



CITY OF JONESBORO
Work Session
1859 CITY CENTER WAY
August 7, 2023 – 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) should you need assistance.

Agenda

- I. CALL TO ORDER - MAYOR DONYA SARTOR**
- II. ROLL CALL - MELISSA BROOKS, CITY CLERK**
- III. INVOCATION**
- IV. ADOPTION OF AGENDA**
- V. PRESENTATIONS**

- 1. Jonesboro High School Band Sponsorship

VI. WORK SESSION

- 1. Discussion regarding Conditional Use Permit application, 23-CU-012, for a daycare by Ann Doss, property owner and applicant, for property at 177 College Street (Parcel No. 13242D C001) Jonesboro, Georgia 30236.
- 2. Discussion regarding Conditional Use Permit application, 23-CU-011, for a daycare by Josefina Vega, property owner, and Janet Collins, applicant, for property at 255 South Main Street (Parcel No. 06001C D003) Jonesboro, Georgia 30236.
- 3. Discussion regarding Zoning Appeal, 23-ZA-002, for vehicle repair and large commercial equipment rental with screened outdoor storage, by 33 Holdings LLC / TPS III-Tara Boulevard, 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.
- 4. Discussion regarding Historic Preservation Commission Board Appointment.
- 5. Discussion regarding Caribbean Nights Festival Road Closure and Fee Waiver for October 7th and 8th.
- 6. Discussion regarding fee waiver for rental of Lee Street Park by Councilman Alfred Dixon for November 2023.

7. Discussion regarding Clayton County proposal for future of Fire Station 13 in the City limits of Jonesboro.
8. Discussion regarding appointment of an Election Superintendent for the November 7, 2023, Municipal Election.
9. Discussion regarding appointment of Absentee Ballot Clerk and Alternate Absentee Ballot Clerk for November 2023 Election.
10. Discussion regarding compensation for poll workers for November 2023 Election.
11. Discussion regarding budget amendment for the purpose of transferring funds to pay for the November 7, 2023 Municipal Election.
12. Discussion regarding opportunity for sponsorship funding for Jonesboro High School Band's participation in 2024 Macy's Thanksgiving Day Parade.
13. Discussion regarding City of Jonesboro Police Department Pay Increase.
14. Discussion regarding possible compensation of damage to employee's personal vehicle.
15. Discussion regarding Text Amendment, 23-TA-007, Ord. 2023-008, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
16. Discussion regarding Text Amendment, 23-TA-008 Ord. 2023-009, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.
17. Discussion regarding placement and compensation of Georgia Power easement on City-owned property on Key Street.
18. Discussion regarding amendment to City Code of Ethics to move forward with previously filed ethics violations.
19. Discussion regarding the appointment of an Ethics Committee as outlined in City Charter to oversee future complaints.
20. Discussion regarding hiring City Attorney Fincher Denmark to move forward with City Charter revisions, and, if their proposal is approved, set date to begin meetings concerning Charter revisions.
21. Discussion regarding amendments to Policy and Procedures for calling any formal meeting to reflect procedures as suggested by the Georgia Municipal Association.
22. Discussion regarding amendments to Rules of Procedures for Elected Officials.
23. Discussion regarding implementation of new Anti-Bullying / Anti-Harassment Policy for Elected Officials, Staff, and all City Employees to both Rules of Procedure and Personnel Policy and Procedures.
24. Discussion regarding creation of a Creative Placemaking Advisory Board.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

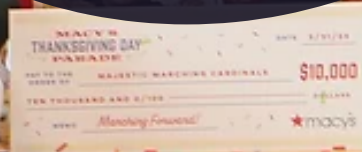
	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 5.1 - 1
			COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Jonesboro High School Band Sponsorship			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Presentation			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Recreation, Entertainment and Leisure Opportunities			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> The Jonesboro High School Band will make a presentation concerning their appearance at the 2024 Macy's Thanksgiving Day Parade.			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> See report			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> • Macy's Deck Presentation			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

JONESBORO HIGH SCHOOL

#MMC2NYC

Sponsorship Pitch Deck



ABOUT

The Majestic Marching Cardinals (MMC) is an extraordinary band with a mission extends beyond the classroom. We are dedicated to providing our students with unique learning experiences and opportunities through the power of music. Our primary focus is to prepare students for the next phase of their lives by imparting valuable skills and exposing them to once-in-a-lifetime opportunities.

GOALS



MUSICAL EXCELLENCE

Our first goal is to cultivate and foster musical excellence among our students. We aim to provide them with the necessary skills, training, and opportunities to develop their musical talents to the highest level.



MEANINGFUL EXPERIENCES

We strive to create meaningful experiences for our students by exposing them to diverse musical genres, performances, and collaborations. Through these experiences, they broaden their musical horizons and develop a lifelong appreciation for music.



COLLEGE READINESS

One of our key objectives is to prepare our students for the next stage of their educational journey. We equip them with the necessary tools, knowledge, and resources to successfully transition to post-secondary education and pursue their musical aspirations.

BAND VISION

The Majestic Marching Cardinals aspire to become the premier ambassador for the Clayton County and Jonesboro Community. We envision ourselves as more than just a band but as a catalyst for positive change and inspiration within our community. Through our performances, community engagement and dedication to musical excellence, we aim to represent our community with pride and leave a lasting impact.

With the MMC, students not only develop their musical talents, but also cultivate essential life skills, gain cultural awareness, and build a strong foundation for their future. We are committed to fostering a nurturing environment that encourages personal growth, artistic expression, and the pursuit of educational and musical excellence.

ACCOMPLISHMENTS

- VH1 Save the Music Feature (2017)
- City of Jonesboro Mayoral Inauguration (2019)
- CCPS Commendation (2x) Recipient
- BET Music Video Television Premier "Like Whoa" (2019)
- Slutty Vegan Commercial (2020)
- Battle 7 on 7 Commercial (2019)
- Nationally Televised Chicago Thanksgiving Day Parade (2019)
- ESPN MEAC/SWAC Challenge Pre-Game (2019)
- Good Morning American Appearance (2021)
- "We Got Love" Reality TV Show Appearance on E! (2021)
- Great Atlanta Band Challenge Champion (2021)
- CW "Tom Swift" Television Show Appearance (2022)
- Bethune-Cookman University Homecoming Post Game Show Performance (2018)
- City of College Park May's Cup Recipient (2018 & 2019)
- Fill the Bus Celebrity Basketball Game Performance (2019)
- 1st Place Cadence Percussion Challenge (2019)
- 1st Place Dawg Pound Percussion Competition (2022)
- 1st Place BODL Drumline Competition (2021)
- 1st Place Drumline & Auxiliary at Jackson State University High School Band Competition (2022)
- ESPN Celebration Bowl Performance (2021)
- HBCU Culture Collegiate Battle of the Bands Performance (2021 & 2022)
- Nomination from Georgia Governor Kemp to attend National 4th of July Parade in Washington DC (2022)
- Color of Chron's National Conference Performance (2022)
- WorkHuman Live International Conference Performance (2022)
- Alabama A&M University Homecoming Parade (2022)
- Morris Brown College Homecoming Parade (2022)
- Proclamation from the City of Jonesboro (2022)
- Music for All "Advocacy in Action" Award Winner (2023)
- Holly Jolly Christmas Televised Performance (2021 & 2022)



5 States
40+ Performances
\$10+Million Scholarships Received

3.5k

Followers

15%

Reach

Packet Pg. 9

SPONSORSHIP LEVELS

\$25k

Platinum Partner

Prominent Recognition
in event program, social
media and promotional
materials

Logo placement on band
banners, merchandise
and event signage

Featured Mentions on
Social Media

5 VIP tickets and seating
at select events

Customized Promo
Opportunities

\$10k

Diamond Sponsor

Prominent Recognition
in event program, social
media and promotional
materials

Logo placement on band
banners, merchandise
and event signage

Featured Mentions on
Social Media

5 VIP tickets and seating
at select events

\$5k

Cardinal Champion

Prominent logo placement
on event signage and
marketing materials

Exclusive recognition as
an "Official Sponsor"

Verbal acknowledgement
during field show

4 VIP tickets and seating
at select events

SPONSORSHIP LEVELS

\$3k

Red Level Sponsor

Logo inclusion on event
banners and websites
Recognition as a sponsor
during media events

Social media shoutouts
and mentions
2 General Admission
tickets and 2 VIP tickets
to select performances
Opportunity to provide
promotional materials at
events

\$1k

Black Level Sponsor

Logo inclusion on
website and select
materials

Recognition in event
programs

Social media thank you
post

3 Complimentary tickets
to select performances

Vendor Booth at select
events

\$500

White Level Sponsor

Name listed on event
program

Social media gratitude
post

2 Complimentary tickets
to select performances

Inclusion in sponsor
appreciation post-event
communication

Thank you

I AM WRITING THIS LETTER ON BEHALF OF THE
MAJESTIC MARCHING CARDINALS TO EXPRESS OUR
DEEPEST GRATITUDE FOR YOUR GENEROUS SUPPORT AND
SPONSORSHIP OF OUR BAND. YOUR COMMITMENT AND
DEDICATION TO OUR ORGANIZATION HAVE HAD A
PROFOUND IMPACT ON OUR STUDENTS, ALLOWING US TO
CONTINUE PURSUING EXCELLENCE IN MUSIC EDUCATION
AND PERFORMANCE.

Mr. Lynel Goodwin



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

6.1

- 1

COUNCIL MEETING DATE
August 7, 2023

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, 23-CU-012, for a daycare by Ann Doss, property owner and applicant, for property at 177 College Street (Parcel No. 13242D C001) Jonesboro, Georgia 30236.

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

City Code Section 86-105 – O&I Zoning Purpose and Standards; 86-122 Conditional Use Standards (Revised)

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 revised Conditional Use application, with conditions;** In February 2023, the same applicant was denied for a daycare at the same property. This is a reconsideration of the use (approved June 2023) with an improved site plan and evacuation plan. Zoned O&I (Office-Institutional), there is already a functional building and paved parking lot there. There are currently access drives to both College Street and Fayetteville Road. The most recent active use was a doctor's office.

In September 2019, the Council approved another daycare at the same property by another applicant, but the development did not come to pass. The approval conditions for that daycare were as follows:

1. Driveway exiting onto Fayetteville Road – right turn only.
2. Install a privacy fence for the fence portions facing Fayetteville Road, as specified on the diagram, minimum 4 feet in height.

The Council also required an evacuation plan for the daycare in 2019, due to the building being less than 500 feet from the potentially hazardous gas station and the Nex Air company. **The current applicant has now provided a specific evacuation plan (see enclosed), exiting the children out the back driveway to College Street and ultimately West Mill Street to Shiloh Baptist Church (The church has given permission for this.)**

Recently, the creator of the 2019 daycare site plan that was approved by Council granted permission to use the same site plan design for this application. Therefore, if approved, the day care would use the same site plan for the playground and the traffic circulation. The dangerous new traffic proposal that was partially responsible for getting the February 2023 daycare application denied is no longer applicable. The site plan now used has more than adequate playground area.

Per the applicant, there would be 60 to 75 children participating daily.

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

The City Code provides a definition for "day care center":

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

The standards for daycares focus on the "Bright From the Start" program standards for children:

- (1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. **The applicant will provide the certificate.**

An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third ($1/3$) of the Center's licensed capacity for children. **At 60 to 75 children planned daily, this would equal $100 \times (75 \text{ divided by three}) = 100 \times 25 = \text{minimum } 2500 \text{ square foot outdoor play area required. The site plan provides over } 4500 \text{ square feet of playground area.}$**

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children. **With a minimum 60 children daily, this requirement would not be applicable.**

(b) Playground Occupancy. At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times. **At 60 to 75 children planned daily, this would equal $100 \times 75 = \text{maximum } 7500 \text{ square feet coverage required. At just half (35) the children outside on any shift, the minimum coverage required would be } 3500 \text{ square feet. The site plan provides over } 4500 \text{ square feet of playground area.}$**

(c) Location. Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas. **The grass areas between the building and College Street and the building and Fayetteville Road are not safe, as they are very close to these high traffic volume roads. Wooded areas along the southern and eastern property lines would be much further away from vehicle traffic and, per the site plan, would provide over 4500 square feet of outdoor playground area (once partially cleared). Since most of the playground area cannot be hardscape, significant portions of existing asphalt may have to be removed. However, Bright From the Start will allow certain overlays of existing hard surfaces (see enclosed).**

(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area. **So noted.**

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. **Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth ($1/4$) of the total playground area. So noted. However, Bright From the Start will allow certain overlays of existing hard surfaces (see enclosed).**

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children. **So noted.**

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored. **So noted.**

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency. **So noted.**

(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete. **So noted.**

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. on-street parking shall be permitted in conjunction with any child day care facility.

The City Code minimum parking requirements for day cares are as follows:

Section 86-410 (33) Kindergarten, day care centers and nursery schools shall provide one space for each employee and one space for every ten students, plus an area sufficient for the safe and convenient loading and unloading of students.

At one space for every ten students – $75/10 = 8$ spaces required.

At one space for each employee (approximately 5) = 5 spaces required.

Total parking required = 13 spaces.

Per the site plan, there will be 14 parking spaces at the property, on 2 sides of the building. This would even be after the playground is built.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

There are no establishment selling alcohol beverages within 500 feet of the subject property, but there are two potentially hazardous land uses within 500 feet of the subject property (across Fayetteville Road): a gas station with gas pumps approximately 190 feet from the day care building, and a company called Nex Air with compressed gas cylinders and welding equipment approximately 145 feet from the day care building. However, as stated before, specific evacuation plan (see enclosed), exiting the children out the back driveway to College Street and ultimately West Mill Street to Shiloh Baptist Church (The church has given permission for this.)

Staff recommendation: Approval of revised application; The property has adequate parking for a childcare center, will utilize existing curb cuts on College Street and Fayetteville Road, has provided for a drop-off and pickup area that conforms to the existing traffic pattern and does not put traffic on College Street, and provides adequate room for a fenced-in playground area in the rear. There is also a specific, reasonable evacuation plan. All requirements have been met. However, the approval conditions that applied to the 2019 approved daycare application should still apply:

1. Driveway exiting onto Fayetteville Road shall be right turn only.
2. Install a privacy fence for the fence portions facing Fayetteville Road, as specified on the diagram, minimum 6 feet in height. The rest of the fence can be chain link and 4 feet high minimum.
3. All required elements (playground, fencing, etc.) must be completely installed prior to obtaining a business license to legally operate.

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.)

- Denial Letter - February 2023
- Zoning Info
- 2019 Council Approval
- Updated Site Plan
- Permission Letter
- Playground Soft Surface

- EVACUATION PLANS 23
- Conditional Use - Daycare Reconsideration - Legal Notice
- Zoning Sign
- Meeting Notice Letter - August 2023

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

Approval



MEMORANDUM

To: Ann Doss
P.O. Box 1282
Fayetteville, Ga. 30214

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

Date: February 14, 2023

Re: Notification of Request for Conditional Use – Day Care, 177 College Street; Tax Map Parcel No. 13242D C001

Dear Applicant,

This letter is to serve as notification that the City of Jonesboro Mayor Pro Tem and Council, at a Public Hearing on February 13, 2023 at 6:00 pm, denied your request for the following requested conditional use for the above referenced property:

- Day Care

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

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator



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: Annie Marie Buckingham
 Name of Business: _____
 Property's Address: 177 College St. Jonesboro GA 30236
 Email Address: anniebuckingham@aol.com
 Phone: (Day): 618-490-4922 (Evening): _____

Property Information

Current Use of Property: Medical Center
 Proposed Use of Property (Please provide in great detail the intended use of the property):
A ChildCare Educational Center
Day Care

Annie Marie Buckingham
 Applicant's Signature

03-20-2023
 Date

FOR OFFICE USE ONLY:

Current Zoning: Q+1 NAICS Code: 62441
 Required Zoning: H3, Q+1, MX, C1, C2 Conditional Use Needed? Yes or No

☐ APPROVED ☐ DENIED

Comments: CONDITIONAL USE PERMIT REQUIRED AND MUST COMPLY WITH SEC. 86-122

[Signature]
 Zoning Official Signature

3/31/23
 Date

Attachment: Zoning Info (3470 : 177 College Street Daycare)

Applicant – Annie Marie Buckingham

Name of Business – TBD

Address - 177 College Street

Zoning District – O&I

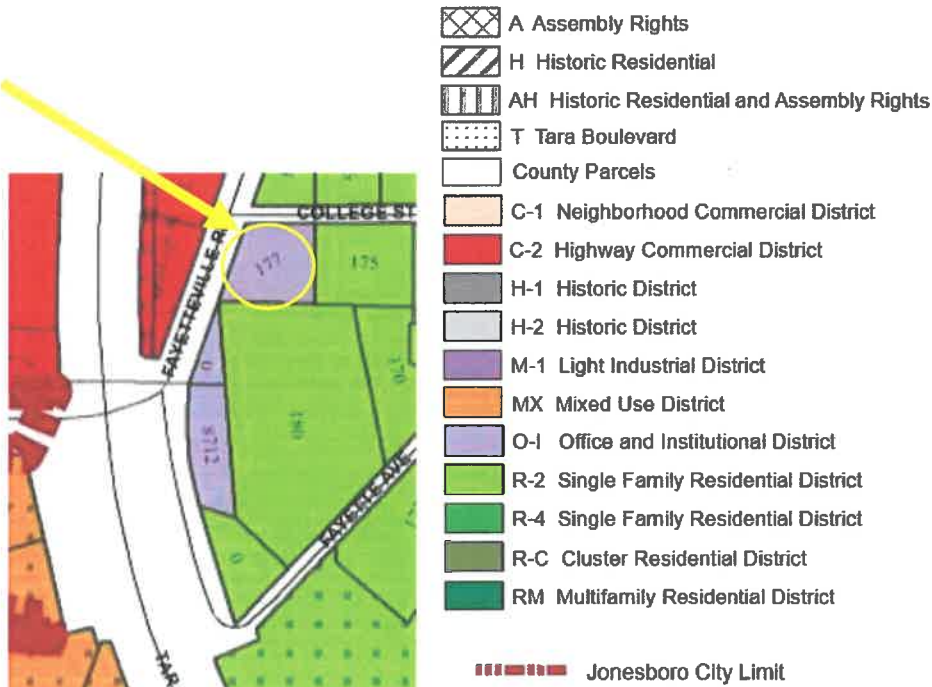
NAICS – 62441

Proposed Use: Childcare Educational Center

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
62441	Nursery school (Child Day Care Services) (Out of Home)	N	N	N	C	N	N	C	C	C	C	C	N	Sec. 86-122

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

Zoning Classifications



Sec. 86-122. – NAICS 62441, 6244 Child day care.

