



CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
January 11, 2021 – 6:00 PM

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

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. ANNUAL APPOINTMENTS**
 1. Council to consider appointment of Mayor Pro-Tem for 2021.
 2. Council to consider reappointment of City Manager - Ricky L. Clark, Jr.
 3. Council to consider reappointment of Chief of Police - Tommy Henderson, III
 4. Council to consider reappointment of Public Works Director - Joe Nettleton
 5. Council to consider reappointment of Legal Counsel - Fincher Denmark LLC
 6. Council to consider reappointment of Municipal Court Judge - Keith Wood
 7. Council to consider reappointment of Associate Municipal Judges - Nailah McFarlane, Christopher Chapman.
 8. Council to consider reappointment of Associate Solicitor - Andres Marierose.
 9. Council to consider reappointment of Municipal Court Solicitor - Jerry Patrick

10. Council to consider reappointment to the Urban Redevelopment Agency of City of Jonesboro for the following Board Members for a term to expire January 1, 2022: Joy B. Day (Chairman), Allen Roark (Board Member), Pat Sebo (Board Member), Helen Meadows (Board Member), Ed Wise (Board Member), Ricky L. Clark, Jr. (Secretary).
11. Council to consider appointment of the following Accident Review Committee Members for a term to expire January 1, 2022: Joy B. Day (Chairman), Ricky L. Clark, Jr., (City Manager), Joe Nettleton (Public Works Director), Tommy Henderson, III (Chief of Police), Accident Reconstructivist or Chief's Designee), Mayor's Appointee (City Councilmember).
12. Council to consider appointments to the Jonesboro Historic Preservation Commission: Arlene Charles for a one-year term to expire 01/01/22,
13. Council to consider appointments to the Downtown Development Authority & Main Street Program for the City of Jonesboro: Sylvester Ford (term expired September 12, 2020), Allen Roark (term expired September 12, 2020), Karen Sullivan (term expired September 12, 2020).
14. Council to consider appointments to the Jonesboro Beautification Commission - Shelia Brooks, Cameron Dixon, Cindy Haire, Daniel Millwee.

VII. PRESENTATIONS

1. Presentation of 5 Year Service Award to Councilman Ed Wise.

VIII. PUBLIC HEARING

1. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-001, Ord. 2021-001, with a revision (regarding density) to Section 86-117 "Active Senior Residential Zone (Active Senior District Overlay)" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.
2. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-002, Ord. 2021-002, regarding proposed revisions to Chapter 86, Zoning, Appendix-Thoroughfare Plan of the City of Jonesboro Code of Ordinances.
3. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-003, Ord. 2021-003, regarding a revision to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, pertaining to the location of liquor stores in Sec. 86-637.
4. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-004, Ord. 2021-004, regarding a revision to Chapter 6, Article II, Sec. 6-44, of the City of Jonesboro Code of Ordinances, pertaining to the location of liquor stores.
5. Public Hearing regarding a map amendment to the Official Zoning Map, Ord. 2021-006, for rezoning of property located near the southwest end of Batiste Garden Circle (Parcel 05240B A003), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to C-2 (Highway Commercial).
6. Public Hearing regarding a proposed text amendment, 21-TA-005, Ord. 2021-005, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-118 "Gateway South District Overlay" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

7. Public Hearing regarding a City-initiated map amendment, 21-MA-002, Ord. 2021-007, for Parcel 13241A A013; 144 Smith Street from O&I Office & Institutional to MX (Mixed Use).
8. Public Hearing regarding a City-initiated map amendment, 21-MA-003, Ord. 2021-007, Parcel 13241A A012; 152 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).
9. Public Hearing regarding a City initiated map amendment, 21-MA-004, Ord. 2021-007, Parcel 13241A A011; 102 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).
10. Public Hearing regarding a City initiated map amendment, 21-MA-005, Ord. 2021-007, Parcel 13241A A010; 103 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).
11. Public Hearing regarding a City initiated map amendment, 21-MA-006, Ord. 2021-007; Parcel number unknown; 0 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).
12. Public Hearing regarding a City initiated map amendment, 21-MA-007, Ord. 2021-007, Parcel 13241A A009; 101 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).
13. Public Hearing regarding a City initiated map amendment, 21-MA-008, Ord. 2021-007, Parcel 13241A A007; 156 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).
14. Public Hearing regarding a City initiated map amendment, 21-MA-009, Ord. 2021-007, Parcel 13241A A006; 158 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).
15. Public Hearing regarding a City initiated map amendment, 21-MA-010, Ord. 2021-007, Parcel 13241A A005; 160 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).
16. Public Hearing regarding a City initiated map amendment, 21-MA-011, Ord. 2021-007, Parcel 13241A A004; 204 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).
17. Public Hearing regarding a City initiated map amendment, 21-MA-012, Ord. 2021-007, Parcel 13241A A003; 206 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).

IX. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)

X. MINUTES

XI. CONSENT AGENDA

XII. OLD BUSINESS

XIII. NEW BUSINESS

1. Council to consider approval of Resolution #2021-002 to authorize execution of an Intergovernmental Redevelopment Cooperation and Assistance Agreement with the Urban Redevelopment Agency of The - City of Jonesboro, Georgia.
2. Council to consider approval of agreement with the Georgia Municipal Association to host a Diversity and Inclusion Training Session for employees and Elected Officials.
3. Councilman Wise requests discussion relative to permanently closing the Lee Street Basketball Courts.

4. Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-001, Ord. 2021-001, with a revision (regarding density) to Section 86-117 "Active Senior Residential Zone (Active Senior District Overlay)" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.
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8. Council to consider a map amendment to the Official Zoning Map, Ord. 2021-006, for rezoning of property located near the southwest end of Batiste Garden Circle (Parcel 05240B A003), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to C-2 (Highway Commercial).
9. Council to consider a revised Minor Subdivision Plat, 21-SUB-001 for 8500 Tara Blvd, ADEVCO Corporation, applicant.
10. Council to consider a City-initiated map amendment, 21-MA-002, Ord. 2021-007, for Parcel 13241A A013; 144 Smith Street from O&I Office & Institutional to MX (Mixed Use).
11. Council to consider a City-initiated map amendment, 21-MA-003, Ord. 2021-007, Parcel 13241A A012; 152 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).
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19. Council to consider a City initiated map amendment, 21-MA-011, Ord. 2021-007, Parcel 13241A A004; 204 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).

20. Council to consider a City initiated map amendment, 21-MA-012, Ord. 2021-007, Parcel 13241A A003; 206 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).
21. Council to consider playground designs for Old Ivy Place Townhomes, as required by the Developer's Agreement.
22. Council to consider a proposed text amendment, 21-TA-005, Ord. 2021-005, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-118 "Gateway South District Overlay" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.
23. Council to consider Resolution #2021-001 calling for the 2021 Municipal Election and establishment of the qualifying fee.
24. Council to consider a Citizen Engagement Survey.
25. Council to consider adoption of the FY' 21 Municipal Fee Schedule.

XIV. REPORT OF MAYOR / CITY MANAGER

XV. REPORT OF CITY COUNCILMEMBERS

XVI. OTHER BUSINESS

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

XVII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.1

- 1

COUNCIL MEETING DATE

January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of Resolution #2021-002 to authorize execution of an Intergovernmental Redevelopment Cooperation and Assistance Agreement with the Urban Redevelopment Agency of The -City of Jonesboro, Georgia.

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

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

Yes Economic Development

Summary & Background

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

Staff distributed a term sheet for a loan for the Urban Redevelopment Authority of the City of Jonesboro, Georgia. The amount to be financed is \$19,650,000. The purpose of the loan is to finance the new City Center in the amount of \$14,125,000 and refinance Broad Street Line of Credit in the amount of \$5,525,000.

Some of the details in the use of the proceeds are that we have borrowed a wee bit more to pay interest during construction to 1 February 2022. The first payment we will have to make from City generated revenues is 1 August 2022. We will be able to bank as a reserve the first full year of Splost Revenues in the approximate amount of \$896,000.

I distributed the term sheet to SunTrust, WellsFargo, BBVA Compass Bank, Piedmont Bank, Bank of America, Stearns Bank, Heritage Bank, Regions Bank, Ameris Bank, Bank of the Ozarks, Capital City Bank, Iberia Bank, JP Morgan Chase, BB&T, and finally PNC Bank. The bid was due by 12:00 p.m. on November 18, 2020. Out of all the banks that the term sheet was submitted to, the only responses received were from BB&T and Piedmont Bank. (BB&T is now called Truist in a merger with SunTrust.)

The proposed rates we received were as follows:

Truist (BB&T) – 2.30% for tax-exempt City Center for 15 years and 2.82% for Broad Street Refinance for 15 years (Callable in whole on or after 1 February 2026 with no prepayment penalty). The issue has a 20 year amortization with a 15 year bullet maturity (Banks don't like to fix an interest rate past 15 years).

Piedmont Bank– 2.75% and 3.25%

We recommend Truist (BB&T) along the terms listed above.

I have attached a source and use schedule, debt service schedule and excel spread sheet showing annual debt requirements on Lee Street Park debt plus this new debt and the revenues of Splost and potential rent from the fire station lease. The last column shows the amount to be made up from the General Fund each year.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

That amount could go up or down depending on the economy and splost collections. And up or down depending on the amount of rent from the fire station.

Please note that the City also has substantial resources in fund balance and surplus land that it can sell.

I know this is a lot of information to digest but this is a very important and monumental move for the City so I wanted to ensure that all of you were in the loop.

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.)*

- Jonesboro SPLOST_City Hall_Broad Street 12.17.20 (\$13.5mm Project Fund)_
- Jonesboro SPLOST_City Hall_Broad Street 1.4.2021

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

Urban Redevelopment Agency of the City of Jonesboro
Proposed Debt Service Requirements
\$13,500,000 City Hall Project Fund

FY	City Hall Project**		Less: Cap-I	Broad Street Project		Less: Cap-I	Series 2015		Principal	Total Debt Service		Projected		Difference
	Principal	Interest		Principal	Interest		Principal	Interest*		Interest	Total Debt Service	SPLOST Revenues	Rents from Fire House	
2021	-	-	-	-	-	-	165,000	26,579	165,000	26,579	191,579	-	74,713	(116,866)
2022	-	332,997	332,997	-	159,700	159,700	170,000	48,504	170,000	48,504	218,504	896,601	93,391	771,488
2023	605,000	324,875		225,000	155,805		175,000	43,710	1,005,000	524,390	1,529,390	896,601	116,738	(516,051)
2024	615,000	310,960		230,000	149,460		180,000	38,775	1,025,000	499,195	1,524,195	896,601	120,240	(507,354)
2025	630,000	296,815		235,000	142,974		185,000	33,699	1,050,000	473,488	1,523,488	896,601	120,240	(506,647)
2026	645,000	282,325		245,000	136,347		190,000	28,482	1,080,000	447,154	1,527,154	896,601	120,240	(510,313)
2027	660,000	267,490		250,000	129,438		195,000	23,124	1,105,000	420,052	1,525,052	896,601	120,240	(508,211)
2028	675,000	252,310		255,000	122,388		200,000	17,625	1,130,000	392,323	1,522,323	-	120,240	(1,402,083)
2029	690,000	236,785		265,000	115,197		210,000	11,985	1,165,000	363,967	1,528,967	-	120,240	(1,408,727)
2030	710,000	220,915		270,000	107,724		215,000	6,063	1,195,000	334,702	1,529,702	-	120,240	(1,409,462)
2031	725,000	204,585		280,000	100,110				1,005,000	304,695	1,309,695	-	120,240	(1,189,455)
2032	740,000	187,910		290,000	92,214				1,030,000	280,124	1,310,124	-	120,240	(1,189,884)
2033	755,000	170,890		295,000	84,036				1,050,000	254,926	1,304,926	-	120,240	(1,184,686)
2034	775,000	153,525		305,000	75,717				1,080,000	229,242	1,309,242	-	120,240	(1,189,002)
2035	795,000	135,700		310,000	67,116				1,105,000	202,816	1,307,816	-	120,240	(1,187,576)
2036	5,105,000	117,415		2,070,000	58,374				7,175,000	175,789	7,350,789	-	120,240	(7,230,549)
2037									-	-	-	-	120,240	120,240
2038									-	-	-	-	120,240	120,240
2039									-	-	-	-	120,240	120,240
2040									-	-	-	-	120,240	120,240
2041									-	-	-	-	120,240	120,240
Total	14,125,000	3,495,497	332,997	5,525,000	1,696,600	159,700	1,885,000	278,546	21,535,000	4,977,946	26,512,946	5,379,608	2,449,162	(18,684,175)

* November 1, 2020 Interest Payment of \$26,578.50 paid

SOURCES AND USES OF FUNDS

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2021
 BB&T Bid from November 18, 2020
 Capitalized Interest through 02/01/2022
 15-Year Term with 20-Year Amortization
 Preliminary, for Discussion Purposes Only

Sources:	Revenue Bonds, Series 2020 (Tax-Exempt)	Revenue Bonds, Series 2020 (Taxable)	Total
Bond Proceeds:			
Par Amount	14,125,000.00	5,525,000.00	19,650,000.00
Other Sources of Funds:			
Clayton WDA Authority		250,000.00	250,000.00
URA Cash		500,000.00	500,000.00
		750,000.00	750,000.00
	14,125,000.00	6,275,000.00	20,400,000.00
Uses:	Revenue Bonds, Series 2020 (Tax-Exempt)	Revenue Bonds, Series 2020 (Taxable)	Total
Project Fund Deposits:			
City Hall Project	13,500,000.00		13,500,000.00
Payoff BB&T Line of Credit		6,000,000.00	6,000,000.00
	13,500,000.00	6,000,000.00	19,500,000.00
Other Fund Deposits:			
Capitalized Interest through February 1, 2022	332,996.88	159,700.13	492,697.01
Delivery Date Expenses:			
Cost of Issuance	291,485.37	114,014.63	405,500.00
Other Uses of Funds:			
Additional Proceeds	517.75	1,285.24	1,802.99
	14,125,000.00	6,275,000.00	20,400,000.00

BOND PRICING

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2021
 BB&T Bid from November 18, 2020
 Capitalized Interest through 02/01/2022
 15-Year Term with 20-Year Amortization
 Preliminary, for Discussion Purposes Only

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Term Bond due 2041:					
	02/01/2023	605,000	2.300%	2.300%	100.000
	02/01/2024	615,000	2.300%	2.300%	100.000
	02/01/2025	630,000	2.300%	2.300%	100.000
	02/01/2026	645,000	2.300%	2.300%	100.000
	02/01/2027	660,000	2.300%	2.300%	100.000
	02/01/2028	675,000	2.300%	2.300%	100.000
	02/01/2029	690,000	2.300%	2.300%	100.000
	02/01/2030	710,000	2.300%	2.300%	100.000
	02/01/2031	725,000	2.300%	2.300%	100.000
	02/01/2032	740,000	2.300%	2.300%	100.000
	02/01/2033	755,000	2.300%	2.300%	100.000
	02/01/2034	775,000	2.300%	2.300%	100.000
	02/01/2035	795,000	2.300%	2.300%	100.000
	02/01/2036	5,105,000	2.300%	2.300%	100.000
	02/01/2041		2.300%	2.300%	100.000
		14,125,000			
Term Bond due 2041:					
	02/01/2023	225,000	2.820%	2.820%	100.000
	02/01/2024	230,000	2.820%	2.820%	100.000
	02/01/2025	235,000	2.820%	2.820%	100.000
	02/01/2026	245,000	2.820%	2.820%	100.000
	02/01/2027	250,000	2.820%	2.820%	100.000
	02/01/2028	255,000	2.820%	2.820%	100.000
	02/01/2029	265,000	2.820%	2.820%	100.000
	02/01/2030	270,000	2.820%	2.820%	100.000
	02/01/2031	280,000	2.820%	2.820%	100.000
	02/01/2032	290,000	2.820%	2.820%	100.000
	02/01/2033	295,000	2.820%	2.820%	100.000
	02/01/2034	305,000	2.820%	2.820%	100.000
	02/01/2035	310,000	2.820%	2.820%	100.000
	02/01/2036	2,070,000	2.820%	2.820%	100.000
	02/01/2041		2.820%	2.820%	100.000
		5,525,000			
		19,650,000			

Dated Date	01/22/2021	
Delivery Date	01/22/2021	
First Coupon	08/01/2021	
Par Amount	19,650,000.00	
Original Issue Discount		
Production	19,650,000.00	100.000000%
Underwriter's Discount		
Purchase Price	19,650,000.00	100.000000%
Accrued Interest		
Net Proceeds	19,650,000.00	

BOND DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2020 (Tax-Exempt)
 \$12,500,000 Project Fund
 BB&T Rates as of November 18, 2020
 Capitalized Interest through 02/01/2022
 Preliminary, for Discussion Purposes Only

Dated Date 01/22/2021
 Delivery Date 01/22/2021

Period Ending	Principal	Coupon	Interest	Debt Service
12/31/2021			170,559.38	170,559.38
12/31/2022			324,875.00	324,875.00
12/31/2023	605,000	2.300%	317,917.50	922,917.50
12/31/2024	615,000	2.300%	303,887.50	918,887.50
12/31/2025	630,000	2.300%	289,570.00	919,570.00
12/31/2026	645,000	2.300%	274,907.50	919,907.50
12/31/2027	660,000	2.300%	259,900.00	919,900.00
12/31/2028	675,000	2.300%	244,547.50	919,547.50
12/31/2029	690,000	2.300%	228,850.00	918,850.00
12/31/2030	710,000	2.300%	212,750.00	922,750.00
12/31/2031	725,000	2.300%	196,247.50	921,247.50
12/31/2032	740,000	2.300%	179,400.00	919,400.00
12/31/2033	755,000	2.300%	162,207.50	917,207.50
12/31/2034	775,000	2.300%	144,612.50	919,612.50
12/31/2035	795,000	2.300%	126,557.50	921,557.50
12/31/2036	5,105,000	2.300%	58,707.50	5,163,707.50
	14,125,000		3,495,496.88	17,620,496.88

BOND DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2020 (Taxable)
 \$3,712,875 Project Fund
 Rates as of 10/2/2020
 Assumes 'AA' Rating from S&P
 Capitalized Interest through 02/01/2022
 Preliminary, for Discussion Purposes Only

Dated Date 01/22/2021
 Delivery Date 01/22/2021

Period Ending	Principal	Coupon	Interest	Debt Service
12/31/2021			81,797.63	81,797.63
12/31/2022			155,805.00	155,805.00
12/31/2023	225,000	2.820%	152,632.50	377,632.50
12/31/2024	230,000	2.820%	146,217.00	376,217.00
12/31/2025	235,000	2.820%	139,660.50	374,660.50
12/31/2026	245,000	2.820%	132,892.50	377,892.50
12/31/2027	250,000	2.820%	125,913.00	375,913.00
12/31/2028	255,000	2.820%	118,792.50	373,792.50
12/31/2029	265,000	2.820%	111,460.50	376,460.50
12/31/2030	270,000	2.820%	103,917.00	373,917.00
12/31/2031	280,000	2.820%	96,162.00	376,162.00
12/31/2032	290,000	2.820%	88,125.00	378,125.00
12/31/2033	295,000	2.820%	79,876.50	374,876.50
12/31/2034	305,000	2.820%	71,416.50	376,416.50
12/31/2035	310,000	2.820%	62,745.00	372,745.00
12/31/2036	2,070,000	2.820%	29,187.00	2,099,187.00
	5,525,000		1,696,600.13	7,221,600.13

NET DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2020 (Tax-Exempt)
 \$12,500,000 Project Fund
 BB&T Rates as of November 18, 2020
 Capitalized Interest through 02/01/2022
 Preliminary, for Discussion Purposes Only

Period Ending	Total Debt Service	Capitalized Interest through February 1, 2022	Net Debt Service
12/31/2021	170,559.38	170,559.38	
12/31/2022	324,875.00	162,437.50	162,437.50
12/31/2023	922,917.50		922,917.50
12/31/2024	918,887.50		918,887.50
12/31/2025	919,570.00		919,570.00
12/31/2026	919,907.50		919,907.50
12/31/2027	919,900.00		919,900.00
12/31/2028	919,547.50		919,547.50
12/31/2029	918,850.00		918,850.00
12/31/2030	922,750.00		922,750.00
12/31/2031	921,247.50		921,247.50
12/31/2032	919,400.00		919,400.00
12/31/2033	917,207.50		917,207.50
12/31/2034	919,612.50		919,612.50
12/31/2035	921,557.50		921,557.50
12/31/2036	5,163,707.50		5,163,707.50
	17,620,496.88	332,996.88	17,287,500.00

NET DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2020 (Taxable)
 \$3,712,875 Project Fund
 Rates as of 10/2/2020
 Assumes 'AA' Rating from S&P
 Capitalized Interest through 02/01/2022
 Preliminary, for Discussion Purposes Only

Period Ending	Total Debt Service	Capitalized Interest through February 1, 2022	Net Debt Service
12/31/2021	81,797.63	81,797.63	
12/31/2022	155,805.00	77,902.50	77,902.50
12/31/2023	377,632.50		377,632.50
12/31/2024	376,217.00		376,217.00
12/31/2025	374,660.50		374,660.50
12/31/2026	377,892.50		377,892.50
12/31/2027	375,913.00		375,913.00
12/31/2028	373,792.50		373,792.50
12/31/2029	376,460.50		376,460.50
12/31/2030	373,917.00		373,917.00
12/31/2031	376,162.00		376,162.00
12/31/2032	378,125.00		378,125.00
12/31/2033	374,876.50		374,876.50
12/31/2034	376,416.50		376,416.50
12/31/2035	372,745.00		372,745.00
12/31/2036	2,099,187.00		2,099,187.00
	7,221,600.13	159,700.13	7,061,900.00

NET DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2021
 BB&T Bid from November 18, 2020
 Capitalized Interest through 02/01/2022
 15-Year Term with 20-Year Amortization
 Preliminary, for Discussion Purposes Only

Period Ending	Total Debt Service	Capitalized Interest through February 1, 2022	Net Debt Service
12/31/2021	252,357.01	252,357.01	
12/31/2022	480,680.00	240,340.00	240,340.00
12/31/2023	1,300,550.00		1,300,550.00
12/31/2024	1,295,104.50		1,295,104.50
12/31/2025	1,294,230.50		1,294,230.50
12/31/2026	1,297,800.00		1,297,800.00
12/31/2027	1,295,813.00		1,295,813.00
12/31/2028	1,293,340.00		1,293,340.00
12/31/2029	1,295,310.50		1,295,310.50
12/31/2030	1,296,667.00		1,296,667.00
12/31/2031	1,297,409.50		1,297,409.50
12/31/2032	1,297,525.00		1,297,525.00
12/31/2033	1,292,084.00		1,292,084.00
12/31/2034	1,296,029.00		1,296,029.00
12/31/2035	1,294,302.50		1,294,302.50
12/31/2036	7,262,894.50		7,262,894.50
	24,842,097.01	492,697.01	24,349,400.00

NET DEBT SERVICE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2021
 BB&T Bid from November 18, 2020
 Capitalized Interest through 02/01/2022
 15-Year Term with 20-Year Amortization
 Preliminary, for Discussion Purposes Only

Date	Total Debt Service	Capitalized Interest through February 1, 2022	Net Debt Service
08/01/2021	252,357.01	252,357.01	
02/01/2022	240,340.00	240,340.00	
08/01/2022	240,340.00		240,340.00
02/01/2023	1,070,340.00		1,070,340.00
08/01/2023	230,210.00		230,210.00
02/01/2024	1,075,210.00		1,075,210.00
08/01/2024	219,894.50		219,894.50
02/01/2025	1,084,894.50		1,084,894.50
08/01/2025	209,336.00		209,336.00
02/01/2026	1,099,336.00		1,099,336.00
08/01/2026	198,464.00		198,464.00
02/01/2027	1,108,464.00		1,108,464.00
08/01/2027	187,349.00		187,349.00
02/01/2028	1,117,349.00		1,117,349.00
08/01/2028	175,991.00		175,991.00
02/01/2029	1,130,991.00		1,130,991.00
08/01/2029	164,319.50		164,319.50
02/01/2030	1,144,319.50		1,144,319.50
08/01/2030	152,347.50		152,347.50
02/01/2031	1,157,347.50		1,157,347.50
08/01/2031	140,062.00		140,062.00
02/01/2032	1,170,062.00		1,170,062.00
08/01/2032	127,463.00		127,463.00
02/01/2033	1,177,463.00		1,177,463.00
08/01/2033	114,621.00		114,621.00
02/01/2034	1,194,621.00		1,194,621.00
08/01/2034	101,408.00		101,408.00
02/01/2035	1,206,408.00		1,206,408.00
08/01/2035	87,894.50		87,894.50
02/01/2036	7,262,894.50		7,262,894.50
	24,842,097.01	492,697.01	24,349,400.00

Attachment: Jonesboro SPLOST_City Hall_Broad Street 1.4.2021 (1800 : City Center - Revenue Bond (IGA))

COST OF ISSUANCE

Urban Redevelopment Agency of the City of Jonesboro, Georgia
 Revenue Bonds, Series 2021
 BB&T Bid from November 18, 2020
 Capitalized Interest through 02/01/2022
 15-Year Term with 20-Year Amortization
 Preliminary, for Discussion Purposes Only

	Revenue Bonds, Series 2020 (Tax-Exempt)	Revenue Bonds, Series 2020 (Taxable)	Total
Bond and Local Counsel	141,250.00	55,250.00	196,500.00
Financial Advisor	141,250.00	55,250.00	196,500.00
Bank Counsel	5,391.22	2,108.78	7,500.00
Validation, Court Costs and Miscellaneous	3,594.15	1,405.85	5,000.00
	291,485.37	114,014.63	405,500.00



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.2

- 2

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of agreement with the Georgia Municipal Association to host a Diversity and Inclusion Training Session for employees and Elected Officials.

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.)

Over the past few years, the City has experienced substantial growth in several areas. As our community continues to become more diverse and does our workforce, we are looking to hold a refresher course for all of our employees and elected officials. Recently, GMA created an Equity and Inclusion Division and is going around the State offering training opportunities for all municipalities.

Course Description

Cultural diversity is essential because our state, cities, and organizations are comprised of individuals from different cultural backgrounds. Organizations work to improve employee engagement and mitigate the risk of adverse financial and legal consequences due to the lack of culturally sensitive training. This training provides a basic overview of diversity and inclusion by expressing the importance of working together to appreciate each other's differences and strengths as we see ourselves as part of the solution to affect change. The overall goal is for individuals of all ranges of diversity to feel safe to engage in conversations and make a positive change to feel valued and included in the organization.

Learning Objectives

Upon completion of this course, participants should:

- Create awareness of an organizational Diversity and Inclusion culture
- Why is it essential to have Diversity and Inclusion programs
- Understand the difference between stereotype and implicit bias
- The art of communication
- Understanding the law
- Understanding the essences of creating an Inclusive environment

We are hopeful that successful completion of this course will allow us to continue creating a more inclusive workplace and

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

improving how we serve our growing community. It is our goal to be a vibrant, diverse, and livable community that fosters innovation, enriches the lives of all its residents, and embraces intentional community engagement.

Fiscal Impact

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

Cost

The cost is \$750 per session for 1-15 participants, and the price is \$35 a participant from 16-40. The maximum class size is 40 participants. For on-site training, there is also a cost for traveling and lodging.

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

- GMA - Another Seat at the Table Diversity and Inclusion Training for Member Cities

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

Approval

Course Title

GMA presents Another Seat at the Table- Diversity & Inclusion Training (Basic)

Course Length

3 hours

Course Description

Cultural diversity is essential because our state, cities, and organizations are comprised of individuals from different cultural backgrounds. Organizations work to improve employee engagement and mitigate the risk of adverse financial and legal consequences due to the lack of culturally sensitive training. This training provides a basic overview of diversity and inclusion by expressing the importance of working together to appreciate each other's differences and strengths as we see ourselves as part of the solution to affect change. The overall goal is for individuals of all ranges of diversity to feel safe to engage in conversations and make a positive change to feel valued and included in the organization.

Learning Objectives

Upon completion of this course, participants should:

- Create awareness of an organizational Diversity and Inclusion culture
- Why is it essential to have Diversity and Inclusion programs
- Understand the difference between stereotype and implicit bias
- The art of communication
- Understanding the law
- Understanding the essences of creating an Inclusive environment

Course Outline

- Transformational Change Within an Organization: The objective is to create awareness in participants that they play a role in the organization's Diversity and Inclusion culture and help them self-identify their role.
- Why Diversity and Inclusion: The objective is to cover who needs a Diversity and Inclusion program and why it is vital to have one.
- Common Stereotypes: The objective is to discuss the various stereotypes and explain the difference between a stereotype and an implicit bias.
- The Art of Communication: The objective is to discuss internal vs. external customers, learn the difference between a thermostat and a thermometer through the lens of diversity,

equity, and inclusion, and discuss what it means to have a genuine desire to listen and how to communicate with one another.

- Understanding the Law: The objective of this topic is to discuss the EEOC, employment discrimination, protected classes, and the purpose of current legislation.
- The Importance of Inclusivity: The objective of this topic is to discuss why we should look beyond the surface, creating an inclusive environment, and why we are better together as a team.

Target Audience

The program is open to Elected Officials and staff members interested in becoming more knowledgeable about working in culturally diverse workplaces and creating inclusive work environments.

Location and Schedule of Classes

Due to the current pandemic, virtual training is the recommended method of delivering the class. On-site training will require a facility site visit and be pre-approved by GMA staff members, to determine if the site is in compliance with CDC social distancing, mask, and sanitation guidelines.

Cost

The cost is \$750 per session for 1-15 participants, and the price is \$35 a participant from 16-40. The maximum class size is 40 participants. For on-site training, there is also a cost for traveling and lodging.

Evaluation

Following each class, attendees will complete an electronic evaluation.



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.3

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COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Councilmember Wise

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

Councilman Wise requests discussion relative to permanently closing the Lee Street Basketball Courts.

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)*

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 an email dated December 30, 2020, Councilman Wise requested discussion on closing the basketball courts permanently in light of recent gunfire.

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.)*

- Basketball Courts

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

Requested Per Councilmember Wise

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

From: [Ed Wise](#)
To: [Ricky, L. Clark, Jr.](#); [Joy Day](#)
Subject: Basketball Courts
Date: Wednesday, December 30, 2020 3:35:09 PM

Ricky,

Please add to the agenda for the next work session/council meeting discussion on closing the basketball courts permanently in light of recent gunfire there.

Thanks!

Ed Wise
Councilman
City of Jonesboro

Sent from my iPhone

Attachment: Basketball Courts (1784 : Lee Street Park Closure - (Councilman Wise))



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.4

- 4

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-001, Ord. 2021-001, with a revision (regarding density) to Section 86-117 "Active Senior Residential Zone (Active Senior District Overlay)" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

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

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

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

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 revision; Approved in April 2020, the Active Senior Overlay District encompasses several parcels southwest of the intersection of North Avenue and North Main Street. The site plan for the Hearthside Jonesboro project in the Overlay is being finalized.

The Department of Community Affairs Tax Credit Program requires that the existing, single-family residence at 113 North Avenue (which is part of the northern edge of the Hearthside Jonesboro project) be retained (current residents not be displaced), and the property will be parceled separately from the rest of the proposed development. Taking out a half-acre parcel around the residence will affect the overall acreage and density of the Hearthside Jonesboro project. Therefore, the density of the Active Senior Overlay District is being adjusted to keep the project aligned with the Ordinance. The density change just pertains to the Active Senior Overlay District and is not applicable Citywide. The density has been revised as follows:

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

1. *Single-family attached dwellings (townhouses and condominiums).*

- a. Maximum number of units per building: 8
- b. Maximum number of units per development: 64
- c. Maximum density: 8 units per acre

2. *Multi-family (apartments).*

- a. Maximum number of units per building: 112
- b. Maximum density: ~~13~~ 14 units per acre

3. Mixed residential product. May not exceed 14 units per acre for the district as a whole. Subdivision within a mixed residential project shall not result in a violation of this limitation.

