



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
April 5, 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@jonesboroga.com should you need assistance.

Join Zoom Meeting

<https://us02web.zoom.us/j/2148237355>

Meeting ID: 214 823 7355

One tap mobile

+19292056099,,2148237355# US (New York)

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - PAT DANIEL, ASSISTANT CITY CLERK**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. WORK SESSION**

- 1. Discussion regarding a map amendment, 21-MA-002, Ord. 2021-007, to the Official Zoning Map for rezoning of 0.79 acres of property fronting Highway 138, Parcel ID# 13210B D006, from Clayton County's "General Business" to Jonesboro's "Highway Commercial" and to annex 0.79 acres of property in the corporate city limits of the City of Jonesboro. (Applicant – My Myloor Group, LLC)
- 2. Discussion regarding a Conditional Use Permit Application, 21-CU-003, for a proposed retail establishment selling distilled spirits by the package (liquor store), by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.
- 3. Discussion regarding requested amendments to the Jonesboro Police Department Standard Operating Procedures, Chapter 28: Promotions.

4. Discussion regarding a proposed text amendment, 21-TA-006, Ord. 2021-009, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-119 "City Center Mixed-Use District" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.
5. Discussion regarding a City Zoning Map update and re-adoption.
6. Discussion regarding the purchase of 150- 95 Gallon garbage receptacles in the amount of \$9,311.50.
7. Discussion regarding Budget Amendment 2021-001.

VI. OTHER BUSINESS

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE

April 5, 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, 21-MA-002, Ord. 2021-007, to the Official Zoning Map for rezoning of 0.79 acres of property fronting Highway 138, Parcel ID# 13210B D006, from Clayton County's "General Business" to Jonesboro's "Highway Commercial" and to annex 0.79 acres of property in the corporate city limits of the City of Jonesboro. (Applicant – My Myloor Group, LLC)

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

O.C.G.A. 36-36-20

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.)

Purpose & Description of the Request

- The City of Jonesboro received a request for rezoning and annexation on February 8, 2021 from My Myloor Group, LLC.
- The applicant seeks to annex 0.79 acres of land known as parcel number 13210B D006 from Clayton County into the City of Jonesboro.
- The intent is to develop a liquor store.

Background Information

- The 0.79 acre subject site is currently vacant. It is owned by Grimsby Development, LLC.
- Application for annexation/rezoning has been officially accepted and assigned a case number.
- As per O.C.G.A. the notice has been submitted to Clayton County via certified mail on February 10, 2021, return receipt requested, within five (5) days of acceptance by the City of Jonesboro. To date, there has been no formal response from Clayton County.
- The ad in the Clayton News Daily announcing the public hearings was run on Wednesday, March 17, 2021

Current Site Conditions:

- The 0.79 acre subject site is currently vacant.
- It has not been assigned an address by Clayton County but is known as tax parcel 13210B D006.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

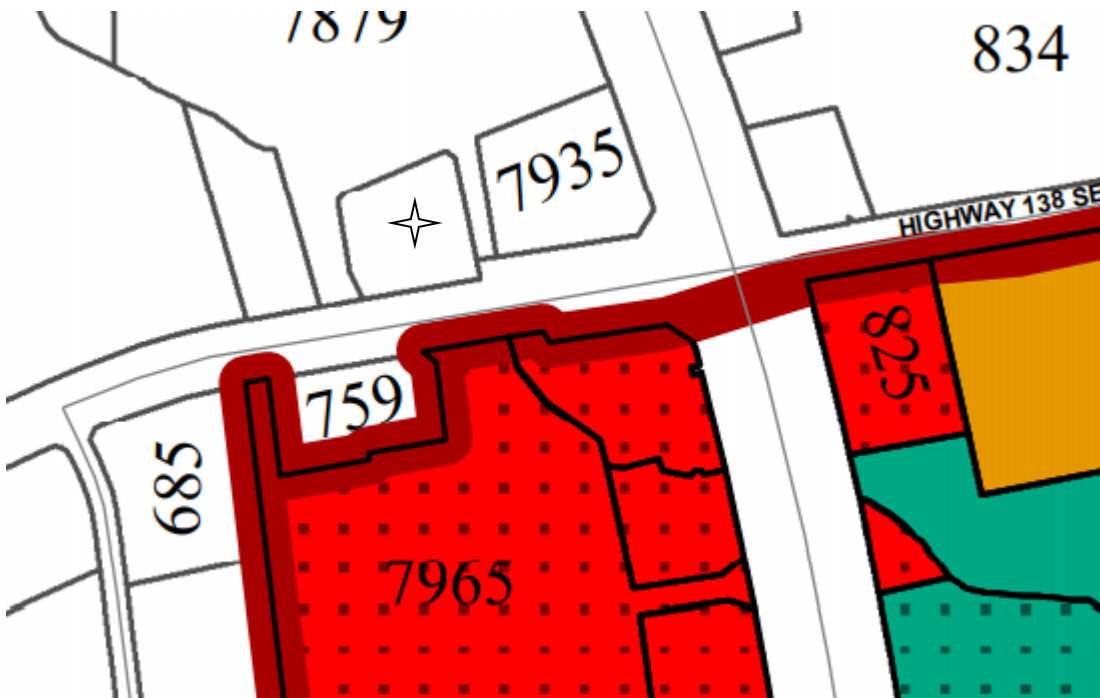
Ricky L. Clark, City Manager

Date

April, 5, 2021

Signature

City Clerk's Office



Annexation Requirements (State)

- Annexation is governed by Official Code of Georgia Annotated (O.C.G.A.) Title 36, Chapter 36. Chapter 36 describes three main types of annexation: the 100 percent method, the 60 percent method, and annexation by resolution and referendum. Property can also be annexed by local Act of the General Assembly.
- This property is under the 100% method- one parcel of land with one owner requesting annexation. Municipal corporations can annex unincorporated areas contiguous to the existing corporate limits. The survey of this site, attached as an exhibit, shows the subject site is contiguous to the City, **via the right-of-way of Hwy. 138.**
 1. Signed by 100 percent of owners (or legal representative thereof) of all the land, except the owners of any public road or right-of-way.
 2. Complete description of lands to be annexed. When an application for annexation is received, the municipality must give notice (cert. mail) of the proposed annexation to the governing authority of the county wherein the property is located within five business days. The notice must include a map or other description sufficient to identify the area. Section II of this report and corresponding attachments shows the legal description and the County's receipt of the application via certified mail.
 3. The county must respond (cert. mail) within five business days of receipt and inform if any county owned facilities are located in the proposed area to be annexed. Attachment "F" of this report shows certified Gwinnett County response.

Rezoning:

- Should the Council agree to the annexation, the property will need to be rezoned. At current the Clayton County Zoning Designation is GB (General Business). Our compatible zoning in the City is MC-2 (Highway Commercial).

(b) Development standards.

- (1) Minimum lot area: 43,560 square feet (one acre) **0.79 acres (existing lot)**
- (2) Minimum lot width: 100 feet **approximately 172 feet**
- (3) Minimum front yard: 40 feet **So noted; no building present**
- (4) Minimum side yard: 30 feet, when adjoining a residential use, otherwise zero **So noted; no building present**
- (5) Minimum rear yard: 40 feet, when adjoining a residential use, otherwise zero **So noted; no building present**
- (6) Maximum building floor area per story: none **So noted**
- (7) Maximum building height: 40 feet **So noted; no building present**
- (8) Minimum building separation: per building codes **So noted; no building present**

(9) Maximum lot coverage: 80 percent **So noted**

(c) Design standards.

Unless otherwise provided in this chapter, uses permitted in a C-2 district shall conform to the following design standards:

(1) Off-street parking shall be provided as specified in article XIII of this chapter. **So noted**

(2) Buffers shall be provided as specified in article XV of this chapter. **So noted**

- A liquor store use requires a conditional use permit, which will be covered in this same meeting.
- A liquor store must meet the following conditions to be approved:

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.)

Private owner

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

- Annexation Application
- Rezoning Application
- Survey Plat
- map1
- map2
- Notice of Rezoning of Parcel
- Zoning Sign
- Acceptance Letter

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

Approval

CITY OF JONESBORO, GEORGIA



OFFICE OF THE CITY MANAGER

Ricky L. Clark, Jr.

124 NORTH AVENUE, JONESBORO, GEORGIA 30236

Sent via certified mail

February 10, 2021

Re: Annexation of Parcels indicated as Map Code No:
13210B Doo6

Honorable Chairman Jeffrey E. Turner
Clayton County Board of Commissioners
Clayton County Administration
112 Smith Street
Jonesboro, Georgia 30236

Dear Chairman Turner:

Please be advised that the City of Jonesboro, Georgia, by the authority vested in the Mayor and the City Council of the City of Jonesboro, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to vote on the annexation the property herein described by ordinance at a regular meeting of the Mayor and the City Council.

This notice has been sent to you via certified mail, return receipted requested, within five (5) business days of acceptance of a petition for annexation by the City of Jonesboro in accordance with O.C.G.A. § 36-36-6 and O.C.G.A. § 36-36-9 and following receipt of an application for zoning pursuant to O.C.G.A. § 36-36-111.

The property to be annexed includes the following:

- "All that tract or parcel of land lying and being in Land Lot 210, 13th District, Map Code No: 13210B Doo6." (See Legal Description: Appendix A, attached). The present county zoning is GB and the proposed municipal zoning is C-2 (Tara Boulevard Overlay District). I am also including a copy of the maps submitted by

Pursuant to O.C.G.A. § 36-36- and O.C.G.A. § 36-36-9, you must notify the Mayor and City Council, in writing and by certified mail, return receipt requested, of any County facilities or property located within the territory to be annexed within five (5) business days of receipt of this letter.

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)



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



ANNEXATION APPLICATION 100% METHOD

APPLICATION FEE: \$600

One (1) original and 10 copies of application and all other required item must be submitted to the City Clerk's Office. All information to be presented to the City Council should be assembled.

- ☐ Completed application forms signed by 100% of the land owners and/or electors (in the case of existing residential property owners) residing in the area to be annexed and by owners of not less than 100% of the total land area, by acreage.

The application contains a "Contiguity Statement" which must be signed by an engineer or surveyor and meets all contiguity requirement as stated in O.C.G.A. § 36-36-20. Annexation cannot create any unincorporated islands (O.C.G.A. § 36-36-4).

- ☐ Current land survey by a Registered Surveyor that includes a legal description and lists acreage to be annexed. O.C.G.A. § 36-36-21
- ☐ Utility Availability Letters – A company letter from the following areas of service must be obtained to confirm service availability: power, gas, water, sewer, etc.
- ☐ Property Owner Authorization Form (attached). Signatures required.

A public hearing will be held by the Jonesboro City Council on the 2nd Monday of the month for action on the provided annexation request. Petitioner will be notified by Certified Mail for subject dates.

All forms must be completed and returned to:

City Clerk
 Jonesboro City Hall
 124 North Avenue
 Jonesboro, GA 30236

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

General InformationName of Applicant: MY MYLOOR GROUP, L.L.C.Mailing Address: 368 NEW CASTLE VISTACity: McBROUGHT State: GA Zip: 30253Phone: (Day) 477-460-0184 (Evening) -Address of the subject property TARA OVERLAY HWY 138 JONESBORO, GAThe size/acreage of the subject property 0.79The proposed land use category of the subject property upon annexation TARA BLVD OVERLAY DISTRICT C-1/C-2Current Clayton County Zoning Classification(s) GBDesired City of Jonesboro Zoning Classification(s) TARA BLVD OVERLAY DISTRICTIf any, list the number of structures that are shown on the property of annexation 0

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is as follows:

[Insert complete description of land to be annexed.]

100 PERCENT METHOD OF ANNEXATION PETITION


February 8, 2021
(Date of Submission to the City)

To the Mayor and Council of Jonesboro, Georgia.

I/We, the undersigned, are the owners of all real property of the territory described herein respectfully request that the City Council annex this territory to the City of Jonesboro, Georgia, and extend the city boundaries to include the same.

The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. § 36-36-20) to the existing corporate limits of Jonesboro, Georgia, and the description of such territory is attached hereto.

