



**CITY OF JONESBORO**  
**Work Session**  
**170 SOUTH MAIN STREET**  
**October 4, 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](mailto: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. ADOPTION OF AGENDA**

**V. PUBLIC HEARING**

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

**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.
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.
3. Council to consider approval of a 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.
5. Discussion regarding possible reduction in Tree Bank Fund amount for Hearthside Jonesboro development.
6. Council to consider approval of KeyRisk as provider for Workers Compensation insurance renewal.

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

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

6.1

- 1

COUNCIL MEETING DATE  
October 4, 2021

**Requesting Agency (Initiator)**

Office of the City Manager

**Sponsor(s)**

Community Development Director Allen

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

Discussion regarding 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, 4, 2021

**Signature**

City Clerk's Office

**Fiscal Impact***(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***6.1**

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: Minix 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. 80-582

[Signature]  
 Zoning Official Signature

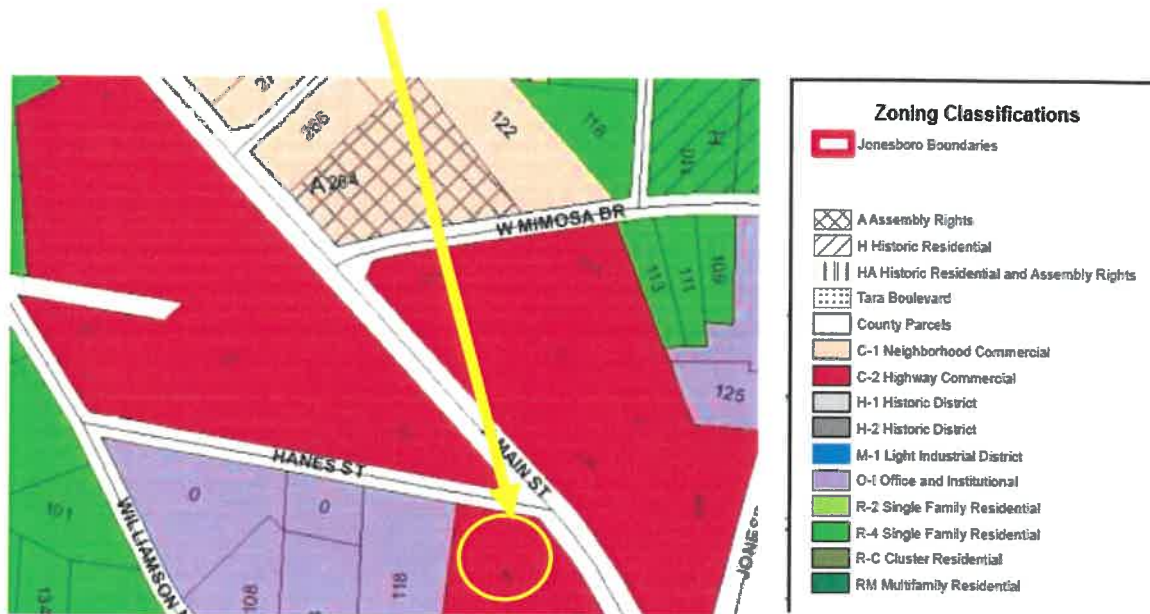
8/4/21  
 Date

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

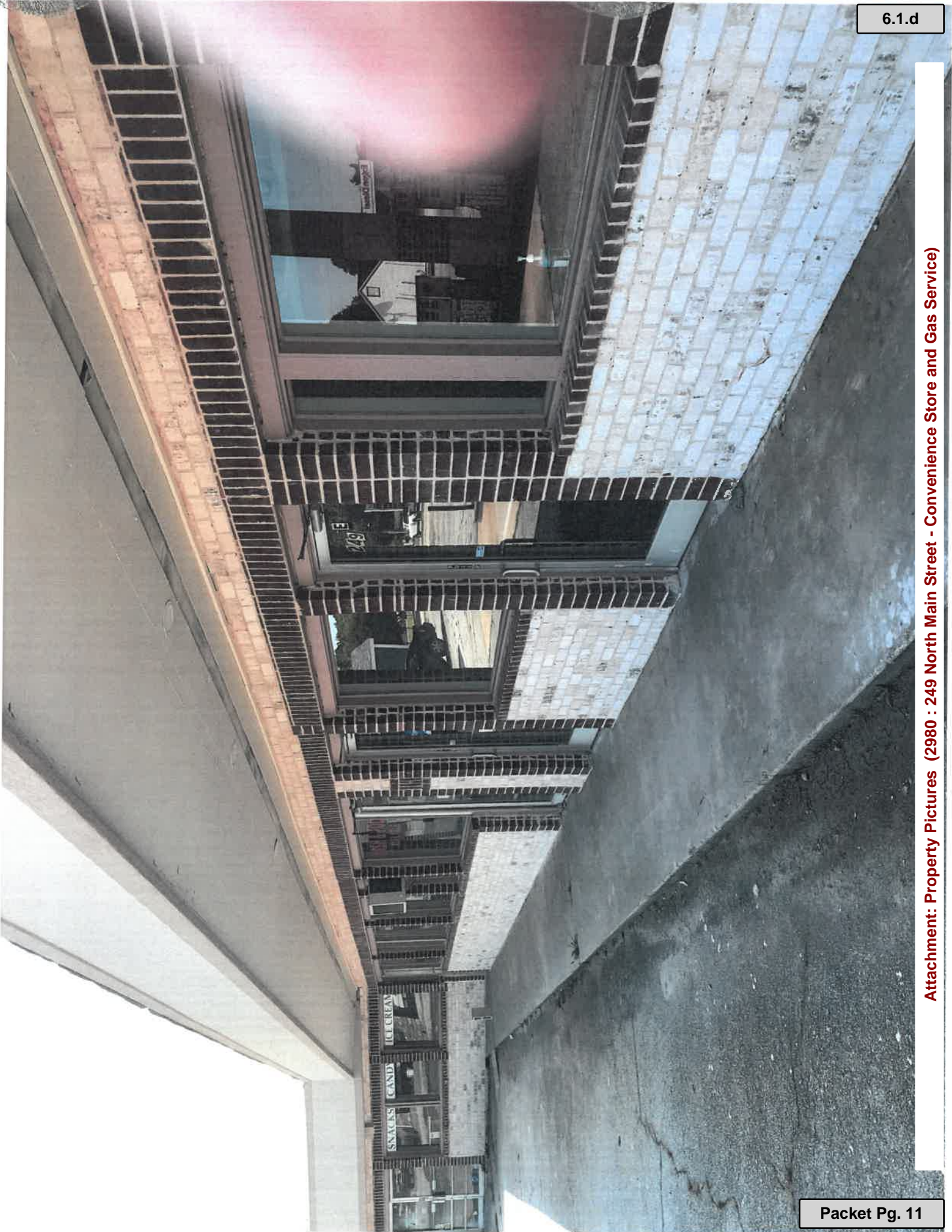








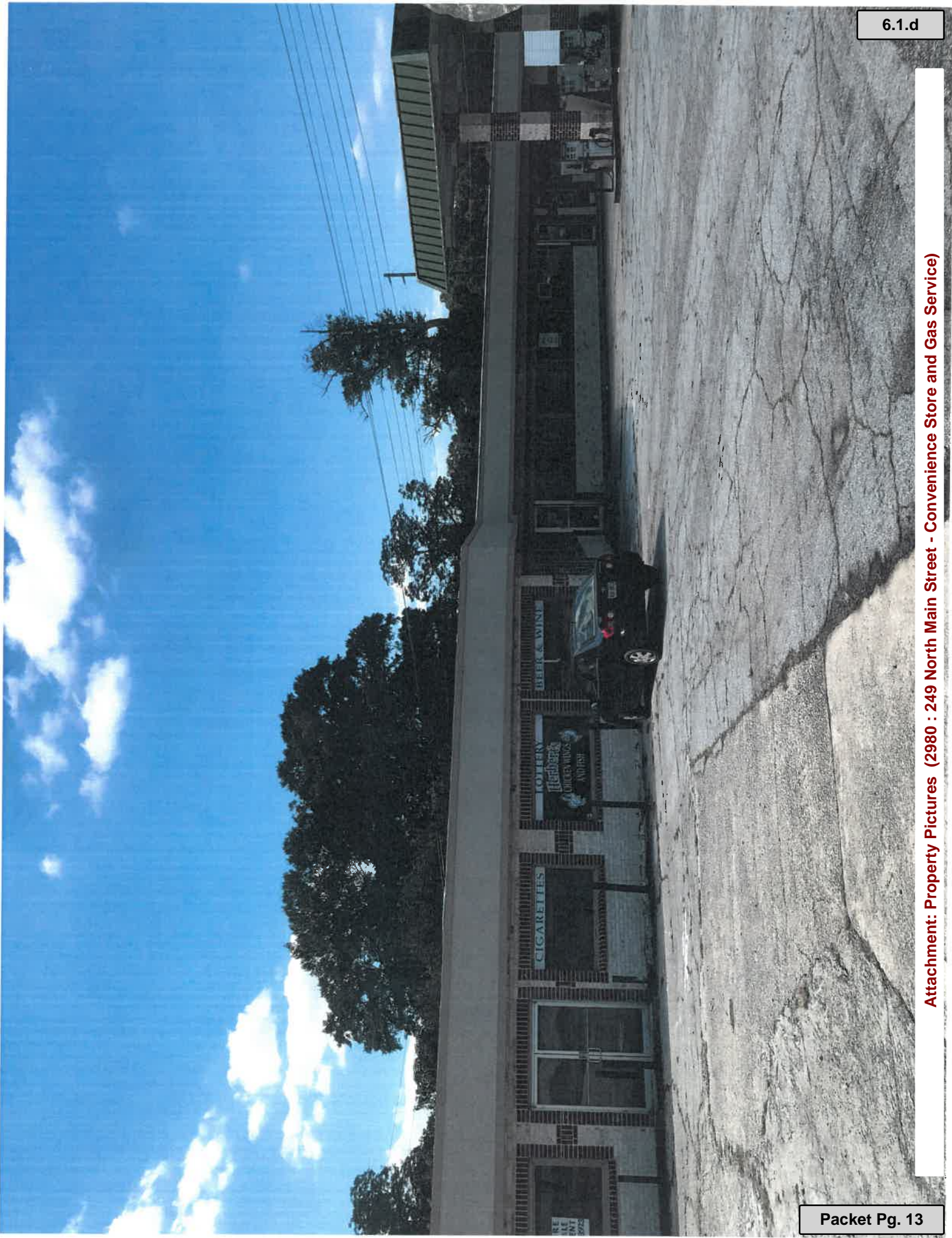




















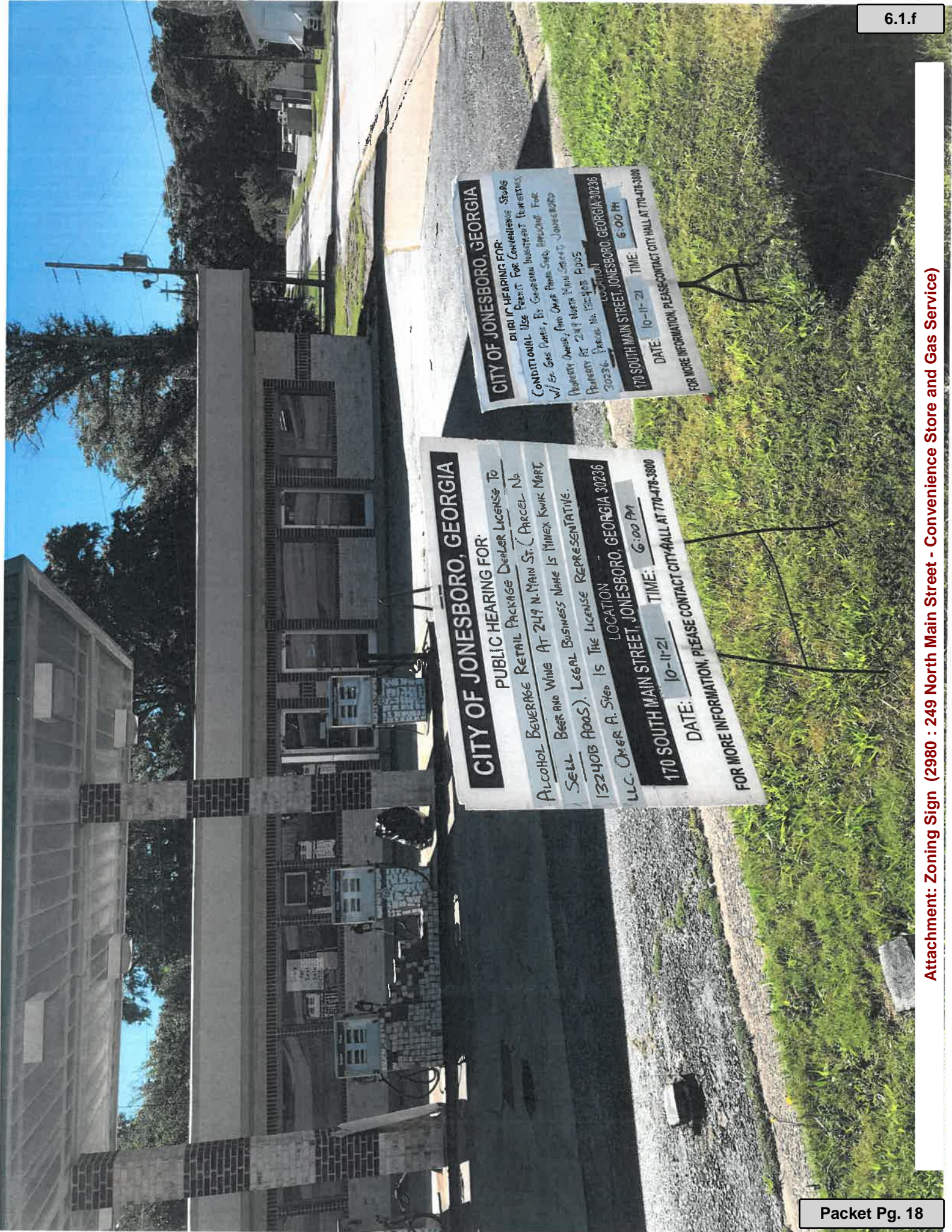
## Legal Notice

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, Etc. GEORGINA WAREHOUSE FOR  
 PROPERTY AT 249 MAIN STREET, JONESBORO  
 30236, PARCEL NO. 152-408 AGOS  
 LOCATION  
 170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236  
 DATE: 10-11-21 TIME: 6:00 PM  
 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.  
 152-408 AGOS). LEGAL BUSINESS NAME IS MINEX KWIK MART  
 LLC. OWNER A. STEPHEN IS THE LICENSE REPRESENTATIVE.  
 LOCATION  
 170 SOUTH MAIN STREET, JONESBORO, GEORGIA 30236  
 DATE: 10-11-21 TIME: 6:00 PM  
 FOR MORE INFORMATION, PLEASE CONTACT CITY HALL AT 770-478-3000



# CITY OF JONESBORO, GEORGIA

## PUBLIC HEARING FOR:

CONDITIONAL Use Permit For Convenience Stores  
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](mailto:dallen@jonesboroga.com).

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Allen", followed by a long horizontal line.

David D. Allen  
Community Development Director / Zoning Administrator





CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

6.2

- 2

COUNCIL MEETING DATE  
October 4, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding a Conditional Use Permit Application, 21-CU-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, 4, 2021

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 minimum 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

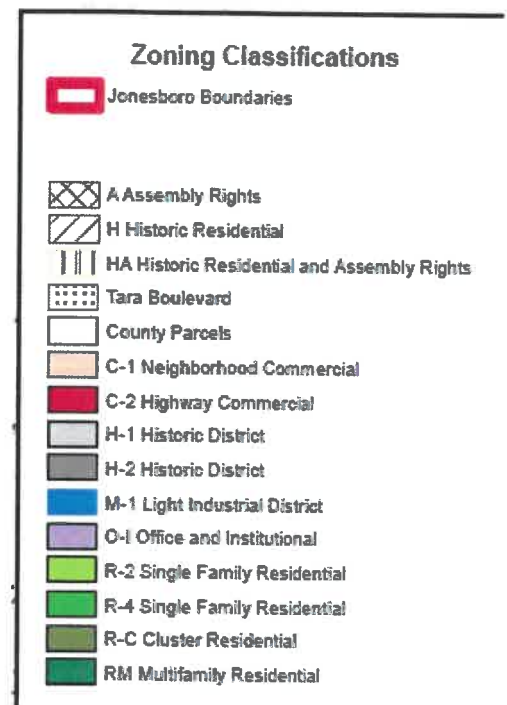
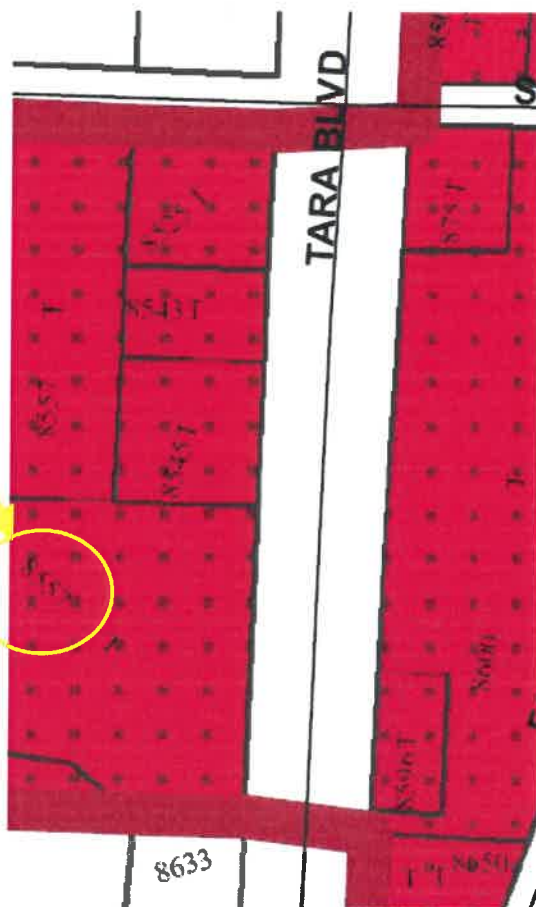
9/7/21