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

(1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

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must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children.

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(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area.

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children.

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored.

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency.

(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.



CITY OF JONESBORO
Regular Meeting
170 SOUTH MAIN STREET
September 9, 2019 – 6:00 PM

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

POST AGENDA MINUTES

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

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

Attendee Name	Title	Status	Arrived
Larry Boak	Councilmember	Absent	
Alfred Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Remote	
Pat Sebo-Hand	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
Clifford Kelker	Chief of Police	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
David Allen	Community Development Director	Present	

- III. INVOCATION - PASTOR JARED NEWLOVE, ANTIOCH BAPTIST CHURCH
- IV. PLEDGE OF ALLEGIANCE
- V. ADOPTION OF AGENDA

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

RESULT: APPROVED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Boak

Under Old Business

Add Item No. #3 - Council to consider the declaration of surplus for property located 144 Smith Street Jonesboro, Georgia 30236.

Under Executive Session -

Add the discussion of pending and/or potential litigation.

2. Motion to adopt the agenda

RESULT: APPROVED [UNANIMOUS]
MOVER: Alfred Dixon, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Boak

VI. PRESENTATIONS

Superintendent Morcease Beasley highlighted on Advanced and Accelerated Learning for all students in Clayton County. Dr. Beasley stated that the goal is to make sure all kids have the right experience so that they can take full advantage of opportunities that exist at the post-secondary level.

Mayor Day also recognized Audrey King who is serving as the new Metro South Regional Director for Georgia Power Company.

VII. PUBLIC HEARING

1. Public Hearing regarding a Conditional Use Permit Application #19-CU-005 for a child care center, by Teneshia Skrine for property located at 177 College Street (Parcel No. 13242D C001), Jonesboro, Georgia 30236.

RESULT:

CLOSED

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

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

Joel Aviles, 800 N. McDonough Street, thanked Mayor and Council for all the work being done to improve the city.

Akina Sims, 7878 N. Main Street, Apt 69, Expressed her disappointment in the Council's efforts to create division and injustice.

IX. MINUTES

1. Consideration of the Minutes of the August 12, 2019 Regular Meeting.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Larry Boak

2. Consideration of the Minutes of the September 3, 2019 Work Session.

RESULT: ACCEPTED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Larry Boak

X. CONSENT AGENDA

RESULT: ADOPTED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Larry Boak

1. Council to consider approval of an Agreement of Services by and between the City of Jonesboro and Terracon to provide Geotechnical Engineering Services and Special Inspections for the Broad Street Plaza Project.
2. Council to consider a master equity lease agreement by and between Enterprise Fleet Management and the City of Jonesboro.
3. Council to consider approval of Resolution #2019-009 recommending a service agreement with Piper Jaffray & Co. to perform services a financial advisor.
4. Council to consider approval of an agreement binding the City of Jonesboro and Georgia Power for the Broad Street Project overhead to underground conversion in the amount of \$1,251,290.63.

XI. OLD BUSINESS

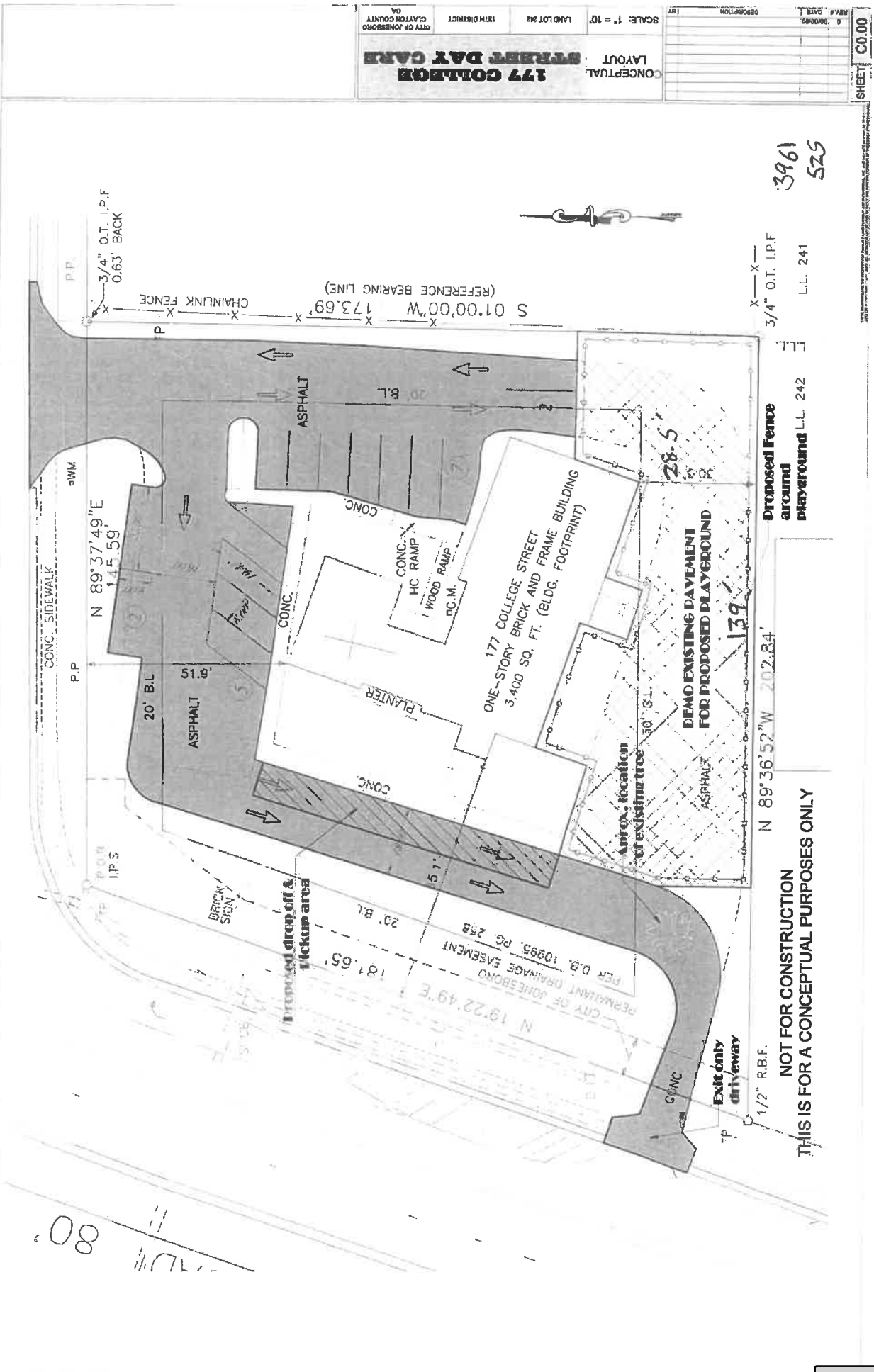
1. Council to consider Conditional Use Permit Application #19-CU-005 for a child care center, by Teneshia Skrine for property located at 177 College Street (Parcel No. 13242D C001), Jonesboro, Georgia 30236.

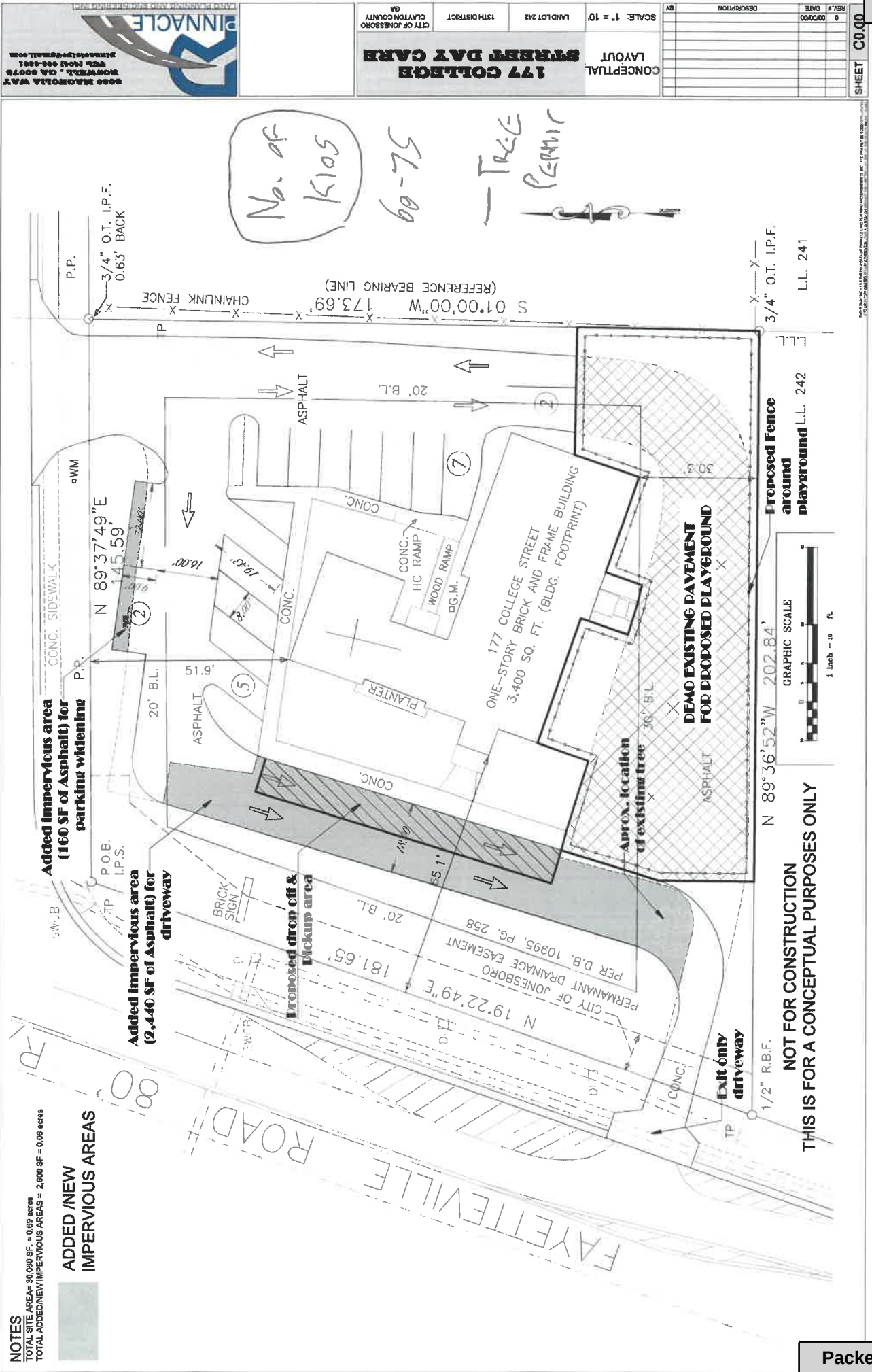
RESULT: APPROVED [UNANIMOUS]
MOVER: Pat Sebo-Hand, Councilmember
SECONDER: Alfred Dixon, Councilmember
AYES: Dixon, Lester, Powell, Sebo-Hand, Wise
ABSENT: Boak

Approved with the following conditions:

- Exit onto Fayetteville Road - right turn only.
- Privacy fence facing Fayetteville Road, as specified on the diagram, minimum four feet in height.

2. Council to consider a Service Agreement by and between the City of Jonesboro and Syreta Kwindima to provide Logic & Accuracy Testing for the November 5, 2019 General Election.





NOTES
 TOTAL SITE AREA = 30,000 SF = 0.69 acres
 TOTAL ADDED NEW IMPERVIOUS AREAS = 2,600 SF = 0.06 acres

ADDED NEW IMPERVIOUS AREAS

REV#	DATE	DESCRIPTION
0	000000	

177 COLLEGE STREET DAYCARE
 CONCEPTUAL LAYOUT
 SCALE: 1" = 10'
 LAND LOT 242
 13TH DISTRICT
 CITY OF JONESBORO
 CLAYTON COUNTY
 GA

David Allen

From: Matthew Zaki <pinnaclelpe@gmail.com>
Sent: Thursday, July 20, 2023 7:30 PM
To: David Allen
Cc: Teneshia Skrine; Donya Sartor
Subject: Re: Site Plan
Attachments: New Site Plan.pdf; SITE_ADDED_IMPERVIOUS.pdf

Good evening Mr. Allen

Absolutely no problem to use the plan. I just want to make sure this is only a conceptual plan that does not include a grading plan, drainage, Erosion control, etc...

Please let me know if you have any other questions.

Sent from my iPhone

On Jul 20, 2023, at 8:41 AM, David Allen <dallen@jonesboroga.com> wrote:

Good morning, Mr. Zaki,

Your company prepared a site plan for a proposed daycare at 177 College Street in Jonesboro, Ga. In 2019 (see attached). The use was approved by Council but was not ever developed.

This year, a new applicant is proposing another day care for the same property and would like permission to use your same site design, since it was the one approved four years ago. I had shown them it as an example of what needed to be shown.

Thank you for your time.

From: Matthew Zaki <pinnaclelpe@gmail.com>
Sent: Thursday, September 12, 2019 10:13 AM
To: David Allen <dallen@jonesboroga.com>
Cc: Teneshia Skrine <tsskrine@gmail.com>
Subject: Re: FW: FW: Site Plan

Mr. Allen,

Please find attached PDF of the site plan showing the new/added/replaced impervious. The proposed site includes 2,600 SF of added/new impervious areas, there will be no replacement of impervious areas.

Please let me know if you have any other questions or concerns. Thanks

On Thu, Sep 12, 2019 at 9:06 AM David Allen <dallen@jonesboroga.com> wrote:

Layer 5: Impact mats under swings

Layer 4: Loose-fill surfacing material

Layer 3: Geotextile cloth

Layer 2: 3- to 6-Inches of loose fill
(e.g., gravel for drainage)

Layer 1: Hard surface (asphalt, concrete, etc.)

Figure 1. Installation layers for loose-fill over a hard surface.

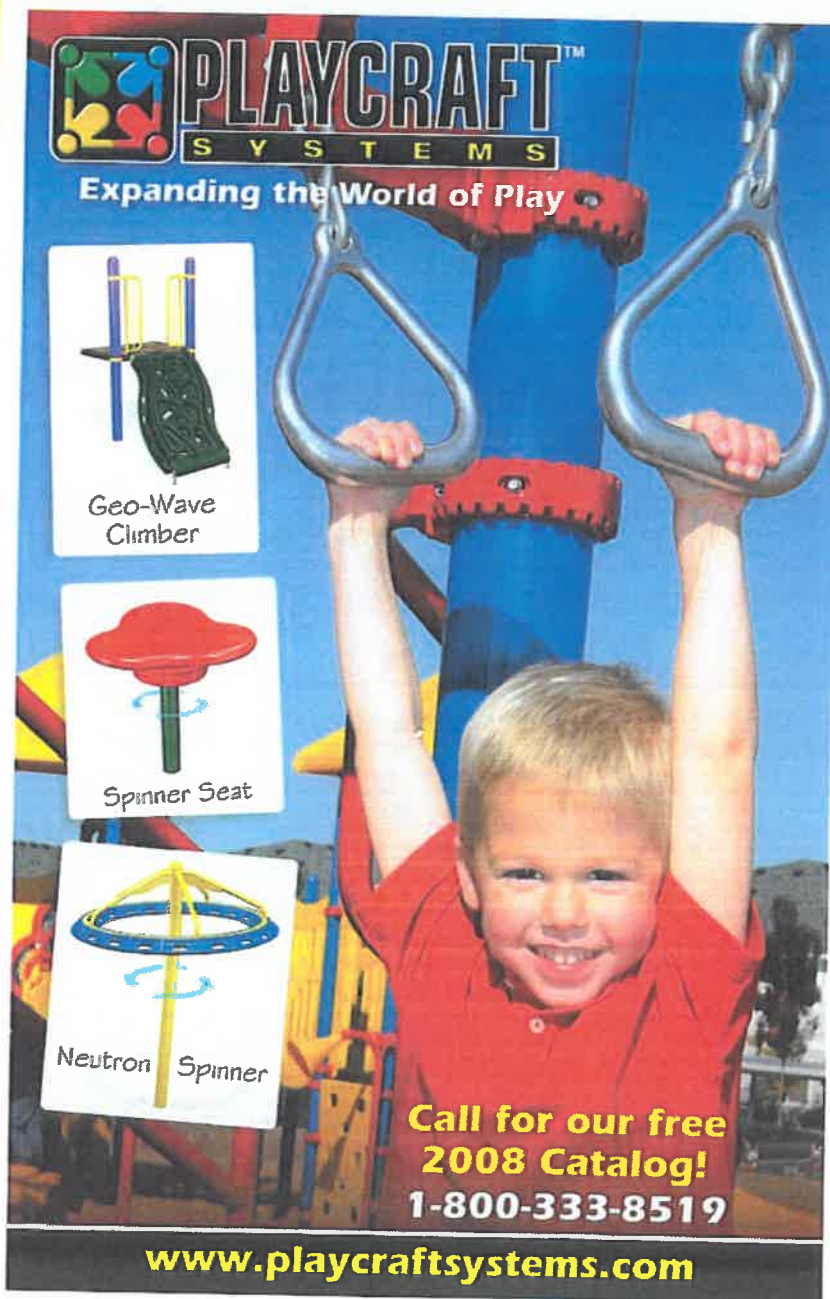
According to the Consumer Product Safety Commission, CPSC, installing playground equipment over hard surfaces, such as asphalt, concrete, or hard packed earth has always been the number one no-no of playground installation due to the large number of reported injuries from falls to hard surfaces. The CPSC addresses the issue of loose-fill surfacing and its tendency to become displaced under and around areas of high use in the new 2008 edition of Publication 325, CPSC §2.4.2.2. It suggests that playgrounds installed over hard surfaces can still use loose-fill surfacing materials if a 3- to 6-inch base layer of loose-fill (e.g., gravel for drainage) is installed over the top of the hard surface (remember to account for change in elevation for the installation of the entire playground). The CPSC then directs installers to top the gravel with a layer of weed barrier—geotextile cloth; then to place the loose-fill material as per the specifications for loose-fill safety surfacing under and around playground equipment (refer to ASTM).

Here is the interesting part. The CPSC now recommends

embedding into the loose-fill layer impact attenuating mats under high traffic areas, such as under swings, at slide exits, and other places where displacement is likely (See Figure 1). The CPSC further recommends that older playgrounds that still exist on hard surfacing should be modified using this formula.

