



**CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
May 3, 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.

Agenda

- I. **CALL TO ORDER - MAYOR JOY B. DAY**
- II. **ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. **INVOCATION**
- IV. **ADOPTION OF AGENDA**
- V. **PRESENTATIONS**
 1. Presentation regarding the Atlanta Regional Commission's Georgia Commute Options Initiative.
- VI. **WORK SESSION**
 1. Discussion regarding a Conditional Use Permit Application, 20-CU-012, for an outdoor event center, by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.
 2. Discussion regarding a Conditional Use Permit Application, 21-CU-004, for massage therapy, by Sam Jonathan Holdings LLC, property owner, and Betty Abraham, applicant, for property at 149 South McDonough Street (Parcel No. 13241D F007), Jonesboro, Georgia 30236.
 3. Discussion regarding a Conditional Use Permit Application 20-CU-006 for a retail cigar shop and cigar lounge, by Antonio Miller, pending property owner and applicant, for property at 171 North Main Street (Parcel No. 13240D C002), Jonesboro, Georgia 30236.
 4. Discussion regarding a Conditional Use Permit Application 21-CU-007 for an Air BnB / short term rental, by Kenneth Gipson, property owner and applicant, for property at 111 Stockbridge Road (Parcel No. 13241B C006), Jonesboro, Georgia 30236.

5. Discussion regarding City-initiated map amendments to the Official Zoning Map 21-MA-003 Ord. 2021-010, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).
6. Discussion regarding a Conditional Use Permit Application 21-CU-008 for a dance studio and outreach, by Anne H. Choi, property owner, and Benneika Walker, applicant, for property at 1423 Stockbridge Road (Parcel No. 12017B A003), Jonesboro, Georgia 30236.
7. Discussion regarding City-initiated map amendments to the Official Zoning Map 21-MA-004 Ord. 2021-011, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).
8. Discussion regarding a City Zoning Map update and re-adoption Ord. 2021-012, based on recent rezonings.
9. Discussion regarding a Conditional Use Permit Application 21-CU-005 for massage therapy, by McKenzie Brothers Realty, LLC, property owner, and Nikki Fisher, applicant, for property at 120 North McDonough Street (Parcel No. 13241B F004), Jonesboro, Georgia 30236.
10. Discussion regarding a proposal by and between the City of Jonesboro to develop a custom iphone and android app to allow for ease of city services.
11. Discussion regarding a Memorandum of Understanding by and between the City of Jonesboro and Clayton County to provide for the transfer of responsibilities for the permits, inspections, reviews, issuances of certificates of occupancy and submittals for the proposed Clayton County Fuel Station project located at 1030 Post Way.
12. Discussion regarding the approval of Local Maintenance and Improvement Grant Projects for FY' 2021. Project includes the following roads:
Cloud Street between Church Street and South Avenue
Mercer Court between Mercer Drive and Cul-de-sac
Mercer Drive between Lake Jodeco Road and Dead End
North Lake Drive between N. McDonough Street and Dead End
West Avenue between North Avenue and Spring Street
13. Discussion regarding the acquisition of three additional software modules from ADP to be funded through savings from a guaranteed three-year price agreement.
14. Discussion regarding a Lighting Services Agreement by and between the City of Jonesboro and Georgia Power for the installation of 13 LED Post Tops & 14 Area Lights for the Jonesboro City Center facility.
15. Discussion regarding an agreement by and between the Atlanta Gas Light Company (Southern Company Gas) and the City of Jonesboro for non-residential gas extension at the new Jonesboro City Center.
16. Discussion regarding the approval of the purchase of training and duty ammunition for 9mm pistols.

17. Council to consider lifting from table and discussion regarding a revised 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.
18. Councilwoman Sebo-Hand requests discussion regarding crosswalk safety in front of the Fig Tree Cafe.

VII. OTHER BUSINESS

- A. Executive Session regarding potential litigation and personnel related matters.

VIII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-1

6.1

COUNCIL MEETING DATE
May 3, 2021

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
<p>Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Discussion regarding a Conditional Use Permit Application, 20-CU-012, for an outdoor event center, by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.</p>	
<p>Requirement for Board Action (Cite specific Council policy, statute or code requirement) Section 86-105 O&I District Standards; Additional Conditional Uses, Article XVII Sec. 86-532</p>	
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes	Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization
Summary & Background	<p>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</p> <p>Agency recommendation – Approval, with conditions, of event center; 127 Jonesboro Road has been a commercial office building for many years, most recently hosting a construction company office. The 0.89-acre property is zoned O & I, Office-Institutional and is not in any Overlay District. Last September, the applicant went before City Council for a Conditional Use for party event rentals and an event center on the premises to host parties. The Council and applicant decided to table the event center portion of the application, until he could develop better and more detailed plans. The public hearing was fulfilled that meeting, and the party event rentals portion of the application was approved in October 2020. The applicant has now presented more detailed site plans, including traffic circulation and landscaping for the event center.</p> <p>Per the previous letter of explanation, the event center will focus on children's birthday parties for ages 1 through 12 years. A maximum of 25 people will be at any event, including 2 staff. Parties could occur from 12pm to 8pm Fridays, Saturdays, and Sundays and some holidays. Also, per the letter, the event center would provide two inflatable bounce houses in a fenced area.</p>
<p>The Table of Uses requires a conditional use permit for the event center, with the following conditions:</p> <p>Sec. 86-532. NAICS 531120 – Lessors of Nonresidential Building (except Mini-warehouses), including Event Centers (Excluding funerals and wakes)</p> <p><i>The following conditions are assigned in the O&I district:</i></p> <p>(1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. While the letter of explanation states that's no more than 15 cars will be allowed on the premises, there are only 7 actual parking spaces currently on the property. The applicant is proposing another 13 paved parking spaces in the southern portion of the property, for a total of 20 parking spaces. Only 20-25 people per event are planned.</p> <p>(2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages. None planned, as it will be focused on children.</p> <p>(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). It is a standalone building.</p> <p>(4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

Also, the condition is not actually requiring a standard buffer, which typically runs down an entire property line. The condition calls for a 50-foot separation between adjacent properties and actual built elements associated with the event center. The driveway (closer than 50 feet) and the building are existing, and they have been in their present location for a long time. The new elements of the event center, the fenced, grassed outdoor area in the side yard, will be at least 50 feet away from the neighbors' property line and will also be partially screened from that property by new landscaping.

In terms of parking, Section 86-410 (28) most closely applies:

(28) *Theaters, auditoriums, places of worship, libraries, museums, art galleries, funeral homes, gymnasiums, stadiums and other places of assembly shall provide the larger of one space for each four fixed seats or one space for each 25 square feet of floor area available for the accommodation of moveable seats in the largest assembly room, whichever is greater, plus one space for each 150 square feet of ground area used for assembly.*

The building is 2271 square feet = 91 parking spaces required. Only 20 parking spaces will be provided. However, the entire building is not being used for parties, as other businesses are inside the facility. Only the bathrooms inside will be used for event participants. (The existing kitchen inside will not be for general public use.) Therefore, the size of the building is not a valid criteria for accessing parking needs. The applicant plans to control the number of participants at each party (20-25), so 20 total parking spaces should be enough.

At the September meeting, staff had other concerns about the proposed use:

This property is a high visibility parcel, located on one of Jonesboro's main thoroughfares, Jonesboro Road. The two accesses to the subject property both pose concerns – the one on Jonesboro Road requires a left turn on the property where traffic is usually heavy and exceeding the speed limit, and the one on West Mimosa is just a local, residential street. The proximity of residences to a busy weekend event center is also a concern. Storage and drying of inflatables on the property would be unsightly. Being a corner lot off of a busy road, staff does not believe that the event center could safely accommodate necessary parking and traffic orientation.

However, these concerns have now been addressed, as the Jonesboro Road access will be "exit-only", and the number of party participants will be controlled by the applicant. The inflatables used will be stored inside the existing garage on the property. The applicant has made significant efforts to improve the look of the property and conduct responsible events there.

Staff recommendation: Approval, with the following conditions:

1. No parking shall occur on either West Mimosa Drive or Jonesboro Road.
2. Hours of operation for parties will be from 12 pm to 7 pm, Friday and Saturday, and 12 pm to 6 pm on Sundays. This includes cleanup time and participants packing up and leaving the property.
3. Outside fence shall not be chain-link and shall be at least four feet tall.
4. Any new or altered impervious surface over 5000 square feet will require Water Authority approval.

(Note: Condition #2 above is more restrictive than the letter of explanation.)

Fiscal Impact	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>
Private owner	

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"> • Zoning Info • Site Pictures

- Property Info1
- Property Info2
- Post Agenda 9.14.20
- Post Agenda 10.12.20
- Letter of Explanation Event Center May 2021
- Letter2
- Site Plan
- Landscape Plan
- LED Signs
- Bollards
- Conditional Use - 127 Jonesboro Road - Legal Notice
- Zoning Signs
- Acceptance Letter - May 2021

6.1

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

M. F. F.

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: CYRIL FOOTE JR.
 Name of Business: Funflatables
 Property's Address: 127 Jonesboro Rd
 Email Address: forkcyril@hotmail.com
 Phone: (Day): 4047482055 (Evening): _____

Property Information

Current Use of Property: Office Space

Proposed Use of Property (Please provide in great detail the intended use of the property):

Office space for company, event rental, event space rental, storage for Equipment, Bounce houses outside

Applicant's Signature Cyril Foote Jr.

Date 1/29/20

FOR OFFICE USE ONLY:

Current Zoning: O-1

NAICS Code: 532284, 531120

Required Zoning: O-1, C2

Conditional Use Needed? Yes or No

APPROVED

DENIED

Comments:

NICOS CONDITIONAL USE - PERMIT. MUST COMPLY WITH
 SEC. 86 - 147 AND SEC. 86 - 532

D. C.

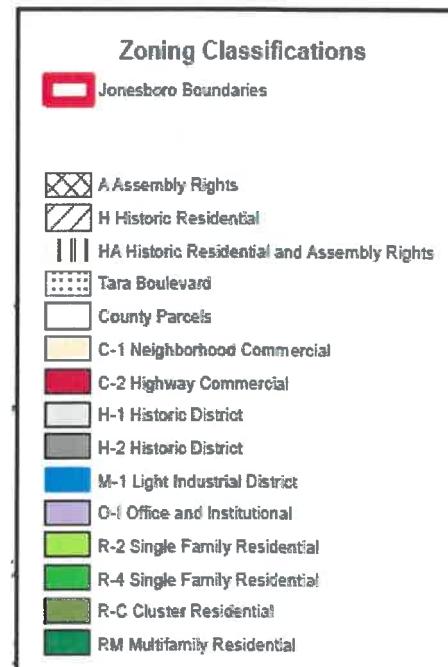
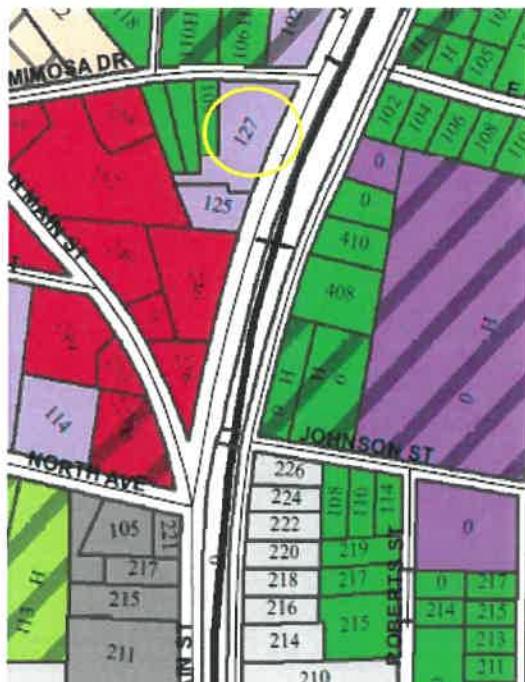
Date 1/29/20

Zoning Official Signature

Applicant – Cyrel Foote, Jr.
Name of Business – Funflatablez
Address - 127 Jonesboro Road
Zoning District – O&I
NAICS – 532284, 531120
Proposed Use: Event Rental Company, Event Space Rental

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
532284	Consumer Goods Rental, including furniture rental, party supply rentals	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-147
531120	Lessors of Nonresidential Building (except Miniwarehouses), including Event Centers (Excluding funerals and wakes)	N	N	N	N	N	N	C	C	C	N	C	N	Sec. 86-532



Sec. 86-147. - NAICS 532284 Consumer goods rental.

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

(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.

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

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.
- (3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

Sec. 86-265. - Storage.

Exterior storage yards (excluding vehicles for sale or lease) shall be prohibited in any districts except the C-2 and M-1 districts. Exterior storage yards shall be enclosed by an opaque fence not less than six feet in height (except where otherwise stated and approved by the city manager) to provide visual screening. Such use shall not be located along an arterial roadway and shall be subject to the following:

- (1) The regulations of the applicable zoning district.
- (2) No open storage of wrecked or inoperable automobiles or trucks.
- (3) No vehicle parts, equipment or waste materials shall be stored outside any building.

David D. Allen, Zoning Administrator
July 29, 2020



Attachment: Site Pictures (1866 : 127 Jonesboro Road - Event Center)



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Attachment: Site Pictures (1866 : 127 Jonesboro Road - Event Center)



Attachment: Site Pictures (1866 : 127 Jonesboro Road - Event Center)



Real Property Records Search

[New Search](#)
[Current Year Assessment Notice](#)
[Sales Data](#)
[Previous Parcel](#)
[Next Parcel](#)

Clayton County Property Card For Year 2020

CHARLOTTE DAILEY CAPITAL LLC
1299 BATTLE CREEK RD
SUITE 110

PARCEL ID . . 13240B E001
LOCATION . . 127 JONESBORO RD

JONESBORO, GA 30236

LEGAL
DESC

DISTRICT 4

JONESBORO

LOT 4,5,6,7 &
PT 3

NBRHOOD JB023 JONESBORO 2NDRY
INT LOT

DESCRIPTION LEGION HEIGHTS - ALL UTILITIES

DESCRIPTION PAVED ROAD

RESIDENTIAL/OFFICE

ROAD FRONT . . . 290.9 206.9

PLAT BOOK/PAGE . . . 1 275

SALES HISTORY

DEED BOOK	PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMT	DEED NAME
9602	231	12/22/08	WARRANTY DEED	DOES NOT REFLEC	129,900	CHARLOTTE DAILEY CAPITAL LLC
1844	293	10/01/92	WARRANTY DEED	QUALIFIED	90,000	MOORE LEE

LAND SEGMENTS

LND#	ZONE	LAND TYPE/CODE	LAND QTY
1	C	SF 1	38,768.000
MAP ACRES .	.890		

IMPROVEMENT # 1 MISC IMPR-Y

GROUND FLOOR AREA . . .
ACT/EFF YR/AGE . . 1971 1992 28
DESCRIPTION . . . LEE MOORE-COTTON STATE IN

BUILDINGS	% COMP	SQ FOOTAGE	STORY
	100	2271.00	

IMPROVEMENT # 2 MISC IMPR-Y

GROUND FLOOR AREA . . .
ACT/EFF YR/AGE . . 1983 37
DESCRIPTION . . . UITLITY BLDG

BUILDINGS	% COMP	SQ FOOTAGE	STORY
	100	720.00	

TOTAL PARCEL VALUES

LAND / OVR

IMPROVEMENTS / OVR

2020 VALUE

2019 VALUE

Packet Pg. 16





CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
September 14, 2020 – 6:00 PM

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POST AGENDA MINUTES

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

AGENDA

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**

Attendee Name	Title	Status	Arrived
Pat Sebo-Hand	Mayor Pro-Tem	Present	
Bobby Lester	Councilmember	Present	
Tracey Messick	Councilmember	Present	
Billy Powell	Councilmember	Present	
Donya Sartor	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Absent	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Sandra Meyers	Finance Officer	Present	

- III. INVOCATION - MOMENT OF SILENCE**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**

1. Motion to adopt the agenda as presented

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

VI. PRESENTATIONS

1. Clayton County School District Presentation - Dr. Morcease Beasley

At this time Clayton County Superintendent Dr. Morcease Beasley, provided council with an update of the current school year.

2. Presentation of 2019 Fiscal Year Audit - Fulton & Kozak

At this time Jeff Fulton provided Council with an update on the 2019 Fiscal Year Audit.

VII. PUBLIC HEARING

1. Public Hearing regarding Conditional Use Permit Application 20-CU-010 for a wellness center offering massage, Reiki, and facials, by the Downtown Development Authority, property owner, and Regina Richardson, applicant, for property at 166 South Main Street (Parcel No. 05241B B010), Jonesboro, Georgia 30236.

RESULT: **CLOSED**

At this time Mayor Pro-Tem Sebo-Hand opened the Public Hearing. As none were present to speak, the Public Hearing was duly closed.

2. Public Hearing regarding Conditional Use Permit Application 20-CU-011 for a pet care, grooming, and pet sitting business, by Mike Lee, property owner, and Bobby Harmon, applicant, for property at 172 North Avenue (Parcel No. 13240A A002), Jonesboro, Georgia 30236.

RESULT: **CLOSED**

At this time Mayor Pro-Tem Sebo-Hand opened the Public Hearing. As none were present to speak, the Public Hearing was duly closed.

3. Public Hearing regarding Conditional Use Permit Application 20-CU-012 for an outdoor event center and outdoor storage yard for party inflatables, by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.

RESULT: **CLOSED**

At this time Mr. Cyrel Foote, owner and applicant, provided a presentation detailing the operation of the proposed inflatable business and it's operation.

Upon completion of Mr. Cyrel Foote's presentation, Mayor Pro-Tem Sebo-Hand opened the

Public Hearing. As none were present to speak, the Public Hearing was duly closed.

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

Eric Bell, Clayton County resident addressed Council requesting permission for the March to the Polls on October 16, 2020.

IX. MINUTES

1. Consideration of the Minutes of the July 6, 2020 Work Session.

Councilwomen Tracey Messick requested the addition of her question related to the Historic Preservation Commission and Design Review Commission reviewing and approving the proposal for the condominiums on Main Street to be added to the July 6, 2020 minutes.

RESULT: TABLED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

2. Consideration of the Minutes of the July 13, 2020 Regular Meeting.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

3. Consideration of the Minutes of the August 3, 2020 Work Session.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

X. CONSENT AGENDA - NONE

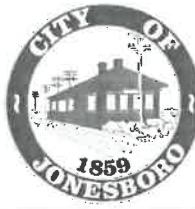
XI. OLD BUSINESS - NONE

XII. NEW BUSINESS

1. Council to consider Conditional Use Permit Application 20-CU-012 for event rentals (inflatables), by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.

RESULT: TABLED [UNANIMOUS] Next: 10/12/2020 6:00 PM
MOVER: Ed Wise, Councilmember
SECONDER: Tracey Messick, Councilmember
AYES: Sebo-Hand, Lester, Powell, Sartor, Wise
EXCUSED: Messick

It was the consensus of Council to table this issue. Mr. Allen will work with the applicant to devise a design plan that would meet the needs of the applicant and Council recommendations.



CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
October 12, 2020 – 6:00 PM

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POST AGENDA MINUTES

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AGENDA

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**

Attendee Name	Title	Status	Arrived
Pat Sebo-Hand	Mayor Pro-Tem	Present	
Bobby Lester	Councilmember	Remote	
Tracey Messick	Councilmember	Present	
Billy Powell	Councilmember	Present	
Donya Sartor	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Joe Nettleton	Public Works Director	Absent	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Kelli Duffy	Municipal Court Clerk	Present	
Brandon Hermsmier	City Mechanic	Present	

- III. INVOCATION - DR. DONYA SARTOR, CITY COUNCILWOMAN**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**

1. Motion to adopt the agenda as presented

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Pat Sebo-Hand, Mayor Pro-Tem
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

VI. PRESENTATIONS - NONE

VII. PUBLIC HEARING

1. Public Hearing regarding the adoption of the proposed FY' 21 Millage Rate of 8.0 Mills

At this time, Mayor Joy B. Day opened the public hearing and Keith Kimble property owner of 194 and 198 Jonesboro Road was present to speak in opposition of the increase of the proposed millage rate.

Mr. Kimble stated that he represents 120 businesses in the city and those businesses do not pay property taxes. He collects rent from his businesses and turns around to pay his properties taxes to Clayton County and the City of Jonesboro.

Upon completion of his remarks, the public hearing was duly closed.

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

IX. MINUTES

1. Consideration of the Minutes of the September 14, 2020 Regular Meeting.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Tracey Messick, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

2. Consideration of the Minutes of the September 28, 2020 Special Called Meeting.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Tracey Messick, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

3. Consideration of the Minutes of the September 29, 2020 Public Hearing.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Tracey Messick, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

4. Consideration of the Minutes of the October 5, 2020 Work Session.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Tracey Messick, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

X. CONSENT AGENDA

XI. OLD BUSINESS

1. Council to consider adoption of millage rate of 8.0 for FY 2021.

Motion to adopt the millage rate of 8.00 mills

RESULT: **DEFEATED [2 TO 4]**
MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Sartor
NAYS: Lester, Messick, Powell, Wise

Motion to adopt the millage rate of 7.25 mills

RESULT: **DEFEATED [2 TO 4]**
MOVER: Donya Sartor, Councilmember
SECONDER: Pat Sebo-Hand, Mayor Pro Tem
AYES: Sebo-Hand, Sartor
NAYS: Lester, Messick, Powell, Wise

Motion to adopt the millage rate of 7.00 mills

RESULT: **DEFEATED [2 TO 4]**
MOVER: Donya Sartor, Councilmember
SECONDER: Pat Sebo-Hand, Mayor Pro Tem
AYES: Sebo-Hand, Sartor
NAYS: Lester, Messick, Powell, Wise

Motion to adopt the millage rate of 6.00 mills

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Lester, Messick, Powell, Wise
NAYS: Day, Sartor, Sebo-Hand

2. Council to consider Text Amendment Ord. 2020-018 for Chapter 34, Article V - Flood Damage Prevention, revisions and updates, per Metro North GA Water Planning District plan requirements and the Environmental Protection Division.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

3. Council to consider Text Amendment Ord. 2020-019 for Chapter 34, Article VII – Post Development Stormwater Management for New Development and Redevelopment, revisions and updates, per Metro North GA Water Planning District plan requirements and the Environmental Protection Division.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Ed Wise, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

4. Council to consider Conditional Use Permit Application 20-CU-012 for event rentals (inflatables), by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Approved for Party Rental Center only. Equipment will not be on display.

XII. NEW BUSINESS

1. Council to consider selection of General Contractor for the Jonesboro City Center project.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

2. Council to consider approval of mid-year Budget Amendments.

RESULT: **APPROVED [UNANIMOUS]**
MOVER: Ed Wise, Councilmember
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

XIII. REPORT OF MAYOR / CITY MANAGER - NONE

City Manager Ricky L. Clark Jr. - None

Mayor Joy B. Day - Thanked the Police Department for hosting the National Faith in Blue Event this evening.

XIV. REPORT OF CITY COUNCILMEMBERS



6908 Knollwood Dr. Morrow, GA 30260
www.funflatablez.com
 404-748-2055

September 2, 2020

Funflatablez is the official premier bounce house company for the Southside of Atlanta, GA. We have successfully been in business for over 10+ years. We provide mobile bounce houses and party rental equipment delivery for children's parties. Currently, we have a staff of four: *myself and my 2 assistants both of whom will be working inside the building handling day to day operations; also a contracted driver who only reports to pickup/ drop off bounce house and rental equipment deliveries.* Our hours of operations are from Monday-Friday from 8:00 AM-8:00 P.M., and some weekends, depending on if any events/deliveries are scheduled.

The types of parties that Funflatablez normally service are community events, daycare events, children's birthday party's/celebrations, and baby showers. We also are a registered vendor for the Clayton County School system. Some of our clients include Lee Street Elementary, JW Arnold Elementary, and Jonesboro High School.

Our proposed plan for this location is to handle the day-to-day operations for Funflatablez, which includes:

1. Cleaning of bounce houses
 - a. Will have to inflate bounce house to properly sanitize, clean, and dry
 - b. Process takes approx. 2 hrs. per bounce house
 - i. Plan to clean behind residence out of the view of ongoing traffic
2. Client In-Person Pick Up/Drop Off
 - a. Clients who are able will come to headquarters to pick up and/or drop off party rental equipment (i.e. tables, chairs, concessions, etc.)
 - b. Make payments
 - c. Discuss bounce house and party rental equipment
 - d. Discuss and tour facility for possible booking
3. Rental Space/Facility Services
 - a. Will only service birthday parties/celebrations for children (ages 1-12 yrs.)
 - b. Will only permit no more than 20-25 people per event (10 adults; 15 children)
 - c. Hours of operation for parties will be from 12-8pm Friday-Sunday & holidays *SEE CONDITIONS*
 - d. Staff of 2 will always be on site during these events -1 outside and 1 inside to monitor children and facility safety
 - e. No more than 2 bounce houses will be allowed to be inflated in outside fenced play area – bounce houses will not be placed in front of property
 - f. Parking will be provided in the spaces designated outside of the building. We propose no more than 15 cars will be permitted on the premises.

We will be allowing the use of the following spaces:

Kitchen *No*

Lobby Area **NO**
Large Room/Conference Area **NO**
Restrooms **YES**
Outside – Fenced in play area **YES**

Over the years our company has grown to the point where we are in need of new space to accommodate the growth of our company and our clients requests, which include having a place for them to hold their family celebrations and events. We are a company that is continuously growing that will bring excitement and energy to an already growing and thriving area. Funflatablez is the business that provides sustainable growth that will prove to be an asset to the City of Jonesboro.

We hope that we have provided all of the information that you requested; however, should you have any additional questions or concerns, please feel free to give me a call at (404) 748-2055

Regards,

Cyrel Foote, Jr.
President
Strongwill Enterprises Inc.
DBA Funflatablez
footecyrel@hotmail.com

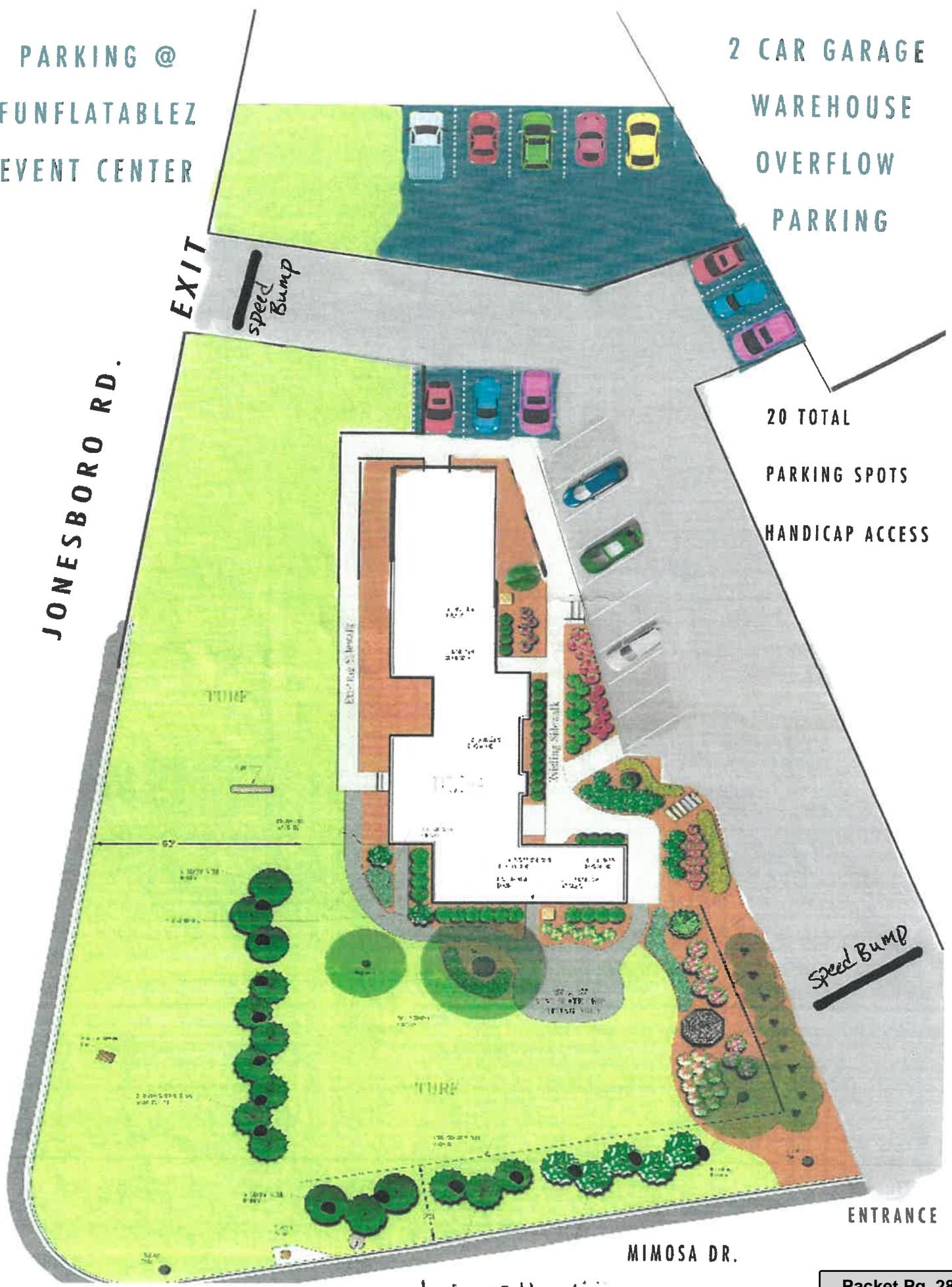
David Allen

From: Foote Cyrel <FooteCyrel@hotmail.com>
Sent: Friday, April 2, 2021 4:04 PM
To: David Allen; Ricky , L. Clark, Jr.
Cc: Matthew McCrary
Subject: FUNFLATABLEZ OUTDOOR EVENT CENTER
Attachments: Scan_20210402.png; Scan_20210402_2.png; Scan_20210402_3.png; Scan_20210402_4.png; Scan_20210402_5.png; Scan_20210402_6.png; Scan_20210402_7.png

Greetings Mr. Allen,

Here is the information I wanted to show you to ensure that there are no problems with anything we are trying to do on the zoning side. I wanted to speak in person to review all this information with you to ensure that we were on the same page as far as what we were planning to do. I do also have a signed document from the neighbors who are ok with our game plan for the event center. We are even using their sons' company for the landscaping. We will be using concrete bollards as extra security for the outdoor area for safety. Wanted to also talk to Mr. Clark about the future, placing a sidewalk and other safety items for the area. Please review and let me know of any questions or objections you may have. We are also adding parking spaces, speedbumps, and signs at the entrance and exit. These plans are all contingent upon getting approval from the council to move forward with the event center. Looking forward to hear back from you regarding any issues or questions you have.

Thanks,
Cyrel "Cj" Foote Jr.
Funflatablez







()

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3/29/2021

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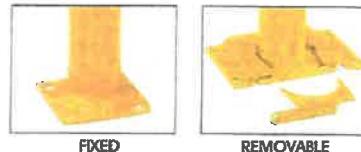
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- Removable Bollards - Mounting plate slides out of removable base for temporary access to equipment or machinery. Padlockable.
- Chain - Creates a chain link barricade between bollards. Hardware included.


 [More Images](#)

STANDARD SAFETY BOLLARDS - 11 Gauge

MODEL NO.	DIAM.	HEIGHT	MOUNTING PLATE DIM.	WT. (LBS.)	FIXED		ADD TO CART	REMOVABLE	
					PRICE EACH	1		PRICE EACH	1
H-5555		24"		18	\$77	\$72	1	\$97	\$92
H-2118		36"		22	82	77	1	103	97
H-2119	4.5"	42"	8 x 8"	24	97	92	1	118	113
H-5556		48"		26	108	103	1	128	123
H-6290		60"		34	128	123	1	149	139

SHIPS VIA UPS

SHIPS VIA UPS

HEAVY DUTY SAFETY BOLLARDS - 9 Gauge

MODEL NO.	DIAM.	HEIGHT	MOUNTING PLATE DIM.	WT. (LBS.)	FIXED		ADD TO CART	REMOVABLE	
					PRICE EACH	1		PRICE EACH	1
H-4970		36"		27	\$97	\$92	1	\$118	\$113
H-4971	5.5"	42"	8 x 8"	43	113	108	1	133	128
H-6291		48"		51	128	123	1	149	139
H-6292		60"		67	149	139	1	169	159

SHIPS VIA UPS

SHIPS VIA UPS

SAFETY BOLLARD ACCESSORIES

MODEL NO.	DESCRIPTION	WT. (LBS.)	PRICE EACH		ADD TO CART
			1	4+	
H-2121	Concrete Installation Kit (4 Anchors/Kit)	3	\$21	\$19	1
H-6289	10' Steel Chain	5	17	16	1

SHIPS VIA UPS

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on September 14, 2020 in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for an outdoor event center and outdoor storage yard for party inflatables, by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, also to be held on September 14, 2020 at 6 pm.

David Allen
Community Development Director

Publish 8/19/20



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

Conditional Use Permit For Outdoor Event
Center and Storage Yard For Party Inflatables

By Cyle D. Foote, Jr. For Property At 127 Jonesboro
Road (Parcel No. 13240B E00) Jonesboro, Ga. 30236

LOCATION

170 South Main Street, Jonesboro, Georgia 30236

DATE: 9-14-2017 TIME: 6:00 PM

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



MEMORANDUM

To: Cyrel D. Foote, Jr.
6908 Knollwood Drive
Morrow, GA 30260

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

Date: April 26, 2021

Re: Notification of Request for Conditional Use – Event Center, 127 Jonesboro Road;
Tax Map Parcel No. 13240B E001

Dear Applicant,

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

- Event Center

A decision on this item will be made on Monday, May 10, 2021 at 6:00 pm with the Mayor and Jonesboro City Council in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. (The public hearing was already fulfilled in September 2020.) A preceding Work Session will be held by the Mayor and City Council on May 3, 2021 at 6:00 pm in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. Your participation is strongly recommended at both meetings.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item

- 2

COUNCIL MEETING DATE

May 3, 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.) Discussion regarding a Conditional Use Permit Application, 21-CU-004, for massage therapy, by Sam Jonathan Holdings LLC, property owner, and Betty Abraham, applicant, for property at 149 South McDonough Street (Parcel No. 13241D F007), Jonesboro, Georgia 30236.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Section 86-102 H1 Historic District Standards; Additional Conditional Uses, Article XVII, Sec. 86-533	
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; 149 South McDonough Street has accommodated a diverse range of businesses in the past, including massage (Alluring Studio & Spa). The property has parking on the front and rear sides. The property is zoned H-1 Historic District.
In March of this year, the applicant completed a zoning verification form for massage therapy at the above address. The applicant has done massage in the City before, on North Avenue, and most recently had a massage business on South Main Street in Clayton County. The Table of Uses requires a conditional use permit for this particular kind of use, with the following conditions:	
Sec. 86-533. NAICS 812199 – Massage Therapy, State Licensed Only	
<i>The following conditions are assigned in the H-1, H-2, O&I, M-X and C-1 districts:</i>	
(1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. (2) All individuals performing massage therapy must be licensed by the State of Georgia.	
<ul style="list-style-type: none"> - The State license of the person that will do the massage is enclosed in the agenda packet. Betty Jean Martin Abraham, License Number MT009464 - The closest parking category for this type of use is personal service establishments such as barber shops and hair salons shall provide two spaces per customer station (Section 86-410(16)). The total parking (front and rear) is 35 spaces available for customers and employees. With an average of 3 to 5 clients daily (by appointment only) and 1 employee, a maximum of 6 spaces are required for the massage therapy business. The spaces already provided should be adequate to accommodate this type of business and the others, especially since the clients will not be all coming at the same time. 	
The days and hours of operation would be Monday through Friday, 9 am to 6 pm, and Saturdays 9 am to 4 pm. No walk-ins will be allowed.	
Fiscal Impact	(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

Private owner

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

- Zoning Info
- Property Pictures
- State License
- Conditional Use - 149 South McDonough Street - Massage Therapy - Legal Notice REV
- Zoning Sign
- Acceptance Letter

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

Approval

Rex



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

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Betty Abraham

Name of Business: Crown 2 Sole Therapeutic & Rehabilitative Massage, LLC

Property's Address: 149 So. McDonough St. (The Rolston Bldg)

Email Address: bja4@comcast.net

Phone: (Day): 229-444-3665 (Evening): (Same)

Property Information

Current Use of Property: Vacant

Proposed Use of Property (Please provide in great detail the intended use of the property):

Provide health & wellness through the practice of Therapeutic & Rehabilitative massage (combining 'licensed' skills as a massage therapist & physical therapist assist; provide CPR class (Instr. certified); provide Tae Chi classes (certified instructor))

Applicant's Signature

Date: 24 mar 2022

FOR OFFICE USE ONLY:

Current Zoning: H1

NAICS Code: 812199, 61162, 6116

Required Zoning: H1, H2, R1, MX, C1, C2

Conditional Use Needed? Yes or No

Comments:

APPROVED

DENIED

MASSAGE THERAPY AND CPR Classes REQUIRE CONDITIONAL USE PERMIT

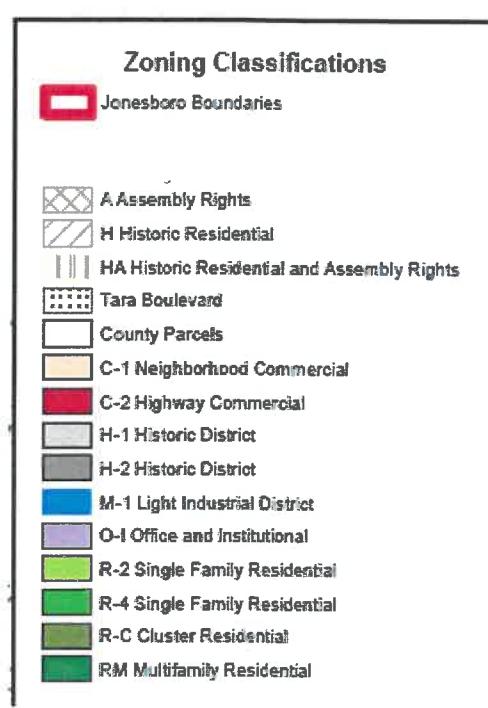
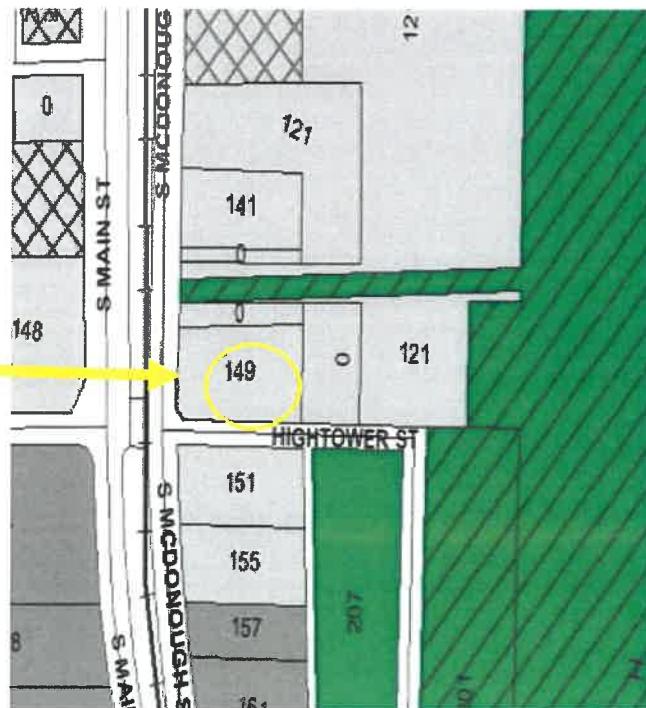
Zoning Official Signature: DR

Date: 3/24/21

Applicant – Betty Abraham
Name of Business – Crown 2 Sole Therapeutic & Rehabilitative Massage
Address - 149 South McDonough Street
Zoning District – H1
NAICS – 812199, 61162, 6116
Proposed Use: Massage and Physical Therapy, CPR and Tai Chi Classes

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
812199	Massage Therapy, State Licensed Only	N	N	N	N	N	C	C	C	C	C	N	N	Sec. 86-109 @ (5); 86-533
61162	Sports and Recreation Instruction, including Exercise and Yoga	N	N	N	N	N	P	P	C	C	C	C	N	Sec. 86-570
6116	Other Schools and Instruction (CPR)	N	N	N	N	N	C	C	N	N	C	N	Sec. 86-198	

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N



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

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) All individuals performing massage therapy must be licensed by the State of Georgia.

