



CITY OF JONESBORO
Work Session
170 SOUTH MAIN STREET
October 3, 2022 – 6:00 PM

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

Agenda

- I. CALL TO ORDER - MAYOR PRO TEM TRACEY MESSICK**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. WORK SESSION**

- 1. Discussion regarding a resolution endorsing setting aside Commuter Rail and advancing a Bus Rapid Transit Alternative along the State Route 54 Corridor.
- 2. Discussion regarding Variances, 22-VAR-002, for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236.
- 3. Discussion regarding Conditional Use Permit, 22-CU-011, for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236.
- 4. Discussion regarding Conditional Use Permit application, 22-CU-015, for a medical training institute by Patricia Okwuosa, property owner, and Connie Judge, applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.
- 5. Discussion regarding Conditional Use Permit application, 22-CU-014, for a beauty / spa school by Yaritza Francisco Hernandez, property owner, and Elyse Whisby, applicant, for property at 186 North Avenue, Suite 104, (Parcel No. 13239B B005), Jonesboro, Georgia 30236.
- 6. Discussion regarding adoption of the FY' 22 Millage Rate.

7. Discussion regarding one-year review of Conditional Use Permit application for a food truck park / court, by Don Flanders / Sardis Creek, LLC, property owner, and Tan Bowers / Atl Food Truck Park, applicant, for property at 8271 Tara Blvd.
8. Discussion regarding City Center facility rental fee schedule.

VI. OTHER BUSINESS

- A. Executive Session

VII. ADJOURNMENT

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 1	5.1
		COUNCIL MEETING DATE October 3, 2022	
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s)	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding a resolution endorsing setting aside Commuter Rail and advancing a Bus Rapid Transit Alternative along the State Route 54 Corridor.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i>			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Transportation Infrastructure			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> A few weeks back, MARTA invited several elected officials to tour a successfully implemented Bus Rapid Transit system. On this tour, attendees had the opportunity to hear from professionals regarding their implementation and how the system has positively impacted their community. Back when the MARTA referendum was approved, the system coming through Jonesboro was Commuter Rail. Due to several constraints, stemming from Right of Way Acquisition, Funding Implications, and other hurdles, there has been a joint effort to come up with an alternative. This alternative is a rapid transit system that will still encourage sustainable economic growth along with an opportunity to focus on the importance of transit needs. In an effort not to delay any further with regards to conversations on Commuter Rail and the many challenges that it faces, we are seeking to provide support for moving forward with the alternative.			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i>			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> 2022-09-27 SR 54 Corridor Resolution_Jonesboro - Peer City Visit Summary_CK suggestions_GS (2)			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Ricky L. Clark, City Manager	Date October, 3, 2022	
Signature	City Clerk's Office	

STATE OF GEORGIA
CITY OF JONESBORO

A RESOLUTION ENDORSING SETTING ASIDE COMMUTER RAIL AND ADVANCING A BUS RAPID TRANSIT ALTERNATIVE ALONG THE STATE ROUTE 54 CORRIDOR SPECIFICALLY FOR PLANNED HIGH-CAPACITY TRANSIT CONNECTING THE EXISTING MARTA RAIL, EAST POINT, HARTSFIELD JACKSON ATLANTA INTERNATIONAL AIRPORT, FOREST PARK, GILLEM LOGISTICS CENTER, LAKE CITY, CLAYTON STATE UNIVERSITY, MORROW, SOUTHLAKE MALL, JONESBORO AND LOVEJOY.

WHEREAS, Clayton County joined MARTA to provide residents and visitors with mobility and economic benefits associated with transit; and,

WHEREAS, Clayton County and MARTA agreed on the 14th Amendment to the Rapid Transit Contract and Assistance Agreement (RTCAA) that fifty-percent of the sales tax revenue collected in Clayton County would be held in escrow to build transit capital projects in and for Clayton County; and,

WHEREAS, the subsequent 15th Amendment to the RTCAA set forth various capital projects, including a Commuter Rail Transit (CRT) alternative generally within the Norfolk Southern freight rail corridor; and,

WHEREAS, the cities of Forest Park, Lake City, Morrow, Jonesboro and Lovejoy, as well as Hartsfield Jackson Atlanta International Airport, Fort Gillem, Clayton State University, and Southlake Mall are significant job and activity centers and additional economic development potential exists along the SR 54 corridor; and

WHEREAS, MARTA has determined that there is a need for high capacity transit along the SR 54 corridor to increase mobility and accessibility within Clayton County and provide improved connectivity to the regional MARTA heavy rail system.

WHEREAS, at the end of MARTA's Fiscal Year 2022, the Clayton County Escrow account balance was approximately \$177.3M for transit capital projects; and,

WHEREAS, Norfolk Southern requires construction of separate MARTA tracks for passenger rail offset 26 feet from the existing freight rail line; and,

WHEREAS, this requirement will result in significant impacts to adjacent properties, need for additional right-of-way, and an estimated project cost of \$1.5 billion to \$2 billion; and,

WHEREAS, implementation of the CRT alternative is problematic, unaffordable, and will require a longer delivery schedule; and,

WHEREAS, the City of Jonesboro finds that it is in the best interests of the residents and businesses of Jonesboro that MARTA set aside the CRT alternative and advance Bus Rapid

Transit (BRT) in the SR 54 corridor to deliver high-capacity transit as contemplated in the 15th Amendment and to comply with associated Federal Transit Administration requirements.

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF JONESBORO, GEORGIA, THAT:

1. Jonesboro supports the MARTA Board of Directors advancing a BRT alternative specifically for the Clayton County SR 54 Corridor between the East Point MARTA rail station and the City of Lovejoy, as more particularly depicted and described in Exhibit A and supports MARTA's efficient completion of the alternatives analysis and concept development for the BRT alternative in the SR 54 corridor to be adopted as the locally preferred alternative (LPA) by the MARTA Board of Directors.
2. Jonesboro supports MARTA and Clayton County cooperating and coordinating with the Georgia Department of Transportation, Atlanta-Region Transit Link Authority and Atlanta Regional Commission to advance this project.

SO RESOLVED, this _____ day of October, 2022.

CITY OF JONESBORO, GEORIGIA

Tracey Messick, Mayor Pro Tem

ATTEST:

City Clerk

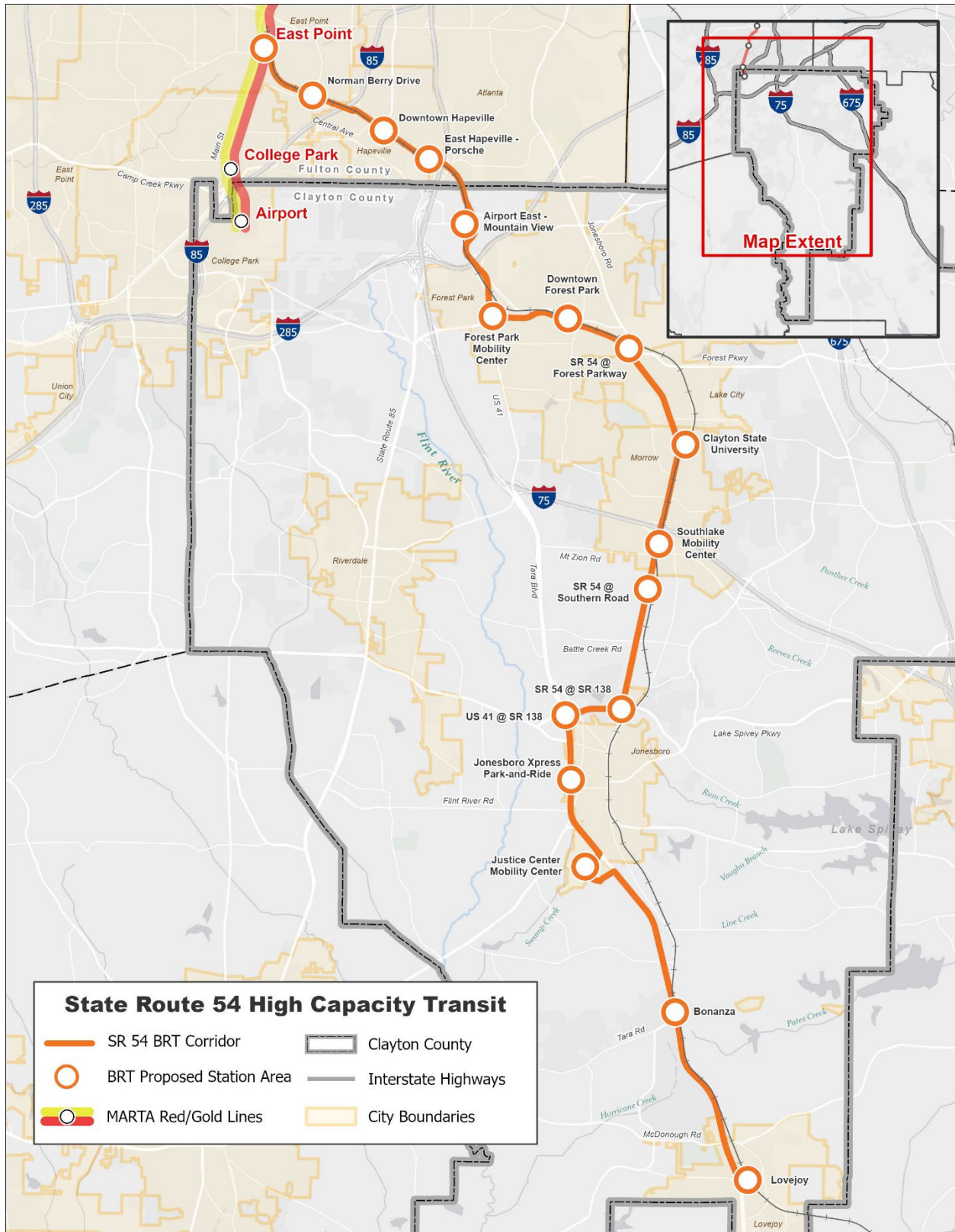
APPROVED AS TO FORM:

City Attorney

EXHIBIT A

The SR 54 corridor is a major mobility corridor for Clayton County and provides access for Clayton County communities and residents of nearby counties to the Atlanta region. The proposed BRT project addresses the travel demands in a study area generally extending south from near the city of East Point / Hartsfield-Jackson International Airport area in Fulton County, GA to southeastern part of Clayton County, GA. The proposed BRT route would utilize the following roadways, from north to south: Main Street (in College Park), Irene Kidd Parkway, Central Avenue, Virginia Avenue, North Central Avenue, Downtown Hapeville, GA, Mountain View, US 41, Forest Parkway, SR 54, and SR 138. The proposed alignment is approximately 24 miles long, with some fully dedicated lanes and some areas operating in mixed traffic. Transit Signal Priority (TSP) technology would be implemented throughout the alignment. The purpose of the proposed transit investment is to improve accessibility, travel time reliability, and economic development opportunities by providing high-capacity transit services for commuters accessing activity centers within Clayton County and the greater Atlanta region. BRT buses will be specifically branded to be visibly identifiable and can include near-level boarding, off-board ticket collection, along with other amenities.

Clayton SR 54 BRT Map



SEPTEMBER 21 - 23, 2022

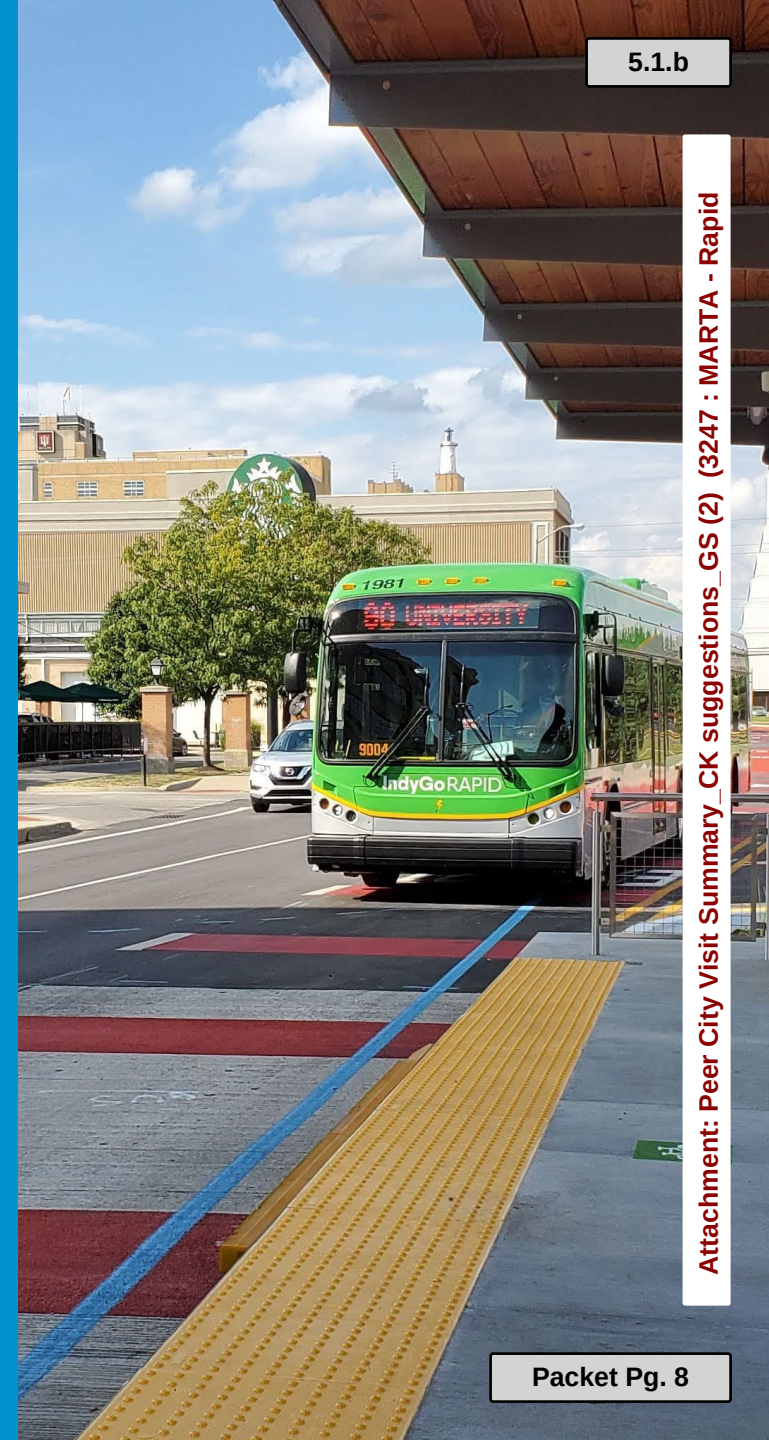
INDIANAPOLIS

INDYGO BRT TRIP



CLAYTON COUNTY TRANSIT INITIATIVE

Peer City Visit Summary



5.1.b

Attachment: Peer City Visit Summary CK suggestions_GS (2) (3247 : MARTA - Rapid

Today's Agenda

- Trip Purpose and Results
- Lessons Learned
- Applying What We Learned
- Why BRT Is Important To Clayton County
- Agreed Upon Actions
- Major Next Steps

Trip Purpose and Result

- Clayton County and MARTA delegation including all five commissioners, city officials, business community, citizen representation, and agency partners
- Gained consensus on actions to advance BRT implementation in SR 54 corridor and set aside commuter rail



Attachment: Peer City Visit Summary CK suggestions_GS (2) (3247 : MARTA - Rapid

Commuter Rail Constraints



Norfolk Southern Coordination

Exclusive track and 26-foot separation is required



Right-of-Way Acquisition

Extensive amount of parcel impacts



Roadway Realignments Needed

Increases impacts to community and project costs



Funding Implications

\$1.5 - \$2 Billion and likely not competitive for FTA funding



Other Opportunities

Consideration of other modes

Trip Purpose and Result

- Delegation experienced Bus Rapid Transit (BRT) and visited bus facility and transfer center



Attachment: Peer City Visit Summary CK suggestions GS (2) (3247 : MARTA - Rapid

Trip Purpose and Result

- Learned how bus rapid transit improves transit service by increasing frequency and reducing trip times while providing operational flexibility



Trip Purpose and Result

- Heard from Metropolitan Planning Organization, Community Improvement District and developers on how transit-oriented development success happens and saw built projects



Trip Purpose and Result

- Observed partnerships in action, including examples of workforce development and economic empowerment



Trip Purpose and Result

- Considered how BRT could be implemented in Clayton County



Attachment: Peer City Visit Summary_CK suggestions_GS (2) (3247 : MARTA - Rapid

Trip Purpose and Result

- Reviewed successful public engagement strategies, including messaging and messengers



Attachment: Peer City Visit Summary CK suggestions GS (2) (3247 : MARTA - Rapid

Lessons Learned

Important messaging around IndyGo BRT system benefits

- **Shared Vision for Transit** - *agreement on expectations for transit investment*
- **Clear Purpose for Projects** - *address equity, access, connectivity, mobility, and economic development*
- **Projects are for the People** - *transit increases opportunities for the traditionally underserved and can also improve quality of life for everyone*



Lessons Learned

- Indianapolis defined a plan mapping out transit investments
- Realistic about transit they could afford
- Indianapolis Chamber led communication on transit expansion including the business community and the public
- BRT system is a catalyst for investments in transit-oriented development
- Development community expressed TOD projects could have been delivered faster if a TOD ordinance was in place prior to Red Line implementation
- Red Line lessons learned are being applied to Purple and Blue Line implementation



Attachment: Peer City Visit Summary_CK suggestions_GS (2) (3247 : MARTA - Rapid

Applying What We Heard

- BRT in dedicated lanes is a modern and effective high-capacity transit solution for Clayton County
- BRT can be a catalyst for residential and economic development
- Recognition that the delegation has a key partner role to help MARTA and Clayton County implement BRT



Applying What We Heard

- Project champions and relationships are key to implementation
- Senator Ossoff cares deeply about transit and can help get federal support
- Deliver transit and other community investment by working closely with both governmental and non-governmental entities



Why BRT is Important to Clayton County

- It can be built faster than rail
- It provides mobility and connectivity across Clayton County and the Atlanta region
- Leads to economic development and upward mobility
- Improves quality of life
- Partnership with other agencies to address broader corridor concerns during construction



Action Items

Goal: Move forward with BRT in the SR 54 Corridor and set aside commuter rail alternative

- Develop intentional messaging
- Deliver messaging to the public in partnership with Clayton County
- Update stakeholder and community engagement plan
- Complete zoning ordinance updates with local governments
- Gather resolutions and letters of support
- MARTA Board of Directors action to advance BRT and set aside commuter rail

INDIANAPOLIS INDYGO BRT TRIP



Attachment: Peer City Visit Summary_CK suggestions_GS (2) (3247 : MARTA - Rapid

Major Next Steps

- **October 4, 2022**
 - Clayton County Board of Commissioners Resolution of Support for setting aside CRT and advancing BRT in the SR 54 Corridor
- **October 20, 2022**
 - Hometown Connection Meeting in Jonesboro to solicit letters of support for BRT in the SR 54 corridor from Mayors, Councilmembers, and State delegation
- **November 10, 2022**
 - MARTA of Directors Board Meeting, presentation of Clayton County Resolution of Support
- **November 17, 2022**
 - MARTA Board Planning and Capital Programs Committee to approve advancing BRT and setting aside commuter rail in the SR 54 corridor
- **December 8, 2022**
 - MARTA Board of Directors action advancing BRT and setting aside commuter rail in the SR 54 corridor

Thank You





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

WORK SESSION – 2

COUNCIL MEETING DATE
October 3, 2022

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 Variances, 22-VAR-002, for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236.

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

Section 86-100 R-A Single-Family Attached Development Regulations

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; In February 2022, the property and building were approved for condominiums (within the renovated interior of the existing building). The property, with its multi-suite, two-story brick building and paved parking, has served a variety of office type businesses through the years. The most direct access is to North Main Street, but there is also indirect access to Smith Street. The property is zoned H-1 (Historic District). The following approval conditions were established:

1. All County Fire Marshal code requirements shall be met, including for the provision for all minimum fire escape access points.
2. All significant exterior alterations shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
3. All new signage shall be subject to the City Sign Code and shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
4. All dwelling unit parking spaces shall be designated with signage.
5. The dwelling units are not approved for Air BnB or short-term rental use.
6. A variance must be obtained for not meeting Section 86-202 and 86-100 conditions and standards.

7. The conditional use permit is good for a period of one year, from the date of the last Certificate of Occupancy of the dwelling units. After which, the use will be brought back before the Mayor and City Council for re-evaluation.

As stated before, the R-A townhome standards were recently updated in January 2022:

Sec. 86-100. - R-A single family attached residential district regulations.

(a) Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

09/12/22

City Council

TABLED

Next: 10/03/22

Signature

City Clerk's Office

architectural styles and building materials. As such, developments facilitated by establishment of the district are restricted to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:

- (1) Minimum parent tract size: 87,120 square feet (two acres) **The existing tract is only 0.08 acres and is land-locked. Need variance**
- (2) Minimum lot area per unit: 1800 square feet **1 Standard for undeveloped land. Need variance**
- (3) Minimum parent tract width: 150 feet **2 Standard for undeveloped land. Need variance**
- (4) Minimum front yard: 20 feet **3 The existing tract is only 0.08 acres and basically is the size of the building. Need variance**
- (5) Minimum side yard at perimeter of tract: 25 feet **The existing tract is only 0.08 acres and basically is the size of the building. Need variance**
- (6) Minimum rear yard: 35 feet **The existing tract is only 0.08 acres and basically is the size of the building. Need variance**
- (7) Minimum floor area per dwelling unit: 1,500 square feet **Typical heated square feet for first floor units is 1037 square feet. Typical heated square feet for second floor units is 1061 square feet. Given the fact that the building and property size cannot enlarge, this all that is possible. Need variance**
- (8) Maximum building height: Three stories **Existing building will remain two stories.**
- (9) Maximum number of units per building: Eight **Four proposed**
- (10) Maximum number of units per development: 64 **Four proposed**
- (11) Maximum density: Eight units per acre **Standard for undeveloped land.**
- (12) Minimum greenspace: 15 percent of gross acreage **Standard for undeveloped land. Need variance**
- (13) Minimum building separation: **Not applicable.**

Front to Front	40 feet
Front to Rear	40 feet
Front to Side	35 feet
Rear to Rear	40 feet
Rear to Side	35 feet
Side to Side	25 feet

1 This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.

2 Measured at the building line.

3 The required front yard on any street classified as a collector or above shall be 25 feet.

(c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:

- (1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway. **The existing tract is only 0.08 acres and basically is the size of the building. Garages and driveways are not possible. However, there are existing parking spaces to the rear and sides of the building. Per parking requirements of Sec. 86-410 (2): Single family attached and RM district uses shall provide 1.5 spaces for each dwelling unit. There are four dwelling units = 1.5 (4) = 6 spaces required. There are 8 spaces already along the rear of the property, plus 4 dedicated spaces along the west side of the building. There are a total of 12 spaces provided.**
- (2) Buffers shall be provided as specified in Article XV of this chapter. **Not applicable.**
- (3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or

condominium developments, subject to approval by the City Manager.

- (4) Minimum width of each townhouse unit shall be 24 feet. **These are top and bottom units, not side to side.**
- (5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.
- (6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. **The existing building is primarily brick, which will not change (including color).**
- (7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **The existing tract is only 0.08 acres and basically is the size of the building. Therefore, rear alleys are neither possible nor necessary. Need variance**
- (8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet. **This standard is intended for new developments. Need variance.**
- (9) An appropriate landscape plan shall be reviewed approved and reviewed by the Community Development Director prior to installation of the landscaping. **The building / property is already fully landscaped with mature plantings.**

The basic issue is that the new minimum dwelling size cannot be met for four units due to the existing size of the building, and the building cannot expand on the property limits. It would not be economically viable for the building to contain just one upstairs unit and one downstairs unit. If the Council wants the approved conditional use for the condos to be implemented, then the requested variances must be approved. Due to the nature of the subject property, the variances should be a perfunctory measure.

Other notes:

- The units are technically condominiums.
- The owner's intent is sale of the units for ownership. Renting would be a last resort.
- Would there be an HOA?
- Per applicant, sale price range would be \$165,000 to \$175,000.
- If rented, range would be \$1200 to \$1600 a month.
- No building permits have been applied for yet.
- Council doesn't want them to turn into low-rent apartments.

Apartment. A dwelling unit physically attached to two or more other dwelling units, either directly or through an intervening unit, and that constitutes neither a condominium nor a townhouse.

Condominium. A building, or group of buildings, in which each unit is independently owned and financed by the occupant, but in which all lands are owned in common on a proportional, undivided basis.

"The biggest difference between a condo vs. apartment is ownership. An apartment is defined as a residence that is rented, often as part of a larger residential building. A condo is similar in structure to an apartment — usually a unit within a larger residential building — but condos are owned instead of rented. While a condo is owned and managed by a landlord, an apartment is typically owned and managed by a corporation, known as a property management."

Update for October: At the September 12, 2022 Council meeting, the Public Hearing was fulfilled, but a decision on the item was tabled until October, for the owner to reaffirm that the condos units would be owned and not rented.

Per the owner on September 21st:

David –

I am writing to assure you that we have no intention of renting the building or individual condo/townhomes. We plan to sell the units. If you have any questions or concerns, please let me know. I will try to arrange my travel schedule to be at the meetings but assure that at least Adam will be

there.

