



CITY OF JONESBORO
Work Session
1859 CITY CENTER WAY
December 5, 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 Variance application, 22-VAR-009, for maximum building size and parking requirements by Staffins Properties LLC, property owner, and Charles Staffins, applicant, for property at 135 North Main Street (Parcel No. 13241B A008) Jonesboro, Georgia 30236.
2. Discussion regarding Conditional Use Permit application, 22-CU-019, for health equipment rental by House of Strongwill LLC / JVO, property owner, and Tereca Bivens, applicant, for property at 127 Jonesboro Road (Parcel No. 13240B E001) Jonesboro, Georgia 30236.
3. Discussion regarding Variance application, 22-VAR-010, for minimum dwelling size by the City of Jonesboro, property owner, and Southern Crescent Habitat for Humanity, applicant, for properties at 214 and 216 King Street (Parcel Nos. 12016A D012 and 12016A D011) Jonesboro, Georgia 30236.
4. Discussion regarding Conditional Use Permit application, 22-CU-018, for an event center by The Rochester Holding Company of Georgia LLC, property owner and applicant, for property at 254B West Mimosa Drive (Parcel No. 13240B E005) Jonesboro, Georgia 30236. Property owner address is also listed as 254B North Main Street.
5. Discussion regarding Zoning Appeal, 22-ZA-004, for commercial equipment rental with screened outdoor storage, by LaMontagne Properties LLC, property owner, and Scott Smith/33 Holdings LLC, applicant, for properties at 8859 Tara Boulevard (Parcel Nos. 05239 241007, 05239 241006, and 05239 241003), Jonesboro, Georgia 30236.

6. Discussion regarding Conditional Use Permit application, 22-CU-017, for condominiums by CBD Investments LLC, property owner, and McKinley Homes LLC, applicant, for property on Douglass Trail (Parcel No. 12015A A062), Jonesboro, Georgia 30236.
7. Discussion regarding map amendment, 22-MA-004, Ord. 2022-020, to the Official Zoning Map for rezoning of 10.63 acres of multiple parcels along the County portion of Douglass Trail, from Clayton County's UV (Urban Village) to Jonesboro's M-X (Mixed Use) and to annex said acreage in the corporate city limits of Jonesboro.
8. Discussion regarding a budget amendment for the appropriation of five (5) additional Avigilon security cameras.
9. Discussion regarding the FY' 2023 Employee Holiday Calendar.
10. Discussion regarding the adoption of the Fiscal Year 2023 City of Jonesboro Budget.
11. Discussion regarding facility use policies.

VI. OTHER BUSINESS

- A. Executive Session for the purpose of discussing pending and/or potential litigation, real estate matters, and personnel related matters.

VII. ADJOURNMENT



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.1

- 1

COUNCIL MEETING DATE
December 5, 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 Variance application, 22-VAR-009, for maximum building size and parking requirements by Staffins Properties LLC, property owner, and Charles Staffins, applicant, for property at 135 North Main Street (Parcel No. 13241B A008) Jonesboro, Georgia 30236.

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

Section 86-102 H-1 District Purpose and Standards; Article XIII Parking Requirements

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

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization, Historic Preservation

Summary & Background

(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 Variance application, with conditions**; Recently, the applicant submitted a zoning request for a new two-story restaurant building (with rooftop seating) at 135 North Main Street, an undeveloped parcel at the corner of North Main Street and Smith Street. The property is currently zoned H-1 (Historic District) and is one of the very few undeveloped parcels in the downtown district. To the south of the property are several more businesses, including the Clayton County Tourism office, a bank and the Depot museum building. To the north, is the Clayton County government building. To the east lies the Georgia Power office. Nearly all of the immediately adjacent buildings along North Main Street are one-story, while further down, just south of the Main Street / West Mill Street intersection are two-story.

The restaurant use is a permitted use in H-1 zoning, but staff was asked to examine the current building and lot design for potential variances. Below is staff's initial analysis:

I have analyzed the provided site plan and architectural drawings, based on H-1 development standards, and it appears the following variances are needed (in red):

(j) Development standards.

(1) Minimum lot area: None

(2) Minimum lot width: 20 feet **Complies**

(3) Setbacks:

Front: Minimum and maximum setbacks shall be zero.

Side: Minimum and maximum setbacks shall be zero, **except on corner lots, whereby the setback shall be no less than 20 feet to accommodate pedestrian amenities. Such amenities are required on corner lots and include decorative planters, benches, landscaping, patios, knee walls, or other architectural features that are compatible with the historic and pedestrian character of the district. The proposed number, type, and arrangement of amenities shall be reviewed and approved by the director of downtown development. More than 20 feet from Smith Street right-of-way to actual building wall and outdoor patio wall.**

Rear: Zero, except when abutting a residential zoning district where there is no intervening right-of-way, the setback is 20 feet. **Not abutting residential district**

(4) Maximum height: Three stories or 35 feet. **Building is listed as two-stories, with balcony, and 28.5 feet tall at tip of parapet.**

(5) Minimum height: Two stories.

(6) Minimum floor area: None for non-office uses; minimum floor area for office uses shall be 1,000 square feet.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

(7) Maximum floor area: 3,500 square feet. **Gross area is listed as 2487 square feet. However, bottom floor footprint is approximately 2195 square feet, and the second floor looks to be the same size, for a total square feet of 4390. Variance required.**

(3) New construction. New buildings shall be compatible with surrounding historic structures and shall contribute to the character to the area. Contemporary design for new construction is not discouraged when such design is complimentary to surrounding architectural styles.

a. Placement.

1. New buildings shall be placed at a setback equal to (for buildings fronting Main or McDonough Streets) or within ten feet of that of nearby similar historic buildings or similar buildings within the district. **Complies**

2. Orientation shall be toward the same street as nearby historic buildings. **Complies**

3. Buildings shall be placed centrally on a lot with equal spacing on each side (zero side setbacks for buildings fronting Main or McDonough Streets). **Not centrally spaced, but there are design reasons for this.**

b. Scale.

1. Buildings shall be approximately the same width and depth as historic buildings of similar form within the district. **Complies**

2. Buildings shall be either two stories or three stories depending on the uniformity of height displayed by nearby historic buildings; building height shall not exceed 35 feet unless topography and site location allow for up to four stories. This increase in height shall require a variance request for review and approval by city council. **Adjacent buildings are one-story, but two-story is more desirable.**

c. Form.

1. New buildings shall respect the existing form found among historic buildings in the district. **Complies**

2. Roof shapes, pitches and parapets shall be compatible with those found on nearby historic buildings. **Complies**

3. Buildings shall be comprised of a single main block rather than several secondary blocks (e.g., wings, projections, or porches). **Has side patio connected to main building.**

4. Foundations shall be compatible with the height and pattern found on similar historic buildings. **Complies**

d. Openings (windows and doors).

1. New buildings shall use openings of similar dimensions and shape as those of nearby historic buildings. **Complies**

2. Placement or distribution of openings shall be symmetrical and in a manner similar to that of nearby historic buildings or similar buildings within the district. **Complies**

e. Materials.

1. New buildings fronting Main and McDonough Streets are required to use brick. New buildings elsewhere in the district are required to use brick as the predominant exterior material, with stone and stucco allowed to a lesser degree and upon approval by the historic preservation commission. Synthetic stucco, variegated brick, and concrete block are prohibited throughout the district. **Brick is shown.**

2. Ornamentation shall be compatible with nearby historic buildings and shall not be used to a greater extent than nearby historic buildings. **Complies**

(4) Signs. **Chapter 86**, article XVI of this Code.

e. Building color.

1. Color shades and patterns shall complement the color schemes that are found in the district. Reference materials on appropriate color palettes will be available for review at the office of downtown development at city hall.

2. The use of neon colors is prohibited.

f. Lighting. **Lighting fixtures and wattage shall be compatible with the historic character of the district.**

g. Fences and walls.

1. Historic fences and retaining walls shall be maintained and not removed.

2. New fences and screening walls shall be constructed of traditional materials, typically wood for fencing and brick, stone or granite for walls.

h. Equipment.

1. Mechanical systems shall be placed behind the building and out of public view; any systems that must be located on the roof shall be placed to the rear of the roof.

2. Utility meters and security lighting shall be placed unobtrusively.

3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials (see subsection (1) g.2 above).

i. Parking.

1. Off-street parking areas, not located in a parking deck, shall be placed to the rear of buildings and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot-high landscape buffer of trees and shrubbery or a minimum four-foot high continuous hedge.

86-410

(15) Restaurants, cafeterias, night clubs, taverns and similar establishments shall provide the larger of one space per 100 square feet of gross floor area or one space for every three seats for customers, plus one space for every two employees on the shift of greatest employment. **This needs to be clarified further. Seems to be 133 seats on ground floor. Assuming as many on second floor (not including balcony), equals 266 seats. $266 / 3 = 89$ seats required. Factoring in some employee spaces equals close to 95 spaces.**

Sec. 86-414. - Off-street parking in the historic district.

(a) [H-1 district.] Off-street parking requirements in the H-1 district shall be controlled by the following standards:

(1) Off-street parking, generally. At the time of establishment of any use or erection of any building, or at the time the floor area of any principal building is enlarged or increased by adding dwelling units or guest rooms, *permanent off-street parking spaces improved with a brick, decorative stone pavers, asphalt or concrete surface shall be provided in accordance with the following standards:*

a. *Non-residential uses. Off-street parking may be provided within public parking facilities provided such facilities are located within 500 feet of the non-residential use. When public parking does not meet this proximity requirement, off-street parking shall be provided in accordance with the standards in section 86-395. **This may require a variance unless parking behind Heritage Bank or elsewhere can be used.***

b. *Residential uses. Off-street parking shall be provided for the property at the rate of one space per dwelling unit. This requirement may be met by designating off-street residential parking or by leasing space in the municipal parking deck. Off-street parking shall be within a minimum walking distance of 1,000 feet of the main entrance of the building such off-premises parking is intended to serve.*

c. *Proximity of off-street parking spaces for use. All required parking for all uses shall be either on the same lot or within a walking distance of 500 feet of the main entrance to the building or use such off-premises parking is intended to serve. **Possibilities include angled parking across Main Street at Depot or parking behind Heritage Bank.***

d. *Combination of required parking spaces. The required parking spaces for any number of separate uses may be combined in one lot; however, the required spaces assigned to each use may not be assigned to another use, except as follows:*

1. *Parking spaces may be shared by more than one use provided the city manager finds that the total number of spaces will be adequate at the peak hours of the uses such parking serves. Such a finding shall be based on data submitted by the applicant.*

2. *Half of the parking spaces required for a place of worship, theater or assembly hall whose peak attendance will be at particular times or days of the week may be assigned to a use that is closed at those times or dates.*

Other factors:

- What will be the surface of the undeveloped area between Smith Street and the outdoor patio? Will it be paved?
- Grease trap location
- Possible stormwater management
- Building permits

Based on the analysis above, one definite variance for maximum building size is necessary, and likely one for minimum parking requirements is necessary.

In terms of building size, the H-1 development standards require a minimum two-story building height for new buildings. Despite the fact that the most directly adjacent buildings on North Main Street are one-story, the buildings on "lawyer's row" a little further south are two-story. This building can serve as a nice two-story "anchor" for the end of the downtown district. The proposed building is a full two-story building and not a split level; thus, with the proposed size of the first level, the total square footage of the new building will need to be 4390 square feet enclosed, 25% more than the 3500 square foot maximum allowed in the H-1 development standards.

In terms of parking, around 95 total spaces appear to be needed, at peak capacity. Obviously, these cannot be achieved on the 0.20-acre parcel. Per Section 86-414, some relief from this may be provided "within public parking facilities provided such facilities are located within 500 feet of the non-residential use."

Pet the enclosed Parking drawing, there is potentially available public parking across the street from the subject property, 16 angled parking spaces that the depot museum also uses. In addition, there is public parking owned by the City of Jonesboro along West Mill Street that is potentially available. Total parking in this area is approximately 145 spaces, but these would also be used by the Nouveau restaurant. This parking area is between 300 to 450 feet (straight line measurement) from the subject property, and patrons of the restaurant at 135 North Main could use the sidewalks along West Mill Street and Main Street.

Staff believes that the proposed use is a good viable use for the downtown, and more restaurant variety is definitely a must.

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

1. Any parking or driving area on the subject property shall be paved.
2. The exterior design is subject to Design Review Commission and Historic Preservation Commission review and approval.
3. Dumpsters shall be placed to the rear of buildings and shall be screened from public view by fencing or walls utilizing traditional materials.
4. Off-street parking areas, not located in a parking deck, and screened from public view by a wall by fencing, or by vegetation comprised of a minimum eight-foot-high landscape buffer of trees and shrubbery or a minimum four-foot-high continuous hedge.
5. All applicable Clayton County stormwater regulations shall apply.

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 Info
- Site Pictures
- Site and Building Design
- Public Parking
- Variance - Restaurant - Legal Notice
- Zoning sign
- Acceptance Letter Restaurant Variances
- Building Rendering

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

Approval with Conditions



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

ZONING VERIFICATION REQUEST

Important Notice:

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

Applicant's Information

Name of Applicant: Christopher G. Pike
 Name of Business: Urban Pulse Universal, LLC | Staffins Properties
 Property's Address: 135 N. Main Street
 Email Address: cpike@urbanpulse.us
 Phone: (Day): 470-242-1264 (Evening): _____

Property Information

Current Use of Property: Vacant Land
 Proposed Use of Property (Please provide in great detail the intended use of the property):
Restaurant: Two story building with balcony seating NO DRIVE-THRU WINDOW
SEE EMAIL ABOUT VARIANCES

11/9/2022

Applicant's Signature

Date

FOR OFFICE USE ONLY:

Current Zoning: H1 NAICS Code: 722511
 Required Zoning: H1, H2MX, C1, C2 Conditional Use Needed? Yes or No

☒ **APPROVED**

DENIED ☐

Comments: HEALTH DEPT. APPROVAL REQUIRED - GRAVITY TRAP REQUIRED.
ALCOHOL SERVICE REQUIRES SEPARATE APPROVAL AND MUST COMPLY
WITH CHAPTER 6.

Zoning Official Signature

Date

Attachment: Zoning Info (3279 : 135 North Main Street Restaurant)

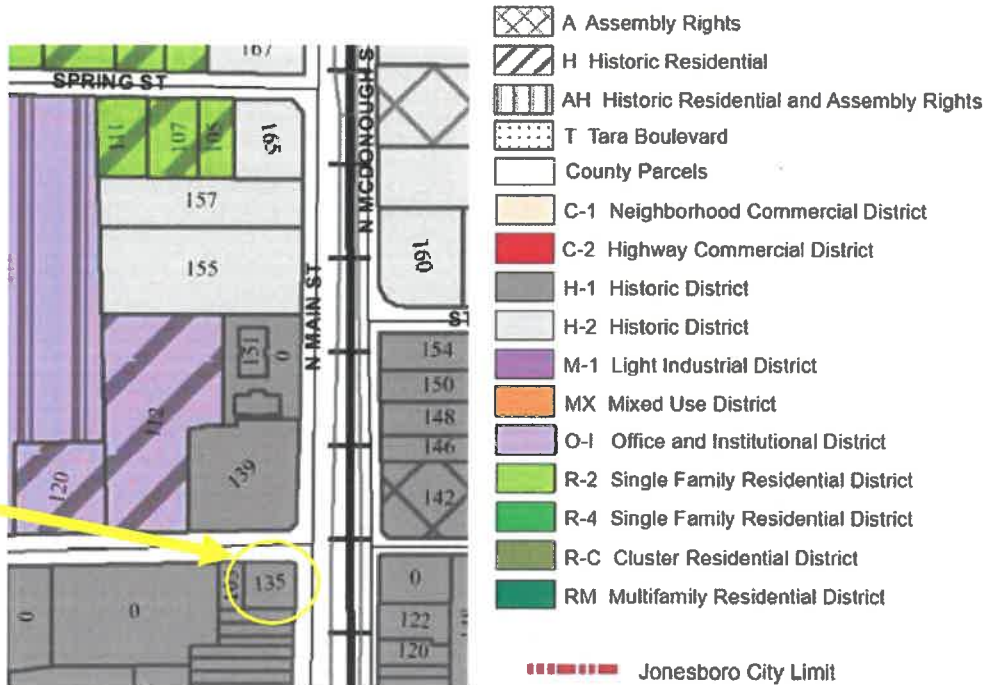
Applicant – Christopher G. Pike
 Name of Business – Urban Pulse Universal, LLC / Staffins Properties
 Address - 135 North Main Street
 Zoning District – H-1
 NAICS – 722511

Proposed Use: Restaurant, two-story with balcony seating

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
722511	Restaurants, Full-Service, Quality Restaurants	N	N	N	P	N	P	P	C	P	P	P	N	Sec. 86-597
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows.	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-598

Zoning Classifications

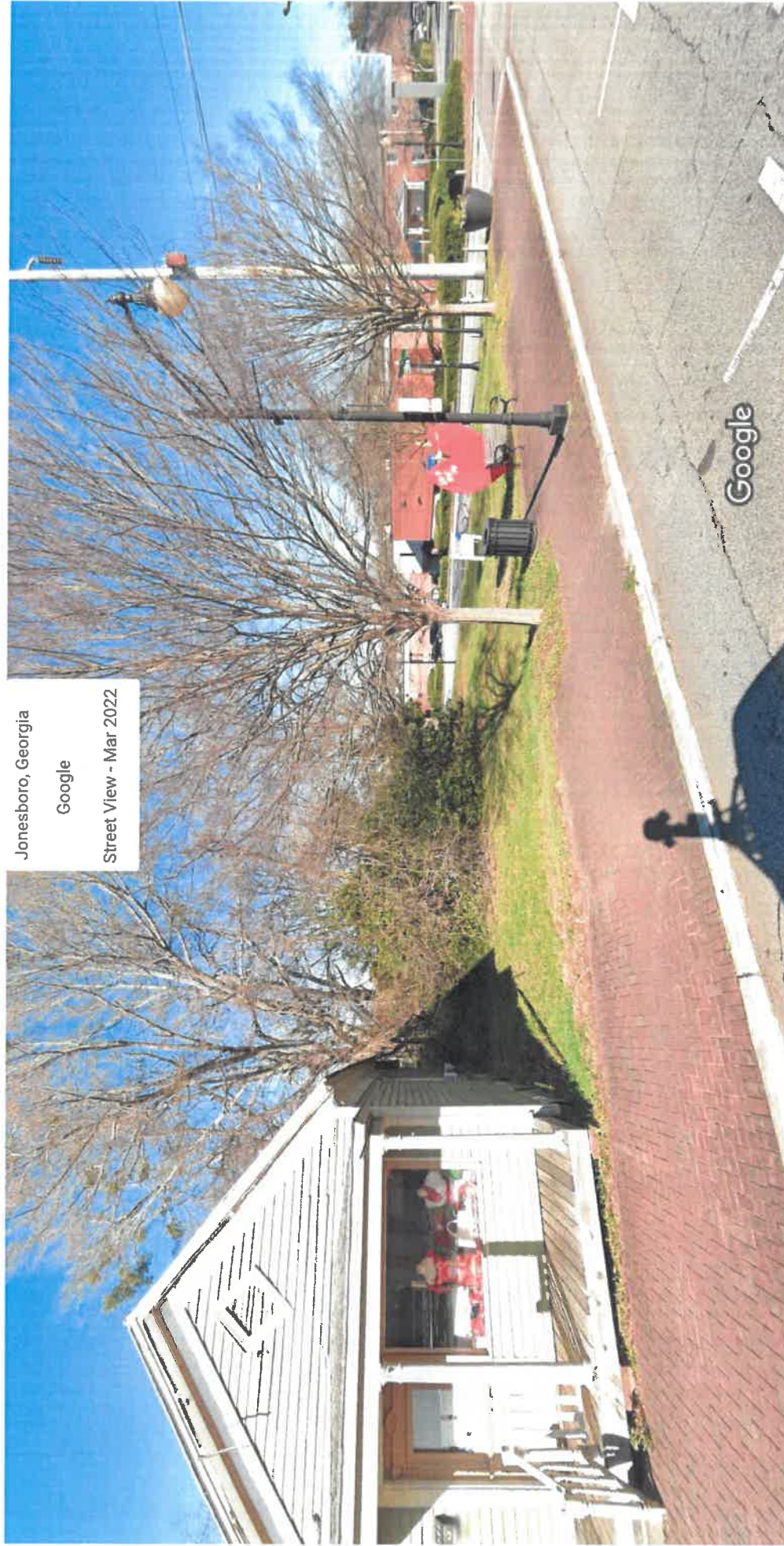


Health Department approval required. Grease trap required.

Alcohol service requires separate approval and must conform to Chapter 6, Alcoholic Beverages.

See email about variance requirements.

Google Maps 131 N Main St



Jonesboro, Georgia
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google



135 N Main St

All

Street View & 360°



Google Maps 137 N Main St

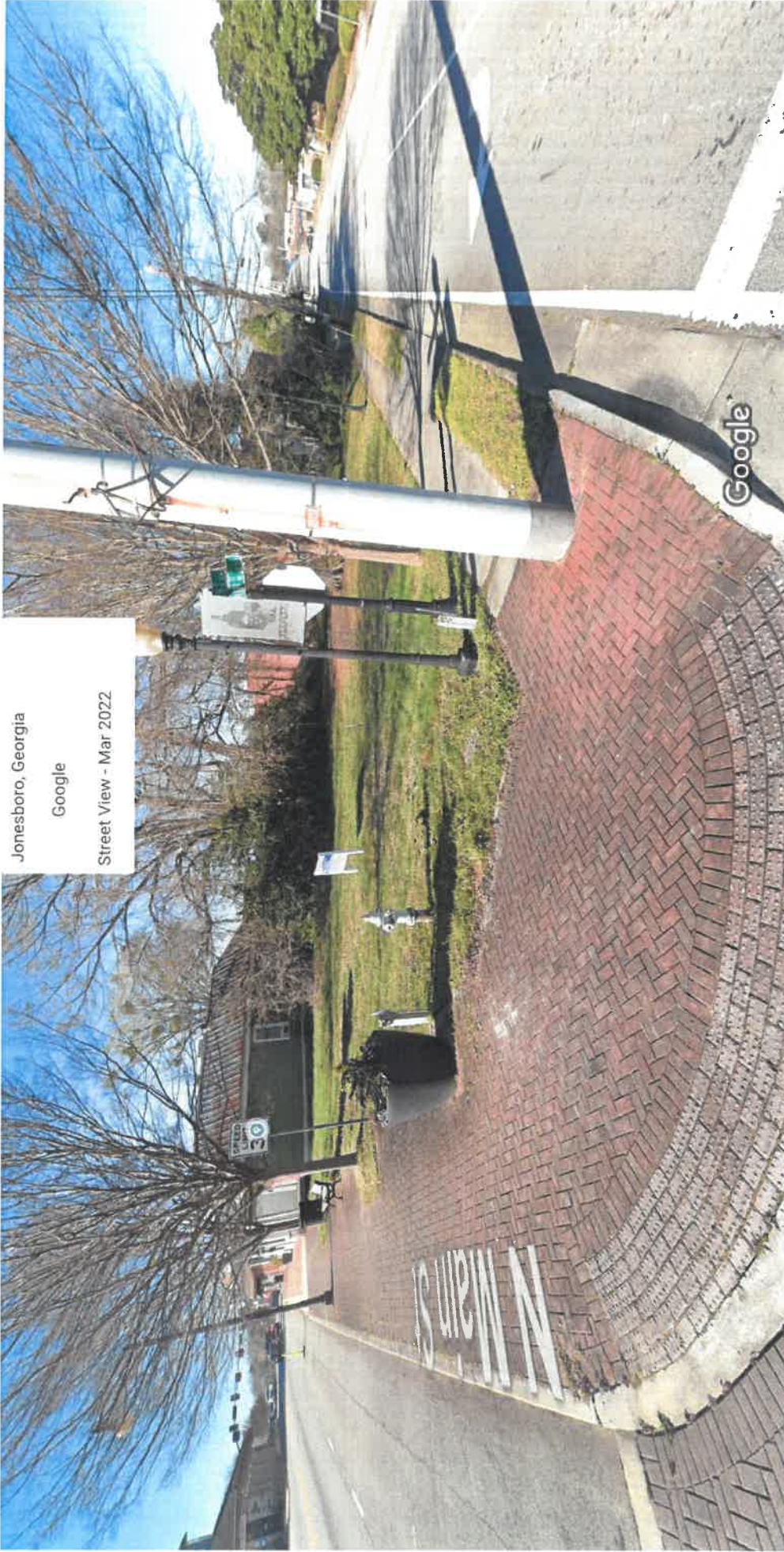


Image capture: Mar 2022 © 2022 Google

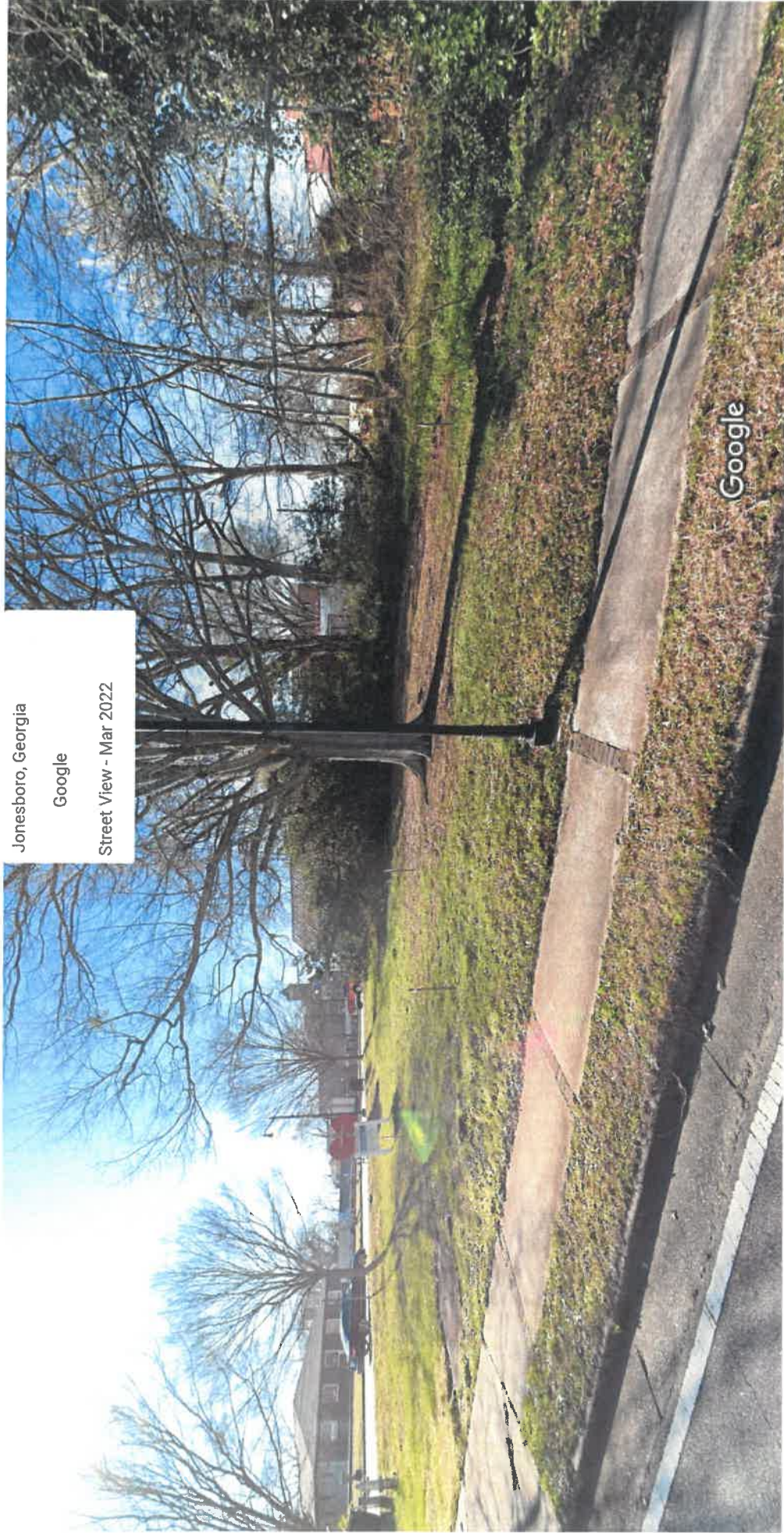


135 N Main St

All

Street View & 360°

Google Maps 105 Smith St



Jonesboro, Georgia
Google
Street View - Mar 2022

Image capture: Mar 2022 © 2022 Google

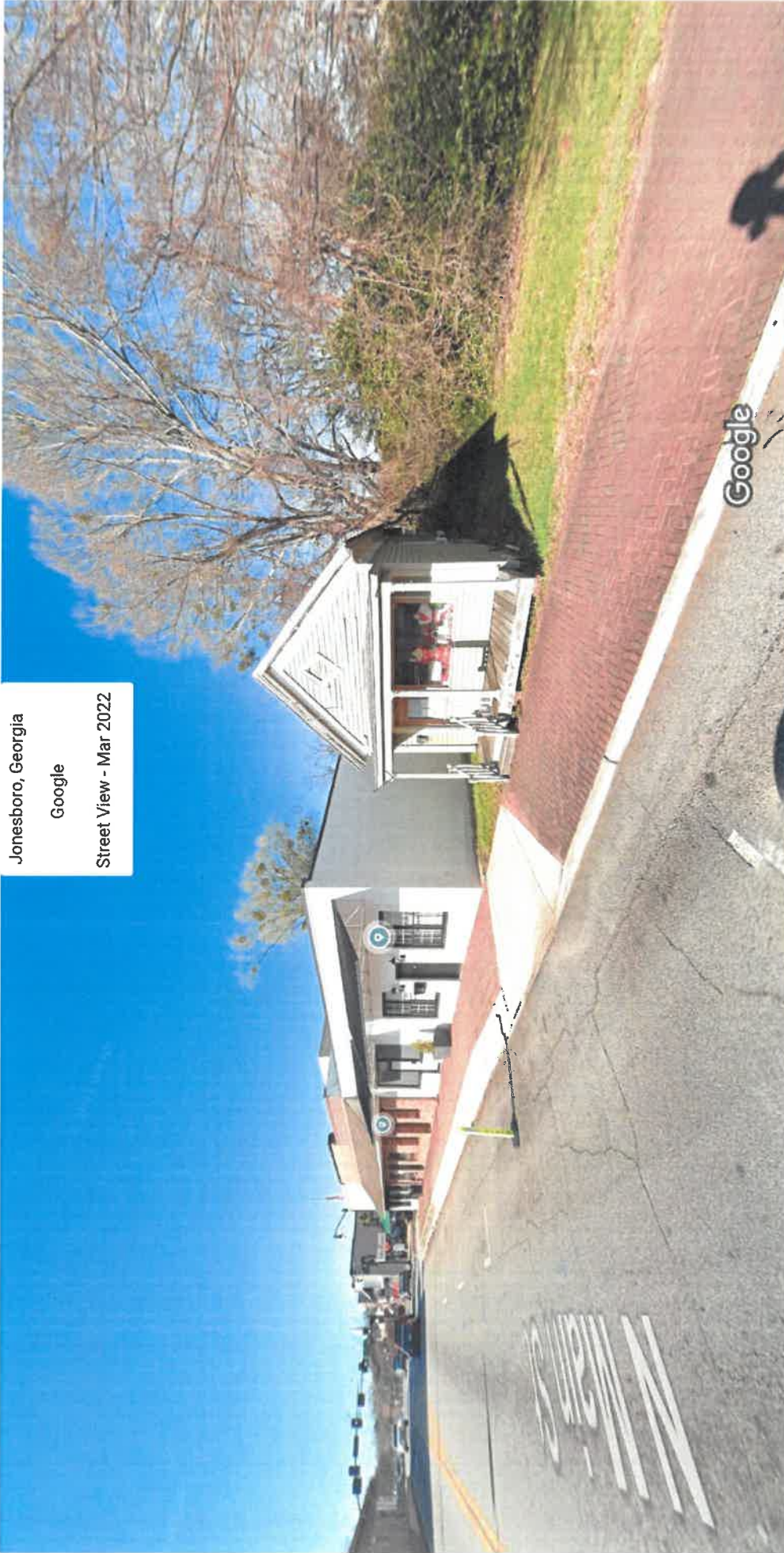


135 N Main St

All

Street View & 360°

Google Maps 131 N Main St



Jonesboro, Georgia
Google
Street View - Mar 2022

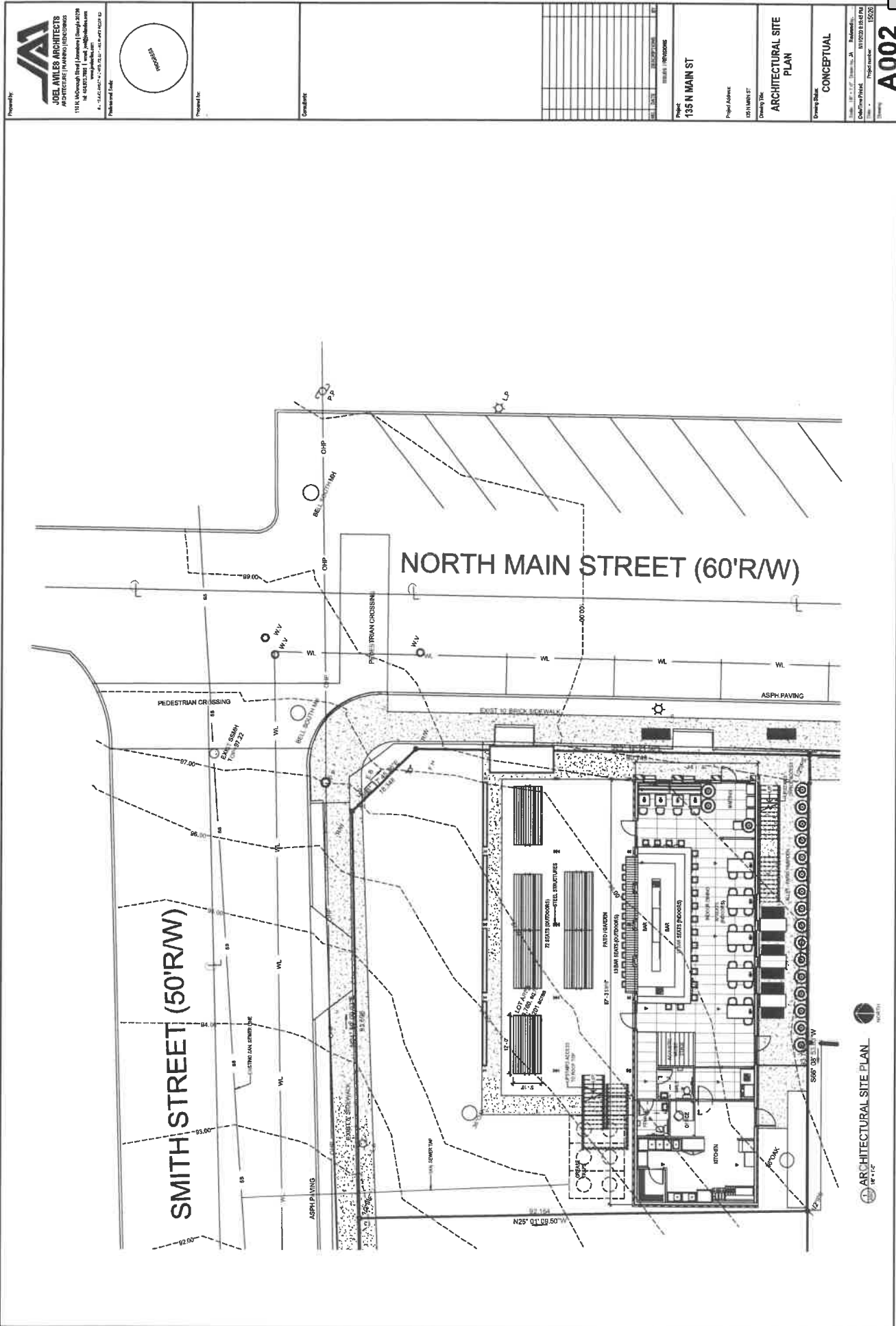
Image capture: Mar 2022 © 2022 Google

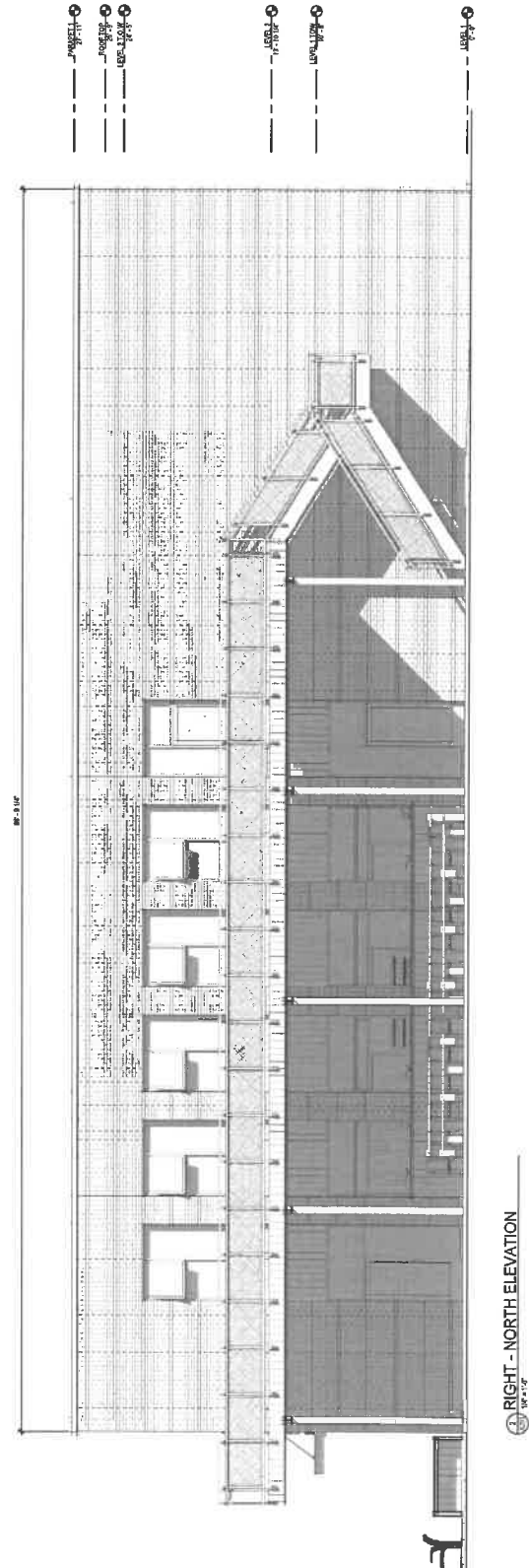
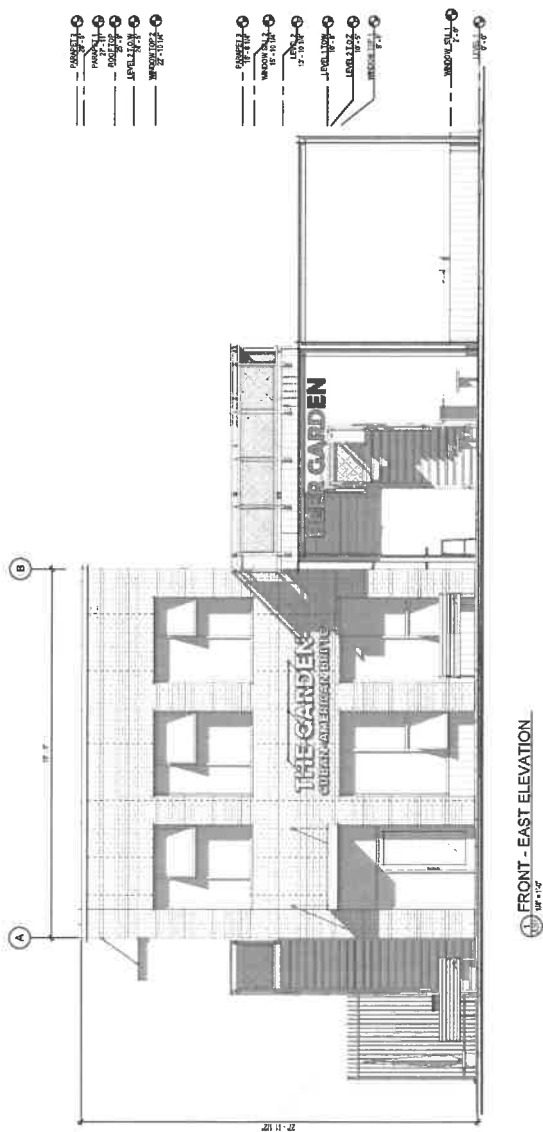


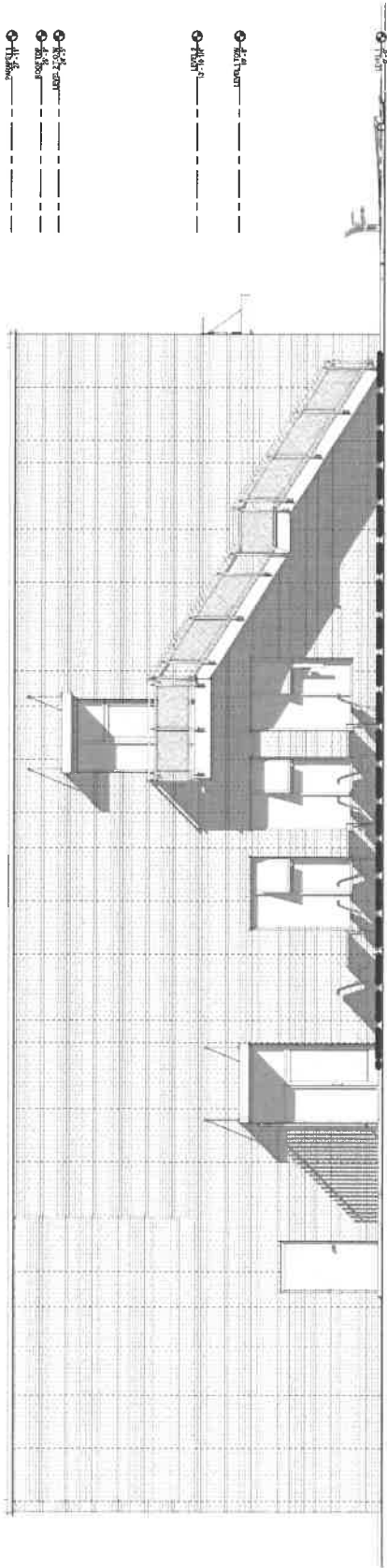
135 N Main St

All

Street View & 360°



[illegible]