Sec. 86-198. - NAICS 6116 Other schools and instruction.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

David D. Allen, Zoning Administrator / Community Development Director
March 24, 2021

Google Maps S McDonough St

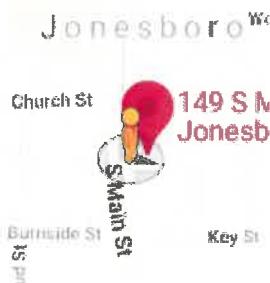


Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Google Maps 227 E College St

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Jonesboro, Georgia



Street View





PROFESSIONAL LICENSING

GEORGIA SECRETARY OF STATE BRAD RAFFENSPERGER

CORPORATIONS • ELECTIONS • LICENSING • CHARITIES

Licensee Details

Licensee Information

Name: Betty Jean Martin Abraham

Address: 565 Oak Trail

Hampton GA 30228

Primary Source License Information

Lic #:	MT009464	Profession:	Massage Therapy	Type:	Massage Therapist
Secondary:		Method:	Application	Status:	Active
Issued:	10/24/2013	Expires:	10/31/2022	Last Renewal Date:	10/9/2020

Associated Licenses

No Prerequisite Information

Public Board Orders

Please see Documents section below for any Public Board Orders

Other Documents

No Other Documents

Data current as of: April 22, 2021 11:13:8

This website is to be used as a primary source verification for licenses issued by the Professional Licensing Boards. Paper verifications are available for a fee. Please contact the Professional Licensing Boards at 844-753-7825.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for massage therapy, by Sam Jonathan Holdings LLC, property owner, and Betty Abraham, applicant, for property at 149 South McDonough Street (Parcel No. 13241D F007), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on May 3, 2021 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 4/14/21



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL USE PERMIT FOR MASSAGE THERAPY BY
Sam Jonathan Holdings, LLC And Betty Abraham, Applicant
For PROPERTY At 149 South McDonough Street
PARCEL No. 13241D F-07 JONESBORO 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00PM

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770.478.3800

Attachment: Zoning Sign (1868 : 149 South McDonough Street, Massage Therapy)

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

Conditional Use Permit For Massage Therapy By

Sam Jonathan Holdings, LLC And Betty Abraham, Applicant

For Property At 149 South McDonough Street

Parcel No. 13241D Foot, Jonesboro 30236

LOCATION

170 South Main Street, Jonesboro, Georgia 30236

DATE: 5-10-21 TIME: 6:00 PM

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



MEMORANDUM

To: Betty Abraham
565 Oak Trail
Hampton, GA 30228

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

Date: April 27, 2021

Re: Notification of Request for Conditional Use – Massage Therapy, 149 South McDonough Street; Tax Map Parcel No. 13241D F007

Dear Applicant,

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

- Massage Therapy

A Public Hearing has been scheduled for Monday, May 10, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, May 3, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to read "David D. Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-3

6.3

COUNCIL MEETING DATE

May 3, 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.) Discussion regarding a Conditional Use Permit Application 20-CU-006 for a retail cigar shop and cigar lounge, by Antonio Miller, pending property owner and applicant, for property at 171 North Main Street (Parcel No. 13240D C002), Jonesboro, Georgia 30236.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement) City Code Section 86-103 – H-2 Zoning Purpose and Standards; 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, Historic Preservation
Summary & Background	<small>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</small> Agency recommendation – Approval, with conditions of Conditional Use application; Recently, the applicant submitted a zoning verification form for 171 North Main Street for a cigar retail store and related cigar lounge, both of which require conditional use permits. Most recently, the property was a retail sales business (Resale Therapy). There is already a functional building and paved parking lot there. The only access is North Main Street. The property is zoned H-2 (Historic District). Mr. Miller will also be the property owner as of late April.
<p>Sec. 86-103. - H-2 historic district.</p> <p>(a) Purpose of district. The purpose of the H-2 historic district is to provide for office and commercial uses having a minimal impact on existing residential uses. Development and redevelopment in this district is intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.</p> <p>With the use occurring inside the building and catering to a select user group and not the public as a whole, the use should have a minimal impact on any nearby residential uses.</p> <p>Per the applicant: The Cigar Parlour will be a setting where guests from all walks of life feel at home, while enjoying a favorite pastime (in a filtered, smoking friendly environment). Purposefully, we selected "Parlour" versus the word "Lounge" in the name, to depict an elevated experience. The Cigar Parlour will have the comfort of a parlor/living room, where social as well as business networking can be conducted (the rooms will be designed for spacious health precautions as well). This addition to Main Street will add a harmonizing location that will promote the specialized education, entertainment and cultural history of cigars, while meeting plans for adults to have local entertainment options. Due to the global reputation of cigars and its varying demographic of enthusiasts, it will also provide a safe space for the ever-growing diverse population of Jonesboro, GA. By complementing the experience of Main Street with The Cigar Parlour, there will be an added comfortable outlet near home for diverse residents to enjoy; festival goers will be welcomed to pause for that cigar and accompanied nice cup of cappuccino or alcoholic beverage and there will be another destination for the 20,000 plus commuters that pass through the City of Jonesboro daily to decompress before going home to their families. We are offering, The Cigar Parlour, as an alternative meeting space for our diverse community.</p> <p>Actual use of the on-site premises day to day would come down to primarily 2 uses:</p> <ol style="list-style-type: none">1. Retail sales of cigars, humidor locker rentals/membership, and the sales of cigar related retail merchandise (no cigarettes products)2. Parlour space for those looking to escape the isolation of the work office or a home office to indulge in their favorite pastime day or night. Alcohol sales will be offered in the parlour space for patrons 21 and over that have decided to sit and enjoy their cigar purchase. Alcohol sales will not be our primary revenue generator. We are a Cigar retailer whose focus will be on the marketing of cigars and related merchandise. We want to add value to the community. <p>How many customers on average do you anticipate in the store weekly, if approved?</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

- *Forecasting a starting average of 50 to 60 customers per weekly via cigar retail space*

How many employees? 6-7

- *Full-Time Director (1)*
- *Part-Time Associates (2)*
- *Bartender/Barista (2)*
- *Servers Host (2)*

Total of 6-7 staff expected – excluding 1099 contractors for the occasional entertainment/hosting

Any renovations (interior or exterior) planned for the building?

- *Exterior:*

o All efforts will be placed on retaining the historical characteristics of the building. We are only planning on painting, upgrading windows, and correcting any current structural issues to ensure this building is still standing 50 years from now.

- *Interior:*

- *Remodeling current baths on lower level to more appropriate restroom facilities for our patrons*
- *All fireplaces will be revamped for safety and esthetics*
- *Painting and flooring will be addressed as well*
- *We do not plan on removing any walls on the interior*
- *To help with esthetics, we plan on adding a small bar*

Where will be the patron parking areas? Just the driveway?

- *Daily staggered patron parking will be in front of building*

- *Eventually an application will be submitted to obtain pavement for an additional parking area like neighboring buildings 167 & 173 North Main Street*

How much of the actual building will be used for the cigar store and lounge? What will the upper story be used for?

- *Bottom Story Proposal:*

o 20-30 % Retail space and humidor locker rental

o 70% themed parlour areas devised by existing walls with one of the existing rooms designated for reservations where local businesspeople can hold small meetings and give presentations

- *Upper Story Proposal:*

o The Cigar Parlour business office/storage space

Are you prepared to provide the ventilation system as required below?

- *Yes: Independent ventilation/filtration system will be installed*

o Unit to cover up to 2,700 sq. ft. and to include an ionizer and electrostatic collection cell

- *Documentation on prospective units are attached*

We plan to operate transparently with hopes of being an asset to the economic development efforts we see being launched in Jonesboro's arts and entertainment district by the city. While nestled next to State Farm we plan on "being a good neighbor" and hope to earn the respect and patronage of our other neighbor Congressman David Scott. The City of Jonesboro will be one of the few places you will see a Congressman sitting next to a truck driver having a meaningful or frivolous conversation, but thoroughly enjoying each other's company. We will be a positive addition to historic Main Street.

(Note: The site plan requirements on page 3 of the application are typically for new developments that involve re-zonings.)

Tobacco stores and cigar shops require a conditional use permit and must meet the requirements of Section 86-605:

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

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

(1) Establishments shall be limited to a maximum floor area of 2,000 square feet. Per the applicant, 30% of the building's area (2529 square feet) would be used for retail sales = approximately 760 square feet.

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

(3) All ATF requirements shall be met. These requirements will have to be met prior to the issuance of a business license.

Cigar lounges, with or without alcohol service, require a conditional use permit and must meet the requirements of Section 86-642:

Sec. 86-642. - NAICS 713990 Cigar Lounges, with or without alcoholic beverage service

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

(1) Shall derive revenue from the sale of food, alcohol or other beverages that is incidental to the sale of the tobacco products; So noted.

(2) Shall prohibit entry to a person under the age of 21 years of age during the time when the establishment is open for business; So noted.

(3) Shall prohibit any food or beverage not sold directly by the business to be consumed on the premises; So noted.

(4) Shall maintain a valid permit for the retail sale of cigar products; So noted.

(5) Shall maintain a valid permit to operate a smoking bar issued by the Georgia Department of Revenue; So noted.

(6) Shall abide by the provisions in Chapter 6 of the City Code regarding the sale and consumption of alcoholic beverages; So noted.

(7) Shall be and remain engaged in the business of selling cigars generated 40 percent or more of its total annual gross income from the on-site

sale of such cigar products and the rental of humidors. **So noted.**

(8) Shall be and remain registered with the State Health Department. A smoking bar registration shall remain in effect for one year and shall be renewable only if in the preceding calendar year the smoking bar generated 40 percent or more of its total annual gross income from the on-site sale of cigar products and the rental of on-site humidors; **So noted.**

(9) Shall post signs at each entrance and exit clearly stating that smoking is allowed on all or part of the premises and anyone under the age of 21 is prohibited from entering the premises; **So noted.**

(10) Outdoor seating and dining areas are prohibited in the Historic District; **This property is located in the Historic District, so outdoor activities would be prohibited.**

(11) Shall designate (where allowed) outdoor seating and dining areas within ten feet of an entrance or exit of the smoking bar as "non-smoking"; **This property is located in the Historic District, so outdoor activities would be prohibited.**

(12) Cigar lounges must have and maintain a ventilation system that exhausts smoke from the business and is designed in accordance with current building code standards for the occupancy classification in use. The air handling systems from the smoking area shall be independent from the main air handling system that serves all other areas of the building and all air within the smoking area shall be exhausted directly to the outside by an exhaust fan. No air from the smoking area shall be recirculated to other parts of the building. During the hours of operation, the interior of the premises of a smoking bar shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal vision. **So noted. Vent specifications are included with this report. The ventilation system will need to be permitted and inspected.**

(13) Where allowed, outdoor smoking areas shall have no ashtrays remain outdoors after normal business hours. **This property is located in the Historic District, so outdoor activities would be prohibited.**

If properly constructed, this use on the property could be of long-term financial benefit to the Jonesboro community. If approved, the following conditions need to be assigned:

1. All exterior renovations to the building, including signage, shall be subject to review by the Design Review Commission and Historic Preservation Commission prior to construction.
2. All interior and exterior renovations shall be properly permitted and inspected by all relevant agencies, including the required ventilation system.
3. Alcohol sales and consumption requires separate City approval and must conform to all applicable setbacks.
4. Outdoor activities associated with the sale and use of tobacco products is prohibited.
5. The hosting of events on the property unrelated to cigar sales and use is not allowed, unless separate approval for an event center is obtained.
6. This approval does not include approval of any future parking expansion.
7. All ATF and Health Department requirements shall be met prior to the issuance of a business license.
8. The applicant shall document to the City required ratios of food, alcohol, and tobacco consumption specified in Section 86-642.

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.)

- Zoning Info
- Property Pictures
- Building Info
- Letter of Explanation
- Site Plan
- Design Elements
- Filters

- Zoning Sign

- Acceptance Letter

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

Approval

Maria Wetherington

From: Antonio Miller <noreply@jotform.com>
Sent: Tuesday, April 6, 2021 10:44 AM
To: David Allen; Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Antonio Miller



Jonesboro, GA: Zoning Verification Request

Name of Applicant: Antonio Miller
Name of Business: The Cigar Parlour
Property's Address: Street Address: 171 N Main Street
 City: Jonesboro
 State / Province: GA
 Postal / Zip Code: 30236
Email Address: tony@thecigarparlour.com
Phone: (Day) (678) 878-7973
Phone: (Evening) (678) 878-7973
Current Use of Property Currently vacant, but was Retail Boutique/ Barber shop previously
Proposed Use of Property (Please provide in great detail the intended use of the property): We are hoping to use this property for a retail cigar shop with sitting. We will be selling cigars (no loose tobacco or cigarettes) to patrons. Plans are to be open to where patrons can come in a purchase cigars and enjoy them on site. Seating will be provided in a living room/man cave type of situations where patrons aren't rushed after making purchases. We are also planning to have a area of humidor lockers for the patrons to rent and store their cigars if they'd like.
Applicant's Signature Antonio Miller
Date 04-06-2021

You can [edit this submission](#) and [view all your submissions](#) easily.

Ex. ZONING: H2 NAICS Code: 453991, 713990
 REQ. ZONING: H1, H2, MD, C2 Condit. USE REQ?: Yes

CONDITIONAL USE PERMIT REQUIRED - MUST
 COMPLY WITH SEC. 86-605 AND 86-642

D

1

4/6/21

Applicant – Antonio Miller
Name of Business – The Cigar Parlour
Address - 171 N. Main Street
Zoning District – H-2
NAICS- 453991,
Proposed Use: Retail cigar shop and cigar lounge

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

2017 NAICS Code	USES	R- 2	R- 4	R- C	R- A	R M	H- 1	H- 2	O& I	M X	C- 1	C- 2	M- 1	Code Section
453991	Tobacco Stores, Cigar Shops, and Vape Shops, but not Cigar Lounge	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-605
713990	Cigar Lounges, with or Without Alcoholic Beverage Service	N	N	N	N	N	C	C	N	C	N	C	N	Sec. 86-642



Sec. 86-605. NAICS 453991 – Tobacco Stores, Cigar Shops, and Vape Shops**The following conditions are assigned in the H-1, H-2, and M-X districts:**

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

Sec. 86-642. - NAICS 713990 Cigar Lounges, with or without alcoholic beverage service**The following conditions are assigned in the H-1, H-2, MX, and C-2 districts:**

- (1) Shall derive revenue from the sale of food, alcohol or other beverages that is incidental to the sale of the tobacco products;
- (2) Shall prohibit entry to a person under the age of 21 years of age during the time when the establishment is open for business;
- (3) Shall prohibit any food or beverage not sold directly by the business to be consumed on the premises;
- (4) Shall maintain a valid permit for the retail sale of cigar products;
- (5) Shall maintain a valid permit to operate a smoking bar issued by the Georgia Department of Revenue;
- (6) Shall abide by the provisions in Chapter 6 of the City Code regarding the sale and consumption of alcoholic beverages;
- (7) Shall be and remain engaged in the business of selling cigars generated 40 percent or more of its total annual gross income from the on-site sale of such cigar products and the rental of humidors.
- (8) Shall be and remain registered with the State Health Department. A smoking bar registration shall remain in effect for one year and shall be renewable only if in the preceding calendar year the smoking bar generated 40 percent or more of its total annual gross income from the on-site sale of cigar products and the rental of on-site humidors;
- (9) Shall post signs at each entrance and exit clearly stating that smoking is allowed on all or part of the premises and anyone under the age of 21 is prohibited from entering the premises;
- (10) Outdoor seating and dining areas are prohibited in the Historic District;
- (11) Shall designate (where allowed) outdoor seating and dining areas within ten feet of an entrance or exit of the smoking bar as "non-smoking";
- (12) Cigar lounges must have and maintain a ventilation system that exhausts smoke from the business and is designed in accordance with current building code standards for the occupancy classification in use. The air handling systems from the smoking area shall be independent from the main air handling system that serves all other areas of the building and all air within the smoking area shall be exhausted directly to the outside by an exhaust fan. No air from the smoking area shall be recirculated to other parts of the building. During the hours of operation, the interior of the premises of a smoking bar shall be maintained with adequate illumination to make the conduct of patrons within the premises readily discernible to a person with normal vision.
- (13) Where allowed, outdoor smoking areas shall have no ashtrays remain outdoors after normal business hours.



Attachment: Property Pictures (1870 : 171 North Main Street - Cigar Shop and Lounge)





Attachment: Property Pictures (1870 : 171 North Main Street - Cigar Shop and Lounge)





Attachment: Property Pictures (1870 : 171 North Main Street - Cigar Shop and Lounge)



Clayton County

GEORGIA

[Searches](#) [Tax Assessor](#) [Tax Commissioner](#)
[Real Property Search](#) [Advanced Search](#) [Sales Search](#) [Personal Property / Mobile Home Search](#) [Map Search](#)

TAX COMMISSIONER

- Tax Commissioner Summary
- Make A Payment
- Tax by Authority
- Payment History

TAX ASSESSOR

- Tax Assessor Summary
- Commercial**
- Residential
- Miscellaneous Structures
- Personal Property
- Sketch
- Values
- Value History
- Assessment Notices
- Pictometry
- Income & Expense Values
- Appeal Status
- Sales
- Land
- Map
- Permits

PARID: 13240D C002	171 N MAIN ST
MCGINNIS TRAVIS J	
Commercial Profile	
Card	1
Year Built	1949
Effective Year Built	
Improvement Name	OFFICE
Units	
Other Improvements	
Other Imp Value	
Square Footage	2,529
Building Value	92,260

1 of 1
[Return to Search Results](#)
Year: 2020

Actions
[Printable Summary](#)
[Printable Version](#)

Reports

Attribute Export
Mailing List
Sales
Residential PRC
Property Tax Bill
Mobile Home Bill
Commercial PRC
Sketch Print

Go

TAX COMMISSIONER

Clayton County Administration
Annex 3, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Property Tax: (770) 477-3311
Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
Monday-Friday

TAX ASSESSOR

P.K Dixon
Annex 2, 2nd Floor
121 South McDonough Street
Jonesboro, GA 30236

Phone: (770) 477-3285
Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
Monday-Friday





THE CIGAR PARLOUR

" A M E E T I N G S P A C E "

Attachment: Letter of Explanation (1870: 171 North Main Street - Cigar Shop and Lounge)

David Allen

From: Antonio Miller <antoniomiller@translogmgmt.com>
Sent: Monday, April 26, 2021 1:40 PM
To: David Allen
Subject: Re: 171 North Main Street

Mr. Allen,

My wife has suggested I send you this updated version of my opening statement. I hope this adds even more clarity to what I am hoping to accomplish. Also, they've just confirmed my closing for tomorrow.

The Cigar Parlour will be a setting where guests from all walks of life feel at home, while enjoying a favorite pastime (in a filtered, smoking friendly environment). Purposely, we selected "Parlour" versus the word "Lounge" in the name, to depict an elevated experience. The Cigar Parlour will have the comfort of a parlor/living room, where social as well as business networking can be conducted (the rooms will be designed for spacious health precautions as well). This addition to Main Street will add a harmonizing location that will promote the specialized education, entertainment and cultural history of cigars, while meeting plans for adults to have local entertainment options. Due to the global reputation of cigars and its varying demographic of enthusiasts, it will also provide a safe space for the ever-growing diverse population of Jonesboro, GA. By complementing the experience of Main Street with The Cigar Parlour, there will be an added comfortable outlet near home for diverse residents to enjoy; festival goers will be welcomed to pause for that cigar and accompanied nice cup of cappuccino or alcoholic beverage and there will be another destination for the 20,000 plus commuters that pass through the City of Jonesboro daily to decompress before going home to their families. We are offering, The Cigar Parlour, as an alternative meeting space for our diverse community.

I submit this request noting that I am a citizen of the United States and a reputable resident of Jonesboro, Georgia. For years, my wife, two daughters and I have made Jonesboro our home and want to be a part of its growth.

Thank you,
 Antonio Miller
 TransLog Management, Inc.
 Jonesboro, GA 30238
 Phone: 1-855-567-6883 ext 101
 Fax: 1-855-567-6883
 Cell: 678-878-7973
translogmgmt.com



On Fri, Apr 23, 2021 at 4:20 PM David Allen <dallen@jonesboroga.com> wrote:

Thank you. Do you now own the property and, if so, could I have a copy of the new deed?

David Allen

From: Antonio Miller <antoniomiller@translogmgmt.com>
Sent: Friday, April 23, 2021 4:18 PM
To: David Allen
Subject: Re: 171 North Main Street
Attachments: CL1250D-CF.pdf; SE_LS_MANUAL.pdf; full_margin_white_base.png; e63bb6323112342dc0e38995b61dbc55-1.jpg; Screenshot_20210319-073257_Samsung Internet.jpg; Screenshot_20210318-202155_Samsung Internet.jpg; Screenshot_20210319-073333_Samsung Internet.jpg

Response Letter for Conditional Use Permit

The Cigar Parlour : 171 North Main Street

Welcome to The Cigar Parlour

The Cigar Parlour will be a place where the average everyday person can visit and feel at home while enjoying their favorite pastime. This addition to Main Street will add a harmonizing location that will promote the entertaining and cultural history of not only cigars but the sense of community as well, by providing a safe space for gathering. We purposely steered from using the word "Lounge" in our naming, because we want The Cigar Parlour to be a parlor/living room for the community. The type of place that fits into the community while offering the adults of our community a gentle escape. A place where locals will walk for a moment of bliss and festival goers will pause for that Cigar and a nice cup of complimenting cappuccino. We will be a stopping point for a lot of the 20,000 plus cars that pass through the city of Jonesboro daily on their way home to decompress before going home to their families. We are offering up The Cigar Parlour as a meeting space. A place where the community can congregate.

Actual use of the on-site premises day to day would come down to primarily 2 uses:

1. Retail sales of cigars, humidor locker rentals/membership, and the sales of cigar related retail merchandise (no cigarettes products)
2. Parlour space for those looking to escape the isolation of the work office or a home office to indulge in their favorite pastime day or night. Alcohol sales will be offered in the parlour space for patrons 21 and over that have decided to sit and enjoy their cigar purchase. Alcohol sales will not be our primary revenue generator. We are a Cigar retailer whose focus will be on the marketing of cigars and related merchandise. We want to add value to the community.

Response to Information Inquiry

How many customers on average do you anticipate in the store weekly, if approved?

- Forecasting a starting average of 50 to 60 customers per weekly via cigar retail space

How many employees? 6-7

- Full-Time Director (1)
- Part-Time Associates (2)
- Bartender/Barista (2)
- Servers Host (2)

Total of 6-7 staff expected – excluding 1099 contractors for the occasional entertainment/hosting

Any renovations (interior or exterior) planned for the building?

- Exterior:
 - All efforts will be placed on retaining the historical characteristics of the building. We are only planning on painting, upgrading windows, and correcting any current structural issues to ensure this building is still standing 50 years from now.
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 - Remodeling current baths on lower level to more appropriate restroom facilities for our patrons
 - All fireplaces will be revamped for safety and esthetics
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- Yes: Independent ventilation/filtration system will be installed
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 - Documentation on prospective units are attached

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Your time and consideration is greatly appreciated.

Thank you,
 Antonio Miller
 Capital Instinct, Inc
 Translog Management, Inc.
 531 Forest Parkway Ste 210
 Forest Park, GA 30297
 (404)404-793-7523 ext 101
 (Fax) 678-379-5291
 U.S. DOT 2282697
antoniomiller@translogmgmt.com



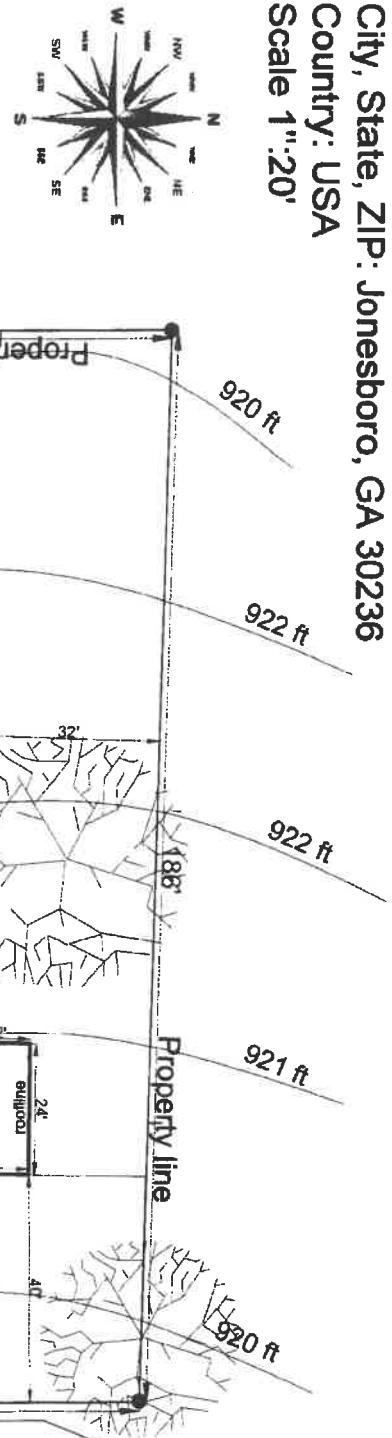
THE CIGAR PARLOUR

" A M E E T I N G S P A C E "

Attachment: Site Plan (1870 : 171 North Main Street - Cigar Shop and Lounge)

SITE PLAN

Address: 171 N Main St
City, State, ZIP: Jonesboro, GA 30236
Country: USA
Scale 1":20'

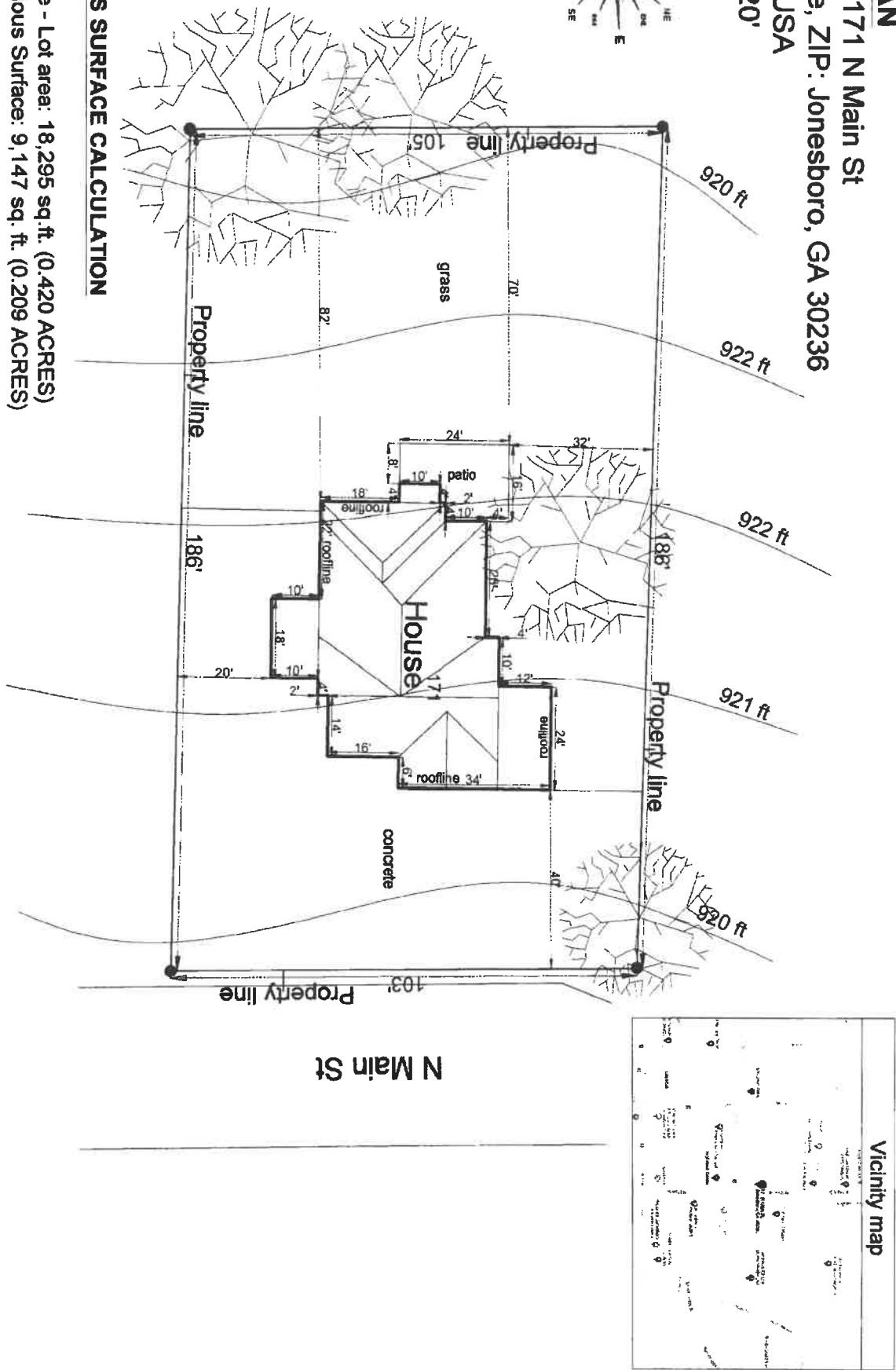


N Main St

IMPERVIOUS SURFACE CALCULATION

Total Surface - Lot area: 18,295 sq. ft. (0.420 ACRES)
Total Impervious Surface: 9,147 sq. ft. (0.209 ACRES)

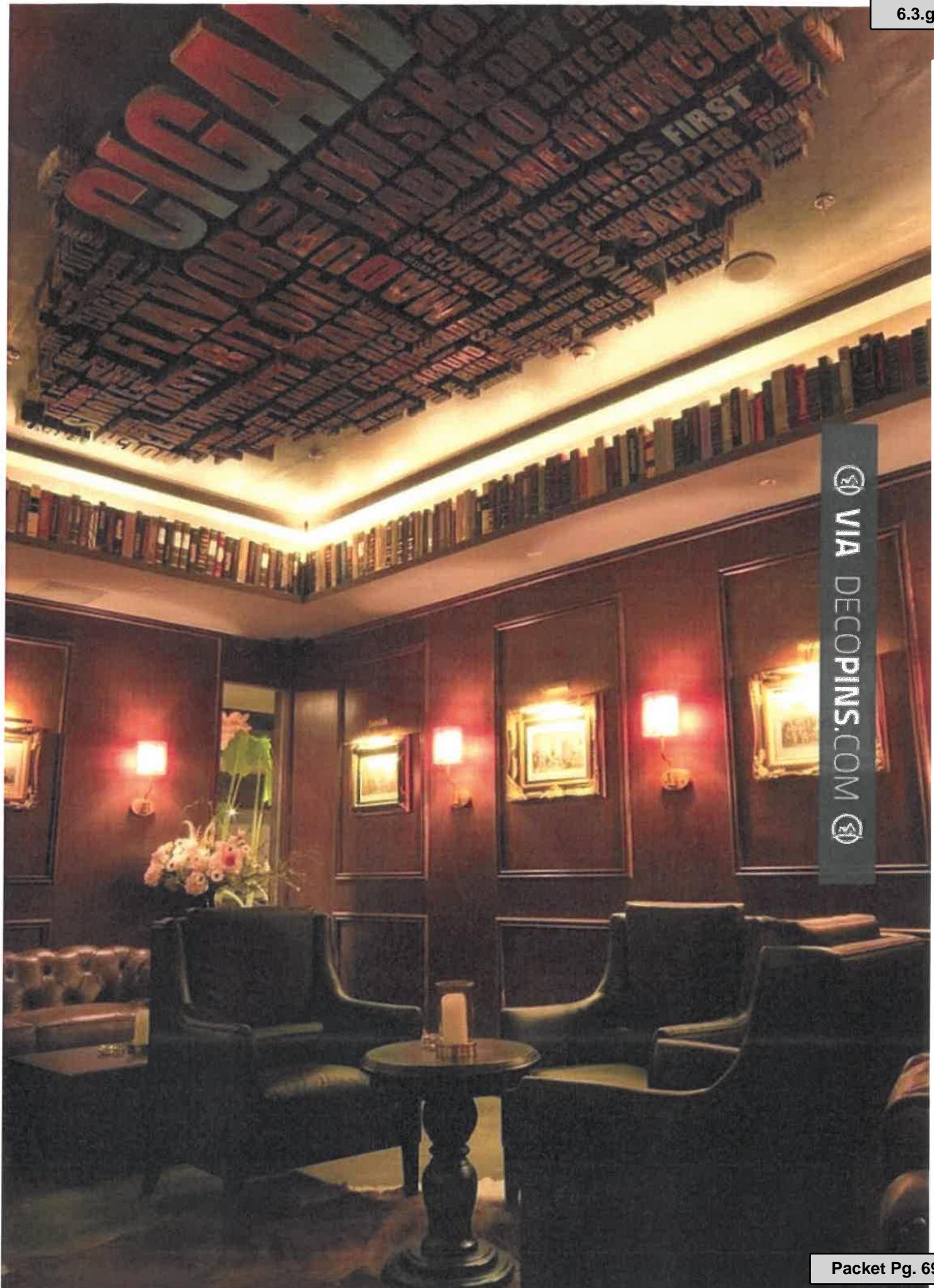
$$\text{Impervious Surface} = 9,147 / 18,295 = 0.49997 = 49.98\%$$





THE CIGAR PARLOUR
"A M E E T I N G S P A C E "

Attachment: Design Elements (1870 : 171 North Main Street - Cigar Shop and Lounge)



© VIA DECOPINS.COM ©



Attachment: Design Elements (1870 : 171 North Main Street - Cigar Shop and Lounge)



Attachment: Design Elements (1870 : 171 North Main Street - Cigar Shop and Lounge)



Attachment: Design Elements (1870 : 171 North Main Street - Cigar Shop and Lounge)

SMOKE SERIES



Keep your air clean and customers happy with industry proven filtration technology.

The CleanLeaf Smoke Series was specifically engineered for vape shops and smoking lounges looking for the safest, most effective and efficient solution for capturing thick smoke and other particulate. The 1250 CFM blower pulls air through a 4" pleated pre-filter, MERV-15 8-pocket bag filter, and 2" carbon filter to ensure maximum adsorption of odor and particulate.