Thank you.

- W

Wesley C. Hargrave

Certified Public Accountant

Fiscal Impact

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

Private Developer

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

- Zoning Conditions
- Approval Letter
- Tax Map
- Site Plan
- Site Pictures
- 22003 - 145 N Main Street - 2 3 Bdrms Options
- Variance - 145 North Main Street - Condo Size - Legal Notice
- Acceptance Letter
- Zoning Sign
- Owner Letter
- Acceptance Letter October 2022

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

Approval

Sec. 86-200. - NAICS 51913, 519130 Internet publishing, broadcasting, and web search portals.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-201. - NAICS 517 Telecommunications.

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

- (1) No telecommunications structures greater than 20 feet in height, whether ground or building mounted, shall be permitted.

Sec. 86-202. - Townhouses and condominiums.

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

- (1) The standards of the R-A district shall control development of townhouses and condominiums.

Sec. 86-203. - Funeral homes and funeral services.

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

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

Sec. 86-204. – Table of Uses (Revised June 14, 2021)

Sec. 86-205. – Multi-family (Apartments)

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

- (1) The standards of the R-M district shall control development of apartments.
- (2) Must be located off a street having a classification of collector or greater.
- (3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property.

Sec. 86-100. - R-A single family attached residential district regulations.

- (a) Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive architectural styles and building materials. As such, developments facilitated by establishment of the district are restricted to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.
- (b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-A district shall conform to the following development standards:
- (1) Minimum parent tract size: 87,120 square feet (two acres)
 - (2) Minimum lot area per unit: 1800 square feet 1
 - (3) Minimum parent tract width: 150 feet 2
 - (4) Minimum front yard: 20 feet 3
 - (5) Minimum side yard at perimeter of tract: 25 feet
 - (6) Minimum rear yard: 35 feet
 - (7) Minimum floor area per dwelling unit: 1,500 square feet
 - (8) Maximum building height: Three stories
 - (9) Maximum number of units per building: Eight
 - (10) Maximum number of units per development: 64
 - (11) Maximum density: Eight units per acre
 - (12) Minimum greenspace: 15 percent of gross acreage
 - (13) Minimum building separation:

Front to Front	40 feet
Front to Rear	40 feet
Front to Side	35 feet
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1 This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.

2 Measured at the building line.

3 The required front yard on any street classified as a collector or above shall be 25 feet.

- (c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:
- (1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.
 - (2) Buffers shall be provided as specified in Article XV of this chapter.
 - (3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager.
 - (4) Minimum width of each townhouse unit shall be 24 feet.
 - (5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.
 - (6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation.
 - (7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission.
 - (8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet.
 - (9) **An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping.**
- (d) **Renovations of existing buildings. For single-family attached residential developments involving the renovation of existing buildings that cannot meet the minimum development standards of this chapter, a variance shall be required.**



MEMORANDUM

To: Jonesboro Office Park LLC
159 Griffin Street
McDonough, Ga. 30253

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

Date: February 15, 2022

Re: Notification of Request for Conditional Use Permit – Townhomes /
Condominiums, 145 North Main Street, Parcel No. 13241B B015

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor and Council, at a Public Hearing on February 14, 2022 at 6:00 pm, approved your request for the following requested conditional use for the above referenced property:

- Condominiums

Per the City Code, the following approval condition shall be met:

1. All County Fire Marshal code requirements shall be met, including for the provision for all minimum fire escape access points.
2. All significant exterior alterations shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
3. All new signage shall be subject to the City Sign Code and shall be reviewed and approved by the Design Review Commission and Historic Preservation Commission.
4. All dwelling unit parking spaces shall be designated with signage.
5. The dwelling units are not approved for Air BnB or short-term rental use.
6. A variance must be obtained for not meeting Section 86-202 and 86-100 conditions and standards.

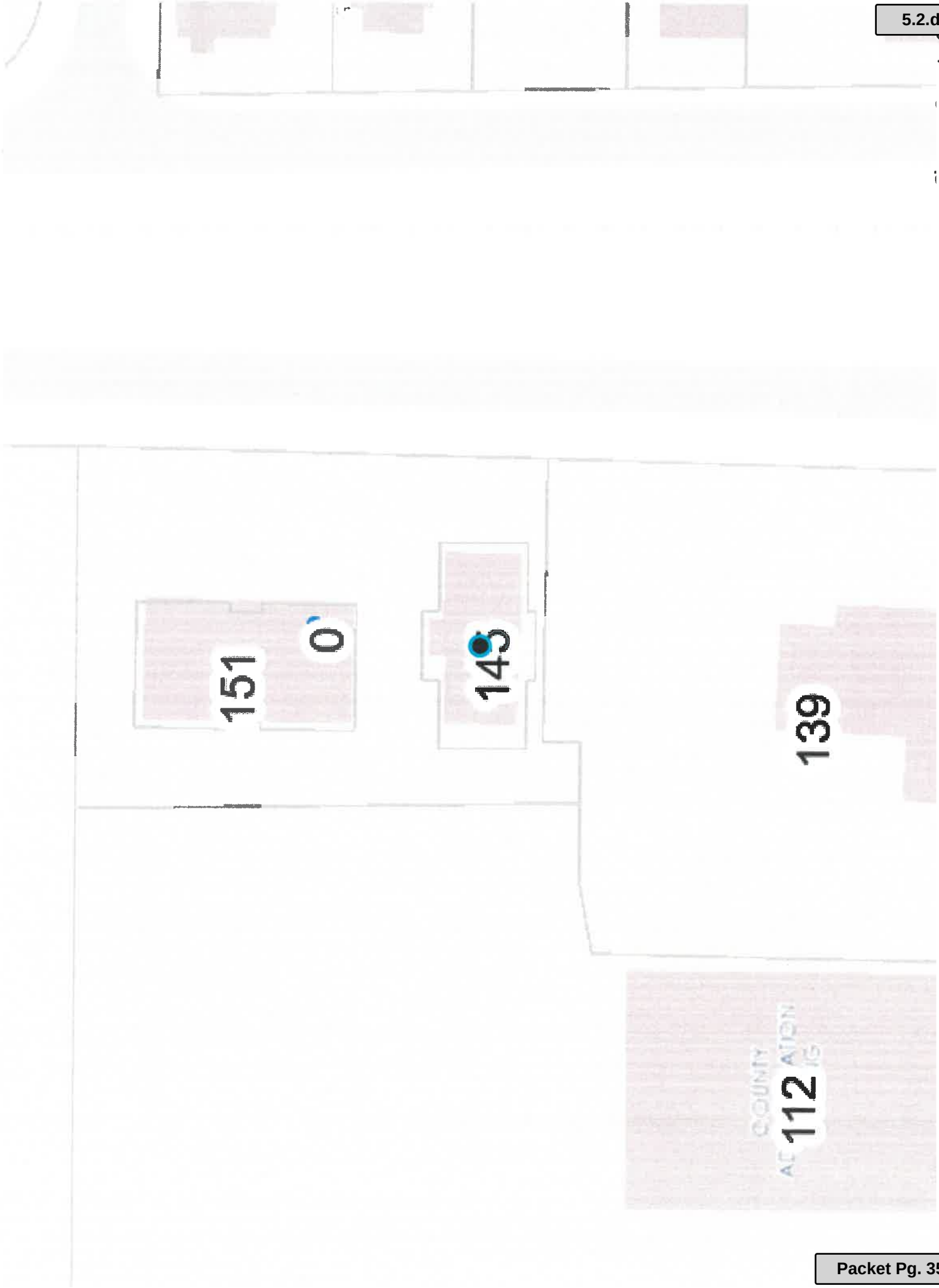
7. The conditional use permit is good for a period of one year, from the date of the last Certificate of Occupancy of the dwelling units. After which, the use will be brought back before the Mayor and City Council for re-evaluation.

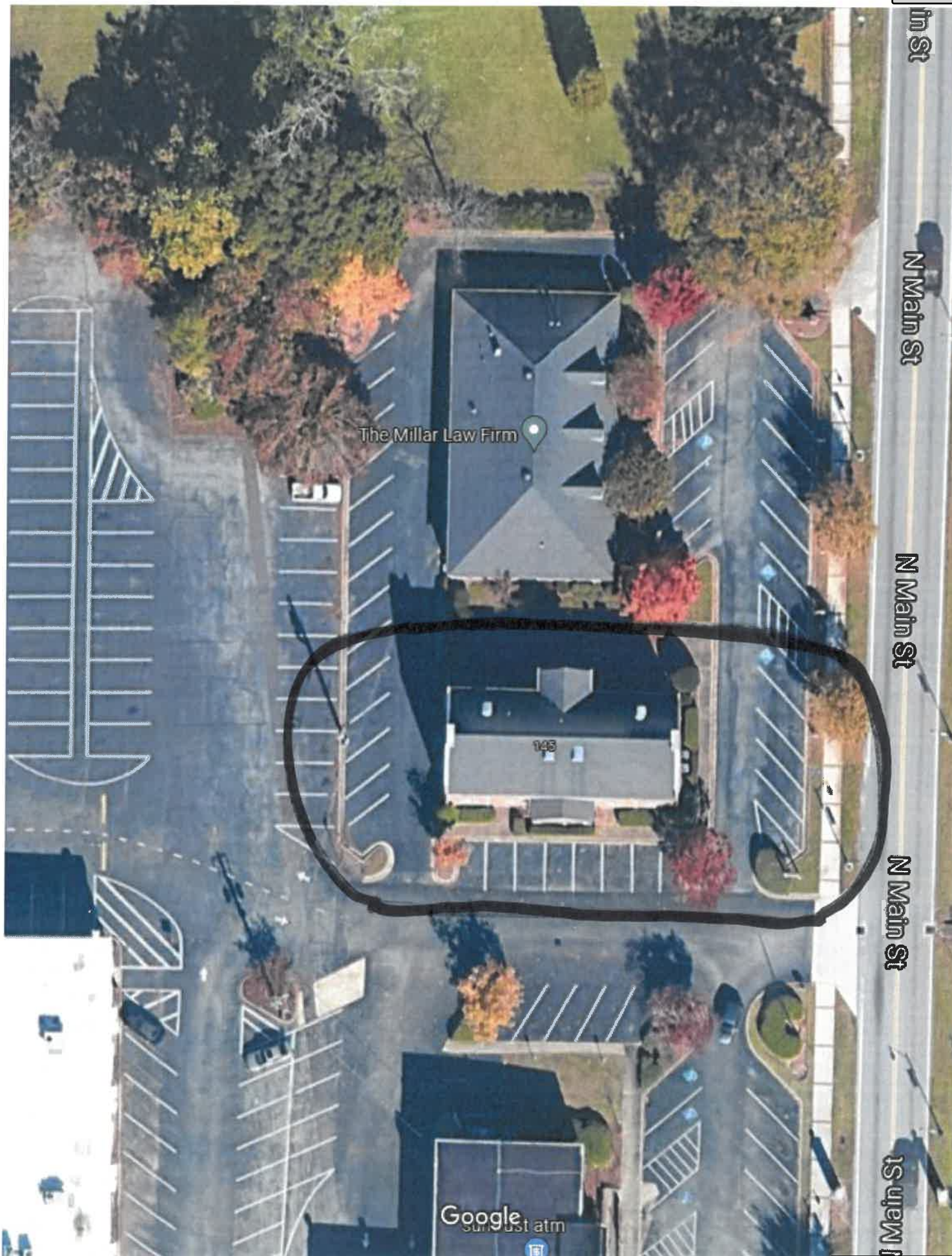
Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

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

David D. Allen
Community Development Director / Zoning Administrator





Attachment: Site Plan (3212 : 145 North Main Street Condo Variances)

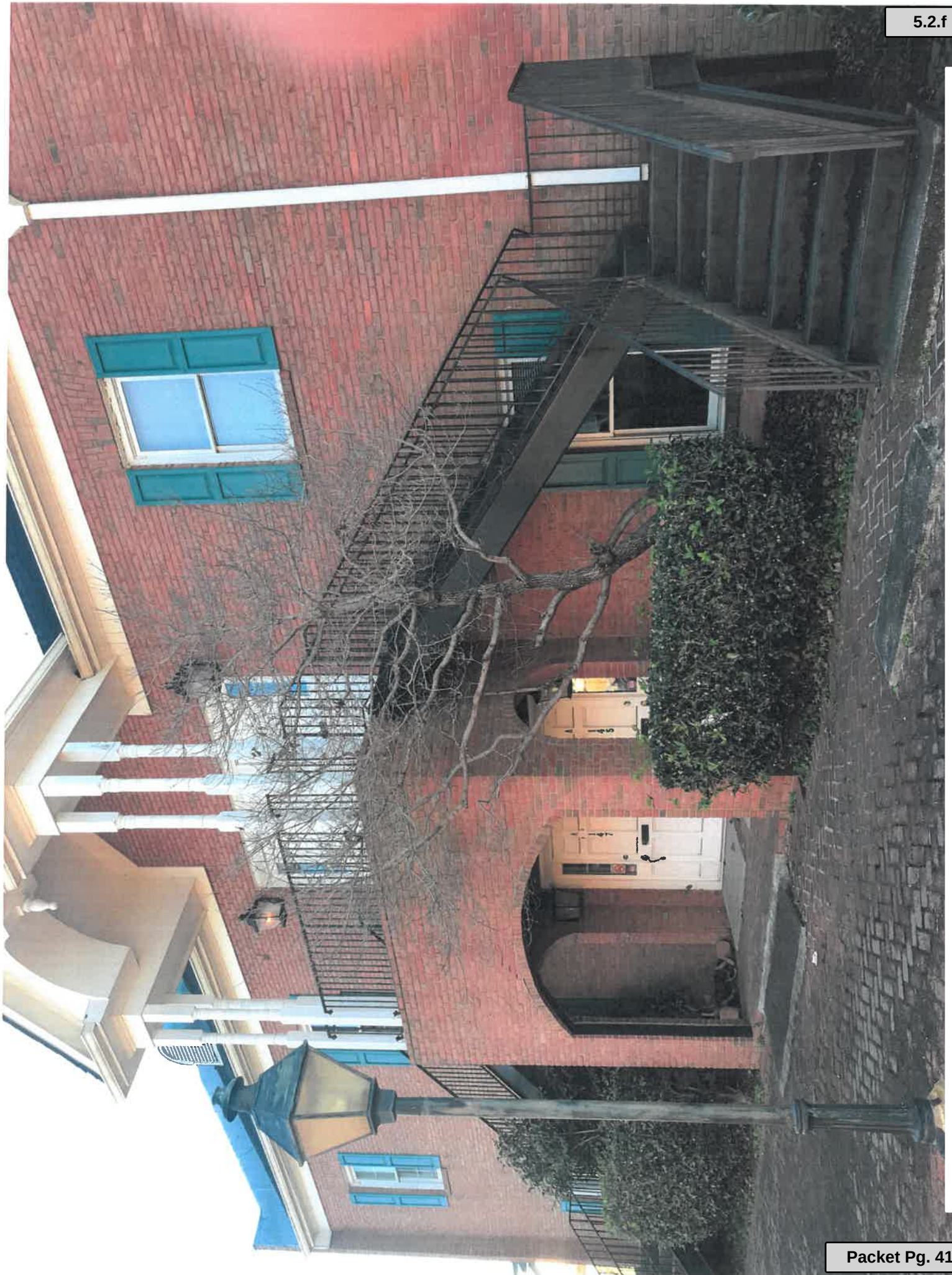






Attachment: Site Pictures (3212 : 145 North Main Street Condo Variances)



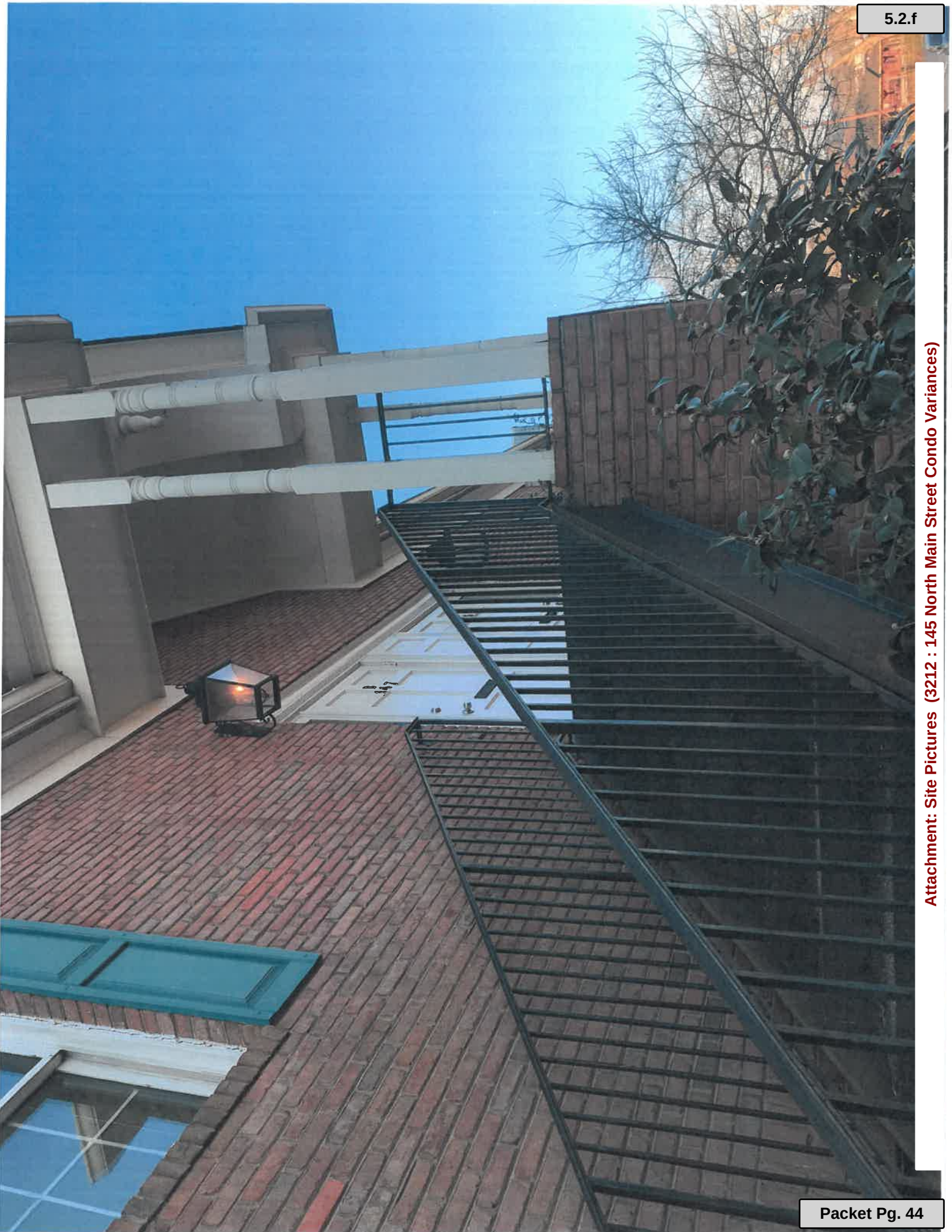


Attachment: Site Pictures (3212 : 145 North Main Street Condo Variances)

Lower Front









Attachment: Site Pictures (3212 : 145 North Main Street Condo Variances)

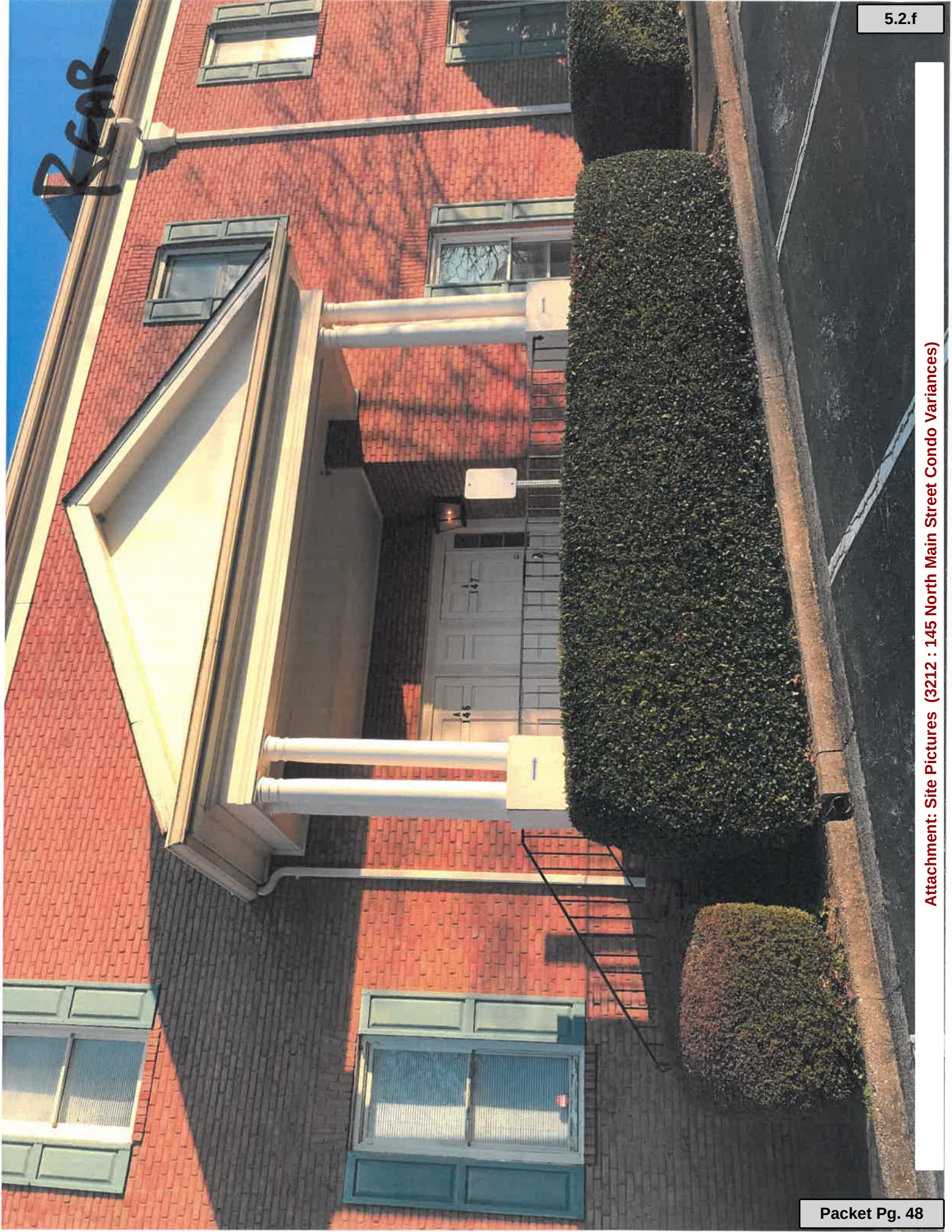
2nd
STORY

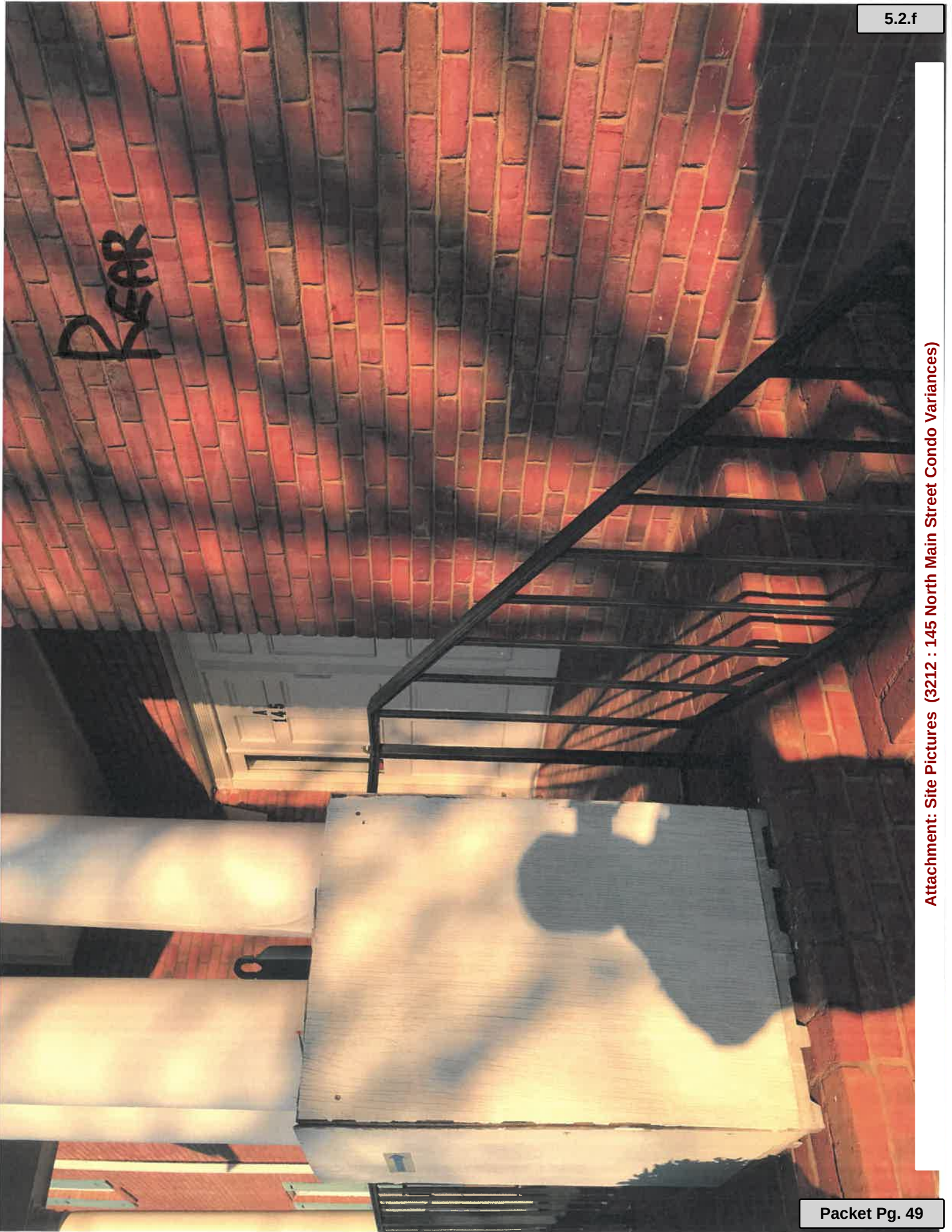
REAR



5.2.f

Attachment: Site Pictures (3212 : 145 North Main Street Condo Variances)