Fiscal Impact

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

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

- Active Senior Overlay - REV
- 113 North Avenue Residence
- Legal Notice - Active Senior District Overlay REV
- Conceptual site plan revision 2020-12-09

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

Approval

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

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

- (f) *Scale.* The junction of North Avenue and North Main Street, which is a “gateway point” into the City of Jonesboro, is the current focus of the Active Senior District Overlay. Jonesboro is recognized for its historic downtown, which is characterized by a pedestrian scale. This scale is preserved by height limits inherent in the development intensity assigned to the downtown area on Jonesboro's Future Development Map and development standards of the Active Senior District Overlay. A sense of place will be maintained by adherence to these height limits. Preservation of pedestrian scale is important to the livability and walkability of the downtown area. Height of attached residential buildings shall not exceed 3 stories.
- (g) *Regulation of Uses.* Uses permitted by the underlying zoning(s) are unaffected by adoption of the Active Senior District Overlay; the following uses shall be specifically permitted in the Active Senior District Overlay:
- 1) *Residential uses:* Single-family detached dwelling, site-built;
 - 2) *Commercial / Institutional uses:* Any uses already permitted by right in the H-1 and H-2 zoning districts;
 - 3) *Prohibited uses:* The following uses shall be prohibited in the Active Senior District Overlay:
 - (a) Triplexes and quadruplexes;
 - (b) Any drive-through facility;
 - (c) Any outdoor storage of materials or any outdoor processing, fabricating or repair work with the exception of work performed with hand tools or small power tools;
 - (d) Use of any structure primarily for storage (meaning no more than 25 percent of the total interior space of said structure may be used for storage of goods, materials, or equipment);
 - (e) Car wash;
 - (f) Convenience store selling fuel;
 - (g) Gas station;
 - (h) Motor vehicle service or repair;
 - (i) Tire stores.
 - (j) Any use that involves the outdoor storage of materials or products. The production of offensive noise, vibration, smoke, dust or other particulate matter, heat, humidity, glare or other objectionable effect shall also be prohibited;
 - (k) Any industrial / manufacturing use.
 - (l) Adult entertainment.
 - 4) *Conditional uses:* The following uses shall be permitted with an approved conditional use permit in the Active Senior District Overlay:
 - (a) Two-family dwelling (duplex);
 - (b) Single-family attached dwelling (townhouses and condominiums), meeting the requirements of Section 86-202;
 - (c) Multifamily (apartments), meeting the requirements of Section 86-205;
 - (d) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182;
 - 5) *Accessory uses.*
 - (a) Recreational amenities for residents only, including, but not limited to clubhouses, gazebos, swimming pools, and walking trails.

- (b) Paved parking areas for residents only;
 - (c) Stick-built storage buildings directly related to building and grounds maintenance of the property, not to exceed 500 square feet;
 - (d) Mail kiosks;
 - (e) Necessary signage;
- (h) *Minimum size of dwelling units.* The required minimum size of dwelling units in the Active Senior Overlay District is intended to reflect the unique needs of the 55-plus demographic with their emphasis on childless homes and low maintenance living spaces and the sizes specified below shall prevail over the regular size standards specified in Section 86-205, R-M zoning. The intent of the Active Senior Overlay District is smaller-sized, higher-quality dwelling units.
- 1. *Single-family detached dwellings.* 1600 heated square feet per unit.
 - 2. *Duplex dwellings.*
 - a. One-bedroom units: 950 heated square feet per unit.
 - b. Two-bedroom units: 1150 square feet per unit.
 - c. Three-bedroom units: 1500 square feet per unit.
 - 3. *Single-family attached dwellings (townhouses and condominiums).* 1200 heated square feet per unit.
 - 4. *Multi-family (apartments).*
 - a. One-bedroom units: 700 heated square feet per unit.
 - b. Two-bedroom units: 900 square feet per unit.
 - c. Three-bedroom units: 1100 square feet per unit.
 - 5. *Mixed-use dwelling, including lofts (no street level units allowed).* 1000 heated square feet per unit.
- (i) *Density and maximum number of units.*
- 1. *Single-family attached dwellings (townhouses and condominiums).*
 - a. Maximum number of units per building: 8
 - b. Maximum number of units per development: 64
 - c. Maximum density: 8 units per acre
 - 2. *Multi-family (apartments).*
 - a. Maximum number of units per building: 112
 - b. Maximum density: ~~13~~ 14 units per acre
 - 3. **Mixed residential product. May not exceed 14 units per acre for the district as a whole. Subdivision within a mixed residential project shall not result in a violation of this limitation.**

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

1. *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units are prohibited.
2. *Permitted primary materials.* Primary building materials for all exterior wall facades shall be constructed of a minimum 30% full-depth brick (not veneers) on all sides, plus a combination of at least two of the following options: cast stone, high-quality synthetic stucco, cementitious siding (Hardiboard), or glass.
3. *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.
4. *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia.
5. *Color.* All materials shall be earth-tone in color, as approved by the Design Review Commission, the Historic Preservation Commission (where applicable), and the Mayor and City Council.
6. *Roofing materials.* All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.

(k) *Building and Unit Design.* Universal Design (also known as “Aging in Place”) is a method of design that seeks to create development that can be used by everyone, regardless of age or physical condition. All projects shall implement, at a minimum, the following Universal Design principles:

1. No-Step entries
2. Provide lever door handles and rocker light switches
3. Provide additional closet rod brackets to allow potential access from a wheelchair.
4. Adequate lighting throughout the dwelling unit
5. Room thresholds that are flushed.

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

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

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

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

- (o) *Buffering.* Perimeter buffers for residential developments shall conform to the minimum requirements of Article XV, unless additional requirements are imposed by Mayor and City Council. Despite the types of housing that may occur in this development, for the purposes of buffering, the entire property shall be treated as “attached residential.” Buffers shall preserve existing vegetation to the maximum extent possible. Supplemental buffer plantings in certain areas may be necessary per the City Zoning Administrator. Stream and wetland buffering shall conform to Article XIII.
- (p) *Greenspace.* Minimum 25 percent of gross site acreage. May include pervious amenity areas, stream buffers / setbacks, natural areas, but shall not include required perimeter buffers.
- (q) *Amenities.* Recreational amenities shall be appropriately distributed throughout the facility. Such facilities shall consist of open or enclosed areas for residents of the facility to congregate, for recreation and leisure. The following standards shall be utilized for recreational facilities:
1. The design and orientation of these areas should take advantage of available sunlight and should be sheltered from noise and traffic of adjacent street or other incompatible uses.
 2. Each recreational facility shall have a focal point. The focal point may consist of, but need not be limited to, water fountains, landscape planters, monuments, waterways, ponds, artwork, trellises or gazebos. The focal point of all recreational facilities shall complement one another by maintaining a common theme, consistent furnishing and signage.
- (r) *Landscaping.* Landscaping of building foundations, parking lots, amenities, etc. shall conform to the minimum requirements of Article XV, unless additional requirements are imposed by Mayor and City Council.
- (s) *Security.* Adequate security considerations shall be provided throughout the facility, including, at a minimum, the following features:
1. Provide clear, unobstructed sightlines from entries to the street or parking lot
 2. Provide clear sightlines to outdoor open areas from doorways and windows.
 3. Light exterior spaces and internal common spaces with energy-efficient, vandal proof lamps and fixtures
 4. Create privacy for the ground-level unites by using landscaping or fencing to buffer them from the street or parking.
 5. Pedestrian pathways to the entry, the parking, and the trash deposit area should be well-defined, well-lighted, and free from dense shrubs.
 6. Design common spaces to encourage a sense of belonging and that relate to a discrete number of unites so that these spaces encourage a sense of ownership.
 7. Property shall have an ornamental access gate with residents provided fobs or cards for entry. If the gate operates by way of a telephone system, a ring-through feature shall be provided so that cars waiting at the gate entrance will not cause waiting or queuing problems should a telephone line be in use, or a pull-out area outside of traffic lanes shall be provided to allow telephoning without blocking access.
- (t) *Maintenance.* Continued good appearance of buildings within the facility depends on the extent and quality of maintenance. Materials and finishes shall be selected for their durability and wear, as well as for their beauty. Proper measures shall be taken for protection against weather, neglect, damage and abuse. Provision for washing and cleaning building and

structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate leaves, dirt and trash shall be avoided. Regular schedules for daily, weekly, quarterly, and annual maintenance shall be implemented by both owners and staff.

Google Maps 113 North Ave

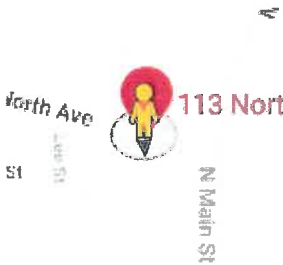


Image capture: Jun 2019 © 2020 Google

Jonesboro, Georgia



Street View



Attachment: 113 North Avenue Residence (1777 : Active Senior Overlay District Revisions)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on January 11, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, with a revision (regarding density) to Section 86-117 “Active Senior Residential Zone (Active Senior District Overlay)” to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

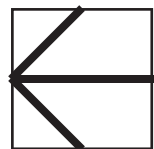
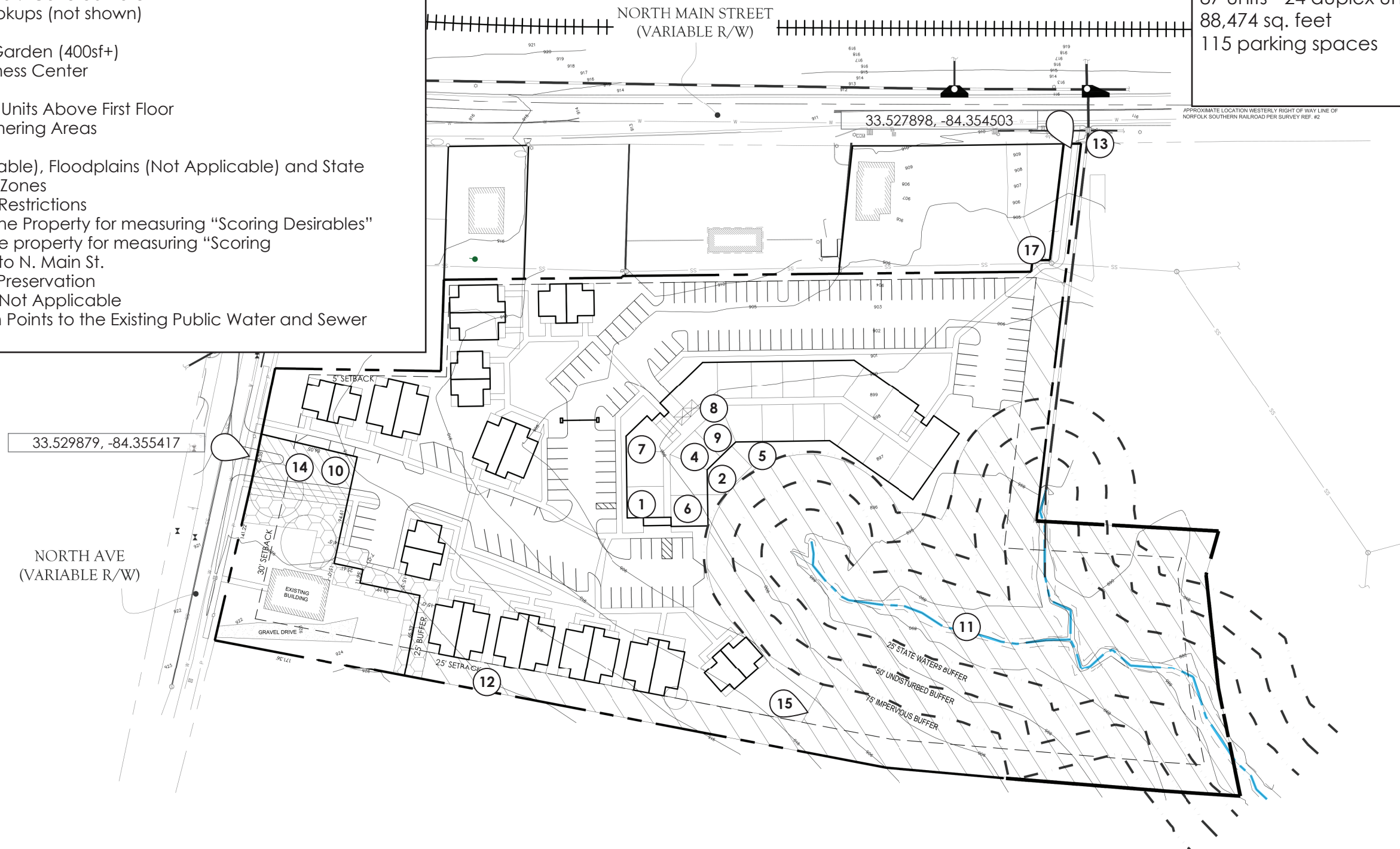
Publish 12/16/2020

Conceptual Site Plan Keynotes

- 1 - Central Leasing and Community Room
- 2 - Exterior Gathering Area : Covered Porch
- 3 - Unit Washer/Dryer Hookups (not shown)
- 4 - On-site Laundry
- 5 - Fenced Community Garden (400sf+)
- 6 - Furnished Exercise/Fitness Center
- 7 - Wellness Center
- 8 - Elevator Access to All Units Above First Floor
- 9 - Interior Furnished Gathering Areas
- 10 - Proposed Easement
- 11 - Wetlands (Not Applicable), Floodplains (Not Applicable) and State Waters with Required Buffer Zones
- 12 - Zoning Setbacks and Restrictions
- 13 - Walking Entrance to the Property for measuring "Scoring Desirables"
- 14 - Driving Entrance to the property for measuring "Scoring Desirables" Gated walkway to N. Main St.
- 15 - Tree and Vegetation Preservation
- 16 - Off-Site Work Scope: Not Applicable
- 17 - Proposed Connection Points to the Existing Public Water and Sewer Utilities

Site Plan Metrics

6.24 acres
87 units - 24 duplex units, 63 multifamily
88,474 sq. feet
115 parking spaces



0 50 100 200 300

SCALE: 1" = 100'

Additional notes

Stormwater management to be accommodated under parking areas.
Existing tree cover to remain on all portions of the site where not precluded by grading or improvements



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.5

- 5

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-002, Ord. 2021-002, regarding proposed revisions to Chapter 86, Zoning, Appendix- Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

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

Chapter 86, Appendix, Thoroughfare Plan

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of addition to Thoroughfare Plan; With recent annexations into the City, Georgia Highway 138 Spur needs to be added to the list of arterial streets in the City, which previously only included Tara Boulevard.

Georgia Highway 138 Spur essentially forms the northern boundary of the City and is adjacent to many commercial properties.

Fiscal Impact

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

n/a

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

- Revised Thoroughfare Plan January 2021
- Highway 138 Spur
- Legal Notice - Thoroughfare Plan Revisions

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

APPENDIX. - THOROUGHFARE PLAN

Organization of the Plan

Background. This Section describes the philosophical foundations of the Thoroughfare Plan.

Commonly-accepted Standards. This Section presents information, standards and design criteria commonly used by other jurisdictions.

Design Guidelines for Street Classifications. This Section provides standards and design criteria used by the North Carolina Department of Transportation.

Jonesboro Thoroughfare Plan. This Section represents the application of those standards and design criteria to the Jonesboro context, and comprises the proposed Thoroughfare Plan standards and criteria.

Background

The approach characterizing the Jonesboro Thoroughfare Plan stems from "New Urbanism" and "Traditional Neighborhood Development" models. The approach is also to "Keep It Simple," and accordingly, the name of the plan is proposed as the Jonesboro Thoroughfare Plan.

Post-war Development Model

The following excerpt conveys the roots of these development models that spell a return to a traditional development model that preceded widespread automobile ownership and suburbanization of America.

"Prior to WWII, the traditional neighborhood street was in the range of 28 feet—30 feet wide with corner radius of 5 feet—10 feet. Since that time, the typical local street has grown to a width of 36 feet, with a corner radius of 25 feet. The wider street was intended to move traffic more quickly and efficiently. It has. Unfortunately, faster traffic and increased amounts of asphalt have diminished the quality of our neighborhoods.

Through the first quarter of this century, the United States was developed in the form of compact, mixed-use neighborhoods. The pattern began to change with the emergence of modern architecture and zoning and ascension of the automobile. After World War II, a new system of development was implemented nationwide, replacing neighborhoods with a rigorous separation of uses that has become known as conventional suburban development, or sprawl. The majority of US citizens now live in suburban communities built in the last 50 years."

Principles of New Urbanism The strength of New Urbanism lies in the design of neighborhoods. This is guided by principles developed by town planners Andres Duany and Elizabeth Plater-Zyberk. According to these planners, an authentic neighborhood contains most of the following elements:

- A. The neighborhood has a discernible center. This is often a square of a green, and sometimes a busy or memorable street corner. A transit stop would be located at this center.
- B. Most of the dwellings are within a five-minute walk of the center, an average of roughly 2,000 feet.

C. There is a variety of dwelling types — usually detached dwellings, townhouses and apartments — so that younger and older people, singles and families, the poor and the wealthy may find places to live.

D. There are shops and offices at the edge of the neighborhood, of sufficiently varied types to supply the weekly needs of a household.

E. A small ancillary building is permitted within the backyard of each house. It may be used as a rental unit or place to work, e.g., office or craft workshop

F. An elementary school is near enough so that most children may walk from their home.

G. There are small playgrounds near every dwelling — not more than a tenth of a mile away.

H. Streets within the neighborhood are a connected network that disperses traffic by providing a variety of pedestrian and vehicular routes to any destination.

I. The streets are relatively narrow and shaded by rows of trees. This slows traffic, creating an environment suitable for pedestrians and bicycles.

J. Buildings in the neighborhood center are placed close to the street, creating a well-defined outdoor space.

K. Parking lots and garage doors rarely front the street. Parking is relegated to the rear of buildings, usually accessed by alleys.

L. Certain prominent sites at the termination of street vistas or in the neighborhood center are reserved for civic buildings. These provide sites for community meetings, education, religion or cultural activities.

Commonly-Accepted Standards

A number of state highway departments have developed standards that advance TND objectives. These standards are consistent with Jonesboro's historic development pattern and are presented here for application to the proposed Jonesboro Thoroughfare Plan.

Street Construction Design Guidelines

Design Speed

Maximum design speeds should consider the street type, vehicle use and the proposed speed limit. As most streets are "lanes" and "streets" which provide direct access to neighborhoods, the maximum desired vehicle speed is approximately 20 mph.

Street Types and Widths

Specific dimensions of each street element are provided in the table below; dimensions are from curb face to curb face.

STREET TYPES AND PROPOSED WIDTHS

Street Type	Lane	Parking	Bicycle
Lane	8 feet	8 feet	NA
Street	9 feet	6 feet	NA
Avenue	11 feet	6 feet	6 feet

Street Type	Lane	Parking	Bicycle
Main Street	11 feet	6 feet	6 feet
Boulevard	11 feet	6 feet	6 feet
Parkway	12 feet	NA	NA

NOTE: Bicycle lanes are optional when alternate routes to the same destination are provided.

Many of the standards advocated in this reference are designed to accommodate the "most frequent and numerous users of TND street networks," that is, motorists, cyclists and pedestrians. Use by oversized vehicles, such as delivery trucks, moving vans, school buses and fire trucks, is generally infrequent, particularly on residential streets and lanes. A basic premise of TND-responsive design is that "A street should be no wider than the minimum width needed to accommodate the usual vehicular mix desired for that street. On a properly designed TND street, the occasional oversized vehicle may cross the centerline of a street when making a right turn."

Stopping Sight Distances

Minimum stopping distances are referenced to design speed. According to the TND standards advanced, sight distances should be accommodated for both vertical and horizontal alignments. Stopping distances must be increased for downhill grades. Distances under wet pavement conditions are as follows:

Design Speed	Minimum Stopping Distance
20 mph	125 feet
25 mph	150 feet
30 mph	200 feet

Vertical Curve Design

K values for vertical curve design should be consistent with design speeds. The maximum centerline grades should also be consistent with design standards.

Centerline Radii

The criteria for minimum centerline radius for design speeds of 25 mph or less (no super elevation) are:

Design Speed	Minimum Centerline Radius
20 mph	90 feet
25 mph	175 feet

Curb Radii

A minimum curb radius of 15 feet is recommended for design speeds of 20 mph. Certain intersections on avenues, main streets and boulevards may require a curb radius of as much as 25 feet. In instances of larger curb radii, sidewalks may be set back six to 10 feet from curbs. In addition, on-street parking may be prohibited within 30 feet of the intersection on each street.

Intersection Sight Triangles

The minimum sight triangle for stop conditions at street intersections shall be 70 feet along the major road right-of-way and 20 feet along the minor road right-of-way. The intersection sight triangle shall be permanent right-of-way. These dimensions may be reduced for lower design speeds on lanes and streets.

Curb Construction

All curbed streets shall be built in accordance with GDOT requirements for vertical curb and gutter construction. Gutters for lanes are to be two feet wide; street median gutters are to be one foot.

Pavement Design

Alleys shall conform to City of Jonesboro standards as to pavement section for local streets. All other roads shall meet the pavement design criteria established in the "City of Jonesboro Development Code."

Sidewalks

Minimum sidewalk width is five feet for neighborhoods and eight feet for commercial districts. Sidewalks shall also meet or exceed the guidelines of the Americans with Disabilities Act.

Cyclists

On lower volume streets, cyclists should be considered a normal part of the vehicle traffic on the street. On higher volume streets, cyclists should be accommodated with six-foot wide bike lanes; separate bikeways may be considered. Routing for cyclists may include signs and striping, including changing the color of the bike lane, as appropriate.

Transit

Road design should be compatible with transit. Transit should be addressed wherever it is present and should be appropriately planned for developing areas.

On-street Parking

Parking on lanes and local streets is not designated or marked. On-street parking along major streets should be signed, marked or otherwise clearly designated.

Curb Cuts

Curb cuts, or driveways, should be minimized to reduce impacts to on-street parking, conflicts with pedestrians and cyclists and interruptions in traffic flow.

Planting Strips and Street Trees

Planting strips, located between the curb and sidewalk, parallel with the street, shall be six feet or more in width. Small street trees may be planted within three feet of the back of curb and should generally be planted along the centerline of the planting strip along streets with design speeds of 20 mph or less, or along streets with on-street parking. In commercial areas with high pedestrian volumes, granted tree wells may be used in lieu of planting strips. Trees and other objects should be restricted from corners for distances of 30 feet on all sides to maintain sight lines. Along all planting strips, the area between two feet and seven feet above ground shall be maintained as a clear zone to preserve sight lines and accommodate pedestrians.

Utilities

All utility installations within rights-of-way shall be consistent with the City of Jonesboro Development regulations. Underground utilities may cross under or run longitudinally under the pavement in residential subdivision streets, provided future utility stub-outs are installed prior to paving. Underground utilities may cross under all other streets and roadways, but may not run longitudinally under the pavement, except in unusual situations approved by the City Engineer.

Lighting

Shorter light standards located on a reduced spacing are preferable to fewer, taller, high-intensity light standards. The scale of lighting fixtures and the illumination provided must be appropriate for both pedestrian and vehicular movement.

Design Guidelines by Street Classification

Alleys

Alleys provide access to residential and commercial properties, but are not designed to handle through traffic. Alleys are found primarily in single-family residential developments and serve as rear access to garages. Business owners sometime use alleys for locating dumpsters. Utilities are often provided in alleys to connect to the rear of homes or businesses. A minimum right-of-way of 20 feet is required, with a minimum pavement width of 12 feet.

Lanes

Lanes provide access to single-family dwellings and are generally two to six blocks in length. A street width of 18 feet is typical, with storm drainage addressed by curb and gutter. On-street parking is permitted, though usually limited to guests. Planting strips six feet in width parallel five-foot sidewalks that are located on both frontages. The design speed for lanes is 20 miles per hour (mph) and a 40-foot right-of-way is required.

Streets

Streets provide access to many forms of housing and are generally two to six blocks in length. Streets are 28 feet wide, with curb and gutter and on-street parking. Planting strips six feet in width and five-foot sidewalks on both sides of each frontage are typical. Design speed for streets is 20 mph and a 50-foot right of way is required.

Avenues

Avenues convey vehicular traffic over short distances at moderate speeds. These routes serve as connectors between neighborhoods and mixed-use and commercial centers. Avenues often lie along an important axis, terminating at prominent buildings or plazas. Avenues may also provide circulation around squares or neighborhood parks.

Recommended street width is 26 feet on both sides of an 18-foot median. This configuration accommodates one 12-foot travel lane, a six-foot bike lane and an eight-foot parallel parking space. A minimum right-of-way of 98 feet and a maximum of two travel lanes are recommended. Planting strips with a width of six feet and eight-foot sidewalks are also recommended on each side. Design speed for avenues is 30 mph.

Main Streets

Main streets provide low-speed access to neighborhoods and high-density residential and commercial districts. A 66-foot right-of-way is required to accommodate sidewalks, curb and gutter and on-street parking, which is to be striped. Travel lanes on main streets are 11 feet and limited to two travel lanes. Bike lanes are optional, but if provided, a minimum width of six feet is recommended. Sidewalks having a minimum width of eight feet and installed on each side of the right-of-way are also recommended. Planting wells using six-foot tree grates are recommended rather than medians. Bike lanes are optional.

Features unique to main streets are "bulb-outs" at intersections and mid-block crossings; both of which are intended to enhance pedestrian use and safety. Posted speeds should not exceed 25 mph.

Parkways

Parkways are designed to serve motorists at the edge of towns or in agricultural areas. They are used for travel into town, or for travel through natural areas. Parkway are not designed for developed areas as when the parkway enters town, these routes transition to a boulevard.

Parkways require a minimum right-of-way of 118 feet. Travel lanes are typically 11—12 feet and a typical section uses a shoulder with ditches to accommodate runoff. Parkway can accommodate abundant pedestrian amenities; landscaped medians up to 30 feet wide, multi-use trails ranging from 10—14 feet in width, planting strips of 7—20 feet and bikeways separated from travel lanes are not uncommon. Storm water runoff can be addressed using swales or curb and gutter. The multi-use trails may be established on either or both sides of a parkway.

A paved shoulder having a minimum width of six feet should be provided on high-speed parkways, that is, those with posted speeds greater than 45 mph. Maximum design speed for parkways is 50 mph.

Jonesboro Thoroughfare Plan

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~~ **two** Primary Arterials, ~~and that is Tara Boulevard (Highway 19/41)~~ **and Georgia Highway 138 Spur.**

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

Old Morrow Road, from the current northern boundary line of the City south to the intersection of Old Morrow Road and Raymond Street

Local Streets

Local streets serve neighborhoods and are generally arranged in a grid pattern although development out from Jonesboro's historic core tends to be served by curvilinear street patterns. These roads accommodate access to collector streets and local destinations at low speeds; sidewalks encourage pedestrian travel and community livability. Standards and design criteria pertaining to local streets are as follows:

Local streets shall be limited to a two-lane section with a two foot curb and gutter on each frontage.

Pavement sections shall be comprised of two 12-foot lanes with parking permitted.

Stormwater runoff shall be addressed using drainage sales.

Five-foot sidewalks shall be established on each frontage as well as landscaped strips having a minimum dimension of four feet. Shade trees shall be planted on 50-foot centers.

Right-of-way required for a local street shall be a minimum of 50 feet.

All local streets in the "town center" shall have sidewalks and pedestrian-scale street lights.

The following streets comprise Jonesboro's local streets:

Adamson Drive	Elaine Terrace
Arnold Place	Evenview Circle
Batiste Garden Circle	Evenview Drive
Batiste Lane	Fayette Ave
Batiste Park Road	Gloria Drive

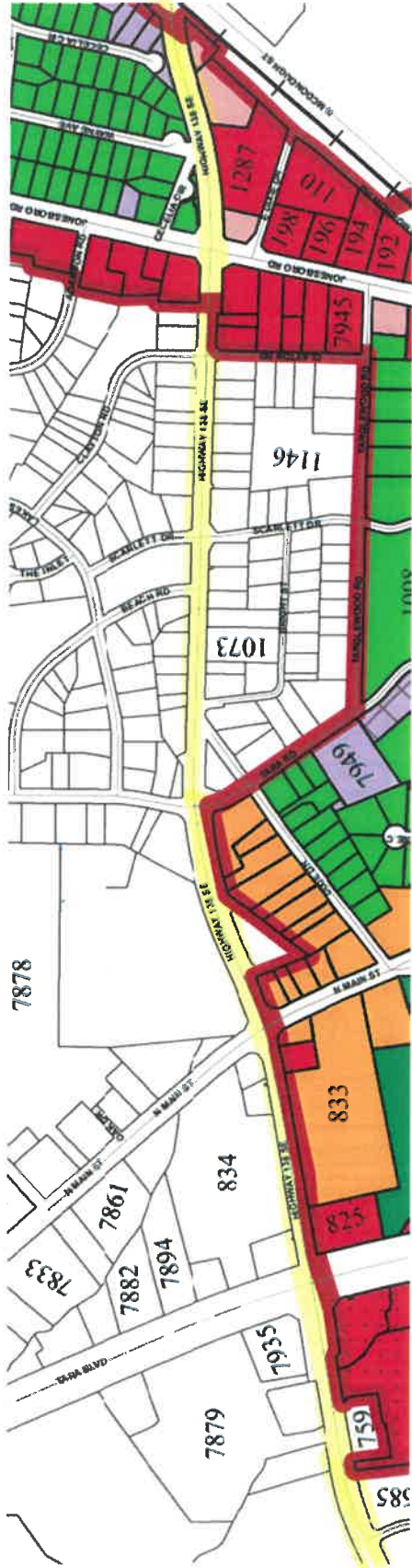
Batiste Way	Government Circle
Broad Street	Hanes Street
Brown Leaf Drive	Hightower Street
Brown Drive	Huie St
Burkshire Court	Ingleside Drive
Burnette Street	Irwin Street/Irvin Street
Burnside Street	Johnston Street/Johnson St
Carlton Drive	Key Street
Carriage Lane	King Street
Cecelia Circle	Lee Street
Cecelia Drive	Memorial Avenue
Chestnut Street	Mercer Court
Church Street	Mercer Drive

Attachment: Revised Thoroughfare Plan January 2021 (1778 : Thoroughfare Plan Revision)

Cloud Street/St. James Place	Moore Street
College St	North Lake Drive
Courthouse Alley/Courthouse St	Old Morrow Rd, from its intersection with Raymond St t, south to its intersection with Highway 138 Spur.
Courthouse Way	Old Stockbridge Road
Crowder Street	Pharr Avenue
Dean Street	Pine Circle
Dixon Road	Poplar Street
Dixon Street	Porter Lane
East Dixie Drive	Raymond Street
East Mimosa Drive	Red Briar Way

Attachment: Revised Thoroughfare Plan January 2021 (1778 : Thoroughfare Plan Revision)

(Ord. No. 05-08, § 2, 8-15-05, 8-10-20, 1-11-21)



Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on January 11, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Appendix-Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 12/23/20



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.6

- 6

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-003, Ord. 2021-003, regarding a revision to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, pertaining to the location of liquor stores in Sec. 86-637.

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

Chapter 86, Article XVII Additional Conditional Uses

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of text amendment; With the recent addition of Georgia Highway 138 Spur to the list of arterial streets in the City (previously only Tara Boulevard), this will potentially affect the location of future liquor stores in the City, which are only allowed on arterial streets.

Sec. 86-637. NAICS 4453 – Beer, Wine, and Liquor Stores

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

- (1) Must be located on a street having a classification of arterial (Tara Boulevard **and Georgia Highway 138 Spur**).
- (2) Must be located in a free-standing building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking) that is a minimum 10,000 square feet, is new, but in any case, not older than 20 years old since original construction and must be located in the C-2 Highway Commercial District zoning district, requiring a conditional use permit.
- (3) The retail package distilled spirits license shall be limited by population of the City according to the most recent decennial census, with one (1) such establishment allowed in the City for each 2400 residents.
- (4) Such additional regulations as would safeguard the health, safety and welfare of the citizens of the City.