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:

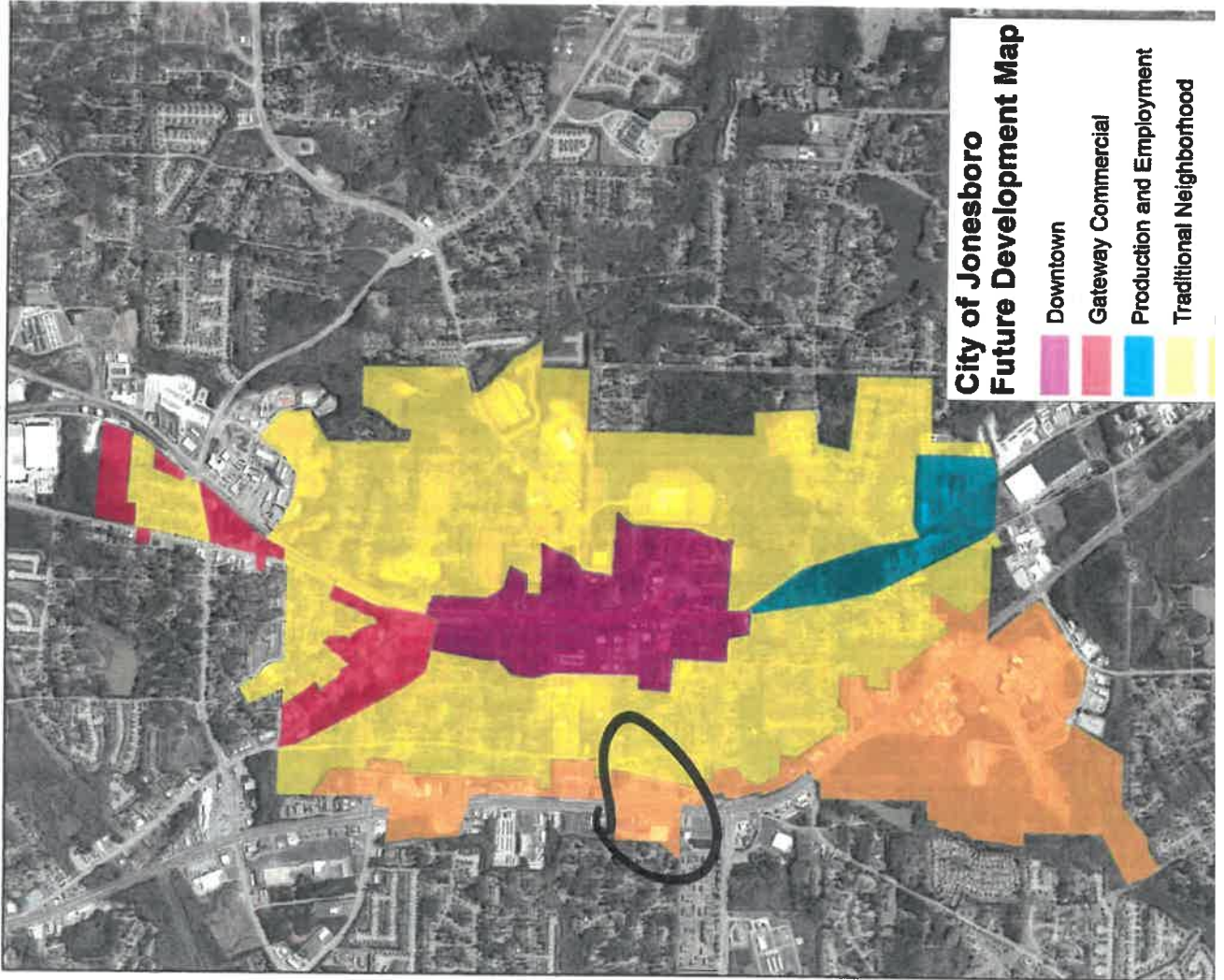
(1) Must be located on a street having a classification of collector or greater.

- (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)

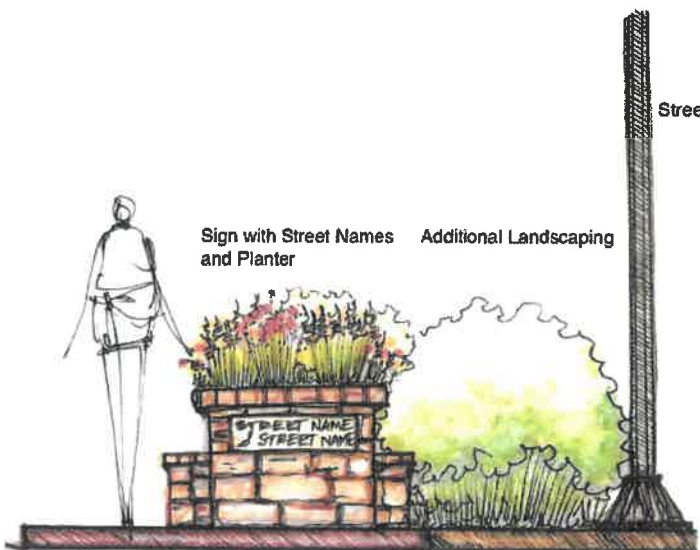
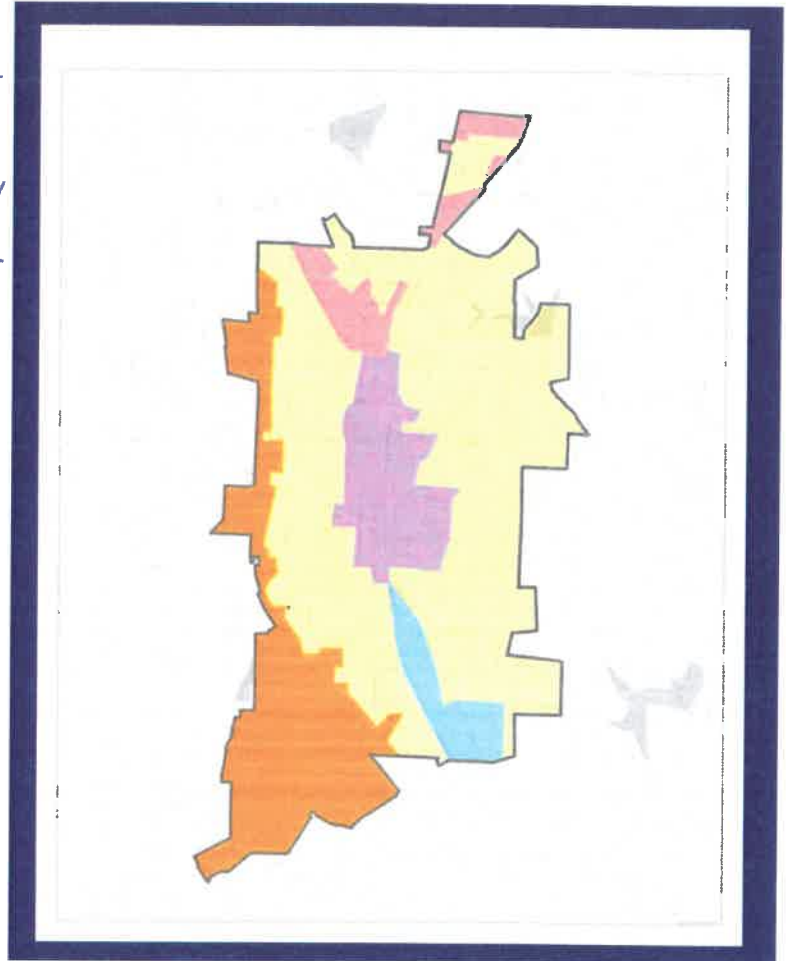
# Tara Boulevard Corridor

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.

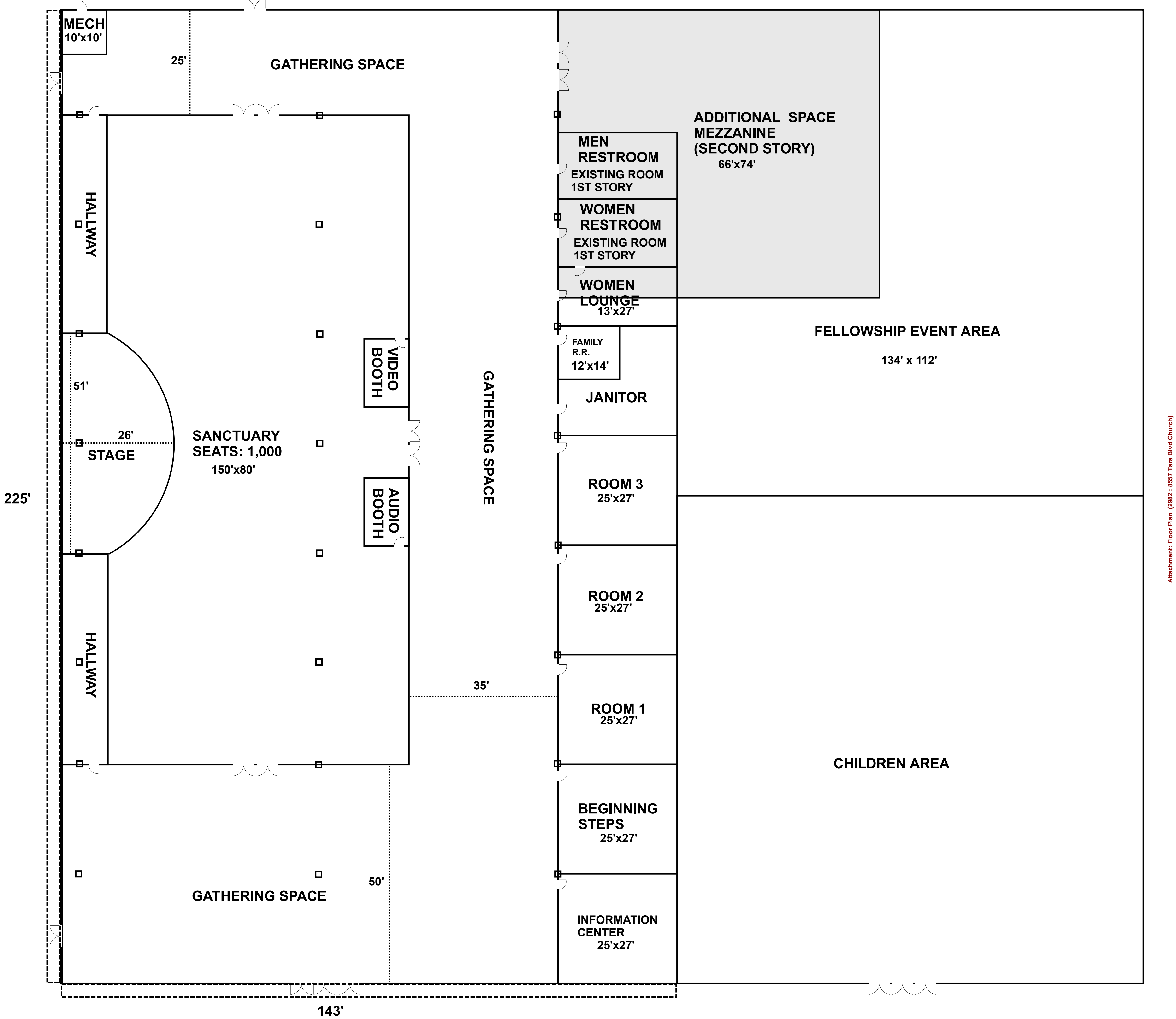
Since the COVID-19 pandemic, we have blessed the community with over 10,000 boxes of food through our Community Food Giveaway program. We have blessed the hospitals in our communities with breakfast on a monthly basis. We also serve and volunteer at our local organizations to provide help and strength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

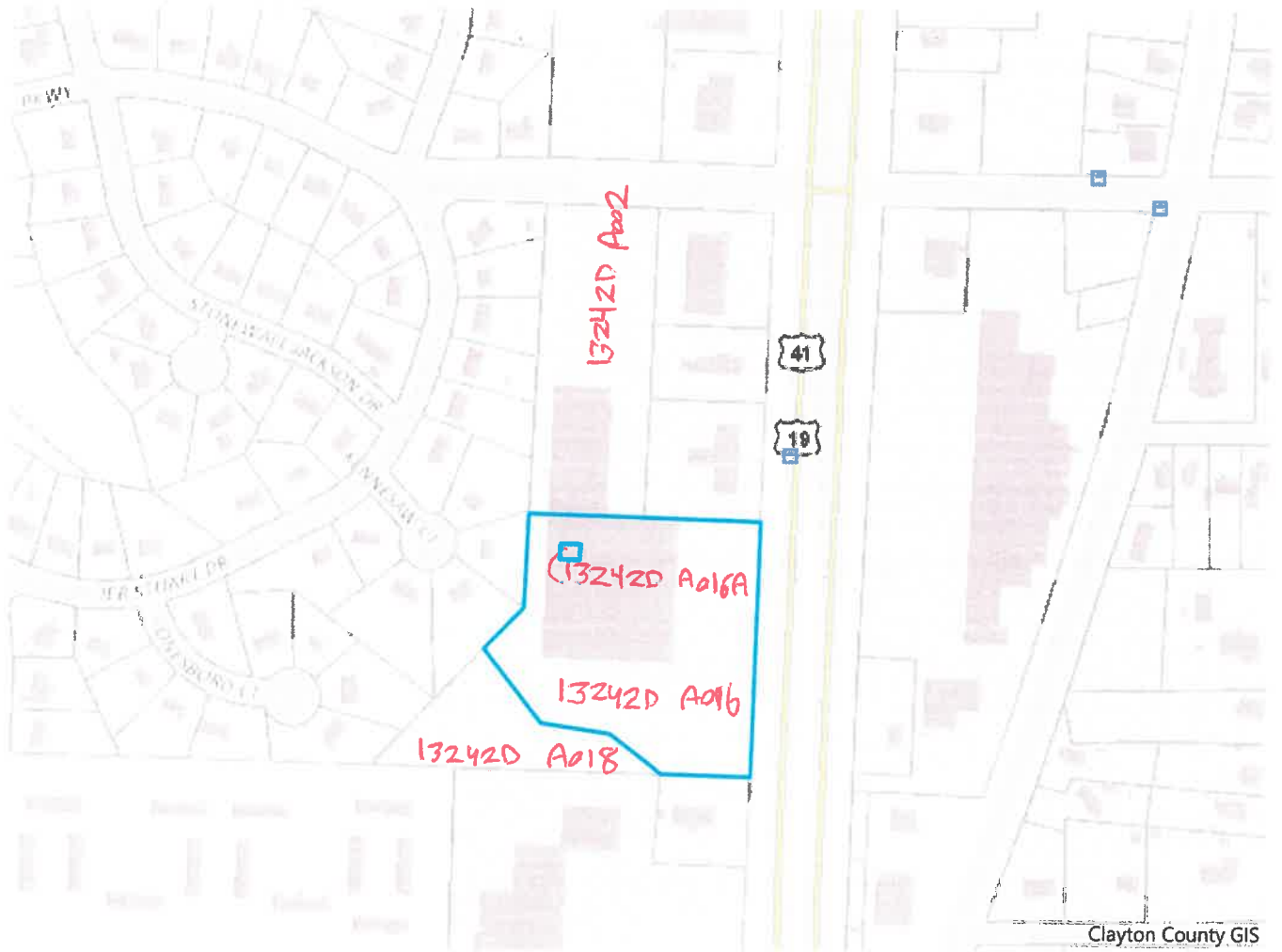
Currently we partner with Clayton County Department of Children and Family Services, Jonesboro Housing Authority, Rainbow House, Mount Zion High School, M.C. Roberts Middle School, Roberta T. Smith Elementary, Clayton County Fire Department, Kaiser Permanente, South Regional Medical and other frontline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