SKU: CL1250D-CF

Unit Specifications

ACFM	1100 CFM
Airflow	Straight Through
Sound Level	65 dBA @ 5' (on high)
Cabinet Size	25"W x 16.5"T x 59"L
Cabinet Material	16 gauge Cold Rolled Steel
Cabinet Finish	Dark Gray Powder Coat
Motor	PSC Type 1/3 HP Direct Drive
Input Power	115V 60Hz 1PH
FLA	7.5A
Running Amps	4.5A
Grille/Louver	4-Way Adjustable Blades/Fins
Hang Weight	249 lbs.
Warranty	3 Years
Options	Smart Controls

Filter Stages

35% Efficient Pleated Pre-Filter, 15" x 25" x 2"
 MERV-15 8-Pocket Bag Filter, 15 x 25" x 30"
 7 lb. Carbon After-filter, 15" x 25" x 2"



Features

- ✓ Pre-Installed Eyebolts
- ✓ Filter Change Gauge
- ✓ Multiple Motor Voltages Available
- ✓ Hinged Door For Easy Filter Access
- ✓ Ambient or Ducted Configuration
- ✓ Pre-Drilled Duct Holes



United Air Specialists, Inc.

a CLARCOR company

OWNER'S MANUAL



COMMERCIAL AIR CLEANER
SMOKEETER® / Crystal-Aire®
MODEL LS

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for a retail cigar shop and cigar lounge, by Antonio Miller, pending property owner and applicant, for property at 171 North Main Street (Parcel No. 13240D C002), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on May 3, 2021 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 4/14/21

Attachment: Zoning Sign (1870 : 171 North Main Street - Cigar Shop and Lounge)



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

Conditional Use Permit For CIGAR STORE AND
Lounge By Antonio Miller For Property At

171 North Main Street Parcel No. 13240D Co02
Jonesboro 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00PM -

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



Attachment: Zoning Sign (1870 : 171 North Main Street - Cigar Shop and Lounge)



MEMORANDUM

To: Antonio Miller
594 Hastings Way
Jonesboro, GA 30238

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

Date: April 27, 2021

Re: Notification of Request for Conditional Use – Cigar Shop and Lounge, 171 North Main Street; Tax Map Parcel No. 13240D C002

Dear Applicant,

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

- Cigar Shop and Lounge

A Public Hearing has been scheduled for Monday, May 10, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, May 3, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to read "D Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 4

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
Requested Action (<i>Identify appropriate Action or Motion, purpose, cost, timeframe, etc.</i>) Discussion regarding a Conditional Use Permit Application 21-CU-007 for an Air BnB / short term rental, by Kenneth Gipson, property owner and applicant, for property at 111 Stockbridge Road (Parcel No. 13241B C006), Jonesboro, Georgia 30236.	
Requirement for Board Action (<i>Cite specific Council policy, statute or code requirement</i>) City Code Section 86-103 – H-2 Zoning Purpose and Standards; Article XVII Addit. Conditional Uses; Chapter 18	
Is this Item Goal Related? (<i>If yes, describe how this action meets the specific Board Focus Area or Goal</i>) Yes	Economic Development, Community Planning, Neighborhood and Business Revitalization, Historic Preservation
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> Agency recommendation – Approval, with conditions of Conditional Use application; Recently, the applicant submitted a zoning verification form for 111 Stockbridge Road for an Air BnB / short term rental, at the residence there, which he owns. Formerly, the property was an attorney's office. There is already a functional residence and paved driveway there, and a gravel parking lot. The only access is Stockbridge Road. The property is zoned H-2 (Historic District).
<p>Sec. 86-103. - H-2 historic district.</p> <p class="list-item-l1">(a) <i>Purpose of district. The purpose of the H-2 historic district is to provide for office and commercial uses having a minimal impact on existing residential uses. Development and redevelopment in this district is intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.</i></p> <p>As long as the use complies with the occupancy restrictions of Chapter 18, it should not be too busy for the immediate area. The property has a fairly dense stand of natural vegetation on both sides to buffer it from other uses. Air Bnbs / short term rentals require a conditional use permit in the City and must comply with Section 86-542 and Chapter 18, Article XIII.</p> <p>Sec. 86-542. NAICS 721199 – All Other Travel Accommodation, including Short Term Rentals (Air BnBs)</p> <p><i>The following conditions are assigned in the H-1, H-2, O&I, M-X, and C-1 districts:</i></p> <p class="list-item-l1">(1) <i>The standards of Chapter 18, Article XIII shall control development of short-term rentals.</i></p> <p>Per the applicant:</p> <p><i>The house is a 2 bedroom / 2 bathroom with a sleeper sofa. With only 5 guest max staying at the house at one time.</i></p> <p><i>The house is equipped with a full kitchen (Stove, Refrigerator, Microwave etc)...No outside cooking or grilling will be allowed.</i></p> <p><i>In regards to will I live in the house....No, only guest</i></p> <p><i>No, renovation plans for the house at this time.</i></p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

ARTICLE XIII. - SHORT-TERM RENTALS

Sec. 18-490. - Purpose.

It is the purpose of this article to protect the public health, safety and general welfare of individuals and the city at-large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term rental units; and to implement regulations to protect the integrity of the city's neighborhoods. The exterior design of the house is not planned to change.

Sec. 18-491. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

City means the City of Jonesboro.

Short-term rental means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for no more than 30 days. Such use may or may not include an on-site manager. A residential dwelling includes all housing types with the exception that the use excludes group or congregate living or lodging uses. No meals are provided to guests.

Short-term rental occupants means guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed 30 consecutive days.

Sec. 18-492. - Exceptions.

This article shall not apply to hotels, inns, motels, motor lodges, boardinghouses, rooming houses, bed and breakfast inns, or other establishments providing rooms to guests for compensation. None of these establishments shall be permitted in the city except as otherwise allowed by ordinances of the city. No short-term rental establishment shall be operated except as allowed in this article.

Sec. 18-493. - Non-profit entity exception.

This article shall not apply to short-term rental establishments being operated on a temporary basis for any registered non-profit entity, for no more than four consecutive days and for no more than eight days per calendar year.

Sec. 18-494. - License required and regulatory fee.

It shall be unlawful for any person to operate a short-term rental establishment without having first obtained an occupation tax certificate and a city business license. The annual regulatory fee for operation of a short-term rental establishment in the city shall be set forth in the schedule of fees and charges for the whole or any part of one year and shall be paid at City Hall not later than December 15 of the preceding year or upon the filing of an application for the license. No license issued under this article may be transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued. Licensee shall publish a short-term rental license number in every print, digital, or internet advertisement and any property listing in which the short-term rental is advertised.

Sec. 18-495. - Guest register.

The owner shall keep a register of all guests of the short-term rental establishment. Such list shall be available for inspection by the city and/or its designee at all reasonable times and upon reasonable notice.

Sec. 18-496. - Financial records.

All license holders shall maintain separate records which show all activities of their short-term rental establishment. All such documents and related papers shall be available to the city's designated agent at all reasonable times.

Sec. 18-497. - Stipulations.

- (a) *Advertisements promoting a property as a residential short-term rental shall constitute prima facie evidence of the operation of a residential short-term rental dwelling unit.*
- (b) *The property owner must designate an individual to serve as a rental agent to respond to issues associated with short-term rentals. The agent may be the property owner.*
- (c) *Within the historic districts and Historic Residential Overlay District, no more than ten percent of homes within each district shall be used as short-term rentals, on a first-come, first-serve basis. There are currently not 10% or more of residences within these Districts that are registered as short-term rentals.*
- (d) *Tenants must be a least 25 years of age to enter into a contractual arrangement with the owner/operator of a short-term rental dwelling.*
- (e) *Properties containing both a principal residential dwelling and accessory residential dwelling, shall only use one residential structure as a short-term rental, not both. Block garage on property not being used.*

Sec. 18-498. - Procedure.

- (a) A report from a certified home inspector verifying that the rental unit is in compliance with life safety and habitability codes, including an evaluation of the floor plan for the unit, verifying that all rooms meet applicable Code requirements. This seems to indicate a private inspector would be used. However, as part of each business in the City's annual renewal process, a safety inspection by Safebuilt and the County Fire Marshal is usually required. (The Fire Marshal confirmed that they currently do not inspect these homes.)
- (b) The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a license is sought, and the address of the short-term rental dwelling unit. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information.
- (c) Name and phone number of the rental agent who is available 24 hours a day, seven days a week, to respond to complaints regarding the operation or occupancy of the short-term rental unit/property.
- (d) A notarized statement signed by the owner or operator that the short-term rental will be in compliance with these regulations.
- (e) Proof of ownership.
- (f) Proof of insurance.
- (g) Evidence that short-term rental properties are enrolled with City of Jonesboro's sanitation service.
- (h) Copy of a sample short-term rental agreement used by the owner/operator, which shall include at least the following provisions:(1)The occupant(s)' agreement to abide by all of the requirements of this article, any other applicable city ordinances, state and federal law and acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else;(2)The occupant(s)' acknowledgement that it shall be unlawful to allow or make any noise or sound that exceeds the limits set forth in the city's noise ordinance; and(3)The occupant(s)' acknowledgement and agreement that violation of the agreement or this article may result in immediate termination of the agreement and eviction from the short-term rental unit by the owner or agent, as well as the potential liability for payments of fines levied by the city.(4)All trash will be promptly and properly disposed of within 12 hours of the departure of a guest.(5)No on-street parking for guests will be allowed.(6)24-hour contact name and phone number.(7)A statement from the tenant stating that he/she will use their best efforts to assure that the use of the premises by short-term rental occupants will not disrupt the neighborhood, and they will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties.
- (i) Affidavit of adjacent property owner notification. The applicant of a short-term rental shall provide, in writing, notice to adjacent property owners within 250 feet of a local telephone number, name and address of a rental agent/property manager who will accept and handle complaints immediately relating to tenant activities.
- (j) The owner's sworn acknowledgement that he or she has received a copy of this article, has reviewed it and understands its requirements.
- (k) The number and location of parking spaces allotted to the premises. Counting the driveway, the garage, and the rear gravel area, there are about 8 parking spaces, which is more than adequate for two couples staying simultaneously in the house's two bedrooms.
- (l) Any other information that this article requires the owner to provide to the city as part of an application for a short-term rental license. The city manager or designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this article.
- (m) A written certification from the short-term rental agent that he or she agrees to perform the duties specified in this article.

Sec. 18-499. - Rental unit conditions.

- (a) Each short-term rental must provide sufficient off-street parking for residents and/or guests.
- (b) Maximum occupancy is limited to four persons per dwelling unit with up to two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed two persons per bedroom. At least one person over the age of 25 must be a guest of a short-term rental unit at all times during its occupancy. The house has two bedrooms, which would allow for 4 people maximum at one time, not the 5 requested by the applicant. A sleeper sofa outside the bedrooms would not be considered an official sleeping area.
- (c) A legible copy of the short-term rental unit license shall be posted within the unit and include all of the following information:
- (d) The name, address, telephone number and email address of the short-term rental agent;(2)The occupation tax certificate number;(3)The maximum occupancy of the unit;(4)The maximum number of vehicles that may be parked at the unit; and(d)Short-term rental units must be properly maintained and regularly inspected by the owner to ensure continued compliance with applicable zoning, building, health and life safety code provisions.

Sec. 18-500. - Complaints.

All complaints shall proceed as follows:

- (1) The complaining party shall first attempt to communicate with the designated contact person/rental agent on the affidavit of adjacent property owner's notification.
- (2) The designated contact person/rental agent shall respond promptly to the complaint, regardless of the time of day and make reasonable efforts to remedy any situation that is out of compliance with the conditions of the short-term rental uses.

- (3) If the response is not satisfactory to the complaining party and/or the source of the complaint continues unabated, the complaining must provide a written complaint to the city's designee responsible for approving short-term rentals. The complaint shall include a description of the informal and formal attempts that have been made to resolve the complaint. A copy of the written complaint will be provided to the rental agent and contact person by the city.
- (4) The city shall attempt to resolve the complaint. The rental agent shall provide a written response to the city with the anticipated corrective action within ten days from the date of notification by the city.
- (5) **Three violations of this article within a 12-month period are grounds for review by the city to determine if the short-term rental license should be revoked.**
- (6) A license for a short-term rental may also be revoked if the property is engaged in any prohibited activities listed herein.

Sec. 18-501. - Prohibitions.

- (a) **No on-street parking is permitted. There should already be adequate parking on the property.**
- (b) **The short-term rental property may not be utilized as an event center. Existence of advertisement or promotional materials regarding same shall be *prima facie* evidence of the short-term rental property owner's violation of this provision. So noted.**
- (c) **No exterior or interior alterations shall be made for the express purpose of adding guest rooms to the short-term rental facility. All significant exterior or interior alterations shall require a permit from the city. Currently, it is two bedrooms. The owner admitted that he renovated and expanded the bathroom at the rear of the house without a permit in 2019. This will need to be rectified and inspected prior to the commencement of the residence as an Air BnB.**

Sec. 18-502. - Discrimination prohibited.

No owner/operator of a short-term rental establishment shall discriminate regarding his or her guests on the basis of race, color, sex, religion, creed or natural origin.

Sec. 18-503. - Short-term rental agent.

- (a) The property owner may serve as the short-term rental agent. Alternatively, the owner may designate a natural person as his or her agent who is over age 18.
- (b) The duties of the short-term rental agent are to:(1)Be reasonably available to handle any problems arising from use of the short-term rental unit;(2)Appear on the premises of any short-term rental unit within two hours following notification from the city of issues related to the use or occupancy of the premises. This includes, but is not limited to, notification that occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this Code or other applicable law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol or use of illegal drugs. Failure of the agent to timely appear to two or more complaints regarding violations may be grounds for penalties as set forth in this article. This is not intended to impose a duty to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation;(3)Receive and accept service of any notice of violation related to the use or occupancy of the premises; and(4)Monitor the short-term rental unit for compliance with this article.
- (c) An owner may change his or her designation of a short-term rental agent temporarily or permanently; however there shall only be one such agent for a property at any given time. To change the designated agent, the owner shall notify the city in writing of the new agent's identity, together with all information regarding such person as required by the applicable provisions of this article.

Sec. 18-504. - Grant or denial of application.

All complete applications shall be reviewed within 30 days of filing and shall be granted unless the applicant fails to meet the conditions and requirements of this article, or otherwise fails to demonstrate the ability to comply with local, state or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.

Sec. 18-505. - Short-term rental regulation procedure.

- (a) To ensure the continued application of the intent and purpose of this article, the city manager or designee shall notify the owner of a short-term rental unit of all instances in which nuisance behavior of the rental guest or the conduct of his or her short-term rental unit agent results in a citation for a code violation or other legal infraction.
- (b) The city manager or designee shall maintain in each short-term rental location file a record of all code violation charges, founded accusations and convictions occurring at or relating to a short-term rental unit. When a property owner has accumulated three code violations for a particular property within a period of 12 consecutive months, the city may revoke any pending licenses and, subsequently, reject all applications for the subject premises for a period of 12 consecutive months.
- (c) **If a short-term rental unit owner has been cited and found to be in violation of any zoning, building, health or life safety code provision, the owner must demonstrate compliance with the applicable code prior to being eligible to receive a short-term rental license.**
- (d) Violations of this article are subject to the following fines, which may not be waived or reduced and which may be combined with any other legal remedy available to the city:(1)First violation: \$500.00.(2)Second violation within the preceding 12 months: \$750.00.(3)Third or subsequent violation within the preceding 12 months: \$1,000.00.
- (e) A person aggrieved by the city's decision to revoke, suspend or deny a short-term rental license may appeal the decision to the city manager or designated hearing officer. The appeal must be filed with the city manager's office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. Timely filing of an appeal shall stay the revocation, suspension or denial pending a decision by the city manager.

(f) The city manager or appointed hearing officer shall consider the appeal within 30 days after receipt by the city manager of a request unless otherwise agreed in writing by the city and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The city manager or designated hearing officer shall render a determination in writing within five days of the hearing, which will constitute a final ruling on the application. A party aggrieved by the city manager or designated hearing officer's decision may appeal same by petition for writ of certiorari with the Clayton County Superior Court in accordance with state law.

(g) Nothing in this section shall limit the city from enforcement of its Code, state or federal law by any other legal remedy available to the city. Nothing in this section shall be construed to limit or supplant the power of any city inspector or other duly empowered officer under the city's ordinances, rules and regulations and the authority granted under state law, as amended, to take necessary action, consistent with the law, to protect the public from property which constitutes a public nuisance or to abate a nuisance by any other lawful means of proceedings.

Sec. 18-506. - Taxes.

Short-term rental unit owners are subject to state sales tax and all applicable city taxes, including, but not limited to, the hotel/motel tax, and are liable for payment thereof as established by state law and this Code. The city may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

Again, as long as the use complies with the occupancy restrictions of Chapter 18, it should not be too busy for the immediate area. The property has a fairly dense stand of natural vegetation on both sides to buffer it from other uses. The lot immediately to the west is an attorney's office, not a residence. The lot immediately to the east is undeveloped and largely wooded. There is a mix of residences and commercial across the street.

Should the Mayor and Council approve the request, the following conditions should apply:

1. The rear bathroom shall be permitted and inspected prior to commencement of the residence as an Air BnB / short term rental.
2. All requirements of Chapter 18 shall be documented to have been met prior to issuance of a City business license.
3. The subject property shall be restricted to two people per bedroom (maximum of four people). No other areas outside of the existing bedrooms shall be considered sleeping areas.
4. No other bedrooms shall be added without prior approval of the City.
5. Any future exterior renovations to the residence shall be subject to approval by the Design Review Commission and the Historic Preservation Commission.

Fiscal Impact

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

Private owner

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

- Application
- Zoning Info
- Property Info
- Outside Pictures
- Inside Pictures
- Conditional Use - 111 Stockbridge Road - Air BnB - Legal Notice REV
- Zoning Sign
- Acceptance Letter

- Letter of Explanation

6.4

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:

4/6/21

Property Owner Authorization

I (We) Kenneth Gipson the
 owner(s) of the following property located at: 111 Stockbridge Rd
Jonesboro, Ga.

Tax Parcel Number: 13241BC006 Size of Property: 0.89 ACRES

Located in Zoning District S H2 do hereby request permission for a
 conditional use for the above described property under the Zoning Ordinance zoned for
 the following purposes:

Short Term rental - Air BnB

Property Owner Information

Name: Kenneth Gipson
 Mailing Address: 140 Forest Pl
 City: Stockbridge State: Ga. Zip: 30281
 Phone: (Day) 404-392-4069 (Evening) _____

Applicant's Information

(If Different from Owner's Information)

Name: SANE
 Mailing Address: _____
 City: _____ State: _____ Zip: _____
 Phone: (Day) _____ (Evening) _____

Jonesboro Property Information

Existing Uses and Structures: Residential home
 Property address: 111 Stockbridge, Ga.
 Surrounding Uses and Structures: (See Official Zoning Map): Commercial / Residential
 Surrounding Zoning:
 North: H2 South: H1 East: R4 West: H2
 Details of Proposed Use: short Term rental
 Public Utilities: All
 Access, Traffic and Parking: Yes
 Special Physical Characteristics: None

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

SITE PLAN INFORMATION INCLUDING:

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

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

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: 4/6/21

Notary: Carmelita Hamond



SEAL

FOR OFFICE USE ONLY:

Date Received: 04/07/2021

Received By: May

Fee Amount Enclosed: \$ 100.00

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: 4/6/2021

Date Denied 4/6/2021

Permit Issued 4/6/2021

Comment:

PROPERTY OWNER'S AUTHORIZATION

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

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

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

PROPERTY OWNER:

Kenneth Gipson
PRINT NAME

Kenneth Gipson 4/6/21
SIGNATURE/DATE

APPLICANT:

Kenneth Gipson
PRINT NAME

Kenneth Gipson 4/6/21
SIGNATURE/DATE

NOTARY:

Carmelita Ham 04/06/2021
SIGNATURE/DATE





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

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: Kenneth Gipson

Name of Business: _____

Property's Address: 111 Stockbridge Rd

Email Address: K6gipson@bellsouth.net

Phone: (Day): 404 392-4069

(Evening): _____

Property Information

Current Use of Property: Short Term Rental - AirBnB

Proposed Use of Property (Please provide in great detail the intended use of the property):

Please see attachment.

Kenneth Gipson

Applicant's Signature

4/15/21

Date

FOR OFFICE USE ONLY:

Current Zoning: H-2

NAICS Code: 721199

Required Zoning: H1, H2, O1, M1, C1

Conditional Use Needed? Yes or No

Comments:

APPROVED

DENIED

REQUIRES Conditional Use Permit First - Must Comply

WITH Chapter 18 And Sec. 86-542

Zoning Official Signature

DR

4/15/21

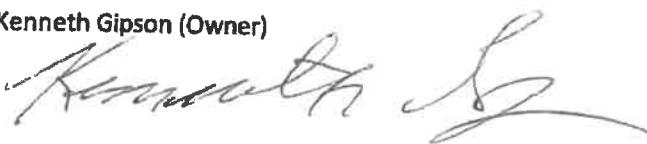
2021-2022 ZONING VERIFICATION REQUEST FORM

Current use of Property: Short Term Rental on the Airbnb program. My wife and I are experienced host on the Airbnb program. We take great pride in our properties and are very particular about who we host to. Our property is very well maintained from the inside out. We primarily cater to guest traveling into or through the Atlanta Metro area and we do not rent to local Atlanta Metro residence. Our house is a 2 bedroom that sleeps 5 people max with the minimum age of 25 years old. We provide a list of surrounding businesses and restaurants in the City of Jonesboro for our guest to support and enjoy while visiting the City of Jonesboro.

We have a strict guest screening process that all guests must go through before they are approved to rent our place, which includes reasons why they are seeking to rent our place. All guests must read, understand and agree to adhere to all house rules while staying at our place. We inform our guest that we have surveillance cameras on the exterior of the property for everyone's safety and for us to be able to monitor what is going on around the perimeter of the property while it is being rented out. We absolutely do not cater to or host any guest seeking to have Events, Parties, Gatherings or guest that are seeking to conduct any kind of business practices while at the our place.

Our goal is to provide a quiet, comfortable traditional Bed & Breakfast style experience for our guest in a small town near the big city.

Kenneth Gipson (Owner)

A handwritten signature in black ink, appearing to read "Kenneth Gipson".

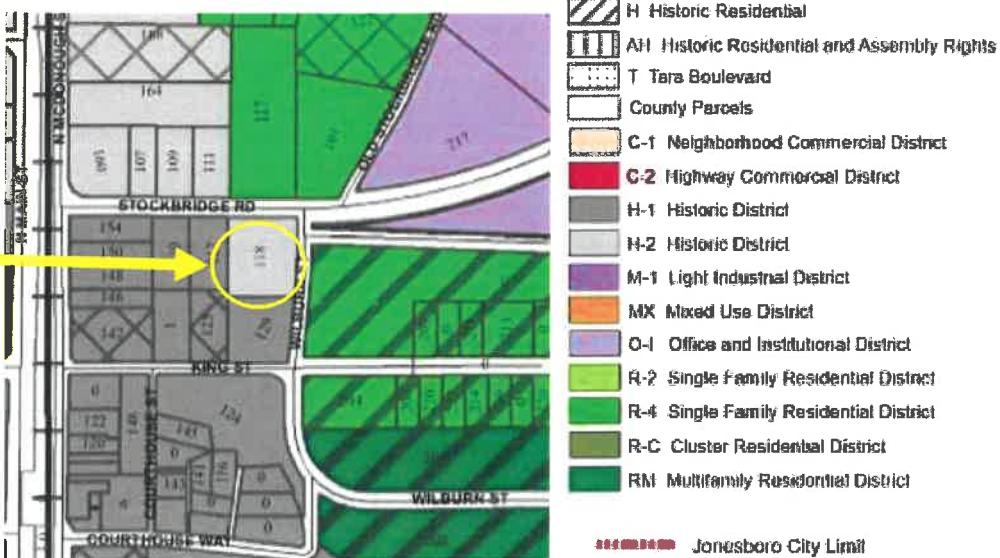
Applicant – Kenneth Gipson
Name of Business – None
Address - 111 Stockbridge Road
Zoning District – H2
NAICS – 721199

Proposed Use: Air BnB / Short Term Rental

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
721199	All Other Travel Accommodation, including Short Term Rentals (Air BnBs)	N	N	N	N	N	C	C	C	C	C	N	N	Chapter 18; Sec. 86-542

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use = C; Use is not permitted = N

Zoning Classifications



Attachment: Zoning Info (1871 : 111 Stockbridge Road - Air BnB)

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

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

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

Sec. 18-494. - License required and regulatory fee.

It shall be unlawful for any person to operate a short-term rental establishment without having first obtained an occupation tax certificate and a city business license. The annual regulatory fee for operation of a short-term rental establishment in the city shall be set forth in the schedule of fees and charges for the whole or any part of one year and shall be paid at City Hall not later than December 15 of the preceding year or upon the filing of an application for the license. No license issued under this article may be transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued. Licensee shall publish a short-term rental license number in every print, digital, or internet advertisement and any property listing in which the short-term rental is advertised.

Sec. 18-495. - Guest register.

The owner shall keep a register of all guests of the short-term rental establishment. Such list shall be available for inspection by the city and/or its designee at all reasonable times and upon reasonable notice.

Sec. 18-496. - Financial records.

All license holders shall maintain separate records which show all activities of their short-term rental establishment. All such documents and related papers shall be available to the city's designated agent at all reasonable times.

Sec. 18-497. - Stipulations.

(a) Advertisements promoting a property as a residential short-term rental shall constitute *prima facie* evidence of the operation of a residential short-term rental dwelling unit. (b) The property owner must designate an individual to serve as a rental agent to respond to issues associated with short-term rentals. The agent may be the property owner. (c) Within the historic districts and Historic Residential Overlay District, no more than ten percent of homes within each district shall be used as short-term rentals, on a first-come, first-serve basis. (d) Tenants must be a least 25 years of age to enter into a contractual arrangement with the owner/operator of a short-term rental dwelling. (e) Properties containing both a principal residential dwelling and accessory residential dwelling, shall only use one residential structure as a short-term rental, not both.

Sec. 18-498. - Procedure.

Applicants for a short-term rental license shall submit, on an annual basis, an application for a short-term rental license to the city. The application shall be furnished under oath on a form specified by the city manager or designee, accompanied by a non-refundable application fee as set by the mayor and city council. Such application must include:

(a) A report from a certified home inspector verifying that the rental unit is in compliance with life safety and habitability codes, including an evaluation of the floor plan for the unit, verifying that all rooms meet applicable Code requirements. (b) The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a license is sought, and the address of the short-term rental dwelling unit. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information. (c) Name and phone number of the rental agent who is available 24 hours a day, seven days a week, to respond to complaints regarding the operation or occupancy of the short-term rental unit/property. (d) A notarized statement signed by the owner or operator that the short-term rental will be in compliance with these regulations. (e) Proof of ownership. (f) Proof of insurance. (g) Evidence that short-term rental properties are enrolled with City of Jonesboro's sanitation service. (h) Copy of a sample short-term rental agreement used by the owner/operator, which shall include at least the following provisions: (1) The occupant(s)' agreement to abide by all of the requirements of this article, any other applicable city ordinances, state and federal law and acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else; (2) The occupant(s)' acknowledgement that it shall be unlawful to allow or make any noise or sound that exceeds the limits set forth in the city's noise ordinance; and (3) The occupant(s)' acknowledgement and agreement that violation of the agreement or this article may result in immediate termination of the agreement and eviction from the short-term rental unit by the owner or agent, as well as the potential liability for payments of fines levied by the city. (4) All trash will be promptly and properly disposed of within 12 hours of the departure of a guest. (5) No on-street parking for guests will be allowed. (6) 24-hour contact name and phone number. (7) A statement from the tenant stating that he/she will use their best efforts to assure that the use of the premises by short-term rental occupants will not disrupt the neighborhood, and they will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties. (i) Affidavit of adjacent property owner notification. The applicant of a short-term rental shall provide, in writing, notice to adjacent property owners within 250 feet of a local telephone number, name and address of a rental agent/property manager who will accept and handle complaints immediately relating to tenant activities. (j) The owner's sworn acknowledgement that he or she has received a copy of this article, has reviewed it and understands its requirements. (k) The number and location of parking spaces allotted to the premises. (l) Any other information that this article requires the owner to provide to the city as part of an application for a short-term rental license. The city manager or designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this article. (m) A written certification from the short-term rental agent that he or she agrees to perform the duties specified in this article.

Sec. 18-499. - Rental unit conditions.

(a) Each short-term rental must provide sufficient off-street parking for residents and/or guests. (b) Maximum occupancy is limited to four persons per dwelling unit with up to two bedrooms. For dwelling units with three or more bedrooms, the number shall not exceed two persons per bedroom. At least one person over the age of 25 must be a guest of a short-term rental unit at all times during its occupancy. (c) A legible copy of the short-term rental unit license shall be posted within the unit and include all of the following information: (1) The name, address, telephone number and email address of the short-term rental agent; (2) The occupation tax certificate number; (3) The maximum occupancy of the unit; (4) The maximum number of vehicles that may be parked at the unit; and (d) Short-term rental units must be properly maintained and regularly inspected by the owner to ensure continued compliance with applicable zoning, building, health and life safety code provision.

Sec. 18-500. - Complaints.

All complaints shall proceed as follows:

(1) The complaining party shall first attempt to communicate with the designated contact person/rental agent on the affidavit of adjacent property owner's notification. (2) The designated contact person/rental agent shall respond promptly to the complaint, regardless of the time of day and make reasonable efforts to remedy any situation that is out of compliance.

with the conditions of the short-term rental uses.(3)If the response is not satisfactory to the complaining party and/or the source of the complaint continues unabated, the complaining party must provide a written complaint to the city's designee responsible for approving short-term rentals. The complaint shall include a description of the informal and formal attempts that have been made to resolve the complaint. A copy of the written complaint will be provided to the rental agent and contact person by the city. (4)The city shall attempt to resolve the complaint. The rental agent shall provide a written response to the city with the anticipated corrective action within ten days from the date of notification by the city. (5)Three violations of this article within a 12-month period are grounds for review by the city to determine if the short-term rental license should be revoked.(6)A license for a short-term rental may also be revoked if the property is engaged in any prohibited activities listed herein

Sec. 18-501. - Prohibitions.

(a)No on-street parking is permitted. (b)The short-term rental property may not be utilized as an event center. Existence of advertisement or promotional materials regarding same shall be *prima facie* evidence of the short-term rental property owner's violation of this provision. (c)No exterior or interior alterations shall be made for the express purpose of adding guest rooms to the short-term rental facility. All significant exterior or interior alterations shall require a permit from the city.

Sec. 18-502. - Discrimination prohibited.

No owner/operator of a short-term rental establishment shall discriminate regarding his or her guests on the basis of race, color, sex, religion, creed or natural origin.

Sec. 18-503. - Short-term rental agent.

(a)The property owner may serve as the short-term rental agent. Alternatively, the owner may designate a natural person as his or her agent who is over age 18. (b)The duties of the short-term rental agent are to:(1)Be reasonably available to handle any problems arising from use of the short-term rental unit;(2)Appear on the premises of any short-term rental unit within two hours following notification from the city of issues related to the use or occupancy of the premises. This includes, but is not limited to, notification that occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of this Code or other applicable law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol or use of illegal drugs. Failure of the agent to timely appear to two or more complaints regarding violations may be grounds for penalties as set forth in this article. This is not intended to impose a duty to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation;(3)Receive and accept service of any notice of violation related to the use or occupancy of the premises; and(4)Monitor the short-term rental unit for compliance with this article.(c)An owner may change his or her designation of a short-term rental agent temporarily or permanently; however there shall only be one such agent for a property at any given time. To change the designated agent, the owner shall notify the city in writing of the new agent's identity, together with all information regarding such person as required by the applicable provisions of this article.

Sec. 18-504. - Grant or denial of application.

All complete applications shall be reviewed within 30 days of filing and shall be granted unless the applicant fails to meet the conditions and requirements of this article, or otherwise fails to demonstrate the ability to comply with local, state or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.

Sec. 18-505. - Short-term rental regulation procedure.

(a)To ensure the continued application of the intent and purpose of this article, the city manager or designee shall notify the owner of a short-term rental unit of all instances in which nuisance behavior of the rental guest or the conduct of his or her short-term rental unit agent results in a citation for a code violation or other legal infraction.(b)The city manager or designee shall maintain in each short-term rental location file a record of all code violation charges, founded accusations and convictions occurring at or relating to a short-term rental unit. When a property owner has accumulated three code violations for a particular property within a period of 12 consecutive months, the city may revoke any pending licenses and, subsequently, reject all applications for the subject premises for a period of 12 consecutive months.(c)If a short-term rental unit owner has been cited and found to be in violation of any zoning, building, health or life safety code provision, the owner must demonstrate compliance with the applicable code prior to being eligible to receive a short-term rental license.(d)Violations of this article are subject to the following fines, which may not be waived or reduced and which may be combined with any other legal remedy available to the city:(1)First violation: \$500.00.(2)Second violation within the preceding 12 months: \$750.00.(3)Third or subsequent violation within the preceding 12 months: \$1,000.00.(e)A person aggrieved by the city's decision to revoke, suspend or deny a short-term rental license may appeal the decision to the city manager or designated hearing officer. The appeal must be filed with the city manager's office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. Timely filing of an appeal shall stay the revocation, suspension or denial pending a decision by the city manager. (f)The city manager or appointed hearing officer shall consider the appeal within 30 days after receipt by the city manager of a request unless otherwise agreed in writing by the city and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The city manager or designated hearing officer shall render a determination in writing within five days of the hearing, which will constitute a final ruling on the application.

party aggrieved by the city manager or designated hearing officer's decision may appeal same by petition for writ of certiorari with the Clayton County Superior Court in accordance with state law. (g)Nothing in this section shall limit the city from enforcement of its Code, state or federal law by any other legal remedy available to the city. Nothing in this section shall be construed to limit or supplant the power of any city inspector or other duly empowered officer under the city's ordinances, rules and regulations and the authority granted under state law, as amended, to take necessary action, consistent with the law, to protect the public from property which constitutes a public nuisance or to abate a nuisance by any other lawful means of proceedings.

Sec. 18-506. - Taxes.