Land Owners

Name (Print)	Address (Print)	Signature	Date (Print)
1 Eun K. Bai (Grimsby Development Inc)	4530 Lakefield Bend Berkeley Lake Ga 30096		11-24-2021
2			
3			
4			

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

CONTIGUITY STATEMENT *Sample*

Contiguous areas means at the time the annexation procedures are initiated, any area that meets the following conditions:

- (1) At least one-eighth of the aggregate external boundary or 50 feet of the area, either abuts directly on the municipal boundary or would directly abut on the municipal boundary or would directly abut the municipal boundary if it were not otherwise separated, in whole or in part, from the municipal boundary by lands owned by the municipal corporation or some other political subdivision, by lands owned by this state or by the definite width of (A) any street or street right-of-way, (B) any creek or river, or (C) any right-of-way of a railroad or other public service corporation which divides the municipal boundary and any area proposed to be annexed;
- (2) The entire parcel or parcels of real property owned by the person seeking annexation is being annexed; provided, however, that lots shall not be subdivided in an effort to evade the requirements of this paragraph; and
- (3) The private property annexed, excluding any right of way of a railroad or other public service corporation, complies with the annexing municipality's minimum size requirements, if any, to construct a building or structure occupiable by persons or property under the policies or regulations of the municipal development, zoning, or subdivision ordinances.

I, Angel M. Marrero, a registered Surveyor in the State of Georgia, hereby certify that the parcel requested to be annexed into the City of Jonesboro lying in land lot(s) 210 of the 13th district, Clayton County, has a contiguous boundary of 1- 108.6' feet with the existing City limits of the City of Jonesboro, which is at least one-eighth aggregate of the total property to be annexed.

This the 30 day of November 2020

Signature

Angel M. Marrero

Georgia Registered Surveyor # 2642



Pursuant to O.C.G.A 36-36-111 The City of Jonesboro will give official notice to Clayton

APPLICATION FOR ANNEXATION - 100% METHOD

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

County of your intent to annex. The County Commission must vote in an open meeting whether or not to object to the annexation and provide written notice of the vote by certified mail or statutory overnight delivery not later than the end of the 30th day following receipt of the notice of annexation.

The county's objection must be substantiated with evidence of financial impact forming the basis of the objection AND the objection must be based on a material increase in burden upon the county directly related to:

- (1) The proposed change in zoning or land use;
- (2) Proposed increase in density; or
- (3) Infrastructure demand related to the proposed change in zoning or land use.

Additionally, for an objection to be valid, the proposed change in zoning or land use must differ substantially from the uses of the property suggested by the county's comprehensive land use plan or permitted for the property by the county's zoning ordinance AND must result in:

- (1) A substantial change in the intensity of the allowable use of the property or a change to a significantly different allowable use; OR
- (2) A use which significantly increases the net cost of infrastructure or significantly diminishes the value or useful life of a capital outlay project furnished by the county to the area to be annexed.

Property Owner's Authorization Form

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

Name of Owner: Grimsby Development LLC (Eun K Bai)
 Mailing Address: 4530 Lakefield Bend Duluth Ga 30091
 Telephone Number: 678-670-0226
 Address of Subject Property: TARA BLVD OVERLAY HWY 138

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.

Owner Signature: [Signature] Date: 11 / 23 / 20 20

Notary Public

I hereby certify that Eun K. Bai signed his or her name to the foregoing application stating to me that he or she knew and understood all statements and answers made therein, and other oath actually administered by me, has sworn or affirmed, that said statements and answers are true and correct.

This 23 Day of Nov., 2020

[place notary seal here]



Notary Public Signature: [Signature]

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

After recording please return to:
The Zdrlich Law Group, LLC
3575 Koger Blvd, Ste 125
Duluth, GA 30096

B: DEED V: 11427 P: 604 WD
11/29/2018 04:04:52 PM Total Pages: 2
Recording Fee: \$ 12.00
Transfer Tax: \$0.00
Jacqueline D. Wills, Clerk of Court, Clayton County



Deed Preparation Only
No Title Work Performed

STATE OF GEORGIA
COUNTY OF GWINNETT

WARRANTY DEED

THIS INDENTURE, made this 1st of NOVEMBER 2018 between

SEUNG H. HAN

of the State of Georgia, County of Gwinnett, as party on the first part, hereinafter called Grantor,
and

GRIMSBY DEVELOPMENT INC., A GEORGIA CORPORATION

of the State of Georgia, and County of Gwinnett, as party of the second part, hereinafter called
Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and
assigns where the context requires or permits).

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) AND OTHER
GOOD AND VALUABLE CONSIDERATIONS, in hand paid, at and before the sealing and delivery of
these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened,
conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and
confirm unto the said Grantee, the following described property, to wit:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 210 OF THE 13TH DISTRICT
OF CLAYTON COUNTY, GEORGIA, BEING 0.88 ACRES AS MORE PARTICULARLY DESCRIBED ON
EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE

Subject to any Easements and Restrictions of Record.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights,
members and appurtenances thereof, to the same being, belonging, or in anywise appertaining,
to the only proper use, benefit and behalf of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-
described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Warranty Deed, the day
and year above written.

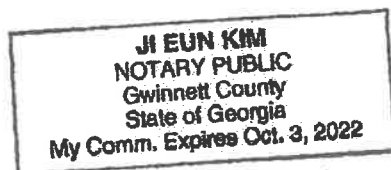
Signed, sealed and delivered
in the presence of:

Christopher Dean Tavel
Unofficial Witness *Christopher Dean Tavel*

GRANTOR
Seung H. Han
SEUNG H. HAN

J. Eun Kim
Notary Public

My Commission Expires: 10/3/22



09913
00217Exhibit A
Legal Description

All that tract or parcel of land lying and being in Land Lot 210 of the 15th District of Clayton County, Georgia, and being more particularly described as follows:

For a true point of beginning, begin at an iron rod found on the northerly right-of-way line of Spur 138 (said iron rod being located seventy-five (75) feet from centerline) which iron rod is located westerly a distance of 263.18 feet along said right-of-way line from its railroad intersection with the westerly right-of-way line of Tara Boulevard - U.S. Highway 41 (right-of-way width); thence traveling along the southerly right-of-way line of said Spur 138 South 80 degrees 00 minutes 29 seconds West a distance of 18.75 feet to a point on said right-of-way line at its intersection with the centerline of a branch; thence continuing along said right-of-way line South 63 degrees 14 minutes 49 seconds East a distance of 22.02 feet to a point on said right-of-way line; thence continuing along said right-of-way line South 59 degrees 39 minutes 01 seconds East a distance of 10.51 feet to a P.K. nail and site set on said right-of-way line; thence continuing along said right-of-way line South 30 degrees 00 minutes 29 seconds West a distance of 191.45 feet; thence leaving said right-of-way line and traveling North 39 degrees 18 minutes 30 seconds West for 47.48 feet; thence North 02 degrees 59 minutes 31 seconds West for 113.95 feet; thence North 26 degrees 52 minutes 46 seconds East for 16.94 feet; thence North 67 degrees 43 minutes 03 seconds East for 176.84 feet; thence South 61 degrees 07 minutes 14 seconds East for 21.02 feet; thence South 09 degrees 59 minutes 51 seconds East for 172.91 feet to the TRUE POINT OF BEGINNING. Containing 35,922 square feet or 0.848 acres.

Legal
Description

BK09913P0217

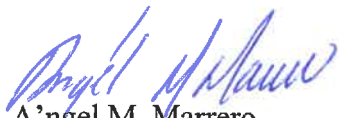
Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

Southside Surveying & Planning LLC**P.O. Box 3538****McDonough, GA 30253****Ph: 770-320-8009 Fax: 770-320-8098*****Email: SSSAPI@Bellsouth.net***

12/1/2020

To Whom It May Concern:

This letter is to verify that all utilities (power, gas, water, sewer) are available on this site; parcel # 13210B D006.



A'ngel M. Marrero
GA P.L.S. #2642

Attachment: Annexation Application (1845 : Annexation - Highway 138 - PIN 13210B D006)

APPLICATION FOR REZONING/CONDITIONAL USE PERMIT CITY OF JONESBORO

Date: 01/25/21

Property Owner: Grimsby Development, LLC

Owner's Address: 4530 Lakefield Bend, Duluth, GA 30096

Street

City

State

Zip

Telephone Number: 678-670-0226

Home

Work

Location of Site: 13 210 Size of Property 0.79
District Land Lot (square feet below one acre)

Existing Zoning: GB / Clayton County

CITY ZONING: C2

INCLUDE WITH THIS APPLICATION THE FOLLOWING INFORMATION: (if appropriate)

_____ Nature of Proposed Uses: (include a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit size)

_____ A graphic indication of the architectural style, building materials and elevations anticipated.

_____ Date of survey and source of datum, as appropriate.

_____ Date of site plan and revision dates, as appropriate.

_____ North arrow and scale, not to exceed one inch equals 50 feet.

_____ A location sketch of the property in relation to the surrounding area with regard to the landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than 1 inch equals 2,000 feet. (U.S. Geological Survey maps may be used as a reference guide for the location sketch.)

_____ A proposed zoning classifications of the property and zoning of all adjacent properties.

ATTACHMENT TO ZONING AMENDMENT APPLICATION

CITY OF JONESBORO ZONING DISCLOSURE LAW COMPLIANCE

(RE: Title 36, Chapter 67A, Official Code of Georgia Annotated)

SECTION A: ZONING DISCLOSURE LAW REQUIREMENTS

1. Effective July 1, 1986, the Mayor or any member of the city council of the City of Jonesboro, including their spouse, mother, father, brother, sister, son or daughter must disclose, in writing, any property interest, or financial interest in any business which has property interest in any real property subject of a rezoning application.
2. Effective July 1, 1986, any applicant for rezoning must file within ten days of submittal of the application, a disclosure report if within two years immediately preceding the application, the applicant has made campaign contributions or gifts in which the aggregate campaign contributions or aggregate value of the gifts have a value of \$250.00 or more to the Mayor or any member of the city council of the City of Jonesboro.
3. Failure to comply with the Disclosure Requirement is considered a misdemeanor.

SECTION B: DISCLOSURE STATEMENTS

- 1 (a) Does the Mayor or any member of the City Council of the City of Jonesboro, including their spouse, mother, father, brother, sister, son or daughter have a property or financial interest in the property subject of the accompanying rezoning application? (RE: Section A 1)

Yes _____ No X _____

(b) If the answer to section B (a) above is yes, then state the name of said person and have said persons sign in the space below stating their relationship to the applicant.

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

1. (a) Based upon the statement in Section A 2 above and in Title 36, Chapter, 67A of the O.C.G.A. does the applicant meet the requirements for filing a Disclosure Report? Yes _____ No X

(b) If a Disclosure Report is required, please provide the following information In the Disclosure Report for each campaign contribution and/or gift made:

- (1) The name of the official to whom the campaign contribution gift was made _____

- (2) The dollar amount and the date of contribution. _____

- (3) Enumeration and description of each gift having an aggregate value of \$250.00 or more. _____

(c) Attach and sign additional sheets for the Disclosure Report necessary.