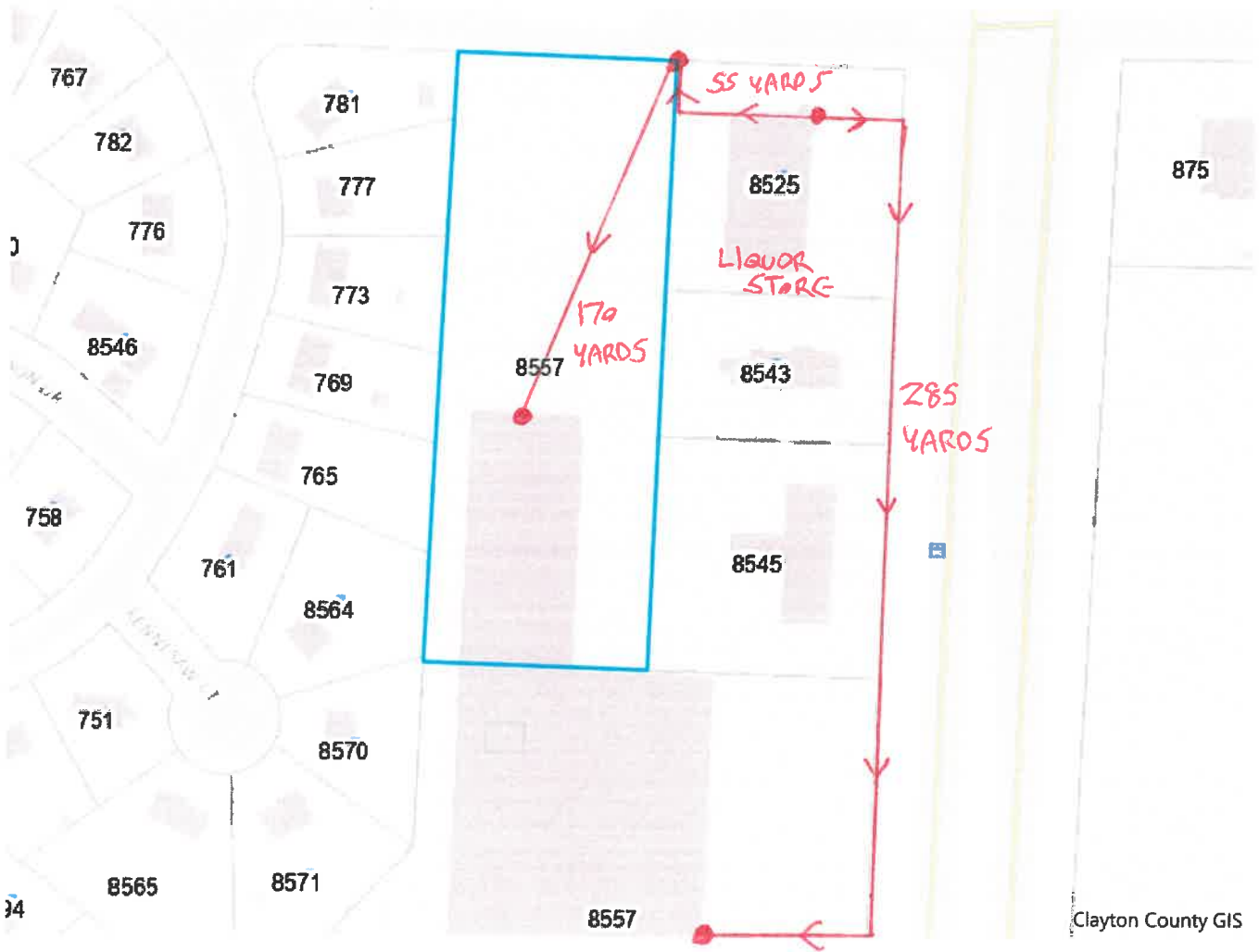




Attachment: Parcels (2982 : 8557 Tara Blvd Church)



**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)





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





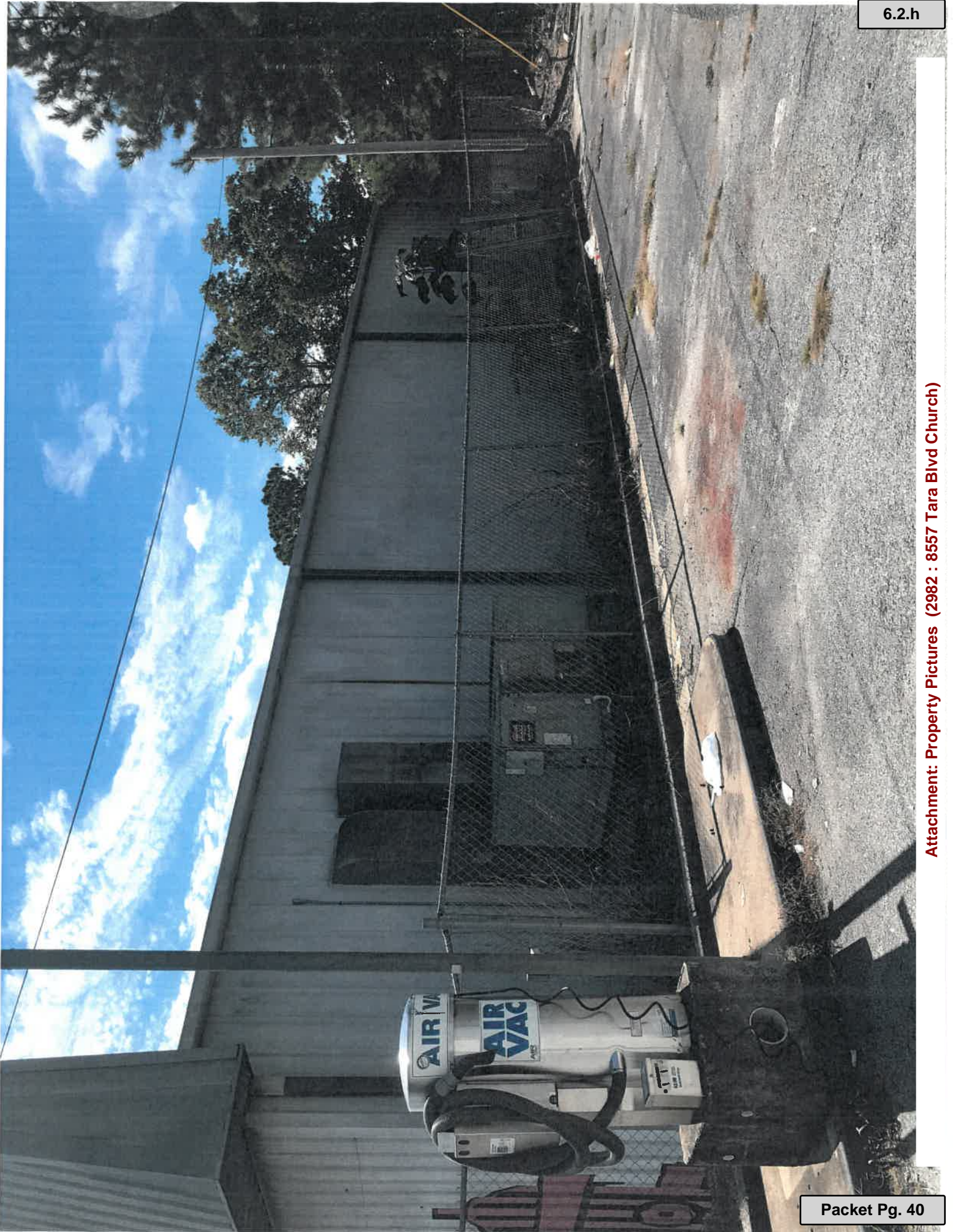
Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)





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



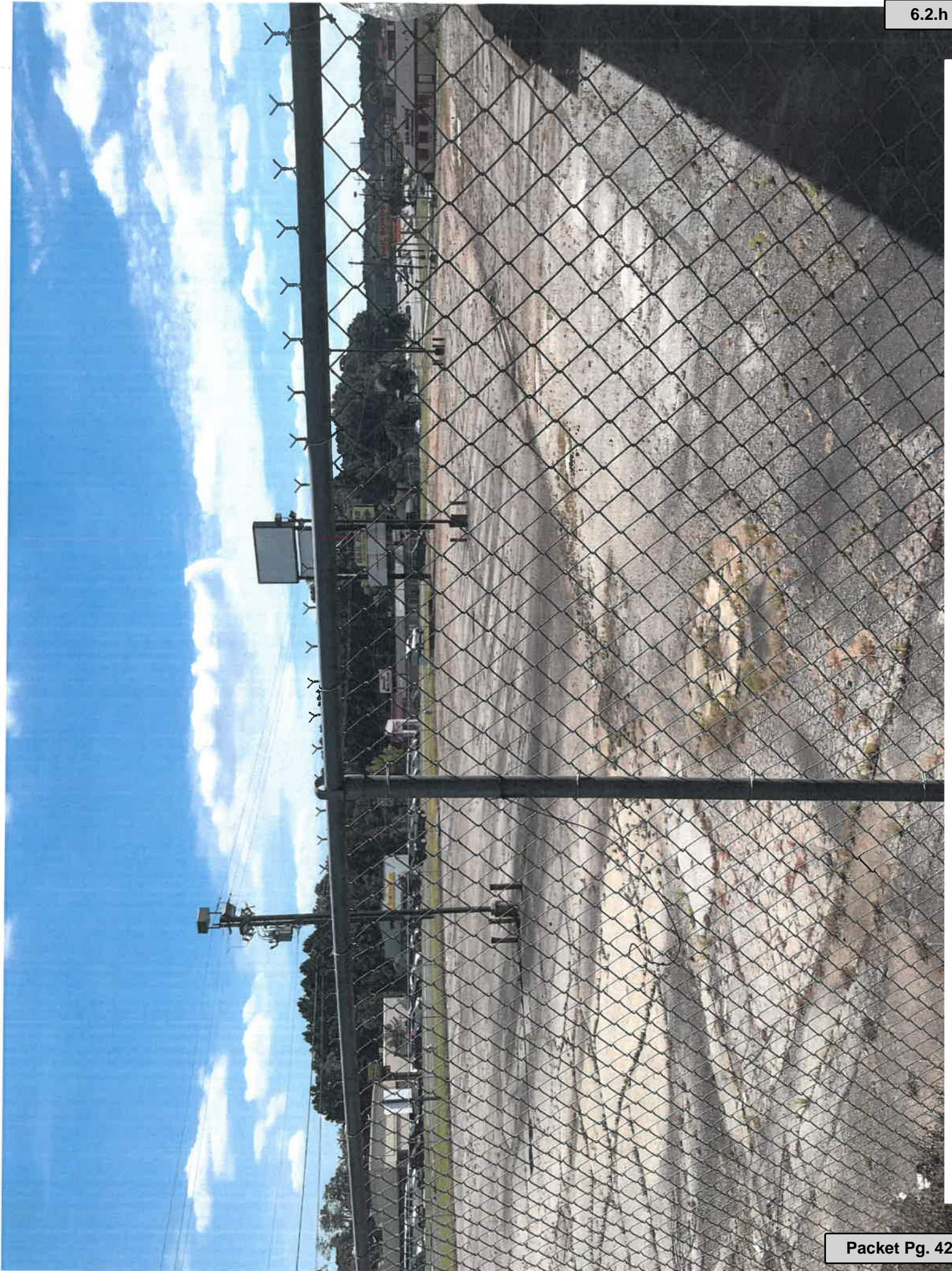


Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)



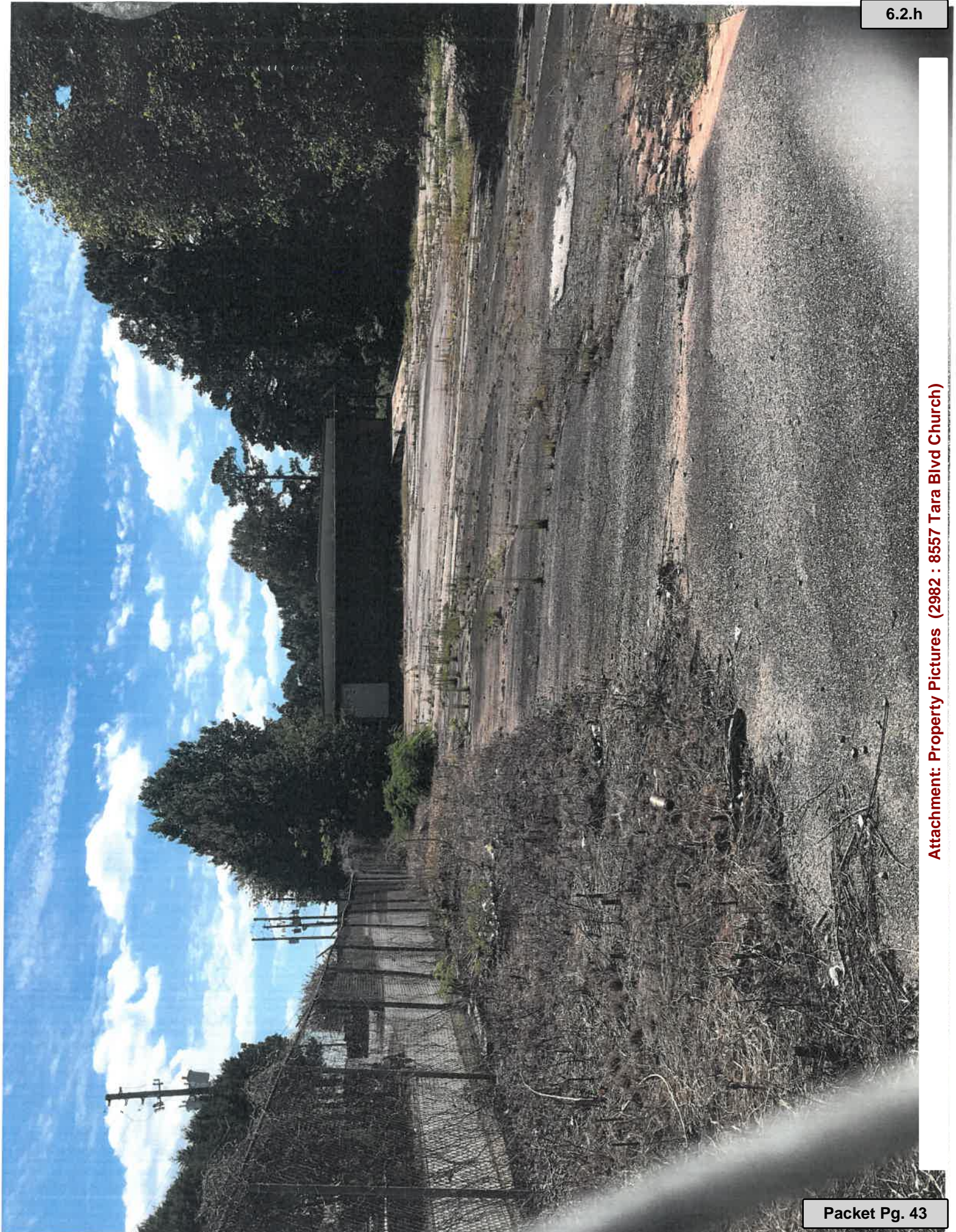






Attachment: Property Pictures (2982 : 8557 Tara Blvd Church)





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







**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](mailto:dallen@jonesboroga.com).

Sincerely,

David D. Allen  
Community Development Director / Zoning Administrator

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

	<b>CITY OF JONESBORO, GEORGIA COUNCIL</b> <b>Agenda Item Summary</b>	<b>Agenda Item #</b> <span style="color: red;">- 3</span>
		<b>COUNCIL MEETING DATE</b> October 4, 2021
<b>Requesting Agency (Initiator)</b> Office of the City Manager	<b>Sponsor(s)</b>	
<b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of a Resolution recognizing Georgia Cities Week.		
<b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i>		
<b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes <span style="margin-left: 100px;"><b>Community Planning, Neighborhood and Business Revitalization</b></span>		
<b>Summary &amp; Background</b> <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>  The Georgia Municipal Association is pleased to again sponsor Georgia Cities Week from Oct. 3 through 9, 2021. This year's theme is "Georgia's Cities: Shaping the Future" and will give cities the opportunity to: <ul style="list-style-type: none"> <li>Share information about the valuable services cities provide to residents, including an inside look into city operations and how cities positively impact their quality of life</li> <li>Highlight successful community projects and infrastructure enhancements</li> <li>Connect residents with one another</li> <li>Build or improve working relationships with state leaders and legislators</li> </ul> Now in its 22nd year, Georgia Cities Week is also an opportunity to celebrate community achievements and recognize volunteers and city employees.  The Mayor is seeking approval of the attached Resolution to kick off the statewide celebration.		
<b>Fiscal Impact</b> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>  •		
<b>Staff Recommendation</b> <i>(Type Name, Title, Agency and Phone)</i> <b>Approval</b>		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
<b>Typed Name and Title</b> Ricky L. Clark, City Manager	<b>Date</b> October, 4, 2021	
<b>Signature</b>	<b>City Clerk's Office</b>	



**WHEREAS**, city government is the closest to most citizens, and the one with the most direct daily impact upon its residents; and

**WHEREAS**, city government is administered for and by its citizens, and is dependent upon public commitment to and understanding of its many responsibilities; and

**WHEREAS**, city government officials and employees share the responsibility to pass along their understanding of public services and their benefits; and

**WHEREAS**, Georgia Cities Week is a very important time to recognize the important role played by city government in our lives; and

**WHEREAS**, this week offers an important opportunity to spread the word to all the citizens of Georgia that they can shape and influence this branch of government which is closest to the people; and

**WHEREAS**, the Georgia Municipal Association and its member cities have joined together to teach students and other citizens about municipal government through a variety of different projects and information; and

**WHEREAS**, Georgia Cities Week offers an important opportunity to convey to all the citizens of Georgia that they can shape and influence government through their civic involvement.

**NOW, THEREFORE BE IT RESOLVED THAT THE CITY OF JONESBORO, GEORGIA DECLARES OCTOBER 3-9, 2021 AS GEORGIA CITIES WEEK. BE IT FURTHER RESOLVED THAT THE CITY OF JONESBORO ENCOURAGES ALL CITIZENS, CITY GOVERNMENT OFFICIALS AND EMPLOYEES TO DO EVERYTHING POSSIBLE TO ENSURE THAT THIS WEEK IS RECOGNIZED AND CELEBRATED ACCORDINGLY.**

**PASSED AND ADOPTED by the City of Jonesboro, Georgia on October 4, 2021**

---

**Joy B. Day, Mayor**



CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

6.4

- 4

COUNCIL MEETING DATE  
October 4, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

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.