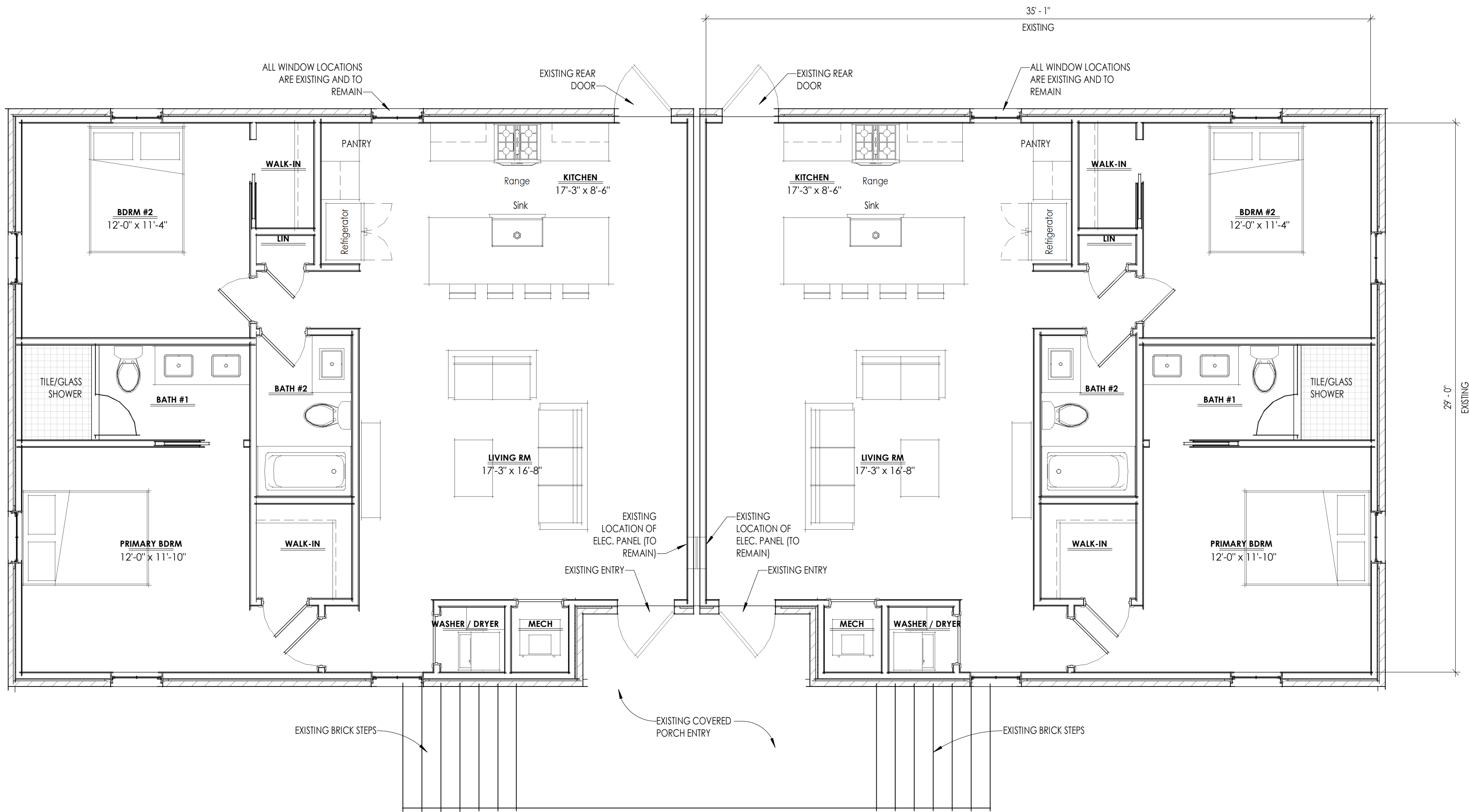


Attachment: Site Pictures (3212 : 145 North Main Street Condo Variances)

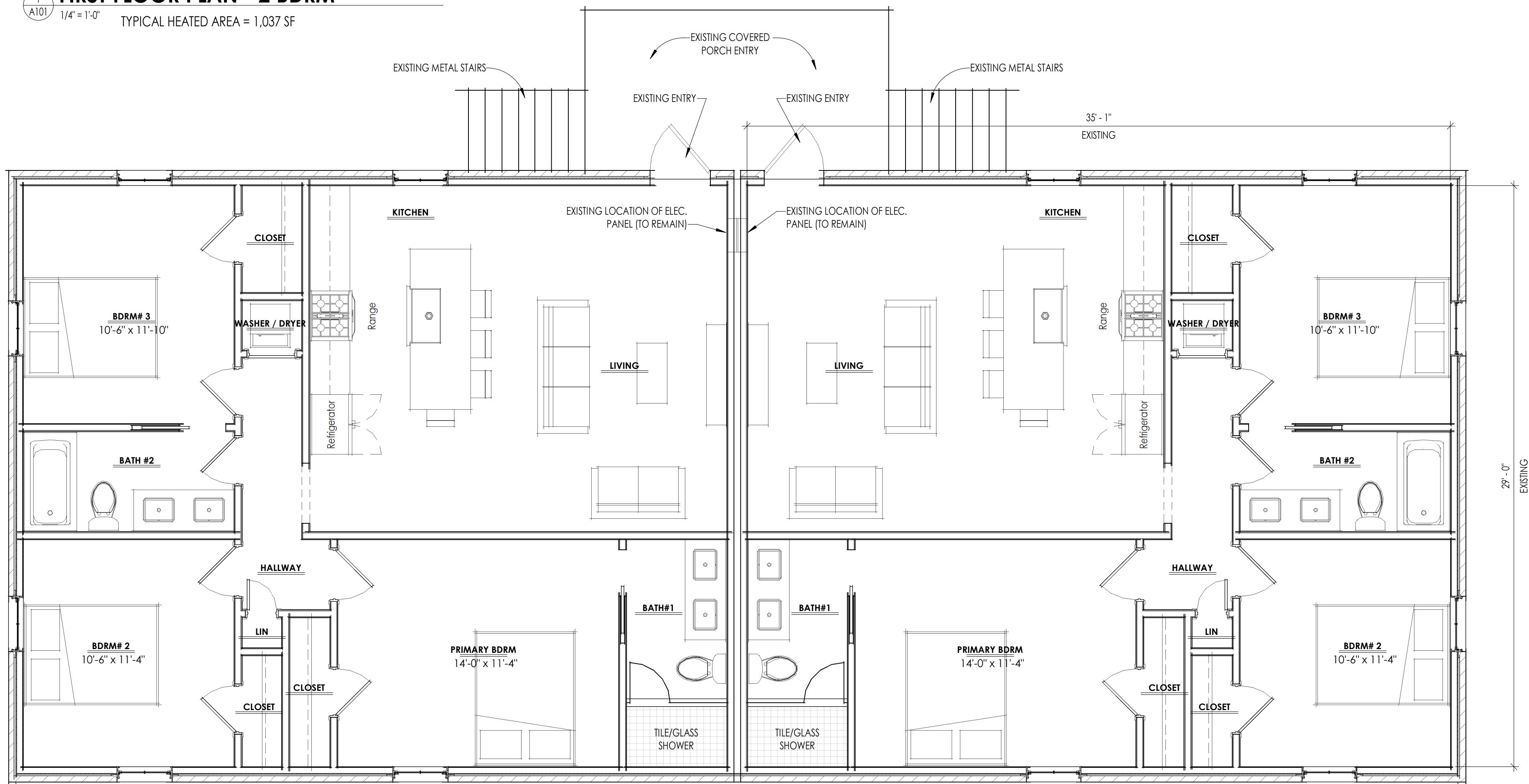
REAR
1ST
STORY



5.2.f



1
A101
FIRST FLOOR PLAN - 2 BDRM
1/4" = 1'-0" TYPICAL HEATED AREA = 1,037 SF



2
A101
SECOND FLOOR PLAN - 3 BDRM
1/4" = 1'-0" TYPICAL HEATED AREA = 1,061 SF

PROJECT DATA:

1. CONVERT EXISTING OFFICES INTO CONDOMINIUMS FOR SALE.
2. EXISTING BUILDING IS DIVIDED INTO FOUR OFFICE UNITS, TWO ON THE FIRST LEVEL AND TWO ON THE SECOND LEVEL.
3. RESIDENTIAL UNITS WILL HAVE FIRE SPRINKLER SYSTEM AS REQUIRED PER CODE.
4. ALL UNITS WILL BE SEPARATED BY FIRE BARRIERS AS REQUIRED PER CODE.
5. ALL UNITS WILL HAVE SEPARATE POWER METERS AND ELECTRICITY.
6. ALL UNITS WILL HAVE SEPARATE HVAC SYSTEMS. EXPOSED HARD DUCTWORK THROUGH OUT.
7. ALL CEILINGS WILL BE FIRE RATED ASSEMBLIES AS REQUIRED PER CODE.
8. EXISTING FIRST LEVEL CEILING HEIGHT IS 9'-5". FIRST LEVEL RESIDENTIAL UNITS WILL HAVE BETWEEN 9'-5" TO 10'-0" CEILINGS.
9. EXISTING SECOND LEVEL CEILING HEIGHT IS 10'-0". SECOND LEVEL RESIDENTIAL UNITS WILL HAVE 10'-0" CEILINGS.
10. ALL EXTERIOR WINDOWS WILL BE REPLACED NEW.
11. ALL EXTERIOR TRIM WILL BE REPAIRED, AND PAINTED.
12. EXTERIOR RAILING WILL BE REPAIRED AS REQUIRED PER CODE.
13. ALL RESIDENTIAL UNITS WILL HAVE SEPARATE WATER METERS.
14. TYPICAL HEATED SQUARE FEET FOR FIRST FLOOR UNITS IS 1,037 SF.
15. TYPICAL HEATED SQUARE FEET FOR SECOND FLOOR UNITS IS 1,061 SF.
16. UNLESS OVERRIDDEN BY LATER DOCUMENT, NUMBER OF BEDROOMS WILL DEPEND ON MARKET ANALYSIS AND FEASIBILITY STUDY AND DEVELOPER RETAIN THE RIGHTS TO EITHER BUILD TWO OR THREE BEDROOMS, OR BOTH.



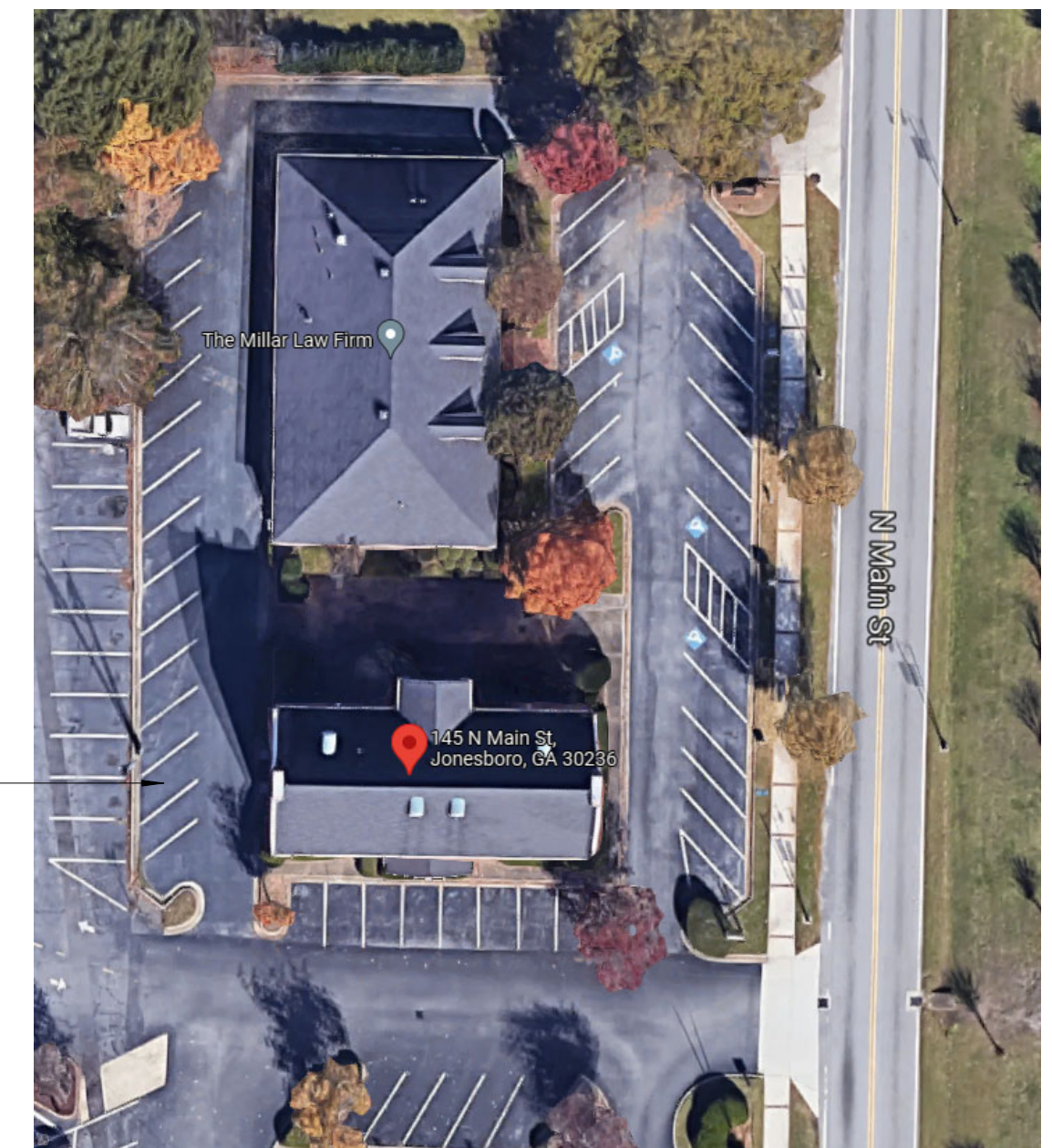
3
A101
SOUTH VIEW
3/4" = 1'-0" VIEW FROM SOUTH PARKING AREA



4
A101
EAST VIEW - N MAIN STREET
3/4" = 1'-0" VIEW FROM NORTH MAIN STREET



5
A101
NORTH VIEW
3/4" = 1'-0" VIEW TO SECOND FLOOR ENTRY



6
A101
PARKING VIEW
3/4" = 1'-0" SITE VIEW

Prepared by:

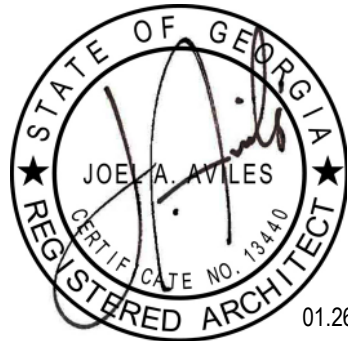


JOEL AVILES ARCHITECTS
ARCHITECTURE | PLANNING | RENDERINGS

12055 Greenmont Walk | Alpharetta | Georgia 30009
tel: 404.975.7895 | email: joel@joelaviles.com
www.joelaviles.com

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Professional Seals:



Prepared for:

Jonesboro Office Park, LLC

Consultants:

COPYRIGHT: THESE DRAWINGS ARE THE PROPERTY OF JOEL AVILES ARCHITECTS, LLC. THESE DRAWINGS ARE CONSIDERED INSTRUMENTS OF SERVICE AND SHALL BE USED ONLY FOR THIS PROJECT. THESE DRAWINGS SHALL NOT BE COPIED OR REPRODUCED IN WHOLE OR IN PART FOR OTHER PURPOSES WITHOUT WRITTEN PERMISSION FROM THE AUTHOR.

NO.	DATE	DESCRIPTIONS	BY
ISSUES / REVISIONS			

Project:

145 N Main Street

Project Address:

145 North Main Street
Jonesboro, GA 30236

Drawing Title:

TYPICAL FLOOR PLANS

Drawing Status:

CONCEPTUAL

Scale: As indicated Drawn by: JA Reviewed by: JA

Date/Time Printed: 1/26/2022 10:53:21 AM

Date: 01.26.2022 Project number: 22003

Drawing:

A101

Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider Variances for minimum tract size, minimum setbacks, minimum floor area, and no garages or driveways for proposed condominiums within an existing office building, by Jonesboro Office Park LLC, property owner and applicant, for property at 145 North Main Street (Parcel No. 13241B B015), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22



MEMORANDUM

To: Jonesboro Office Park LLC
159 Griffin Street
McDonough, Ga. 30253

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

Date: August 24, 2022

Re: Notification of Request for Variances – Dwelling Size, etal., 145 North Main Street, Parcel No. 13241B B015

Dear Applicant,

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

- Minimum dwelling size, Minimum tract size, Minimum setbacks, Minimum greenspace, Rear garages

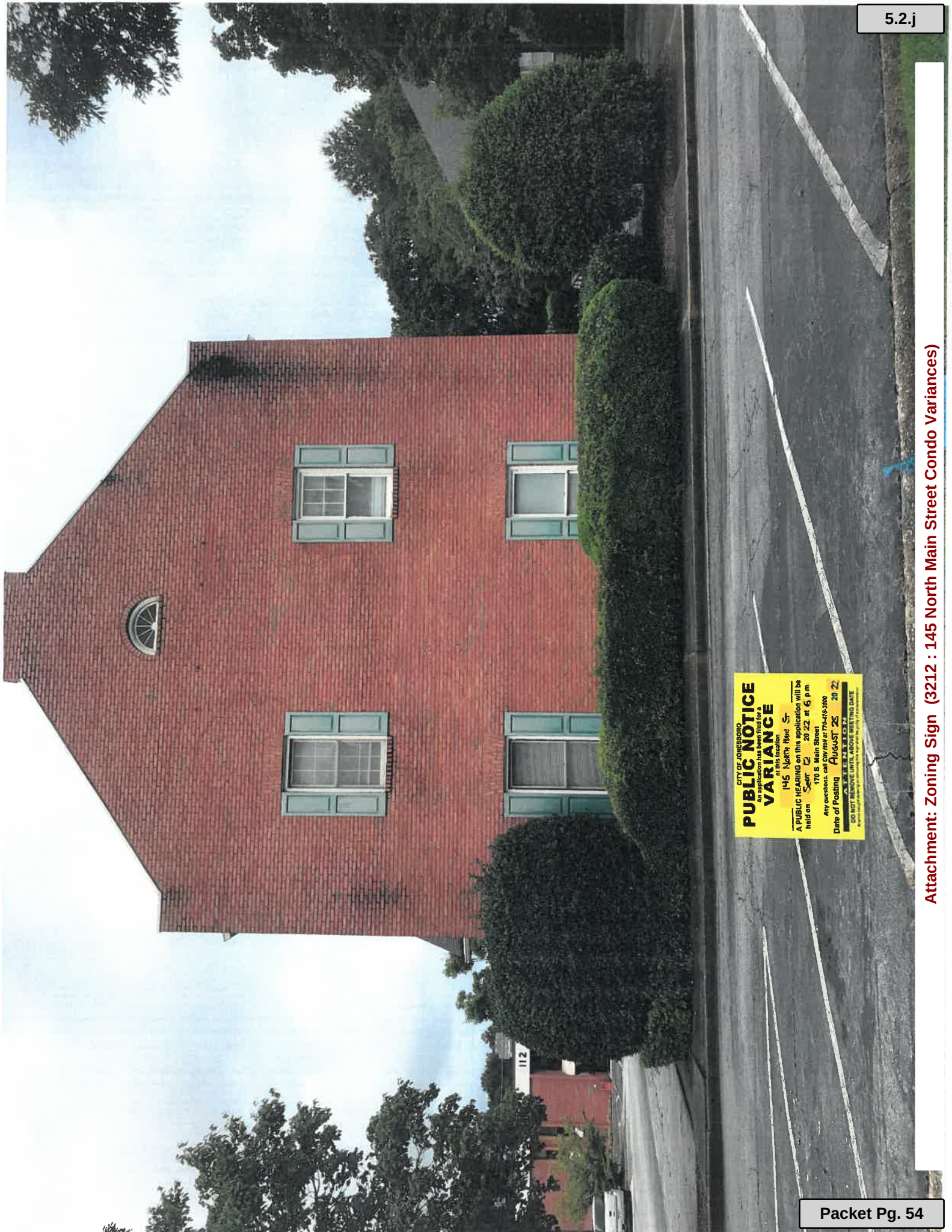
A combined Work Session / Public Hearing has been scheduled for Monday, September 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in blue ink, appearing to be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3212 : 145 North Main Street Condo Variances)



CITY OF JONESBORO
PUBLIC NOTICE
VARIANCE
An application has been filed for a
variance at this location
145 North Main St.
A PUBLIC HEARING on this application will be
held on **Seal 2** **20 22** at **6 p.m.**
Any questions, call City Hall at 774-470-3000
Date of Posting **AUGUST 25** **20 22**
PLANNING DEPARTMENT
DO NOT REMOVE OR DESTROY THIS NOTICE
If removed or destroyed, a fine of \$100 will be assessed.

CITY OF JONESBORO

PUBLIC NOTICE

An application has been filed for a

VARIANCE

at this location

145 NORTH MAIN ST

A PUBLIC HEARING on this application will be held on.

Sept. 12

. 20 22, at 6 p.m.

170 S. Main Street

Any questions, call City Hall at 770-478-3800

Date of Posting

August 25

20 22

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

Anyone caught defacing or removing this sign shall be guilty of a misdemeanor

David Allen

From: Wesley Hargrave <whargrave@hflcpa.com>
Sent: Wednesday, September 21, 2022 1:33 PM
To: David Allen
Subject: RE: Variance - 145 North Main Street

David –

I am writing to assure you that we have no intention of renting the building or individual condo/townhomes. We plan to sell the units. If you have any questions or concerns, please let me know. I will try to arrange my travel schedule to be at the meetings, but assure that at least Adam will be there.

Thank you.

- W

Wesley C. Hargrave
Certified Public Accountant
whargrave@hflcpa.com

Hargrave, Freeman & Leto, P.C.
159 Griffin Street
McDonough, GA 30253

Office (770) 898-6230
Direct (770) 692-2110
Fax (770) 692-4260
Cell (770) 842-7258

www.hflcpa.com

Any accounting, business or tax advice contained in this communication, including attachments and enclosures, is not intended as a thorough, in-depth analysis of specific issues, nor a substitute for a formal opinion, nor is it sufficient to avoid tax-related penalties. If desired, Hargrave, Freeman & Leto, P.C. would be pleased to perform the requisite research and provide you with a detailed written analysis. Such an engagement may be the subject of a separate engagement letter that would define the scope and limitations of the desired consultation services.

This communication and any accompanying documents are confidential and privileged. They are intended for the sole use of the addressee. If you receive this transmission in error, you are advised that any disclosure, copying, distribution, or the taking of any action of reliance upon this communication is strictly prohibited. Moreover, any such disclosure shall not compromise or waive the accountant-client or other



MEMORANDUM

To: Jonesboro Office Park LLC
159 Griffin Street
McDonough, Ga. 30253

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

Date: September 27, 2022

Re: Notification of Request for Variances – Dwelling Size, etal., 145 North Main Street, Parcel No. 13241B B015

Dear Applicant,

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

- Minimum dwelling size, Minimum tract size, Minimum setbacks, Minimum greenspace, Rear garages

This item was tabled from the September 12, 2022 hearing and will be considered again by the Mayor and Council at October 3rd and October 10th at 6 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.3

WORK SESSION – 3

COUNCIL MEETING DATE
October 3, 2022

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, 22-CU-011, for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards; Article VI Conditional Uses

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

Yes Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Denial of new building; Approval of training classes in existing building, with conditions;** Last year, the applicant submitted a zoning verification form for 177 North Main Street for a health care training school to accompany her approved home health business. There is already a functional building and paved parking lot there. The only access is North Main Street, which the subject property shares with Congressman Scott's office next door. The property is zoned H-2 (Historic District). This is an exceptionally deep and narrow lot. The applicant would like to put a **new, 12,600 square-foot building behind the existing building**, with classrooms, open training areas, and a recreational room (see enclosed drawings).