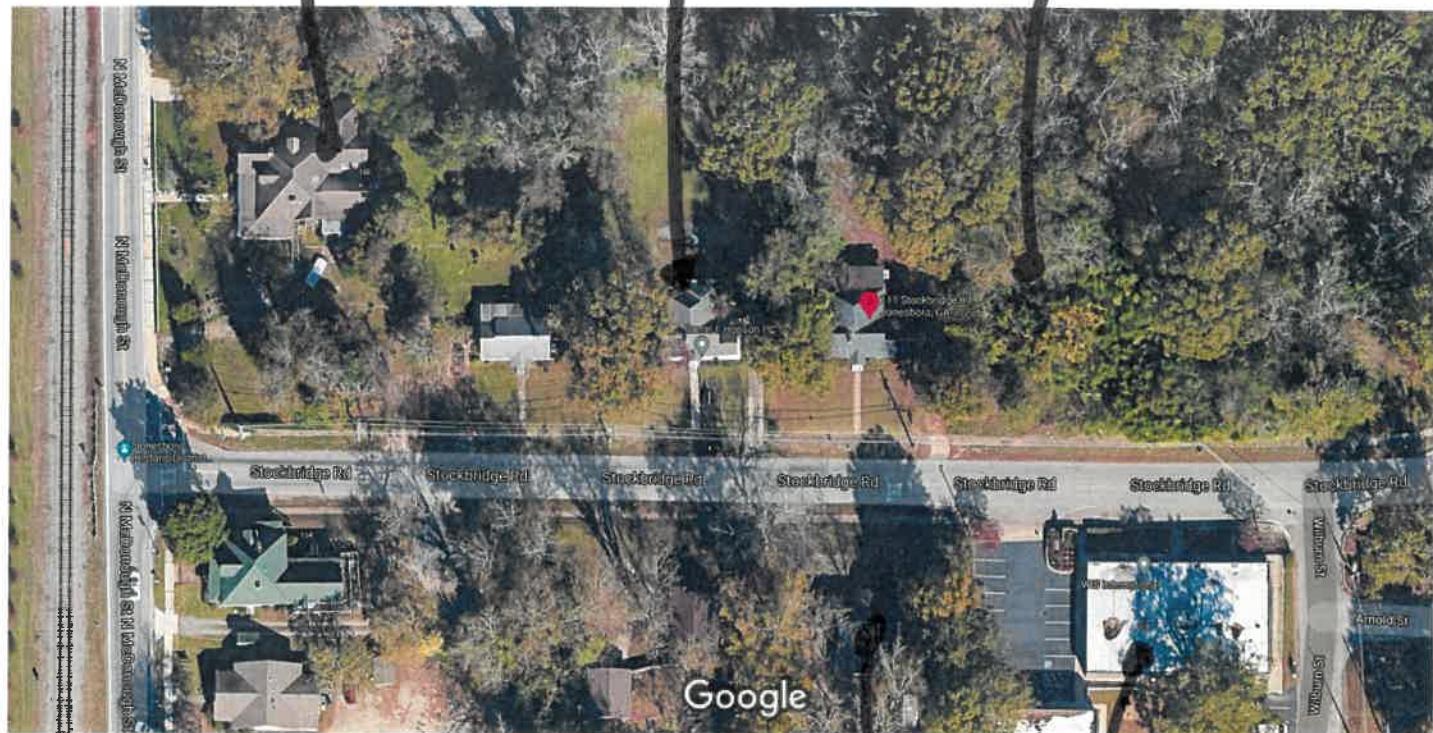
Short-term rental unit owners are subject to state sales tax and all applicable city taxes, including, but not limited to, the hotel/motel tax, and are liable for payment thereof as established by state law and this Code. The city may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

David D. Allen, Zoning Administrator / Community Development Director
April 5, 2021

Google Maps

111 Stockbridge Rd

111 Stockbridge Rd - Google Maps



Imagery ©2021 Maxar Technologies, Map data ©2021

20 ft



Commercial
RESIDENCE

111 Stockbridge Rd

Building



Directions



Save



Nearby



Send to your
phone



Share



111 Stockbridge Rd, Jonesboro, GA 30236

Photos

Clayton County

GEORGIA

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[Sales Search](#)
[Personal Property /
Mobile Home Search](#)
[Map Search](#)

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TAX ASSESSOR

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[Residential](#)
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[Sketch](#)
[Values](#)
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[Permits](#)

PARID: 13241B C006

GIPSON KENNETH

111 STOCKBRIDGE RD

[Commercial Profile](#)

1 of 2 >

1 of 1

[Return to Search Results](#)

Year: 2020 ▾

Card	1
Year Built	1953
Effective Year Built	1970
Improvement Name	ATTORNEY'S OFFICE
Units	
Other Improvements	
Other Imp Value	
Square Footage	1,439
Building Value	49,060

[Actions](#)

[Printable Summary](#)
[Printable Version](#)

[Reports](#)

[Attribute Export](#)
[Mailing List](#)
[Sales](#)
[Residential PRC](#)
[Property Tax Bill](#)
[Mobile Home Bill](#)
[Commercial PRC](#)
[Sketch Print](#)

Go

TAX COMMISSIONER

Clayton County Administration
 Annex 3, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Property Tax: (770) 477-3311
 Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
 Monday-Friday

TAX ASSESSOR

P.K Dixon
 Annex 2, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Phone: (770) 477-3285
 Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
 Monday-Friday









Attachment: Outside Pictures (1871 : 111 Stockbridge Road - Air BnB)



Attachment: Outside Pictures (1871 : 111 Stockbridge Road - Air BnB)

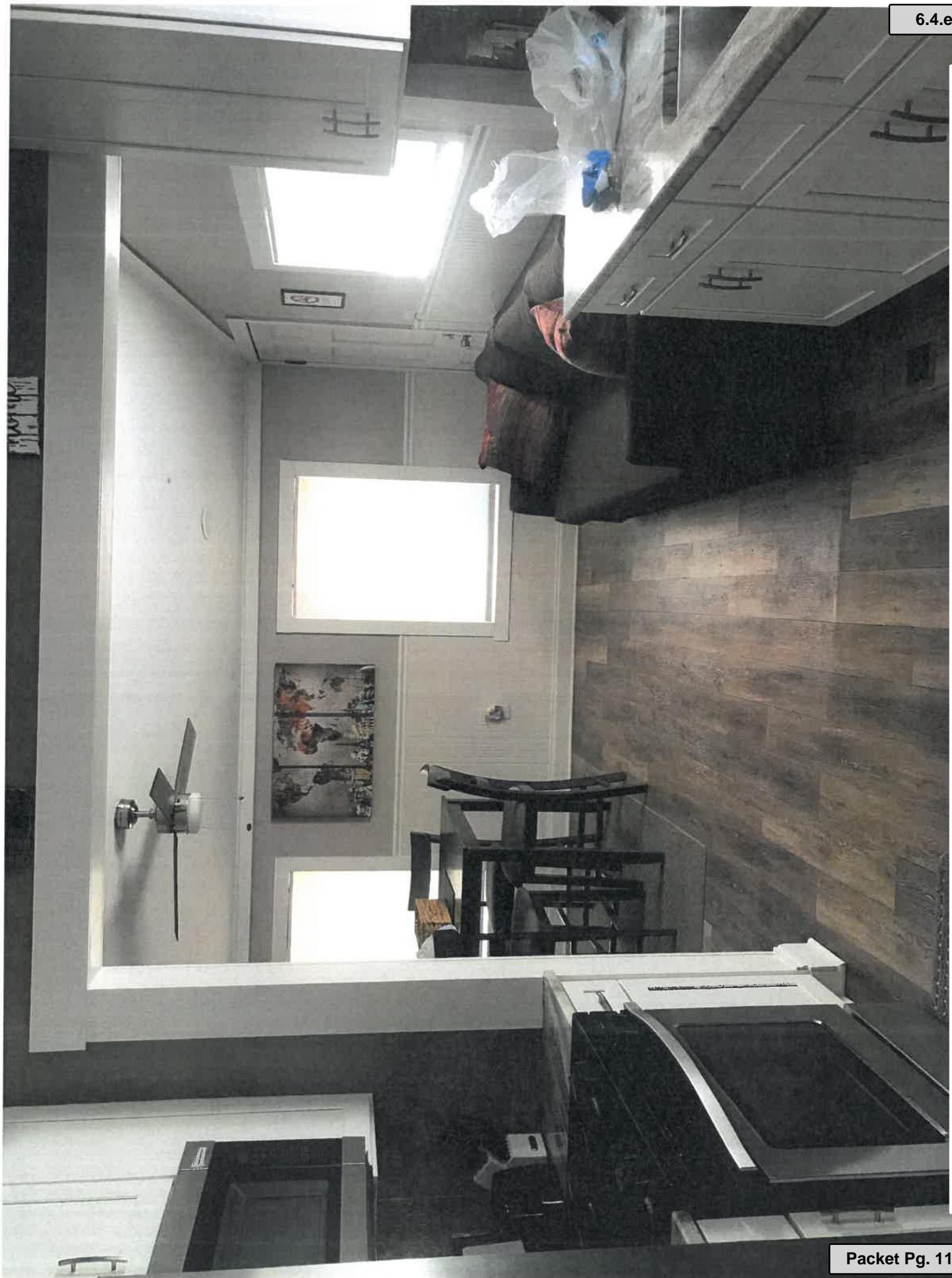












Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for an Air BnB / short term rental, by Kenneth Gipson, property owner and applicant, for property at 111 Stockbridge Road (Parcel No. 13241B C006), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on May 3, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 4/14/21

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:
CONDITIONAL Use Permit For An Air BnB / Short
Term Rental By KENNETH GIBSON For Property At
111 Stockbridge Road Parcel No. 13241B Coos6
JONESBORO 30236

LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00 PM

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

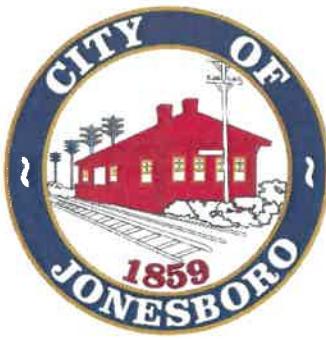
CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:
CONDITIONAL Use PERMIT For An AIR BnB / SHORT
TERM RENTAL By KENNETH GIPSON For PROPERTY AT
111 Stockbridge Road Parcel No. 13241B Coos6
Jonesboro 30236

LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00 PM

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



MEMORANDUM

To: Kenneth Gipson
140 Forest Place
Stockbridge, GA 30281

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

Date: April 27, 2021

Re: Notification of Request for Conditional Use – Air BnB/Short Term Rental, 111 Stockbridge Road; Tax Map Parcel No. 13241B C006

Dear Applicant,

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

- Air BnB / Short Term Rental

A Public Hearing has been scheduled for Monday, May 10, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, May 3, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to read "D. Allen".

David D. Allen
Community Development Director / Zoning Administrator

David Allen

From: KENNETH GIPSON <kgipson@bellsouth.net>
Sent: Thursday, April 22, 2021 7:36 PM
To: David Allen
Subject: Re: 111 Stockbridge Road

Hello Mr. Allen,

Per your request:

The house is a 2 bedroom / 2 bathroom with a sleeper sofa. With only 5 guest max staying at the house at one time. The house is equipped with a full kitchen(Stove, Refrigerator, Microwave etc)...No outside cooking or grilling will be allowed.

In regards to will I live in the house....No, only guest

No, renovation plans for the house at this time.

Parking will only be permitted in the driveway only...no street parking.

Thank you, for your assistance.

Ken Gipson

On Thursday, April 22, 2021, 11:45:28 AM EDT, David Allen <dallen@jonesboroga.com> wrote:

Good morning, Mr. Gipson,

I am preparing your staff report for your conditional use permit hearing for your proposed Air bnb / short term rental at 111 Stockbridge Road. I need a short letter from you in the next few days, detailing some more information:

- How many people will stay at one time in the place, if approved?
- How many bedrooms are, or will be, in the house?
- Will there be cooking facilities in the house for users?
- Will you or someone else live in the house also?
- Any renovations (interior or exterior) planned for the house?
- Where will be the patron parking areas? Just the driveway?

Sec. 18-498. - Procedure.

Applicants for a short-term rental license shall submit, on an annual basis, an application for a short-term rental license to the city. The application shall be furnished under oath on a form specified by the city manager or designee, accompanied by a non-refundable application fee as set by the mayor and city council. Such application must include:



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

-5

6.5

COUNCIL MEETING DATE

May 3, 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.)	
Discussion regarding City-initiated map amendments to the Official Zoning Map 21-MA-003 Ord. 2021-010, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).	
Requirement for Board Action (Cite specific Council policy, statute or code requirement)	
Article XII, Amendments	
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal)	
Yes	Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization
Summary & Background	(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)
<p>Staff recommendation: Approval of re-zonings; These re-zonings (map amendments) were initiated by the City of Jonesboro, as some of the properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – the new City Center Mixed Use District (CCM). Being a government-initiated rezoning, these amendments do not require public notices, per Sec. 86-366, but they were advertised anyway.</p> <ul style="list-style-type: none"> - 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM). - The remaining City Center properties, 158 and 160 Smith Street and 204 Fayetteville Road, have not finalized their closings yet, and their re-zonings will be addressed in the near future. 	
Re-zoning Assessment per Sec. 86-374. - Standards of review for Map Amendments:	
<ul style="list-style-type: none"> • Relationship to the established land use pattern. Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south). • Compatibility with comprehensive plan; timing of development. Several of the properties have been undeveloped for a long time. According to the City's 2025 Future Land Development Map identifies the area is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center. • Suitability of the zoning proposal. None of the properties are well suited for development under their current zonings, due to their size and location. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners. • Impact on public facilities and services; referrals to other agencies. The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services. • Impact on public financial resources. The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by SPLOST dollars. • Availability of other land suitable for the proposed use. If approved, the proposed CCM development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center. • Impact on neighborhood character. As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the properties should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on 	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

these parcels were largely run down.

- **Opportunity for economic use of property.** The diversity of allowed uses in the CCM Zoning District would further the properties' opportunities to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zonings and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact.** The properties do not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

City Owned

Exhibits Attached

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

- Application O&I
- Original Zonings
- New Zonings
- Map Amendment - City Center Properties May 2021 O&I properties - Legal Notice REV
- Zoning Sign O&I

Staff Recommendation

(Type Name, Title, Agency and Phone)

Approval

O+1



CITY OF JONESBORO

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

MAP AMENDMENT APPLICATION

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

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

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

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

In addition, please also provide the following:

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

CITY OWNED AND INITIATED

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO, 124 NORTH AVENUEJONESBORO, GA 30236Phone # 770-478-3800Name and Address of Property Owner SAMELocation of Property 155 Lee Street (PARCEL 13241A A016)144 Smith Street (PARCEL 13241A A013)Present Zoning District and use of Property O+1Proposed Zoning District and use of Property CCM

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? _____

155 Lee Street - Lee St. Park144 Smith Street - Former ChurchNEAR NEW CITY CENTER

2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? _____ Yes

3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? _____ NO SIGNIFICANT IMPACTS (NEGATIVE IMPACTS)

4.) What economic opportunities are projected for the property? RE-ZONING WILL ENCOURAGE

More Development Around City Center

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

None; They will be Enhanced

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

None - All will be Enhanced

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? _____

Quality Development - More Livability and Walkability in Community

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

Not Vacant

Lee Sr. Park has been there for 4 years

Church recently demolished

FOR OFFICE USE ONLY:**Date Received:** ____ / ____ /20 ____**Fee Amount Enclosed:** \$ N/A**Date of Advertisement:** 4/14/21**Mayor and Council Date of Decision:** 5/10/2021**Mayor and Council Decision:**



ORIGINAL 2 6.5.b

155 LEE ST. - O+I

144 SMITH ST. - O+I



152 SMITH ST. - R4

102 BURNETT ST. - R4

103 BURNETT ST. - R4

101 BURNETT ST. - R4

0 BURNETT ST. - R4

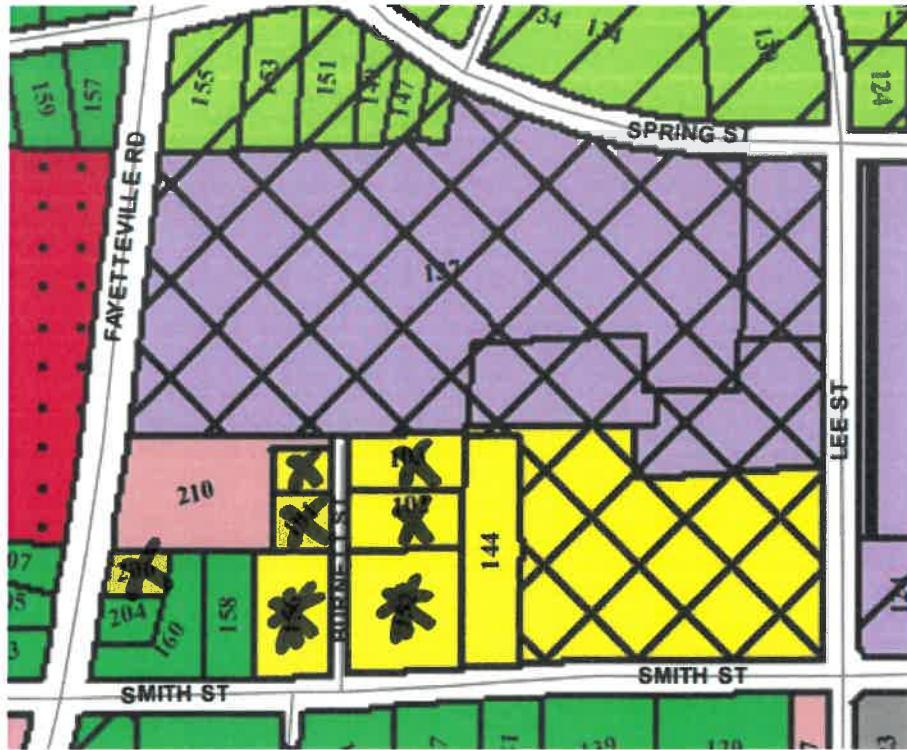
156 SMITH ST. - R4

206 FAYETTEVILLE RD. - R4



155 Lee St. - CCM

144 Smith St. - CCM



152 Smith St. - CCM

102 Burnett St. - CCM

103 Burnett St. - CCM

101 Burnett St. - CCM

0 Burnett St. - CCM

156 Smith St. - CCM

206 Fayetteville Rd. - CCM

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider City-initiated map amendments to the Official Zoning Map, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).

David Allen
Community Development Director

Publish 4/14/21

CITY OF JONESBORO GEORGIA

PUBLIC HEARING FOR:
MAP AMENDMENT FOR REZONINGS OF PROPERTIES AT
155 Lee Street (PARCEL No. 13241A A016) AND 144 Smith Street
(PARCEL No. 13241A A013) FROM OFFICE AND INSTITUTIONAL
(O-I) TO CITY CENTER MIXED USE (CCM).

LOCATION
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00 AM
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3800



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.6

-6

COUNCIL MEETING DATE

May 3, 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.) Discussion regarding a Conditional Use Permit Application 21-CU-008 for a dance studio and outreach, by Anne H. Choi, property owner, and Benneika Walker, applicant, for property at 1423 Stockbridge Road (Parcel No. 12017B A003), Jonesboro, Georgia 30236.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Section 86-106 C-1 District Purpose and Standards; Additional Conditional Uses, Article XVII, Sec. 86-515	
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 ; Recently, the applicant completed a zoning verification form for a dance studio and outreach for ages 5 to 18 at 1423 Stockbridge Road. The property is zoned C-1, Neighborhood Commercial, and has been a commercial strip center hosting a variety of businesses for many years. The Table of Uses requires a conditional use permit for this particular kind of use in C-1 zoning, with the following conditions:
<p>Sec. 86-515. NAICS 711120 – Dance Company Studios, without Theaters</p> <p>The following conditions are assigned in the C-1 and C-2 districts:</p> <p>(1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.</p> <p>The commercial center parking lot is not interconnected with adjacent parcels and currently has 45 parking spaces (front of building and rear), shared between a convenience store, a BBQ restaurant, a tax service, a dialysis center, and a bakery. None of the existing businesses have a consistently high parking demand at any one time, and the parking lot is rarely, if ever, full.</p> <p>Sec. 86-106. - C-1 neighborhood commercial district.</p> <p>(a) Purpose. The C-1 neighborhood commercial district is established to promote development of limited commercial and service establishments in close proximity to the neighborhoods they are intended to serve. Beyond limiting the range of permitted uses and the scale of individual buildings, the extent of the neighborhood commercial district itself is to be limited to ensure that consumer demand is not generated from outside the immediate neighborhood and that commercial encroachment into the neighborhood does not occur. Parking standards are relaxed to encourage walking, and pedestrian amenities are required to create and enhance a neighborhood atmosphere. The C-1 district is envisioned as a destination environment in which shoppers may access a variety of goods and services, particularly entertainment services such as restaurants. Uses that foster "one-stop" shopping such as auto parts stores are prohibited as are site plans that feature extensive parking along the right-of-way. The dance studio is in alignment with the purpose of being a service establishment (entertainment service), which will hopefully generate interest from the surrounding neighborhoods.</p> <p>(b) Development standards. (1) Minimum lot area: 43,560 square feet (one acre) Existing lot</p>	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

- (2) Minimum lot width: 80 feet **Existing lot**
- (3) Minimum front yard: 20 feet, when adjoining a residential use, otherwise zero **Existing lot**
- (4) Minimum side yard: 25 feet, when adjoining a residential use, otherwise zero **Existing lot**
- (5) Minimum rear yard: 35 feet, when adjoining a residential use, otherwise zero **Existing lot**
- (6) Maximum building floor area per story: 4,000 square feet **Existing lot, nothing added**
- (7) Maximum building height: 40 feet **Existing lot, nothing added**
- (8) Minimum building separation: per building codes **Existing lot, nothing added**
- (9) Maximum lot coverage: 70 percent **Existing lot, nothing added**

Per the applicant:

Elite Buzi Dance Studio and Outreach Center Inc. is a nonprofit organization whose mission is to develop and implement programs to empower and improve the quality of life for *the high-risk youth through dance education. Our program targets youth through dance but the program is a mentorship that teaches life skills by getting each young lady prepared for their next step in life. For example, the youth 5-18 our program teaches them how to handle peer pressure communication public speaking social skills and understanding changes in their bodies. The program is Monday through Friday 7:15am-8:30 pm.* Within those hours elementary students have online class 7:30am -2:15 pm. While they are in classes, we monitor each student help them with class assignments track their academic progress identify their weak areas and tutor them. 8:30am-4:00pm middle school students are in class While they are in class, we monitor them and assist them as need and track their academic progress and tutor as needed. 8:00am-3:30pm high school students are in class we also monitor them and track their academic progress tutor as needed *High school enrolled in the program take a transition class "Help Me Transition" at 4:30-6:00pm. This class is a preparatory class that teaches them how to fill out a w4, job application, build a resume, assist them in getting a driver's permit. balance a checking account, writing essays, college prep, assist in filling out college applications, understanding GPA, taking college tours, interview do's and don'ts, understanding credit, public speaking, and community service.* Middle school students will attend some of the classes with the high school student such as building a resume, how to save, money management balancing a checking account, writing essays and public speaking. They also will take a class called "Help" This class is a class that helps them with social skills and understanding hormones. The elementary school students will take a class on understanding life. *This class basically teaches the children life skills through play. They will act out different life events and talk about how to deal with the life situation.* 6:30-8:00pm Each enrolled student participates in dance this is where they are split into groups and create different dance routines based on the genre chosen through a drawing. This is a team bonding class via dance. This class enhances their social skills, teaches teamwork, communication, builds memory, build self-confidence, and promotes a healthy form of exercising. *Every third Saturday each enrolled student goes out into the local community to clean up.* We believe that once you establish a trusting and caring relationship, even with the very highest risk young people, you can provide them with opportunities to succeed and support them in overcoming challenges.

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

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. **Per Sec. 86-410 (29), Dance schools shall provide one space for each employee, plus one space for every 150 square feet of gross floor area.**

The suite is approximately 30 feet wide by 55 feet deep = 1650 / 150 = 11 spaces required

There will be 2 employees = 2 spaces required

Total parking required = 13 spaces

With 45 total spaces in the parking lot, there are enough spaces for the studio. In terms of providing parking for the studio without infringing on other businesses, there are several spaces directly in front of the suite, plus 13 largely unused spaces in the back. Per the applicant, there will not be a large influx of parked cars at the property at one time. The parents are not allowed to sit and watch, so they would drop off and pickup without sitting in the parking lot for long periods of time.

Staff recommends approval of the application, in that the use can meet the parking requirements, and the nature of the dance classes will not create high parking demand at any one time, thus protecting other businesses.

However, the outreach portion of the request extends into areas well past dance – life skills, etc. While a dance studio is allowed with a conditional use permit in C-1 zoning and some of the instruction is intermingled with dance, Other Schools and Instruction (Code 6116) is not allowed at all in this zoning. When I spoke to the applicant about the nature of the other classes besides dance, she told me that the classes were currently virtual, due to COVID. Council needs to discuss whether the classes that deal with topics other than dance are appropriate for the location, and, if so, should they remain virtual, even after COVID passes.

It is staff's recommendation that they remain virtual (if approved by Council), to avoid youth not directly participating in dance classes hanging out on the property for extended periods of time.

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.)

- Zoning Info
- Property Info
- Letter of Explanation
- Conditional Use - 1423 Stockbridge Road - Dance Studio and Outreach - Legal Notice REV
- Zoning Sign
- Acceptance Letter

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

Maria Wetherington

From: Benneika Walker <noreply@jotform.com>
Sent: Monday, March 29, 2021 11:59 AM
To: David Allen; Ricky , L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Benneika Walker



Jonesboro, GA: Zoning Verification Request

Name of Applicant: Benneika Walker
 Name of Business: Elite Buzi Dance Studio and Outreach center inc
 Property's Address: Street Address: 1423 Stockbridge rd suite b2
 City: Jonesboro
 State / Province: Georgia
 Postal / Zip Code: 30236
 Email Address: bu3i_dancers@aol.com
 Phone: (Day) (678) 225-9748
 Phone: (Evening) (678) 225-9748
 Current Use of Property: Vacant
 Proposed Use of Property (Please provide in great detail the intended use of the property): Dance studio and Outreach for youth ages 5-18 mentorship and virtual education
 Applicant's Signature: Benneika Walker
 Date: 03-29-2021

You can [edit this submission](#) and [view all your submissions](#) easily.

Ex. ZONING: C1

NAICS Code: 711120

Req. ZONING: H1, H2, or 1, M1, C1, C2 Concurr. Use REQ?: Yes

CONFORMAL USE PERMIT REQUIRED; Must Comply
WITH SEC 86-515

D

3/29/21

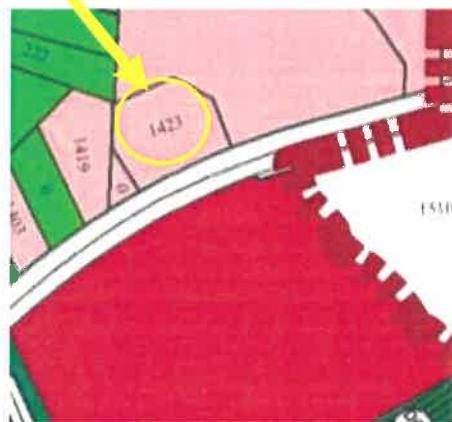
Applicant – Benneika Walker
Name of Business – Elite Buzi Dance Studio and Outreach Center
Address - 1423 Stockbridge Road, Suite B2
Zoning District – C1
NAICS – 711120
Proposed Use: Dance studio and youth outreach

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
711120	Dance Company Studios, without Theaters	N	N	N	N	N	P	P	P	P	C	C	N	86-114; Sec. 86-515

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

Zoning Classifications

-  A Assembly Rights
-  H Historic Residential
-  AH Historic Residential and Assembly Rights
-  T Tara Boulevard
-  County Parcels
-  C-1 Neighborhood Commercial District
-  C-2 Highway Commercial District
-  H-1 Historic District
-  H-2 Historic District
-  M-1 Light Industrial District
-  MX Mixed Use District
-  O-1 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



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

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

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

Google Maps 1423 Stockbridge Rd

Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Google Maps 1423 Stockbridge Rd



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Clayton County

GEORGIA

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Mobile Home Search](#)
[Map Search](#)
TAX COMMISSIONER
[Tax Commissioner Summary](#)
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[Payment History](#)
TAX ASSESSOR
[Tax Assessor Summary](#)
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[Assessment Notices](#)
[Pictometry](#)
[Income & Expense Values](#)
[Appeal Status](#)
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[Map](#)
[Permits](#)
PARID: 12017B A003
CHOI ANNE H
1423 STOCKBRIDGE RD
1 of 1
[Return to Search Results](#)
Year: 2020
Actions
[Printable Summary](#)
[Printable Version](#)
Reports
[Attribute Export](#)
[Mailing List](#)
[Sales](#)
[Residential PRC](#)
[Property Tax Bill](#)
[Mobile Home Bill](#)
[Commercial PRC](#)
[Sketch Print](#)
Tax Commissioner Summary

Tax Year	2020
Tax District/Description	4 - JONESBORO
Alternate ID	1266906
Legacy #	L015049
Status	ACTIVE

Parcel Status

Parcel Status	Deferral Exist	Bank PayPlan	Exclusion Codes	Years Support	Total Millage Rate
Active	No	-	-	-	39.9950

Parcel Information

Property Class	C3 - Commercial Lots
Acres	1.0000
Mortgage Company	
Exemptions	

Go
Most Current Owner (Mailing Address)

Current Owner	Co-Owner	Address 1	Address 2	City	State	Zip
CHOI ANNE H		7700 WICKLEY WAY		SANDY SPRINGS	GA	30350

Digest Owner (January 1)

Owner	Co-Owner	Address 1	Address 2	City	State	Zip
CHOI ANNE H		7700 WICKLEY WAY		SANDY SPRINGS	GA	30350

Tax (Penalties and Interest Included through Current Date)

Year	Cycle	Billed	Paid	Due
2020	1	6,631.17	-6,631.17	0.00
2019	1	6,730.82	-6,730.82	0.00
2018	1	6,730.82	-6,730.82	0.00
2017	1	6,233.86	-6,233.86	0.00
2016	1	6,478.00	-6,478.00	0.00
2015	1	6,369.11	-6,369.11	0.00
2014	1	6,331.86	-6,331.86	0.00
2013	1	6,242.39	-6,242.39	0.00
2012	1	5,460.56	-5,460.56	0.00
Total:		57,208.59	-57,208.59	0.00

Values

Original	100%	414,500	40%	165,800
Appeal Value		0		0
Status Flag				
Total Taxable/Billing Value		414,500		165,800

TAX COMMISSIONER
TAX ASSESSOR

Clayton County

GEORGIA

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- [Tax by Authority](#)
- [Payment History](#)

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- [Commercial](#)
- [Residential](#)
- [Miscellaneous Structures](#)
- [Personal Property](#)
- [Sketch](#)
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- [Assessment Notices](#)
- [Pictometry](#)
- [Income & Expense Values](#)
- [Appeal Status](#)
- [Sales](#)
- [Land](#)
- [Map](#)
- [Permits](#)

PARID: 12017B A003	CHOI ANNE H	1423 STOCKBRIDGE RD
Commercial Profile		
Card	1	1 of 2 >
Year Built	1974	
Effective Year Built	1981	
Improvement Name	SPIVEY PLAZA	
Units		
Other Improvements		
Other Imp Value		
Square Footage	7,400	
Building Value	265,030	

1 of 1
[Return to Search Results](#)
Year: 2020 ▾

Actions
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Reports

[Attribute Export](#)
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[Sketch Print](#)

Go

TAX COMMISSIONER

Clayton County Administration
 Annex 3, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Property Tax: (770) 477-3311
 Motor Vehicle: (770) 477-3331

8:00 A.M. to 5:00 P.M.
 Monday-Friday

TAX ASSESSOR

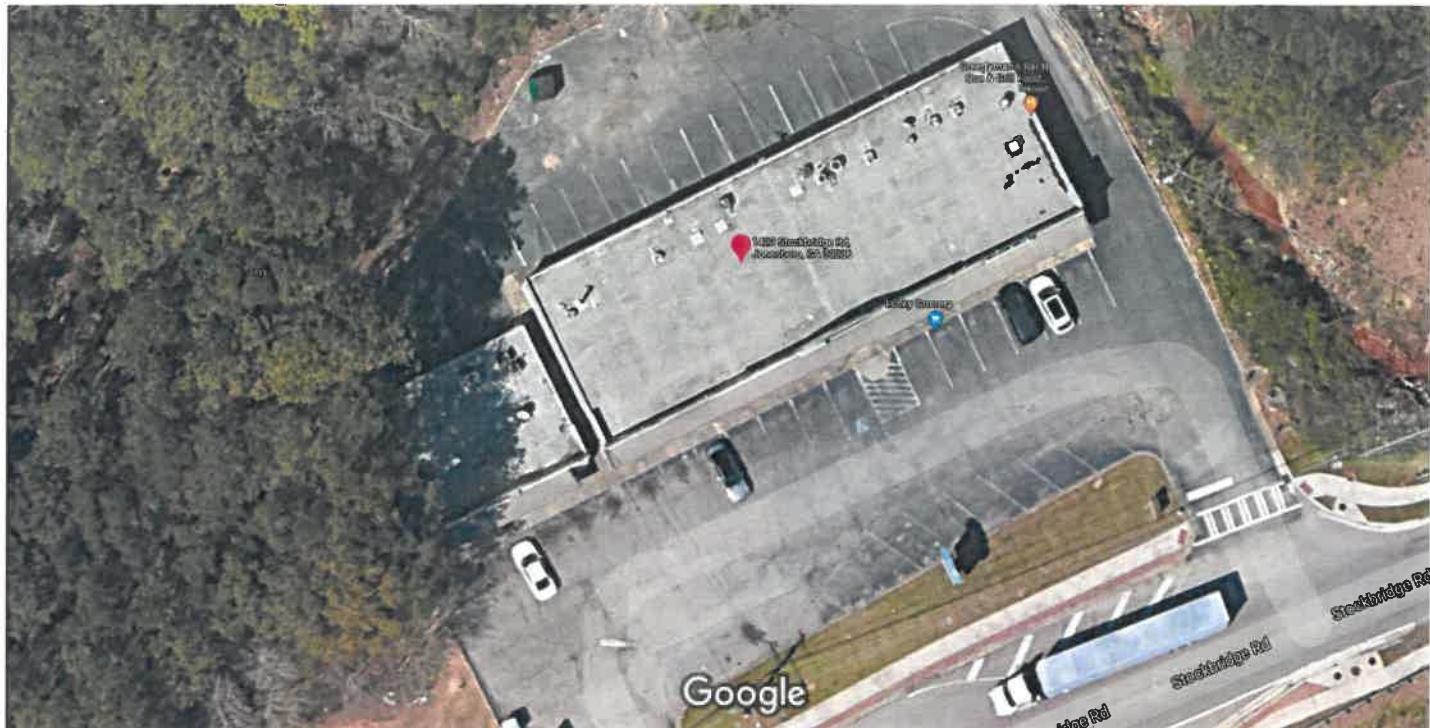
P.K Dixon
 Annex 2, 2nd Floor
 121 South McDonough Street
 Jonesboro, GA 30236

Phone: (770) 477-3285
 Fax: (770) 477-4566

8:00 A.M. to 5:00 P.M.
 Monday-Friday



Google Maps 1423 Stockbridge Rd

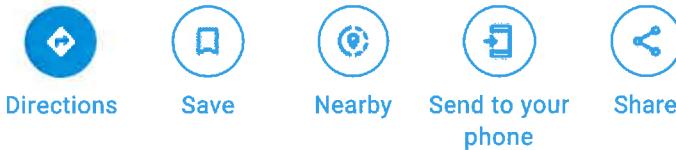


Map data ©2021, Map data ©2021 20 ft



1423 Stockbridge Rd

Building



1423 Stockbridge Rd, Jonesboro, GA 30236

Photos

<https://www.google.com/maps/place/1423+Stockbridge+Rd,+Jonesboro,+GA+30236/@33.5282783,-84.3443235,60m/data=!3m1!1e3!4m>

David Allen

From: bu3i_dancers@aol.com
Sent: Friday, April 9, 2021 3:20 AM
To: David Allen
Subject: Re: Zoning Verification - 1423 Stockbridge Road, Suite B2, Elite Buzi Dance Studio and Outreach Center

Yes,

Elite Buzi Dance Studio and Outreach Center Inc. is a nonprofit organization whose mission is to develop and implement programs to empower and improve the quality of life for the high risk youth through dance education. Our

program targets youth through dance but the program is a mentorship that teaches life skills by getting each young lady prepared for their next step in life. For example the youth 5-18 our program teaches them how to

handle peer pressure communication public speaking social skills and understanding changes in their bodies. The program is Monday through Friday 7:15am-8:30 pm. Within those hours elementary students have online class

7:30am -2:15 pm while they are in classes we monitor each student help them with class assignments track their academic progress identify their weak areas and tutor them. 8:30am-4:00pm middle school student are in class

while they are in class we monitor them and assist them as need and track their academic progress and tutor as needed. 8:00am-3:30pm high school students are in class we also monitor them and track their

academic progress tutor as needed High school enrolled in the program take a transition class "Help Me Transition" at 4:30-6:00pm. This class is a preparatory class that teaches them how to fill out a w4, job application, build a

resume, assist them in getting a drivers permit. balance a checking account, writing essays, college prep, assist in filling out college applications, understanding GPA, taking college tours, interview do's and

don'ts, understanding credit, public speaking, and community service. Middle school students will attend some of the classes with the high school student such as building a resume, how to save, money management balancing

a checking account, writing essays and public speaking. They also will take a class called "Help" This class is a class that helps them with social skills and understanding hormones. The elementary school students will take a

class on understanding life. This class basically teaches the children life skills through play. They will act out different life events and talk about how to deal with the life situation. 6:30-8:00pm Each enrolled student participates in

dance this is where they are split into groups and create different dance routines based on the genre chosen through a drawing. This is a team bonding class via dance. This class enhances their social skills, teaches team

work, communication, builds memory, build self confidence, and promotes a healthy form of exercising. Every third Saturday each enrolled student goes out into the local community to clean up. We believe that once you

establish a trusting and caring relationship, even with the very highest risk young people, you can provide them with opportunities to succeed and support them in overcoming challenges

On Thursday, April 8, 2021, 02:58:00 PM EDT, David Allen <dallen@jonesboroga.com> wrote:

Ms. Walker,

The outreach / mentorship portion of your request, is that related to dance or some other topic?

David Allen | Community Development Director | City of Jonesboro, GA

tel: 770-478-3800 | cell: 770-570-2977 |
dallen@jonesboroga.com |

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

[Like Us On Facebook](#)

[Like Us on Twitter](#)

From: David Allen

Sent: Monday, March 29, 2021 3:13 PM

To: bu3i_dancers@aol.com

Cc: Cable Glenn-Brooks <cbrooks@jonesboroga.com>

Subject: RE: Zoning Verification - 1423 Stockbridge Road, Suite B2, Elite Buzi Dance Studio and Outreach Center

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for a dance studio and outreach, by Anne H. Choi, property owner, and Benneika Walker, applicant, for property at 1423 Stockbridge Road (Parcel No. 12017B A003), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on May 3, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 4/14/21

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR
CONDITIONAL USE PERMIT FOR DANCE STUDIO AND OUTREACH
By ANNE H. CHOI, AND BENNEIKA WALKER, APPLICANT, FOR
PROPERTY AT 1423 STOCKBRIDGE ROAD, PARCEL No.
12017B A003, JONESBORO 30236

LOCATION

170 SOUTH MAIN STREET JONESBORO GEORGIA 30236

DATE: 5-10-21 TIME: 6:00 PM

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

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR
CONDITIONAL USE PERMIT FOR DANCE STUDIO AND OUTDOOR
BY ANNE H. CHOI, AND BENNEIKA WALKER, APPLICANT,
PROPERTY AT 1423 STOCKBRIDGE ROAD, PARCEL No.
12017B A003, JONESBORO 30236

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21

TIME: 6:00 PM

FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-47



MEMORANDUM

To: Benneika Walker
701 Yukon Way
Stockbridge, GA 30281

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

Date: April 27, 2021

Re: Notification of Request for Conditional Use – Dance Studio and Outreach, 1423 Stockbridge Road; Tax Map Parcel No. 12017B A003

Dear Applicant,

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

- Dance Studio and Outreach

A Public Hearing has been scheduled for Monday, May 10, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, May 3, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to read "D Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

-7

6.7

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding City-initiated map amendments to the Official Zoning Map 21-MA-004 Ord. 2021-011, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).	
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Article XII, Amendments	
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization	
Summary & Background	<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> Staff recommendation: Approval of re-zonings; These re-zonings (map amendments) were initiated by the City of Jonesboro, as some of the properties that will comprise the City Center project. All subject parcels will be combined in one plat and need to be rezoned to one unified zoning – the new City Center Mixed Use District (CCM). Being a government-initiated rezoning, these amendments do not require public notices, per Sec. 86-366, but they were advertised anyway.
<ul style="list-style-type: none"> - 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM). - The remaining City Center properties, 158 and 160 Smith Street and 204 Fayetteville Road, have not finalized their closings yet, and their re-zonings will be addressed in the near future. 	
Re-zoning Assessment per Sec. 86-374. - Standards of review for Map Amendments:	
<ul style="list-style-type: none"> • Relationship to the established land use pattern. Surrounding properties are as follows: O&I Office & Institutional (north), C-1 Neighborhood Commercial (west), O&I Office & Institutional (east), and R-4 Single-Family Residential (south). • Compatibility with comprehensive plan; timing of development. Several of the properties have been undeveloped for a long time. According to the City's 2025 Future Land Development Map identifies the area is in a mix of "Traditional Neighborhood" and "Downtown" areas. The update to the Comprehensive Plan and Future Land Development Map in late 2021 will likely show this area with a more diverse range of uses, including the developed City Center. • Suitability of the zoning proposal. None of the properties are well suited for development under their current zonings, due to their size and location. Properties in the immediate vicinity are a wide mix of institutional, commercial, and residential uses. Staff does not project any issues for the request, in terms of nuisance to nearby property owners. • Impact on public facilities and services; referrals to other agencies. The City and/or County will have services in place for the site, including water and sewer utilities, and police and fire protection. The City does not foresee any major impacts on the City's public facilities and services. • Impact on public financial resources. The proposed zoning change should not cause any significant budgetary impacts on the City and other public agencies or authorities. The public development will be funded largely by 	

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

SPLOST dollars.