**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, 4, 2021

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 #

6.5

- 5

COUNCIL MEETING DATE  
October 4, 2021

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding 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, 4, 2021

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**







J:\2021\2102-5000\DeLandArch\21025.00 - L - TPR.dwg

EXISTING TREE DATA									
POINT NUMBER	SPECIES	DBH	UNIT VALUE	SPECIMEN TREE OR NOT	CONDITION	REMOVED	SAVED	SPECIMEN INCHES REMOVED (DBH)	SPECIMEN INCHES SAVED (DBH)
24	Ash, green	27	6	Specimen	Good		Y		27
25	Pine, loblolly	42	12.6	Not Specimen	Poor		-		
26	Ash, green	18	3.8	Specimen	Fair		Y		18
27	Pecan	24	5.1	Specimen	Fair		Y		24
28	Ash, green	18	3.8	Not Specimen	Poor		-		
29	Ash, green	20	4.2	Not Specimen	Declining		-		
30	Walnut, black	20	4.2	Specimen	Fair		Y		20
31	Walnut, black	22	4.6	Specimen	Fair		Y		22
32	Walnut, black	20	4.2	Specimen	Fair		Y		20
33	Ash, green	24	5.1	Specimen	Fair		Y		24
34	Ash, green	27	6	Specimen	Fair		Y		27
35	Ash, green	27	6	Specimen	Good		Y		
36	Oak, water	32	8.6	Specimen	Fair		Y		32
90	Oak, willow	38	10.9	Not Specimen	Poor		-		
91	Magnolia, southern	27	6	Specimen	Good		Y		27
92	Pecan	38	10.9	Not Specimen	Poor	-	-		
93	Pecan	35	9.7	Specimen	Fair	Y		35	
94	Pecan	25	5.4	Specimen	Fair	Y		25	
95	Pecan	22	4.6	Not Specimen	Poor	-	-		
96	Pecan	26	5.7	Specimen	Fair	Y		26	
97	Elm, american	38	10.9	Specimen	Good	Y		38	
98	Dogwood, flowering	13	2.9	Not Specimen	Poor	-	-		
99	Dogwood, flowering	10	2.6	Not Specimen	Declining	-	-		
201	Pecan	31	8.2	Specimen	Good		Y		31
202	Pecan	28	6.3	Specimen	Good	Y		28	
203	Magnolia, southern	29	6.6	Specimen	Good	Y		29	
204	Pecan	28	6.3	Specimen	Fair	Y		28	
205	Pecan	33	8.9	Not Specimen	Poor	-	-		
206	Pecan	34	9.3	Specimen	Fair		Y		34
207	Dogwood, flowering	13	2.9	Not Specimen	Poor	-	-		
208	Dogwood, flowering	4	2	Specimen	Fair		Y		4
209	Pecan	27	6	Specimen	Fair		Y		27
210	Pecan	24	5.1	Not Specimen	Poor		-		
211	Oak, willow	41	12.2	Specimen	Fair	Y		41	
212	Oak, water	21	4.4	Specimen	Good	Y		21	
213	Pecan	25	5.4	Specimen	Fair	Y		25	
214	Pecan	31	8.2	Not Specimen	Poor	-	-		
215	Pecan	32	8.6	Specimen	Fair	Y		32	
216	Pecan	20	4.2	Specimen	Fair	Y		20	
217	Oak, water	21	4.4	Specimen	Good	Y		21	
218	Oak, water	21	4.4	Specimen	Fair		Y		21
219	Oak, water	29	6.6	Specimen	Fair		Y		29
220	Oak, water	28	6.3	Specimen	Good	Y		28	
221	Oak, water	21	4.4	Specimen	Fair	Y		21	
222	Oak, water	19	4	Specimen	Fair	Y		19	
223	Oak, water	18	3.8	Specimen	Fair	Y		18	
224	Oak, water	18	3.8	Specimen	Fair	Y		18	
225	Oak, water	19	4	Specimen	Fair	Y		19	
226	Oak, water	22	4.6	Specimen	Fair	Y		22	
227	Oak, water	20	4.2	Specimen	Fair	Y		20	
228	Oak, water	28	6.3	Specimen	Fair	Y		28	
229	Oak, water	20	4.2	Specimen	Fair	Y		20	
230	Oak, Southern red	19	4	Specimen	Fair	Y		19	
231	Pecan	19	4	Specimen	Good	Y		19	
232	Oak, water	24	5.1	Specimen	Fair	Y		24	
233	Oak, water	22	4.6	Specimen	Fair	Y		22	
234	Oak, water	23	4.9	Specimen	Fair	Y		23	
235	Oak, water	20	4.2	Specimen	Fair	Y		20	
236	Pecan	30	6.9	Not Specimen	Fair	-	-		
237	Pecan	23	4.9	Specimen	Fair	Y		23	
238	Oak, water	26	5.7	Specimen	Fair	Y		26	
239	Oak, water	21	4.4	Specimen	Fair	Y		21	
240	Oak, water	22	4.6	Specimen	Fair	Y		22	
241	Oak, water	20	4.2	Specimen	Fair	Y		20	
242	Oak, water	24	5.1	Specimen	Fair	Y		24	
243	Pecan	28	6.3	Not Specimen	Poor	-	-		
244	Oak, water	31	8.2	Specimen	Fair	Y		31	
245	Pecan	19	4	Specimen	Fair	Y		19	
246	Pecan	33	8.9	Specimen	Fair	Y		33	
247	Pecan	20	4.2	Specimen	Fair	Y		20	
248	Pecan	25	5.4	Specimen	Fair	Y		25	
249	Oak, water	38	10.9	Specimen	Fair	Y		38	
250	Pecan	20	4.2	Specimen	Fair		Y		20
251	Oak, water	24	5.1	Specimen	Fair		Y		24
252	Oak, water	23	4.9	Not Specimen	Fair		-		
253	Maple, red	19	4	Specimen	Fair		Y		19
254	Oak, water	22	4.6	Not Specimen	Declining		-		
255	Oak, water	31	8.2	Specimen	Good		Y		31
256	Oak, water	32	8.6	Specimen	Fair		Y		32
257	Oak, water	23	4.9	Not Specimen	Declining	-	-		
258	Oak, water	26	5.7	Specimen	Fair	Y		26	
259	Oak, water	21	4.4	Not Specimen	Poor	-	-		
260	Pecan	18	3.8	Not Specimen	Poor	-	-		
261	Elm, slippery	19	4	Not Specimen	Poor	-	-		
262	Oak, water	23	4.9	Specimen	Fair	Y		23	
263	Oak, water	24	5.1	Specimen	Fair	Y		24	
264	Pecan	26	5.7	Not Specimen	Poor	-	-		
265	Pecan	30	6.9	Not Specimen	Poor	-	-		
266	Pecan	24	5.1	Not Specimen	Poor	-	-		
267	Pecan	23	4.9	Specimen	Fair		Y		23
268	Pecan	30	6.9	Specimen	Fair	Y		30	
269	Pecan	32	8.6	Specimen	Fair	Y		32	
270	Oak, water	36	10.1	Specimen	Fair	Y		36	
271	Oak, water	30	6.9	Specimen	Fair	Y		30	
272	Pecan	21	4.4	Specimen	Fair	Y		21	
273	Pecan	22	4.6	Specimen	Fair	Y		22	
274	Ash, green	36	10.1	Not Specimen	Poor		-		
275	Pecan	25	5.4	Specimen	Fair		Y		25
276	Ash, green	22	4.6	Specimen	Fair		Y		22
277	Maple, red	18	3.8	Specimen	Fair		Y		18
278	Oak, water	19	4	Not Specimen	Poor	-	-		
279	Oak, water	34	9.3	Specimen	Fair		Y		34
280	Oak, water	35	9.7	Specimen	Fair		Y		35
281	Oak, water	38	10.9	Specimen	Fair		Y		38
282	Oak, water	25	5.4	Specimen	Fair		Y		25
283	Pine, loblolly	26	5.7	Not Specimen	Poor	-	-		
284	Oak, water	24	5.1	Specimen	Fair		Y		24
285	Oak, water	39	11.3	Specimen	Fair		Y		39
286	Oak, water	23	4.9	Specimen	Fair		Y		23
288	Oak, water	31	8.2	Specimen	Fair		Y		31
289	Pine, loblolly	26	5.7	Not Specimen	Poor	-	-		
291	Oak, water	30	6.9	Specimen	Good		Y		30
292	Oak, water	18	3.8	Not Specimen	Poor	-	-		
293	Oak, water	29	6.6	Specimen	Fair		Y		29
294	Oak, water	27	6	Specimen	Fair		Y		27
297	Oak, water	22	4.6	Specimen	Fair		Y		22
299	Oak, water	26	5.7	Specimen	Fair		Y		26
300	Pecan	33	8.9	Specimen	Fair		Y		33
TOTAL:								1,278	994

SPECIMEN RECOMPENSE CALCULATIONS

SPECIMEN RECOMPENSE:  
SPECIMEN TREE INCHES REMOVED = 1,278 INCHES  
  
SPECIMEN TREE INCHES PROVIDED = 715 INCHES  
  
SPECIMEN TREE INCH DEFICIT = 1,278 - 715 = 563 INCHES  
  
\*SPECIMEN RECOMPENSE NOT MET

	Trees	Quantity	Botanical	Common	Cont.	Cal. Inch.	Min. Ht.	Specimen Recompense Inches	Parking Inches
	AR	7	Acer rubrum	Red Maple	B & B	4	14'-16'	28	
	P-AR	12	Acer rubrum (Parking)	Red Maple	B & B	4	14'-16'		48
	CC	23	Cercis canadensis	Redbud	B & B	2	14'-16'	46	
	P-CC	25	Cercis canadensis (Parking)	Redbud	B & B	2	14'-16'		50
	CCR	7	Cercis canadensis 'Rising Sun'	Rising Sun Redbud	B & B	2	6'-8'	14	
	CF	13	Cornus florida	Dogwood	B & B	2	8'-10'	26	
	P-CF	14	Cornus florida (Parking)	Dogwood	B & B	2	8'-10'		28
	IA	46	Ilex opaca	American Holly	B & B	4	10'-12'	184	
	IV	23	Ilex vomitoria	Yaupon Holly	B & B	3	10'-12'	69	
	JVB	35	Juniperus virginiana	Eastern Red Cedar	B & B	4	10'-12'	140	
	P-JVB	19	Juniperus virginiana (Parking)	Eastern Red Cedar	B & B	4	10'-12'		76
	MG	26	Magnolia grandiflora	Southern Magnolia	B & B	4	14'-16'	104	
	P-QN	12	Quercus nuttallii (Parking)	Nuttall Oak	B & B	4	14'-16'		48
	QP	20	Quercus phellos	Willow Oak	B & B	4	14'-16'	80	
	UP	6	Ulmus parvifolia	Lacebark Elm	B & B	4	12'-14'	24	
	P-UP	5	Ulmus parvifolia (Parking)	Lacebark Elm	B & B	4	12'-14'		20
	Total	293						715	250
	Shrubs	Quantity	Botanical	Common	Cont.	Min. Ht.	Min. Spacing		
	AEA	130	Azalea Encore 'Autumn Sunset' TM	Encore Azalea	3 gal	1'-2'	3' O.C.		
	CL	318	Chasmanthium latifolium	Northern Sea Oats	1 gal	12" - 18"	As Shown		
	DMX	127	Distylium myricoides	Evergreen Distylium	3 gal	1'-2'	As Shown		
	HJ	138	Hydrangea paniculata 'Jane' TM	Little Lime Panicle Hydrangea	3 gal	2'-3'	As Shown		
	IP	131	Illicium floridanum	Florida Anise	3 gal	2'-3'	As Shown		
	LG	253	Liriope muscari 'Evergreen Giant'	Evergreen Giant Lilyturf	1 gal	12" - 18"	As Shown		
	MS	263	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	3 gal	1'-2'	As Shown		
	TK	169	Thelypteris kunthii	Southern Shield Fern	1 gal	12" - 18"	12" O.C.		
	Ground Covers	Quantity	Botanical	Common	Cont.	Min. Ht.	Min. Spacing		
	CO	1473	Carex oshimensis	Japanese Sedge	4" pot		12" O.C.		
	CD	9484	Cynodon dactylon	Bermuda Grass	SOD				
	LMB	681	Liriope muscari 'Big Blue'	Big Blue Lilyturf	4" pot		12" O.C.		
	S1	60	Seasonal Color	Seasonal Color	4" pot				
	TAX	362	Trachelospermum asiaticum	Asian Jasmine	4" pot		12" O.C.		



360  
STUDIO

THE LANDSCAPE ARCHITECTURE STUDIO OF  
PLANNERS & ENGINEERS COLLABORATIVE

350 RESEARCH COURT  
PEACHTREE CORNERS,  
GEORGIA 30092  
  
O: 770.451.2741  
PEC360STUDIO.COM

THE DOCUMENT, ELECTRONIC AND  
REPRODUCTIONS IS THE EXCLUSIVE PROPERTY  
OF 360 STUDIO AND IS NOT TO BE REPRODUCED  
OR COPIED WHOLE OR IN PART EXCEPT AS  
REQUIRED FOR THE PROJECT HEREIN. IT MAY  
NOT BE USED ON ANY OTHER PROJECT  
WITHOUT AN EXPRESSED WRITTEN  
AGREEMENT WITH 360 STUDIO

PROJECT

HEARTHSIDE  
JONESBORO

North Main St (203)

CLAYTON COUNTY,  
GEORGIA STATE

LAND LOT 148  
DISTRICT 13

FOR

ONE STREET RESIDENTIAL

2000 River Edge Pkwy,  
Suite 450, Atlanta, GA 30328

CONTACT:  
Rob Rojas  
478-952-6662

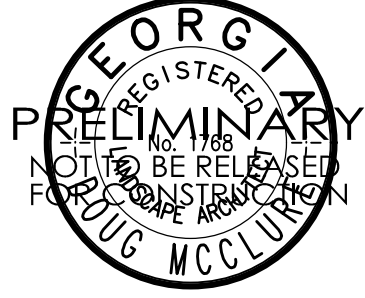
REVISION	DATE
PRICING SET	05-24-2021
LDP SUBMITTAL	09-07-2021

DRAWN BY: 360 STUDIO  
APPROVED BY: DM

PROJECT NUMBER

21025.00

SEAL





J:\2021\2102-5000\DelandArch\21025.00 - L - TPR.dwg

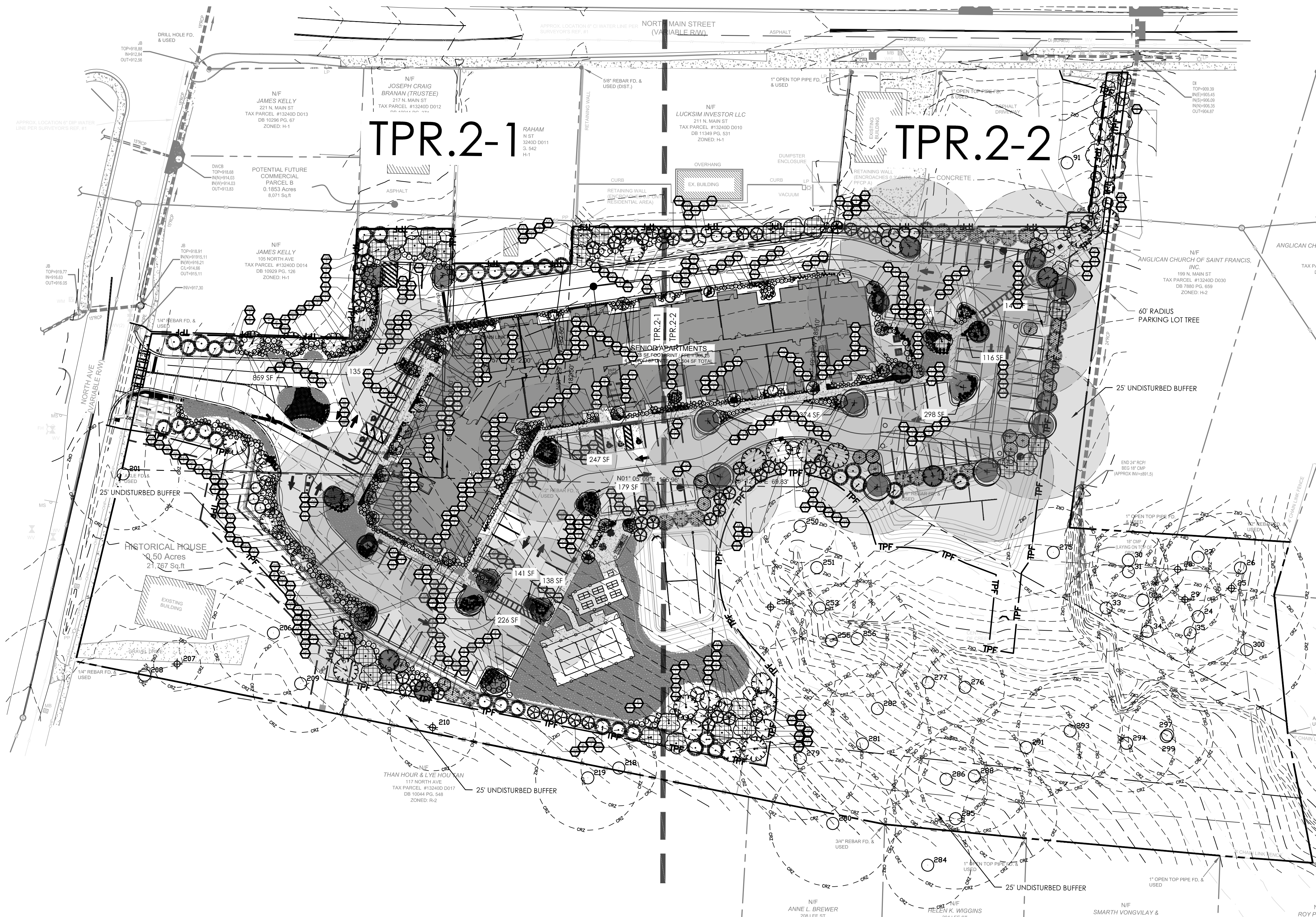


ALL UNLABELED PERVIOUS AREAS ARE TO BE CONSIDERED MULCH. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PINE STRAW OR DOUBLE SHREDDED HARDWOOD MULCH TO SAID AREAS. MINI PINE-BARK NUGGETS SHALL BE USED IN SEASONAL COLOR PLANTINGS.

NOTES:  
GROUND AREAS IN PARKING LOT SHALL BE SODDED, SEED OR HYDROSEED WITH GRASS.