So there you have it. By whatever name, wear mats, divot pads, etc. have the blessing of

the CPSC for their ability to potentially prevent an injury from a fall to the surface below. Simply follow the installation instructions provided by the supplier of your impact mat product, divot pad, wear mat . . . you get the idea, and you'll have an inexpensive and attractive way to keep loose-fill material from traveling away from high traffic zones where it is needed most. 



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READER SERVICE NO. 9

EVACUATION PLANS FOR:
GOD BEST LEARNING ACADEMY & DAYCARE
177 COLLEGE STREET
JONESBORO, GA 30236
678-829-3501



Emergency Evacuation Plan 2023

Emergency Contacts:

Owner of God Best Learning Academy & Daycare:

Ann Doss: 770-588-5093 or 470-488-9089

Director of God Best Learning Academy & Daycare:

Ayanna Wilson: 678-508-6354

Emergency Evacuation Site/Contact information:

Pastor Robert Taylor: 404-642-2178

Shiloh Baptist Church

216 West Mills Street

Jonesboro, GA 30236

Emergency Contacts: Contact information for Emergencies

Fire/Rescue 911 <i>Clayton County Station 13</i> <i>264 N. Main St</i> <i>Jonesboro, GA 30236</i>	770-473-7833	www.ccfes.org
Police 911 <i>Jonesboro Police</i> <i>Department</i> <i>170 S. Main St.</i> <i>Jonesboro, GA 30236</i>	770-478-7407	N/A
Hospital <i>Mt. Zion Urgent Care</i> <i>2759 Mt. Zion Pkwy</i> <i>Jonesboro, GA 30236</i>	678-289-8336	N/A

EMERGENCY/EVACUATION PROCEDURES

- FIRE DRILLS WILL BE DONE ON A MONTHLY BASIS. ALL FIRE DRILLS WILL BE UNANNOUNCED AND AT DIFFERENT TIMES OF THE DAY. FIRE DRILLS WILL BE TIMED FROM THE MOMENT IT'S ANNOUNCED TO THE MOMENT EVERYONE IS AT A SAFE DISTANCE FROM THE DAYCARE. THE DAYCARE/BUILDING WILL BE FULLY EVACUATED IN LESS THAN 3 MINUTES. FIRE DRILLS ARE TO HELP IN PREPARATION FOR EMERGENCY EVACUATIONS.***

<u>Evacuation/Route Plans</u>	*911 Will be called* - Children are cared for on a One Level Facility in multiple classrooms. (Infant, Toddler 1, Toddler 2, 3 & 4 year old class) Also have a Sick room/Library, Kitchen, multiple bathrooms, 2 Offices and a playground. - Exit: Side back door/exit and side door (Playground exit door) entrance/exit.
<u>Evacuating infants and Toddler 1's</u>	Infants and Young Toddlers. Toddler 1's will be placed in an Emergency Evacuation Crib with wheels to be wheeled to the side/back door of the building & wheeled to the Evacuation Vehicle.
<u>Evacuating Toddler 2's, 2-Year-old class and 3 & 4 year old class</u>	Toddler 2's, 2-year-old class and 3 & 4 year old class will be walked, holding their partners hand to the side/back door of the building, then walked to the Evacuation Vehicle.
<u>Notification</u>	Once children are safely evacuated: Parents will be notified of evacuation, reason for evacuation and location we have safely evacuated to.

<u>Emergency Kits/Information</u>	• First Aid Kits will be taken as we evacuate to a safe location. • The director will bring a first aid kit located in the office. • Director will bring emergency pre-packed backpack full of supplies, snacks, water bottles & infant formula/snacks to a safe location. • Teachers will bring their first aid kits placed in their rooms (all items are in fanny packs).
<u>Evacuation Site</u>	Shiloh Baptist Church 216 West Mills Street Jonesboro, GA 30236 Contact Phone #: Pastor Robert Taylor 404-642-2178
<u>Transportation to Evacuation Location</u>	• Children will be transported in a 16-Seater Van with car seats and booster seats. • Children will be transported in Employee/personal vehicles with car seats and booster seats.
<u>Directions to Evacuation Location</u>	• Turn right on College Street. • Turn left on Stewart Street. • Turn left on West Mills Street. • Turn right into 216 West Mills Street Jonesboro, GA 30236

The Following Procedures will be followed in the circumstances below:

1. In case of a Fire (In the Building or neighboring businesses): Get the children out of the building immediately. The Director will have all their Emergency Contact to take to the Evacuation site, the Director will also divide the children evenly amongst teachers, the teachers will be responsible for the children they are assigned to. Call the Fire Department, call 911, call the parents and call Bright From The Start: Department of Early Care and Learning- Child Care Services within 24 hours.
 - Steps to Evacuating Children to our Secure and Safe Location: 216 West Mills Street, Jonesboro GA, 30236.
 - Alert all teachers that we are evacuating the building due to a fire/nearby fire. Direct all teachers to bring ALL children to the side/back door of the facility. Direct all teachers to check the classroom, bathroom, kitchen, and playground to make sure we have all children.
 - All Children & Staff are at the side/back door of the facility. The Director double checks and goes through all classrooms, bathrooms, kitchen & playground to ensure we have all the children. The Director has attendance records/Roll call sheets and checks off each child. The Director grabs all the Emergency contact information for all children/families.
 - The Director and Owner places all children into the 16-passenger evacuation van and takes all children and staff to 216 West Mills Street, Jonesboro GA 30236. The Director contacts Pastor Robert Taylor at 404-642-2178 to alert him of the circumstances and let him know we are evacuating God Best Learning Academy & Daycare because of a fire/nearby fire, and we are relocating to his church, Shiloh Baptist Church for safety.
 - Once we arrive to the evacuation location, The Director, owner & the teachers take the children into the back door of Shiloh Baptist Church and go into the Sanctuary for safety.
 - Once the children are settled, The Director will call the parents/families to alert them of the evacuation and where the children are located and have them pick up their children immediately.

- ***TORNADO DRILLS WILL BE DONE ON A MONTHLY BASIS. ALL TORNADO DRILLS WILL BE UNANNOUNCED AND AT DIFFERENT TIMES OF THE DAY. TORNADO DRILLS WILL BE TIMED FROM THE MOMENT IT'S ANNOUNCED TO THE MOMENT EVERYONE IS IN A SAFE AREA IN THE FACILITY. THE CHILDREN WILL BE IN A SAFE LOCATION IN LESS THAN 3 MINUTES. TORNADO DRILLS ARE TO HELP IN PREPERATION FOR SEVERE WEATHER.***

<u>Location</u>	• Children will be taken to a hallway (without windows) for safety.
<u>Emergency Supplies</u>	• Teachers will each bring their classroom First Aid Kits into the safe area. The Director will bring the building First Aid Kit to the safe area. • The Director will bring a pre-packed backpack full of supplies, snacks, water bottles and infant formula/infant snacks into the safe area. • The director will bring a battery-operated radio with additional batteries to the safe area. • Owner, Director, and teachers will bring Cell phones to safe area. • The Director will bring Emergency contacts/information to a safe area.
<u>Notification</u>	• Parents will be notified as soon as we are situated and seated in a safe area.

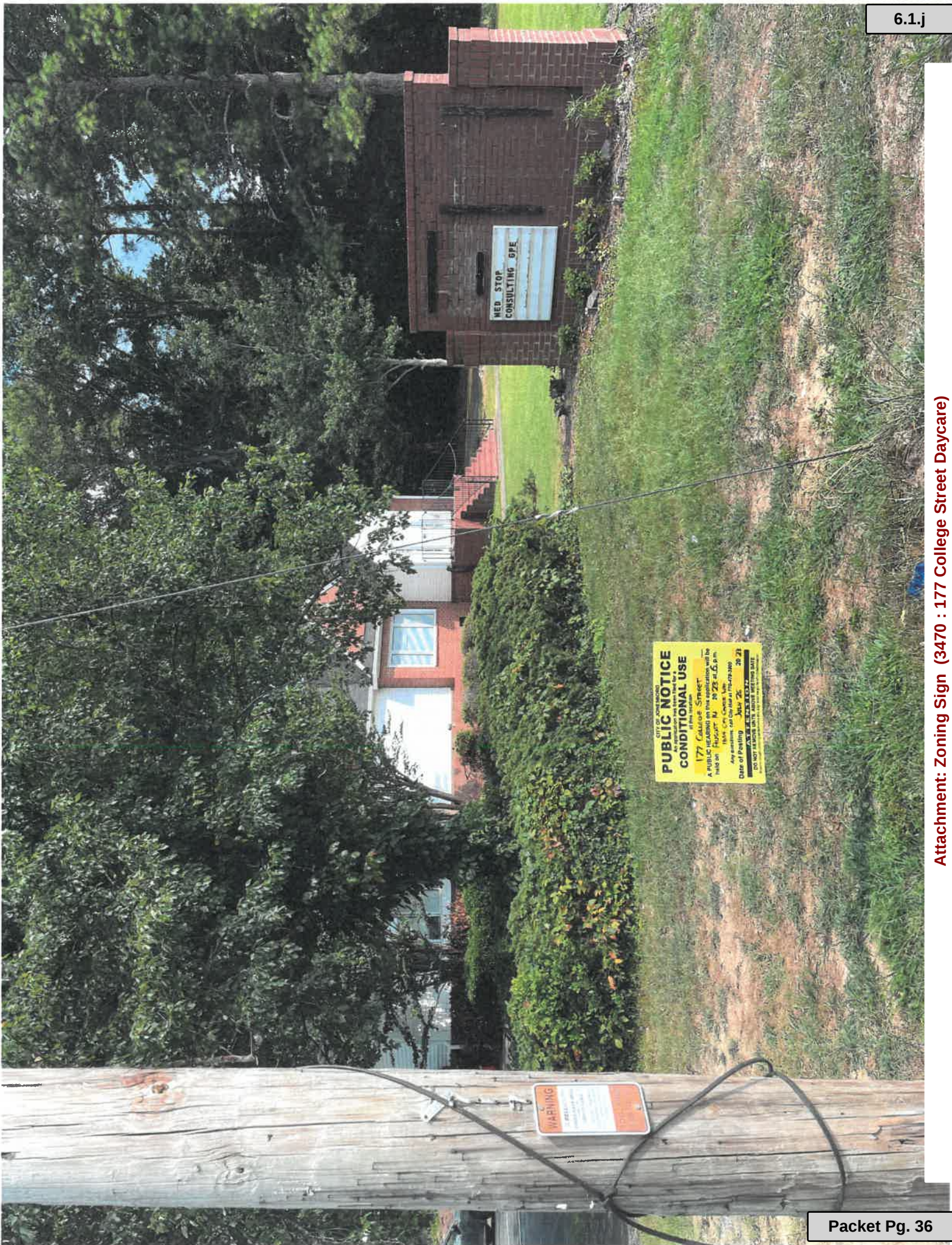
1. In case of Severe Weather: Move the children in the Hallway with their teachers. In case of a Tornado, have the children place sit on the floor in the hallway and place their heads in between their knees with their backs to the wall. The Director will listen to the weather report for further information on Severe Weather reports.
 - Steps to placing children in a safe location due to Severe Weather.
 - Alert all teachers that there is Severe Weather. Alert teachers that we are moving the children to a safe location. Direct all teachers to bring ALL children to the hallway & have the children sit down on the floor, place their heads between their knees with their backs against the walls. Have the teachers model it for the children. As the children & teachers are sitting in the hallway, The Director will go to each classroom, bathrooms, and the playground to make sure there are no children left behind.
 - The director has attendance records/roll card sheets and does attendance verifying all the children are in the hallway for safety.
 - The Director contacts all the parents/families to alert them of the severe weather reports, that their children are in a safe location and to pick up their children immediately.

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 14, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit application for a daycare by Ann Doss, property owner and applicant, for property at 177 College Street (Parcel No. 13242D C001) Jonesboro, Georgia 30236. Mayor and Council will first discuss this item during their Work Session at 6:00 P.M. on August 7, 2023, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 7/26/23



Attachment: Zoning Sign (3470 : 177 College Street Daycare)

CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
CONDITIONAL USE
at this location
177 College Street
A PUBLIC HEARING on this application will be
held on: **AUGUST 14** 20**23** at **6** p.m.
1859 City Center Way
Any questions, call City Hall at 770-478-3800
Date of Posting **JULY 26** 20**23**
ATTENTION
DO NOT REMOVE UNTIL ABOVE MEETING DATE
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor



MEMORANDUM

To: Ann Doss
P.O. Box 1282
Fayetteville, Ga. 30214

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: July 27, 2023

Re: Notification of Request for Conditional Use – Day Care, 177 College Street; Tax Map Parcel No. 13242D C001

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:

- Day Care

A Public Hearing has been scheduled for Monday, August 14, 2023 at 6:00 p.m. before the Jonesboro Mayor and City Council to consider the request as described above. The meeting will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, Ga. A Work Session for this item will be held on Monday, August 7, 2023 at 6:00 p.m., also in the court chambers of the Jonesboro City Center. 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 line extending to the right.

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Meeting Notice Letter - August 2023 (3470 : 177 College Street Daycare)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.2

- 2

COUNCIL MEETING DATE

August 7, 2023

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, 23-CU-011, for a daycare by Josefina Vega, property owner, and Janet Collins, applicant, for property at 255 South Main Street (Parcel No. 06001C D003) Jonesboro, Georgia 30236.

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

City Code Section 86-107 – C-2 Zoning Purpose and Standards; 86-122 Conditional Use Standards (Revised)

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

Yes Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – **Denial of Conditional Use application**; Last year, the applicant submitted a zoning verification form for 255 South Main Street for a day care center, which requires a conditional use permit. The property has served as various types of businesses throughout the years. Zoned C-2 (Highway Commercial), the 0.3-acre site contains a one-story building and paved parking lot. Access is only to South Main Street. There are several car sales and car repair businesses at the rear and the north side and an unoccupied commercial building at the south side. Most surrounding zoning is either C-2 or M-1 (Light Industrial), with no residences on the same side of the street. There is an active railroad track about 245 feet to the northeast of the property. There is another daycare about 700 feet to the north (and on the opposite side of Main Street), Kidz of Paradise Child Care, which has been active for at least 12 years.

Per the applicant, there could be up to 65 children participating daily (the building, according to the state requirements will hold 65). The daycare would operate from Monday to Friday, from 6 am to 6 pm. Age range of kids would be 6 weeks old to 12 years old.

The City Code provides a definition for “day care center”:

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

The standards for daycares focus on the “Bright From the Start” program standards for children:

- (1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. **The applicant will provide the certificate, if approved.**

An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children. **At 65 children maximum planned daily, this would equal 100 x (65 divided by**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

three) = 100×22 = minimum 2200 square foot outdoor play area required. The applicant has stated that she is providing a 50-foot wide by 100 foot long (5000 square feet) along the south side of the building. Per the provided site plan, approximately 3060 square feet of playground is provided along the south side of the building, between it and the southern property line. The applicant is proposing to have another 2000 square feet of playground area (and fence) into the adjacent property owner's land to the south. She says that she can get an easement for this. Staff does not recommend this, especially since the minimum playground area can be met fully on the subject property. The new fence and all playground equipment need to be fully on the subject property.

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children.

This requirement is not applicable to this size daycare.

(b) *Playground Occupancy.* At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times. **At 65 maximum children planned daily, this would equal 100×65 = maximum 6500 square feet coverage required. At just 25 children outside on any shift, the minimum coverage required would be 2500 square feet.**

(c) *Location.* Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas.

The grass area between the south side of the building and the adjacent property is the only place possible to have the required playground space, but is currently not fenced in. There is virtually no available space in the very small rear yard. The fence for the side yard playground is extremely important to keep kids from going into the parking area or the street, and close to the metal, makeshift fence in the back, preventing access to a junk car lot.

(d) *Fence or Approved Barriers.* Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area. **So noted. See above comment about fence. If the daycare is approved, staff recommends that the fence be a 6-foot tall privacy fence.**

(e) *Playground Surfaces.* Except in School-age Centers, the playground shall have a surface suitable for varied activities. **Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area. So noted. There is currently ample grass in the proposed playground area.**

(f) *Equipment.* Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children. **So noted.**

(g) *Anchoring of Certain Equipment.* Climbing and swinging equipment shall be anchored. **So noted.**

(h) *Fall Zones and Surfacing.* Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency. **So noted.**

(i) *Safety and Upkeep of Playground.* Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete. **So noted.**

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility.

The City Code minimum parking requirements for day cares are as follows:

Section 86-410 (33) Kindergarten, day care centers and nursery schools shall provide one space for each employee and one space for every ten students, plus an area sufficient for the safe and convenient loading and unloading of students.

At one space for every ten students – $65/10$ = 7 spaces required.

At one space for each employee (approximately 5) = 5 spaces required.

Total parking required = 12 spaces.

There are only about 6 parking spaces along the front of the building. The tightness of the building to the property lines and the need for the playground does not allow for anymore parking space. The front yard is also quite short, and the drop-off and pickup of children from the daycare in the mornings and evenings could cause parents' cars to backup onto South Main Street and contribute to the traffic problems in that area.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding

that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

There are no establishments selling alcohol beverages within 500 feet of the subject property, but there are potentially hazardous land uses (vehicle repair) within 500 feet of the subject property (to the north and east of the subject property). There is the potential for fumes and loud noises and an occasional fire from these uses.

Staff recommendation: Denial of application; Although the property seems to have adequate playground space for a childcare center, staff has concerns with traffic circulation on the property during child drop-off times causing back-ups on South Main Street. Also, with the numerous vehicle repair places around the subject property, the area does not "project" safety for a childcare facility. While the existing Kidz of Paradise daycare operates only 700 feet away, it is well off the road and closer to the residential neighborhood on Batiste. In addition, the proposed use is significantly deficient in marked parking spaces.