Sec. 86-103. - H-2 historic district.

(a) Purpose of district. The purpose of the H-2 historic district is to provide for office and commercial uses having a minimal impact on existing residential uses. Development and redevelopment in this district is intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.

The use requires a conditional use permit in H-2 zoning, and must comply with the following approval conditions:

Sec. 86-198. - NAICS 6116 Other schools and instruction, but not small-scale tutoring (10 students or less)

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

- (1) Must be located on a street having a classification of collector or greater. **North Main Street is a collector street.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The total property is only 0.65 acres and is only 70 feet wide.**
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **The proposed building would be a stand-alone building.**
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation. **Per Sec. 86-410 (30),**

Colleges, universities, trade and vocational schools shall provide the larger of eight spaces for each classroom or one space for every 200 square foot of classroom, plus one space for every two employees or administrative personnel.

Per the provided floor plan, there appear to be 6 classrooms, with about 8750 square feet of classroom space. The classroom space requirement is the largest requirement, with $8750 / 200 = 44$ parking spaces required.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

09/12/22

City Council

TABLED

Next: 10/03/22

Signature

City Clerk's Office

There is simply not enough room on the lot to achieve this. There are only about 10 parking spaces available on the existing building right now.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **Any new parking area would not be within 25 feet of a residential lot.**

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

Based on half of the above conditions not being able to be met, staff recommends denial of the request. There is also the concern of the one entrance / exit for the property, which is shared by the congressional office next door. That is a potential traffic concern within the property and onto North Main Street.

If Council chooses to approve this request, the following minimum approval conditions need to be assigned:

1. A variance must be approved for parking deficiencies.
2. All Clayton County Stormwater requirements must be met.
3. Removal of specimen trees shall be subject to the Specimen Tree Protection Ordinance.
4. Exterior design and materials of the proposed building shall be subject to review and approval by the Design Review Commission and the Historic Preservation Commission.

Update for October: At the September 12, 2022 Council meeting, the Public hearing was fulfilled, but a decision on the item was tabled until October, for the inside of the existing building to be evaluated for having small-scale training classes inside the existing building rather than building a large, new building in the rear. Staff visited the site in late September and took pictures of the interior of the existing building. The applicant also discussed the possibility of a smaller building in the back, smaller than the one proposed in the original application above. There are basically three options for workforce training here:

Option A – what was described in the original application, a new, 12,600 square foot building, behind the existing building. This particular request is still recommended for denial, since the new building and associated new parking cannot fit properly on the property and would require stormwater management. Also, it cannot meet the approval conditions for the size of the property (area, width) attempting to accommodate this new building and use on the property.

Option B – a new, but significantly smaller building behind the existing building. While this option could better fit on the property, likely avoid stormwater requirements, and offer modern upgrades such as ADA accessible entrances and bathrooms, it still cannot meet the approval conditions for the size of the property (area, width) attempting to accommodate this new building and use on the property.

Option C – containing the proposed classes within the two largest rooms on the ground floor. With up to 10 participants maximum in classes, these two rooms can handle this volume. Staff would also consider the approval conditions for the size of the property (area, width) non-applicable, since the training classes would be entirely contained within the existing building, they would put no further burden on the property. This would be the least “invasive” choice. However, alterations would have to be made to the entrance and the hallway to improve ADA accessibility.

If Council chooses to approve this Option C, the following minimum approval conditions need to be assigned:

1. Exterior design and materials of the proposed building shall be subject to review and approval by the Design Review Commission and the Historic Preservation Commission.
2. The front sidewalk nearest the entrance door, the entrance door, and the transition between the front lobby and the main hall shall be made ADA accessible. Existing rear bathrooms shall be not for public use.
3. Parking shall provide necessary width, striping, and signage for one van ADA accessible space.

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
- Overhead Views
- Property Pictures
- Building Design
- Conditional Use - 177 North Main Street - Workforce Training - Legal Notice
- Acceptance Letter
- Zoning Sign
- Existing Building Pictures
- Acceptance Letter October 2022

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

Maria Wetherington

From: Lenore Coleman <noreply@jotform.com>
Sent: Monday, August 23, 2021 11:10 AM
To: David Allen; Ricky, L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Lenore Coleman



Jonesboro, GA: Zoning Verification Request

Name of Applicant: Lenore Coleman
Name of Business: Total Lifestyle Change, Inc.
Property's Address: Street Address: 177 N. Main Street
City: Joneboro
State / Province: GA
Postal / Zip Code: 30214
Email Address: drcoleman@healingourvillage.com
Phone: (Day) (703) 795-1983
Phone: (Evening) (703) 795-1983
Current Use of Property Training and Event Center
Proposed Use of Property (Please provide in great detail the intended use of the property): Total Lifestyle Change is a 501 3 c. We provide diabetes and cardiovascular education classes and workforce training in customer service and home health care services
Applicant's Signature Lenore Threadgill Coleman
Date 08-23-2021

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

G. ZONING: H2

NAICS CODE: 6116, 6216

REQ. ZONING: H1, H2, O+1, U2

CONDIT. USE REQ?: YES

REQUIRES CONDITIONAL USE PERMIT AND MUST
COMPLY WITH SEC. 86-199

8/23/21

Attachment: Zoning Info (3213 : 177 North Main Street Workforce Training)

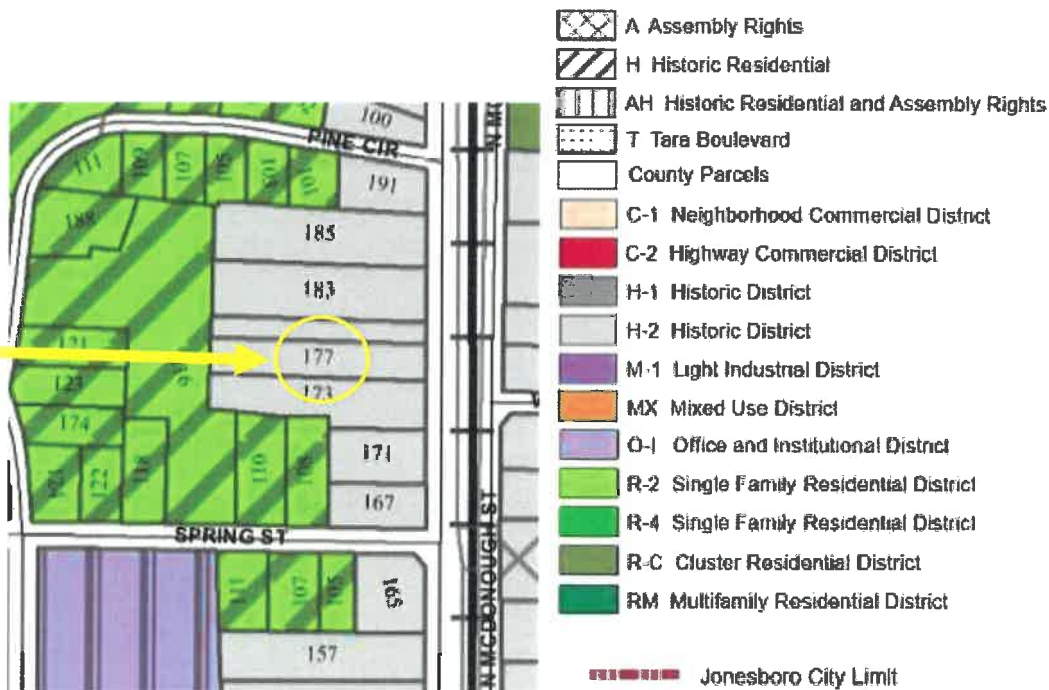
Applicant – Lenore Coleman
Name of Business – Total Lifestyle Change, Inc.
Address - 177 North Main Street
Zoning District – H2
NAICS – 6116, 6216

Proposed Use: Health classes, Workforce Training, and Home Health Care Services

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
6116	Other Schools and Instruction	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198; Sec. 86-118
6216	Home Health Care Services	N	N	N	N	N	P	P	P	P	N	P	N	

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

Zoning Classifications



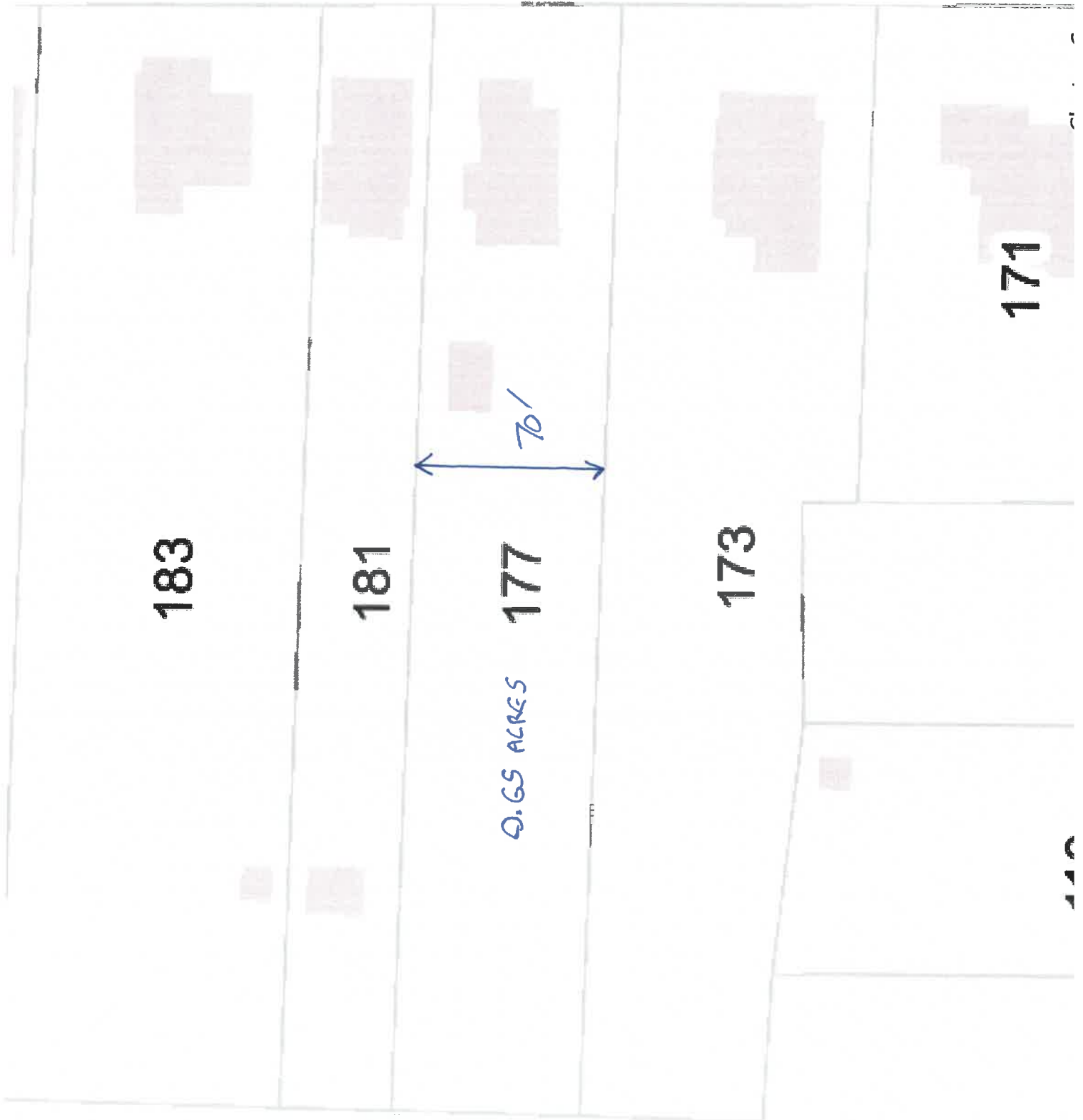
Sec. 86-198. - NAICS 6116 Other schools and instruction.

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

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

- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

David D. Allen, Zoning Administrator / Community Development Director
August 23, 2021



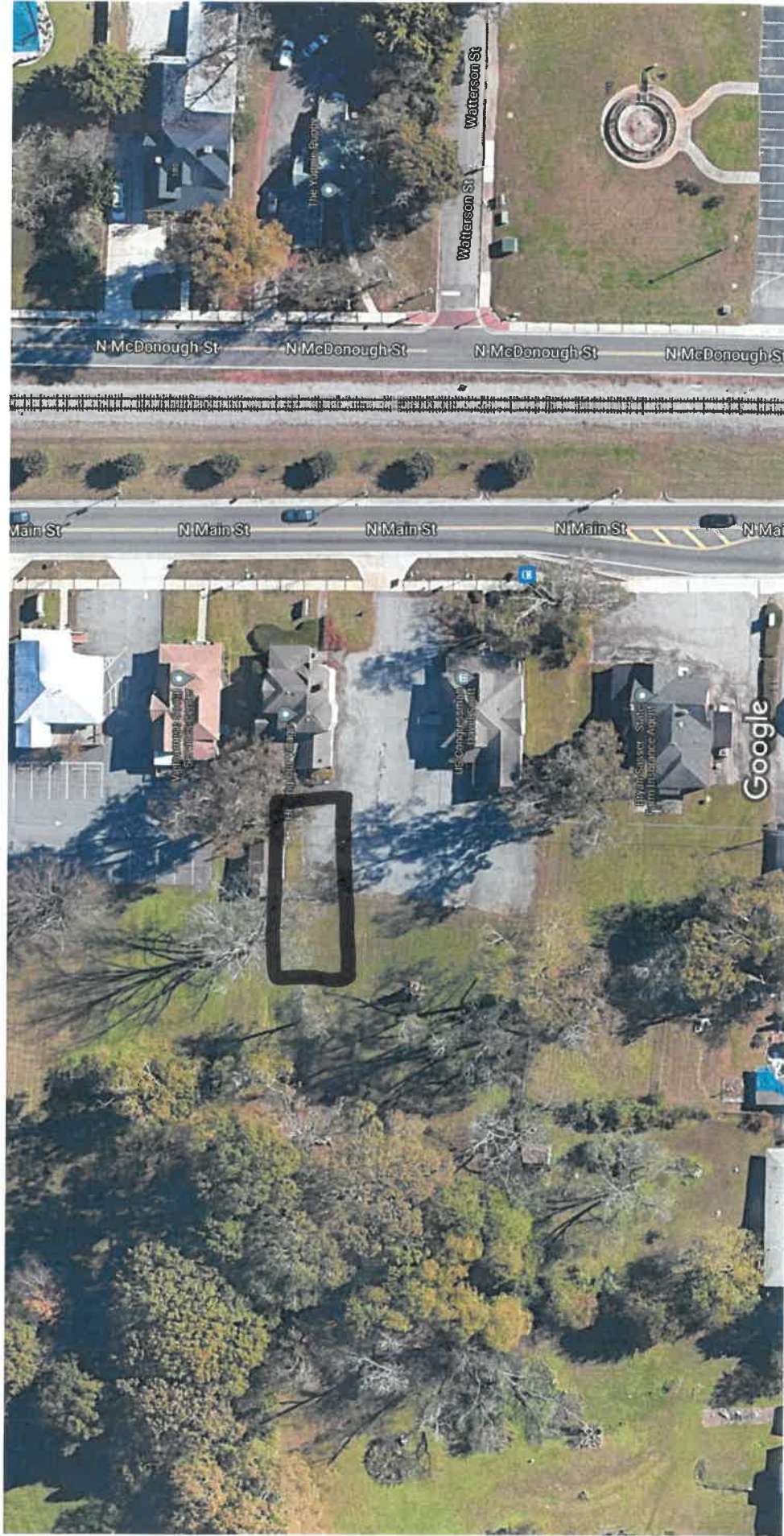
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173

0.65 ACRES 177

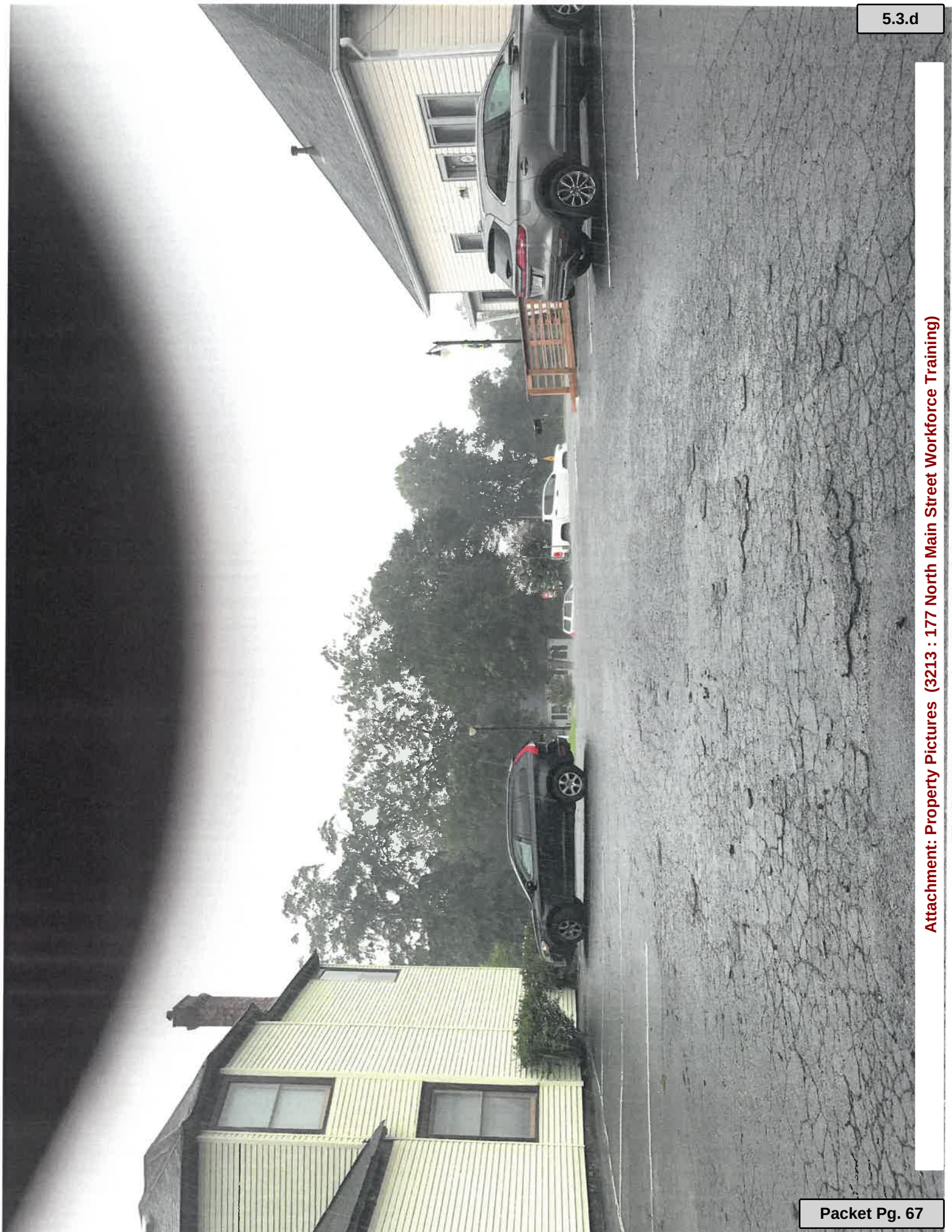
181

183



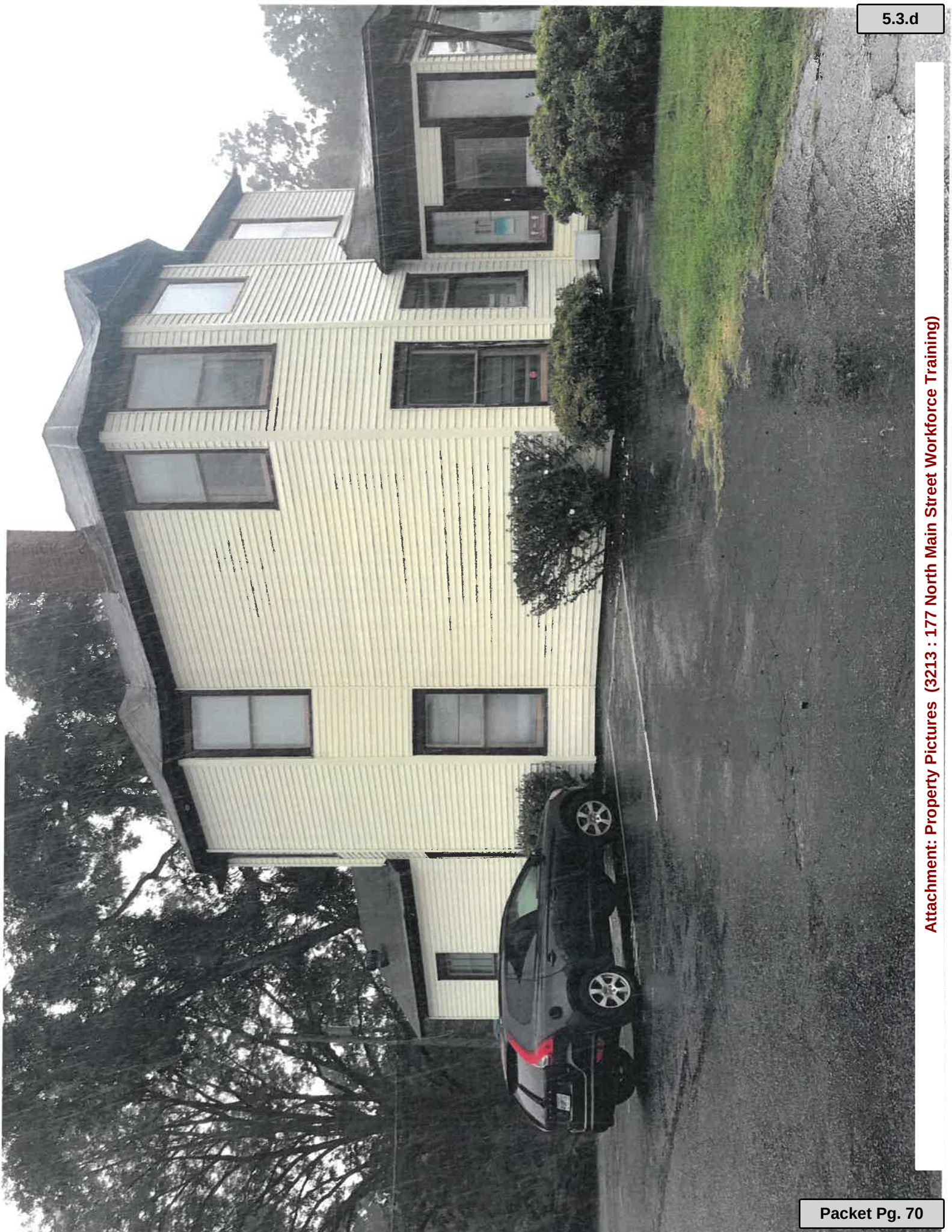
Imagery ©2022 Maxar Technologies, Map data ©2022 20 ft







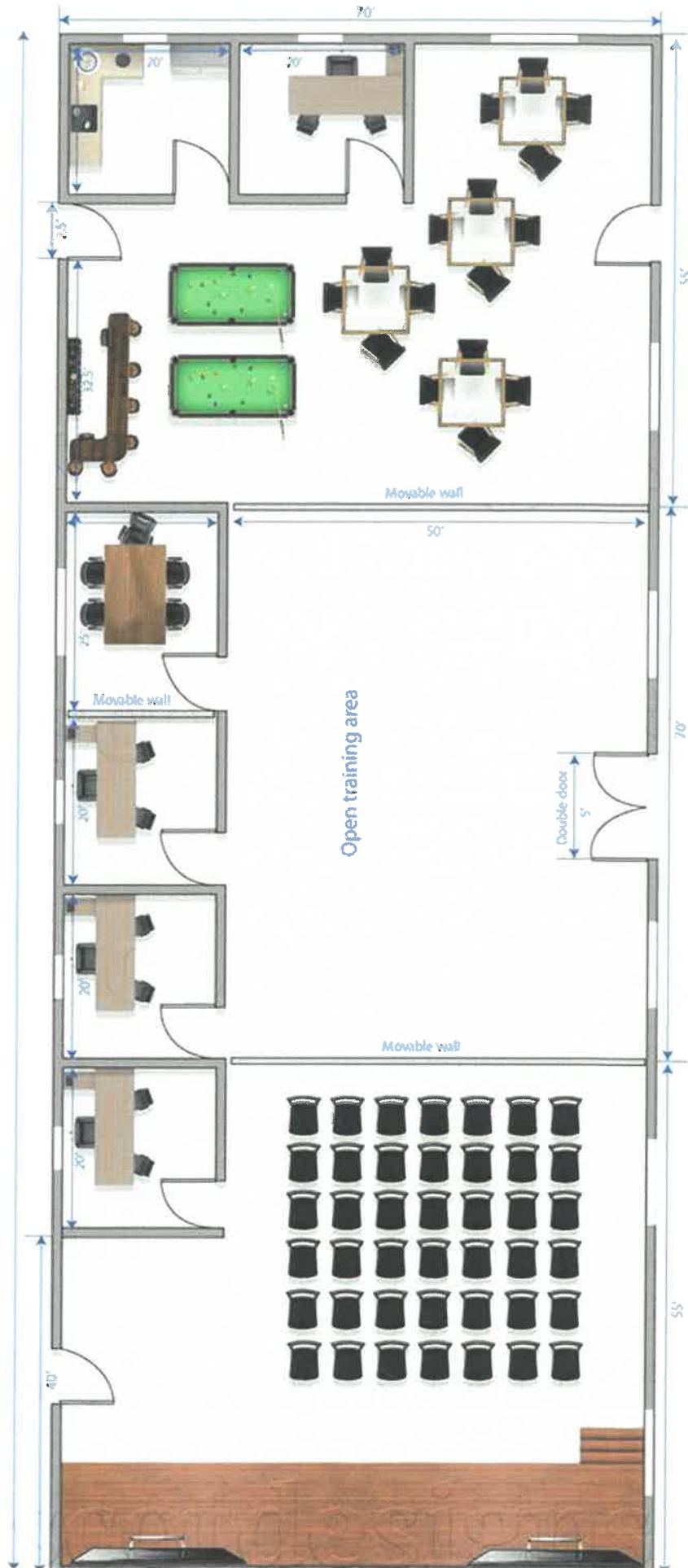




Attachment: Property Pictures (3213 : 177 North Main Street Workforce Training)



TLC TRAINING CENTER



Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on September 12, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit for workforce training, by Total Lifestyle Change Inc., property owner, and Dr. Lenore Coleman, applicant, for property at 177 North Main Street (Parcel No. 13240D C004), Jonesboro, Georgia 30236. Mayor Pro Tem & Council will discuss the item at their Work Session, also to be held on September 12, 2022 at 6 pm, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA.