1 LEFT - SOUTH ELEVATION
14' x 12'

TRC'S BISTRO

CUBAN RESTAURANT
INTERIOR DESIGN

135 N MAIN ST.
JONESBORO, GA 30236
CLAYTON COUNTY

-NEW INTERIOR BUILD-OUT-
OCCUPANCY: A-2 (RESTAURANT)
TOTAL GROSS AREA= 2487 SF

LOCATION MAP

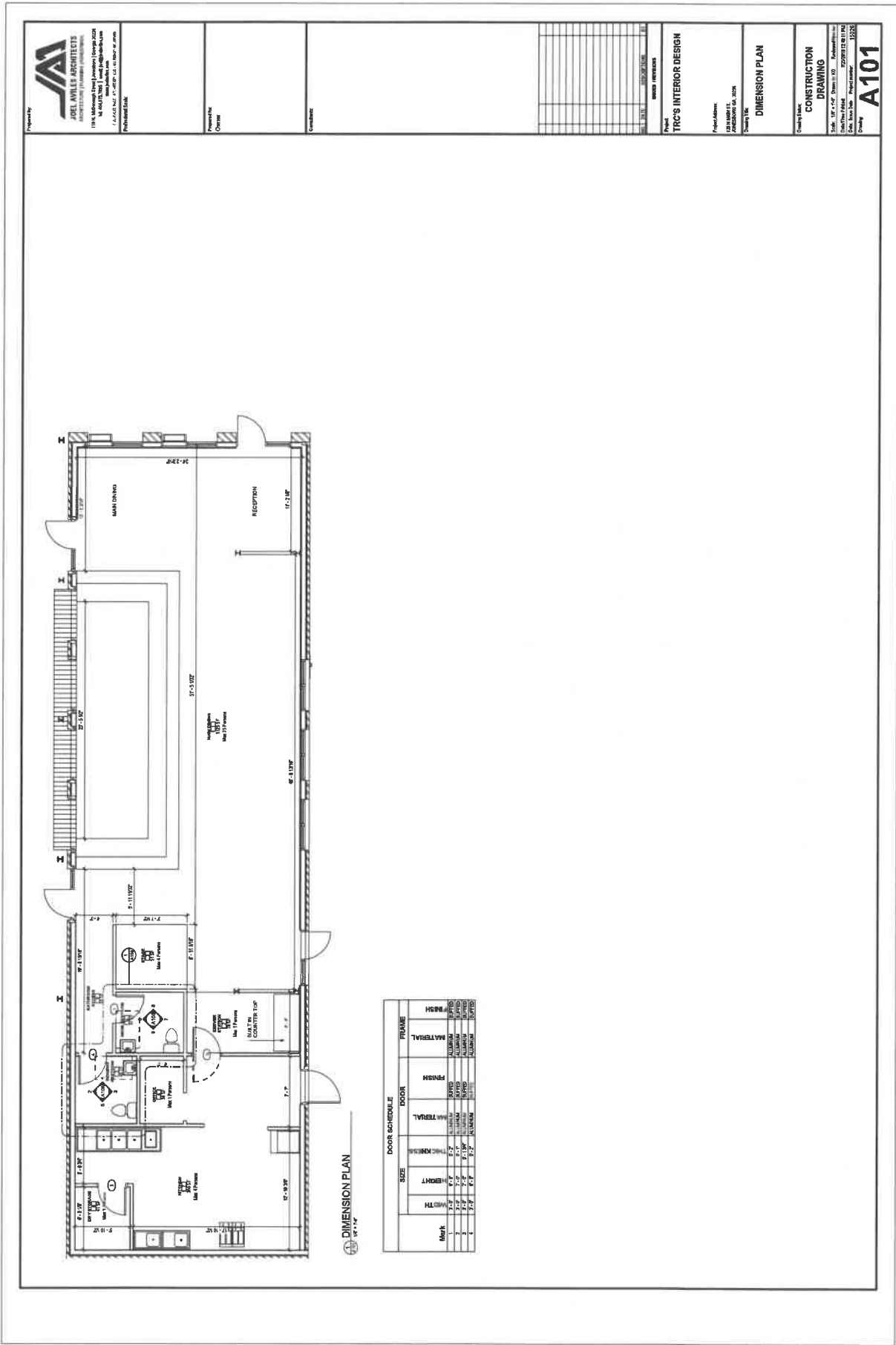
DRAWING INDEX

ARCHITECTURAL INDEX
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120
121
122
123
124
125
126
127
128
129
130
131
132
133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199
200
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220
221
222
223
224
225
226
227
228
229
230
231
232
233
234
235
236
237
238
239
240
241
242
243
244
245
246
247
248
249
250
251
252
253
254
255
256
257
258
259
260
261
262
263
264
265
266
267
268
269
270
271
272
273
274
275
276
277
278
279
280
281
282
283
284
285
286
287
288
289
290
291
292
293
294
295
296
297
298
299
300

APPLICABLE CODES

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE FOLLOWING CODES:

CODE	DESCRIPTION
INTERNATIONAL RESIDENTIAL CODE	FOR ALL RESIDENTIAL CONSTRUCTION
INTERNATIONAL BUILDING CODE	FOR ALL COMMERCIAL CONSTRUCTION
INTERNATIONAL MECHANICAL CODE	FOR ALL MECHANICAL SYSTEMS
INTERNATIONAL ELECTRICAL CODE	FOR ALL ELECTRICAL SYSTEMS
INTERNATIONAL PLUMBING AND MECHANICAL CODE	FOR ALL PLUMBING AND MECHANICAL SYSTEMS
INTERNATIONAL FIRE ALARM AND NOTIFICATION CODE	FOR ALL FIRE ALARM AND NOTIFICATION SYSTEMS
INTERNATIONAL SAFETY CODE	FOR ALL SAFETY SYSTEMS
INTERNATIONAL ACCESSIBILITY CODE	FOR ALL ACCESSIBILITY REQUIREMENTS
INTERNATIONAL ENERGY CODE	FOR ALL ENERGY REQUIREMENTS
INTERNATIONAL ENVIRONMENTAL CODE	FOR ALL ENVIRONMENTAL REQUIREMENTS
INTERNATIONAL TRANSPORTATION CODE	FOR ALL TRANSPORTATION REQUIREMENTS
INTERNATIONAL MARINE CODE	FOR ALL MARINE REQUIREMENTS
INTERNATIONAL AERONAUTICAL CODE	FOR ALL AERONAUTICAL REQUIREMENTS
INTERNATIONAL SPACE CODE	FOR ALL SPACE REQUIREMENTS
INTERNATIONAL UNDERGROUND CODE	FOR ALL UNDERGROUND REQUIREMENTS
INTERNATIONAL WIND CODE	FOR ALL WIND REQUIREMENTS
INTERNATIONAL SEISMIC CODE	FOR ALL SEISMIC REQUIREMENTS
INTERNATIONAL TERRORISM CODE	FOR ALL TERRORISM REQUIREMENTS
INTERNATIONAL CYBER CODE	FOR ALL CYBER REQUIREMENTS
INTERNATIONAL NANOTECHNOLOGY CODE	FOR ALL NANOTECHNOLOGY REQUIREMENTS
INTERNATIONAL BIOTECHNOLOGY CODE	FOR ALL BIOTECHNOLOGY REQUIREMENTS
INTERNATIONAL NANOMATERIALS CODE	FOR ALL NANOMATERIALS REQUIREMENTS
INTERNATIONAL NANOSYSTEMS CODE	FOR ALL NANOSYSTEMS REQUIREMENTS
INTERNATIONAL NANODEVICES CODE	FOR ALL NANODEVICES REQUIREMENTS
INTERNATIONAL NANOPARTICLES CODE	FOR ALL NANOPARTICLES REQUIREMENTS
INTERNATIONAL NANOTUBES CODE	FOR ALL NANOTUBES REQUIREMENTS
INTERNATIONAL NANOWIRES CODE	FOR ALL NANOWIRES REQUIREMENTS
INTERNATIONAL NANOSCALE CODE	FOR ALL NANOSCALE REQUIREMENTS
INTERNATIONAL NANOSCALE DEVICES CODE	FOR ALL NANOSCALE DEVICES REQUIREMENTS
INTERNATIONAL NANOSCALE SYSTEMS CODE	FOR ALL NANOSCALE SYSTEMS REQUIREMENTS
INTERNATIONAL NANOSCALE MATERIALS CODE	FOR ALL NANOSCALE MATERIALS REQUIREMENTS
INTERNATIONAL NANOSCALE STRUCTURES CODE	FOR ALL NANOSCALE STRUCTURES REQUIREMENTS
INTERNATIONAL NANOSCALE DEVICES AND SYSTEMS CODE	FOR ALL NANOSCALE DEVICES AND SYSTEMS REQUIREMENTS
INTERNATIONAL NANOSCALE MATERIALS AND STRUCTURES	



Prepared by
JAN
JAN ANGLER ARCHITECTS
ARCHITECTS
1116 N. Michigan Street, Suite 1000
Ann Arbor, MI 48106-1500
Tel: 734.769.1100
Fax: 734.769.1101
www.janarchitects.com

Project
TRC'S INTERIOR DESIGN

Project Address
135 North Main Street
Ann Arbor, MI 48106-1500

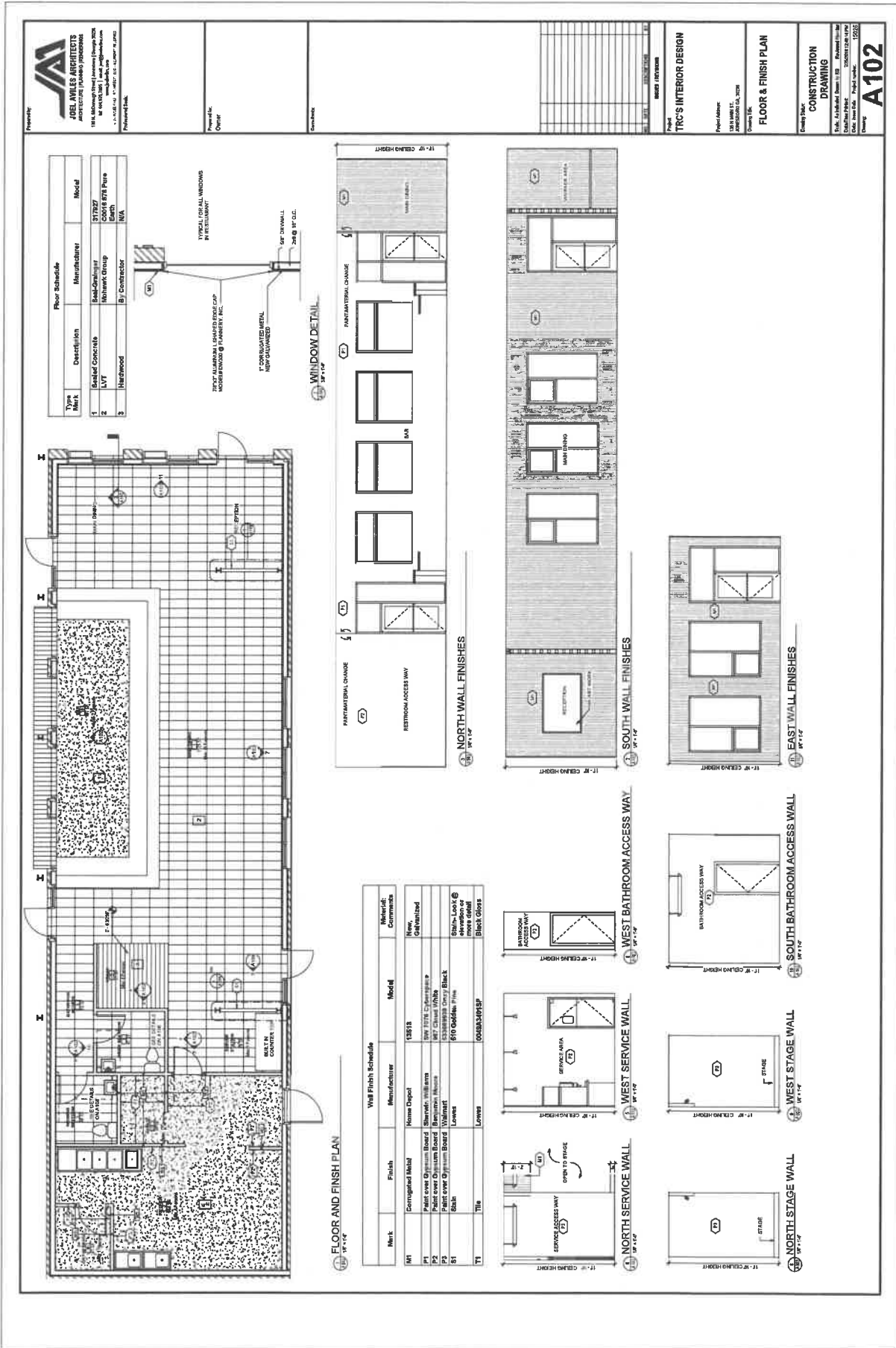
Project Title
DIMENSION PLAN

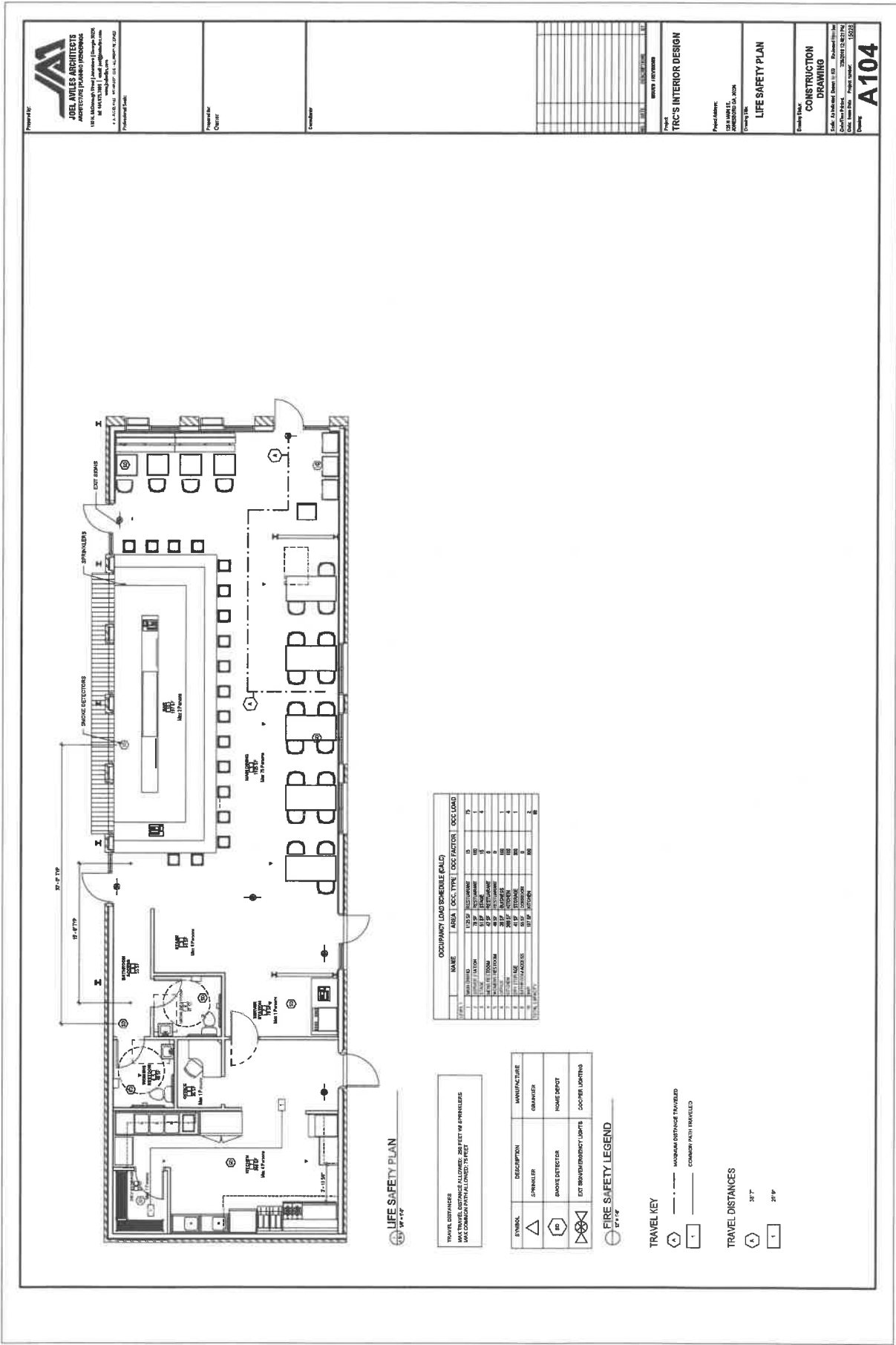
Client
TRC'S INTERIOR DESIGN

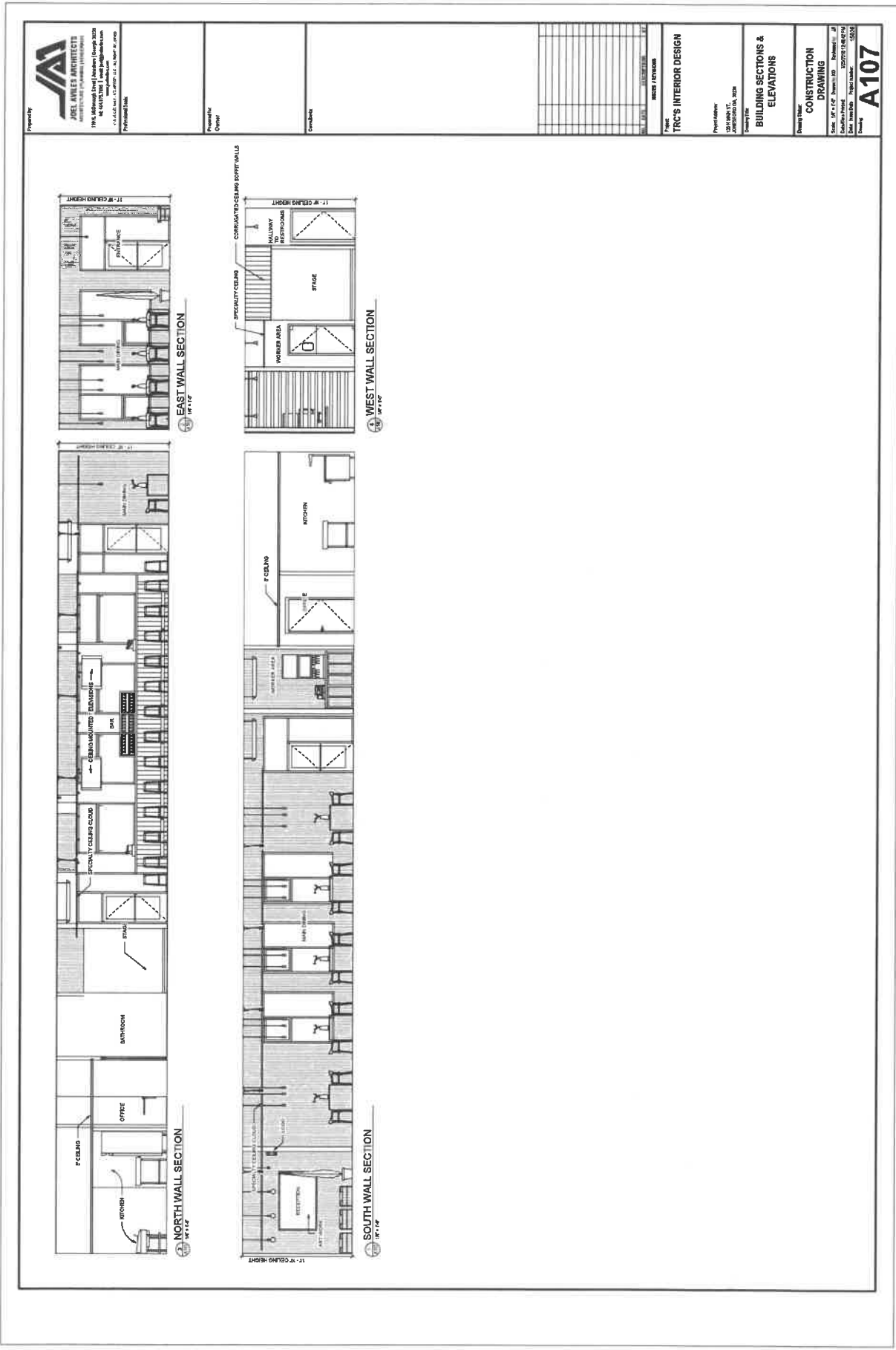
Scale
1/8" = 1'-0"

Date
10/11/11

Sheet
A101







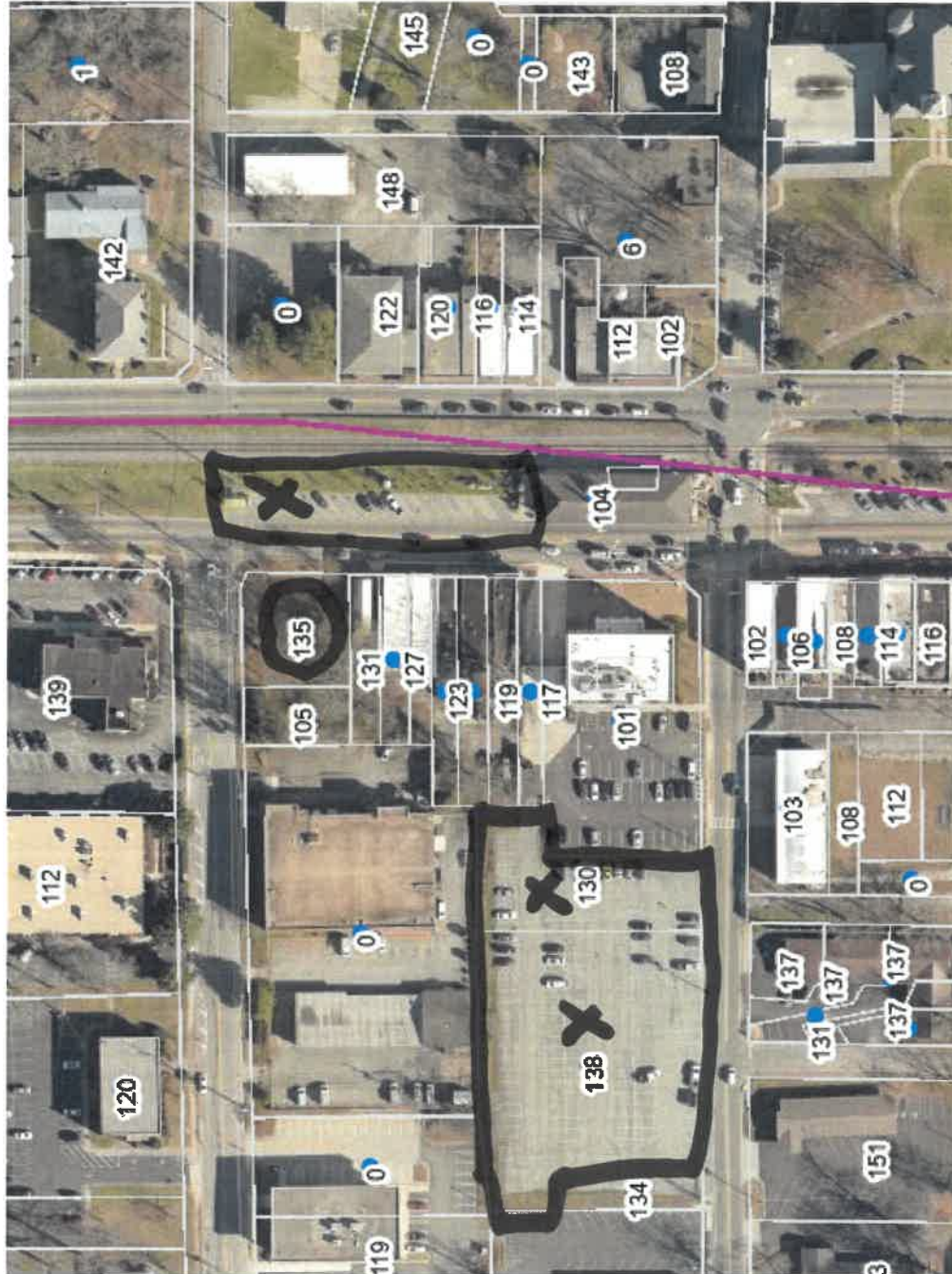
Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Variance application for maximum building size and parking requirements by Staffins Properties LLC, property owner, and Charles Staffins, applicant, for property at 135 North Main Street (Parcel No. 13241B A008) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22

Public Parking within 500 Ft.



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 December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Variance application for maximum building size and parking requirements by Staffins Properties LLC, property owner, and Charles Staffins, applicant, for property at 135 North Main Street (Parcel No. 13241B A008) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22



Attachment: Zoning sign (3279 : 135 North Main Street Restaurant)

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

at this location

135 NORTH MAIN ST

A PUBLIC HEARING on this application will be
held on. **DECEMBER 12TH 20 22**, at **6 p.m.**
1859 CITY CENTER WAY

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

Date of Posting **November 23 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: Charles Staffins
4301 Roosevelt Highway
South Fulton, Ga. 30349

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

Date: November 30, 2022

Re: Notification of Request for Variances – Restaurant, 135 North Main Street; Tax Map Parcel No. 13241B A008

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:

- Restaurant maximum building size and minimum parking requirements

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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







Attachment: Building Rendering (3279 : 135 North Main Street Restaurant)



Attachment: Building Rendering (3279 : 135 North Main Street Restaurant)



Attachment: Building Rendering (3279 : 135 North Main Street Restaurant)





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.2

- 2

COUNCIL MEETING DATE
December 5, 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-019, for health equipment rental by House of Strongwill LLC / JVO, property owner, and Tereca Bivens, applicant, for property at 127 Jonesboro Road (Parcel No. 13240B E001) Jonesboro, Georgia 30236.

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

Section 86-105 O&I District Purpose and Standards; Article XVII Sec. 86-549

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

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Approval of Conditional Use application**; Recently, the applicant submitted a zoning request for a health equipment rental office in a suite of the multi-tenant office building at 127 Jonesboro Road. The property is currently zoned O&I (Office-Institutional) and contains several other commercial offices and an outdoor event space.

Per the applicant:

My business is a delivery/courier service. I have done medicine deliveries for CVS in the past and plan on doing so in the future. I also have a few items durable medical equipment in my inventory that people are able to rent and I deliver it to them. My focus is mostly healthcare/medical deliveries. Please be advised that my rental inventory is strictly for mobility purposes (scooters, etc.).

When asked if the equipment would be stored and picked up at 127 Jonesboro Road, the applicant replied:

Yes, it will be stored there.

Thus, it will be more than just a mailing address. This type of use requires a conditional use permit in O&I zoning, and must comply with Sec. 86-549:

Sec. 86-549. NAICS 532283 – Home Health Equipment Rental

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

- (1) Must be located on a street having a classification of collector or greater. **Jonesboro Road is a collector road.**
- (2) No outdoor display or storage of merchandise or materials shall be permitted. **Anything equipment stored for pending delivery will always be inside.**

This business should have limited daily activity, and the landlord can determine where best any equipment can be stored inside.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***5.2**

Private Owner

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

- Zoning Info
- Property Pictures
- Conditional Use - Health Equipment Rental - Legal Notice
- Zoning Sign
- Acceptance Letter Health Equipment

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

Maria Wetherington

From: Tereca Bivens <noreply@jotform.com>
Sent: Thursday, October 13, 2022 4:09 PM
To: David Allen; Ricky, L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Tereca Bivens

 Jonesboro, GA: Zoning Verification Request

Name of Applicant: Tereca Bivens
Name of Business: Driven Inc.
Property's Address: Street Address: 127 Jonesboro Road Suite 1502
City: Jonesboro
State / Province: Georgia
Postal / Zip Code: 30236
Email Address: tmbivens@gmail.com
Phone: (Day) (404) 759-1439
Phone: (Evening) (404) 759-1439
Current Use of Property Business
Proposed Use of Property (Please provide in great detail the intended use of the property): The property will serve as my registered and principal office. The business will deliver mobility scooters and wheelchairs.
Applicant's Signature Tereca M Bivens
Date 10-13-2022

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

EX. ZONING: Q+1

NAICS CODE: 532283

REQ. ZONING: Q+1, C1, C2

CONDIT. USE REQ?: YES

CONDITIONAL USE REQUIRED AND MUST COMPLY WITH
SEC. 86-549



10/18/22

David Allen

From: Tereca Bivens <tmbivens@gmail.com>
Sent: Tuesday, October 18, 2022 1:47 PM
To: David Allen
Subject: Re: Zoning Verification Request

Mobility scooter and wheel chair rentals. In the past 95% of my business were travelers coming into the Atlanta area and staying at different hotels. They would rent the equipment to get around at events (ga aquarium) etc.

Tereca Bivens

On Tue, Oct 18, 2022 at 12:55 PM David Allen <dallen@jonesboroga.com> wrote:

So, it's like a medical equipment store?

From: Tereca Bivens <tmbivens@gmail.com>
Sent: Tuesday, October 18, 2022 12:21 PM
To: David Allen <dallen@jonesboroga.com>
Subject: Re: Zoning Verification Request

No worries. Thank you for the timely response. Yes they will be. I have a small amount of inventory at the moment.

Respectfully,

Tereca Bivens

On Tue, Oct 18, 2022 at 11:35 AM David Allen <dallen@jonesboroga.com> wrote:

My apologies. I was out of town all of last week. I will be working on that today.

One question – Will the scooters and wheelchairs be stored or picked up at [127 Jonesboro Road](#)?

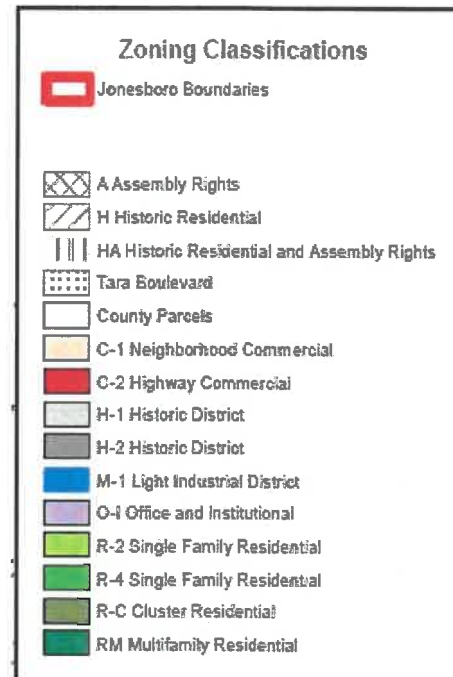
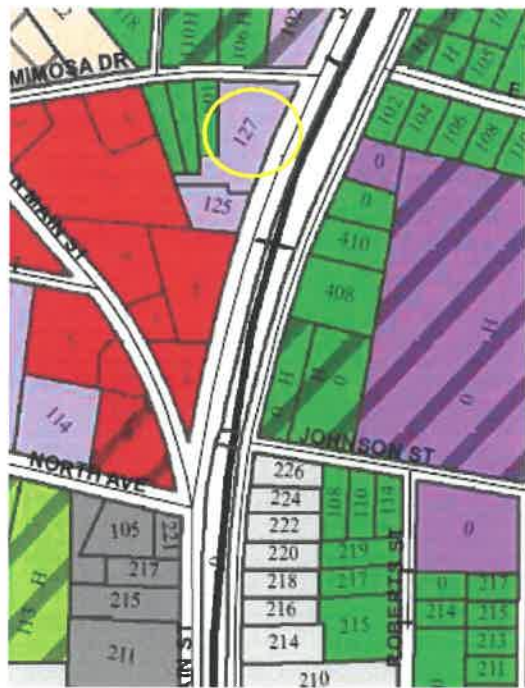
Attachment: Zoning Info (3278 : 127 Jonesboro Road Equipment Rental)

Applicant – Tereca Bivens
Name of Business – Driven Inc.
Address - 127 Jonesboro Road, Suite 1502
Zoning District – O&I
NAICS – 532283

Proposed Use: Wheelchair and scooter rental

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

NAICS Code	USES	R-2	R-4	R-C	CCM	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
532283	Home Health Equipment Rental	N	N	N	N	N	N	N	C	N	C	P	N	Sec. 86-549; Sec. 86-118



Sec. 86-549. NAICS 532283 – Home Health Equipment Rental

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.

Google Maps 127 GA-54



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google

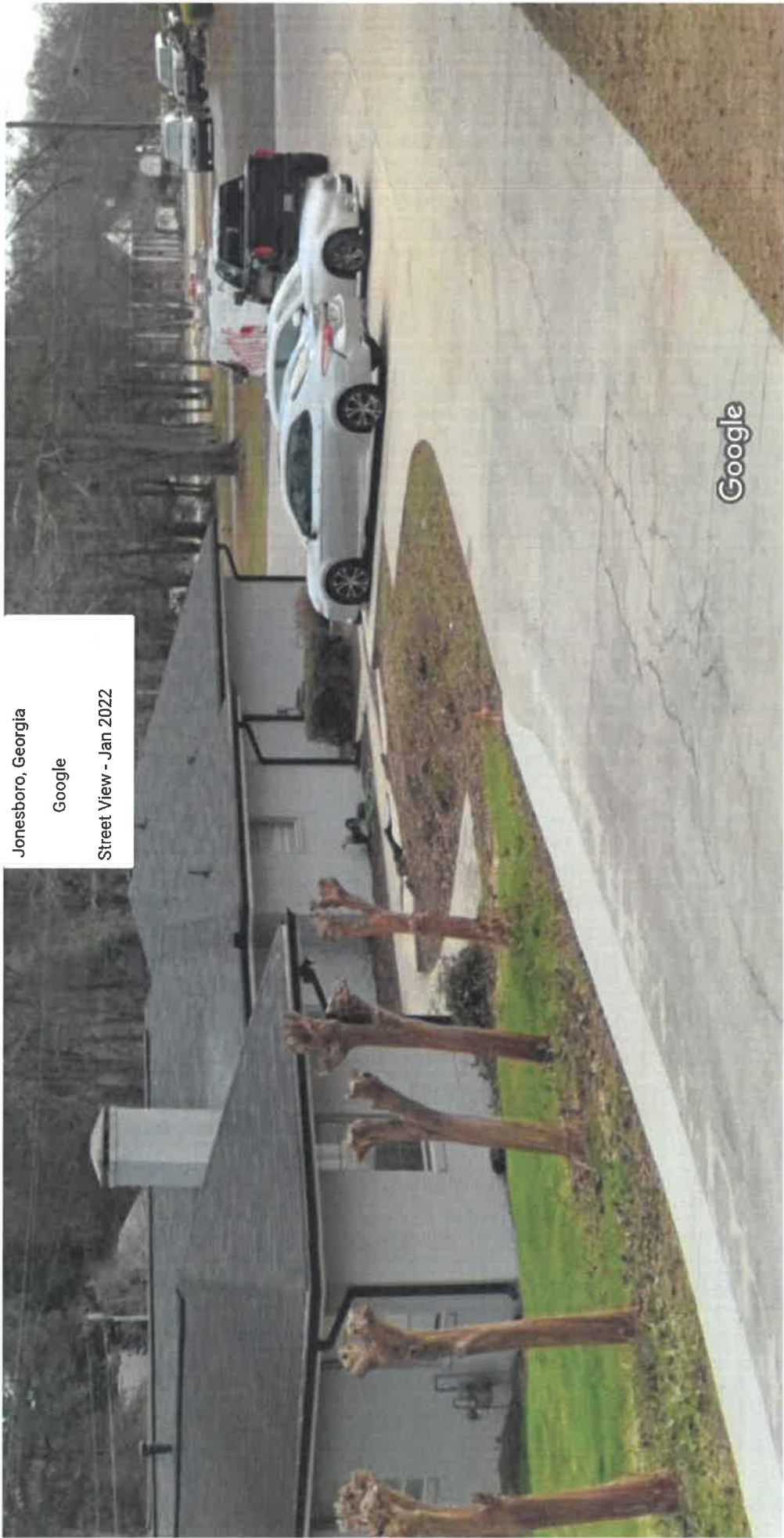


127 Jonesboro Rd

All

Street View & 360°

Google Maps 109 W Mimosa Dr



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google



127 Jonesboro Rd

All

Street View & 360°

Google Maps 127 Jonesboro Rd



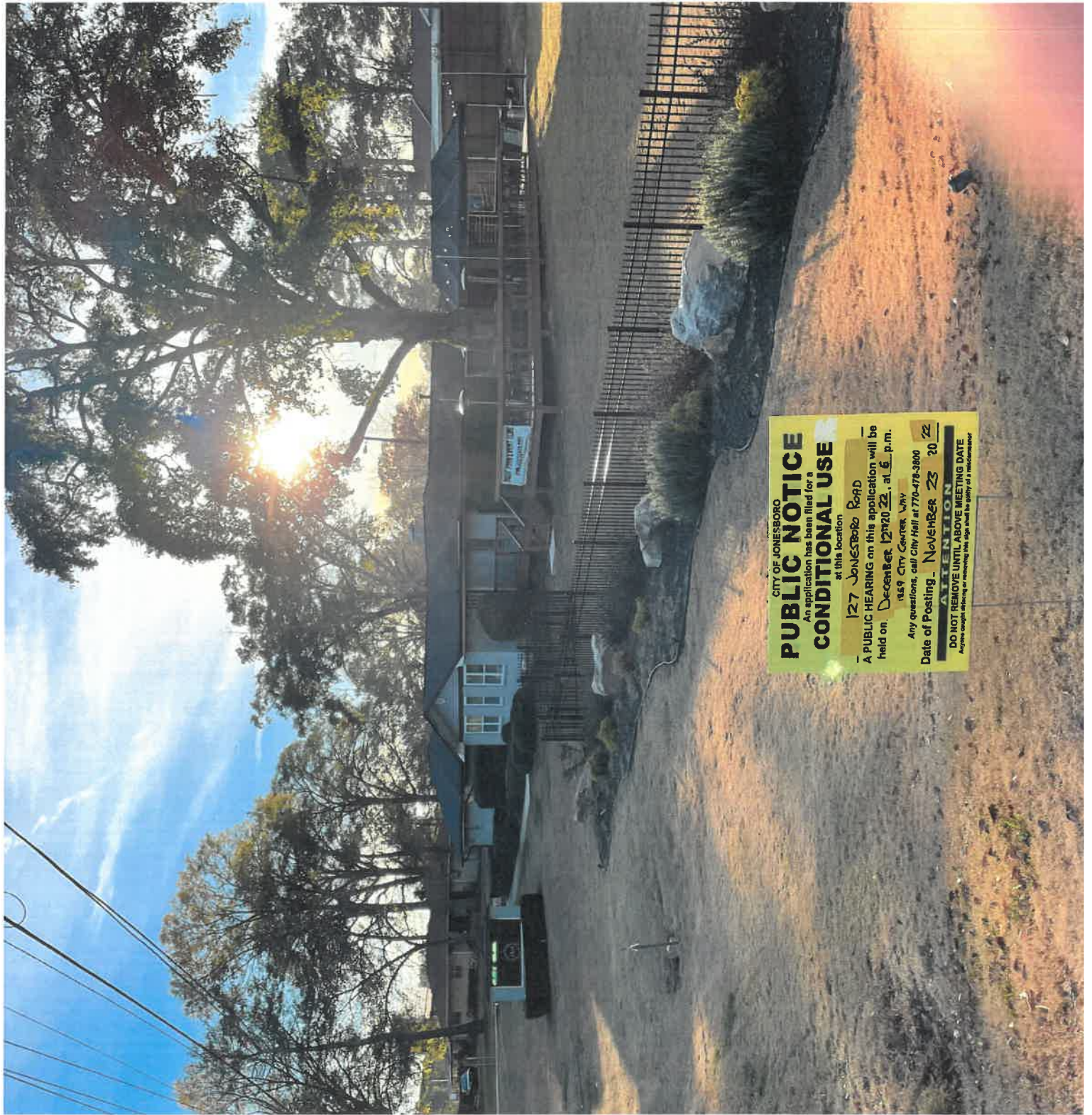
Imagery ©2022 Maxar Technologies, Map data ©2022 20 ft

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 December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit application for health equipment rental by House of Strongwill LLC / JVO, property owner, and Tereca Bivens, applicant, for property at 127 Jonesboro Road (Parcel No. 13240B E001) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22



Attachment: Zoning Sign (3278 : 127 Jonesboro Road Equipment Rental)

CITY OF JONESBORO PUBLIC NOTICE CONDITIONAL USE

An application has been filed for a

at this location

127 JONESBORO ROAD

A PUBLIC HEARING on this application will be held on. DECEMBER 12TH 2022, at 6 p.m.

1859 CITY CENTER WAY

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

Date of Posting - NOVEMBER 23 2022

ATTENTION

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



MEMORANDUM

To: Tereca Bivens
127 Jonesboro Road
Jonesboro, Ga. 30236

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

Date: November 29, 2022

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

Dear Applicant,

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

- Health Equipment Rental

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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 #

5.3

- 3

COUNCIL MEETING DATE
December 5, 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 Variance application, 22-VAR-010, for minimum dwelling size by the City of Jonesboro, property owner, and Southern Crescent Habitat for Humanity, applicant, for properties at 214 and 216 King Street (Parcel Nos. 12016A D012 and 12016A D011) Jonesboro, Georgia 30236.

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

Section 86-98 R-4 District Purpose and Standards;

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, Historic Preservation

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 Variance application, with conditions**; The City of Jonesboro owns both subject lots at 214 and 216 King Street. Recently, the dilapidated dwellings on both properties were torn down. In an effort to improve the quality of the aging housing stock in the City, Jonesboro is partnering with the Southern Crescent Habitat for Humanity to build quality replacement homes on the two subject properties.

Staff has analyzed the site and the house designs and determined that variances are needed for the minimum dwelling size for each.

214 and 216 King Street and the next lot to the east are all zoned R-4, and within the Historic Residential Overlay.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:

(1) Minimum lot area: 10,480 square feet (¼-acre) **8400 sq. feet Grandfathered lot**

(2) Minimum lot width: 75 feet **60 feet Grandfathered lot**

(3) Minimum front yard: 25 feet **Complies**

(4) Minimum side yard: 12 feet **Complies**

(5) Minimum rear yard: 25 feet **Complies**

(6) Minimum floor area per dwelling unit: **1,600 square feet (heated)**

(7) Maximum building height: Two stories and 35 feet **Complies**

(8) Maximum lot coverage: 35 percent **Complies**

Per the applicant, the heated sq ft for the Maple (216 King Street) is 1593 and the heated sq ft for the Aspen (214 King

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

Street) is 1365. Therefore, variances for minimum dwelling sizes are required.