Fiscal Impact

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

Private owner

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

- Zoning Info
- Site Pictures
- Playground Area
- Site Plan
- Conditional Use - Daycare - Legal Notice - 255 South Main Street
- Acceptance Letter
- Zoning Sign
- Building Pictures

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

Denial



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: Janet Collins
 Name of Business: All About Kiddy Learning Center
 Property's Address: 255 South Main St. Jonesboro GA 30236
 Email Address: Janet.collins@allaboutkiddylearning.com
 Phone: (Day): 404-992-8823 (Evening): 678-5457-3054

Property Information

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

Daycare Center

08 30 2022

Applicant's Signature

Date

FOR OFFICE USE ONLY:

Current Zoning: C-2

NAICS Code: 62491

Required Zoning: CM, H2, G1, MX, C1, C2

Conditional Use Needed? Yes or No

Comments:

☐ APPROVED

DENIED ☐

CONDITIONAL USE PERMITS REQUIRED AND MUST COMPLY WITH SEC. 81-122

8/30/22

Zoning Official Signature

Date

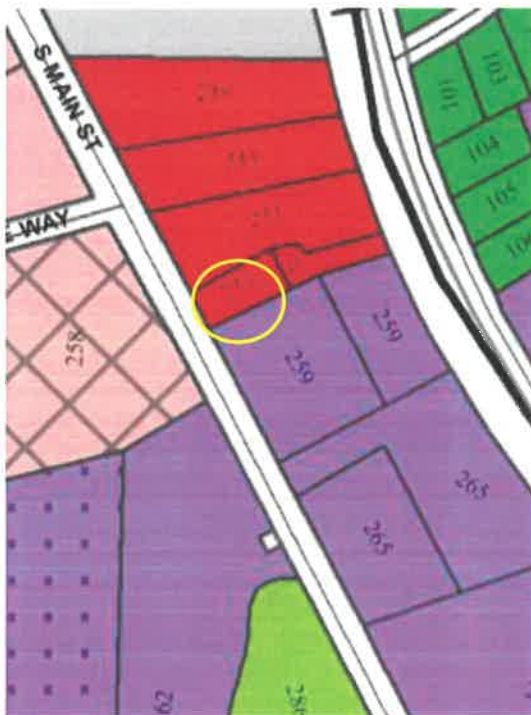
Attachment: Zoning Info (3467 : 255 South Main Street Daycare)

Applicant – Janet Collins
 Name of Business – All About Kidds Learning Center
 Address - 255 South Main Street
 Zoning District – C-2
 NAICS – 62441

Proposed Use: Daycare Center

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
62441	Nursery school (Child Day Care Services) (Out of Home)	N	N	N	C	N	N	C	C	C	C	C	N	Sec. 86-122



Zoning Classifications

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

Sec. 86-122. – NAICS 62441, 6244 Child day care.

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

Day care centers and group day care homes may be permitted as a conditional use in an CCM, H-2, O&I, C-1, C-2 or MX district, subject to the following conditions:

(1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children.

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children.

(b) Playground Occupancy. At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times.

(c) Location. Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas.

(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area.

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children.

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored.

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency.

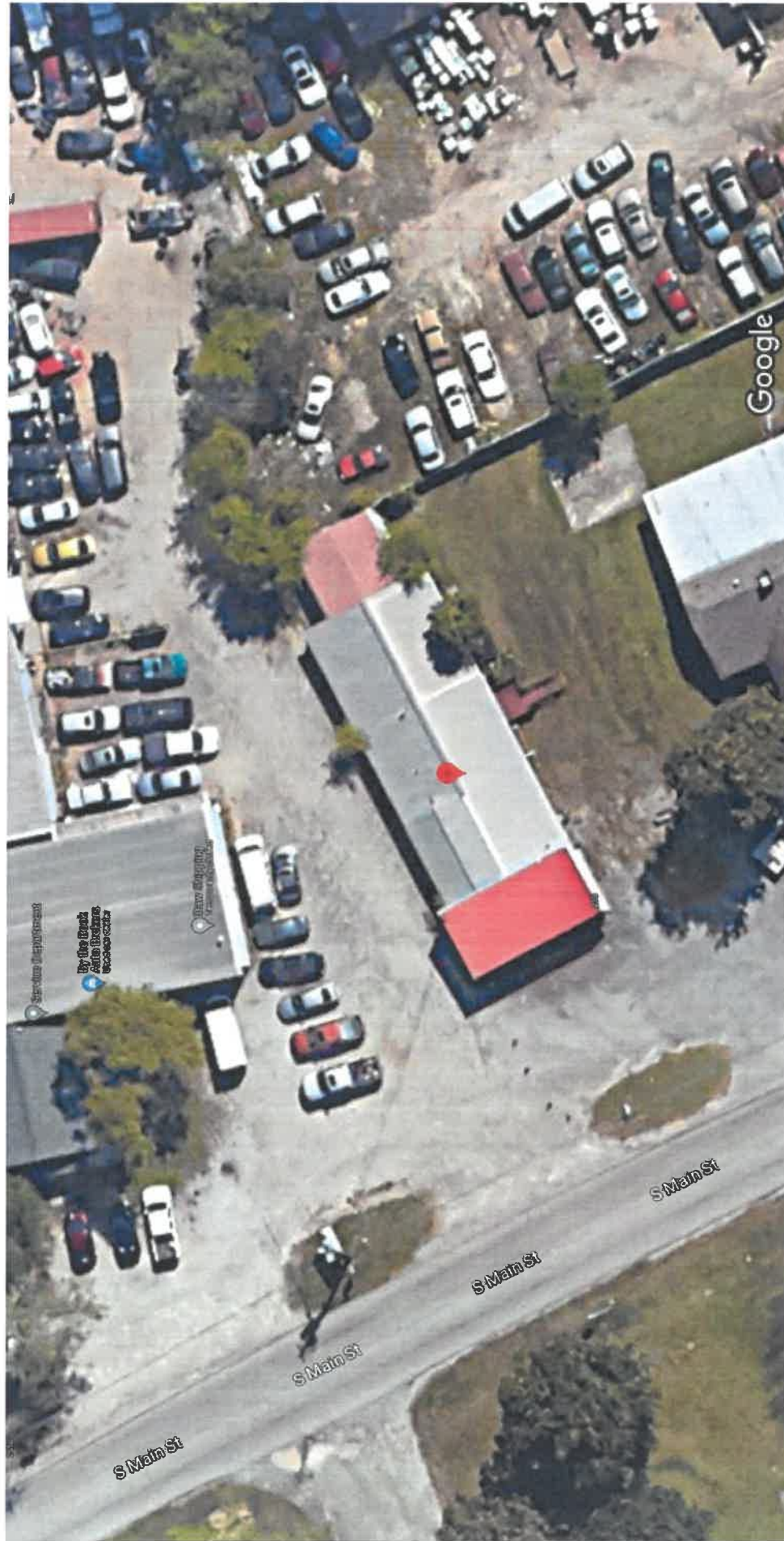
(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility. Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas.

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

David D. Allen, Zoning Administrator / Community Development Director
August 30, 2022

Google Maps 255 S Main St



Map data ©2023, Map data ©2023 20 ft

Google Maps 253 S Main St



Jonesboro, Georgia

Google Street View

Mar 2022

See more dates

Image capture: Mar 2022 © 2023 Google

Google Maps Jonesboro, Georgia



Google Street View™

Mar 2022

Image capture: Mar 2022 © 2023 Google

Google Maps 286 S Main St



Jonesboro, Georgia

Google Street View

Mar 2022

See more dates

Image capture: Mar 2022 © 2023 Google



Google Maps 253 S Main St

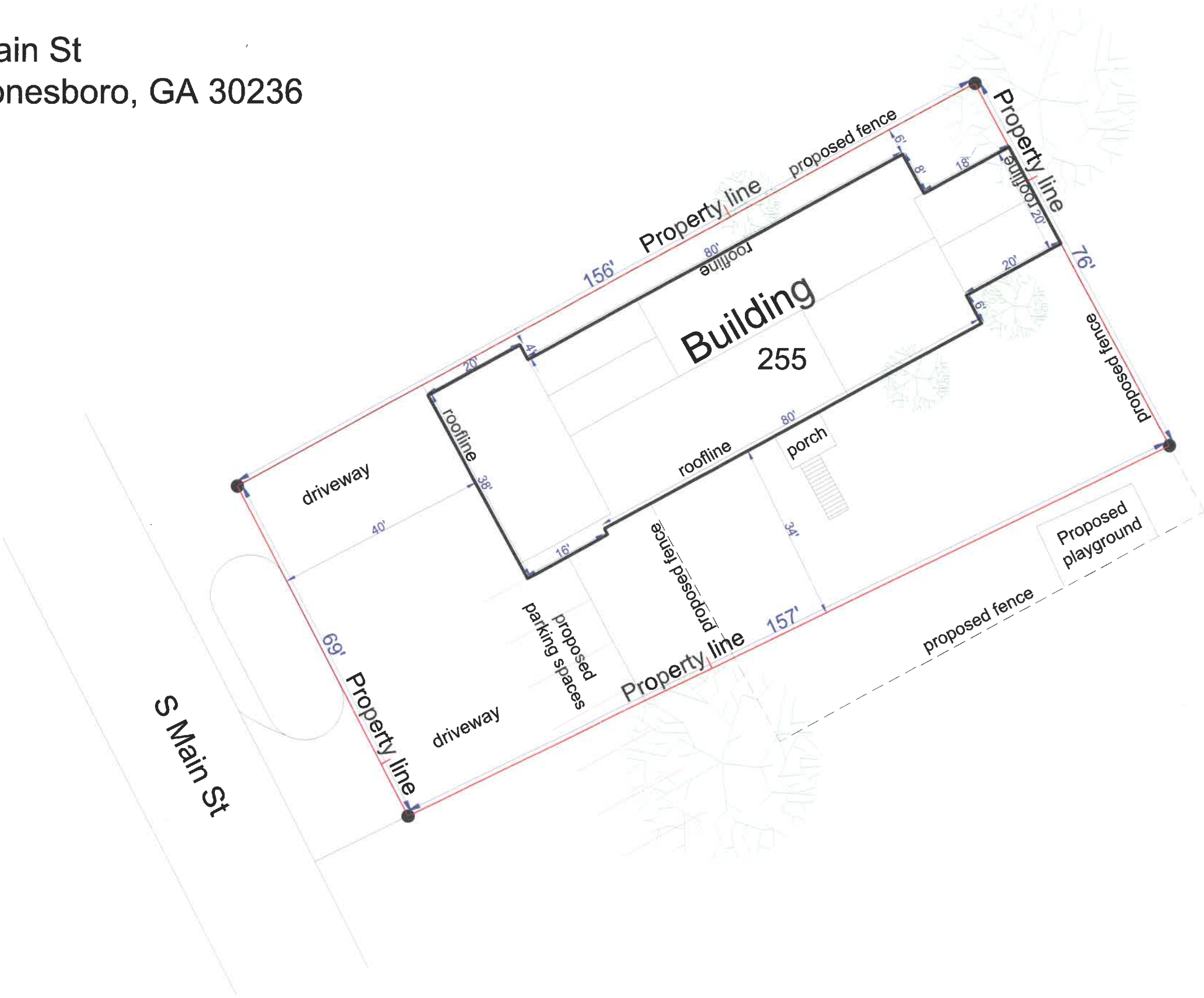
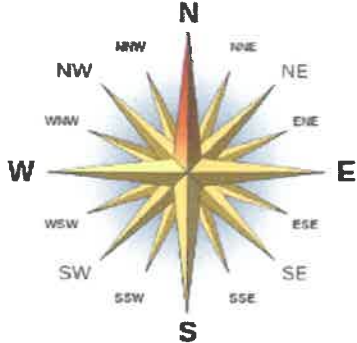


Jonesboro, Georgia
Google Street View
Mar 2022 See more dates

Image capture: Mar 2022 © 2023 Google

SITE PLAN

Address: 255 S Main St
City, State, ZIP: Jonesboro, GA 30236
Country: USA
Scale 1":20'



Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 14, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Conditional Use Permit application for a daycare by Josefina Vega, property owner, and Janet Collins, applicant, for property at 255 South Main Street (Parcel No. 06001C D003) Jonesboro, Georgia 30236. Mayor and Council will first discuss this item during their Work Session at 6:00 P.M. on August 7, 2023, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 7/26/23



MEMORANDUM

To: Janet Collins
9425 South Main Street
Jonesboro, Ga. 30236

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: July 26, 2023

Re: Notification of Request for Conditional Use – Day Care, 255 South Main Street;
Tax Map Parcel No. 06001C D003

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.

- Day Care

A Public Hearing has been scheduled for Monday, August 14, 2023 at 6:00 pm before the Jonesboro Mayor and City Council to consider the request as described above. The item will first be discussed at the Work Session on Monday, August 7, 2023 at 6:00 pm. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, Ga. Should you have any questions, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Acceptance Letter (3467 : 255 South Main Street Daycare)



Attachment: Zoning Sign (3467 : 255 South Main Street Daycare)

CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a

CONDITIONAL Use

at this location

255 SOUTH MAIN STREET

A PUBLIC HEARING on this application will be
held on **August 14** **120 23** at **6** p.m.

1859 CITY CENTER WAY

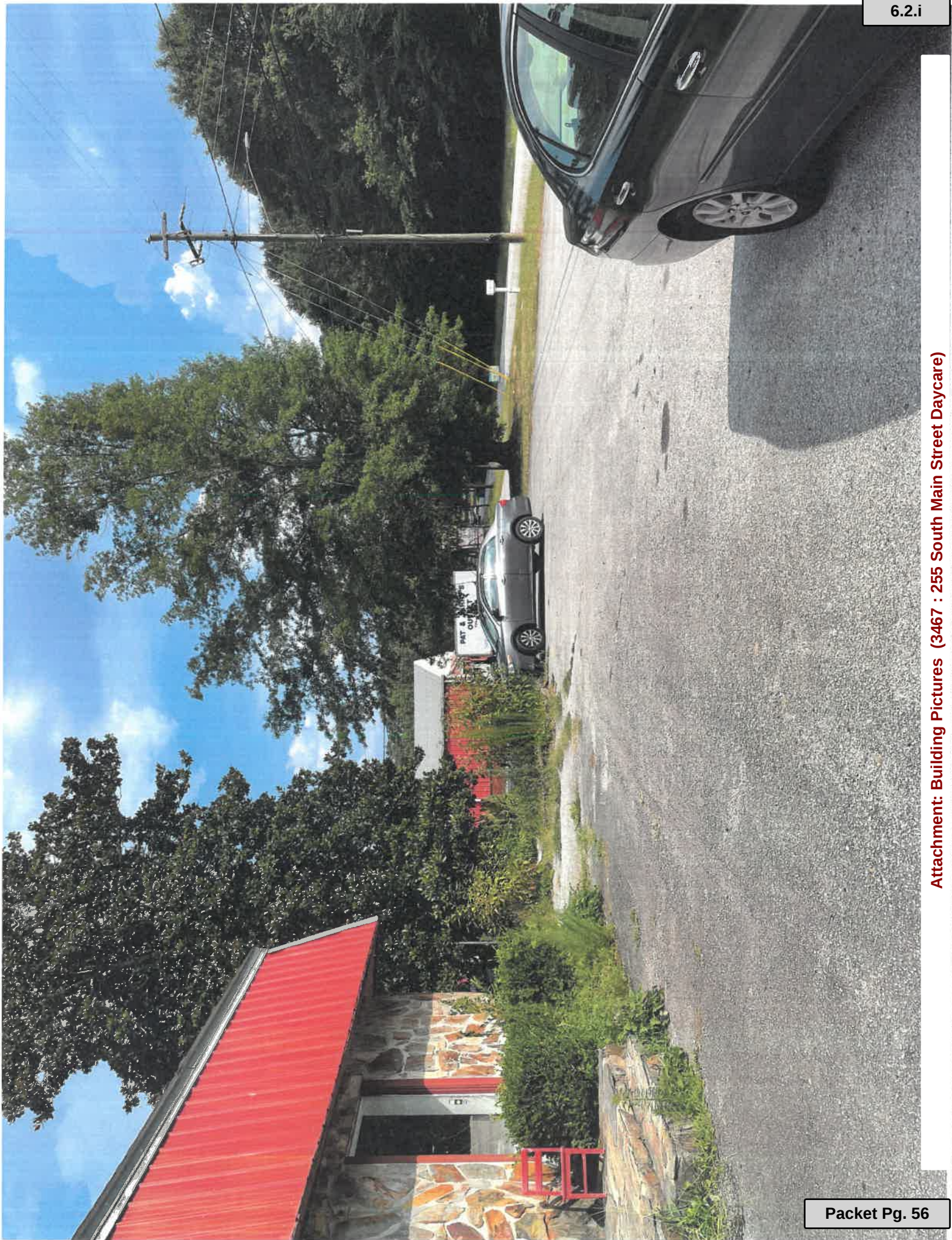
Any questions, call City Hall at 770-478-3800

Date of Posting - **July 26** **20 23**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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

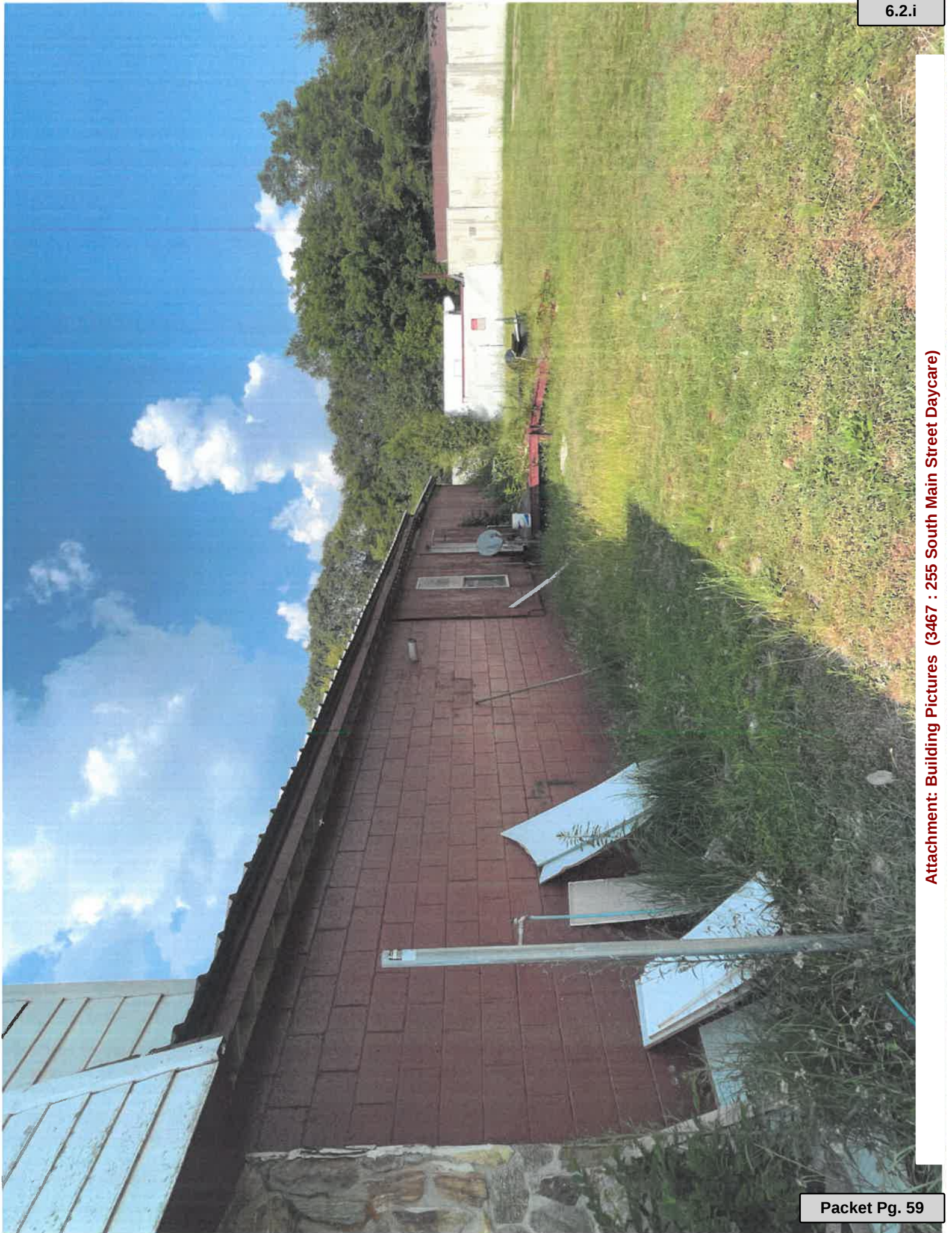




Attachment: Building Pictures (3467 : 255 South Main Street Daycare)



Attachment: Building Pictures (3467 : 255 South Main Street Daycare)



Attachment: Building Pictures (3467 : 255 South Main Street Daycare)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.3

- 3

COUNCIL MEETING DATE

August 7, 2023

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, 23-ZA-002, for vehicle repair and large commercial equipment rental with screened outdoor storage, by 33 Holdings LLC / TPS III-Tara Boulevard, 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 for large, heavy vehicles and traffic trailers**; In December 2022, the applicant was approved for a zoning appeal for allowing small commercial equipment rental with screened outdoor storage on the subject properties, which are all in the Gateway South Overlay District.