- **Availability of other land suitable for the proposed use.** If approved, the proposed CCM development would combine 11 adjacent parcels into a parcel hosting ample room for City Hall, the City Police Department, and a community center.
- **Impact on neighborhood character.** As stated before, the immediate surrounding properties are zoned Office / Institutional, R-4 Single Family, and C-1 Neighborhood Commercial. Rezoning the properties should have no detriment to the neighborhood character. The surrounding area has a wide variety of uses. The former buildings on these parcels were largely run down.
- **Opportunity for economic use of property.** The diversity of allowed uses in the CCM Zoning District would further the properties' opportunities to grow as a community focal point for the City.
- **Effect on adjacent property.** Staff believes that the adjacent area would not be harmed from the change in zonings and could only benefit from a quality development.
- **Impact on surrounding property values.** Staff does not foresee any negative impacts to the surrounding properties. The future development, if approved, would likely raise property values in the area.
- **Circumstances peculiar to the context.** None known.
- **Impact on the public interest.** The proposed use would not be a detriment to the public health, safety, morality and general welfare. It would be a positive focal point for the community.
- **Environmental impact.** The properties do not appear to have any issues with storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. The development must conform to the stringent guidelines of the Clayton County Soil and Water District and the Clayton County Water Authority, Stormwater Department.

Fiscal Impact

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

City Owned

Exhibits Attached

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

- Application R4
- Original Zonings
- New Zonings
- Map Amendment - City Center Properties May 2021 R4 properties - Legal Notice REV
- Zoning Sign R4

Staff Recommendation

(Type Name, Title, Agency and Phone)

Approval

R4



CITY OF JONESBORO

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

MAP AMENDMENT APPLICATION

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

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

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

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

In addition, please also provide the following:

CITY OWNED AND INITIATED

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

GENERAL INFORMATION

Name and Address of Appellant CITY OF JONESBORO, 124 NORTH AVENUEJONESBORO, GA 30236 Phone # 770-479-3800Name and Address of Property Owner SAM CLocation of Property 152 SMITH ST., 102 BURNETT ST., 103 BURNETT ST.,
101 BURNETT ST., 2 BURNETT ST., 156 SMITH ST., 206 FAYETTEVILLE RSPresent Zoning District and use of Property R4Proposed Zoning District and use of Property CCM

STANDARDS FOR MAP AMENDMENT

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

1.) What is the relationship of the proposed change to the established land use pattern? PROPERTIES WILL BE THE SITE OF THE RECENTLY APPROVED CITY CENTER2.) Is the proposed change compatibility with the City's comprehensive plan and what is the proposed timing of development? Yes3.) What impacts, if any, would the proposed change have on public facilities, services, neighborhood character, environmental impact, public interest, and public financial resources? NO SIGNIFICANT IMPACTS (NEGATIVE IMPACTS)4.) What economic opportunities are projected for the property? REZONING WILL ENCOURAGE

More Development Around City Center

5.) To what extent would property values be diminished by the particular zoning restrictions? None - They will be enhanced

6.) To what extent would the destruction of property values, if any, promotes the health, safety, morals, or general welfare of the public? None - All will be enhanced

7.) What is the relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner? Quality development; More livability and walkability in community

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

Several of these properties (Merry Burnell Sr.) were vacant and the others had recently demolished houses

FOR OFFICE USE ONLY:

Date Received: ____ / ____ /20 ____

Fee Amount Enclosed: \$ N/A

Date of Advertisement: 4/14/21

Mayor and Council Date of Decision: 5/10/2021

Mayor and Council Decision:



155 Lee St. - O+1

144 Smith St. - O+1



152 SMITH ST. - R4

102 BURNETT ST. - R4

103 BURNETT ST. - R4

101 BURNETT ST. - R4

0 BURNETT ST. - R4

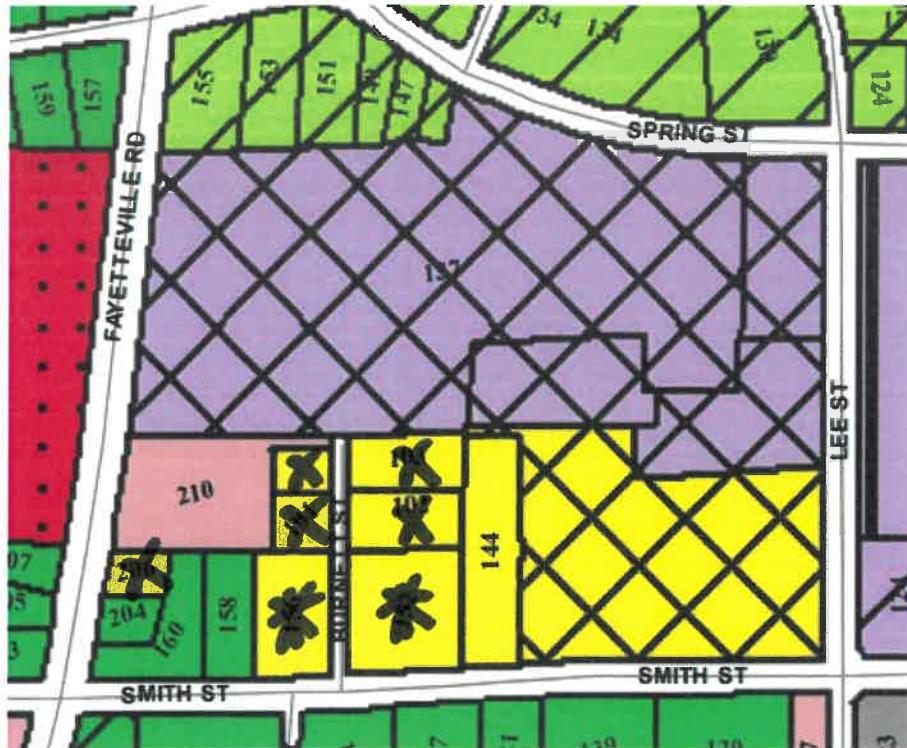
156 SMITH ST. - R4

206 FAYETTEVILLE RD. - R4



155 Lee St. - CCM

144 Smith St. - CCM



152 SMITH ST. - CCM

102 BURNETT ST. - CCM

103 BURNETT ST. - CCM

101 BURNETT ST. - CCM

0 BURNETT ST. - CCM

156 SMITH ST. - CCM

206 FAYETTEVILLE RD. - CCM

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider City-initiated map amendments to the Official Zoning Map, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).

David Allen
Community Development Director

Published 4/14/21



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR

Map Amendments For Rezonings of Properties At

152 Smith Street, 102 Burnett Street, 103 Burnett Street, 101 Burnett Street, 0 Burnett Street, 156 Smith Street, And 206 Fayetteville Rd. From Residential (R-4) To City Center Mixed Use (CM)

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 5-10-21 TIME: 6:00 PM

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





CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-8

6.8

COUNCIL MEETING DATE

May 3, 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.)

Discussion regarding a City Zoning Map update and re-adooption Ord. 2021-012, based on recent rezonings.

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; The map was formally adopted last month, but most of the City Center map amendments (re-zonings) are now shown on this month's map.

- 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).
- 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).
- The remaining City Center properties, 158 and 160 Smith Street and 204 Fayetteville Road, have not finalized their closings yet, and their re-zonings will be addressed in the near future.

Fiscal Impact

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

n/a

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

- JonesboroZoningMap_May_10_2021
- Map Amendment - City Center Properties May 2021 O&I properties - Legal Notice REV
- Map Amendment - City Center Properties May 2021 R4 properties - Legal Notice REV

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 3, 2021

Signature

City Clerk's Office

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-1 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: May 10, 2021

Joy B. Day, Mayor

Ricky L. Clark, Jr., City Manager

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 10th day of May 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

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider City-initiated map amendments to the Official Zoning Map, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).

David Allen
Community Development Director

Publish 4/14/21

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider City-initiated map amendments to the Official Zoning Map, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).

David Allen
Community Development Director

Published 4/14/21



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 9

6.9

COUNCIL MEETING DATE

May 3, 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.)	
Discussion regarding a Conditional Use Permit Application 21-CU-005 for massage therapy, by McKenzie Brothers Realty, LLC, property owner, and Nikki Fisher, applicant, for property at 120 North McDonough Street (Parcel No. 13241B F004), Jonesboro, Georgia 30236.	
Requirement for Board Action (Cite specific Council policy, statute or code requirement)	
Section 86-102 H1 Historic District Standards; Additional Conditional Uses, Article XVII, Sec. 86-533	
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: Last year, 120 North McDonough Street (next to King Street) was purchased by McKenzie Brothers Realty for use as a business “incubator” of office suites. The property has parking on the rear side. The property is zoned H-1 Historic District.	
In February of this year, the applicant completed a zoning verification form for massage therapy at the above address. The Table of Uses requires a conditional use permit for this particular kind of use, with the following conditions:	
Sec. 86-533. NAICS 812199 – Massage Therapy, State Licensed Only	
<i>The following conditions are assigned in the H-1, H-2, O&I, M-X and C-1 districts:</i>	
(1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.	
(2) All individuals performing massage therapy must be licensed by the State of Georgia.	
<ul style="list-style-type: none"> - The State license of the person that will do the massage is enclosed in the agenda packet. Nikki Fisher, License Number MT010401 - The closest parking category for this type of use is <i>personal service establishments such as barber shops and hair salons shall provide two spaces per customer station</i> (Section 86-410(16)). The rear parking has approximately 41 spaces available for customers and employees. With an average of 5 clients daily and 1 to 2 employees, a maximum of 7 spaces are required for the massage therapy business. The spaces already provided at the back should be adequate to accommodate this type of business and the others, especially since the clients will not be all coming at the same time. 	
The days and hours of operation would be Monday through Sunday, 7 am to 6 pm, by appointment.	
Fiscal Impact	(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

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

- Zoning Info
- Property Pictures
- State License
- Letter of Explanation
- Conditional Use - 120 North McDonough Street - Massage Therapy - Legal Notice REV
- Zoning Sign
- Acceptance Letter

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

Approval

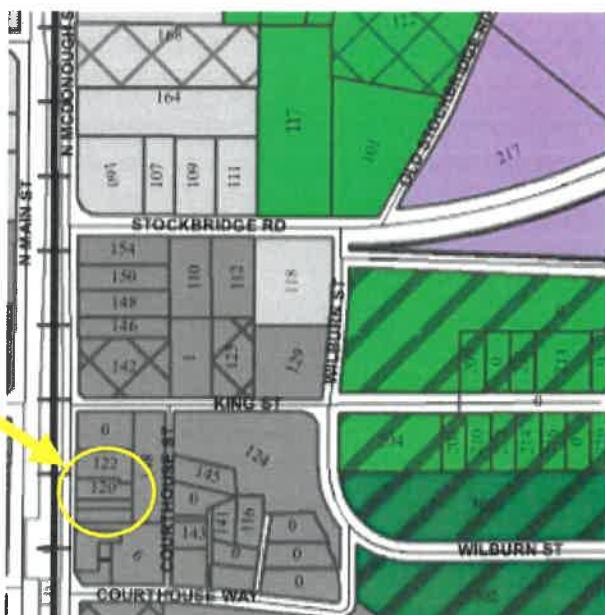
Applicant – Nikki Fisher
Name of Business – NiQi Massage
Address - 120 North McDonough Street
Zoning District – H1
NAICS – 812199
Proposed Use: Massage Therapist

NAICS Code	USES	R-2	R-4	R-C	R-A	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
812199	Massage Therapy, State Licensed Only	N	N	N	N	N	C	C	C	C	C	N	N	Sec. 86-109 ©(5); 86-533

Use is permitted "by right" in the district indicated = P; Use is permitted as a conditional use (section indicated) = C; Use is not permitted = N

Zoning Classifications

-  A Assembly Rights
-  H Historic Residential
-  AH Historic Residential and Assembly Rights
-  T Tara Boulevard
-  County Parcels
-  C-1 Neighborhood Commercial District
-  C-2 Highway Commercial District
-  H-1 Historic District
-  H-2 Historic District
-  M-1 Light Industrial District
-  MX Mixed Use District
-  O-I Office and Institutional District
-  R-2 Single Family Residential District
-  R-4 Single Family Residential District
-  R-C Cluster Residential District
-  RM Multifamily Residential District
-  Jonesboro City Limit



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

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) All individuals performing massage therapy must be licensed by the State of Georgia.

Jonesboro, GA: Zoning Verification Request

Name of Applicant: Nikki Fisher

Name of Business: NiQi Massage

Property's Address: Street Address: 120 N. McDonough St

City: Jonesboro

State / Province: GA

Postal / Zip Code: 30238

Email Address: kifisher36@yahoo.com

Phone: (Day) (404) 925-7199

Phone: (Evening) (404) 925-7199

Current Use of Property Massage Therapist

Proposed Use of Property (Please provide in great detail the intended use of the property):
Massage Therapist

Applicant's Signature NFisher

Date 02-10-2021

Ex. ZONING: HI

NAICS Code: 812199

Req. ZONING: HI, HZ, O1, MX, CL

CONDIT. USE REQ?: Y

CONDITIONAL USE PERMIT REQUIRED. MUST MEET ALL REQUIREMENTS OF SEC. 86-533

Dul A

2/11/21

Google Maps 124 N McDonough St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Google Maps King St



Image capture: Jun 2019 © 2021 Google

Jonesboro, Georgia



Street View



Massage Therapy at 120 n McDonough st Jonesboro

Hi Mr Allen

My hours of operation for NiQi Massage will be Monday-Sunday from 7am-6p according to my clients or my availability. I will have 1-2 employees at the spa working for NiQi Massage. Currently there are no other employees besides myself. NiQi Massage when open will have on average 5 massages clients a day . Daily massage clients have reached 8 clients a day . Daily clients 2-8 daily .

Nikki Fisher

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on May 10, 2021, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit Application for massage therapy, by McKenzie Brothers Realty, LLC, property owner, and Nikki Fisher, applicant, for property at 120 North McDonough Street (Parcel No. 13241B F004), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on May 3, 2021 at 6 pm, also in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 4/14/21

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR

CONDITIONAL USE PERMIT FOR MASSAGE THERAPY BY

McKENZIE BROTHERS REALTY AND NICKI FATER, APPLICANT

FOR PROPERTY AT 120 NORTH MCDONOUGH STREET

PARCEL NO 13241B FOO4 Jonesboro 30236

LOCATION
120 SOUTH MAIN STREET, JONESBORO, GEORGIA, 30236DATE: 5-10-21 — TIME: 6:00 PM

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

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:
Conditional Use Permit For Massage Therapy By

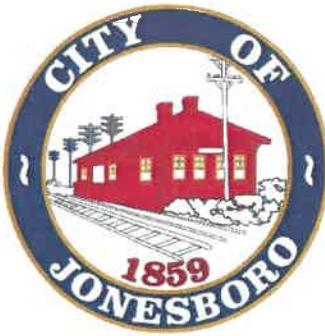
McKenzie Brothers Realty And Nikki Fisher, Applicant,
For Property At 120 North McDonough Street
Parcel No. 13241B Foo4 Jonesboro 302236

LOCATION

120 SOUTH MAIN STREET JONESBORO, GEORGIA 302236

DATE: 5-10-21 — TIME: 6:00 PM

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



MEMORANDUM

To: Nikki Fisher
8520 Bowen Court
Jonesboro, GA 30236

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

Date: April 27, 2021

Re: Notification of Request for Conditional Use – Massage Therapy, 120 North McDonough Street; Tax Map Parcel No. 13241B F004

Dear Applicant,

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

- Massage Therapy

A Public Hearing has been scheduled for Monday, May 10, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will first discuss this item at their next Work Session on Monday, May 3, 2021 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to read "D Allen".

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

6.10

- 10

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding a proposal by and between the City of Jonesboro to develop a custom iphone and android app to allow for ease of city services.

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

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

Summary & Background

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

Increasingly, cities are the public sector service delivery engines in the United States. We have heard a call to action: residents expect cities to find ways to improve services, and the City of Jonesboro is gearing up to do so. As personified in our Core Goals and Objectives (Connected Community), we are actively seeking methods for better service delivery. Over the past few years, leadership has put forth innovative policies and technology methods to increase our level of efficiency across the board. One of our most recent ways of increasing service delivery, is through our OneJonesboro app that we launched a few years back. This app was launched in an attempt to allow our citizens to report code enforcement and public works related issues in our community. As time has progressed, we now more than ever, realize that we need to connect our citizens, via an app, to all of our services. We recognize that our products must be useful for all of our constituents and stakeholders. There is a real opportunity for the City of Jonesboro to set the standard to leverage technology to have a substantial, positive impact on the lives of our residents. It's critically important that those experiences be good ones, so people walk away feeling like, "Hey, I'm getting great service. My government actually gets what I need and it's helping me to get there."

The new City of Jonesboro mobile app will be free for citizens and stakeholders to download and will provide features designed to enhance communication and increase community partnerships. The mobile app will be built to improve citizens' access to city services, events, and facilities. The app will include unlimited push notifications including an integrated National Weather Service feed, with a fully customizable alert system that will automatically push timely and relevant weather alerts to citizens without effort by city employees. The app will also be integrated with all city social media accounts. The app will include a user-friendly App Control Panel so that city officials can push notifications to app users and simultaneously post to all social media accounts, reducing duplication of efforts.

The main screen of the app will be dedicated to the city government of Jonesboro and will include features such as, City News & City Events features with push notification capability. A Mayor's Office feature will provide a submenu of features such as, Mayor's Welcome, Online City Code, City Budget, and Blueprint Jonesboro. The City Managers feature will provide a comprehensive Staff Directory and a Code Enforcement feature that will include a form that allows citizens to report suspected code violations directly to the Code Enforcement Officer. A Join Our Team feature will allow the city to post job opportunities and begin the application process. The main screen will also include a One Jonesboro feature that

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 3, 2021

Signature

City Clerk's Office

will allow citizens to report maintenance issues to the city officials according to the same maintenance categories listed in the current One Jonesboro app. When citizens complete and submit the report, it will be sent to the appropriate city employee so that maintenance issues are resolved in a timely manner. A Press Release feature will provide an area for press releases to be published and pushed to citizens, improving awareness, and demonstrating city government transparency. A "Explore" feature will include a submenu of features like "Summer Concert Series" and the "City Newsletter". The app control panel will allow the city newsletter to be published to the app and the Jonesboro website simultaneously, reducing duplication of effort. Within the Explore section, citizens will be able to submit a form to reserve Lee Street Park making scheduling of the park easier for citizens and city employees.

6.10

The Police Icon on the main screen will open to a second full feature menu that will provide an anonymous Submit a Tip feature (Currently only available by phone) which will allow citizens to report suspicious activities and upload photos directly to designated members of the Jonesboro Police Department, without disclosing their identity or location. The Police menu will also provide a Most Wanted feature that will include a Submit a Tip button. This will allow users to help the police department locate and apprehend wanted individuals. Other features in the police section like Chief's Welcome, Contact Us, Join Our Team, Jail Info and FAQ will provide helpful information and enhance service to citizens. The Police Section will be built around the Police Departments own push notification channel so that urgent alerts important to public safety can be sent as needed. This will also allow the police department and other departments to report a road closure, sidewalk closure, and any other pertinent information that may impact the citizens/employees living in or traveling through the city.

Internal push notification channels will be established for city government and the police department allowing both to send push notifications to employees with Pin number protection to ensure confidentiality.

Fiscal Impact

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

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

- Public Information App Proposal

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

Approval

AGREEMENT FOR SERVICES



City of Jonesboro, GA

Mayor Joy B. Day &
City Manager Ricky L. Clark, Jr.

Prepared by:

William Engledow

wengledow@ThePublicInformationApp.com

478.444.3329

April 22, 2021

www.ThePublicInformationApp.com info@ThePublicInformationApp.com

BACKGROUND

ThePublicInformationApp.com develops custom iPhone and Android apps for law enforcement agencies around the country. With more custom apps for Law Enforcement agencies than any other developer, ThePublicInformationApp.com is the “App Developer of Choice”.

DESCRIPTION

ThePublicInformationApp.com works with progressive organizations to develop custom iPhone and Android apps to help harness the growing number of users that leverage mobile devices, when engaging with an organization. After initial discussions with the City of Jonesboro, Georgia, ThePublicInformationApp.com has developed a mockup design of what could be developed for the Sheriff’s Office.

PRELIMINARY DESIGN

While the following mockup is only a draft, it is the intended baseline for the design based on conversations with ThePublicInformationApp.com and City of Jonesboro, Georgia. This design can change through the process without additional fees. It must be locked down prior to the development phase of the process.

FEATURES

1. One Jonesboro (Citizen Reporting)
2. City Council
3. Mayor's Office
4. City Manager
5. City News
6. City Events
7. Police (Anonymous Tips/Integrations)
8. Fire
9. Municipal Court
10. Explore
11. Join Our Team.
12. Home
13. Press Releases
14. Social Media Integrations
15. Weather / NWS Alerts/Integration



*City of Jonesboro to provide the JMS & RMS Data.

The above features, graphics design and color scheme are based on the City of Jonesboro feedback and recommendations based on our experience, you will be able to add, modify and remove at no extra cost prior to development.

Those that download the app will have the most up to date information from the City of Jonesboro, Georgia.

ThePublicInformationApp.com was created to help local governments better communicate their messages to their organization and community. Our goal is to develop a core group of technology services that allows your organization to create, upload and share content specific to your organization for distribution to others around your county/Parish, State and around the world.

SERVICE	TOTAL
iOS Development (Apple App Store)	(one-time fee) \$5,495.00
Android Development (Google Play)	(one-time fee)\$5,495.00
Integration Fees (JMS, RMS, Sex Offender Data, Social Media, National Weather Service)	\$1,495.00
Year One Support & Maintenance	\$4,495.00
Premium Marketing Kit	\$1,495.00
Year 1 Total before Discounts	\$18,475.00
Cornerstone Municipality Discount	(\$10,480.00)
Year 1 Total after Discounts	\$7,995.00
Year 2 and Following - Annual Support Fee	\$4,495.00
PUSH NOTIFICATIONS Multi-Channel Push Notifications Agency may target communications to particular groups, and will provide ThePublicInformationApp.com with a list of selected groups, with a practical limit of twelve (12) groups. Can also include up to 3 private pin protected channels.	UNLIMITED INCLUDED

ThePublicInformationApp.com proposes to develop an iPhone and Android app for the City of Jonesboro, Georgia.

ThePublicInformationApp.com was created to help Sheriff's Offices better communicate with their respective communities. Our goal is to develop a core group of technology services that allows your organization to create, upload and share content specific to your organization for distribution to others around your County, State and around the world.

THIS AGREEMENT is made between OCV, LLC ("Host") having an address at 809 2nd Avenue, Opelika, AL. 36801 and:

City of Jonesboro, Georgia ("Customer") having a mailing address at 124 North Ave Jonesboro, GA 30236 and is effective from

Start Date: Date Customer Signs Proposal to **End Date:** One Year Following Signature (Renewable Annually Thereafter)

1. SERVICES: Host agrees to provide custom mobile app development services and support.

2. BILLING AND PAYMENT:

100% at contract signing

*Net 30

3. *TERM AND TERMINATION: This Agreement is effective as of the date of this Agreement and will extend for a period of 12 months.

*At the end of the initial contract period, Host will contact the customer for a renewal confirmation. Confirmation is typically communicated through email or other electronic means. Host will also send a renewal invoice 30 days prior to the expiration of this agreement. Receiving the invoice without renewal

www.ThePublicInformationApp.com info@ThePublicInformationApp.com

confirmation does not lock the customer into renewal. Customer will have 30 days to decline renewal. Host retains ownership of all intellectual property rights associated with the services, its technology and any enhancements or modifications thereof.

4. AMENDMENTS: This Agreement may be supplemented, amended, or modified only by the mutual agreement of the parties. No supplement, amendment, or modification of this Agreement shall be binding unless it is in writing and signed by all parties.

5. ACCEPTANCE OF TERMS: Use of services provided by Host constitutes acceptance of the terms and conditions contained in this agreement and any amendments thereto.

OCV, LLC TERMS AND CONDITIONS

1. MOBILE APP CREATION AND REVIEW PERIOD: Upon execution of this contract, the OCVapps team will go to work on designing and building your app(s). At the design phase, we will solicit your initial design ideas, existing graphics and logos and use any other existing asset that you have to set the direction. A mock up / prototype will be developed using graphics and be sent to you for approval/ review. This will happen prior to the start of coding. Upon electronic approval of the prototype images, OCV, LLC will begin coding your app (contingent on having all information from the customer).

Upon completion of the code, OCV will review and test the app at all levels. Once the app passes our internal review and processes, we will upload it to the Apple iTunes Store/Google Play store for official App review and release.

Upon acceptance of the app within the iTunes store/ Google Play store, we will notify you via email/phone. After the App is released in the stores we will train you how to use the control panel and how to update your app. **Total elapsed time estimate: ~ 45 - 60 days after all information is provided to Host project management staff.**

2. OCV, LLC Features: Features will be solidified after contract acceptance.

3. CUSTOMER/OCV CONTROL: An OCVapp exists in two parts: the “features” and “content”. The features remain static in nature. The “content” is the update-able features that the client can update. OCV will work with your team to ensure that you can edit the “content” via RSS feeds and a custom web accessible control panel. Unless requested of OCV by the client, only the client can make changes to the content within the control panel.

4. PUSH NOTIFICATION AND OTHER ALERT NOTIFICATIONS: An OCVapp may be instrumented with a Push notification or other Alert terminology. OCV does not warranty, suggest, or advertise that an OCVapp is designed for life saving immediate warnings. The OCVapp push notification and alert systems are simply intended to give a central location for end users to see the latest information. While it will be the intent of a push notification to be delivered to your OCVapp, it is not something that can be guaranteed. Due to the technical limitations, multiple internet connections and outside factors that are out of the control of OCV, we suggest that our warnings will almost always be delivered in less than a minute. Some instances will show quicker and others slower. There is a chance that during a storm or other emergency, information may slow due to power outages, mobile phone network shortages or outages and many other factors. In severe situations, the feed may not happen at all.

Note: Never assume that the end user has received the push notification. Due to the requirements of the marketplace, push notifications are opt-in services. A user can turn off the notifications at any time or uninstall the app.

5. Warranties Disclaimer: Due to the many links in the overall national and regional communication networks and infrastructure (national/regional cellular/mobile communication networks and their traffic management, land-phone lines and regional switching networks, power grids, etc.) all of which are completely outside the control or monitoring of OCV, OCV disclaims any and all warranties with respect to the Client's use of an App developed by OCV, direct or indirect, including but not limited to warranties of merchantability and fitness for a particular purpose. In no event shall OCV, its affiliates, business partners, service providers, employees, agents, representatives, or shareholders be liable to customer for any incidental, consequential, indirect, special, or punitive damages (including damages due to: service failures, business or service interruptions, etc.) for any aspect of its service outside of OCV's direct control.

IN WITNESS WHEREOF, the parties have executed this Agreement by their duly authorized representatives.

City of Jonesboro, Georgia

Printed Name

Signature

Title

Date

OCV,LLC (ThePublicInformationApp.com)

Printed Name

Signature

Title

Date



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 11

COUNCIL MEETING DATE

May 3, 2021

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

the inspecting agency of the Project, the County assumes all liability and releases the City from any liability regarding the safety and occupancy of the Project. The County shall ensure the Project is constructed and maintained in accordance with the City Code.

6.11

Fiscal Impact

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

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

- SP2009-09_Clayton Fueling_40% Submittal_Narrative Report
- Screenshot 2021-03-29 143137.docx (003)

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

Approval

FUELING STATION FACILITY

PROJECT NARRATIVE | OUTLINE SPECIFICATIONS

Clayton County, Georgia

W.A.R. #SP2009-09

02.14.2020



POND

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Project Summary

General

The project includes a new Clayton County Fueling Station Facility which will serve as the primary fueling facility for all Clayton County vehicles from various departments.

The project will require the following functions and services:

- Fueling Facility Office Building:
 - Fueling Controls / Computer;
 - Attendant office with view of all fueling operations;
 - ADA Unisex bathroom with possible card access;
 - Storage for cleaning supplies and 55 gallon drum;
 - Ice Machine;
 - Back-up generator; and
 - Storage for multiple 55-gallon drums (oil, antifreeze, transmission, washer and other automotive related fluids, and supplies, etc.);
- Fuel Pumps:
 - Four (4) dual gasoline dispensers;
 - Two (2) dual high flow diesel dispensers;
 - One (1) DEF fluid dispenser;
- Dispenser Canopy;
- Below grade, double-walled fuel tanks:
 - Two (2) 20,000-gallon gasoline tanks;
 - One (1) 20,000-gallon diesel tank;
 - One (1) 500-gallon DEF tank;
- Wash Area:
 - Two (2) Commercial grade, self-service vacuums;
 - One (1) air compressor;
 - One (1) high-pressure water supply;
 - One (1) water supply

The site will be designed with minimum grade change to maintain site as level as possible. Site shall have positive drainage and oil/water separator and drain quickly with adequate retention.

Approach, exit, and on-site circulation will be provided that allows for the safe, simultaneous movement of both personal sized and all order of County service vehicles. Truck size allowed will be up to 75-foot length.

Uniform, attractive, site lighting will be provided. Lighting shall be high efficiency LED fixtures designed to provide adequate lighting with a minimum number of poles. Under canopy lighting shall be set to foot-candles similar to most popular commercial stations.

Strategic location for surveillance cameras will be provided to catch all areas of the site. Ability to monitor cameras should be provided at the attendant's office. The system shall also have remote monitoring capability. Design shall be coordinated with the County Department of Information Technology.

Civil

Codes

NFPA 1	Fire Prevention Code
NFPA 24	Standard for the Installation of Private Fire Service Mains and their Appurtenances
NFPA 30A	Code for Motor Fuel Dispensing Facilities and Repair Garages
CFR 40 Part 112	Oil Pollution Prevention
OSHA	Occupational Safety & Health Standards (latest edition)

General

The project site is located along Government Circle and is currently an empty lot used as an asphalt grindings stockpile area. The site is bounded by the SR 138 to the north, a wooded area to the east, a Public Works building with associated parking and driveways to the south, and Government Circle to the west. The civil scope of work includes pavement demolition, three new fuel dispenser islands covered by a canopy, a 700 gross square foot Operations Building and associated parking, two (2) driveways providing access to Government Circle, a wash rack that also functions as an offload spill containment area for fuel delivery trucks, sanitary sewer and water service, an oil/water separator providing stormwater treatment for the spill containment areas, a new onsite storm drainage system, a new stormwater detention pond, and other site improvements.

A partial topographic survey of the site dated 1/3/2020 was prepared by CERM. For design purposes, the base mapping was developed by compiling the results of this survey and other site and utility data provided by Clayton County and others. The contractor will be required to verify all utility locations, as well as verifying whether existing utilities are active or abandoned, prior to construction.

Existing Site Conditions

The existing project site is roughly 200 ft x 300 ft (1.4 Acre) in size and is part of a 77.93 Ac parcel owned by Clayton County Public works. The site currently is an empty gravel lot used as an asphalt grindings stockpile area. The site was formerly occupied by several small Public Works buildings which were demolished circa 2014.

Demolition

In order to accommodate the layout of the new fueling facility and components, the asphalt grindings pile will be removed or relocated to the rear of the site.

Existing onsite asphalt pavement, along with the paved access driveway for the building to the south, will be demolished and removed. Existing asphalt pavement to be demolished will be sawcut at the interface with existing pavement to remain to provide a solid joint for new pavement tie in.

The project will require asphalt pavement demolition and open-cutting of Government circle to accommodate the installation of a 2 in. water service line. Asphalt pavement demolition and pipe trenching in the parking lot to the south will also be required for the installation of a 4 in. sanitary sewer lateral that connects the new operations building to an existing sanitary lift station.

The existing fence along Government Circle shown on the topographic survey has since been demolished. The fence along SR 138 will remain in place.

There are two onsite wooden utility poles along Government Circle. The southern pole will be relocated to accommodate the access driveway of the new facility.

Drawing C-100 details the planned demolition.

Site Plan

Site work for the facility will consist of the construction of the following features, components and equipment:

- Three (3) dispenser islands covered by a 16 ft. tall canopy with a 95 ft. x 50 ft. roof line. Each island will be equipped with two (2) dedicated dispensers for diesel fueling and gasoline fueling.
- One (1) 20,000-gallon underground diesel and two (2) 20,000-gallon gasoline storage tanks.
- A single story, 700 gross square foot Operations Building and associated parking area. A 6-ft. wide concrete sidewalk and an equipment ramp will provide ADA-compliant access to the proposed door locations of the building. The new sidewalk will connect to a new parking area located just south of the building. Parking will be provided for 3 vehicles including one van accessible space. All parking spaces shall be 9 feet wide by 19 feet long.
- A wash rack with hose bib and high-pressure wand. The wash rack will also serve as a fuel truck offload containment area and, like the spill containment areas for the fuel dispensers, will have concrete pavement.
- Two (2) access driveways from Government Circle. The new driveways and parking area will be constructed with asphalt pavement and have 24-inch wide concrete curb and gutter. Two 24 ft.-wide driveway stub outs will also be provided; one driveway stub out is for the rear (east side) of the property and the other is for the existing parking area to the south. The driveway stub out for the parking area to the south will be aligned with a future gate in the existing fence that will provide access to the parking lot since its existing access driveway from Government Circle will be eliminated by the project.
- One (1) underground double wall oil water separator.
- One (1) generator.
- One (1) 4 ft. X12 ft. Service island with vacuum, air and water
- One (1) 4 ft. X12 ft. Service island with vacuum and water

All non-paved disturbed areas will be seeded in accordance with the requirements outlined in the Manual for Erosion and Sediment Control in Georgia.

It should be noted that the exact right-of-way lines along the property are unknown at this time. The setback lines indicated on Drawing C-110 are based on the “approximate subject boundary lines” shown on a 2013 survey along Government Circle and SR 138. Setback distances shown are in accordance with Clayton County Zoning District Office Institutional (OI) requirements. The site plan will be submitted to the Clayton County Community Development Department to verify the site layout meets their requirements.

Drawing C-110 details the planned site work.

Vehicular Movements

The site configuration is largely driven by the required path for an On Road Fuel Truck (WB-67 Interstate Semi Trail Autodesk Vehicle Tracking model) to offload fuel at the facility. Truck turn movements for an articulated 56-FT ladder Fire Truck (largest piece of equipment) and non-articulated 46 FT ladder Fire Truck to access the fuel dispensers and wash rack at the facility were also modeled. The normal flow path for vehicles utilizing the facility is to enter at the

southern access driveway and exiting at the northern driveway, however, a vehicle flow path from north to south is also possible.

Drawings C-111, C-112 and C-113 detail vehicular movements for the site.

Grading and Drainage

The existing storm drainage collection for the site is via a grate inlet located where the northern proposed driveway will be. In addition to onsite drainage the existing grate inlet also intercepts some offsite drainage which enters the site via sheetflow and shallow concentrated flow from Government Circle. There are several upstream offsite drainage structures connected to the inlet and it discharges via a 30 in. corrugated metal pipe (CMP) that runs west to east along the northern portion of the site. The 30 in. CMP directs storm water from the grate inlet to a roadside ditch along the southside of SR 138.

In the proposed condition, the top of the inlet will be adjusted to match the proposed grade of the new facility. The inlet will continue to intercept the same amount of offsite drainage, but the onsite drainage area will be reduced by the area discharged into a new onsite storm sewer system. The existing 30 in. CMP will continue to direct storm water from the grate inlet to a roadside ditch along the southside of SR 138.

The majority of the proposed site, including the asphalt vehicle driveway area of the facility, will be graded to direct water to two new storm drain inlets. One of the new inlets will be located in the asphalt pavement area north of the dispenser island canopy and the other inlet in the asphalt pavement area to the south of the dispenser islands. Asphalt pavement shall have a minimum slope of 1.5%. New HDPE pipe, sized to accommodate peak flows from the 25-year storm event, will convey stormwater collected from the proposed two inlets in the asphalt pavement into a proposed detention pond.

Stormwater runoff from the concrete spill containment areas will be collected by four (4) catch basins in the fuel dispenser island areas, a trench drain in the wash rack / offload area and a floor drain in the POL storage area inside the Operations Building. The concrete pavement for the proposed spill containment areas will be sloped to drain to the proposed inlets. Pavement slopes within the vehicular containment areas are to be between 0.5% minimum and 2.0% maximum. New asphalt driveway pavement and non-paved areas will be sloped to drain stormwater runoff away from or around the containment areas to ensure the oil water separator (OWS) will not be overloaded with non-contact water.