Despite the need for variances, the Aspen would still be as large as the two largest houses on King Street, and significantly larger than the average house size on the street – 1077 square feet. These houses can serve as a catalyst for quality infill on the rest of King Street and other areas in the City.

The exterior design and materials of the proposed houses will need to be further reviewed and approved by the City after the variance hearing. All houses on the street are one-story and mostly wood or vinyl siding. A few of them have brick.

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

- 1. The exterior design is subject to Design Review Commission and Historic Preservation Commission review and approval, since the properties lie within the Historic Residential Overlay.**
- 2. No parking is allowed on the street.**

Fiscal Impact

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

Habitat for Humanity

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

- Property Owner Authorization
- Zoning Info
- Property Pictures
- Property Info
- Site Plan
- Variance - House Size - Legal Notice
- Zoning Sign
- Acceptance Letter

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

Approval with Conditions

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

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

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


 PRINT NAME

November 30, 2022

SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAL

Attachment: Property Owner Authorization (3280 : King Street House Variances)

Sec. 86-204. - Table of Uses Allowed by Zoning Districts.

P = Use is permitted "by right" in the Zoning District indicated

C = Use is permitted only as an approved conditional use permit (code section indicated)

N = Use is not permitted in the Zoning District indicated

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
	RESIDENTIAL USES													
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86- 111; Article VII; Sec. 86- 117
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Article VII
n/a	Two-Family Dwelling (Duplex)	N	N	N	N	C	N	N	N	C	N	N	N	Article VII; Sec. 86- 117; Sec. 86-118
n/a	Triplexes and Quadruplexes, not part of Apartment Communities	N	N	N	N	N	N	N	N	N	N	N	N	
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	C	C	C	C	N	C	N	N	N	Sec. 86- 202; Sec. 86-117; Sec. 86-118
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118
n/a	Mixed Use Dwelling, including Lofts	N	N	N	C	P	C	C	C	P	C	N	N	Sec. 86-182; Sec. 86-117; Sec. 86-118

Sec. 86-98. - R-4 single family residential district regulations.

- (a) *Purpose.* The R-4 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-quarter acre. The district is intended to create and preserve a neighborhood setting in which smaller lots are desired. While the R-4 district is primarily free of non-residential uses as well as higher density residential uses, the district may adjoin such districts and may be located near the downtown. Public and institutional uses traditionally found in relatively low density neighborhoods are compatible with the R-4 district. Such development is also typically served by a network of local streets to minimize traffic impacts on the neighborhood.
- (b) *Development standards.* Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:
- (1) Minimum lot area: 10,480 square feet (¼-acre)
 - (2) Minimum lot width: 75 feet ¹
 - (3) Minimum front yard: 25 feet ²
 - (4) Minimum side yard: 12 feet ³
 - (5) Minimum rear yard: 25 feet
 - (6) Minimum floor area per dwelling unit: 1,600 square feet
 - (7) Maximum building height: Two stories and 35 feet
 - (8) Maximum lot coverage: 35 percent
- ¹ Measured at the building line.
- ² The required front yard on any street classified as a collector or above shall be 30 feet.
- ³ The minimum side yard on the street side of a corner lot shall be 20 feet.
- (c) *Design standards.* Unless otherwise provided in this chapter, uses permitted in an R-4 district shall conform to the following design standards:
- (1) Off-street parking shall be provided as specified in article XIII of this chapter.
 - (2) Buffers shall be provided as specified in article XV of this chapter.

Floor area. For residential uses, the total of all floors of a building as measured to the outside surfaces of exterior walls, or from the centerline of walls or partitions separating dwelling units, including halls, stairwells, elevator shafts, and excluding unfinished basements, cellars, storage areas, garages, uncovered porches, terraces, decks and balconies. For non-residential uses, floor area shall include all floors, lofts, balconies, mezzanines, cellars, basements, halls, stairwells, elevator shafts and all other interior spaces.

Google Maps 204 King St



Image capture: Jan 2022 © 2022 Google



204 King St

All

Street View & 360°



Google Maps 208 King St

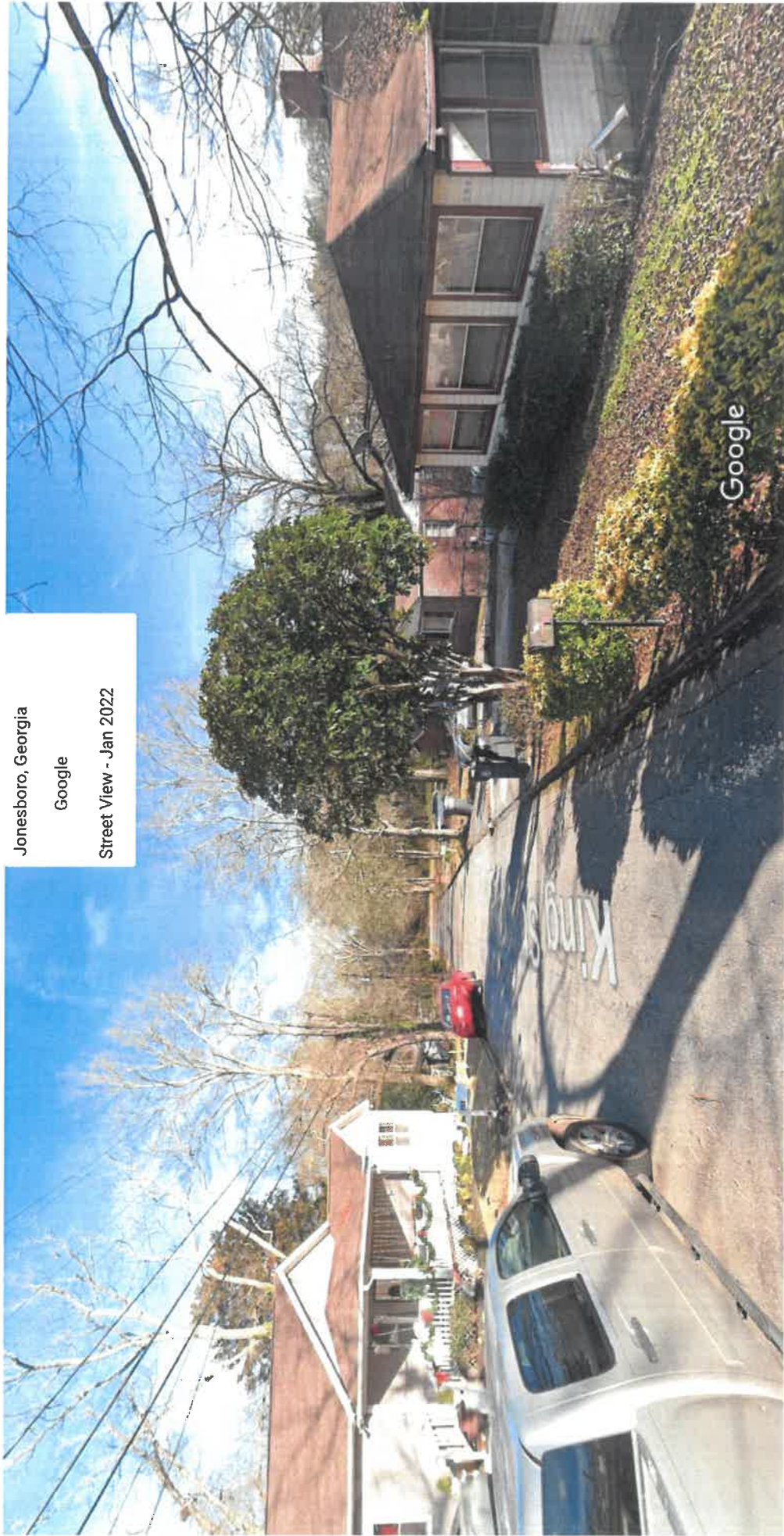


Image capture: Jan 2022 © 2022 Google



204 King St

All

Street View & 360°

Google Maps 210 King St



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google



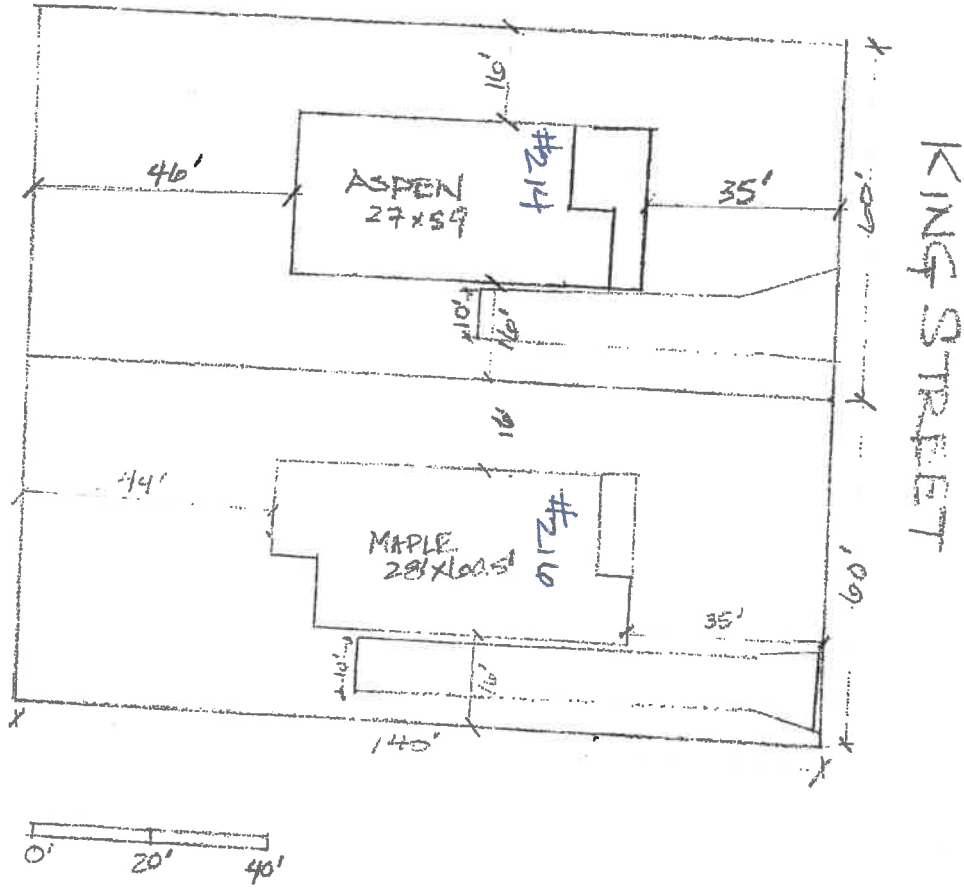
204 King St

All

Street View & 360°







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 December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Variance application for minimum dwelling size by the City of Jonesboro, property owner, and Southern Crescent Habitat for Humanity, applicant, for properties at 214 and 216 King Street (Parcel Nos. 12016A D012 and 12016A D011) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22

CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
214 / 216 KING STREET
A PUBLIC HEARING on this application will be
held on - **DECEMBER 12TH, 2022 at 6 p.m.**
1859 City Center Way
Any questions, call City Hall at 770-478-3800
Date of Posting - **November 23 2022**
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor



MEMORANDUM

To: Cynthia Jenkins
Southern Crescent Habitat for Humanity
9570 Tara Blvd
Jonesboro, Ga. 30236

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

Date: November 30, 2022

Re: Notification of Request for Variances – House Size, 214 and 216 King Street; Tax Map Parcel Nos. 12016A D011 and 12016A D012

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 properties:

- Minimum house sizes

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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
December 5, 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-018, for an event center by The Rochester Holding Company of Georgia LLC, property owner and applicant, for property at 254B West Mimosa Drive (Parcel No. 13240B E005) Jonesboro, Georgia 30236. Property owner address is also listed as 254B North Main Street.

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

Section 86-107 C-2 District Purpose and Standards; Article XVII Sec. 86-532

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

Yes Economic Development, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Approval of Conditional Use application, with conditions;** Recently, the applicant submitted a zoning request for an event center in a portion of the building he owns off of West Mimosa Drive, which is alternately known as 254 West Mimosa Drive and 254 North Main Street. The property is currently zoned C-2 (Highway Commercial) and has contained a construction office and showroom for many years. Most of the property is surrounded by businesses and the County Fire Station, but there are a few residences to the east of the subject property. The applicant intends to use the building for hosting indoor private events, such as baby showers, reunions, dinners, etc. and already runs a similar indoor operation in the city of Morrow. Several paved parking spaces are available, and the applicant apparently shares parking with businesses along North Main Street in a dirt and gravel open area behind these businesses.

The Table of Uses requires a conditional use permit for this particular kind of use in C2 zoning, with the following current conditions. (Note: these conditions have changed in the past two years.)

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

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

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

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

The applicant has stated that 1200 square feet of the inside will be used for events, with moveable chairs. $1200 / 25 = 48$, plus $1200 / 150$ (8) equals 56 total required. However, this is a maximum parking number. The applicant has said that his typical baby shower events bring in 25 to 30 people.

29 spaces are shown on the site plan provided, some in the existing area in front of the building and some new parking shown along the side of the property abutting West Mimosa Drive. The applicant has stated that all of these parking spaces are on his property. The driveway at Mimosa Drive (west side) is a shared driveway for Swint's delivery trucks and the entrance to the subject property. There is an access easement that serves the subject property (see enclosed deed and plat). Nevertheless, if the use is approved, the City will need to make sure that the new parking spaces comply with the City code, and the applicant will need to coordinate events with the delivery trucks of Swint's Feed and Seed.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

(2) Any alcohol service and consumption on the premises must conform to Chapter 6 standards, Alcoholic Beverages.

The applicant has indicated that food alcohol will be on the premises, served by a supervisor. However, there has been a church in the shopping center in front of the subject property for several years, and the approximate straight line measurement from the door of the proposed event center to the rear of the church is 185 feet.

(3) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

The event center would be located in the only building (standalone) on the property, owned entirely by the applicant.

(4) A minimum 50-foot-wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

The building and paving are pre-existing, and the back of the building (away from parking) is closest to the residential property. The front half of the building where the events will be hosted is 50 feet from the property line abutting the residential property. The other back corner is approximately 47 feet away from the property line, but again, the events will be inside and the entrance to the events is facing away from the property line.

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

1. No parking within the right-of-way or on the shoulder of West Mimosa Drive or North Main Street shall occur.
2. No parking in the 50-foot buffer behind the building shall occur.
3. New parking spaces shall comply with City codes.
4. Sprinkler system requirement shall be clarified by the County Fire Marshal's office.
5. Approval of the use does not connote approval of any future alcohol service, which is a separate approval conforming to the standards of Chapter 6, Alcoholic Beverages.

Fiscal Impact

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

Private Owner

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

- Zoning Info
- Property Info
- Site Pictures
- Lindells - Morrow
- Conditional Use - Event Center - Legal Notice
- Zoning Sign

- Acceptance Letter Event Center
- Parking
- Driveway Easement

5.4

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

Approval, with Conditions



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

MARIA

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: CORNELIA SPENCE
 Name of Business: LINDELL'S EVENT CENTER, LLC #2 (LOCATION)
 Property's Address: 254 A NORTH MAIN STREET JONESBORO, GA. 30236
 Email Address: SPENCE-CORNELIA53@YAHOO.COM
 Phone: (Day): 404-964-2688 (Evening): SAME

Property Information

Current Use of Property: WAREHOUSE
 Proposed Use of Property (Please provide in great detail the intended use of the property):
EVENTS, BABY SHOWERS & DINNERS

Cornelia Spence
 Applicant's Signature

Nov 02, 2022
 Date

FOR OFFICE USE ONLY:

Current Zoning: C2

NAICS Code: 531120

Required Zoning: H1, H2, O+1, HX, C2, M1

Conditional Use Needed? Yes or No

Comments:

☐ APPROVED

☐ DENIED

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

[Signature]
 Zoning Official Signature

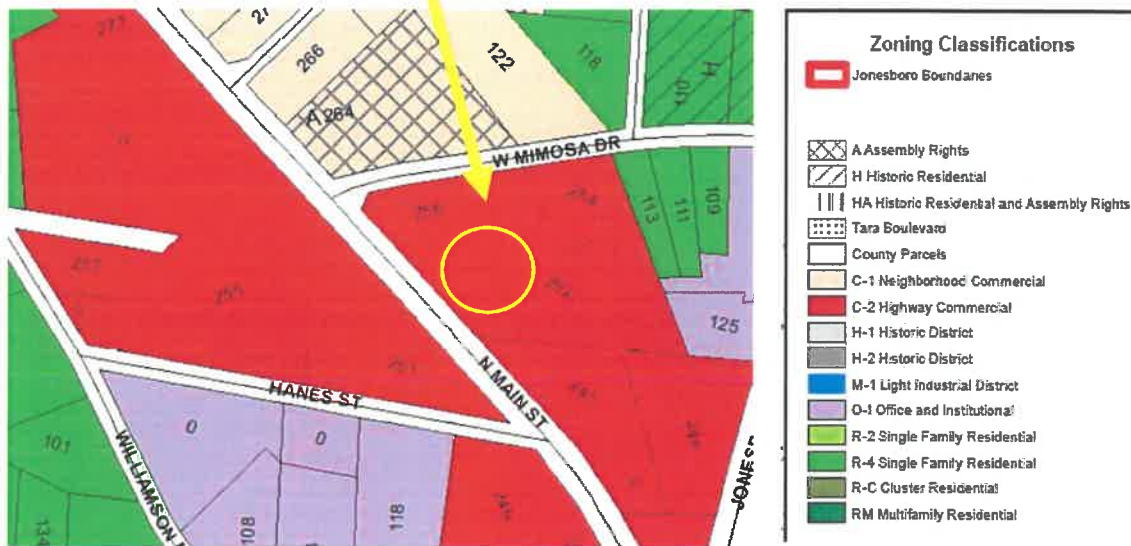
11/4/22
 Date

Attachment: Zoning Info (3277 : 254 West Mimosa Drive Event Center)

Applicant – Cornelia Spence
Name of Business – Lindell's Events Center LLC #2
Address – 254A N. Main Street
Zoning District – C2
NAICS Code: 531120
Proposed Use: Event Center

NAICS Code	USES	R-2	R-4	R-C	CC M	RM	H-1	H-2	O&I	MX	C-1	C-2	M-1	Code Section
531120	Lessors of Nonresidential Building (except Miniwarehouses), including Event Centers (Excluding funerals and wakes)	N	N	N	N	N	C	C	C	C	N	C	C	Sec. 86-532

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



Sec. 86-532. NAICS 531120 – Lessors of Nonresidential Building (except Mini-warehouses), including Event Centers (Excluding funerals and wakes). The following conditions are assigned in the H-1, H-2, O&I, M-X, C-2, and M-1 districts:

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

David D. Allen, Zoning Administrator / Community Development Director

November 4, 2022



PARID: 13240B E005
THE ROCHESTER HOLDING CO OF

NBHD: JB
254 W MIMOSA DR

1 of 1

Year: 2022 ▼

Actions

- Printable Summary
- Printable Version

Reports

- Attribute Export
- Mailing List
- Sales
- Residential PRC (New)
- Residential PRC (Old)
- Tax Bill
- Mobile Home Bill
- Commercial PRC
- Sketch Print

Go



Sorry, no sketch available
for this record

Options

Type	Line #	Item	Area
Commercial	1	Warehouse Showroom Store	4,557
Commercial Feature	2	- 6403017:Paving, Asphalt	

Click on an item to display it independently.

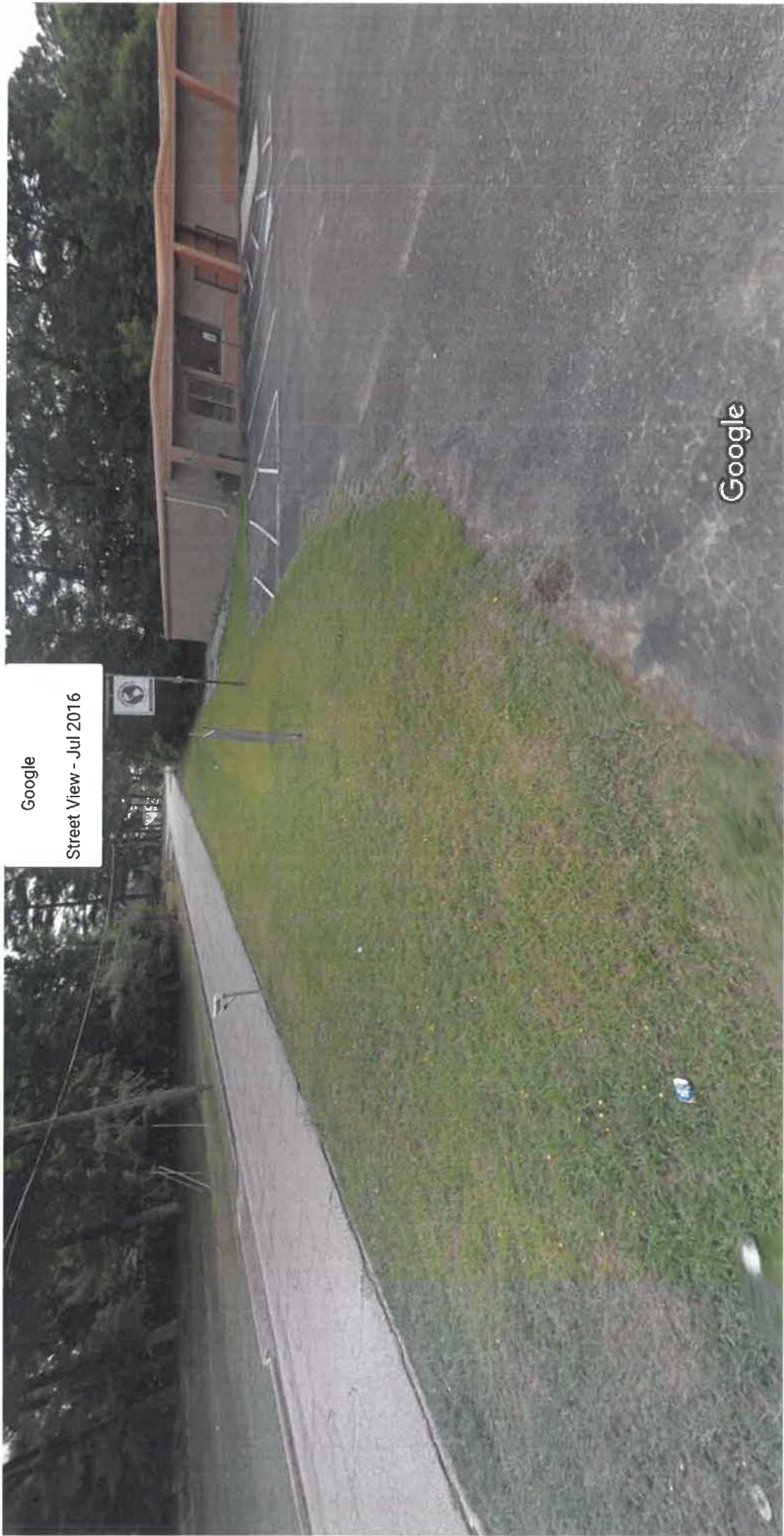


Image capture: Jul 2016 © 2022 Google



Dairy Queen

All

Street View & 360°

Google Maps Jonesboro, Georgia



Google

Street View - Jul 2016

Image capture: Jul 2016 © 2022 Google



Dairy Queen

All

Street View & 360°

Google Maps Jonesboro, Georgia



Google

Street View - Jul 2016

Image capture: Jul 2016 © 2022 Google



Dairy Queen

All

Street View & 360°

Google Maps Jonesboro, Georgia



Image capture: Jul 2016 © 2022 Google



Dairy Queen

All

Street View & 360°



MEET | PARTY | CELEBRATE!

Negocios Latinos Son Bienvenidos! Call (404) 964-2688 Or (404) 590-9907 [Book Your Event](#)



- [Greeting](#)
- [About](#)
- [News](#)
- [Decorating](#)
- [Galleries](#)
- [Testimonials](#)
- [Contact](#)

For All Your Event Needs!

- [Weddings](#)
- [Engagement Parties](#)
- [Birthday Parties](#)
- [Special Meetings](#)

- [Family Reunions](#)
- [Baby Showers](#)
- [Dances](#)
- [Graduation Parties](#)
- [Holiday Parties](#)
- [And More!](#)

We have a minister on staff that can officiate your wedding upon request - and we have the capability of setting up your wedding to your exact specifications.

At Lindell's, there's never a curfew for hosted events. In addition, we can provide a licensed bartender and/or a security guard for any event.

About Lindell's Event Center



Anita Spence, CEO/Owner

I give praise to my Heavenly Father, who has allowed favor over my life. I personally thank God for allowing my husband to venture outside the box - thinking about his family and making his dream come to light!

Being the CEO/Owner of Lindell's Event Center is a great responsibility that I don't take lightly. Back in 2010, I was on my family reunion committee looking for a venue to host our event. I was amazed at what I was encountering. What the local event centers were offering for the price was shocking. It became clear to me that there was a need for a good event center in our community.

Not only did God command my husband to go out and open an event center, but what Cornelia Spence never knew was that God had already told me that my husband would clear a way for us to open that much-needed event center. It was amazing to see the building being renovated and turned from an old bank into Lindell's Event Center. My prayer is that God will continue to bless us and provide us with an abundance of clients who will spread the word to our community that we at Lindell's Event Center will make your event a lifetime memory!

We at Lindell's Event Center would like for the community and surrounding areas to know that we are here and will cater to all their needs - from children's parties to adult parties, retirement parties and other special occasions.

2260 Lake Harbin Road, Morrow, GA 30260 USA

Phone: (404) 964-2688 E-mail: spence_comelia53@yahoo.com

Lindell's Event Center © 2022 : [Policies and Procedures](#)

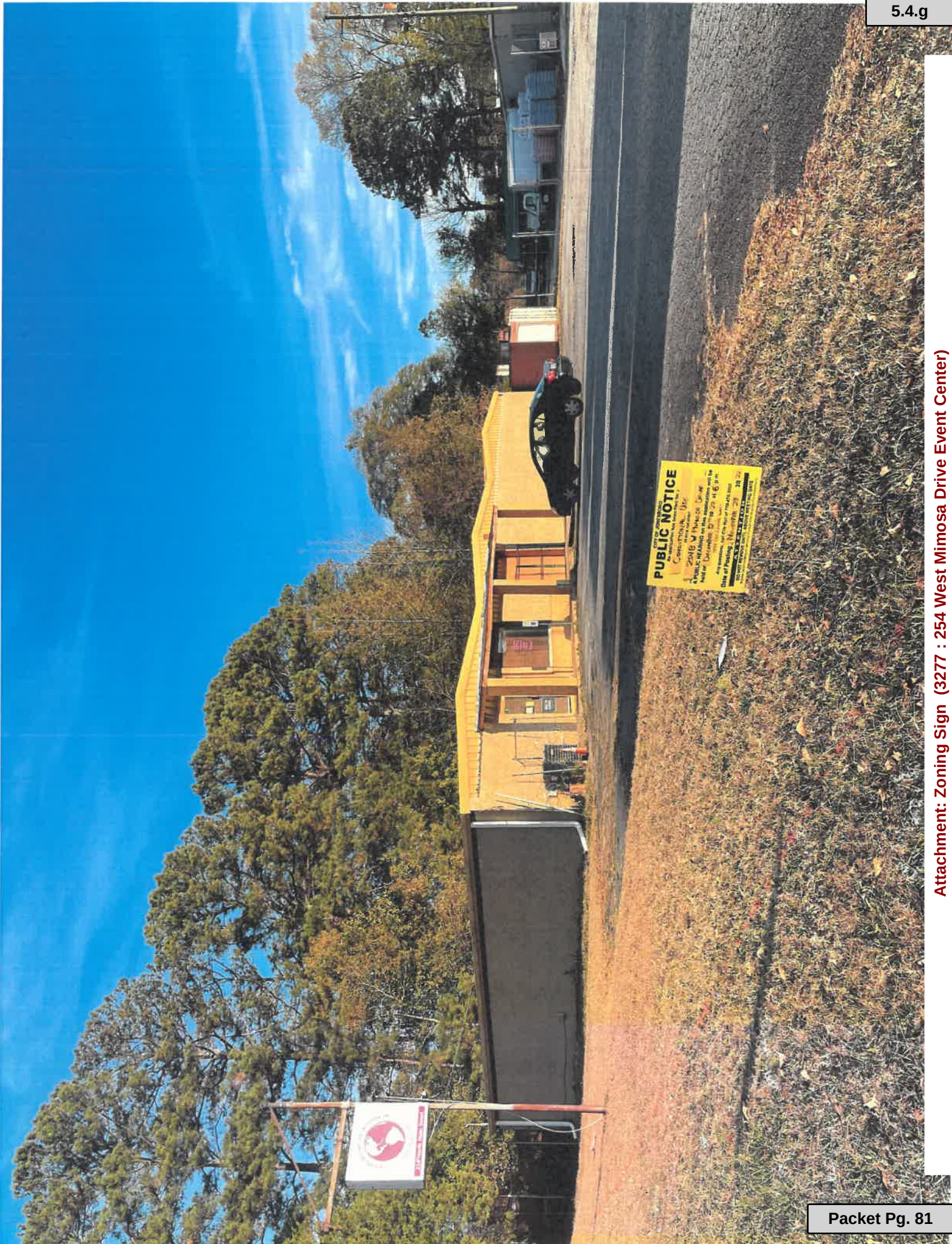


Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit application for an event center by The Rochester Holding Company of Georgia LLC, property owner and applicant, for property at 254B West Mimosa Drive (Parcel No. 13240B E005) Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA. (Property owner address is also listed as 254B North Main Street.)

David Allen
Community Development Director

Publish 11/23/22



CITY OF JONESBORO

PUBLIC NOTICE

An application has been filed for a

CONDITIONAL Use

at this location

254B W. MIMOSA DRIVE

A PUBLIC HEARING on this application will be held on **DECEMBER 12TH 20²²** at **6 p.m.**

1859 CITY CENTER WAY

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

Date of Posting - **NOVEMBER 23 20²²**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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



MEMORANDUM

To: Cornelia Spence
Rochester Holding Company of Ga, LLC
254 North Main Street
Jonesboro, Ga. 30236

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

Date: November 29, 2022

Re: Notification of Request for Conditional Use – Event Center, 254 North Main Street / West Mimosa Drive; Tax Map Parcel No. 13240B E005

Dear Applicant,

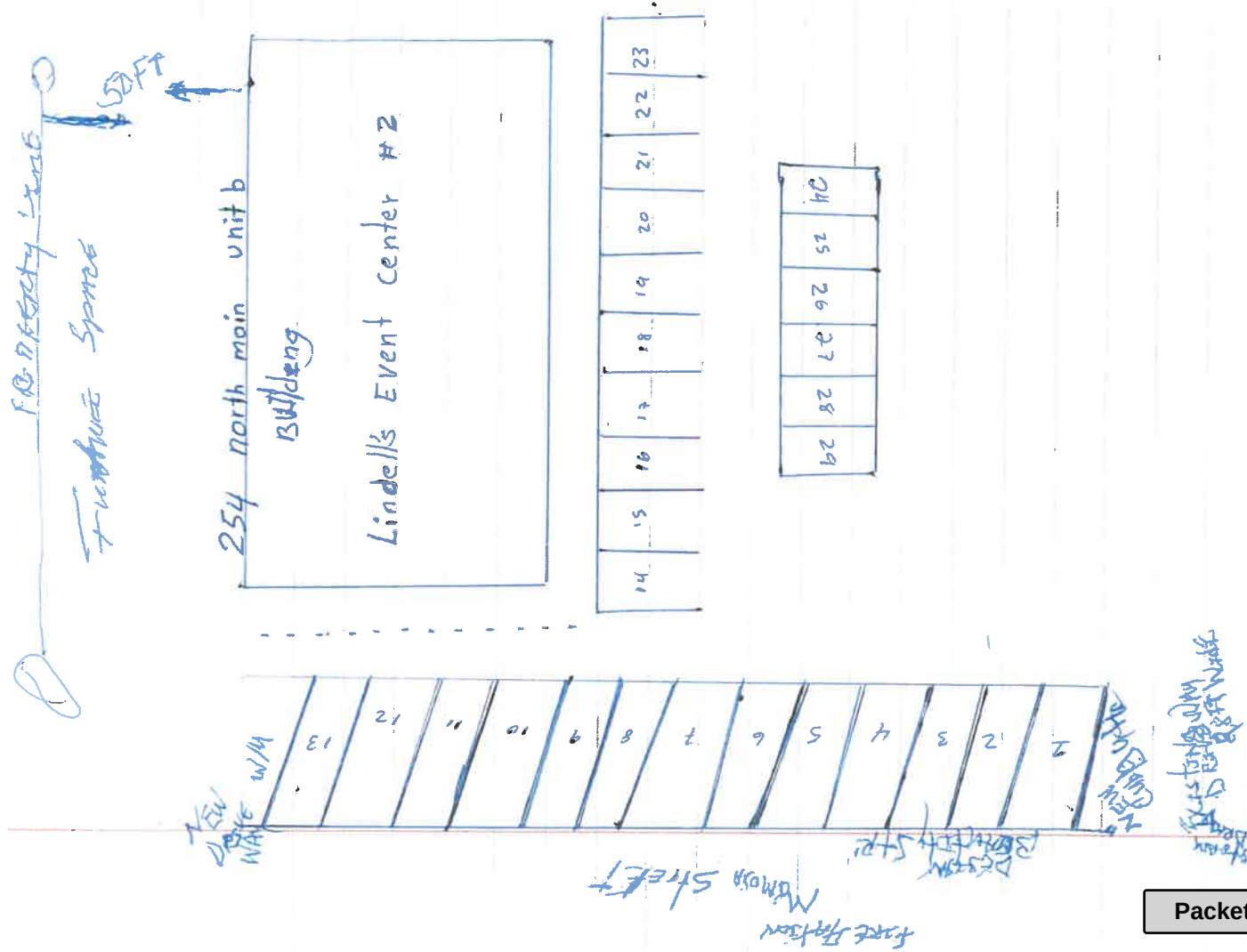
This letter is to serve as notification that the City of Jonesboro has received your request for the following requested conditional use for the above referenced property:

- Event Center

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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





FILED
CLAYTON COUNTY, GA

2015 OCT 13 PM 2:19

JACQUILINE D. WILLS
CLERK SUPERIOR COURT
23286

Clayton County, Georgia
Real Estate Transfer Tax
Paid \$ 0.13
Date 10-13-2015
JACQUILINE D. WILLS
Clerk, Superior Court

Return to: Turner & Lawrence, PC
423 S. Mulberry Street
Jackson, Georgia 30233

STATE OF GEORGIA
COUNTY OF BUTTS

NTC - DEED PREP ONLY

QUITCLAIM DEED

THIS INDENTURE, made the 7th day of October, 2015,
between **C & S CONSTRUCTION AND CONSULTING, INC.**, A Georgia
Corporation, hereinafter called Grantor, and **THE ROCHESTER HOLDING
COMPANY OF GEORGIA, LLC**, as party or parties of the second part, hereinafter
called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors
and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of One Dollar and other
valuable considerations in hand paid at and before the sealing and delivery of these presents, the
receipt whereof is hereby acknowledged, by these presents does hereby remise, convey and
forever **QUITCLAIM** unto said Grantee,

ANY AND ALL INTEREST IN AND TO:

All that tract or parcel of land lying and being in Land Lot 240 of the 13th
District, City of Jonesboro, Clayton County, Georgia and more particularly
described as follows:

Commencing at the easterly right of way of Highway 3 also known as North
Main Street and the southerly right of way of Mimosa Drive; thence
northeasterly along the southerly right of way of Mimosa Drive a distance of
324.00 feet to the point of beginning. From the Point of Beginning thus
established run thence North 85 degrees 08 minutes 14 seconds east along the
southerly right of way of Mimosa Drive a distance of 149.32 feet to a point;
thence south 21 degrees 51 minutes 48 seconds east a distance of 125.06 feet
to a point; thence south 64 degrees 38 minutes 38 seconds west a distance of
120.00 feet to a point; thence north 29 degrees 18 minutes 51 seconds west a

BK10782PG257

Attachment: Driveway Easement (3277 : 254 West Mimosa Drive Event Center)

10782
00258

distance of 177.53 feet to a point on the southerly right of way of Mimosa Drive.

Containing 0.448 acres according to the plat of survey for Aaron Mauldin, dated 12/10/2008 prepared by Southside Surveying & Planning, Angel M. Marrero, RLS No. 2642 and being known as 254 N. Main Street, Jonesboro, Clayton County, Georgia 30236. ^{Unit-B}

Together with all of Grantor's interest in and to that certain Easement dated February 9, 1991, recorded in Deed Book 1695, Page 469, Clayton Co., Ga. Records.

TO HAVE AND TO HOLD the said described premises to grantee, so that neither grantor nor any person or persons claiming under grantor shall at any time, by any means or ways, have, claim or demand any right to title to said premises or appurtenances, or any rights thereof.

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

C & S CONSTRUCTION AND
CONSULTING, INC.

BY: Cornelia Spence (seal)
CORNELIA SPENCE
PRESIDENT

[CORPORATE SEAL]

Signed, Sealed and Delivered in
The presence of:

Witness

Notary Public - State of Georgia
My Commission Exp: 11-6-18
(Seal)

SCRIVENER DOES NOT CERTIFY TITLE.

NEDRA L FARLEY
Notary Public - State of Georgia
Clayton County
My Commission Expires Nov 6, 2018

SEAL

Attachment: Driveway Easement (3277 : 254 West Mimosa Drive Event Center)

EASEMENT

For and in consideration of the sum of one dollar (\$1.00) in hand paid, and other good and valuable considerations, the undersigned hereby grants unto Colie T. Adamson, hereinafter referred to as grantee, a perpetual non exclusive easement for the purpose and uses hereinafter set forth, over, through, and across the following lands, to-wit:

All that tract or parcel of land lying and being in Land Lot 240 of the 13th District of Clayton County, Georgia, designated as "Access Tract No. III" as shown on a survey for Coley Adamson by W. R. Franks, dated 10/20 89, and revised 5/21/90. A copy of which is attached hereto marked Exhibit "A" and by reference made a part of this easement description.

Said property is adjacent to the Southwesterly side of other property owned or being acquired by grantee, and this easement is granted as appurtenant thereto, for the following purposes and uses, to-wit:

For the purpose in ingress and egress to Tract I as shown on the aforesaid survey.

The easement herein granted shall bind the heirs ad assigns of the undersigned party, and shall inure to the benefit of the successors in title of the grantee:

WITNESS, the hand(s) and seal(s) of the undersigned, this 9th day of Feb 1991.

Signed sealed and delivered
the presence of:

Witness

Bernice G. Cloy (SEAL)
C. Willis Swint

Roger W. Swint (SEAL)
Roger W. Swint

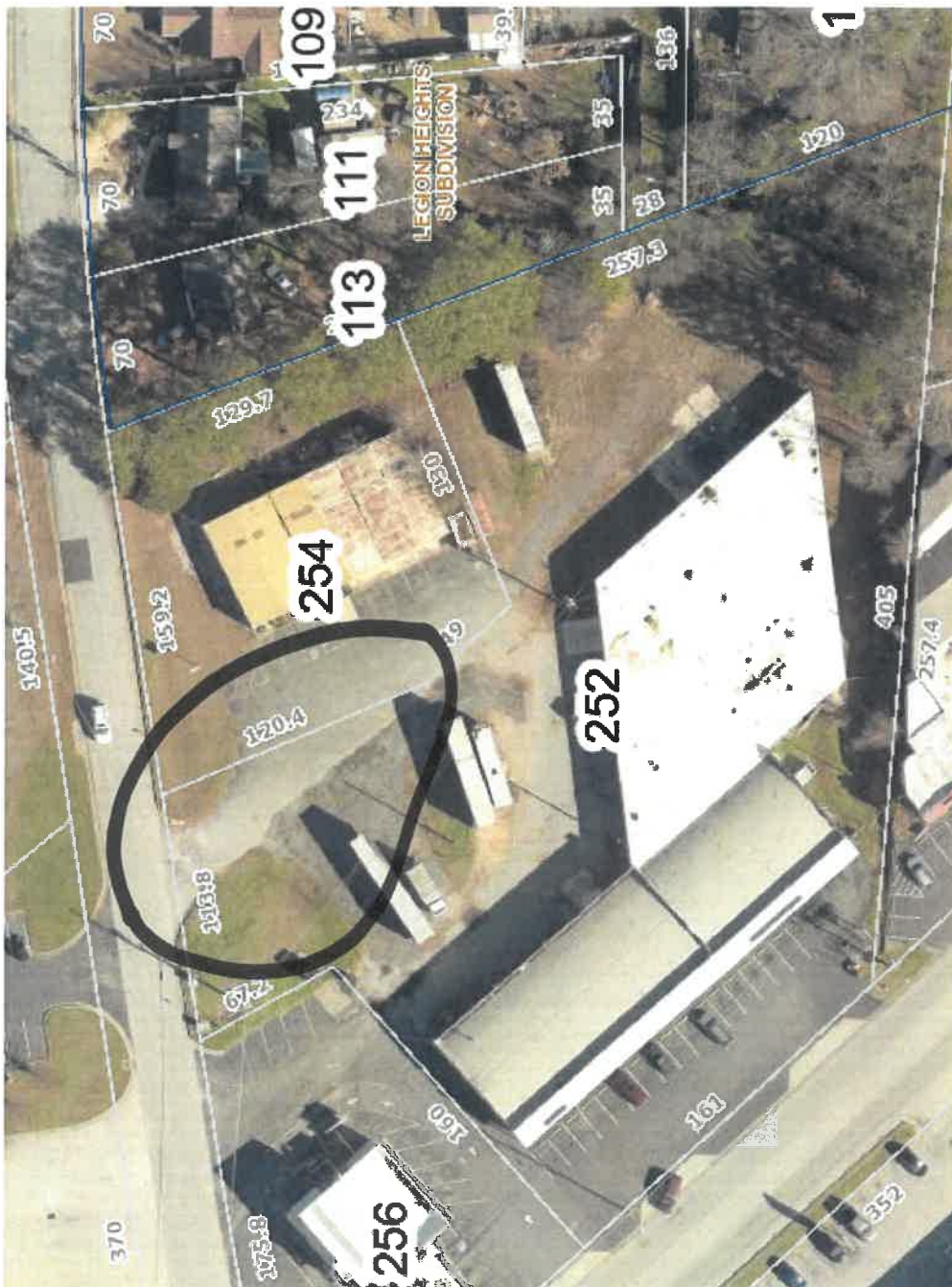
Bernice G. Cloy
Notary Public



BERNICE G. CLOY
Notary Public, Clayton County, Georgia
My Commission Expires January 28, 1994

BK. _____ PG. _____
JOE B. MUNDY
CLERK SUP. COURT
MAR 22 2 55 PM '91

FILED IN OFFICE
CLAYTON CO. GA.
BOOK 1695 PAGE 469





CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.5

- 5

COUNCIL MEETING DATE
December 5, 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 Zoning Appeal, 22-ZA-004, for commercial equipment rental with screened outdoor storage, by LaMontagne Properties LLC, property owner, and Scott Smith/33 Holdings LLC, applicant, for properties at 8859 Tara Boulevard (Parcel Nos. 05239 241007, 05239 241006, and 05239 241003), Jonesboro, Georgia 30236.

