



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

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

Agenda

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS - NONE**
- VII. PUBLIC HEARING**
 - 1. Public Hearing regarding adoption of the FY' 22 Millage Rate.
 - 2. Public Hearing regarding Conditional Use Permit Application, 21-CU-016, for a convenience store (with existing gas pumps), by Georgian Investment Properties LLC, property owner, and Omer Ahmad Syed, applicant, for property at 249 North Main Street (Parcel No. 13240B A005), Jonesboro, Georgia 30236.
 - 3. Public Hearing regarding a Conditional Use Permit Application, 21-CU-017, for a church, by Cathy Morris Fields, property owner, and Timothy J. McBride, applicant, for property at 8557 Tara Boulevard (Parcel Nos. 13242D A016 and 13242D A002), Jonesboro, Georgia 30236.
 - 4. Public Hearing regarding Application #21ALC-002, a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 226 N. Main Street by Rara Business LLC dba-Exxon Onestop Gas & Grocery, Kamal Mahara Licensed Representative.
- VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**
- IX. MINUTES**

1. Consideration of the Minutes of the September 13, 2021 Regular Meeting.

2. Consideration of the Minutes of the October 4, 2021 Work Session.

X. CONSENT AGENDA - NONE

XI. FINANCIAL STATEMENTS - NINA M. ROBINSON, DIRECTOR OF FINANCE

1. Council to consider approval of Financial Statements for the eight-month period ended August 31, 2021.

XII. OLD BUSINESS

1. Council to consider adoption of millage rate of 8.0 for FY' 2022.

2. Council to consider approval of Application #21ALC-002, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 226 N. Main Street by Rara Business LLC dba-Exxon Onestop Gas & Grocery, Kamal Mahara Licensed Representative.

3. Council to consider a possible reduction in Tree Bank Fund amount for Hearthside Jonesboro development.

4. Council to consider approval of a Conditional Use Permit Application, 21-CU-017, for a church, by Cathy Morris Fields, property owner, and Timothy J. McBride, applicant, for property at 8557 Tara Boulevard (Parcel Nos. 13242D A016 and 13242D A002), Jonesboro, Georgia 30236.

5. Council to consider approval of a Conditional Use Permit Application, 21-CU-016, for a convenience store (with existing gas pumps), by Georgian Investment Properties LLC, property owner, and Omer Ahmad Syed, applicant, for property at 249 North Main Street (Parcel No. 13240B A005), Jonesboro, Georgia 30236.

XIII. NEW BUSINESS

1. Council to consider approval of Resolution #2021-010 to appoint Larry Ford to the Housing Authority of the City of Jonesboro, for a term to expire June 13, 2021.

XIV. REPORT OF MAYOR / CITY MANAGER

XV. REPORT OF CITY COUNCILMEMBERS

XVI. OTHER BUSINESS

1. Executive Session for the purpose of discussing pending and/or potential litigation and real estate.

2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

XVII. ADJOURNMENT

**CITY OF JONESBORO
REGULAR MEETING
170 SOUTH MAIN STREET
September 13, 2021 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, September 13, 2021. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

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	Absent	
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	
Brandon Hermsmeier	Interim Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Nina Robinson	Director of Finance	Present	
Kelli Duffy	Municipal Court Clerk	Present	
Richard Godfrey	Assistant Chief of Police	Present	
Tommy Henderson	Chief	Absent	

III. INVOCATION LED BY DR. MORCEASE BEASLEY, SUPERINTENDENT

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

1. Motion to adopt the agenda with the following amendments.
 - a. Under New Business – Add Item #15 Discussion relative to on-street parking on West Mimosa.
 - b. Under New Business - Amend Item No. #1, under New Business, by renumbering Ordinance #2021-017 to Ordinance #2021-018.

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

Under New Business - Add Item No. #15 Discussion relative to on-street parking on West Mimosa

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (MINUTES)

VI. PRESENTATIONS

1. Update from Clayton County Public Schools - Dr. Morcease Beasley, Superintendent

At this time, Dr. Morcease Beasley, presented an update regarding the current state of Clayton County Public Schools. Some highlights of the presentation are as follows:

- Jonesboro High School renovations are complete.
- The District has had face-to-face learning since August 2, 2021.
- There has been some degree of virtual learning because of the increasing number of positive COVID cases.
- The number of COVID-19 positive cases negatively impacts the operations to a point that it is impossible to teach face to face.
- The District is currently incentivizing employees that get vaccinated by September 30, 2021. The incentive includes offering full-time employees \$500 and part-time employees \$250.
- Safety is the priority, and the District will continue to provide additional learning resources for all families to minimize learning disruptions.
- The District is ensuring that students are college and career-ready.

VII. PUBLIC HEARING

1. Public Hearing regarding Conditional Use Permit application, 21-CU-014, for a food truck park / court, by Don Flanders / Sardis Creek, LLC, property owner, and Tan Bowers / Atl Food Truck Park, applicant, for property at 8271 Tara Blvd. (Parcel No. 13239B D008), Jonesboro, Georgia 30236.

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

RESULT:

CLOSED

2. Public Hearing regarding Map Amendment, 21-MA-005, Ord. 2021-017, to the Official Zoning Map for rezoning of property located at 1284 Ga. Highway 138, Jonesboro, Georgia 30236, Parcel No. 12048A F003, from Single-Family Residential (R-4) to Highway Commercial (C-2) by property owner and applicant, Santwan Miller.

At this time, Mayor Day opened the Public Hearing. Property owner and applicant Santwan Miller was present to speak in favor of the request. Mr. Miller expressed his interest in rezoning the property for office use only as an Auto Broker Business. As there were no additional persons wishing to speak, the Public Hearing was duly adjourned.

RESULT:

CLOSED

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (MINUTES)

3. Public Hearing regarding Conditional Use Permit Application, 21-CU-015, for a convenience store (without fuel pumps), by Feadlore LLC, property owner, and Arsalan Amin, applicant, for property at 309 North Main Street (Parcel No. 13209C C010), Jonesboro, Georgia 30236.

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

RESULT:

CLOSED

4. Public Hearing regarding Variance Application, 21-VAR-002, for liquor store design standards - Sec. 86-456 – Side landscape strip not 5 feet wide in some places, due to tightness of site and parking requirements, Sec. 86-456 – Landscape strip along perimeter of building below 6 feet wide, due to parking and sidewalk requirements, Sec. 86-458 – More than 10 contiguous parking spaces without a required landscape island, due to parking requirements, Sec. 86-410 – less than the required number of parking spaces, by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.

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

RESULT:

CLOSED

5. Public Hearing regarding a proposed change in the Municipal Election Day polling location for those voters within the corporate city limits of the City of Jonesboro. Proposed change includes changing the polling location from the Jonesboro Police Department to Lee Street Elementary located at 178 Lee Street.

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

RESULT:

CLOSED

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

IX. MINUTES

1. Consideration of the Minutes of the May 3, 2021 Work Session.
2. Consideration of the Minutes of the May 10, 2021 Regular Meeting.
3. Consideration of the Minutes of the June 14, 2021 Regular Meeting.
4. Consideration of the Minutes of the August 9, 2021 Regular Meeting.

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (MINUTES)

RESULT: APPROVAL OF ALL MEETING MINUTES [UNANIMOUS]
MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT: Messick

X. PRESENTATION OF FINANCIAL STATEMENTS

1. Council to consider approval of financial statements for the seven-month period ended July 31, 2021.

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

At this time, Nina Robinson, Director of Finance presented financial statements for the seven-month period ending July 31, 2021. Below are some highlights of the presentation by Mrs. Robinson:

- The City of Jonesboro has a healthy reserve of funds and fund balance. We have 12 months of fund balance.
- Sufficient funds are available to mitigate current and future risks such as revenue reduction or unexpected expenditures.
- Property and Sales Tax revenue represents \$3,423,839 of the City's General Fund primary source of operating resources. To date, \$2,179M has been collected.
- Focusing on completing the 2020 Audit by September 30, 2021.
- Focusing on budget compilations, tax billing processes, and administering the plans to expend the ARPA funds for the calendar year 2022.

XI. OLD BUSINESS - NONE

XII. NEW BUSINESS

1. Council to consider approval of Ordinance 2021-018 amending Chapter 2, Administration, Article IV (Elections), section 2-121 (Polling Place) of the City Code of Ordinances to officially change the Municipal Election Day Polling Place to Lee Street Elementary located at 178 Lee Street Jonesboro, Georgia.

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

2. Council to consider purchase and sale agreement in the amount of \$19,139.74 for property located at 158 Smith Street and to authorize the Mayor to execute all necessary documents and further to authorize the necessary budget amendments.

RESULT: APPROVED WITH AUTHORIZATION OF THE CITY MANAGER TO PREPARE NECESSARY BUDGET AMENDMENTS [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Bobby Lester, Councilmember
AYES: Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT: Messick

3. Council to consider approval of Resolution #2021-006 authorizing the City of Jonesboro to transfer the following:
1. a Military Surplus 1989 Am General Humvee VIN 05932 (Fair Market Value \$3,500),
 2. a Military Surplus 1989 Am General Humvee VIN 061262 (Fair Market Value \$3,500),
 3. a Military Surplus Kawasaki 1600 Diesel motorcycle VIN JKAKLEA103DA04337 (Fair Market Value \$2,000),
 4. a Military Surplus Kawasaki 1600 Diesel Motorcycle VIN JKAKLEA166DA19509 (Fair Market Value \$2,000) with a total fair market value for all four vehicles at \$11,000, to Black Dog Customs located at 1131 Commerce Drive Madison, GA.

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

4. Council to consider approval of Resolution #2021-007 authorizing the acceptance of a bulletproof vest grant from the U.S. Department of Justice Patrick Leahy Bulletproof Vest Partnership in the amount of \$1,729.50, to authorize the City Manager to amend the budget as necessary to accept the award.

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

5. Council to consider approval of Resolution \$2021-008 authorizing the acceptance of a bulletproof vest grant from the U.S. Department of Justice Patrick Leahy Bulletproof Vest Partnership in the amount of \$1,525.49 and to authorize the City Manager to amend the budget as necessary to accomplish the intent of this act.

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

6. Council to receive an update on Hearthside Jonesboro Plat, 21-SUB-002.

RESULT: NO ACTION TAKEN

Mr. Allen, Community Development Director provided an update relative to new consolidated survey plat.

- Subdivision of the rear of several parcels along North Main Street absorbed into the total development property.
- Combination plat of all parcels involved into one unified development tract.
- Subdivision of single-family lot on North Avenue separate from the unified development tract.

7. Council to consider approval of Variance Application, 21-VAR-002, for liquor store design standards - Sec. 86-456 – Side landscape strip not 5 feet wide in some places, due to tightness of site and parking requirements, Sec. 86-456 – Landscape strip along perimeter of building below 6 feet wide, due to parking and sidewalk requirements, Sec. 86-458 – More than 10 contiguous parking spaces without a required landscape island, due to parking requirements, Sec. 86-410 – less than the required number of parking spaces, by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.

RESULT: APPROVED WITH THE FOLLOWING CONDITIONS/VARIANCES [UNANIMOUS]
Landscape Plan will be reviewed by the City, Require More Landscaping in Certain Areas for the smaller landscape strips, completed plans within the next thirty days, start project between December 2021 and December 2022.

MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Donya Sartor, Councilmember
AYES: Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT: Messick

8. Council to consider approval of Conditional Use Permit Application, 21-CU-015, for a convenience store (without fuel pumps), by Feadlore LLC, property owner, and Arsalan Amin, applicant, for property at 309 North Main Street (Parcel No. 13209C C010), Jonesboro, Georgia 30236.

RESULT: APPROVED [4 TO 1]
MOVER: Donya Sartor, Councilmember
SECONDER: Pat Sebo-Hand, Mayor Pro-Tem
AYES: Sebo-Hand, Lester, Sartor, Wise
NAYS: Powell
ABSENT: Messick

Upon substantial discussion relative to the classification of the actual use of the property, staff noted that based upon the description submitted, the NAICS designation that fits the actual use would be a convenient store.

9. Council to consider approval of Map Amendment, 21-MA-005, Ord. 2021-017, to the Official Zoning Map for rezoning of property located at 1284 Ga. Highway 138, Jonesboro, Georgia 30236, Parcel No. 12048A F003, from Single-Family Residential (R-4) to Highway Commercial (C-2) by property owner and applicant, Santwan Miller.

RESULT: DEFEATED [1 TO 4]
MOVER: Pat Sebo-Hand, Mayor Pro-Tem
SECONDER: Billy Powell, Councilmember
AYES: Sebo-Hand
NAYS: Lester, Powell, Sartor, Wise
ABSENT: Messick

Questions and Concerns

Councilmember Sebo-Hand expressed her concerns about the impact of the residents behind the property due to changing the zoning from Residential to Highway Commercial.

Councilmember Lester expressed his concerns of multiple businesses occupying the space.

Mayor Day asked if the applicant lives there?

Mr. Allen advised that the property would be used for one business and advised that the property is currently residential, and the applicant lives there.

10. Council to consider approval of Conditional Use Permit application, 21-CU-014, for a food truck park / court, by Don Flanders / Sardis Creek, LLC, property owner, and Tan Bowers / Atl Food Truck Park, applicant, for property at 8271 Tara Blvd. (Parcel No. 13239B D008), Jonesboro, Georgia 30236.

RESULT: TABLED [UNANIMOUS] **Next: 10/11/2021 6:00 PM**
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT: Messick

Comments and Concerns:

Councilmember Sartor questioned if ample parking is required and also regulations relative to the amount of Food Trucks allowed in the Food Truck Park.

Mr. Allen advised that there are no parking specifications in the City Code relative to parking spaces.

Mr. Clark advised that neither the County Board of Health nor the Department of Health have set standards as to the number of parking spaces you must have for a Food Truck Park. Each Food Truck must be fully licensed.

Councilmember Sebo-Hand questioned if there was a feasibility study conducted for the need of a Food Truck Park on Tara Boulevard? What type of lighting is allowed?

Mr. Allen advised that night friendly lighting is requested.

At this time Ms. Bowers, applicant was present to speak:

Mrs. Bowers noted that she has been the owner of the Howell Mill Food Park for ten years. As the vegan community is growing, Ms. Bowers is looking to expand her business into Jonesboro. Mrs. Bowers further noted that she converted the Food Truck Park to a Vegan Food Truck Park two years ago. The Vegan Food Truck Park would offer various foods such as fresh fruits and vegetables from farmers. Mrs. Bowers also noted that standard Café Lighting will be installed, non-glaring, non-flashing lighting.