PARKING LOT DATA

TOTAL VEHICULAR PARKING AREA: 22,100 SF  
REQUIRED 250 SF OF PLANTING AREA FOR EACH 5,000 SF OF PARKING AREA  
=4.42  
X500  
REQUIRED PLANTING AREA: =2,210 SF  
PLANTING AREA PROVIDED: 2,300 SF  
MINIMUM ONE CANOPY TREE /80  
PER 80 SF PLANTING AREA: =29 TREES  
CANOPY TREES PROVIDED: 29 TREES  
PLANTING AREA PROVIDED: 2,300 SF  
MINIMUM ONE UNDERSTORY TREE /40  
PER 40 SF PLANTING AREA: =58 TREES  
UNDERSTORY TREES PROVIDED: 58 TREES

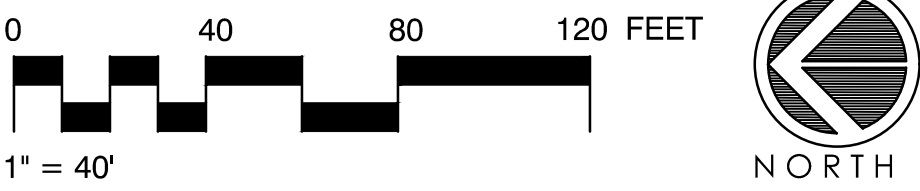


**PARKING LEGEND**

- 60 FT PARKING RING
- PARKING LOT CANOPY TREE
- PARKING LOT UNDERSTORY TREE

PLANT SCHEDULE

TREES	CODE	COMMON NAME
	AR	Red Maple
	P-AR	Red Maple
	CC	Redbud
	P-CC	Redbud
	CCR	Rising Sun Redbud
	CF	Dogwood
	P-CF	Dogwood
	IA	American Holly
	IV	Yaupon Holly
	JVB	Eastern Red Cedar
	P-JVB	Eastern Red Cedar
	MG	Southern Magnolia
	P-QN	Nuttall Oak
	QP	Willow Oak
	UP	Lacebark Elm
	P-UP	Lacebark Elm
SHRUBS	CODE	COMMON NAME
	AEA	Encore Azalea
	CL	Northern Sea Oats
	DMX	Evergreen Distylium
	HJ	Little Lime Panicle Hydrangea
	IP	Florida Anise
	LG	Evergreen Giant Lilyturf
	MS	Soft Caress Mahonia
	TK	Southern Shield Fern
GROUND COVERS	CODE	COMMON NAME
	CO	Japanese Sedge
	CD	Bermuda Grass
	LMB	Big Blue Lilyturf
	S1	Seasonal Color
	TAX	Asian Jasmine



350 RESEARCH COURT  
PEACHTREE CORNERS,  
GEORGIA 30092  
O: 770.451.2741  
PEC360STUDIO.COM

THIS DOCUMENT, ELECTRONIC AND REPRODUCTIONS, IS THE EXCLUSIVE PROPERTY OF 360 STUDIO AND IS NOT TO BE REPRODUCED OR COPIED WHOLE OR IN PART EXCEPT AS REQUIRED FOR THE PROJECT HEREIN. IT MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT AN EXPRESSED WRITTEN AGREEMENT WITH 360 STUDIO.

PROJECT

HEARTHSIDE JONESBORO

North Main St (203)

CLAYTON COUNTY,  
GEORGIA STATE

LAND LOT 148  
DISTRICT 13

FOR

ONE STREET RESIDENTIAL

2000 River Edge Pkwy,  
Suite 450, Atlanta, GA 30328

CONTACT:  
Rob Rojas  
478-952-6662

REVISION	DATE
PRICING SET	05-24-2021
LDP SUBMITTAL	09-07-2021

DRAWN BY: 360 STUDIO  
APPROVED BY: DM

PROJECT NUMBER

21025.00

SEAL



SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

DATE

SEPTEMBER 23, 2021

TITLE

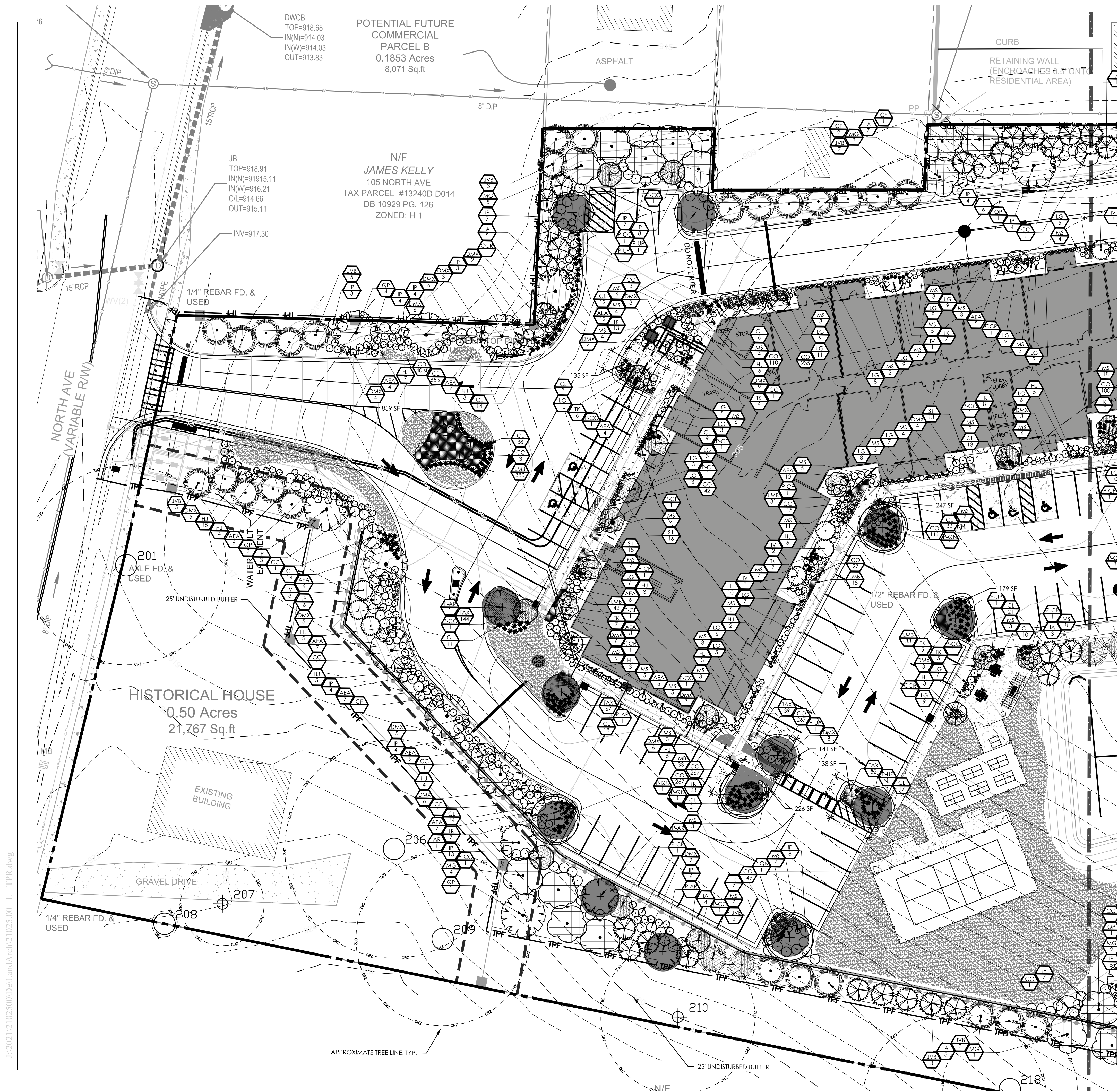
TREE REPLACEMENT  
PLAN

SHEET

TPR.2

Attachment: 21025.00 - L - TPR (2987 - Heartside Jonesboro Tree Reimbursement)





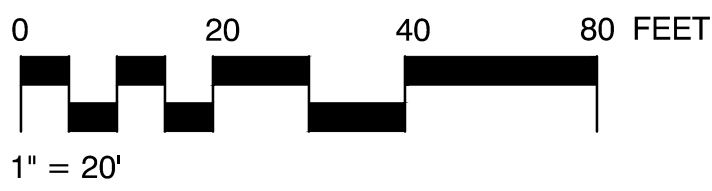
**PARKING LEGEND**

- 60 FT PARKING RING
- PARKING LOT CANOPY TREE
- PARKING LOT UNDERSTORY TREE

**PLANT SCHEDULE**

TREES	CODE	COMMON NAME
	AR	Red Maple
	P-AR	Red Maple
	CC	Redbud
	P-CC	Redbud
	CCR	Rising Sun Redbud
	CF	Dogwood
	P-CF	Dogwood
	IA	American Holly
	IV	Yaupon Holly
	JVB	Eastern Red Cedar
	P-JVB	Eastern Red Cedar
	MG	Southern Magnolia
	P-QN	Nuttail Oak
	QP	Willow Oak
	UP	Lacebark Elm
	P-UP	Lacebark Elm
	AEA	Encore Azalea
	CL	Northern Sea Oats
	DMX	Evergreen Distylium
	HJ	Little Lime Panicle Hydrangea
	IP	Florida Anise
	LG	Evergreen Giant Lilyturf
	MS	Soft Caress Mahonia
	TK	Southern Shield Fern
	CO	Japanese Sedge
	CD	Bermuda Grass
	LMB	Big Blue Lilyturf
	S1	Seasonal Color
	TAX	Asian Jasmine

GROUND COVERS	CODE	COMMON NAME
	CO	Japanese Sedge
	CD	Bermuda Grass
	LMB	Big Blue Lilyturf
	S1	Seasonal Color
	TAX	Asian Jasmine



**360**  
STUDIO

THE LANDSCAPE ARCHITECTURE STUDIO OF  
PLANNERS & ENGINEERS COLLABORATIVE

350 RESEARCH COURT  
PEACHTREE CORNERS,  
GEORGIA 30092  
O: 770.451.2741  
PEC360STUDIO.COM

**HEARTHSIDE  
JONESBORO**

North Main St (203)

CLAYTON COUNTY,  
GEORGIA STATE

LAND LOT 148  
DISTRICT 13

FOR  
ONE STREET RESIDENTIAL

2000 River Edge Pkwy,  
Suite 450, Atlanta, GA 30328

CONTACT:  
Rob Rojas  
478-952-6662

REVISION	DATE
PRICING SET	05-24-2021
LDP SUBMITTAL	09-07-2021

DRAWN BY: 360 STUDIO  
APPROVED BY: DM

PROJECT NUMBER  
**21025.00**



SEAL IS ONLY VALID IF COUNTER SIGNED AND  
DATED WITH AN ORIGINAL SIGNATURE.

DATE  
SEPTEMBER 23, 2021

TREE REPLACEMENT  
PLAN ENLARGEMENT

SHEET

**TPR.2-1**



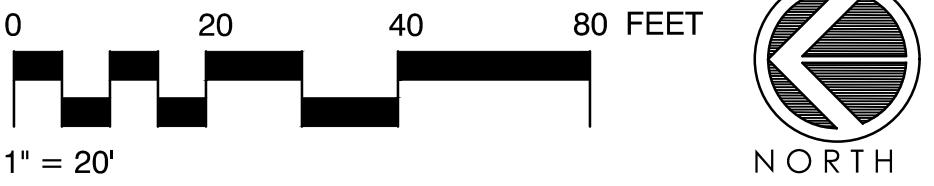
J:\2021\21025000\DelandArch\21025.00 - L - TPR.dwg



**PARKING LEGEND**

- 60 FT PARKING RING
- PARKING LOT CANOPY TREE
- PARKING LOT UNDERSTORY TREE

PLANT SCHEDULE		
TREES	CODE	COMMON NAME
	AR	Red Maple
	P-AR	Red Maple
	CC	Redbud
	P-CC	Redbud
	CCR	Rising Sun Redbud
	CF	Dogwood
	P-CF	Dogwood
	IA	American Holly
	IV	Yaupon Holly
	JVB	Eastern Red Cedar
	P-JVB	Eastern Red Cedar
	MG	Southern Magnolia
	P-QN	Nuttall Oak
	QP	Willow Oak
	UP	Lacebark Elm
	P-UP	Lacebark Elm
SHRUBS		
	AE	Encore Azalea
	CL	Northern Sea Oats
	DMX	Evergreen Distylium
	HJ	Little Lime Panicle Hydrangea
	IP	Florida Anise
	LG	Evergreen Giant Lilyturf
	MS	Soft Caress Mahonia
	TK	Southern Shield Fern
GROUND COVERS		
	CO	Japanese Sedge
	CD	Bermuda Grass
	LMB	Big Blue Lilyturf
	S1	Seasonal Color
	TAX	Asian Jasmine



**360**  
STUDIO  
THE LANDSCAPE ARCHITECTURE STUDIO OF  
PLANNERS & ENGINEERS COLLABORATIVE  
350 RESEARCH COURT  
PEACHTREE CORNERS,  
GEORGIA 30092  
O: 770.451.2741  
PEC360STUDIO.COM

**HEARTHSIDE JONESBORO**  
North Main St (203)  
  
CLAYTON COUNTY,  
GEORGIA STATE  
LAND LOT 148  
DISTRICT 13  
FOR  
ONE STREET RESIDENTIAL  
2000 River Edge Pkwy,  
Suite 450, Atlanta, GA 30328

CONTACT:  
Rob Rojas  
478-952-6662  

REVISION	DATE
PRICING SET	05-24-2021
LDP SUBMITTAL	09-07-2021

  
DRAWN BY: 360 STUDIO  
APPROVED BY: DM  
PROJECT NUMBER  
**21025.00**  
SEAL

PRELIMINARY  
NOT TO BE RELEASED FOR CONSTRUCTION  
SEAL IS ONLY VALID IF COUNTER SIGNED AND  
DATED WITH AN ORIGINAL SIGNATURE.  
DATE  
**SEPTEMBER 23, 2021**  
TITLE