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

Section 86-344 Zoning Appeal; Table of Uses, Article VI, Sec. 86-204; Sec. 86-118 Gateway South Overlay

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

Yes Economic Development, Beautification, Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Denial of Zoning Appeal**; Recently, the applicant filed a zoning verification for commercial equipment rental services (not repair) at 8859 Tara Blvd., which is zoned C-2 (Highway Commercial) and is also in the newly adopted Gateway South Overlay District, Section 86-118. This District prohibits this particular use from coming into the District (although there are existing rental businesses nearby), in an effort to improve the aesthetic and economic diversity in the southern portion of the City in the future. I informed the property owner and applicant of the option of applying for a Zoning Appeal for the particular use. The previous owner and operator, Quik Slik, left the property this year and was a vehicle repair business, not a rental business. Therefore, the proposed rental use is not “grandfathered.” The same appeal is also being considered for the two adjacent parcels to the north of the main parcel. Unlike the main parcel, these two lots have no buildings, and would just be open parking areas for equipment rental.

It is the applicant’s contention in their zoning appeal that:

1. Small machinery and equipment rental and leasing is permitted by right, but “small machinery and equipment” is not defined.
2. If the equipment can reasonably be defined as small, the outdoor storage would need to be in the rear yard and screened.
3. Heavy machinery and equipment rental is allowed only upon approval of a Conditional Use Permit. This use is tied to NAICS Code 53241, and has the following conditions tied to it - (1) Must be located on a street having a classification of arterial and (2) Machinery / equipment for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties.
4. Sec. 86-265. – Storage, states - Exterior storage yards (excluding vehicles for sale or lease) shall be prohibited in any districts except the C-2 and M-1 districts. Exterior storage yards shall be enclosed by an opaque fence not less than six feet in height (except where otherwise stated and approved by the city manager) to provide visual screening. Such use shall not be located along an arterial roadway and shall be subject to the following (1) The regulations of the applicable zoning district. (2) No open storage of wrecked or inoperable automobiles or trucks. (3) No vehicle parts, equipment or waste materials shall be stored outside any building.

Staff’s response to these points is as follows:

1. Small machinery and equipment rental and leasing is permitted by right, but “small machinery and equipment” is not defined. **Normally, this use would be allowed in C-2 zoning outside of the Gateway South Overlay**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk’s Office

District. However, the Gateway South Overlay is now the controlling standard on the subject property and the District prohibits “small and heavy machinery and equipment rental and leasing” in Section 118 (g)(2), making the size issue a moot point.

2. If the equipment can reasonably be defined as small, the outdoor storage would need to be in the rear yard and screened. **Per the response to item number 1 above, this is now a moot point.**
3. Heavy machinery and equipment rental is allowed only upon approval of a Conditional Use Permit. This use is tied to NAICS Code 53241, and has the following conditions tied to it - (1) Must be located on a street having a classification of arterial and (2) Machinery / equipment for rental shall be parked in the rear yard of the business and shall be screened from adjacent properties. **While this would be the case in C-2 zoning outside of the Gateway South Overlay, the subject properties are prohibited from having “small and heavy machinery and equipment rental and leasing,” giving no option for a conditional use permit.**
4. Sec. 86-265. – Storage, states - Exterior storage yards (excluding vehicles for sale or lease) shall be prohibited in any districts except the C-2 and M-1 districts. Exterior storage yards shall be enclosed by an opaque fence not less than six feet in height (except where otherwise stated and approved by the city manager) to provide visual screening. Such use shall not be located along an arterial roadway and shall be subject to the following (1) The regulations of the applicable zoning district. (2) No open storage of wrecked or inoperable automobiles or trucks. (3) No vehicle parts, equipment or waste materials shall be stored outside any building. **While this would be the case in C-2 zoning outside of the Gateway South Overlay, the subject properties are prohibited from this option for certain uses such as this. Also, the two vacant parcels have no building, which means they have no “rear yard” for storage.**

A case could possibly be made for allowing a commercial equipment rental business to occupy the main parcel at 8859 Tara Blvd, with all equipment behind the building, the existing fence having opaque screening material, and street trees (including evergreens) being planted along the property frontage.

However, the two other parcels to the north have no buildings and are downhill from the main parcel, making fence screening of parked equipment on these lots much less effective. The intent of the Gateway South Overlay is:

*Purpose. The purpose of the Gateway South District Overlay is to facilitate creation of a vibrant zone, or hub, with an intelligent mix of new commercial, office, residential, and even industrial uses that, **through thoughtful planning and quality design guidelines, will improve the viability of this strategic area of the City.** The residential component of this District will help develop a more diverse range of quality housing to supplement the City's aging housing stock, including housing options for the 55-year-old plus, active-living demographic. The close proximity of new businesses, offices, and residences will continue to bolster the City's “live here, work here, play here” philosophy. The Gateway South District Overlay features a specific range of permitted, prohibited, and conditional uses superior to, and independent of, the Tara Boulevard Overlay District and other underlying zoning(s) and **focuses on the thoughtful reinvigoration of this area,** in conjunction with the future goals and intent of the City's Comprehensive Plan.*

Staff does not believe that the creation of fenced-in yards with commercial equipment is the highest and best use for these undeveloped parcels and in keeping with the purposes of the Gateway South Overlay. There are several pre-existing rental businesses in the immediate area already, and the future trajectory of this area is to move away from these uses.

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

- Letter
- Survey
- Property and Area Pictures
- Fence Screen Examples
- Zoning Appeal - 8859 Tara Blvd - Legal Notice
- Zoning Sign
- Acceptance Letter

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

Denial

Pat Daniel

From: Scott Smith <noreply@jotform.com>
Sent: Tuesday, October 11, 2022 10:57 AM
To: David Allen; Ricky, L. Clark, Jr.; Maria Wetherington; Pat Daniel
Subject: Re: Jonesboro, GA: Zoning Verification Request - Scott Smith



Jonesboro, GA: Zoning Verification Request

Name of Applicant: Scott Smith
Name of Business: 33 Holdings LLC
Property's Address: Street Address: 8859 Tara Blvd
City: Jonesboro
State / Province: GA
Postal / Zip Code: 30236
Email Address: scott@premiersiteservices.com
Phone: (Day) (678) 754-6096
Phone: (Evening) (678) 754-6096
Current Use of Property Commercial Storage
Proposed Use of Property (Please provide in great detail the intended use of the property): Commercial rental equipment. (Email will be sent with detail.)
Applicant's Signature Scott Smith
Date 10-10-2022

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

EX. ZONING: C2 (GATEWAY SOUTH OVERLAY) NAICS CODE: 5324, 53241, 53212
REQ. ZONING: C2, M1 COND. USE REQ? : No

DENIED - COMMERCIAL EQUIPMENTAL RENTAL REQUIRES
APPROVED ZONING APPEAL TO OPERATE

1

10/18/22

Attachment: Zoning Info (3283 : 8859 Tara Blvd Equipment Rental)

David Allen

From: Simone Hunt <simoneh@33holdings.com>
Sent: Tuesday, October 11, 2022 11:11 AM
To: David Allen
Cc: Corey Oldknow; Scott Smith; Reezaan Bharwani
Subject: Fwd: Tara BLVD information to add to application
Attachments: Variance Letter Tara Blvd.pdf; Landscape buffer plan-Tara Blvd.docx; Wind slats example-1.jpg; Windscreen examples-2.jpg; Windscreen examples-1.jpg; Windscreen view differences.png; Windscreen colors.png

Hello David,

Thank you for speaking with us last week. I just submitted the Zoning Verification Request Form online which I have screenshot below. Please find the attachments for the intended use and why we are seeking a variance. Please let us know if you need anything else, and we look forward to hearing from you soon.



[Home](#)
Zoning Verification Request Form

Thank You! Your submission has been received.

Thank you,
 Simone Hunt
 Brokerage Development Manager

P: 404.465.3318
 C: 917.737.9868
 E: simoneh@33holdings.com
 A: 1145 Hightower Trail, Atlanta, GA 30350



<http://www.33holdings.com>
 Private Equity Real Estate
 Relationships | Creativity | Returns

Attachment: Zoning Info (3283 : 8859 Tara Blvd Equipment Rental)

Mr. Allen,

October 10, 2022

REPAIR →

We have acquired the parcel at 8859 Tara Boulevard, Jonesboro, GA, which is currently a business named QUIK SLIK. In our business, we are looking to potentially lease this parcel to a tenant that does commercial equipment rental. This may include aerial lifts, construction equipment rental, and small compact tool rental. We have a couple of national tenants that are interested and we have spoken with on leasing this space. For legality reasons I can not disclose their names of their business but both are in the top ten for rental companies in the USA.

Currently there is a commercial zoning standard for the property that allows for this type of rental but only for the back of the building. Due the layout of this building and property, this area is minimum. This property has side yards that are connected to the property but are not behind the building. We are asking for a variance to allow us to use the side yard as equipment storage. I have attached multiple options that we feel can secure the area in question to screen the view of the side yards and add a tremendous value to the area of Jonesboro. The two main components of the variance are the fencing options and the landscape buffering. In addition to these options, the buildings will receive repairs and new paint, the asphalt will be redone, and any additional fencing needed will be completed to match the existing.

Once again, we are dedicated to making this work with you and the city of Jonesboro. Our national tenants are looking for a long-term lease. With this type of tenant, along with the property enhancements I have given examples for, we believe this can be a staple in the Jonesboro business sector and revenue generator. If you have any questions, please give us a call.

Thanks,

Scott Smith

Scott Smith

33 Holdings

678-754-6096

Attachment: Zoning Info (3283 : 8859 Tara Blvd Equipment Rental)

Applicant – Scott Smith
Name of Business – 33 Holdings LLC
Address – 8859 Tara Boulevard
Zoning District – C-2
NAICS – 5324, 53241, 53212
Proposed Use: Commercial Equipment Rental

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
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P*	P	Sec. 86-118
53241	Heavy Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	C*	C	Sec. 86-548; Sec. 86-118
53212	Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental	N	N	N	N	N	N	N	N	N	N	C*	C	Sec. 86-109 ©(5); Sec. 86-567; Sec. 86-118

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



Sec. 86-118 *Prohibited uses: The following primary uses, which otherwise may be permitted or allowed by conditional use permit in other City zoning districts, shall be prohibited in the Gateway South District Overlay:

- (a) Community Food Services, such as Food Banks;
- (b) Community Housing Services;
- (c) Nursing Care Facilities, including Nursing Homes;
- (d) Residential Mental Health Facilities;
- (e) Residential Developmental Disability Homes (Major Disability);
- (f) Residential Mental and Substance Abuse Care;
- (g) Continuing Care, Assisted Living Facilities;
- (h) Ambulance Services (Transportation);
- (i) Blood and Organ Banks;
- (j) Psychiatric and Substance Abuse Hospitals;
- (k) Other Residential Care Facilities, Personal Care Homes;
- (l) Other Residential Care Facilities, Group Homes for Adults without major disabilities, and not involving Mental Health or Substance Abuse);
- (m) Other Residential Care Facilities, Youth Homes;
- (n) Racetracks, including small vehicles, go-karts and motorcycles;
- (o) Amusement and Theme Parks;
- (p) Amusement Arcades, primarily indoor;
- (q) Other Amusement and Recreation Industries;
- (r) Billiard and Pool Halls;
- (s) Recreational Shooting Clubs;
- (t) Hookah Lounge (Smoking Bar, but not Cigar Lounge);
- (u) Cigar Lounges, with or without alcoholic beverage service;
- (v) Outdoor, Drive-In Motion Picture Theaters;
- (w) Motion Picture Theaters (including drive-ins);
- (x) Construction Offices, with ~~or without~~ outdoor storage;
- (y) All Other non-depository Credit Intermediation, including Pawn Shops;
- (z) Other Activities related to Credit Intermediation, including Check Cashing Services;
- (aa) Facilities Support Services;
- (bb) Kidney Dialysis Centers;
- (cc) Lessors of Nonresidential Building (except mini warehouses), including Event Centers
(excluding funerals and wakes);
- (dd) Temporary Help Services, Manual Labor Pools;
- (ee) Outdoor Advertising, Large-scale, including Billboard Displays;
- (ff) All Types of Vehicle Repair and Maintenance;
- (gg) All Other Travel Accommodation, including Short Term Rentals (Airbnbs);
- (hh) Appliance Repair and Maintenance;
- (ii) Armored Car Services;
- (jj) Car Washes;
- (kk) Cemeteries;
- (ll) Crematories, within Funeral Homes or Stand Alone;
- (mm) Coin-Operated Laundries and Drycleaners, drop-off;
- (nn) **Commercial and Industrial Machinery and Equipment (except Automotive and Electronic)
Repair and Maintenance; no outdoor storage;**
- (oo) **Small and Heavy Machinery and Equipment Rental and Leasing;**
- (pp) Consumer Electronics and Appliances Rental;
- (qq) Recreational Goods Rental
- (rr) All Types of Consumer Goods Rental;
- (ss) Direct Selling Establishments, including Fuel Dealers;
- (tt) Electronic and Precision Equipment Repair and Maintenance;
- (uu) Electronic Shopping and Mail-Order Houses;
- (vv) Funeral Homes and Funeral Services;
- (ww) General Rental Centers;
- (xx) Home and Garden Equipment Repair and Maintenance;
- (yy) Linen and Uniform Supply;

Mr. Allen,

October 10, 2022

We have acquired the parcel at 8859 Tara Boulevard, Jonesboro, GA, which is currently a business named QUIK SLIK. In our business, we are looking to potentially lease this parcel to a tenant that does commercial equipment rental. This may include aerial lifts, construction equipment rental, and small compact tool rental. We have a couple of national tenants that are interested and we have spoken with on leasing this space. For legality reasons I can not disclose their names of their business but both are in the top ten for rental companies in the USA.

Currently there is a commercial zoning standard for the property that allows for this type of rental but only for the back of the building. Due the layout of this building and property, this area is minimum. This property has side yards that are connected to the property but are not behind the building. We are asking for a variance to allow us to use the side yard as equipment storage. I have attached multiple options that we feel can secure the area in question to screen the view of the side yards and add a tremendous value to the area of Jonesboro. The two main components of the variance are the fencing options and the landscape buffering. In addition to these options, the buildings will receive repairs and new paint, the asphalt will be redone, and any additional fencing needed will be completed to match the existing.

Once again, we are dedicated to making this work with you and the city of Jonesboro. Our national tenants are looking for a long-term lease. With this type of tenant, along with the property enhancements I have given examples for, we believe this can be a staple in the Jonesboro business sector and revenue generator. If you have any questions, please give us a call.

Thanks,

Scott Smith

Scott Smith

33 Holdings

678-754-6096

Attachment: Letter (3283 : 8859 Tara Blvd Equipment Rental)

A. Intent.

It is the intent of this plan to establish regulations for the placement of landscaping and trees within the city, in order to better control problems associated with flooding, soil conservation, air and noise pollution, and to make the city a healthier, safer and more beautiful place in which to live. It is further the intent of this plan to install landscaping requirements for an existing established parking areas and other developed areas. Justifications for such requirements include the following:

- (1) To aid in controlling vehicular and pedestrian traffic in parking areas
- (2) To enhance the community's ecological and aesthetic qualities
- (3) To protect and enhance property values.

B. Contents of the Landscape Plan

Landscape plans must contain a scale drawing showing and a description of the following:

- (1) The location and dimensions of all existing and proposed structures, property lines, easements, parking lots and drives, rights-of-way, fences, overhead utility wires.
- (2) The location, quantity, size, name, and condition, both botanical and common, of all existing plant materials on-site, indicating plant material to be retained and to be removed. All protected trees must be specifically identified on the plan.
- (3) The location, quantity, size, and name, both botanical and common, of all proposed plant material.
- (4) Elevations of all proposed fences, stairs, and retaining walls.
- (5) A certified irrigation-sprinkler plan. Plans including only those species identified as native and drought resistant and which do not require irrigation or watering in addition to what

occurs naturally in this region, as verified by a landscape or civil engineer, shall not require a certified irrigation-sprinkler plan in lieu of submittal of a certified letter from the landscape or civil engineer to include a statement that the species identified in the plan shall not require irrigation or watering in addition to what naturally occurs in the region.

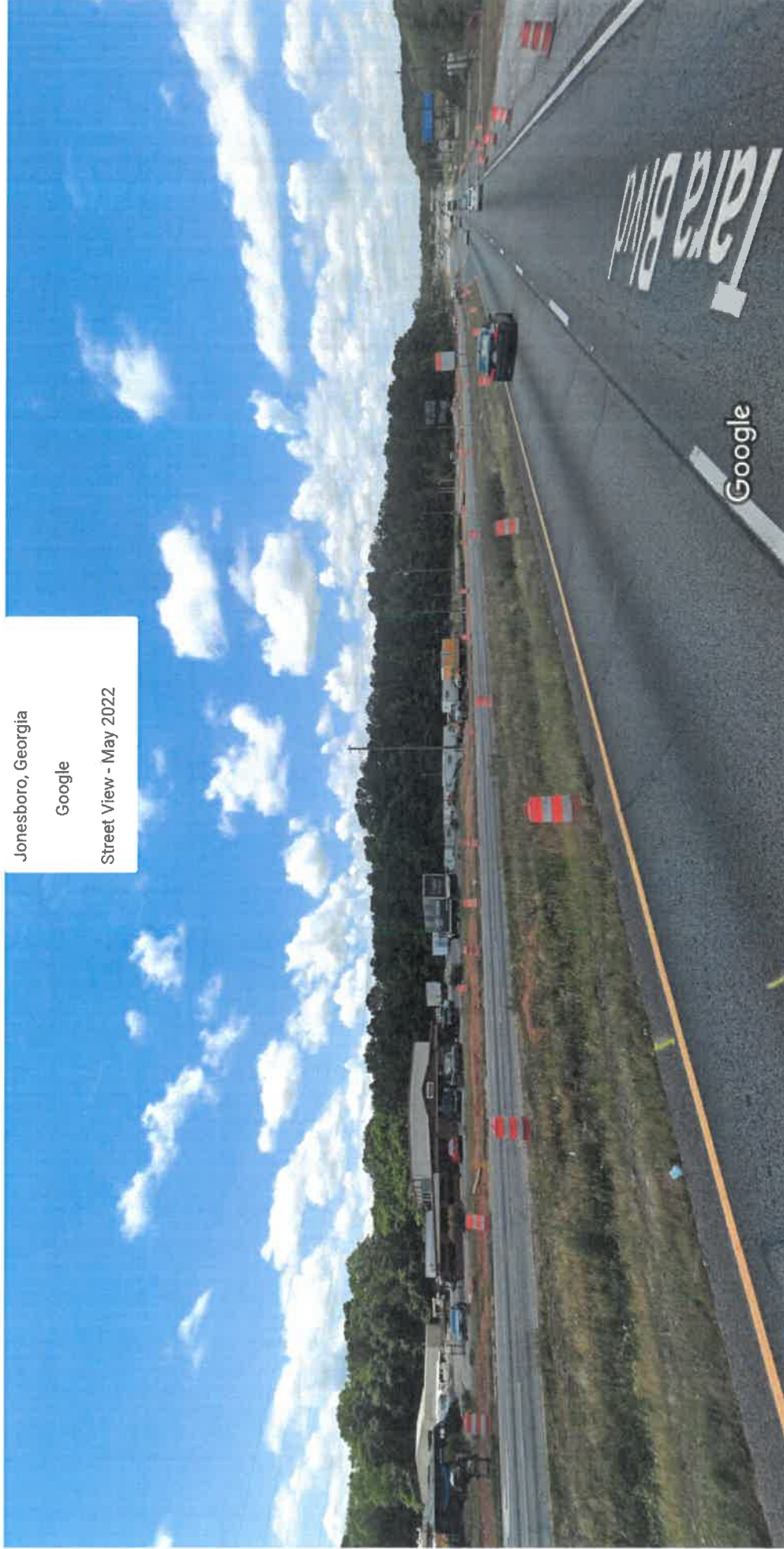
LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 241 OF THE 5TH DISTRICT, CLAYTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE INTERSECTION OF THE WESTERLY LAND LOT LINE OF LAND LOT 241 WITH THE SOUTHWESTERLY RIGHT-OF-WAY OF TARA BOULEVARD, U.S. HIGHWAY 19/41 (195' R/W); THENCE IN A SOUTHEASTERLY DIRECTION ALONG SAID RIGHT-OF-WAY A DISTANCE OF 1028.0' TO AN IRON PIN SET AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY S39°51'02"E A DISTANCE OF 376.40' TO AN IRON PIN SET; THENCE LEAVING SAID RIGHT-OF-WAY S52°33'58"W A DISTANCE OF 305.43" TO AN IRON PIN SET; THENCE N00°09'44"E A DISTANCE OF 474.63" TO AN IRON PIN SET AND THE POINT OF BEGINNING.

SAID TRACT OR PARCEL OF LAND CONTAINS 1.32 ACRES

Google Maps 9314 Tara Blvd



Jonesboro, Georgia

Google

Street View - May 2022

Image capture: May 2022 © 2022 Google



8500 Tara Blvd

All

Street View & 360°

Google Maps 8865 GA-3

Jonesboro, Georgia

Google

Street View - May 2022



Image capture: May 2022 © 2022 Google

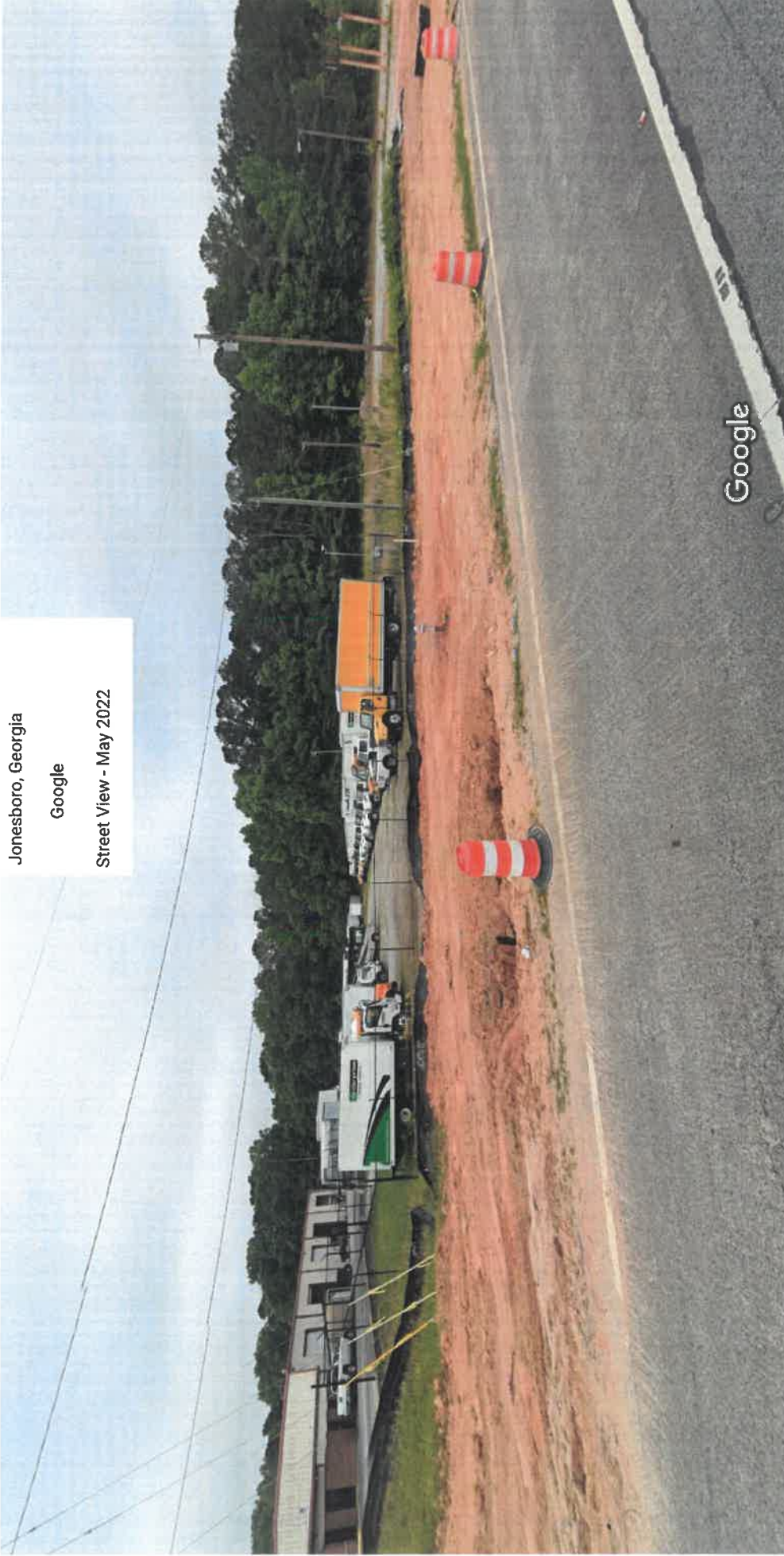


8500 Tara Blvd

All

Street View & 360°

Google Maps 8851 GA-3



Jonesboro, Georgia
Google
Street View - May 2022

Image capture: May 2022 © 2022 Google

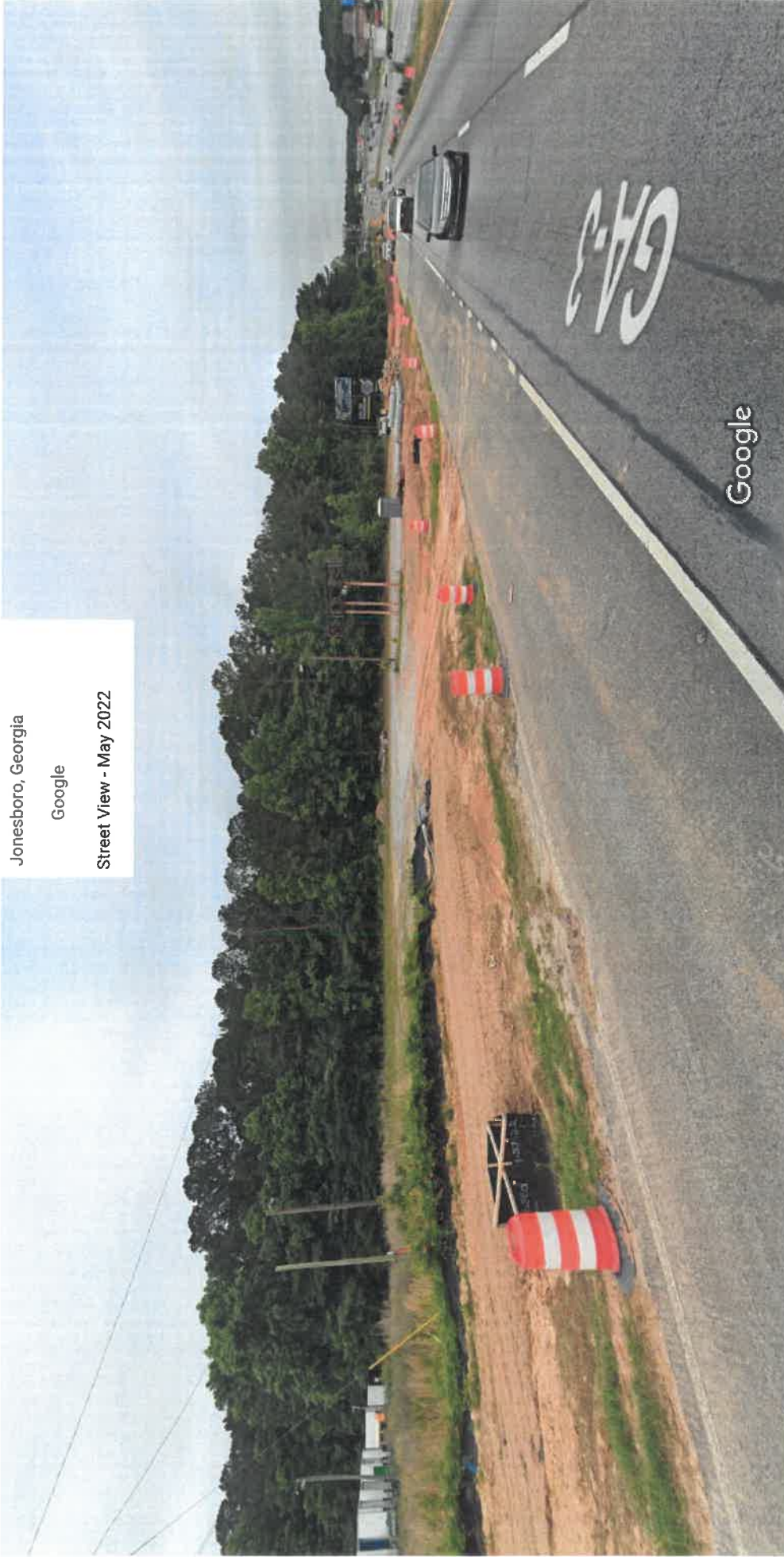


8500 Tara Blvd

All

Street View & 360°

Google Maps 8851 GA-3



Jonesboro, Georgia

Google

Street View - May 2022

Image capture: May 2022 © 2022 Google



8500 Tara Blvd

All

Street View & 360°

Google Maps 8865 GA-3



Jonesboro, Georgia

Google

Street View - May 2022

Image capture: May 2022 © 2022 Google

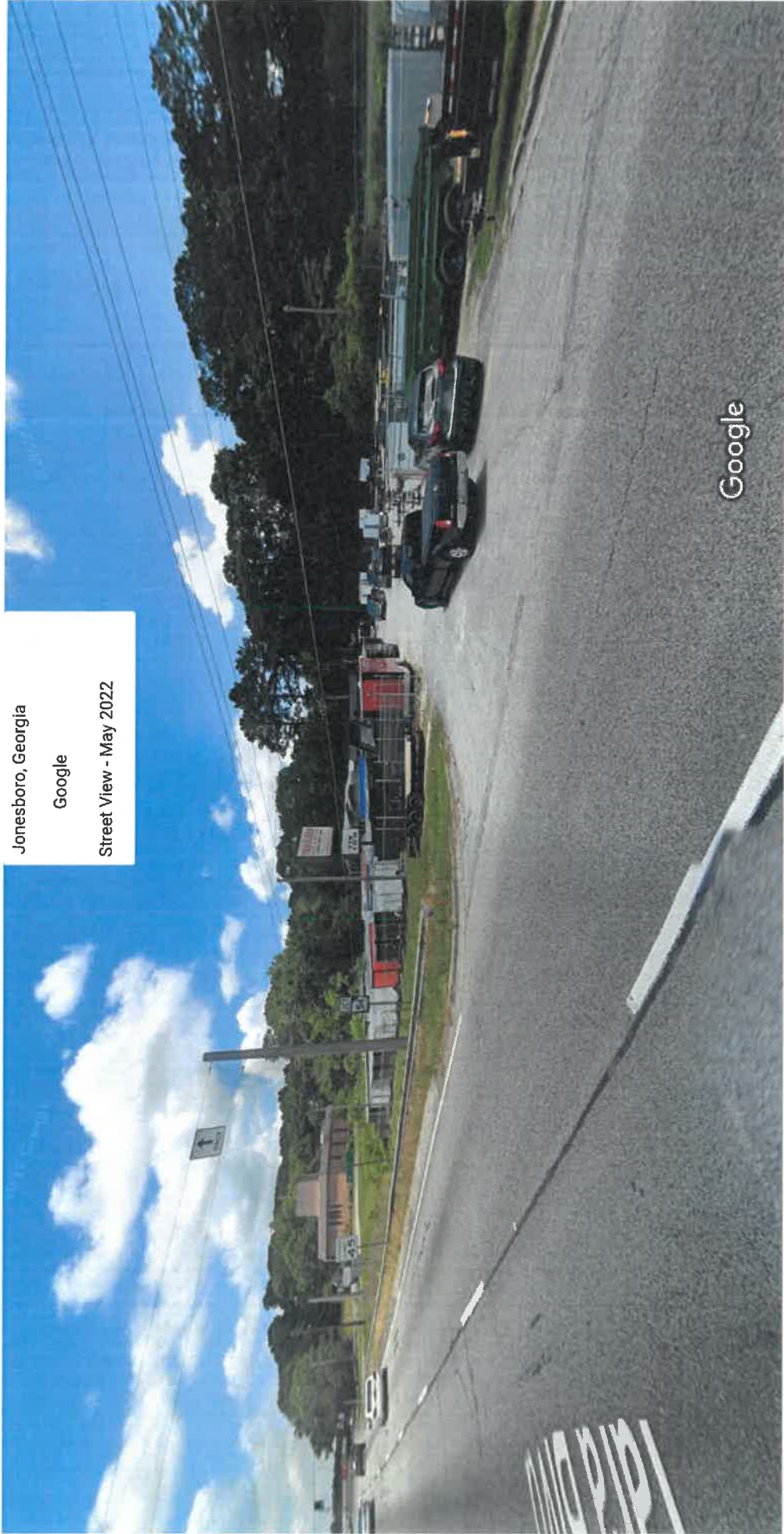


8500 Tara Blvd

All

Street View & 360°

Google Maps 8838 Tara Blvd



Jonesboro, Georgia
Google
Street View - May 2022

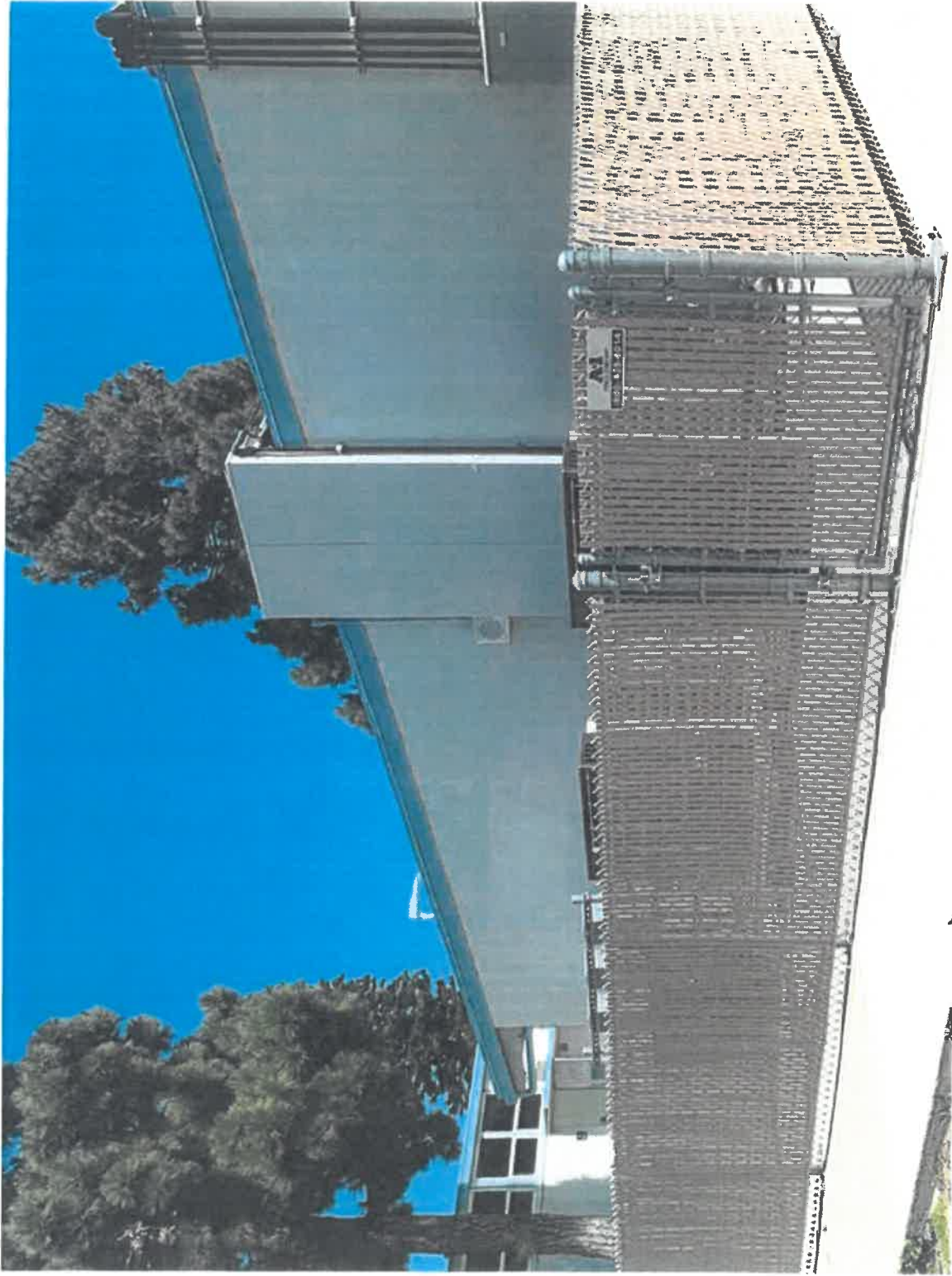
Image capture: May 2022 © 2022 Google



8500 Tara Blvd

All

Street View & 360°



Attachment: Fence Screen Examples (3283 : 8859 Tara Blvd Equipment Rental)



Attachment: Fence Screen Examples (3283 : 8859 Tara Blvd Equipment Rental)





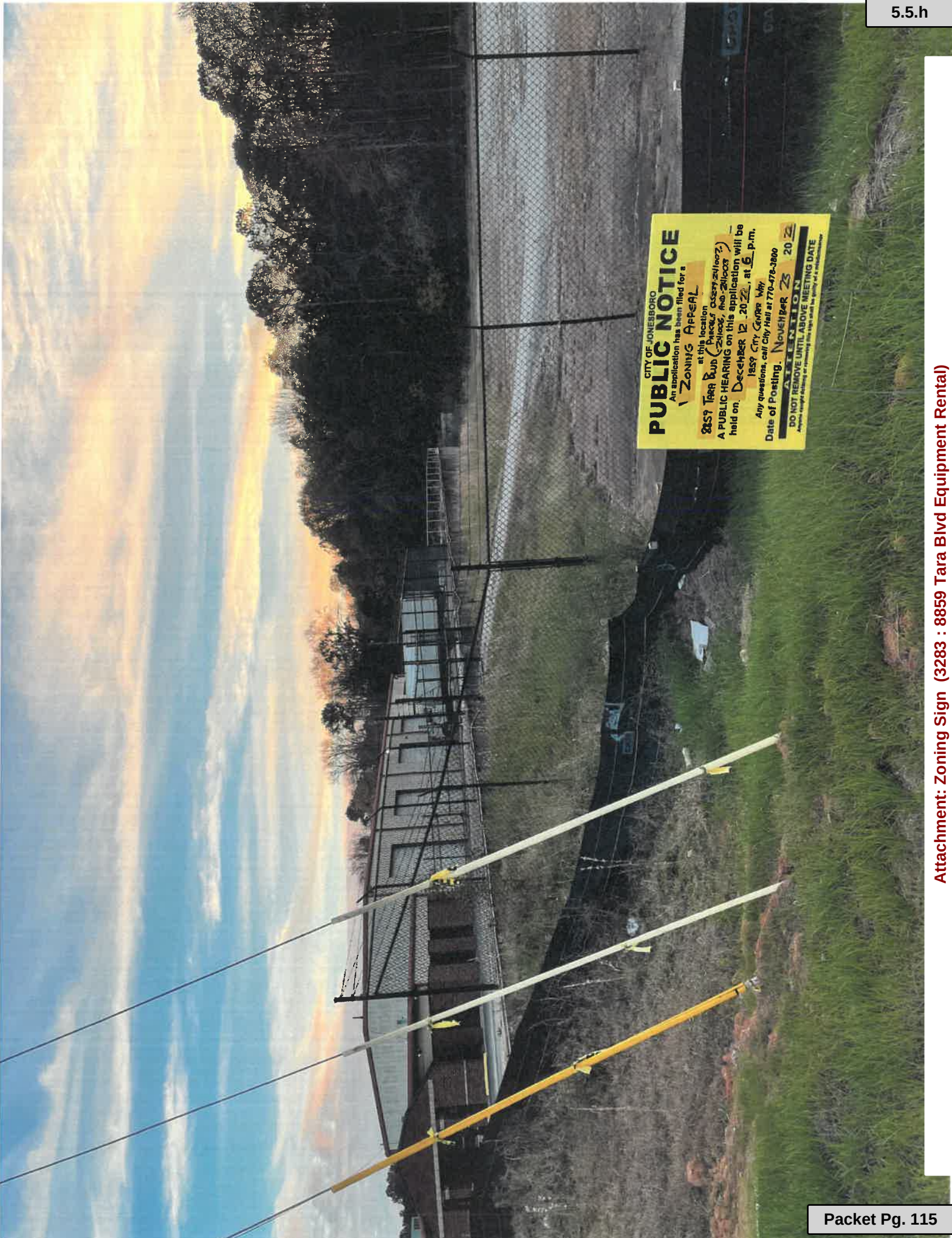


Legal Notice

Public Hearing will be held by the Mayor Pro Tem and Council of the City of Jonesboro at 6:00 P.M. on December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Zoning Appeal for commercial equipment rental with screened outdoor storage, by LaMontagne Properties LLC, property owner, and Scott Smith/33 Holdings LLC, applicant, for properties at 8859 Tara Boulevard (Parcel Nos. 05239 241007, 05239 241006, and 05239 241003), Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22



CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a

ZONING APPEAL

at this location

8859 TARA BLVD (PARCELS 05239-241007)
(-241006, AND -241003)

A PUBLIC HEARING on this application will be
held on. DECEMBER 12, 2022, at 6 p.m.