In June 2023, the same applicant was approved for variances to normal paving and landscaping requirements for the subject property.

Now the applicant is applying for another zoning appeal to modify the use from the previously approved zoning appeal of December 2022. Per the applicant,

“Under the current overlay district zoning, we are limited on business services due to restrictions of uses. We would like to have a repair facility as used previously. With the adjacent acreage in the parcel, we would like to have it as secondary uses for outdoor storage of commercial trucks, trailers (no longer than 52 feet), and large equipment rental such as an excavator at maximum height of 13 feet.

(Note: The repair use was prohibited with the creation of the Gateway South Overlay District. The former business Quik Slik was grandfathered in for this use since they started before the creation of the Gateway South Overlay District. However, the use is no longer grandfathered due to Quik Slik being gone longer than 90 days.)

My concern (and problem) with this latest request is that it appears that we are getting further and further away from the original intent of the approval in December 2022, small equipment rental and parking. Through a variance here, and a modification there, we will incrementally wind up with a parking yard full of large equipment and tractor trailers, all of which will be readily seen from the road over the fence and landscaping. We had a long-standing issue with the property across the road with tractor trailers before the indoor self-storage place was put there. While I am not opposed to the repair of small equipment being performed there, I am opposed to “commercial trucks, trailers (no longer than 52 feet), and large equipment rental such as an excavator at maximum height of 13 feet” being parked and repaired there.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***6.3**

Private Owner

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

- Approval Letter Zoning Appeal
- Approval Letter Variance
- Old Site Picture
- Current Site Pictures
- Zoning Appeal - 8859 Tara Blvd - Legal Notice August 2023
- Zoning Sign
- Acceptance Letter Zoning Appeal August 2023

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



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: December 13, 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 Mayor and Council, at a Public Hearing on December 12, 2022 at 6:00 pm, approved your request for the following zoning appeal for the above referenced properties:

- Commercial equipment rental with screened outdoor storage

The following approval conditions were established - 1. Landscape plan shall be provided and shall be subject to approval by the Community Development Director. New trees in the landscape plan shall be large enough caliper to provide effective screening of parked equipment. 2. Concrete sidewalks shall be provided at the front, with same location and width as other nearby sidewalks along Tara Blvd. Should you have any questions regarding the decision, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Approval Letter Zoning Appeal (3471 : 8859 Tara Blvd Zoning Appeal)



MEMORANDUM

To: 33 Holdings LLC
1145 Hightower Trail
Atlanta, Ga. 30350

From: David D. Allen
City of Jonesboro
1859 City Center Way
Jonesboro, GA 30236

Date: June 14, 2023

Re: Notification of Request for Variance – Paving and Landscaping, 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, on the evening of June 12, 2023, approved your request for the following requested variance for the above referenced properties:

- Paving and Landscaping requirements

Also confirming with the variance approval that the use (approved zoning appeal from December 2022) and parking area are not approved for use by large vehicles and equipment, including tractor trailers. Should you have any questions, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

Attachment: Approval Letter Variance (3471 : 8859 Tara Blvd Zoning Appeal)

Google Maps 8851 GA-3

Old View
Jonesboro, Georgia



Image capture: May 2022 © 2022 Google



8500 Tara Blvd

All

Street View & 360°

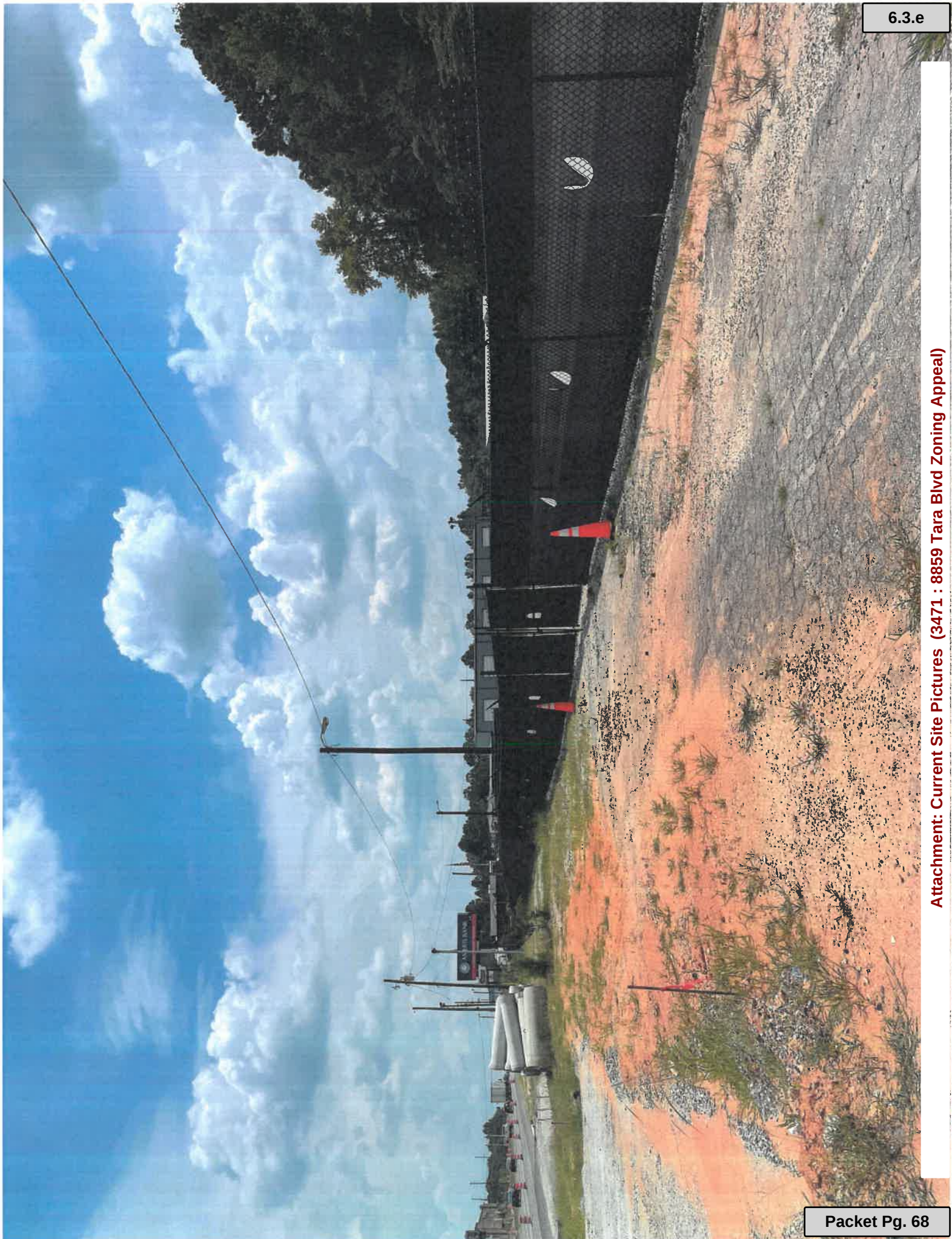


Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)

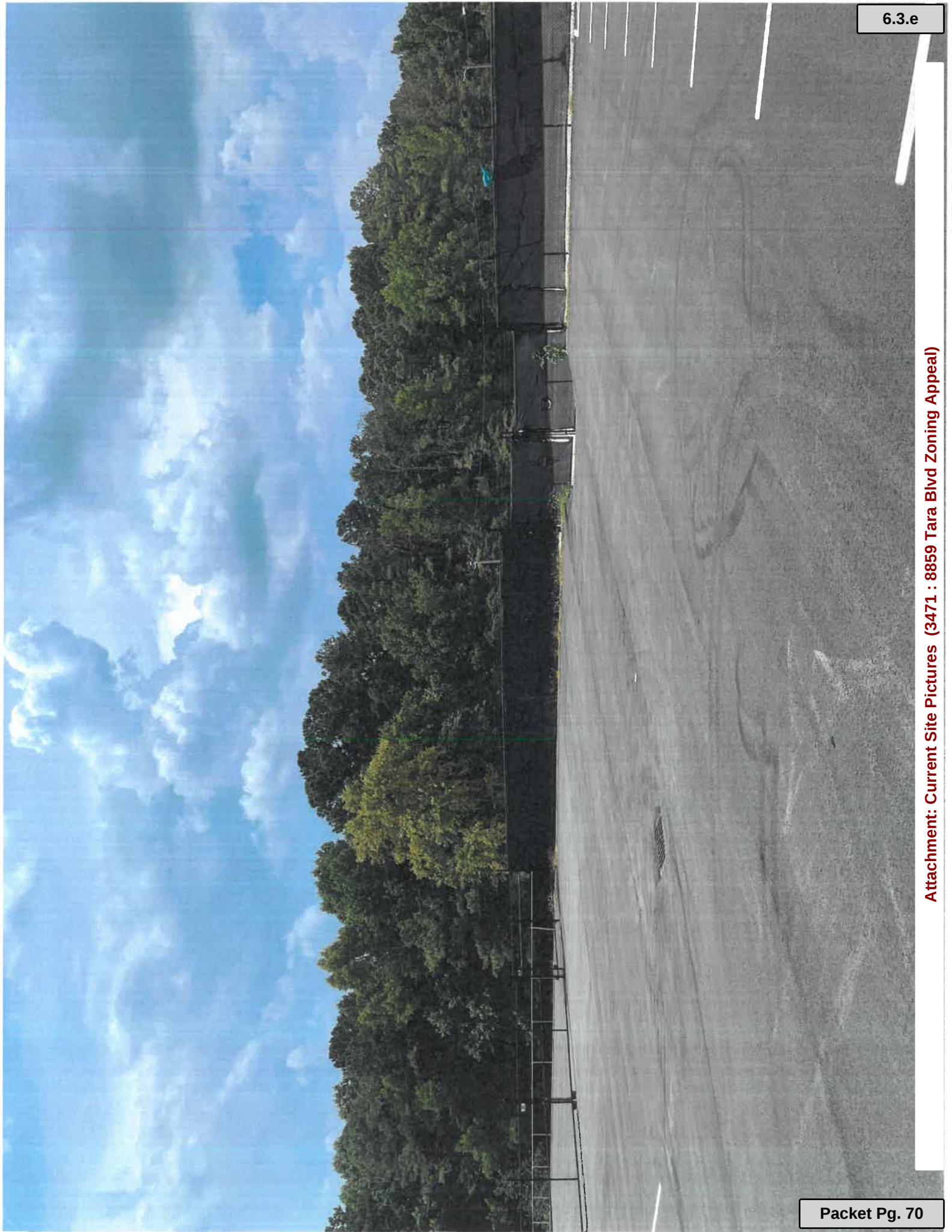


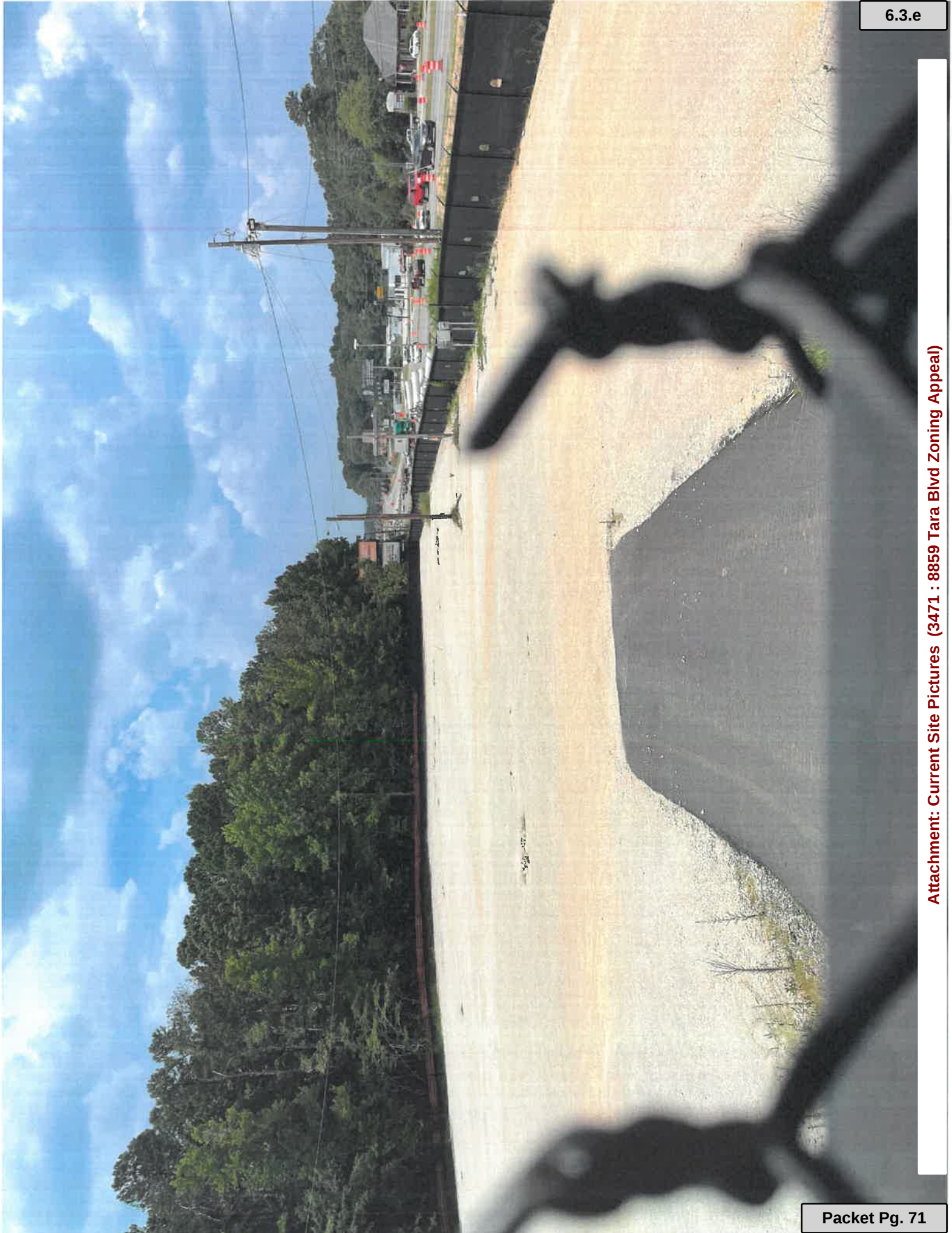
Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)