TREE REPLACEMENT  
PLAN ENLARGEMENT

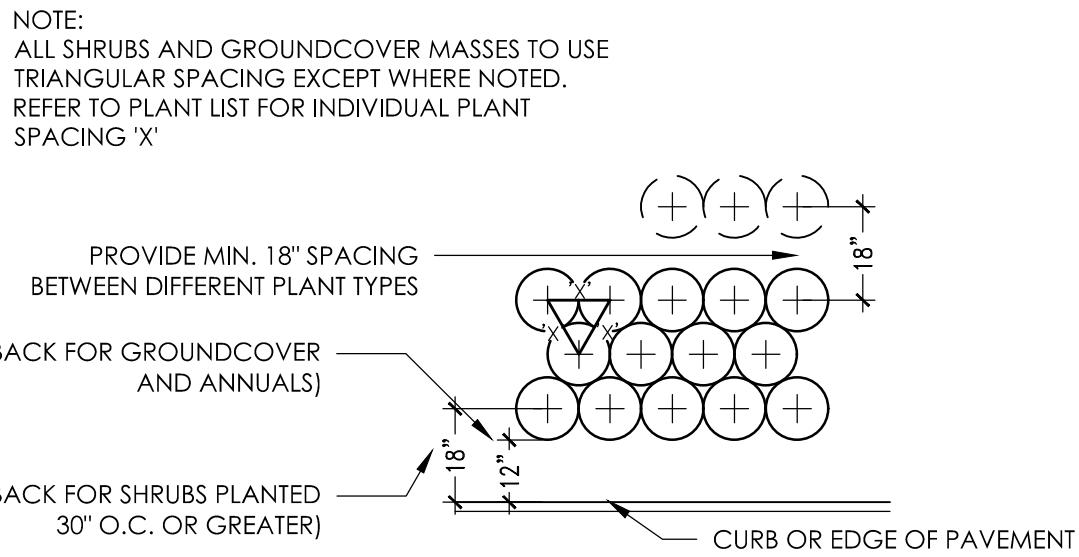
SHEET

**TPR.2-2**



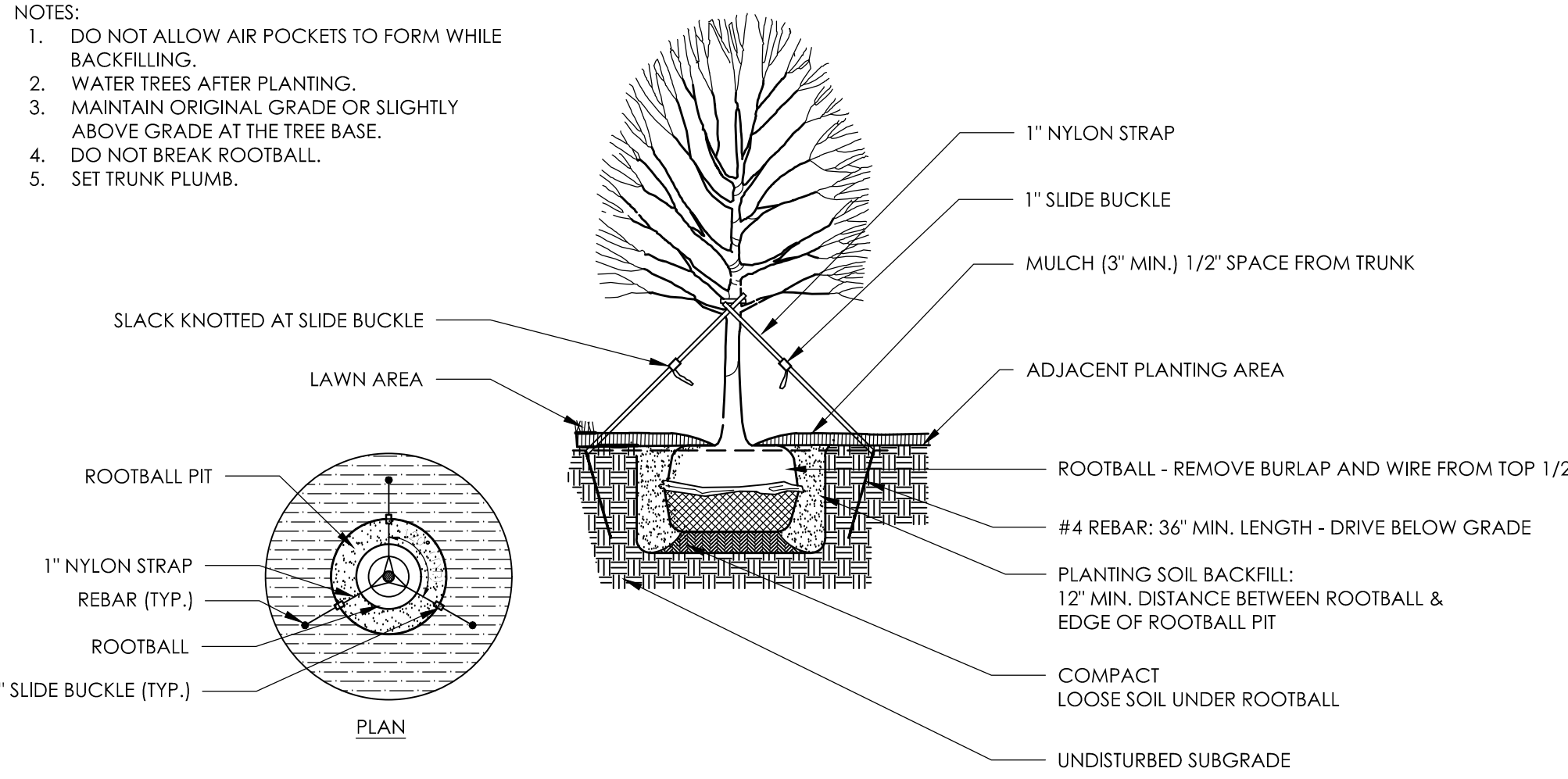
GENERAL PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASES, EQUIVALENT IN QUALITY TO SPECIMEN GRADE OR BETTER, AS NOTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN'S LATEST EDITION. PLANTS SHALL BE NURSERY GROWN, FRESHLY DUG, NORMALLY SHAPED, AND WELL-BRANCHED; FULL FOLIAGED WHEN IN LEAF AND WITH HEALTHY, WELL DEVELOPED ROOT SYSTEMS.
- ALL PLANTS FURNISHED SHALL BE FREE OF ANY INSECT INFESTATIONS OR THEIR EGGS AND SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS WITH TEMPERATURE EXTREMES SIMILAR TO THOSE OF THE LOCALITY OF THE PROJECT FOR A MINIMUM OF TWO (2) YEARS PRIOR TO USE ON THIS PROJECT.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED AND BURLAPPED AS INDICATED ON THE PLANT LIST. ALL NON-BIODEGRADABLE MATERIAL MUST BE REMOVED FROM THE ROOTBALL PRIOR TO INSTALLATION. REMOVE TOP 1/3 OF BIODEGRADABLE MATERIAL FROM ROOTBALL PRIOR TO INSTALLATION.
- ALL PLANTS SHALL BE TRUE TO SPECIES AND VARIETY. PLANTS USED WHERE SYMMETRY IS REQUIRED SHALL MATCH AS NEARLY AS POSSIBLE. NO SUBSTITUTING WILL BE PERMITTED WITHOUT WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.
- ALL TREES MUST BE SELF-SUPPORTING WITH STRAIGHT TRUNKS, WITH LEADERS INTACT, FULL-HEADED, AND MEET REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN ON DETAILS.
- SCARIFY OR LOOSEN THE COMPACTED ROOTBALLS OF CONTAINER GROWN PLANTS, WITHOUT DAMAGING THE PLANTS, AND SCORE THE EDGES OF THE PLANTING HOLE FOR HEALTHY ROOT DEVELOPMENT PRIOR TO INSTALLATION. DO NOT BREAK UP ROOTBALLS OF B&B PLANTS.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED WITH 3" PINESTRAW OR MULCH.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING, AND AFTER INSTALLATION UNTIL THE DATE OF FINAL ACCEPTANCE.
- ALL PLANTS SHALL MEET STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK". THESE STANDARDS REPRESENT GUIDELINE SPECIFICATIONS ONLY AND CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- SPECIFIC REQUIREMENTS CONCERNING THE VARIOUS SPECIES AND THE MANNER IN WHICH THEY ARE TO BE FURNISHED ARE SHOWN ON THE DRAWING AND PLANT LIST.
- STOCK FURNISHED IN A SIZE RANGE SPECIFIED SHALL BE INTERPRETED TO MEAN THAT NOT LESS THAN 50% SHALL BE OF THE MAXIMUM SIZE SPECIFIED WITHIN EACH RANGE.
- THE DETERMINING MEASUREMENTS FOR TREES SHALL BE THE CALIPER, HEIGHT AND SPREAD. CALIPER SHALL BE TAKEN 4" ABOVE THE GROUND FOR TREES UP TO 4" CALIPER AND 12" ABOVE THE GROUND FOR LARGER SIZES. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO BRANCH TIP. TAKE MEASUREMENTS WITH BRANCHES IN NORMAL POSITION.
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IF ANY DISCREPANCIES ARE FOUND.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT OR OWNER. THE OWNER SHALL PROVIDE WATER.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE ONE YEAR WARRANTY FOR ALL PLANT MATERIAL BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (PER THE DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR WARRANTY PERIOD UNLESS OTHERWISE DETERMINED.
- AFTER DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCUMULATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLIQUATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL PLANT LIST SPECIFICATIONS.
- LANDSCAPE CONTRACTOR TO LAYOUT ALL PLANT MATERIAL ACCORDING TO THE PLANS, APPROVAL AND/OR ADJUSTMENTS TO THE LAYOUT BY THE LANDSCAPE ARCHITECT MUST BE ACQUIRED WITHOUT ADDITIONAL COST TO THE OWNER PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR TO PROVIDE INSTALLED UNIT PRICE FOR ALL PLANT MATERIALS.



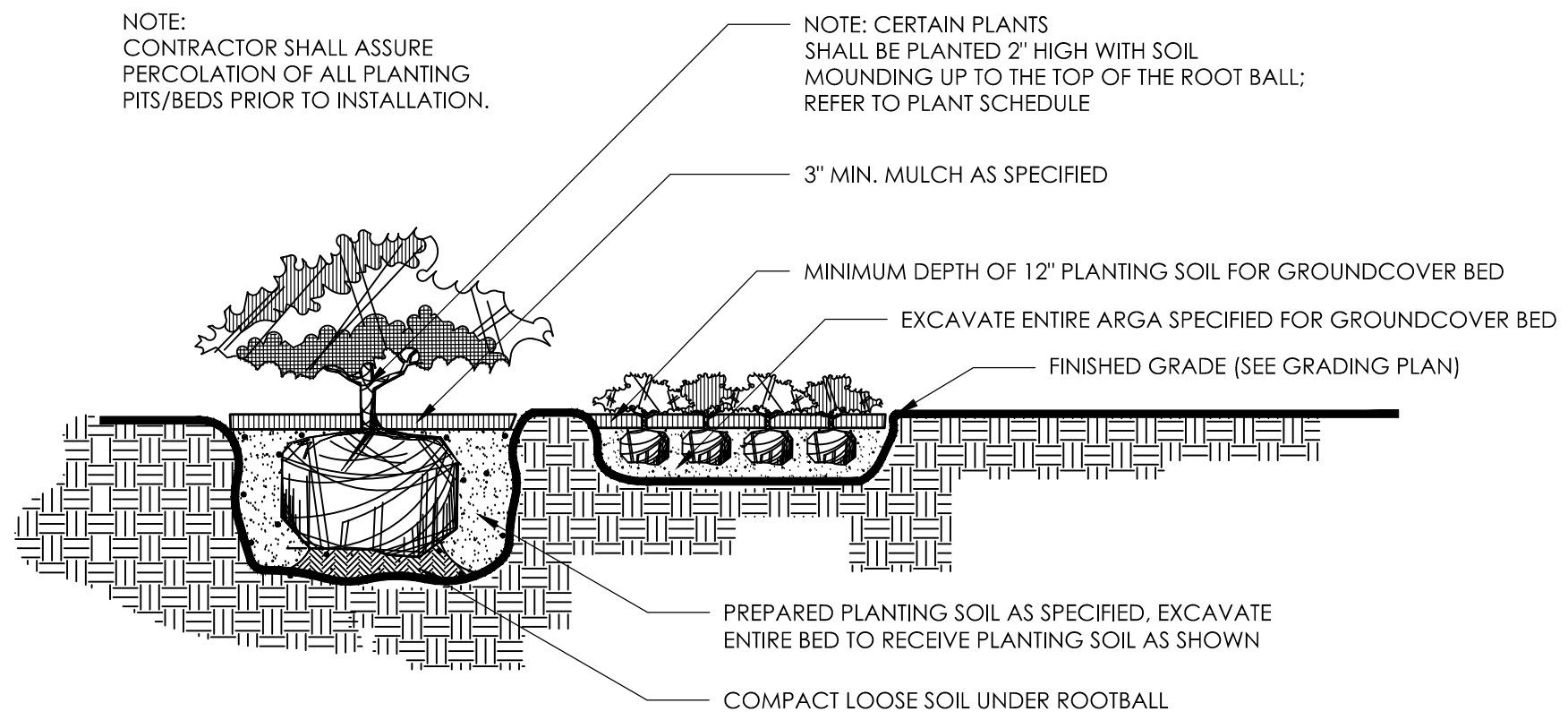
TYPICAL PLANT SPACING

N.T.S.



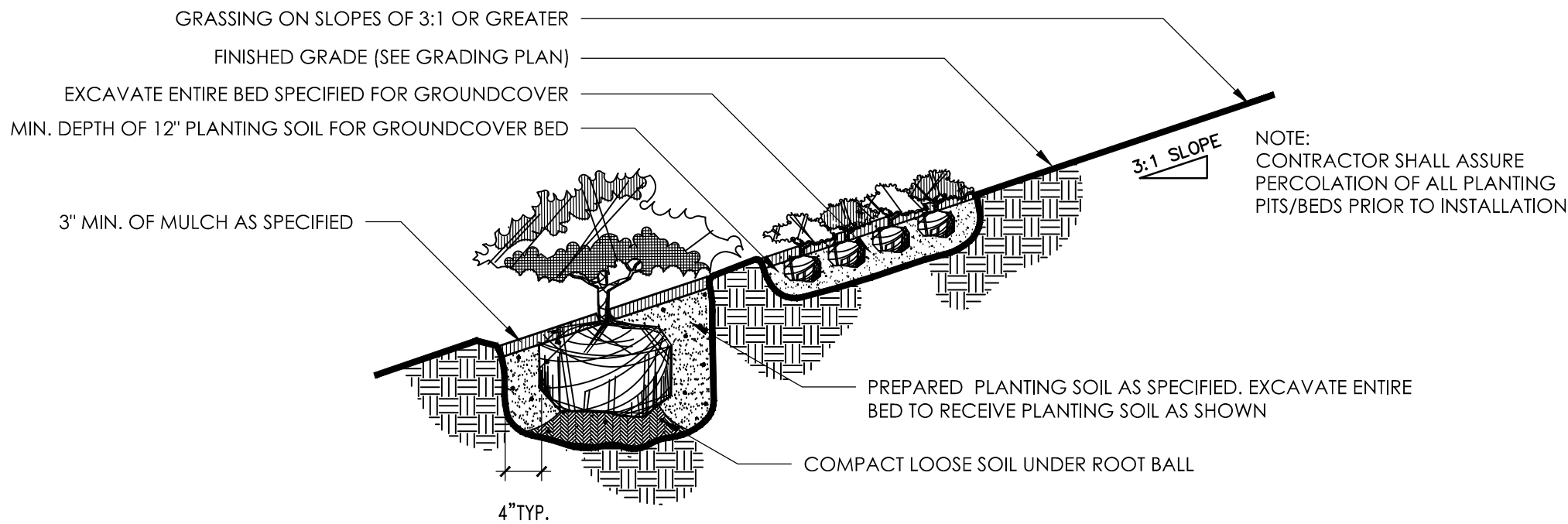
LARGE TREE PLANTING

N.T.S. TREES OVER 2 1/2" CALIPER



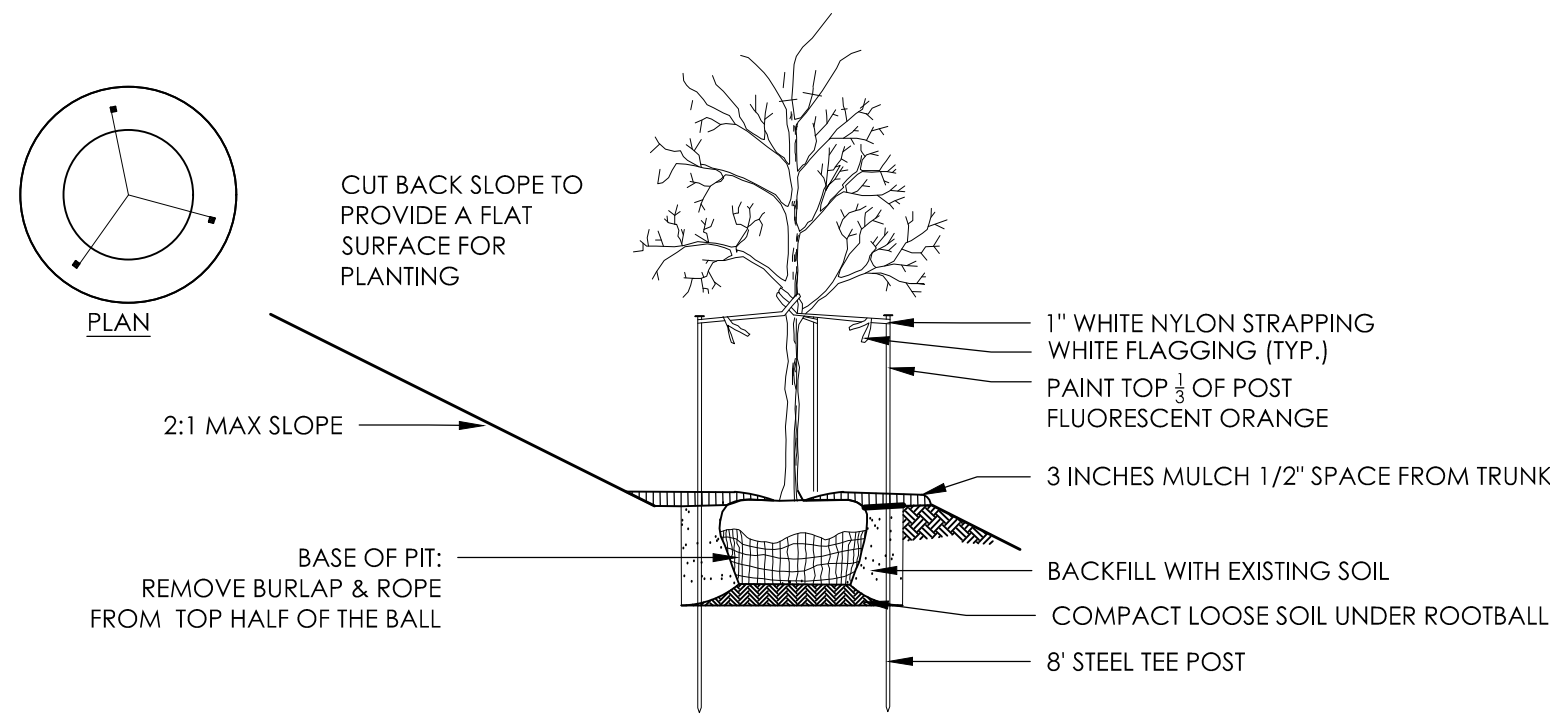
SHRUB AND GROUNDCOVER PLANTING

N.T.S.



SHRUB AND GROUNDCOVER PLANTING ON SLOPE

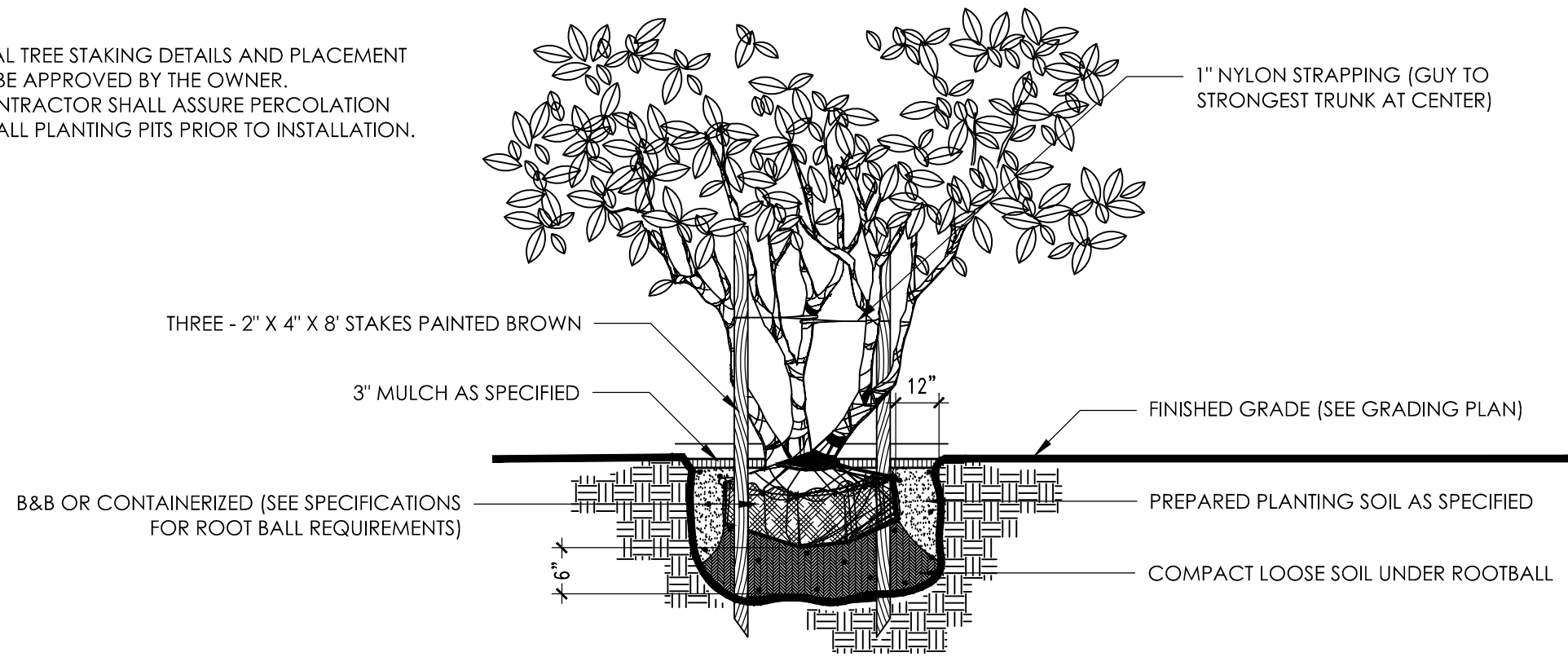
N.T.S.