1859 CITY CENTER WAY

Any questions, call City Hall at 770-478-3800
Date of Posting. NOVEMBER 23, 2022

ATTENTION

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



MEMORANDUM

To: 33 Holdings LLC
1145 Hightower Trail
Atlanta, GA 30350

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

Date: November 28, 2022

Re: Notification of Request for Zoning Appeal – Equipment Rental and Storage, 8859 Tara Boulevard; Tax Map Parcel Nos. 05239 241007, 05239 241006, and 05239 241003

Dear Applicant,

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

- Commercial equipment rental with screened outdoor storage

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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

Attachment: Acceptance Letter (3283 : 8859 Tara Blvd Equipment Rental)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.6

- 6

COUNCIL MEETING DATE
December 5, 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-017, for condominiums by CBD Investments LLC, property owner, and McKinley Homes LLC, applicant, for property on Douglass Trail (Parcel No. 12015A A062), Jonesboro, Georgia 30236.

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

Section 86-104 MX District Purpose and Standards; Conditional Uses, Sec. 86-202

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 – **Approval of Conditional Use application, with conditions;** In conjunction with 22-MA-004, Ord. 2022-020, the annexation / rezoning of all County parcels along Douglass Trail, the same applicant is proposing 3 three-story condominium buildings holding a total of 36 units on Parcel No. 12015A A062, at the end of Douglass Trail. There will be four units per each story. The parking lot already exists.

Prior to annexation into the City, Clayton County had already approved a mix of condominiums and commercial on the property (Old Ivy Phase II). With approval of annexation of the property, only residential condominiums are now proposed. Per the City's Zoning Code, condominiums require a conditional use permit and must comply with Section 86-202.

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.

The standards for townhomes and condominiums were updated earlier this year.

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

(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) **Parcel is approximately 2.35 acres.**
- (2) Minimum lot area per unit: 1800 square feet 1 **n/a This applies to fee simple townhomes.**
- (3) Minimum parent tract width: 150 feet 2 **The parcel is over twice this width.**
- (4) Minimum front yard: 20 feet 3 **This requirement can be met.**
- (5) Minimum side yard at perimeter of tract: 25 feet **This requirement can be met.**
- (6) Minimum rear yard: 35 feet **This requirement can be met.**
- (7) Minimum floor area per dwelling unit: 1,500 square feet **Only 923 square feet per unit is proposed.**
- (8) Maximum building height: Three stories **Three stories is proposed for each of the three buildings.**
- (9) Maximum number of units per building: Eight **Each of the three buildings is proposed to have 12 units.**
- (10) Maximum number of units per development: 64 **36 are proposed.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

(11) Maximum density: Eight units per acre **Density with 36 units is 15.32.**

(12) Minimum greenspace: 15 percent of gross acreage **15% of 2.35 acres = 353 square feet. This can be met.**

(13) Minimum building separation:

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 This requirement can be met.

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. **No garages, but 1.5 spaces per dwelling unit will be required = 54 spaces required with 36 proposed units. 75 spaces are provided.**
- (2) Buffers shall be provided as specified in Article XV of this chapter. **Per Sec. 86-454, there is required a 25-foot wide buffer between the 2 proposed condo buildings along the southern property line and the residentially zoned County property to the south. This can be accomplished within the 35 foot wide rear setback.**
- (3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager. **So noted.**
- (4) Minimum width of each townhouse unit shall be 24 feet. **n/a**
- (5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres. **n/a**
- (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. **n/a**
- (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. **The greenspace area can likely be met.**
- (9) An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping. **So noted.**

All of the property size requirements can be met. With the current design, variances would be required for maximum number of units per building, minimum unit size, and unit density. The units will need to be larger in size. The density may be improved if a portion of the adjacent open space / floodplain parcel was absorbed into the subject property. There is also a possibility of putting a fourth building on the parcel to get the same number of units and rectify the violation of the maximum number of units per building.

Staff feels that keeping the subject property undeveloped will invite illegal dumping and possibly other crimes,

since the parcel is not in view of the main roads.

5.6

Should the Mayor Pro Tem and Council approve the annexation / rezoning, the following minimum approval conditions should apply:

1. The use of condominiums is approved, but the current design is not approved.
2. Currently, variances are required for maximum number of units per building, minimum unit size, and unit density. Permits may not be issued without variance approval or compliance with current codes.
3. Exterior design would be subject to Design Review Commission approval.
4. An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping.
5. A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager.

Fiscal Impact

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

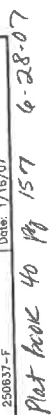
Private Owner

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

- Plat
- Site Pictures
- Zoning Info
- Condos
- Conditional Use - Douglass Trail Condos - Legal Notice
- Zoning Signs
- Acceptance Letter

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

Approval with Conditions



Legal Description

All that tract or parcel of land lying and being in Land Lot 15 of the 12th Land District of Clayton County, Georgia, as shown on a Final Plat for Phase II Old Ivy Place Subdivision dated January 16, 2007, prepared for Southside Developers by Southside Surveying & Planning, certified by Angel M. Marrero, Georgia Registered Land Surveyor No. 2642, recorded June 28, 2007 in Plat Book 40, pages 156, Clayton County, Georgia Records, being more particularly described as follows:

To find the True Point of Beginning, commence at a point located at the common intersection of Land Lots 15, 16, 17, and 18, which is the True Point of Beginning; run thence from the True Point of Beginning the following courses:

South 88 degrees 51 minutes 03 seconds east a distance of 38.89 feet to a point; run

THENCE South 85 degrees 40 minutes 56 seconds East a distance of 53.90 feet to a point; run

THENCE South 87 degrees 00 minutes 44 seconds East a distance of 50.47 feet to a point; run

THENCE South 87 degrees 05 minutes 58 seconds East a distance of 444.34 feet to a point; run

THENCE South 88 degrees 20 minutes 04 seconds East a distance of 61.57 feet to a point; run

THENCE South 01 degrees 32 minutes 01 seconds West a distance of 714.53 feet to a point; run

THENCE North 87 degrees 04 minutes 14 seconds West a distance of 303.34 feet to a point; run

THENCE North 87 degrees 04 minutes 14 seconds West a distance of 650.08 feet to a point; run

THENCE North 01 degrees 36 minutes 27 seconds East a distance of 713.08 feet to a point, which is the True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

This legal description is prepared solely for the purpose of facilitating a zoning application and should not be relied upon for any other purpose.

Google Maps 8467 Douglass Trail

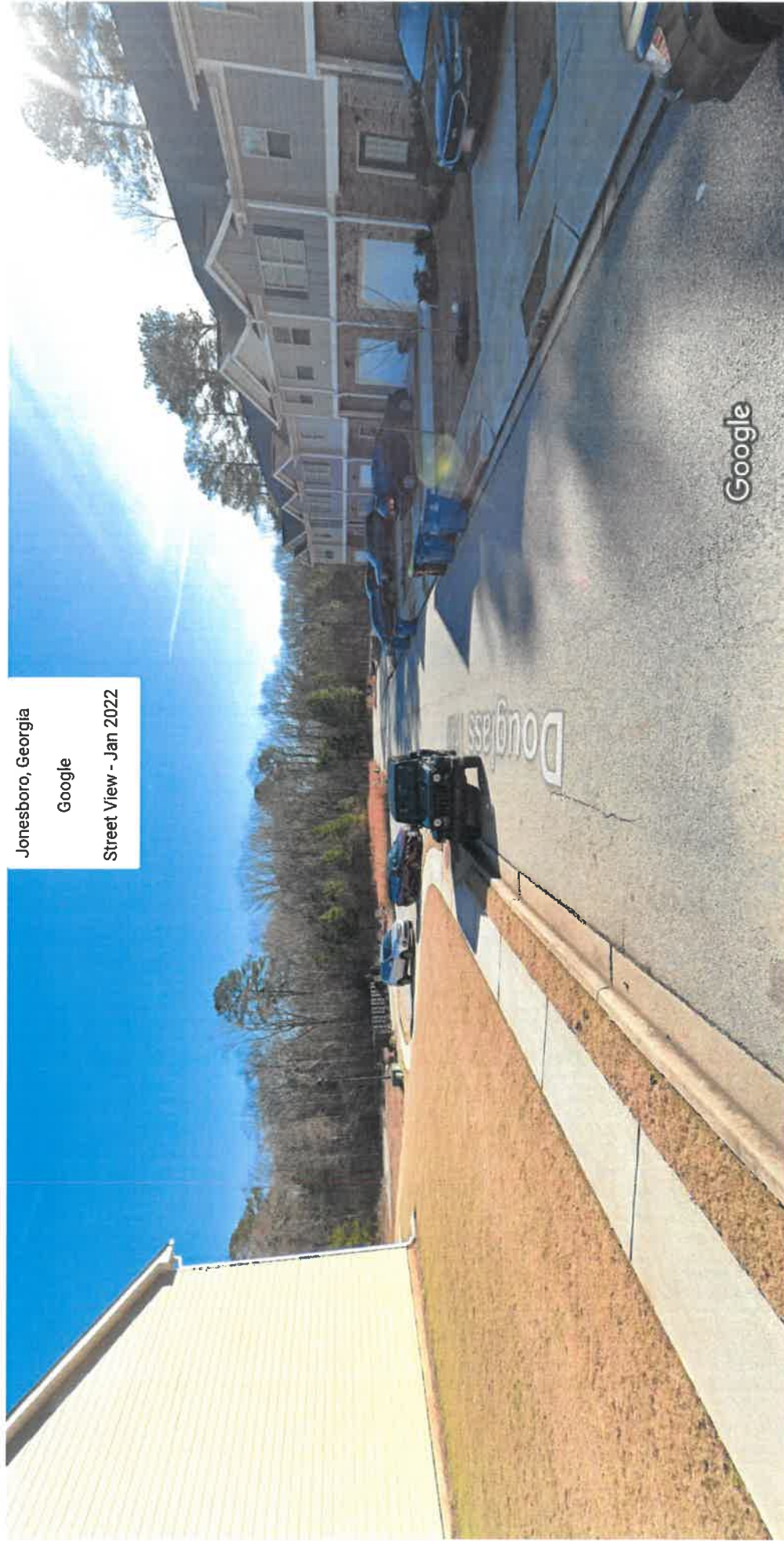


Image capture: Jan 2022 © 2022 Google



8450 Douglass Trail

All

Street View & 360°

Google Maps 8481 Douglass Trail



Image capture: Jan 2022 © 2022 Google

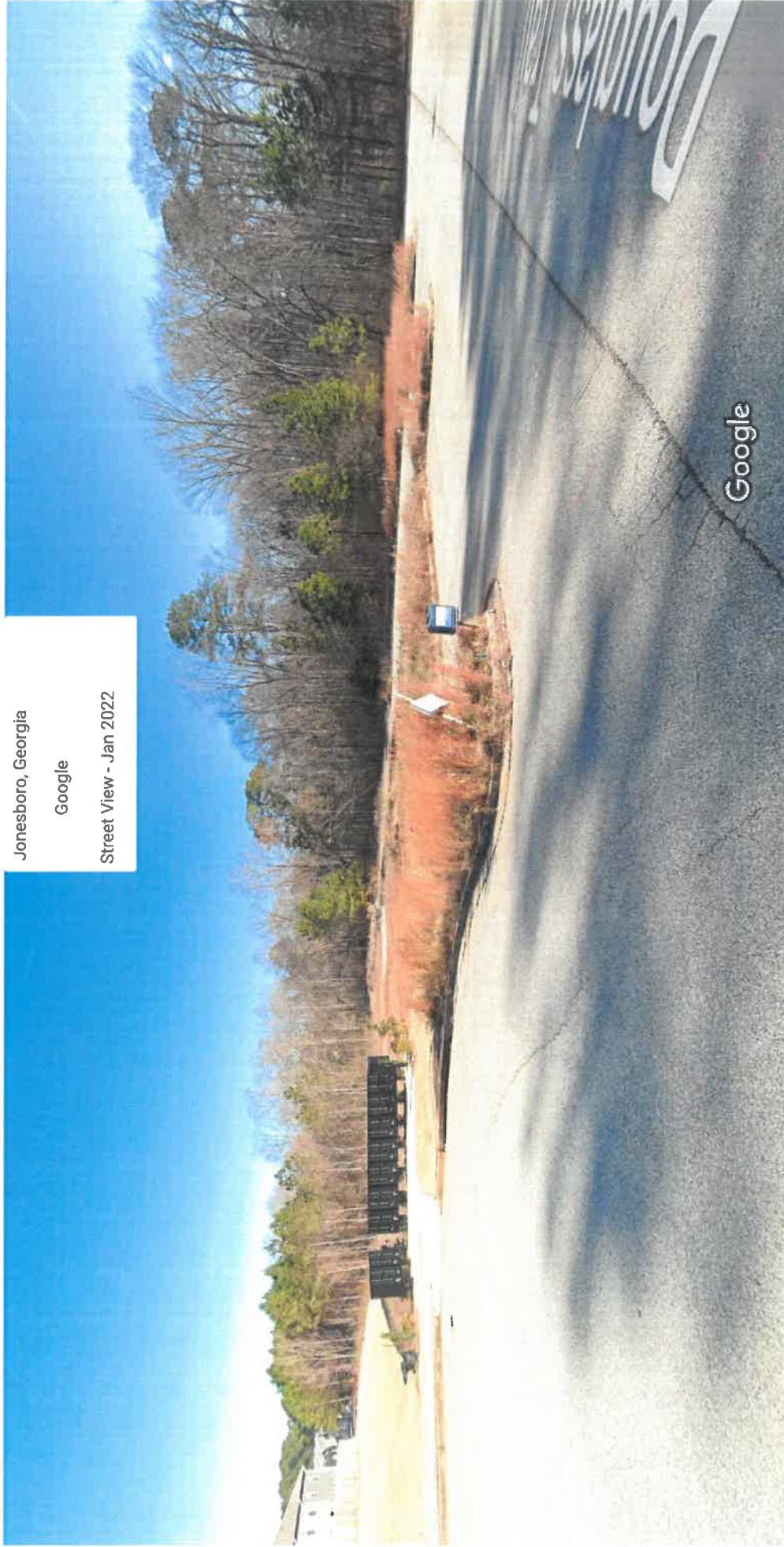


8450 Douglass Trail

All

Street View & 360°

Google Maps 8481 Douglass Trail



Jonesboro, Georgia

Google

Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google



8450 Douglass Trail

All

Street View & 360°

Google Maps 8575 Douglass Trail

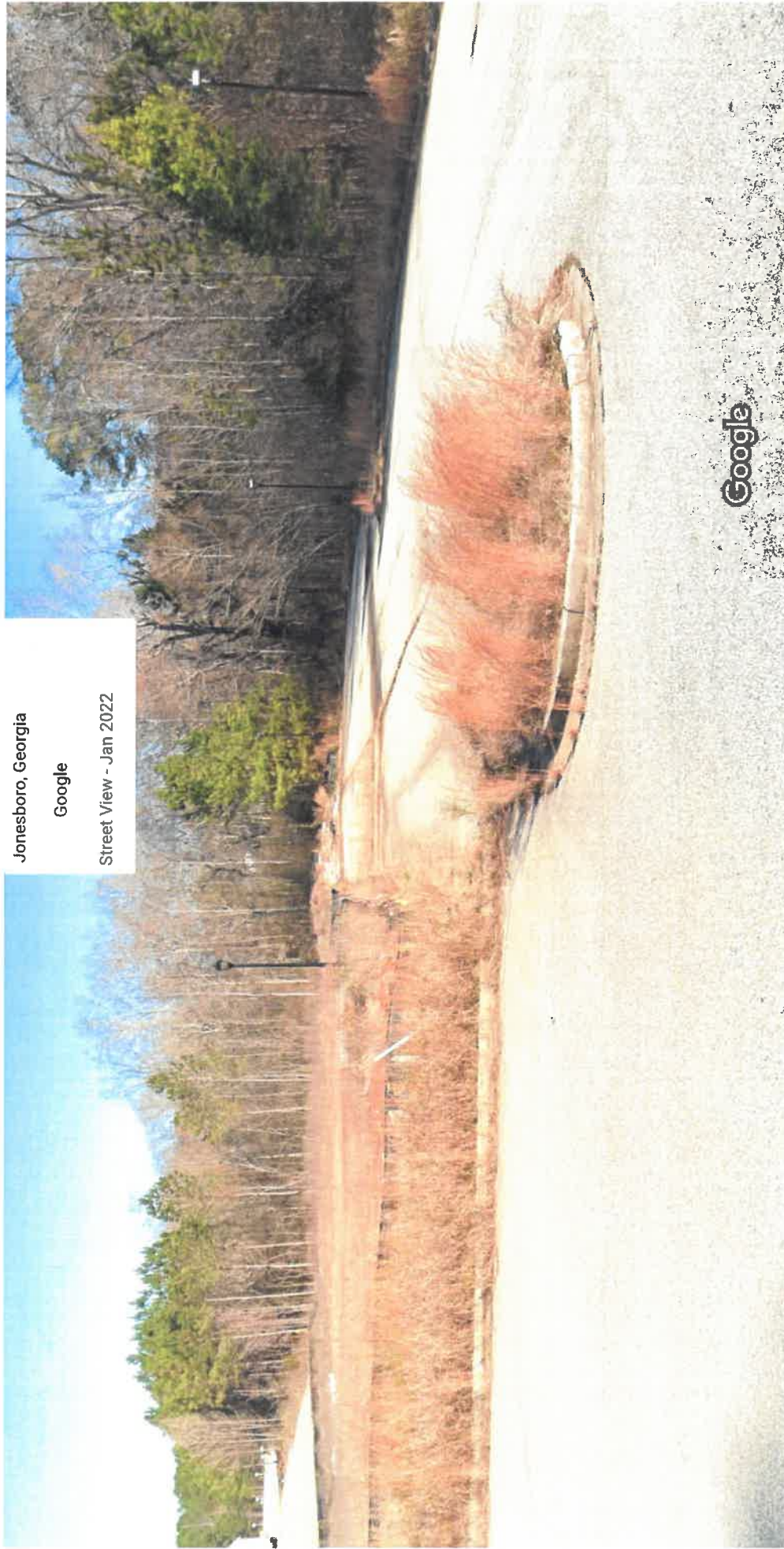


Image capture: Jan 2022 © 2022 Google

Sec. 86-204. - Table of Uses Allowed by Zoning Districts.

P = Use is permitted "by right" in the Zoning District indicated

C = Use is permitted only as an approved conditional use permit (code section indicated)

N = Use is not permitted in the Zoning District indicated

2017 NAICS Code	USES	R- 2	R- 4	R- C	C C M	RM	H- 1	H- 2	O&I	MX	C- 1	C- 2	M- 1	Code Section
	RESIDENTIAL USES													
n/a	Single Family Detached Dwelling, Site-Built	P	P	P	N	N	P	P	N	P	N	N	N	Sec. 86- 111; Article VII; Sec. 86- 117
n/a	Single Family Detached Dwelling, Manufactured, Mobile, or Modular with Permanent Foundation	N	N	N	N	N	N	N	N	N	N	N	N	Article VII
n/a	Two-Family Dwelling (Duplex)	N	N	N	N	C	N	N	N	C	N	N	N	Article VII; Sec. 86- 117; Sec. 86-118
n/a	Triplexes and Quadruplexes, not part of Apartment Communities	N	N	N	N	N	N	N	N	N	N	N	N	
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	C	C	C	C	N	C	N	N	N	Sec. 86- 202; Sec. 86-117; Sec. 86-118
n/a	Multifamily (Apartments)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118
n/a	Mixed Use Dwelling, including Lofts	N	N	N	C	P	C	C	C	P	C	N	N	Sec. 86-182; Sec. 86-117; Sec. 86-118

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:

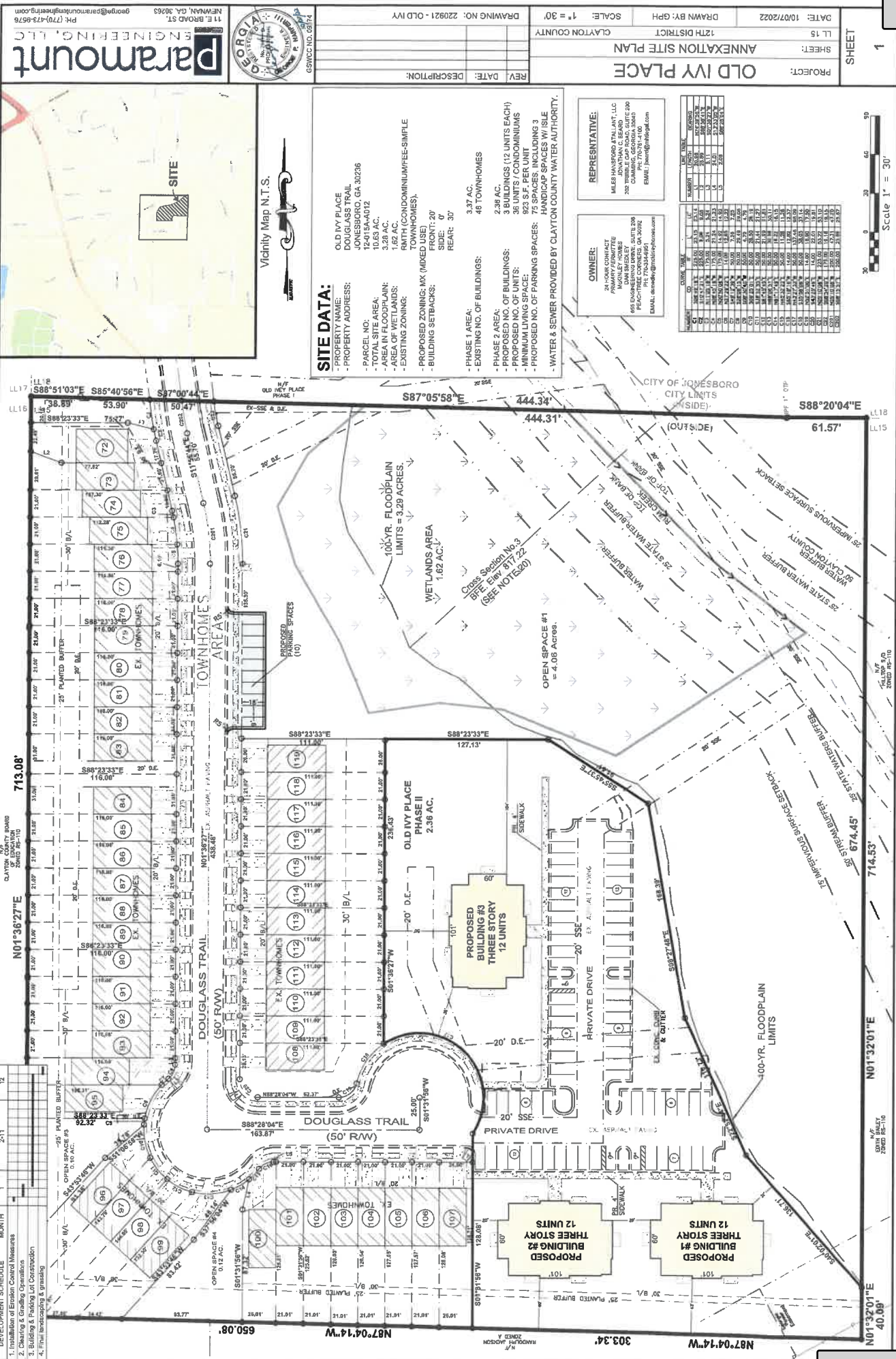
Front to Front	40 feet
Front to Rear	40 feet
Front to Side	35 feet
Rear to Rear	40 feet
Rear to Side	35 feet
Side to Side	25 feet

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.
 - (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.**



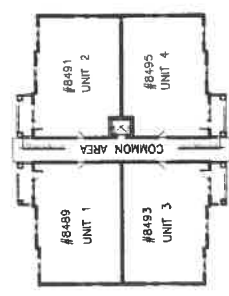
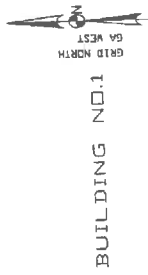
Attachment: Condos (3276 : Douglas Trail Condominiums)



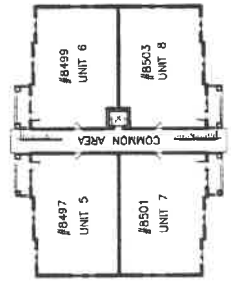
FRONT & REAR ELEVATION

SCALE: 1/8"=1'-0" (27"=1'-0" SHEET 505)

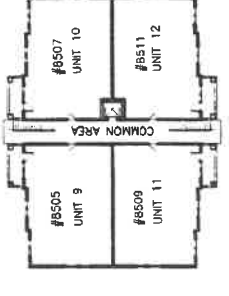
P.O.B.	POINT OF BEGINNING
OTP	POINT OF REFERENCE
OFF	IRON TOP NAIL
OTF	OPEN TIE
C/C	CONCRETE CURB
F/L	PROPERTY LINE
LNF	LINE FOUND
CON	CONCRETE CONCRETE FOUND
B/C	POINT ON LINE
PC	PROPERTY CORNER
PC	FENCE CORNER
CP	POWER POLE
GW	WIRE
CB	EXISTING JUNCTION BOX
WV	EXISTING WATER VALVE
CH	EXISTING CHIMNEY
B.F.	BASE FLOOD ELEVATION
B.F.	MINIMUM FLOOD ELEVATION
M.F.E.	FINISHED FLOOR ELEVATION
M.F.E.	



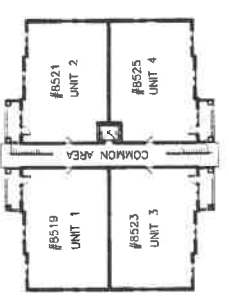
1st FLOOR
ASSUMED FFE = 0.00'



2nd FLOOR
FFE = 9.72'



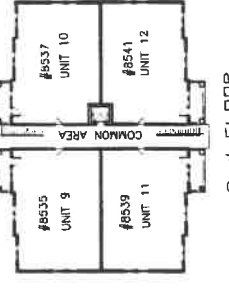
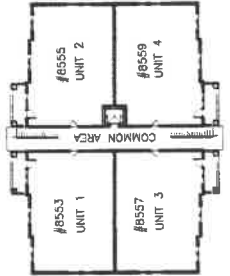
3rd FLOOR
FFE = 19.44'



1st FLOOR
ASSUMED FFE = 0.00'



2nd FLOOR
FFE = 9.72'


$$FFF = 19.44,$$


1st FLOOR
ASSUMED FFE = 0.00'



2nd Floor
FFE = 9.72'



3rd Floor
FFE = 19.44

ELEVATIONS TAKEN FROM PLANS PROVIDED BY SOUTHSIDE DEVELOPERS DATED 4/10/2007.

APPROVED
6-26-07
Training & Consulting
[Signature]
County Planner

STREETS
APPROVED

CLATSOP COUNTY
TRANSPORTATION & LAND DEVELOPMENT

6-15-07

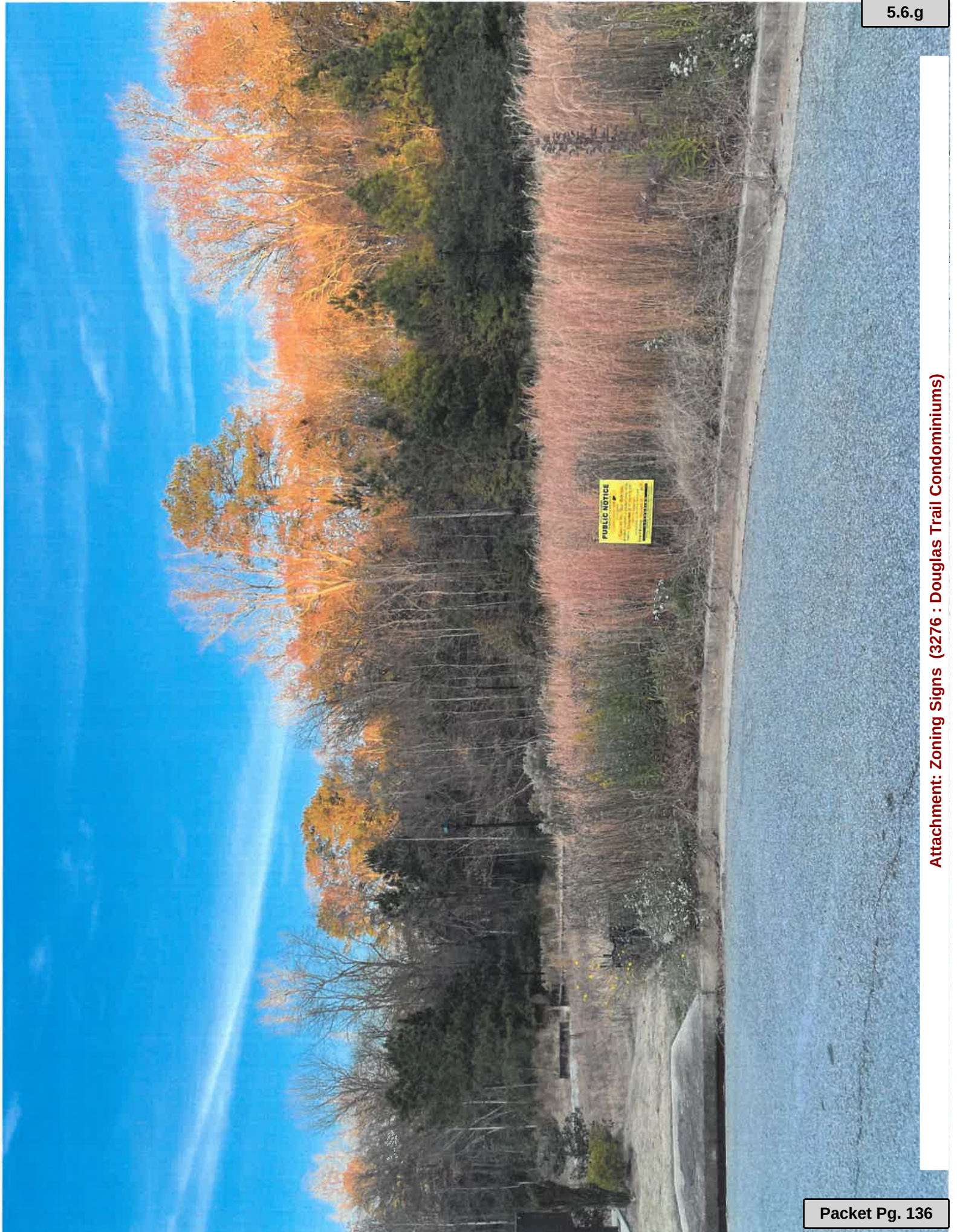
SOUTHSIDE		171 N. Main Street Janesboro, GA 30238 Phone: (770) 210-2951 Fax: (770) 210-0546		PAGE 3
SURVEYING & PLANNING		FINAL PLAT FOR:		
Land Lot 15		12th Land District Clayton County, GA		
OLD IVY PLACE		- PHASE II		
Drawn By: DRL		Scale: NTS		
New No: 2409348/FINAL		Date: 1/15/07		

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 December 12, 2022, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit application for condominiums by CBD Investments LLC, property owner, and McKinley Homes LLC, applicant, for property on Douglass Trail (Parcel No. 12015A A062), Jonesboro, Georgia 30236. Mayor Pro Tem and Council will first discuss this item during their Work Session at 6:00 P.M. on December 5, 2022, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 11/23/22



CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a

CONDITIONAL Use 

at this location

DOUGLASS TRAIL - PARCEL 12015A A062

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

1859 CITY CENTER WAY

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

Date of Posting - **NOVEMBER 23** - **20 22**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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

CITY OF JONESBORO
PUBLIC NOTICE

An application has been filed for a

CONDITIONAL Use
at this location

DOUGLASS TRAIL - Parcel 1201SA A062
A PUBLIC HEARING on this application will be
held on **December 12, 2022**, at **6 p.m.**

1859 CITY CENTER WAY

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

Date of Posting **November 23, 2022**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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



MEMORANDUM

To: McKinley Homes US, LLC
655 Engineering Drive, Suite 208
Norcross, Ga. 30092

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

Date: November 28, 2022

Re: Notification of Request for Conditional Use – Condominiums, Douglass Trail;
Tax Map Parcel No. 12015A A062

Dear Applicant,

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

- Condominiums

A Public Hearing has been scheduled for Monday, December 12, 2022 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, December 5, 2022 at 6:00 p.m. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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 (3276 : Douglas Trail Condominiums)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

5.7

- 7

COUNCIL MEETING DATE

December 5, 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 map amendment, 22-MA-004, Ord. 2022-020, to the Official Zoning Map for rezoning of 10.63 acres of multiple parcels along the County portion of Douglass Trail, from Clayton County's UV (Urban Village) to Jonesboro's M-X (Mixed Use) and to annex said acreage in the corporate city limits of Jonesboro.

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

O.C.G.A. 36-36-30 to 36-36-40

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, Safety, Health and Wellbeing

Summary & Background

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

Purpose & Description of the Request

- The City of Jonesboro received a request for rezoning and annexation in late October 2022 from McKinley Homes US, LLC.
- The applicant seeks to annex 10.63 acres of multiple parcels along the County portion of Douglass Trail from Clayton County into the City of Jonesboro.
- The intent is to unite the Old Ivy Townhome Development under one jurisdiction (City of Jonesboro) and to develop condominium buildings at the end of Douglass Trail in the near future.

Background Information

- The 10.63 acres currently contains 48 townhome lots along Douglass Trail and two undeveloped tracts at the end of Douglass Trail. One undeveloped tract is currently owned by CBD Investments LLC, and the individual townhome lots are owned by a mixture of individual private owners and McKinley Homes US, LLC.
- Application for annexation/rezoning has been officially accepted and assigned a case number, 22-MA-004, Ord. 2022-020.
- As per O.C.G.A., the notice was submitted to Clayton County via certified mail in early November 2022, return receipt requested, within five (5) days of acceptance by the City of Jonesboro. To date, there has been no formal response from Clayton County.

The ad in the Clayton News Daily announcing the public hearing was run on Wednesday, November 23, 2022.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

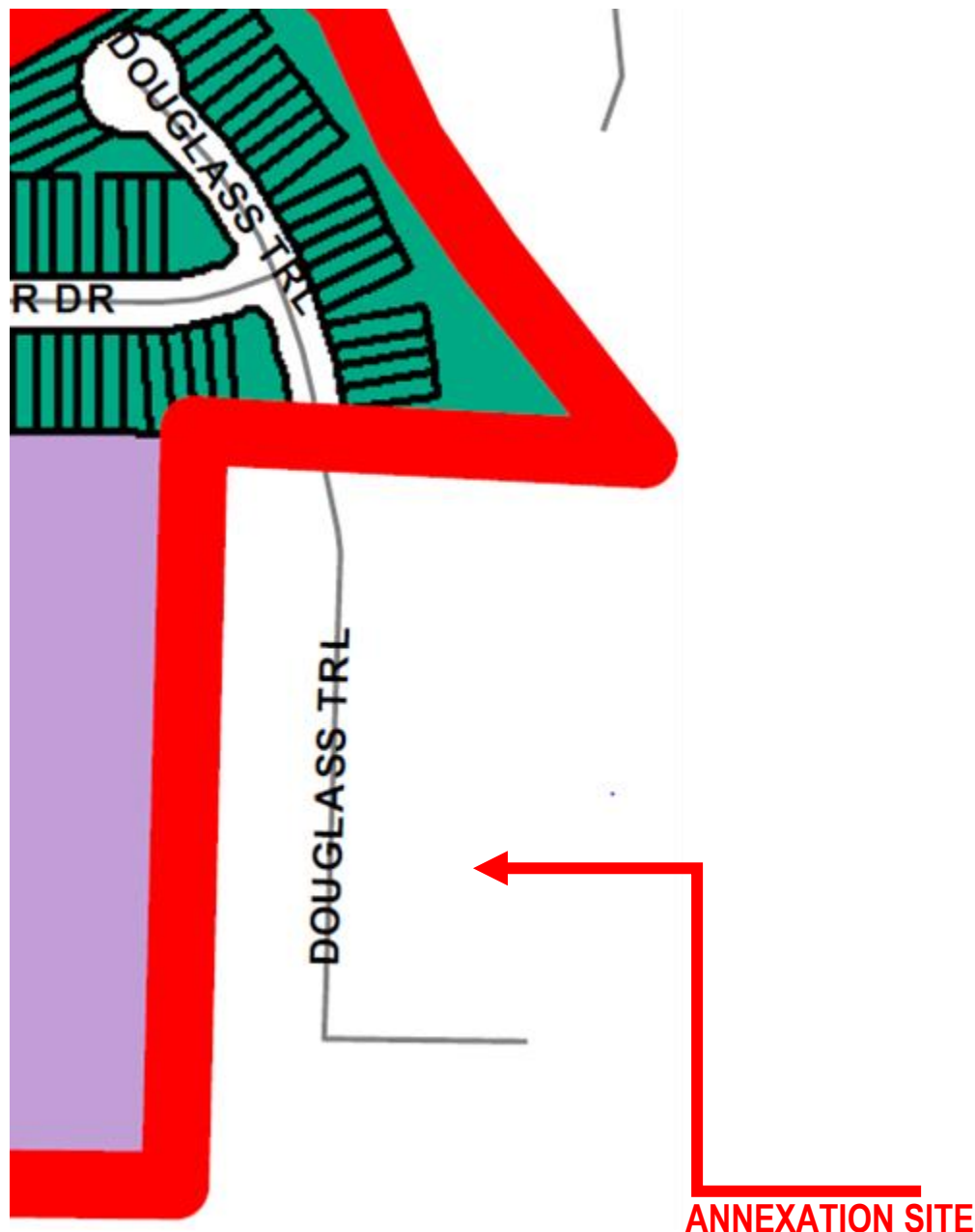
Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office



Current Site Conditions

- The 10.63 acres currently contains 48 townhome lots along Douglass Trail and two undeveloped tracts at the end of Douglass Trail.
- There are multiple parcels with multiple street numbers along Douglass Trail.

Annexation Requirements (State)

- Annexation is governed by Official Code of Georgia Annotated (O.C.G.A.) Title 36, Chapter 36. Chapter 36 describes the three main types of annexation: the 100 percent methods, the 60 percent method, and annexation by resolution and referendum. Property can also be annexed by local Act of the General Assembly.
- **This property is under the 60% method** – one development, but multiple parcels of land with multiple owners having to agree to the requested annexation. Municipal corporations can annex unincorporated areas contiguous to the existing corporate limits. The survey of this site, attached as an exhibit, shows the subject acreage is contiguous to the City, via adjacent City parcels and the right-of-way of Douglass Trail.
 1. **Signed consent by 66% percent of owners (or legal representative thereof) of all the land**, except the owners of any public road or right-of-way.
 2. Complete description of lands to be annexed. When an application for annexation is received, the

municipality must give notice (certified mail) of the proposed annexation to the governing authority of the county wherein the property is located within five business days. The notice must include a map of the area, a description sufficient to identify the area. Section II of this report and corresponding attachments shows the legal description and the County's receipt of the application via certified mail.

3. The county must respond (via certified mail) within five business days of receipt and inform if any county owned facilities are located in the proposed area to be annexed.

Rezoning:

- Should the Council agree to the annexation, the property will need to be rezoned. At current, the Clayton County Zoning Designation is UV (Urban Village). Our closest zoning in the City, based on the 2019 annexation / rezoning, is M-X (Mixed Use). This assigned zoning must remain in place for a minimum period of one year. (Note: The City portion of the Old Ivy development is zoned RM - Multi-family.)

To access their homes, the citizens in the subject annexation area must pass through the City. There is no direct outlet to the County, as Douglass Trail dead ends. This causes confusion in terms of service delivery to the citizens living there, and this confusion may prove deadly in the event of a medical emergency. The County townhomes are built in the same style as the City townhomes.

In terms of the undeveloped parcel, the County had previously approved a mix of condominiums and commercial on this tract. Stores and other commercial on this isolated parcel would be a bad idea and may become a magnet for crime. With annexation into the City, the City would have control over what uses could actually occur on this parcel.

In terms of the future condominiums, their design would be subject to City development codes and Design Review Commission approval, if annexed into the City.

Should the Mayor Pro Tem and Council approve the annexation / rezoning, the following minimum approval conditions should apply:

1. All previous County approvals for the undeveloped parcels are void.
2. The applicant shall comply with additional paved parking areas throughout the entire Old Ivy development, as per discussions with the Mayor and City Manager and per a plan provided by McKinley Homes

Fiscal Impact

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

Private Owners

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

- County Letter
- 60 Percent Tally
- Map
- Plat
- Site Pictures
- Parking correspondence
- Notice of Rezoning of Parcel - December 2022

- Zoning Signs

5.7

- Acceptance Letter

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

Approval with Conditions



CITY OF JONESBORO

OFFICE OF THE CITY MANAGER
Ricky L. Clark, Jr.
1859 CITY CENTER WAY, JONESBORO, GA 30236

Sent via certified mail
November 11, 2022

EEPT 254T 0000 021T 6102

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only		5.7.b
For delivery information, visit our website at www.usps.com ®.		
OFFICIAL USE		
Certified Mail Fee	\$	
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	\$	10.37
☐ Return Receipt (electronic)	\$	
☐ Certified Mail Restricted Delivery	\$	
☐ Adult Signature Required	\$	
☐ Adult Signature Restricted Delivery	\$	
Postmark Here		11.4.22
Honorable Chairman Jeffrey E. Turner Clayton County Board of Commissioners Clayton County Administration 112 Smith St. Jonesboro, GA 30236		
PS Form 3800, April 2015 PSN 7530-02-000-9047		See Reverse for Instructions

Re: Annexation of Parcels indicated as Map Code No:

06032A B007 – 10.63 acres Designated as Clayton County Tax Parcel: 12015A A026 through 12015A A062, 12015A A062 101 through 12015A A062 112, 12015A A062 201 through 12015A A062 212, 12015A A062 301 through 12015A A062 312, 12015A A063 through 12015A A075, 12017D B040 through 12017D B043, 12018 C B108 through 12018C B125. (See attached for complete listing)

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

Dear Chairman Turner:

Please be advised that the City of Jonesboro, Georgia, by the authority vested in the Mayor and the City Council of the City of Jonesboro, Georgia by Article 2 of Chapter 36, Title 36, of the Official Code of Georgia Annotated, intends to annex the property, under the 60% method, herein described by ordinance at a regular meeting of the Mayor & City Council.

