcohol License – Regulations Generally) in Article IV (Regulation of Sales by the Drink), of Chapter 6 (Alcoholic Beverages and Tobacco Products).

XI. OLD BUSINESS

1. Council to consider Application# 19-MA-001, a map amendment to the Official Zoning Map for rezoning of property located at 299 North Main Street, Jonesboro, Georgia 30236 from Office Single-Family Residential (R-4).

RESULT:	DEFEATED [0 TO 6]
MOVER:	Ed Wise, Councilmember
SECONDER:	Alfred Dixon, Councilmember
NAYS:	Boak, Dixon, Lester, Powell, Sebo-Hand, Wise

2. Discussion of Variance VAR-19-xx, Old Ivy Place Townhomes – OConnor Drive / Douglas Trail; Parcel N 12017D B007; Variance for front entry garages on new townhomes.

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

Conditions:

Developers Agreement must be submitted to Mayor & Council for final approval prior to permitting.

3. Discussion regarding #19-TA-xxx, a proposed text amendment to the City of Jonesboro Code Ordinances, regarding proposed revisions to the Vacant Property Registry, Chapter 34 – Environment Division 1, of the City of Jonesboro Code of Ordinances.

RESULT:	APPROVED [5 TO 1]
MOVER:	Pat Sebo-Hand, Councilmember
SECONDER:	Alfred Dixon, Councilmember
AYES:	Boak, Dixon, Powell, Sebo-Hand, Wise
NAYS:	Lester

4. Discussion regarding #19-TA-xxx, a proposed text amendment to the City of Jonesboro Code Ordinances, regarding a proposed revision and update to the Sign Ordinance, Chapter 86 – Zoning Article XVI, of the City of Jonesboro Code of Ordinances

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

Requested language to be added to proposed Ordinance - "Adopted Standards of the ordinance shall hereafter be referenced in the illustrative documents Jonesboro Guidebook for sign regulations in the City and Jonesboro Guidebook for Sign Regulation in the Historic District."

XII. NEW BUSINESS

1. Council to consider Ordinance #2019-007, text amendment # 19-TA-005, introducing a new Article 1 Chapter 66, Taxation - Article VIII, Street Light Districts.

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



DESIGN REVIEW COMMISSION
MEETING MINUTES

The Design Review Commission held their Regular Meeting on Wednesday February 6, 2019. The meeting was held at 4:30 p.m. at the Jonesboro City Hall, 124 North Avenue, Jonesboro, Georgia.

Committee Present:

Joel Aviles – Chairman
 Kimberly Lightford – Committee Member
 Sam Fleet – Committee Member
 Barbara Casey Lane – Committee Member
 David Allen – Community Development Director

Committee Absent:

Bonnie Shekarabi – Vice Chair

Also present was Cable Brooks to record the meeting minutes.

- I. Meeting was called to order by Joel Aviles at 4:33 p.m.
- II. **Approval of Agenda** – Sam Fleet made a motion to approve the agenda as presented, said motion seconded by Barbara Casey Lane. Motioned carried unanimously.
- III. **Approval of January 23, 2019 Special Called Meeting Minutes** - Sam Fleet made a motion to approve the January 23rd meeting minutes, said motion seconded by Barbara Casey Lane. Motioned carried unanimously.
- IV. **Old Business – None**
- V. **New Business – Action Items**

- a. **Taste of Thailand Signs** – 246 North Main Street; Parcel No. 13240B E012; Wall sign and ground sign for restaurant.

Upon discussion:

Kimberly Lightford made a motion to accept staff report recommendations, seconded by Barbara Casey Lane. Motion carried unanimously as follows:

1. Permeant Banner for Ground Signs - Downtown Development Authority to provide additional funding to benefit the city and customer.
2. Wall sign approved as presented.

- b. **O'Connor Drive Townhomes** – O'Connor Drive / Douglas Trail; Parcel No. 12017D B007; Variance for front entry garages on new townhomes.

Upon discussion:

Sam Fleet made a motion to accept staff report recommendations for the variance for the front entry garages on new townhomes, seconded by Barbara Casey Lane. Motion carried unanimously.

- c. **Appiah Residence** – 168 Whiteline Street; Parcel No. 12017C G003; Review exterior of new single-family detached residence.

Upon discussion:

Kimberly Lightford made a motion to recommend the applicant submit more detailed plans, including a scaled drawing, seconded by Sam Fleet. Motion carried unanimously.

The recommendations are as follows;

- More windows, especially in the front
- Hardiplank siding
- What is the positioning of the brick was on the front.
- The building elevations do not match the floor plan.
- They wanted more detailed plans. Scaled drawings
- How much concrete? Driveway at back too?
- Suggestions on narrowing the driveway to have less impervious.
- Not recommended for approval in its present form.

d. Fauscett Residence – 122 South Avenue; Parcel No. 05241B A002;
Minor accessory building in rear yard of residence.

Upon discussion:

Sam Fleet made a motion to accept staff report recommendations for the accessory building in the rear of the residence, seconded by Kim Lightford. Motion carried unanimously.

New Business – Discussion Items Only

e. Mills Project – West Mill Street; Parcel No. 13241C B003; Proposed residential development (4 units).

f. Proposed Commercial Development – 106 and 108 South Main Street; Parcel Nos. 13241D C003 and 13241D C004;

II. Adjournment

There being no further business, a motion was made by Sam Fleet, seconded by Barbara Casey Lane to adjourn. Motion carried unanimously.

/s/

/s/

Joel Aviles, Chairperson

Ricky L. Clark Jr., Executive Director