Fiscal Impact

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

n/a

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

- Additional Conditional Uses - January 2021
- Legal Notice - Additional Conditional Uses Revision January 2021

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

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

Approval

ARTICLE XVII. – ADDITIONAL CONDITIONAL USES

(Reference Sec. 86-121. through 86-220.)

Sec. 86-499. NAICS 621420 – Outpatient Substance Abuse Centers

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-500. NAICS 621491 – HMO Medical Centers

The following conditions are assigned in the H-2 and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-501. NAICS 621493 – Freestanding Ambulatory Surgical and Emergency Centers

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of arterial or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-502. NAICS 62149 – Other Outpatient Care Centers

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-503. NAICS 621999 – All Other Miscellaneous Ambulatory Health Care Services

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-504. NAICS 622110 – General Medical and Surgical Hospitals

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-505. NAICS 6222 – Psychiatric and Substance Abuse Hospitals

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of arterial.

- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-506. NAICS 6223 – Other Hospitals

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-507. NAICS 623990 – Other Residential Care Facilities Care, Youth Homes

The following conditions are assigned in the R-2 and R-4 districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the youth home is located, and vehicles may only be parked in such areas. Should

additional parking be required, the operator of the youth home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.

(2) Any modifications to the existing structure shall not increase the square footage of the structure.

(3) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.

(4) A youth home shall not be established within 1,500 feet of an existing youth home.

(5) The youth home shall not require occupancy of individual bedrooms by more than two individuals.

(6) Youth homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.

(7) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

(8) No individuals (except employees) over the age of 18 shall be lodged at the home.

(9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed lodging on the premises.

Sec. 86-508. NAICS 8133 – Social Advocacy Organizations

The following conditions are assigned in the H-1 and M-X districts:

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

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

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

Sec. 86-509. NAICS 813312 – Environmental and Conservation Organizations

The following conditions are assigned in the H-1, O&I, and C-2 districts:

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

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

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

Sec. 86-510. NAICS 6241 – Social Services Assistance, including Individual and Family Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts **sharing a common wall, or lots with zero lot line development or shared parking**).

Sec. 86-511. NAICS 923, 924, 925, 9261, 92612 – Administration of Programs

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-512. NAICS 92613 – Utility Regulation and Administration

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-513. NAICS 92614 – Agricultural Market and Commodity Regulation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-514. NAICS 92615 – Licensing and Regulating Commercial Sectors

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-515. NAICS 711120 – Dance Company Studios, without Theaters

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

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

Sec. 86-516. NAICS 711212 – Racetracks, Including Small Vehicles, Go-Karts and Motorcycles

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.

- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to adjacent properties through noise-reducing mufflers, etc.

Sec. 86-517. NAICS 71131 – Promoters of Performing Arts, Sports & Similar Events W/ Facilities

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-518. NAICS 711410 – Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures

The following conditions are assigned in the M-X district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-519. NAICS 711510 – Independent Artist, Writers, and Performers, Live Entertainment

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-520. NAICS 71311 – Amusement and Theme Parks

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-521. NAICS 7139 – Other Amusement and Recreation Industries

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.

- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-522. NAICS 713940 – Fitness and Recreational Sports Centers, Health Clubs

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-523. NAICS 71212 – Other Historical Sites, Open to General Public

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.

Sec. 86-524. NAICS 71213 – Zoos and Botanical Gardens

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (5) Outdoor lighting shall be night-sky friendly.
- (6) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-525. NAICS 5614 – Business Support Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-526. NAICS 5222, 522390, 52298 – Credit Related Businesses, including Pawn Shops

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No pawn shop shall be permitted adjacent to any residential district.
- (4) For pawn shops, no outdoor display of merchandise is allowed.
- (5) The standards of Chapter 18, Article VII shall control operating of pawn shops.

Sec. 86-527. NAICS 561311, 561330 – Employment Staffing Businesses

The following conditions are assigned in the M-X district:

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

Sec. 86-528. NAICS 9211 – Executive, Legislative, and Other General Government Support

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-529. NAICS 5612 – Facilities Support Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-530. NAICS 52232 – Financial Transactions Processing, Reserve, and Clearinghouse Activities

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-531. NAICS 621492 – Kidney Dialysis Centers

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

Sec. 86-532. NAICS 531120 – Lessors of Nonresidential Building (except Mini-warehouses), including Event Centers (Excluding funerals and wakes)

The following conditions are assigned in the O&I district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.

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

(4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-533. NAICS 812199 – Massage Therapy, State Licensed Only

The following conditions are assigned in the H-1, H-2, O&I, M-X and C-1 districts:

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

(2) All individuals performing massage therapy must be licensed by the State of Georgia.

Sec. 86-534. NAICS 6215 – Medical and Diagnostic Laboratories

The following conditions are assigned in the H-1, and H-2 districts:

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

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

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

(4) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

Sec. 86-535. NAICS 521 – Monetary Authorities-Central Bank

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

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

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

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

Sec. 86-536. NAICS 5419 – Other Professional, Scientific, and Technical Services

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

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

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

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

Sec. 86-537. NAICS 5417, 54171, 54172 – Research and Development in the Physical, Engineering, and Life Sciences, Social Sciences and Humanities

The following conditions are assigned in the H-2, M-X, and M-1 districts:

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

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

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

Sec. 86-538. NAICS 523 – Securities, Commodity Contract, and Other Financial Investments and Related Activities

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

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

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

Sec. 86-539. NAICS 541940 – Veterinary services including animal hospital, with outdoor runs.

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

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

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

(3) Outdoor runs shall be located in the rear yard only and shall be screened from roads and adjacent properties.

(4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

(5) No overnight, outdoor lodging of animals shall be allowed.

Sec. 86-540. NAICS 621112 – Office of Mental Health Specialists

The following conditions are assigned in the H-1, M-X and C-1 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-541. NAICS 54185 – Large-Scale, Outdoor Advertising, including Billboard Displays

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must not exceed twenty (20) feet in height.

Sec. 86-542. NAICS 721199 – All Other Travel Accommodation, including Short Term Rentals (Air BnBs)

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-1 districts:

- (1) The standards of Chapter 18, Article XIII shall control development of short-term rentals.

Sec. 86-543. NAICS 721191 – Bed and Breakfast Inns

The following conditions are assigned in the R-A & R-M districts:

- (1) The standards of Chapter 18, Article XII shall control development of bed and breakfasts.

Sec. 86-544. NAICS 56143, 561439 – Business Service Centers, including Copy Shops, Mail Centers, and Internet Café

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-545. NAICS 811192 – Car Washes

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

(4) Must be located in a stand-alone building (no planned centers or connected storefronts).

Sec. 86-546. NAICS 812220 – Crematories, within Funeral Homes or Stand Alone

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

(1) For stand-alone crematories, the lot shall be a minimum of five acres, if burials also occur on the property (including columbariums).

(2) For stand-alone crematories, the lot shall be a minimum of three acres, if no burials occur on the property.

(3) The lot shall have direct access to an arterial or major collector road.

(4) No building or other structure shall be located within 100 feet of any property boundary.

(5) Any gravesites shall be a minimum of (50) 50 feet from any property boundary.

(6) Building and other structures shall be screened from the road and adjacent properties.

(7) For crematories within funeral homes, the facility shall not be a separate building from the funeral home and shall be located at the rear of the funeral home and shall match the exterior façade of the funeral home.

(8) For crematories within funeral homes, the facility shall be a setback a minimum of 50 feet from rear and side property lines.

(9) All crematory operators shall be properly State licensed.

(10) All crematories must submit to all required State annual inspections and demonstrate compliance with any State and Federal emission standards.

Sec. 86-547. NAICS 81231 – Coin-Operated Laundries and Drycleaners, drop-off

The following conditions are assigned in the C-1 district:

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

(2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-548. NAICS 53241 – Heavy Machinery and Equipment Rental and Leasing

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

(1) Must be located on a street having a classification of arterial.

(2) Machinery / equipment for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties.

Sec. 86-549. NAICS 532283 – Home Health Equipment Rental

The following conditions are assigned in the O&I and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-550. NAICS 532284 – Recreational Goods Rental, including golf cart rentals

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

- (1) Must be located on a street having a classification of arterial.
- (2) Recreational vehicles for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (3) No outdoor display or storage of non-vehicle merchandise or materials shall be permitted in the front yard.

Sec. 86-551. NAICS 812191 – Diet and Weight Reducing Centers

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-552. NAICS 454110 – Electronic Shopping and Mail-Order Houses

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-553. NAICS 532281 – Formal Wear & Costume Rental

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-554. NAICS 72111 – Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities

The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided; no shared parking with adjacent uses.
- (4) Shall be no higher than three (3) stories in height.
- (5) Lodging rooms shall be accessed through a central lobby.
- (6) Lodging rooms shall be cleaned by professional staff daily.
- (7) No hotel, motel, or extended stay facility located within the City shall allow a person or persons to occupy any such facility for more than thirty (30) days during a one-hundred eighty (180) day period, except where:
 - a) Occupation of a hotel, motel, or extended stay facility in excess of thirty (30) consecutive days in a one hundred eighty (180) period may occur when a specific business entity desires such occupation for an employment-related purpose which requires temporary occupancy, including, but not limited to, relocation service and
 - b) a government, charity, or insurance agency desires such occupation to house individuals or families as a result of a natural disaster.
- (8) A minimum 25-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, single-family detached residential property.
- (9) Extended stay facilities shall have secure parking.

Sec. 86-555. NAICS 81293 – Parking Lots and Garages, Commercial

The following conditions are assigned in the H-1, H-2, O&I, M-x, C-1, C-2, and M-1 districts:

- (1) The standards of Chapter 86, Article XIII shall control development of parking lots.
- (2) The standards of Chapter 86, Article XV shall control landscaping and buffering of parking lots.
- (3) Lighting shall be night-sky friendly.
- (4) Parking garages shall not exceed two (2) stories in height.

Sec. 86-556. NAICS 812910 – Animal Kennels / Boarding

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor runs shall be located in side and rear yards only.
- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) The keeping of wild or exotic animals, as defined in the Code of Georgia, is prohibited.
- (8) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City at time of annual business license renewal. Repeated violations of City and State standards may result in a revocation of the license.

Sec. 86-557. NAICS 812910 – Animal Rescue Shelter

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor runs shall be located in side and rear yards only.
- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City.
- (8) No overnight, outdoor lodging of animals is allowed.
- (9) No at-large drop-offs of animals are allowed.

(10) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-558. NAICS 812921 – Photo-finishing Laboratories (except One-Hour)

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-559. NAICS 54192 – Photographic Services and Studios, Including Framing Shops

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-560. NAICS 611513 – Apprenticeship Training

The following conditions are assigned in the H-2, O&I, M-X, C-2, and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-561. NAICS 811420 – Antique Furniture Repair and Restoration Shop

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

- (1) No outdoor display or storage of merchandise or materials shall be permitted.
- (2) Window displays shall not include merchandise in various states of repair or disrepair.
- (3) All loading / unloading shall occur at the rear of the building.

Sec. 86-562. NAICS 721310 – Rooming / Boardinghouses

The following conditions are assigned in the RM district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Dwellings shall not exceed two (2) stories in height.
- (4) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (5) The dwelling shall not exceed occupancy of individual bedrooms by more than two individuals.
- (6) No dwelling located within the City shall allow a person or persons to occupy any such dwelling for more than thirty (30) days during a one-hundred eighty (180) day period.

Sec. 86-563. NAICS 561621 – Security Systems Services (except Locksmiths)

The following conditions are assigned in the H-1, H-2, and M-X districts:

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

Sec. 86-564. NAICS 5619 – Other Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) No outside storage shall be visible from the road or adjacent properties.

Sec. 86-565. NAICS 661422, 561421 – Telemarketing Bureaus and Telephone Answering Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-566. NAICS 56152 – Tour Operators with Tour Vehicles

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-567. NAICS 53212 – Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental

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

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-568. NAICS 61161 – Fine Arts Schools

The following conditions are assigned in the O&I, M-X, and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) All other applicable standards of Section 86-113 shall be met.

Sec. 86-569. NAICS 611610 – Small-scale Pottery and Ceramics Shop

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-570. NAICS 61162 – Sports and Recreation Instruction, including Exercise and Yoga

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-571. NAICS 611620 – Sports and Recreation Instruction, including Gymnastics and Martial Arts

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-572. NAICS 6117 – Educational Support Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-573. NAICS 5621, 562119 – Waste Collection

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.

(8) All applicable State and Federal regulations shall be met.

Sec. 86-574. NAICS 5622 – Waste Treatment and Disposal

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-575. NAICS 5629 – Remediation and Other Waste Services

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-576. NAICS 562991 – Septic Tank and Related Services

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) All waste vehicles and equipment shall be located in the rear yard.
- (4) All waste shall be contained in proper receptacles.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) All waste vehicles and equipment shall be screened from the road and adjacent properties.
- (7) All applicable State and Federal regulations shall be met.
- (8) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-577. NAICS 45392 – Art Dealers

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-578. NAICS 453920 – Art Gallery

The following conditions are assigned in the O&I, M-X, C-1, and C-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-579. NAICS 453920 – Temporary, Outdoor Arts Market

The following conditions are assigned in the H-1, H-2, and O&I districts:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) No permanent, arts-related structures are allowed on the property.
- (3) May be allowed on the same property as another use.

Sec. 86-580. NAICS 44131 – Automotive Parts and Accessories Stores, With Outdoor Storage, Excluding Tires

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Outdoor storage shall be in the rear yard of the business and shall be screened from the road and from adjacent properties.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-581. NAICS 722514 – Cafeterias, Grill Buffets, and Buffets

The following conditions are assigned in the H-1, H-2, O&I, and C-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-582. NAICS 44512 – Convenience Food Stores with fuel pumps

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-583. NAICS 452210 – Department Stores

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 5,000 square feet.

Sec. 86-584. NAICS 453998 – Store Retailers not Specified Elsewhere, Including Fireworks Shops but not Tobacco Stores

The following conditions are assigned in the M-X district:

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

- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.
- (4) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-585. NAICS 72231 – Food Service Contractors

The following conditions are assigned in the O&I district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-586. NAICS 442291 – Window Treatment Stores

The following conditions are assigned in the H-1 And H-2 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-587. NAICS 44413 – Hardware Stores

The following conditions are assigned in the H-1 And H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-588. NAICS 451120 – Arts & Crafts Retail Sales, Supply Stores

The following conditions are assigned in the O&I, M-X, and C-1 districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

(2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-589. NAICS 44411 – Home Centers (Building Materials and Supplies)

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-590. NAICS 72233 – Mobile Food Services, Including Carts and Individual Food Trucks

The following conditions are assigned in the H-1, H-2, O&I and C-2 districts:

- (1) The City may, in its discretion, allow trucks, trailers, and carts specifically designed for storage and service of food to be parked at City designated sites, in addition to recognized City event sites.
- (2) Must meet all health department requirements.
- (3) Vehicle may park at business owner's residence within the City while not operating, provided that the vehicle does not exceed the size restrictions of Sec. 86-274.
- (4) The commercial lot's parking supply exists in excess of that required by Code for uses or commercial space existing on the site and two off-street parking spaces shall be reserved for the exclusive use of customers of each mobile food vendor.
- (5) In addition to Mayor and Council, approval, must have the written and notarized permission of the commercial property owner.
- (6) Must not be parked overnight on any property within the City other than the business owner's residence.
- (7) Door to door solicitations are prohibited.
- (8) Hours of operation shall not exceed 8:00 am to 8:00 pm. for non-event sales.
- (9) For non-event sales, the sale of non-food items is prohibited.
- (10) For non-event sales, business must be contained within the vehicle(s). No tents or tables allowed to be set up outside of the vehicle(s).

(11) Except in City designated “food truck courts”, more than one mobile food service provider shall be on the same property.

Sec. 86-591. NAICS 722330 – Food Truck Courts

The following conditions are assigned in the O&I, M-X, and C-2 districts:

- (1) The City may, in its discretion, allow for the concentrated parking of mobile food vendors at City designated sites, in addition to recognized City event sites.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.
- (5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.
- (6) Must meet all health department requirements.
- (7) For non-event sales, the sale of non-food items is prohibited.
- (8) For non-event sales, business must be contained within the vehicle(s). No tents or tables allowed to be set up outside of the vehicle(s).
- (9) Food trucks shall not be permitted on the premises before 8:00 a.m. or after 9:00 p.m.
- (10) Adequate trash receptacles shall be provided on the premises to dispose of food wrappers, food utensils, paper products, cans, bottles, food and other such waste. Such receptacles shall be located no more than ten feet from each food truck. The food truck vendor shall be responsible for removing all trash, litter and refuse from the site at the end of each business day.
- (11) No LED strip lighting shall be used in conjunction with any food truck court.
- (12) No loudspeakers shall be used for announcements or hawking of products in conjunction with any food truck court.
- (13) A minimum distance of 100 feet shall be maintained between any food truck and the entrance to any restaurant.
- (14) The food truck shall not be located within any required setback, any sight distance triangle or required buffer.
- (15) Access aisles sufficient to provide emergency access to any food truck shall be provided subject to approval by the fire marshal.

Sec. 86-592. NAICS 441228 – Motorcycle, ATV, and Other Vehicle Dealers

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

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.

Sec. 86-593. NAICS 45439 – Other Direct Selling Establishments

The following conditions are assigned in the O&I and C-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-594. NAICS 447190 - Other Gasoline Stations (includes Truck stop)

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Overnight parking of trucks shall only occur in the rear yard.

Sec. 86-595. NAICS 4412 –Other Motor Vehicle Dealers

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

- (1) Must be located on a street having a classification of arterial.

(2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.

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

Sec. 86-596. NAICS 44121 – Recreational Vehicle Dealers

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

(1) Must be located on a street having a classification of arterial.

(2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.

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

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

Sec. 86-597. NAICS 722511 – Restaurants, Full-Service, Family and Quality Restaurants

The following conditions are assigned in the O&I district:

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

Sec. 86-598. NAICS 722513 – Restaurants, Limited-Service, including Fast Food and Take-Out, with or without drive-through windows.

The following conditions are assigned in the O&I and C-1 districts:

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

(2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-599. NAICS 722515 – Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops

The following conditions are assigned in the O&I district:

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

(2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-600. NAICS 445230 – Outdoor Farmers Market

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.
- (5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.
- (6) Must meet all health department requirements.
- (7) The Mayor and Council shall determine operational times.
- (8) No LED strip lighting shall be used in conjunction with any farmers market.
- (9) No loudspeakers shall be used for announcements or hawking of products in conjunction with any farmers market.

Sec. 86-601. NAICS 44132 – Tire Dealers

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Outdoor storage of tires and other products are prohibited.

Sec. 86-602. NAICS 45331 – Consignment Stores

The following conditions are assigned in the H-1, H-2, and M-X districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-603. NAICS 452311 – Warehouse Clubs and Supercenters

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-604. NAICS 45399 – All Other Miscellaneous Store Retailers, including Flea Markets

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.
- (4) Flea markets must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

Sec. 86-605. NAICS 453991 – Tobacco Stores, Cigar Shops, and Vape Shops

The following conditions are assigned in the H-1, H-2, and M-X districts:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.
- (3) All ATF requirements shall be met.

Sec. 86-606. NAICS 311, 3121, 31211, 3122, 313, 314, 315, 316, 321, 324, 327, 331, 332, 333, 334, 335, 336, 337, and 339 – Any Manufacturing with Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

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

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Must have security fencing around perimeter of premises.
- (7) All lighting shall be night-sky friendly.
- (8) Storage of hazardous materials is prohibited.
- (9) Storage of items outside of provided storage units is prohibited.

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

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-609. NAICS 51211– Motion Picture and Video Production

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-610. NAICS 322– Paper Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-611. NAICS 323 – Printing and Related Support Activities

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.
- (3) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-612. NAICS 31212 – Breweries, Large-Scale

The following conditions are assigned in the M-1 district:

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

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

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

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

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

(6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-613. NAICS 312120 – Micro-breweries

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

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

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

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

(4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-614. NAICS 312120 – Brew Pubs and Growler Shops

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

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

(2) All standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-615. NAICS 31214 – Distilleries, Large-Scale

The following conditions are assigned in the M-1 district:

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

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

- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-616. NAICS 312140 – Micro-distilleries

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

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-617. NAICS 493 – Warehousing and Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) All lighting shall be night-sky friendly.
- (7) Storage of hazardous materials is prohibited.

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

Sec. 86-618. NAICS 423, 423930, 424 – Merchant Wholesalers, Durable Goods (including piece goods) With or without Customer Showrooms and /or Outdoor Storage; Recyclable Material Merchant Wholesalers With Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (6) All lighting shall be night-sky friendly.
- (7) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-619. NAICS 325 – Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-620. NAICS 326 – Plastics and Rubber Products Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-621. NAICS 4855– Charter Bus Industry

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-622. NAICS 4885 – Freight Transportation Arrangement

The following conditions are assigned in the O&I, C-2 and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Loading areas must be located in the rear yard.

Sec. 86-623. NAICS 4821– Rail Transportation Company (Office Only)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers or connected storefronts).
- (3) Vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-624. NAICS 487 – Scenic and Sightseeing Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-625. NAICS 4852 – Interurban and Rural Bus Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Vehicles must be parked in the rear yard of the property.

Sec. 86-626. NAICS 4854 – School and Employee Bus Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Vehicles must be parked in the rear yard of the property.

Sec. 86-627. NAICS 4882 – Support Activities for Rail Transportation

The following conditions are assigned in the H-1, H-2, O&I, and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-628. NAICS 4884 – Support Activities for Road Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-629. NAICS 4889 – Other Support Activities for Transportation

The following conditions are assigned in the O&I and M-1 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-630. NAICS 491 – Postal Service

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) A minimum 50-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (5) Postal vehicles must be parked in the rear of the property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-631. NAICS 11142, 111421 – Nursery, Floriculture, and Tree Production

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

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Premises must contain an administrative building.
- (4) Administrative office must be a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (5) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-632. NAICS 2211 – Power Generation and Supply

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-633. NAICS 2212 – Natural Gas Distribution

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-634. NAICS 2213 – Water, Sewage, and Other Systems

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-635. NAICS 22132 – Sewage Treatment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-636. NAICS 713990 – Recreational Shooting Clubs

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) All shooting activities must be indoor only.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) All indoor shooting ranges shall be of soundproof construction whereby the sound from the discharge of any firearm and the impact of any projectile shall not be plainly audible across any adjoining property line or at a distance of 50 feet from the building, whichever distance is greater.

- (7) No piece of the projectile or target shall leave the building as a result of the activities taking place therein.
- (8) All weapons brought into any indoor shooting range shall be in a case designed for the weapon such that no part of a weapon is visible while inside the case. Certified law enforcement officers in uniform are exempt from this requirement.
- (9) All indoor shooting ranges shall comply with all local, state, and /or federal regulations related to indoor shooting ranges.
- (10) A site plan shall be submitted to the City, which shows the location of buildings, parking, etc.
- (11) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the City.
- (12) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook.
- (13) The National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) publication titled "Lead Management and OSHA Compliance for Indoor Shooting Ranges" shall be consulted in planning and constructing indoor shooting ranges.
- (14) No service or sales of alcoholic beverages shall be allowed within the shooting range facility or on the shooting range property.
- (15) The indoor shooting range shall be covered by accident and liability insurance, amount to be determined by the City of Jonesboro.

Sec. 86-637. NAICS 4453 – Beer, Wine, and Liquor Stores

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

- (1) Must be located on a street having a classification of arterial (Tara Boulevard **and Georgia Highway 138 Spur**).
- (2) Must be located in a free-standing building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking) that is a minimum 10,000 square feet, is new, but in any case, not older than 20 years old since original construction and must be located in the C-2 Highway Commercial District zoning district, requiring a conditional use permit.
- (3) The retail package distilled spirits license shall be limited by population of the City according to the most recent decennial census, with one (1) such establishment allowed in the City for each 2400 residents.
- (4) Such additional regulations as would safeguard the health, safety and welfare of the citizens of the City.

(Ord. No. 1-11-21)

Sec. 86-638. - NAICS 44612 Cosmetics, Beauty Supplies, and Perfume Stores.

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-639. - NAICS 44412 Paint and Wallpaper Stores.

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-640. - NAICS 562920 Materials Recovery Facilities, Including Collection Bins for Recyclable Materials

The following conditions are assigned in the O&I and C-2 districts:

For Buildings:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All recovery vehicles and equipment shall be located in the rear yard.
- (5) All loose materials shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All recovery vehicles and equipment shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.

For Collection Bins (Mobile structures for temporary storage of recyclable materials):

- (1) Shall not be located on any vacant or undeveloped lots, or any lots with a residential use.
- (2) Shall be limited to a maximum of one bin per single parcel of property and two bins per planned commercial centers or connected storefronts.
- (3) Shall not be located within any rights-of-way or easements, or adjacent to any paths or sidewalks.
- (4) Shall not be located in any designated parking areas, parking aisles, buffer areas, or fire lanes.
- (5) Shall not be located in any front yard of a building.

- (6) Bins shall be placed on a durable, all-weather surface.
- (7) Bins shall be made of painted metal or UV-resistant vinyl, fiberglass, or other durable, low-maintenance material.
- (8) Shall not be used as dumpsters, for rubbish, trash, or waste. Bin shall state for “recyclable materials only.”
- (9) A business license for organizations using bins within the City of Jonesboro is required and written permission from the current property owner for use of the bin(s) must be obtained prior to issuance of a business license and placement on a property.
- (10) Bins shall be maintained in good repair and clean condition and free of materials accumulated outside of the bin.
- (11) If any bin violates any of these conditions twice, the City of Jonesboro shall direct the bin owner to remove the bin from the City after written notice is sent to the current property owner and the bin owner via certified mail or personal service.

Sec. 86-641. - NAICS 713990 Adult Entertainment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must comply with all requirements of Chapter 10, Article II.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on January 11, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding a revision to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, pertaining to the location of liquor stores in Sec. 86-637 and also, Chapter 6, Article II, Sec. 6-44.

David Allen
Zoning Administrator / Community Development Director

Publish 12/23/2020



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.7

- 7

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, 21-TA-004, Ord. 2021-004, regarding a revision to Chapter 6, Article II, Sec. 6-44, of the City of Jonesboro Code of Ordinances, pertaining to the location of liquor stores.

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

Chapter 6, Article II, Section 6-44

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of text amendment; With the recent addition of Georgia Highway 138 Spur to the list of arterial streets in the City (previously only Tara Boulevard), this will potentially affect the location of future liquor stores in the City, which are only allowed on arterial streets. In the Code, this affects the Additional Conditional Uses section and Section 6-44 below:

Sec. 6-44. - Compliance with zoning regulations.

- (a) *No license under this chapter shall be issued unless the location of the proposed premises meets currently applicable provisions of the zoning code of the city as amended; further, no license shall be issued unless the location of the proposed premises is within the areas of the city zoned C1, C2, H1, H2, M1, or within the Tara Boulevard Overlay District, which zones are further described in the city's zoning code. Notwithstanding the foregoing, license for package sales of distilled spirits shall not be issued unless the location of the proposed premises is within the C-2 zoning district and located on **the City's arterial streets**, Tara Boulevard **and Georgia Highway 138 Spur**, and only upon issuance of a conditional use permit pursuant to the provisions of the zoning code.*
- (b) *The provisions of this section shall not apply to those business establishments holding a valid license to conduct retail package sales on the date of adoption of this chapter provided that such license remains current and does not become and remain inactive for a period exceeding 12 months from the date last issued.*
- (c) *It shall be prohibited to obtain a microbrewery license within the following areas of the city:*
- (1) *Any area not authorized for the location and operation of microbreweries pursuant to section 86-114 "A-E Zone (Arts and Entertainment District Overlay)" of chapter 86, "zoning," of this Code. Any microbrewery not in compliance with said provisions of chapter 86 shall not receive a license from the city and shall not open or operate.*
- (2) *Within any area prohibited by law.*

Fiscal Impact

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

n/a

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

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

13.7

- Sec. 6-44
- Legal Notice - Additional Conditional Uses Revision January 2021

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

Approval

Sec. 6-44. - Compliance with zoning regulations.

- (a) No license under this chapter shall be issued unless the location of the proposed premises meets currently applicable provisions of the zoning code of the city as amended; further, no license shall be issued unless the location of the proposed premises is within the areas of the city zoned C1, C2, H1, H2, M1, or within the Tara Boulevard Overlay District, which zones are further described in the city's zoning code. Notwithstanding the foregoing, license for package sales of distilled spirits shall not be issued unless the location of the proposed premises is within the C-2 zoning district and located on **the City's arterial streets, Tara Boulevard and Georgia Highway 138 Spur**, and only upon issuance of a conditional use permit pursuant to the provisions of the zoning code.
- (b) The provisions of this section shall not apply to those business establishments holding a valid license to conduct retail package sales on the date of adoption of this chapter provided that such license remains current and does not become and remain inactive for a period exceeding 12 months from the date last issued.
- (c) It shall be prohibited to obtain a microbrewery license within the following areas of the city:
 - (1) Any area not authorized for the location and operation of microbreweries pursuant to section 86-114 "A-E Zone (Arts and Entertainment District Overlay)" of chapter 86, "zoning," of this Code. Any microbrewery not in compliance with said provisions of chapter 86 shall not receive a license from the city and shall not open or operate.
 - (2) Within any area prohibited by law.

(Ord. No. 2015-006, § 1(Exh. A), 8-10-2015; Ord. No. 2019-012, § 3, 7-8-2019; Ord. No. 2019-014A, § 2, 12-9-2019, **1-11-21**)

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David Allen
Zoning Administrator / Community Development Director

Publish 12/23/2020



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.8

- 8

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a map amendment to the Official Zoning Map, Ord. 2021-006, for rezoning of property located near the southwest end of Batiste Garden Circle (Parcel 05240B A003), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to C-2 (Highway Commercial).

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

Public Hearing

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

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.)

Staff recommendation: Approval of rezoning; This parcel is part of the overall property at 8500 Tara Boulevard where the climate-controlled storage facility was approved in November 2019. Recently, it was noticed that the subject parcel, separately acquired to provide better utility connections to the storage facility, had never been rezoned from residential to commercial like the rest of the development. The property was combined into one parcel last year and ideally should have a unified zoning (C-2). The subject parcel only contains utility easements and stormwater detention and does not affect the building of the actual storage facility.

The Future Land Development Map identifies the subject property and most parcels along Tara Boulevard as "Tara Corridor," a mixture of commercial, office, and industrial. Thus, the rezoning of the subject property would align with the Future Development Map.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: C-2 Highway-Commercial (north), R-2 Single Family (east), C-2 Highway-Commercial (west across Tara Boulevard), and M-1 Light Industrial (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned R-2 Single Family Residential with no active use besides utilities. According to the City's 2025 Future Land Development Map identifies the property as in a "Tara Corridor" area. "Tara Corridor" is intended for a mixture of commercial, office, and industrial.
- **Suitability of the zoning proposal.** The property is ill-suited for any development and will only serve as a utility and stormwater area for the storage facility. Properties to the east are mostly residential. Staff does not project any issues for the request, in terms or nuisance to nearby property owners, due to the parcel not actually being developed.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County currently has services in place for the site. Services include: water and sewer utilities, and police and fire protection, and other public agencies or authorities. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities.
- **Availability of other land suitable for the proposed use.** Commercial uses are widespread all along Tara Boulevard.
- **Impact on neighborhood character.** The immediate surrounding properties are zoned commercial, R-2 Single Family, and industrial. Rezoning the property should have no detriment to the neighborhood character, as the subject

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

parcel will not be developed.

- **Opportunity for economic use of property.** Due to all of the utility easements on the property, it is not suited for development.
- **Effect on adjacent property.** Staff believes that the entire corridor would neither benefit nor be harmed from the change in zoning.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare.
- **Environmental impact.** The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity.

Fiscal Impact

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

Private Owner

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

- Application
- Parcel Info
- Map Amendment - Parcel 05240B A003 - Legal Notice
- Zoning Signs

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

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

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. ALL INFORMATION REQUIRED OF THE APPELLANT MUST BE PROVIDED AND MUST BE PRINTED CLEARLY OR TYPEWRITTEN.