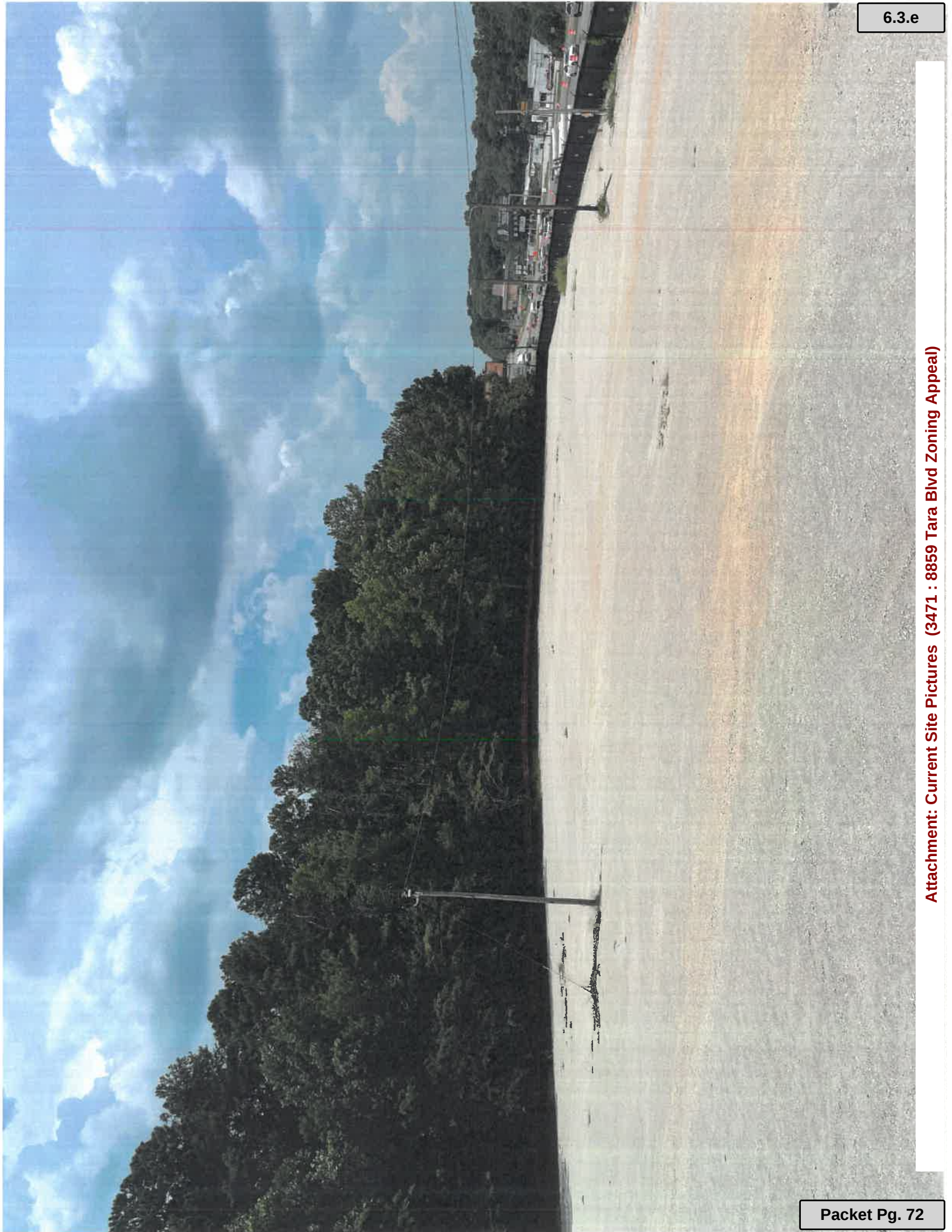






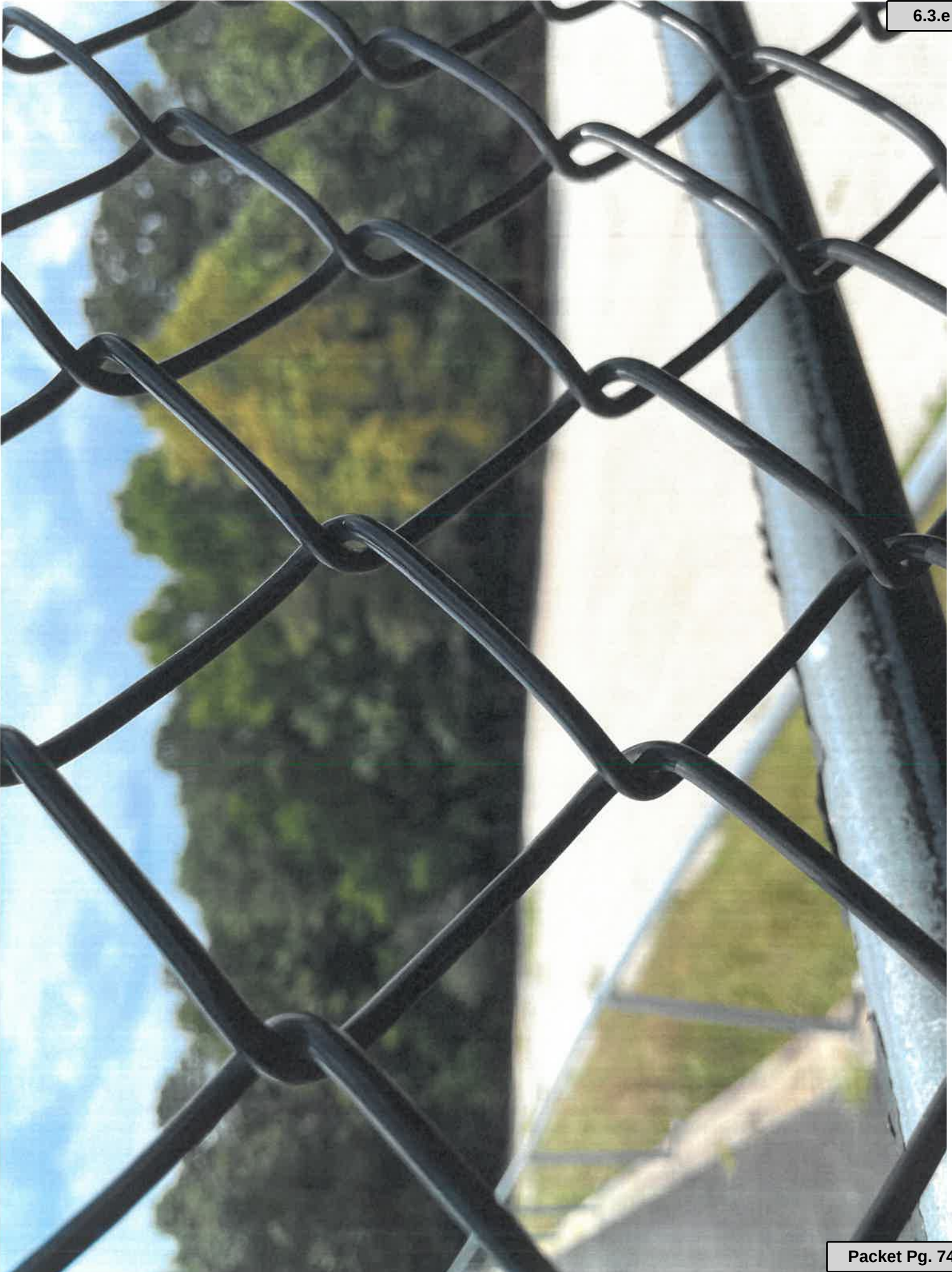








Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)





Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)



Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 14, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Zoning Appeal for vehicle repair and large commercial equipment rental with screened outdoor storage, by 33 Holdings LLC / TPS III-Tara Boulevard, 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 and Council will first discuss this item during their Work Session at 6:00 P.M. on August 7, 2023, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 7/26/23



Attachment: Zoning Sign (3471 : 8859 Tara Blvd Zoning Appeal)

CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a

Zoning Appeal OS239 241003
at this location OS239 241006

8859 Tara Blvd (Parcels OS239 241007)
A PUBLIC HEARING on this application will be
held on August 14 20.23, at 6 p.m.

1859 City Center Way

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

Date of Posting - July 26 20 23

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
1859 City Center Way
Jonesboro, GA 30236

Date: July 28, 2023

Re: Notification of Request for Zoning Appeal – Vehicle Repair and Large Equipment Rental, 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:

- Vehicle Repair and Large Equipment Rental

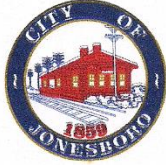
A Public Hearing has been scheduled for Monday, August 14, 2023 at 6:00 pm before the Jonesboro Mayor and City Council to consider the request as described above. The Jonesboro Mayor and City Council will hold their Work Session on this item on Monday, August 7, 2023 at 6:00 pm. The meetings will be conducted in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, Ga. Should you have any questions, please do not hesitate to contact me at 770-478-3800 or at dallen@jonesboroga.com.

Sincerely,

David D. Allen
Community Development Director / Zoning Administrator

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 4
		COUNCIL MEETING DATE August 7, 2023
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 Historic Preservation Commission Board Appointment.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Chapter 42, Article II, Historic Preservation Commission		
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes Historic Preservation		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval; The Historic Preservation Commission has had two vacant seats for several months. The most recent departure was Councilman Don Dixon. Recently, the chairperson of the Historic Preservation Commission, Betsy Wester, proposed her and Councilman Dixon's neighbor, Laura Dupuis, fill one of the vacant seats. Mrs. Dupuis came to the June Historic Preservation Commission meeting and expressed an interest in serving on the Board. Her application is enclosed. Mrs. Dupuis has lived in the City since 1996 and her house is located in the Historic Residential Overlay. She is also a legally registered voter in the City. The City needs to be fully staffed on this Board as soon as possible.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a		
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.) Application		
Staff Recommendation (Type Name, Title, Agency and Phone) Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	



CITY OF JONESBORO, GEORGIA

OFFICE OF THE CITY MANAGER

Ricky L. Clark, Jr.

124 NORTH AVENUE, JONESBORO, GEORGIA 30236

Commission, Board, and Committee Application Form

Note to applicants, including incumbents: After submitting a completed application to the City Manager's Office you will be required to attend a meeting to be interviewed. You will be advised of the date and approximate time of the meeting when you will be interviewed and your application considered. Please type or print legibly below.

Legal Full Name: Laura Dupuis Date of Birth: 5/15/60

Other Names/Nicknames Used: _____ E-mail: t.dupuis@yahoo.com

Present Mailing Address: 122 Spring Street Years at Address? 1996 to present

Legal residence :(if different from above) _____

Home Phone: 770 255-9714 Business Phone: _____ Cell Phone: _____

Employer: n/a Years of Service: _____

Employer Contact Person and Phone: _____

Are you a legally registered voter in the City of Jonesboro ? Yes ☒ No ☐

Position (Commission, Board or Committee) applying for: 1) Historic Preservation Commission

2) _____

Please tell us how you want to serve in this capacity. List qualifications which may be beneficial to this position.
(Use space below or attach additional sheet.)

By signing here you acknowledge: All information provided is accurate and complete to the best of your ability; and, you understand the City Council has the authority to remove members appointed by them in accordance with the City Charter, as applicable, for misrepresentation of any statement made on this application.

Sign here: Laura Dupuis Date: 6/28/23

City Manager's Use Only

Notified by (phone, e-mail, etc) _____ to attend Council meeting on ____/____/____ (date)

Notification by (staff) _____ Term of appointment (to-from) _____

Voter registration verified by (staff person) _____ Date ____/____/____

For incumbents—attendance during the past year (provide numerical information) _____

Attachment: Application (3474 : Historic Preservation Commission Board Appointment)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # - 5	6.5
			COUNCIL MEETING DATE August 7, 2023	
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Mr. Simpson		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding Caribbean Nights Festival Road Closure and Fee Waiver for October 7 th and 8 th .				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Road Closure and Fee Waiver Requests				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Recreation, Entertainment and Leisure Opportunities				
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i>				
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> • Correspondence • Calendar • Advertisement • Map				
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

David Allen

From: Andrew Simpson
Sent: Wednesday, July 26, 2023 3:54 PM
To: Donya Sartor; David Allen
Subject: FW: Caribbean Nights: Havana Edition Arts Music and Film Festival Experience
Attachments: Arts Clayton 2023 Calendar Front.jpg; Arts Clayton 2023 Calendar Back.jpg

Good Afternoon Mayor and David,

Just an FYI for the Caribbean nights event.

Not sure what City Council meeting this would be presented at.

Thanks.

Andrew



Andrew Simpson | Economic Development Director | City of Jonesboro, GA
Executive Director – Jonesboro DDA & Jonesboro Main Street
 Tel: [470-726-1625](tel:470-726-1625) | Cell: [470-571-4007](tel:470-571-4007) | asimpson@jonesboroga.com |
 1859 City Center Way Jonesboro, Georgia 30236 | www.jonesboroga.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

From: Brian Hebert <brian.hebert@artsclayton.org>
Sent: Wednesday, July 26, 2023 3:46 PM
To: Andrew Simpson <asimpson@jonesboroga.com>
Subject: RE: Caribbean Nights: Havana Edition Arts Music and Film Festival Experience

Andrew,

The dates and times we need for Saturday October 7 in the downtown square are 9am for the parade and we need the downtown square from Church street next to Arts Clayton up to Smith Street closed from 9am, we will start the street festival at 11am until 7pm. We need the space by B'Mari Events and Art Studio for a few food trucks and we are looking at asking First Methodist Church and First Baptist if could use their parking spaces for the festival as well. We plan on having street vendors and food trucks spaced out around the areas of the downtown square where permitted. Also, we need Lee Street Park for Sunday October 8 from 2-4pm for choir performances but will need to get out there at 12pm to set up anything the stage may need for the performances.

Brian

From: Andrew Simpson <asimpson@jonesboroga.com>
Sent: Wednesday, July 26, 2023 3:33 PM

Attachment: Correspondence (3477 : Caribbean Nights Festival Road Closure and Fee Waiver)



CLAYTON

2023 Calendar

August 11 John Lewis Quilt exhibition opening reception

September 9 Studio STEAM Workshop

September 15 John Lewis Quilt exhibition closes

October 6 Internationalist Spirit 2, Hand & Hand

International exhibition opening reception

* **October 7** Caribbean Nights: Havana Edition Street Festival

* **October 8** Caribbean Night: Havana Edition Gospel Extravaganza

October 14 Studio STEAM Workshop

November 10 Internationalist Spirit 2 exhibit closes

November 11 Studio STEAM Workshop

November 17 Dr. Zerric Clinton solo exhibition opening reception

November 20 Annual Commissioners' Tree Ornament Workshop

December 9 Studio STEAM Workshop

December 15 Friends & Family Holiday event

December 29 Dr. Zerric Clinton exhibition closes

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Attachment: Advertisement (3477 : Caribbean Nights Festival Road Closure and Fee Waiver)

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SEPTEMBER 30, 2023

Festival

OCTOBER 6 - 8, 2023

Caribbean Nights: Havana Edition

An International Arts, Music & Film Festival Experience

September 30 – Festival Kick-off with a Captivating Evening of Magical Charm & Fun

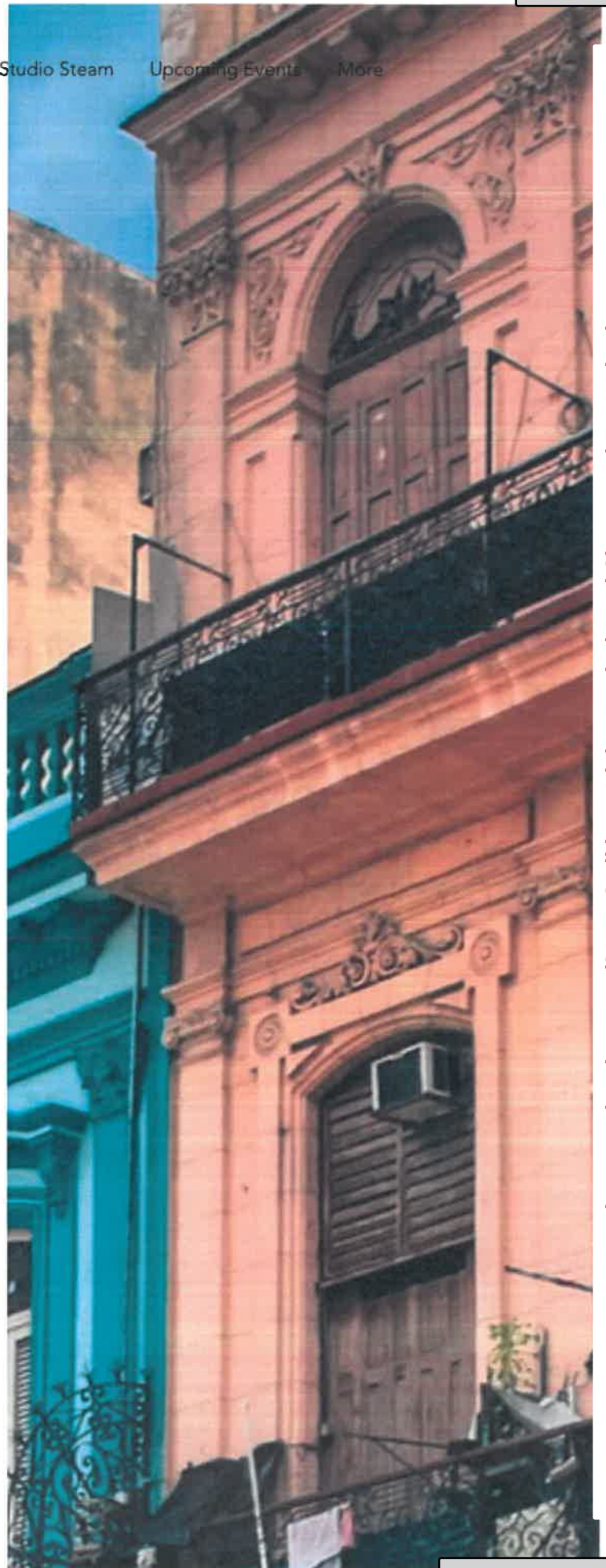
- Featuring Live Entertainment, Music & Dancing
- Live Auction of Sensational Artists' Works
- Dinner Delights
- Riveting Program & Speakers
- Student Art Contest Winners – To Be Announced

October 6 – Opening Reception and party

Opening Reception at Arts Clayton Gallery for The International Exhibition, "Internationalist Spirit 2: Hand & Hand" with The Jose Marti Community Arts Collective based in Havana, Cuba, International Film Festival and afterparty at B'Mari Event Space and Art Studio.

October 7 – International Arts Festival and Parade

The second day of this upscale, international festival will take place in downtown Jonesboro, "The Square" at Arts Clayton in the Allan Vigil Gallery and at B'Mari Events Space and Art Studio. Inspired by The Factory, a popular artist venue located in Havana, Cuba, Caribbean Nights is designed to promote an effective partnership with Jose Marti Community Arts Collective in Havana, Cuba. The Havana Edition will provide diverse artistic elements of appeal that will reach out to different audiences – from addicted culture and art lovers to those who would not normally attend arts festivals. This historical event will present first-rate entertainment to raise awareness on local and international art adventures. Caribbean Nights is synonymous with hypnotic, high-quality amusement, featuring an international film festival highlighting work from Cuban and U.S. filmmakers. The festival will forge a connection between art and the public and provide visitors with opportunities to soak up the atmosphere and create lasting memories. The cultural display will have the power to bring a variety of people together to entertain, educate and to inform, while simultaneously stimulating and delighting the senses. An impressive roster of exhilarating performances is planned, to



Attachment: Advertisement (3477 : Caribbean Nights Festival Road Closure and Fee Waiver)



100 ft

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # - 6	6.6
			COUNCIL MEETING DATE August 7, 2023	
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Community Development Director Allen		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding fee waiver for rental of Lee Street Park by Councilman Alfred Dixon for November 2023.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Application				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Economic Development, Community Planning, Neighborhood and Business Revitalization, Recreation, Entertainment and Leisure Opportunities				
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Councilman Alfred Dixon has applied to rent the Lee Street Park large amphitheater, market area, and pavilion for November 4th 2023. The purpose is for a "Garden of Hip Hop Festival." 300 people are expected to attend the one-day event (12:00 pm to 9 pm total time, 2pm to 7 pm music time), thus requiring police officers. The event is open to the public. Per the applicant, they will have juice, water, and popcorn (no City prep needed). Microphone and speakers from a DJ will be used. Tents will be erected for resource vendors providing aid and information. Catered food (including water, fruit, and healthy snacks) and alcoholic beverages will be served. Total fee waiver amount would be \$4600. An alcohol sub permit and a certificate of liability insurance (naming City of Jonesboro as additional insured) will need to be obtained.				
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a				
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Application				
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

WEDDINGS / LARGE SPECIAL EVENTS

- Mandatory meeting with City Clerk prior to event & application approval.
- Reservation time increase to 10pm for clean-up only.
- Only one event scheduled per day within 9am – 9pm time frame, as opposed to two per day for normal reservations.