Lorne

Applicant Signature

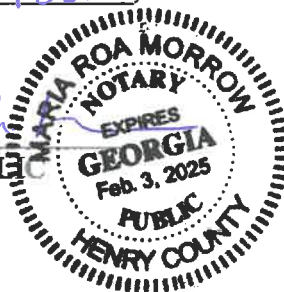
02/05/21

Date

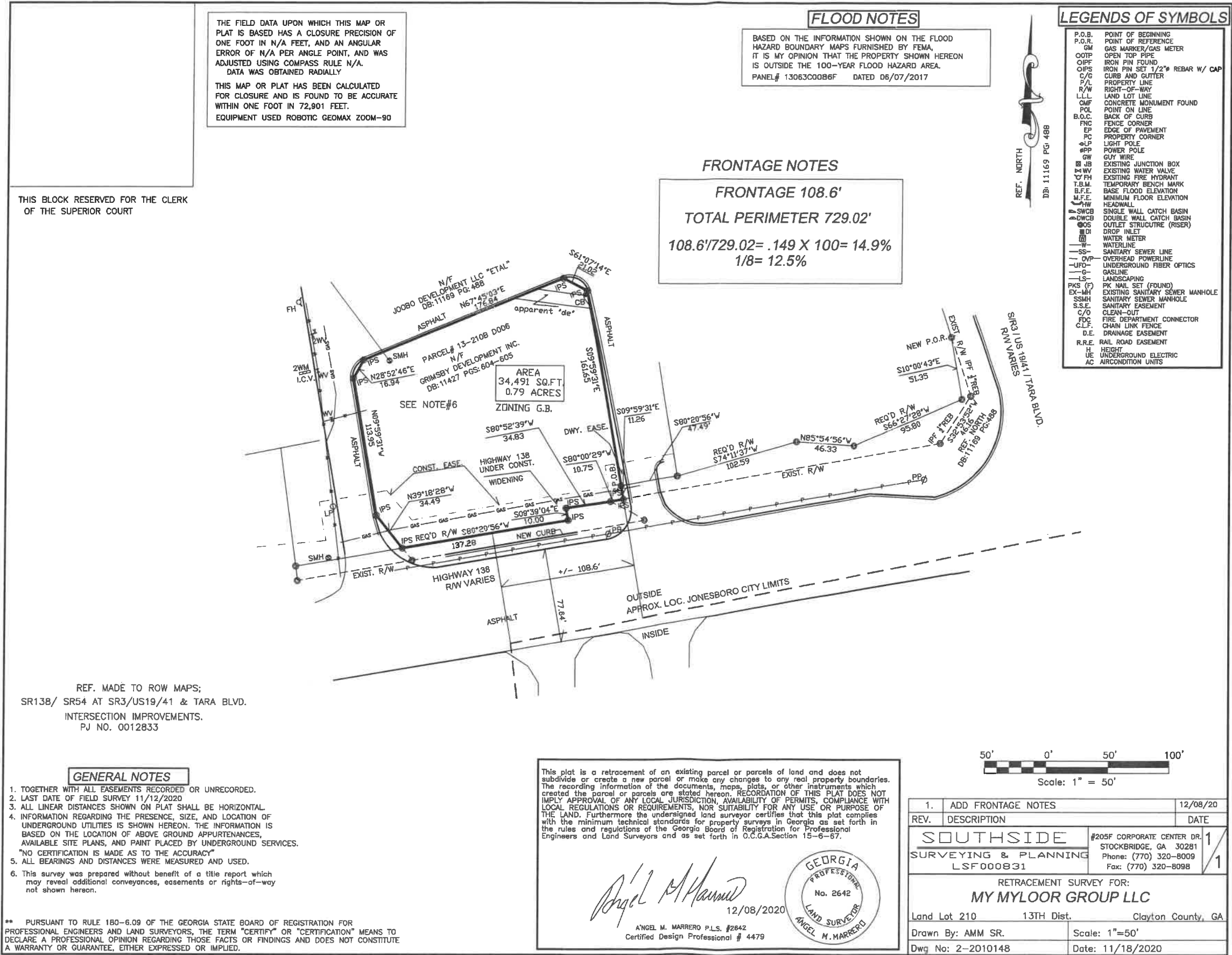
Sworn to and subscribed before
me this 5 day of Feb.,
20 21.

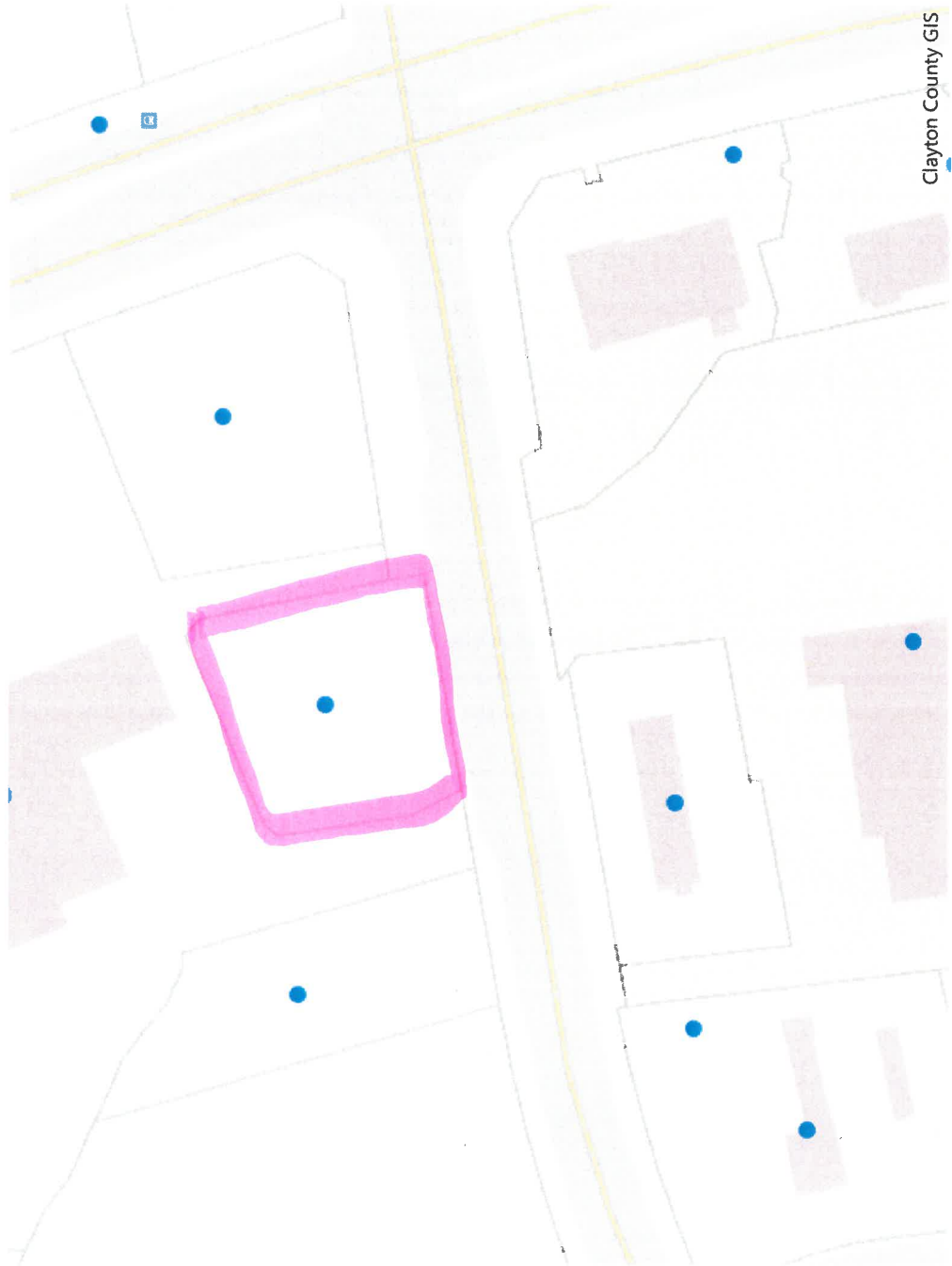
Maria Roa Morrow

NOTARY PUBLIC



08/05







NOTICE OF REZONING

This is a notice of hearing of the City of Jonesboro Mayor & Council for the purpose of considering the zoning classification of a certain tract of land to be annexed from Clayton County into the City pursuant to a signed petition. At such hearing, the Mayor & Council shall consider that tract or parcel of land lying and being in Clayton County, Georgia, as described in the deeds recorded in the real property records of the Clerk of the Superior Court of Clayton County as follows: Book/Page: 11427/604 (Parcel No. 13210B D006). Said aforementioned property which is currently zoned as GB (General Business) will be rezoned as C-2 (Highway Commercial) per the City Ordinance. Said hearing shall take place on April 12, 2021 at 6:00 PM, such hearing to be held via Zoom Meetings. The link for the Zoom Meetings may be accessed on the City of Jonesboro website, or citizens may call Jonesboro City Hall for more information.

Ricky L. Clark, Jr.
City Manager

Publish 3/17/21

Attachment: Notice of Rezoning of Parcel (1845 : Annexation - Highway 138 - PIN 13210B D006)



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
REZONING APPLICATION
DATE: 11-12-21 TIME: 10:00 AM
LOCATION: 100-0324
FOR MORE INFORMATION PLEASE CONTACT CITY HALL AT 769-3000

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR
REZONING APPLICATION
DATE: 11-12-21 TIME: 10:00 AM
LOCATION: 100-0324
FOR MORE INFORMATION PLEASE CONTACT CITY HALL AT 769-3000

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR: ANNEXATION AND
MAP AMENDMENT TO THE OFFICIAL ZONING MAP FOR

REZONING OF 0.79 ACRES OF PROPERTY LOCATED
ALONG HIGHWAY 138 (PARCEL 13210B D006) FROM CLAYTON
COUNTY (GB) GENERAL BUSINESS TO CITY C-2 (HIGHWAY COMMERCIAL)

LOCATION

VIA ZOOM MEETINGS

DATE: 4-12-21 TIME: 6:00PM

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

CITY

CONDITION

My MyLOOR

HIGHWAY 13

DATE: 4

FOR MORE INFORMATION



MEMORANDUM

To: My Myloor Group, LLC
368 New Castle Vista
McDonough, Ga. 30253

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: March 31, 2021

Re: Notification of Request for Annexation and Rezoning (Map Amendment) from
GB (Clayton County) to C-2 (City Highway Commercial) – Hwy. 138; Tax Map
Parcel No. 13210B D006

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro have accepted your request for review of an annexation and rezoning (map amendment) proposal for the property located on Highway 138, Jonesboro Georgia, Parcel No. 13210B D006.

A public hearing has been scheduled for Monday, April 12, 2021 at 6:00 pm before the Jonesboro City Council to consider the request as described above. A preceding Work Session will be held by the Mayor and City Council will be held on April 5, 2021 at 6:00 pm. Due to the current COVID-19 situation, both meetings will be held via Zoom Meetings, with which you will be provided a link.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: Grimsby Development, LLC
4530 Lakefield Bend
Duluth, Ga. 30096

Attachment: Acceptance Letter (1845 : Annexation - Highway 138 - PIN 13210B D006)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
April 5, 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 discuss a Conditional Use Permit Application, 21-CU-003, for a proposed retail establishment selling distilled spirits by the package (liquor store), by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.

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

City Code Section Chapter 6, Alcoholic Beverages; Article XVII. – Additional Conditional Uses;

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 Conditional Use application, with noted conditions;** On this same agenda, the property was annexed into the City and rezoned to the City zoning, C-2 (Highway Commercial). City Code requires a conditional use permit for liquor stores, conforming to conditions in Section 6-44, 6-75, and Section 86-637. **The property is currently undeveloped.**

Sec. 6-44

- (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. Will be located on Highway 138.**

Sec. 6-75. Additional Requirements for Retail Establishments selling distilled spirits by the package.

- (a) Any establishment licensed to sell distilled spirits by the package shall be contained in a free-standing building no less than 10,000 square feet in area that is no older than twenty (20) years old since original construction. **The 0.79-acre (34,412.4 square feet) property, if developed for a liquor store, will need to have adequate space between setbacks and buffers to accommodate a 10,000 square foot building.**
- (b) No more than one retail package distilled spirits license shall be issued for each 2,400 residents in the City of Jonesboro on a first-come, first-served basis. **Per the Georgia Municipal Association, the current population of the City of Jonesboro is now approximately 5000, which would support two liquor stores in the City limits. The first liquor store approved was Tara Package, operating at 8525 Tara Boulevard.**
- (c) No establishment with a license for retail sale of distilled spirits shall have a drive-thru window. **So noted for the future building.**

Section 86-637 has nearly identical standards as Sections 6-44 and 6-75.

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). **Will be located on Highway 138.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 5, 2021

Signature

City Clerk's Office

(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. **See above. Building will be freestanding.**

(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. **See above.**

(4) Such additional regulations as would safeguard the health, safety and welfare of the citizens of the City.

See below.

Though the final square footage of the liquor store is not known at this time, the minimum parking required for a 10,000 square-foot store would be:

1 parking space is required for every 200 square feet / 10,000 = minimum 50 parking spaces required.

With the inclusion of a 10,000 s.f. building and at least 50 parking spaces, there could be more than the maximum 80% lot coverage specified in C-2 zoning, thus possibly requiring a variance.

Based on its position, the property is not subject to Tara Boulevard Overlay requirements.

Staff recommendation: Approval, with the following conditions:

- 1. In addition to the standards of Sec. 6-44, 6-75, and 86-637, City parking requirements and C-2 zoning standards, the development is subject to the standards of Article XV, Landscaping and Buffers.**
- 2. The exterior building design and all new signage for the development are subject to review by the Design Review Commission.**
- 3. The development is subject to all stormwater and hydrology requirements of the Clayton County Water Authority.**

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.)