Councilmember Lester inquired if Ms. Bowers was purchasing the property.

Ms. Bowers advised that she is not interested in purchasing the property, only leasing it. This location will be much smaller than the Atlanta location.

Councilmember Lester inquired if spaces will be rented to Food Trucks.

Ms. Bowers advised that food trucks would book space on a rotating schedule based upon their availability.

Councilmember Sartor inquired if non-food truck vendors are allowed.

Ms. Bowers advised that non-food truck vendors will be allowed.

Councilmember Sartor expressed her concerns relative to parking and patrons crossing Tara Boulevard.

Ms. Bowers advised that she has spoken with Mr. Allen relative to adding more parking. Also, Ms. Bowers stated that she has been in conversation with Lidl to utilize their lot as overflow parking. She noted that she is currently speaking with Lyft and Uber to utilize drop-off and pick-up for patrons. Currently, she is pushing for a grab-and-go model.

Mr. Clark inquired about the fee vendors would pay to book a space. Mr. Clark further stated that there has to be some license required as the applicant would collect fees, hence requiring an occupational tax certificate or other licensing mechanisms. Mr. Clark further questioned Ms. Bowers to see if she would be amenable to an annual license or an Occupational Tax to operate?

Ms. Bowers stated that she would be opposed to an annual license.

Mr. Clark further stated that relative to the operating hours, the application submitted by the requestor indicated opening five to six days a week; this is not a one-time event. This is a daily business.

Ms. Bowers stated that she has partnered with several vendors wanting to host other events outside of the daily operation of the Food Truck Park, thus leaving some flexibility for other events.

Mayor Day inquired about the other activities anticipated to occur at the Food Truck Park and what prevents it from turning into a flea market?

Ms. Bowers advised that all other events are vegan friendly, and she prevents it from turning into a flea market. Dining is always the actual objective.

Ms. Bowers stated that she has a vegan ice cream trailer and a vegan juice bar trailer that does not operate yearly - neither one of these trucks are equipped with cooking equipment.

Mr. Clark stated that the City does not have language adopted to speak to the scope of regulating a privately-ran Food Truck Park. Mr. Clark noted that he is not confident that staff has enough information to provide Council with adequate information relative to governing food trucks or if we should govern it. Mr. Clark requested that the Council table this item to allow staff an opportunity to take a deeper dive and research this model. Mr. Clark further noted that he would establish a meeting with the applicant this week, review the Fulton County ordinance and bring in Clayton County Health Department to inform them of the applicant's intent. From that point, Mr. Clark noted that he would prepare an action plan for Council to review.

11. Council to consider approval of purchasing two (2) flashing stop signs at the intersection of Lee Street & Dixon Street as well as North McDonough & North Lake Drive in the amount of \$8,917.54.

RESULT:	APPROVED WITH UTILIZATION OF CONTINGENCY FUNDS [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem
SECONDER:	Bobby Lester, Councilmember
AYES:	Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT:	Messick

12. Council to consider approval of authorizing the acceptance of seven (7) Axon X2 Tasers from the Clayton County District Attorney's Office.

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

13. Council to consider approval of a low bid in the amount of \$86,200.00 to replace the roof on the Nouveau Restaurant facility.

RESULT:	APPROVED (FUNDING TO BE REMITTED FROM FUND BALANCE) [UNANIMOUS]
MOVER:	Donya Sartor, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	Sebo-Hand, Lester, Powell, Sartor, Wise
ABSENT:	Messick

14. Council to consider approval of Resolution #2021-008 authorizing various expenditures from the U.S. American Rescue Plan Act – State and Local Aid Program (ARPA) and directing the City Manager to amend the Various Fiscal Year 2021 Budgets.

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

15. Discussion regarding on-street parking on West Mimosa.

RESULT: Majority Consensus for staff to bring back an ordinance for adoption by Mayor and Council relative to no On-Street Parking on West. Mimosa

XIII. REPORT OF MAYOR / CITY MANAGER

The following is the Report of the City Manager, Ricky L. Clark, Jr.

- Tomorrow, I will be the guest speaker for the Council for Quality Growth. The program begins at noon and is via zoom.
- On Friday, September 17, 2021, we have two recruits that will graduate from the academy. Due to Covid, event participation is limited.
- Coffee With a Cop is scheduled for September 15, 2021, at 9:00 a.m. This event will be held at the Quick Trip gas station located at the intersection of Tara Blvd and North Avenue
- Arte Gras is this week. Thus far, the only Council member I have attending is Councilwoman Sebo.
- The House of Dawn is hosting its annual fundraising Gala on Saturday, September 25, 2021. Please let me know if you wish to attend.
- Food Truck Friday's will be held on October 1, 2021
- Downtown Street Festival and Bike Tour will be held on October 9, 2021, from 9:00 a.m. until 9:00 p.m. Vendor and Sponsorship opportunities are still available.

Workforce Update

- Public Works – Just hired a City Mechanic who started on today, his name is Victor Sneed and comes to us with a lot of experience in mechanic work.
- Code Enforcement – the additional Code Enforcement Officer position remains open.
- Police Department – Currently have 8 vacancies in the Police Department (4 officers, 4 investigators & CID Sgt.)

City Center Update

- The building slab has been poured. The curb and gutter work is underway.
- Coordination meetings were held with Georgia Power for the installation of their conduits for street and parking lot lighting.
- The bio-detention areas have been established for the site. Erection of the primary steel post was done this month. This work will continue through September.
- All underground utilities have been installed. Several septic systems were unearthed during the site work, and the cost of the remediation will be drawn from the contractor's contingency allowance.
- We are currently planning a "Topping Event" for the City Center. At this event, we will recognize all of the workers as well as allow residents and stakeholders the opportunity to sign the steel before the roof is place on the structure.

COVID Update

- As of September 12, 2021, Clayton County has 31,535 cases of COVID and 560 confirmed deaths.
- There were 801 new positive covid reports in clayton County from 09/6 – 09/12

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (MINUTES)

- Clayton County accounts for 2.7% of the total cases in Georgia
- In Clayton County 121,547 residents (43%) have received at least one dose of the COVID-19 Vaccine and 104,320 (37%) have been fully vaccinated.
- Nearly 43% of our employees have received a vaccination.
- Our Courts continue to operate on a condensed calendar
- All departmental operations remain in person.
- In a recent COVID survey distributed to employees, 75% indicated that they would receive the vaccination within the next month.
- Does the City want to consider parameters relative to employees that have not received the vaccination?
- Currently, employees use their own PTO for COVID related illnesses until their balance is exhausted, and then the employees go to an unpaid status until short-term disability kicks-in. Is this the practice the Council would like to continue to follow?

Conversation Relative to COVID

Upon discussion the following was concluded:

1. *Each vaccinated employee must provide proof of vaccination along with a signed affidavit by October 1, 2021. Those employees shall receive a \$500.00 incentive.*

Councilmember Sartor moved to accept the COVID incentive of \$500 for employee. Said motion was seconded by **Councilmember Lester** and followed by an unanimous vote.

Councilmember Sebo-Hand made a motion to accept weekly COVID testing. Said motion was seconded by **Councilmember Powell** and followed by an unanimous vote.

XIV. REPORT OF CITY COUNCILMEMBERS

Councilmember Sebo-Hand - None

Councilmember Powell - None

Councilmember Lester - None

Councilmember Wise - None

Councilmember Sartor - Jonesboro Police Department is the recipient of the Heroes Table at the Arts Clayton Arte Gras.

XV. OTHER BUSINESS - NONE

1. ~~Executive Session for the purpose of discussing the conveyance of real estate.~~
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

XVI. ADJOURNMENT

1. Motion to adjourn at 8:35 p.m.

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

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER

Minutes Acceptance: Minutes of Sep 13, 2021 6:00 PM (MINUTES)

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
October 4, 2021 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, October 4, 2021. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

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	Absent	
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	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Brandon Hermsmeier	Interim Public Works Director	Present	
Tommy Henderson	Chief of Police	Present	
Kelli Duffy	Municipal Court Clerk	Present	
Nina Robinson	Director of Finance	Present	
Alicia Wingster	Finance Technician	Present	

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

III. INVOCATION - MOMENT O SILENCE

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (MINUTES)

IV. ADOPTION OF AGENDA

1. Motion to adopt the agenda with the following amendments.

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

Under Other Business - Add Item #8 Executive Session for the purpose of discussing potential litigations.

V. PUBLIC HEARING

1. Public Hearing regarding adoption of the FY' 22 Millage Rate.

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

VI. WORK SESSION

1. Discussion regarding Conditional Use Permit Application, 21-CU-016, for a convenience store (with existing gas pumps), by Georgian Investment Properties LLC, property owner, and Omer Ahmad Syed, applicant, for property at 249 North Main Street (Parcel No. 13240B A005), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 10/11/2021 6:00 PM
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At this time, Mayor Day opened the Public Hearing. Mr. Syed, applicant, was present to speak and answered questions.

Questions and Concerns

Councilmember Messick inquired if the proposed business is in the Historic District?

Mr. Allen advised that it is not located in the Historic District and Mr. Clark informed that the Historic District runs from South Main Street to North Main Street.

Councilmember Lester inquired whether other businesses would operate in the out parcels and if EPA will conduct inspections of the pumps?

Mr. Syed advised that all out parcels will be used to operate the convenient store and new gas pumps will be installed.

Upon completing of questions and comments, the Public Hearing was duly adjourned.

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (MINUTES)

2. Discussion regarding a Conditional Use Permit Application, 21-CU-017, for a church, by Cathy Morris Fields, property owner, and Timothy J. McBride, applicant, for property at 8557 Tara Boulevard (Parcel Nos. 13242D A016 and 13242D A002), Jonesboro, Georgia 30236.

RESULT: PUBLIC HEARING REQUIRED Next: 10/11/2021 6:00 PM

Councilmember Sebo-Hand - Inquired about the location on Mt. Zion.

Mr. Allen advised that the location is in Unincorporated Clayton County and functions as the Youth Ministries.

Councilmember Messick inquired about the intension of renovating the building and based on the goal to accommodate 1000 members, how will parking, entering and exiting the facility be managed?

Mr. Allen advised that the building has been vacant for several years and major renovations are needed. Relative to entering and exiting, there are two curb cuts on Tara Boulevard adding that Robert E. Lee is a possible option for entering and exiting.

Mr. Clark advised that several churches in the area acquire officers to direct traffic in an effort to manage the influx of cars entering and exiting their respected parking lots before and after service on Sundays.

Mayor Day inquired about the amount of needed parking spaces verses the current amount of parking spaces?

Mr. Allen advised that relative to the Code, 330 spaces are need, and there are currently 150 parking spaces. Additional parking will have to be obtained by way of a variance approved by Mayor and Council.

Councilmember Lester inquired that in the event the near by liquor store or convenience store selling beer and wine changes ownership, how does that affect the distance requirement for the church?

Mr. Clark advised that the purchase of the store, change of ownership, is contingent upon the approval of a liquor license for the new owner. Typically, the purchase happens within the non-conforming period and provided that the business does not close for a period more than six months, a distance survey will not be required.

At this time **Pastor Timothy J. McBride** was present to speak and provided additional information relative to the request. Pastor McBride stated that the congregation on Mt. Zion was opened in 2016 with 500 members and they are rapidly growing. Kaiser Permanente owns the building hence the reasoning for relocating to Jonesboro. The Jonesboro location will accommodate members that live in Griffin and McDonough as well as the surrounding community.

3. Council to consider approval of a Resolution recognizing Georgia Cities Week.

Minutes Acceptance: Minutes of Oct 4, 2021 6:00 PM (MINUTES)

RESULT: APPROVED [UNANIMOUS]
MOVER: Bobby Lester, Councilmember
SECONDER: Tracey Messick, Councilmember
AYES: Sebo-Hand, Lester, Messick, Powell, Wise
ABSENT: Sartor

At this time, Mayor Day recognized Georgia Cities Week, sponsored by the Georgia Municipal Association celebrating the 22nd year from October 3rd through October 9th. This year's theme is "Georgia Cities Shaping the Future"

Georgia Cities are:

9.2% of land area in Georgia.
 67.7% of the commercial property in the state.
 49.9% of the industrial property in the state.
 46.5% of the assessed value of property in the state.
 Cities are ground faster than the rest of the state.
 Cities account for 44.1% of the population
 Cities provide 66.9% of jobs in the state.

At this time, Chairperson for the City of Jonesboro Georgia Cities Week, Mayor Pro-Tem, Pat Sebo- Hand read the Georgia Cities Week Resolution recognizing Georgia Cities Week.

4. Discussion regarding Application #21ALC-002, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 226 N. Main Street by Rara Business LLC dba- Exxon Onestop Gas & Grocery, Kamal Mahara Licensed Representative.

RESULT: OLD BUSINESS **Next: 10/11/2021 6:00 PM**

Mr. Clark advised that this is a change in ownership. The application packet has been reviewed and all requirements have been met.

5. Discussion regarding possible reduction in Tree Bank Fund amount for Hearthside Jonesboro development.

RESULT: OLD BUSINESS **Next: 10/11/2021 6:00 PM**

Mr. Allen advised that relative to the Tree Protection Ordinance, the developer is requesting a reduction in the fee.

Questions and Concerns

Mr. Clark advised that the development community is not in favor of these types of ordinances. It is looked upon as a type of restriction for the purpose of replanting trees. As the ordinance is written, a city residents could be charged with the same fees. It is important that we set a precedence for developers to come.

Councilmember Messick inquired if anyone else has asked for a discount?

Mr. Allen advised that this is the first time a developer has asked for a discount.

Councilmember Messick stated that she is concerned with setting a precedence, we need to consider future developments and each developer needs to be treated the same.

Councilmember Sebo-Hand expressed her concerns with setting a precedence as well. The city is growing, and we have several future developments to consider.

Councilmember Wise stated that the developer harvests the trees they remove from the site and collect revenue.

Mr. Clark inquired as to the guidelines Mayor and Council would like to implement relative to handling the fees? Whether to review case by case or reduction of fee based on a threshold amount.

Mr. Allen will provide additional information relative to pricing in 5% increments.

6. Council to consider approval of KeyRisk as provider for Workers Compensation insurance renewal.

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

Mr Clark advised that the Worker Compensation insurance is up for annual renewal on November 1st. There is a reduction in the premium in the amount of \$1,496.00 largely due to the decrease in staffing levels.