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

In addition, please also provide the following:

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

GENERAL INFORMATION

Name and Address of Appellant Tara Boulevard Storage, LLC
 _____ Phone # 678-461-4750
 Name and Address of Property Owner Tara Boulevard Storage, LLC
400 Northridge Drive Suite 620, Atlanta, GA 30350
 Location of Property 8500 Tara Boulevard

 Present Zoning District and use of Property RES
 Proposed Zoning District and use of Property C-2

STANDARDS FOR MAP AMENDMENT

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

- 1.) What is the relationship of the proposed change to the established land use pattern? SAME LAND USE PATTERN

- 2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? THE CHANGE IS COMPATIBLE WITH THE COMPREHENSIVE PLAN. NO DEVELOPMENT PLANNED AT THIS TIME.

- 3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? LIMITED IMPACT SUBJECT TO FUTURE USE.

- 4.) What economic opportunities are projected for the property? FUTURE RETAIL

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

NO PROPERTY VALUE IMPACT

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

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? SITE WILL BE USED FOR

FUTURE RETAIL WITH NO IMPACT TO
THE PUBLIC

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

PROPERTY HAS BEEN VACANT FOR MANY YEARS

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

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

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

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

PROPERTY OWNER:

TARA BLVD. STORAGE, LLC
PRINT NAME

[Signature]
SIGNATURE/DATE

APPLICANT:

DAVID M. KRAMER
PRINT NAME

[Signature]
SIGNATURE/DATE

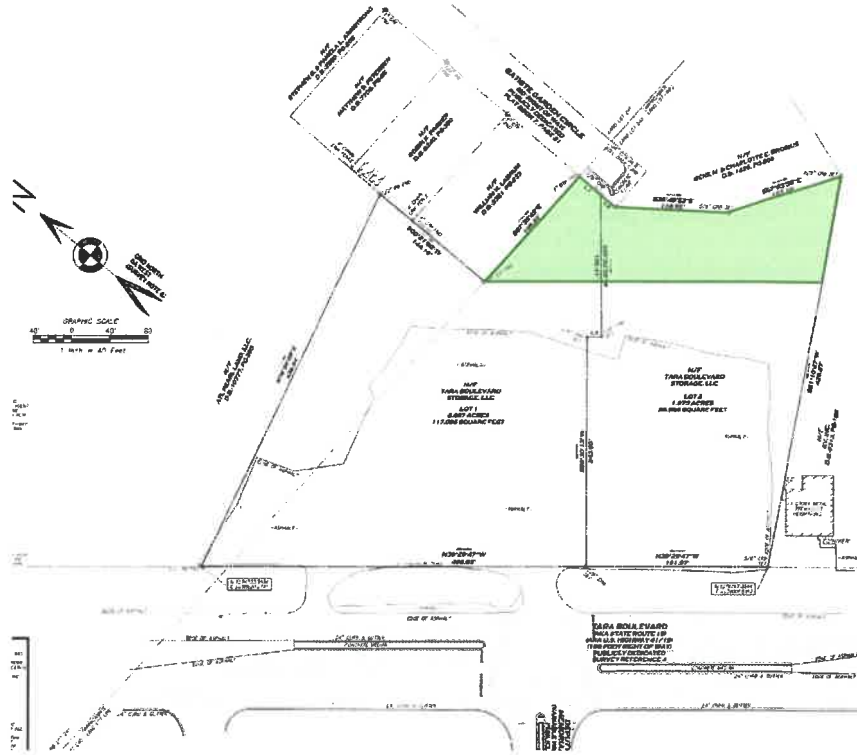
NOTARY:

[Signature]
SIGNATURE/DATE





Rezoning the parcel adjacent to Batiste Garden Circle will encompass:



Please accept the corresponding applications for both Minor Subdivision Concept plan/Final Plat application and Map Amendment to included all pertinent documents.

Thank you for your efforts on this matter and please let me know if there is anything additional you need.

Very truly yours,

Erick Garcia-Salas

Principal

404-457-3919

erickg@thecontineogroup.com

Attachment: Parcel Info (1782 : Storage Facility Rezoning)



December 17, 2020

City of Jonesboro
124 North Avenue
Jonesboro, GA 30286

Re: 8500 Tara Boulevard - Letter of Intent
Contineo Project Number 19-286

Attn: Zoning Board,

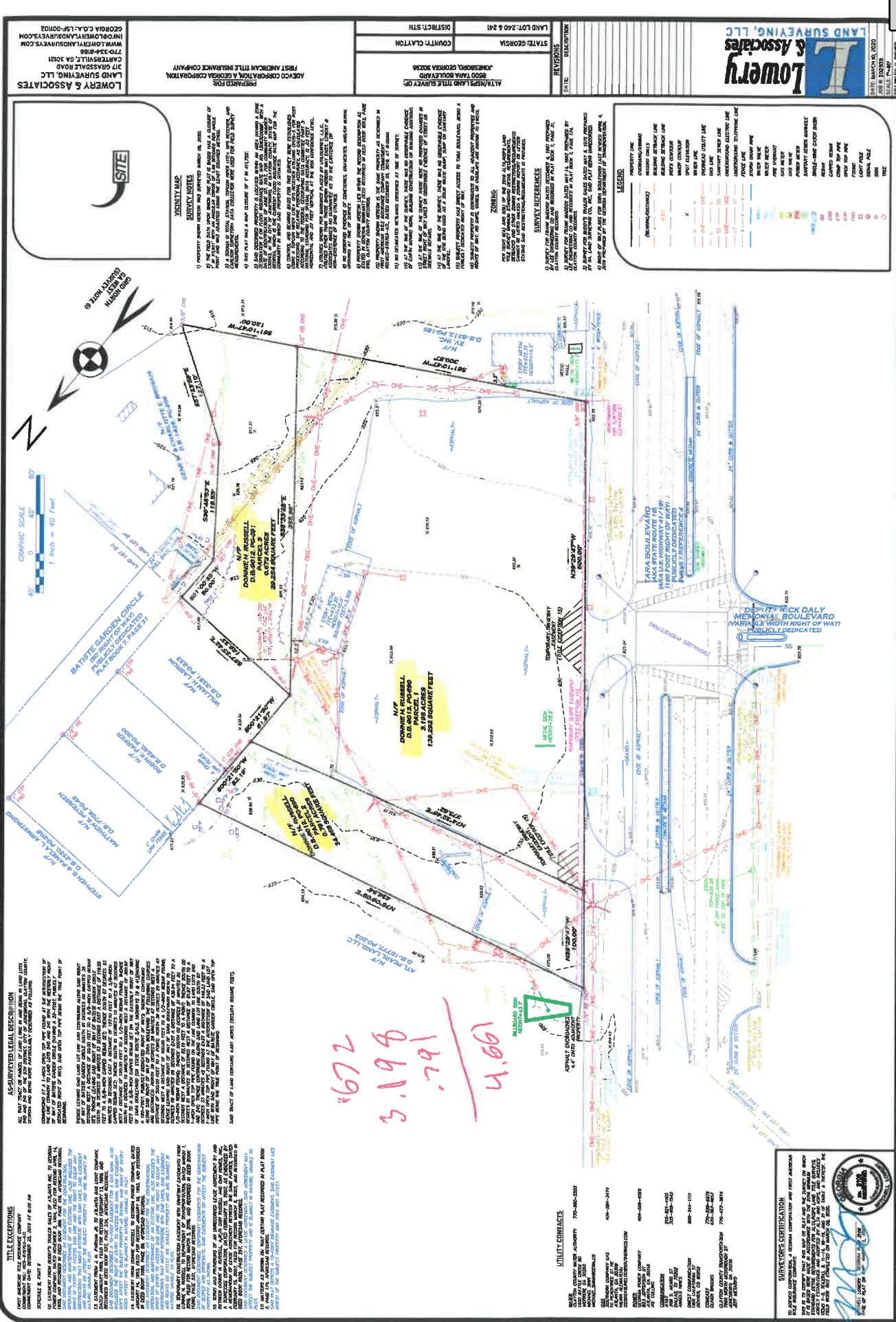
Contineo Group LLC is acting as the Civil Engineer for the current proposed Applicant/Developer of the property. The intent of this letter is to request a revision to the subdivision plat and rezoning of the partial from Residential to C-2.

Revised Plat request will encompass:



Attachment: Parcel Info (1782 : Storage Facility Rezoning)





Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on January 11, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a map amendment to the Official Zoning Map for rezoning of property located near the southwest end of Batiste Garden Circle (Parcel 05240B A003), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to C-2 (Highway Commercial).

David Allen
Community Development Director

Publish 12/23/20

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

MAP AMENDMENT FOR REZONING OF PROPERTY

NEAR END OF BATISTE GARDEN CIRCLE (PARCEL No 05240B

A003) JONESBORO, GA. 30236. FROM RESIDENTIAL (R2) TO

C-2 (HIGHWAY COMMERCIAL). NO DEVELOPMENT WILL OCCUR ON THIS PARCEL.

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 01-11-21 — TIME: 6:00 PM

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



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

MAP AMENDMENT FOR REZONING OF PROPERTY
NEAR END OF BATISTE GARDEN CIRCLE (PARCEL No. 05240B
A003) JONESBORO, GA 30236. FROM RESIDENTIAL (R2) TO C-2
(HIGHWAY COMMERCIAL). NO DEVELOPMENT WILL OCCUR ON THIS PARCEL.

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 01-11-21 TIME: 6:00 PM

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

WALTHALL
 LANDSCAPE ARCHITECTS
 478.781.1204 www.walthall.com 300.683.51



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.9

- 9

COUNCIL MEETING DATE

January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a revised Minor Subdivision Plat, 21-SUB-001 for 8500 Tara Blvd, ADEVCO Corporation, applicant.

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

City Code Chapter 44, Article IV Subdivisions and Land Development; Section 86-107, C-2 Development Standards

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

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 revised minor subdivision plat**; ADEVCO Corporation received conditional use approval for a climate-controlled self-storage facility at 8500 Tara Boulevard in November 2019. A combination plat (three parcels into one) and minor subdivision plat (two new parcels) were approved last summer.

While the total property acreage (4.66 acres) is not changing (nor is the number of commercial outparcels), the boundary line and acreage between the two commercial outparcels is being tweaked slightly, necessitating a new subdivision plat approval and recording.

Per the enclosed subdivision plat, lot 1 will go from 2.68 acres to **2.69 acres**, and lot 2 will go from 1.98 acres to **1.97 acres**, respectively. Lot 1 still has the approved storage facility, and the smaller lot 2 will be reserved for future commercial development.

*Subdivision, minor: A subdivision of three or fewer lots, which does not involve the construction of a new public or private street. **The revised plat will still have a total of two new lots.***

Sec. 44-128. - Limitations on minor subdivisions.

- (a) *Purpose. Minor subdivisions provide certain advantages to the applicant, such as a shorter application process and less public scrutiny, that tend to favor their use over the filing of major subdivision applications. Given these advantages, the prospect exists that subdividers may seek to divide a parcel via consecutive and/or contiguous minor subdivisions instead of filing for a major subdivision. It is the intent of the mayor and city council to prohibit the practice of such "chain" subdivisions where the same land owner subdivides land and then files minor subdivision applications on common contiguous parcels, which collectively total more than three lots. It is also the intent of the mayor and city council to prohibit adjacent minor subdivisions within a three-year time period, in cases where part of an original tract of land is now owned by another person or entity and was transferred or sold to another owner with the apparent intent to circumvent the major subdivision process.*
- (b) *Common contiguous parcels shown on minor subdivision plats. Contiguous common parcels, as defined by these regulations, shall be referenced on all applications for minor subdivisions, and contiguous common parcels shall be considered part of any application for minor subdivision, for purposes of determining whether or not the division of land proposed is a major subdivision or a minor subdivision.*
- (c) *Limitations. Land within a minor subdivision, including all contiguous parcels owned by the subdivider, shall not be further divided for a period of three years unless a preliminary plat application is filed and approved as a major subdivision pursuant to the requirements of these regulations. If property proposed to be subdivided was part of an original tract, and if the property proposed to be subdivided abuts land that has been divided as a*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

minor subdivision in the last three years, then minor subdivision of said property shall be prohibited. This provision shall not be construed to prohibit the approval of two contiguous minor subdivisions under separate ownership; however, this provision is intended to be construed liberally so that one property owner does not develop a minor subdivision on part of an original tract and transfer or sell another part of the original tract for the purposes of minor subdivision within a three-year period. It is the intent that land abutting a minor subdivision that was owned by the subdivider of the abutting minor subdivision shall not be subdivided as a minor subdivision for a period of three years, regardless of ownership.

Although this plat is presented less than a year after the original one, the number of lots has not changed; thus, there has been no further subdivision. Based on this, and the fact that there are less than three lots, no preliminary plat is needed.

Sec. 86-107. - C-2 highway commercial district.

(b) Development standards.

- (1) Minimum lot area: 43,560 square feet (one acre) **Both revised lots comply**
- (2) Minimum lot width: 100 feet **Both revised lots comply**
- (3) Minimum front yard: 40 feet **Both revised lots comply**
- (4) Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero **Both revised lots comply**
- (5) Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero **Both revised lots comply**
- (6) Maximum building floor area per story: none
- (7) Maximum building height: 40 feet **Variance approved for storage facility**
- (8) Minimum building separation: per building codes
- (9) Maximum lot coverage: 80 percent **Storage lot impervious coverage will be less than 80%**

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
- Revised Plat
- Development Plan

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

Approval



CITY OF JONESBORO
 124 North Avenue
 Jonesboro, Georgia 30236
 City Hall: (770) 478-3800
 Fax: (770) 478-3775
 www.jonesboroga.com

MINOR SUBDIVISION CONCEPT PLAN/FINAL PLAT APPLICATION

This application is required for subdivision of a parcel of land into four (4) property lots or less. All applications must be complete, signed, notarized and submitted in accordance with the adopted Zoning Ordinance. Incomplete applications will not be accepted.

ADMINISTRATION FEE: \$250.00 (Non-Refundable). The City of Jonesboro will calculate and advise fees due.

Date Received: 12 18 2020

Owner/ Applicant Information

Property Owner Name: TARA BOULEVARD STORAGE, LLC			Applicant Name SAME		
Property Owner Address: 400 NORTH RIDGE RD. SUITE 620			Applicant Address:		
City ATLANTA	State GA	Zip 30350	City	State	Zip
Telephone 678-461-4750			Telephone		
Fax			Fax		
Email MIKE.BELL@ADELCO.COM			Email		

Property Information

Project Name: TARA BOULEVARD STORAGE LLC		Legal Description: Please attach a deed			
Address: 8500 TARA BOULEVARD					
Parcel # (s) 052403	Lot#:	Zoning: C-2			
Acreage: 4.66	Site Acreage:				

Attachment: Application (1786 : Revised Minor Subdivision Plat - 8500 Tara Blvd)

Proposed Project Information

Zoning Classification: C-2	Any Applicable Variance: <input type="radio"/> Yes <input checked="" type="radio"/> No	Any Applicable Conditions <input type="radio"/> Yes <input checked="" type="radio"/> No	Total Acreage: 1.973
Any Applicable Zoning Overlay Districts:	TARA BOULEVARD OVERLAY		
Total Number of lots Proposed:	2		
Minimum Lot Size Proposed: 1.973	Minimum Lot Setbacks / Amenity Area:		

I HEREBY CERTIFY THAT THE SITE DESCRIBED HEREIN WILL BE CONSTRUCTED AND OR USED IN ACCORDANCE WITH ALL APPLICABLE ZONING ORDINANCES AND LAWS GOVERNING THE CITY OF JONESBORO, AND MUST BE RECORDED WITH FIFTEEN (15) DAYS OF APPROVAL.

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN ONE YEAR.

APPLICANT SIGNATURE:

J. Michael Bell DATE: **12.17.20**

FOR OFFICE USE ONLY:

Date Received: **12/18/20**

Fee Amount Enclosed: \$ **250.00**

Date Approved: ____/____/20____

Date Denied ____/____/20____

License Issued ____/____/20____

Comment:

Attachment: Application (1786 : Revised Minor Subdivision Plat - 8500 Tara Blvd)

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:

TARA BLVD SDRAY, LLC
PRINT NAME

[Signature]
SIGNATURE/DATE

APPLICANT:

DAVID KRAEBERGER
PRINT NAME

[Signature]
SIGNATURE/DATE

NOTARY:

[Signature]
SIGNATURE/DATE

SEAL



APPLICATION CHECKLIST

Requirement	Minor Subdivision (three lots or less)
Pre-development review with staff	Required
Application form completed	Required
Letter of intent	
Number of copies of plat	3
Filing fee (<i>current rates are on file with City Hall</i>)	Required
Description of type of water supply and sewerage system and utilities to be provided	Required
Data on existing conditions	
Hydrological or other engineering study	Per city manager
Subdivision entrance monument and landscaping elevation/plan (prepared by registered landscape architect)	Per city manager
Warranty deed for the dedication of streets and other public places	Required
Written approval from electric utility company regarding installation of service points and street lights	
As-built drawings of public improvements	
Subdivision improvement guarantee	
Title	Required
Plat Certificates	Required



VICINITY MAP

[illegible]

SURVEY REFERENCES

1 SURVEY FOR PLANK MAGDOON DATED DECEMBER 4, 1961 PREPARED BY L. E. GUNTER, JR. AND RECORDED IN PLAT BOOK 2, PAGE 31, CLAYTON COUNTY RECORDS.

2 SURVEY FOR PLANK MAGDOON DATED MAY 14, 1962 PREPARED BY T. E. ZACHAROWSKI AND RECORDED IN PLAT BOOK 2, PAGE 17A, CLAYTON COUNTY RECORDS.

3 SURVEY FOR REEDS' BLASTER SALES DATED MAY 3, 1970 PREPARED BY R. A. LAND SURVEYING CO., INC., S&P PLAT BOOKS UNRECORDED.

4 REPORT OF MINY PLANS FOR TWA ROCKETWALL TEST RECORDED APRIL 4, 1962 PREPARED BY THE CIVILIAN DEPARTMENT OF TRANSPORTATION.

OWNER'S CERTIFICATE

APPROVAL CERTIFICATE

PARALLEL TO THE DEVELOPMENT NEEDS OF THE CITY OF CHICAGO, ILLINOIS, AND ALL REQUIREMENTS OF APPROVAL FROM THE CHICAGO ZONING BOARD, THE CITY OF CHICAGO, ILLINOIS, HAS ADOPTED THE FOLLOWING RESOLUTION:

DATE: MAY 18, 1964
MAYOR, CITY OF JOHANNESBURG

EDDY C. CLARK, JR., ONE
CITY MANAGER, CITY OF JONESBORO

SURVEYOR'S CERTIFICATE

IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS
PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME OR
SOMEONE UNDER MY SUPERVISION, THAT THE INFORMATION SHOWN HEREON
IS TRUE AND CORRECT AND THAT THE MATERIALS ARE CORRECTLY SHOWN AND THAT ALL
THE INFORMATION SHOWN ON THIS PLAT IS TRUE AND CORRECT.

[Handwritten signature]

ACQUIRED BY SURVEYOR (S) OF V.G.D. SERIES 55-6-8-1, 1965
IT MAY BE PREPARED BY A LAND SURVEYOR AND APPROVED BY AN
APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS "RECORDED BY
PROFESSIONAL CERTIFICATE" INSTEAD OF "RECORDED BY
SURVEYOR".

ON APPROVAL OF AFFILIATIONS SHOULD BE CONFIRMED WITH THE PROFESSIONAL FORTIFICATION BODIES BY ANY PURCHASER OR USER OF THE PLAN AS TO ENDED USE OF ANY PARCEL. FURTHERMORE, THE DEPARTMENT LAND SURVEY OFFICES THAT THIS PLAN COMPLIES WITH ALL APPLICABLE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

[Handwritten signature]

DO NOT WRITE IN RED SECTION

GEORGIA
COMMUNITY COLLEGE SYSTEM

MAY 2009

1





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.10

- 10

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City-initiated map amendment, 21-MA-002, Ord. 2021-007, for Parcel 13241A A013; 144 Smith Street from O&I Office & Institutional to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

144 Smith Street was the site of the former Bethel Missionary Baptist Church.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned O&I Office & Institutional and recently had a church building removed from the property. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current O&I zoning, due to its narrow width. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County currently has services in place for the site. Services include water and sewer utilities, and police and fire protection, and other public agencies or authorities. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.

- **Impact on neighborhood character**. As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these parcels were largely run down.
- **Opportunity for economic use of property**. The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property**. Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values**. Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context**. None known.
- **Impact on the public interest**. The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact**. The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

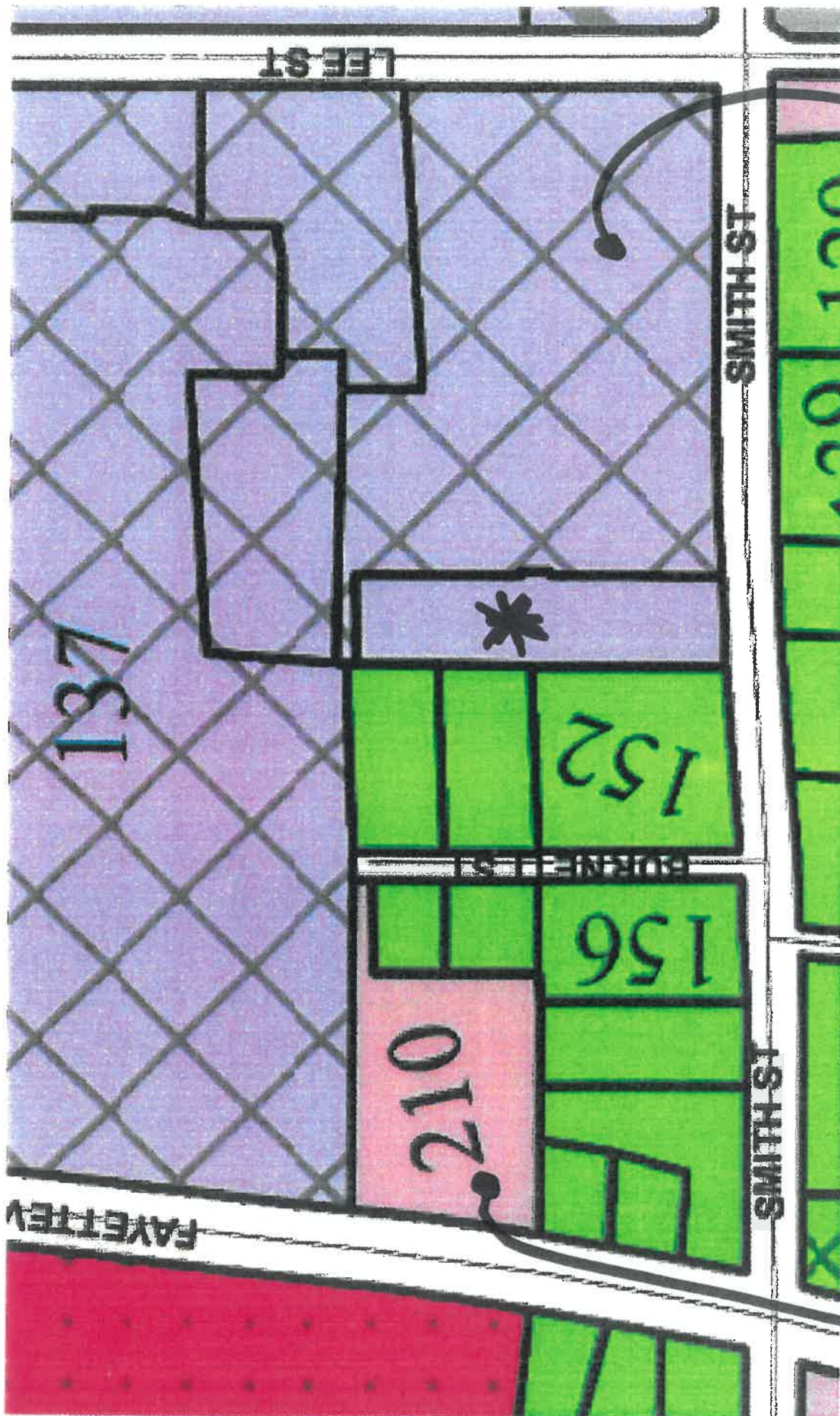
City owned

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

- 144 Smith Street Map
- Application

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

Approval



LEE STREET
PARK

144 SMITH STREET

Active Church



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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In addition, please also provide the following:

- ☐ Legal Description of the property for rezoning
- ☐ A plat showing the dimensions, acreage and location of the property prepared by a registered land surveyor whose state registration is current and valid; surveyor's seal shall be affixed to the plat.
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- ☐ The applicant shall file with the application a letter of intent indicating specifically how the property is to be used. Said letter shall be detailed as necessary to clearly describe the proposed site development.

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1787 : 144 Smith Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 163 BURNETT ST, 162 BURNETT ST, 161 BURNETT, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1787 : 144 Smith Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1787 : 144 Smith Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Fee Amount Enclosed: \$ N/ADate of Advertisement: N/AMayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1787 : 144 Smith Street)



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

13.11

- 11

COUNCIL MEETING DATE

January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City-initiated map amendment, 21-MA-003, Ord. 2021-007, Parcel 13241A A012; 152 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

152 Smith Street contained an old, dilapidated house that was demolished in 2019.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and recently had an old residence removed from the property. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its lack of public and sewer connectivity. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact.** The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

City owned

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

- Application
- 152 Smith Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1788 : 152 Smith Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 163 BURNETT ST, 162 BURNETT ST, 161 BURNETT, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
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 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

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1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1788 : 152 Smith Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

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RECENTLY DEMOLISHED

Attachment: Application (1788 : 152 Smith Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

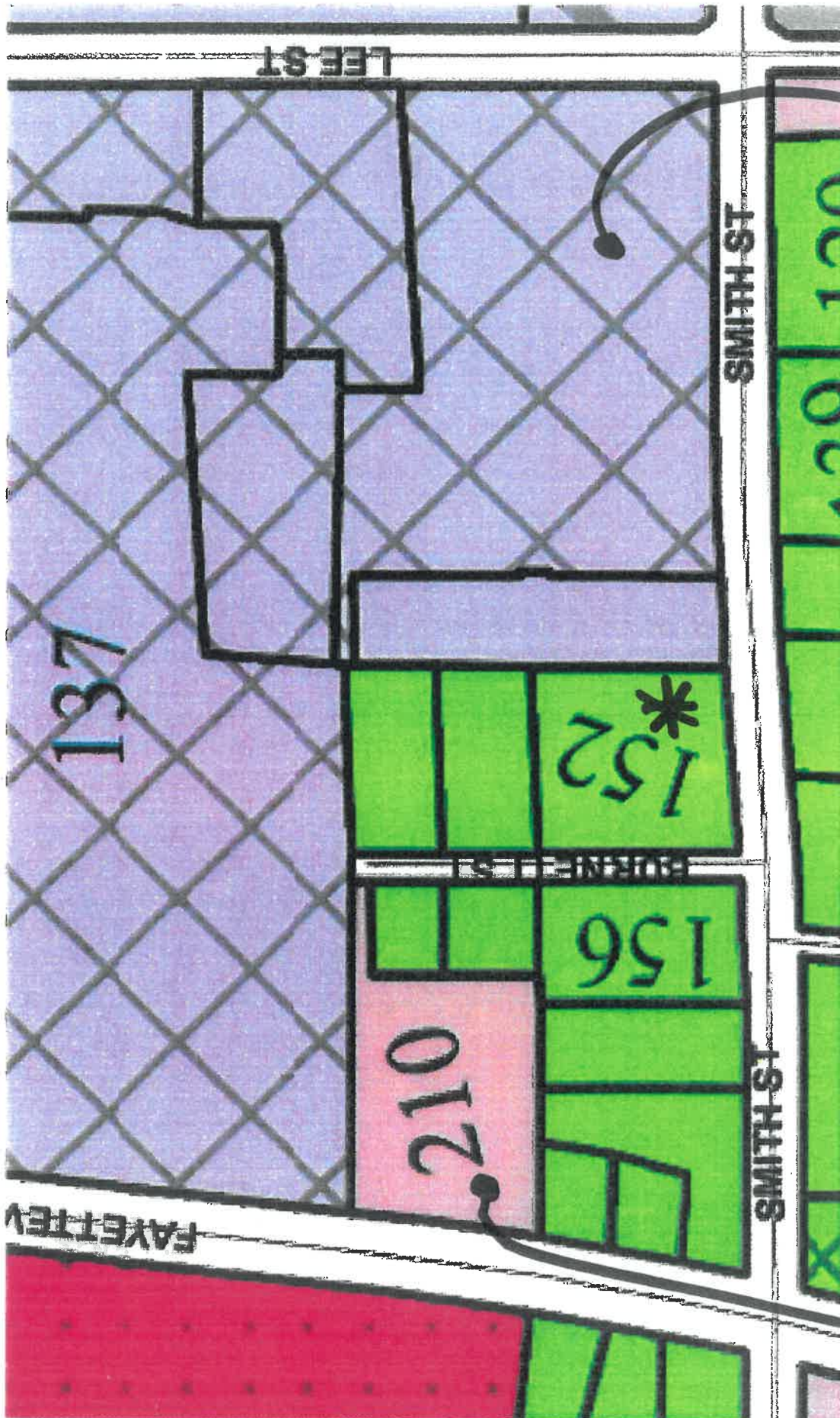
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1788 : 152 Smith Street)



Lee Street
Park

Active Church

152 Smith Street

Attachment: 152 Smith Street Map (1788 : 152 Smith Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.12

- 12

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-004, Ord. 2021-007, Parcel 13241A A011; 102 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

102 Burnett Street once contained a residence but has been vacant for a long time.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and has been vacant for some time. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its lack of public and sewer connectivity and being well off Smith Street. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
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- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
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Fiscal Impact

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

City owned

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

- Application
- 102 Burnett Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1789 : 102 Burnett Street)

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124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST., 163 BURNETT ST., 102 BURNETT ST., 101 BURNETT ST., 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
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JANUARY THROUGH DECEMBER 2021

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NEW POLICE DEPARTMENT, COMMUNITY CENTER

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IMPROVED GOVERNMENT SERVICES

IMPROVED

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OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