- Conditional Use Application
- Survey Plat
- map1
- map2
- Zoning Sign
- Conditional Use - Hwy. 138 Parcel 13210B D006 Liquor Store - Legal Notice
- Acceptance Letter

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

Approval, with Conditions



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

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

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

Date of Application: 01/25/2021

Property Owner Authorization

I (We) Grimsby Development, LLC the
 owner(s) of the following property located at: Highway 138 west of Tara Boulevard

Tax Parcel Number: 13210BD006 Size of Property: 0.79

Located in Zoning District GB / Clayton County do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

Rezone to C2 with conditional use for Liquor Store

Attachment: Conditional Use Application (1846 : Liquor Store - Parcel 13210B D006)

Property Owner Information

Name: Grimsby Development, LLC

Mailing Address: 4530 Lakefield Bend

City: Duluth State: GA Zip: 30096

Phone: (Day) 678-670-0226 (Evening) 678-670-0226

Applicant's Information

(If Different from Owner's Information)

Name: My Myloor Group, LLC

Mailing Address: 368 New Castle Vista

City: McDonough State: GA Zip: 30253

Phone: (Day) 477-460-0184 (Evening) 477-460-0184

Jonesboro Property Information

Existing Uses and Structures: GB Zoning - Clayton County

Property address: Highway 138 east of Tara Boulevard

Surrounding Uses and Structures: (See Official Zoning Map): GB / Clayton County

Surrounding Zoning:

North: GB South: 02 / OD East: GB West: GB

Details of Proposed Use: Liquor Store

Public Utilities: All Utilities are available

Access, Traffic and Parking: Access utilizing existing drives

Special Physical Characteristics: Outparcel to existing shopping center

Attachment: Conditional Use Application (1846 : Liquor Store - Parcel 13210B D006)

PROPERTY OWNER'S AUTHORIZATION

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

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

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

PROPERTY OWNER:

PRINT NAME

SIGNATURE/DATE

APPLICANT:

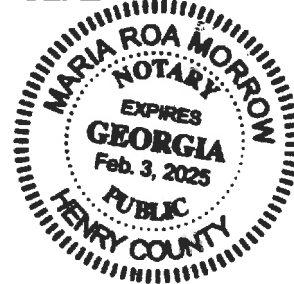
JAMES K STEEPHEN
PRINT NAME

Lorne
SIGNATURE/DATE

NOTARY:

Maria Roa Morrow
SIGNATURE/DATE

SEAL



Attachment: Conditional Use Application (1846 : Liquor Store - Parcel 13210B D006)

RECEIVED

FEB 08 2021

Office of the City Manager

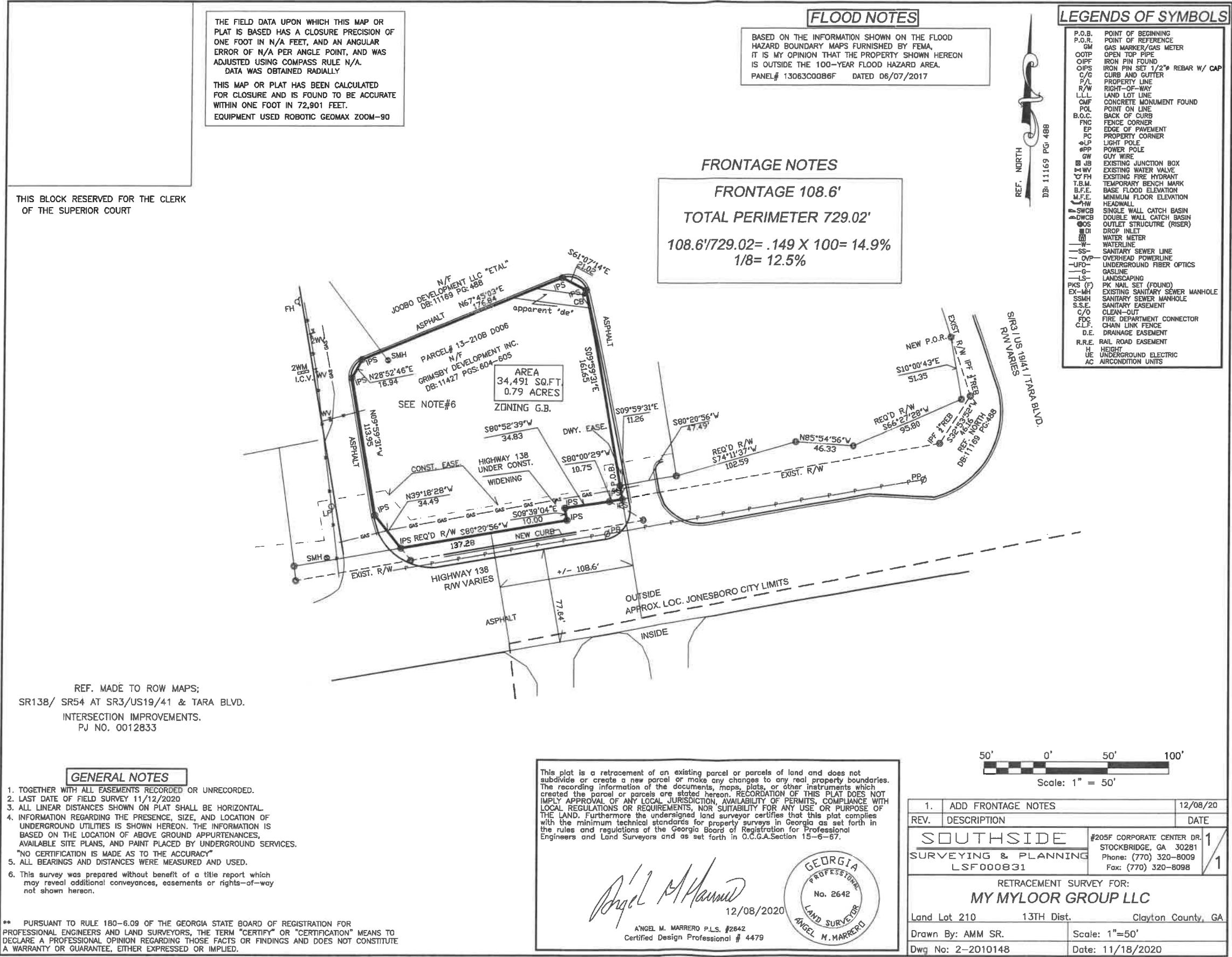
FOR OFFICE USE ONLY:Date Received: 02/08/20 21Fee Amount Enclosed: \$ 600Date Submitted to Clayton County: 02/10/20 21Date to Appear before Mayor and Council: / / 20

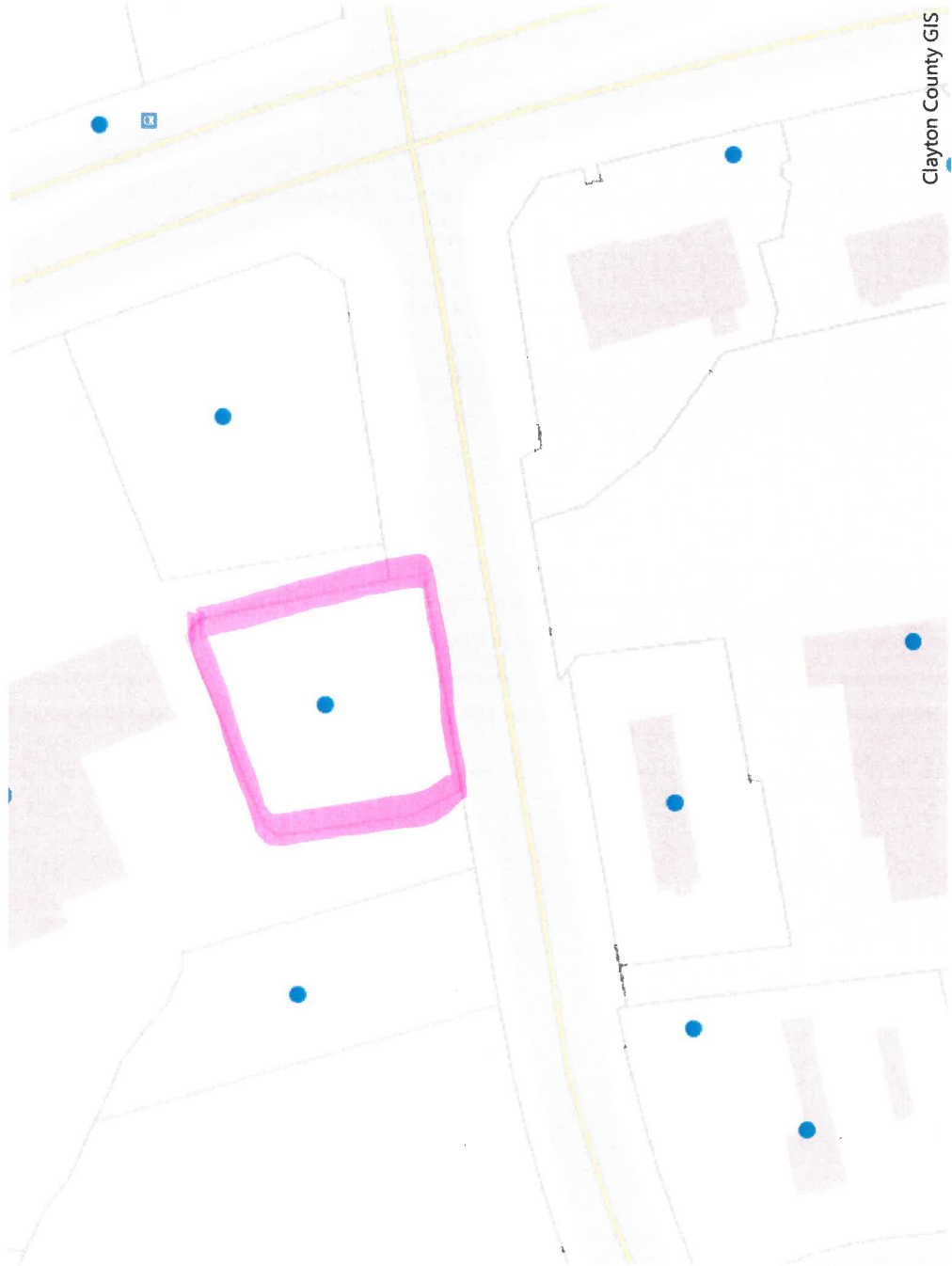
Mayor and Council Vote: _____

Misc. Notes: _____

Manager
 City Planner Signature: RCW Date: 02/08/20 21

Attachment: Conditional Use Application (1846 : Liquor Store - Parcel 13210B D006)









CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR **McLane KITCHEN**
DATE: 11-12-21 TIME: 6:00 PM
LOCATION: 13210B D006
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 769-1111

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR **McLane KITCHEN**
DATE: 11-12-21 TIME: 6:00 PM
LOCATION: 13210B D006
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 769-1111

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL Use Permit For LIQUOR STORE By

My MyLOOR GROUP, LLC For PROPERTY LOCATED ON

HIGHWAY 138 (PARCEL 13210B D006), JONESBORO, GA

LOCATION

VIA ZOOM MEETINGS

DATE: 4-12-21 — TIME: 6:00 PM

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

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on April 12, 2021 via ZOOM Meetings, to consider a Conditional Use Permit Application for a proposed retail establishment selling distilled spirits by the package (liquor store), by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236. Mayor and Council will first discuss this item at their Work Session via Zoom Meetings on April 5, 2021 at 6:00 P.M.