Runoff from the spill containment areas will be routed to a new underground double wall oil water separator (OWS) via cement lined ductile iron pipes sized to accommodate peak flows from the 25-year storm event. The objective of the system is to contain a major spill from a fuel tanker truck using the combined volume of the concrete containment areas and piping only. The OWS will NOT function as containment. A Normally Open post indicator valve (PIV) will be placed upstream of the OWS. The OWS will be equipped with an automatic shut-off device that will close if fuel built-up reaches maximum capacity. The PIV will be closed while the OWS gets repaired/replaced. The OWS will be installed in the grassed area along the northern driveway curb and will remove free fuel, grease, oil, and oil-coated solids from stormwater being conveyed to the system via gravity separation. The device will require periodic servicing to remove any collected hydrocarbon liquids and sludge. Effluent from the OWS will gravity flow into the new HDPE pipe network that conveys stormwater collected outside the spill containment areas to a new storm water detention pond.

Drawing C-120 details the planned grading and drainage for the site.

Stormwater Management

The site currently has no stormwater management or water quality BMPs. Water quality and water quantity control will be addressed by installing the oil water separator and a Dry Extended Detention Basin in the northern portion of the site. The outfall for the pond will be near the headwall of the existing 30 in. CMP on the southside of SR 138. The outfall for the new pond, however, will be located outside the GDOT right of way in order to avoid having to obtain a permit from GDOT. Per Clayton County Water Authority (CCWA) requirements proposed peak flows from the pond should not exceed pre-development peak flows (CN55). The Dry Extended Detention Basin will also provide Extreme and Overbank Flood protection.

The TSS site development review tool in the Georgia Stormwater Management Manual (Blue Book) will be utilized to calculate total suspended solids (TSS) removal.; 80% TSS removal is required. Per the blue book an oil-grit separator only provides 40% and a Dry Extended Detention Basin 60% TSS removal. Therefore, the feasibility of adding a grass swale for additional TSS removal will be investigated.

Exhibits showing the pre- and post-development impervious and pervious areas will be provided as a part of the next submittal.

Erosion and Sediment Control / NPDES Construction Permit

The project will result in approximately 1.4 acres of land disturbance. Since the area of disturbance is more than one acre, a 'NPDES Storm Water Discharges Associated with Construction Activity' permit from the Georgia Environmental Protection Division will be required.

An erosion and sediment control and a stormwater management plan will be prepared in accordance with the 'Manual for Erosion and Sediment Control in Georgia'. Erosion and sediment control measures will include, silt fence, inlet sediment traps, sandbag barriers, velocity dissipation devices, check dams, drainage swales, wind erosion and vegetative measures. Sediment storage and perimeter protection will be provided by silt fence, sandbag barriers and inlet sediment traps.

Erosion and Sediment Control plans will be provided as a part of the next submittal.

Utilities

New utilities required consist of electrical service (discussed in section 8.0 Electrical), water lines and sanitary sewer piping. No natural gas service is required for this project.

The existing onsite $\frac{3}{4}$ in. water service line and 1 in. meter for the site are not adequate for the proposed facility. A new 2 in. DIP water service line that will be fed by an existing 2 in. water main located along the west side of Government Circle will be required. The existing water main is owned by Clayton County Water Authority (CCWA). A new 2 in. water meter and BFP will be required for the new service line. CCWA installs 2 in. or smaller meters and BFPs at cost to the developer.

The new 2 in. ductile iron water service line will feed two $\frac{3}{4}$ in. PVC branches. One of $\frac{3}{4}$ in. branches will provide water service to the new Operations Building and the adjacent service island. The other $\frac{3}{4}$ in. line will provide water to the hose bib, high-pressure wand and service island at the wash rack.

The new 2 in. ductile iron water service line will have marked plugged stub out with a gate valve located on the east side of the site for future development of the rear of the property.

Per a conversation with Mr. Cameron at the Clayton County Fire and Emergency Services department a new fire hydrant will not be required for the facility. The county may clear some of the brush along SR 138 to improve access from the existing fire hydrant at the northeast corner of the site.

Sanitary sewer service is also provided by CCWA. A new 4-inch min. ductile iron pipe will connect the new Operations Building to an existing sanitary sewer lift station located in the parking lot south of the site. The new lateral will gravity drain at a minimum slope of 1% to the manhole adjacent to the lift station; the invert of the new pipe will be a minimum of 2 ft. above the existing invert. The existing force main connected to the lift station conveys sewage north along Government Circle. The force main has a 20'-wide easement in which no structures or footings are allowed. No easements are required for the proposed water and sewer lines.

Drawing C-130 details the planned utilities for the site.

Mechanical - Fueling

General

The mechanical scope of work for the new vehicular fueling facility includes the installation the following equipment and components:

- Installation of two (2) new 20,000-gallon underground MOGAS storage tanks.
- Installation of one (1) new 20,000-gallon underground diesel storage tank.
- Installation of new underground piping consisting of flexible primary piping with secondary containment. All fittings and transitions will be rated for the system pressure and for underground service.
- Installation of two (2) Diesel, and four (4) Gasoline dispensers.
- Complete standalone Diesel Exhaust Fluid (DEF) system consisting of 1,000-gallon storage tank, and a dispenser.

Storage Tanks

Two (2) new 20,000-gallon UL 1316 underground double wall fiberglass composite storage tanks for MOGAS service will be provided. One (1) new 20,000-gallon UL 1316 underground double wall fiberglass composite storage tank for diesel service will be provided. All tanks will be equipped with automatic tank gauge with temperature sensing, interstitial space leak detection probe, line leak detection, containment sumps, gravity drop tubes with containment, vents, and all necessary components to provide an operational system.

Gasoline and Diesel System

Three (3) dispenser islands will be provided under the canopy. Two (2) islands will be equipped with two (2) gasoline dispensers each. One (1) island will be equipped with (2) diesel dispensers and a DEF storage and dispensing system.

All dispensers will be rated for fleet and commercial use. Dispensers will be equipped with sumps, digital counters, nozzles, and hoses with breakaway connectors. All dispensers shall be compatible with AssetWORKS.

The new MOGAS system will provide a flow rate of 63 gpm to the new dispensers. MOGAS tanks will be interconnected with a common siphon line allowing the fuel level to be consistent between the tanks. The primary MOGAS tank will be equipped with one (1) Red Jacket pump rated for system flow rate.

The new diesel system will provide a flow rate of 65 gpm to the new dispensers. Diesel tank will be equipped with one (1) Red Jacket pump rated for system flow rate.

DEF storage and dispensing system will be a standalone storage and dispensing unit consisting of a 1,000-gallon single wall HDPE tank with pump and dispenser assembly. Tank will be equipped with pressure vacuum vent, dry break fill coupler and stainless steel piping. Dispensing assembly will be equipped with digital counter, nozzle and a hose with breakaway connector. The whole unit will be installed on a bolt-down frame.

Underground Piping

All underground piping will be flexible double wall plastic pipe that is UL 971 rated. All piping must be double wall systems per 40 CFR Part 280.

Fueling - Electrical

General

There will be three dispensing islands installed for fueling operations. One island will have two (2) double hose diesel dispensers and one (1) single hose DEF dispenser. The second island will have two (2) double hose MOGAS dispensers and a fuel management console. The third island will have two (2) double hose MOGAS dispensers. The fuel management console provided on the center dispensing island will be used for chip key access control and transaction tracking. A canopy will cover all three dispensing islands. The canopy will be provided with lightning protection and lighting. The drive path and parking area will also be provided with site lighting.

South-east of the canopy, a new Fuels Support Building will be built to house all electrical equipment and fuels monitoring.

Power Distribution

The new 208/120V 3-Phase panelboard will provide power for all circuits associated with the fuel site electrical equipment. The panelboard will contain switched neutral type breakers for disconnecting both hot, and neutral cables for the fuel pumps, fuel dispensers, and associated fuel equipment. It will also provide power for site lighting and the EFSO control system.

The Fuels Support Building fueling equipment will include:

- 208/120V 3-Phase Motor Control Center
- 208/120V 3-Phase Panelboard
- Two (2) Motor Starter Panels
- TLS-450 Plus
- EFSO Contactor

Fuels Management System

The new permanent fuels management consoles shall be integrated to the existing Munis Software Server. The one console located on the middle island will be provided power from the new panelboard in the new Fuels Support Building. The consoles will have power and communication conductors associated with each islands' dispensers, as well as communication conductors to the new Veeder-Root TLS-450 located inside the new Fuels Support Building. The new TLS-450 will connect to the existing server for the fuels management system.

Tank Inventory, Leak Detection and Control Systems

The TLS-450 Plus will monitor the following:

- Leak Detection for all fuel dispensers
- Leak Detection for all fuel tanks
- Level Indication for all fuel tanks
- Interstitial Space Detection for all fuel tanks

The TLS-450 Plus will provide a control signal to each motor starter panel that will defeat pump(s) running when the associated fuel tank reaches a low level.

The EFSO Contactor (EFSO SYSTEM) will include 18 poles to interconnect power from the panel board to the fuel pumps, fuel dispensers, and fuels management consoles. EFSO pushbutton stations will be located at each dispensing island and at a location in egress from the fueling facility. The EFSO pushbutton stations will be wired back to the EFSO Contactor. When any EFSO pushbutton station is activated, the EFSO Contactor will disconnect power to all fueling equipment.

The TLS-450 Plus and fuels management console will be interconnected via an ethernet cable and connect into the local computer in the Fuels Support Building. This will allow personnel to monitor information from the tanks and fuel dispensers remotely from the local SCADA computer in the Fuels Support Building.

Site Lighting

The lighting will be designed in accordance with IES recommendations. Exterior area lighting will be provided for the new facility. Area lighting will be provided by LED type fixtures mounted on 20' high steel poles. Flush mounted LED light fixtures will also be provided on the canopy to meet lighting recommendations for dispensing operations.

The lighting for the new facility shall be designed for the following average lighting levels:

Area lighting (General)	0.5 foot-candles
Dispensing Positions	10 foot-candles

Grounding

Grounding will be provided for the new fuel canopy and lightning protection systems. The grounding will serve as both power grounding and static safety grounding. The electrical power distribution system will be grounded in accordance with NFPA 70 article 250.

The new fuel canopy will feature a lightning protection system, designed in accordance with NFPA 780, NFPA 70 and UL 96 and 96A. The lightning protection system shall be designed by a Lightning Protection Institute certified designer. The design shall be submitted to the engineer as "shop drawings" for review. The lightning protection system installation shall comply in all respects to Lightning Protection Institute Standard 175. Installation shall be made by or under the supervision of a Lightning Protection Institute master installer. It will consist of air terminals mounted no more than 20 feet on center and bonded together. Down leaders will connect the system to the ground ring defined in the Grounding Section of this report. The lightning protection system will be UL inspected and provided with UL Master Label.

Structural

General - Scope of Work

The project includes a new Clayton County Fueling Station Facility which will serve as the primary fueling facility for all Clayton County vehicles from various departments. The governing building code for the project is the International Building Code, 2018 Edition with Georgia amendments.

The building structure will be a one story structure consisting of load bearing masonry walls. The building will include storage space as well as office space. No vertical or horizontal expansion has been included in the design. In addition to the building, there will be a pre-engineered metal canopy over the fueling station. The height of the canopy is assumed to be approximately 18 feet with a maximum roof slope of 1:12. The canopy columns are assumed to be spaced at 30'-0" in one direction and 35'-0" in the opposite direction.

Design Criteria

Design Floor Loads

Live Loads (reduced as allowed by the Building Code):

- General Areas 150 psf

Design Roof Loads

Live Loads (reduced as allowed by the Building Code):

- Roof 20 psf

Dead Loads (in addition to the structure self-weight):

- Ceiling/MEP 6 psf
- Miscellaneous 3 psf
- Roofing and Insulation 8 psf

Snow Loads:

- Ground Snow Load 5 psf
- Exposure Factor - C_e 0.9
- Thermal Factor - C_t 1.00
- Importance Factor - I 1.00
- Ponding, Drifts and Unbalanced Snow Loads Included

Design Wind Loads

- Basic Ultimate Wind Speed 106 mph
- Exposure B
- Risk Category II

Design Seismic Loads

- Seismic Factors S_s , S_1 , and Soil Profile Type were determined using applicable building code tables and figures.
- 0.2 Sec. Design Spectral Response Acceleration $S_s = 0.166$

· 1.0 Sec. Design Spectral Response Acceleration	$S_1 = 0.082$
· Risk Category	II
· Assumed Site Class	D
· 0.2 Sec. Design Spectral Response Acceleration	$S_{D_s} = 0.177$
· 1.0 Sec. Design Spectral Response Acceleration	$S_{D_1} = 0.131$
· Seismic Importance Factor	1.0
· Seismic Performance Category	B
· Structural Systems	Longitudinal
Basic Structural System	Bearing Walls
Seismic Resisting System	Ordinary Reinforced
	Masonry Shear Walls
R	2
C_d	1.75
Overstrength Factor	2.5
· Analysis Procedure	Equivalent Lateral Force Procedure

Material Properties

Reinforcement

- Reinforcing Steel

ASTM A615, Grade 60

Normal-Weight Concrete

- Foundation elements
- Slab-on-Grade

3,000 psi

4,000 psi

Concrete Masonry Units

- Minimum compressive strength

1,500 psi

Structural Steel

- W Shapes
- M, S, HP, C, MC, L Shapes
- Round Hollow Tubing
- Shaped Steel Tubing Walls
- Misc. Plates /
- Non-High Strength Bolts
- High Strength Tension Bolts
- Anchor Bolts

ASTM A992, 50 ksi

ASTM A36

ASTM A500, GRADE B, 42
ksi

ASTM A500, GRADE B, 46
ksi

ASTM A36

ASTM A307

ASTM A325

ASTM 1554, 36 ksi

Description of Structural System

Site Preparation for Building Pad

- The elevation of the first floor is estimated to be close to existing grade.

- The contractor shall proofroll the building area to identify soft soils.

Foundations

- A geotechnical report will be required to establish criteria for foundation design.
- Foundations are assumed to include shallow spread footings bearing on soil / rock capable of supporting 2,000 psf minimum.
- Building footings shall bear a minimum of 18" below the prevailing exterior finished grade for frost depth.

Canopy Foundations

- Top of canopy footings will be a minimum of 2'-0" below top of slab.
- Canopy columns will bear on a 24"x24" concrete pier reinforced with 4#7 vertical and #3 hoops at 12" on center. Canopy footing is assumed to be a minimum 6'-0"x6'-0"x16" deep spread footing reinforced with 7#5 bars each way, top and bottom.

First Floor Structure

- The typical floor slab will be a soil-supported 5 inch thick concrete slab with WWF 6x6 - W2.9xW2.9 reinforcing.
- Exterior masonry walls will be supported by a 12 inch thick concrete continuous wall footing 24" wide reinforced with 3 #5 continuous bars.

Lateral Load Resisting System (LLRS)

- The LLRS will include 8 inch thick masonry shear walls reinforced with #5 at 32" on center.

Roof Structure

- The roof system will include 1-1/2 inch metal deck (galvanized, 22 gage).
- The roof deck will be supported by 10" deep steel joists spanning to load bearing masonry walls. Joists will be spaced a maximum of 6'-0" on center.
- Estimated material requirement for primary members (joists) is 3 pounds per square foot of gross roof area. Material for secondary members (edge angles, bent plates, opening framing, joist bridging, etc.) is in addition to the above estimate.

Architectural

Applicable Construction Type:

1. IBC-Section 602 Table 601 Type II-B – Unprotected
2. IBC-Section 503 Table 503 Allowable Height 55 Feet (4 Story); actual height: 1-story.

Sustainable Objective

1. Energy & Water Conservation Codes - Design and engineering for the new building and parking shall comply with applicable state and local energy codes.

Envelope Walls

1. Insulated Metal Panel and concrete exterior masonry wall construction.

Roof

1. Insulated standing seam metal roof system.

Windows

1. Exterior – Hollow Metal frames with 1 inch insulating glass units.
2. Interior – interior sidelights shall be $\frac{1}{4}$ in. tempered glass in hollow metal frames.

Doors

1. Exterior: Insulated 20 gauge hollow metal doors and frames - painted.
2. Interior: Flush 20 gauge hollow metal doors and frames - painted.

Overhead Doors

1. Exterior – Manually operated steel overhead coiling door.

Wall Louvers

1. Standard architectural aluminum duty wall louver frames; 26 gauge galvanized steel frame and fixed blades. Louvers shall be self-framing and self-flashing.

Skylights – None.

Interior Walls

1. 5/8 in. gypsum wall board on 2-1/2 in. metal studs - painted.
2. 8" concrete masonry unit - painted.

Ceilings:

1. Standard 2 ft. x 2 ft. flat acoustical ceiling panels in standard grid system.
2. Exposed structure – painted.

Special Equipment:

1. Pre-engineered metal canopy over fueling dispenser area and overlapping front of building.
2. Ice maker (Energy Star) for vestibule area.
3. Interior building signage.

Interiors

1. Floors:
 - A. Office, Vestibule, and Restroom – epoxy floor and cove base
 - B. Storage spaces – sealed concrete
2. Base:
 - A. Office, Vestibule, and Restroom – epoxy cove base
 - B. Storage spaces – no base
3. Walls:
 - A. Office - Painted gypsum board
 - B. Vestibule and Restroom - Epoxy paint on exposed CMU
 - C. Storage spaces – Epoxy paint on exposed CMU
4. Ceiling:
 - A. Office and vestibule – 2 x 2 acoustical ceiling in 9/16 in. grid system
 - B. Restroom – moisture resistant gypsum board
 - C. Storage spaces – no ceiling

Mechanical:

General - Scope of Work

1. The purpose of the following section is to describe the mechanical systems.

Indoor Conditions

1. Cooling season indoor design conditions will be 75°F (+/- 2°F) and 50 % relative humidity with a maximum of 55%. Mechanical and electrical rooms will be ventilated to maintain 85°F.
2. Heating season indoor design conditions will be 70°F (+/- 2°F) and passive humidity control.

Maximum Noise Criteria

1. Mechanical equipment, air distribution, and air terminals will be designed not to exceed above the noise levels below.

Offices:	NC<35
Mech/Elec Rooms	NC<35

Indoor Air Quality

1. Indoor air shall be filtered, dehumidified and conditioned in accordance with the 2018 International Mechanical Code (with current Georgia Revisions). In addition, ventilation and exhaust shall meet or exceed the requirements of ASHRAE 62.1.
2. The building mechanical systems shall be designed to minimize the infiltration of unconditioned outside air. In addition, spaces that could transmit fumes or odors through the rest of the building will be exhausted and maintained at a negative pressure with respect to the rest of the building.

Related Electrical Work

1. All electrical components will be provided either with the mechanical equipment or as individually purchased items.
2. Electrical components include all control components, starters, manual push buttons, emergency stops, disconnects, etc. Electrically operated equipment shall be connected as recommended by the manufacturer and as required by the National Electric Code. All equipment shall be provided with the correct NEMA rating dependent on the operating environment.
3. Electrical disconnects and starters will either be located directly on the equipment or in close proximity so that the proper lockout procedures can be visually verified by maintenance personnel at each piece of equipment.

Split System Heat Pump Units

1. One split system heat pump with a total capacity of approximately 2 to 2.5 tons will be used to condition the office area and adjacent spaces. Units will be factory fabricated and will be assembled in the field according to the manufacturers recommended assembly.
2. The air handling units will have MERV 8 filters due to unit low static pressure. Heating within the unit will be provided by the heat pump cycle with additional electric auxiliary/back up heat. Mechanical room layout will allow for required service access around air handling unit for maintenance.
3. Exterior units will be pad mounted with 3,000 psi concrete, reinforced with steel rebar. Units will have flexible connections to minimize vibration transfer into connecting ductwork and piping.

Exhaust Fans

1. The restroom and large storage room will be exhausted using a ducted inline or roof mounted Inline exhaust fan shall discharge through an exterior wall or roof cap.

Ductwork & Accessories

1. Ductwork will be galvanized sheet metal installed per SMACNA Standards. Return, exhaust and supply ductwork will be low pressure ductwork.
2. Low pressure ductwork will be sized based on a maximum friction loss of .08" water column loss per 100' of straight ductwork.
3. Concealed duct work will be rectangular ductwork with the exception of round ductwork connecting to diffusers.
4. All required duct accessories will be provided as part of the complete system. Manufacturer insulated, flexible ductwork will be used to connect hard ductwork to ceiling mounted diffusers and will have a maximum length of 5'.
5. Smoke detectors will be provided in supply ductwork at fan coil unit. Type B dynamic fire dampers will be provided in all penetrations of fire rated walls. The rating shall match the wall penetrated. Smoke dampers will be provided at the penetration of smoke rated walls, as required.

Grilles, Registers, and Diffusers

1. Grilles, Registers, and diffusers will be of heavy gauge steel construction and coated with baked on acrylic paint for a durable finish. Each grille, register, and diffuser will have a manual volume damper located in the ductwork for air balancing purposes, balancing dampers will be provided separately and installed in ductwork.
2. Areas with lay-in ceiling will be a 24"x24" louver faced supply diffuser. Return and exhaust grilles will be a 24"x24" egg crate type. Supply diffusers will have a round neck and connected with flexible duct work. Exhaust grilles will have a direct rectangular hard duct connection.

HVAC Insulation

1. Insulation will be installed with proper vapor barrier to prevent infiltration of moisture, preventing the degradation of the resistance to thermal heat transfer between duct and indoor environments. HVAC insulation will meet or exceed the requirements as defined by IECC 2015 w/ GA amendments.
2. Concealed supply and return ductwork will be insulated using blanketed or board type insulation. Insulation will have a factory applied metal jacket and joints and ductwork attachments will be sealed with mastic to protect the vapor barrier. Exhaust ductwork will not be insulated, unless noted otherwise. All insulation will be secured to avoid sagging.

Testing, Balancing & Adjusting

1. After completion of the installation of mechanical systems but prior to occupancy, a third party test and balance company (certified by AABC or NEBB) will test and balance the HVAC equipment and all mechanical systems. The pre-qualified company will be required to have prior experience with similar system types and sizes.
2. Prior to the beginning of testing, reports will be submitted for approval indicating all devices to be tested, balanced, and adjusted to verify the complete system will be covered.
3. The TAB company will be required to produce reports on all tests for approval. Test and balance reports will be made available to the Owner.

Commissioning

1. Building and systems commissioning per Georgia Peach as a minimum will be required.

Plumbing

General – Scope of Work

The purpose of the following section is to describe the plumbing systems. The scope of work is to cover all sanitary, domestic water and storm water.

System Summaries

1. All plumbing systems will be installed with new fixtures, materials, and equipment.
2. The plumbing systems covered will extend to 5 feet beyond the footprint of the building. Beyond 5 feet, the construction professional shall refer to civil plans.

Domestic Water System

1. Water service entrance to the facility will be metered and protected with a reduced pressure principle backflow preventer. Hydrant flow test information will be needed to determine if a pressure reducing valve will be required.
2. Interior above ground piping will be constructed of insulated Type "L" copper tubing.
3. Underground piping shall be constructed of Type "K" copper tubing. Ball isolation valves will be used upstream of branch lines.
4. All components of the domestic water system shall be certified lead free.
5. Water will be distributed to all plumbing fixtures as required by the IPC 2018 with Georgia amendments.
6. Inline hot water heater shall be furnished for the lavatory in the restroom. The outlet temperature of lavatories shall be limited to a maximum of 110°F.
7. Domestic hot water systems shall be sized to have a maximum velocity of 4 feet per second. Domestic cold water will be sized to have a maximum velocity of 6 feet per second.
8. Wall hydrants will be provided for each exterior wall of the building. Hydrants will be recessed non-freeze anti-syphon type.

Domestic Water Heaters

1. Domestic hot water for the restroom lavatory will be generated by an inline electric water heater that will be located under the lavatory.

Sanitary Drainage, Waste and Vent Systems

1. Above ground sanitary, waste and drainage piping will be constructed of hubless cast iron pipe and fittings employing neoprene (stainless steel banded) connections.
2. Below ground pipe and fittings will be PVC.
3. Leaded joints will not be used. Piping exiting the facility will be gravity-based slope with a minimum 4-inch size. Sanitary piping shall have heavy duty bands.
4. Sanitary vents shall be combined where possible to minimize roof penetrations.
5. Condensate drain lines from HVAC equipment will be routed to the exterior or the nearest sanitary drain. The appropriate code required air gap shall be provided.

Oil-Grit Separator

1. Storage rooms' floor drains will be connected to an oil water separator. Oil water separator will be concrete minimum of 1000 gallon located outdoors.

Fixtures

1. High efficiency water conserving fixtures will be provided. The appropriate number and type of fixtures shall comply with ADA requirements. Flushing fixtures will be battery operated.
 - A. Water closet- floor mounted, vitreous china, 1.28 gpf.
 - B. Lavatory – Wall mount vitreous china, lever type faucet with .5 gpm, sensor valve

- C. Ice maker box – Valved domestic water connection for Break Room refrigerator ice maker.
- D. Water coolers- ADA split level wall mounted with bottle filling station.
- E. Floor drains shall be round top, brass, with trap primer connection.

Electrical

General - Scope of Work

1. The purpose of the following section is to describe the electrical systems.
2. The building specific electrical design will include the secondary power distribution system, interior & exterior lighting and controls, a fire alarm system and a grounding system.
3. Lightning protection will be provided for this building.
4. New parking lot lighting will include new poles and fixtures. It is anticipated poles and lights will be provided by the power company.
5. The systems shall be designed to provide reliable, low-maintenance systems.

Regulatory Requirements

The project will meet or exceed the building, fire, and life safety codes.

- The International Building Code, 2009 Edition, with Georgia Amendments
- National Electrical Code, 2018 Edition (NFPA 70) with Georgia Amendments
- National Fire Protection Association, NFPA 70, 72, and 101.
- Americans with Disabilities Act (ADA)
- BICSI Telecommunications Installation Guidelines.
- Utility Company Requirements

Equipment and Materials

- All material shall be new and shall conform to the following Standards:
 1. American National Standards Institute (ANSI)
 2. American Society for Testing and Materials (ASTM)
 3. Institute of Electrical and Electronic Engineers (IEEE)
 4. National Electrical Manufacturers Association (NEMA)
 5. National Fire Protection Association (NFPA)
 6. Underwriter's Laboratories Inc. (UL)
- All material shall be Underwriters Laboratories Inc. (UL) Listed and Labeled.
- Material of the same type shall be provided by the same manufacturer.

Electrical Power Distribution

1. Design basis of this concept phase is as follows: Acceptable manufacturers for Electrical Equipment will be Square D, General Electric, Siemens or Eaton.
2. Transformer - TBD.
3. Main service feeds will be 208/120 volt, 3-phase, 4-wire. The service entrance main motor control center will have a 400A main circuit breaker (To Be Confirmed) and will be located in the main office room.
4. An internally mounted surge suppression device (SPD) will be provided on the main motor control center and all panelboards will have a short circuit rating as required to properly protect the equipment and workers.
5. All panelboards will have copper busses.
6. All conductors will be copper, including the service entrance conductors. MC Cable will be limited to branch circuits concealed in walls or above ceilings. MC cable shall not be run directly into surface-mounted panelboards, cabinets, switches or other devices, but conduit shall be used to the first branch circuit device.
7. The minimum size conduit will be 1/2" C.
8. The minimum conductor size is No. 12 AWG.
9. The building electrical distribution will consist of a main motor control center and a lighting & receptacle panelboard. Circuit breakers in panelboards will be standard rated molded case circuit breaker type and fully rated for short circuit current. Series rated panelboards and circuit

breakers will not be utilized. Spare circuit breakers (20%) and spaces (20%) for future use will be provided in panelboards and switchboard.

10. All circuit breakers will be bolt-on type.
11. Interior power system requirements will be based on user needs to minimize losses, conserve energy and provide a functional use of the given spaces. General-purpose duplex receptacles will be provided in accordance with industry standards and user requirements.
12. GFI type receptacles will be installed at sink locations, exterior locations, and as required by the NEC.
13. Receptacles will be installed near HVAC equipment for maintenance.
14. Exterior building receptacles will be provided with in-use weatherproof covers.
15. General purpose duplex receptacles:
 - A. 10 ft. spacing for offices and storage rooms
 - B. Minimum of two duplex receptacles for computer workstation.
 - C. Minimum of one duplex receptacle will be provided in each utility room and one ground fault receptacle
 - D. General purpose receptacles will not exceed six receptacles per circuit.
 - E. A weather-proof, GFI circuit breaker will be located within 25 ft. of all interior, exterior and roof mounted HVAC equipment.
 - F. All receptacle circuits will have dedicated neutral conductors.

Lighting and Lighting Control

1. Lighting performance and criteria will be based upon energy conservation, visual comfort, controlled brightness and functional use of the given space. Selection will be based upon energy savings, economy and ease of maintenance.
2. Lighting intensities will be based on the Illuminating Engineering Society lighting standards and the Georgia State Energy
3. Interior lighting will generally consist of LED light fixtures.
4. Offices will be illuminated with 2'x2' or 2'x4' volumetric recessed LED fixtures.
5. Emergency lighting will be provided in accordance with NFPA 101 along paths of egress and powered from NiCad battery backup units mounted integral to lighting fixtures.
6. No space requiring emergency lighting will have a single point of failure therefore spaces requiring emergency lighting will have at least two light fixtures.
7. Exit signs will be LED type with an integral battery backup.
8. Each space will contain devices to control the lights in that space. Lighting controls will be readily accessible.
9. Any automatic control devices will be provided with timed local override. All light switches will be the rocker-style type switch.
10. All occupancy sensors will be dual-technology type, ultrasonic and infrared.

Fire Alarm System

An intelligent addressable manual/automatic fire detection and alarm system will be provided for the building.

1. The fire alarm system shall be compatible with the existing county systems.
2. The fire alarm system will include manual pull stations, automatic initiation devices such as smoke detectors and flow switches, audible and visual notification appliances, duct mounted smoke detectors for large air handling units, sprinkler flow, pressure, and tamper switch monitoring.
3. The fire alarm system will report to Owner designated location at the Police Headquarters, via a DACT.
4. Initiating and alarm device wiring will be Class A.
5. The system will be expandable to allow for future devices.
6. Where feasible, notification devices will be ceiling mounted.
7. Alarm devices:

- a. Alarm devices will be combination audio/visual devices located in areas where two or more people would gather for work, study, instruction or conferencing.
- b. Mounting heights of alarm devices and pull stations will comply with ADA requirements.
- c. Fire alarm cabling will be plenum rated and supported on J-hooks from structure.
- d. Audible/Visual speakers and strobes shall be located in the facility according to ADA and NFPA codes. Fire alarm conduit will be painted red.

Grounding

1. Power system grounding will be provided in accordance with the NEC and include electrical systems grounding, equipment grounding and auxiliary systems grounding such that all systems and components are bonded together to maintain low potential differences. Grounding will consist of a low impedance counterpoise ground ring around the building with connections to service entrance bus bar, building steel and rebar, incoming copper gas and water pipe, and lightning protection system via a main electrical room ground bar.
2. Ground rods will be $\frac{3}{4}$ "x10' copper-clad steel and cable will be 4/0 bare copper. Underground connections will be exothermic weld and all interior grounding will be mechanical pressure connections. A ground bus will be provided at each telecom room and interconnected with the power system service ground.
3. Feeders and branch circuits will include a green insulated equipment grounding conductor bonded to metal non-current carrying parts of equipment and raceway systems.
4. Telecom signal reference grounds will be provided and will consist of a copper cable routed from the building ground electrode system to an isolated ground bar located in the main communications room.
5. Grounding system for telecommunications shall not exceed 5 ohms and for electrical system shall not exceed 25 ohms.

Emergency Backup

1. A new natural gas backup generator shall be provided to supply power to the critical operations center and telecommunications systems.
2. Capacity TBD
3. A new automatic transfer switch shall be provided for automatic switching between utility and generator power.
4. UPS - TBD

Tele-Communications

Tele-Communications

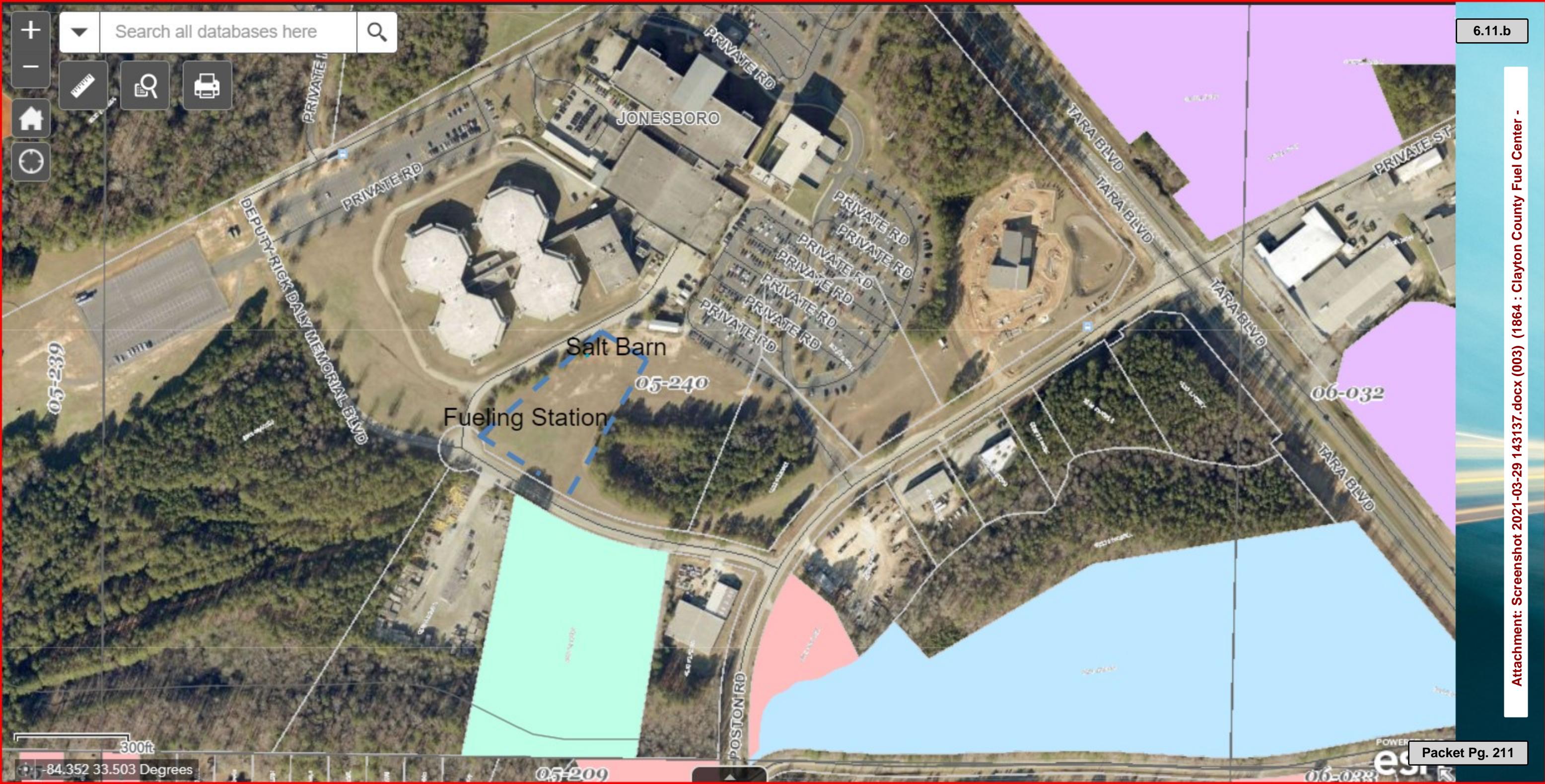
1. All requirements will comply with Clayton County Guidelines,
2. The internet and telephone provider will be responsible to bring service into the new building and property.
3. The design will provide two empty 4" conduits with pull string from the main telecommunications space to the project property line.
4. Anticipate one two-post data rack or wall rack in the main telecommunications space. The patch panels will be 24-port CAT 6 type and data cabling will be distributed throughout the building via CAT 6 cables. Wi-Fi will be cabled with Category 6A to support the higher data speeds offered by current Wi-Fi standards.
5. Data cables will be blue in color.
6. At each computer station there will be two (2) CAT 6 jacks for data. Exact data requirements will be coordinated with the equipment plans. All equipment requiring an Ethernet port will be cabled by the certified telecom contractor.
7. CAT 6 cables will be routed with J-hook hangers above accessible ceilings and in EMT conduits in areas with inaccessible ceilings or no ceilings.
8. Two (2) – 2" empty conduits terminated with a weather head will be provided from the telecommunications room to the roof area to allow for future installation of a county furnished and installed antennas.
9. Wi-Fi access points shall be located throughout the property to support wireless data communications.
10. Data cabling will be extended to the tank gauge system to provide an Ethernet interface.

Security

Security

2. A complete and operational security system will be provided for the new building. The new system shall coordinate with and signal to the County designated monitoring service.
3. The security system design shall comply with Clayton County Technology Infrastructure Standards.
4. A security panel will be located within the building with a keypad required at a location directed by the County. Intrusion detection devices including door position switches, glass break detectors, and motion detectors shall be located within the building in an effort to detect forced entries.
5. Card-based access control will be required for the main pedestrian entry door. All access control systems shall fully comply with life safety and building codes.
6. Video Surveillance Systems shall be required throughout the interior and exterior of the building. The video surveillance system shall incorporate video motion detection and analytics to also serve as an intrusion detection system. All video data shall be stored for approximately 30 days on network video recorders.
7. Remote monitoring of the cameras shall be configured at the attendant's office. Remote monitoring shall also be a designed feature of the video surveillance system.