TREE PLANTING ON (2:1) SLOPE

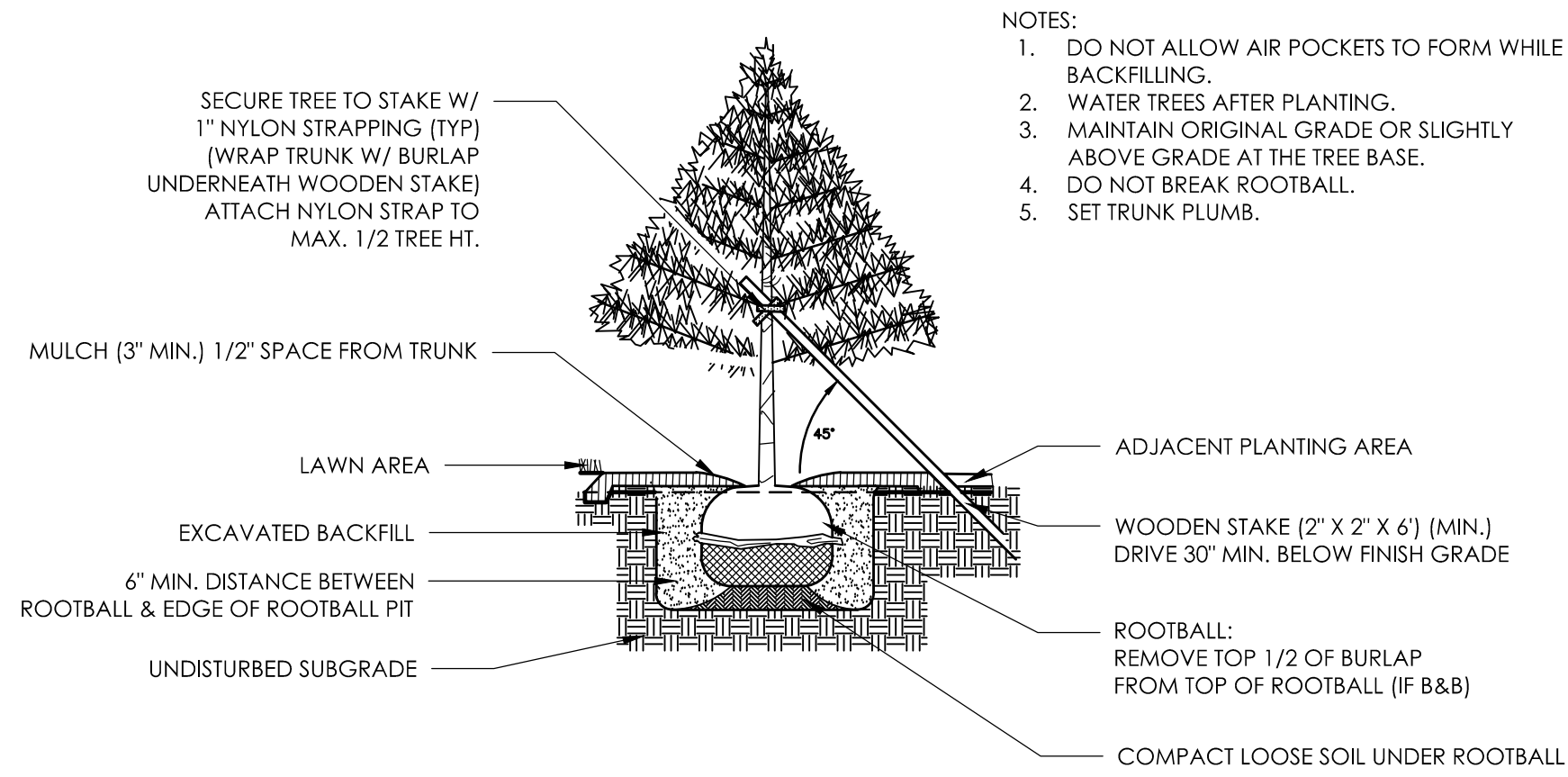
N.T.S.

- NOTE:
- FINAL TREE STAKING DETAILS AND PLACEMENT TO BE APPROVED BY THE OWNER.
  - CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.



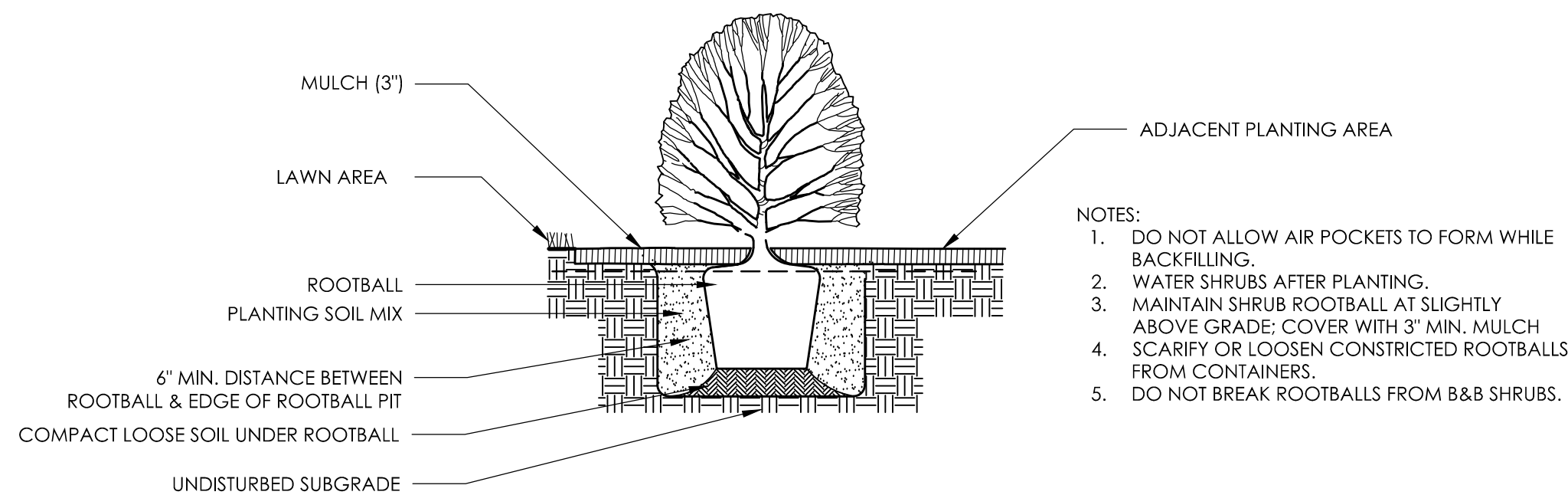
MULTI-TRUNK PLANTING

N.T.S.



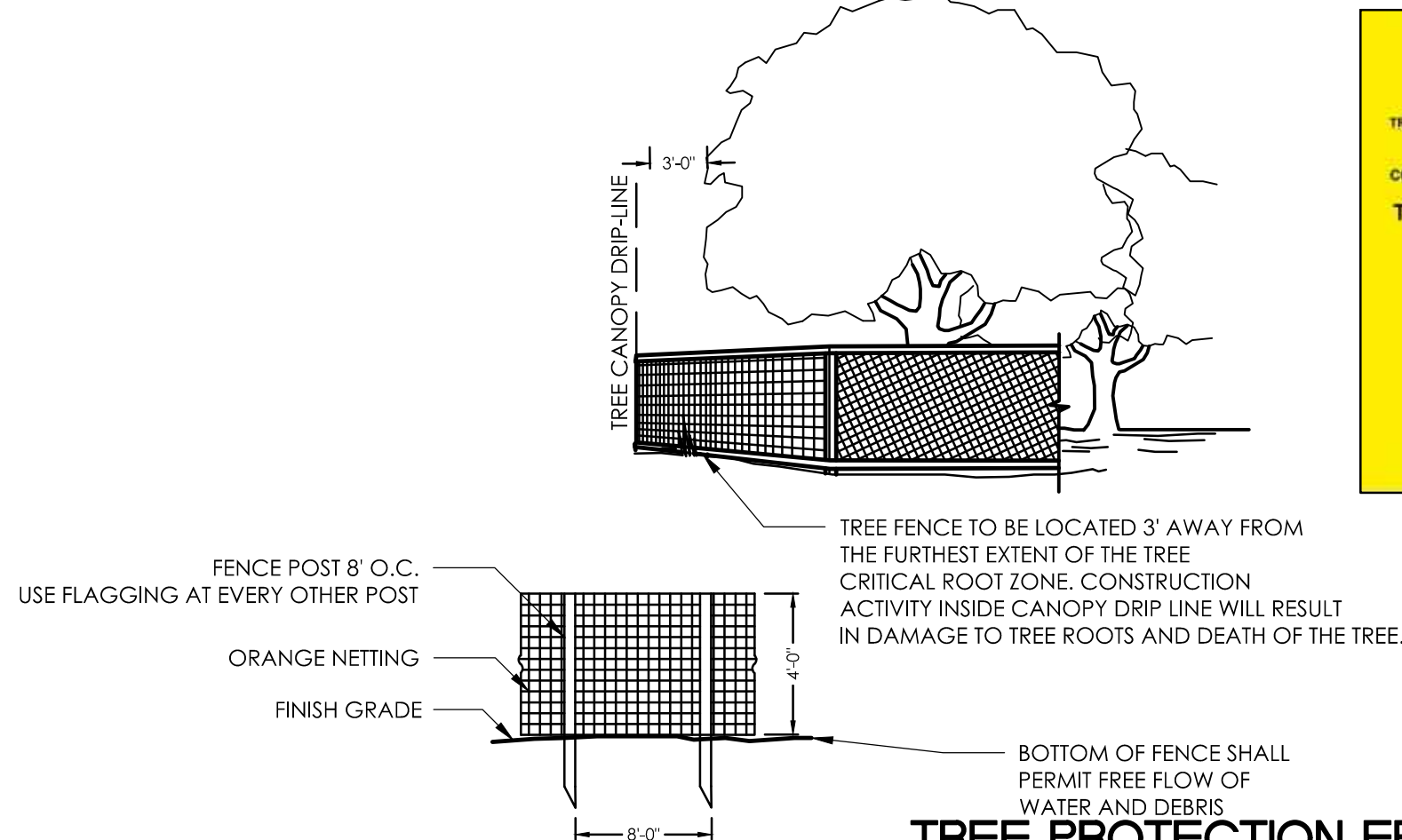
EVERGREEN TREE PLANTING

N.T.S.



SPECIMEN SHRUB PLANTING

N.T.S.



TREE PROTECTION FENCE

N.T.S.



360  
STUDIO

THE LANDSCAPE ARCHITECTURE STUDIO OF PLANNERS & ENGINEERS COLLABORATIVE

350 RESEARCH COURT  
PEACHTREE CORNERS,  
GEORGIA 30092  
O: 770.451.2741  
PEC360STUDIO.COM

THIS DOCUMENT, ELECTRONIC AND REPRODUCTIONS, IS THE EXCLUSIVE PROPERTY OF 360 STUDIO AND IS NOT TO BE REPRODUCED OR COPIED WHOLE OR IN PART EXCEPT AS REQUIRED FOR THE PROJECT HEREIN. IT MAY NOT BE USED ON ANY OTHER PROJECT WITHOUT AN EXPRESSED WRITTEN AGREEMENT WITH 360 STUDIO.

PROJECT

HEARTHSIDE  
JONESBORO

North Main St (203)

CLAYTON COUNTY,  
GEORGIA STATE

LAND LOT 148  
DISTRICT 13

FOR

ONE STREET RESIDENTIAL

2000 River Edge Pkwy,  
Suite 450, Atlanta, GA 30328

CONTACT:  
Rob Rojas  
478-952-6662

REVISION	DATE
PRICING SET	05-24-2021
LDP SUBMITTAL	09-07-2021


DRAWN BY: 360 STUDIO  
APPROVED BY: DM

PROJECT NUMBER  
21025.00

SEAL



SEAL IS ONLY VALID IF COUNTER SIGNED AND DATED WITH AN ORIGINAL SIGNATURE.

DATE

SEPTEMBER 23, 2021

TITLE

TREE DETAILS

SHEET

TPR.3





CITY OF JONESBORO, GEORGIA COUNCIL  
**Agenda Item Summary**

Agenda Item #

6.6

- 6

COUNCIL MEETING DATE  
October 4, 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 KeyRisk as provider for Workers Compensation insurance renewal.

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

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

Yes Safety, Health and Wellbeing

**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 City of Jonesboro's Workers Compensation, annually, is up for renewal on November 1st and we have received quotes from the incumbent Key Risk. We are pleased to report the Experience Modifier rating decreased from 0.99 to 0.91. Rates are up from last year, but this is due to the state of the insurance markets across the country in most cases we are seeing 20% increases on average. However, the premium is lower than last year due to the decrease in payroll. I'd also point out \$100 has been assigned to code 8742 but there is no premium associated to that code; Key Risk has a default value to maintain the class code

This quote represents the carrier's willingness to provide coverage based on your submission and may not necessarily match the coverage requested. The quote does not supersede the policy.

This premium reduction from FY 2021 amount in the amount of \$1496.00

We could save an additional \$108 over the course of the year if the premiums were paid in full in November versus monthly throughout the year.

Currently the premiums are paid monthly. This allocation does not account for any claims pending and unknown... these unknowns could be taken care of if the contingency allocation is sufficient.

\* Allocate to the appropriate department 1300,1500,3200,2650

	Proposed FY' 2022	Budget FY 2021
Summarized Allocation of Annual premiums		
1300	\$ 2,602	\$ -
1500	\$ 16,413	\$ 6,000
2650	\$ 2,589	\$ -
3200	\$ 41,415	\$ 60,728
4100	\$ 10,970	\$ 24,000
540-4400	\$ 3,018	\$ 11,000
7650	\$ 1,924	\$ 4,000

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 4, 2021

Signature

City Clerk's Office



Total Annual Premiums Allocated by Department

\$  
78,931

6.6

105,728

This quotation is subject but not limited to all carrier conditions listed on the attached quotation.

Additional Conditions:

- ▣ The policy is written on an Admitted basis.
- ▣ 30 days to bind coverage.
- ▣ Coverage is quoted through Key Risk which has an A.M. Best rating of A+:XV.

Through an ongoing commitment to innovation, continuous improvement and education, Key Risk's mission is to enrich each client's risk management strategies by creating and executing comprehensive solutions proven to protect people, support business and exceed expectations. Their regional presence and industry-focused expertise in workers compensation allows Key Risk to optimize opportunities for employers and provide solutions specific to the needs of their business.

**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.)*

- City of Jonesboro - Apex Proposal 2022

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

**Approval**

## A WORKERS' COMPENSATION INSURANCE PROPOSAL

PREPARED FOR:

# City of Jonesboro

PRESENTED BY:

## Apex Insurance Services

EFFECTIVE: 11/1/2021



**IMPORTANT:** Proposed coverage's are provided by the company's forms, subject to the terms, conditions and limitations of the policy (ies) in current use by the company. The policies themselves must be read for specific details. No warranty is made regarding compliance with any bid specifications, unless such provisions are a part of the proposal



**City of Jonesboro**  
**Workers' Compensation Premium Summary**  
**2021-22**



Class Code	Description	KEY RISK		KEY RISK	
		2020-21		2021-22	
		Rate	Payroll	Rate	Payroll
7720	Police Officers & Drivers	4.20	\$1,319,184	4.59	\$980,176
8380	Automobile Service or Repair Center	3.93	\$43,929	4.43	\$49,090
8742	Salespersons or Collectors	0.38	\$100	0.43	\$100
8810	Clerical Office Employees NOC	0.20	\$568,772	0.22	\$810,105
9402	Street Cleaning & Drivers	11.01	\$193,714	11.39	\$262,552
9403	Garbage, Ashes or Refuse Collection	13.41	\$87,691	14.66	\$85,727
9410	Municipal, County or State Employees NOC	5.22	\$44,481	5.72	\$54,665
Total Payroll		\$2,257,871		\$2,242,414	
Experience Mod		0.99		0.91	
Total Premium		\$80,319		\$78,823	
Installment Fee		\$108		\$108	
<b>Total Cost</b>		<b>\$80,427</b>		<b>\$78,931</b>	

Attachment: City of Jonesboro - Apex Proposal 2022 (2981 : Workers Compensation)



**WORKERS COMPENSATION AND EMPLOYERS LIABILITY INSURANCE****Renewal Account Proposal****City of Jonesboro****EFFECTIVE DATE: Nov 1, 2021**

Attachment: City of Jonesboro - Apex Proposal 2022 (2981 : Workers Compensation)



## Renewal Account – Workers Compensation Proposal from Key Risk

Thank you for the opportunity to provide a workers compensation proposal for City of Jonesboro.

Please note that binding coverage is subject to the producer appointment for the quoted carrier and **must be completed prior to binding coverage**.

The following documents and additional information are **required within 5 days of binding coverage** to insure we issue your policy correctly and according to state guidelines:

1. A **completed Contact Form**. The policy's primary contact will be responsible for receipt of policy documents, overall policy management, billing and correspondence including portal users and department management.