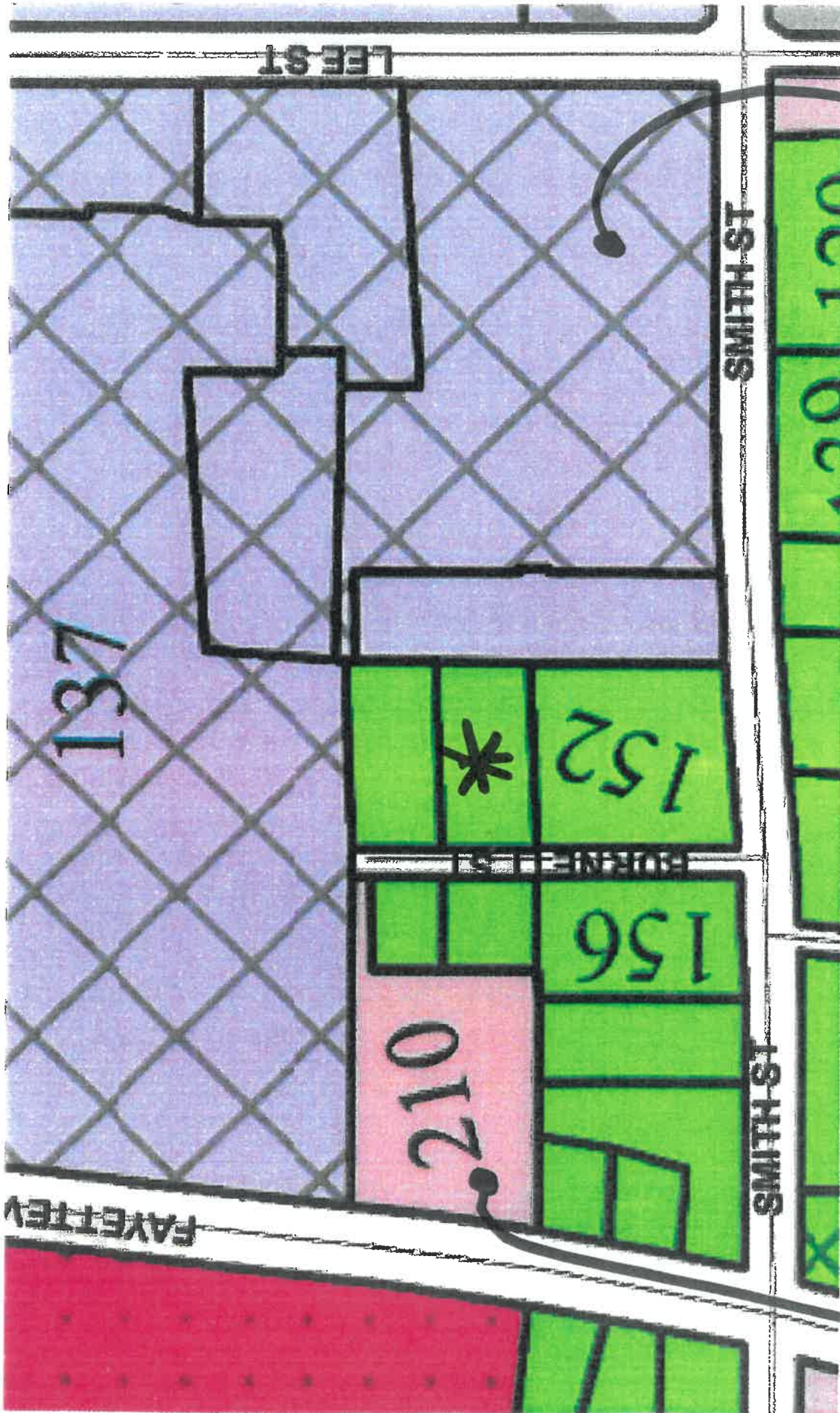
FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Fee Amount Enclosed: \$ N/ADate of Advertisement: N/AMayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1789 : 102 Burnett Street)



LEE STREET
PARK

102 BURNETT STREET

ACTIVE CHURCH

Attachment: 102 Burnett Street Map (1789 : 102 Burnett Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.13

- 13

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-005, Ord. 2021-007, Parcel 13241A A010; 103 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

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Fiscal Impact

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

City owned

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- Application
- 103 Burnett Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
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*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1790 : 103 Burnett Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 103 BURNETT ST, 102 BURNETT ST, 101 BURNETT ST, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1790 : 103 Burnett Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

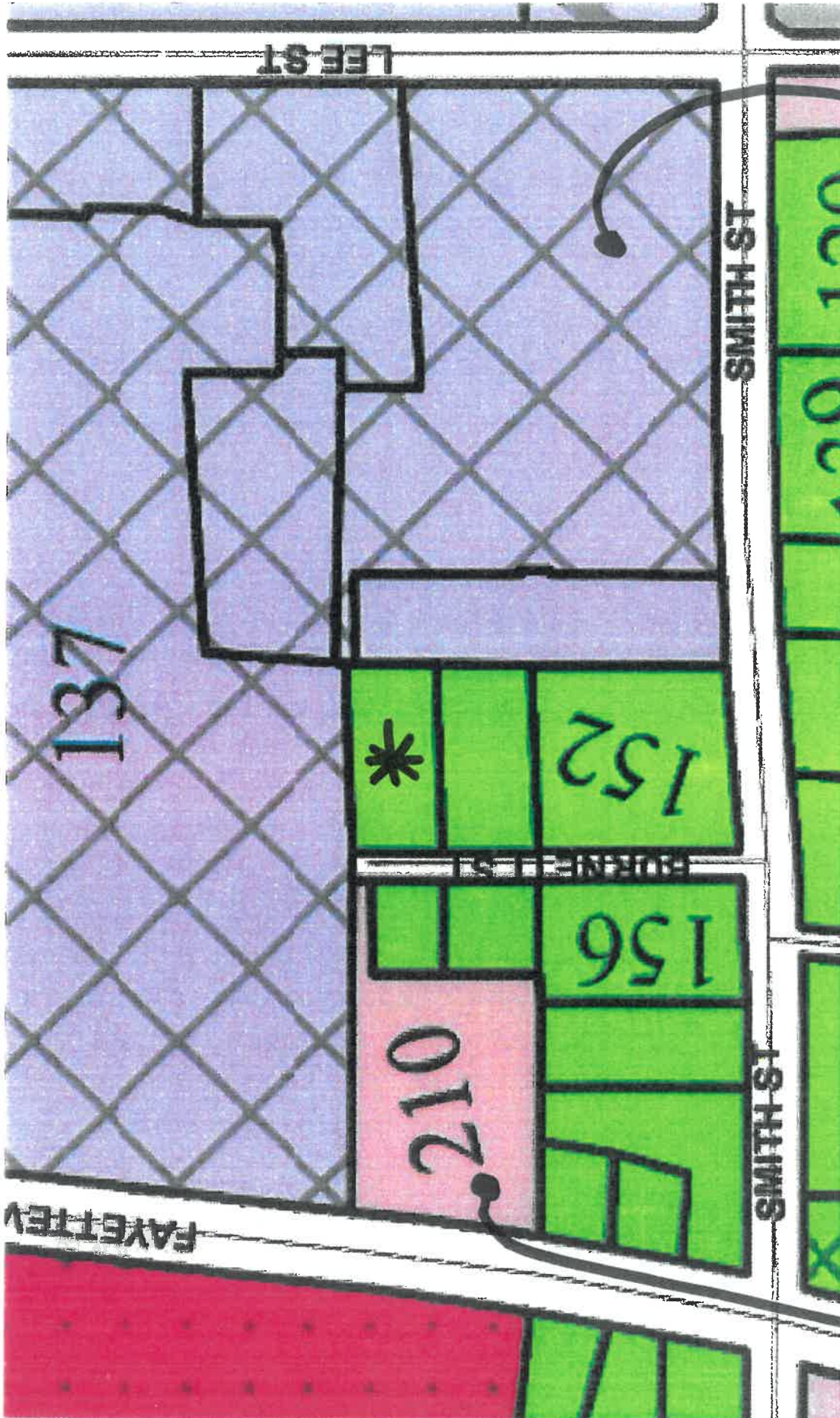
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1790 : 103 Burnett Street)



103 BURNETT STREET

Attachment: 103 Burnett Street Map (1790 : 103 Burnett Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.14

- 14

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-006, Ord. 2021-007; Parcel number unknown; 0 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

0 Burnett Street has been a vacant lot for a long time.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and has been vacant for a long time. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its size and being well off Smith Street. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.

- **Impact on neighborhood character**. As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these parcels were largely run down.
- **Opportunity for economic use of property**. The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property**. Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values**. Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context**. None known.
- **Impact on the public interest**. The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact**. The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

City owned

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

- Application
- 0 Burnett Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

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

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. ALL INFORMATION REQUIRED OF THE APPELLANT MUST BE PROVIDED AND MUST BE PRINTED CLEARLY OR TYPEWRITTEN.

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

In addition, please also provide the following:

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

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1791 : 0 Burnett Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST., 163 BURNETT ST., 162 BURNETT ST., 161 BURNETT ST., 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1791 : 0 Burnett Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1791 : 0 Burnett Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

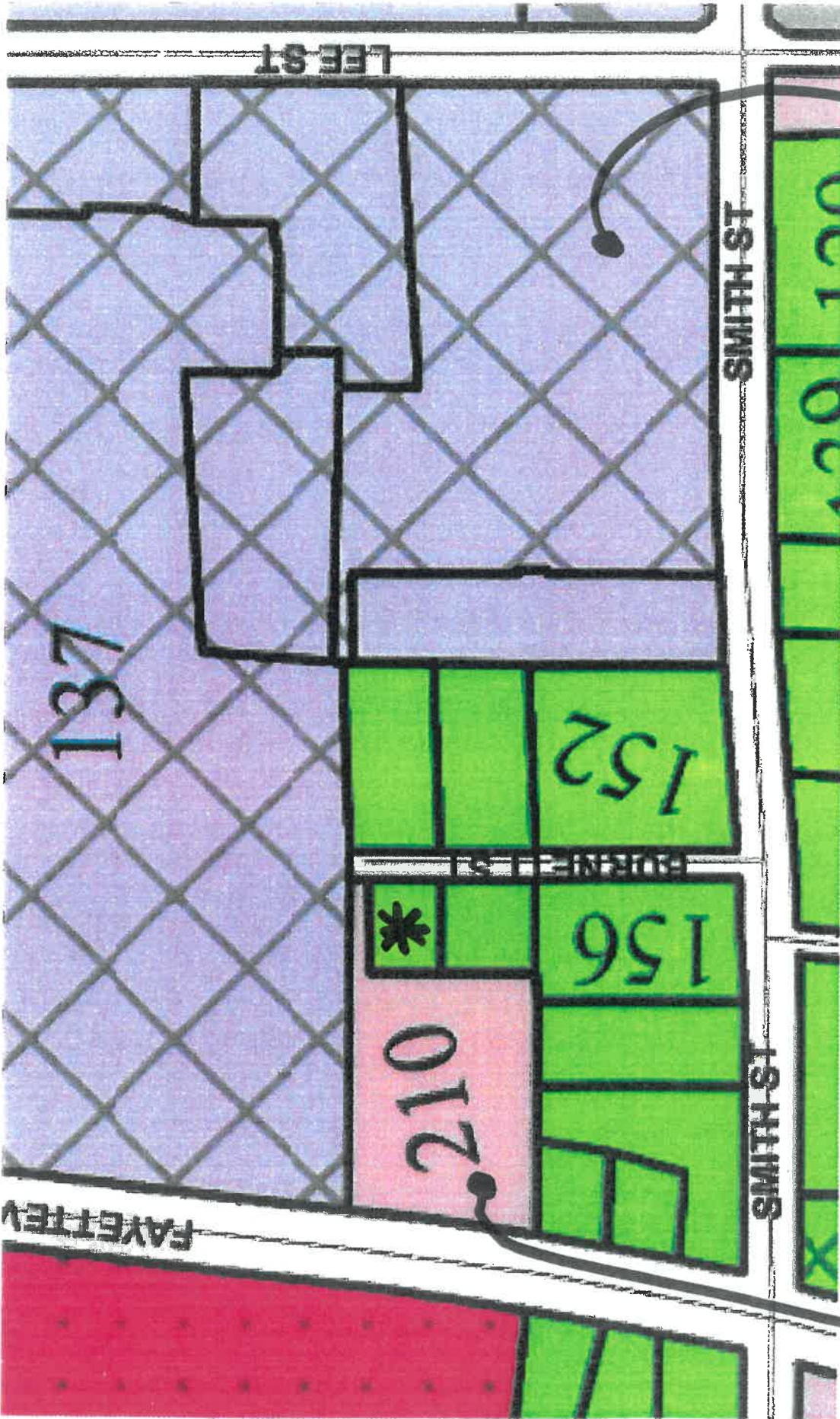
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1791 : 0 Burnett Street)



LEE STREET
PARK

ACTIVE CHURCH

O BURNETT STREET

Attachment: 0 Burnett Street Map (1791 : 0 Burnett Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.15

- 15

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-007, Ord. 2021-007, Parcel 13241A A009; 101 Burnett Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

101 Burnett Street once contained a residence, demolished in 2019.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and has been vacant since 2019. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its lack of public and sewer connectivity and being well off Smith Street. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

former buildings on these parcels were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.

Environmental impact. The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department

Fiscal Impact

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

City owned

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

- Application
- 101 Burnett Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

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

In addition, please also provide the following:

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

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1792 : 101 Burnett Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 163 BURNETT ST, 162 BURNETT ST, 161 BURNETT, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1 206 FAYETTEVILLE
 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1792 : 101 Burnett Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

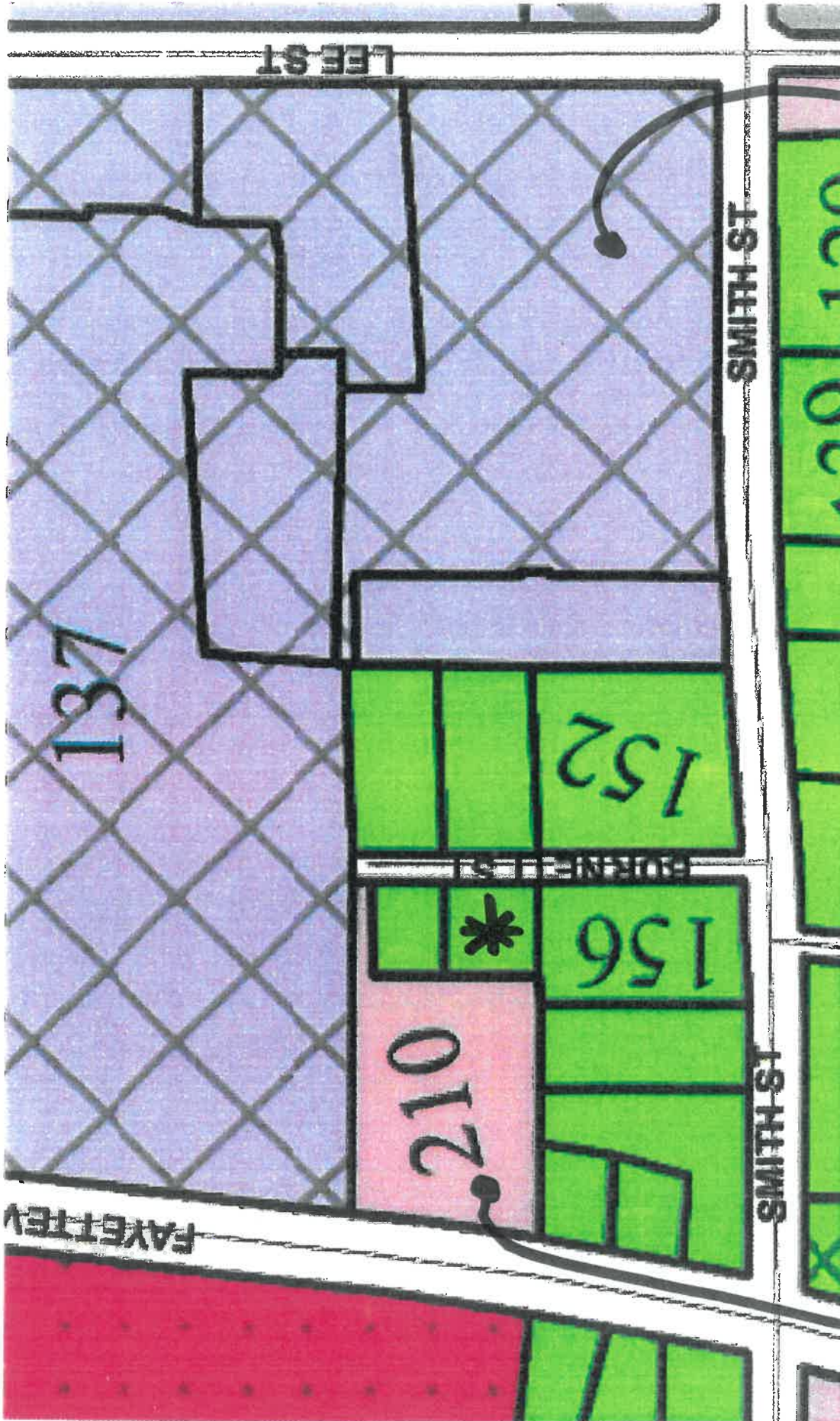
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1792 : 101 Burnett Street)



LEE STREET
PARK

ACTIVE CHURCH

101 BURNETT STREET

Attachment: 101 Burnett Street Map (1792 : 101 Burnett Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.16

- 16

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-008, Ord. 2021-007, Parcel 13241A A007; 156 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

156 Smith Street currently contains a residence, which will need to be demolished soon.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and contains a residence. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its size. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
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Fiscal Impact

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

City owned

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

- Application
- 156 Smith Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1793 : 156 Smith Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST., 163 BURNETT ST., 162 BURNETT ST., 161 BURNETT ST., 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1793 : 156 Smith Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1793 : 156 Smith Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

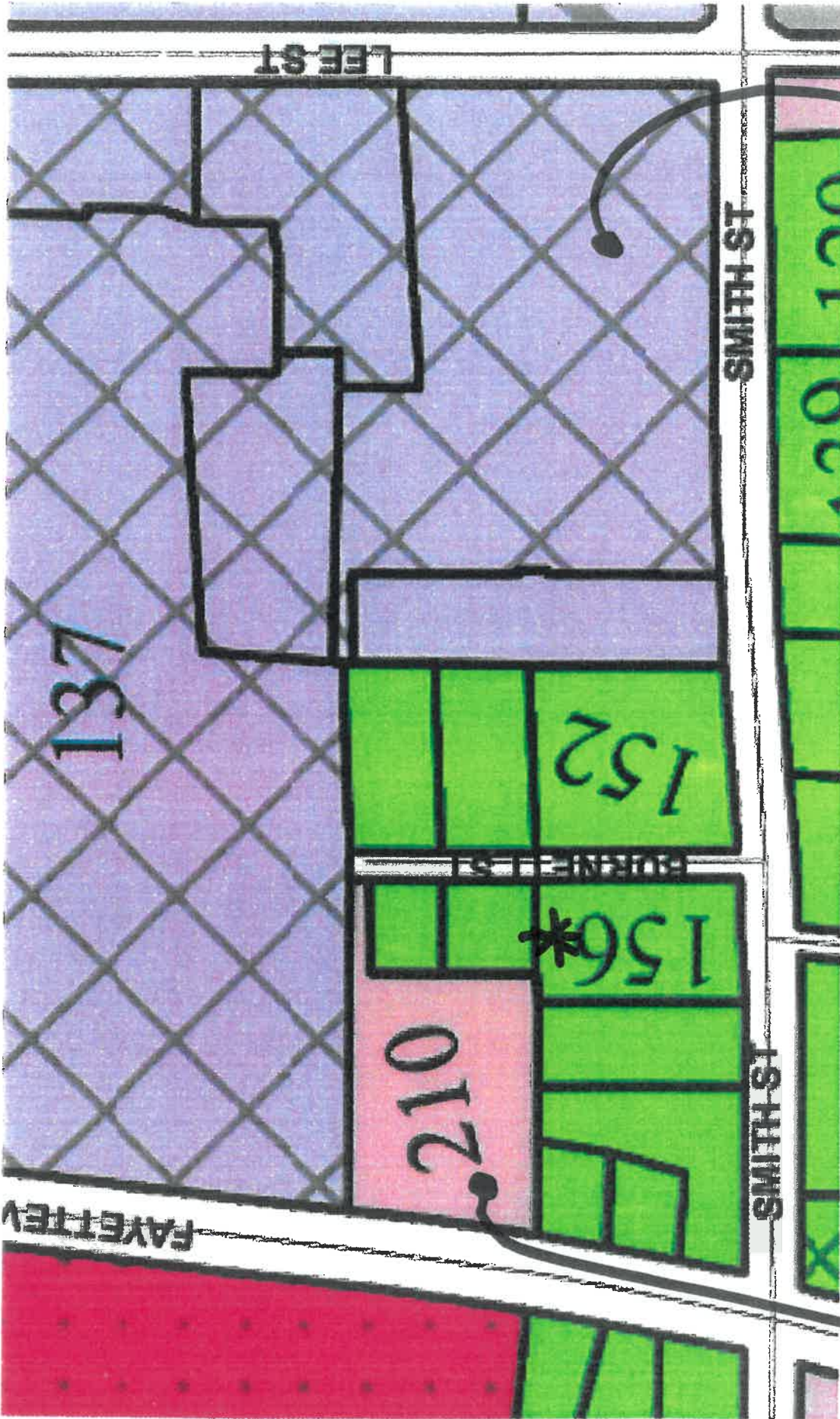
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1793 : 156 Smith Street)



LEE STREET
PARK

156 SMITH STREET

Attachment: 156 Smith Street Map (1793 : 156 Smith Street)

ACTIVE CHURCH



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.17

- 17

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-009, Ord. 2021-007, Parcel 13241A A006; 158 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

158 Smith Street is currently a vacant lot.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and a vacant lot. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its size and narrow width. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.

- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these parcels were largely run down.
- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact.** The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department

Fiscal Impact

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

City owned

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

- Application
- 158 Smith Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

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

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. ALL INFORMATION REQUIRED OF THE APPELLANT MUST BE PROVIDED AND MUST BE PRINTED CLEARLY OR TYPEWRITTEN.

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

In addition, please also provide the following:

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

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1794 : 158 Smith Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST., 163 BURNETT ST., 182 BURNETT ST., 191 BURNETT ST., 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1794 : 158 Smith Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1794 : 158 Smith Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

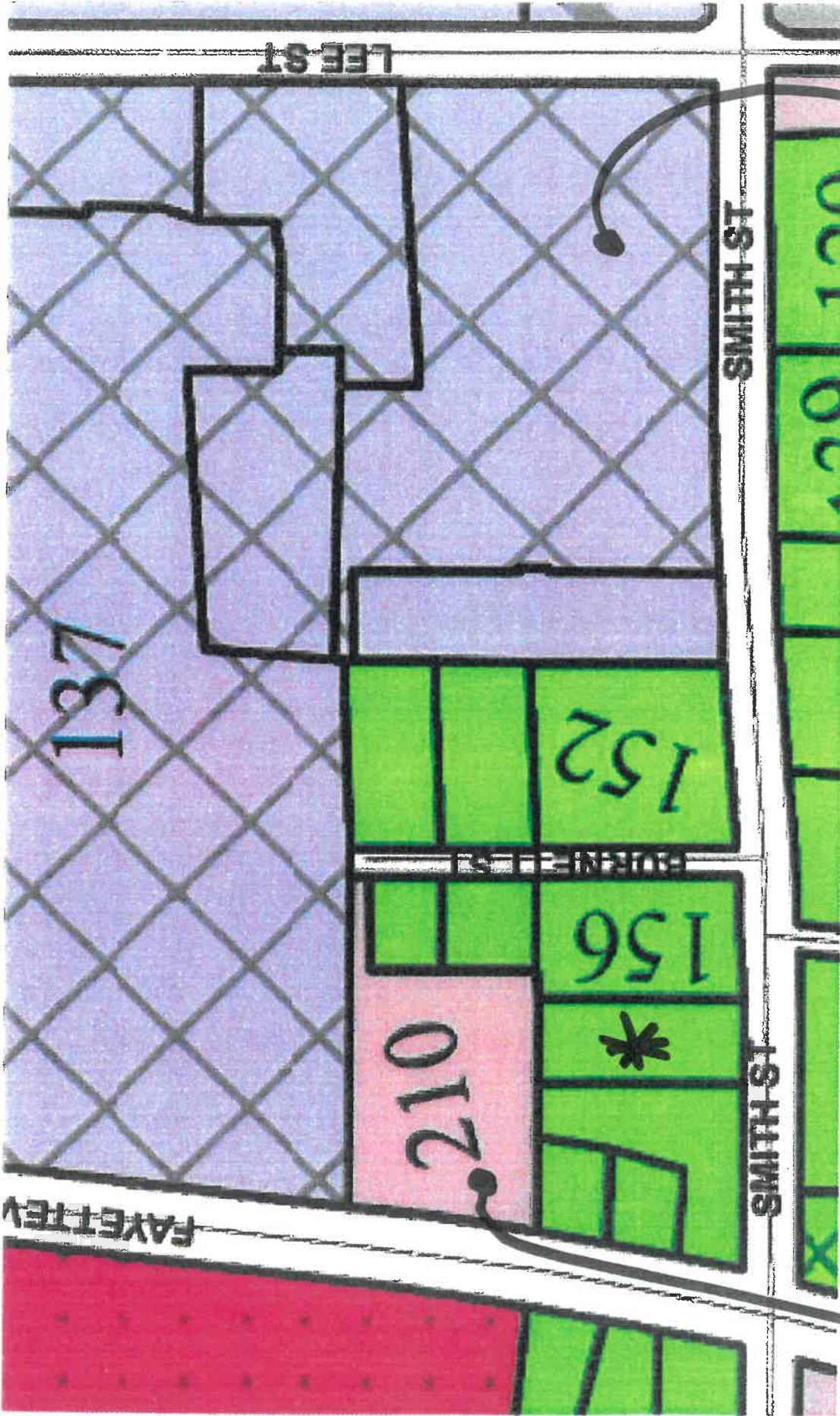
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1794 : 158 Smith Street)



ACTIVE CHURCH

LEE STREET
PARK

158 Smith Street

Attachment: 158 Smith Street Map (1794 : 158 Smith Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.18

- 18

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-010, Ord. 2021-007, Parcel 13241A A005; 160 Smith Street from R-4 (Single-Family Residential) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

160 Smith Street is currently a vacant lot.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and a vacant lot. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its size and irregular shape. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these parcels

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact.** The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

City owned

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

- Application
- 160 Smith Street Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

In addition, please also provide the following:

- ☐ Legal Description of the property for rezoning
- ☐ A plat showing the dimensions, acreage and location of the property prepared by a registered land surveyor whose state registration is current and valid; surveyor's seal shall be affixed to the plat.
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- ☐ The applicant shall file with the application a letter of intent indicating specifically how the property is to be used. Said letter shall be detailed as necessary to clearly describe the proposed site development.

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1795 : 160 Smith Street)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST., 163 BURNETT ST., 162 BURNETT ST., 161 BURNETT ST., 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE, 206 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1
 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1795 : 160 Smith Street)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

Attachment: Application (1795 : 160 Smith Street)

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

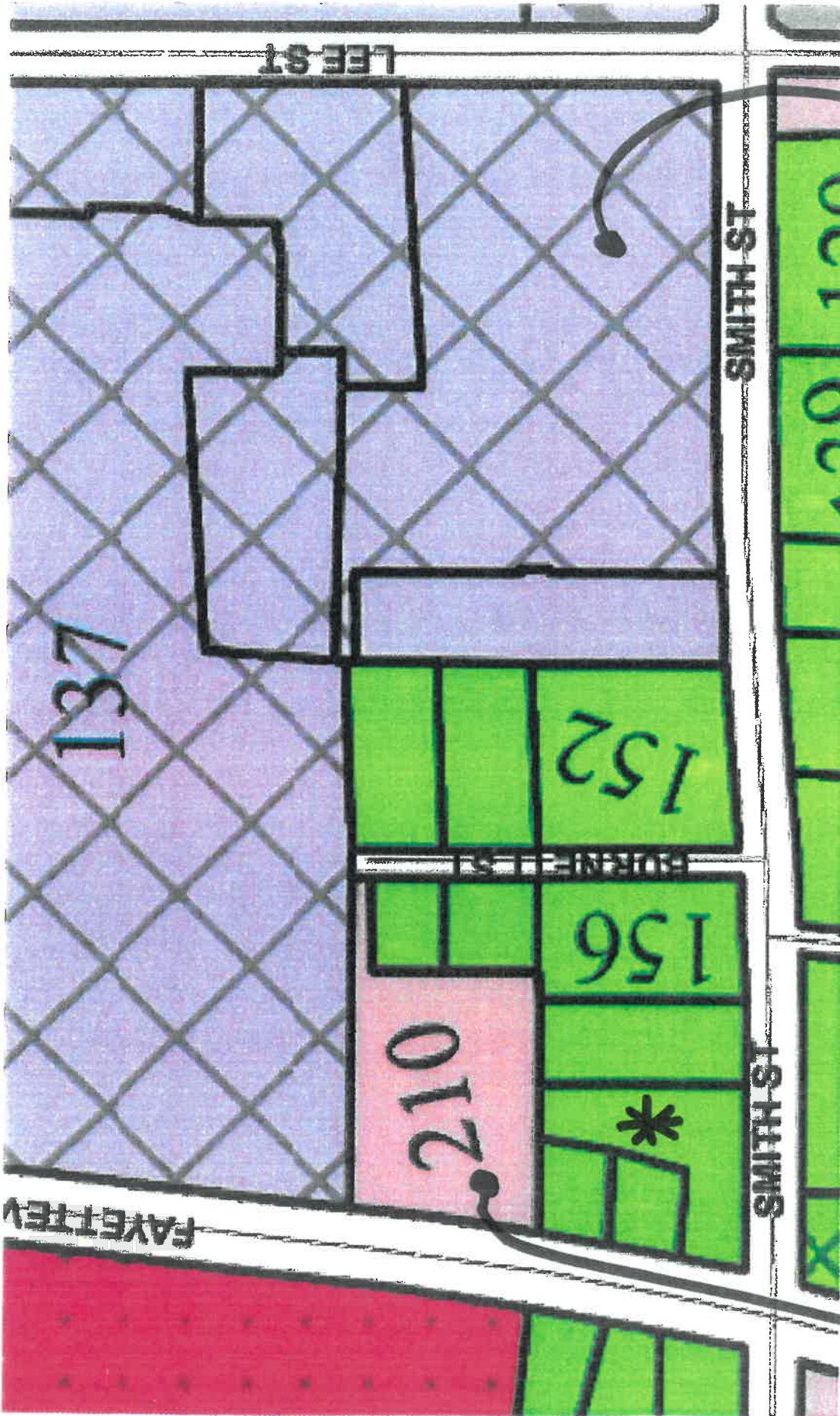
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1795 : 160 Smith Street)



LEE STREET
PARK

ACTIVE CHURCH

160 Smith Street

Attachment: 160 Smith Street Map (1795 : 160 Smith Street)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.19

- 19

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-011, Ord. 2021-007, Parcel 13241A A004; 204 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

204 Fayetteville Road currently contains a residence which will need to be demolished.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and contains a residence. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its small size. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

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Fiscal Impact

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

City owned

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

- Application
- 204 Fayetteville Road Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1796 : 204 Fayetteville Road)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 163 BURNETT ST, 162 BURNETT ST, 161 BURNETT, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE
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 Proposed Zoning District and use of Property ALL MIX (MIXED USE)

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JANUARY THROUGH DECEMBER 2021

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4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1796 : 204 Fayetteville Road)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

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RECENTLY DEMOLISHED

Attachment: Application (1796 : 204 Fayetteville Road)

FOR OFFICE USE ONLY:

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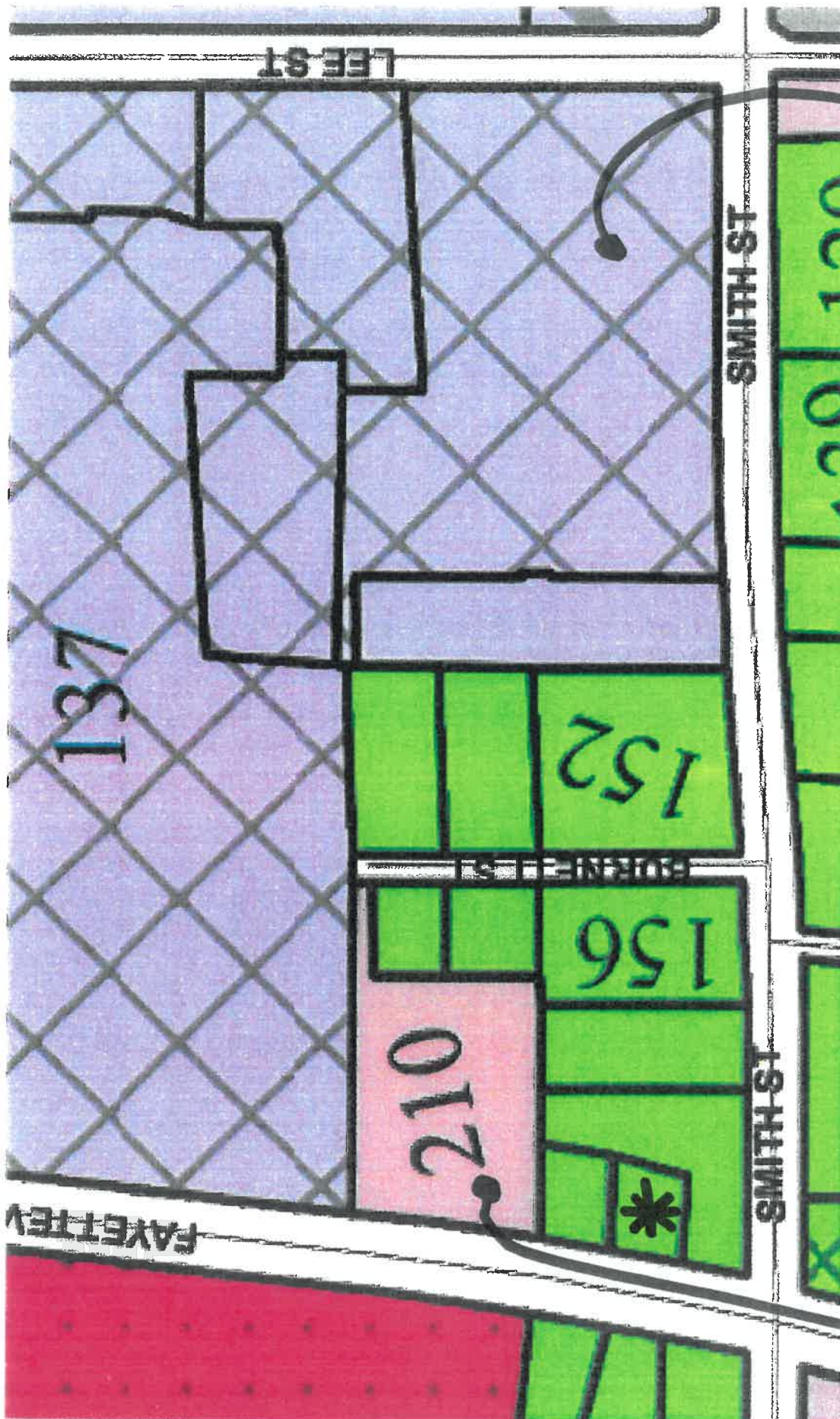
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1796 : 204 Fayetteville Road)



Active Church

LEE STREET
PARIS

204 FARETTEVILLE ROAD

Attachment: 204 Fayetteville Road Map (1796 : 204 Fayetteville Road)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.20

- 20

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a City initiated map amendment, 21-MA-012, Ord. 2021-007, Parcel 13241A A003; 206 Fayetteville Road from R-4 (Single-Family Residence) to MX (Mixed Use).