END





CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 12

6.12

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)
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Requested Action (*Identify appropriate Action or Motion, purpose, cost, timeframe, etc.*)

Discussion regarding the approval of Local Maintenance and Improvement Grant Projects for FY' 2021. Project includes the following roads:

- Cloud Street between Church Street and South Avenue
- Mercer Court between Mercer Drive and Cul-de-sac
- Mercer Drive between Lake Jodeco Road and Dead End
- North Lake Drive between N. McDonough Street and Dead End
- West Avenue between North Avenue and Spring Street

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

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

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.)					
<p>Each year, GDOT notifies local governments annually to submit requests for funding for local transportation needs. Funding for LMIG is allocated each fiscal year and is funded from the state motor fuel taxes. Funds are distributed to local governments by a formula based on population and local roadway mileage. The City of Jonesboro has a required match in order to utilize LMIG funds. Per our Service Delivery Strategy, the County will provide the labor and equipment cost.</p>						
<p>For the next round of resurfacing projects, we have 9 streets that are currently scheduled for mid-late October. These projects are behind about two years past due.</p>						
<p>Proposed Roadway Improvements</p>						
Road Name	Beginning	Ending	Length (Miles)	Description of Work	City Cost	PROJECT LET DATE
Cloud Street	Church Street	South Avenue	0.43 miles	Milling, patching and resurfacing, striping.	\$52,920	(May 2021)
Mercer Court	Mercer Drive	Cul-de-sac	0.05 miles	Milling, patching and resurfacing.	\$9,873	(May 2021)
Mercer Drive	Lake Jodeco	Dead End	0.17 miles	Milling, patching, resurfacing and striping	\$23,018	(May 2021)
North Lake Drive	N. McDonough Street	Dead End	0.41 miles	Milling, patching, resurfacing and striping	\$42,769	(May 2021)

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title Ricky L. Clark, City Manager	Date May, 3, 2021	
Signature	City Clerk's Office	

West Ave	North Avenue	Spring Street	0.43 miles	Milling, patching, resurfacing and striping	\$63,703	(May 2021)	6.12
Total Cost \$192,283.00							
Fiscal Impact <small>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</small>							
Exhibits Attached <small>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</small>							
<ul style="list-style-type: none"> • Cloud Street SDA - 4-14-21 • Mercer Court SDA - 4-14-21 • Mercer Drive SDA - 4-14-21 • North Lake Drive SDA - 4-14-21 • West Avenue SDA - 4-14-21 							
Staff Recommendation <small>(Type Name, Title, Agency and Phone)</small> Approval							

Clayton County

Department of Transportation & Development

Municipality Service Delivery Arrangement Work Authorization

Project Name: Cloud Street Resurfacing

Requested By: Joy Day, Mayor, City of Jonesboro

Invoice to: City of Jonesboro

124 North Avenue

Jonesboro, GA 30236

Project Description:

Approximately 0.43 miles of resurfacing on Cloud Street between Church Street and South Avenue. Work involves milling, patching, resurfacing, and striping. The City is responsible for coordinating manholes & water valve adjustments with CCWA. Also, ADA upgrades and curb and gutter repair are not included.

Estimate Date: January 2021

Estimated Material/Contractor Cost (City Cost): \$52,920

Estimated T&D Labor/Equipment Cost (County Cost): \$17,380

Estimated Total Project Cost: \$70,300

Anticipated Schedule: Estimated Completion is Summer 2021

The estimated cost for the project is based upon the best information available at the time of estimate. Due to the nature of the work, it is acknowledged that there are unknown subsurface conditions within the project limits that may affect the final cost of the project. T&D will schedule and perform the work as intended to the best of its ability; however material availability, outside contractor scheduling, equipment status, and weather conditions may impact delivery. T&D will invoice the City as needed with payment due within thirty days of receipt.

Approved By:

Mayor or City Manager

Date

Director, Transportation & Development

Date

Clayton County

Department of Transportation & Development

Municipality Service Delivery Arrangement Work Authorization

Project Name: Mercer Court Resurfacing

Requested By: Joy Day, Mayor, City of Jonesboro

Invoice to: City of Jonesboro

124 North Avenue

Jonesboro, GA 30236

Project Description:

Approximately 0.05 miles of resurfacing on Mercer Court between Mercer Drive and Cul-de-sac. Work involves milling, patching, and resurfacing. The City is responsible for coordinating manholes & water valve adjustments with CCWA. Also, ADA upgrades and curb and gutter repair are not included.

Estimate Date: January 2021

Estimated Material/Contractor Cost (City Cost): \$9,873

Estimated T&D Labor/Equipment Cost (County Cost): \$8,814

Estimated Total Project Cost: \$18,687

Anticipated Schedule: Estimated Completion is Summer 2021

The estimated cost for the project is based upon the best information available at the time of estimate. Due to the nature of the work, it is acknowledged that there are unknown subsurface conditions within the project limits that may affect the final cost of the project. T&D will schedule and perform the work as intended to the best of its ability; however material availability, outside contractor scheduling, equipment status, and weather conditions may impact delivery. T&D will invoice the City as needed with payment due within thirty days of receipt.

Approved By:

Mayor or City Manager

Date

Director, Transportation & Development

Date

Clayton County

Department of Transportation & Development

Municipality Service Delivery Arrangement Work Authorization

Project Name: Mercer Drive Resurfacing

Requested By: Joy Day, Mayor, City of Jonesboro

Invoice to: City of Jonesboro

124 North Avenue

Jonesboro, GA 30236

Project Description:

Approximately 0.17 miles of resurfacing on Mercer Drive between Lake Jodeco Road and Dead End. Work involves milling, patching, resurfacing and striping. The City is responsible for coordinating manholes & water valve adjustments with CCWA. Also, ADA upgrades and curb and gutter repair are not included.

Estimate Date: January 2021

Estimated Material/Contractor Cost (City Cost): \$23,018

Estimated T&D Labor/Equipment Cost (County Cost): \$17,381

Estimated Total Project Cost: \$40,399

Anticipated Schedule: Estimated Completion is Summer 2021

The estimated cost for the project is based upon the best information available at the time of estimate. Due to the nature of the work, it is acknowledged that there are unknown subsurface conditions within the project limits that may affect the final cost of the project. T&D will schedule and perform the work as intended to the best of its ability; however material availability, outside contractor scheduling, equipment status, and weather conditions may impact delivery. T&D will invoice the City as needed with payment due within thirty days of receipt.

Approved By:

Mayor or City Manager

Date

Director, Transportation & Development

Date

Clayton County

Department of Transportation & Development

Municipality Service Delivery Arrangement Work Authorization

Project Name: North Lake Drive Resurfacing

Requested By: Joy Day, Mayor, City of Jonesboro

Invoice to: City of Jonesboro

124 North Avenue

Jonesboro, GA 30236

Project Description:

Approximately 0.41 miles of resurfacing on North Lake Drive between N. McDonough Street and Dead End. Work involves milling, patching, resurfacing and striping. The City is responsible for coordinating manholes & water valve adjustments with CCWA. Also, ADA upgrades and curb and gutter repair are not included.

Estimate Date: January 2021

Estimated Material/Contractor Cost (City Cost): \$42,769

Estimated T&D Labor/Equipment Cost (County Cost): \$17,381

Estimated Total Project Cost: \$60,150

Anticipated Schedule: Estimated Completion is Summer 2021

The estimated cost for the project is based upon the best information available at the time of estimate. Due to the nature of the work, it is acknowledged that there are unknown subsurface conditions within the project limits that may affect the final cost of the project. T&D will schedule and perform the work as intended to the best of its ability; however material availability, outside contractor scheduling, equipment status, and weather conditions may impact delivery. T&D will invoice the City as needed with payment due within thirty days of receipt.

Approved By:

Mayor or City Manager

Date

Director, Transportation & Development

Date

Clayton County

Department of Transportation & Development

Municipality Service Delivery Arrangement Work Authorization

Project Name: West Avenue Resurfacing

Requested By: Joy Day, Mayor, City of Jonesboro

Invoice to: City of Jonesboro

124 North Avenue

Jonesboro, GA 30236

Project Description:

Approximately 0.43 miles of resurfacing on West Avenue between North Avenue and Spring Street. Work involves milling, patching, resurfacing and striping. The City is responsible for coordinating manholes & water valve adjustments with CCWA. Also, all speed humps need to be removed prior to milling. ADA upgrades and curb and gutter repair are not included.

Estimate Date: January 2021

Estimated Material/Contractor Cost (City Cost): \$63,703

Estimated T&D Labor/Equipment Cost (County Cost): \$17,381

Estimated Total Project Cost: \$81,084

Anticipated Schedule: Estimated Completion is Summer 2021

The estimated cost for the project is based upon the best information available at the time of estimate. Due to the nature of the work, it is acknowledged that there are unknown subsurface conditions within the project limits that may affect the final cost of the project. T&D will schedule and perform the work as intended to the best of its ability; however material availability, outside contractor scheduling, equipment status, and weather conditions may impact delivery. T&D will invoice the City as needed with payment due within thirty days of receipt.

Approved By:

Mayor or City Manager

Date

Director, Transportation & Development

Date



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

-13

6.13

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Finance Director Thompson

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

Discussion regarding the acquisition of three additional software modules from ADP to be funded through savings from a guaranteed three-year price agreement.

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

New Annual Contract

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

Yes

Innovative Leadership

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.)

It is recommended that City Council approve the acquisition of three additional software modules from ADP to be funded through savings from a guaranteed three-year price agreement. As we continue our effort to streamline processes, approval of three additional modules in Workforce Now (ADP) is requested. These would include the automation of Onboarding (completion of forms online), Performance and Goal Management (electronic performance reviews) and Recruitment and Talent Acquisition (job posting and interview scheduling). As a part of this proposal implementation fees of \$6,000 (\$2,000 per module) are waived. Automating the workflow of Compensation Management is also included. The proposal is attached.

Upon review of our current pricing structure, ADP has agreed to bundle the various charges for our payroll services in exchange for a three-year agreement wherein prices would only increase by 1% in the third year. Normal increases are 2 to 3 % per year. The pricing proposal is attached. A copy of the guaranteed price agreement is also provided. The elimination of the delivery of paper copies of payroll statements is also saving approximately \$738 per year. The combined savings will more than offset the cost of the additional modules.

Fiscal Impact

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

The cost of the additional investment to add the modules is \$2,805 on an annual basis. Savings from the three-year agreement and the elimination of courier services is approximately \$3,149 on an annual basis. That is a net savings of approximately \$344 per year. Charges are based on the number of active employees at the time services are billed each month.

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

•

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 3, 2021

Signature

City Clerk's Office



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item

- 14

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i>	
Discussion regarding a Lighting Services Agreement by and between the City of Jonesboro and Georgia Power for the installation of 13 LED Post Tops & 14 Area Lights for the Jonesboro City Center facility.	
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>
In preparation for the new City Center, staff is seeking approval of a lighting agreement by and between Georgia Power and the City of Jonesboro. As with previous contracts, we are seeking to pay an upfront cost to ensure that our monthly bill is as low as possible. With the proposed agreement, Georgia Power will retain ownership of the entire system which includes materials & labor.	
The current proposal calls for the installation of (13) 98 w LED Post Tops (Black) and (14) 71 w LED area fixtures (Black). In keeping with the lighting around our community, we have selected light fixtures that closely mirror those in other parks. All of the poles will be mounted on bases.	
The option for receptacles and banner arms is not possible due to time length of 16 weeks not available for material to arrive. The City of Jonesboro is aware that the poles installed for this job, will not have banners arms or receptacles, however, each pole will be mounted on bases.	
Our total up front cost would be \$93,000.00	
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"> • PROPOSAL.THE CITY OF JONESBORO.CITY CENTER • Illumination Contract (GPC)_04-16-2021_CITY CENTER 	
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 May, 3, 2021	
Signature	City Clerk's Office	



April 16, 2021

CITY OF JONESBORO
 JONESBORO CITY CENTER
 0 STREET LIGHTS
 JONESBORO, GA 30236

UNMETERED LIGHTING

Thank you for being a valued Georgia Power customer. We look forward to servicing all of your outdoor lighting needs. The following proposal is for install a new Georgia Power Company owned Outdoor Lighting LED System.

Per your request, Georgia Power Company proposes the following estimate:

BILLING OPTIONS:

Standard Operating Lease: 1-month agreement, automatically renews month to month, lease price is fixed. Georgia Power retains ownership of the system. **All materials, labor, energy & maintenance to operate the system are included.**



- Install (13) 98 w LED POST TOPS (BLACK)
- Install (14) 71 w LED AREA FIXTURES (BLACK)

The option for receptacles and banner arms is not possible due to time length of 16 weeks not available for material to arrive. The City of Jonesboro is aware that the poles installed for this job, will not have banners arms or receptacles, however, each pole will be mounted on bases.

PAYMENT OPTIONS:

No Upfront payment required - \$93,000.00

Monthly lease amount (energy included) - \$754.38

Please let me know if you have any questions. This proposal is valid for (30) days from the above date.

Should you have any questions, please call me at the number listed below or email me at your convenience.

Sincerely,

Jennifer L. Williams
Account Executive
Georgia Power Outdoor Lighting
C: 678-218-8940

jennwill@southernco.com

<https://www.georgiapower.com/business/electric-products/outdoor-lighting/>

Lighting Services Agreement



 Georgia Power

Customer Legal Name CITY OF JONESBORO

DBA JONESBORO CITY CENTER

Service Address 0 CITY CENTER JONESBORO GA 30236 County Clayton County

County Clayton County

Mailing Address 124 NORTH AVE JONESBORO CITY HALL JONESBORO GA 30236

Email RCLARK@JONESBOROGA.COM Tel # 770-478-3800 Alt Tel #

Tax ID# _____ **Business Description** _____

Existing Customer Yes No If Yes (and if possible), does customer want the Service added to an existing account? Yes No If Yes, which Account Number?

Selected Components

Action	Qty	Wattage	Type	Description
INS	13	100	LED	Post Top
INS	14	150	LED	Area

Service Cost (\$)	Regulated Cost (\$)*	Monthly Cost (\$)*	Term (Months)	
\$639.73	\$114.65	\$754.38	1	

* The actual Regulated Cost will be calculated using the tariffs approved by Georgia Public Service Commission at the time of billing. The estimate is based on Summer Rates in effect at the time of this proposal. Excludes applicable sales tax.

Project Notes:

Customer agrees to this Lighting Services Agreement with Georgia Power Company under the attached terms and conditions and authorizes all actions noted on this agreement.

Customer also agrees to allow removal of existing lights. Yes N/A

Type	Customer	Tariff	Content	Pre-Payment (\$)
NESC	Gov	EOL	NLC	\$93,000.00

Customer recognizes that the individual signing this Agreement on its behalf has authority to do so.

Customer Authorization	Georgia Power Authorization
Signature:	Signature:
Print Name:	Print Name: Jennifer Williams
Print Title:	Print Title: Account Exec
Date:	Date:

TERMS and CONDITIONS (Lighting – Governmental Service)

1. **Agreement Scope.** This Lighting Services Agreement (“**Agreement**”) establishes the terms and conditions under which Georgia Power Company (“**GPC**”) will provide lighting and related service (collectively, the “**Service**”) to the customer identified on Page 1 (“**Customer**”) at the Service Address shown on Page 1 (the “**Premises**”). GPC may install, update, modify, or replace any GPC-owned pole, base, wiring, conduit, fixture, control, equipment, device, or related item at the Premises (collectively, “**GPC Assets**”) for any reason related to the Service or use of GPC Assets.
2. **Term and Termination.** The initial Agreement term is stated on Page 1, calculated from the date of the first bill. After the initial term, this Agreement automatically renews on a month-to-month basis until terminated by either party by providing written notice of intent to terminate to the other party (in accordance with the notice provisions of the *Miscellaneous* section below) at least 30 days before the desired termination date. The initial term and any renewal term or terms are collectively the “**Term**.”
3. **Intent and Title.** This Agreement governs GPC’s provision of the Service to Customer and is not a sale, lease, or licensing of goods, equipment, property, or assets of any kind. GPC retains the sole and exclusive right, title, and interest in and to all GPC Assets. Customer acknowledges that GPC Assets, although attached to real property, always will remain the exclusive personal property of GPC and that GPC may remove GPC Assets upon Agreement termination. **GPC makes no representation or warranty regarding treatment of this transaction by Internal Revenue Service or the status of this transaction under any federal or state tax law. Customer enters into this Agreement in sole reliance upon its own advisors.**
4. **Payment.** GPC will invoice Customer monthly for the Monthly Cost as described on Page 1. The Service Cost portion of the Monthly Cost will renew at the amount shown on Page 1, but the Regulated Cost portion will be determined by the applicable Georgia Public Service Commission-approved tariff at the time of billing. Customer agrees to pay the total amount billed in full by the invoice due date. If a balance is outstanding past the due date, Customer acknowledges that GPC may require Customer to pay a deposit of up to two times the Estimated Monthly Charge in order to continue Service. If applicable, Customer must provide a copy of its Georgia sales tax exemption certificate. Customer must pay costs associated with any Customer-initiated change to the Service after the date of this Agreement.
5. **Premises Activity.** Customer hereby grants to GPC and its contractors, agents, and representatives the right and license to enter the Premises at any time to perform any activity related to the Service or to GPC’s use of the GPC Assets, including the right to access the Premises with vehicles, GPC Assets, or other tools or equipment, and to survey, dig, or excavate, in order to (i) install and connect GPC Assets, provide Service, or provide or install any other service; (ii) inspect, maintain, test, replace, repair, disconnect, or remove GPC Assets; (iii) install additional equipment or devices on GPC Assets; or (iv) conduct any other activity reasonably related to the Service or GPC Assets (collectively, “**GPC Activity**”). Customer represents or warrants that it has the right to permit GPC to provide the Service and to perform the GPC Activity upon the Premises and, if applicable, has obtained express written authority and required permission from all Premises owners, and any other person or entity with rights in the Premises, to enter into this Agreement and to authorize the GPC Activity and the Service.
6. **Installation and Underground Work.** Customer recognizes that the Service requires installation of GPC Assets. Customer warrants or covenants that: (i) the Premises’ final grade will vary more than six inches from the grade existing at the time of installation; and (ii) if applicable and required for proper installation, Premises property lines will be clearly marked before installation.
 - A. **Customer Work.** If GPC, upon Customer’s request, allows Customer, itself or through a third party, to perform any activity related to installation of GPC Assets (including trenching or digging), Customer warrants or covenants that the work will meet GPC’s installation specifications (which GPC will provide to Customer and which are incorporated by this reference). Customer must provide GPC at least 10 days’ prior written notice of its schedule for the work, so that GPC can schedule GPC’s installation work promptly thereafter. Customer will be responsible for any additional costs arising from non-compliance with GPC’s specifications, Customer’s failure to complete Customer’s work by the agreed completion date, or failure to provide GPC timely notice of any schedule change.
 - B. **Underground Facility/Obstruction Not Subject to Dig Law.** Because GPC Activity may require excavation not subject to the Georgia Utility Facility Protection Act (O.C.G.A. §§ 9-1 – 25-9-13) (“**Dig Law**”), Customer must mark any private utility or facility (e.g., gas/water/sewer line; irrigation facility; fiber/data/communication line) or other underground obstruction at the Premises that is not subject to the Dig Law. If GPC causes or incurs damage due to Customer’s failure to mark a private facility or obstruction before GPC commences GPC Activity, Customer is responsible for all damages and any loss or damage resulting from any such delay.
 - C. **Unforeseen Condition.** The estimated charges shown on Page 1 include no allowance for subsurface rock, wetland, underground stream, buried waste, unsuitable soil, underground obstruction, archeological artifact, burial ground, threatened or endangered species, hazardous substance, or similar condition (“**Unforeseen Condition**”). If GPC encounters an Unforeseen Condition in connection with any GPC Activity, GPC, in its sole discretion, may stop all GPC Activity until Customer either remedies the condition or agrees to reimburse all GPC costs arising from the condition. Customer is responsible for all costs of modification or change to GPC Assets requested by Customer or dictated by an Unforeseen Condition or circumstance outside GPC’s control.
7. **GPC Asset Protection and Damage.** Throughout the Term, in the event of any work or digging near GPC Assets, Customer (or any person or entity working on Customer’s behalf) must: (i) provide notices and locate requests to the Georgia Utilities Protection Center (“**UPC**”) and other utility owners or operators as required by the then-current Dig Law; (ii) coordinate with the UPC and any utility owner/operator as required by the Dig Law; and (iii) comply with the High-voltage Safety Act (O.C.G.A. §§ 46-3-30 – 46-3-40). As between Customer and GPC, Customer is responsible for damage arising from failure to comply with applicable law or for damage to GPC Assets caused by anyone other than GPC or a GPC contractor, agent, or representative.
8. **Pole Attachments.** Nothing in this Agreement conveys to Customer any right to attach or affix anything to any GPC Asset. Customer agrees that it will not, and will not permit others to, rearrange, disconnect, remove, relocate, repair, alter, tamper with, or otherwise interfere with any GPC Asset. If Customer desires to attach or affix anything to GPC Assets, Customer must first obtain GPC’s written consent. Customer may call GPC Lighting and Smart Services business unit at 1-888-660-5890 to request consent.
9. **Interruption of Service.** Customer understands that Service is provided on an “as is” and “as available” basis and may be interrupted. If there is a Service interruption, Customer must notify GPC. Following notice, GPC will restore Service, at no cost to Customer. Customer may notify GPC by either calling 1-888-660-5890 or by reporting online at: <https://www.georgiапower.com/community/outages-and-stormcenter/power-outage-overview/street-light-outage.html>.
10. **Disclaimer; Damages.** **GPC makes no covenant, warranty, or representation of any kind (including warranty of fitness for a particular purpose, merchantability, or non-infringement) regarding Service, GPC Assets, or any GPC Activity.** Customer acknowledges that, due to the unique characteristics of the Premises, Customer’s needs, or selection of GPC Assets, the Service may not follow IESNA guidelines. Customer waives any right to consequential, special, indirect, treble, exemplary, incidental, punitive, loss of business reputation, interruption of Service or loss of use (including loss of revenue, profits, or capital costs) damages in connection with the loss or interruption of Service, GPC Asset or this Agreement, or arising from damage, hindrance, or delay involving the Service, GPC Assets, or this Agreement, whether or not reasonable, foreseeable, contemplated, or avoidable. To the extent GPC is liable under this Agreement, and to the extent allowed by applicable law, GPC’s liability is expressly limited to: (i) with respect to the Service purchased by Customer, the annual amount paid by Customer for the Service; or (ii) with respect to any other liability, to proven direct damages in an amount not to exceed \$100.00. Customer is solely responsible for safety of the Premises; Customer agrees that GPC has no obligation to ensure safety of the Premises and that GPC has no liability for any personal injury, real or personal property damage or loss, or negative impact to Customer or any third party that occurs at the Premises.
11. **Risk Allocation.** Each party will be responsible for its own acts and the results of its acts, except as otherwise described in this Agreement.
12. **Georgia Security, Immigration, and Compliance Act.** Customer is a “public employer” as defined by O.C.G.A. § 13-10-91 and this is a contract for physical performance of services in Georgia. Compliance with O.C.G.A. § 13-10-91 is a condition of this Agreement and is mandatory. GPC will provide to Customer a contractor’s affidavit for installation services as required by O.C.G.A. § 13-10-91. If GPC employs any subcontractor in connection with installation under this Agreement, GPC also will secure from each subcontractor an affidavit attesting to compliance with O.C.G.A. § 13-10-91.
13. **Default.** Customer is in default if Customer: (i) does not pay the entire amount owed to GPC within 45 days after the due date; (ii) terminates this Agreement without proper notice and prior to the end of the then-current Term; or (iii) breaches any material term, warranty, covenant, or representation of this Agreement. GPC’s waiver of a past or concurrent default will not waive any other default. If a default occurs, GPC may: (a) immediately terminate this Agreement; (b) remove any GPC Asset from the Premises; or (c) seek any available remedy provided by law, including the right to collect any past due amount, or any amount due for the Service during the remaining Term.
14. **Miscellaneous.** This Agreement contains the parties’ entire agreement relating to the Service, GPC Assets, and GPC Activity and replaces any prior agreement, written or oral. Subject to applicable law, GPC may modify the terms of this Agreement by providing 30 days’ prior written notice of such modification to Customer. If Customer uses the Service or makes any payment for the Service on or after the modification effective date, Customer accepts the modification. GPC’s address for notice is 1790 Montreal Circle, Tucker, GA 30084-6801; Customer’s address for notice is stated on Page 1. Either party may update administrative or contact information (e.g., address, phone, website) at any time by written notice to the other. Customer will not assign in whole or in part, this Agreement or any right or obligation it has under this Agreement; any such assignment without GPC’s prior written consent will be void and of no effect. In this Agreement: (i) “**include(ing)**” means “include, but are not limited to” or “including, without limitation”; (ii) “**or**” means “either or both” (“A or B” means “A or B or both A and B”); (iii) “**e.g.**” means “for example, including, without limitation”; and (iv) “**written**” or “**in writing**” includes email communication. Georgia law governs this Agreement. If a court rules an Agreement provision unenforceable to any extent, the rest of that provision and all other provisions remain effective.



CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary

Agenda Item #

6.15

- 15

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding an agreement by and between the Atlanta Gas Light Company (Southern Company Gas) and the City of Jonesboro for non-residential gas extension at the new Jonesboro City Center.

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

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

Yes

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

In line with the construction of the new Jonesboro City Center, staff is seeking approval to procure Southern Company Gas for the natural gas service to the roof top HVAC units. If approved, Southern Company Gas will install gas facilities, including 1 gas meter to service the units. Upon approval of their work, our General Contractors will proceed with adding the actual units.

The total estimated cost to service the units is \$7,781.21

Fiscal Impact

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

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

- Commercial Contract for 144 Smith St

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

May, 3, 2021

Signature

City Clerk's Office



#816.01

NON-RESIDENTIAL GAS EXTENSION CONTRACT

811 no.

(BCA NO) 269928

STATE OF GEORGIA
COUNTY OF CLAYTON
DATE Apr 15, 2021

AFE NO.
APPLICANT FORSITE GROUP
LOCATION 144 Smith ST Jonesboro, GA 30236
MAILING ADDRESS 144 Smith ST Jonesboro, GA 30236

THIS AGREEMENT, entered into by and between Atlanta Gas Light Company, hereinafter called Company, and FORSITE GROUP hereinafter called Applicant, witnesseth :

WHEREAS, Applicants owns, or occupies as lessee, certain property in Land Lot no. (none) of the district of CLAYTON County, Georgia, being No. 144 Smith ST in the city of Jonesboro ; has made application for gas to be supplied by Company to above property; and

WHEREAS, facilities of Company are not now available; and Company is willing to make its facilities available to Applicant, subject to its Rules and Regulations as hereinafter referred to,

NOW, THEREFORE, in consideration of the premises and the mutual benefits to be derived therefrom, the parties hereto bind themselves, their personal representatives, successors and assigns, as follows:

(1) Company will install gas facilities to serve Applicant in accordance with Rule 8 of Company's Rules and Regulations attached hereto, and made apart hereof. The Company will install gas facilities, substantially as configured in Attachment A, including 1 gas meter(s) to serve the total equipment load indicated in Schedule (A) at a delivery pressure of 2 #; Any changes to these facilities or their configuration required by the Applicant will be provided by the Company and paid for by the Applicant at the Company's current material and labor rates

(2) Applicant will install and commence using in a bona fide manner within six months after the date of the completion of the extension, and continue to so use for a period 1 years those appliances and the equipment indicated by Schedule A hereof, on which the Company has relied in computing the Estimated Annual Revenues and the allowable investment, as defined in Rule 8 B(1), for facilities allowed free to the Applicant and the advance, if any, to be paid by Applicant to Company.

(3) Within one year after the service is commenced to a Customer, the Company will determine if the Estimated Annual Revenues in accordance with Schedule A has been met.

(4) If based upon this determination, there is a lesser Allowable Investment than that originally granted, and a payment is required in addition to the prior payment by the applicant, if any, such additional payment shall be paid by the Applicant. The total payment(s), if any, by the Applicant shall not exceed the Estimated Cost to Serve indicated in Schedule A unless changes in facilities are required by the Applicant.

(5) Refunds of any payments, contributions or advances hereunder shall be made in accordance with Rule 8 B (4) (c). Refunds will be made if excess allowable investment applied to the refund is above that which is necessary to cover the cost of equipment and facilities of the additional customers. No refund will be made by the Company in excess of the amount advanced by the Customer or Customers nor after the lesser period of five (5) years or the period contracted for in (2). No refund will be given if a new main extension is required to serve these new customers.

(6) No assignment of this Agreement by applicant shall be effective unless prior written approval shall have been granted by Company.

(7) Two or more parties may make a joint advance on the same facilities extension. In such cases the total free length thereof will be considered to be the sum of the individual allowances that are applicable under the Rules and Regulations of the Company. The amount to be advanced by the members of the group shall be apportioned among them in such a manner as they shall mutually agree upon.

(8) Legal and equitable title to all mains, service lines and appurtenances installed under this Agreement shall be and remain in the Company, and Company shall have the right, without the consent of, or any refund to, Customer, (a) to extend the gas main or connect additional gas main connections attached to such main or extended or connected gas mains.

(9) This Agreement is subject to all Rules and Regulations of the Company which are now or may hereafter be issued, approved or otherwise made effective, by the Georgia Public Service Commission, or by any other government body having jurisdiction with respect to the Company. References herein to certain portions of such Rules and Regulation, as they now exist, shall not be construed as exclusive, and all other portions in effect from time to time shall apply as fully as though they had been specifically referred to herein. The Company may rescind this offer if either party fails to execute the contract within 45 days of the day and year above.

(10) Applicant acknowledges that in executing this Agreement they have relied upon any representation by the Company relating to the estimated completion date of the gas extension covered by this Agreement.

Schedule A		
A	Estimated Cost To Serve	\$ 7,78
B	Estimated Annual Revenue	\$ 2,71
C	Contribution Required by Applicant	\$ 0
D	Total Required by Applicant	\$ 0
E	Contribution Amount Eligible For Refund	\$ 0
F	Customer Gas Equipment	

UseCode	Gas Equipment	CubicFeet/H
1	SPACE HEATING	1100
1	WATER HEATING	120
1	STANDBY GENERATOR	1965

IN WITNESS WHEREOF, the parties hereto set their hands on and affix their seals.

BY _____

PRINT NAME _____

APPLICANT _____

WITNESS _____

DATE _____ TITLE _____

ATLANTA GAS LIGHT COMPANY

BY _____

TITLE _____ DATE _____

WITNESS _____ MARKETER _____

ATLANTA GAS LIGHT COMPANY
NON-RESIDENTIAL MAIN AND SERVICE EXTENSION RULE 8

Service Lines and Mains necessary to furnish permanent service to Applicants for Non-Residential Service within established service areas: the Company will be constructed by the Company in accordance with the following provisions:

A General

The Company will construct, own, operate and maintain gas Mains generally along public streets, roads and highways which the Company has the legal right to occupy and, at the Company's election, on public lands and private property across which rights-of-way satisfactory to the Company may be obtained without cost to the Company.

The Company will construct, own, operate and maintain a Service Line of suitable capacity from its Main to the Premises of the Applicant. All such Main and Service Line will be provided pursuant to the following provisions:

B. Extension of Main and Service

Subject to the limitations in C below, the Company shall provide up to the first 125 feet of Main and/or Service Line extension as well as Metering Equipment and Regulating Equipment to each Applicant's Billing Unit at no cost to the Applicant. These 125 feet of Main and Service Line and Metering Equipment and Regulating Equipment are in addition to the Allowable Investment as provided below:

1. Calculation of Allowable Investment Beyond the First 125 Feet of Main and Service Line

(a). The Allowable Investment in Main and Service Line, excluding Metering and Regulating Equipment, to be made by the Company without contribution or payment by the Applicant shall not exceed the Estimated Annual Revenues from the extension divided by the levelized annual carrying charge rate applicable to the investment.

(b). The levelized annual carrying charge rate shall be calculated by using the weighted average cost of capital as determined by the Commission in the Company's last rate proceeding adjusted for taxes and depreciation required to recover the Company's investment over the expected useful life of the Service Line. These costs will be discounted at the Company's after-tax rate of return.

(c). The Allowable Investment in Main and Service Line shall be based upon engineering cost estimates.

(d). The Applicant's Estimate Annual Revenues shall be determined by estimating the Dedicated Design Day Capacity plus the customer charge.

2. Contribution by Applicant

In the event that the Allowable Investment beyond the first 125 feet of Main and Service Line is not sufficient to cover the cost of extension, the Applicant shall pay the excess costs.

3. Length and Location

(a) The length of Main required for a Main extension or the length of Service Line will be considered as the distance along the shortest practical route, as determined by the Company, from the Company's nearest Main, capable in the opinion of the Company of properly supplying the Applicant. Irrespective of the total Allowable Investment, the Company shall not be required to extend a Main or Service Line a greater distance than necessary in the judgment of the Company to serve an Applicant.

(b) The Service Line shall be of the size and type required to supply the principal requirements of the Premises served, and shall extend from the Company's Main to the first reasonably acceptable meter location as determined by the Company.

(c) The Company reserves the right to designate the locations and specifications for the main taps, Service Lines, curb cocks, meters and regulators and to determine the amount of space that must be left unobstructed for the installation and maintenance thereof. Applicant may request an alteration of such designation and, if consented to by the Company, the cost of such revised designation in excess of the cost of the original Company design shall be borne by the Applicant regardless of whether the length of Service Line laid as requested by the Applicant comes within the Allowable Investment provided in this rule. Further, the Company may require Applicant to provide both power and phone lines to the location of such metering facilities.

4. Extensions Beyond the First 125 Feet of Main and Service Line

(a) Payment Provisions

The Applicant shall pay to the Company the excess cost of the extension beyond the first 125 feet of Main and Service Line, Metering and Regulating Equipment, and the Allowable Investment.

(b) Adjustment of Allowable Investment and Payments

(i) Within one year after service is commenced to a Customer, the Company will determine if the Estimated Annual Revenues determined in accordance with Section B(1)(d) above have been achieved.

(ii) If, based upon the above determination, there is a lesser Allowable Investment than that originally granted and a payment is required in addition to the prior payment by the Applicant, if any, such additional payment shall be paid by the Applicant.

(c) Refunds of Payments

A portion of an Applicant's payment may be refunded where one or more additional Customers connect to a Main extension that initially required a customer payment under the following:

(i) First, the original Applicants made a payment to the Company for the original Main to establish service.

Second, the original Applicant will receive a credit if an additional Customer establishes service on the original Main.

Third, the calculation of the original Applicants refund, if any, is the excess to the Allowable Investment attributed to the additional Customer taking service that is greater than the cost to establish service to the additional Customer.

(ii) The Service Line for each additional Customer shall be directly connected to the Main extension and no further extension of Main is required.

(iii) The amount of such refund to the party or parties who made the initial advance shall not exceed the excess Allowable Investment generated.

(iv) When two or more parties make a joint advance on the same extension, any amounts refunded will be distributed to the parties in the same proportion as the original contribution.

(v) No refund will be made by the Company in excess of the amount advanced by the Customer or Customers nor after the lesser period of five (5) years or the period contracted from the date Company is first ready to render service from the extension. Any unrefunded amounts at the end of the period will become the property of the Company.

(vi) Any additional Main to be connected in any manner to Main already laid or to a Main provided for under an existing agreement or Main extension, as provided for in the rule, shall be considered a new Main extension, and no refund or repayment of any kind with respect to such new Main or any Customer to be served from or through such new Main shall be made to any Customer who made an advance payment for the installation of the Main already laid or for the Main provided for under such existing agreement.

(vii) Refunds will be made for the funds advanced through the Universal Service Fund if the Commission designates at the time of approval of an application that the specific facts of the application so warrant. Refunds will also be made for funds advanced through the Universal Service Fund for any application which was approved prior to the effective date of this revised provision and which has been designated as appropriate for such refunds by the Commission on or before November 18, 2003.

(d) One Service Line for a Single Premise

The Company will not install more than one Service Line to supply the Premises of an individual Applicant unless for the convenience of the Company or an Applicant requests an additional Service Line and, in the judgment of the Company, an unreasonable burden would be placed on the Applicant if the additional Service Line were not installed. When an additional Service Line is installed under these conditions at the Applicant's request, the Applicant shall pay for the entire length of said additional Service Line, Metering Equipment, and Regulating Equipment at the engineering cost.

(e) Relocation of Service

(i) When in the judgment of the Company the relocation of a Service Line, including Metering and Regulating Equipment, is necessary to maintain adequate service or for the operating convenience of the Company, the Company shall relocate the same at its expense.

(ii) If relocation of a Service Line, including Metering and Regulating Equipment, is for the convenience of the Applicant or the Customer, such relocation shall be performed by the Company at the expense of the Applicant or the Customer.

C Limitations

1. The first 125 feet of Main and Service Line, Metering and Regulating Equipment, and the Allowable Investment shall not be made by the Company for Auxiliary or Incidental Uses of Gas.

2. The Company shall not be required to provide any connection to the Company's system where such connection may have an adverse impact on existing Customers unless the Commission has prescribed a tariff provision designed to eliminate such adverse impact on existing Customers.

D. Special Conditions

1. Contracts

The Applicant will be required to execute a contract covering the terms under which the Company will install Mains and Service Line in accordance with the provisions of these Rules and Regulations. The contract will provide that the Applicant will install, commence using in a bona fide manner within six months after the date of the completion of the extension and continue to use for the period contracted for, the amount of gas determined for the Dedicated Design Day Capacity and under the Rate Schedule on which the Company's Allowable Investment is based.