David Allen
Community Development Director

Publish 3/17/21



MEMORANDUM

To: My Myloor Group, LLC
368 New Castle Vista
McDonough, Ga. 30253

From: David D. Allen
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Date: April 1, 2021

Re: Notification of Request for Conditional Use – Liquor Store, Hwy. 138; Tax Map
Parcel No. 13210B D006

Dear Applicant,

This letter is to serve as notification that the Mayor and City Council of the City of Jonesboro have received your request for the following requested conditional use for the above referenced property:

- Liquor Store


A public hearing has been scheduled for Monday, April 12, 2021 at 6:00 pm before the Jonesboro City Council to consider the request as described above. A preceding Work Session will be held by the Mayor and City Council will be held on April 5, 2021 at 6:00 pm. Due to the current COVID-19 situation, both meetings will be held via Zoom Meetings, with which you will be provided a link.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Cc: Grimsby Development, LLC
4530 Lakefield Bend
Duluth, Ga. 30096

Attachment: Acceptance Letter (1846 : Liquor Store - Parcel 13210B D006)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 3
		COUNCIL MEETING DATE April 5, 2021
Requesting Agency (Initiator) Police	Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding requested amendments to the Jonesboro Police Department Standard Operating Procedures, Chapter 28: Promotions.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership		
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> <div style="text-align: center;"> <p>The purpose of this policy is to establish a uniform promotional policy for the sworn personnel of the Jonesboro Police Department consistent with equal employment opportunity laws and standards and promotion based on bona fide qualifications and job knowledge.</p> </div>		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> <div style="text-align: center;"> <p>\$0.00</p> </div>		
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"> Promotions 		
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 April, 5, 2021	
Signature	City Clerk's Office	

This policy shall apply to all sworn personnel, for promotional procedures for the positions of Corporal, Investigator, Sergeant and Lieutenant. When it is anticipated that there will be promotions, the Chief of Police has the authority and responsibility to initiate the promotional process and shall notify the City Manager.



JONESBORO POLICE DEPARTMENT

STANDARD OPERATING PROCEDURES

SUBJECT: Promotions	NEW <input checked="" type="checkbox"/>		PROCEDURE NUMBER: Chapter 28
AUTHORIZING SIGNATURE:	AMENDED <input type="checkbox"/>		NUMBER OF PAGES: 7
	RECINDED <input type="checkbox"/>		
FIRST READING DATE:	FINAL ADOPTION DATE:	EFFECTIVE DATE:	DISTRIBUTION DATE:

I. PURPOSE

The purpose of this policy is to establish a uniform promotional policy for the sworn personnel of the Jonesboro Police Department consistent with equal employment opportunity laws and standards and promotion based on bona fide qualifications and job knowledge.

II. POLICY

This policy shall apply to all sworn personnel, for promotional procedures for the positions of Corporal, Investigator, Sergeant and Lieutenant. When it is anticipated that there will be promotions, the Chief of Police has the authority and responsibility to initiate the promotional process and shall notify the City Manager.

III. PROCEDURES

A. Responsibility and Announcement of Procedures

1. **Responsibility**- The design and administration of the promotional process shall be the responsibility of the Chief of Police and/or designee. The Chief of Police will develop and review various components in the promotional procedures. In addition, the Chief of Police will designate an officer of appropriate rank to serve as liaison in the development and administration of promotional procedures. This ranked officer will be of the same rank as, or greater than, the rank assessed.
2. **Announcement**- Upon receipt of notification from the Chief of Police to initiate promotional procedures, the promotional liaison officer shall

manage the schedule and issue a written announcement to all potential candidates. The announcement will include the following information:

- a.** a description of the position as stated in the city's current job description, to include a job summary, salary range, essential functions, and the knowledge, skills, and abilities desired for the position.
- b.** eligibility requirements.
- c.** the time and date of the deadline for submitting a letter of intent to participate in the promotional process.
- d.** a description of the components of the promotional process, and an explanation of how candidates will proceed through the process to establish a position on the promotional register.
- e.** any procedures to be used in determining a provisional ranking for any component of the promotional process.

The written announcement for promotional procedures shall be posted in appropriate areas of the Jonesboro Police Department. The announcement shall include a date and time by which candidates must submit to the Chief of Police and/or designee a letter of intent to participate.

If a written exam is a component of the promotional process, a list of sources for exam questions shall be included. The date of the written exam will be scheduled at least sixty (60) days from the date of the promotional process announcement. In cases where the Chief of Police deems necessary, the written exam may be announced as few as 30 calendar days prior to the written exam.

B. Eligibility Requirements

- 1. Eligibility Requirements for Internal Candidates**- The eligibility requirement for service and time in rank will be as follows:

- a.** Corporal candidates must have at least 6 months of continuous service with the Jonesboro Police Department as a Sworn Officer and 2 years of Law Enforcement experience.
- b.** Sergeant candidates must have at least 6 months of continuous service with the Jonesboro Police Department as a Sworn Officer and 3 years of Law Enforcement experience.

- c. Lieutenant candidates must have at least 6 months of continuous service with the Jonesboro Police Department as a Sworn Officer and 5 years of Law Enforcement experience.
- 2. **Lateral Entry**- At the discretion of the Chief of Police, and with the approval of the City Manager, lateral entry may be allowed for supervisory positions in the Jonesboro Police Department. A determination to allow lateral entry into promotional procedures will be stated in the initial promotional announcement.
- 3. **Performance and Employee Disciplinary Evaluations** – When an employee submits a letter of interest for promotion, an evaluation of the employee's performance and disciplinary history will be conducted. Any candidate with a Letter of Reprimand or higher during the previous twelve (12) period, is ineligible to interview for promotion process.

C. Promotional Procedures

- 1. **Validity and Job Relatedness**
All components of the promotional procedure will be based on a job analysis of the position. The results of the job analysis will be used to verify the content validity of the promotional process. Any component of the promotional process will be developed and administered in accordance with reasonable and customary professional practice and in compliance with legal guidelines.
- 2. **Definitions**
 - a. **Written Exam**- A written testing exam designed to assess a candidate's command of knowledge areas identified through job analysis, as necessary to successfully perform the duties of the position. The exam may feature multiple choice, short answer, matching or essay questions, or may be a combination of any of these formats.
 - b. **Structured Oral Interview** - Candidates assigned to the promotional register and eligible for initial and subsequent consideration for promotion (see section III-D) will participate in a structured interview procedure. Interview questions will be job related and reviewed by the Chief of Police and/or designee. The interview will be conducted by a panel consisting of the Chief of Police and any designee(s) he so chooses. He may also choose to conduct the interview one on one. If the Chief is unavailable, he may choose a senior staff member of the police department to conduct the interview.

All candidates will be asked the same set of questions. Responses to the questions will be evaluated in a psychometric and methodical manner.

- c. **Promotional Ranking Process-** A psychometrically sound procedure shall be used to determine the ranking score on a written exam and oral interview. Such procedures will identify a ranking percentage associated with the minimally acceptable level of knowledge needed to successfully perform the duties of the position.
- d. **Interpersonal Communication Skills-** Interpersonal skills are considered an essential skill in the successful performance of law enforcement activities in the Jonesboro Police Department. Candidates in promotional procedures for all positions (Corporal, Sergeant and Lieutenant) can expect an emphasis on interpersonal communication skills in any component, including written exams, assessment center exercises and interviews. The emphasis on interpersonal communication skills will be in line with the weighting of interpersonal communication skills from formal job analysis of the position in question.

3. **Rank-Specific Promotional Procedures**

- a. **Sergeant-** Promotional procedures for Sergeant shall consist of the following three (3) phases:
 - 1. **Phase 1: Written Examination-** Source material from which questions are drawn will have been announced at least sixty (60) days prior to the date of exam administration. In cases where the Chief of Police deems an accelerated promotional process necessary, the source material from which questions are drawn will have been announced at least fourteen (30) days prior to the date of exam administration. Candidates will be ranked highest to lowest alphabetically at the end of end of both testing phases and will have appeared in the promotional process announcement.
 - 2. **Phase 2: Structured Oral Interview-** Candidates assigned to the promotional register and eligible for initial and subsequent consideration for promotion (see section III-D) will participate in a structured oral interview procedure as described in section III-C2b above.

- b. **Corporal / Investigator-** Promotional procedures for Corporal / Investigator shall consist of two (2) phases: submission of an informational packet to the Chief of Police, a structured oral interview. When vacancies can be anticipated for the Corporal / Investigator position (i.e., planned retirements or new positions created), promotional procedures will be announced at least thirty days prior to the oral interview. When deemed necessary by the Chief of Police, the promotional process may be announced in as little as fifteen (15) calendar days prior to the written exam.
- c. **Lieutenant-** Promotional procedures for Lieutenant shall consist of two (2) phases: submission of an informational packet to the Chief of Police, and a structured oral interview. When vacancies can be anticipated for the Lieutenant position (i.e., planned retirements or new positions created), promotional procedures will be announced at least thirty days prior to the oral interview. When deemed necessary by the Chief of Police, the promotional process may be announced in as little as fifteen (15) calendar days prior to the written exam.
- d.
 - 1. **Phase 1: Informational Packet-** Upon submission of a letter of intent, candidates will also submit an informational packet for review by the Chief of Police. The packets shall include a resume. In the resume, candidates will have the opportunity to provide details of their training and experience.
 - 2. **Phase 2: Structured Oral Interview-** Candidates assigned to the promotional register and eligible for initial and subsequent consideration for promotion (see section III-D) will participate in a structured oral interview procedure as described in section III-C2b above.

D. Promotional Decisions

1. **Sergeant & Lieutenant**

- a. **Eligibility Registers-** Candidates will be assigned to the promotional register in rank order based on the ranking of their combined totals.
- b. **Selection Pool Guidelines-** A specified number of candidates will be provided to the Chief of Police for further promotional consideration. The candidates included in this group will be listed alphabetically.

- c. Promotional Selections-** Each candidate in the selection pool shall participate in a structured interview as designated by the Chief of Police. The Chief of Police may also consider the departmental employment history of each candidate. As each promotion is made and a new candidate moves into the selection pool, the same interview procedures and consideration of departmental employment history will be followed. If one-hundred and eighty (180) days or more have passed since the last promotion occurred, all candidates in the pool will be re-interviewed and departmental employment history will be re-considered.

Movement into Selection Pool- Upon promotion of a candidate from the selection pool, the next highest-ranking candidate outside the selection pool will move into the pool and be incorporated into the alphabetized list. Candidates will continue to move into the selection pool until the eligibility list is exhausted, or as specified in section (e) below.

- d. Duration of the Eligibility Register-** Once the promotional process has been completed, the duration of the eligibility register will be a minimum of eighteen months from the date the register is released to the Chief of Police. The Chief of Police may extend the list up to a maximum of three years.

E. Additional Considerations

1. Work Test

To ensure newly promoted employees can assume the duties and responsibilities of the new position, a work test (probationary) period of 6 months will be required. At the request of the Chief of Police the work test period may be extended up to an additional ninety (90) days with approval from the City Manager and City Mayor.

- 2. Status of Non-Participants and Non-Promoted Personnel-** Any personnel who choose not to participate in the promotional process will not have that choice held against them by supervision or management. Candidates who are assigned to a promotional register, but are not promoted, may submit a letter of intent to participate in future promotional procedures, if they meet the eligibility requirements.

- 3. Review and Modification of Promotional Policy-** The Chief of Police and the City Manager shall review and evaluate the promotional policy and make revisions when they deem necessary. The Chief of Police may also appoint a committee to review the promotional process when deemed necessary. Recommendations made by such a committee shall be considered but are not binding to the Chief of Police and City Manager.

4. **Provisional Appointment**- The Chief of Police, at their discretion and in the absence of a certified promotional roster, may appoint a provisional Sergeant / Lieutenant that would meet the needs of the department.

The provisional Sergeant / Lieutenant will be required to sign a memorandum of understanding acknowledging that the provisional appointment is a temporary assignment, not to exceed twelve (12) months without a renewed MOU. The provisional appointee will be compensated at a rate not to exceed the base entry level of the temporary rank. The provisional Sergeant / Lieutenant will still be eligible for the next promotional exam and will be given up to 6 months credit (if provisional rank held for at least 12 months) of service time within that rank if the provisional Sergeant / Lieutenant is promoted permanently to that rank. In making this selection, the Chief of Police may consider, among other factors, the candidate's:

- a. Education;
- b. On-the-job performance;
- c. Training, including a candidate's demonstrated willingness to acquire additional training which will help them in the job for which they are being considered;
- d. Disciplinary record;
- e. Leadership and supervisory abilities and leadership and supervisory potential;
- f. Ability to interact with the public and co-workers;
- g. Experience (which does not necessarily equate to seniority)."

This SOP supersedes any SOP previously issued.