David Allen
Community Development Director

Publish 8/24/22



MEMORANDUM

To: Lenore Coleman
405 Benjamin Circle
Fayetteville, Ga 30214

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

Date: August 24, 2022

Re: Notification of Request for Conditional Use – Workforce Training, 177 North Main Street; Tax Map Parcel No. 13240D C004

Dear Applicant,

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

- Workforce Training

A combined Work Session and Public Hearing have been scheduled for Monday, September 12, 2022 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. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



PUBLIC NOTICE
CONDITIONAL USE
A PUBLIC HEARING on this application will be held on **Sept 22, 2022** at **5:00 p.m.**
Any questions, call **177 S. Main Street, Suite 202, Portland, ME 04101**
Date of Posting **Sept 22, 2022**
NO NOT BE MOVED UNTIL ABOVE SETTING DATE

CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a
CONDITIONAL USE

at this location

177 NORTH MAIN ST.

A PUBLIC HEARING on this application will be
held on **SEPT 12** DATE **20 22**, at **6** p.m.

170 S. Main Street

Any questions, call City Hall at 770-478-3800

Date of Posting **AUGUST 25** **20 22**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

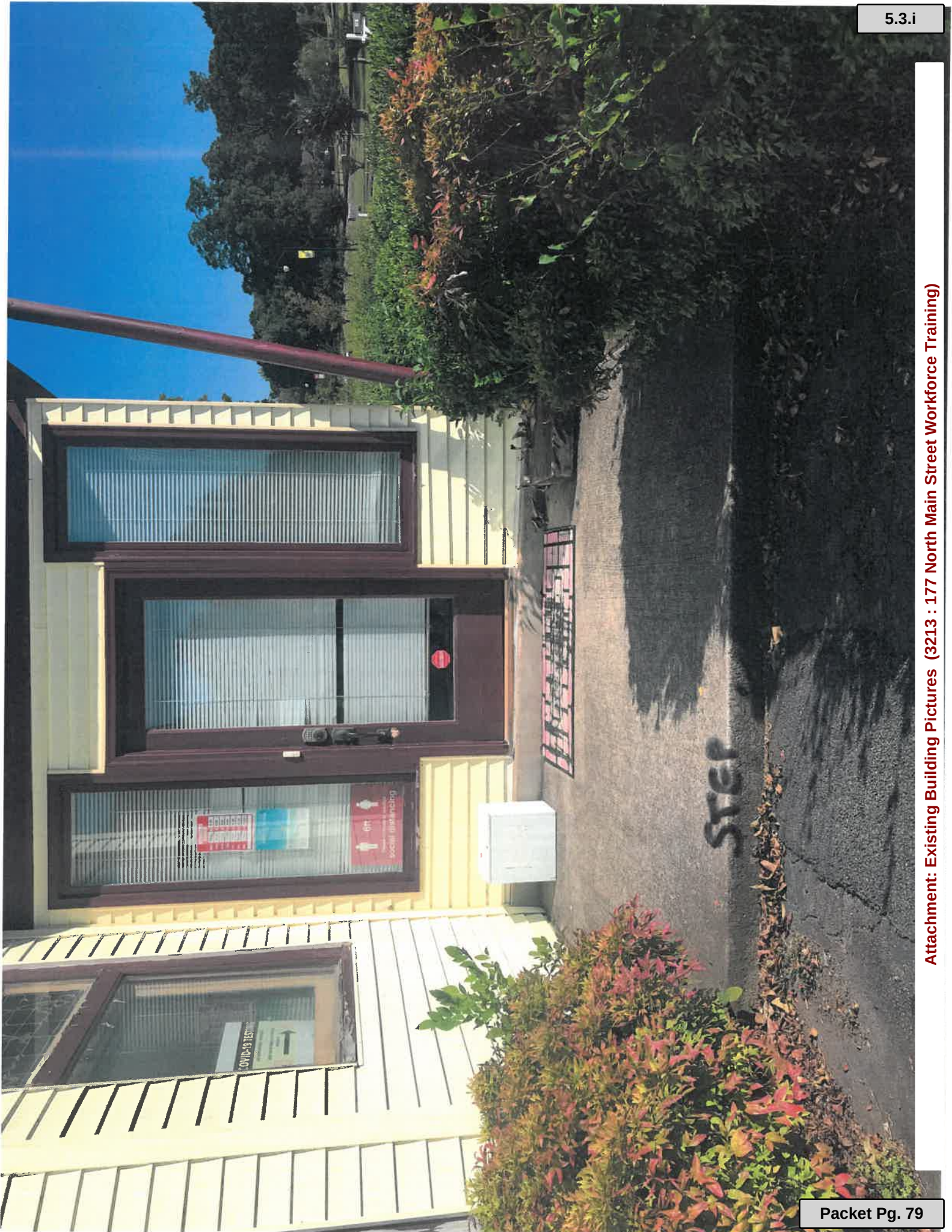
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor



Attachment: Existing Building Pictures (3213 : 177 North Main Street Workforce Training)



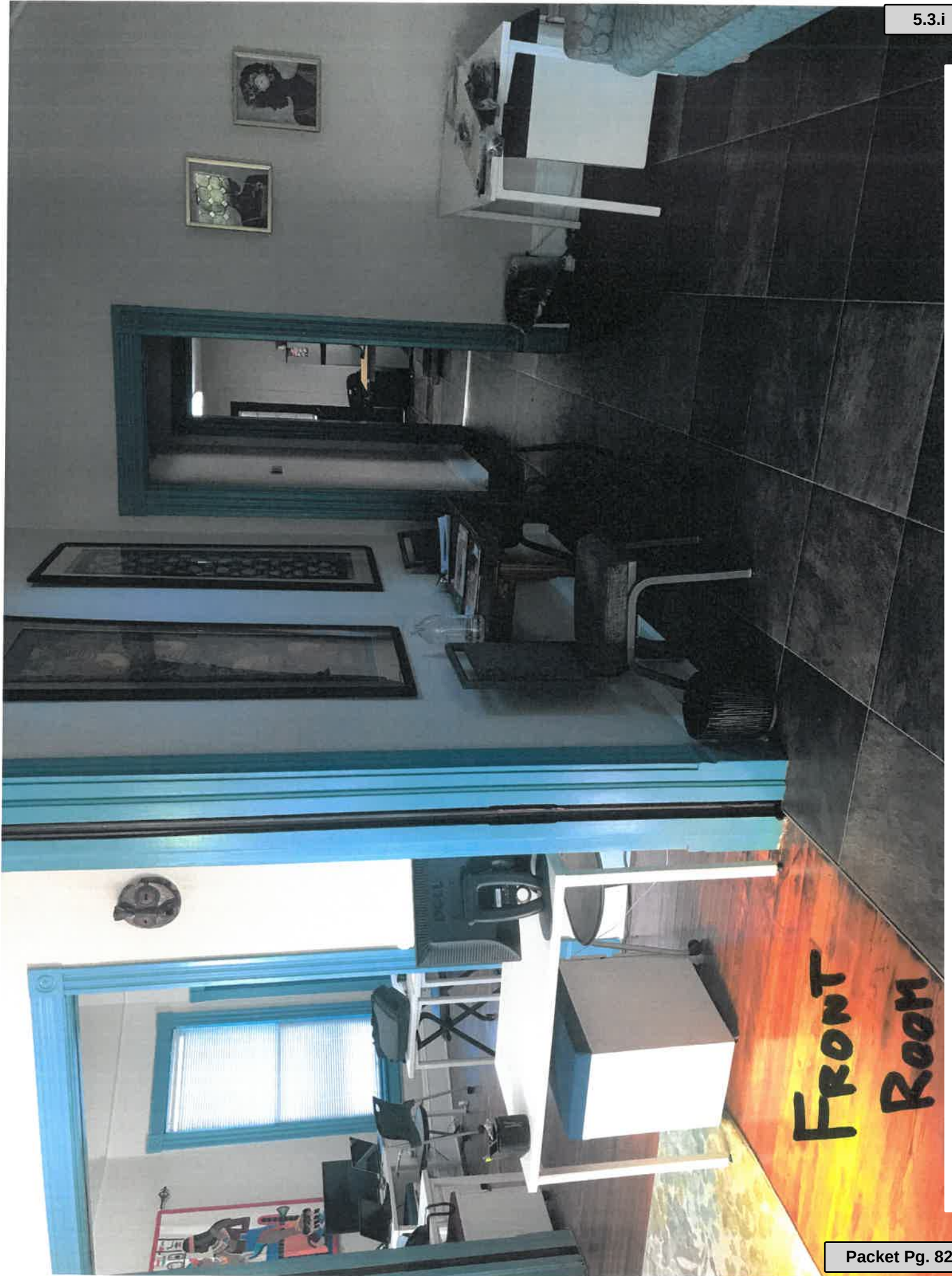
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Attachment: Existing Building Pictures (3213 : 177 North Main Street Workforce Training)



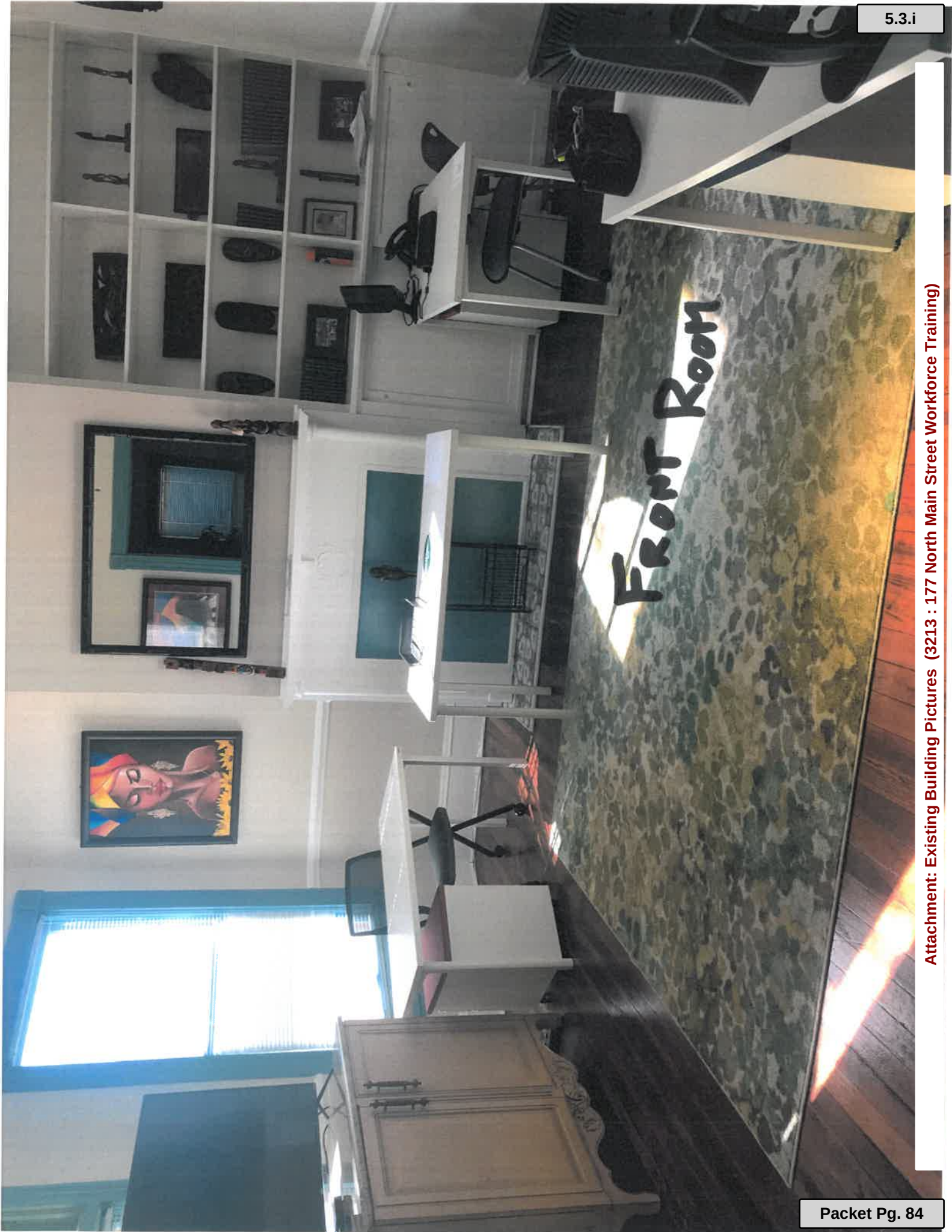




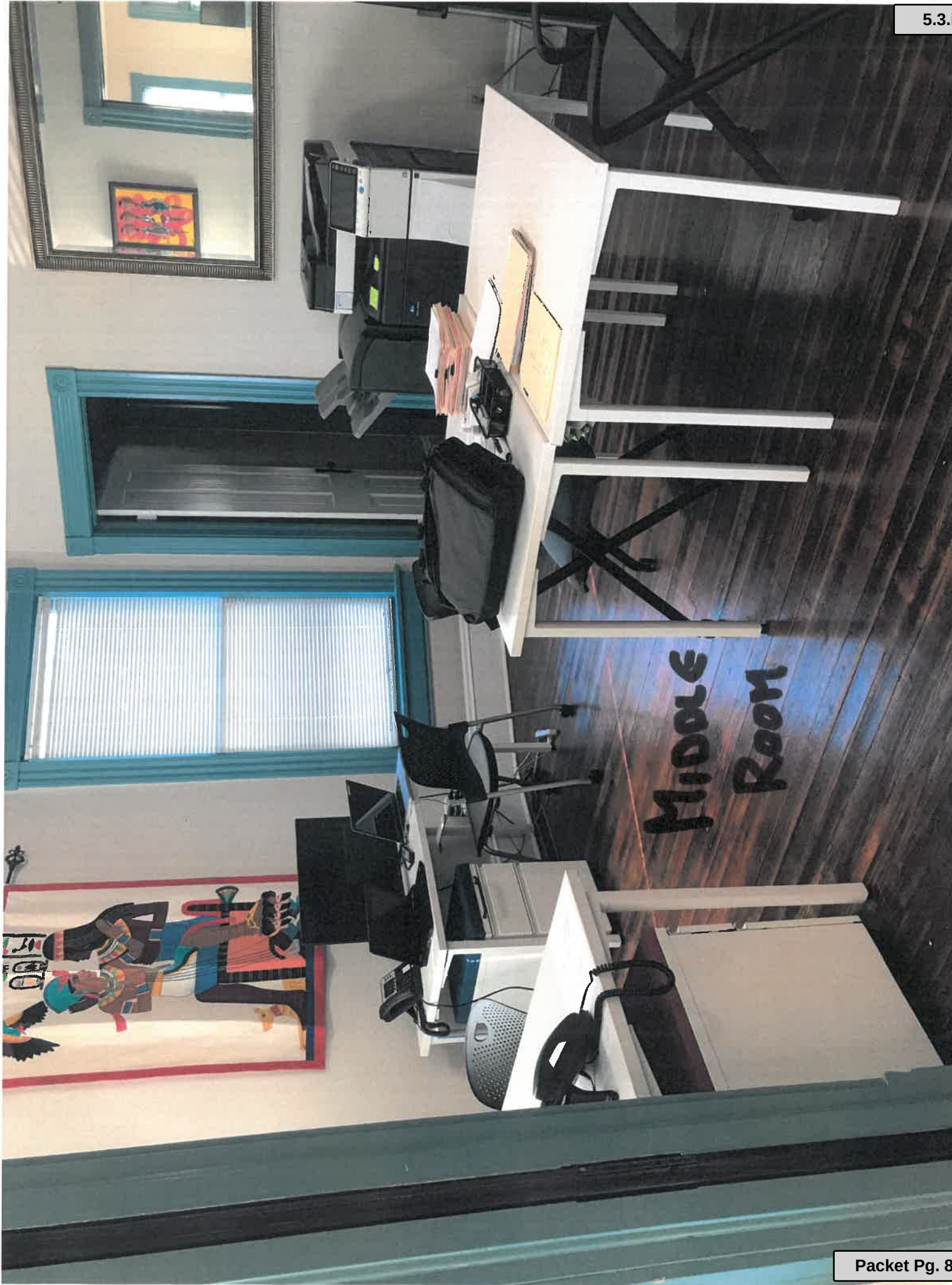
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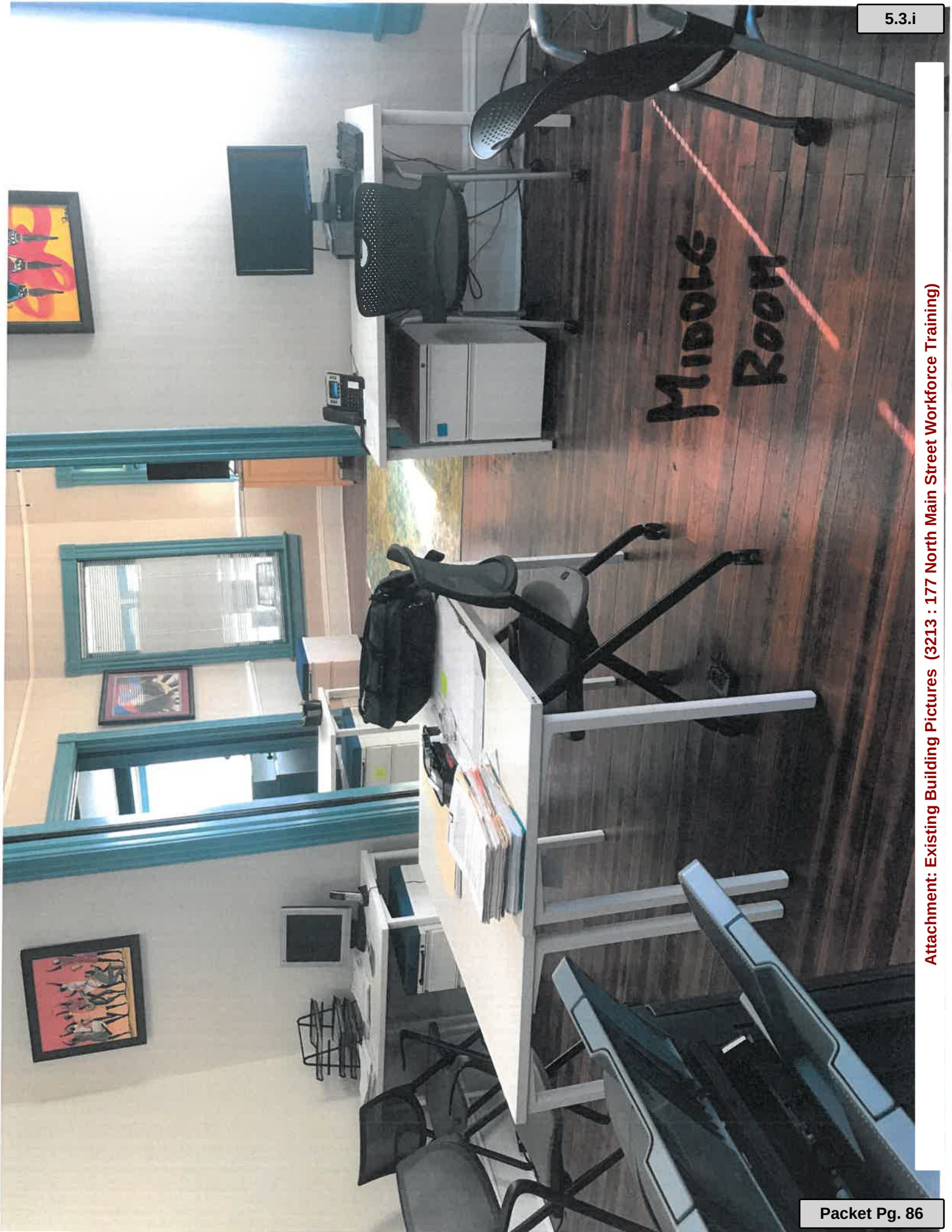


Attachment: Existing Building Pictures (3213 : 177 North Main Street Workforce Training)

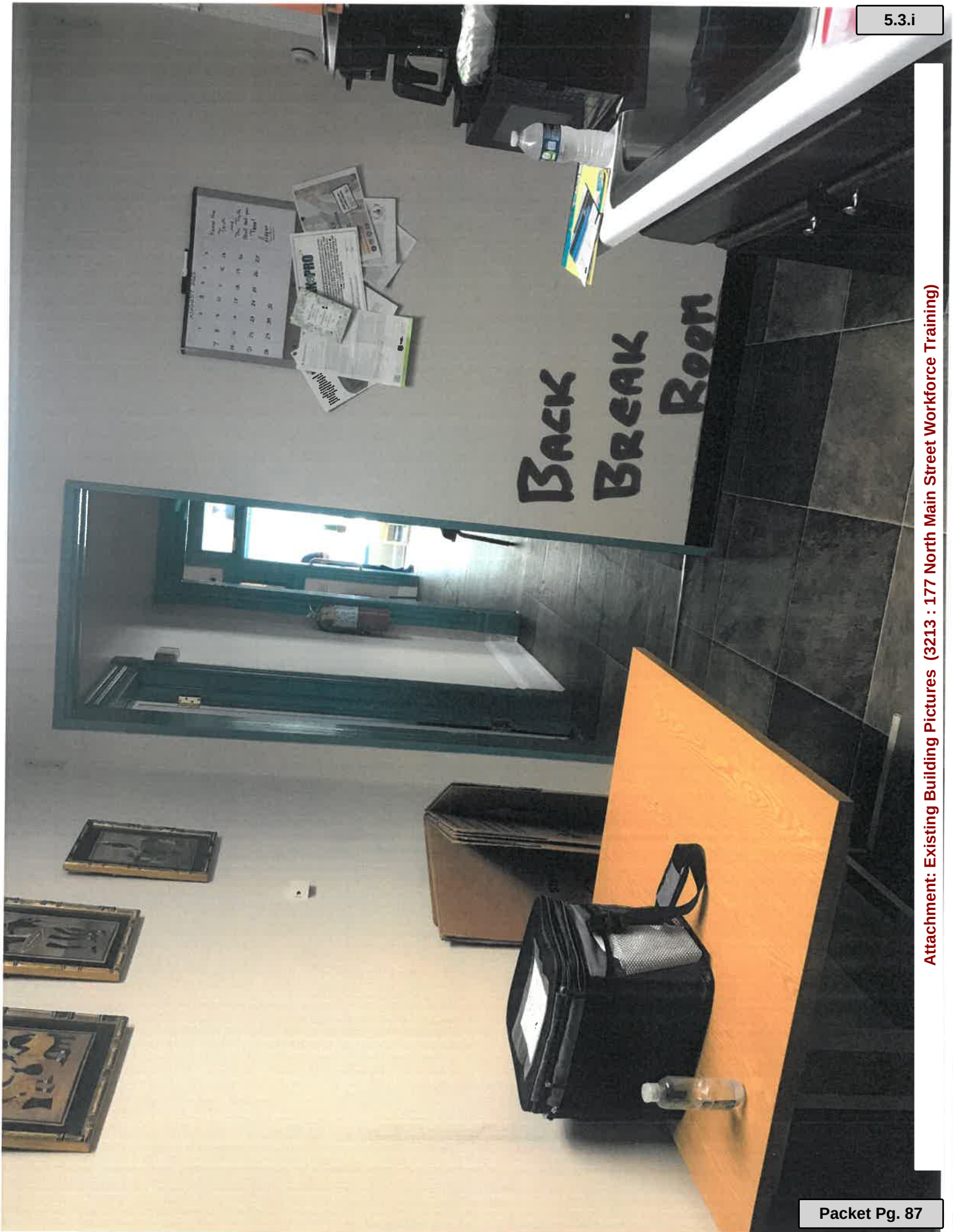


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Attachment: Existing Building Pictures (3213 : 177 North Main Street Workforce Training)



MEMORANDUM

To: Lenore Coleman
405 Benjamin Circle
Fayetteville, Ga 30214

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

Date: September 27, 2022

Re: Notification of Request for Conditional Use – Workforce Training, 177 North Main Street; Tax Map Parcel No. 13240D C004

Dear Applicant,

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

- Workforce Training

This item was tabled from the September 12, 2022 hearing and will be considered again by the Mayor and Council at October 3rd and October 10th at 6 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.4

- 4

COUNCIL MEETING DATE

October 3, 2022

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, 22-CU-015, for a medical training institute by Patricia Okwuosa, property owner, and Connie Judge, applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236.