7. Discussion regarding adoption of the FY' 22 Millage Rate.

RESULT:	OLD BUSINESS	Next: 10/11/2021 6:00 PM
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Mr. Clark advised that the current Millage rate is 6.0 mills. At current we are proposing an increase of 2.0 mils to a total of 8.0 mils. We've held two of the required Public Hearing and received no public comments in favor of or against the increase.

VII. OTHER BUSINESS

A. Executive Session

1. Executive Session for the purpose of discussing potential litigations at 6:48 PM.

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

2. Adjourn Executive Session and resume Work Session at 7:05 PM.

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


VIII. ADJOURNMENT

1. Motion to adjourn at 7:05 PM

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

JOY B. DAY – MAYOR
MANAGER

RICKY L. CLARK, JR. – CITY

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 11.1 - 1
		COUNCIL MEETING DATE October 11, 2021
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s)	
Requested Action <small>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</small> Council to consider approval of Financial Statements for the eight-month period ended August 31, 2021.		
Requirement for Board Action <small>(Cite specific Council policy, statute or code requirement)</small>		
Is this Item Goal Related? <small>(If yes, describe how this action meets the specific Board Focus Area or Goal)</small> Yes Innovative Leadership		
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> Please find attached a copy of the financial statements as prepared by our Finance Director Nina Robinson.		
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"> Financial Report Ending AUGUST 2021 		
Staff Recommendation <small>(Type Name, Title, Agency and Phone)</small> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date October, 11, 2021	
Signature	City Clerk's Office	



CITY OF JONESBORO
UNAUDITED FINANCIALS FOR MONTH
ENDED AUGUST 31, 2021
AS OF OCTOBER 11, 2021

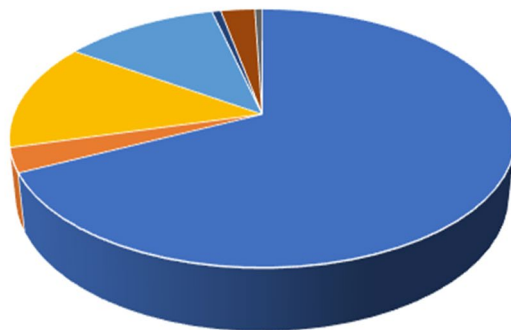
PRESENTED BY
NINA M. ROBINSON
FINANCE DIRECTOR

FINANCIAL REVENUE REVIEW YTD AUGUST 2021

General Fund Revenue Highlights

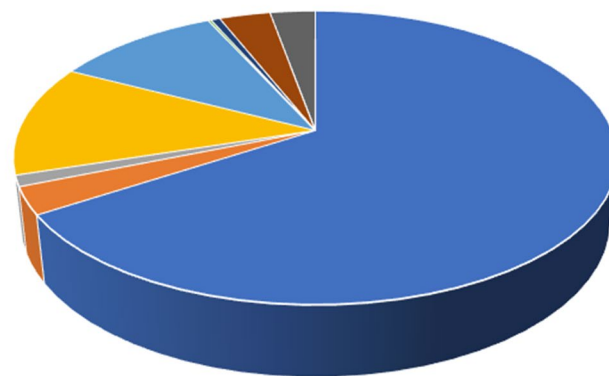
- Tax revenue recorded to date is \$2,362,919 or 69% of budgeted goals. The pie chart that follows illustrates that taxes represent the majority of the City's General Fund's operating resources.
- A pie chart showing the allocation of tax revenue is provided to show the city's major tax sources
- The Revenue and expense statements that follow indicate operating results to date for the general fund.
- Also included is an overview of ALL FUNDS revenue and expenditures to date.

ACTUAL

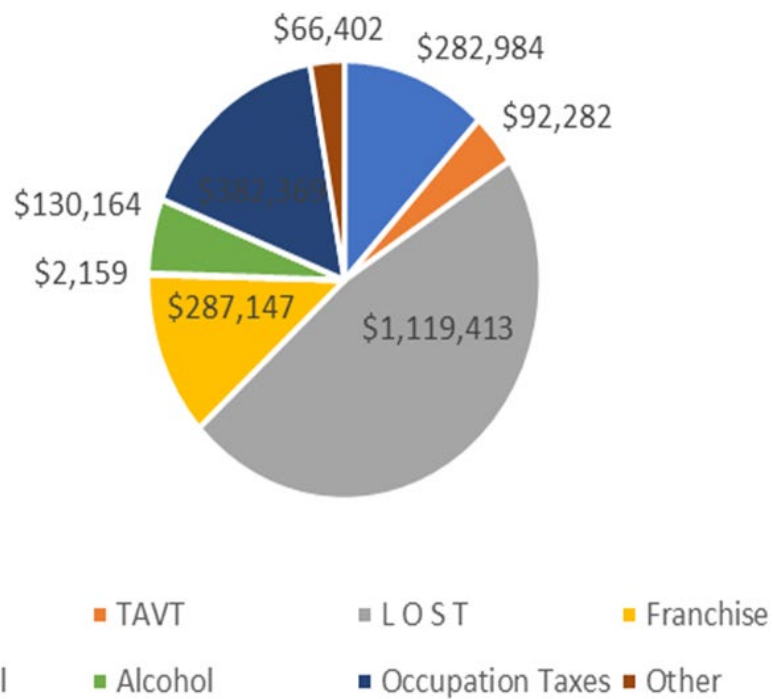


■ TAXES ■ LICENCES/PERMITS ■ INTERGOVERNMENTAL
 ■ CHARGES FOR SERVICES ■ FINES & FOREFEITURES ■ INVESTMENT INCOME
 ■ DONATIONS ■ MISCELLANEOUS ■ LAND SALES

BUDGET



■ TAXES ■ LICENCES/PERMITS ■ INTERGOVERNMENTAL
 ■ CHARGES FOR SERVICES ■ FINES & FOREFEITURES ■ INVESTMENT INCOME
 ■ DONATIONS ■ MISCELLANEOUS ■ LAND SALES



TAX REVENUE BY TYPE

City of Jonesboro
All Funds
For the Month Ending August 31, 2021

Summary of Revenues

Fund	2021 Budget	Year To Date	% of Budget Recognized
General	\$ 5,189,397	\$ 3,481,317	67%
Confiscated Assets	\$ 10,000	\$ -	0%
DEA Confiscated Assets	\$ 45,000	\$ 13,055	29%
Grants/Restricted/ARPA	\$ 926,496	\$ 926,496	100%
Hotel Motel Restricted	\$ 65,000	\$ 33,769	52%
LARP/LMIG/URA/CAPITAL	\$ 50,000	\$ 52,780	106%
Solid Waste/Sanitation	\$ 402,555	\$ 80,732	20%
Total	\$ 6,688,448	\$4,588,149	69%

City of Jonesboro
All Funds
For the Month Ending August 31, 2021

Summary of Expenditures

Fund	2021 Budget	Year Tod Date	% of Budget Recognized
General	\$ 5,148,139	\$ 3,515,408	68%
Confiscated Assets	\$ 10,000	\$ -	0%
DEA Confiscated Assets	\$ 45,000	\$ -	0%
Grants/Restricted/ARPA	\$ 926,496	\$ -	0%
Hotel Motel Restricted	\$ 65,000	\$ 25,479	39%
LARP/LMIG/URA/CAPITAL	\$ 50,000	\$ -	0%
Solid Waste/Sanitation	\$ 402,555	\$ 316,432	79%
Total	\$ 6,647,190	\$3,857,319	58%

SUMMARY

- City of Jonesboro's year to date revenue and expense results are trending 67 % as anticipated for August 31, 2021.
- Excellent oversight of expenses has resulted in expenses that also align with budget projections
- Department focus is on completing the 2020 Audit, Developing the 2022 budget and completing the tax billings mailouts by November 15, to avoid issues with cash flow.
- FY 2021 Budget Amendments for various funds will be forth coming in November 2021 including ARPA, DEA and General Fund based on known operational needs.
- Tax billings for FY 2021 date of mailing is tentatively scheduled for November 15, 2021


SUMMARY- continued

- Recognizing \$1 50000 in property sales is a concern and efforts are underway via the RFP recently published to rectify this situation.
- DEA Overtime revenue of \$27000 is not expected by year end. Likewise, the \$27000 in expenditures that correlates are not expected to be included in operations.
- Options to fund the replacement of the roof at Nouveau are being explored.

THANK YOU !!!

QUESTIONS

?

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # <div style="background-color: #cccccc; padding: 2px; display: inline-block;">12.1</div>
			<div style="color: red; font-weight: bold;">- 1</div> COUNCIL MEETING DATE October 11, 2021
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider adoption of millage rate of 8.0 for FY' 2022.			
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>			
<div style="display: flex; justify-content: space-between;"> <div> Summary & Background </div> <div style="font-size: small;"> <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> </div> </div> <p>The tax rate, also known as the millage rate, is set annually in each taxing jurisdiction by the governing authority of the taxing jurisdiction and by the Board of Education. A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value. City of Jonesboro has received the digest from Clayton County and as expected with the current levels of development in Jonesboro, there is a slight increase in our values. Given the critical needs to establish a stable municipal revenue source, staff recommends an increase of 2.0 mills to a total 8.0 mills for tax year 2021.</p> <p>Pursuant to State Law, we have held the required Public Hearings and received no public comment in favor of or against the increase.</p> <p>For comparative purposes, an average homeowner with the allocated \$30,000 homestead exemption, and with an increase of 2.0 mills, would not experience any increase in the amount of property taxes paid and may very well pay \$0 in property taxes. A property not eligible for the homestead exemption, with a Fair Market of \$100,000 would pay \$200.00</p>			
<div style="display: flex; justify-content: space-between;"> <div> Fiscal Impact </div> <div style="font-size: small;"> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> </div> </div>			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>			
<div style="text-align: center;">•</div>			
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 October, 11, 2021	<div style="display: flex; justify-content: space-between;"> 10/04/21 City Council OLD BUSINESS </div> <div style="color: red; font-weight: bold;">Next: 10/11/21</div>	
Signature	City Clerk's Office		



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.2

- 2

COUNCIL MEETING DATE
October 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Council to consider approval of Application #21ALC-002, a request for a *Retail Package Dealer* license to sell beer and wine beverages for property located at 226 N. Main Street by Rara Business LLC dba- Exxon Onestop Gas & Grocery, Kamal Mahara Licensed Representative.

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

City Ordinance - Chapter 6. Alcoholic Beverages

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

Yes Economic Development

Summary & Background

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

Approval

PURPOSE:

To request Mayor and Council's consideration for a request for a Retail Package Dealer license to sell beer and wine beverages for property located at 226 North Main Street Jonesboro, Georgia.

HISTORY:

1. Currently, the property serves as a gas station that has been approved for beer/wine packaged sales.
2. Our records show that the site has served as home to Next Level Food Mart since before 2008.
3. This is a change of ownership

FACTS & ISSUES:

1. The alcoholic beverage license application was submitted by Rara Business LLC – Exxon Onestop Gas & Grocery.
2. City Manager Ricky Clark has reviewed the application packet. All requirements, per Chapter 6 - Alcoholic Beverages, were met.
3. The Clayton County Sheriff's Department has conducted a computerized criminal history records check for the applicant and the results were found to be clear of any arrest within the State of Georgia (excludes a National record search).
4. There were no deficiencies found in Exxon's application. Based on all findings, the application was found to be sufficient and ready for Mayor and Council's consideration.

The annual license fee will be \$2,000.00

Fiscal Impact

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

\$2,585.00 – License, Application, Fingerprinting, and Background Check

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 11, 2021

10/04/21

City Council OLD BUSINESS
Next: 10/11/21

Signature

City Clerk's Office

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

-

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

Approval



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.3

- 3

COUNCIL MEETING DATE
October 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider a possible reduction in Tree Bank Fund amount for Hearthside Jonesboro development.

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

Chapter 82, Article III – Specimen Tree Protection Ordinance

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.)

Recently, the tree protection and landscape plans for the upcoming Hearthside Jonesboro residential development were reviewed by staff. The Specimen Tree Protection Ordinance requires that for specimen trees removed, the contractor shall either plant substitute trees or provide recompense funds to the City Tree Bank. Due to the relative small size of the Hearthside Jonesboro property, and certain other factors, such as undisturbed buffers, there is not enough room on the property to plant the full amount of replacement trees required.

Sec. 82-34. - Tree bank and tree fund.

(a) Designation. The tree bank and tree bank fund are hereby established for the City of Jonesboro.

(b) Oversight and administration. The tree bank and tree bank fund shall be overseen and administered by the Mayor and City Council.

(c) Applicability. *If the Zoning Administrator determines that it is not feasible to relocate or replace required trees on-site, the developer / property owner may satisfy the specimen tree replacement requirement by paying into the hereby established tree bank or tree bank fund. The tree bank and tree fund shall not apply to already developed single-family detached and duplex residential lots but shall apply to all lots within a proposed single-family or multi-family residential development during the time of initial clearing and development.*

(d) Tree Bank. *The tree bank refers to areas (school, public park, or streetscape, etc.) set aside by the Mayor and City Council as permanent receiver sites for tree plantings. Plantings may be carried out directly by the developer / property owner with Mayor and City Council approval of the planting plan and in coordination with the Zoning Administrator and Director of Public Works or the plantings may be carried out directly by the Public Works Department at developer/property owner's expense.*

(e) Tree bank fund. The tree bank fund refers to a fund created to receive and hold monies paid by developers / property owners approved for specimen tree removal, in lieu of relocating or replacing trees when it is not feasible or desirable to do so on or off-site. *Funds accumulated herein shall be used for the planting and installation of trees on public property, parks, schools, streetscapes, or other approved property*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 11, 2021

10/04/21

City Council

OLD BUSINESS

Next: 10/11/21

Signature

City Clerk's Office

within the City only.

(f) *Value. The established recompense value for monies paid into the tree bank fund shall be a sum of money reflecting **the current market price of both materials and planting costs plus an additional ten percent of that price for maintenance.** However, developers / property owners who illegally remove specimen trees per the standards of this article shall be subject to fines or penalties in addition to recompense.*

The developer initially asked for the specimen trees saved to be credited towards the trees removed, but the Code currently makes no provision for this.

From developer:

Attached is the plan I received from my designer today. The tree inch deficit is now 563.

Formula below:

- *563 inches/4 inch caliper = 140*
- *140 x \$375 (standard unit given to us by our GC) = \$52,781*
- *Total Recompense Fee = \$52,781*

Times 10% for maintenance = an additional \$5278.1 = \$58,059.10 total amount for tree bank fund.