By Order of the Chief of Police



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE
April 5, 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-006, Ord. 2021-009, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-119 "City Center Mixed-Use District" 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 86-119 City Center Mixed Use 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

(a) *Purpose. The purpose of the City Center Mixed-Use District is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of quality commercial, institutional, and residential uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City and complement the Jonesboro City Center. The residential component of this District will help development a more diverse range of quality housing to supplement the City's aging housing stock. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The District will promote walkability in the downtown area, where residential uses are incorporated with commercial and institutional uses in a manner that invites use of nearby facilities and services. Designs and development scale that reinforce such integration are preferable to those that isolate residential uses from convenience services and employment opportunities. At the same time, retail and service establishments should be grouped for maximum pedestrian convenience in locations uninterrupted by residential or office / institutional occupancies. Such objectives may also be achieved by vertical separation of residential and office uses from retail and service areas to preserve the street level tradition of the latter uses. The City Center Mixed-Use District features a specific range of permitted and conditional uses superior to, and independent of, the MX Mixed-Use District zoning found elsewhere in the City. The District is focused on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.*

(d) *Geography. The City Center Mixed-Use District (CC) is currently bounded by Lee Street to the east, Smith Street to the south, Fayetteville Road to the west, and the rear of existing parcels fronting Spring Street to the north. The district is more specifically delineated and color-coded on the current version of the City of Jonesboro Official Zoning Map.*

The proposed City Center Mixed Use District zoning category is designed to govern the usage and design of development around the properties adjacent to Jonesboro City Center and Lee Street Park. (It could extend to properties across from Smith Street and other nearby streets in the future.)

The new District is an "amplification" of the current Mixed-Use District, with an exclusive selection of permitted uses for these premium properties in the City.

The new District also incorporates quality design and building material standards, most recently reflected in the Active Senior Overlay District and the Gateway South Overlay District.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 5, 2021

Signature

City Clerk's Office

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.)*

- Legal Notice - City Center Mixed Use District
- City Center Mixed Use District

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

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on April 12, 2021, via ZOOM Meetings, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Section 86-119 “City Center Mixed-Use District” 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 3/17/2021

Sec. 86-119. – City Center Mixed-Use District

- (a) *Purpose.* The purpose of the City Center Mixed-Use District is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of quality commercial, institutional, and residential uses that, through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City and complement the Jonesboro City Center. The residential component of this District will help development a more diverse range of quality housing to supplement the City's aging housing stock. The close proximity of new businesses, offices, and residences will continue to bolster the City's "live here, work here, play here" philosophy. The District will promote walkability in the downtown area, where residential uses are incorporated with commercial and institutional uses in a manner that invites use of nearby facilities and services. Designs and development scale that reinforce such integration are preferable to those that isolate residential uses from convenience services and employment opportunities. At the same time, retail and service establishments should be grouped for maximum pedestrian convenience in locations uninterrupted by residential or office / institutional occupancies. Such objectives may also be achieved by vertical separation of residential and office uses from retail and service areas to preserve the street level tradition of the latter uses. The City Center Mixed-Use District features a specific range of permitted and conditional uses superior to, and independent of, the MX Mixed-Use District zoning found elsewhere in the City. The District is focused on the thoughtful reinvigoration of this area, in conjunction with the future goals and intent of the City's Comprehensive Plan.
- (b) *Definitions.* For definitions of specific terms, refer to Code Section 86-62.
- (c) *Applicability.* Unless otherwise stated in this Section, the current architectural design standards shall control development in the City Center Mixed-Use District, unless alternate provisions are adopted in the City Center Mixed-Use District. 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.
- (d) *Geography.* The City Center Mixed-Use District (CC) is currently bounded by Lee Street to the east, Smith Street to the south, Fayetteville Road to the west, and the rear of existing parcels fronting Spring Street to the north. The district is more specifically delineated and color-coded on the current version of the City of Jonesboro Official Zoning Map.
- (e) *Regulation of Uses.* The City Center Mixed-Use District seeks to identify specific types of quality commercial residential, and institutional uses which will support the Jonesboro City Center as a focal point of the City and serve as an impetus for quality development on parcels adjacent to the district. Uses not listed below in the permitted uses section and conditional uses section are not permitted in the City Center Mixed-Use District.
- 1) *Permitted uses:*
- (a) Cottage-style duplex;
 - (b) Townhomes;

- (c) Condominiums;
- (d) Mixed-use dwellings, including lofts, conforming to Section 86-162;
- (e) Administration of government programs;
- (f) Home occupation;
- (g) Dance company studios, without theaters;
- (h) Art center, not performing arts;
- (i) Artist's studios, including maker spaces;
- (j) Museums;
- (k) Nature parks and other similar institutions;
- (l) Passive parks, playgrounds and other open space amenities, including squares, greens and pocket parks (private);
- (m) Accounting, tax preparation, bookkeeping, and payroll services;
- (n) Architectural, engineering, land planning, drafting, surveying, mapping and related services;
- (o) Building inspection services;
- (p) Banks, credit unions and savings institutions;
- (q) Computer systems design and related services;
- (r) Corporate management offices, office only;
- (s) Executive, legislative, and other general government support;
- (t) Funds, trust, and other financial vehicles;
- (u) Insurance carriers and related activities;
- (v) Interior design, graphic design & other specialized design services;
- (w) Justice, public order and safety activities;
- (x) Legal services, including attorneys' offices;
- (y) Offices of dentists;
- (z) Mortgage and non-mortgage loan brokers;
- (aa) Newspaper, periodical, book, and database publishers;
- (bb) Office administrative services;
- (cc) Real estate agents and brokers offices;
- (dd) Software publishers;
- (ee) Offices of physicians, except mental health specialists;
- (ff) Advertising, public relations, and related services (indoor only);
- (gg) Business service centers, including copy shops and mail centers;
- (hh) Other business service centers, including internet café;
- (ii) Convention centers, convention and visitors bureaus;
- (jj) Credit bureaus;
- (kk) Formal wear & costume rental;
- (ll) Personal & household goods repair & maintenance, including jewelry, garments, watches, musical instruments and bicycles; No Outdoor Storage;
- (mm) Photographic services and studios, including framing shops;
- (nn) Shoe repair;
- (oo) Travel agencies and reservation services;
- (pp) Small-scale pottery and ceramics shop;
- (qq) Sports and recreation instruction, including exercise and yoga;

- (rr) Sports and recreation instruction, including gymnastics and martial arts;
 - (ss) Electronics and appliance stores, including computers and cameras;
 - (tt) Art dealers;
 - (uu) Art gallery;
 - (vv) Book stores and news dealers;
 - (ww) Clothing stores;
 - (xx) Clothing accessories stores;
 - (yy) Cosmetics, beauty supplies, and perfume stores;
 - (zz) Florists;
 - (aaa) Furnishings stores (minor interior décor only)
 - (bbb) Hobby, toy and game stores;
 - (ccc) Arts & crafts retail sales, supply stores;
 - (ddd) Jewelry, luggage, and leather goods stores;
 - (eee) Miscellaneous health and personal care stores, including health foods and specialty health products;
 - (fff) Musical instrument and supplies stores;
 - (ggg) Office supplies, stationery, and gift stores;
 - (hhh) Optical goods stores;
 - (iii) Music stores (prerecorded tape, compact disc, and records);
 - (jjj) Restaurants, full-service, quality restaurants;
 - (kkk) Restaurants, limited-service, including fast food and take-out, without drive-through windows;
 - (lll) Sewing, needlework, and piece goods stores;
 - (mmm) Shoe stores;
 - (nnn) Snack and nonalcoholic beverage bars, including cafes and coffee shops;
 - (ooo) Specialty food stores, including meat, fish, fruit and vegetable markets, baked goods, candy and nut stores;
 - (ppp) Antique shops, but not flea markets;
 - (qqq) Micro-breweries;
 - (rrr) Micro-distilleries;
 - (sss) Brew Pubs and Growler Shops;
- 2) *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;
- 3) *Conditional uses:*
- (a) Apartment complexes;
 - (b) Churches and other places of worship;
 - (c) Performing arts theaters: drama, dance, music;

- (d) Dinner theaters, cabaret, concert hall, live entertainment;
- (e) Musical groups and artists, live entertainment;
- (f) Sports stadiums, coliseums, arenas, amphitheaters;
- (g) Independent artist, writers, and performers, live entertainment;
- (h) Fitness and recreational sports centers, health clubs;
- (i) Neighborhood rec. centers, incl. tennis, pools and active primarily outdoor amenities, with or w/o food sales (private);
- (j) Community recreation facility (non-profit) including YMCA, senior centers, city recreational centers, and similar facilities linked to religious denominations;
- (k) Lessors of nonresidential building (except mini-warehouses), including event centers (excluding funerals and wakes);
- (l) Massage therapy, state licensed only;
- (m) Barber shops;
- (n) Beauty salons, including skin care services;
- (o) Hotels (except Casino Hotels);
- (p) Nail Salons;
- (q) Parking lots and garages, commercial;
- (r) Temporary, outdoor arts market;
- (s) Mobile food services, including carts and individual food trucks;
- (t) Food truck courts;
- (u) Outdoor farmers market;
- (v) Tobacco stores, cigar shops, and vape shops, but not cigar lounge;

(f) *Site development parameters.* The City Center Mixed Use District shall be controlled by the following site design considerations.

- 1) Site designs and structures shall achieve a horizontal and vertical mix of uses.
- 2) Duplex cottages shall be located away from collector streets and other noise generators such as waste disposal facilities and loading areas to preserve privacy and tranquility.
- 3) All residential uses shall provide parking only at the rear of the building(s).
- 4) Commercial, service, and office uses shall be concentrated for maximum pedestrian convenience and easily accessible to residents of the development as well as employees and visitors.
- 5) Streets, parking facilities and service areas. Streets, parking facilities and service areas shall be located and designed to segregate vehicles from pedestrian focal points and gathering areas. Such provisions shall facilitate pedestrian travel among major destinations within and adjacent to the District with a minimum of conflicts with vehicles.
- 6) For commercial, service, and office uses, a maximum of 25 percent of the required parking area may front on public rights-of-way. Site design shall serve to reduce the visibility of these areas and apparent size from public rights-of-way through screening such as evergreen landscaping.

7) All outside waste disposal and equipment areas shall be located in the rear yard to and shall be screened by a solid fence or wall and evergreen landscaping, having a minimum height of eight feet.

8) Building setbacks and separation and minimum lot area shall be approved by the Mayor and City Council on the proposed site plan.

9) Landscape buffering may be used when District uses abut incompatible existing uses at their common boundary. Such buffer(s) shall conform to the minimum planting standards of Article XV, or greater standards as established by the Mayor and City Council. See 86-119 (x)(xx) for more information.

10) Proposed landscaping materials, particularly street trees, shall be similar to or compatible with that of the Jonesboro City Center and Lee Street Park. See 86-119 (x)(xx) for more information.

11) Proposed sidewalks shall provide connectivity to provide sidewalks along Fayetteville Road, Smith Street, and the Jonesboro City Center. 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.

12) Pedestrian and greenspace network. Pedestrian ways through buildings shall relate to a network of greenspaces reserved for pedestrian use. Interior and exterior pedestrian ways shall be scaled appropriately to the anticipated foot traffic volumes and form a convenient network linking major concentrations of uses within the district. See 86-119 (x)(xx) for more information.

13) Proposed lighting (streets, parking, buildings, etc.), shall be similar to or compatible with that of the Jonesboro City Center and Lee Street Park and shall be night-sky friendly.

14) Off-street parking and loading requirements. Off-street parking shall be provided as specified in Article XIII of this chapter.

(g) *Architectural parameters.* The City Center Mixed Use District shall be controlled by the following building design considerations.

1) Residential uses shall comprise a minimum of 50 percent of the total floor area of an MX district; similarly commercial uses shall also comprise a minimum of 25 percent of the total floor area of an MX district. Institutional office 25 percent minimum?

2) Dwelling units shall not be located on "storefront," that is, the ground floor of any building in the district. Just lofts?

3) Ninety percent of all residential units within a MX district shall be owner-occupied units.

4) *Minimum size of dwelling units.* The intent of the City Center Mixed-Use District, regarding attached housing such as apartments, duplexes, and townhomes, is smaller-sized, higher-quality dwelling units, with high-quality architectural standards.

(a) *Duplex dwellings.*

- 1) One-bedroom units: 1000 heated square feet per unit.
- 2) Two-bedroom units: 1300 square feet per unit.
- 3) Three-bedroom units: 1500 square feet per unit.

(b) *Single-family attached dwellings (townhouses and condominiums).* 1200 heated square feet per unit.

(c) *Multi-family (apartments).*

- 1) One-bedroom units: 825 heated square feet per unit.
- 2) Two-bedroom units: 1025 square feet per unit.
- 3) Three-bedroom units: 1325 square feet per unit.