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

Article XII, Amendments

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.)

Staff recommendation: Approval of rezoning; This rezoning (map amendment) was initiated by the City of Jonesboro, as one of its properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – Mixed Use (MX). Being a government initiated rezoning, this amendment does not require public notices, per Sec. 86-366.

206 Fayetteville Road is currently vacant, as the residence was demolished in 2019.

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

- **Relationship to the established land use pattern.** Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south).
- **Compatibility with comprehensive plan; timing of development.** The property is currently zoned Single-Family Residential and is a vacant lot. According to the City's 2025 Future Land Development Map identifies the property is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center.
- **Suitability of the zoning proposal.** The property is not well suited for development under its current R-4 zoning, due to its small size. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners.
- **Impact on public facilities and services; referrals to other agencies.** The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services.
- **Impact on public financial resources.** The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars.
- **Availability of other land suitable for the proposed use.** If approved, the proposed M-X development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the property should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

former buildings on these parcels were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the MX Zoning District would further the property's opportunity to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zoning and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.

Environmental impact. The property does not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department

Fiscal Impact

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

City owned

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

- Application
- 206 Fayetteville Road Map

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

Approval



CITY OF JONESBORO

124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

MAP AMENDMENT APPLICATION

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

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

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. ALL INFORMATION REQUIRED OF THE APPELLANT MUST BE PROVIDED AND MUST BE PRINTED CLEARLY OR TYPEWRITTEN.

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

In addition, please also provide the following:

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

*CITY OWNED PROPERTY
CITY INITIATED MAP AMENDMENT*

Attachment: Application (1797 : 206 Fayetteville Road)

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO
124 NORTH AVENUE Phone # 770-478-3800
 Name and Address of Property Owner SAME

Location of Property 144 SMITH ST., 152 SMITH ST, 163 BURNETT ST, 162 BURNETT ST, 161 BURNETT, 156 SMITH, 158 SMITH, 160 SMITH, 204 FAYETTEVILLE
 Present Zoning District and use of Property Q+1, R4, C-1 206 FAYETTEVILLE
 Proposed Zoning District and use of Property ALL MX (MIXED USE)

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

SURROUNDING PROPERTIES ARE Q+1, C-1, AND R-2

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? YES

JANUARY THROUGH DECEMBER 2021

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO MAJOR IMPACTS

4.) What economic opportunities are projected for the property? NEW CITY HALL

Attachment: Application (1797 : 206 Fayetteville Road)

NEW POLICE DEPARTMENT, COMMUNITY CENTER

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

WOULD INCREASE PROPERTY VALUES

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

NONE

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

IMPROVED GOVERNMENT SERVICES

IMPROVED

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

SOME PARCELS VACANT

OTHER PARCELS HAVE HOUSES AND A CHURCH

RECENTLY DEMOLISHED

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

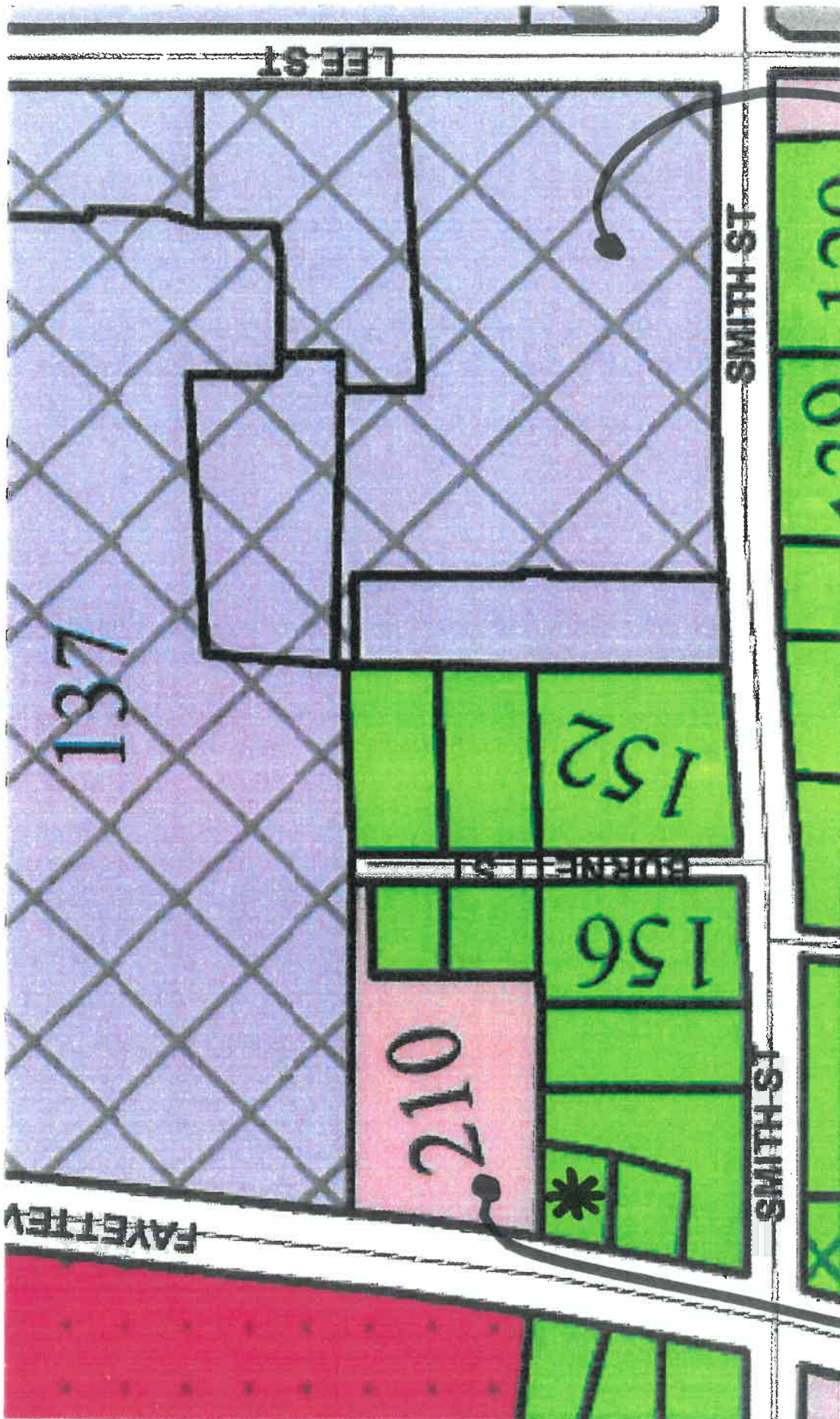
Fee Amount Enclosed: \$ N/A

Date of Advertisement: N/A

Mayor and Council Date of Decision: 1/11/2021

Mayor and Council Decision:

Attachment: Application (1797 : 206 Fayetteville Road)



Active Church

LEE STREET
PARIS

206 FAYETTEVILLE ROAD

Attachment: 206 Fayetteville Road Map (1797 : 206 Fayetteville Road)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.21

- 21

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider playground designs for Old Ivy Place Townhomes, as required by the Developer's Agreement.

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

Review of Playgrounds

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

Yes

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Approval**

The Developer's Agreement for Old Ivy Place Townhomes specifies that the Mayor and Council must approve the playground designs for the development. Last month, the two playgrounds specified on the final plat were installed quickly, over the course of a couple of days, one across from the pre-existing townhomes near Stockbridge Road, and the other just west of new townhome units on lots 16 through 20.

Per the enclosed photos, the playgrounds consist of a prefabricated wood and metal climbing structure with slides, wood benches, trash receptacles, dog refuse pickup stations, evergreen shrub borders, sod, and a mulch base.

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.)

- Developers Agreement
- Playground Locations
- Playground 1
- Playground 2

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

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 is attached hereto as Exhibit "D".

- F. **Trash Receptacles.** Any individual garbage receptacles shall be placed out of sight on non-trash collection days. (either inside the garage or behind individual units) This provision shall be enforced by the Old Ivy Place Homeowners Association.

- * G. **Amenities.** Amenities shall be provided by the developer per abovementioned approved Final Plat. Amenities, such as playground structures and tennis courts shall require separate building permits and shall require prior approval of their design (including any associated landscaping) by the Mayor and City Council.

SECTION THREE 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 FOUR TRANSFER OF PROPERTY

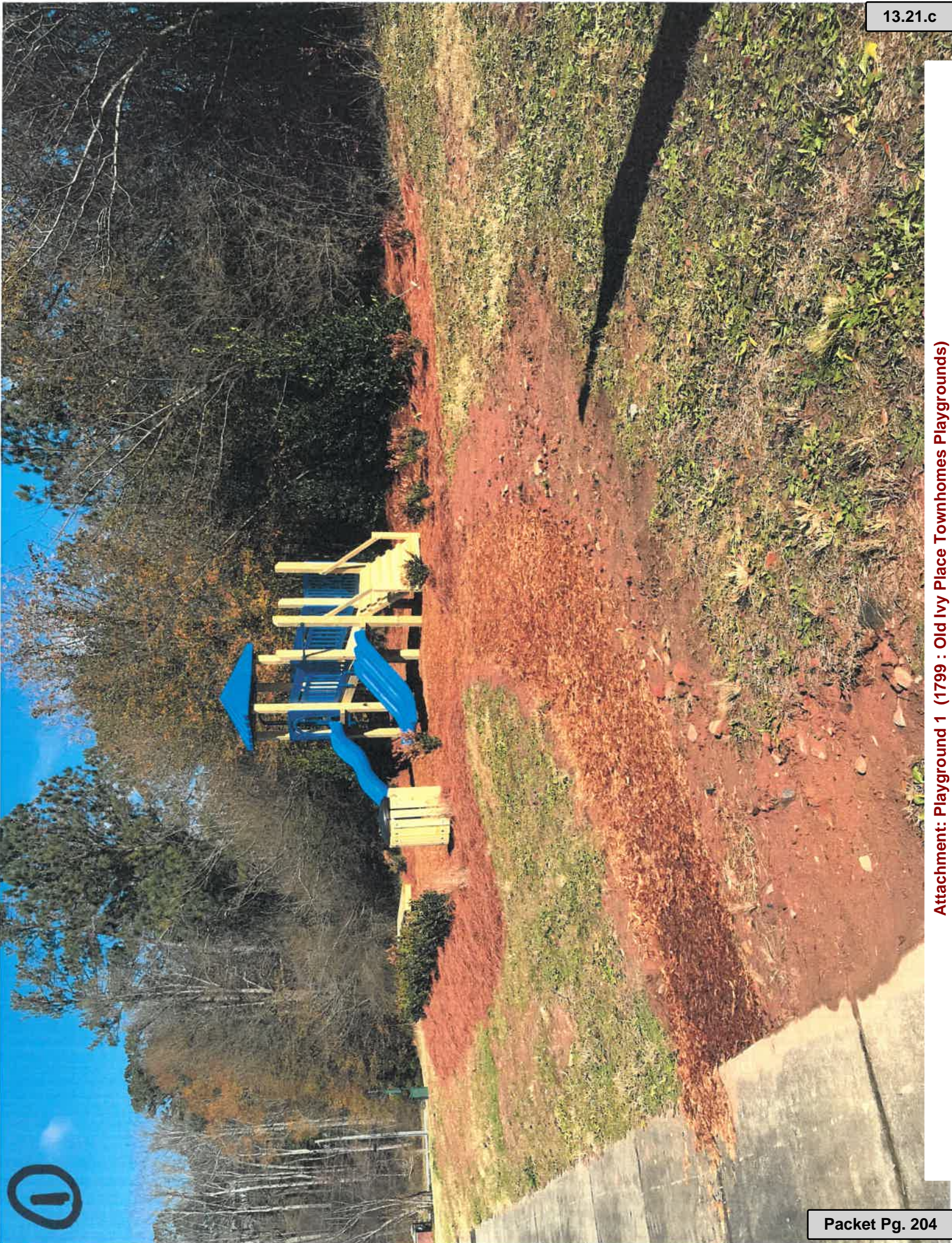
Rights and obligations of this Agreement shall bind and inure to the benefit of the parties hereto and their respective legal representatives, successors, and assigns. It shall run with the land and be binding upon any future owners of the property.

SECTION FIVE BUILDING PERMITS AND REQUIREMENTS

Subject to all condition precedents 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 SIX 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.



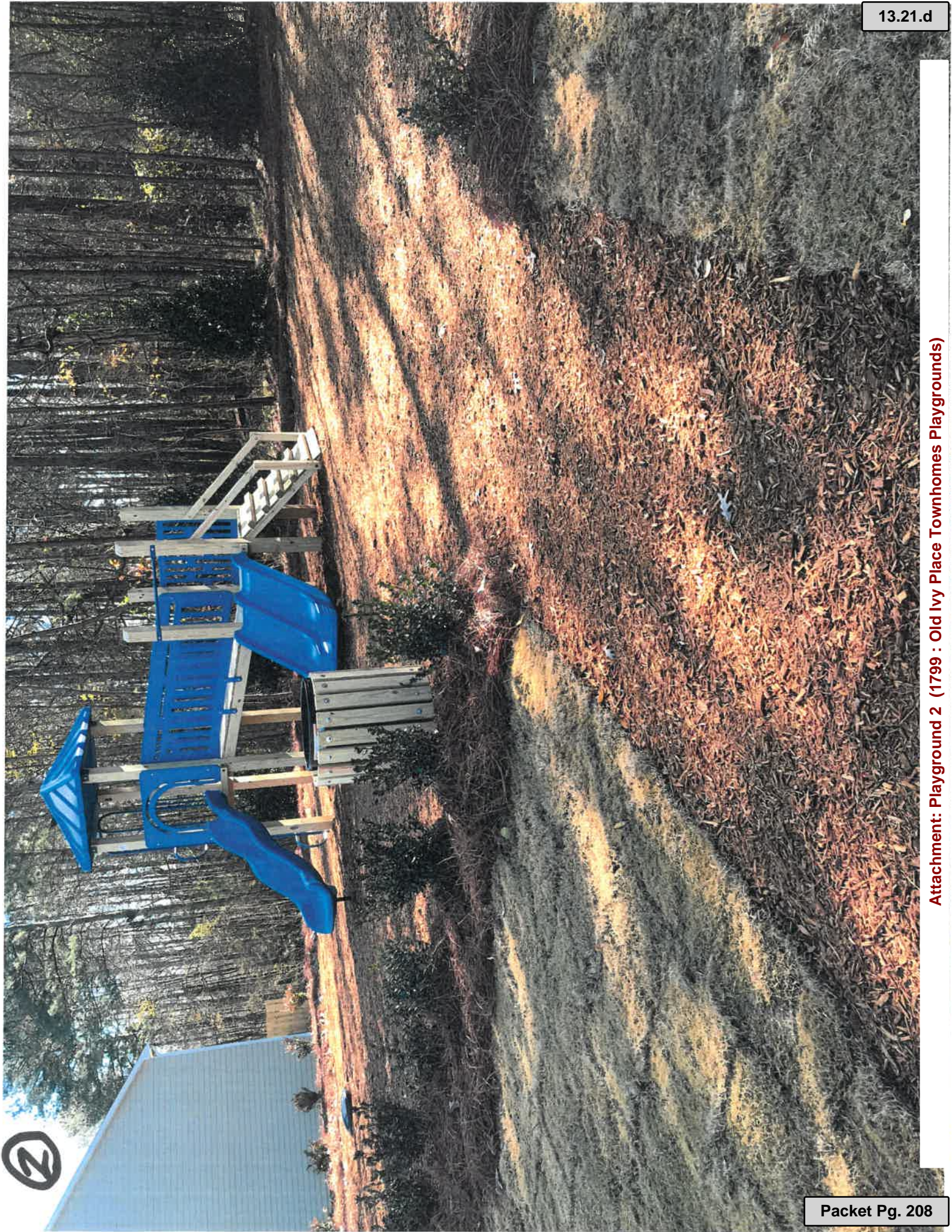


Attachment: Playground 1 (1799 : Old Ivy Place Townhomes Playgrounds)





2



②





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.22

- 22

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a proposed text amendment, 21-TA-005, Ord. 2021-005, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-118 "Gateway South District Overlay" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

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

Review and Approval of New Ordinance

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

Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Sec. 86-118. – Gateway South District Overlay

- (a) *Factual.* In adopting the City's Gateway South District Overlay zone (the "Gateway South District Overlay"), the City seeks to redefine its southern limits, which, with a few recent exceptions, is an area that has become a largely one-dimensional "production corridor", with a significant amount of aging buildings of declining value. With the exception of the Tara Boulevard Overlay District, the southern portion of the City lacks unifying, quality design guidelines to give it a new vitality and identity. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of this new district will serve as an impetus for reinvigorating development in the southern portions of the City and also serve as another source of more diverse, quality housing to supplement the City's aging housing stock.
- (b) *Definitions.* For definitions of specific terms, refer to Code Section 86-62.
- (c) *Purpose.* The purpose of the Gateway South District Overlay is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of new commercial, office, residential, and even industrial, uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City. The residential component of this District will help development a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The Gateway South District Overlay features a specific range of permitted, prohibited, and conditional uses superior to, and independent of, the Tara Boulevard Overlay District and other underlying zoning(s) and focused on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.
- (d) *Applicability.* Unless expressly modified by regulations in this article establishing the Gateway South District Overlay, the regulations governing the use of land and structures shall be as set forth in the underlying zoning districts and as regulated by other provisions of this Code. Unless otherwise stated in this Section, the current architectural design standards shall control development in the Gateway South District Overlay, unless alternate provisions are adopted in the Gateway South District Overlay. Exterior architectural design features shall be subject to review and approval by the Design Review Commission. Where a conflict with other city Code and ordinance provisions exists, the more restrictive standard shall apply. The Gateway South District Overlay shall supersede the requirements of the Tara Boulevard Overlay and the Assembly Overlay, wherever they may overlap with its geographical boundaries.
- (e) *Geography.* The Gateway South District Overlay occurs along the entire southern City limits and its intersection with Tara Boulevard, South Main Street, and Turner Road, then running north along a line connecting the intersections of Highway 54 and Tara Boulevard, South Avenue and Tara Boulevard, Batiste Park Road and South Main Street, and Elaine Terrace and Turner Road. The district is more

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

specifically identified in the following figure entitled "Exhibit A: Jonesboro Gateway South District Overlay."

13.22

- (f) *Scale.* The corridors of Tara Boulevard and, to a lesser extent, South Main Street, serve as the main "gateway points" for citizens approaching the City of Jonesboro from the south, and are the current focus of the Gateway South District Overlay. Although Jonesboro is recognized for its distinctive and historic downtown, and recent residential and commercial developments to the north of downtown, the southern portion of the City currently suffers from a lack of identity and diversity of uses. A renewed sense of place in the southern portion of the City will be maintained by the strict building quality and use standards in the Gateway South District Overlay and will serve as a catalyst for other quality future development throughout Jonesboro.

Fiscal Impact

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

n/a

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

- Gateway South Overlay District
- Exhibit A
- Legal Notice - Gateway South District Overlay

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

Approval

Sec. 86-118. – Gateway South District Overlay

- (a) *Factual.* In adopting the City's Gateway South District Overlay zone (the "Gateway South District Overlay"), the City seeks to redefine its southern limits, which, with a few recent exceptions, is an area that has become a largely one-dimensional "production corridor", with a significant amount of aging buildings of declining value. With the exception of the Tara Boulevard Overlay District, the southern portion of the City lacks unifying, quality design guidelines to give it a new vitality and identity. Because Jonesboro has suffered from the general lack of investment characterizing Atlanta's south side, reinforced by a failure of south side incomes and housing values to keep pace with Atlanta's north side, establishment of this new district will serve as an impetus for reinvigorating development in the southern portions of the City and also serve as another source of more diverse, quality housing to supplement the City's aging housing stock.
- (b) *Definitions.* For definitions of specific terms, refer to Code Section 86-62.
- (c) *Purpose.* The purpose of the Gateway South District Overlay is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of new commercial, office, residential, and even industrial, uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City. The residential component of this District will help development a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The Gateway South District Overlay features a specific range of permitted, prohibited, and conditional uses superior to, and independent of, the Tara Boulevard Overlay District and other underlying zoning(s) and focused on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.
- (d) *Applicability.* Unless expressly modified by regulations in this article establishing the Gateway South District Overlay, the regulations governing the use of land and structures shall be as set forth in the underlying zoning districts and as regulated by other provisions of this Code. Unless otherwise stated in this Section, the current architectural design standards shall control development in the Gateway South District Overlay, unless alternate provisions are adopted in the Gateway South District Overlay. Exterior architectural design features shall be subject to review and approval by the Design Review Commission. Where a conflict with other city Code and ordinance provisions exists, the more restrictive standard shall apply. The Gateway South District Overlay shall supersede the requirements of the Tara Boulevard Overlay and the Assembly Overlay, wherever they may overlap with its geographical boundaries.
- (e) *Geography.* The Gateway South District Overlay occurs along the entire southern City limits and its intersection with Tara Boulevard, South Main Street, and Turner Road, then running north along a line connecting the intersections of Highway 54 and Tara Boulevard, South Avenue and Tara Boulevard, Batiste Park Road and South Main Street, and Elaine Terrace and Turner Road. The district is more specifically identified in the following figure entitled "Exhibit A: Jonesboro Gateway South District Overlay."

(f) *Scale.* The corridors of Tara Boulevard and, to a lesser extent, South Main Street, serve as the main “gateway points” for citizens approaching the City of Jonesboro from the south, and are the current focus of the Gateway South District Overlay. Although Jonesboro is recognized for its distinctive and historic downtown, and recent residential and commercial developments to the north of downtown, the southern portion of the City currently suffers from a lack of identity and diversity of uses. A renewed sense of place in the southern portion of the City will be maintained by the strict building quality and use standards in the Gateway South District Overlay and will serve as a catalyst for other quality future development throughout Jonesboro.

(g) *Regulation of Uses.* Uses permitted by the underlying zoning(s) are unaffected by adoption of the Gateway South District Overlay, except as specified below; the following uses shall be specifically regulated in the Gateway South District Overlay:

1) *Permitted uses:*

- (a) Single-family detached dwelling, site-built, as part of a planned major subdivision only;
- (b) Hotels (except Casino Hotels) and Motels (except Extended Stay Facilities), that meet the specified requirements of this Sec. 86-118 (k)(4) and Sec. 86-554.
- (c) General Medical Centers / Hospitals, that meet the specified requirements of this Sec. 86-118. and Sec. 86-504, and not prohibited below.

2) *Prohibited uses:* The following primary uses, which otherwise may be permitted or allowed by conditional use permit in other City zoning districts, shall be prohibited in the Gateway South District Overlay:

- (a) Community Food Services, such as Food Banks;
- (b) Community Housing Services;
- (c) Nursing Care Facilities, including Nursing Homes;
- (d) Residential Mental Health Facilities;
- (e) Residential Developmental Disability Homes (Major Disability);
- (f) Residential Mental and Substance Abuse Care;
- (g) Continuing Care, Assisted Living Facilities;
- (h) Ambulance Services (Transportation);
- (i) Blood and Organ Banks;
- (j) Psychiatric and Substance Abuse Hospitals;
- (k) Other Residential Care Facilities Care, Personal Care Homes;
- (l) Other Residential Care Facilities Care, Group Homes for Adults without major disabilities, and not involving Mental Health or Substance Abuse);
- (m) Other Residential Care Facilities Care, Youth Homes;
- (n) Racetracks, including small vehicles, go-karts and motorcycles;
- (o) Amusement and Theme Parks;
- (p) Amusement Arcades, primarily indoor;
- (q) Other Amusement and Recreation Industries;
- (r) Billiard and Pool Halls;
- (s) Recreational Shooting Clubs;
- (t) Hookah Lounge (Smoking Bar, but not Cigar Lounge);

- (u) Cigar Lounges, with or without alcoholic beverage service;
- (v) Bowling Centers;
- (w) Golf Courses and Country Clubs;
- (x) Motion Picture Theaters (including drive-ins);
- (y) Zoos and Botanical Gardens;
- (z) Construction Offices, with or without outdoor storage;
- (aa) All Other non-depository Credit Intermediation, including Pawn Shops;
- (bb) Other Activities related to Credit Intermediation, including Check Cashing Services;
- (cc) Facilities Support Services;
- (dd) Kidney Dialysis Centers;
- (ee) Lessors of Nonresidential Building (except mini warehouses), including Event Centers (excluding funerals and wakes);
- (ff) Massage Therapy, State Licensed Only;
- (gg) Temporary Help Services, Manual Labor Pools;
- (hh) Veterinary Services, including Animal Hospitals;
- (ii) Outdoor Advertising, Large-scale, including Billboard Displays;
- (jj) All Types of Vehicle Repair and Maintenance;
- (kk) All Other Travel Accommodation, including Short Term Rentals (Air bnbs);
- (ll) Appliance Repair and Maintenance;
- (mm) Armored Car Services;
- (nn) Car Washes;
- (oo) Cemeteries;
- (pp) Crematories, within Funeral Homes or Stand Alone;
- (qq) Coin-Operated Laundries and Drycleaners, drop-off;
- (rr) Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance; no outdoor storage;
- (ss) Small and Heavy Machinery and Equipment Rental and Leasing;
- (tt) Consumer Electronics and Appliances Rental;
- (uu) Recreational Goods Rental, including golf cart rentals;
- (vv) All Types of Consumer Goods Rental;
- (ww) Direct Selling Establishments, including Fuel Dealers;
- (xx) Electronic and Precision Equipment Repair and Maintenance;
- (yy) Electronic Shopping and Mail-Order Houses;
- (zz) Funeral Homes and Funeral Services;
- (aaa) General Rental Centers;
- (bbb) Home and Garden Equipment Repair and Maintenance;
- (ccc) Linen and Uniform Supply;
- (ddd) Miscellaneous Personal Services, including bail bonding, dating services, shoe-shine services, wedding planning, fortunetelling and similar uses;
- (eee) Motor Vehicle Towing and Storage;
- (fff) Office Machinery and Equipment Rental and Leasing;
- (ggg) Parking Lots and Garages, Commercial;
- (hhh) Passenger Car Rental and Leasing;

- (iii) Pet Care, Grooming, Training, Pet Sitting (except Veterinary Services);
- (jjj) Animal Kennels / Boarding;
- (kkk) Animal Rescue Shelter, Public or Private;
- (III) Technical and Trade Schools;
- (mmm) Apprenticeship Training;
- (nnn) Repossession Services;
- (ooo) Re-upholstery and Furniture Repair;
- (ppp) Rooming and Boarding Houses;
- (qqq) Services to Buildings and Dwellings, (including pest control, janitorial services, landscape services, carpet and upholstery cleaning, pool maintenance, drain or gutter cleaning);
- (rrr) Other Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services;
- (sss) Telemarketing Bureaus;
- (ttt) Tour Operators with Tour Vehicles;
- (uuu) Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental;
- (vvv) Vending Machine Operators;
- (www) Video Tape and Disc Rental;
- (xxx) Other Schools and Instruction;
- (yyy) Vocational Rehabilitation Services;
- (zzz) All Types of Waste Collection and Treatment;
- (aaaa) Materials Recovery Facilities, including collection bins for recyclable materials;
- (bbbb) Septic Tank and Related Services;
- (cccc) Automotive Parts and Accessories Stores, with or without outdoor storage;
- (dddd) Building Material and Supplies Dealers, including Lumber Yards;
- (eeee) All Types of Vehicle Dealers, New or Used;
- (ffff) Wholesale Trade Agents & Brokers, including Automobile Brokers (Office Only);
- (gggg) Convenience Food Stores, with or without fuel pumps;
- (hhhh) Gasoline Stations and Truck Stops;
- (iiii) Store Retailers not Specified Elsewhere, including Fireworks Shops but not Tobacco Stores;
- (jjjj) Food Service Contractors;
- (kkkk) Home Centers (Building Materials and Supplies);
- (IIII) Lawn and Garden Equipment and Supplies Stores;
- (mmmm) Nursery, Garden, and Farm Supply Stores;
- (nnnn) Mobile Food Services, Including Carts, Individual Food Trucks, and Food Truck Courts;
- (oooo) Motorcycle, Boat, RV, ATV, and other vehicle dealers;
- (pppp) Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows;
- (qqqq) Tire Dealers;
- (rrrr) Truck Transportation (Freight);

(ssss)	Used Merchandise Stores, including Thrift Stores and Consignment Stores;
(tttt)	Warehouse Clubs and Supercenters;
(uuuu)	All Other Miscellaneous Store Retailers, including Flea Markets;
(vvvv)	Tobacco Stores, Cigar Shops, and Vape Shops, but not Cigar Lounge;
(wwwv)	Mini-warehouses and Self-Storage Units (indoor and outdoor);
(xxxx)	All types of manufacturing not allowed by conditional use permit below;
(yyyy)	Breweries, Large-Scale;
(zzzz)	Distilleries, Large-Scale;
(aaaaa)	Charter Bus Industry;
(bbbbb)	Freight Transportation Arrangement;
(ccccc)	Packing and Crating;
(ddddd)	Scenic and Sightseeing Transportation;
(eeee)	Special Needs Transportation;
(ffff)	Interurban and Rural Bus Transportation;
(ggggg)	Taxi and Limousine Service;
(hhhhh)	School and Employee Bus Transportation;
(iiii)	Support Activities for Transportation;
(jjjjj)	Nursery, Tree, and Floriculture Production;
(kkkkk)	Animal, Poultry, and Egg Production;
(lllll)	Water and Sewage Systems, including Treatment Facilities;
(mmmmm)	Adult Entertainment Facilities;
(nnnnn)	Tattoo Parlors;

- 3) *Conditional uses:* The following primary uses, which may otherwise be permitted in other City zoning districts, shall require a conditional use permit in the Gateway South District Overlay:
- (a) Mixed-use dwelling, including lofts, meeting the requirements of Section 86-182, and as part of a planned development only;
 - (b) Two-family dwelling (duplex) as part of a planned major subdivision only;
 - (c) Single-family attached (townhouses and condominiums), as part of a planned major subdivision only;
 - (d) Multifamily (apartments), as part of a planned development only;
 - (e) Bed-and-Breakfast Inns;
 - (f) Personal & Household Goods Repair & Maintenance, including jewelry, garments, watches, musical instruments and bicycles; no outdoor storage;
 - (g) Other Household Goods Repair and Maintenance;
 - (h) Floor Covering Stores;
 - (i) Hardware Stores;
 - (j) Pet and Pet Supplies Stores, no outdoor storage or displays;
 - (k) Outdoor Farmers Market;
 - (l) Warehousing and Storage with no outdoor storage;
 - (m) Furniture and Related Product Manufacturing, with no outdoor storage;

- (n) Miscellaneous Manufacturing (including toys, jewelry, silverware, medical / dental equipment and supplies, sporting goods, office supplies, signs, caskets, gaskets, home accessories, etc. and similar processing/assembly of products), with no outdoor storage
 - (o) Postproduction and Other Related Industries;
 - (p) Apparel and Apparel Accessories Manufacturing, with no outdoor storage;
 - (q) Wood Product Manufacturing, Including Millwork, with no outdoor storage;
 - (r) Computer and Electronic Product Manufacturing, with no outdoor storage;
 - (s) Rail Transportation Company (office only);
- 4) *Permitted accessory uses.* Regarding residential, office, and commercial uses.
- (a) Recreational amenities for residential communities, including, but not limited to clubhouses, gazebos, swimming pools, and walking trails.
 - (b) Paved parking areas for residents and patrons only;
 - (c) Stick-built storage buildings directly related to building and grounds maintenance of properties, not to exceed 500 square feet;
 - (d) Mail kiosks;
 - (e) Necessary signage;
- (h) *Minimum size of dwelling units.* One of the main focuses of the minimum size of dwelling units in the Gateway South Overlay District is to reflect the unique needs of the active, 55-plus demographic with their emphasis on childless homes and low maintenance living spaces and the sizes specified below shall prevail over the regular size standards specified in Section 86-205, R-M zoning. The intent of the Gateway South Overlay District, regarding attached housing such as apartments, duplexes, and townhomes, is smaller-sized, higher-quality dwelling units. Ample-sized, single-family detached homes with high-quality architectural standards are also allowed in planned developments in this District.
- 1. *Single-family detached dwellings.* 1600 heated square feet per unit.
 - 2. *Duplex dwellings.*
 - a. One-bedroom units: 1000 heated square feet per unit.
 - b. Two-bedroom units: 1300 square feet per unit.
 - c. Three-bedroom units: 1500 square feet per unit.
 - 3. *Single-family attached dwellings (townhouses and condominiums).* 1200 heated square feet per unit.
 - 4. *Multi-family (apartments).*
 - a. One-bedroom units: 850 heated square feet per unit.
 - b. Two-bedroom units: 1000 square feet per unit.
 - c. Three-bedroom units: 1200 square feet per unit.
 - 5. *Mixed-use dwelling, including lofts (no street level units allowed).* 1000 heated square feet per unit.
- (i) *Density and maximum number of residential units.*

1. *Single-family attached dwellings (townhouses and condominiums).*

- a. Maximum number of units per building: 8
- b. Maximum number of units per development: 96
- c. Maximum density: 12 units per acre

2. *Multi-family (apartments).*

- a. Maximum number of units per building: None
- b. Maximum density: 40 units per acre

(j) *Maximum building height.* 4 stories and 60 feet. No building shall be erected that would exceed the elevation of the Clayton County Courthouse. Buildings having a height greater than that of the courthouse may be approved, provided that the site elevation will permit such construction to remain below the highest point of the courthouse.