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

The property to be annexed includes the following:

- All that tract or parcel of land lying and being in Land Lot 15 of the 12th Land District of Clayton County, Georgia, as shown on a Final Plat for Phase II Old Ivy Place Subdivision dated January 16, 2007, prepared for Southside Developers by Southside Surveying & Planning, certified by Angel M. Marrero, Georgia Registered Land Surveyor No. 2642, recorded June 28, 2007 in Plat Book 40, pages 156, Clayton County, Georgia Records, being more particularly described as follows
 - To find the True Point of beginning, commence at a point located at the common intersection of Land Lots 15, 16, 17 and 18, which is the True Point of Beginning; run thence from the True Point of Beginning the following courses:

South 88 degrees 51 minutes 03 seconds east a distance of 38.89 feet to a point; run

Attachment: County Letter (3275 : Old Ivy Douglass Trail Annexation)

THENCE South 85 degrees 40 minutes 56 seconds East a distance of 53.90 feet to a point;
run

THENCE South 87 degrees 00 minutes 44 seconds East a distance of 50.47 feet to a point;
run

THENCE South 87 degrees 05 minutes 58 seconds East a distance of 444.34 feet to a point;
run

THENCE South 88 degrees 20 minutes 04 seconds East a distance of 61.57 feet to a point;
run

THENCE South 01 degrees 32 minutes 01 seconds West a distance of 714.53 feet to a point;
run

THENCE North 87 degrees 04 minutes 14 seconds West a distance of 303.34 feet to a point;

THENCE North 87 degrees 04 minutes 14 seconds West a distance of 650.08 feet to a point;
run

THENCE North 01 degrees 36 minutes 27 seconds East a distance of 713.08 feet to a point,
which is the True Point of Beginning.

Said property is more fully described according to the above-referenced plat, which is incorporated herein by this reference.

The present county zoning is UV (Urban Village District) and the proposed municipal zoning is MX (Mixed Use District).

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

Should Clayton County have an objection under O.C.G.A. § 36-36-113, in accordance with the objection and resolution process, the County must notify the Mayor of the City of Jonesboro within thirty (30) calendar days of the receipt of this notice.

Respectfully Submitted, I am,

Ricky L. Clark, Jr., CMC
City Manager

Enclosures
cc:

Tracey Messick, Mayor Pro Tem, City of Jonesboro
Fincher Denmark, City Attorney

Attachment: County Letter (3275 : Old Ivy Douglass Trail Annexation)

Tax Parcel List

Answers to
Page 1 and Page 2

Parcel ID	Owner	Parcel Address	City	Year
12015A A026	LIU WEIHUA & FAN CHONGZHU	8405 DOUGLASS TRL	JONESBORO	2022
12015A A027	LIU WEIHUA & FAN CHONGZHU	8407 DOUGLASS TRL	JONESBORO	2022
12015A A028	LEWIS LATUNYA	8409 DOUGLASS TRL	JONESBORO	2022
12015A A029	CARR BRIAN	8411 DOUGLASS TRL	JONESBORO	2022
12015A A030	LOWERY NYASHA	8413 DOUGLASS TRL	JONESBORO	2022
12015A A031	WASHINGTON DEIDRA	8415 DOUGLASS TRL	JONESBORO	2022
12015A A032	WARD JEROLINE FRANCIS	8417 DOUGLASS TRL	JONESBORO	2022
12015A A033	LLOYD DEMIKA L	8419 DOUGLASS TRL	JONESBORO	2022
12015A A034	BUSSEY KOURTNIE A	8421 DOUGLASS TRL	JONESBORO	2022
12015A A035	WELCH BILLY	8423 DOUGLASS TRL	JONESBORO	2022
12015A A036	JONES ANGEL NICOLE & TERRY T	8425 DOUGLASS TRL	JONESBORO	2022
12015A A037	OPENDOOR PROPERTY C LLC	8427 DOUGLASS TRL	JONESBORO	2022
12015A A038	GRIFFIN DAWN	8431 DOUGLASS TRL	JONESBORO	2022
12015A A039	THE RAM CONSULTING GROUP LLC	8433 DOUGLASS TRL	JONESBORO	2022
12015A A040	MCKINLEY HOMES US LLC	8435 DOUGLASS TRL	JONESBORO	2022
12015A A041	CONEY CHRISTOPHER L OR STEPHANIE D	8437 DOUGLASS TRL	JONESBORO	2022
12015A A042	SMITH DAVID JR & JOYCE A	8439 DOUGLASS TRL	JONESBORO	2022
12015A A043	EVANS JAMEESE	8441 DOUGLASS TRL	JONESBORO	2022
12015A A044	JONES LINDA D	8443 DOUGLASS TRL	JONESBORO	2022
12015A A045	CORMIER KEVELYN	8445 DOUGLASS TRL	JONESBORO	2022
12015A A046	FOXDALE PROPERTIES LLC	8447 DOUGLASS TRL	JONESBORO	2022
12015A A047	CREWS MICHAEL LAVELL SR	8449 DOUGLASS TRL	JONESBORO	2022
12015A A048	DUKES LAGONDA	8451 DOUGLASS TRL	JONESBORO	2022
12015A A049	SHANNON LATOYA R	8453 DOUGLASS TRL	JONESBORO	2022
12015A A050	FOXDALE PROPERTIES LLC	8457 DOUGLASS TRL	JONESBORO	2022
12015A A051	BRANCH CRADELLE D	8459 DOUGLASS TRL	JONESBORO	2022
12015A A052	ATKINS RAPHAEL	8461 DOUGLASS TRL	JONESBORO	2022
12015A A053	PRESTON LETITIA	8463 DOUGLASS TRL	JONESBORO	2022
12015A A054	BROWN DISRREW	8467 DOUGLASS TRL	JONESBORO	2022
12015A A055	INGE RAMON DORAN OR ELINOR ELENE	8469 DOUGLASS TRL	JONESBORO	2022
12015A A056	WIGGINS JOCELYN DENIELLE	8471 DOUGLASS TRL	JONESBORO	2022
12015A A057	FULLER RAESHAUN	8473 DOUGLASS TRL	JONESBORO	2022
12015A A058	LARKIN STREET HOMES LLC	8475 DOUGLASS TRL	JONESBORO	2022
12015A A059	WILLIAMS KARISTINA C	8477 DOUGLASS TRL	JONESBORO	2022
12015A A060	FOXDALE PROPERTIES LLC	8479 DOUGLASS TRL	JONESBORO	2022
12015A A061	CALDWELL BARBARA A	8481 DOUGLASS TRL	JONESBORO	2022
12015A A062	CBD INVESTMENTS LLC	0 DOUGLASS TRL	JONESBORO	2022
12015A A062 101	MCKINLEY HOMES US LLC	8489 DOUGLASS TRL	JONESBORO	2022
12015A A062 102	MCKINLEY HOMES US LLC	8491 DOUGLASS TRL	JONESBORO	2022
12015A A062 103	MCKINLEY HOMES US LLC	8493 DOUGLASS TRL	JONESBORO	2022
12015A A062 104	MCKINLEY HOMES US LLC	8495 DOUGLASS TRL	JONESBORO	2022

FUTURE
CONDO
UNITS

Not
COUNTED

Attachment: 60 Percent Tally (3275 : Old Ivy Douglass Trail Annexation)

12015A A062 105	MCKINLEY HOMES US LLC	8497 DOUGLASS TRL	JONESBORO	2022
12015A A062 106	MCKINLEY HOMES US LLC	8499 DOUGLASS TRL	JONESBORO	2022
12015A A062 107	MCKINLEY HOMES US LLC	8501 DOUGLASS TRL	JONESBORO	2022
12015A A062 108	MCKINLEY HOMES US LLC	8503 DOUGLASS TRL	JONESBORO	2022
12015A A062 109	MCKINLEY HOMES US LLC	8505 DOUGLASS TRL	JONESBORO	2022
12015A A062 110	MCKINLEY HOMES US LLC	8507 DOUGLASS TRL	JONESBORO	2022
12015A A062 111	MCKINLEY HOMES US LLC	8509 DOUGLASS TRL	JONESBORO	2022
12015A A062 112	MCKINLEY HOMES US LLC	8511 DOUGLASS TRL	JONESBORO	2022
12015A A062 201	MCKINLEY HOMES US LLC	8519 DOUGLASS TRL	JONESBORO	2022
12015A A062 202	MCKINLEY HOMES US LLC	8521 DOUGLASS TRL	JONESBORO	2022
12015A A062 203	MCKINLEY HOMES US LLC	8523 DOUGLASS TRL	JONESBORO	2022
12015A A062 204	MCKINLEY HOMES US LLC	8525 DOUGLASS TRL	JONESBORO	2022
12015A A062 205	MCKINLEY HOMES US LLC	8527 DOUGLASS TRL	JONESBORO	2022
12015A A062 206	MCKINLEY HOMES US LLC	8529 DOUGLASS TRL	JONESBORO	2022
12015A A062 207	MCKINLEY HOMES US LLC	8531 DOUGLASS TRL	JONESBORO	2022
12015A A062 208	MCKINLEY HOMES US LLC	8533 DOUGLASS TRL	JONESBORO	2022
12015A A062 209	MCKINLEY HOMES US LLC	8535 DOUGLASS TRL	JONESBORO	2022
12015A A062 210	MCKINLEY HOMES US LLC	8537 DOUGLASS TRL	JONESBORO	2022
12015A A062 211	MCKINLEY HOMES US LLC	8539 DOUGLASS TRL	JONESBORO	2022
12015A A062 212	MCKINLEY HOMES US LLC	8541 DOUGLASS TRL	JONESBORO	2022
12015A A062 301	MCKINLEY HOMES US LLC	8553 DOUGLASS TRL	JONESBORO	2022
12015A A062 302	MCKINLEY HOMES US LLC	8555 DOUGLASS TRL	JONESBORO	2022
12015A A062 303	MCKINLEY HOMES US LLC	8557 DOUGLASS TRL	JONESBORO	2022
12015A A062 304	MCKINLEY HOMES US LLC	8559 DOUGLASS TRL	JONESBORO	2022
12015A A062 305	MCKINLEY HOMES US LLC	8561 DOUGLASS TRL	JONESBORO	2022
12015A A062 306	MCKINLEY HOMES US LLC	8563 DOUGLASS TRL	JONESBORO	2022
12015A A062 307	MCKINLEY HOMES US LLC	8565 DOUGLASS TRL	JONESBORO	2022
12015A A062 308	MCKINLEY HOMES US LLC	8567 DOUGLASS TRL	JONESBORO	2022
12015A A062 309	MCKINLEY HOMES US LLC	8569 DOUGLASS TRL	JONESBORO	2022
12015A A062 310	MCKINLEY HOMES US LLC	8571 DOUGLASS TRL	JONESBORO	2022
12015A A062 311	MCKINLEY HOMES US LLC	8573 DOUGLASS TRL	JONESBORO	2022
12015A A062 312	MCKINLEY HOMES US LLC	8575 DOUGLASS TRL	JONESBORO	2022

FUTURE

CONDO

UNITS

NOT

COUNTED

12015A A063	SAMUELS JENEPHER	8450 DOUGLASS TRL	JONESBORO	2022
12015A A064	JAMES SADE	8448 DOUGLASS TRL	JONESBORO	2022
12015A A065	CAPEHART BRITTON LETRELL	8446 DOUGLASS TRL	JONESBORO	2022
12015A A066	HYCHE BRIDGETTE HUGLEY	8444 DOUGLASS TRL	JONESBORO	2022
12015A A067	NELSON JOSHUA	8442 DOUGLASS TRL	JONESBORO	2022
12015A A068	BELL SANDRA	8440 DOUGLASS TRL	JONESBORO	2022
12015A A069	STEWART CHARMINE	8438 DOUGLASS TRL	JONESBORO	2022
12015A A070	INVEST GROUP LLC	8436 DOUGLASS TRL	JONESBORO	2022
12015A A071	YORK MARANZA C	8434 DOUGLASS TRL	JONESBORO	2022
12015A A072	INVEST GROUP LLC	8432 DOUGLASS TRL	JONESBORO	2022
12015A A073	M AND O REALTY	8430 DOUGLASS TRL	JONESBORO	2022
12015A A074	SAUL-WILLIS LAVETTRA	8428 DOUGLASS TRL	JONESBORO	2022
12015A A075	OLD IVY PLACE TOWNHOMES	0 DOUGLASS TRL	JONESBORO	2022

(UNAGREED/LOPEO)

Non-CONDO LOTS: 50

CONSENT: 33

 $33/50 = 66\%$

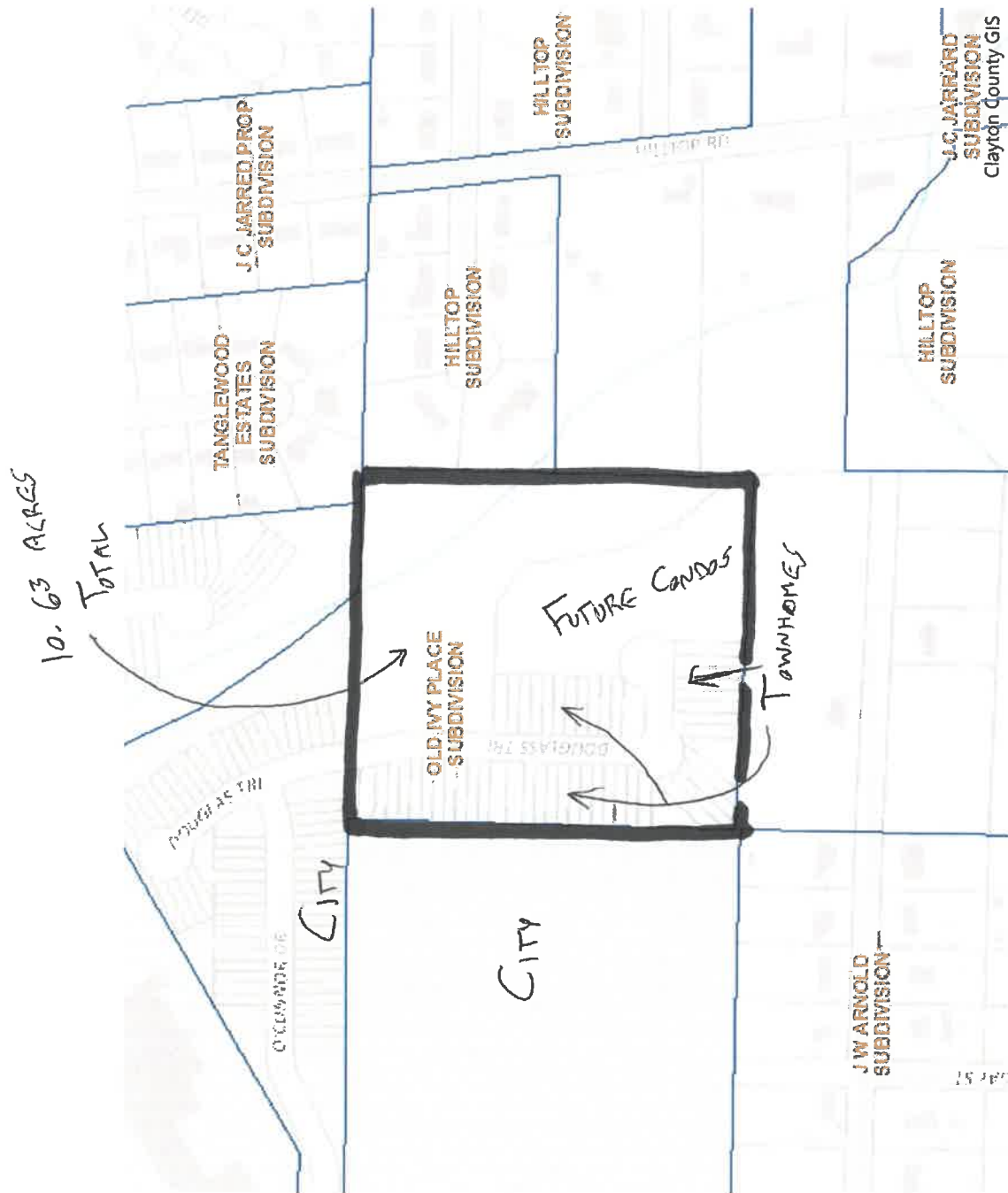
Attachment: 60 Percent Tally (3275 : Old Ivy Douglass Trail Annexation)

Old Ivy Place Townhome Assoc.

<u>LOT</u>	<u>STREET ADDRESS</u>
72	8405 Douglass Trail, Jonesboro, GA 30236
73	8407 Douglass Trail, Jonesboro, GA 30236
74	8409 Douglass Trail, Jonesboro, GA 30236
75	8411 Douglass Trail, Jonesboro, GA 30236
76	8413 Douglass Trail, Jonesboro, GA 30236
77	8415 Douglass Trail, Jonesboro, GA 30236
78	8417 Douglass Trail, Jonesboro, GA 30236
79	8419 Douglass Trail, Jonesboro, GA 30236
80	8421 Douglass Trail, Jonesboro, GA 30236
81	8423 Douglass Trail, Jonesboro, GA 30236
82	8425 Douglass Trail, Jonesboro, GA 30236
83	8427 Douglass Trail, Jonesboro, GA 30236
84	8431 Douglass Trail, Jonesboro, GA 30236
85	8433 Douglass Trail, Jonesboro, GA 30236
86	8435 Douglass Trail, Jonesboro, GA 30236
87	8437 Douglass Trail, Jonesboro, GA 30236
88	8439 Douglass Trail, Jonesboro, GA 30236
89	8441 Douglass Trail, Jonesboro, GA 30236
90	8443 Douglass Trail, Jonesboro, GA 30236
91	8445 Douglass Trail, Jonesboro, GA 30236
92	8447 Douglass Trail, Jonesboro, GA 30236
93	8449 Douglass Trail, Jonesboro, GA 30236
94	8451 Douglass Trail, Jonesboro, GA 30236
95	8453 Douglass Trail, Jonesboro, GA 30236
96	8457 Douglass Trail, Jonesboro, GA 30236
97	8459 Douglass Trail, Jonesboro, GA 30236
98	8461 Douglass Trail, Jonesboro, GA 30236
99	8463 Douglass Trail, Jonesboro, GA 30236
100	8467 Douglass Trail, Jonesboro, GA 30236
101	8469 Douglass Trail, Jonesboro, GA 30236
102	8471 Douglass Trail, Jonesboro, GA 30236
103	8473 Douglass Trail, Jonesboro, GA 30236
104	8475 Douglass Trail, Jonesboro, GA 30236
105	8477 Douglass Trail, Jonesboro, GA 30236
106	8479 Douglass Trail, Jonesboro, GA 30236
107	8481 Douglass Trail, Jonesboro, GA 30236
108	8450 Douglass Trail, Jonesboro, GA 30236
109	8448 Douglass Trail, Jonesboro, GA 30236
110	8446 Douglass Trail, Jonesboro, GA 30236
111	8444 Douglass Trail, Jonesboro, GA 30236
112	8442 Douglass Trail, Jonesboro, GA 30236

113	8440	Douglass Trail, Jonesboro, GA 30236
114	8438	Douglass Trail, Jonesboro, GA 30236
115	8436	Douglass Trail, Jonesboro, GA 30236
116	8434	Douglass Trail, Jonesboro, GA 30236
117	8432	Douglass Trail, Jonesboro, GA 30236
118	8430	Douglass Trail, Jonesboro, GA 30236
119	8428	Douglass Trail, Jonesboro, GA 30236

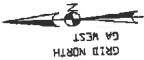
48





CONDOMINIUMS FLOOR PLANS

BUILDING NO.1



1st FLOOR
ASSUMED FFE = 0.00'

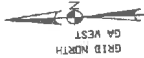


2nd FLOOR
FFE = 9.72'



3rd FLOOR
FFE = 19.44'

BUILDING NO.2



1st FLOOR
ASSUMED FFE = 0.00'



2nd FLOOR
FFE = 9.72'



3rd FLOOR
FFE = 19.44'

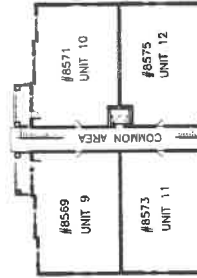
BUILDING NO.3



1st FLOOR
ASSUMED FFE = 0.00'



2nd FLOOR
FFE = 9.72'



3rd FLOOR
FFE = 19.44'

1. ELEVATIONS TAKEN FROM PLANS PROVIDED BY SOUTHSIDE DEVELOPERS DATED 4/10/2007.



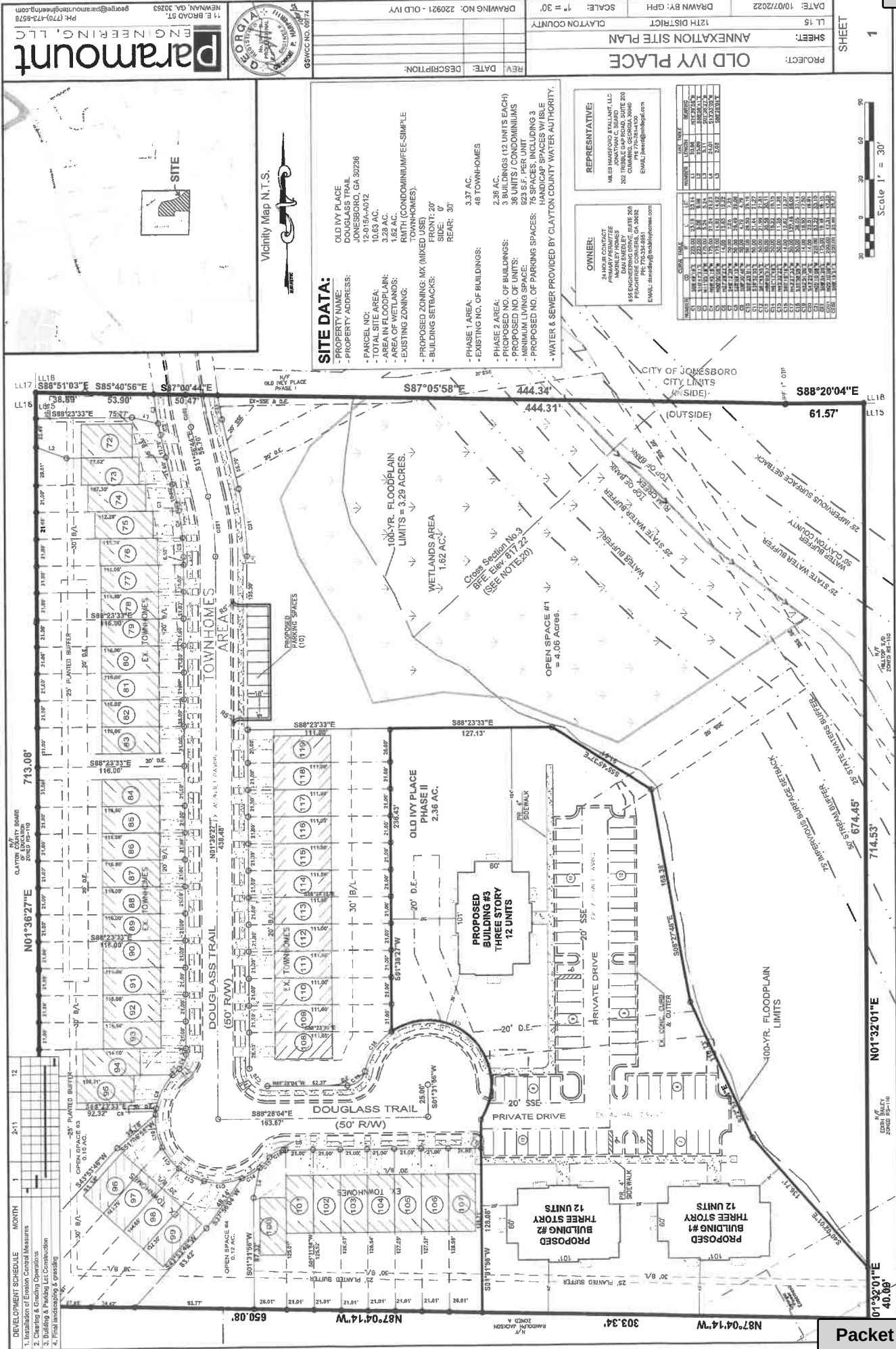
STREETS
APPROVED



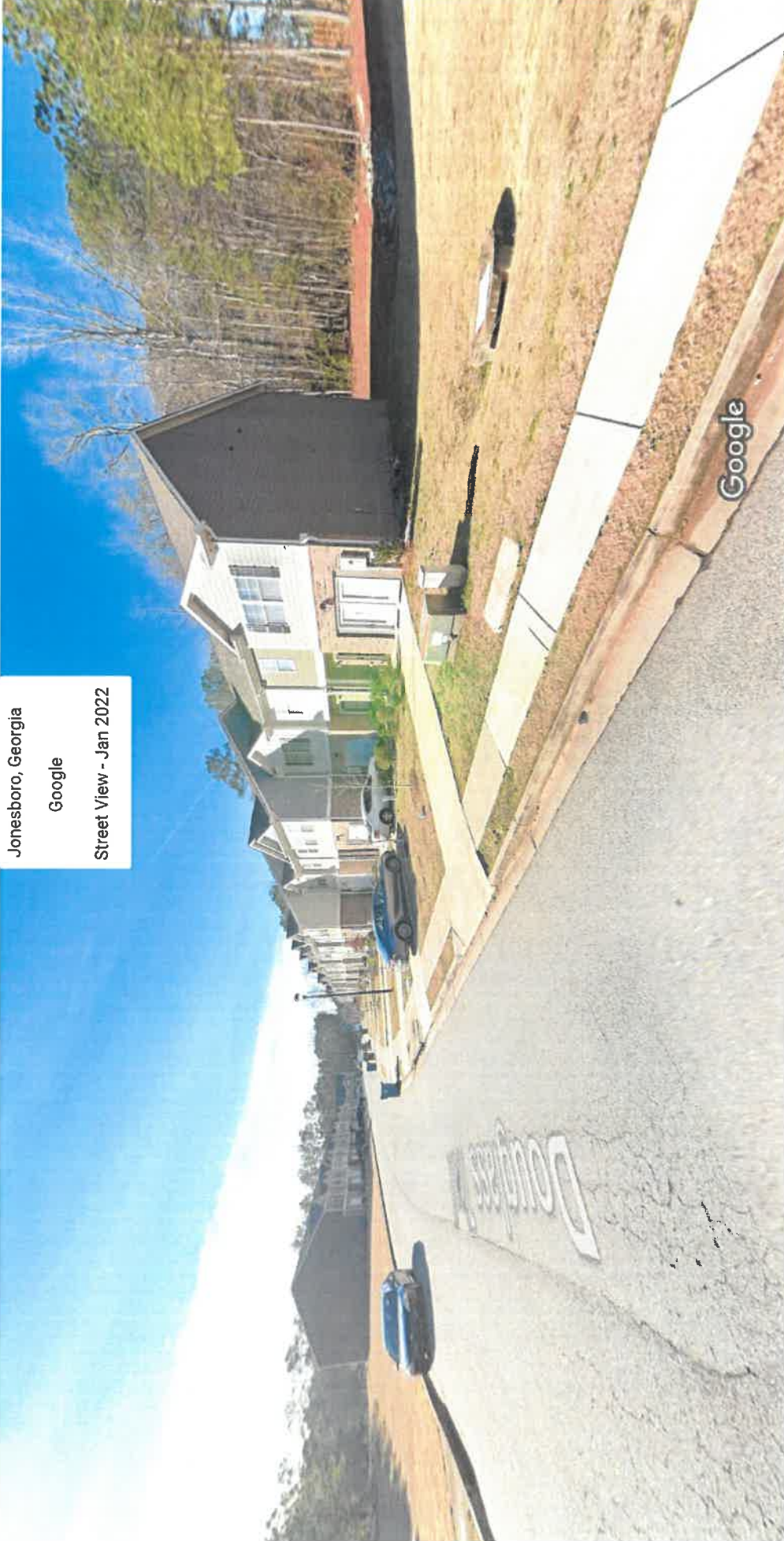
CLAYTON COUNTY
TRANSPORTATION & UTILITIES DEPT.
6-25-07

SOUTHSIDE SURVEYING & PLANNING	171 N. Main Street Jonesboro, GA 30238 Phone: (770) 210-2951 Fax: (770) 210-0546	PAGE 3/3
	FINAL PLAT FOR: OLD IVY PLACE - PHASE II 12th Land District, Clayton County, GA	
Land Lot 15	Scale: NTS	Date: 1/15/07
Drawn By: DRL	Dwg No: 240948/FINAL	Plot book 40 Pg 158

6-28-07



Google Maps 8405 Douglass Trail



Jonesboro, Georgia
Google
Street View - Jan 2022

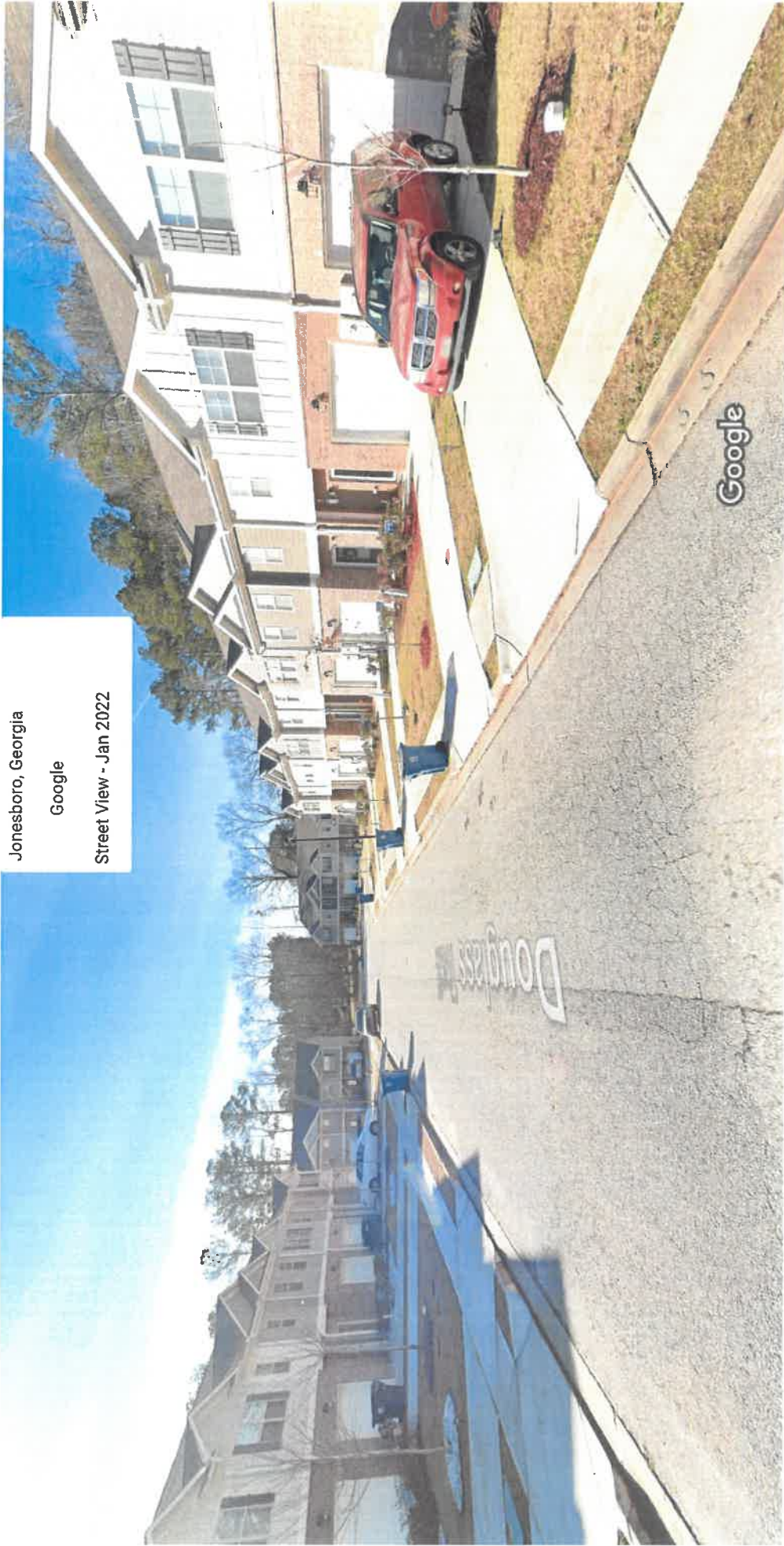
Image capture: Jan 2022 © 2022 Google

8396 Douglass Trail

Street View & 360°

All

Google Maps 8436 Douglass Trail



Jonesboro, Georgia
Google
Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google



8396 Douglass Trail

All

Street View & 360°

Google Maps 8453 Douglass Trail

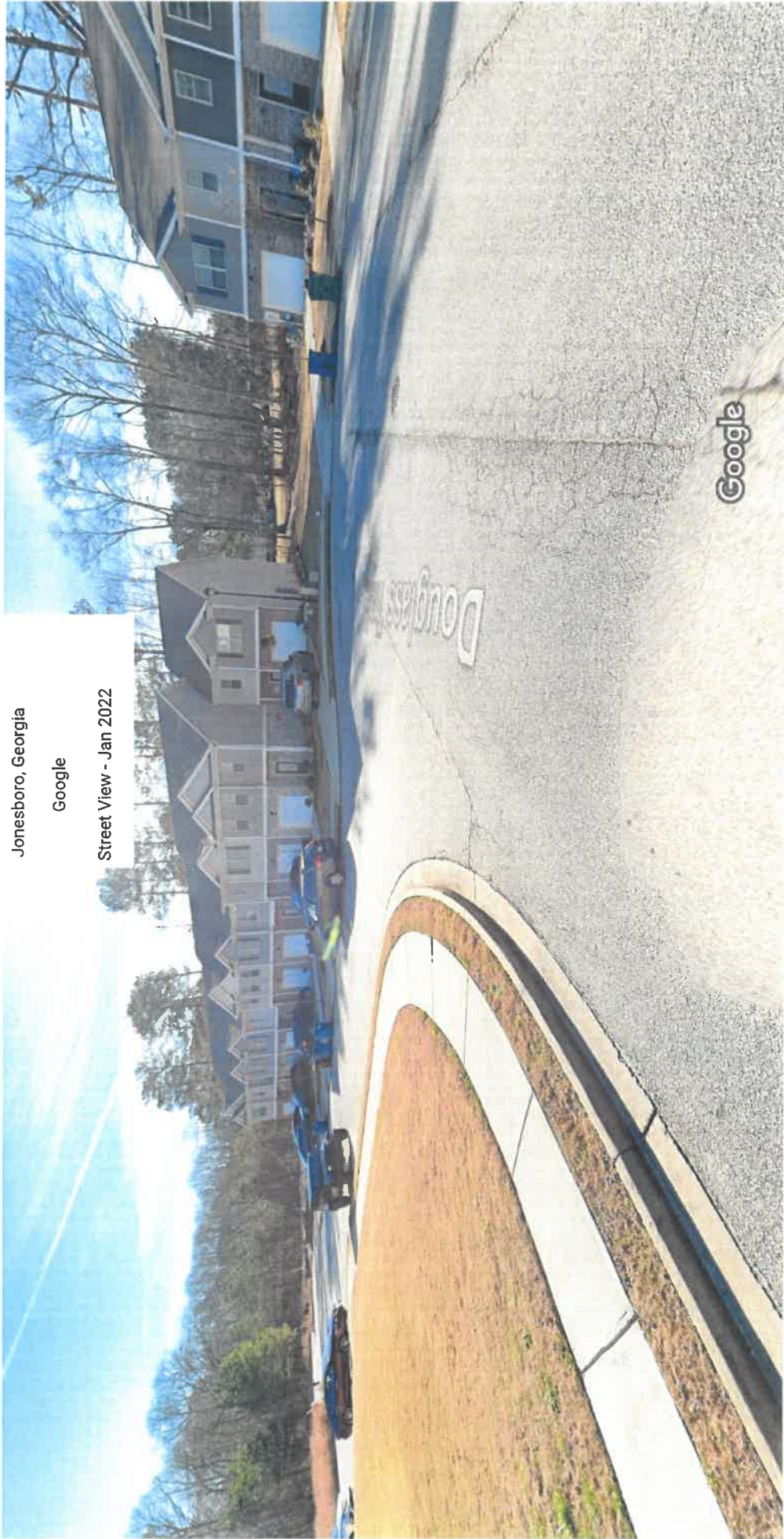


Image capture: Jan 2022 © 2022 Google



8396 Douglass Trail

All

Street View & 360°

Google Maps 8467 Douglass Trail

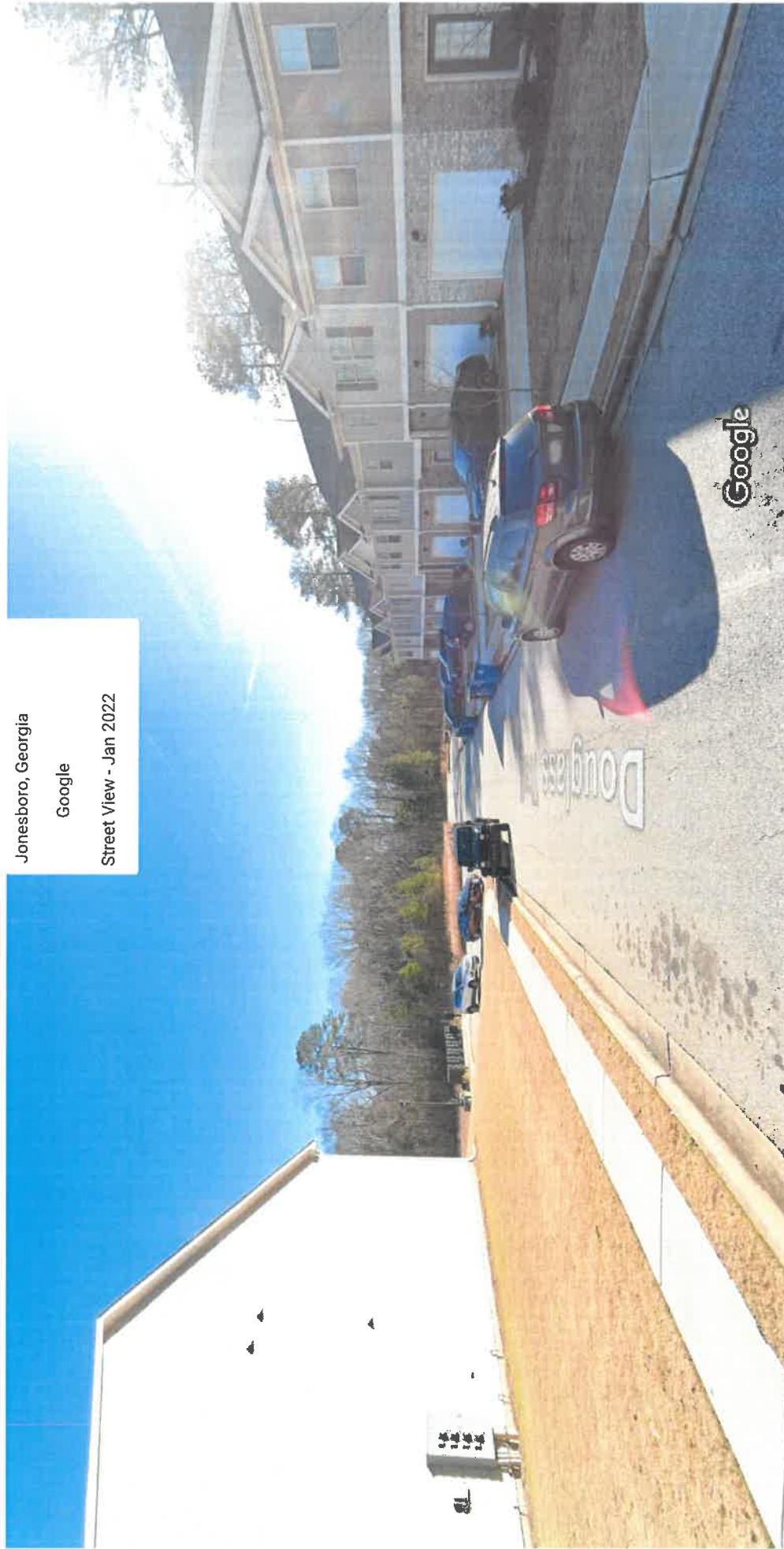


Image capture: Jan 2022 © 2022 Google

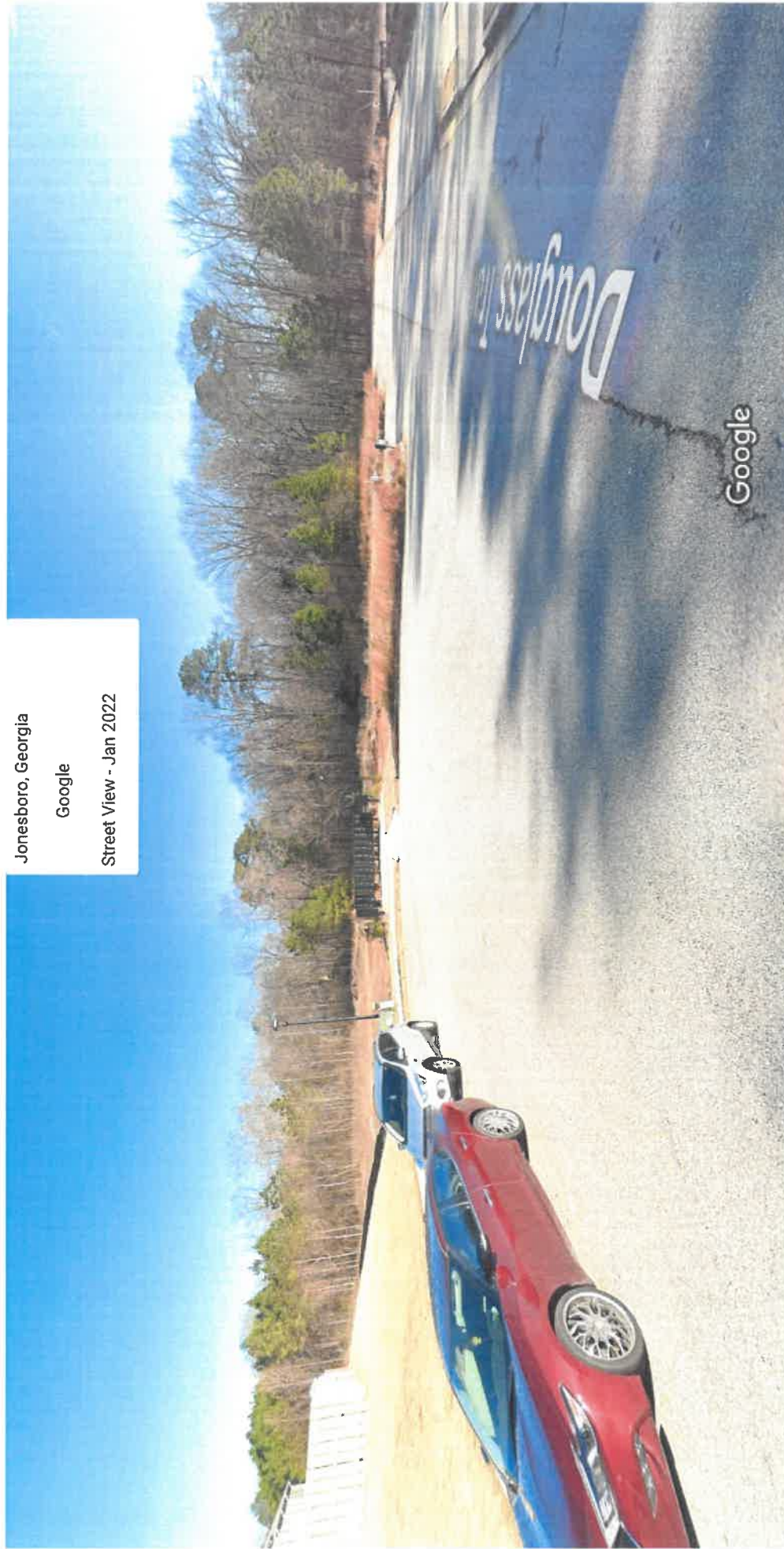
8396 Douglass Trail



Street View & 360°

All

Google Maps 8475 Douglass Trail



Jonesboro, Georgia

Google

Street View - Jan 2022

Image capture: Jan 2022 © 2022 Google

8396 Douglass Trail



Street View & 360°

All

David Allen

From: Dan Smedley <dsmedley@mckinleyhomes.com>
Sent: Tuesday, August 17, 2021 10:12 AM
To: Joy Day
Cc: Ricky , L. Clark, Jr.; David Allen
Subject: RE: Old Ivy

Mayor Day, thank you for your response. We believe the community looks great, we are coming close with the town homes to be complete; the last three are going into drywall soon. Once we are able to landscape these units it will improve that culdsac as the last building will be complete here.