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

Section 86-107 C-2 District Standards; Conditional Uses, Article VI Sec. 86-197

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**; A few months ago, the applicant applied for a medical training institute (trichology) at 242 Stockbridge Road, suite 7. Trichology is the science of the structure, function and diseases of the human hair. The property is a single-building, commercial development with about 11 suites. The east end of the building has several active businesses, including a beauty shop, a barbershop, and a cookie shop. The middle and western end of the building have been recently approved for a theater, an event center, and a community food bank. The property is zoned C-2 Highway Commercial. The property has access only off Stockbridge Road.

Per the applicant:

- Days and hours of operation. (Monday -Thursday) 9:00am - 6:00PM
- Number of staff (5)
- A number of anticipated students daily or weekly. (Daily 15-18)

3 Classroom (About 800 ft per room)

Per the code, this particular use requires a conditional use permit and must comply with Section 86-197:

Sec. 86-197. - NAICS 6115 Technical and trade schools.

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

- (1) Must be located on a street having a classification of collector or greater. **Stockbridge Road is a collector street.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The property has over 11 acres and well over 150 feet of frontage.**
- (3) Truck driving schools shall be restricted to the M-1 district. **Not applicable.**
- (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 property owner owns the entire building. The training institute's limited class times and number of students should not infringe on the operations of the adjacent businesses, nor on the future concert hall in the middle of the**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

Signature

City Clerk's Office

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

Per Sec. 86-410 (30),

Colleges, universities, trade and vocational schools shall provide the larger of eight spaces for each classroom or one space for every 200 square-foot of classroom, plus one space for every two employees or administrative personnel.

Per the applicant, there will be 3 classrooms, with about 2400 total square feet of classroom space. The classroom number requirement is the largest requirement, with $3 \times 8 = 24$ parking spaces required, plus 2 more for employees / personnel. There are over 350 parking spaces in the development. The times for the institute's classes and the future theater events would rarely coincide.

- (6) *No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **All buildings and paving are pre-existing. The closest residential property (townhomes) is directly adjacent to the rear (south) of the commercial property, but all parking for the training institute and the adjacent businesses is in the front.***
- (7) *Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet. **The building is existing and does not exceed 35 feet tall.***

The training institute would be a stable service for the community with minimal impact to nearby businesses and residences.

Should the Mayor and Council choose to approve this application, the following minimum conditions should apply:

- 1. All State regulations regarding medical training institutes shall be observed.**

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
- Site Plan
- Trichology
- Conditional Use - 242 Stockbridge Road - Legal Notice
- Zoning Sign
- Acceptance Letter
- Letter of Explanation

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

Approval, with Conditions

Pat Daniel

From: Connie Judge <noreply@jotform.com>
Sent: Friday, August 5, 2022 1:16 PM
To: David Allen; Ricky, L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Connie Judge



Jonesboro, GA: Zoning Verification Request

Name of Applicant: Connie Judge
Name of Business: National Trichology Training
Property's Address: Street Address: 242 Stockbridge Rd
 City: Jonesboro
 State / Province: GA
 Postal / Zip Code: 30236
Email Address: info@nttiusaga.com
Phone: (Day) (770) 474-8177
Phone: (Evening) (229) 291-0109
Current Use of Property Vacant
Proposed Use of Property (Please provide in great detail the intended use of the property): Consulting, Training, and Services & Retail
Applicant's Signature Connie Joan Judge
Date 08-05-2022

Need Suite# if approved

HAIR AND SCALP

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

G. ZONING: C2

NALCS CODE: 6115

REQ. ZONING: H1, H2, OT1, MX, C2, M1

CONDIT. USE REQ?: YES

CONDITIONAL USE PERMIT REQUIRED AND MUST CONFORM TO SCL. 86-197

[Signature]

8/5/22

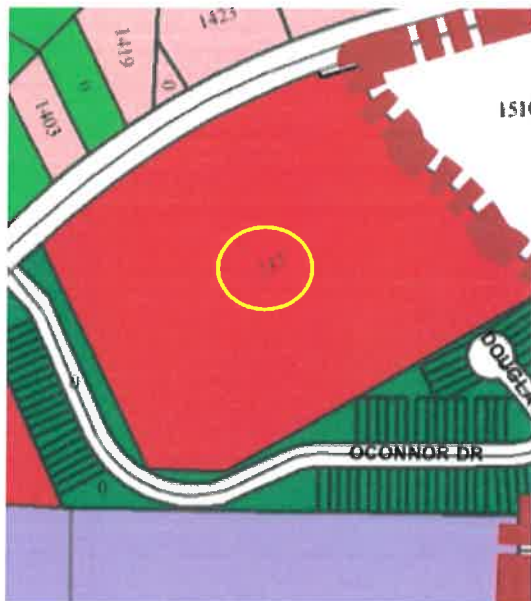
Applicant – Connie Judge
Name of Business – National Trichology Training
Address - 242 Stockbridge Road
Zoning District – C2
NAICS – 6115

Proposed Use: Medical consulting, training and services, retail

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

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
6115	Technical and Trade Schools	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-197; Sec. 86-118

Zoning Classifications



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

Sec. 86-197. - NAICS 6115 Technical and trade schools.

The following conditions are assigned in the H-1, H-2, O&I, MX, 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) Truck driving schools shall be restricted to the M-1 district.
- (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) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

David D. Allen, Zoning Administrator / Community Development Director
August 5, 2022

8/5/22, 2:42 PM

The National Trichology Training Institute - Overview, News & Competitors | ZoomInfo.com



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Data

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Companies

Industry

Overview

Org Chart

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Advanced Search



The National Trichology Training Institute

Education · Georgia, United States · <25 Employees

Get Full Access

Who is The National Trichology Training Institute

The National Trichology Training Institute (NTTI) was founded in September 2006, by Certified Trichologist, Connie Judge. With over 30 years of master cosmetology experience she added a valuable dimension to trichology and beauty education which includes; a newer i... [Read More](#)



Headquarters: 7454 Hannover Pkwy, Ste 100, Stockbridge, Georgia, 30281, United States



Phone Number: (770) 474-8177

Website: www.nttiusaga.com

Revenue: <\$5 Million

The National Trichology Training Institute's Social Media [in](#)

Is this data correct?

SIC Code 82,824 NAICS Code 611,6115 [Show More](#)

Popular Searches:

The National Trichology Training Institute National Trichology Training Institute nttiusaga.com

Education Training

Leads

<https://www.zoominfo.com/c/the-national-trichology-training-institute/348603270>

Packet Pg. 95

Attachment: Zoning Info (3242 : 242 Stockbridge Road - Medical Training Institute)





Image © 2022 Mapbox Technologies, Map data © 2022



242 Stockbridge Rd
Building
Accessories Save Notify Save to Share
< >

242 Stockbridge Rd, Jonesboro, GA 30226

Photos

From the Founder's Desk

Greetings:

Knowledge is power! We are proud to be the only Trichology Training Institute authorized by the Nonpublic Postsecondary Education Commission in Georgia and the United States. The training course curriculum is energetic, extensive and knowledge empowering. We hope as a prospective student, your future involvement in learning at the Institute will further connect you to the beneficial investments of scientific trichology training.

The Distance Learning Program is uniquely structured for 12 1/2 months. Students only attend class once (1) per quarter. Classes are three (3) consecutive days, Monday-Wednesday. The core curriculum is 600 hours, which includes institute academic training, clinicals and practicals as well as homework assignments. The program cost is \$9,950.00 and student loans are available as well as creative payment plans, VA Benefits, and sponsorship funding from employer's work-study programs.

Upon successful completion of our program and passing the Trichology exam, students will be awarded a Diploma in Trichology Health Care. We are authorized through the Georgia Nonpublic Postsecondary Education Commission to issue a diploma. Our certificate number is 953 and can be verified by accessing the Commission's official website for Non-Degree Schools at gnpec.georgia.gov.

Should you have questions concerning scheduling of classes, costs, and hotel accommodations, please contact student affairs at 770-474-8177 Monday- Thursday 10:00 am-5:00 pm. We hope to see you in our next class!

Best Regards,

Connie Judge
President and Founder

"Trichology Healthy Hair Care Education is the Paradigm Shift in the Beauty Industry"

"Education with Integrity"

7454 Hannover Parkway
Suite 100
Stockbridge, GA 30281

www.nttiusaga.com
info@nttiusaga.com

770.474.8177

Packet Pg. 98

Register Early:

- The entire course is structured for 12 months and 2 weeks to complete.
- These subjects are not all issued in modular or hourly form; some are covered during your Clinical and Theory Training Sessions.

Training Sessions and Subject Matters:

Once you are formally enrolled with the Institute, you will be given dates for on-site training and learn how your clinical (training) hours should be completed. NTTI will grade and monitor your progress and your submitted assignments. All exams will be completed and graded.

Upon completion of training, participants will:

- Receive an Authorized Diploma in Trichology.
- Participate in the Institute Cap and Gown Graduation Ceremony.
- Receive a one year listing in the national and international registry for Authorized Trichologists.

"Education with Integrity"

7454 Hannover Parkway
Suite 100
Stockbridge, GA 30281

www.nttiusaga.com
info@nttiusaga.com

770.474.8177

Who can and should attend?

- Beauty Professionals
- Medical Supply Specialists
- Health and Wellness Professionals
- Beauty School Instructors
- Natural Hair Care Specialists
- Health Information Managers/Staff
- Physicians
- Nurse Practitioners
- Healthcare Consultants
- Health Plan and Insurance Personnel
- Consumers of Interest

***Get certified
and take
your career
to the next level!***

Join One of Our Additional Certification Programs:

Trichology courses are required as a pre-requisite to attend these courses:

Trichology Instructor Certificate- 6 month course

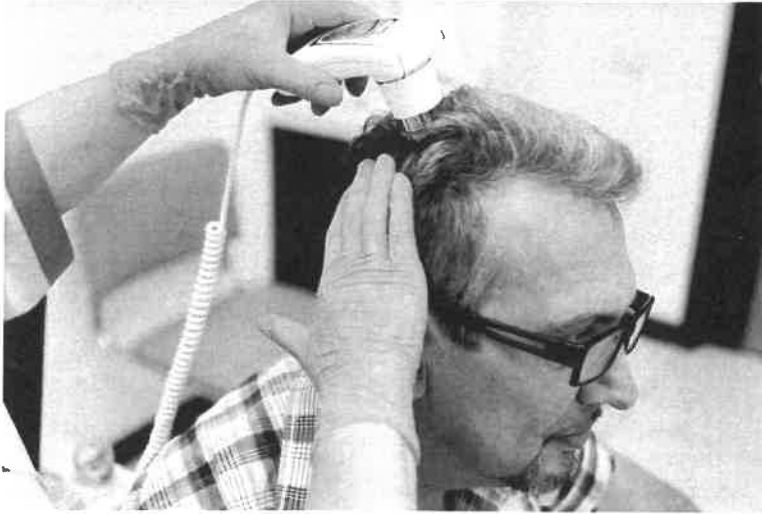
Barberology Certificate- 6 month course

Students will gain knowledge in:

- Treating hair loss and scalp disorders
- Scientific healthy hair care restoration systems
- Trichological Practice and How to Set-up a Clinical Center

This high-level extensive 600-hour course will give you the empowering knowledge and confidence needed to be a capable Trichologist.

Check out the benefits of NTTI advanced training.



Highly Rated, Well Established Program

NTTI is the first Institute in the U.S. to offer a 600-hour Trichology Certification course that provides a Diploma. Conducting quarterly classes, students constantly rave over the exceptional knowledge, skills, & superb teaching abilities of the medical and trichology instructors. Students often encourage others to take the course once they have completed the program.

Hands-On Learning

Students will also work with live models, as oppose to the use of mannequins, using our Trichol-o-scope imaging system to properly diagnose scalp disorders and hair loss issues for practical hands-on knowledge.

Class sizes are limited to ensure learning.

Custom-Designed Course Materials

Students will receive complete training materials, which will include: Technical Textbook, Workbook, and DVDs. In addition, students will refer to Power Point presentations, charts, graphs, and pictures for additional information and references.

This course provides all the preparation you need to become a Certified Trichologist.

Gain the skills to make your profession easier. Get a solid foundation in Trichology, a series of theory classes and methods of hands-on training will give you the skills you need to tackle many hair loss issues, sickness and diseases, and poor health challenges that your clients may have.

*Come see the
NTTI difference
for yourself.*

*Continuing education
in Trichology is a
beneficial investment
for your career.*

**"Education
with
Integrity"**

7454 Hannover Parkway
Suite 100
Stockbridge, GA 30281

www.nttiusaga.com
info@nttiusaga.com

770.474.8177

Packet Pg. 100

National Trichology Training Institute**Staff and Instructors****Connie Judge-Johnson**
Founder and President**Connie Adams Judge**
Director of Education**Colleen Lee**
Director of Finance**Okera K. Judge**
Corporate Treasury**Andreana Ramseur**
Certified Trichologist & Instructor**Don Williams**
Certified Trichologist & Instructor**Sheree Dandridge**
Certified Trichologist & Instructor**Casilda Verela**
Certified Trichologist & Instructor**Yolanda Leatherwood**
Certified Trichologist & Instructor**Michelle Coburn**
Certified Trichologist & Instructor**Jasmin Alexander**
Certified Trichologist & Instructor**Doris Mosley**
Cranial Prosthesis Specialist**Margaret Haven**
Cosmetic Scientist & Instructor**Dr. Lorie Johnson, MD, FACOG**
Board-Certified Obstetrician and
Gynecologist & Instructor**Dr. Willie Winzer, MD**
Doctor of Medicine & Instructor**Ivory Mims**
Tax Specialist & Instructor**Attorney Lynita Blackwell**
Instructor**Dr. Rita McGuire, OB/GYN**
Instructor**Alisa Diggs-Gooding, PA & Epidemiologist**
Instructor**Special Class Presentations by:****Dr. Joy Scott, PhD**
Clinical Nutritionist
Seminar Presenter**Discovery Chiropractic****Ms. Tira Clay**
Instructor**Dr. Sumathy Joseph**
Phlebotomy Instructor

Welcome

Welcome Student:

Thank you for choosing to join the National Trichology Training Institute (NTTI) student body. As one of our newest members we welcome you to this higher institute of learning. Throughout your matriculation, we hope that your involvement will further connect you to the beneficial investments of health and wellness along with scientific Trichology training as an advancement to your career.

The National Trichology Training Institute staff and instructors are dedicated to empowering students with superb knowledge to work in a Trichology healthcare occupation or to establish and operate a trichology clinic. Your involvement in this course joined together with other professional individuals such as: medical doctors, along with health and wellness experts, create an opportunity for you to become a skilled and competent Occupational Trichologist and Practitioner.

This catalog contains detailed information regarding registration, supplies, equipment, policies, procedures, funding, professional codes of conduct and much more! Please know that we are committed to your ultimate success, as a contributing force within the Trichology healthcare community.

On the behalf of the NTTI Staff, we would like to thank you for your decision to become a part of our growing community of Trichology professionals. Should you have any questions, feel free to stop by or contact our office. You may contact us via telephone at (770) 474-8177 or online at www.nttiusaga.com.

Best Regards,

Connie Judge
President and Founder
National Trichology Training Institute
Directors, Instructors and Staff Administration

INTRODUCTION

Philosophy

The National Trichology Training Institute (NTTI) seeks to educate and bring about an awareness concerning hair loss as it relates to sickness and diseases, medications and scalp disorders. This mission is accomplished through our comprehensive academic programs. Our curriculum has been established to enrich each student's biological scientific knowledge about Trichology health care and hair loss.

Both staff members and instructors of NTTI are committed to work with each student to ensure their successful academic and professional growth. We are able to achieve these objectives by providing cutting edge technological training through interactive learning, mentoring, internships, prospective career field opportunity and entrepreneurial development in operating a Trichology center/clinic.

The National Trichology Training Institute offers several curriculums which encompasses academic studies and course work, practical application and clinical training. This course is designed to educate each student about the Trichology profession, health care, hair loss and wellness of the body. Upon successful completion of the training, students will be certified as a Trichology Practitioner. This certification will equip students to educate their respective clients and the community at large about the causes of hair loss as it relates to sickness and disease, improper diet, hormonal imbalance, genetic predisposition due to heredity baldness, stress related disorders and more.

Vision

To educate, equip, and empower students with exceptional knowledge, skill, and expertise to succeed in the Trichology Healthcare Community.

Motto: "Education with Integrity"

Mission

- To develop alliances between Trichology practitioners, medical doctors, beauty professionals along with health and wellness experts.
- To provide interactive Trichology healthcare and wellness forums that will educate the communities about physical health as it relates to hair loss due to illnesses and disorders.
- To meet the needs of individuals with poor health that causes critical hair loss issues.
- To ensure the highest standards of education within all facets of the program.

Facility

THE NATIONAL TRICHOLOGY TRAINING INSTITUTE is a private institute specializing in advance Trichology healthcare and wellness. The Institute is located 15 minutes from the airport and 20 minutes from downtown Atlanta, Georgia, 7454 Hannover Parkway, Suite 100, Stockbridge, Georgia, 30281.

The Trichology Institute is comprised of 6,700 square feet of total space with a reception and waiting area.

The Facility includes:

- An administrated office where computerized records are maintained for all programs.
- Classrooms with:
 - Technology equipment
 - Computers with internet access
 - Compass scan units
 - Blood typing kits (used for students to learn blood type eating)
 - pH level indicator kits (used for students to learn about the body's pH)
 - Electronic Trichol-o-scope imaging analysis systems (used for students to do imaging of the head, scalp, and face)
 - Laser machine
 - BMI Scale
 - Centrifuge equipment
 - IV units
 - Phlebotomy Training Equipment
 - Private clinical consultation rooms
 - Private lab
 - Library
 - Private break refreshment area

The description of students' educational materials includes a learning laboratory of resourceful books that are used for clinical research. We do not allow students to check out the books, therefore we do not have an inter-library loan agreement. Most classes are recorded live for students to review after the class has been taught.

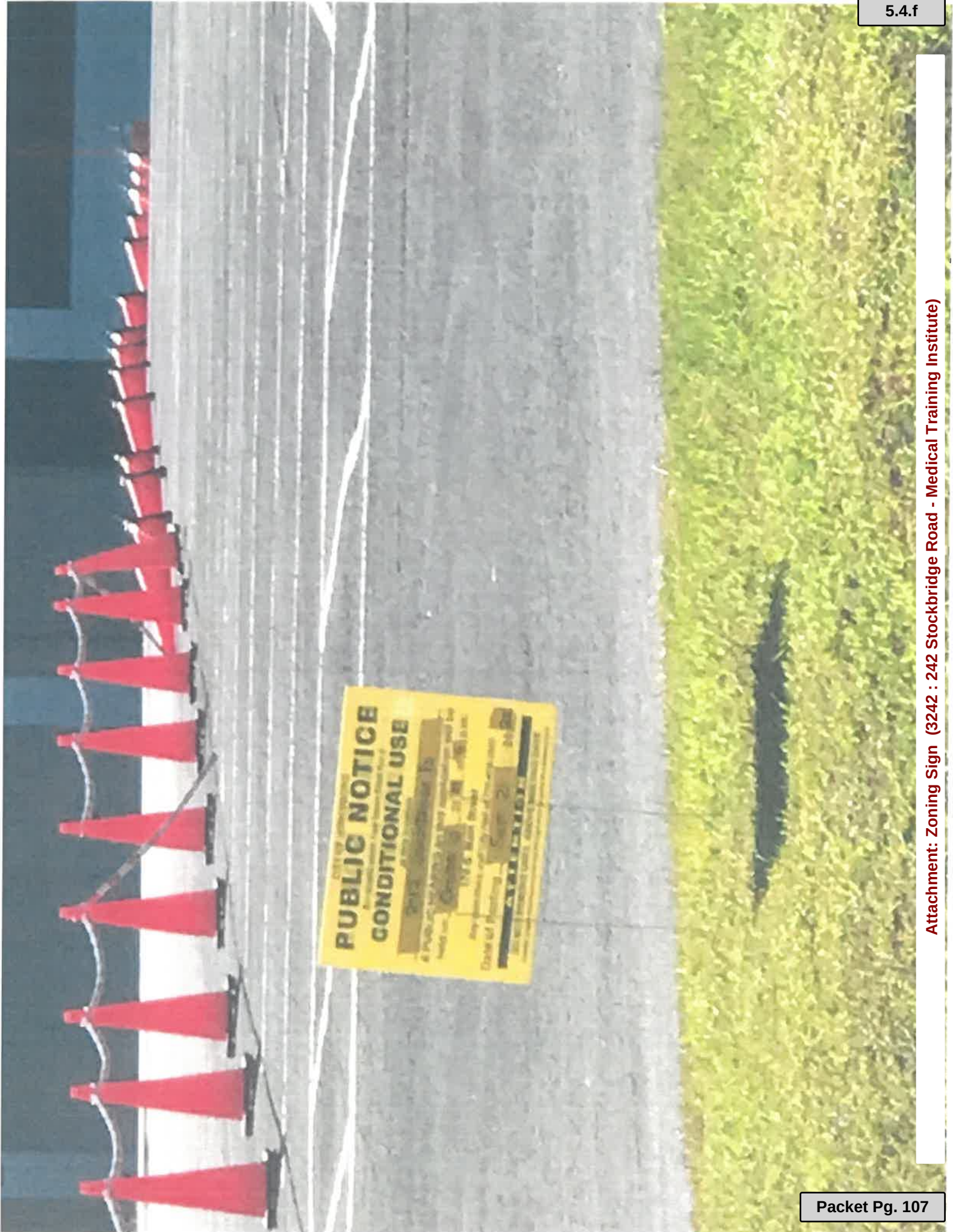
Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on October 10, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit application for a medical training institute by Patricia Okwuosa, property owner, and Connie Judge, applicant, for property at 242 Stockbridge Road (Parcel No. 12017D B003), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on October 3, 2022 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 9/21/22







MEMORANDUM

To: Connie Judge
412 Big Leaf Walk
McDonough, Ga 30253

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

Date: September 28, 2022

Re: Notification of Request for Conditional Use – Medical Training Institute, 242 Stockbridge Road; Tax Map Parcel No. 12017D B003

Dear Applicant,

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

- Medical Training Institute

A Public Hearing has been scheduled for Monday, October 10, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. A Work Session for the same item has been scheduled for Monday, October 3, 2022 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

David Allen

From: National Trichology Training Institute <info@nttiusaga.com>
Sent: Wednesday, September 28, 2022 4:11 PM
To: David Allen
Subject: Re: Zoning Verification - 242 Stockbridge Road, National Trichology Training

Greeting David,

I'm sorry for not getting back to you sooner. I had to attend the annual postsecondary school owners training. I am just getting to the office.

- Days and hours of operation. (Monday -Thursday) 9:00am - 6:00PM
- Number of staff (5)
- A number of anticipated students daily or weekly. (Daily 15-18)

Also, the number of classrooms to be used and the approximate size of these classrooms.

3 Classroom (About 800 ft per room)

Please don't hesitate to contact us with any questions or concerns.

Best Regards,

Connie Judge



Directors and Administration Staff
 7454 Hannover Parkway Suite 100
 Stockbridge, GA 30281
 770-474-8177
www.nttiusaga.com

From: David Allen <dallen@jonesboroga.com>
Sent: Wednesday, September 28, 2022 8:26 AM
To: National Trichology Training Institute <info@nttiusaga.com>
Subject: RE: Zoning Verification - 242 Stockbridge Road, National Trichology Training

Thank you.

If I could get that this morning, that would be great

From: National Trichology Training Institute <info@nttiusaga.com>
Sent: Tuesday, September 27, 2022 6:31 PM

Attachment: Letter of Explanation (3242 : 242 Stockbridge Road - Medical Training Institute)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE

October 3, 2022

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, 22-CU-014, for a beauty / spa school by Yaritza Francisco Hernandez, property owner, and Elyse Whisby, applicant, for property at 186 North Avenue, Suite 104, (Parcel No. 13239B B005), Jonesboro, Georgia 30236.

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

Section 86-107 C-2 District Standards; Conditional Uses, Article VI Sec. 86-198

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;** In the spring, the applicant applied for spa services and a spa academy (training) at 186 North Avenue, suite 104. The property is a commercial development with three separate buildings, each with its own suites, but a shared parking lot. The property is zoned C-2 Highway Commercial. The property has access only off North Avenue.

The spa academy will provide education to students interested in body contouring, wraps, lip fillers, cellulite therapy, etc, but will not deal with hair styling or coloring. Per the applicant:

I look forward to offering small on-site private classes with no more than 6 students on a class. The class will be heard during our normal business hours between 9am – 6pm. I do look forward to having on-site class at least every other week. This addition to the business will air up no more the 15% of our on-site business. With those training days Wednesday - SATURDAY. we will be closed on Sundays.

Thus, there will be a mixture of virtual and in-person classes. The classes will only occur on the second floor, with the first floor being reserved for the main part of the applicant's business – the already approved spa services.