(k) *Exterior architectural design and material standards.* The following minimum architectural standards shall apply to exterior façade materials. The Design Review Commission and the Mayor and City Council may impose additional standards in the required developer's agreement.

1) *Multifamily and townhomes / condominiums.*

(a) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(b) *Permitted primary materials.* Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious siding (Hardiboard), or glass. (Note: Exterior façade delineations to not include windows or trim.)

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

(d) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

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

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

(g) *Porches and balconies.* All multifamily dwelling units shall each have minimum 6-foot deep exterior porches (ground floor) and balconies (upper floor), with direct access to the interior of each dwelling unit via sliding doors. Porches and balconies shall be partially contained on the open side by decorative wood railings. Ground floor porches facing inner courtyards shall each be provided with a self-latching gate for access to courtyard amenities.

(h) *Developer's agreement.* A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of multifamily and townhome / condominium developments.

2) *Two-family dwellings (duplexes).*

(a) All duplexes shall be constructed with "cottage-style" exteriors.

(b) *Prohibited materials.* Metal siding, vinyl siding, and concrete block, as primary building materials, are prohibited.

(c) *Permitted primary materials.* Primary building materials for all exterior wall facades shall be constructed of either full-depth brick (not veneers) or cementitious siding (Hardiboard), or a combination thereof. For duplexes with cementitious siding as the primary exterior on all four sides, a full-depth brick water table shall be provided on all sides.

(d) *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick and wood panels (including wood shake).

(e) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

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

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

(h) *Developer's agreement.* A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of developments involving duplexes.

3) *Mixed use dwelling, including lofts.*

(a) No residential unit shall occupy a street level (ground floor) space.

(b) *Prohibited materials.* Metal siding, vinyl siding, and concrete block, as primary building materials, are prohibited.

(c) *Permitted primary materials.* Primary building materials for all exterior wall facades for street level uses (commercial, offices, etc.) shall be constructed, at a minimum, of 50% full-depth brick (not veneers) on all sides, plus a combination of at least two of the

following options for the remaining half: cast stone, cementitious siding (Hardiboard), or glass. Primary building materials for all exterior wall facades for dwellings on upper floors shall be a combination of full-depth brick (not veneers), cast stone, cementitious siding (Hardiboard), or glass. Brick, stone, or cementitious siding used on dwellings shall match color of same materials used for street level uses.

(d) *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick and wood panels (including wood shake).

(e) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

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

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

4) *Hotels and motels.*

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

(b) Shall be no higher than four (4) stories in height.

(c) Lodging rooms shall be accessed through a central lobby.

(d) Lodging rooms shall be cleaned by professional staff daily.

(e) No hotel or motel shall allow a person or persons to occupy any such facility for more than thirty (30) days during a one-hundred eighty (180) day period, except where:

(1) Occupation of a hotel, motel, or extended stay facility in excess of thirty (30) consecutive days in a one hundred eighty (180) period may occur when a specific business entity desires such occupation for an employment-related purpose which requires temporary occupancy, including, but not limited to, relocation service

(f) A minimum 25-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, single-family detached residential property.

(g) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(h) *Permitted primary materials.* Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious

siding (Hardiboard), high-quality stucco or glass. (Note: Exterior façade delineations to not include windows or trim.)

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

(d) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia.

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

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

(g) *Entrance features.* All customer entrances located along the front façade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised / corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(h) *Minimum facade height.* A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.

(i) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

1. Roof features shall not exceed the average height of the supporting walls.
2. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
3. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
4. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(j) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

5) *Other commercial and office buildings.*

(a) *For lots directly fronting Tara Boulevard or South Main Street.*

(1) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(2) *Permitted primary materials.* Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 70% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facades: cast stone, cementitious siding (Hardiboard), high-quality stucco or glass. (Note: With the priority being majority brick façades, the 40% window coverage requirement for the Tara Boulevard Overlay District will not be considered.)

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

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

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

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

(7) *Entrance features.* All customer entrances located along the front façade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised / corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(8) *Minimum facade height.* A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.

(9) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

1. Roof features shall not exceed the average height of the supporting walls.
2. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.

3. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.

4. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(10) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(11) *Massing and modulation.* The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation.

6) *Franchise restaurants and other national and regional chain businesses.* The City recognizes that certain branding (logos and color schemes) must be preserved for these types of businesses and seeks a balance between brand recognition and quality exterior building materials. The City requires initial discussion and coordination with franchise businesses in order to avoid an exterior building that is an automatic, “cookie-cutter” template exhibited in other locations outside of the City of Jonesboro.

(a) *For lots directly fronting Tara Boulevard or South Main Street.*

(1) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(2) *Permitted primary materials.* Primary building materials for the exterior wall facade most directly facing Tara Boulevard or South Main Street shall be constructed, at a minimum, of 50% full-depth brick (not veneers) plus the following options for the remainder of the wall facade: 25% ornamental stone and 25% glass. Primary building materials for exterior wall facades not directly facing, but still viewable from Tara Boulevard or South Main Street shall be constructed, at a minimum, of one-third full-depth brick (not veneers) plus the following options for the remainder of the wall facades: one-third ornamental stone and one-third glass. (Note: With the priority being majority brick façades, the 40% window coverage requirement for the Tara Boulevard Overlay District will not be considered.)

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

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

(5) *Color.* Except for essential logo and other branding displays, all exterior materials shall strive to be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

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

(7) *Entrance features.* All customer entrances located along the front façade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised / corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(8) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

1. Roof features shall not exceed the average height of the supporting walls.
2. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
3. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
4. Where possible, the roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(9) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(b) *For lots fronting other interior streets within the Gateway South Overlay District.*

(1) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(2) *Permitted primary materials.* Primary building materials for the exterior wall facades viewable from the street(s) shall be constructed, at a minimum, of 40% full-depth brick (not veneers), minimum 30% clear glass, plus the following options for the remainder of the wall facades: ornamental stone, cementitious siding (Hardiboard), or high-quality stucco.

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

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

(5) *Color.* Except for essential logo and other branding displays, all exterior materials shall strive to be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

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

(7) *Entrance features.* All customer entrances located along the front façade, shall feature a combination of three or more of the following features: canopies and porticos, overhangs, recesses or projections, arcades, raised / corniced parapets, peaked roof forms, arches, display windows, and architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(8) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

1. Roof features shall not exceed the average height of the supporting walls.
2. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
3. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
4. Where possible, the roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(9) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(l) *Multi-family Special Standards.*

1. *Universal Design* (also known as “Aging in Place”) is a method of design that seeks to create development that can be used by everyone, regardless of age or physical condition. All projects shall implement, at a minimum, the following Universal Design principles:

- a) No-Step entries
- b) Provide lever door handles and rocker light switches
- c) Provide additional closet rod brackets to allow potential access from a wheelchair.
- d) Adequate lighting throughout the dwelling unit
- e) Room thresholds that are flushed.

- f) Minimum 6-foot deep porches and balconies.

2. *Amenities.* Recreational amenities shall be appropriately distributed throughout the facility. Such facilities shall consist of open or enclosed areas for residents of the facility to congregate, for recreation and leisure. The following standards shall be utilized for recreational facilities:

- a) The design and orientation of these areas should take advantage of available sunlight and should be sheltered from noise and traffic of adjacent street or other incompatible uses.
- b) Each recreational facility shall have a focal point. The focal point may consist of, but need not be limited to, water fountains, landscape planters, monuments, waterways, ponds, artwork, trellises or gazebos. The focal point of all recreational facilities shall complement one another by maintaining a common theme, consistent furnishing and signage.
- c) Amenity buildings shall match the design, materials, and color of the principal buildings.

3. *Maintenance of multifamily residential structures.* Continued good appearance of buildings within the facility depends on the extent and quality of maintenance. Materials and finishes shall be selected for their durability and wear, as well as for their beauty. Proper measures shall be taken for protection against weather, neglect, damage and abuse. Provision for washing and cleaning building and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate leaves, dirt and trash shall be avoided. Regular schedules for daily, weekly, quarterly, and annual maintenance shall be implemented by both owners and staff.

4. *Security.* Adequate security considerations shall be provided throughout the facility, including, at a minimum, the following features:

- a) Provide clear, unobstructed sightlines from entries to the street or parking lot.
- b) Provide clear sightlines to outdoor open areas from doorways and windows.
- c) Light exterior spaces and internal common spaces with energy-efficient, vandal proof lamps and fixtures
- d) Create privacy for the ground-level unites by using landscaping or fencing to buffer them from the street or parking.
- e) Pedestrian pathways to the entry, the parking, and the trash deposit area should be well-defined, well-lighted, and free from dense shrubs.
- f) Design common spaces to encourage a sense of belonging and that relate to a discrete number of unites so that these spaces encourage a sense of ownership.

g) Property shall have an ornamental access gate with residents provided fobs or cards for entry. If the gate operates by way of a telephone system, a ring-through feature shall be provided so that cars waiting at the gate entrance will not cause waiting or queuing problems should a telephone line be in use, or a pull-out area outside of traffic lanes shall be provided to allow telephoning without blocking access.

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

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

(o) *Sidewalks.* Sidewalks shall be required within residential, commercial and or/office developments/subdivisions within the Gateway South Overlay District, on both sides of all interior streets. Sidewalks shall also be required along the entire perimeter of a development where such perimeters/parcel boundaries run or front along a public street, or along the entire extent of the parcel boundaries where access to adjacent lots may or are possible as a part of existing or future developments. Required sidewalks shall be located within the dedicated non-pavement right-of-way of roads and shall parallel the street pavement as much as possible; provided, however, the City Manager may permit sidewalks to be designed and constructed so that they meander around permanent obstructions or deviate from a linear pattern for design purposes. Required sidewalks shall be a minimum of five feet wide. A median strip of grassed or landscaped areas at least two feet wide shall separate all sidewalks from adjacent curbs. Sidewalks shall be constructed in accordance with current Americans with Disabilities Act (ADA) specifications.

(p) *Buffering.* Perimeter buffers for residential developments shall conform to the minimum requirements of Article XV, unless additional requirements are imposed by Mayor and City Council. Buffers shall preserve existing vegetation to the maximum extent possible. Supplemental buffer plantings in certain areas may be necessary per the City Zoning Administrator. Stream and wetland buffering shall conform to Article XIII.

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

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

(s) *Street trees.* For new developments within the Gateway South Overlay District, street trees shall be provided in medians and required landscaped strips adjacent to the rights-of-way of Tara Boulevard, South Main Street, and all new interior streets.

1. Landscape strips shall be a minimum of ten feet wide.
2. Street trees shall have a minimum two and one-half-inch caliper and 12 feet in height at the time of planting and be warranted by the developer for a period of two years from the date of acceptance by the City of Jonesboro.
3. Street trees shall be spaced a minimum of 30 feet on center.

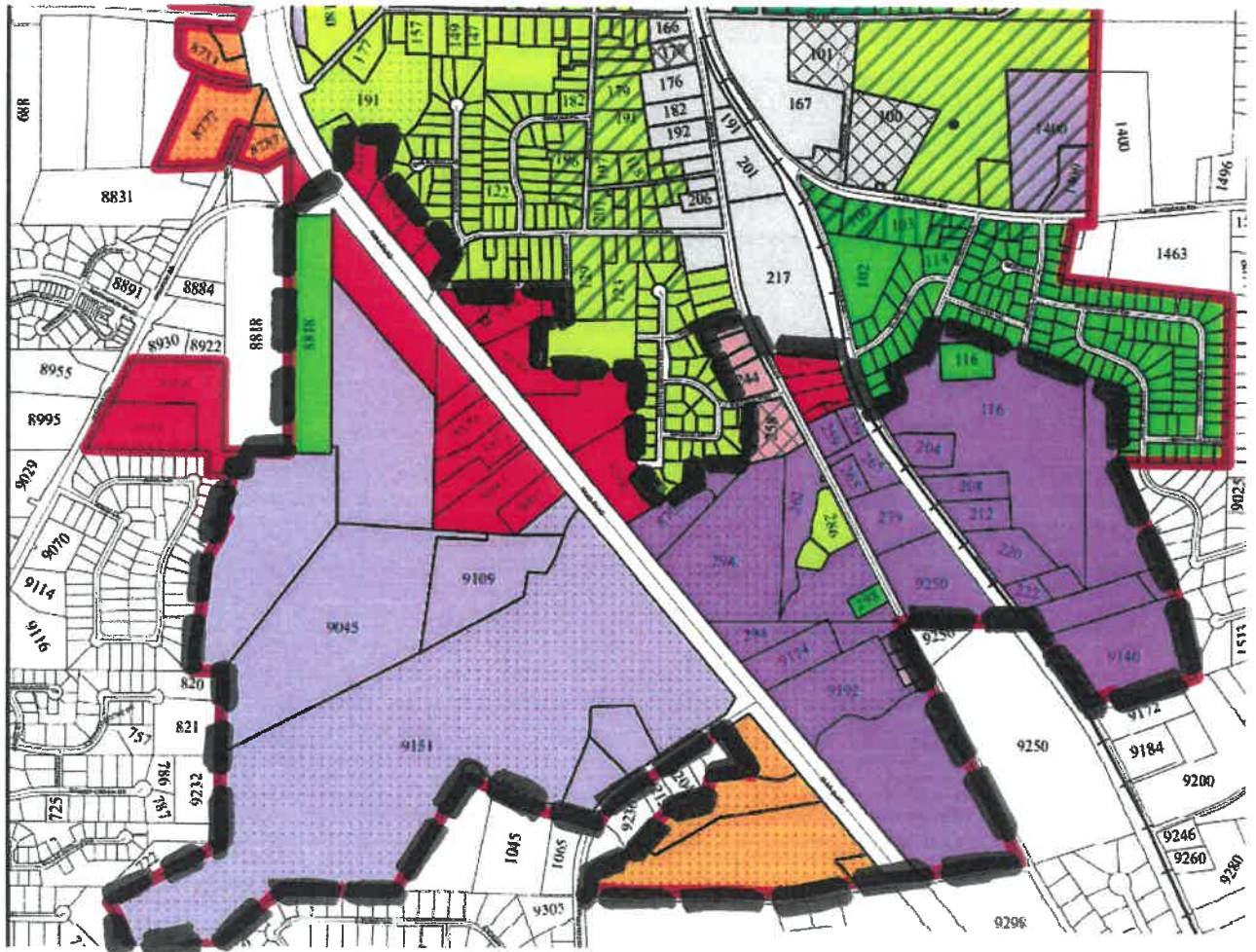
4. Spacing of street trees and streetlight standards may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.
 5. No street tree or streetlight standard shall be placed within ten feet of another tree, streetlight standard, utility pole or within five feet of a fire hydrant.
 6. Appropriate street tree species include:
 - (a) Red maple.
 - (b) Sugar maple.
 - (c) Willow oak.
 - (d) Savannah holly.
 - (e) Golden raintree.
 - (f) Southern magnolia.
 - (g) Sawtooth oak.
 - (h) Littleleaf linden.
 - (i) American elm (Dutch elm resistant cultivars).
 - (j) Chinese elm.
 - (k) Japanese zelkova.
 - (l) Other trees having similar characteristics to the above species and suitable for urban pedestrian environments, upon approval of the city arborist or his/her designee.
 7. No more than 25 percent of the total number of the trees installed may be of any one genus.
- (t) All stormwater detention facilities in view of public streets or the fronts of primary buildings within the Gateway South Overlay District shall be completely enclosed by black, wrought iron fencing with a perimeter evergreen shrub hedge. Stormwater fencing shall be 4 feet tall, and the shrub hedge shall be a minimum 3 feet tall. Stormwater detention facilities not in view of public streets may use black, vinyl-coated chain link fence as fencing material, with a minimum 3-foot tall, evergreen shrub hedge.

City of Jonesboro

Georgia



Exhibit A: Gateway South District Overlay



Attachment: Exhibit A (1798 : Gateway South Overlay District)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on January 11, 2021 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-118 “Gateway South District Overlay” to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

David Allen
Zoning Administrator / Community Development Director

Publish 12/16/2020



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.23

- 23

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider Resolution #2021-001 calling for the 2021 Municipal Election and establishment of the qualifying fee.

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

City Charter - Article II - Government Structure (Section 2.10)

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

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.)

A general municipal election will be held in the City of Jonesboro on Tuesday, November 2, 2021, under the provisions of the laws relating to general law cities in the State of Georgia. Three councilmember seats (at-large) will be up for reelection (Bobby Lester, Billy Powell & Pat Sebo). The winner of the election will take office January 1, 2021.

Qualifying for candidates will be held at the Jonesboro City Hall, 124 North Avenue, Jonesboro GA 30236 on Monday, August 16, 2021, Tuesday, August 17, 2021, Wednesday, August 18, 2021. The hours of qualifying shall be between the hours 8:30 a.m. and 4:30 p.m. The qualifying fee for the at-large seats are \$277.20, which is 3% of the total gross salary of the preceding year. Each candidate shall file a notice of candidacy in the office of the City Clerk of Jonesboro and must meet the qualifications of the Charter and Code of the City of Jonesboro, as well as all applicable state and constitutional laws

Pursuant to O.C.G.A. § 212-131(a)(A), the City Council shall fix and publish the qualifying fees for the municipal offices to be filled in the upcoming election. The qualifying fee shall be equal to three percent (3%) of the total gross salary of the office paid in the preceding calendar year.

Sec. 2.11. - City Council Terms and Qualifications for Office.

The mayor and councilmembers shall serve for terms of four years or until their respective successors are elected and qualified.

- No person shall be eligible for the office of mayor or councilmember unless he/she, at the time that he/she has qualified to run for office:
- Has been a resident of the city for a period of one year;
- Has reached the age of 21;
- Is a qualified voter; and

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

- Has not been convicted of any crime involving moral turpitude.
- No person's name shall be placed on the ballot as a candidate for mayor or councilmember unless such person shall have filed a notice of candidacy and shall have paid the qualifying fee to the city clerk of said city.

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.)*

- RES 2021-001 - Call for 2021 Municipal Election

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

STATE OF GEORGIA

CITY OF JONESBORO

RESOLUTION NO. 2021-001

A RESOLUTION OF THE CITY OF JONESBORO, GEORGIA, TO CALL AND AUTHORIZE THE 2021 MUNICIPAL GENERAL ELECTION; TO FIX AND PUBLISH THE QUALIFYING FEE; AND FOR OTHER PURPOSES.

- WHEREAS,** the governing authority of the City of Jonesboro, Georgia (the “City”) is the Mayor and Council thereof; and
- WHEREAS,** Pursuant to O.C.G.A. § 212-131(a)(A), the City Council shall fix and publish the qualifying fees for the municipal offices to be filled in the upcoming election. The qualifying fee shall be equal to three percent (3%) of the total gross salary of the office paid in the preceding calendar year;
- WHEREAS,** Section 5.13 of the City Charter states that all elections in the City shall be determined by plurality. The person receiving a plurality of votes cast, shall be elected.
- WHEREAS,** the Mayor and the members of the City Council wish to order said General Municipal Election to proceed as provided by law.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the City of Jonesboro and it is resolved by the authority of said City Council that:

- Section 1: The City of Jonesboro Municipal Election is hereby called pursuant to the requirements of the Georgia Constitution, State Law and the City Charter; and
- Section 2: The Municipal Election shall be held on November 2, 2021; and
- Section 3: Three councilmember seats (at-large) will be up for reelection (Bobby Lester, Billy Powell & Pat Sebo).
- Section 3: Qualifying for candidates will be held at the Jonesboro City Hall, 124 North Avenue, Jonesboro GA 30236 on Monday, August 16, 2021, Tuesday, August 17, 2021, Wednesday, August 18, 2021. The hours of qualifying shall be between the hours 8:30 a.m. and 4:30 p.m. The qualifying fee for the at-large seats are \$277.20, which is 3% of the total gross salary of the preceding year. Each candidate shall file a notice of candidacy in the office of the City Clerk of Jonesboro and must meet the qualifications of the Charter and Code of the City of Jonesboro, as well as all applicable state and constitutional laws; and

Section 4: All elections in the city shall be determined by plurality. The person receiving a plurality of votes casted, shall be elected.

13.23

SO RESOLVED AND EFFECTIVE, this 11th day of January, 2021.

APPROVED:

Joy B. Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Manager/Clerk

(SEAL)

STATE OF GEORGIA

CITY OF JONESBORO

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Attachment: RES 2021-001 - Call for 2021 Municipal Election (1785 : Call for Election - 2021 General Election)

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Section 4: All elections in the city shall be determined by plurality. The person receiving a plurality of votes casted, shall be elected.

SO RESOLVED AND EFFECTIVE, this 11th day of January, 2021.


APPROVED:

Joy B. Day, Mayor

ATTEST:

Ricky L. Clark, Jr., City Manager/Clerk

(SEAL)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 13.24 - 24
		COUNCIL MEETING DATE January 11, 2021
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider a Citizen Engagement Survey.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Community Planning, Neighborhood and Business Revitalization		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> <p>The City Manager's Office has made it a strategic goal to work in many aspects throughout the City to improve communication, increase effective data-driven decision making, and increase sustainability. As part of this ongoing effort, the City Manager is seeking to conduct a survey to receive feedback from the citizens and stakeholders in Jonesboro in regards to their satisfaction levels of City services. This survey will allow us an opportunity to assess the opinions and priorities of Jonesboro residents. To ensure the community was represented as a whole, we will either utilize both digital and print platforms to get the survey out to our residents.</p> <p>The data collected will be considered along with other factors such as input from City Officials and City Staff when establishing our strategic priorities for FY' 21. We will include a postage-paid envelope to mail out the survey to our residents. All responses will remain confidential.</p> <p>We believe that conducting this survey and utilizing the feedback keeps our promise of our strategic goal of a connected community and will also build citizen satisfaction, confidence and trust in service delivery and operations management.</p>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> <ul style="list-style-type: none"> 2021 Citizen Survey Questionnaire - Jonesboro 		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date January, 11, 2021	
Signature	City Clerk's Office	



CITY OF JONESBORO

Ricky L. Clark, Jr.
City Manager
124 North Avenue
Jonesboro, Georgia 30236

Email: rclark@jonesboroga.com
Tel: 770-478-3800
Fax: 770-478-3775
www.jonesboroga.com

January 2021

Dear Jonesboro Resident,

The City of Jonesboro is requesting your help and a few minutes of your time! You have been chosen to participate in a survey designed to gather resident opinions and feedback on city programs and services. The information requested in this survey will be used to improve and expand existing programs and determine future needs of residents in the City of Jonesboro.

Please return your completed survey in the next week using the postage-paid envelope provided. If you prefer, you can complete the survey online at www.jonesboroga.com. We will present the results to the city early this year. Individual responses to the survey will remain confidential.

Please contact Cable Glenn-Brooks at the City of Jonesboro at 770-478-3800 if you have any questions.

Thank you in advance for your participation.

Sincerely,

Ricky L. Clark, Jr.
City Manager

2021 City of Jonesboro Citizen Satisfaction Survey

Please take a few minutes to complete this survey. Your input is an important part of the city's on-going effort to identify and respond to resident concerns. If you prefer, you can complete the survey online at www.jonesboroga.com. If you have questions, please call Cable Glenn-Brooks, Executive Assistant to the City Manager, at (770) 478-3800. Thank you!

1. **Please rate your overall satisfaction with major categories of services provided by the City of Jonesboro on scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall quality of police services	5	4	3	2	1	9
2. Overall quality of fire and emergency medical services	5	4	3	2	1	9
3. Overall maintenance of city streets	5	4	3	2	1	9
4. Overall quality of water and sewer utilities	5	4	3	2	1	9
5. Overall enforcement of city codes and ordinances	5	4	3	2	1	9
6. Overall quality of customer service you receive from city employees	5	4	3	2	1	9
7. Overall effectiveness of city communication with the public	5	4	3	2	1	9
8. Overall quality of the stormwater runoff/stormwater management system	5	4	3	2	1	9
9. Overall flow of traffic and congestion management in the city	5	4	3	2	1	9

2. **Which THREE of the major categories of city services do you think should receive the MOST EMPHASIS from city leaders over the next TWO years?** *[Write in your answers below using the numbers from the list in Question 1.]*

1st: ____ 2nd: ____ 3rd: ____

3. **Perceptions. Several items that may influence your perception of the City of Jonesboro are listed below. Please rate your satisfaction with each item on a scale of 1 to 5, where 5 means "Very Satisfied" and 1 means "Very Dissatisfied."**

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall quality of services provided by the City of Jonesboro	5	4	3	2	1	9
02. Overall value that you receive for your city tax dollars and fees	5	4	3	2	1	9
03. Overall image of the city	5	4	3	2	1	9
04. How well the city is planning growth	5	4	3	2	1	9
05. How well the city is managing growth	5	4	3	2	1	9
06. Overall quality of life in the city	5	4	3	2	1	9
07. Overall feeling of safety in the city	5	4	3	2	1	9
08. Quality of new development in the city	5	4	3	2	1	9
09. As a place to retire	5	4	3	2	1	9
10. Quality of transportation facilities for vehicles	5	4	3	2	1	9
11. Quality of bike and pedestrian facilities	5	4	3	2	1	9
12. Overall appearance of the city	5	4	3	2	1	9

4. **Leadership. Please rate your satisfaction with each of the items listed below.**

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall effectiveness of leadership provided by the city's elected officials	5	4	3	2	1	9
2. Overall effectiveness of the city manager and appointed staff	5	4	3	2	1	9

5. **Living in Jonesboro.** Using a scale of 1 to 5, where 5 is "Very important" and 1 is "Not at all Important," please indicate how important each of the following reasons were in your decision to live in Jonesboro.

		Very Important	Important	Neutral	Not Important	Not at all Important	Don't Know
01.	Sense of community	5	4	3	2	1	9
02.	Quality of life	5	4	3	2	1	9
03.	Quality of public schools	5	4	3	2	1	9
04.	Safe community	5	4	3	2	1	9
05.	Employment opportunities in Jonesboro	5	4	3	2	1	9
06.	Close to jobs in other cities	5	4	3	2	1	9
07.	Near family and friends	5	4	3	2	1	9
08.	Affordability of housing	5	4	3	2	1	9
09.	Quality of housing	5	4	3	2	1	9
10.	Retirement	5	4	3	2	1	9
11.	Reasonable cost of living	5	4	3	2	1	9
12.	Access to quality shopping	5	4	3	2	1	9
13.	Affordable shopping/merchandise	5	4	3	2	1	9

6. **Is there another reason you live in Jonesboro?** ____ (1) Yes [Answer Q6a.] ____ (2) No [Skip to Q7.]

6a. **What is the reason, and why it is important to you?**

7. **Please rate Jonesboro on a scale of 1 to 5, where 5 means "Excellent" and 1 means "Poor," with regard to each of the following:**

How would you rate the City of Jonesboro...	Excellent	Good	Neutral	Below Average	Poor	Don't Know
1. As a place to live	5	4	3	2	1	9
2. As a place to raise children	5	4	3	2	1	9
3. As a place to work	5	4	3	2	1	9
4. As a place where you would buy your next home	5	4	3	2	1	9
5. As a place to call home	5	4	3	2	1	9
6. As a place that offers high quality education	5	4	3	2	1	9

8. **Maintenance.** Please rate your satisfaction with the following services provided by the city.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Overall maintenance of city streets	5	4	3	2	1	9
02. Maintenance of streets in your neighborhood	5	4	3	2	1	9
03. Maintenance of traffic signals and street signs	5	4	3	2	1	9
04. Maintenance of sidewalks	5	4	3	2	1	9
05. Maintenance of curbs and gutters	5	4	3	2	1	9
06. Maintenance and preservation of Downtown Jonesboro	5	4	3	2	1	9
07. Maintenance of city buildings (e.g. City Hall, Police Dept.)	5	4	3	2	1	9
08. Debris removal on major city streets	5	4	3	2	1	9
09. Debris removal on streets in your neighborhood	5	4	3	2	1	9
10. Maintenance of trees along city streets	5	4	3	2	1	9
11. Adequacy of city street lighting	5	4	3	2	1	9
12. On-street bicycle infrastructure (e.g. bike lanes/painted symbols)	5	4	3	2	1	9

9. Which **THREE** of the city maintenance services listed in Question 8 on the previous page do you think should receive the **MOST EMPHASIS** from city leaders over the next **TWO** years? [Write in your answers below using the numbers from the list in Question 8.]