The developer is seeking from the Mayor and Council a possible reduction in this amount. Money in the tree bank fund could go towards replacing some trees in Lee Street Park, improvements on Main Street, etc.

Half reduction - \$29,029.55

One-third reduction - \$38,899.60

Fiscal Impact

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

Tree Bank Fund

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

- 21025.00 - L - TPR

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

Possible Reduction



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.4

- 4

COUNCIL MEETING DATE
October 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider approval of a Conditional Use Permit Application, 21-CU-017, for a church, by Cathy Morris Fields, property owner, and Timothy J. McBride, applicant, for property at 8557 Tara Boulevard (Parcel Nos. 13242D A016 and 13242D A002), Jonesboro, Georgia 30236.

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

City Code Section 86-105 – C-2 Zoning Purpose and Standards; Article VI Conditional Uses

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

Yes
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.)

Agency recommendation – **Approval of Conditional Use application, with conditions**; Last month, the applicant put in a zoning verification for a church within the buildings at the subject property. The building has been vacant for a number of years, and most recently had a U-Haul truck facility turned down by Council several years ago. Due to its length of vacancy, the building needs significant renovations / upgrades. The applicant leads Tabernacle of Praise Church International, a large, well-established church with several campuses in the metro Atlanta area. (Note: the applicant has put 4 adjacent parcels on the application, all owned by the same owner. The 2 advertised parcels were the ones with the buildings on them. If approved, staff recommends combining all 4 parcels into one parcel.) Per the current Table of Uses, the proposed use requires a conditional use permit, with the following minimum conditions:

Sec. 86-183. - NAICS 8131, 81311 Churches, other places of worship, and religious organizations.

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

(1) *Must be located on a street having a classification of collector or greater. **The main building and entrance fronts Tara Blvd, and arterial road. Robert E. Lee Parkway for the secondary building is a collector road.***

(2) *Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **Both of the two main parcels are over one acre and exceed the minimum frontage requirement.***

(3) *Must conform to Chapter 6 setbacks, Alcoholic Beverages. **There are two adjacent uses to consider – a gas station that sells beer and wine nearby at 8545 Tara Blvd. and a liquor store nearby at 8525 Tara Blvd. Per the enclosed maps, the entrance to the gas station is 155 yards (100 yards minimum required) from the main entrance of the potential church building, following a line from the gas station door to the right-of-way, and along a dirt walking path to the main entrance of the subject building. For the ‘lesser’ building, attached to the rear of the main building and fronting Robert E. Lee Parkway, the distance is 302 yards from the door to the gas station to the back service road and along the road to the property corner and then the front entrance of the lesser building, and 182 yards from the door to the gas station to the back service road and along the road to the property corner.***

Also, per the enclosed maps, the entrance to the liquor store is 285 yards from the main entrance of the

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 11, 2021

10/04/21

REQUIRED

City Council

PUBLIC HEARING

Next: 10/11/21

Signature

City Clerk's Office

potential church building, following a line from the liquor store door to the right-of-way, and along a dirt wa path to the main entrance of the subject building. For the "lesser" building, attached to the rear of the main building and fronting Robert E. Lee Parkway, the distance is 170 yards from the door to the liquor store to the front property corner and then the front entrance of the lesser building.

(4) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **The two connected buildings make one large, single-purpose, standalone building. This is not a planned center or a commercial strip center with connected storefronts.**

(5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.

Sec. 86-410 (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.*

Per the provided floor plan enclosed, the sanctuary provides space for 1000 seats, and is 150 feet by 80 feet (12,000 square feet). $1000 / 4 = 250$ spaces required plus $12,000 / 150 = 80$ spaces required = 330 total parking spaces required for sanctuary.

The fellowship event area at the back is 3000 square feet larger than the sanctuary, but staff calculated just the sanctuary instead of both areas, since the sanctuary occupants will likely be the same ones that attend an event in the fellowship hall.

The existing asphalt parking area is faded, so it is hard to delineate whether or not there is already enough parking on the property. From aerial photography, approximately 130 parking spaces were counted. Thus, there is a 200 parking space deficit, that would either require a full variance hearing or parking expansion on the rear vacant parcel.

(6) Must meet applicable buffer requirements of Article XV – Landscaping and Buffers. **Normally, a new development would require a 50-foot-wide buffer between commercial / institutional uses and detached residential. However, the existing building is 35 feet from the rear property line abutting the residential district. Perhaps, a landscape plan can show an evergreen shrub / tree hedge in a 10-foot-wide landscape strip along the rear property line.**

(7) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **Currently, all parking is in front of the main building and not near the residential subdivision to the west. If approved, any new parking towards the rear would have to adhere to this requirement.**

(8) 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. **The existing main building is approximately 25 feet tall and approximately 35 feet from the rear property line abutting the residential district.**

Nearly all of the approval conditions can be met. The parking situation will have to be dealt with. The building will also need significant renovation and possibly a sprinkler system. Per the Future Land Development Map, the property is within the "Tara Boulevard Corridor", which allows for a wide variety of uses, including institutional uses. A large church at the property could have economic benefit to the City, in terms of customers for local restaurants, etc. With the building remaining vacant for so long, there is a point where the property may be no longer viable in its current state if it continues to remain empty.

Should the Mayor and Council choose to approve this application, the following minimum conditions shall be met:

- 1. No parking of vehicles shall occur within the Tara Blvd. right-of-way or on the shoulder.**
- 2. No "stacking" of waiting vehicles onto Tara Blvd. shall occur.**
- 3. Lighting shall be night-sky friendly. No blinking or flashing lights shall be used.**
- 4. All new signage shall fully conform to the City Sign Ordinance and shall be reviewed by the City prior to installation. If the existing pylon is used, it shall be cleaned and repainted.**

5. Proposed parking spaces shall be clearly delineated by fresh striping and spaces shall conform to mini City size standards.
6. The use of new chain-link fencing is prohibited.
7. The landscape strip along the front of the property shall be adorned with street trees and evergreen shrubs per the Tara Blvd. Overlay District. The parking lot landscaping and foundation landscaping shall also conform to the Tara Blvd. Overlay District. Both shall be reviewed by the Community Development Director. The landscape plan shall also provide a landscape strip along the rear property line which shall not conflict with Fire Marshal access standards.
8. Exterior renovations shall be reviewed and approved by the Design Review Commission and shall conform to the Tara Blvd. Overlay District.
9. Either a variance for deficient parking numbers shall be approved prior to issuance of a building permit, or the rear parcel shall provide a new parking lot to fulfill parking requirements, per City standards.

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
- Future Land Use
- Letter of Explanation
- Floor Plan
- Parcels
- Alcohol Distances
- Property Pictures
- Conditional Use - 8557 Tara Blvd - Church - Legal Notice
- Zoning Sign
- Acceptance Letter

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

Maria Wetherington

From: Cynthia Middleton <noreply@jotform.com>
Sent: Tuesday, September 7, 2021 12:25 PM
To: David Allen; Ricky, L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Cynthia Middleton

**Jonesboro, GA: Zoning Verification Request**

Name of Applicant: Cynthia Middleton
Name of Business: Old Hoops Fitness
Property's Address: Street Address: 8557 Tara Boulevard
 Street Address Line 2: n/a
 City: Jonesboro
 State / Province: GA
 Postal / Zip Code: 30236
Email Address: cmiddleton@topci.org
Phone: (Day) (678) 598-4946
Phone: (Evening) (678) 598-4946
Current Use of Property Empty Warehouse
Proposed Use of Property (Please provide in great detail the intended use of the property): This property is for sale. We are interested in purchasing as the 3rd location for Tabernacle of Praise Church Int'l. We currently own buildings in McDonough and Griffin, but leasing space from Kaiser in Jonesboro. Can we use this building for Religious purposes? Owner will not allow due diligence for rezoning, SUP application, etc. Here's the tax id 13242D A002
Applicant's Signature Cynthia Middleton
Date 09-07-2021

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

EX. ZONING: C2

NAICS CODE: 8131

REQ. ZONING: CCM, H1, H2, O1
 MX, C1, C2, M1

CONDITIONAL USE REQ? : Yes

CONDITIONAL USE PERMIT REQUIRED AND MUST
 COMPLY WITH SEC. 86-183

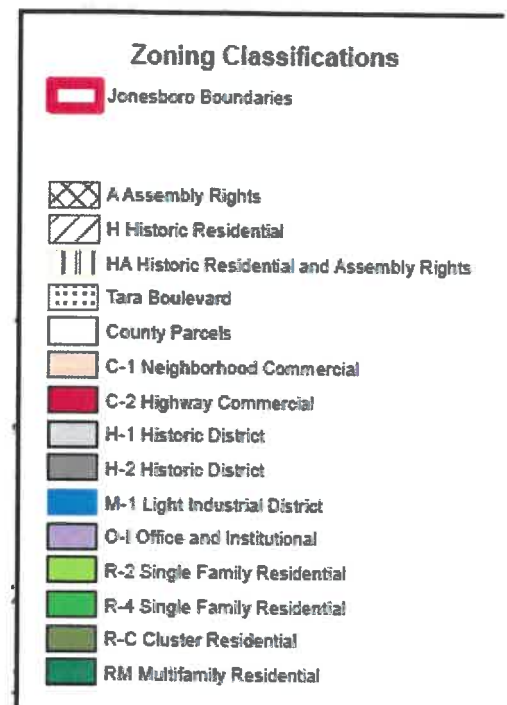
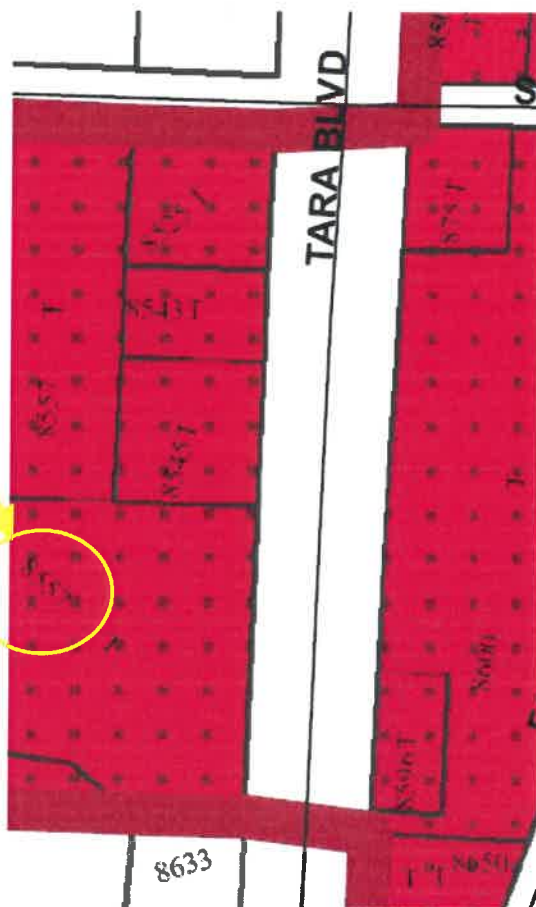
9/7/21

Attachment: Zoning Info (2982 : 8557 Tara Blvd Church)

Applicant – Cynthia Middleton
Name of Business – Tabernacle of Praise Church
Address - 8557 Tara Blvd
Zoning District – C2
NAICS –8131
Proposed Use: Church

NAICS Code	USES	R-2	R-4	R-C	CC M	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
8131	Churches and Other Places of Worship	N	N	N	C	N	C	C	C	C	C	C	C	Sec. 86-183

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;



Attachment: Zoning Info (2982 : 8557 Tara Blvd Church)

Sec. 86-183. - NAICS 8131, 81311 Churches, other places of worship, and religious organizations.

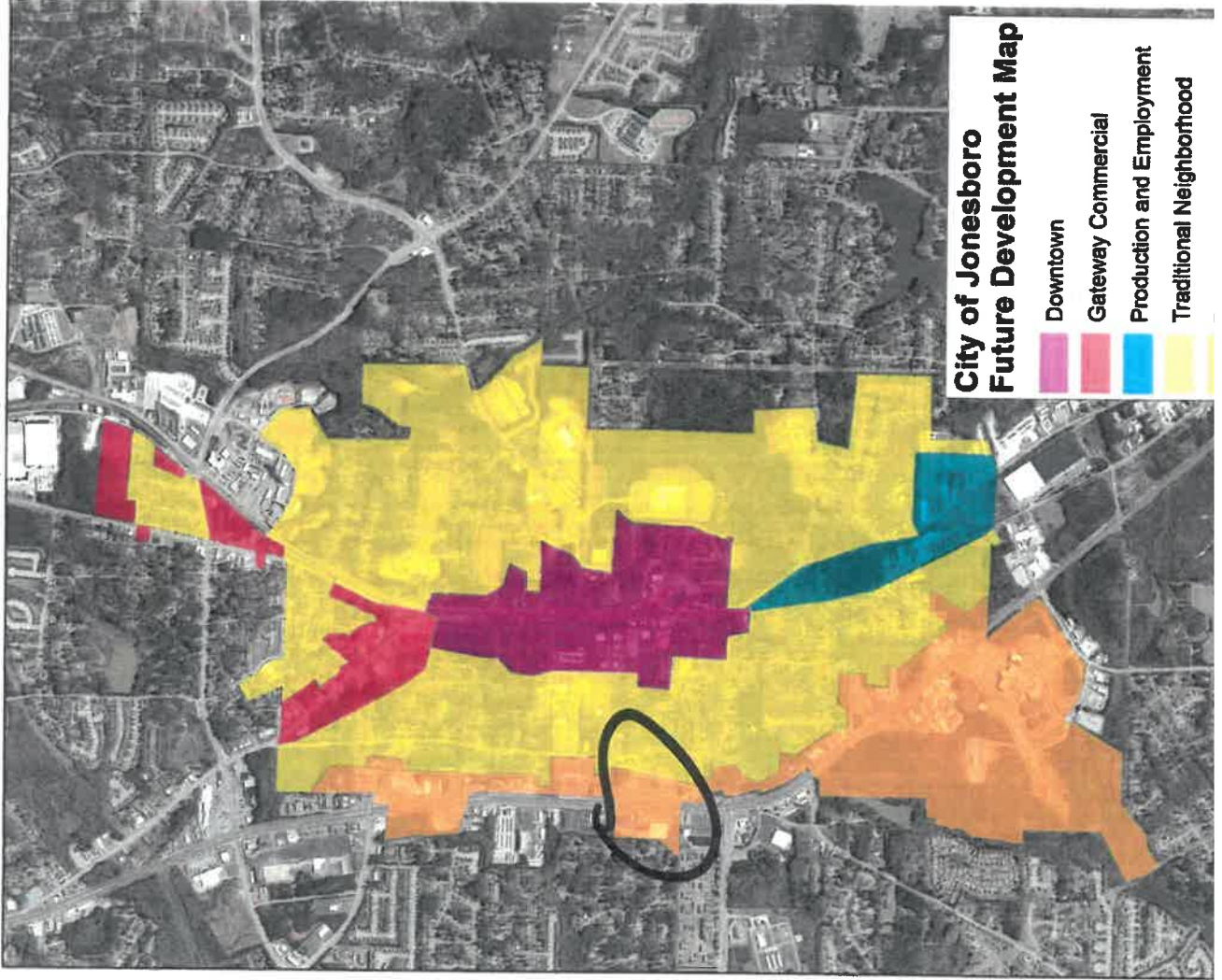
The following conditions are assigned in the CCM, H-1, H-2, O&I, MX, C-1, C-2, and M-1 districts:

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

- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must conform to Chapter 6 setbacks, Alcoholic Beverages.
- (4) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (5) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (6) Must meet applicable buffer requirements of Article XV – Landscaping and Buffers.
- (7) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (8) 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, Community Development Director / Zoning Administrator
September 7, 2021

Future Development Map



Attachment: Future Land Use (2982 : 8557 Tara Blvd Church)

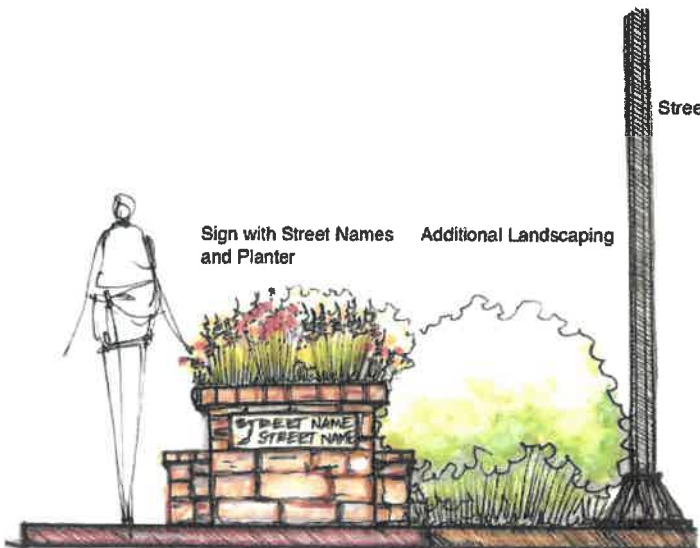
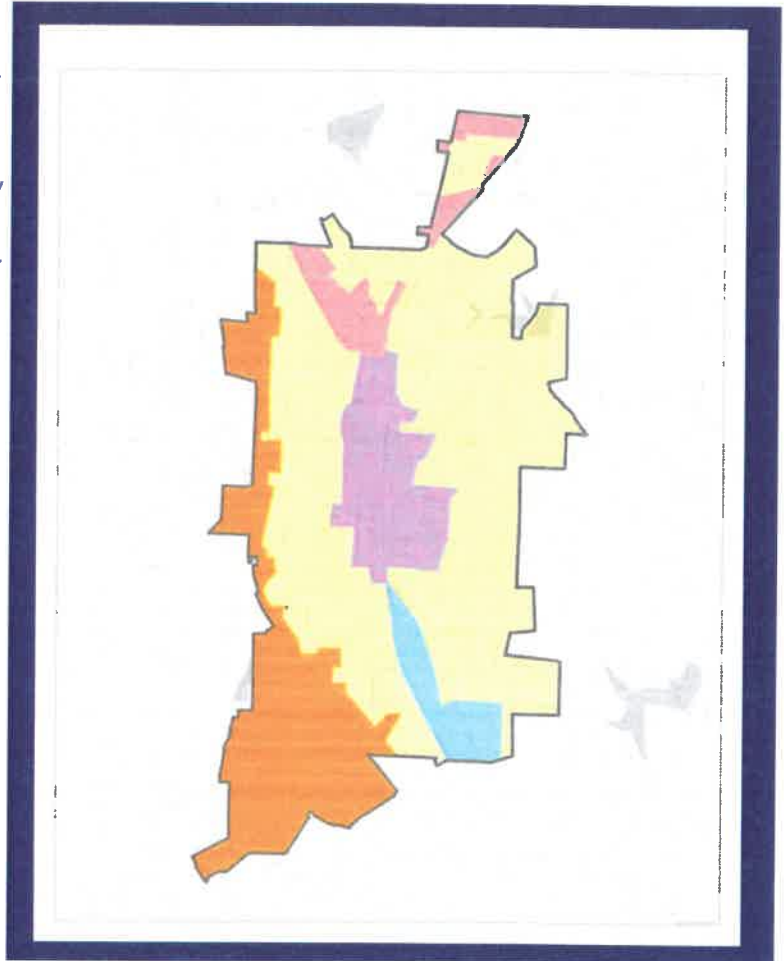
Tara Boulevard Corridor

City of Jonesboro: Land Use and Future Development

The Tara Boulevard Corridor is the main commercial corridor within Clayton County. It contains many commercial as well as government uses. While this corridor is only partially within Jonesboro, many people associate it with the city and they view it as the main commercial thoroughfare within the city.

Uses:

- Commercial=Retail
- Office
- Government
- Industrial



Implementation Measures:

- All development should be well-connected by access roads, interparcel connections, and shared drives.
- Complete and integrate pedestrian improvements and crosswalks throughout the corridor
- Promote high standards of architecture, landscaping, and sign controls to improve corridor appearance and maintain traffic speeds and capacity through access management and inter-parcel access.
- Disallow additional curb cuts onto Tara Boulevard

Attachment: Future Land Use (2982 : 8557 Tara Blvd Church)



TABERNACLE OF PRAISE CHURCH INTERNATIONAL

"Where Praise Meets Your Every Need!"

September 16, 2021

City of Jonesboro
124 North Avenue
Jonesboro, GA 30236

Dear City of Jonesboro Board Members,

Thank you for considering the Conditional Use Permit for Tabernacle of Praise Church International. Tabernacle of Praise is a 16-year-old thriving church with established locations in the cities of McDonough, Jonesboro and our newest location in the city of Griffin.

Tabernacle of Praise is a community-focused church and we believe that we would be a great asset to the City of Jonesboro. Our church is known for its outreach and community partnerships. We host community events all year long such as Food Giveaways, Gas Giveaways, Easter Spring Festivals, Back-2-School Drives, Fall Festivals, Turkey Giveaways and Angel Tree Christmas Programs just to name a few.

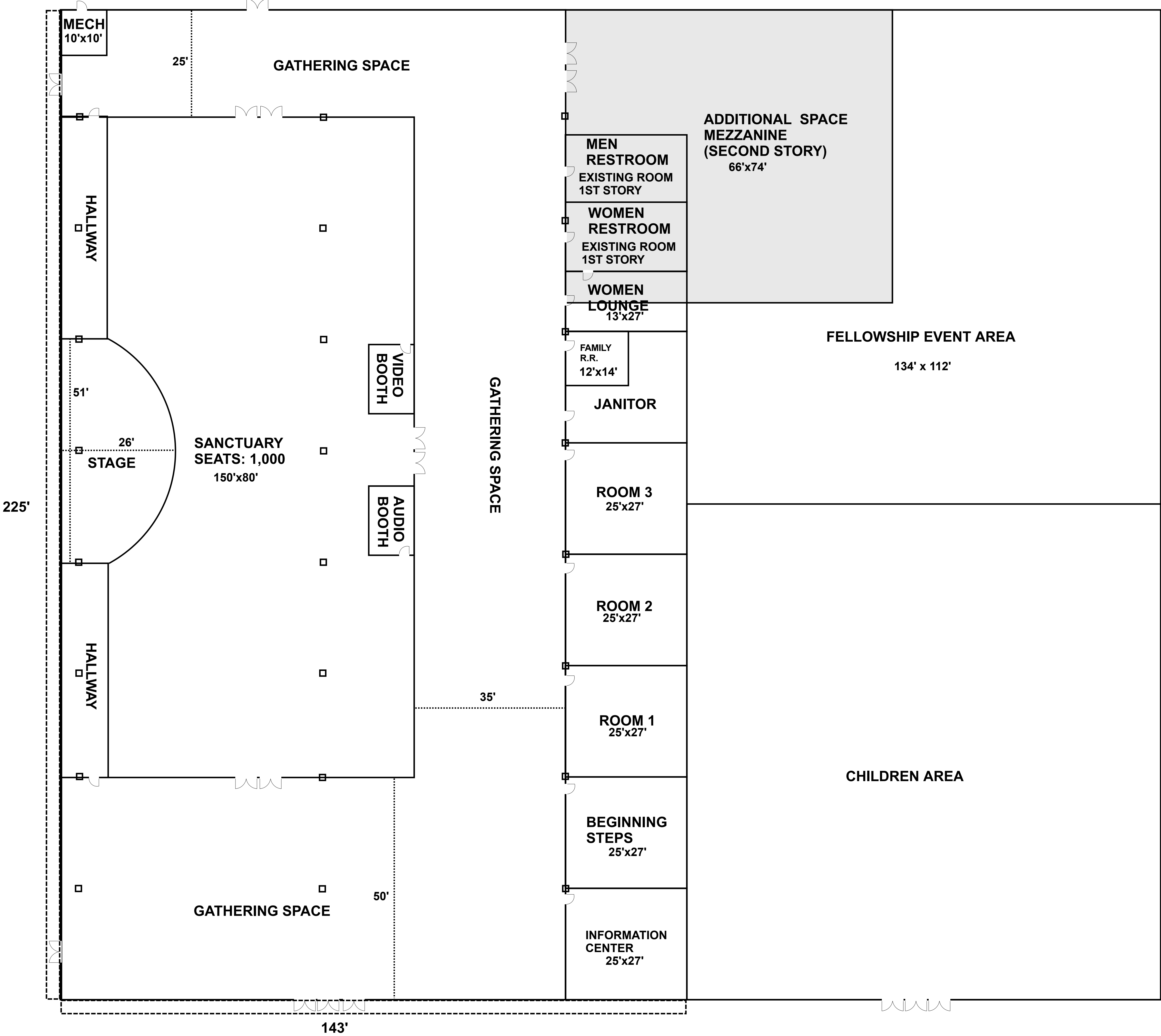
Since the COVID-19 pandemic, we have blessed the community with over 10,000 boxes of food through our Community Food Giveaway program. We have blessed the hospitals in our communities with breakfast on a monthly basis. We also serve and volunteer at our local organizations to provide help and strength to our community.

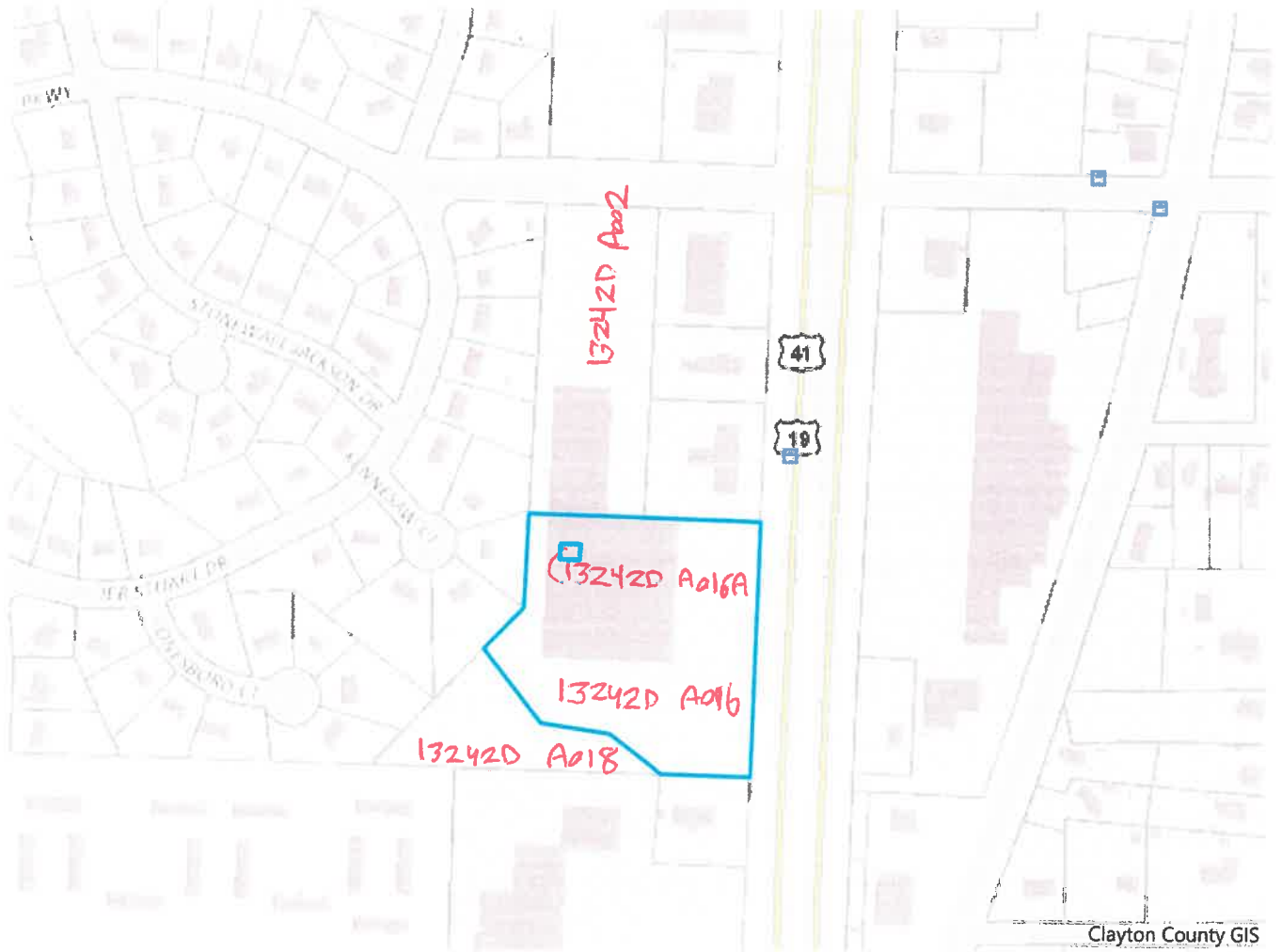
Currently we partner with Clayton County Department of Children and Family Services, Jonesboro Housing Authority, Rainbow House, Mount Zion High School, M.C. Roberts Middle School, Roberta T. Smith Elementary, Clayton County Fire Department, Kaiser Permanente, South Regional Medical and other frontline medical centers in Clayton County.