Per the code, and per recent experience with a cosmetology school in the Kroger shopping center, this particular use requires a conditional use permit and must comply with Section 86-198:

Sec. 86-198. - NAICS 6116 Other schools and instruction, but not small-scale tutoring (10 students or less)

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

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The total property is 2.2 acres and 275 feet wide.**

(3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). **Although the proposed spa training is a suite connected to other suites, its small scale on the second floor should not impinge on nearby businesses. The intent of this standard is for large places of assembly to not negatively interfere with adjacent businesses, which is not the case here.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

Signature

City Clerk's Office

Several of the other suites in the development are currently unoccupied.

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

Per Sec. 86-410 (30),

Colleges, universities, trade and vocational schools shall provide the larger of eight spaces for each classroom or one space for every 200 square-foot of classroom, plus one space for every two employees or administrative personnel.

Per the existing second floor plan, there will be 1 to 2 classrooms, with about 750 total square feet of classroom space. The classroom number requirement is the largest requirement, with $2 \times 8 = 16$ parking spaces required, plus one more space for employees / personnel. There are over 50 parking spaces in the development, and several of the other suites in the development are currently unoccupied.

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use. **This is an existing building with an existing parking lot (in the front). There is no parking in the rear, which is closest to the apartment community to the north.**

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

Existing building not above 35 feet.

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

- 1. All relevant State requirements for esthetician services shall apply.**

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.)

- Zoning Info
- Letter of services and hours
- Site Pictures
- Interior Pictures
- Conditional Use - 186 North Avenue Beauty School - 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

Need Site #

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: Elyse Whisby
 Name of Business: Ascension by Elyse LLC
 Property's Address: 186 North Ave. Jonesboro Ga 30236
 Email Address: ascensionbyelyse@gmail.com
 Phone: (Day): 770-600-0566 (Evening): _____

Property Information

Current Use of Property: vacant
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Day Spa & Beauty School

Applicant's Signature _____

Date _____

FOR OFFICE USE ONLY:

Current Zoning: C2

NAICS Code: 81219 6116

Required Zoning: H1, H2, O1, C2

Conditional Use Needed? Yes or No

Comments:

☒ **APPROVED**

☐ **DENIED**

For Day Spa & Beauty School REQUIRES
CANCELLATION USE PERMIT AND MUST COMPLY
4/15/22
To Sec.
86-198

Zoning Official Signature _____

Date _____

Applicant – Elyse Whisby
 Name of Business – Ascension by Elyse LLC
 Address - 186 North Avenue
 Zoning District – C-2
 NAICS Code: 81219, 6116

Proposed Use: Day Spa, Beauty School

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

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
81219	Other Personal Care Services, including day spa, med spa, but not tattoo parlor or massage therapy	N	N	N	N	N	C	C	N	C	N	P	N	Sec. 86-659
6116	Other Schools and Instruction, but not small-scale tutoring (10 students or less)	N	N	N	N	N	C	C	C	N	N	C	N	Sec. 86-198



Sec. 86-198. - NAICS 6116 Other schools and instruction, but not small-scale tutoring (10 students or less)

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

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

- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

David D. Allen, Zoning Administrator / Community Development Director
April 15, 2022

David Allen

From: David Allen
Sent: Friday, April 15, 2022 9:44 AM
To: ascensionbyelyse@gmail.com
Subject: Zoning Verification - 186 North Avenue, Ascension by Elyse LLC
Attachments: Zoning Letter - 186 North Avenue, Ascension by Elyse LLC.pdf; Zoning Map - 186 North Avenue, Ascension by Elyse LLC.pdf; Credit Card Authorization Form Revised 3.30.2022.pdf

Hello, Mrs. Whisby,

Applicant – Elyse Whisby
Name of Business – Ascension by Elyse LLC
Address - 186 North Avenue
Zoning District – C-2
NAICS Code: 81219, 6116
Proposed Use: Day Spa, Beauty School

Please find attached a copy of your zoning verification. **Your request for a day spa is hereby approved.**

For just a day spa, the next step in the process is to remit payment in the amount of \$85.00 to begin the inspection process (Contact City Hall for additional information). After the inspection process is completed, the Occupational Tax Application will need to be completed and submitted to either Maria Wetherington mwetherington@jonesboroga.com or Pat Daniel pdaniel@jonesboroga.com. I have attached a credit card authorization form for remote payment. If you use the credit card form, it will be an additional two dollars added to the total fee. Should you have any questions and/or concerns, please feel free to contact me.

Need suite number.

Any use of chemicals requires a ventilation system.

Any new signage requires City approval prior to installation.

Pursuant to our Zoning Ordinance, your request for a beauty school requires a Conditional Use Permit. It must also conform to the requirements of Section 86-198.

If you like, I can attach a copy of the Conditional Use Application that must be submitted should you wish to move forward. Please note that the cost of a conditional use permit is \$600.00. Further instructions are prescribed within the application.

Conditional use definition: A use not automatically permitted by right, but may be permitted within a zoning district, subject to requirements specified in this chapter or imposed by the mayor and council.

Should you have questions and/or concerns, please feel free to contact me.

Thanks,

Attachment: Zoning Info (3241 : 186 North Avenue - Spa Academy)

Name of Applicant: Elyse Whisby
 Name of Business: Ascension by Elyse llc
 Property's Address: Street Address: 186 North Ave
 Street Address Line 2: Ste 104
 City: Jonesboro
 State / Province: Georgia
 Postal / Zip Code: 30236
 Email Address: ascensionbyelyse@gmail.com
 Phone: (Day) (770) 500-0566
 Phone: (Evening) (770) 500-0566
 Current Use of Property Spa Academy
 Proposed Use of Property (Please provide in great detail the intended use of the property): Day Spa service provider that will be offering Spa Classes/ Training programs for advance technique such at body contouring, saunas, salt cave, hyaluronic pen services, and fat cavitation services
 Applicant's Signature Elyse Whisby
 Date 08-22-2022

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

David Allen

From: elyse whisby <ascensionbyelyse@gmail.com>
Sent: Tuesday, September 27, 2022 1:22 PM
To: David Allen
Subject: Re: 186 North Avenue - Day Spa

On Tue, Sep 27, 2022 at 10:20 AM David Allen <dallen@jonesboroga.com> wrote:

Also, what exactly the spa academy would teach.

Hello David

Here is a list on my training that I currently offer through zoom.

Russian lips
 Butt enhancement
 Plasma blast
 BB glow \$800
 Body Contouring
 Lip Fillers
 Vaginal rejuvenate
 Ombré brows
 CPR & BloodBorne Pathogen Training
 Stretch marks camo
 Hyaluronic Pen
 Cellulite / wood therapy
 Weight loss sauna and wraps
 PlasmaPen- skin tightening technique
 Tanning
 teeth gems
 Light therapy and Lipo training

I look forward to offering small on-site private classes with no more then 6 students on a class. The class will be heard during our normal business hours between 9am - 6m. I do look forward to having on-site class at least every other week. This addition to the business will air up no more the 15% of our on-site business. Wit those training days Wednesday - SATURDAY. we will be closed on Sundays.

From: David Allen
Sent: Tuesday, September 27, 2022 10:16 AM

Attachment: Letter of services and hours (3241 : 186 North Avenue - Spa Academy)





186 North Ave

Building

Directions

Save

Notify

Send to phone

Share

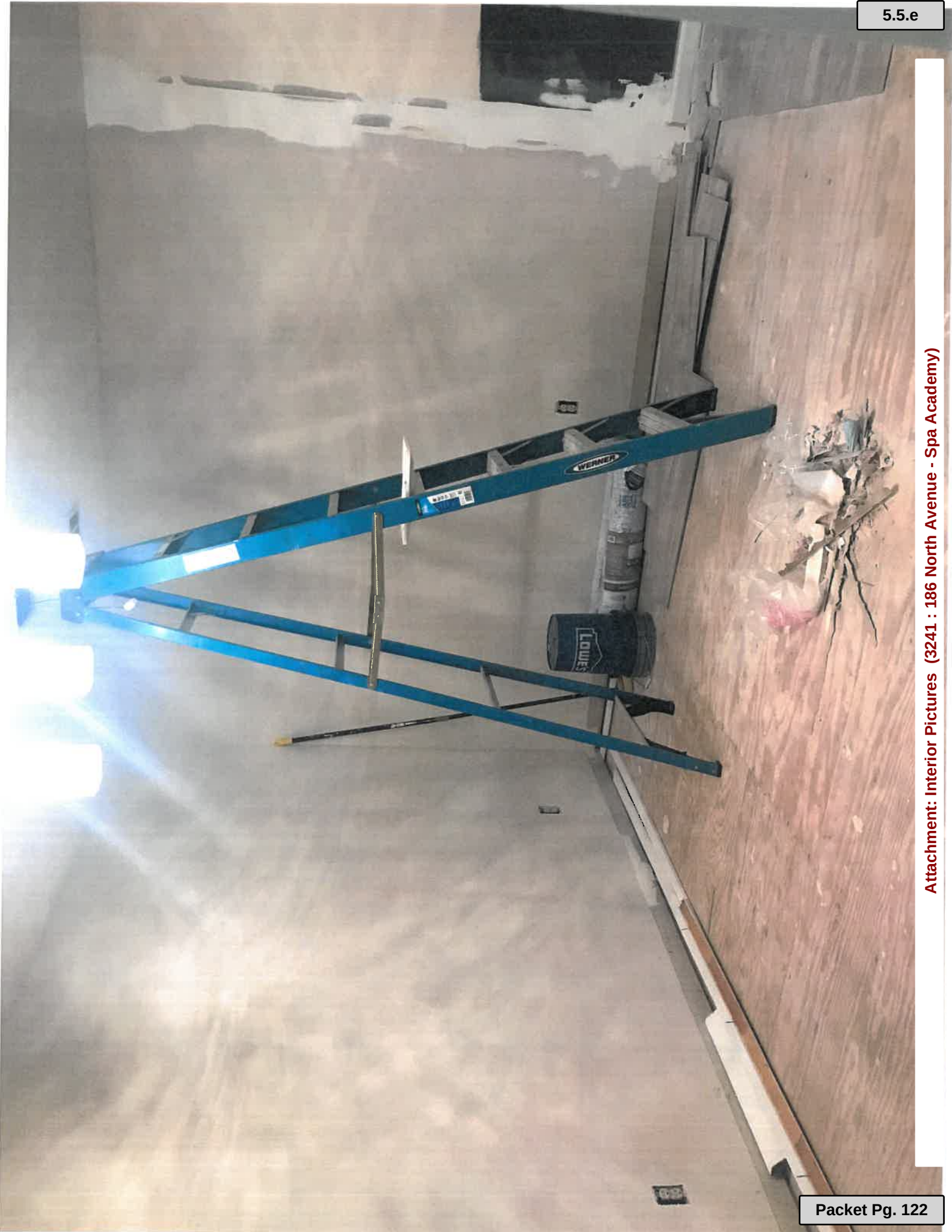
186 North Ave, Jonesboro, GA 30236

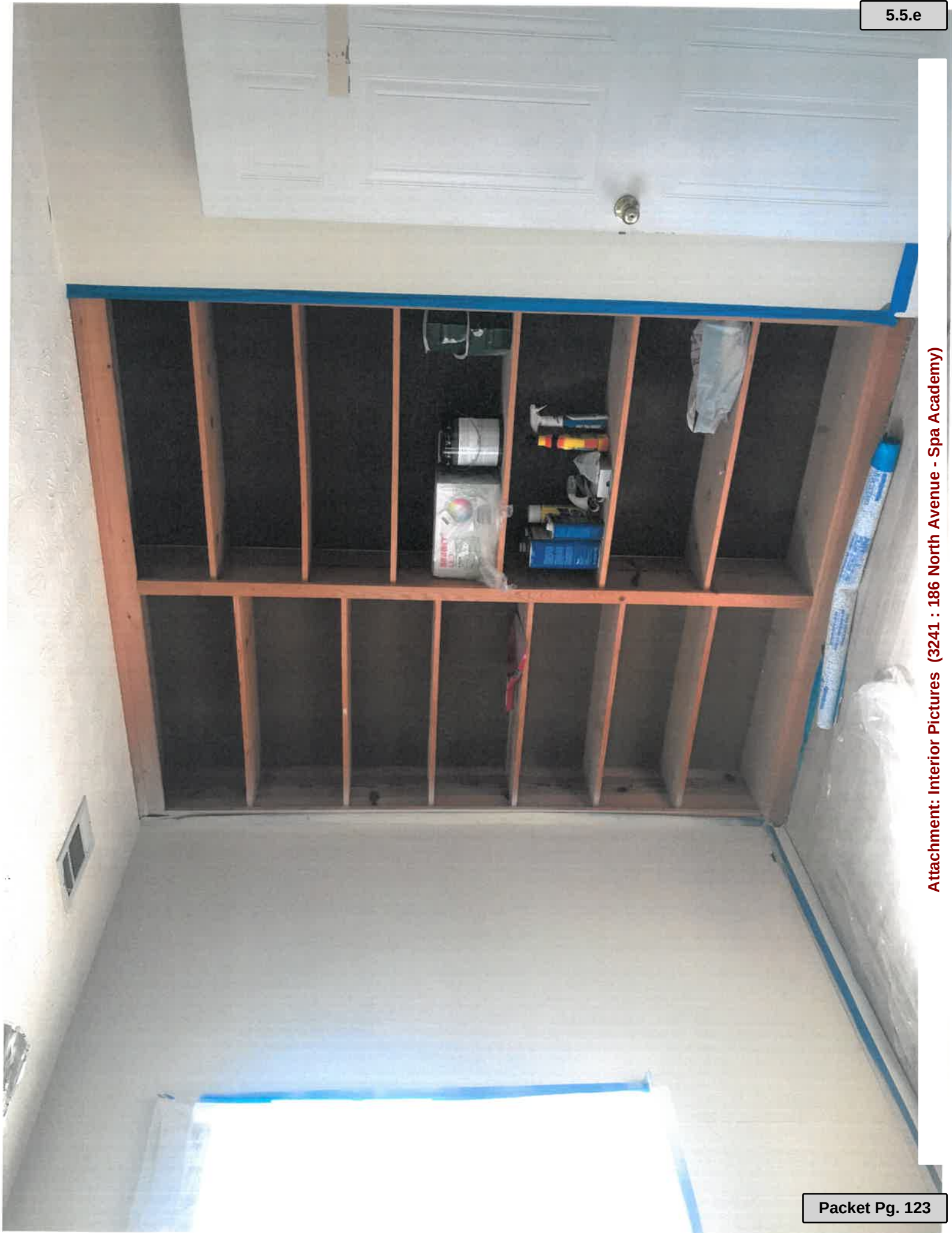
Photos



Attachment: Interior Pictures (3241 : 186 North Avenue - Spa Academy)







Attachment: Interior Pictures (3241 : 186 North Avenue - Spa Academy)



Attachment: Interior Pictures (3241 : 186 North Avenue - Spa Academy)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on October 10, 2022, in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, GA, to consider a Conditional Use Permit application for a beauty / spa school by Yaritza Francisco Hernandez, property owner, and Elyse Whisby, applicant, for property at 186 North Avenue, Suite 104, (Parcel No. 13239B B005), Jonesboro, Georgia 30236. Mayor & Council will first discuss the item at their Work Session, to be held on October 3, 2022 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 9/21/22



CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE

at this location
186 NORTH AVE NW
A PUBLIC HEARING on this application will be held on **OCTOBER 12, 2022**, at **5 p.m.**

Any questions, call City Hall at 770-478-3800
170 S. Main Street

Date of Posting **SEP 21, 2022**

ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacing or removing this sign will be guilty of a misdemeanor.

CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE

at this location

186 NORTH AVENUE

A PUBLIC HEARING on this application will be
held on **OCTOBER 13**, 20 **22**, at **6** p.m.

DATE

170 S. Main Street

Any questions, call City Hall at 770-478-3800

Date of Posting **SEPT. 21** 20 **22**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor



MEMORANDUM

To: Elyse Whisby
949 Fire Thorn Drive
Hampton, Ga 30228

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

Date: September 27, 2022

Re: Notification of Request for Conditional Use – Spa Academy, 186 North Avenue;
Tax Map Parcel No. 13239B B005

Dear Applicant,

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

- Spa Academy

A Public Hearing has been scheduled for Monday, October 10, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. A Work Session for the same item has been scheduled for Monday, October 3, 2022 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE
October 3, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding adoption of the FY' 22 Millage Rate.

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

Discussion Item

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

Yes

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

The tax rate, or millage rate, in each taxing jurisdiction is set annually by the governing authority of said jurisdiction to assure adequate revenue for operations and other needs.

A tax rate of one mill represents a taxpayer liability of one dollar per \$1,000 of assessed value property value. Assessed value is 40% of Fair Market Value. The city has received the tax digest from Clayton County. The net city net M & O of the digest is \$146,006,006. The Consolidation report is attached for review.

The staff recommends an increase of 2.25 mills for the 2022 tax levy for a total of 9.25 mills up from 7 mills in 2021.

Included is a calculation of multiple incremental increases from a 1/2 mil to 2.25 mills increase for analysis and discussion purposes. Also attached is a list of all current local millage rates to give insight into the current standing of Jonesboro compared to other local municipalities. .

For discussion purposes please consider the following facts:

1. The debt service for the 3 bonds increases in 2023 to \$1,516,793 and remains at that level for the next 8 fiscal years. A plan needs to be established to meet these current and future debt service obligations that will continue to be a priority until Fiscal year 2036. With the amended SPLOST revenue projections, the required mil increases to cover the debt is 3.59, calculated as the shortfall of \$516,793/144,000
2. Public Safety's ongoing operational needs in the form of personnel, training and capital needs to replace end of life equipment and resources requires advance planning to cover the increasing costs to maintain the

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

Signature

City Clerk's Office

current or better service levels.

3. Much of the property within the city limit is non-taxable but still receives the benefit of City services and personnel.
4. Even after the millage rate is set and bills mailed, there will be changes based upon appeals, valuation changes, etc. and the realization of the projected mill rate will not be at 100%

As you discuss and consider the needs of the City's financial growth and stability, please note -- the highly efficient and effective services provided to our city occupants are worth this effort. The effectiveness of the highly qualified and committed employees to the attainment of the governing body's strategic goals are worthy of the incremental increase in tax revenues. This action today will continue to benefit future generations of the city's residents and business. Finally, please consider that planning for future economic development is a crucial component to the longevity of a stable, vibrant and safe city. These additional financial resources will provide the means to meet debt service needs as well as, secure the personnel, resources, and equipment needed to provide for a clean, safe and a walkable community. Ultimately this forward-thinking strategic plan will be of benefit to the city today and tomorrow and will allow for the strong foundation needed for the city to rank highly when developers are considering their options for future expansion and growth.

Fiscal Impact

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

<u>TOTAL DIGEST VIEW</u>		2021 Assessed Value 40%	2022 Assessed Value 40%
Taxable Property		\$ 147,268,863	\$ 162,726,659
Net M & O Assessment		\$ 126,556,886	\$ 146,006,006
Millage Rate	7.0	885898.202	\$ 1,022,042
Millage Rate	7.5		\$ 1,095,045
Millage Rate	8.0		\$ 1,168,048
Millage Rate	9.0		\$ 1,314,054
Millage Rate	9.25		\$ 1,350,556
<u>Equivalent Units Calculated:</u>			
1/2 Mill (\$.50 per thousand)			\$ 73,003
1 Mill (\$1 per thousand)			\$ 146,006
2 Mill (\$2 per thousand)			\$ 292,012
2.25 Mill (2.25 cents per thousand)			\$ 328,514

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

5.6

- 2022-Millage-Rates
- 2022 millage rate advertisement
- Taxpayer View 2022
- debt service needs
- Consolidation09202022 - JONESBORO

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

Discussion Regarding Adoption of 2022 Millage Rate

APPLICABLE TO 2023 MOTOR VEHICLES, RECORDING INTANGIBLES AND MOBILE HOMES

COUNTY (1) Unic.	Mills	Percent
State	0.000	0.0000
County	14.496	42.0223
County Bonds	0.000	0.0000
School M&O	20.000	57.9777
School Bonds	0.000	00.0000
Hospital	0.000	0.0000

COUNTY 34.496 100.00

COLLEGE PARK (2)	Mills	Percent
State	0.000	0.0000
County	14.496	30.7673
County Bonds	0.000	00.0000
School M&O	20.000	42.4493
School Bonds	0.000	00.0000
Hospital	0.000	0.0000
City of College Park	12.619	26.7834

COLLEGE PARK 47.115 100.00

FOREST PARK (3)	Mills	Percent
State	0.000	0.0000
County	14.496	28.2910
County Bonds	0.000	0.0000
School M&O	20.000	39.0328
School Bonds	0.000	00.0000
Hospital	0.000	0.0000
City of Forest Park	16.743	32.6763

FOREST PARK 51.239 100.00

JONESBORO (4)	Mills	Percent
State	0.000	0.0000
County	14.496	31.3454
County Bonds	0.000	0.0000
School M&O	20.000	43.2470
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
Fire	4.750	10.2712
City of Jonesboro	7.000	15.1364

JONESBORO 46.246 100.00

MORROW (5)	Mills	Percent
State	0.000	0.0000
County	14.496	33.7155
County Bonds	0.000	0.0000
School M&O	20.000	46.5170
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
City of Morrow	8.499	19.7674

MORROW 42.995 100.00

RIVERDALE (6)	Mills	Percent
State	0.000	0.0000
County	14.496	31.5295
County Bonds	0.000	0.0000
School M&O	20.000	43.5010
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
City of Riverdale	11.480	24.9695

RIVERDALE 45.976 100.00

LAKE CITY (7)	Mills	Percent
State	0.000	0.0000
County	14.496	31.0101
County Bonds	0.000	0.0000
School M&O	20.000	42.7844
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
Fire	4.750	10.1613
City of Lake City	7.500	16.0442

LAKE CITY 46.746 100.00

FIRE DISTRICT (8)	Mills	Percent
State	0.000	0.0000
County	14.496	36.9362
County Bonds	0.000	0.0000
School M&O	20.000	50.9606
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
Fire	4.750	12.1031

FIRE DISTRICT 39.246 100.00

LOVEJOY (9)	Mills	Percent
State	0.000	0.0000
County	14.496	32.3557
County Bonds	0.000	0.0000
School M&O	20.000	44.6409
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
Fire	4.750	10.6022
City of Lovejoy	5.556	12.4012

LOVEJOY 44.802 100.00

LOVEJOY (9) MOBILE HOMES ONLY	Mills	Percent
State	0.000	0.0000
County	14.496	36.0185
County Bonds	0.000	0.0000
School M&O	20.000	49.6944
School Bonds	0.000	0.0000
Hospital	0.000	0.0000
Fire	4.750	11.8024
City of Lovejoy	1.000	2.4847

LOVEJOY 40.246

The City of Jonesboro does hereby announce the proposed millage rate will set at a meeting held at 170 S. Main Street Jonesboro on October 10, 2022 at 6PM pursuant to the requirements of the O.C.G.A. 48-5-32 and does hereby publish the following presentation of the current year's tax digest and levy along with the history of the digest and levy for the past five years

TAX YEAR	2018	2019	2020	2021	2022
RESIDENTIAL	\$ 28,097,326	\$ 30,201,441	\$ 35,535,337	\$ 45,470,933	\$ 56,792,536
AGRICULTURAL/CONSERVATION	\$ 31,315	\$ 31,315	\$ 31,315	\$ 47,384	\$ 55,871
COMMERCIAL	\$ 67,806,658	\$ 74,218,151	\$ 78,300,110	\$ 85,371,461	\$ 88,532,499
INDUSTRIAL	\$ 4,946,607	\$ 6,799,242	\$ 6,739,059	\$ 9,838,808	\$ 10,685,088
UTILITY	\$ 5,255,655	\$ 6,063,576	\$ 5,733,475	\$ 5,729,057	\$ 5,538,831
MOTOR VEHICLE	\$ 2,492,840	\$ 1,911,910	\$ 1,607,070	\$ 811,220	\$ 1,111,488
MOBILE HOME	\$ -	\$ -	\$ -	\$ -	\$ -
TIMBER	\$ -	\$ -	\$ -	\$ -	\$ -
HEAVY DUTY EQUIPMENT	\$ 4,818	\$ -	\$ 4,900	\$ -	\$ 10,371
GROSS DIGEST	\$ 108,635,219	\$ 119,225,635	\$ 127,951,266	\$ 147,268,863	\$ 162,726,665
EXEMPTIONS-M&O	\$ 12,174,844	\$ 13,809,076	\$ 16,116,267	\$ 13,841,977	\$ 13,806,665
CITY EXEMPTIONS	\$ 6,094,801	\$ 8,838,655	\$ 7,567,550	\$ 6,870,000	\$ 4,320,000
NET M&O DIGEST	\$ 90,365,574	\$ 96,577,904	\$ 104,267,449	\$ 126,556,886	\$ 144,600,000
Gross M&O Millage	30.94	19.78	20.98	20.66	21.
Less Rollback (Local Option Sales Tax)	26.94	15.78	14.98	13.66	12.
Net M&O Millage	4.00	4.00	6.00	7.00	9.2
Total Taxes Levied	\$361,462.30	\$386,311.62	\$625,604.69	\$885,898.20	\$1,337,550.
Net Increase (Decrease)	\$177,928.65	\$24,849.32	\$239,293.08	\$260,293.51	\$451,651.
Net Levy Percent	96.95%	6.87%	61.94%	41.61%	50.96%