SECURITY

One (1), off-duty, City of Jonesboro Police Officer, when available, must be provided by the renter for every 100 persons. The Officer shall be compensated \$35 per hour. The name of the Officer(s) assigned, must be provided to the City Clerk no later than seven (7) days prior to the event.



CITY OF JONESBORO 124 North Avenue
Jonesboro, Georgia 30236
www.jonesboroga.com

APPLICATION FOR A SPECIAL EVENT

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)

✓ Please print legibly or type and fill out form completely.

✓ Submit application and pay all fees at least 30 days prior to use.

✓ Make payment by Credit Card, Cash or Cashier's Check payable to **Area(s) Requested** (Please Check)

City of Jonesboro. ✓ If applicable, attach a copy of the Certificate of Liability naming the City as an additional Insured, Temporary Sales License, Liquor Liability Insurance, Food Handlers Permit.

Large Amphitheater x _____ Small Amphitheater _____ Market Area
_____ Pavilion _____

Organization Name (If Applicable) <u>City of Jonesboro</u> <u>Councilman Alfred Dixon</u>	Person Responsible for Reservation <u>Alfred R Dixon, III</u>
Address: <u>104 Elaine Terrace</u>	Home Phone #: Other Phone #: <u>6786226503</u>
City/Zip Code: <u>Jonesboro, GA 30236</u>	Email Address: <u>adixon@jonesboroga.com</u>
Day of Week (circle): <u>M T W TH F x S SU</u> REQUESTED DATE: <u>Saturday November 4, 2023</u> Reservation - START TIME:	
<u>12pm</u> <u>AM/xPM</u> (including set-up) END TIME: <u>9:00pm</u> <u>AM/xPM</u> (Including clean-up)	
Event Name: <u>Garden Of Hip Hop Festival</u> Total Expected Attendance: <u>300</u> Contact Person on Day of Event:	
<u>ALFRED DIXON</u> Contact # on Day of Event: <u>678.622.6503</u>	
Type of Activities	
☐ Birthday Party ☐ Company Picnic ☐ Concert ☐ Fundraiser ☐ Wedding ☒ Other <u>family friendly hip hop festival catered towards hip hop going greenSBORO.</u>	
This event will be: (check all that apply)	
☐ Closed to the public/invited guest only ☒ Open to the public ☐ Generating Sales (i.e. admission fees, concessions, or entry fees)	
☒ Use of Electricity Please indicate any other special assistance from our Public Works Department you will need (ex. Extra garbage receptacles, etc.): <u>Extra garbage receptacles</u> 	

APPLICATION FOR A SPECIAL EVENT

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)

Are there any entertainment features related to your event? ☐ No ☒ Yes*

* Number of Performers: TBD Performer Name(s) TBD Performance Type:

Will sound amplification be used? ☐ No ☒ Yes*

* Start Time: 2PM End Time: 7PM Describe Sound equipment used: DJ EQUIPMENT, SPEAKERS AND

MICROPHONES Will you be erecting and using any tents or other temporary equipment? ☐ No ☒ Yes*

*Describe Equipment used: TENTS WILL BE ERECTED FOR RESOURCE VENDORS PROVIDING AID AND INFORMATION

Will you request any street closures or alterations? ☒ No ☐ Yes* (Time of Closure or Alteration: AM/PM to AM/PM) *Location/Affected Street:

Does your event involve the use of alcoholic beverages? ☐ No ☒ Yes*

*Please check all that apply: ☐ Free/Host Alcohol ☐ Alcohol Sales ☒ Host & Sales ☐ Beer ☐ Wine Provide the name of the licensed bartender/caterer to serve the alcoholic beverages.

*Name of Caterer/Licensed Bartender: TBD Liquor License #:

If your event includes the use of alcohol on City Property, Host Liquor Liability Insurance of at least \$1,000,000 per occurrence is required. For alcohol sales, you must also obtain a City of Jonesboro Temporary Sales License and an approved City Alcohol Permit. To serve alcohol, you must also obtain an approved City Alcohol Permit.

Will Food and/or refreshments be served? ☐ No ☒ Yes*

*What type of food and/or refreshments will be served? WATER, FRUITS, HEALTHY SNACKS, FOOD

Will you be hiring a caterer to serve food? ☒ No ☐ Yes*

*Caterer Name: Address: Contact #: Will

food and/or refreshments be sold? ☐ No ☒ Yes*

*What type of food and/or refreshments will be sold? TBD

Who will prepare the food being served? ☐ Caterer* ☒ Other: *Does

the caterer have a current Food Handlers Permit? ☐ No ☐ Yes

A copy of the following supplement documents are required:

☒ **Proof of Liability Insurance** - Due Date: _____ Received On: _____ ☐ **Proof of Host**

Liquor Liability Insurance - Due Date: _____ Received On: _____ ☐ **City Approved Alcohol**

Permit - Due Date: _____ Received On: _____ ☐ **Jonesboro Temporary Sales License** - Due

Date: _____ **Received On:** _____ ☐ **Current Food Handlers Permit** - Due Date:

Received On: _____ NOTE: All required documents must be submitted to the City at least 30 days prior to reservation date for the reservation to be confirmed.

APPLICATION FOR A SPECIAL EVENT

Fee Computation: Office Use Only

Refundable Deposit: \$ 500.00 Cleaning Fee:

\$ 50.00 Security Fee: \$ 1,350.00 Amphitheatre:

9 hrs. @ \$ 300.00 per hour: \$ 2,700.00 Small

Amph.: _____ hrs. @ \$ _____ per hour: \$ _____

Pavilion: _____ hrs. @ \$ _____ per hour: \$ _____

Market Area: _____ hrs. @ \$ _____ per hour: \$ _____

Other _____ \$ _____ Total Amount Due: \$

4,600.00

Payment Information: Office Use Only

☐ Cash ☐ Check # _____ ☐ Visa ☐ M/C ☐ Discover

Cardholders Name: _____

Card Number: _____ Expires: _____

☐ Refundable Deposit paid on: _____

☐ Remaining amount of \$ _____ is due by: _____

☐ All Fees paid on: _____

I have evaluated the application and in accordance with the City of Jonesboro's policies, this application is:

☐ Approved for use ☐ Denied for Use

Comments/Notes:

* 3 Officers @ \$50.00/hr each From 12 pm to 9 pm
* Need City approved alcohol permit w/ server alcohol id + background check @ 35.00 each

Authorized by: _____ Title: _____ Date of Approval: _____

* Must provide a Certificate of Liability Insurance policy naming the City of Jonesboro as an additional insured

APPLICATION FOR A SPECIAL EVENT

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)

STATEMENT OF USER RESPONSIBILITY

For Lee Street Park Rental

PARK USE

- In consideration for the use of the City of Jonesboro Park Areas and Facilities, all users agree to the following:**
1. The user assumes entire responsibility and liability for losses, damages and claims arising out injury or damage to the user's display, equipment and other property brought onto the premises of the City facility reserved and shall indemnify and hold harmless the City from any and all such losses, damages and claims arising out of such use.
 2. Any group sponsoring or using a City-owned facility assumes all liability for any accidents that occur during the scheduled reservation time of the facility.
 3. The user shall be responsible for the conduct of the participants attending the activity/event, with regard to the control and containment of litter, and for any damage to the premises beyond ordinary wear and tear.
 4. Amplified music or other amplified sound is not allowed to be played at a volume that causes a nuisance for the area. No sound shall be permissible after 10:30 pm.
 5. The user shall conduct all activities on the premises in accordance with any applicable federal, state, or local laws, ordinances and rules, including all park regulations, and shall comply with the requirements stated in the "Lee Street Park Amphitheater Rental Packet."
 6. If approval is granted to the user to bring in any special portable devices (i.e., Bounce House) for use in conjunction with the reservation, the reserving party must submit a letter releasing the City of liability and must also post a sign at the device during the reservation time that the device is not the City's and the City is not responsible. However, if your event consists of more than 100 people, the authorized user shall submit a Certificate of Liability insurance in the amount of at least \$1,000,000 per occurrence, naming the City of Jonesboro as an additional insured, no later than 30 days prior to the event.
 7. It is unlawful for any person to use fireworks, firecrackers, explosives of any kind in any park.
 8. The park rules require that you promptly remove any dog waste deposited on public or private property.
 9. The park rules require that all dogs be leashed and barking must not become a nuisance.
 10. No motorized vehicles are allowed in the park except in areas approved for such use.
 11. No person may move any City owned equipment and/or supplies without written permission from the Director of Public Works.

The undersigned hereby makes application to the City of Jonesboro for use of the facility described above and certifies that the information given in the application is correct. The undersigned further states that he/she has the authority to make this application for the applicant and agrees that the applicant will observe the rules/regulations & policies/procedures of the City of Jonesboro. The applicant agrees to exercise the utmost care in the use of the premises and property and to defend and hold the City of Jonesboro harmless from all liability resulting from the use of said facilities. The applicant further agrees to reimburse the City of Jonesboro for any damage arising from the applicant's use of said facilities. The applicant signing this agreement will be considered the responsible party in case of damage, theft, or disturbances during the usage period. Applicant further agrees to pay any and all court costs, attorney fees and other fees related to the collection of damages for said facility including insufficient funds payment, stop payment or any other refusal to pay.

I have read, understand, and accept all procedures and regulations placed upon me for the rental of the listed rental location. I further acknowledge that I am 21 years of age or older and I understand that failure to comply with the established facility use guidelines (and within the established time frames), puts my meeting or event at risk of cancellation.

ALFRED DIXON _____ (Print Name) ALFRED XDIXON _____ (Sign Name)

2/10/2023 _____ (Date) _____ (Notary Public)

APPLICATION FOR A SPECIAL EVENT

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)



CITY OF JONESBORO

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



Lee Street Park

155 Lee Street
Jonesboro, Georgia 30236
www.jonesboroga.com

For additional information, please contact City Hall at (770)478-3800
Monday – Friday, 8:00 a.m. – 5:00 p.m.

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)

APPLICATION FOR A SPECIAL EVENT

GENERAL RENTAL INFORMATION

PLEASE NOTE:

As with all our parks, reservations include only the area you have specifically requested. The activities of your event must be contained to the area reserved. The remainder of the park is still available to the general public to enjoy. There is no designate parking for event reservations. Please plan accordingly.

RENTAL INFORMATION:

- Handicap accessible.
- Available daily, unless prior reserved.
- Available rental hours are between 8am – 11:00 pm unless otherwise approved
- Reservations may be made up to 1 year in advance, but no less than 30 days prior to use, unless they do not require supplemental documentation.

THE FACILITY OFFERS THE FOLLOWING AMENITIES:

- Farmers Market Area w/ Electrical Outlets
- Large Amphitheatre Stage
- Small Stage to Accommodate Smaller Events
- Covered Pavilion
- ____ Capacity Limit
- Recycling & Garbage Receptacles
- Park Benches
- Wheelchair Accessible

FEES AND RETURN POLICY

The Reservation fee is determined by the "Facility Rental Rate" chart located below. All renters pay a **Non-Refundable Cleaning Fee of \$50, and a Refundable Deposit as indicated below.** The refundable Deposit is to offset potential damage costs. If there is no damage, the deposit will be automatically refunded within five (5) business days after your reservation. To hold a reservation date, the Cleaning Fee, and Refundable Deposit (\$550) must be paid at the time of request. The **Reservation Fee must be paid 30 days prior to the reservation date** listed on the application.

Facility Rental Rates

Type of Event:
*3 Hour Minimum

Large Amphitheatre Small Amphitheatre Farmers Market Area

Rate I		Rate II		Rate III	
				Open or closed to public Generate NO sales NO Admission/Entry Fees NO Concessions NO Sponsor Signage Allowed	
				\$200 per hour \$500 Refundable Deposit	
				\$100 per hour \$300 Refundable Deposit	
				\$50 per hour \$100 Refundable Deposit	

APPLICATION FOR A SPECIAL EVENT

Attachment: Application (3478 : Fee Street Waiver - Lee Street Park November 2023)

Pavilion Rental

Type of Event: *3 Hour Minimum

Pavilion

		City Resident
Rate I	Rate II	R: \$50 per hour · \$20 per additional hour · \$150.00 Refundable Deposit

Cancellations received 30 days or more prior to the reservation date will receive a refund of all fees. If the applicant fails to provide at least 30 days cancellation notice, 20% of the Reservation Fee will be deducted before the refund is issued. Changes made to reservation, 30 days or less from the original reservation date, will be charged 10% of the original reservation fee. We will not accommodate any minor changes to the reservation with less than 7 days notice, major changes no less than 30 days notice.

INSURANCE POLICY

If the applicant is using either of the Amphitheatre Areas (Large and/or Small Stage) for any of the activities listed below, and/or the activity includes more than 100 people, the applicant shall submit a Certificate of Liability Insurance in the amount of at least \$2,000,000 per occurrence with an endorsement naming the City of Jonesboro as an additional named insured before the application is approved.

1. Sale of Alcohol, food, beverages or souvenirs.
2. Event open to the General Public
3. Conducting Business (*trade shows*).
4. Involving animals
5. Non-Sanctioned sporting event.

ALCOHOL

- Only Beer and Wine can be served.
- Permission to serve and/or sell alcohol is only granted if:
 1. Services is done by a Licensed Alcohol Caterer and/or State of GA permitted Alcohol Server.
 2. Service must be done in a designated, monitored area.
 3. A Certificate of Liability in the amount of \$2,000,000 must be obtained and must include Host Liquor Liability.
 4. A City of Jonesboro Alcohol Permit must be approved.

APPLICATION FOR A SPECIAL EVENT

5. If alcohol will be sold or included as part of an admission price, permission will be granted if:
 - a. Jonesboro Temporary Sales License is obtained. It must be displayed or made available upon request during the scheduled event.
6. The consumption of alcohol is restricted to the area of the park that has been reserved.

7. The City Clerk must receive copies of the required documents 30 days prior to the event.
8. The State of GA Caterer License and/or Jonesboro's server's permit must be available upon request during the scheduled event.
9. If found to be in violation of any of the above mentioned requirements, the City reserves the right to terminate alcohol service.

FOOD

- The City of Jonesboro is not responsible for health issues related to any food consumed at the event.
- Caterers are required to show proof of current Food Handlers Permit from Clayton County Board of Health.
- Individuals or groups planning to provide food at a public event, where it is prepared or served for consumption, are required to have proof of current Food Handlers Permit.

DECORATIONS

- Use of scotch tape or masking tape is not permitted on any walls throughout the Park.
- ABSOLUTELY NO bird seed, metallic confetti or rice, it's harmful to our environment.
- Candles are limited to those in glass bowls, where the flame is no higher than the glass.
- No signs or decorations shall be affixed to any trees, utility poles, buildings, or structures unless the City provides prior approval.

SEATING AND USE OF TENTS

- Extra seating and tents are the responsibility of the applicant.
- If seating is requested for any location on the lawn or amphitheater, only lawn or san-chair style seating is allowed. (This is a result of other chair puncturing the ground and damaging the irrigation system.)
- Tents requested for the lawn must be tethered down by weights, not by stakes. If weighted with water, the City of Jonesboro is not responsible for providing the water.

MUSIC

- Use of amplified sound requires adherence to City of Jonesboro Code of Ordinances, which requires that music or sound must be contained within the boundaries of the park. We reserve the right to check decibel level at the boundaries of the park.

APPLICATION FOR A SPECIAL EVENT

CLEAN UP PROCESS

The applicant is responsible for removal of all decorations and any items of property brought to the Park. Trash shall be deposited in appropriate receptacles. If there is more trash than the receptacles will allow, the applicant is responsible for removal of extra trash from the grounds. Prior to leaving the facility, the applicant is responsible for cleaning and placing in order all areas used. If the site is left in good condition and no damage has occurred, the Deposit will be refunded within five (5) business days after the reservation fee. Any additional costs for clean up or damage above and beyond the Deposit amount shall be paid by the applicant.

APPROVAL OF APPLICATION

The City Clerk and Mayor will determine if the reservation request is appropriate for the facility. **Reservations are not confirmed until all required documents, full payment of all fees and deposit have been received.** The City may cancel or deny the application of any person or group when it is determined by the City that the proposed use of the facility will not be in the best interest of the City. A copy of the approved permit will be provided to the applicant and notice of the event will be forwarded to the Police & Public Works Departments.