Our goal is to be a beacon of light and make an impact in the community, especially in the areas where we are physically located. We greatly appreciate your consideration to approve our request and hope that we will be able to make a major impact on the City of Jonesboro and in the surrounding areas!

In His Service,

Timothy J. McBride
Senior Pastor

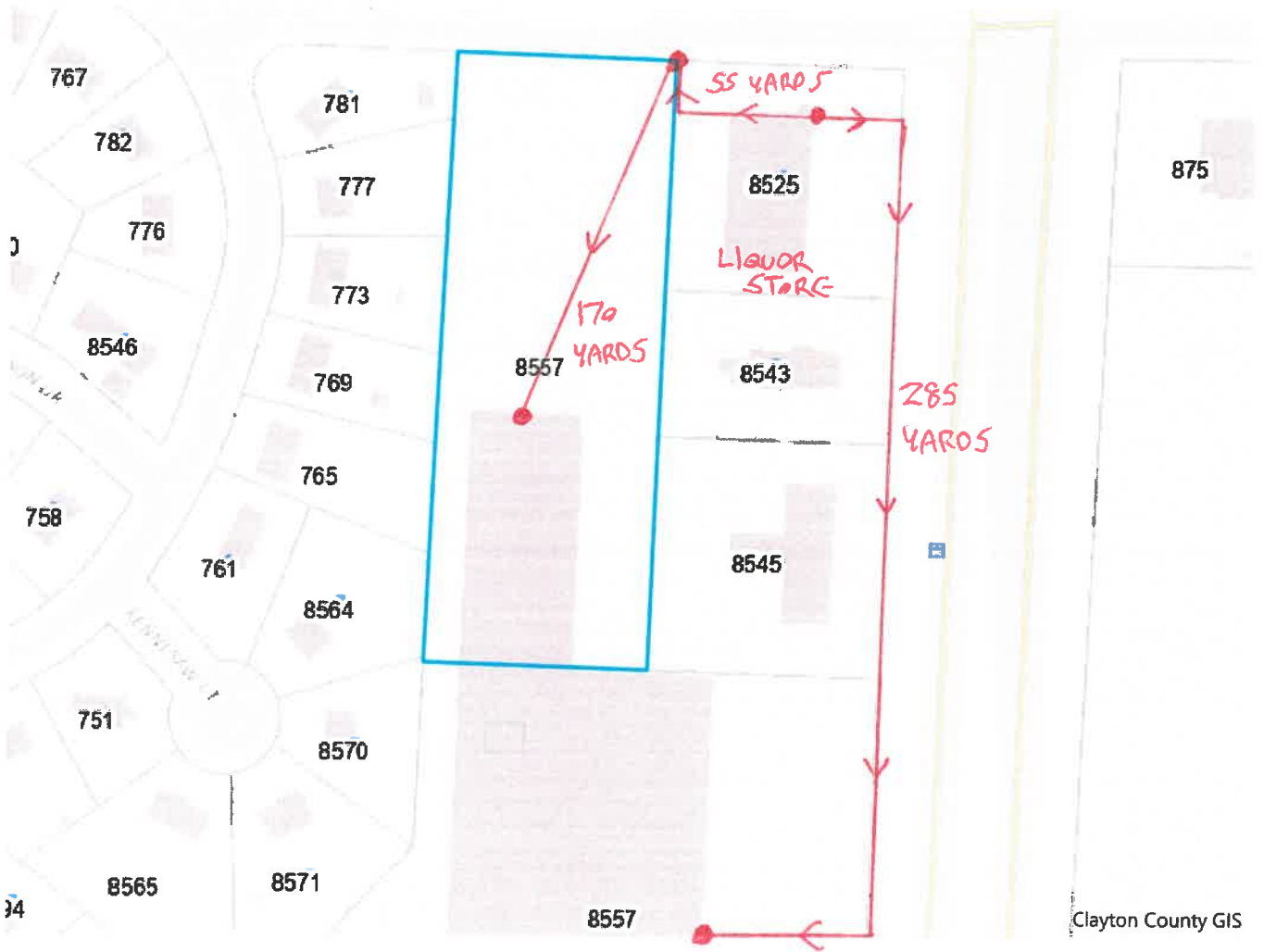




Attachment: Parcels (2982 : 8557 Tara Blvd Church)



Attachment: Alcohol Distances (2982 : 8557 Tara Blvd Church)



Attachment: Alcohol Distances (2982 : 8557 Tara Blvd Church)

Sec. 6-47. - No licenses issued within prohibited distances.

- (a) Licenses shall not be issued to authorize the sale of alcoholic beverages at any location which does not meet or exceed the following minimum distance separation requirements from the establishments set forth in this section. Provided, however, the minimum distance of separation specified herein shall be required only on the initial license application and will not be required on license renewals for the same premises.
 - (1) For dealers of distilled spirits, regardless of whether malt beverages and/or wine is also sold, the licensee's premises cannot be located within 100 yards of any church building or within 200 yards of any school or education building, school ground, or college campus as defined in O.C.G.A. § 3-3-21.
 - (2) For dealers of wine or malt beverages, and not distilled spirits, the licensee's premises cannot be located within 100 yards of any school or education building, school ground, or college campus as defined in O.C.G.A. § 3-3-21.
 - (3) For dealers of distilled spirits, wine or malt beverages, the licensee's premises cannot be located within 100 yards of any alcoholic treatment center as defined in O.C.G.A. § 3-3-21.
- (b) For the purposes of this section, all distances from the proposed licensed establishment to the applicable building, structure or grounds shall be measured by the most direct route of travel and shall be measured in the following manner:
 - (1) From the front door of the structure or partial building unit from which beverage alcohol is sold or offered for sale; thence,
 - (2) In a straight line, regardless of obstructions, to the nearest public sidewalk, walkway, street, road or highway; thence,
 - (3) Along such public sidewalk, walkway, street, road or highway by the nearest route; thence,
 - (4) To the front door of the building or to the nearest portion of the grounds, whichever is applicable.
- (c) For the purposes of this section, the term "building" shall mean any non-accessory structure located on the school ground, college campus or alcoholic treatment center which would not be considered an accessory use under the appropriate interpretations of the zoning ordinance of the county.
- (d) As to any location licensed by the city, if the distance requirements in this section are met at the time of issuance of any license, or if a license has not yet been issued, but the structure in which an establishment is to be located has commenced construction pursuant to a lawfully issued building permit, the subsequent opening and operation of a church or school within the distance prohibited herein shall not prevent the continuance of an existing license or the renewal thereof or the issuance of a new license to any owner of such property. Provided, however, that the distance requirements herein shall not apply to any location for which a new license is applied for if the sale of alcoholic beverages was lawful at such location at any time during the 12 months immediately preceding such application.

155

302

61

182



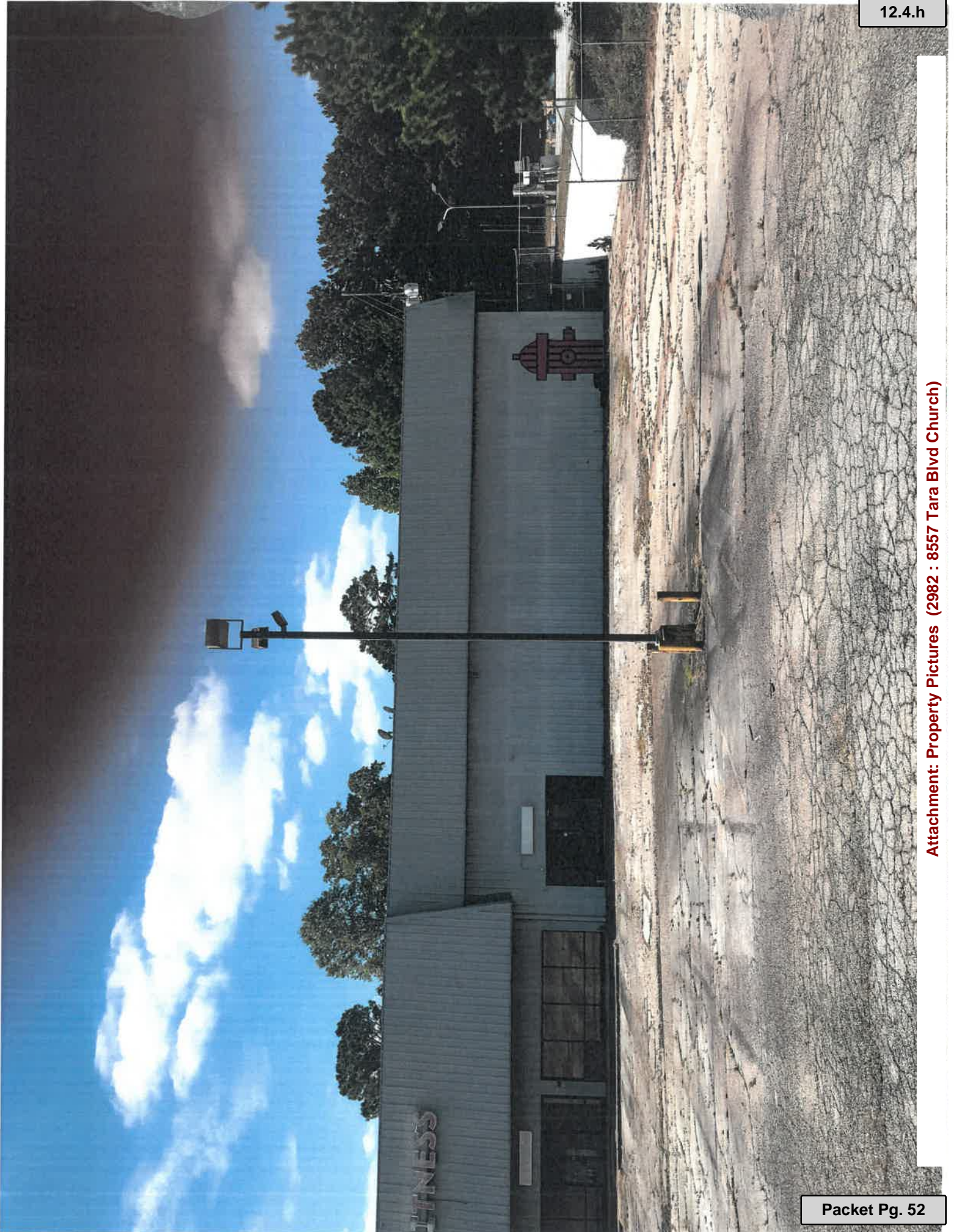
Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)



Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)



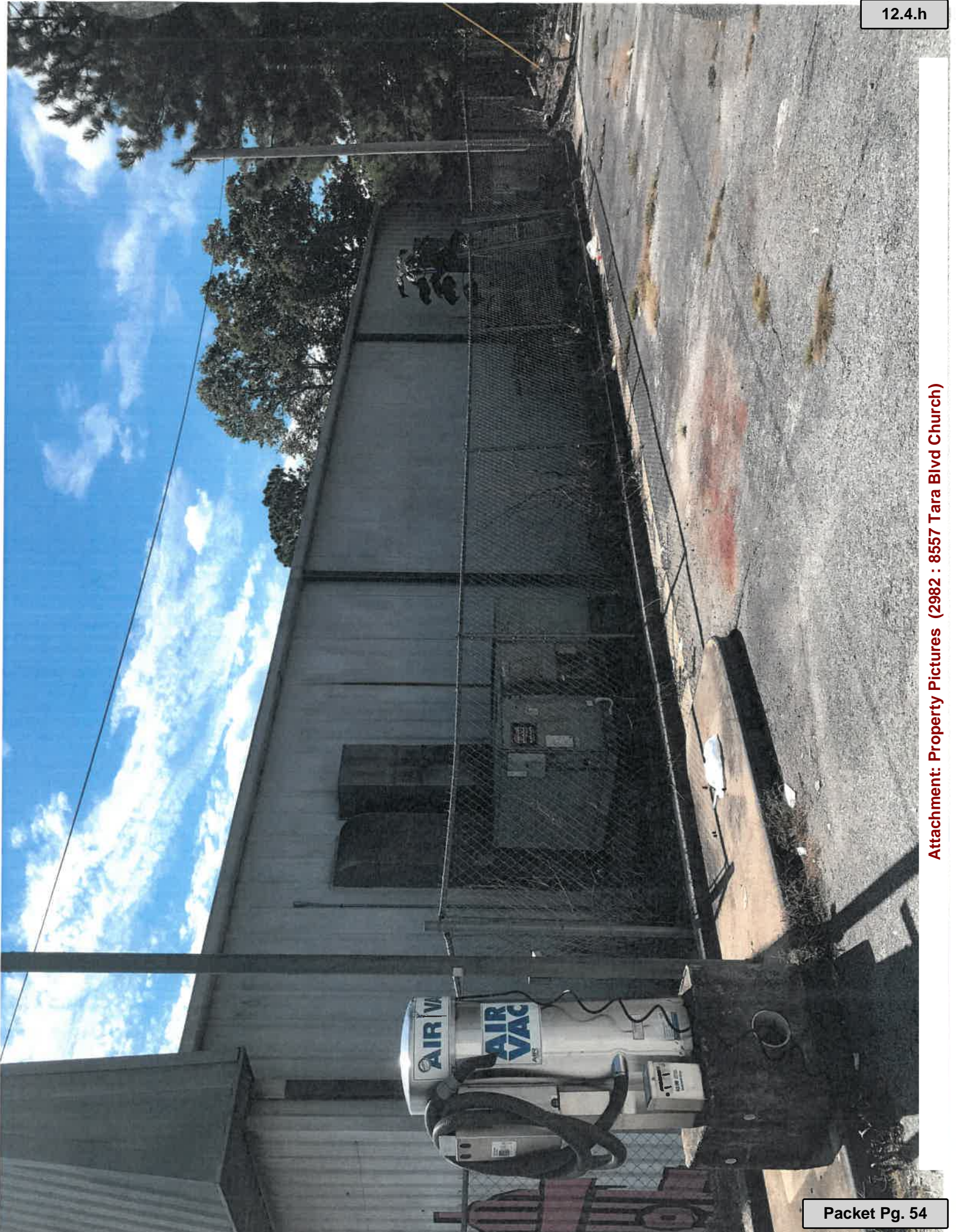
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Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)



Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)



Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on October 11, 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 church, by Cathy Morris Fields, property owner, and Timothy J. McBride, applicant, for property at 8557 Tara Boulevard (Parcel Nos. 13242D A016 and 13242D A002), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on October 4, 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 9/22/21

Attachment: Conditional Use - 8557 Tara Blvd - Church - Legal Notice (2982 : 8557 Tara Blvd Church)



CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL Use Permit For A Church By

CATHY MORRIS FIELDS, PROPERTY OWNER, AND TIMOTHY J.