City of Jonesboro
2022 Millage Rate Discussion
Presented October 3, 2022
Updated with Final Digest Information

	At Current Mil	At Proposed Mil
<u>Taxpayer View with Property</u>	<u>Assessed Value</u>	<u>Assessed Value</u>
<u>Value of \$250,000</u>	<u>40%</u>	<u>40%</u>
Average Property Value	\$ 100,000	\$ 100,000
Less Exemptions	\$ 20,000	\$ 20,000
Taxable Value	\$ 80,000	\$ 80,000
Millage Rate	0.007	0.00925
Tax Levy (Bill)	560	740 \$180.00 increase

Any home with a FMV of \$50,000 or less would pay no city taxes in 2022

Equivalent Units calculation	Additional Tax Dollars	Total Tax Dollars
.50 of a mill (\$.50 /thousand)	\$ 40.00	\$ 600.00
1 Mill (\$1 per thousand)	\$ 80.00	\$ 640.00
2 Mill (\$2 per thousand)	\$ 160.00	\$ 720.00
2.25 of a mill (\$2.25 /thousand)	\$ 180.00	\$ 740.00

**Urban Redevelopment Authority of the City of Jonesboro
Debt Service Requirements**

	Series 2015 City of Jonesboro Project			Series 2021A City Center Project			Series 2021B Broadstreet Project			Total Debt Service						
FY	Principal	Interest	Principal	Interest	Less: Cap-I	Principal	Interest	Less: Cap-I	Principal	Interest	Less: Cap-I	Total Debt Service	SPLOST Revenues	Difference		
2021	165,000	50,831	-	170,559	170,559		81,798	81,798	165,000	303,188	252,357	215,831	1,055,338	839,508	Actual SPLOST	
2022	170,000	46,107	-	324,875	162,438		155,805	77,903	170,000	526,787	240,340	456,447	1,140,000	683,553	Projected SPLOST	
2023	175,000	41,243	605,000	317,918		225,000	152,633		1,005,000	511,793		1,516,793	1,000,000	(516,793)	Estimated SPLOST	
2024	180,000	36,237	615,000	303,888		230,000	146,217		1,025,000	486,342		1,511,342	1,000,000	(511,342)	Estimated SPLOST	
2025	185,000	31,091	630,000	289,570		235,000	139,661		1,050,000	460,321		1,510,321	1,000,000	(510,321)	Estimated SPLOST	
2026	190,000	25,803	645,000	274,908		245,000	132,893		1,080,000	433,603		1,513,603	1,000,000	(513,603)	Estimated SPLOST	
2027	195,000	20,375	660,000	259,900		250,000	125,913		1,105,000	406,188		1,511,188	-	(1,511,188)		
2028	200,000	14,805	675,000	244,548		255,000	118,793		1,130,000	378,145		1,508,145	-	(1,508,145)		
2029	210,000	9,024	690,000	228,850		265,000	111,461		1,165,000	349,335		1,514,335	-	(1,514,335)		
2030	215,000	3,032	710,000	212,750		270,000	103,917		1,195,000	319,699		1,514,699	-	(1,514,699)		
2031			725,000	196,248		280,000	96,162		1,005,000	292,410		1,297,410	-	(1,297,410)		
2032			740,000	179,400		290,000	88,125		1,030,000	267,525		1,297,525	-	(1,297,525)		
2033			755,000	162,208		295,000	79,877		1,050,000	242,084		1,292,084	-	(1,292,084)		
2034			775,000	144,613		305,000	71,417		1,080,000	216,029		1,296,029	-	(1,296,029)		
2035			795,000	126,558		310,000	62,745		1,105,000	189,303		1,294,303	-	(1,294,303)		
2036			5,105,000	58,708		2,070,000	29,187		7,175,000	87,895		7,262,895	-	(7,262,895)		
2037																
2038												-	-	-		
2039												-	-	-		
2040												-	-	-		
2041												-	-	-		
Total	1,885,000	278,546	#####	3,495,497	332,997	5,525,000	#####	159,700	21,535,000	5,470,643	492,697	26,512,946	6,195,338	(20,317,608)		

CONSOLIDATION AND EVALUATION OF DIGEST 2022

5.6.e

COUNTY NAME: Clayton			
RESIDENTIAL			
Code	Count	Acres	40% Value
R1	1,114		47,944,682
R3	1,202	59.35	8,648,532
R4	6	41.20	186,960
R5	0	0.00	0
R6	0		0
R9	0	0.00	0
RA	0		0
RB	5		12,358
RF	0		0
RI	0		0
RZ	0		0
RESIDENTIALTRANSITIONAL			
Code	Count	Acres	40% Value
T1	0		0
T3	0	0.00	0
T4	0	0.00	0
HISTORIC			
Code	Count	Acres	40% Value
H1	0		0
H3	0	0.00	0
AGRICULTURAL			
Code	Count	Acres	40% Value
A1	0		0
A3	0	0.00	0
A4	0	0.00	0
A5	0	0.00	0
A6	0		0
A9	0	0.00	0
AA	0		0
AB	0		0
AF	2		17,870
AI	0		0
AZ	0		0
PREFERENTIAL			
Code	Count	Acres	40% Value
P3	0	0.00	0
P4	0	0.00	0
P5	0	0.00	0
P6	0		0
CONSERVATION USE			
Code	Count	Acres	40% Value
V3	0	0.00	0
V4	0	0.00	0
V5	1	9.96	38,000
V6	0		0
BROWNFIELD PROPERTY			
Code	Count	Acres	40% Value
B1	0		0
B3	0	0.00	0
B4	0	0.00	0
B5	0	0.00	0
B6	0		0
Q - QUALIFIED TIMBERLAND			
Code	Count	Acres	40% Value
Q4	0	0.00	0
Q5	0	0.00	0

COUNTY NO: 31			
Sheet # 11 - 11 - JONESBORO			
FOREST LAND CONSERVATION USE			
Code	Count	Acres	40% Value
J3	0	0.00	0
J4	0	0.00	0
J5	0	0.00	0
J6	0	0	0
FLPA FAIR MARKET ASMT			
Code	Count	Acres	40% Value
F3	0	0.00	0
F4	0	0.00	0
F5	0	0.00	0
F6	0	0	0
Total		0	0
ENVIRONMENTALLY SENSITIVE			
Code	Count	Acres	40% Value
W3	0	0.00	0
W4	0	0.00	0
W5	0	0.00	0
COMMERCIAL			
Code	Count	Acres	40% Value
C1	285		52,377,945
C3	316	256.05	13,314,911
C4	18	178.48	3,457,168
C5	0	0.00	0
C9	0	0.00	0
CA	0		0
CB	1		3,720
CF	619		11,464,182
CI	462		5,163,502
CP	3		2,751,068
CZ	0		0
INDUSTRIAL			
Code	Count	Acres	40% Value
I1	19		8,256,560
I3	21	31.32	457,880
I4	11	123.19	1,776,080
I5	1	17.37	194,560
I9	0	0.00	0
IA	0		0
IB	0		0
IF	0		0
II	0		0
IP	0		0
IZ	0		0
PUBLIC UTILITY			
Code	Count	Acres	40% Value
U1	1		40,440
U2	12	0.00	5,498,391
U3	0	0.00	0
U4	0	0.00	0
U5	0	0.00	0
U9	0	0.00	0
UA	0		0
UB	0		0
UF	0		0
UZ	0		0

JONESBORO

EXEMPT PROPERTY			
Code	Count	40% Value	
E0	0	0	
E1	98	80,984,377	
E2	31	10,949,181	
E3	5	457,560	
E4	5	175,800	
E5	0	0	
E6	13	14,190,897	
E7	0	0	
E8	0	0	
E9	8	465,946	
TOTAL	160	107,223,761	
HOMESTEAD & PROPERTY EXEMPTIONS			
Code	Count	M&O AMOUNT	BOND AMOUNT
S1	0	0	0
SC	0	0	0
S3	0	0	0
S4	0	0	0
S5	0	0	0
SD	0	0	0
SS	0	0	0
SE	0	0	0
SG	0	0	0
S6	0	0	0
S8	0	0	0
S9	0	0	0
SF	0	0	0
SA	0	0	0
SB	0	0	0
SP	215	226,687	226,687
SH	0	0	0
ST	0	0	0
SV	1	35,330	35,330
SJ	0	0	0
SW	0	0	0
SN	0	0	0
DO NOT USE L1 THRU L9 CODES ON STATE SHEET			
L1	430	13,544,636	0
L2	0	0	0
L3	0	0	0
L4	0	0	0
L5	0	0	0
L6	0	0	0
L7	0	0	0
L8	0	0	0
L9	0	0	0
L10	0	0	0
L11	0	0	0
L12	0	0	0
L13	0	0	0
L14	0	0	0
L15	0	0	0
L16	0	0	0
TOTAL	646	13,806,653	262,017

Total Parcel Count: 1,576			
SUMMARY			
PROPERTY CLASS	COUNT	ACRES	ASSESSED VALUE
Residential Real	1,208	100.55	56,780,174
Residential Personal	5		12,358
Residential Total	1,213	100.55	56,792,532
Residential Trans.	0	0.00	0
Historic	0	0.00	0
Agricultural Real	0	0.00	0
Agricultural Personal	2		17,870
Agricultural Total	2	0.00	17,870
Preferential	0	0.00	0
Conservation Use	1	9.96	38,000
Environmentally Sen	0	0.00	0
Commercial Real	334	434.53	69,150,024
Commercial Personal	1,085		19,382,472
Commercial Total	1,419	434.53	88,532,496
Industrial Real	33	171.88	10,685,080
Industrial Personal	0		0
Industrial Total	33	171.88	10,685,080
Forest Lnd Con Use	0	0.00	0
Brownfield Property	0	0.00	0
Qualified Timberland	0	0.00	0
Real Total	1,576	716.92	136,653,278
Personal Total	1,092		19,412,700
Digest Total	2,668	716.92	156,065,978
Public Utility	13	0.00	5,538,831
Motor Vehicle	1,153		1,111,480
Mobile Home	0		0
Timber - 100%	0		0
Heavy Duty Equip.	3		10,370
Gross Digest Total			
	3,837	716.92	162,726,659
Exemptions-Bonds			
			262,017
Net Bond Digest			
			162,464,642
Gross Digest Total			
	3,837	716.92	162,726,659
Exemptions-M & O			
			13,806,653
Net M & O Digest			
			148,920,006
TYPE	MILLAGE	ASSESSED	TAX
		VALUE	
M & O	0.006000	148,920,006	893,520
BOND		162,464,642	
I, Terry L. Baskin, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all tax returns received from the taxpayer (or assessed against defaulters) in said County of Clayton, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law.			
Witness my hand and official signature, this _____ day of _____, 20_____.			
Receiver of Tax Returns			

Attachment: Consolidation09202022 - JONESBORO (3249 : 2022 Tax Levy and Millage Rate Discussion



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.7

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COUNCIL MEETING DATE

October 3, 2022

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 one-year review of Conditional Use Permit application for a food truck park / court, by Don Flanders / Sardis Creek, LLC, property owner, and Tan Bowers / Atl Food Truck Park, applicant, for property at 8271 Tara Blvd.

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

City Code Section 86-107 – C-2 Zoning; Additional Conditional Uses, Article XVII, Sec. 86-591; 1-Year Review

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 – **Continuance of same approval terms;** The applicant was approved for an outdoor food truck park at 8271 Tara Blvd in October 2021. The approval conditions were as follows:

1. No parking of vehicles shall occur within the Tara Blvd. right-of-way or on the shoulder. **This has not happened.**
2. No 'stacking' of waiting customer vehicles onto Tara Blvd. shall occur. **This has not happened.**
3. Lighting shall be night-sky friendly. No blinking or flashing lights shall be used. **Complied.**
4. Any loudspeaker or intercom systems shall conform to noise regulations in Sec. 34-123. **Complied.**
5. 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. **Complied.**
6. The outdoor dining area will be allowed in the center of the property, per the site plan, and shall be delineated with a low decorative fence (not chain-link) on all 4 sides and periodic decorative planter urns. **Complied.**
7. Site plan shall be reviewed for safety measures by the County Fire Marshal office. **Complied.**
8. Proposed parking spaces shall be clearly delineated by either painted striping or low concrete "bumpers" and spaces shall conform to minimum City size standards. **Complied.**
9. Employee parking, dumpsters, and porta-potties shall only be located in the rear portion of the property (separated from dining area by concrete barriers). **Complied.**
10. Potholes and cracks in the existing asphalt paving shall be filled with gravel to provide a smoother driving surface. **Complied.**
11. Porta-potties shall have a regular maintenance schedule. **No problems reported.**
12. Live entertainment venues occurring on the property in conjunction with food service shall conform to noise regulations in Sec. 34-123. **No problems reported.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

Signature

City Clerk's Office

13. The use of new chain-link fencing is prohibited. The existing chain link fencing on the northern and western property lines may remain and shall undergo any necessary repairs. **Complied.**
14. The landscape strip along the front of the property shall be adorned with street trees and evergreen shrubs per the Tara Blvd. Overlay District. Existing trees already within the strip shall be evaluated by the Community Development Director for possible retention. **Complied.**
15. All new decorative fencing used on the property shall be of matching styles, height, and color. **Complied.**
16. Parking on or thru-access to adjacent properties is prohibited unless a written agreement is supplied to the City. **No problems reported.**
17. The existing trees on the northern and western sides of the property shall remain undisturbed. **Complied.**
18. All Clayton County Health Department regulations regarding food trucks and food truck courts shall be adhered to. **Ongoing process with each food truck.**
19. The applicant as the operator of the food truck park shall be subject to an annual City of Jonesboro business license. **Complied for 2022.**
20. All individual food truck participants within the food truck park shall be subject to an annual application and \$50.00 application fee submitted to the City of Jonesboro. **Ongoing process with each food truck.**
21. The use of gravel on the lot to level out the existing parking area will be allowed. **Complied.**
22. **Current approval terms for the food park shall be good for one year from date of approval., after which Mayor and Council shall review and make any changes as necessary.**

Item #22 is being fulfilled tonight. As you can see, nearly all items from the approval conditions above have been fulfilled, some are ongoing processes. No incidents have been reported to City Hall, save for one unsubstantiated noise report. The main item of consideration throughout the year has been the process of registering new vendors with the City and having them meet the Clayton County Health Department regulations. Per O.C.G.A. § 26-2-390, the food truck park and its participants are considered non-profit food sales. Despite this, the food trucks there are still required to register annually with the City and pay a \$50 registration fee. Also, they are required to register with the Clayton County Health Department, pay their relevant fees, and submit to a one-time inspection. Once the proper information is received, the City can only issue such permits for a period of 120 consecutive hours at a time. A new permit cannot be issued until 5 days after the expiration of the previously issued permit. Thus, in the "non-profit" mode, the food trucks are limited to a certain number of days in each week, but events for this particular property can go on 52 weeks of the year. However, in August of this year, the City limited these type of "non-profit" food truck events to four per calendar year. 8271 Tara Blvd. would be grandfathered from this change, unless the Council voted to change this in their one-year review.

Staff does not have a problem renewing the same approval terms before for the property. However, per the applicant on September 15th:

Hi. David you all opted to execute and interpret the non-profit completely different than Fulton County which has the largest number of permitted food trucks than any other Georgia county.

My park on Howell Mill was viewed as a business that held a non- profit series of events. That didn't stop or preclude the park from hosting other events that were catered, retail only events or events with department of Agriculture (ie Farmers Mkt). We were allowed to do all of that. Additionally, any trucks that were under the Dept of Ag or already permitted in Fulton could operate 7 days a week at the park.

The partnership with the nonprofit doesn't make the park not for profit. It's supposed to eliminate having the need for permits and health dept oversight. The non-profit takes responsibility for that. This model is used heavily in Fulton & Dekalb, in fact most festivals held at Grant & Piedmont parks are in partnership with a non-profit. There is no vendor fee to the Health Dept or the City.

When this was first discussed with you all, the health department agreed they have no oversize of non-profit events. However, you all asked that they inspect. So the process is confusing but we moved past it, because I had already developed the location.

Jonesboro and Clayton are considered food truck deserts. Trying to convince trucks to come here and pay more than they do for events held downtown is almost impossible. We have actually given trucks credits equal to the \$125 they paid you all. And I shouldn't have to do that.

I'm interested in seeing the process and fees for Jan. I'm sure that will determine if we remain in Jonesboro. We remain optimistic, but without a doubt this was made more difficult by the way you all chose to interpret vs neighboring counties.

But to be clear the park is not a non-profit park. The Howell Mill location was an event center and held lots of events including weddings.

Based on this, there will seem to be a lot of “muddying of the waters” for trucks there for “non-profit” events on the weekend and potentially the same trucks operating at retail events there during the week. There are different Health Department requirements for “for profit” food truck parks. Perhaps for the sake of simplicity, non-profit food truck events should be limited to four per year at this property from 2023 and on.

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.)

- Approval Letter
- Final Approval Letter 4.21.22
- Acceptance Letter - October 2022

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

Approval of Continuance with Same Conditions



MEMORANDUM

To: Tan Bowers
3905 Wolf Creek Circle SW
Atlanta, GA 30331

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

Date: October 15, 2021

Re: Notification of Request for Conditional Use – Food Truck Park, 8271 Tara Blvd;
Tax Map Parcel No. 13239B D008

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor and Council, at a Public Hearing on October 11, 2021 at 6:00 pm, approved your request for the following requested conditional use for the above referenced property:

- Food Truck Park / Court

The following approval conditions shall apply: 1. No parking of vehicles shall occur within the Tara Blvd. right-of-way or on the shoulder. 2. No ‘stacking’ of waiting customer vehicles onto Tara Blvd. shall occur. 3. Lighting shall be night-sky friendly. No blinking or flashing lights shall be used. 4. Any loudspeaker or intercom systems shall conform to noise regulations in Sec. 34-123. 5. 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. 6. The outdoor dining area will be allowed in the center of the property, per the site plan, and shall be delineated with a low decorative fence (not chain-link) on all 4 sides and periodic decorative planter urns. 7. Site plan shall be reviewed for safety measures by the County Fire Marshal office. 8. Proposed parking spaces shall be clearly delineated by either painted striping or low concrete “bumpers” and spaces shall conform to minimum City size standards. 9. Employee parking, dumpsters, and porta-potties shall only be located in the rear portion of the property (separated from dining area by concrete barriers). 10. Potholes and cracks in the existing asphalt paving shall be filled with gravel to provide a smoother driving surface. 11. Porta-potties shall have a regular maintenance schedule. 12. Live entertainment venues occurring on the property in conjunction with food service shall conform to noise regulations in Sec. 34-123. 13. The use of new chain-link fencing is prohibited. The existing chain link fencing on the northern and western property lines may remain and shall undergo any necessary repairs. 14. The landscape strip along the front of the

property shall be adorned with street trees and evergreen shrubs per the Tara Blvd. Overlay District. Existing trees already within the strip shall be evaluated by the Community Development Director for possible retention. 15. All new decorative fencing used on the property shall be of matching styles, height, and color. 16. Parking on or thru-access to adjacent properties is prohibited unless a written agreement is supplied to the City. 17. The existing trees on the northern and western sides of the property shall remain undisturbed. 18. All Clayton County Health Department regulations regarding food trucks and food truck courts shall be adhered to. 19. The applicant as the operator of the food truck park shall be subject to an annual City of Jonesboro business license. 20. All individual food truck participants within the food truck park shall be subject to an annual application and \$50.00 application fee submitted to the City of Jonesboro. 21. The use of gravel on the lot to level out the existing parking area will be allowed and 22. Current approval terms for the food park shall be good for one year from date of approval., after which Mayor and Council shall review and make any changes as necessary.

Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,



David D. Allen
Community Development Director / Zoning Administrator

JONESBORO CITY COUNCIL

JOY DAY, MAYOR

BOBBY LESTER, COUNCIL MEMBER

TRACEY MESSICK, COUNCIL MEMBER

BILLY POWELL, COUNCIL MEMBER

DR. DONYA SARTOR, COUNCIL MEMBER

PATRICIA SEBO-HAND, COUNCIL MEMBER

ED WISE, COUNCIL MEMBER

**April 21, 2022**

SENT VIA EMAIL

Tan Bowers thepeaceofmine@gmail.com

Dear Ms. Bowers:

The City of Jonesboro ("City") is in receipt of your request for a non-profit food sales permit relating to your proposed food truck park located at 8271 Tara Boulevard, Jonesboro, Georgia 30236 (Parcel No. 13239B D008). Please note, under O.C.G.A. § 26-2-390, a municipality is authorized, but is not required, to issue such permits within its jurisdiction.

We are aware that HB 1443 was recently passed by the Georgia General Assembly—however, this bill is not yet effective law. Regardless, HB 1443 does not amend the provisions of O.C.G.A. § 26-2-390 concerning non-profit food sales. Notably, the bill specifically provides that "nothing contained in this article shall prevent any municipality from adopting rules and regulations governing the licensing and operation of food service establishments."

Though the City is under no legal obligation to entertain your permit request, the City is willing to work with you, provided all the legal requirements are satisfied. To proceed, please have a representative from the non-profit organization sponsoring your events to submit a *letter, using the non-profits letterhead*, which includes the specific dates and times for the non-profit sponsored events for which you are seeking a permit. We have received informal email communications to date but require additional information to ensure the statutory requirements have been met for a non-profit food sales permit.

Once the proper information is received, the City can only issue such permits for a period of 120 consecutive hours at a time. A new permit cannot be issued until 5 days after the expiration of the previously issued permit. To ensure the health and safety of the public, the food trucks participating in the non-profit sponsored events must receive an initial inspection by the Clayton County Health Department. The fee for this initial inspection is \$75.00, per truck, per Health Department requirements. Any trucks participating in the events must have completed the initial inspection and provide documentation to the City of such inspections prior to commencing any sales at your events. The City weekly permit shall be issued at no charge; however, the

requirement of conditional use approval condition #20 shall still apply - *All individual food truck participants within the food truck park shall be subject to an annual (calendar year) application and \$50.00 application fee submitted to the City of Jonesboro.* The City can provide a copy of the individual food truck application as we are notified of each new participating food truck.

Also, per conditional use approval condition #19 - *The applicant as the operator of the food truck park shall be subject to an annual City of Jonesboro business license.* Your annual business license shall be based off of gross sales receipts and not a flat fee for non-profits, since you are not the actual non-profit.

Should you desire to proceed, please submit the requested documentation above—otherwise, we are more than willing to discuss the City's typical permitting process with the individual vendors.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Ricky L. Clark, Jr.', with a long horizontal stroke extending to the right.

Ricky L. Clark, Jr.
City Manager



MEMORANDUM

To: Tan Bowers
3905 Wolf Creek Circle SW
Atlanta, GA 30331

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

Date: September 27, 2022

Re: Notification of Request for Conditional Use Review of Approval Terms– Food Truck Park, 8271 Tara Blvd; Tax Map Parcel No. 13239B D008

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro will review the terms of your conditional use approval at the above specified address, per the conditions of your original approval letter.

The Jonesboro Mayor and City Council shall conduct their review at their meetings on Monday, October 3, 2022 and October 10, 2022 at 6:00 p.m. The meetings will be conducted in the chambers of the Jonesboro Municipal Court facility, 170 South Main Street, Jonesboro, Ga. If you have any questions, please do not hesitate to contact me at 770-570-2977 or at dallen@jonesboroga.com.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Allen", with a long horizontal stroke extending to the right.

David D. Allen
Community Development Director / Zoning Administrator



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.8

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COUNCIL MEETING DATE
October 3, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding City Center facility rental fee schedule.

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 Beautification, Innovative Leadership

Summary & Background

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

As we begin to work towards transition into the new City Center, staff is recommending the following fee schedule for utilization of the fees:

Rental Schedule

Jonesboro City Center

- **Atrium - \$350 per hour (minimum 5-hour block) – either am or pm**
 - Refundable Deposit - \$500
 - Refundable Deposit w/ Alcohol - \$800
 - City Staff Attendant - \$150.00
 - Security (Must be Jonesboro PD) - \$50 per hour
 - Capacity – 400 standing, 200 seated
 - Cleaning Fee - \$100.00
 - Includes 20 Tables & 160 Chairs
 - All events must end at 11:00 a.m.
 - Liability Insurance Required (listing Jonesboro as additional insured)
- **Community Room - \$250 per hour (minimum 3-hour block)**
 - Capacity – 350 standing, 150 seated
 - Includes 20 Tables & 160 Chairs
 - Cleaning Fee - \$100.00

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

October, 3, 2022

Signature

City Clerk's Office

- Liability Insurance Required

Additional Items Available:

- Tables (60 inch) - \$5.00 each
- Stage Panels - \$50.00 each
- Podium - \$50.00
- Table Linens - \$15 each
- Additional Hours - \$200.00 per hour
- Rehearsal Hours (Maximum of 2 hours) - \$200.00
- P/A System with microphone - \$200.00
- Flags (GA, USA) – \$25 each
- Plates - \$2.00

Cancellation

Cancellations must be made in writing by the primary event contact and acknowledged in writing by the City Manager.

Cancellations made more than 30 days in advance of the event will forfeit 25% of the deposit. Cancellations made less than 30 days in advance of the event will forfeit 100% of the refundable deposit.

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.)*

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

Discussio