(d) *Mixed-use dwelling, including lofts (no street level units allowed).* 1000 heated square feet per unit.

5) *Density and maximum number of residential units.*

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

- 1) Maximum number of units per building: 8
- 2) Maximum number of units per development: 96
- 3) Maximum density: 12 units per acre

(b) *Multi-family (apartments).*

- 1) Maximum number of units per building: None
- 2) Maximum density: 12 units per acre

(6) *Multi-family special design standards.*

(a) *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.
- 6) Minimum 6-foot deep porches and balconies.

(b) *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.
- 3) Amenity buildings shall match the design, materials, and color of the principal buildings.

(7) *Maximum building height.* 3 stories and 45 feet. No building shall be erected that would exceed the highest portion of the Jonesboro City Center.

(8) *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.

(a) Multifamily and townhomes / condominiums.

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 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.)

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. Any window trim shall be cementitious siding (Hardiboard) only.

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) *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.

8) *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.

(b) *Two-family dwellings (duplexes).*

1) All duplexes shall be constructed with "cottage-style" exteriors.

2) *Prohibited materials.* Metal siding, vinyl siding, and concrete block, as primary building materials, are prohibited.

3) *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.

4) *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick and wood panels (including wood shake).

5) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

6) *Color.* All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

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

8) *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.

(c) *Mixed use dwelling, including lofts.*

1) No residential unit shall occupy a street level (ground floor) space.

2) *Prohibited materials.* Metal siding, vinyl siding, and concrete block, as primary building materials, are prohibited.

3) *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.

4) *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick and wood panels (including wood shake).

5) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

6) *Color.* All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

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

(d) *Hotels.*

1) 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).

2) Shall be no higher than three (3) stories in height.

3) Lodging rooms shall be accessed through a central lobby.

4) Lodging rooms shall be cleaned by professional staff daily.

5) No hotel 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

6) 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.

7) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

8) *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.)

9) 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.

10) Exceptions. Vinyl products shall only be used for soffits, eaves, and fascia.

11) Color. All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

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

13) 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.

14) Minimum facade height. A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.

15) 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:

- a)* Roof features shall not exceed the average height of the supporting walls.
- b)* The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
- c)* Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
- d)* The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

16) Rooftop equipment. All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(e) Other commercial and office buildings.

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 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.

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:

- a) Roof features shall not exceed the average height of the supporting walls.
- b) The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
- c) Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
- d) 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.

(f) *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.

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.

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:

- a) Roof features shall not exceed the average height of the supporting walls.
- b) The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three-dimensional cornice treatments.
- c) Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
- d) 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.

(9) *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.

(10) *Security of multifamily residential structures.* 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.

(h) *Miscellaneous standards.*

- 1) *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.
- 2) *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.
- 3) *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. Necessary?
- 4) *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. Proposed landscaping materials, particularly street trees, shall be similar to or compatible with that of the Jonesboro City Center and Lee Street Park.
- 5) *Street trees.* For new developments within the City Center Mixed Use District, street trees shall be provided in medians and required landscaped strips adjacent to the rights-of-way of Fayetteville Road, Smith Street, Lee Street, and Spring Street. Proposed landscaping materials, particularly street trees, shall be similar to or compatible with that of the Jonesboro City Center and Lee Street Park.
 - (a) Landscape strips shall be a minimum of ten feet wide.
 - (b) 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.
 - (c) Street trees shall be spaced a minimum of 30 feet on center.
 - (d) 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.
 - (e) 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.
 - (f) Appropriate street tree species include:
 - 1) Red maple.
 - 2) Sugar maple.
 - 3) Willow oak.
 - 4) Savannah holly.
 - 5) Golden raintree.
 - 6) Southern magnolia.
 - 7) Sawtooth oak.
 - 8) Littleleaf linden.

- 9) American elm (Dutch elm resistant cultivars).
 - 10) Chinese elm.
 - 11) Japanese zelkova.
 - 12) 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.
- (g) No more than 25 percent of the total number of the trees installed may be of any one genus.
- 6) All stormwater detention facilities in view of public streets or the fronts of primary buildings within the City Center Mixed Use 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 COUNCIL
Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE

April 5, 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 discuss a City Zoning Map update and re-adoption.

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

Zoning Map Re-Adoption

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 the updated Zoning Map; Since the map was last formally adopted in January 2020, there have been several map amendments (re-zonings) approved by the Mayor and City Council through January 2021.

1. Property located along Old Morrow Road (Parcel No. 12049C AD06), Jonesboro, Ga 30236, which was also annexed into the City, from Clayton County Heavy Industrial (H-1) to City Light Industrial (M-1). **July 13, 2020; Ordinance #2020-022**
2. Property located at 262 South Main Street (Parcel No. 06032A B006), Jonesboro, Ga 30236 from Light Industrial (M-1) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
3. Property located at 286 South Main Street (Parcel No. 06032A B004), Jonesboro, Ga 30236 from Single-Family Residential (R-2) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
4. Property located at 288 South Main Street (Parcel No. 06032A B003), Jonesboro, Ga 30236 from Single-Family Residential (R-2) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
5. Property located at 298 South Main Street (Parcel No. 06032A B0011), Jonesboro, Ga 30236 from Single-Family Residential (R-4) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
6. Property located at 294 South Main Street (Parcel No. 06032A B002), Jonesboro, Ga 30236 from Light Industrial (M-1) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
7. Property located at 294 South Main Street (Parcel No. 06032A B002Z), Jonesboro, Ga 30236 from Light Industrial (M-1) to Mixed Use (M-X). **December 14, 2020; Ordinance #2020-023**
8. Property located near the southwest end of Batiste Garden Circle (Parcel No. 05240B A003), Jonesboro, Ga 30236 from Single-Family Residential (R-2) to C-2 (Highway Commercial). January 11, 2021; Ordinance #2020-006.

There is also displayed in the legend portion of this Map update, a new zoning district – the City Center Mixed Use District, which is also up for consideration at the April Council meeting.

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.)

- Ordinance 2020-022 Old Morrow Road Annexation-Map Amendment

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

April, 5, 2021

Signature

City Clerk's Office

- Ordinance 2020-023 Parcels along South Main Street - Map Amendments
- Ordinance 2021-006 Jonesboro Zoning Map - Batiste Garden
- JonesboroZoningMap_April_12_2021

5.5

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

Approval

STATE OF GEORGIA**CITY OF JONESBORO****ORDINANCE 2020-____**

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF JONESBORO, GEORGIA BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY FRONTING OLD MORROW ROAD, JONESBORO, GEORGIA; TO PROVIDE SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES AND RESOLUTIONS; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

WHEREAS, the governing body of the City of Jonesboro, Georgia (the “City”) is the Mayor and Council thereof;

WHEREAS, the governing body is authorized by its Charter to regulate zoning within the limits of the City; and

WHEREAS, the subject property consists of approximately 9.0 acres of land (the “Property”) located within the City limits fronting Old Morrow Road, (Clayton County Tax Parcel Identification No. 12-0049D-00A); and

WHEREAS, the Property is currently zoned as Heavy Industrial District; and

WHEREAS, the owner of the Property, Brennan Investment Group, filed an application requesting the governing body to rezone to Light Industrial District and to annex the 9.0 acres of the property into the corporate city limits of the City of Jonesboro; and

WHEREAS, the Community Development recommends approval of the application as detailed in the City Staff Report and said report is hereby incorporated by reference herein; and

WHEREAS, the governing body of the City has considered the criteria of a rezoning request, provided in Section 86-374 (Standards for Review for Map Amendments) of Article 12 (Amendments) in Chapter 86 (Zoning) of the Code of Ordinances, City of Jonesboro, Georgia; and

WHEREAS, the governing authority of the City desires to rezone the Property to Light Industrial District, subject to certain conditions to ensure consistence with the City's comprehensive plan and future land use plan; and

WHEREAS, the City has complied with the notice and hearing requirements pursuant to O.C.G.A. § 36-66-1 *et seq.*; and

WHEREAS, the health, safety and welfare of the citizens of the City will be positively impacted by the adoption of this Ordinance.

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

Section 1. That certain parcel of real property consisting of approximately 9.0 acres of land located within the City limits fronting Old Morrow Road, (Clayton County Tax Parcel Identification No. 12-0049D-00A); is hereby rezoned from Heavy Industrial District. Such rezoning is to be noted on the official City of Jonesboro Zoning Map approved by Mayor and Council as soon as reasonably possible following adoption of this Ordinance along with an editorial note on the official City of Jonesboro Zoning Map specifying the parcels affected by this Ordinance and the date of adoption of this Ordinance. Until this rezoning is indicated on the official City of Jonesboro Zoning Map approved by Mayor and Council, this Ordinance and Exhibit "A" shall govern over the official City of Jonesboro Zoning Map to the extent of any discrepancy between this Ordinance and the official City of Jonesboro Official Zoning Map.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

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

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Jonesboro, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

(SIGNATURES ON FOLLOWING PAGE)

SO ORDAINED, this ____ day of December, 2020.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

ATTEST:

RICKY CLARK, Jr., City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

1 **STATE OF GEORGIA**

2 **CITY OF JONESBORO**

3 **ORDINANCE 2020-____**

4 AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF JONESBORO,
5 GEORGIA BY REZONING THOSE CERTAIN PARCELS OF REAL PROPERTY AT 262, 286,
6 288, 294, 294, 298 SOUTH MAIN STREET, JONESBORO, GEORGIA; TO PROVIDE
7 SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF
8 CONFLICTING ORDINANCES AND RESOLUTIONS; TO PROVIDE AN ADOPTION AND
9 EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

10 **WHEREAS**, the governing body of the City of Jonesboro, Georgia (the “City”) is the
11 Mayor and Council thereof;

12 **WHEREAS**, the governing body is authorized by its Charter to regulate zoning within the
13 limits of the City; and

14 **WHEREAS**, the subject properties consist of six (6) parcels of land (the “Properties”) located within the City limits at the following addresses according to the present system of
15 numbering property in Jonesboro, Clayton County, Georgia, and presently have the following
16 zoning designations:
17

18 (1) 262 South Main Street (Clayton County Tax Parcel Identification No. 06032A-B006),
19 Light Industrial (M-1);

20 (2) 286 South Main Street (Clayton County Tax Parcel Identification No. 06032A-B004),
21 Single Family Residential (R-2);

22 (3) 288 South Main Street (Clayton County Tax Parcel Identification No. 06032A-B003),
23 Single Family Residential (R-2);

(4) 294 South Main Street (Clayton County Tax Parcel Identification No. 06032A-B002),
Light Industrial (M-1);

(5) 294 South Main Street (Clayton County Tax Parcel Identification No. 06032A-B002Z),
Light Industrial (M-1); and

(6) 298 South Main Street (Clayton County Tax Parcel Identification No. 06032A B0011),
Single Family Residential (R-4).

WHEREAS, the owner of the Properties, Casey Investment Group, LLLP, filed applications requesting the governing body to rezone the Properties from their current zoning designations to Mixed Use District, with certain conditions; and

WHEREAS, the Community Development recommend approval of the application subject to certain conditions included in the City Staff Reports and said reports are hereby incorporated by reference herein; and

WHEREAS, the governing body of the City has considered the criteria of a rezoning request, provided in Section 86-374 (Standards for Review for Map Amendments) of Article 12 (Amendments) in Chapter 86 (Zoning) of the Code of Ordinances, City of Jonesboro, Georgia; and

WHEREAS, the governing authority of the City desires to rezone the Properties to Mixed Use District, subject to certain conditions to ensure consistence with the City's comprehensive plan and future land use plan; and

WHEREAS, the City has complied with the notice and hearing requirements pursuant to O.C.G.A. § 36-66-1 *et seq.*; and

45 **WHEREAS**, the health, safety and welfare of the citizens of the City will be positively
46 impacted by the adoption of this Ordinance.