I am waiting for your team to get together and discuss moving forward. Please let me know when we can do this. Ricky suggested he will have something for me today. I prefer to get together in person.

I agree on the tennis area turned to parking and we are in favor to add spaces here, I would suggest that we could get as many as 20 additional spaces in that area. We can landscape and grass the area to make it look nice. We can add trees and other plantings in that area of the condos to go along with the community. Adding additional spaces throughout, I believe we can come to agreement on the locations. Our issue is the current R/W and current utilities in those areas that could need to be relocated. IF the City is willing to help rule on some of these items we can accomplish this much easier and McKinley would be happy to work on the design to add them throughout once we can agree. McKinley is willing to work with the City, it's about the process of current infrastructure in the R/W and the annexation, I believe we can come to agreement and improve the community together.

The HOA is still under McKinley control as the declarant. These homeowners that you ask about are in violation of what is allowed in the community. We have sent notification to the owners in violation of the gravel, stone and etc. It is process when homeowners do not want to incorporate. Notifications are sent and they are notified of violations and eventually fined.

Please review the site and let's get together while we have this on our minds so we can move forward. If I can be blunt, I need to understand if you like the condo designs that I sent you. This is a big topic for us. If the City is not okay with our condos layout and elevations we will need to review and discuss what is best for all to continue.

Thank you in advance.

Dan Smedley
 VP of Land Development
 MCKINLEY HOMES | www.mckinleyhomes.com
 655 Engineering Drive, Suite 208,
 Peachtree Corners, GA 30092
 C: 470-216-3570
 E: dsmedley@mckinleyhomes.com

From: Joy Day <jday@jonesboroga.com>
Sent: Tuesday, August 17, 2021 8:41 AM
To: Dan Smedley <dsmedley@mckinleyhomes.com>

Attachment: Parking correspondence (3275 : Old Ivy Douglass Trail Annexation)

Cc: Ricky , L. Clark, Jr. <rclark@jonesboroga.com>; David Allen <dallen@jonesboroga.com>

Subject: Old Ivy

Mr. Smedley:

The updated maintenance pictures you sent look much better than the area did previously. I am very anxious that more parking be provided for our residents. There are three areas that I have noticed where parking could be added. In lieu of the tennis courts, I believe a small parking area should be provided. I would like to see the remaining area grassed, not a large parking lot. Providing parking should not be more expensive than having to build a complete tennis court with nets, lights, etc. Most residents have more than one vehicle and if they have any visitors there is no place for parking. Placing all the parking in one area will not be sufficient.

Making three small parking areas would positively affect our issue of cars parking on both sides of the street. I have a map and will return to the site today to pinpoint possible parking spots so that we can discuss these. I will scan and send the map to you. Are we meeting in person any time soon?

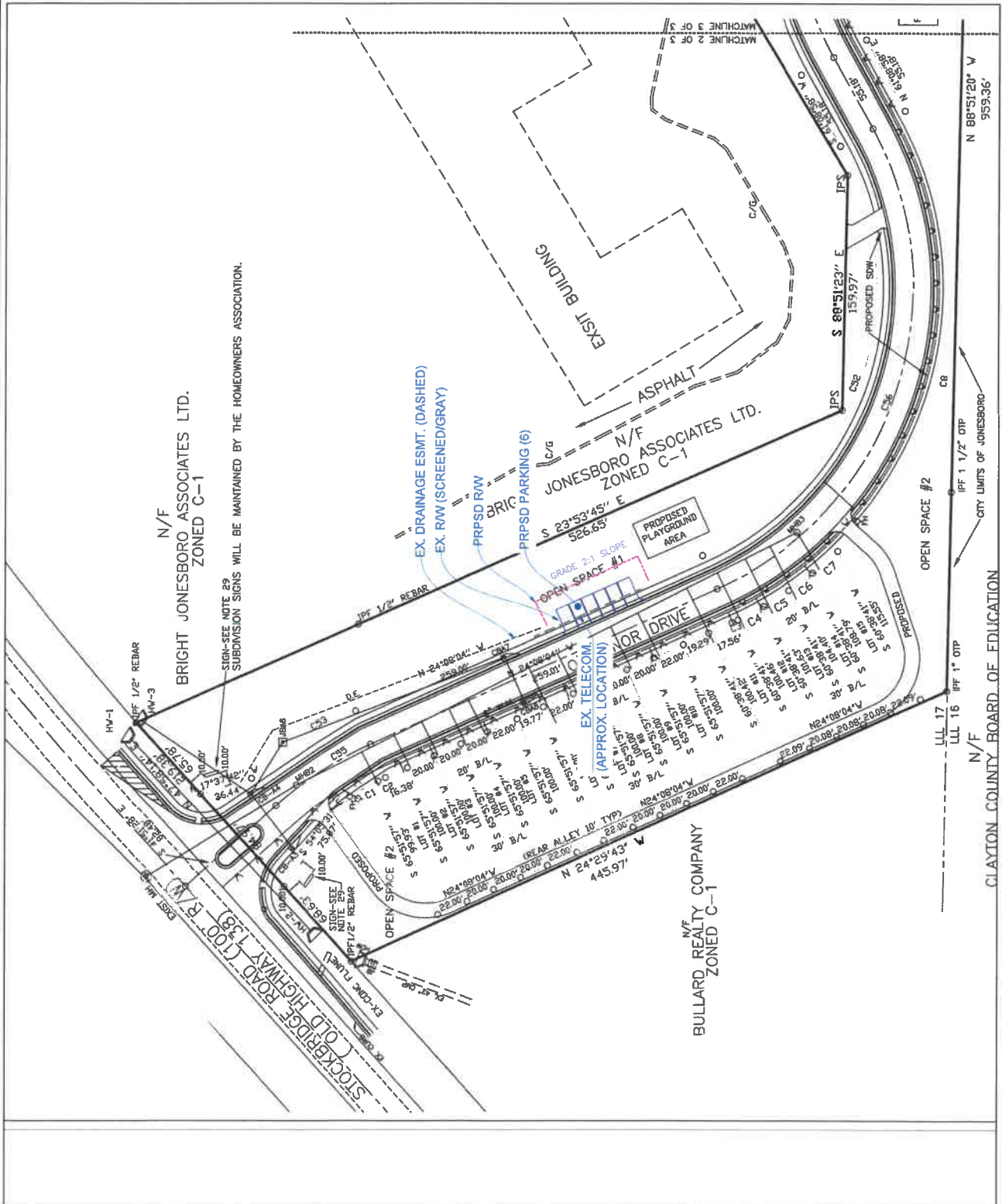
Another issue is the Homeowner's Association. Are you currently functioning as the HOA? That was my understanding. If so, why are certain residents allowed to have gravel in their beds, etc.? I noticed a mailbox with problems as well...

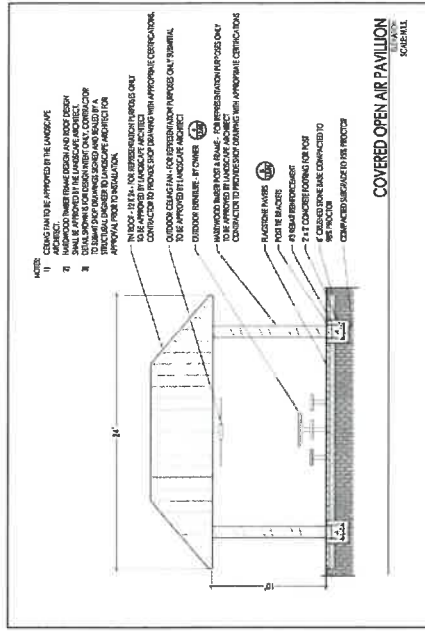
I will be in touch later today... thanks for your interest and cooperation.

Best regards,

Joy B. Day, Mayor
City of Jonesboro
124 North Avenue
Jonesboro, GA 30236
(770) 478-3800

Attachment: Parking correspondence (3275 : Old Ivy Douglass Trail Annexation)





<https://www.ultra-site.com/products/tables/46-kensington-square-table>
MODEL # : 40SM-5
LENGTH : 46"
COLOR : BLACK

46" Kensington Square Table



TABLE
SPECIFICATION - COLOR BLACK
SCALE: N.T.S.

OLD IVY PLACE AMENITY PLAN



SHEET 1 OF 1
01/28/2022

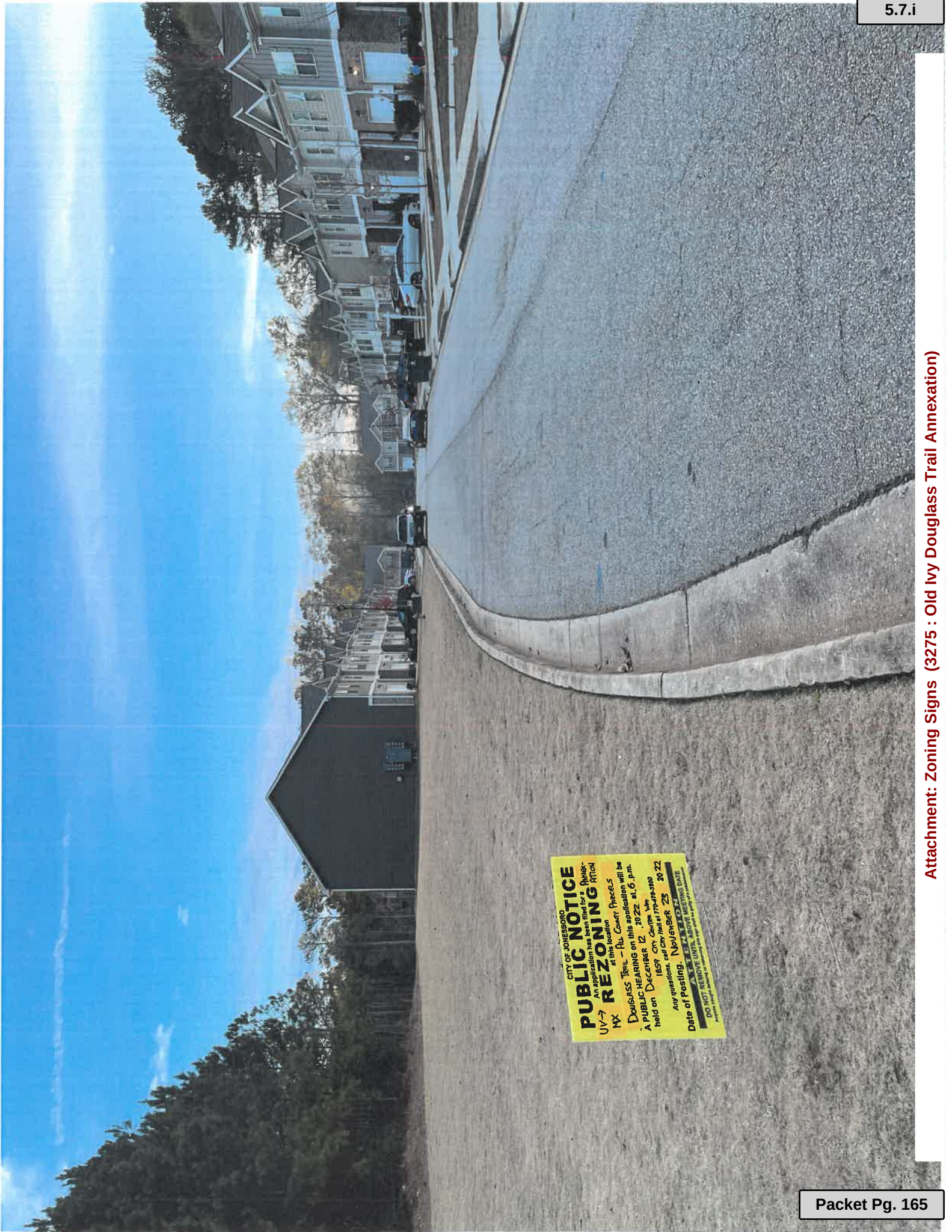
NOTICE OF REZONING

This is a notice of hearing of the City of Jonesboro Mayor & Council for the purpose of considering the zoning classifications of certain tracts of land to be annexed from Clayton County into the City pursuant to a signed petition. At such hearing, the Mayor & Council shall consider those tracts or parcels of land lying and being in Clayton County, Georgia, as described in the deeds recorded in the real property records of the Clerk of the Superior Court of Clayton County as follows: Books/Pages: 11688/28, 11658/115, 11662/468, 11716/98, 13070/54, 11708/235, 11781/334, 11706/115, 11664/168, 11698/99, 12613/522, 11744/114, 11738/42, 11819/445, 11875/303, 11770/211, 11817/201, 11807/166, 11730/246, 11644/19, 12958/74, 11728/183, 13131/378, 11724/527, 11859/87, 11865/71, 11857/147, 11901/366, 11875/129, 11891/382, 11891/345, 12683/81, 11951/249, 11724/527, 11889/469, 12093/474, 12065/45, 12727/506, 12089/341, 12073/5, 12065/699, 12145/362, 12085/106, 12087/640, 12085/107, 12773/821, 12071/130, 9506/378, 13031/490, and 11503/199, all located on Douglass Trail, Jonesboro, Ga. 30236 and consist of 10.63 total acres. Said aforementioned properties which are currently zoned as UV (Urban Village) will be rezoned as M-X (Mixed Use) per the City Ordinance. Said hearing shall take place on December 12, 2022 at 6:00 PM, and shall be held in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA 30236.

Ricky L. Clark, Jr.
City Manager

Publish 11/23/22

Attachment: Notice of Rezoning of Parcel - December 2022 (3275 : Old Ivy Douglass Trail Annexation)



Attachment: Zoning Signs (3275 : Old Ivy Douglass Trail Annexation)

CITY OF JONESBORO

PUBLIC NOTICE

UV →

An application has been filed for a

REZONING **ANNEX-**
ATION

MX

at this location

DOUGLASS TRAIL - All County PARCELS

A PUBLIC HEARING on this application will be held on **DECEMBER 12 . 2022** at **6 . p.m.**

1859 CITY CENTER WAY

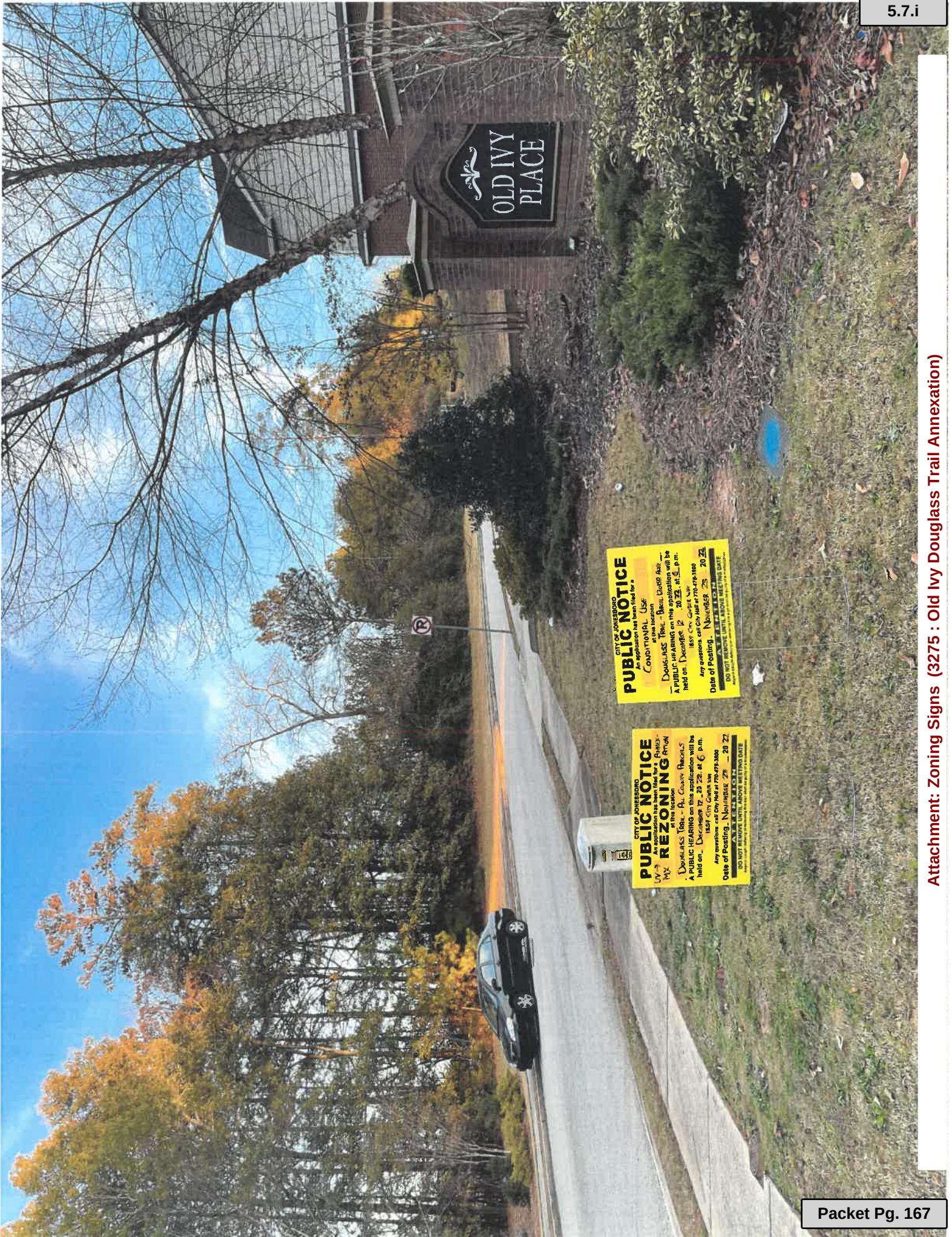
Any questions, call City Hall at 770-478-3800

Date of Posting. **NOVEMBER 23 2022**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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



Attachment: Zoning Signs (3275 : Old Ivy Douglass Trail Annexation)

CITY OF JONESBORO

PUBLIC NOTICE

UV → An application has been filed for a **ANNEX-
MX REZONING** ACTION
at this location

DOUGLASS TRAIL - All County PARCELS
A PUBLIC HEARING on this application will be
held on **DECEMBER 12 - 20. 22.** at **6** p.m.
1859 CITY CENTER WAY

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

Date of Posting - **NOVEMBER 23** - **20. 22**

ATTENTION

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

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

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

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



MEMORANDUM

To: McKinley Homes US, LLC
655 Engineering Drive, Suite 208
Norcross, Ga. 30092

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

Date: November 28, 2022

Re: Notification of Request for Annexation and Rezoning (Map Amendment) from
UV (Clayton County) to M-X (Mixed Use) – Douglass Trail; All County Parcels

Dear Applicant,

This letter is to serve as notification that the Mayor Pro Tem and City Council of the City of Jonesboro have accepted your request for review of an annexation and rezoning (map amendment) proposal for all parcels located along the County portion of Douglass Trail.

A public hearing has been scheduled for Monday, December 12, 2022 at 6:00 pm before the Jonesboro City Council to consider the request as described above. A preceding Work Session will be held by the Mayor and City Council will be held on December 5, 2022 at 6:00 pm. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, 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

Attachment: Acceptance Letter (3275 : Old Ivy Douglass Trail Annexation)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.8

- 8

COUNCIL MEETING DATE
December 5, 2022

Requesting Agency (Initiator)

Police

Sponsor(s)

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

Discussion regarding a budget amendment for the appropriation of five (5) additional Avigilon security cameras.

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

Consideration and approval of the purchase of Avigilon security cameras

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

Yes

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 Jonesboro Police Department is seeking approval for the purchase of five (5) additional Avigilon security cameras for evidence storage, armory, and drug storage areas, based on the recommendations from state certification assessors. This will allow complete coverage of one of the most high-liability areas in the building. Avigilon cameras meet vandal requirements and wide-angle coverage needs of each area. These cameras have both high image capture and IR capabilities for the areas where cameras will be installed. Cameras have High impact vandal resistance along with a wide field of view with integrated microphones and IR capabilities.

Fiscal Impact

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

The police department is requesting a budget amendment to the police department's expenditures for line 3200-54-2500 (Other Equipment) to make the following purchase:

Labor:	\$3,950.00
Material:	\$5,702.03
Option to add additional Single Lens dome camera for evidence door	\$980.55
Avigilon Evidence area 5 Camera coverage:	\$10,632.58

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

- City of Jonesboro Avigilon Security Cameras

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

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

Approval

November 30, 2022

Rodney Virgil
IT Specialist
City of Jonesboro
124 North Avenue
Jonesboro, Georgia 30236

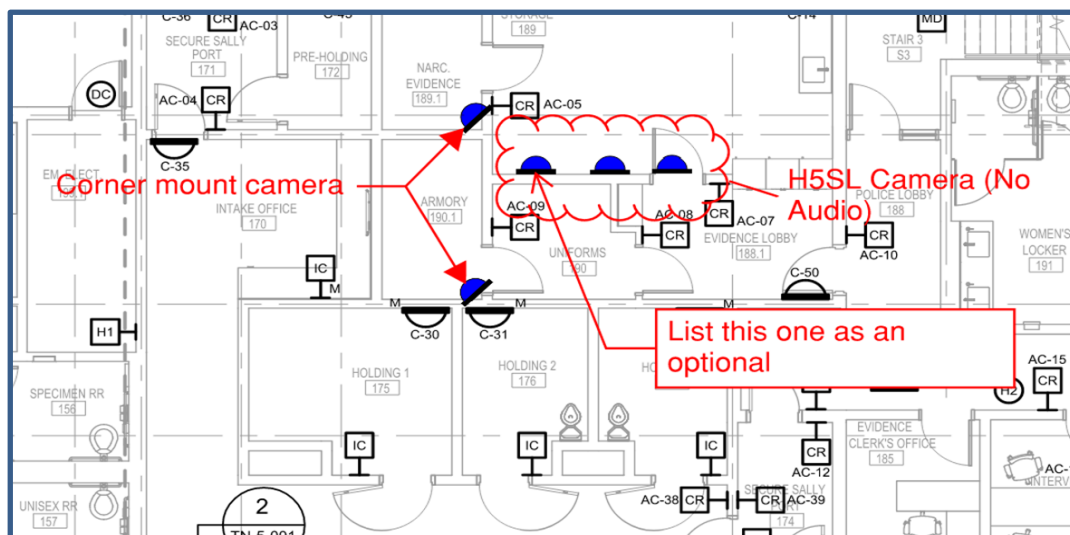
RE: DG20126_City of Jonesboro_CO_Corner Cameras Evidence Storage, Armory and Drug Handling

Thank you for the opportunity to provide a proposal for the City of Jonesboro – Jonesboro City Center project. With over 30 years of experience in the industry, NetPlanner Systems, Inc. has a long history successfully completing projects of this scope and magnitude.

As one of the Southeast's leading providers of information transport systems, NetPlanner Systems, Inc. has established a reputation for completing projects on time and within budget. We dedicate our efforts to staying on top of the ever-changing world of communications technology in order to consistently deliver innovative, high performing systems. Our goal is to provide you with the highest quality products and a level of customer service that exceeds your expectations.

Please do not hesitate to contact me if you have any questions about this proposal. Again, thank you for this opportunity. We look forward to working with you.

(Area sample coverage)



Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



SCOPE OF WORK

Corner Cameras Evidence Storage, Armory, and Drug Handling

NetPlanner Systems Inc. has surveyed the coverage areas and determined that below equipment will meet the needs of coverage for the areas listed about.

Avigilon Corner cameras meet vandal requirements and wide - angle coverage needs of each area. These cameras have both high image capture and IR capabilities for the areas where cameras will be installed. Cameras have High impact vandal resistance along with wide field of view with integrated microphone and IR capabilities.

- Provide and install (2) Avigilon H5A Corner IP Anti-Ligature Camera capability.
- Provide and install (2) Avigilon H5A Varifocal Dome for Evidence area coverage.
- Provide and install (4) Category 6 cabling for support of each camera location.
- Provide and install (4) Avigilon camera licenses for camera operations.
- Provide system integration, cabling, programming and commissioning.
- Provide final system documentation and customer training.

Add Option:

- Provide and install (1) Optional additional fixed H5A Single Varifocal dome for Evidence room.

Labor:	\$3,950.00
Material:	\$5,702.03
Avigilon Evidence area 4 Camera coverage:	\$9,652.03

Option to add additional Single Lens dome camera for evidence door **\$980.55**

Total with coverage pricing with additional option camera addition: **\$10,632.58**

(Total with 5 Camera coverage)

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



PAYMENTS

NetPlanner Systems, Inc. will invoice Customer for all materials and for mobilization upon approval of proposal. Customer will be invoiced for labor at the end of the project or at the end of the month, whichever comes first, based upon the percentage of the project completed. The Customer agrees to pay any and all payments according to the payment schedule. Should said payment(s) not be made, or if satisfactory arrangements for payment have not been made, NetPlanner Systems, Inc. reserves the right to stop all work until such time as payment is rendered or satisfactory payment arrangements have been made. Standard payment terms are NET 15.

Any required closeout documents, including, but not limited to, as-built drawings, test results, and warranties, will be released to the Customer once 90% of the total project payment has been received by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. operates primarily as a contractor for sales tax purposes. This means that all sales tax is paid to the Georgia Department of Revenue at the point of purchase of materials and that no sales tax may be charged to NetPlanner Systems, Inc. customers.

INCLUSIONS

Pricing includes above described items by NetPlanner Systems, Inc. and applies to regular business hours unless otherwise stated, Monday -Friday 7:30 AM - 4:30 PM.

This bid proposal and the pricing within is valid for 90 days, however materials may not be purchased until jobsite is ready for low voltage scope to begin. If the metal market experiences any volatility during this time, pricing may be adjusted to compensate for difference."

EXCLUSIONS

Overtime labor is not included in this proposal.

NetPlanner Systems is not responsible for conduit, millwork, or other general construction requirements that provide pathways to provided equipment. This also includes any ceiling reconstruction, i.e. ceiling tile/grid, sheetrock, etc.

NetPlanner Systems is not responsible for any configuration of Customer's network equipment that may impede the completion of the project.

Electronic door locking hardware is provided by others and connections made by NetPlanner Systems Inc. for control.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com

NetPlanner Systems is not liable to the Customer or any third party for any delays, damages or equipment failure caused by any circumstances beyond our reasonable control.

NetPlanner Systems is not responsible for any applicable wall support, network, and power requirements.

TIMELINE

NetPlanner Systems operates all integration projects on an estimated four – six week lead time before beginning onsite installation. During this time the NetPlanner Systems staff assigned to the project shall prepare deliverables (CAD, programming, etc.), order/receive equipment and begin required fabrication. Lead times can vary depending on manufacturers' lead times, which NetPlanner Systems does not control.

Lead time begins once a signed Statement of Work (SOW) and Purchase Order (PO) are received from the Customer and receipt is confirmed by NetPlanner Systems. The project will not begin nor will a Project Manager be assigned until a signed SOW and PO are received. Once these items are received, a Project Manager will be assigned and the Customer will be contacted with proposed installation dates. Delays in installation approvals could result in originally proposed installation dates no longer being available.

System commissioning will take place after all equipment and cabling has been installed. NetPlanner Systems will test and certify that the integrated system functions properly and is ready for Customer's use.

If applicable, prior to installation, NetPlanner Systems' certified programmers will custom-write and design the Customer's touch panel GUI and complete audio, video, lighting and control code for the integration solution. Upon completion of and payment for the project, the Customer will own all coding associated with the project.

CHANGE ORDERS

Changes to the Scope of Work, delays due to site closings, limited access, or other events which the Customer requests will be handled as part of a Change Order. Customer should contact NetPlanner Systems' Project Manager with any requested changes, modifications, or enhancements to the project. NetPlanner Systems' Project Manager will prepare a Change Order which will address scope functionality changes, detail cost implications, and reflect any necessary equipment changes. The Project Manager must receive the signed Change Order before NetPlanner Systems will proceed with any ordering or changes in the project.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



Additional labor resulting from a Change Order will be estimated at the time of request. If overtime or weekend work is required, the labor rate will be subject to a 1.5 multiplier. If holiday work is required, the labor rate will be subject to a 2.0 multiplier. The cost of additional materials and labor will be presented for Customer approval prior to commencing work on the Change Order. Additional charges for the changes will be added to the contract price and billed with the next scheduled contract payment.

The completion date shall be adjusted according to the change(s) mentioned above, and the original completion date shall become null and void. Agreements made by the Customer with other vendors or subcontractors on the job are not recognized.

CUSTOMER-SUPPLIED ITEMS

All materials supplied by the Customer are to be on site by the specified date in the contract. It is the responsibility of the Customer to ensure that Customer-supplied items are in good and sufficient condition to be installed and that all necessary parts to install such items are present. The Customer bears all responsibilities pertaining to the condition, performance, and warranties of Customer-supplied items. NetPlanner Systems, Inc. shall install Customer-supplied items 'as is' and shall bear no responsibility, either explicit or implied, for the item or for its condition, performance, or warranty.

CUSTOMER RESPONSIBILITIES

To ensure that the project goes smoothly, please implement the following:

- A) Designate one person to be the Customer's point of contact. This person shall be kept informed of the job's progress and shall be provided answers to questions as they arise.
- B) Direct all questions to NetPlanner Systems, Inc.'s designated point of contact. Avoid trying to resolve questions or problems with workers, vendors, or other individuals on or off the job site.
- C) Make any and all changes to the original contract in writing and ensure that a "Change Order" form is completed and signed before those changes are made.
- D) NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational in the event that the Customer fails to disclose in explicit written terms the features required of the system and where lack of doing so is the cause for such failure to become operational. If such omissions by any third party or the Customer cause the system to be incomplete and unable to function as expected, it is up to the Customer to provide financial resources to correct such omissions.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



QUALITY

All work shall be performed in a good and workmanlike manner per industry standards. All material is guaranteed to be new, unless otherwise specified.

SAFETY

NetPlanner Systems, Inc. shall take all necessary precautions for the safety of persons and the protection of the work and adjoining property. NetPlanner Systems, Inc. shall comply with all applicable provisions of federal, state and local safety laws and building codes including, without limitation, the provisions of 29 CFR 1910.147 (OSHA Lockout/Tagout Standard).

INDEPENDENT CONTRACTORS

The relationship of Customer and NetPlanner Systems, Inc. created by this agreement shall be that of independent contractors and not one of joint venture, partnership, or employment.

During the term of this Agreement and for a period of two (2) years following the date of the termination or expiration of this Agreement (or the date of any subsequent termination of the parties' relationship, whichever is later), Customer covenants and agrees that Customer shall not, directly or indirectly: (i) solicit, recruit, or hire (or attempt to solicit, recruit, or hire) or otherwise assist anyone in soliciting, recruiting, or hiring, any employee of NetPlanner Systems, Inc. who performed work for NetPlanner Systems, Inc. within the last year of Customer's relationship with NetPlanner Systems, Inc. or who was otherwise engaged or employed with NetPlanner Systems, Inc. at the time of termination or expiration of this Agreement and the parties' relationship or (ii) otherwise encourage, solicit, or support any such employee(s) to leave their employment with NetPlanner Systems, Inc., until such employee's employment with NetPlanner Systems, Inc. has been voluntarily or involuntarily terminated or separated for at least six (6) months. In the event the Customer hires a NetPlanner Systems, Inc. employee, the Customer agrees to compensate NetPlanner Systems, Inc. an amount equal to the employee's minimum annual salary.

DAVIS BACON ACT

NetPlanner Systems, Inc. is compliant with all State, Federal and local labor and employee relations laws including Davis Bacon and Davis Bacon Related Act regulations and guidelines. Based upon Federal guidelines, it is the contracting agency's and/or contractor's responsibility to (a) notify bidders when a project falls under the Davis Bacon Act and/or Davis Bacon Related Act guidelines and (b) provide the Prevailing Wage Determination attached to the contract. NetPlanner Systems, Inc. bids its labor based upon criteria and requirements outlined within the RFP; as

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



such, we will not take into consideration Davis Bacon Act/DBRA wage requirements if it has not been designated within the RFP/bid documents as a requirement. If a contract is awarded and later determined to be a Davis Bacon/Davis Bacon Related Act project, NetPlanner Systems, Inc. will issue a change order for the additional labor costs and/or have the right to cancel the contract based upon the contractor's failure to properly notify bidders of the Prevailing Wage requirements. In some instances, the Prevailing Wage Determination provided within an RFP/bid package does not include an employee classification matching the specialized skills required of our employees. Under these circumstances, our quote is based upon the prevailing wage rates for our classification, in the project's specific geographic location. In addition, should the contract be awarded to our company, we would need to submit an SF1444 requesting a wage conformance to include a worker classification for Telecommunications / Voice / Data / Video technicians.

FEDERAL SUBCONTRACTOR STATUS

If applicable, the parties hereby incorporate the requirements of 41 CFR §§60 1.4 (a) (7), and 29 CFR Part 471, Appendix A to Subpart A.

If applicable, this contractor and subcontractor shall also abide by the requirements of 41 CFR § 60 300.5 (a) and 41 CFR § 60 741.5 (a). These regulations prohibit discrimination against qualified protected veterans and qualified individuals on the basis of disability, and requires affirmative action by covered prime contractors and subcontractors to employ and advance in employment qualified protected veterans and individuals with disabilities.

BUILDING CODES

All work performed under this agreement shall comply with applicable building codes. Any additional work required by the Building Department beyond the agreement of this contract is not the responsibility of NetPlanner Systems, Inc. Terms and Conditions Proprietary and Confidential NetPlanner Systems, Inc.

ASBESTOS AND OTHER HAZARDOUS MATERIALS

It is the obligation of the Customer to determine if the structure covered by this contract contains asbestos and/or other hazardous materials. This proposal and contract does not include any provision (neither monetary provisions nor time-schedule provisions) to cover the unforeseen hazards or additional work necessitated by removal of asbestos and/or other hazardous materials. If asbestos and/or other hazardous materials are discovered after work is already in progress, and if the asbestos and/or other hazardous materials represent a changed condition from those described in the plans and specifications, then NetPlanner Systems, Inc. shall be entitled to additional compensation and an increase in time for completion of the project.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



EXISTING CONDITIONS

NetPlanner Systems, Inc. makes no representation of existing conditions and assumes no responsibility of condition for any of the Customer's equipment that may or may not be relocated or affected by NetPlanner Systems, Inc.'s work.

HIDDEN DEFECTS

It is acknowledged that hidden defects, faulty wiring, or other defective components of existing systems may need to be updated or replaced in order to properly complete the above-quoted work, and further acknowledged that the expense, if any, will be the responsibility of the Customer.

PATHWAYS

All conduits installed by others are assumed to be passable. NetPlanner Systems, Inc. is not responsible for repairing or replacing pathways installed by others.

Any conduits routing below foundation grade must be identified by the Customer so that NetPlanner Systems, Inc. can properly specify outdoor rated cable. Failure to identify such conduits will result in cable being replaced at additional cost to Customer. Indoor cable routing below foundation grade will not be warranted by NetPlanner Systems, Inc.

LIENS

NetPlanner Systems, Inc. retains the right to file a mechanic's lien and will not indemnify Customer and/or Lessee against all claims or liens filed by NetPlanner Systems, Inc. Indemnity shall include costs and attorneys' fees.

FINANCE CHARGES

Any contract payment or invoice amount not paid by the due date shall be considered delinquent and shall bear interest at the rate of one and one-half percent (1 1/2%) per month on the outstanding balance. If steps shall be taken, whether by suit or otherwise, to collect any sum including interest which has become delinquent, the Customer agrees to pay all costs thereby incurred, including any reasonable collector's fees, attorney fees, and court costs.

INDEMNITY AND LIABILITY

NetPlanner Systems, Inc.'s obligation to indemnify Customer or any other party shall be limited to the extent the loss, cost, expense, claim or demand for which indemnification is sought (i) arises out of or results from the negligence of NetPlanner Systems, Inc., its employees and subcontractors, and (ii) arises out of bodily injury (including death) or damage to tangible property of third parties. The indemnity shall not be interpreted to make NetPlanner Systems, Inc.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



liable for the negligence of any other party, nor for loss or damage to property or existing facilities of the Customer at or near the site of the Work. NetPlanner Systems, Inc. shall not be liable for any special or consequential damages, loss of profits, interest penalties or fines. Customer must make written demand for indemnity promptly after a claim is made against it.

NetPlanner Systems, Inc. absolves itself of any liability due to omissions or failures to perform by any engineering firm, consultant or other party engaged by the Customer. NetPlanner Systems, Inc. shall in no way be held responsible for making the proposed system fully operational if faulty design from any party not hired by NetPlanner Systems, Inc. is the cause for such failure to become operational.

WARRANTY

NetPlanner Systems, Inc. hereby guarantees that the work shall be free from defects in labor for one (1) year from the date of completion of the project. NetPlanner Systems, Inc.'s liability for breach of warranty or failure or defect in performance of the Contract shall be limited to re-performing corrective services of the type originally performed by NetPlanner Systems, Inc. with its own forces, beginning at final completion and continuing for twelve (12) months thereafter, provided NetPlanner Systems, Inc. receives written notice of defective work within the warranty period. Materials and active hardware are warranted as specified by individual manufacturers and not by NetPlanner Systems, Inc.

NetPlanner Systems, Inc. will exchange any defective equipment at no labor cost for a period of 30 days. After 30 days, the Customer is responsible for exchanging defective equipment. NetPlanner Systems, Inc. can install exchanged equipment on a time and materials basis.

NetPlanner Systems, Inc. reserves the right to repair or replace defective items and will not compensate others for repair or replacement services.

ACKNOWLEDGEMENTS

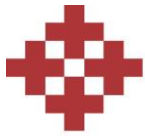
This Agreement represents the entire and integrated agreement between the parties and supersedes all prior negotiations, proposals, representations, commitments, understandings or agreements between the parties, either written or oral. This Agreement shall not be changed or modified by any oral agreement or any other agreement unless the same is in writing and signed by the party against whom enforcement of the change, modification or discharge is sought. If NetPlanner Systems, Inc.'s proposal is made a part of this Agreement and said proposal contains any terms or conditions inconsistent with the terms and conditions of this Agreement Form, then this Agreement Form shall govern.

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



ACCEPTANCE

NetPlanner Systems, Inc. is hereby authorized to perform the work as specified. Payment shall be made as outlined above. Customer agrees this proposal constitutes in its entirety all that will be provided by NetPlanner Systems, Inc. Customer's signature certifies acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.

If this proposal is distributed by e-mail, then replying to such e-mail with the subject or message "I Accept" or any request by the Customer for NetPlanner Systems, Inc. to begin work on this project will constitute full acceptance of the terms and conditions set forth in this proposal and posted at www.netplanner.com/termsandconditions.pdf.

Customer

Authorized Signature:

Printed Name: _____

Title: _____

Date: _____

NetPlanner Systems, Inc.

Authorized Signature:

Printed Name: _____

Title: _____

Date: _____

Atlanta, GA • Augusta, GA • Columbus, GA • Savannah, GA • Raleigh, NC

Corporate Headquarters:

3145 Northwoods Parkway, Suite 800 • Norcross, GA 30071
Office: (770) 662-5482 • Fax: (770) 441-3773 • Toll-Free: (800) 795-1975

www.netplanner.com



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.9

- 9

COUNCIL MEETING DATE
December 5, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding the FY' 2023 Employee Holiday Calendar.

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

Requires Adoption by Mayor & Council

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

Yes Innovative Leadership

Summary & Background

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

The schedule set forth simply formalizes the FY' 23 Holiday Calendar. As with past years, staff is recommending that employees be allowed to take their floating holiday any time within the year. Should the floating holiday not be used before the end of the year, the employee will lose the time.

- Monday, January 2, 2023 – New Year's Day
- Monday, January 16, 2023 – Martin Luther King Jr., Day
- Monday, May 29, 2023 – Memorial Day
- Monday, June 19, 2023 - Juneteenth
- Tuesday, July 4, 2023 – Independence Day
- Monday, September 4, 2023 – Labor Day
- Thursday November 23, 2023 – Thanksgiving Day
- Friday November 24, 2023 – Thanksgiving
- Monday, December 25, 2023 – Christmas Eve
- Tuesday, December 26, 2023 – Christmas Day
- Floating Holiday – Must be used by 12/31/2023

Floating Holiday – In observance as such day as each City employee may determine.

Part-time employees shall not be paid for holidays. When an observed holiday falls on a day on which a part-time employee is scheduled to work, the part-time employee may request to re-schedule their work with the appropriate Department Director.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

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>	
•	
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i>	
Approval	



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

5.10

- 10

COUNCIL MEETING DATE
December 5, 2022

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

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

Discussion regarding the adoption of the Fiscal Year 2023 City of Jonesboro Budget.