MCBRIDE, APPLICANT, FOR PROPERTY AT 8557 TARA BLVD

JONESBORO 30236. (PARCEL NOS 13242D A016, 13242D A002)

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 10-11-21 TIME: 6:00PM -

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



MEMORANDUM

To: Timothy J. McBride
Tabernacle of Praise Church International
1640 Hwy. 42 North
McDonough, GA 30253

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

Date: September 30, 2021

Re: Notification of Request for Conditional Use – Church, 8557 Tara Blvd; Tax Map
Parcel Nos. 13242D A002, 13242D A016, 13242D A016A, and 13242D A018

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:

- Church

A Public Hearing has been scheduled for Monday, October 11, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. The item will first be discussed at the Council Work Session on Monday, October 4, 2021 at 6:00 p.m., also at the Jonesboro Municipal Court facility. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (2982 : 8557 Tara Blvd Church)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.5

- 5

COUNCIL MEETING DATE
October 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Council to consider approval of a Conditional Use Permit Application, 21-CU-016, for a convenience store (with existing gas pumps), by Georgian Investment Properties LLC, property owner, and Omer Ahmad Syed, applicant, for property at 249 North Main Street (Parcel No. 13240B A005), Jonesboro, Georgia 30236.

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

City Code Section 86-105 – C-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

Summary & Background

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

Agency recommendation – **Approval of Conditional Use application, with conditions;** A few months ago, the applicant put in a zoning verification for a convenience store and gas station within the multi-suite commercial building at the subject property. The business would be located in Suite B in the middle of the building. There was a gas station here many years ago, and the gas pumps and canopy still remain in the front. The store will start first, and the gas service will start later, due to Covid related delays with gas pump materials. The building underwent some exterior upgrades last year, including the addition of a brick veneer. Per the current Table of Uses, the proposed use (store plus gas service) requires a conditional use permit, with the following minimum conditions:

Sec. 86-582. NAICS 44512 – Convenience Food Stores with fuel pumps, Gasoline Stations, Full Service and with Convenience Stores

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

(1) Must be located on a street having a classification of collector or greater. **Per the City Thoroughfare Plan, North Main Street is a collector street.**

(2) A minimum 50-foot-wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property. **There are no residentially zoned properties adjacent to the subject property. Now new paving elements or buildings are being introduced.**

In view of meeting all of the approval conditions, and the fact that the property was already operating with this same use (and same pumps) years ago, staff recommends approval of this request. The use could produce significant revenue for the City in terms of sales tax and alcohol sales. (Note: the beer and wine alcohol application is a separate item on the Council agenda.)

Should the Mayor and Council choose to approve this application, the following minimum conditions shall be met:

- 1. Gas tanks and pumps must conform to all applicable government regulations. Copies of government approvals and inspections for these items must be supplied to the City.**
- 2. Any new signage must conform to the City Sign Ordinance.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 11, 2021

10/04/21

REQUIRED

City Council

PUBLIC HEARING

Next: 10/11/21

Signature

City Clerk's Office

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***12.5**

Private owner

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

- Zoning Info
- Parking
- Property Pictures
- Conditional Use - 249 North Main Street - Convenience Store - Legal Notice
- Zoning Sign
- Acceptance Letter

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



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

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: Bhavesh Shah
 Name of Business: Miner Kwik Mart LLC
 Property's Address: 249 North Main Street, Suite B, Jonesboro - 30236
 Email Address: Bhavesh1975@gmail.com
 Phone: (Day): 678-698-5525 (Evening): 678-698-5525

Property Information

Current Use of Property: Convenience Store & Gas Station Volant
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Convenience Store & Gas Station Business & Alcohol Lic

BWS 08/04/21
 Applicant's Signature Date

FOR OFFICE USE ONLY:

Current Zoning: C2

NAICS Code: 4471

Required Zoning: C3M1

Conditional Use Needed? ☒ Yes or ☐ No

☐ APPROVED

DENIED ☐

Comments:

REQUIRES CONDITIONAL USE PERMIT AND MUST
CONFORM TO SEC. 86-582

[Signature]
 Zoning Official Signature

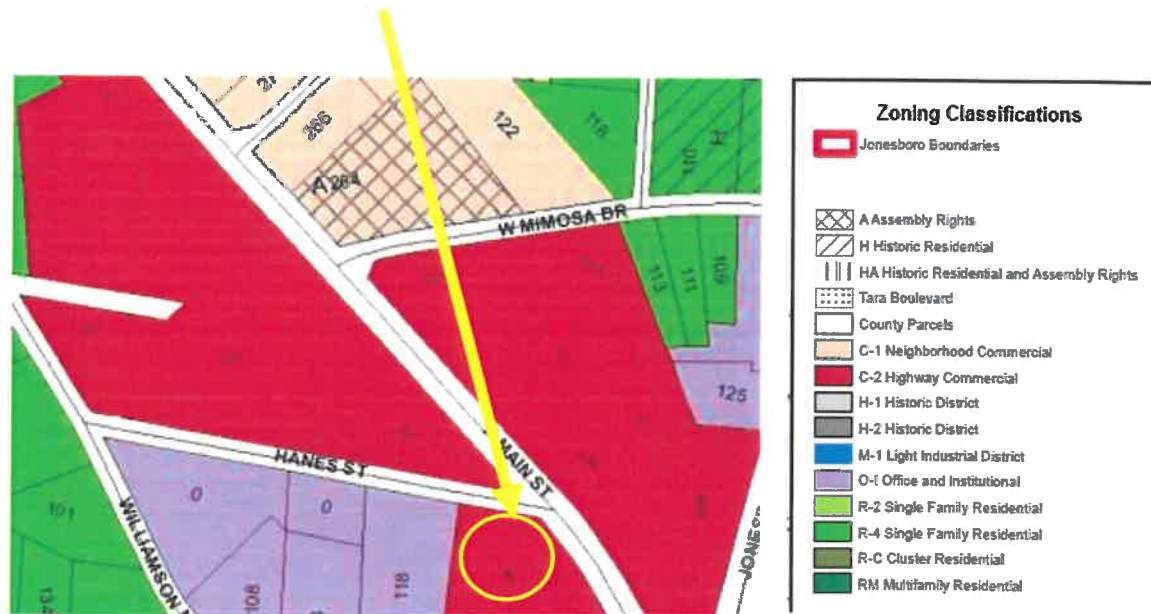
8/4/21
 Date

Attachment: Zoning Info (2980 : 249 North Main Street - Convenience Store and Gas Service)

Applicant – Bhavesh Shah
Name of Business – Minex Kwik Mart, LLC
Address - 249 N. Main Street, Suite B
Zoning District – C2
NAICS Code: 4471
Proposed Use: Gas station / Convenience store, selling beer

NAICS Code	USES	R-2	R-4	R-C	CC M	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
4471	Gasoline Stations with Convenience Stores	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-118; Sec. 86-582

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



****Alcohol sales require separate approval and must conform to Chapter 6 of the City Code.****

Gas tanks and pumps must conform to all applicable government regulations.

Sec. 86-582. NAICS 44512 – Convenience Food Stores with fuel pumps, Gasoline Stations, Full Service and with Convenience Stores

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

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

David D. Allen, Zoning Administrator / Community Development Director

August 4, 2021

Sec. 86-410. - Off-street parking requirements.

Unless otherwise provided herein, areas suitable for parking vehicles in off-street locations shall be required in all zoning districts for any permitted use. Such off-street parking shall be provided and maintained in accordance with the requirements of this section. These requirements are intended to meet minimum needs. Every property owner must determine his actual needs and provide whatever spaces may be necessary beyond these minimums to remain in full compliance with the provisions of this chapter. In all instances where no specific parking requirement is applicable, the minimum off-street parking spaces available must be equal to the number required to accommodate all normally anticipated customers, employees and other needs of the establishment.

Worker shift change peaking and projected growth must be considered when determining parking requirements. Off-street parking and loading space shall be provided according to the following schedule:

- (1) Single-family uses shall provide two parking spaces for each dwelling unit.
- (2) Single family attached and RM district uses shall provide 1.5 spaces for each dwelling unit.
- (3) Mixed-use developments shall provide 1.25 spaces for each attached dwelling unit.
- (4) Homes for the aged, rest homes, convalescent homes, nursing homes and similar institutions shall provide one space for every three residents or patients, plus one space for every two employees.
- (5) Rooming houses and boardinghouses shall provide one space for every two bedrooms.
- (6) Fraternities or sororities shall provide one parking space for every three beds contained in the residence.
- (7) Tourist homes and motels shall provide one space for each guest room.
- (8) Hotels and motels of three stories or less in height shall provide one parking space on the same lot for each guest room, plus one space for every two employees on the shift of greatest employment in addition to that parking required by this subsection for each 300 square feet of floor area in a building used for any other commercial purpose permitted in this district.
- (9) Hotels and motels over three stories in height shall provide one parking space on the same lot for each guest room located on the bottom three floors, and three parking spaces on the same lot for every four guest rooms located above the third floor, plus one space for every two employees on the shift of greatest employment, and in addition shall provide one parking space on the same lot for each 300 square feet of floor area in a building used for any other commercial purpose permitted in this district.
- (10) Retail and commercial uses shall provide one space for every 200 square feet of enclosed commercial space available to the public.
- (11) Office uses, including financial and banking institutions, shall provide one space for every 250 square feet of floor area, excluding storage areas.
- (12) Hospitals, outpatient clinics, and other health care facilities shall provide one space for every one beds, plus one space for every staff or visiting doctor (based on the average number), plus one space for every two other employees on the shift of greatest employment.
- (13) Dental offices, doctor's offices, veterinary offices, clinics and similar operations shall provide four spaces for each doctor, plus one space for one for every two employees.
- (14) Research laboratories shall provide one space for every 500 square feet of office area, plus one space for every 1,000 square feet of laboratory area.
- (15) Restaurants, cafeterias, night clubs, taverns and similar establishments shall provide the larger of one space per 100 square feet of gross floor area or one space for every three seats for customers, plus one space for every two employees on the shift of greatest employment.
- (16) Personal service establishments such as barber shops and hair salons shall provide two spaces per customer station.
- (17) Convenience stores shall provide one space for each fuel dispenser and one space for every 200 square feet of retail space.

2000 SF SUITE / 200 = 10 PARKING SPACES REQ.
 4 FUEL DISPENSERS = 4 PARKING SPACES REQ.
 14 PARKING SPACES REQ.
 14 PROVIDED