1st: _____ 2nd: _____ 3rd: _____

10. **Code Enforcement.** Please rate your satisfaction with each of the following.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Enforcing the clean-up of debris on private properties	5	4	3	2	1	9
2. Enforcing the mowing and cutting of weeds on private properties	5	4	3	2	1	9
3. Enforcing the exterior maintenance of residential homes	5	4	3	2	1	9
4. Enforcing the exterior maintenance of business properties	5	4	3	2	1	9
5. Enforcing sign regulations	5	4	3	2	1	9
6. Enforcing the maintenance of rental properties in your neighborhood	5	4	3	2	1	9

11. How would you describe the city's level of enforcement when it comes to codes and ordinances? _____(1) Too much _____(2) About right _____(3) Too little _____(9) Don't know

12. **Sanitation Service.** For each of the items listed below, please rate your level of satisfaction.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01. Sanitation Pickup in the City	5	4	3	2	1	9
02. Condition of your can	5	4	3	2	1	9
03. Timeliness of Pickup	5	4	3	2	1	9
04. Communication regarding change of pickup date	5	4	3	2	1	9
05. Bulky Pickup	5	4	3	2	1	9
06. Friendliness of Staff	5	4	3	2	1	9
07. What you are charged for	5	4	3	2	1	9
08. How easy your sanitation bill is to understand	5	4	3	2	1	9
09. Options for paying your sanitation bill	5	4	3	2	1	9
10. How well the city keeps you informed about sanitation services	5	4	3	2	1	9
11. How well the city keeps you informed about disruptions to sanitation services	5	4	3	2	1	9
12. How quickly city sanitation staff respond to your needs	5	4	3	2	1	9
13. If the City allowed you to chose your sanitation company	5	4	3	2	1	9

13. Which **THREE** of the categories of services do you think should receive the **MOST EMPHASIS** from city leaders over the next **TWO** years? [Write in your answers below using the numbers from the list in Question 12.]

1st: _____ 2nd: _____ 3rd: _____

14. **Planning and Development.** Please rate your satisfaction with each of the following. [If you have not applied for or have no experience with building permits or zoning/platting in the past 2 years, skip to Question 15.]

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Timeliness of obtaining a building permit	5	4	3	2	1	9
2. Overall customer service when obtaining a building permit	5	4	3	2	1	9
3. Understanding of the building permit process	5	4	3	2	1	9
4. Understanding of city building codes	5	4	3	2	1	9
5. Overall experience in obtaining a building permit	5	4	3	2	1	9
6. Timeliness of obtaining zoning/platting approvals	5	4	3	2	1	9
7. Overall customer service for the zoning/platting process	5	4	3	2	1	9
8. Understanding of zoning/platting process	5	4	3	2	1	9
9. Overall experience in obtaining land development information and/or approvals (e.g. building permits, zoning, platting)	5	4	3	2	1	9

15. Communication. Please rate your satisfaction with the following aspects of communication provided by the City of Jonesboro.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The availability of information about city programs/services	5	4	3	2	1	9
2. City efforts to keep you informed about local issues	5	4	3	2	1	9
3. The level of public involvement in local decision making	5	4	3	2	1	9
4. Content in the city's newsletter	5	4	3	2	1	9
5. The quality of the city's website	5	4	3	2	1	9
6. Ease of use of the city's website	5	4	3	2	1	9
7. Content of the city's website	5	4	3	2	1	9
8. Content of a city social media pages	5	4	3	2	1	9
9. Responsiveness of a city social media pages	5	4	3	2	1	9

16. Which of the following are your primary sources of information about city issues, services, and events?
[Check all that apply.]

- ☐ (1) The city monthly newsletter
 ☐ (5) County cable channel
☐ (2) Local Newspaper
 ☐ (6) City website
☐ (3) Television News
 ☐ (7) Other: _____
☐ (4) Social media (e.g. Facebook, Twitter)

17. Broadband Internet Connectivity. Please rate your satisfaction with the following aspects of broadband Internet connectivity in the City of Jonesboro .

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. The quality of broadband Internet connectivity	5	4	3	2	1	9
2. The availability of broadband Internet connectivity	5	4	3	2	1	9
3. The cost of broadband Internet connectivity	5	4	3	2	1	9

18. SeeClickFix (OneJonesboro) is the program the City of Jonesboro uses for citizens to submit service requests for things like potholes, damaged street signs and code enforcement issues through a mobile device or online. Have you used this program to submit an issue?

- ☐ (1) Yes [Answer Q18a.]
 ☐ (3) No [Skip to Q19.]
☐ (2) I know about it, but have not used it [Skip to Q19.]
 ☐ (4) I have tried it, but could not figure it out [Answer Q18a.]

18a. How would you rate the ease of use of SeeClickFix Jonesboro?

- ☐ (1) Very satisfied
 ☐ (3) Neutral
 ☐ (5) Very dissatisfied
☐ (2) Satisfied
 ☐ (4) Dissatisfied
 ☐ (9) Don't know

19. Open Data Initiative. The City of Jonesboro is dedicated to improving accessibility, transparency and accountability of city government. The online agenda management system provides direct access to city council and operational data. Have you used the online site to look up any city data?

- ☐ (1) Yes [Answer Q19a.]
 ☐ (3) No [Skip to Q20.]
☐ (2) I know about it, but have not used it [Skip to Q20.]
 ☐ (4) I have tried it, but could not figure it out [Answer Q19a.]

19a. How would you rate the ease of use of www.jonesboroga.com?

- ☐ (1) Very satisfied
 ☐ (3) Neutral
 ☐ (5) Very dissatisfied
☐ (2) Satisfied
 ☐ (4) Dissatisfied
 ☐ (9) Don't know

20. Customer Service. Have you interacted with (call, on-line or visit) the city with a question, problem, or complaint during the past year?

- ☐ (1) Yes [Answer Q20a-c.]
 ☐ (2) No [Skip to Q21.]

20a. If you have interacted with (by phone, on-line, or visiting) the city during the past year, what led to that interaction?

____(1) Compliment ____ (2) Question ____ (3) Request ____ (4) Complaint

20b. What was the specific reason you interacted with the City? [Check only one.]

- ____ (1) City service (street maintenance, trash, water, yard waste)
 ____ (2) Emergency or safety
 ____ (3) Public records/Ordinances/Licenses/Permits
 ____ (4) Code violation (tall grass-weeds/mowing, illegal parking/dumping, abandoned vehicles)
 ____ (5) Community engagement
 ____ (6) Building Codes/Inspections
 ____ (7) Other: _____

20c. Several factors that may influence your perception of the quality of customer service you receive from city employees are listed below. Please rate your satisfaction with each item.

		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1.	How easy the department was to contact	5	4	3	2	1	9
2.	Level of courtesy you received	5	4	3	2	1	9
3.	Technical competence and knowledge of city employees who assisted you	5	4	3	2	1	9
4.	Overall satisfaction with your customer service experience	5	4	3	2	1	9

21. Feeling of Safety. On a scale of 1 to 5, where 5 means "Very Safe" and 1 means "Very Unsafe," please rate how safe you feel in the following situations.

How safe do you feel...	Very Safe	Safe	Neutral	Unsafe	Very Unsafe	Don't Know
1. In your neighborhood during the day	5	4	3	2	1	9
2. In your neighborhood at night	5	4	3	2	1	9
3. Overall feeling of safety in Jonesboro	5	4	3	2	1	9

22. Public Safety. Please rate your level of satisfaction with the following public safety services provided by the City of Jonesboro.

		Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
01.	The visibility of police in neighborhoods	5	4	3	2	1	9
02.	The visibility of police in retail areas	5	4	3	2	1	9
03.	The city's efforts to prevent crime	5	4	3	2	1	9
04.	How effectively police handle emergencies	5	4	3	2	1	9
05.	Effectiveness of community policing efforts	5	4	3	2	1	9
06.	Location of Police Department	5	4	3	2	1	9
07.	How quickly police respond to emergencies	5	4	3	2	1	9
08.	The police department's social media	5	4	3	2	1	9
09.	Enforcement of local traffic laws	5	4	3	2	1	9
10.	Overall quality of local police protection	5	4	3	2	1	9
11.	Overall quality of police personnel	5	4	3	2	1	9
12.	Quality of probation services	5	4	3	2	1	9
13.	Community outreach efforts by the Police Dept.	5	4	3	2	1	9
14.	Police related education programs offered by the city	5	4	3	2	1	9

23. Which THREE of the Public Safety items listed in Question 22 do you think should receive the most emphasis from city leaders over the next TWO years? [Write in your answers below using the numbers from the list in Question 22.]

1st: ____ 2nd: ____ 3rd: ____

24. Jonesboro Parks. Have you visited any City Parks in the last 12 months? ____ (1) Yes ____ (2) No

25. Please rate your satisfaction with each of the following.

	Very Satisfied	Satisfied	Neutral	Dissatisfied	Very Dissatisfied	Don't Know
1. Overall maintenance of the Parks	5	4	3	2	1	9
2. Overall care for the Parks	5	4	3	2	1	9
3. Fees charged for parks	5	4	3	2	1	9
4. Ease of registering for programs	5	4	3	2	1	9
5. Availability of information about Park activities	5	4	3	2	1	9
6. Overall quality of services/experiences	5	4	3	2	1	9

26. Economic Development. Using a scale of 1 to 5, where 5 means "Much Too Slow" and 1 means "Much Too Fast," please rate the city's current pace of development in each of the following areas:

	Much Too Slow	Too Slow	Just Right	Too Fast	Much Too Fast	Don't Know
1. Office/Commercial development	5	4	3	2	1	9
2. Industrial development	5	4	3	2	1	9
3. Multi-family residential development	5	4	3	2	1	9
4. Single-family residential development	5	4	3	2	1	9
5. Retail development	5	4	3	2	1	9
6. Affordable housing	5	4	3	2	1	9
7. Small business assistance	5	4	3	2	1	9

27. The City of Jonesboro uses incentives to attract and expand retail, residential, manufacturing, science and technology, and regional office companies to the city. Some examples of the types of incentives the city can offer include: property tax incrementing financing which reimburses a portion of the property tax to the developer, or creating a special taxing district to add an additional sales tax to be used by the developer. Knowing this, how supportive are you of having the city use incentives to attract and expand retail, residential, manufacturing, science and technology, and regional office companies?

____(1) Very supportive ____ (2) Somewhat supportive ____ (3) Not sure ____ (4) Not supportive

28. In ORDER, please rank which development opportunities you support the most for incentives from 1 (MOST supportive) to 7(LEAST supportive). [Write in your answers using the numbers from the list below.]

- | | | | |
|----------------|----------------------|-----------------------|--------------------|
| 1. Retail | 3. Restaurants | 5. Manufacturing | 7. Quality of Life |
| 2. Residential | 4. Commercial/Office | 6. Science/Technology | |

1st: ____ 2nd: ____ 3rd: ____ 4th: ____ 5th: ____ 6th: ____ 7th: ____

29. Typically, how often do you go to communities other than Jonesboro to shop (this does not include online shopping)?

____(1) Every day ____ (3) At least once a week ____ (5) A few times per year
 ____ (2) A few times per week ____ (4) A few times per month ____ (6) Seldom or never

30. Typically, how often do you shop online with stores outside of Jonesboro?

____(1) Every day ____ (3) At least once a week ____ (5) A few times per year
 ____ (2) A few times per week ____ (4) A few times per month ____ (6) Seldom or never

31. What is the primary reason you shop out of town?

Strategic Goals and Priorities. Jonesboro has updated their strategic goals and priorities for the years 2020. The Governing Body and Staff will work together to build on the successes of previous plans and the outline of the updated goals and priorities to guide the city's growth and planning efforts for the future.

Governing Body Strategic Goals and Priorities 2019/2020:

1. **Operational Excellence** - Collaborate with residents and businesses to provide responsive and responsible public service by implementing effective and effective operations.
 2. **Economic Vitality** - Strengthen and diversify the City's economy by supporting and advancing existing businesses; targeting and attracting new businesses.
 3. **Healthy Community** - Protect Resources and environmental health.
 4. **Strong and Secure Neighborhoods**- Create and Maintain safe and appealing neighborhoods.
 5. **Connected Community** - Promote Diverse opportunities that connect community and foster civic pride through comprehensive communication strategies, and cultural, educational and recreational programming.
32. Please rank the importance of each goal from 1st (MOST important) to 4th (LEAST important). *[Write in your answers below using the numbers from the list labeled "Governing Body Strategic Goals and Priorities" above.]*
 1st: ____ 2nd: ____ 3rd: ____ 4th: ____
33. Are there current services, projects or programs that the City of Jonesboro currently offers that you would recommend are discontinued?

34. Are there other services, projects or programs that you would like the City of Jonesboro to offer?

Demographics

35. Approximately how many years have you lived in the City of Jonesboro?
 ____ (1) Less than 5 years ____ (2) 5-10 years ____ (3) 11-20 years ____ (4) More than 20 years
36. What is your age? ____ years
37. What is your total annual household income?
 ____ (1) Under 30,000 ____ (2) \$30,000 to \$59,999 ____ (3) \$60,000 to \$99,000 ____ (4) More than \$100,000
38. Which of the following best describes your current employment status?
 ____ (1) Employed outside the home *[Answer Q38a.]* ____ (3) Student/Retired/Not currently employed outside the home
 ____ (2) Self-employed ____ (4) Unemployed
- 38a. Where do you work?
 ____ (1) Jonesboro ____ (2) Fulton County ____ (3) Clayton County ____ (4) Henry County
39. Your gender: ____ (1) Male ____ (2) Female ____ (3) Other
40. Which of the following best describes your race/ethnicity? *[Check all that apply.]*
 ____ (1) Asian/Pacific Islander ____ (3) White ____ (5) American Indian/Eskimo
 ____ (2) Black/African American ____ (4) Hispanic ____ (6) Other: _____

This concludes the survey. Thank you for your time!

Please return your completed survey in the enclosed postage-paid envelope addressed to: City Manager, 124 North Avenue, Jonesboro, Georgia 30236

Your responses will remain completely confidential. The information printed to the right will ONLY be used to help identify which areas of the City are having problems with city services. If your address is not correct, please provide the correct information. Thank you.



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.25

- 25

COUNCIL MEETING DATE
January 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider adoption of the FY' 21 Municipal Fee Schedule.

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

Discussion of Fee Schedule Changes

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

Yes

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of changes to specified fees;

Each year, Mayor & Council ratify action relative to the adoption of the annual Fee Schedule. As substantial changes have been made in prior years, staff is only recommending the following amendments:

- **Cemetery Fees** – Historically, city residents have been charged a reduced rate for a plot at the City Cemetery (\$800). Non-residents have been assessed a fee in the amount of \$1800. Staff has seen many times where City residents utilize their discounted rate for individuals not residing in the City and often times not even a relative. In order to clarify this practice, staff is recommending reducing the rate to \$1300 for any plot within the City Cemetery unless it has already been deeded. The City Cemetery is located on Johnson Street directly behind the Confederate Cemetery on the corner of N. McDonough St. There are three sections: Adamson, Johnson and Arnold. Some of the graves date back to the 1800's.
- **Sanitation Fees**- Based upon the increase as approved by Mayor & Council in FY' 2020 relative to sanitation services, Staff is now seeking to update the fees accordingly. These fee increases are as follows: Residential Garbage (\$200), Duplex (\$400), Triplex (\$600), Quadruplex (\$800), Two Containers (\$260).

Fiscal Impact

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

n/a

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

- Fee Schedule - Presentation 2021

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

January, 11, 2021

Signature

City Clerk's Office

FISCAL YEAR 2021

Adopted

Municipal

Fee Schedule





FISCAL YEAR 2021 Municipal Fee Schedule

City Council

Joy B. Day, Mayor

Patricia Sebo-Hand, Mayor Pro-Tem

Tracey Messick

Bobby Lester

Billy Powell

Donya Sartor

Ed Wise

Ricky L. Clark, Jr., City Manager

Ken Thompson, Director of Finance

Tommy Henderson, III, Chief of Police

Joe Nettleton, Public Works Director

David Allen, Community Development Director

Derry Walker, Chief Code Enforcement Officer

Kelli Duffey, Court Administrator/Clerk

Attachment: Fee Schedule - Presentation 2021 (1801 : Fee Schedule Revisions - FY' 21)

CITY OF JONESBORO

Our Values





MUNICIPAL FEES AND SCHEDULE

Annual Review of Municipal Fees

A fee is a charge imposed on an individual or business for a service that the individual or business chooses to receive. A fee may not exceed the estimated reasonable cost of providing the particular service or facility for which the fee is charged, plus overhead. Examples of City fees include building permits, park usage, and development fees.

As part of the annual budget process, the City's Municipal Fees are reviewed to ensure that fees are set in accordance with applicable federal and state laws. City departments review their fees for services and make recommendations to Office of the City Manager to add new fees, delete existing fees, and make changes to existing fees. In coordination with departments, staff reviews amendments to the Municipal Fee Schedule to ensure that fees are consistent with applicable policies and procedures. Amendments to the Municipal Fee Schedule are submitted to the City Council for review and approval.

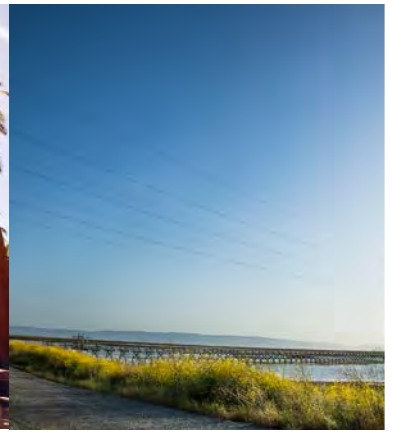
Amendments to the Fiscal Year 2021 Municipal Fee Schedule have been reviewed and City Staff is recommending approval.

Understanding the Municipal Fee Schedule

The Municipal Fee Schedule provides a detailed listing of fees by department. Fees that are not specific to a particular department are found in the Citywide section. In each department section, fees are broadly divided by service area or division. In each section table, fees are further grouped by activity or service. Each fee is listed along with the City Council adopted rate for the current fiscal year. Certain fees have multiple rates based upon residency, non-profit status, or regular/overtime rates. These tiered fees are listed where appropriate. For more information regarding these rates, please contact City Hall at 770-478-3800.



CITY HALL FEES



2021 MUNICIPAL FEE SCHEDULE

Fee Description	Fee Basis	New Rate	Proposed Rate
BUSINESS & OCCUPATION TAX SCHEDULE			
Administrative Fee	flat fee	\$75.00	\$75.00
Occupancy Inspection for Commercial Business	per inspection	\$85.00	\$85.00
Class 1	per \$1,000 of gross rec	\$0.75	\$0.75
Class 2	per \$1,000 of gross rec	\$0.93	\$0.93
Class 3	per \$1,000 of gross rec	\$1.20	\$1.20
Class 4	per \$1,000 of gross rec	\$1.50	\$1.50
Class 5	per \$1,000 of gross rec	\$1.85	\$1.85
Class 6	per \$1,000 of gross rec	\$2.35	\$2.35
Attorney (choose flat fee or gross receipts)	flat fee	\$200.00	\$200.00
Other Professionals (choose flat fee or gross receipts)	flat fee	\$400.00	\$400.00
Home Occupation	per \$1,000 of gross rec	\$1.05	\$1.05

PUBLIC RECORDS			
Background Checks (Police Department)	flat fee	\$25.00	\$25.00
Accident Report (Police Department)	flat fee per copy	\$3.00	\$3.00
Incident Report (Police Department)	flat fee per copy	\$3.00	\$3.00
Misc. Copy (including City Hall Open Records Requests)	flat fee per page	\$0.10	\$0.10

SWIMMING POOLS			
Pool, Private or Public	flat fee	\$150.00	\$150.00
TAXI PERMITS (Police Department Only)	flat fee	\$100.00	\$100.00
TAXI PERMITS for ID Badge (Police Department Only)	flat fee	\$20.00	\$20.00
NOTARY			
Non-City Business (Amount Set by State)	per signature	\$2.00	\$2.00



Citywide Fees



Attachment: Fee Schedule - Presentation 2021 (1801 : Fee Schedule Revisions - FY' 21)



CITYWIDE

Fee Description	Fee Basis	Current Rate	Proposed Rate
CITY PARKS & RECREATION (48-32)			
5K (City's Certified Route)	Flat Fee (3 hour block)	0.00	3,500.00
Battleground Park Pavilion (Limited to 150 people)			
Deposit	refundable deposit	\$150.00	\$150.00
Rental Fee Non-City Resident	Flat Fee (3 hour block)	\$60.00	\$60.00
Additional hourly charge Non-City Resident	per hour	\$30.00	\$30.00
Rental Fee City Resident	Flat Fee (3 hour block)	\$30.00	\$30.00
Additional hourly charge City Resident	per hour	\$20.00	\$20.00
Rental Fee Non-Profit Org. or County School	Flat Fee (3 hour block)	\$20.00	\$20.00
Additional hourly charge NPO or County Sch	per hour	\$5.00	\$5.00
Massengale Park Pavilion (Limited to 75 people)			
Deposit	refundable deposit	\$150.00	\$150.00
Rental Fee Non-City Resident	Flat Fee (3 hour block)	\$60.00	\$60.00
Additional hourly charge Non-City Resident	per hour	\$30.00	\$30.00
Rental Fee City Resident	Flat Fee (3 hour block)	\$25.00	\$25.00
Additional hourly charge City Resident	per hour	\$15.00	\$15.00
Rental Fee Non-Profit Org. or County School	Flat Fee (3 hour block)	\$15.00	\$15.00
Additional hourly charge NPO or County Sch	per hour	\$10.00	\$10.00
Facilities Rental - Lee Street Park			
Type of Event - 3 Hour Minimum	Rate I Open or closed to public Generate NO sales NO Admission/Entry Fees NO Concessions No Sponsor Signage Allowed	Rate II Open to public Generate Sales Admission/Entry Fees Concessions Sponsor Signage Allowed	Rate III Closed to public Generate Sales Admission/Entry Fees Concessions Sponsor Signage Allowed
Large Amphitheatre	\$200 per hour \$500 Refundable Deposit	\$300 per hour \$500 Refundable Deposit	\$500 per hour \$500 Refundable Deposit
Small Amphitheatre	\$100 per hour \$300 Refundable Deposit	\$200 per hour \$300 Refundable Deposit	\$400 per hour \$300 Refundable Deposit
Farmers Market	\$50 per hour \$100 Refundable Deposit	\$100 per hour \$100 Refundable Deposit	\$150 per hour \$100 Refundable Deposit
Pavilion Rental			
	Rate I	Rate II	Rate III
Type of Event - 3 Hour Minimum	City Resident	Non Resident	County School Government Entity
Pavilion	\$125 for 3 hour block (was \$200 for 3 hour block)	\$200 for 3 hour block	Approval by Council
	\$20 per additional hour	\$25 per additional hour	
	\$150 Refundable Deposit	\$150 Refundable Deposit	
		Fee Basis	New Rate
Alcoholic Beverage License			Proposed Rate
Application Processing Fee for Alcoholic Beverage License		Flat fee, Non-refundable	\$500
Background Check with First-Time Application (per Individual)		Flat fee, Non-refundable	\$35
Background Check at Time of Renewal (per Individual)		Flat fee, Non-refundable	\$35
Finger Print Check		Flat fee, Non-refundable	\$50
Licensee Transfer		Flat fee, Non-refundable	\$100
Annual License Fee for Retail Consumption Dealer (Distilled Spirits, Malt Beverage)		Flat fee, Non-refundable	\$4,500
Annual License Fee for Retail Consumption		Flat fee, Non-refundable	\$1,000
Annual License Fee for Retail Package Dealer (Malt Beverage Only)		Flat fee, Non-refundable	\$1,000
Annual License Fee for Retail Consumption Dealer (Wine Only)		Flat fee, Non-refundable	\$1,000
Annual License Fee for Retail Package Dealer (Wine Only)		Flat fee, Non-refundable	\$1,000
Annual License Fee for Liquor Store		Flat fee, Non-refundable	\$5,000
Annual Art Gallery License		Flat fee, Non-refundable	\$300
Annual On-Premise Art License		Flat fee, Non-refundable	\$500
Annual ID Badge		Flat fee, Non-refundable	\$

Attachment: Fee Schedule - Presentation 2021 (1801 : Fee Schedule Revisions - FY' 21)

SANITATION

Fee Description	Fee Basis	Old Rate	New Rate
SANITATION			
Residential			
Residential Garbage, Yard Waste (NOT EXCESSIVE)	per annum	\$180.00	\$200.00
Duplex \$180 x 2	per annum	\$360.00	\$400.00
Triplex \$180 x 3	per annum	\$540.00	\$600.00
Quadruplex \$180 x 4	per annum	\$720.00	\$800.00
Late Fee	each instance	\$10.00	\$10.00
Cart Return (pick up & return for Non-Payment)	each instance	\$10.00	\$10.00
Two Containers	one picked per week	\$260.00	\$280.00
Extra Container	per annum	\$80.00	\$80.00
* Bulky Household Items	flat fee per item	See chart below	
* Household Items (Pickup)			
Air Conditioners	EACH	\$25.00	\$25.00
Appliances	EACH	\$25.00	\$25.00
Box Springs	EACH	\$10.00	\$10.00
Furniture - each piece (sofas, chairs, tables, etc)	EACH	\$15.00	\$15.00
Mattress	EACH	\$10.00	\$10.00
Tires	EACH	\$5.00	\$10.00
Tires w/rims	EACH	\$10.00	\$20.00
Toilet	EACH	\$10.00	\$15.00

Development Services Fees





DEVELOPMENT SERVICES

Fee Description	Fee Basis	New Rate
Non-Trade BUILDING PERMITS		
Commercial and Industrial Building Permits		
From \$0.00 to \$14,999	Cost per Thousand or fraction thereof	\$9.00
From \$15,000 to \$49,000	Cost per Thousand or fraction thereof	\$8.00
From \$50,000 to \$199,999	Cost per Thousand or fraction thereof	\$6.50
From \$200,000 to \$499,999	Cost per Thousand or fraction thereof	\$6.00
From \$500,000 to \$999,999	Cost per Thousand or fraction thereof	\$5.50
\$1,000,000 or more	Cost per Thousand or fraction thereof	\$5.00
Minimum Permit Fee		\$100.00
Residential Building Permits		
From \$0.00 to \$14,999	Cost per Thousand or fraction thereof	\$7.00
From \$15,000 to \$49,000	Cost per Thousand or fraction thereof	\$6.00
From \$50,000 to \$199,999	Cost per Thousand or fraction thereof	\$4.00
From \$200,000 to \$499,999	Cost per Thousand or fraction thereof	\$3.50
From \$500,000 to \$999,999	Cost per Thousand or fraction thereof	\$2.50
\$1,000,000 or more	Cost per Thousand or fraction thereof	\$2.00
Minimum Permit Fee		\$75.00
Demo Permit		\$100.00
Trade Permits (Electrical, Plumbing, HVAC, Low Voltage)		
All Types	Cost per Thousand or fraction thereof	\$0.50
Minimum Permit Fee		\$75.00
All construction costs for new buildings and additions shall be calculated by the current ICC's Building Valuation Data.		
Reinspection Fees		
First Reinspection		\$50.00
Second Reinspection (for same violation)		\$75.00
Each Additional Reinspection (for same violation)		\$100.00

Fee Description	Fee Basis	Old Rate	New Rate
MISCELLANEOUS DEVELOPMENT FEES			
Excavation Permit - Code 58-5	Flat Fee	\$50.00	\$75.00
Driveway/Curb Cut Application	Flat Fee	\$25.00	\$50.00
House Moving Permit	Flat Fee	\$100.00	\$200.00
Tower/Monopole Antenna Installation Application - Code 70-54			
\$0.00 to \$14,999.00	Fee per thousand of con	\$8.50	\$9.00
\$15,000.00 to \$49,999.00	Fee per thousand of con	\$7.50	\$8.00
\$50,000 to \$199,000	Fee per thousand of con	\$6.00	\$6.50
\$200,000.00 to \$499,999.00	Fee per thousand of con	\$5.50	\$6.00
\$500,000.00 to \$999,999.00	Fee per thousand of con	\$5.00	\$5.50
\$1,000,000.00 and over	Fee per thousand of con	\$4.50	\$5.00
Small Cell Wireless Applications			
Co-location of small wireless facility on existing pole or structure	Flat Fee		\$100.00
Replacement pole for small wireless facility	Flat Fee		\$250.00
New pole for small wireless facility	Flat Fee		\$1,000.00
Right-of-way occupancy rate, existing or replacement pole	Per Calendar Year (each)		\$100.00
Right-of-way occupancy rate, new pole	Per Calendar Year (each)		\$200.00
Co-location attachment rate for City poles	Per Calendar Year (each)		\$40.00

DEVELOPMENT SERVICES

PLANNING AND ZONING			Proposed Changes in Yellow
Rezoning Request (Map Amendment)	Flat Fee	\$650.00	\$600.00
Variance Request	Flat Fee	\$600.00	\$600.00
Conditional Use Request	Flat Fee	\$600.00	\$600.00
Zoning Appeal	Flat Fee		\$350.00
Subdivision Plan Review			
Preliminary Plat	Flat Fee	\$450.00	\$500.00
Final Plat	Flat Fee	\$450.00	\$500.00
Site Development Plans			
Concept Plan Only	Flat Fee	\$400.00	\$450.00
Grading Plan Only			
1-45 acres	Flat Fee	\$450.00	\$500.00
46+ acres	Flat Fee	\$650.00	\$750.00
Site Development Plans			
1-15 acres	Flat Fee	\$700.00	\$750.00
16-30 acres	Flat Fee	\$800.00	\$850.00
31-45 acres	Flat Fee	\$900.00	\$1,000.00
46+ acres	Flat Fee	\$1,000.00	\$1,200.00
Resubmittal/Incomplete Plans	Flat Fee	\$350.00	\$400.00
Building Plan Review (Current Safebuilt Rates)			
Commercial/Industrial/Institutional, Initial Submittal	Flat Fee	\$600.00	1/2 Permit
Minimum Fee	Flat Fee		\$200.00
Resubmittals, Each	Flat Fee	\$600.00	\$100.00
Residential, Initial Submittal	Flat Fee	\$150.00	\$150.00
Maximum Fee	Flat Fee		\$150.00
Residential Resubmittals, Each	Flat Fee	\$150.00	\$50.00
Land Disturbance			
Land Disturbance	less than 1 acre	exempt	
Land Disturbance	more than 1 acre	\$100 per acre	

Fee Description	Fee Basis	Current Rate	Proposed
Lot Subdivision	Flat Fee	\$50.00	\$50.00
Lot Combination	Flat Fee	\$50.00	\$50.00
Boundary Verification Survey (no change in lot n	Flat Fee		\$25.00
Historic Preservation Review Certificate of Appropriateness			
Residential	Flat Fee	\$125.00	\$75.00
Commercial	Flat Fee	\$125.00	\$75.00
Sign	Flat Fee	\$125.00	\$75.00

Vacant Building Registry			
Onetime Registration Fee Per Owner	Per Parcel	\$50.00	\$50.00
Annexation	Flat Fee	\$600.00	\$600.00
Annual Golf Cart Registration, City resident	Flat Fee		\$25.00
Annual Golf Cart Registration, Out of City	Flat Fee		\$35.00
Registration, Ages 65 and over	Flat Fee		1/2 fee
Filming Permits			
Location fee	Flat Fee Per Day	\$500.00	\$500.00
Jonesboro Police Officer on site	Flat Fee Per Hour	\$30.00	\$35.00
Sign Permit Application (Each face charged)	Flat Fee	\$50.00	\$60.00
Area of sign 1-10 ft ²	Flat Fee	\$30.00	\$35.00
Area of sign 11-25 ft ²	Flat Fee	\$50.00	\$60.00
Area of sign 26-50 ft ²	Flat Fee	\$75.00	\$90.00
Area of sign 51 ft ² and greater	Flat Fee	\$100.00	\$125.00
Temporary Sign (Two permits allowed per proper	Flat Fee (2nd Per	\$30.00	