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

Presentation

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

Yes

Innovative Leadership

Summary & Background

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

Honorable Mayor and Members of the City Council
City of Jonesboro, Georgia

I herewith transmit our Fiscal year 2023 (FY' 23) Proposed Budget for the City of Jonesboro. After communication with our Mayor Pro Tem, City Council Members relative to budget priorities and individual meetings with Department Heads..... This being the seventh budget that I am presenting to City Council, and like the previous six, it is balanced and responsible. This budget makes substantial new investments in infrastructure repairs, public safety, replacement of aging equipment and vehicles and provides for a new department, the City Center.

Looking back, the FY 21 Budget was marked by sacrifice and hard budget decisions to help our community through the emergency and to preserve the future of our City. The FY' 22 Budget reflected our transition from crisis to recovery. The FY' 23 budget strengthens our recovery from the largest public health crisis of our lifetime. As we continue this recovery, we are taking important steps to address pandemics and strengthening our public health response to keep our community safe - this includes continued investments from the Recovery Act and initiatives focused on pandemic response and preparedness as well as economic recovery. The three budgets individually and collectively tell the story of how our local city governments play a critical role in the health, wellbeing, and vitality of communities and the individuals who call them home.

Cities are on the frontline of responses for any crisis and play a key role in implementing nationwide measures. However, they also serve a paramount future-facing role as laboratories for bottom-up solutions and innovative strategies. Cities serve as the birthplace for innovation at all times, not just in crisis. They are the scale of governance best suited for transformative adaptation, flexibility, and capability. This has been the story of our City during the pandemic and continues to be as we transform our business operations to become the government and community partner our stakeholders need to thrive.

While the FY' 23 Budget reflects the optimism of investments both present and future, the reality is that we

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Ricky L. Clark, City Manager

Date

December, 5, 2022

Signature

City Clerk's Office

are still building back. Our City revenues are strong, but we must remember that it is because of a conservative approach, and great leadership over the years, that we were able to make it through the pandemic with no personnel cuts and no interruptions in service.

As outlined within the FY' 23 Budget, we have placed a strong focus on retention and hiring of the best workforce possible, to include lowering our vesting period from ten years to seven years.

We are thankful to our Mayor and Council for your work throughout the year, and the thoughtful engagement on new ideas and service to our citizens, businesses and visitors. We wholeheartedly believe that this proposal reflects our shared values for Jonesboro in the next fiscal year.

As your City Manager, I am proud to once again present a fiscal plan to sustain and advance a healthy and forward-looking city government. By investing in the core resources of staff, infrastructure, and systems, the FY 2022-23 Preliminary Budget strategically invests our one-time funding sources to balance our budget and invest in areas that will benefit our residents and stakeholders. I am honored to serve alongside the dedicated and talented City team and I am excited to see all that our community will achieve in the coming year as we build back better for future generations to come.

I am presenting you with a balanced \$7,987,349 General Fund budget that achieves the following:

- Millage Rate of 8.5%
- No employee cuts
- 2% Across the Board Increase for Employees
- Allows for technology enhancements across the organization
- No cuts in travel/training
- Additional Department created to track City Center Expenditures & Revenues
- Funding for Tuition Reimbursement Program
- Police Equipment Enhancements to include (radios, tasers & lidars)
- Four (4) new Tahoe's for Police Department
- Debt Service for ongoing Capital Improvement Projects (Broad Street, City Center & Lee Street)
- Creation of a new Part-Time Position for Municipal Court
- Creation of an Assistant Public Works Director and an additional General Laborer II position.
- Change in retirement vesting from 10 years to 7 years

The proposed spending plan maintains existing services, provides long term funding for future projects, and advances the City's strategic direction in public safety and education, at a property tax rate below revenue neutral. Efficient management across the organization, coupled with a focus on strategic goals has enabled your Executive Team to bring this proposed budget to the City Council for its consideration.

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.)*

- for agenda december 5 2022

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

5.10

Approval

Packet Pg. 187

0000-32-3150	DEMOLITION PERMIT	700	600	400	200	500	500	-	-
0000-32-3160	HEATING/AIR PERMITS	1,769	9,403	4,400	8,000	2,475	2,500	5,000	4,000
0000-32-3170	CERT OF APPROPRIATENESS	1,195	775	1,500	600	1,175	1,200	500	500
0000-32-3201	FILMING FEES	-	150	550	100	200	200	100	100
0000-32-3900	OTHER	450	500	1,200	200	950	950	200	200
0000-32-3901	TREE REMOVAL PERMIT	-	550	1,398	100	1,100	1,100	100	500
0000-32-3910	YARD SALE PERMITS	150	130	180	100	245	245	100	100
TOTAL LICENSES & PERMITS		133,393	237,641	381,401	173,300	127,219	141,633	165,000	197,900
INTERGOVERNMENTAL									
0000-33-4110	CARES ACT 2020	-	259,749	-	-	-	-	-	-
0000-33-4150	STATE GRANT - INDIRECT	-	-	54,229	-	(1)	(1)	-	-
0000-33-4350	CDBG STATE GRANT	206,054	1,247,133	-	116,211	116,211	116,211	-	-
0000-33-4351	SMALL BUSINESS GRANT	-	189,000	-	11,000	11,000	11,000	-	-
0000-33-6021	2021 CJCC TRAINING GRANT	-	-	62,500	-	-	-	-	-
TOTAL INTERGOVERNMENTAL		206,054	1,695,882	116,729	127,211	127,211	127,210	-	-
CHARGES FOR SERVICES									
0000-34-1120	PROBATION FEE	1,160,242	110,686	565,129	550,000	414,760	550,000	550,000	550,000
0000-34-1910	ELECTION QUALIFYING FEE	3,327	-	1,386	-	-	-	1,000	2,000
0000-34-1930	PLAN REVIEW FEES	9,070	31,674	78,379	20,000	5,838	6,000	20,000	20,000
0000-34-2120	ACCIDENTS REPORTS ETC..	23,037	16,245	18,656	10,000	13,182	13,500	10,000	10,000
0000-34-2900	USE ACCT 1000000351180	-	-	-	325,000	117,676	-	-	-
0000-34-2902	DEA/HIDATA O/T REIMBUREMENT	31,000	25,547	-	-	-	-	-	-
0000-34-4110	REFUSE COLLECTION CHARG	1,032	-	-	-	-	-	-	-
0000-34-4320	STREET LIGHT DISTRICT FEE	-	9,391	13,147	11,000	8,973	11,000	11,000	10,850
0000-34-5410	PARKING CHARGES	14,400	10,650	9,000	9,000	8,250	9,000	9,000	9,000
0000-34-6910	SALE OF CEMETERY LOTS	-	4,800	11,200	4,300	4,300	4,300	3,000	3,000
0000-34-6920	BURIAL FEES	450	500	750	600	600	600	500	500
0000-34-7200	CITY CENTER REVENUE	-	-	-	-	-	-	-	30,000
0000-34-7201	CTY CENTER FACILITY RENTAL	-	-	-	2,000	1,950	2,000	-	-
0000-34-9300	RETURN CHECK FEE	-	-	35	60	60	65	-	-
0000-34-9500	CONVENIENCE FEE	-	1,658	2,421	2,000	2,000	2,200	1,200	2,000
0000-34-9900	OTHER CHARGES FOR SERVICES	-	-	-	-	-	-	1,000	-
TOTAL CHARGES FOR SERVICES		1,242,559	211,152	700,103	933,960	577,589	598,665	606,700	637,350
FINES & FORFEITURES									
0000-35-1000 FINES/FORFEITURES									
0000-35-1170	MUNICIPAL BONDS	389,674	769,042	621,549	561,000	706,716	600,000	550,000	600,000
0000-35-1180	OTHER PUBLIC SAFETY SERVICE_	-	-	-	-	135,194	300,000	-	500,000
TOTALFINES & FORFEITURES		389,674	769,042	621,549	561,000	841,910	900,000	550,000	1,100,000
INVESTMENT INCOME									
0000-36-1030	INTEREST REVENUES-GA.ONE	18,647	4,955	392	12,000	7,780	8,000	2,000	2,000
0000-36-1050	INTEREST REVENUES - PAYROLL	6	-	-	-	-	-	-	-
0000-36-1070	INTEREST REVENUES - GEN FUND	2,165	5,068	191	1,400	1,452	1,600	1,000	1,000
0000-36-1080	INTEREST REVENUES-MUNICIPAL	402	-	-	-	-	-	-	-
TOTAL INVESTMENT INCOME		21,220	10,023	583	13,400	9,232	9,600	3,000	3,000
CONTRIBUTION & DONATIONS									
0000-37-1025	CONCERTS SPONSORS	34,950	-	25,695	44,500	44,512	44,500	35,000	40,000
0000-37-1026	CONTRIBUTIONS VETERANS MARK	165	125	280	190	190	190	100	100
0000-37-1028	PUBLIC SAFETY INITIATIVES	-	-	-	10,550	10,550	10,550	-	-
0000-37-1051	GARDEN CLUB	-	-	6,100	3,200	3,200	3,200	1,000	3,000

Packet Pg. 189

1300-52-3502	TRAVEL - MESSICK	2,420	378	-	1,000	-	-	2,000	2,500
1300-52-3503	TRAVEL- LESTER	2,404	122	571	2,622	2,622	2,622	2,000	2,500
1300-52-3504	TRAVEL - POWELL	3,074	-	1,644	2,825	2,824	2,824	2,000	2,500
1300-52-3505	TRAVEL - SEBO-HAND	-	-	50	2,095	2,094	2,094	2,000	2,500
1300-52-3506	TRAVEL - WISE	-	-	-	450	-	-	2,000	2,500
1300-52-3600	DUES AND FEES	1,670	5,926	150	3,600	1,265	1,265	600	600
1300-52-3700	EDUC/TRAINING-MAYOR	-	1,575	-	-	-	-	2,000	2,000
1300-52-3701	EDUC/TRAINING-SARTOR	780	-	718	759	759	759	1,500	2,000
1300-52-3702	EDUC/TRAINING-MESSICK	1,342	990	1,335	1,500	-	-	1,500	2,000
1300-52-3703	EDUC/TRAINING-LESTER	512	990	1,895	1,265	1,265	1,265	1,500	2,000
1300-52-3704	EDUC/TRAINING-POWELL	1,952	1,360	760	880	880	880	1,500	2,000
1300-52-3705	EDUC/TRAINING-SEBO-HAND	-	1,270	660	745	745	745	1,500	2,000
1300-52-3706	EDUC/TRAINING WISE	-	-	-	730	-	-	1,500	2,000
TOTAL PURCHASED/CONTRACT SERV		23,301	21,650	17,389	32,797	22,336	23,700	39,100	43,600
<u>SUPPLIES</u>									
1300-53-1110	OFFICE SUPPLIES	541	838	201	500	209	208	500	500
1300-53-1111	MISC SUPPLIES	168	102	913	5,000	4,060	4,200	-	-
1300-53-1130	UNIFORMS	-	-	-	500	-	-	420	420
1300-53-2000	SPEC INIT-LESTER	-	250	500	-	-	-	500	1,000
1300-53-2001	SPEC INIT-MESSICK	-	-	500	500	-	-	500	1,000
1300-53-2002	SPEC INIT-POWELL	-	250	500	550	500	500	500	1,000
1300-53-2003	SPEC INIT-SARTOR	-	673	1,160	1,557	800	1,500	500	1,000
1300-53-2004	SPEC INIT-SEBO	-	-	521	2,755	2,756	2,756	500	1,000
1300-53-2005	SPEC INIT-WISE	-	250	-	500	-	-	500	1,000
1300-53-2006	SPEC INIT - MAYOR	-	-	-	-	-	-	1,000	1,000
TOTAL SUPPLIES		709	2,363	4,295	11,862	8,325	9,164	4,920	7,920
TOTAL	MAYOR & COUNCIL	103,585	103,528	107,231	124,848	95,247	105,864	125,681	133,181

DEPARTMENTAL EXPENDITURES						2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	CITY MANAGER PROPOSED BUDGET
						2019 ACTUAL						
CITY HALL ADMINISTRATION												
PERSONNEL SERVICES												
1500-51-1100	REGULAR EMPLOYEES					377,998	434,963	447,896	482,600	433,150	482,000	629,430
1500-51-1300	OVERTIME					11,787	3,037	8,959	5,600	6,128	6,200	6,000
1500-51-2100	GROUP INSURANCE					72,584	73,254	102,874	112,000	65,856	112,000	84,000
1500-51-2200	SOCIAL SECURITY (FICA)					21,663	23,831	24,611	29,917	26,612	29,000	41,300
1500-51-2300	MEDICARE					5,883	5,351	5,904	7,000	6,283	7,000	9,700
1500-51-2400	RETIREMENT CONTRIBUTIONS					32,000	30,000	35,000	31,000	30,944	31,000	34,057
1500-51-2600	UNEMPLOYMENT INSURANCE					951	825	7,753	1,000	526	1,000	1,000
1500-51-2700	WORKER'S COMPENSATION					6,300	5,761	14,765	16,400	16,729	17,000	15,000
TOTAL PERSONNEL SERVICES						529,166	577,021	647,763	685,517	586,228	685,200	820,487
PURCHASED/CONTRACT SERV												
1500-52-1210	ATTORNEY & LEGAL FEES					110,720	104,760	91,035	90,000	60,205	90,000	100,000
1500-52-1220	AUDIT					36,750	40,000	53,344	50,000	50,000	50,000	50,000
1500-52-1230	ENGINEERING & PLANNING					12,201	3,582	750	30,000	825	30,000	30,000
1500-52-1240	INSPECTIONS					51,198	62,275	154,423	26,500	20,549	26,500	30,000
1500-52-1290	OTHER PROFESSIONAL SVC					42,560	65,932	27,029	37,500	10,757	15,000	37,500
1500-52-1300	TECHNICAL					32,444	30,142	38,824	114,850	58,792	75,000	50,000
1500-52-1310	PAYROLL PROCESSING					16,945	16,126	16,228	19,000	17,735	19,000	20,000
1500-52-1320	BANK AND CREDIT CARD FE					3,666	6,115	6,267	3,300	2,769	3,300	5,000
1500-52-1330	SOFTWARE SUPPORT					15,279	18,155	17,134	20,000	19,673	20,000	22,000
1500-52-2250	PEST CONTROL					1,440	995	1,115	1,800	905	1,800	3,000
1500-52-2310	RENTAL OF LAND & BUILDI					3,090	6,425	2,446	4,800	3,560	4,800	3,000
1500-52-2321	CITY EVENTS					63,238	8,608	45,803	67,000	60,034	67,000	60,000
1500-52-2330	RENTAL OF COPIERS/POSTA					10,829	10,912	13,565	12,500	14,330	15,000	10,000
1500-52-3100	PROP CASLTY & LIAB INSURANC					44,526	51,897	59,000	75,000	75,000	75,000	80,000
1500-52-3200	COMMUNICATIONS					-	-	-	-	56	-	-
1500-52-3210	CABLE SERVICES					6,149	3,197	13,497	12,800	11,384	12,800	15,000
1500-52-3211	TELEPHONE MILL STREET					99	-	-	-	-	-	-
1500-52-3230	CELLULAR PHONES					3,463	5,032	4,933	6,000	4,786	6,000	5,000
1500-52-3260	POSTAGE					4,046	3,705	4,926	4,000	3,162	4,000	4,000
1500-52-3310	LEGAL NOTICES					13,432	8,300	7,728	7,000	6,846	7,000	8,000
1500-52-3330	PROMOTIONAL ADVERTISING					11,581	4,781	10,520	8,700	8,520	8,700	7,000
1500-52-3410	ELECTION					3,069	-	10,091	-	-	-	20,000
1500-52-3500	TRAVEL					2,608	1,271	51	5,000	3,435	4,500	6,000
1500-52-3600	DUES AND FEES					16,444	8,808	9,335	13,100	13,027	13,100	22,300
1500-52-3700	EDUCATION & TRAINING					4,817	2,365	4,289	6,000	2,211	2,400	11,000
1500-52-3701	WELLNESS PROGRAM					-	-	618	1,000	-	-	2,500
1500-52-3851	POLL WORKERS					1,525	-	1,174	-	-	-	3,000
1500-52-3905	SPECIAL EVENTS					14,599	6,786	8,365	12,000	11,051	12,000	15,000
TOTAL PURCHASED/CONTRACT SERV						526,717	470,169	602,489	627,850	459,611	562,900	615,300
SUPPLIES												

1500-53-1110	OFFICE SUPPLIES				18,256	18,301	14,896	20,000	19,560	20,000	35,000	15,000
1500-53-1111	SUPPLIES FOR FIREHOUSE MUSEUM				632	149	-	-	-	-	-	-
1500-53-1171	BUILDING & FACILITIES MAINT				145	5,440	2,043	4,800	3,601	1,600	4,000	4,000
1500-53-1210	WATER/SEWERAGE				704	730	1,204	11,500	11,584	12,000	14,500	1,500
1500-53-1211	WATER MILL STREET STATION				501	-	-	-	-	-	-	-
1500-53-1212	WATER SERVICE - CLOUD ST				217	38	-	-	-	-	-	-
1500-53-1220	NATURAL GAS				1,912	1,569	2,029	3,500	1,530	2,000	6,000	1,000
1500-53-1230	ELECTRICITY				5,471	4,664	2,708	6,000	5,836	6,000	10,000	3,000
1500-53-1231	ELECTRICITY FOR WEST MILL S				1,778	859	-	-	-	-	-	-
1500-53-1232	GAS FOR MILL STREET				1,520	545	1,795	-	-	-	-	-
1500-53-1610	COMPUTR EQUIP/MAINT				5,631	7,911	5,329	11,200	11,104	11,104	-	5,000
1500-53-1620	FURNITURE/FIXTURES				697	-	-	500	9,230	9,230	-	5,000
1500-53-1690	BEAUTIFICATION COMMISSION				527	461	1,334	1,000	759	1,000	1,000	1,000
TOTAL SUPPLIES					37,991	40,668	31,338	58,500	63,204	62,934	70,500	35,500
<u>CAPITAL OUTLAY</u>												
1500-54-1101	PURCHASED PROPETY- TAXES				954	427,939	-	-	-	-	-	-
1500-54-1300	PROPERTY PURCHASED				718,019	-	-	-	-	-	-	-
1500-54-2200	VEHICLES				10,237	28,501	-	-	-	-	-	-
1500-54-2301	FURNITURE & FIXTURES				-	-	-	38,300	32,086	38,300	-	15,000
1500-54-2410	HARDWARE				-	-	-	34,250	33,234	34,000	-	-
TOTAL CAPITAL OUTLAY					729,210	456,440	-	72,550	65,320	72,300	-	15,000
<u>OTHER COSTS</u>												
1500-57-2100	DOWNTOWN DEVELOPMENT AUTH.				10,000	-	-	-	-	-	-	-
1500-57-2200	SMALL BUSINESS GRANT CDBG				-	190,500	-	-	-	-	-	-
1500-57-3100	MUNICIPAL COMPLEX -RESERVES				81,425	-	-	-	-	-	-	-
1500-57-4001	RETURNED CHECKS				-	112	-	100	-	-	-	-
1500-57-9000	CONTINGENCIES				-	-	-	339,445	-	-	100,000	115,226
1500-57-9100	TUITION REIMBURSEMENT				-	-	-	10,000	-	-	-	10,000
TOTAL OTHER COSTS					91,425	190,612	-	349,545	-	-	100,000	125,225
<u>DEBT SERVICE</u>												
1500-58-1212	VEHICLE LEASE - ENTERPRISE				-	6,532	7,236	10,132	7,919	10,132	12,700	12,700
1500-58-1300	OTHER DEBT-PRINCIPLE				-	-	-	-	-	-	830,000	830,000
1500-58-1301	LEE STREET PARK URA PAYMENT				-	-	191,579	170,000	170,000	170,000	175,000	175,000
1500-58-2000	DEBT SERVICE INTEREST				-	-	-	155,805	155,805	155,805	470,551	470,551
1500-58-2300	OTHER DEBT-INTEREST				-	-	-	324,875	324,875	324,875	-	-
1500-58-2301	INTEREST LEE STREET PARK				-	-	24,252	46,107	24,252	46,107	41,243	41,243
TOTAL DEBT SERVICE					-	6,532	223,066	706,919	682,851	706,919	1,529,494	1,529,494
<u>OTHER FINANCING USES</u>												
OTHER FINANCING USES												
1500-61-1043	OPERATING TRANSFER OUT				0	0	0	3,000,000	3,000,000	3,000,000	0	-
TOTAL GENERAL ADMINISTRATION					1,914,509	1,741,442	1,504,656	5,500,881	4,857,213	5,090,253	3,165,794	3,141,007

DEPARTMENTAL EXPENDITURES				2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	CITY MANAGER PROPOSED BUDGET
				2019 ACTUAL							
JONESBORO CITY CENTER OPERATIONS											
TOTAL PERSONNEL SERVICES				-	-	-	-	-	-	-	37,000
PURCHASED/CONTRACT SERV				-	-	-	-	5,494	6,000	-	81,600
1565-52-1290 PROFESSIONAL											
1565-52-1320 BANK AND CREDIT CARD FEES				-	-	-	-	-	-	-	2,500
1565-52-2250 PEST CONTROL				-	-	-	-	-	-	-	3,000
1565-52-3210 CABLE & INTERNET SERVICES				-	-	-	-	-	-	-	21,900
TOTAL PURCHASED/CONTRACT SERV				-	-	-	-	5,494	6,000	-	109,000
SUPPLIES 1565-53-1171 BUILDING REPAIRS & MAINT				-	-	-	-	-	-	-	10,000
1565-53-1190 OPERATING SUPPLIES				-	-	-	-	95	4,000	-	5,000
1565-53-1210 WATER & SEWER				-	-	-	-	223	1,000	-	12,000
1565-53-1220 NATURAL GAS				-	-	-	-	-	-	-	5,000
1565-53-1230 ELECTRICITY				-	-	-	-	46	1,000	-	1,400
TOTAL SUPPLIES				-	-	-	-	365	6,000	-	33,400
TOTAL CITY CENTER OPERATIONS				-	-	-	-	5,859	12,000	-	179,400
DEPARTMENTAL EXPENDITURES				2019 ACTUAL	2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	CITY MANAGER PROPOSED BUDGET
				2019 ACTUAL							
MUNICIPAL COURT OPERATIONS											
2500-51-2100 INSURANCE				45,963	-	86	14,400	10,201	14,000	36,000	23,000
2500-51-2200 SOCIAL SECURITY				12,719	3,893	6,019	8,000	8,029	8,100	15,442	8,044
2500-51-2300 MEDICARE				2,974	910	1,301	2,200	1,879	2,200	3,607	3,300
2500-51-2400 RETIREMENT				6,000	-	-	4,000	3,993	4,000	-	4,394
2500-51-2600 UNEMPLOYMENT				-	-	4	25	-	-	-	-
2500-51-2700 WORKERS' COMPENSATION				-	-	2,194	2,600	2,468	2,500	2,200	2,200
TOTAL PERSONNEL SERVICES				283,519	68,114	72,595	112,425	86,546	102,000	176,249	160,238
PURCHASED/CONTRACT SERV											
2500-52-1290 JUDGE COMPEN				39,333	37,171	51,620	45,000	46,785	50,000	72,080	66,080
2500-52-1291 SOLICITOR COMPENSATION				34,130	33,423	53,362	40,500	39,138	42,000	57,660	52,660
2500-52-1320 COURT REPORTER/INTERPRET.				1,334	1,719	2,046	2,500	2,151	2,500	3,500	3,500

2500-52-3280 CREDIT CARD MERCHANT FEE	-	2,865	2,865	-	-	-	-	-
2500-52-3310 LEGAL NOTICES	-	-	-	200	-	-	-	-
2500-52-3500 TRAVEL	1,049	-	-	750	1,614	1,700	2,000	2,000
2500-52-3600 DUES AND FEES	-	450	25	750	460	460	235	235
2500-52-3700 EDUCATION/TRAINING	450	-	-	1,400	600	600	1,250	1,250
TOTAL PURCHASED/CONTRACT SERV	76,296	75,629	109,918	91,100	90,747	97,260	136,725	125,725
<u>SUPPLIES</u> 2500-53-1110 OFFICE SUPPLIES	-	790	-	2,000	531	600	2,500	2,500
2500-53-1610 COMPUTER EQUIPMENT	-	989	-	1,000	1,099	1,100	70,000	-
TOTAL SUPPLIES	-	1,779	-	3,000	1,630	1,700	72,500	2,500
TOTAL MUNICIPAL COURT SERVICES	359,814	145,522	182,512	206,525	178,923	200,960	385,474	288,463
DEPARTMENTAL EXPENDITURES								
		2019	2020	2021	CURRENT	Y-T-D	PROJECTED	REQUESTED
		ACTUAL	ACTUAL	ACTUAL	BUDGET	ACTUAL	YEAR END	BUDGET
								CITY
								MANAGER
								PROPOSED
								BUDGET
POLICE PUBLIC SAFETY								
<u>PERSONNEL SERVICES</u>								
3200-51-1100 REGULAR EMPLOYEES	1,239,335	1,360,949	1,370,102	1,340,000	1,190,268	1,340,000	1,387,464	1,707,876
3200-51-1300 OVERTIME	46,551	37,383	58,122	46,000	41,108	46,000	10,000	20,000
3200-51-1310 DEA OVERTIME	28,366	27,799	-	-	-	-	-	-
3200-51-2100 GROUP INSURANCE	320,832	250,934	257,875	320,000	205,709	250,000	460,000	292,000
3200-51-2200 SOCIAL SECURITY (FICA)	84,042	87,969	81,192	89,029	73,095	80,000	86,023	106,000
3200-51-2300 MEDICARE	19,655	19,957	18,989	20,829	17,094	20,000	20,118	25,000
3200-51-2400 RETIREMENT CONTRIBUTIONS	61,000	62,000	76,905	79,856	79,856	79,850	-	87,888
3200-51-2600 UNEMPLOYMENT INSURANCE	2,818	2,499	2,738	2,857	954	1,000	-	-
3200-51-2700 WORKER'S COMPENSATION	46,507	56,054	53,874	55,000	39,479	40,000	54,000	54,000
TOTAL PERSONNEL SERVICES	1,849,106	1,905,546	1,919,798	1,953,571	1,647,563	1,856,850	2,017,605	2,292,764
<u>PURCHASED/CONTRACT SERV</u>								
3200-52-1290 OTHER PROFESSIONAL SERVICES	-	-	9,006	-	-	-	-	-
3200-52-1330 SOFTWARE SUPPORT	20,928	16,383	15,987	21,000	19,761	21,000	52,000	28,000
3200-52-1340 DRUG TESTING	5,413	1,199	2,088	2,000	1,944	2,000	2,500	2,000
3200-52-1350 BACKGROUND INVESTIGATION	3,620	3,624	7,662	6,000	4,690	4,690	6,000	6,000
3200-52-2220 VEHICLE/EQUIPMENT	-	-	-	300	-	300	-	-
3200-52-2230 COMPUTER	656	-	335	1,000	-	-	1,000	-
3200-52-2250 PEST CONTROL	680	600	480	1,000	300	1,000	1,200	-
3200-52-2330 RENTAL OF COPIERS/POSTA	4,023	3,080	4,371	3,500	3,928	4,000	3,500	5,400
3200-52-3100 PROPERTY CASUALTY LIAB INS	72,251	81,751	85,000	86,300	86,225	87,000	90,000	90,000
3200-52-3210 TELEPHONE	6,529	5,092	10,586	9,740	9,503	9,740	10,000	10,000
3200-52-3230 CELLULAR PHONES	20,289	20,073	18,794	20,000	17,198	20,000	25,000	21,000
3200-52-3260 POSTAGE	3,288	1,012	2,139	2,000	1,410	2,000	2,500	1,500
3200-52-3500 TRAVEL	6,120	-	3,507	4,000	1,924	2,000	5,000	5,000
3200-52-3600 DUES AND FEES	3,339	480	590	2,000	363	2,000	2,600	1,000
3200-52-3700 EDUCATION & TRAINING	2,661	535	6,634	9,000	3,365	3,500	10,000	10,000

TOTAL PURCHASED/CONTRACT SERV				149,798	133,828	167,178	167,840	150,610	159,230	211,300	179,900
<u>SUPPLIES</u>											
3200-53-1110	OFFICE SUPPLIES			24,888	11,986	21,877	12,000	10,603	11,000	15,000	7,000
3200-53-1130	UNIFORMS			12,844	14,911	33,127	17,000	5,903	17,000	25,000	20,000
3200-53-1132	FIREARMS AND AMMUNITIONS			-	-	-	3,500	1,542	3,500	3,500	1,500
3200-53-1140	VEHICLE REPAIRS/ PARTS			30,451	26,021	34,859	66,344	56,628	66,000	50,000	40,000
3200-53-1141	EQUIPMENT/REPAIRS (POLICE)			3,514	3,200	2,772	5,350	5,116	5,200	7,500	7,500
3200-53-1151	COMMUNITY OUTREACH			-	342	12,250	18,250	15,054	16,000	10,000	12,000
3200-53-1171	BUILDING MAINTENANCE			5,430	18,668	6,923	5,700	3,555	4,000	2,000	-
3200-53-1210	WATER/SEWERAGE			2,914	2,539	4,056	4,000	1,212	1,212	4,000	1,000
3200-53-1220	NATURAL GAS			1,991	1,816	2,661	4,500	2,217	4,500	3,000	1,000
3200-53-1230	ELECTRICITY			17,718	17,038	10,225	16,000	15,149	16,000	24,000	2,000
3200-53-1270	GASOLINE			45,530	38,202	36,884	53,000	57,426	59,000	50,000	50,000
3200-53-1610	COMPUTR EQUIP/MAINT <5,			16,637	1,309	-	4,000	2,400	2,400	4,000	4,000
3200-53-1620	FURNITURE/FIXTURES <5,0			-	-	-	1,000	1,575	1,600	5,000	5,000
3200-53-1690	OTHER SM EQUIP < 5,000	-		-	18,103	2,766	12,550	8,955	11,000	24,000	24,000
TOTAL SUPPLIES				161,917	154,136	168,400	223,194	187,336	218,412	227,000	175,000
<u>CAPITAL OUTLAY</u>											
3200-54-2000	EQUIPMENT			-	276,467	69,760	-	-	-	-	-
3200-54-2200	CAPITAL OUTLAY VEHICLES			-	173,506	41,043	-	-	-	100,000	-
3200-54-2201	VEHICLE EQUIPMENT			-	-	-	66,550	86,261	86,300	-	-
3200-54-2301	FURNITURE - FIXTURES			-	-	-	16,992	33,496	33,500	-	-
3200-54-2400	COMPUTERS - EQUIPMENT ETC.			-	8,804	21,970	4,000	755	800	-	-
3200-54-2410	HARDWARE			-	25,447	7,900	-	-	-	-	-
3200-54-2500	OTHER EQUIPMENT			-	-	-	53,100	15,547	15,500	25,000	25,000
TOTAL CAPITAL OUTLAY				-	484,224	140,673	140,642	136,059	136,100	125,000	25,000
<u>DEBT SERVICE</u>											
3200-58-1220	VEHICLES- ENTERPRISE			54,372	28,576	50,323	120,000	99,745	120,000	203,756	190,800
3200-58-1230	LEASE VEHICLE - GMA			-	24,111	53,939	-	-	-	-	-
3200-58-2101	INTEREST-SUNTRUST EQUIPMENT			-	-	-	1,009	-	1,009	1,009	1,009
3200-58-2200	CAPITAL LEASE			-	-	-	7,900	-	7,900	133,957	133,957
3200-58-2220	VEHICLES INTEREST			4,135	17,275	5,484	5,484	4,162	5,484	5,484	5,484
TOTAL DEBT				58,506	69,962	109,745	134,393	103,907	134,393	344,207	331,250
<u>OTHER FINANCING USES</u>											
TOTAL POLICE PUBLIC SAFETY				2,219,328	2,747,696	2,505,794	2,619,640	2,225,475	2,504,985	2,925,112	3,003,914

DEPARTMENTAL EXPENDITURES								2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	CITY MANAGER PROPOSED BUDGET	
PUBLIC WORKS															
4100-51-1100	REGULAR EMPLOYEES							340,112	318,147	344,773	400,000	262,820	300,000	180,000	400,000
4100-51-1300	OVERTIME							7,566	1,869	8,574	8,000	3,349	4,000	3,200	4,000
4100-51-2100	GROUP INSURANCE							100,240	85,735	92,467	80,000	60,478	70,000	106,000	66,000
4100-51-2200	SOCIAL SECURITY (FICA)							20,674	18,900	20,517	18,054	18,733	19,000	-	20,920
4100-51-2300	MEDICARE							4,844	4,271	4,790	4,965	3,751	4,000	-	5,000
4100-51-2400	RETIREMENT CONTRIBUTIONS							31,244	28,754	30,000	29,000	28,948	28,950	-	31,860
4100-51-2600	UNEMPLOYMENT INSURANCE							790	584	716	1,000	448	600	-	1,000
4100-51-2700	WORKERS' COMPENSATION							23,154	23,951	17,549	24,000	10,457	15,000	17,500	17,500
TOTAL PERSONNEL SERVICES								528,625	482,211	519,386	565,019	388,984	441,550	306,700	546,280
PURCHASED/CONTRACT SERV															
4100-52-2110	DISPOSAL							8,689	9,589	12,118	-	-	-	-	-
4100-52-2160	TREE REMOVAL							6,350	8,057	5,450	6,000	4,200	4,200	6,000	6,000
4100-52-2200	REPAIRS & MAINTENANCE							-	-	52,416	21,589	22,013	22,013	22,000	22,000
4100-52-2210	STREET MAINTENANCE							1,672	481	11,859	5,000	2,150	2,500	40,000	20,000
4100-52-2250	PEST CONTROL							-	-	-	600	300	600	600	600
4100-52-3100	PROPERTY CASUALTY LIAB INS							34,491	35,000	35,000	35,000	35,000	35,000	35,000	35,000
4100-52-3210	TELEPHONE							1,443	1,247	2,260	2,000	2,450	3,000	2,000	2,000
4100-52-3230	CELLULAR PHONES							1,157	987	2,528	1,000	808	1,000	1,100	1,100
4100-52-3500	TRAVEL							1,144	-	230	1,500	304	304	-	2,000
4100-52-3600	DUES AND FEES							-	-	108	3,800	2,369	2,500	3,000	3,000
4100-52-3700	EDUCATION & TRAINING							3,744	-	1,962	2,000	-	-	2,000	2,000
TOTAL PURCHASED/CONTRACT SERV								58,689	55,361	123,929	78,489	69,594	71,117	111,700	93,700
SUPPLIES															
4100-53-1110	OFFICE SUPPLIES							473	367	98	500	522	525	900	900
4100-53-1111	TOOLS							61	772	1,055	1,000	342	600	1,000	1,000
4100-53-1130	UNIFORMS							6,769	3,276	4,993	6,000	6,772	7,000	9,000	7,000
4100-53-1140	VEHICLE REPAIRS/ PARTS							15,445	9,543	27,954	15,000	6,105	9,000	15,000	15,000
4100-53-1141	EQUIPMENT PARTS							3,953	4,508	9,473	5,600	3,762	5,600	5,000	5,000
4100-53-1142	SAFETY EQUIPMENT							1,398	238	2,094	1,000	41	1,000	1,000	1,000
4100-53-1143	SIGNS & BANNERS							3,387	3,449	16,036	2,000	644	1,000	2,000	2,000
4100-53-1144	CHRISTMAS SUPPLIES							5,355	4,670	-	76,011	-	50,000	100,000	100,000
4100-53-1150	LANDSCAPING SUPPLIES							4,742	5,541	4,938	5,000	3,940	5,000	10,000	8,000
4100-53-1160	PARKS SUPPLIES							4,775	4,232	6,594	7,000	5,675	7,000	7,000	7,000
4100-53-1170	BUILDING RENOVATIONS							-	-	-	-	-	-	-	50,000
4100-53-1171	BUILDING & FACILITY MAINT							1,328	3,292	1,245	14,100	14,155	14,155	10,000	8,000
4100-53-1190	OTHER SUPPLIES							6,850	3,805	4,242	1,200	960	1,000	1,800	1,800
4100-53-1210	WATER/SEWERAGE							14,301	9,591	12,239	12,000	7,378	7,600	12,000	12,000
4100-53-1220	NATURAL GAS							3,347	3,197	4,275	4,500	3,488	4,500	4,500	4,500
4100-53-1230	ELECTRICITY							7,711	6,682	22,464	12,000	6,386	9,000	12,000	12,000
4100-53-1231	STREET LIGHTS - SIGNALS							117,015	115,383	150,481	150,000	122,845	150,000	150,000	150,000
4100-53-1270	GASOLINE							9,208	12,485	10,250	8,500	7,768	8,500	8,500	8,500
4100-53-1610	COMPUTR EQUIP/MAINT							-	1,090	-	-	-	-	1,000	1,000
4100-53-1690	OTHER SM EQUIP							793	1,100	-	-	-	-	1,500	1,500
4100-53-1800	CEMETERY EXPENSE							-	-	-	-	-	-	19,000	19,000
TOTAL SUPPLIES								206,910	193,222	278,430	321,411	190,784	281,480	371,200	415,200

<u>CAPITAL OUTLAY</u>		4100-54-1101 CDBG ENGINEERING FEES	3,504	-	-	-	-	-	3,500	-
4100-54-1200 SITE IMPROVEMENTS			84,998	731,880	8,083	-	-	-	8,000	-
4100-54-1405 CDBG OTHER DIRECT EXPENSES			126,666	71,376	-	-	-	-	-	-
4100-54-2102 CEMTERY EQUIPMENT			-	-	18,716	-	-	-	-	-
4100-54-2200 VEHICLES			-	-	63,784	21,570	21,570	21,570	58,000	-
TOTAL CAPITAL OUTLAY			215,168	803,256	90,583	21,570	21,570	21,570	69,500	-
<u>DEBT SERVICE</u>										
4100-58-1220 LEASE-VEHICLES			12,691	6,157	8,606	20,897	20,897	20,897	20,897	20,897
4100-58-2000 INTEREST			1,281	765	556	1,003	937	1,000	1,003	1,003
TOTAL DEBT SERVICE			13,972	6,922	9,162	21,900	21,834	21,897	21,900	21,900
TOTAL PUBLIC WORKS			1,023,364	1,540,973	1,021,489	1,008,389	692,766	837,614	881,000	1,077,080
DEPARTMENTAL EXPENDITURES				2020 ACTUAL	2021 ACTUAL	CURRENT BUDGET	Y-T-D ACTUAL	PROJECTED YEAR END	REQUESTED BUDGET	CITY MANAGER PROPOSED BUDGET
<u>CODE ENFORCEMENT</u>										
7450-51-1100 REGULAR EMPLOYEES			56,715	78,321	78,706	91,800	75,090	84,000	100,755	100,000
7450-51-1300 OVERTIME			-	-	-	-	-	600	-	2,800
7450-51-2100 GROUP INSURANCE			12,706	21,113	19,194	24,070	16,768	18,000	43,000	27,000
7450-51-2200 SOCIAL SECURITY (FICA)			3,245	5,019	3,953	5,508	4,657	5,000	6,250	6,400
7450-51-2300 MEDICARE			759	1,174	925	1,515	1,089	1,500	1,500	1,500
7450-51-2400 RETIREMENT CONTRIBUTION			3,000	3,000	4,000	4,000	3,993	3,995	-	4,395
7450-51-2700 WORKERS' COMPENSATION			4,127	4,041	2,200	4,000	1,834	1,850	2,200	2,200
TOTAL PERSONNEL SERVICES			80,552	112,668	108,977	130,893	103,431	114,945	153,705	144,295
<u>PURCHASED/CONTRACT SERV</u>										
7450-52-2200 REPAIRS & DEMOLITION			-	-	-	-	-	-	5,000	-
7450-52-3230 CELLULAR PHONES			1,210	1,697	2,263	2,400	1,950	2,400	2,400	2,400
7450-52-3500 TRAVEL			755	945	915	1,500	200	200	1,500	1,500
7450-52-3600 DUES AND FEES			435	-	342	300	-	-	300	300
7450-52-3700 EDUCATION & TRAINING			604	733	440	1,500	880	880	1,500	1,500
TOTAL PURCHASED/CONTRACT SERV			3,004	3,376	3,959	5,700	3,030	3,480	10,700	5,700
<u>SUPPLIES</u>										
7450-53-1100 GENERAL SUPPLIES & MATERI			-	-	-	-	-	-	-	400
7450-53-1130 UNIFORMS			1,504	678	1,000	1,000	745	1,000	1,000	1,000
7450-53-1131 COMPUTERS & EQUIPMENT			-	4,402	41	400	75	85	400	-
7450-53-1140 VEHICLE REPAIRS & PARTS			-	559	1,203	2,100	2,624	2,700	44,000	2,500
7450-53-1270 GASOLINE			1,542	4,242	3,875	4,000	3,579	4,000	4,000	4,000
TOTAL SUPPLIES			3,046	9,881	6,118	7,500	7,023	7,785	49,400	7,900
<u>CAPITAL OUTLAY</u>										
7450-54-2200 VEHICLES			-	18,545	-	31,415	-	31,415	-	-
TOTAL CAPITAL OUTLAY			-	18,545	-	31,415	-	31,415	-	-
<u>DEBT SERVICE</u>										
7450-58-1220 LEASE - VEHICLE			-	6,402	5,098	6,410	5,016	6,400	6,410	6,410
TOTAL DEBT SERVICE			-	6,402	5,098	6,410	5,016	6,400	6,410	6,410
TOTAL CODE ENFORCEMENT DEPT			86,602	150,872	124,153	181,918	118,500	164,025	220,215	164,305
<u>OTHER FINANCING USES</u>										
9100-61-1000 OPERATING TRANSFERS			-	-	32,078	-	-	-	-	-

TOTAL OTHER FINANCING USES		-	-	32,078	-	-	-	-	-
TOTAL SPECIAL PROJECTS		-	-	32,078	-	-	-	-	-
TOTAL OTHER FINANCING USES		-	-	32,078	-	-	-	-	-
TOTAL EXPENDITURES		5,707,202	6,430,033	5,477,913	9,642,201	8,173,983	8,915,700	7,703,275	7,987,350
		=====	=====	=====	=====	=====	=====	=====	=====
REVENUE OVER/(UNDER) EXPENDITURES		315,015	490,862	1,232,065	(3,000,000)	(1,547,568)	(1,772,454)	(588,027)	-
		=====	=====	=====	=====	=====	=====	=====	=====