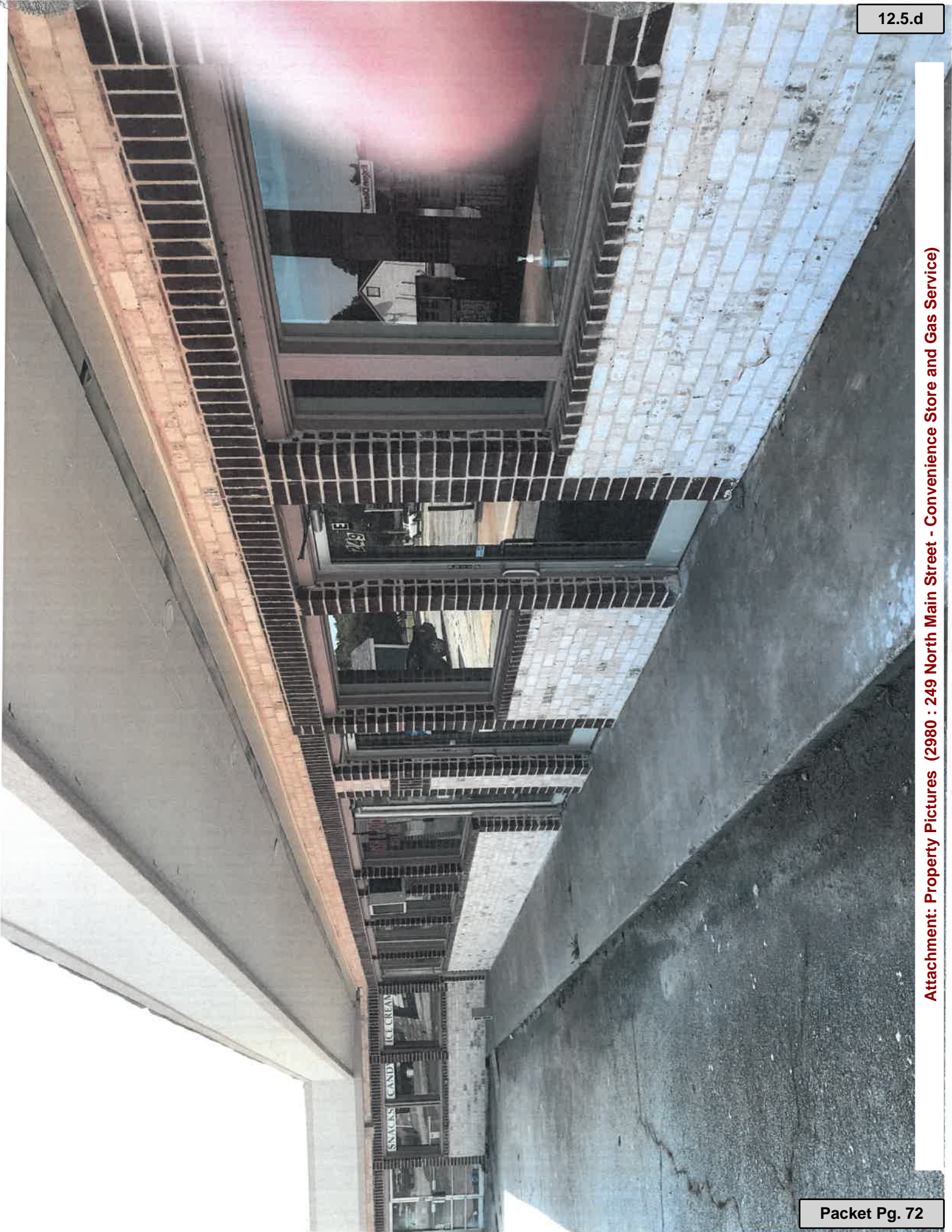
14 PARKING SPACES



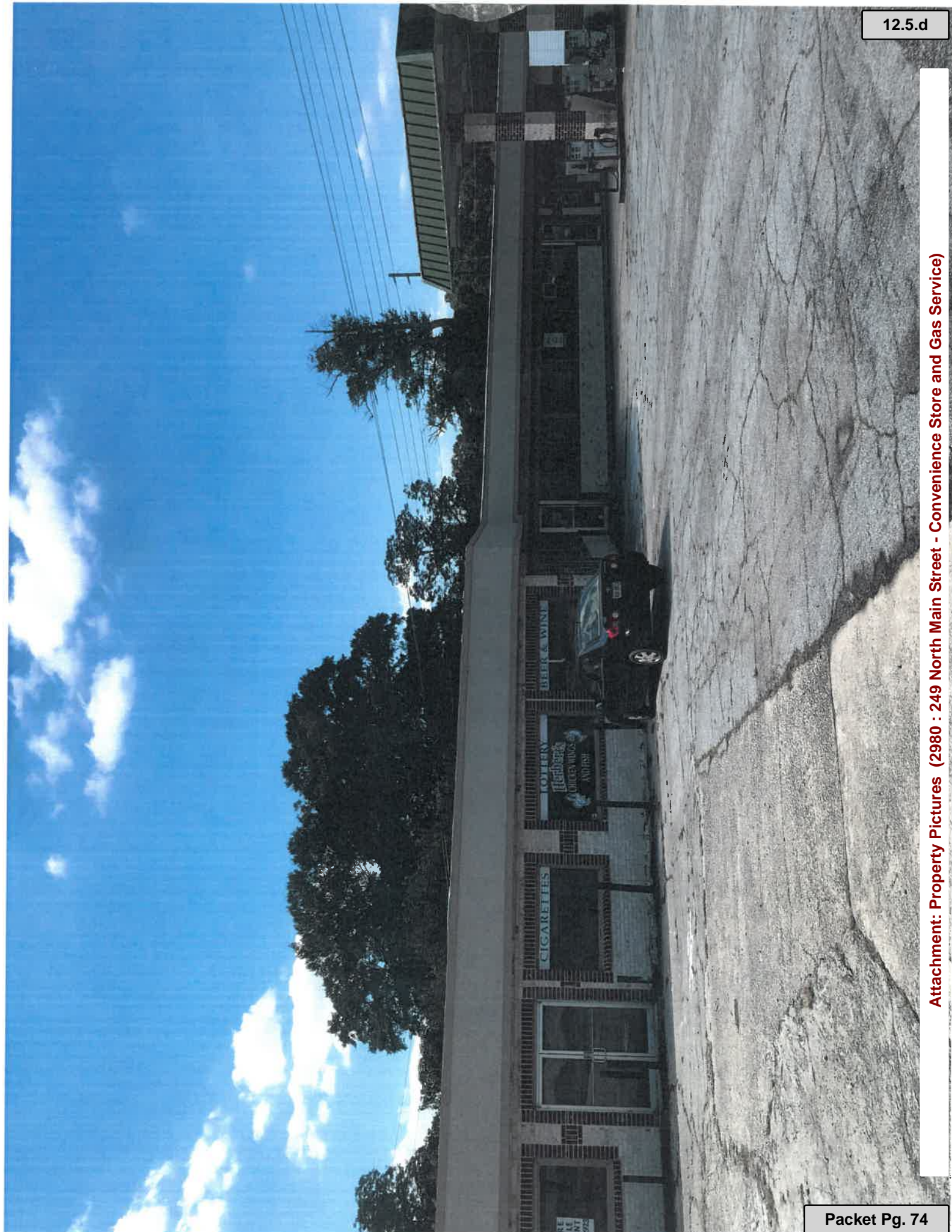
Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



Attachment: Property Pictures (2980 : 249 North Main Street - Convenience Store and Gas Service)











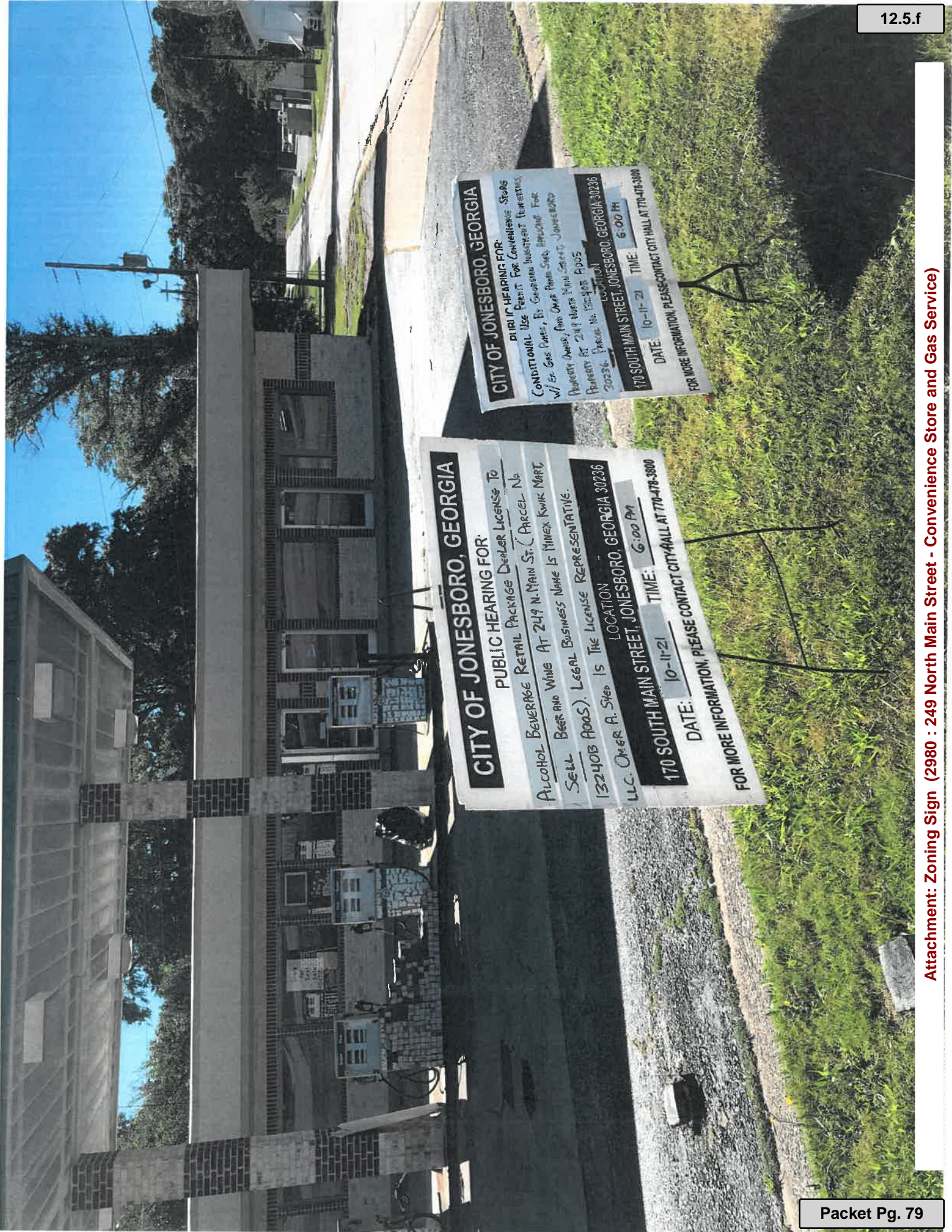


Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on October 11, 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 convenience store (with existing gas pumps), by Georgian Investment Properties LLC, property owner, and Omer Ahmad Syed, applicant, for property at 249 North Main Street (Parcel No. 13240B A005), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on October 4, 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 9/22/21



CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
CONDITIONAL USE PERMIT FOR CONVENIENCE STORES
W/ 5% GAS PUMP, B3 GEORGIA MORTGAGE FOR
PROPERTY AT 249 MAIN STREET, JONESBORO
20236, PARCEL NO. 132-40B A005
DATE: 10-11-21 TIME: 6:00 PM
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3000

CITY OF JONESBORO, GEORGIA
PUBLIC HEARING FOR:
RETAIL PACKAGE DEALER LICENSE TO
ALCOHOL BEVERAGE AND WINE AT 249 N. MAIN ST. (PARCEL NO.
132-40B A005). LEGAL BUSINESS NAME IS MINEX KWIK MART
LLC. OWNER A. STEPHEN IS THE LICENSE REPRESENTATIVE.
DATE: 10-11-21 TIME: 6:00 PM
170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236
FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3000

CITY OF JONESBORO, GEORGIA

PUBLIC HEARING FOR:

CONDITIONAL Use PERMIT FOR CONVENIENCE STORE
w/ ex. Gas Pumps, By GEORGIAN INVESTMENT PROPERTIES,
PROPERTY OWNER, AND OMER AHMAD SYED, APPLICANT FOR
PROPERTY AT 249 NORTH MAIN STREET, JONESBORO
30236. PARCEL NO. 13240B A005

LOCATION

170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236

DATE: 10-11-21

TIME: 6:00 AM

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



MEMORANDUM

To: Omer Ahmad Syed
1124 Booth Court SW
Marietta, GA 30008

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

Date: September 29, 2021

Re: Notification of Request for Conditional Use – Convenience Store and Gas Service, 249 North Main Street; Tax Map Parcel No. 13240B A005

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:

- Convenience Store and Gas Service

A Public Hearing has been scheduled for Monday, October 11, 2021 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. The item will first be discussed at the Council Work Session on Monday, October 4, 2021 at 6:00 p.m., also at the Jonesboro Municipal Court facility. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.1

- 1

COUNCIL MEETING DATE
October 11, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Mayor Day

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

Council to consider approval of Resolution #2021-010 to appoint Larry Ford to the Housing Authority of the City of Jonesboro, for a term to expire June 13, 2021.

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

January 18, 1859 Action Declaring the Need for an Housing Authority

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.)

The Bylaws of the Authority, provides for five (5) members on the Board of Commissioners for the Authority, four (4) of whom shall be persons who have resided in Clayton County for a period of at least six (6) months, and one (1) person who is currently residing in housing provided by the Authority.

Executive Director Paul Wright has recommended the appointment of the aforementioned appointees. Approval of this resolution ratifies action of the same.

Larry Ford – term to expire June 13, 2022

Fiscal Impact

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

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

- RES 2021-010- Jonesboro Housing Authority Appointments (Larry Ford)

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

Approval of a One-Year Term to Expire June 13, 2021

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 11, 2021

Signature

City Clerk's Office

STATE OF GEORGIA
COUNTY OF CLAYTON

RESOLUTION NO. 2021-010

A RESOLUTION BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA, TO APPOINT & REAPPOINT MEMBERS TO THE BOARD OF COMMISSIONERS FOR THE HOUSING AUTHORITY OF THE CITY OF JONESBORO, GEORGIA; TO PROVIDE FOR SEVERABILITY; TO REPEAL ALL RESOLUTIONS AND PARTS OF RESOLUTIONS IN CONFLICT HERewith; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

WHEREAS, on or about January 18, 1959, the City Council for the City of Jonesboro, Georgia (“the City”) adopted a Resolution entitled “Resolution Declaring the Need for Housing Authority in the City of Jonesboro, Georgia,” which created and established the Housing Authority of the City of Jonesboro, Georgia (“the Authority”) to meet certain housing needs in the City; and

WHEREAS, the Bylaws of the Authority, provides for five (5) members on the Board of Commissioners for the Authority, four (4) of whom shall be persons who have resided in Clayton County for a period of at least six (6) months, and one (1) person who is currently residing in housing provided by the Authority.

WHEREAS, the respective terms of certain members on the Commission is approaching expiration and the Mayor & City Council of the City of Jonesboro wishes to ratify action to keep members terms current.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF JONESBORO, GEORGIA, as follows.

Section 1. The following persons are hereby reappointment to serve as members of the Board of Commissioners for the Housing Authority of the City of Jonesboro, Georgia, and are appointed to serve the following terms or until their successors are duly appointed, at the pleasure of the Mayor and City Council:

Larry Ford- [unexpired term of Therese Guidry] to expire- June 13, 2022

Section 2. Severability. If any section, paragraph, sentence, clause or phrase of this Resolution is held to be invalid or unconstitutional for any reason by a decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Resolution, which such portions shall remain in full force and effect.

Section 3. Repealer. All Resolutions and parts of Resolutions in conflict with this Resolution are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Resolution shall be in full force and effect immediately upon and after its final passage.

SO RESOLVED this _____ day of _____, 2021.

CITY OF JONESBORO, GEORGIA

Joy Day, MAYOR

ATTEST:

(THE SEAL OF THE CITY OF
JONESBORO, GEORGIA)

Ricky L. Clark, Jr., City Manager

**CERTIFICATION OF APPOINTMENT OF COMMISSIONER
OF THE HOUSING AUTHORITY OF THE CITY OF JONESBORO**

WHEREAS, The Housing Authority of the City of Jonesboro, Georgia has heretofore been duly organized pursuant to the Georgia Housing Authorities Law, as amended

NOW THEREFORE, pursuant to the Georgia Housing Authorities Law, as amended by virtue of my office as Mayor, I hereby reappoint Mr. Allen Roark to serve as Commissioner to complete the unexpired term of James Henry ending on June 9, 2017.

IN WITNESS WHEREOF, I have hereunto signed by name as Mayor of the City of Jonesboro, Georgia and caused the official seal of the City of Jonesboro, affixed hereto
This 12th day of September, 2016

Joy B. Day, MAYOR
City of Jonesboro, Georgia

ATTEST:

Ricky L. Clark, Jr., City Clerk
City of Jonesboro

CERTIFICATE OF CITY CLERK

I hereby certify that the above and foregoing act is a true and correct copy of the Certificate of Appointment of Commissioner of the Housing Authority of the City of Jonesboro, Georgia, filed in the office of the City Clerk on the _____ day of _____, 2016.

Witness my hand and the official seal of the City of Jonesboro, Georgia this _____ day of _____, 2016.

Ricky L. Clark, Jr., City Clerk

(THE SEAL OF THE CITY OF
JONESBORO, GEORGIA)

Attachment: RES 2021-010- Jonesboro Housing Authority Appointments (Larry Ford) (2992 : Housing Authority Board Appt - Larry Ford)