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

49 **Section 1.** That certain parcels of real property consisting of approximately 5 acres located
50 at 262 South Main Street, approximately 1.4 acres located at 286 South Main Street, approximately
51 0.65 located at 288 South Main Street, approximately 2.75 acres located at 294 South Main Street,
52 approximately 16.21 acres located at 294 South Main Street, and approximately 0.79 acres located
53 at 298 South Main Street, according to the present system of numbering property in Jonesboro,
54 Clayton County, Georgia (respectively Clayton County Tax Parcel Identification Numbers:
55 06032A-B006, 06032A-B004, 06032A-B003, 06032A-B0011, 06032A-B002, 06032A-B002Z) are hereby
56 rezoned from their respective Single Family Residential and Light Industrial Districts. Such
57 rezoning is to be noted on the official City of Jonesboro Zoning Map approved by Mayor and
58 Council as soon as reasonably possible following adoption of this Ordinance along with an
59 editorial note on the official City of Jonesboro Zoning Map specifying the parcels affected by this
60 Ordinance and the date of adoption of this Ordinance. Until this rezoning is indicated on the
61 official City of Jonesboro Zoning Map approved by Mayor and Council, this Ordinance and
62 Exhibits “A”, “B”, “C”, “D”, “E”, and “F” shall govern over the official City of Jonesboro Zoning
63 Map to the extent of any discrepancy between this Ordinance and the official City of Jonesboro
64 Official Zoning Map. This rezoning is subject to the following conditions:

- 65 1. The proposed development must substantially comply with the combined plat and
66 conceptual master plan, by Kimley Horn for the Casey Properties, dated October
67 30th, 2020. (Attached as Exhibit “G”).

2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future “Southern Gateway Overlay District.”

3. Each individual use within the development shall be separately permitted.

4. The proposed development must conform to the requirements of the Specimen Tree Protections Ordinance, Chapter 82, Article III.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

(c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any

of the remaining phrases, clauses, sentences, paragraphs or sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional, enforceable and of full force and effect.

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

Section 5. Penalties in effect for violations of the Zoning Ordinance of the City of Jonesboro, Georgia at the time of the effective date of this Ordinance shall be and are hereby made applicable to this Ordinance and shall remain in full force and effect.

Section 6. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

(SIGNATURES ON FOLLOWING PAGE)

SO ORDAINED, this ____ day of December, 2020.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

ATTEST:

RICKY CLARK, Jr., City Clerk

APPROVED AS TO FORM:

City Attorney

EXHIBIT “A”

EXHIBIT “B”

EXHIBIT “C”

EXHIBIT “D”

EXHIBIT “E”

EXHIBIT “F”

EXHIBIT “G”

1 **STATE OF GEORGIA**
 2 **COUNTY OF CLAYTON**
 3 **CITY OF JONESBORO**

4 **ORDINANCE 2020-_____**

5 **AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP, CITY OF JONESBORO,**
 6 **GEORGIA BY REZONING THAT CERTAIN PARCEL OF REAL PROPERTY**
 7 **LOCATED NEAR THE SOUTHWEST END OF BATISTE GARDEN CIRCLE,**
 8 **JONESBORO, GEORGIA (PARCEL 05240B-A003); AND TO PROVIDE**
 9 **SEVERABILITY; TO PROVIDE A PENALTY; TO PROVIDE FOR REPEAL OF**
 10 **CONFLICTING ORDINANCES AND RESOLUTIONS; TO PROVIDE AN ADOPTION**
 11 **AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.**

12 **WHEREAS,** the governing body of the City of Jonesboro, Georgia (the “City”) is the
 13 Mayor and Council thereof;

14 **WHEREAS,** the governing body is authorized by its Charter to regulate zoning within the
 15 limits of the City; and

16 **WHEREAS,** the subject property consists of approximately 0.98 acres of land (the
 17 “Property”) located within the City limits near the southwest end of Batiste Garden Circle (Clayton
 18 County Tax Parcel Identification No. 05240B-A003); and

19 **WHEREAS,** the property is currently zoned as Single Family Residential (R-2); and

20 **WHEREAS,** the owner of the Property, Tara Boulevard Storage, LLC, filed an application
 21 requesting the governing body to rezone the Property from its current zoning designation to
 22 Highway Commercial (C-2); and

Attachment: Ordinance 2021-006 Jonesboro Zoning Map - Batiste Garden (1847 : Zoning Map Update)

23 **WHEREAS**, the Community Development Director recommends approval of the
24 application subject to certain conditions included in the City Staff Report, and said report is hereby
25 incorporated by reference herein; and

26 **WHEREAS**, the governing body of the City has considered the criteria of a rezoning
27 request, provided in Section 86-374 (Standards for Review for Map Amendments) of Article XII
28 (Amendments) in Chapter 86 (Zoning) of the Code of Ordinances, City of Jonesboro, Georgia;
29 and

30 **WHEREAS**, the governing body of the City desires to rezone the Property to Highway
31 Commercial, subject to certain conditions to ensure consistence with the City's comprehensive
32 plan and future land use plan; and

33 **WHEREAS**, the City has complied with the notice and hearing requirements pursuant to
34 O.C.G.A. § 36-66-1 *et seq.*; and

35 **WHEREAS**, the health, safety and welfare of the citizens of the City will be positively
36 impacted by the adoption of this Ordinance.

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

39 **Section 1.** That certain parcel of real property consisting of approximately 0.98 acres near
40 the southwest end of Batiste Garden Circle (Clayton County Tax Parcel Identification No. 05240B-
41 A003), is hereby rezoned from Single Family Residential to Highway Commercial. Such rezoning
42 is to be noted on the official City of Jonesboro Zoning Map approved by Mayor and Council as
43 soon as reasonably possible following adoption of this Ordinance along with an editorial note on
44 the official City of Jonesboro Zoning Map specifying the parcels affected by this Ordinance and
45 the date of adoption of this Ordinance. Until this rezoning is indicated on the official City of

Jonesboro Zoning Map approved by Mayor and Council, this Ordinance and Exhibit “A” shall govern over the official City of Jonesboro Zoning Map to the extent of any discrepancy between this Ordinance and the official City of Jonesboro Official Zoning Map.

Section 2. The preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 3. (a) It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

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

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

68 sections of the Ordinance shall remain valid, constitutional, enforceable and of full force and
 69 effect.

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

72 **Section 5.** Penalties in effect for violations of the Zoning Ordinance of the City of
 73 Jonesboro, Georgia at the time of the effective date of this Ordinance shall be and are hereby made
 74 applicable to this Ordinance and shall remain in full force and effect.

75 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
 76 otherwise specified herein.

SO ORDAINED, this ____ day of January, 2021.

CITY OF JONESBORO, GEORGIA

JOY DAY, Mayor

ATTEST:

RICKY CLARK, Jr., City Clerk

APPROVED AS TO FORM:




















 City Attorney

EXHIBIT “A”

City of Jonesboro Georgia



Zoning Classifications

-  A Assembly Rights
-  H Historic Residential
-  AH Historic Residential and Assembly R
-  T Tara Boulevard
-  S Active Senior District
-  G Gateway South District
-  C-1 Neighborhood Commercial District
-  C-2 Highway Commercial District
-  CCM City Center Mixed Use District
-  H-1 Historic District
-  H-2 Historic District
-  M-1 Light Industrial District
-  MX Mixed Use District
-  O-I Office and Institutional District
-  R-2 Single Family Residential District
-  R-4 Single Family Residential District
-  R-C Cluster Residential District
-  RM Multifamily Residential District
-  Jonesboro City Limit

This is to certify that this is the Official Zoning Map referred to in this Section of Ordinance 2015-06 of the City of Jonesboro, Georgia

Official Adoption Date: April 12, 2021

Joy B. Day, Mayor

Ricky L. Clark, Jr., City Manager

Steve Fincher, City Attorney


I, Ricky L. Clark, Jr., City Clerk/Manager of the City of Jonesboro, Georgia, do hereby certify that this is the Official Zoning Map of the City of Jonesboro, Clayton County, Georgia, contemporaneously present in chamber at the time it was adopted by the Mayor and Council of Jonesboro, Georgia on the 12th day of April 2021.

Ricky L. Clark, Jr., City Clerk/Manager

Addresses and parcel boundaries are based on data provided by the Clayton County Tax Assessor's Office and are not guaranteed by the City of Jonesboro to be accurate.



0 1,000 2,000 3,000 4,000
Feet

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # <b style="color: red;">- 6	5.6
			COUNCIL MEETING DATE April 5, 2021	
Requesting Agency (Initiator) Public Works		Sponsor(s)		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding the purchase of 150- 95 Gallon garbage receptacles in the amount of \$9,311.50.				
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 Beautification				
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> Upon adoption of the mandated sanitation requirement for residents within the city limits of Jonesboro, staff ordered a large amount of garbage receptacles. Due the age of the cans and the amount of repair work that has been completed, we are in need of additional cans. Further, since the time Council approved mandated sanitation, we have added two new developments: The Grove & additional Town Homes at Old Ivey 1. Schaefer - \$9, 311.50				
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> • Invoice (002) - Schaffer				
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 April, 5, 2021	
Signature	City Clerk's Office	

Schaefer Systems International, Inc.

10021 Westlake Drive
Charlotte, NC 28273
USA
Phone: (704) 944-4500

**QUOTATION**

Quote #:	016611-1	Requested by:	Brandon Hermsmeier
Date:	2/3/2021		
Quote Expiration:	2/17/2021	Bill to:	City of Jonesboro, GA 124 North Ave Attn: Ricky Clark, City Clerk City of Jonesboro Jonesboro, GA 30236-3278 USA
Terms:	NET30		
FOB:	PPA		
Lead Time:	7-9 weeks	Ship to:	City of Jonesboro, GA 100 Gloria Drive Attn: Joe Nettleton 770-478-3800 Jonesboro, GA 30236 USA

Line	Quantity	Item number	Description	Unit price	Net amount
1	150	95Q.000	USD95M 95 GALLON BAR CART: - CHARCOAL GRAY BODY AND LID - 10" PLASTIC WHEELS - REPEAT ARTWORK ON FILE Body: GY3 Lid: LIDGY3	\$56.75	\$8,512.50
2	1	FREIGHT	ESTIMATED FREIGHT, ACTUAL FREIGHT CHARGES WILL BE APPLIED ONCE INVOICED	\$799.00	\$799.00
Sales tax (Applicable sales tax will be added unless a valid Tax Exemption certificate is on file)					\$744.92
Total					\$10,056.42

Agreed and accepted by:


Brett Belda
Vice President, Sales

Name & Title

2/3/2021


Date

Date

All sale transactions are subject to Schaefer Systems International, Inc. – Standard Terms and Conditions of Sale in effect at the time of sale, published on our website www.ssi-schaefer.us/General_Terms_and_Conditions_for_the_Sale_of_Goods_and_Services.

* Assembly is required for wheels and axles unless assembly and distribution is being completed by Schaefer

* Orders with custom hot stamps are non-cancelable

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 5.7 - 7
			COUNCIL MEETING DATE April 5, 2021
Requesting Agency (Initiator) City Council		Sponsor(s) Mayor Day	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding Budget Amendment 2021-001.			
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> See attached Budget Amendment request.			
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"> Budget Amendment 2021-01 			
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 April, 5, 2021	
Signature	City Clerk's Office	

**CITY OF JONESBORO
FY 2021 BUDGET AMENDMENT**

Amendment Number

21-001

DEPARTMENT: Administration
FUND: 100

DATE: 04/01/21

BUDGET AMENDMENT RECOMMENDATION

Dept.	Account Number	Account Name	Original Budget	Amended Budget	Net Change Budget	Remaining Budget		
1500	52-1230	Engineering & Planning	\$85,000.00	\$50,000.00	-\$35,000.00	\$50,000.00		
TOTAL			\$85,000.00	\$50,000.00	-\$35,000.00	\$50,000.00		

TRANSFER TO:

Dept.	Account Number	Account Name	Transfer Amount	Original Budget	Amended Budget	Expenses to Date	Current Balance	Amended Balance
3200	52-1290	Other Professional Services	\$5,000.00	\$0.00	\$5,000.00	\$0.00	\$0.00	\$5,000.00
3200	53-1151	Community Outreach	\$30,000.00	\$3,000.00	\$33,000.00	\$138.00	\$2,862.00	\$32,862.00
TOTAL			\$35,000.00	\$3,000.00	\$38,000.00	\$138.00	\$2,862.00	\$37,862.00

JUSTIFICATION: Transfer to fund recruitment efforts for the Police Department and to assist with establishing a City Garden. Reallocation is from funds scheduled for updating the Comprehensive Plan which will be supported by the Atlanta Regional Commission.

Department Director:	City Clerk	Mayor	City Council
Date:	Recommend Approval: Yes / No Date:	Recommend Approval: Yes / No Date:	Meeting Date: _____ Action: _____ City Clerk:

Attachment: Budget Amendment 2021-01 (1857 : Budget Amendment - 2021-01)