***E-Delivery:** Policyholders will have the opportunity to opt-in to e-delivery of policy documents. The e-delivery consent form will be e-mailed directly to the primary contact indicated on the completed contact form before policy issuance.*

2. A **completed ACORD 130 application** signed by the producer and the policyholder. The application should include complete information for additional named insureds, schedule of locations, insured contact and officer information.
3. If using the PremiumSync payment plan, the **completed new client checklist** is required.

The following provisions apply:

- **Terrorism Insurance Coverage:** Included at the end of this email is the required Policyholder Disclosure Notice of Terrorism Insurance Coverage. Under Federal law, it is mandatory that you provide this notice to your client along with the proposal for coverage.
- **Pending Rate Change:** A rate change filing is being considered by the regulatory authority of GA. The filing may result in rates different from the rates shown on the quote. If it does, we will issue the policy or an endorsement to show the new rates and their effective date.
- **Other States Insurance:** This proposal includes 3.C. coverage in the District of Columbia and all states except ND, OH, WA and WY.
- **Late fees:** Late fees may apply if payment is not received by the due date.

### **Important Reminder:**

If your Key Risk renewal policy is issued with a different carrier and/or with a different policy number than the expiring policy, the agent and the insured will receive a cancellation notice for the expiring policy carrier and/or policy number as required by the applicable state statutes.



Date : 2021-09-28

Insured Name: City of Jonesboro

To ensure your account is set-up in alignment with the needs of your organization, please complete the following contact form. **A primary contact is required.** Additional contacts are optional if different than the primary. Please specify only one of each contact type.

☐ Would you like to enroll in E-Delivery of Policy Documents? \*

First & Last Name	Email Address	Phone Number	Primary (Required)	Financial Decision Maker	Claims	Premium Audit	Risk Management
			<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			-	-	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
			-	-	-	<input type="checkbox"/>	<input type="checkbox"/>
			-	-	-	-	<input type="checkbox"/>

Contact Type	Description
Primary (Required)	Responsible for receipt of policy documents, overall policy management, billing, premium audit and correspondence. This contact will also be the designated client portal admin user for their policy. <i>Will receive all delivery correspondence if no other contacts are identified.</i>
Additional Contacts (If Different Than Primary)	
Financial Decision Maker	The individual at the organization who is responsible for all final decisions on the policy.
Claims	Responsible for handling and receipt of claim documents and notifications. Will be contacted in regards to general claim management questions.
Premium Audit	Will be contacted in regards to any premium audit related questions.
Risk Management	Responsible for safety, training programs, safety committee, etc. Will be contacted regarding risk management programs, documents and risk assessments.

\* E-Delivery of policy documents requires signed policyholder authorization form that will be sent via DocuSign to the Primary Contact. No contacts will be enrolled into E-Delivery until the authorization is signed. If E-Delivery is selected, all contacts will receive their correspondence via email with the exception of policy notices that are required to be mailed.

**Optional - Additional Orientation Contacts – Agent, Other Company Representatives, Etc.**

Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Company: \_\_\_\_\_

Name: \_\_\_\_\_  
Phone: \_\_\_\_\_  
Email: \_\_\_\_\_  
Company: \_\_\_\_\_





## Focused on Service

### Better Outcomes In Workers Compensation



**Service is the #1 reason  
why agents recommend  
Key Risk!**

*Clients have told us that it is the **responsiveness** and **expertise** of our team that has the most impact on their workers compensation program.*

#### We Are Here to Protect Employees

Our clients' most important asset is their people and we are here to protect your employees. By partnering with Key Risk, clients can rest assured that their employees are protected while minimizing the total cost of risk of their workers compensation program.

We focus on optimizing opportunities while providing quicker responses and jurisdictional expertise. We truly understand the challenges and opportunities employers face.

#### Expertise in Risk Management

Key Risk focuses on working together with employers to deliver better outcomes by reducing their workers compensation exposures, establishing integrated action plans and developing effective transitional duty programs. Results include a safer workplace, fewer injuries and the overall improvement in an organization's experience mod.

#### Specialization in Claims Management

At Key Risk, responsiveness matters. Jurisdictionally focused claim professionals target a lower than industry average of 90 open indemnity claims, with new claim assignments limited per month. We focus on exceeding expectations and helping injured workers return to work through efficient claim handling and expertise.

#### Online Claim Access & Reporting

Through our online portal, clients have 24-hour online access to up-to-date claim information, loss run reports and online claim reporting.

#### Outcome-Based Provider Network

We work together with providers focused on better outcomes. Key Risk delivers medical savings well above the industry average through our strategic medical bill review process, providing employers with the benefit of potential savings in the event of a workplace accident.

Key Risk is a member company of W. R. Berkley Corporation, whose insurance company subsidiaries are rated A+ (Superior), Financial Size Category XV by A.M. Best Company and A+ (Strong), by S&P. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

For more information on solutions available from Key Risk, please contact your independent insurance agent at 800.942.0225.

MKT.08.10.134

WORKING TOGETHER. DELIVERING BETTER OUTCOMES



Better Outcomes In Workers Compensation

# 1.866.687.0710

(1.866.787.2810 for Spanish)

### The Support You Need, When You Need It!

At Key Risk, we are committed to providing injured employees with immediate access to the care they need. Added to your panel, and with no prequalifications required, our **VIRTUALMD+** program connects an injured employee with an emergency trained physician in just **minutes**. Supported by MedCall Healthcare Advisors, Key Risk's **VIRTUALMD+** program provides:

- Availability for emergency and non-emergency calls
- Nationwide 24/7/365 physician triage
- Immediate connection to an ER Physician the moment an accident occurs
- Physician follow-up with injured worker to assure efficient return-to-work
- Guaranteed savings on direct and indirect medical costs
- Subrogate liability with physician intervention
- Real time work status and event notification
- Available video consultation
- Cost savings of more than 20% compared to Emergency and Urgent Care treatment

\* Some state limitations may apply

### How Does VIRTUALMD+ Work?

**Contact 911**  
for Emergency  
Situations

Provide injured  
employee access  
to **VIRTUALMD+**

**Automatically**  
reported as  
a new claim

### Injured Employee

Injured Employee is connected with MedCallHealthCare Advisors Call Coordinator

A case is open and transferred to an Emergency Trained Physician



**VIRTUALMD+**

Download the VirtualMD+ Mobile App on Andriod or iOS to get immediate access to **VIRTUALMD+** emergency trained physicians at the click of a button.



# VIRTUALMD+ Comparison Chart

In the event of injury, Key Risk provides injured employees the opportunity to bypass long drives or wait times and connect with an emergency trained physician in just minutes.

	VirtualMD+	Other Workers Comp Telemedicine Programs
Immediate connection to an <b>emergency trained physician</b> for treatment and care.	✓	<b>Triage Based Programs Only</b> (Nurse/PA Administered)
Emergency trained physicians available for both <b>emergency and non-emergency</b> calls.	✓	—
Available <b>24 Hours / 7 Days a Week / 365 Days a Year</b> .	✓	—
<b>Audio records</b> and uses a <b>live scribe</b> to chart electronic healthcare records for all calls.	✓	—
Physicians provide <b>real time work status</b> to supervisors.	✓	—
Workplace injuries and illnesses treated are <b>automatically</b> reported as a new claim.	✓	—
Referral to <b>network medical providers</b> .	✓	✓
Email <b>report of work status</b> to employer.	✓	✓

## Client Services

470.539.5519

clientservices@keyrisk.com

*The use of the VirtualMD+ app and services is limited to employers with an in-force workers compensation policy issued by a Key Risk administered carrier ("Covered Employer"), and a Covered Employer's employees who are covered under such policy and may have suffered an injury during the course and scope of their employment with the Covered Employer. This service is administered by MedCall Advisors, an independent tele-medicine treatment provider. Access to MedCall Advisors is provided as a service convenience to employers insured by Key Risk to support immediate access to medical care for their employees. Key Risk is not responsible nor liable for any advice, course of treatment, diagnosis or any other information, products or services obtained from MedCall Advisors. Additional information about MedCall Advisors can be found at the following link: <https://medcalladvisors.com/>*

Key Risk is a member company of W. R. Berkley Corporation. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction, and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

For more information on solutions available from Key Risk, please contact your independent insurance agent at 800.942.0225.

## Selecting Value... Scorecard for measuring value across workers compensation programs

Employers can't manage or improve what they don't measure. Having the right information is key to identifying and taking advantage of unrealized opportunities within a workers compensation program. Below is a scorecard to help you chart how Key Risk compares to other workers compensation providers. This tool focuses on our overall program benefits as well as highlights our service areas of Risk Management Services, Claims Management, and Managed Care.

Scorecard		Value Difference What does this mean to your organization?	Key Risk	Company A	Company B
Focus	100% Workers Compensation	Industry <b>expertise &amp; specialization</b> with no distractions.	✓		
Local Presence	<b>Regional offices &amp; territory-focused staff</b> located throughout the core states in which we operate.	<b>Dedicated local teams with jurisdictional expertise</b> are focused on risk management services and efficient claims handling.	✓		
Availability	<b>24/7 Claim Reporting:</b> Online, Fax, Email, or 24-Hour Client Call Center	Multiple options allow you to <b>report claims quickly and easily.</b>	✓		
Risk Management Services	Dedicated Risk Management Services for everyone	Reduced workers compensation exposures, established action plans and effective transitional duty programs result in <b>a safer workplace, fewer injuries</b> and the overall improvement in your organization's experience modification factor.	✓		
Online Client Portal	<b>24/7 Claim Information &amp; Safety Training Resources</b>	The online client portal allows you to <b>file a new claim, access existing claim information and access training resources.</b>	✓		
Claims Management	Service model based on <b>90 Open Indemnity Claims per Claim Professional</b>	<b>Dedicated Claim Professionals</b> With lower than industry average caseloads, local claim professionals focus on exceeding expectations and helping injured workers return to work. <b>VirtualMD+ Telemedicine Solution</b> <b>Three Point Contact Program</b>	✓		
Managed Care	<b>Nurse Case Management</b> Proprietary Network of Medical Providers — CompCareLX <b>Outcome-Based Medical Bill Review</b> Pharmacy Management	By integrating expertise and technology, Key Risk <b>maximizes the value of each and every claim dollar spent.</b>  Results — Over 52% savings on all medical bills paid in 2017.	✓		
Flexibility	 <b>Premium Sync.</b>	Managing your workers compensation program is <b>easy and convenient.</b> Pay-as-you-go with PremiumSync®, or select from traditional payment methods	✓		
Financial Strength	Key Risk is supported by the resources of W. R. Berkley Corporation, a fortune 500 Company	<b>Rated A+ (Superior)</b> Financial Size Category XV A.M. Best Company, Inc.  <b>Rated A+ (Strong)</b> Standard & Poor's	✓		

Attachment: City of Jonesboro - Apex Proposal 2022 (2981 : Workers Compensation)



Better Outcomes In Workers Compensation

# Introducing the Ability to Pay Online!

**With the Pay Online option you can:**

- Schedule ongoing monthly installment payments
- Complete single payments online

**To set up your account, you will need:**

- Your Customer ID as shown on your premium invoice
- Your bill-to zip code
- Banking information for your organization



**Register  
Now**



**Pay  
Online**

Register online at  
**[www.KeyRisk.com](http://www.KeyRisk.com)**

**Select Pay Online from [www.KeyRisk.com](http://www.KeyRisk.com) to start the process!**

The ability to Pay Online provides you with more control, efficiency and simplicity in managing your workers compensation program. Schedule ongoing premium installment payments or make a one-time payment or schedule ongoing premium installment payments.

- Complete your easy enrollment through a secure online web portal
- Select and schedule automatic recurring payments or make a one-time payment
- Payments processed before 6 PM EST will be posted the same day
- Receive e-mail notifications following the processing of every payment

***For assistance with Pay Online questions, please contact our Premium Billing Team at 800.942.0225, Ext. 3367598.***

Key Risk is a member company of W. R. Berkley Corporation, whose insurance company subsidiaries are rated A+ (Superior), Financial Size Category XV by A.M. Best Company and A+ (Strong), by S&P. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

FIN.11.16.102

**WORKING TOGETHER. DELIVERING BETTER OUTCOMES**

**Packet Pg. 73**

**Client Services**

470.539.5519

clientservices@keyrisk.com

Key Risk is a member company of W. R. Berkley Corporation. Products and services are provided by one or more insurance company subsidiaries of W. R. Berkley Corporation. Not all products and services are available in every jurisdiction, and the precise coverage afforded by any insurer is subject to the actual terms and conditions of the policies as issued.

For more information on solutions available from Key Risk, please contact your independent insurance agent at 800.942.0225.

[www.KeyRisk.com](http://www.KeyRisk.com)



Date: 09/28/2021  
 Agency: Public Risk Underwriters of GA Inc DBA Apex Insurance  
 Re: Workers Compensation Quote

Named Insured: City of Jonesboro  
 Effective Date: 11/01/2021  
 Expiration Date: 11/01/2022

Key Risk is pleased to present to you the following Workers Compensation premium quotation:

Company: Berkley Casualty Company  
 Employers Liability Limit: 1,000,000 / 1,000,000 / 1,000,000  
 Estimated Annual Premium: 78,823.00

## Premium Detail

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
GA	7720	POLICE OFFICERS & DRIVERS	980,176.00	4.5900	44,990.00
	8380	AUTOMOBILE SERVICE OR REPAIR CENTER & DRIVERS	49,090.00	4.4300	\$2,175.00
	8742	SALESPERSONS OR COLLECTORS-OUTSIDE	\$100.00	0.4300	\$0.00
	8810	CLERICAL OFFICE EMPLOYEES NOC	810,105.00	0.2200	\$1,782.00
	9402	STREET CLEANING & DRIVERS	262,552.00	11.3900	29,905.00
	9403	GARBAGE, ASHES OR REFUSE COLLECTION & DRIVERS	85,727.00	14.6600	12,568.00
	9410	MUNICIPAL, TOWNSHIP, COUNTY OR STATE EMPLOYEE NOC	54,665.00	5.7200	\$3,127.00
		Policy Minimum Premium			\$1,000.00
	9812	Employers Liability Limits		0.0110	\$1,040.00
	9898	Experience Modification Premium		0.9100	\$-8,603.00
	9887	Schedule Rating Premium		0.9700	\$-2,610.00
		Total Standard Premium			84,374.00
	0063	Premium Discount		0.0802	\$-6,768.00
	0900	Expense Constant			\$320.00

State	Class Code No.	Classification of Operations	Payroll	Rate	Premium
	9740	Terrorism Not Part of Standard Premium		0.0100	\$224.00
	9741	Catastrophe (other than Certified Acts of Terror)		0.0300	\$673.00
Total Amount Due:					78,823.00

Payment Plan	Down Payment	Installment Amount (Incl. fee/installment)	Fee/Installment
20% Down - 9 Installments	\$16,021.00	\$6,990.00	\$12.00

DUE DATE	DESCRIPTION	PREMIUM DUE	+ INSTALLMENT FEE	= TOTAL AMOUNT DUE
11/01/2021	Down Payment	\$16,021.00		\$16,021.00
12/01/2021	Installment	\$6,978.00	\$12.00	\$6,990.00
01/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
02/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
03/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
04/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
05/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
06/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
07/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
08/01/2022	Installment	\$6,978.00	\$12.00	\$6,990.00
Total estimated amount:		\$78,823.00	\$108.00	




**POLICYHOLDER DISCLOSURE  
NOTICE OF TERRORISM  
INSURANCE COVERAGE**

Coverage for acts of terrorism is included in the quote for your policy. You are hereby notified that the Terrorism Risk Insurance Act, as amended in 2019, defines an act of terrorism in Section 102(1) of the Act: The term "act of terrorism" means any act or acts that are certified by the Secretary of the Treasury—in consultation with the any act or acts that are certified by the Secretary of the Treasury Secretary of Homeland Security, and the Attorney General of the United States—to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property, or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion. Under your coverage, any losses resulting from certified acts of terrorism may be partially reimbursed by the United States Government under a formula established by the Terrorism Risk Insurance Act, as amended. However, your policy may contain other exclusions which might affect your coverage, such as an exclusion for nuclear events. Under the formula, the United States Government generally reimburses 80% beginning on January 1, 2020, of covered terrorism losses exceeding the statutorily established deductible paid by the insurance company providing the coverage. The Terrorism Risk Insurance Act, as amended, contains a \$100 billion cap that limits U.S. Government reimbursement as well as insurers' liability for losses resulting from certified acts of terrorism when the amount of such losses exceeds \$100 billion in any one calendar year. If the aggregate insured losses for all insurers exceed \$100 billion, your coverage may be reduced.

The portion of your annual premium that is attributable to coverage for acts of terrorism is \$ 224.00 and does not include any charges for the portion of losses covered by the United States government under the Act.

Name of Insurer: Berkley Casualty Company  
Quote Number: BCC WC16185-000  
City of Jonesboro

	<b>CITY OF JONESBORO, GEORGIA COUNCIL</b> <b>Agenda Item Summary</b>	<b>Agenda Item #</b> <span style="color: red;">- 7</span>
		<b>COUNCIL MEETING DATE</b> October 4, 2021
<b>Requesting Agency (Initiator)</b> Office of the City Manager	<b>Sponsor(s)</b>	
<b>Requested Action</b> <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding adoption of the FY' 22 Millage Rate.		
<b>Requirement for Board Action</b> <i>(Cite specific Council policy, statute or code requirement)</i>		
<b>Is this Item Goal Related?</b> <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i>		
<b>Summary &amp; Background</b> <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i>  <p>The 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>		
<b>Fiscal Impact</b> <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>		
<b>Exhibits Attached</b> <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i>  •		
<b>Staff Recommendation</b> <i>(Type Name, Title, Agency and Phone)</i>  <b>Approval</b>		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
<b>Typed Name and Title</b> Ricky L. Clark, City Manager	<b>Date</b> October, 4, 2021	
<b>Signature</b>	<b>City Clerk's Office</b>	