Such contract will also provide that if the Applicant fails to take service or fails to meet the Dedicated Design Day Capacity, the Company may calculate and bill the Applicant and the Applicant shall pay an amount according to the Company's Non-Residential Main and Service Line extension rules in effect at the time the extension was made as if service had been requested on the basis of the actual equipment installed and utilized.

2. Periodic Review

The Company will as soon as possible after the close of each of its fiscal years review its costs of construction of Mains, Services Lines and Metering and Regulating Equipment, and file with the Commission the unit charges for such facilities.

3. Extension for Temporary Service

Extension for temporary service or for operations that in the Company's opinion are of a questionable permanence will not be made under this Rule, but will be made in accordance with the rule pertaining to temporary service.

4. Service From High Pressure Mains

Service shall be provided from a normal distribution facility of the Company. The Company reserves the right, at its sole option, to refer line extensions from any of its lines operating at a pressure in excess of 125 PSIG.

5. Title to Facilities

Legal and equitable title to all Mains, Service Lines, and Metering and Regulating Equipment installed by the Company upon which an advance, contribution, or other payment has been made, shall be and remain in the Company, and the Company shall have the right to retain such without the consent of, or any refund to, any party who made such advance, contribution, or other payment:

- (a) To extend the gas Main or connect additional gas Mains to any part of it.
- (b) To serve new additional Customers at any time through service connections attached to such Main or to extended or connected Mains.

6. Exceptional Cases

In unusual circumstances when the application of this Rule appears to create a hardship to either party, the Company or the Applicant may refer the matter to the Commission for special ruling thereon prior to commencing construction.

7. Dispute Resolution

In the event that a dispute arises between the Company and a party seeking a line extension from the Company under the provisions of this Rule, the Company or the party may seek an expedited review of the dispute from the Staff of the Commission. Said review shall be completed within 60 days of a written request for such review and shall be limited to a review of the proposed line extension and whether the Company's position regarding said extension is in compliance with Rule 8.

At the end of its review, the Staff shall issue a written opinion as to whether the Company's position in the dispute is in compliance with Rule 8. If the issuance of the Staff's opinion does not resolve the dispute to the satisfaction of the Company or the party seeking a line extension, the Company or such party may petition the Commission to resolve the dispute.

NOTICE OF INTENT VERSION 2008

**State of Georgia
Department of Natural Resources
Environmental Protection Division**

**For Coverage Under the 2008 Re-Issuance of the
NPDES General Permits No. GAR100003 To Discharge Storm Water
Associated With Construction Activity for Common Developments**

BLANKET SECONDARY PERMITTEE

NOTICE OF INTENT (Check only one):

Annual Notification (Submitted on or before January 15 of the year in which coverage is desired)

Re-Issuance Notification (Submitted within 60 days of effective date of General NPDES Permit No. GAR 100003)

Change of Information

I. BLANKET SECONDARY PERMITTEE INFORMATION

Blanket Secondary Permittee's Name: Atlanta Gas Light Company Phone: 800-599-3770
Address: 10 Peachtree Place City: Atlanta State: GA ZipCode: 30309

Utility Sub-Contractor's Name(Optional): _____ Phone: _____
Address: _____ City: _____ State: _____ ZipCode: _____
Facility Construction Site Contact: _____ Brian Leavell _____ Phone: 800-599-3770

II. CONSTRUCTION SITE ACTIVITY INFORMATION

Construction Activity Type: Commercial Industrial Municipal Residential

III. CERTIFICATIONS (Blanket Secondary Permittee)

HBB I certify that I will adhere to the Primary Permittee's Erosion, Sedimentation and Pollutant Control Plan (Plan) or the portion of the Plan applicable to construction activities.

HBB I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that certified personnel properly gather and evaluate the information submitted. Based upon my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Blanket Secondary Permittee's Printed Name: H BRYAN BATSON Title: PRESIDENT

Signature: H Bryan Batson Date: 02/01/2013



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.16

-16

COUNCIL MEETING DATE

May 3, 2021

Requesting Agency (Initiator) Police	Sponsor(s)																				
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding the approval of the purchase of training and duty ammunition for 9mm pistols.																					
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 Safety, Health and Wellbeing																					
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> Council approved the purchase of 9mm handguns for the police department on February 1, 2021. The requested purchase of ammunition is required for use the 9mm pistols. The ammunition will be utilized for the purpose of training and for use while on-duty. To accommodate training and to qualify with the new weapons, the police department is requesting a larger than normal order of ammunition, as all officers will be transitioned to the 9mm handgun.																				
This purchase is goal related as it coincides with the goal of all police officers using the same handgun.																					
The breakdown in cost is as follows:																					
<table border="1"> <thead> <tr> <th>Item Description</th> <th>QTY</th> <th>Rate</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>9mm 147gr Ranger JHP Bonded 500rd/case</td> <td>3</td> <td>\$179.68</td> <td>\$539.04</td> </tr> <tr> <td>9mm 124gr FMJ Ranger 500 rd/case</td> <td>30</td> <td>\$109.95</td> <td>\$3,271.50</td> </tr> <tr> <td>Freight</td> <td></td> <td></td> <td>\$40.00</td> </tr> <tr> <td></td> <td></td> <td>Grand Total</td> <td>\$3,850.54</td> </tr> </tbody> </table>		Item Description	QTY	Rate	Total	9mm 147gr Ranger JHP Bonded 500rd/case	3	\$179.68	\$539.04	9mm 124gr FMJ Ranger 500 rd/case	30	\$109.95	\$3,271.50	Freight			\$40.00			Grand Total	\$3,850.54
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Fiscal Impact	<i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> \$3,850.54																				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> • PRECISION DELTA QUOTE EXHIBIT A																					
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 May, 3, 2021	
Signature	City Clerk's Office	

PRECISION DELTA CORPORATION

205 W Floyce St
PO Box 128
Ruleville, MS 38771

QUOTE

Date	Quote#
4/12/2021	9204

Name / Address	Ship To
Jonesboro Police Dept 170 South Main Street Jonesboro, GA 30236	Jonesboro Police Dept Attn: Richard Godfrey 170 South Main Street Jonesboro, GA 30236

www.precisiondelta.com

\$3,850.54

Phone#	Fax#
662-756-2810	662-756-2590

Packet Pg. 232



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.17

-17

COUNCIL MEETING DATE

May 3, 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 lifting from table and discussion regarding a revised 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 May, 3, 2021	04/05/21 REQUIRED 04/12/21	City Council PUBLIC HEARING Next: 04/12/21
Signature	City Clerk's Office	04/12/21 City Council TABLED Next: 05/03/21	

The areas in red in the text amendment were resolved by City Council Monday night:

(g) Architectural parameters.

- 1) "...similarly commercial / office uses shall also comprise a minimum of 25 percent of the total floor area of the City Center Mixed Use District."
- 2) "Dwelling units, including lofts, apartments, townhomes, condominiums, shall not ..."

(g)(7) Maximum building height: Keep at 3 stories and 45 feet.

(h) Miscellaneous standards.

(3) Keep greenspace section in Code. Drop minimum to 20%. Take out word "necessary."

Update for 5.3.21 Meeting:

Agency recommendation – Approval of revised text amendment: 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.

At the April 2021 hearing, the City Manager had several suggested revisions to the document, which have now been incorporated in:

1. Replace "earth-tone colors" in the architectural standards with "muted tones – no iridescent or luminescent colors."
2. Parking garages cannot be visible – either enclose them or make them underground.
3. Confirmed that the retail spaces are always on the lower level of the building. With that being the case, need to re-evaluate the suitability of some of the proposed uses, such as beauty salons and barber shops.

In a meeting on April 27th, the City Manager had further comments also reflected in red on the enclosed document.

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
- FD3 Jonesboro Ordinance 86-119 (City Center Mixed Use District)
- City Center Mixed Use District REV May 2021

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.

- Recreational amenities for residential communities, including, but not limited to clubhouses, gazebos, swimming pools, and walking trails.
- Paved parking areas for residents and patrons only;
- Stick-built storage buildings directly related to building and grounds maintenance of properties, not to exceed 500 square feet;
- Mail kiosks;
- Necessary signage;

3) *Conditional uses:*

- Apartment complexes;
- Churches and other places of worship;
- 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 do 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.

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

ORDINANCE NO. 2021-009

6 AN ORDINANCE TO AMEND THE CODE OF ORDINANCES, CITY OF
7 JONESBORO, GEORGIA, BY ADOPTING A NEW SECTION 119 (CITY
8 CENTER MIXED-USE DISTRICT), IN ARTICLE V (DISTRICT
9 STANDARDS AND PERMITTED USES) OF CHAPTER 86 (ZONING); TO
10 PROVIDE FOR CODIFICATION; TO PROVIDE FOR SEVERABILITY; TO
11 REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION DATE; TO
12 PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES ALLOWED BY
13 LAW.

14 **WHEREAS**, the governing authority of the City of Jonesboro, Georgia (the “City”) is the
15 Mayor and Council thereof; and

16 **WHEREAS**, Article IX, Section II, Paragraph IV of the 1983 Constitution of the State of
17 Georgia authorizes the City to adopt plans and exercise the power of zoning; and

18 **WHEREAS**, the City has determined that to serve the needs of the community, certain
19 amendments are needed in the Zoning Ordinance, including the adoption of the City Center
20 Mixed-Use District; and

21 **NOW THEREFORE**, be it and it is hereby ordained by the Mayor and Council of the
22 City of Jonesboro:

23 **Section 1.** The Code of Ordinances of the City of Jonesboro, Georgia, is hereby amended
24 by adopting a new Section 119 (City Center Mixed-Use District) in Article V (District Standards
25 and Permitted Uses) of Chapter 86 (Zoning), and inserting the provisions set forth in Exhibit A,
26 which is attached and incorporated herein.

27 **Section 2.** Exhibit A attached hereto and incorporated herein by reference shall serve as
28 the figure referenced in Section 86-119 as “(‘City Center Mixed Use District’).”

29 **Section 3.**

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

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

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

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

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

51 **Section 5.** The effective date of this Ordinance shall be the date of its adoption by the
52 Mayor and Council unless otherwise stated herein.

53 **Section 6.** The Ordinance shall be codified in a manner consistent with the laws of
54 the State of Georgia and the City of Jonesboro.

Section 7. It is the intention of the governing body, and it is hereby ordained that the
provisions of this Ordinance shall become and be made part of the Code of Ordinances, City
of Jonesboro, Georgia and the sections of this Ordinance may be renumbered to accomplish
such intention.

55 **SO ORDAINED, this _____ day of _____, 2021.**

56
57 **CITY OF JONESBORO, GEORGIA**

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61 **Joy Day, Mayor**

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66 ATTEST:

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69 _____

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

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73 APPROVED AS TO FORM:

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76 _____

77 City Attorney

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

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

142
143 (b) *Definitions.* For definitions of specific terms, refer to Code Section 86-62.

144
145 (c) *Applicability.* Unless otherwise stated in this Section, the current architectural design
146 standards shall control development in the City Center Mixed-Use District, unless alternate
147 provisions are adopted in the City Center Mixed-Use District. Exterior architectural design
148 features shall be subject to review and approval by the Design Review Commission. Where
149 a conflict with other City Code and Ordinance provisions exists, the more restrictive
150 standard shall apply.

151
152 (d) *Geography.* The City Center Mixed-Use District (CC) is currently bounded by Lee Street
153 to the east, Smith Street to the south, Fayetteville Road to the west, and the rear of existing
154 parcels fronting Spring Street to the north. The district is more specifically delineated and
155 color-coded on the current version of the City of Jonesboro Official Zoning Map.

156
157
158 (e) *Regulation of Uses.* The City Center Mixed-Use District seeks to identify specific types
159 of quality commercial residential, and institutional uses which will support the Jonesboro
160 City Center as a focal point of the City and serve as an impetus for quality development on
161 parcels adjacent to the district. Uses not listed below in the permitted uses section and
162 conditional uses section are not permitted in the City Center Mixed-Use District.

164 1) *Permitted uses:*

165 (a) Cottage-style duplex;

166 (b) Townhomes;

167 (c) Condominiums;

168 (d) Mixed-use dwellings, including lofts, conforming to Section 86-162;

169 (e) Administration of government programs;

170 (f) Home occupation;

171 (g) Dance company studios, without theaters;

172 (h) Art center, not performing arts;

173 (i) Artist's studios, including maker spaces;

174 (j) Museums;

175 (k) Nature parks and other similar institutions;

176 (l) Passive parks, playgrounds and other open space amenities, including squares, greens and pocket parks (private);

177 (m) Accounting, tax preparation, bookkeeping, and payroll services;

178 (n) Architectural, engineering, land planning, drafting, surveying, mapping and related services;

179 (o) Building inspection services;

180 (p) Banks, credit unions and savings institutions;

181 (q) Computer systems design and related services;

182 (r) Corporate management offices, office only;

183 (s) Executive, legislative, and other general government support;

184 (t) Funds, trust, and other financial vehicles;

185 (u) Insurance carriers and related activities;

186 (v) Interior design, graphic design & other specialized design services;

187 (w) Justice, public order and safety activities;

188 (x) Legal services, including attorneys' offices;

189 (y) Offices of dentists;

190 (z) Mortgage and non-mortgage loan brokers;

191 (aa) Newspaper, periodical, book, and database publishers;

192 (bb) Office administrative services;

193 (cc) Real estate agents and brokers offices;

194 (dd) Software publishers;

195 (ee) Offices of physicians, except mental health specialists;

196 (ff) Advertising, public relations, and related services (indoor only);

197 (gg) Business service centers, including copy shops and mail centers;

198 (hh) Other business service centers, including internet café;

199 (ii) Convention centers, convention and visitors bureaus;

200 (jj) Credit bureaus;

201 (kk) Formal wear & costume rental;

202 (ll) Personal & household goods repair & maintenance, including jewelry, garments, watches, musical instruments and bicycles; No Outdoor Storage;

203 (mm) Photographic services and studios, including framing shops;

207 (nn) Shoe repair;
 208 (oo) Travel agencies and reservation services;
 209 (pp) Small-scale pottery and ceramics shop;
 210 (qq) Sports and recreation instruction, including exercise and yoga;
 211 (rr) Sports and recreation instruction, including gymnastics and martial arts;
 212 (ss) Electronics and appliance stores, including computers and cameras;
 213 (tt) Art dealers;
 214 (uu) Art gallery;
 215 (vv) Book stores and news dealers;
 216 (ww) Clothing stores;
 217 (xx) Clothing accessories stores;
 218 (yy) Cosmetics, beauty supplies, and perfume stores;
 219 (zz) Florists;
 220 (aaa) Furnishings stores (minor interior décor only)
 221 (bbb) Hobby, toy and game stores;
 222 (ccc) Arts & crafts retail sales, supply stores;
 223 (ddd) Jewelry, luggage, and leather goods stores;
 224 (eee) Miscellaneous health and personal care stores, including health foods and
 specialty health products;
 225 (fff) Musical instrument and supplies stores;
 226 (ggg) Office supplies, stationery, and gift stores;
 227 (hhh) Optical goods stores;
 228 (iii) Music stores (prerecorded tape, compact disc, and records);
 229 (jjj) Restaurants, full-service, quality restaurants;
 230 (kkk) Restaurants, limited-service, including fast food and take-out, without
 drive-through windows;
 231 (lll) Sewing, needlework, and piece goods stores;
 232 (mmm) Shoe stores;
 233 (nnn) Snack and nonalcoholic beverage bars, including cafes and coffee shops;
 234 (ooo) Specialty food stores, including meat, fish, fruit and vegetable markets,
 baked goods, candy and nut stores;
 235 (ppp) Antique shops, but not flea markets;
 236 (qqq) Micro-breweries;
 237 (rrr) Micro-distilleries;
 238 (sss) Brew Pubs and Growler Shops;

242 2) *Permitted accessory uses.* Regarding residential, office, and commercial uses.
 243 (a) Recreational amenities for residential communities, including, but not limited to
 clubhouses, gazebos, swimming pools, and walking trails;
 244 (b) Paved parking areas for residents and patrons only;
 245 (c) Stick-built storage buildings directly related to building and grounds maintenance
 of properties, not to exceed 500 square feet;
 246 (d) Mail kiosks;
 247 (e) Necessary signage;

250 3) *Conditional uses:*

251 (a) Apartment complexes;

252 (b) Churches and other places of worship;

253 (c) Performing arts theaters: drama, dance, music;

254 (d) Dinner theaters, cabaret, concert hall, live entertainment;

255 (e) Musical groups and artists, live entertainment;

256 (f) Sports stadiums, coliseums, arenas, amphitheaters;

257 (g) Independent artists, writers, and performers, live entertainment;

258 (h) Fitness and recreational sports centers, health clubs;

259 (i) Neighborhood rec. centers, incl. tennis, pools and active primarily outdoor amenities, with or w/o food sales (private);

260 (j) Community recreation facility (non-profit) including YMCA, senior centers, city recreational centers, and similar facilities linked to religious denominations;

261 (k) Lessors of nonresidential building (except mini-warehouses), including event centers (excluding funerals and wakes);

262 (l) Massage therapy, state licensed only;

263 (m) Barber shops;

264 (n) Beauty salons, including skin care services;

265 (o) Hotels (except Casino Hotels);

266 (p) Nail Salons;

267 (q) Parking lots and garages, commercial;

268 (r) Temporary, outdoor arts market;

269 (s) Mobile food services, including carts and individual food trucks;

270 (t) Food truck courts;

271 (u) Outdoor farmers market;

272 (v) Tobacco stores, cigar shops, and vape shops, but not cigar lounge;

273

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

275 1) Site designs and structures shall achieve a horizontal and vertical mix of uses.

276 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.

277 3) All residential uses shall provide parking only at the rear of the building(s).

278 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.

279 5) 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.

290 6) For commercial, service, and office uses, a maximum of 25 percent of the required
291 parking area may front on public rights-of-way. Site design shall serve to reduce the
292 visibility of these areas and apparent size from public rights-of-way through screening such
293 as evergreen landscaping.

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

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

299 9) Landscape buffering may be used when District uses abut incompatible existing uses at
300 their common boundary. Such buffer(s) shall conform to the minimum planting standards
301 of Article XV, or greater standards as established by the Mayor and City Council. See 86-
302 119 (x)(xx) for more information.

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

306 11) Proposed sidewalks shall provide connectivity to provide sidewalks along Fayetteville
307 Road, Smith Street, and the Jonesboro City Center. Required sidewalks shall be located
308 within the dedicated non-pavement right-of-way of roads and shall parallel the street
309 pavement as much as possible; provided, however, the City Manager may permit sidewalks
310 to be designed and constructed so that they meander around permanent obstructions or
311 deviate from a linear pattern for design purposes. Required sidewalks shall be a minimum
312 of five feet wide. A median strip of grassed or landscaped areas at least two feet wide shall
313 separate all sidewalks from adjacent curbs. Sidewalks shall be constructed in accordance
314 with current Americans with Disabilities Act (ADA) specifications.

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

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

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

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

326 1) Residential uses shall comprise a minimum of 50 percent of the total floor area of an
 327 MX district; similarly, commercial/office uses shall also comprise a minimum of 25
 328 percent of the total floor area of an MX district

329 2) Dwelling units, including lofts, apartments, townhomes, condominiums, shall not be
 330 located on "storefront," that is, the ground floor of any building in the district.

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

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

335 (a) *Duplex dwellings.*

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

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

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

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

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

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

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

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

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

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

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

359 (a) *Universal Design* (also known as "Aging in Place") is a method of design that
 360 seeks to create development that can be used by everyone, regardless of age or
 361 physical condition. All projects shall implement, at a minimum, the following
 362 Universal Design principles:

363 a) No-Step entries

370 (b) *Amenities.* Recreational amenities shall be appropriately distributed throughout
371 the facility. Such facilities shall consist of open or enclosed areas for residents of
372 the facility to congregate, for recreation and leisure. The following standards shall
373 be utilized for recreational facilities:

374 1) The design and orientation of these areas should take advantage of
375 available sunlight and should be sheltered from noise and traffic of adjacent
376 street or other incompatible uses.

377 2) Each recreational facility shall have a focal point. The focal point may
378 consist of, but need not be limited to, water fountains, landscape planters,
379 monuments, waterways, ponds, artwork, trellises or gazebos. The focal
380 point of all recreational facilities shall complement one another by
381 maintaining a common theme, consistent furnishing and signage.

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

386 (8) *Exterior architectural design and material standards.* The following minimum
387 architectural standards shall apply to exterior façade materials. The Design Review
388 Commission and the Mayor and City Council may impose additional standards in the
389 required developer's agreement.

390 (a) *Multifamily and townhomes / condominiums.*

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

393 2) *Permitted primary materials.* Primary building materials for all exterior
394 wall facades shall be constructed, at a minimum, of full-depth brick (not
395 veneers) for the bottom two-thirds of each building, on all sides, plus a
396 combination of at least two of the following options for the remaining one-
397 third of the building: cast stone, cementitious siding (Hardiboard), or glass.
398 (Note: Exterior façade delineations to not include windows or trim.)

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

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

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

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

409 7) *Porches and balconies.* All multifamily dwelling units shall each have
 410 minimum 6-feet deep exterior porches (ground floor) and balconies (upper
 411 floor), with direct access to the interior of each dwelling unit via sliding
 412 doors. Porches and balconies shall be partially contained on the open side
 413 by decorative wood railings. Ground floor porches facing inner courtyards
 414 shall each be provided with a self-latching gate for access to courtyard
 415 amenities.

416 8) *Developer's agreement.* A developer's agreement specifying all
 417 pertinent exterior design standards shall be approved by the Mayor and City
 418 Council prior to construction of multifamily and townhome / condominium
 419 developments.

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

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

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

424 3) *Permitted primary materials.* Primary building materials for all exterior
 425 wall facades shall be constructed of either full-depth brick (not veneers) or
 426 cementitious siding (Hardiboard), or a combination thereof. For duplexes
 427 with cementitious siding as the primary exterior on all four sides, a full-
 428 depth brick water table shall be provided on all sides.

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

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

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

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

438 8) *Developer's agreement.* A developer's agreement specifying all
 439 pertinent exterior design standards shall be approved by the Mayor and City
 440 Council prior to construction of developments involving duplexes.

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

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

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

445 3) *Permitted primary materials.* Primary building materials for all exterior
 446 wall facades for street level uses (commercial, offices, etc.) shall be
 447 constructed, at a minimum, of 50% full-depth brick (not veneers) on all
 448 sides, plus a combination of at least two of the following options for the
 449 remaining half: cast stone, cementitious siding (Hardiboard), or glass.
 450 Primary building materials for all exterior wall facades for dwellings on
 451 upper floors shall be a combination of full-depth brick (not veneers), cast
 452 stone, cementitious siding (Hardiboard), or glass. Brick, stone, or
 453 cementitious siding used on dwellings shall match color of same materials
 454 used for street level uses.

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

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

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

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

464 (d) *Hotels.*

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

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

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

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

471 5) No hotel shall allow a person or persons to occupy any such facility for
 472 more than thirty (30) days during a one-hundred eighty (180) day period,
 473 except where:

474 a) Occupation of a hotel, motel, or extended stay facility in excess
 475 of thirty (30) consecutive days in a one hundred eighty (180) period
 476 may occur when a specific business entity desires such occupation
 477 for an employment-related purpose which requires temporary
 478 occupancy, including, but not limited to, relocation service

479 6) A minimum 25-foot-wide buffer shall be maintained between built
 480 elements (including paved parking areas) of the proposed facility and any
 481 adjacent, single-family detached residential property.

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

484 8) *Permitted primary materials.* Primary building materials for all exterior
 485 wall facades shall be constructed, at a minimum, of full-depth brick (not
 486 veneers) for the bottom two-thirds of each building, on all sides, plus a
 487 combination of at least two of the following options for the remaining one-
 488 third of the building: cast stone, cementitious siding (Hardiboard), high-
 489 quality stucco or glass. (Note: Exterior façade delineations to not include
 490 windows or trim.)

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

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

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

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

501 13) *Entrance features.* All customer entrances located along the front
 502 façade, shall feature a combination of three or more of the following
 503 features: canopies and porticos, overhangs, recesses or projections, arcades,
 504 raised / corniced parapets, peaked roof forms, arches, display windows, and
 505 architectural details, such as tile work and moldings which are incorporated
 506 into the building structure and design.

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

509 15) *Roof features.* Rooflines shall incorporate roof features (extensions,
 510 and/or projections such as a gable, parapet, dormers or others) that achieve

511 visual interest through variation of the roofline. These features shall
512 conform to the following specifications:

513 a) Roof features shall not exceed the average height of the
514 supporting walls.

515 b) The average height of parapets shall not exceed 15 percent of the
516 height of the supporting wall. Parapets shall feature three-
517 dimensional cornice treatments.

518 c) Cornices shall have perceptible projection or overhanging eaves
519 that extend past the supporting walls.

520 d) The roof pitch of sloped roofs shall be a minimum of 4:12
521 (vertical to horizontal).

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

524 (e) *Other commercial and office buildings.*

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

527 2) *Permitted primary materials.* Primary building materials for the exterior
528 wall facade shall be constructed, at a minimum, of 70% full-depth brick (not
529 veneers) plus the following options for the remainder of the wall facade:
530 cast stone, cementitious siding (Hardiboard), high-quality stucco or glass.

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

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

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

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

541 7) *Entrance features.* All customer entrances located along the front façade,
542 shall feature a combination of three or more of the following features:
543 canopies and porticos, overhangs, recesses or projections, arcades, raised /
544 corniced parapets, peaked roof forms, arches, display windows, and
545 architectural details, such as tile work and moldings which are incorporated
546 into the building structure and design.

547 8) *Minimum facade height.* A minimum facade height of 18 feet shall be
548 maintained on arterial and collector roadways.

549 9) *Roof features.* Rooflines shall incorporate roof features (extensions,
550 and/or projections such as a gable, parapet, dormers or others) that achieve
551 visual interest through variation of the roofline. These features shall
552 conform to the following specifications:

558 c) Cornices shall have perceptible projection or overhanging eaves
559 that extend past the supporting walls.

562 10) *Rooftop equipment.* All rooftop equipment shall be screened from
563 public view by parapets, dormers or other screens.

564 11) *Massing and modulation.* The massing of building facades oriented to
565 public streets shall incorporate either modulation, defined here as a wave in
566 the exterior wall, with horizontal breaks at least every 100 feet. Front facade
567 design shall provide varying wall offsets and other architectural features to
568 create horizontal (wall) and vertical building articulation.

569 (f) *Franchise restaurants and other national and regional chain businesses.* The
570 City recognizes that certain branding (logos and color schemes) must be preserved
571 for these types of businesses and seeks a balance between brand recognition and
572 quality exterior building materials. The City requires initial discussion and
573 coordination with franchise businesses in order to avoid an exterior building that is
574 an automatic, “cookie-cutter” template exhibited in other locations outside of the
575 City of Jonesboro.

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

578 2) *Permitted primary materials.* Primary building materials for the exterior
579 wall facade most directly facing Tara Boulevard or South Main Street shall
580 be constructed, at a minimum, of 50% full-depth brick (not veneers) plus
581 the following options for the remainder of the wall facade: 25% ornamental
582 stone and 25% glass.

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

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

588 5) *Color.* Except for essential logo and other branding displays, all exterior
589 materials shall strive to be earth-tone in color, as approved by the Design
590 Review Commission and the Mayor and City Council.

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

594 7) *Entrance features.* All customer entrances located along the front façade,
595 shall feature a combination of three or more of the following features:
596 canopies and porticos, overhangs, recesses or projections, arcades, raised /
597 corniced parapets, peaked roof forms, arches, display windows, and
598 architectural details, such as tile work and moldings which are incorporated
599 into the building structure and design.

600 8) *Roof features.* Rooflines shall incorporate roof features (extensions,
601 and/or projections such as a gable, parapet, dormers or others) that achieve
602 visual interest through variation of the roofline. These features shall
603 conform to the following specifications:

604 a) Roof features shall not exceed the average height of the
605 supporting walls.

606 b) The average height of parapets shall not exceed 15 percent of the
607 height of the supporting wall. Parapets shall feature three-
608 dimensional cornice treatments.

609 c) Cornices shall have perceptible projection or overhanging eaves
610 that extend past the supporting walls.

611 d) Where possible, the roof pitch of sloped roofs shall be a minimum
612 of 4:12 (vertical to horizontal).

613 9) *Rooftop equipment.* All rooftop equipment shall be screened from public
614 view by parapets, dormers or other screens.

615 (9) *Maintenance of multifamily residential structures.* Continued good appearance of
616 buildings within the facility depends on the extent and quality of maintenance. Materials
617 and finishes shall be selected for their durability and wear, as well as for their beauty.
618 Proper measures shall be taken for protection against weather, neglect, damage and abuse.
619 Provision for washing and cleaning building and structures, and control of dirt and refuse,
620 shall be included in the design. Configurations that tend to catch and accumulate leaves,

621 dirt and trash shall be avoided. Regular schedules for daily, weekly, quarterly, and annual
 622 maintenance shall be implemented by both owners and staff.

623 (10) *Security of multifamily residential structures.* Adequate security considerations shall
 624 be provided throughout the facility, including, at a minimum, the following features:

- 625 (a) Provide clear, unobstructed sightlines from entries to the street or parking lot.
- 626 (b) Provide clear sightlines to outdoor open areas from doorways and windows.
- 627 (c) Light exterior spaces and internal common spaces with energy-efficient, vandal
 628 proof lamps and fixtures
- 629 (d) Create privacy for the ground-level unites by using landscaping or fencing to
 630 buffer them from the street or parking.
- 631 (e) Pedestrian pathways to the entry, the parking, and the trash deposit area should
 632 be well-defined, well-lighted, and free from dense shrubs.
- 633 (f) Design common spaces to encourage a sense of belonging and that relate to a
 634 discrete number of unites so that these spaces encourage a sense of ownership.
- 635 (g) Property shall have an ornamental access gate with residents provided fobs or
 636 cards for entry. If the gate operates by way of a telephone system, a ring-through
 637 feature shall be provided so that cars waiting at the gate entrance will not cause
 638 waiting or queuing problems should a telephone line be in use, or a pull-out area
 639 outside of traffic lanes shall be provided to allow telephoning without blocking
 640 access.

641 (h) *Miscellaneous standards.*

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

645 2) *Buffering.* Perimeter buffers for residential developments shall conform to the
 646 minimum requirements of Article XV, unless additional requirements are imposed by
 647 Mayor and City Council. Buffers shall preserve existing vegetation to the maximum
 648 extent possible. Supplemental buffer plantings in certain areas may be necessary per
 649 the City Zoning Administrator. Stream and wetland buffering shall conform to Article
 650 XIII.

651 3) *Greenspace.* Minimum 20 percent of gross site acreage for each lot. May include
 652 pervious amenity areas, stream buffers / setbacks, natural areas, but shall not include
 653 required perimeter buffers.

654 4) *Landscaping.* Landscaping of building foundations, parking lots, amenities, etc. shall
 655 conform to the minimum requirements of Article XV, unless additional requirements
 656 are imposed by Mayor and City Council. Proposed landscaping materials, particularly

657 street trees, shall be similar to or compatible with that of the Jonesboro City Center and
658 Lee Street Park.

659 5) *Street trees.* For new developments within the City Center Mixed Use District, street
660 trees shall be provided in medians and required landscaped strips adjacent to the rights-
661 of-way of Fayetteville Road, Smith Street, Lee Street, and Spring Street. Proposed
662 landscaping materials, particularly street trees, shall be similar to or compatible with
663 that of the Jonesboro City Center and Lee Street Park.

664 1. Landscape strips shall be a minimum of ten feet wide.

665 2. Street trees shall have a minimum two and one-half-inch caliper and 12 feet
666 in height at the time of planting and be warranted by the developer for a
667 period of two years from the date of acceptance by the City of Jonesboro.

668 3. Street trees shall be spaced a minimum of 30 feet on center.

669 4. Spacing of street trees and streetlight standards may be adjusted to account
670 for driveways, utility poles, fire hydrants and other obstructions and to
671 provide adequate visual clearance for intersections, driveways and traffic
672 control devices.

673 5. No street tree or streetlight standard shall be placed within ten feet of
674 another tree, streetlight standard, utility pole or within five feet of a fire
675 hydrant.

676 6. Appropriate street tree species include:

677 (a) Red maple.

678 (b) Sugar maple.

679 (c) Willow oak.

680 (d) Savannah holly.

681 (e) Golden raintree.

682 (f) Southern magnolia.

683 (g) Sawtooth oak.

684 (h) Littleleaf linden.

685 (i) American elm (Dutch elm resistant cultivars).

686 (j) Chinese elm.

687 (k) Japanese zelkova.

688 (l) Other trees having similar characteristics to the above species
689 and suitable for urban pedestrian environments, upon approval
690 of the city arborist or his/her designee.

691 7. No more than 25 percent of the total number of the trees installed may be
692 of any one genus.

693

694 6) All stormwater detention facilities in view of public streets or the fronts of primary
695 buildings within the City Center Mixed Use District shall be completely enclosed by
696 black, wrought iron fencing with a perimeter evergreen shrub hedge. Stormwater
697 fencing shall be 4 feet tall, and the shrub hedge shall be a minimum 3 feet tall.
698 Stormwater detention facilities not in view of public streets may use black, vinyl-coated

699 chain link fence as fencing material, with a minimum 3-foot tall, evergreen shrub
700 hedge.

701

702

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 and this section;~~
- (e) Administration of government programs;
- (f) Home occupations, ~~meeting the requirements of Section 86-274;~~
- (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, ~~excluding adult entertainment materials;~~
- (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, **excluding adult entertainment materials**;
- (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) **Townhomes;**
- (b) **Condominiums;**

- (c) Mixed-use dwellings, including lofts, conforming to Section 86-162 and this section;
- (d) Apartments and apartment complexes;
- (e) Churches and other places of worship;
- (f) Performing arts theaters: drama, dance, music;
- (g) Dinner theaters, cabaret, concert hall, live entertainment;
- (h) ~~Musical groups and artists, live entertainment;~~
- (i) Sports stadiums, coliseums, arenas, amphitheaters;
- (j) ~~Independent artist, writers, and performers, live entertainment;~~
- (k) Fitness and recreational sports centers, health clubs;
- (l) ~~Neighborhood rec. centers, incl. tennis, pools and active primarily outdoor amenities, with or w/o food sales (private);~~
- (m) ~~Community recreation facility (non profit) including YMCA, senior centers, city recreational centers, and similar facilities linked to religious denominations;~~
- (n) ~~Lessors of nonresidential building (except mini-warehouses), including event centers (excluding funerals and wakes);~~
- (o) ~~Massage therapy, state licensed only;~~
- (p) ~~Barber shops;~~
- (q) ~~Beauty salons, including skin care services;~~
- (r) Hotels (except Casino Hotels);
- (s) ~~Nail Salons;~~
- (t) Parking lots and garages, commercial; **providing that they are completely concealed from view or underground;**
- (u) ~~Temporary, outdoor arts market;~~
- (v) Mobile food services, including carts and individual food trucks;
- (w) ~~Food truck courts;~~
- (x) Outdoor farmers market;
- (y) Tobacco stores, cigar shops, and vape shops, but not cigar lounge;
- (z) ~~Dance company studios, without theaters;~~
- (aa) ~~Convention centers, convention and visitors bureaus;~~

(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 the City Center Mixed Use District. similarly, commercial / office uses shall also comprise a minimum of 25 percent of the total floor area of the City Center Mixed Use District.

2) Dwelling units, including lofts, apartments, townhomes, and condominiums, shall not be located on "storefront," that is, the ground floor of any building in the district.

~~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, **condominiums**, and townhomes, is smaller-sized, higher-quality dwelling units, with high-quality architectural standards.

(a) *Single-family attached dwellings (townhouses and condominiums).* **1600** heated square feet per unit.

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

- 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.

(c) *Mixed-use dwelling, including lofts (no street level units allowed).* **1500** 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.

4) Rooftop amenities are allowed for apartment complexes, provided that the height restrictions of Section 86-119 (g)(7) for rooftop structures and their appurtenances.

(7) *Maximum building height.* **4** stories and **60** 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 **one-half** 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), and/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 **muted color tones**, as approved by the Design Review Commission and the Mayor and City Council. **No iridescent or luminescent color tones are allowed.**

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) *Rooftop amenities are allowed for apartment complexes, provided that the height restrictions of Section 86-119 (g)(7) for rooftop structures and their appurtenances.*

8) *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.

9) *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) *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), and/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 **muted color tones**, as approved by the Design Review Commission and the Mayor and City Council. **No iridescent or luminescent color tones are allowed.**

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.

(c) *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 **one-half** 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 and/or glass.
(Note: Exterior façade delineations do 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 **muted color tones**, as approved by the Design Review Commission and the Mayor and City Council. **No iridescent or luminescent color tones are allowed.**

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.

(d) *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 **one-half** full-depth brick (not veneers) plus the following options for the remainder of the wall facade: cast stone, cementitious siding (Hardiboard), high-quality stucco and/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 **muted color tones**, as approved by the Design Review Commission and the Mayor and City Council. **No iridescent or luminescent color tones are allowed.**

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.

(e) *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 materials shall be **muted color tones**, as approved by the Design Review Commission and the Mayor and City Council. **No iridescent or luminescent color tones are allowed, except for nationally or regionally recognized logos and branding.**

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 20 percent of gross site acreage for each lot. May include previous amenity areas, stream buffers / setbacks, natural areas, but shall not include required perimeter buffers.
- 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.