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 6.7 - 7
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding Clayton County proposal for future of Fire Station 13 in the City limits of Jonesboro.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of County Proposal for Fire Station 13		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Community Planning, Neighborhood and Business Revitalization, Transportation Infrastructure, Safety, Health and Wellbeing		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Recently, the Mayor, City Manager, and scheduled groups of Councilmembers discussed the future of Fire Station 13 off of West Mimosa Drive in the City. Currently, the County Fire Department leases the building from the City as an active fire station. The annual lease is just over \$100,000. This has occurred since approximately 2006. Recently, Clayton County has finalized plans to move the entire Clayton County government into a new administrative campus off of Old Poston Road (still in the City). There is room on that property for a new fire station and clinic. The County has expressed interest in also keeping Fire Station 13 as an active station, but they do not own the building and need to do close to one million dollars' worth of roof / HVAC repairs to the building. Naturally, they are reluctant to do this to a building they do not own. They are proposing the City deed the building and property to the County free of charge and then they will build a completely new fire station on the property, and also some streetscape improvements. The City could benefit by not having to pay for costly repairs to the building, still enjoy the use of an active fire station in the City center, and have a quality renovation to the property with no City expense. The County would need to know the intent of the City on this proposal by October. The City would not see payment of its annual lease go away until mid to late July 2024.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> To Be Determined		
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		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 8
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) City Council	Sponsor(s) Mayor Sartor	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding appointment of an Election Superintendent for the November 7, 2023, Municipal Election.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Appointment of Election Superintendent		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership		
21-2-70.1. Municipal superintendents; eligibility. (a) The municipal superintendent shall conduct, in accordance with this chapter, all municipal elections held within his or her municipality. (b) The municipal superintendent shall be a person or committee selected by the governing authority of the municipality in a public meeting, and such selection shall be recorded in the minutes of such meeting. The municipal superintendent shall receive compensation fixed and paid by the governing authority of the municipality from municipal funds. The appointment shall be made in a public meeting, and the appointment shall be recorded in the minutes of said meeting.		
Fiscal Impact To be determined.		
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		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	08/07/23 City Council NO ACTION TAKEN
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # <b style="color: red;">- 9	6.9
			COUNCIL MEETING DATE August 7, 2023	
Requesting Agency (Initiator) City Council		Sponsor(s) Mayor Sartor		
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding appointment of Absentee Ballot Clerk and Alternate Absentee Ballot Clerk for November 2023 Election.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Appointment of Absentee Ballot Clerk and Alternate Absentee Ballot Clerk				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership				
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> O.C.G.A. 21-2-380.1 – The governing authority of a municipality shall appoint an absentee ballot clerk who shall perform the duties of processing absentee ballots.				
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> To be determined				
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				

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	<b style="color: red;">08/07/23 City Council NO ACTION TAKEN
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 6.10 - 10
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) City Council	Sponsor(s) Mayor Sartor	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Discussion regarding compensation for poll workers for November 2023 Election.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Poll Workers Compensation Approval		
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 recommendation is to train 12 poll workers. Five (5) poll workers will be present in the polling site daily. 1 Chief Manager - \$17.00 per hour 2 Assistant Manager \$17.00 per hour 2 Clerks \$15.00 per hour		
Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.) Approximately - \$16,500 total		
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.) Nov 7 Elections Estimate		
Staff Recommendation (Type Name, Title, Agency and Phone) Council's Discretion		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	08/07/23 City Council NO ACTION TAKEN
Signature	City Clerk's Office	

ESTIMATE BUDGET COST
NOVEMBER 2023 MUNICIPAL ELECTION

This estimate is based on the City of Jonesboro conducting the November 7, 2023, Municipal Election with one voting precincts @ JCC, and the below recommended days and hours with five (5) poll workers per day.

1 15 Early Voting Days (Monday - Friday)			EV WEEKLY RATE	
starting October 16 - November 3			CHIEF MANAGER	CLERK
7:30 AM - 7:30 PM			12 hours per day (60 hours/per week)	\$17x60 hrs. = \$1020 \$15x 60 hrs. = \$900
2 Two Saturdays (Required)			SATURDAY RATE	
21-Oct	9:00 AM - 4:00 PM	7 hours per day (14 hours for 2 days)	\$17x14 hrs. = \$238	\$15x 14 hrs. = \$210
28-Oct	9:00 AM - 4:00 PM			
3 ELECTION DAY VOTING			ELECTION DAY RATE	
7-Nov	7:00 AM - 9:00 PM	(14 hours for 1 day)	\$17X14 hrs. = \$238	\$15x 14 hrs. = \$210
Weekly cost for 3 Managers- \$3060 x 3 weeks = \$9,180				
Weekly cost for 2 Clerks - \$1800 x 3 weeks = \$5,400				
\$14,580.00				
Sat. voting & Election Day (Chief Mgrs.)-28 hours 28 hours x \$17 = \$476 x 2 managers = \$952				
Sat. voting & Election Day (clerks) - 28 hours 28 hours x \$15 = \$420 x 3 clerks = \$1,260				
\$2,212				
Dominion Tec Service \$8,267.00				
Dominion Supplies \$519.00				
Tatnall Ballot Printing \$800.00				
\$9,586.00				
\$26,378				
TOTAL COST				

Attachment: Nov 7 Elections Estimate (3463 : Poll Workers Compensation)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 11
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) City Council	Sponsor(s) Mayor Sartor	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding budget amendment for the purpose of transferring funds to pay for the November 7, 2023 Municipal Election.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Transfer of Funds		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> The City of Jonesboro will have a Municipal Election on November 7, 2023. The estimated cost to hold the Election is \$26,000. It is necessary for the governing body to amend the budget for the purpose of transferring funds to support election expenses. Council needs to consider alternate sources of funding from other line items.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> \$26,000 total		
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> Council's Discretion		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	08/07/23 City Council NO ACTION TAKEN
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 12
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Mayor Sartor	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding opportunity for sponsorship funding for Jonesboro High School Band's participation in 2024 Macy's Thanksgiving Day Parade.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Sponsorship Amounts		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Recreation, Entertainment and Leisure Opportunities		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Agency recommendation – Approval of \$1000 sponsorship level; In 2023, the Jonesboro High School Band was invited to represent Georgia in the 2024 Macy's Thanksgiving Day Parade, one of only 10 marching bands selected to participate. The band will spend the next year rehearsing and fundraising for the event. Enclosed is a 'sponsorship deck' advertising various sponsorship levels to help the band with traveling expenses, ranging from \$25,000 to \$500. In the past, the former City administration had donated \$1000 to sponsor the band. The \$1000 level in the sponsorship brochure is Black Level Sponsor. If approved, the appropriate budget line item will need to fund the sponsorship.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> City budget line item.		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> - News Article - Macy's Deck Presentation		
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Approval		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

Watch Live

Jonesboro High School band surprised with invitation to Macy's Thanksgiving Day Parade

By FOX 5 Atlanta Digital Team | Published March 31, 2023 | Jonesboro | FOX 5 Atlanta |

JONESBORO, Ga. - A Clayton County high school marching band got a major surprise Friday morning when they learned they would be performing in one of the biggest parades of the year.

The Majestic Marching Cardinals of Jonesboro High School thought they were going to a special event to celebrate their principal, but were shocked to learn that they have been picked to represent Georgia in the 2024 Macy's Thanksgiving Day Parade.

When the parade's creative director Wesley Whatley revealed the news to the band, the students started celebrating - jumping out of their chairs and shouting with joy.

The band was picked out of hundreds of applicants to be one of the 10 selected marching bands for the 98th annual parade.

"This is a wonderful opportunity for this amazing group of musicians," said Clayton County Public Schools interim Superintendent Dr. Anthony W. Smith. "The Majestic Marching Cardinals have proudly represented our school district with distinction and pride at multiple events for years. We trust that they will not disappoint on such a landmark event."

Along with the big news, Macy's will also donate the first \$10,000 to help kick off the band's fundraising to go to the event. The band will spend the next 18 months rehearsing for the big event and planning fundraising events.

"The Majestic Marching Cardinals band program is built on creating opportunities and experiences for our students. It is those experiences that define who our students become," said band director Lynel Goodwin. "Being invited to the Macy's Thanksgiving Day Parade is the most unique experience we have ever been invited to, and we look forward to being a part of this prestigious occasion."

Ad Content by Taboola |

[Prince Harry and William finally talk about their sister Laura who no one knew existed](#)

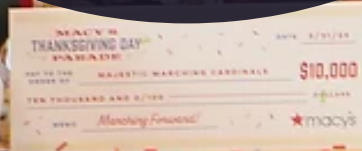
Sponsored | Greedyfinance

Attachment: News Article (3476 : Jonesboro High School Band Sponsorship)

JONESBORO HIGH SCHOOL

#MMC2NYC

Sponsorship Pitch Deck



ABOUT

The Majestic Marching Cardinals (MMC) is an extraordinary band with a mission extends beyond the classroom. We are dedicated to providing our students with unique learning experiences and opportunities through the power of music. Our primary focus is to prepare students for the next phase of their lives by imparting valuable skills and exposing them to once-in-a-lifetime opportunities.

GOALS



MUSICAL EXCELLENCE

Our first goal is to cultivate and foster musical excellence among our students. We aim to provide them with the necessary skills, training, and opportunities to develop their musical talents to the highest level.



MEANINGFUL EXPERIENCES

We strive to create meaningful experiences for our students by exposing them to diverse musical genres, performances, and collaborations. Through these experiences, they broaden their musical horizons and develop a lifelong appreciation for music.



COLLEGE READINESS

One of our key objectives is to prepare our students for the next stage of their educational journey. We equip them with the necessary tools, knowledge, and resources to successfully transition to post-secondary education and pursue their musical aspirations.

BAND VISION

The Majestic Marching Cardinals aspire to become the premier ambassador for the Clayton County and Jonesboro Community. We envision ourselves as more than just a band but as a catalyst for positive change and inspiration within our community. Through our performances, community engagement and dedication to musical excellence, we aim to represent our community with pride and leave a lasting impact.

With the MMC, students not only develop their musical talents, but also cultivate essential life skills, gain cultural awareness, and build a strong foundation for their future. We are committed to fostering a nurturing environment that encourages personal growth, artistic expression, and the pursuit of educational and musical excellence.

ACCOMPLISHMENTS

- VH1 Save the Music Feature (2017)
- City of Jonesboro Mayoral Inauguration (2019)
- CCPS Commendation (2x) Recipient
- BET Music Video Television Premier "Like Whoa" (2019)
- Slutty Vegan Commercial (2020)
- Battle 7 on 7 Commercial (2019)
- Nationally Televised Chicago Thanksgiving Day Parade (2019)
- ESPN MEAC/SWAC Challenge Pre-Game (2019)
- Good Morning American Appearance (2021)
- "We Got Love" Reality TV Show Appearance on E! (2021)
- Great Atlanta Band Challenge Champion (2021)
- CW "Tom Swift" Television Show Appearance (2022)
- Bethune-Cookman University Homecoming Post Game Show Performance (2018)
- City of College Park May's Cup Recipient (2018 & 2019)
- Fill the Bus Celebrity Basketball Game Performance (2019)
- 1st Place Cadence Percussion Challenge (2019)
- 1st Place Dawg Pound Percussion Competition (2022)
- 1st Place BODL Drumline Competition (2021)
- 1st Place Drumline & Auxiliary at Jackson State University High School Band Competition (2022)
- ESPN Celebration Bowl Performance (2021)
- HBCU Culture Collegiate Battle of the Bands Performance (2021 & 2022)
- Nomination from Georgia Governor Kemp to attend National 4th of July Parade in Washington DC (2022)
- Color of Chron's National Conference Performance (2022)
- WorkHuman Live International Conference Performance (2022)
- Alabama A&M University Homecoming Parade (2022)
- Morris Brown College Homecoming Parade (2022)
- Proclamation from the City of Jonesboro (2022)
- Music for All "Advocacy in Action" Award Winner (2023)
- Holly Jolly Christmas Televised Performance (2021 & 2022)



5 States
40+ Performances
\$10+Million Scholarships Received

3.5k

Followers

15%

Reach

Packet Pg. 111

SPONSORSHIP LEVELS

\$25k

Platinum Partner

Prominent Recognition
in event program, social
media and promotional
materials

Logo placement on band
banners, merchandise
and event signage

Featured Mentions on
Social Media

5 VIP tickets and seating
at select events

Customized Promo
Opportunities

\$10k

Diamond Sponsor

Prominent Recognition
in event program, social
media and promotional
materials

Logo placement on band
banners, merchandise
and event signage

Featured Mentions on
Social Media

5 VIP tickets and seating
at select events

\$5k

Cardinal Champion

Prominent logo placement
on event signage and
marketing materials

Exclusive recognition as
an "Official Sponsor"

Verbal acknowledgement
during field show

4 VIP tickets and seating
at select events

SPONSORSHIP LEVELS

\$3k

Red Level Sponsor

Logo inclusion on event
banners and websites
Recognition as a sponsor
during media events

Social media shoutouts
and mentions
2 General Admission
tickets and 2 VIP tickets
to select performances
Opportunity to provide
promotional materials at
events

\$1k

Black Level Sponsor

Logo inclusion on
website and select
materials

Recognition in event
programs

Social media thank you
post

3 Complimentary tickets
to select performances

Vendor Booth at select
events

\$500

White Level Sponsor

Name listed on event
program

Social media gratitude
post

2 Complimentary tickets
to select performances

Inclusion in sponsor
appreciation post-event
communication

Thank you

I AM WRITING THIS LETTER ON BEHALF OF THE
MAJESTIC MARCHING CARDINALS TO EXPRESS OUR
DEEPEST GRATITUDE FOR YOUR GENEROUS SUPPORT AND
SPONSORSHIP OF OUR BAND. YOUR COMMITMENT AND
DEDICATION TO OUR ORGANIZATION HAVE HAD A
PROFOUND IMPACT ON OUR STUDENTS, ALLOWING US TO
CONTINUE PURSUING EXCELLENCE IN MUSIC EDUCATION
AND PERFORMANCE.

Mr. Lynel Goodwin



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

6.13

- 13

COUNCIL MEETING DATE
August 7, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Community Development Director Allen

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

Discussion regarding City of Jonesboro Police Department Pay Increase.

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

Review of Proposal

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

Yes

Innovative Leadership, 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.)

Agency recommendation – **Approval of street officer raises for remainder of FY23**; Recently, the Police Chief brought up concerns about officer pay and retention within the City of Jonesboro. There is intense competition for new and experienced police officers within Clayton County and metro Atlanta. Smaller municipalities such as Jonesboro with smaller tax bases are not only challenged to recruit and retain quality officers, but are faced with fully staffing shifts to adequately protect and serve on the streets.

Per the Police Chief,

I am writing to formally submit my appeal to the Mayor and City Council regarding the need for a pay increase for the dedicated members of our esteemed Police Department. I have attached the detailed document outlining the reasons and rationale for this request.

As you are aware, our police officers play an integral role in maintaining the safety and security of our community. Their commitment to upholding the law and protecting our citizens is commendable and essential for the well-being of our city. However, it is no secret that they face numerous challenges and risks while carrying out their duties.

The purpose of this appeal is to draw attention to the pressing need to improve the compensation of our police force. Adequate pay is crucial in attracting and retaining qualified and experienced officers, as well as motivating them to continue providing exceptional service. A competitive salary is not only a matter of fairness but also an investment in the overall effectiveness of our law enforcement efforts.

In the attached document, I have outlined the key points supporting the pay increase proposal, including:

- 1. Retention and Recruitment: Attracting and retaining talented individuals in law enforcement is becoming increasingly difficult. A competitive salary will help us recruit the best candidates and retain experienced officers who have already demonstrated their dedication to our city.*
- 2. Morale and Motivation: A pay increase will boost the morale of our police force, showing them that their hard work and sacrifices are recognized and valued by the city. This increased motivation will lead to improved performance and dedication on the job.*
- 3. Cost of Living: Considering the rising cost of living, it is essential to ensure that our police officers can maintain a decent standard of living, supporting themselves and their families without financial stress.*
- 4. Public Safety: Investing in our police force's well-being directly translates into enhanced public safety. A well-compensated and contented police department can better focus on protecting the community and preventing crime.*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

It is my intention to work with the Finance Department to ensure that this proposal be realized. In our last conversation, we determined that the current vacant Assistant Chief's position would fund such an increase for the remainder of this year and the general fund to support it ongoing. If there is any additional information or support you require from me for this appeal, please do not hesitate to ask. I am more than willing to collaborate and provide any necessary data or research to bolster our case. Thank you for your time and consideration of this important matter. I look forward to a positive response from the Mayor and City Council, and I am hopeful that together, we can make a meaningful difference for our police force and the entire community.

The Police Chief is advocating for a 16% pay increase across the board. This would, of course, affect the 2023 budget, the 2024 budget, and beyond.

The Interim City Manager's and Mayor's immediate goal is to improve the current retention and recruitment of quality street officers, in order to keep the streets safe. Pay increases to personnel within the Police Department and the Courts which are not directly participating in street patrol shifts is not the immediate priority. With the onset of budget talks for FY24 in August and September, discussions will need to occur to accommodate future pay increases in the upcoming and future budget.

For the remainder of the FY23 budget, the City would like to explore vacating the already budgeted Assistant Police Chief position and dividing up that salary into respective permanent pay increases for street officers only.

Fiscal Impact

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

For FY23, adjustment in budgeted paid positions.

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

- Agency Pay Comparison
- Proposal for Pay Increase

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

Agency Name	Entry Level Salary	Agency Workforce	Size of Jurisdiction	Notes
Jonesboro Police Department	\$43,243	28/21	2.5 sq miles/ 5100	
Riverdale Police Department	\$48,759	30/50	4.2 sq miles/ 16,000	
Lake City Police Department	\$43,347	17	1.8 sq miles/ 3000	
Love Joy Police Department	\$45,874	22/26	2 sq miles/ 6000	Working on pay increase. Asking for \$50 to \$51k
Forest Park Police Department	\$49,014	85/92	11 sq miles/ 20,000	
Clayton County Police Department	\$48,122 New pay \$49,565.66	362/400	144 sq miles/ 300.000	Recently got a 3% pay increase across the board. (does not reflect the raise)
Clayton County Sheriff's Office	\$48,122 New pay \$49,565.66	227	144 sq miles/ 300,000	Recently got a 3% pay increase across the board along with \$3 million dollars for 33 new positions.(does not reflect the raise)
City of Morrow Police Department	\$49,884	29/31	3 sq miles/ 7300	Pay was just increased by Mayor and Council from \$48,000



Jonesboro Police Department

1859 City Center Way Jonesboro, Georgia 30236 / 770.478.7407

Tommy L. Henderson, III
Chief of Police

To: Mayor Donya Sartor
Mayor Pro Tempore Tracey Messick
Council member Alfred Dixon
Council Member Don Dixon
Council Member Bobby Lester
Council Member Billy Powell
Council member Ed Wise

From: Chief Tommy L. Henderson III *JPH*

Date: July 19, 2023

Subject: Urgent Request for a 16% Pay Increase for Jonesboro Police Department

Greetings, Mayor Sartor and Esteemed City Council Members,

As the Chief of Police for the Jonesboro Police Department, I write to you today to express my deep concern regarding the current pay scales of our dedicated police officers. I respectfully request your attention to this matter and propose a significant pay increase of 16% across the board for the Jonesboro Police Department.

Law enforcement officers are the backbone of our community. They serve as the frontline defenders of justice, ensuring the safety and well-being of our citizens in the face of ever-evolving challenges and risks. However, the current pay structure has created a severe disparity between the compensation offered to our officers and those in neighboring jurisdictions. This has negatively impacted morale, recruitment, and retention within our police force.

Allow me to highlight the striking disparities between the Jonesboro Police Department's starting pay of \$43,243 and other neighboring agencies. For instance, Clayton County Police and Clayton County Sheriff's Office offer a starting pay of \$48,122, despite serving a population of 300,000 over 144 square miles. Similarly, Lake City Police starts at \$43,347 with a jurisdiction of 1.8 square miles and a population of 3,000. Even smaller municipalities such as Love Joy Police, with a population of 6,000 over 2 square miles, offer a starting pay of \$45,874.

Furthermore, the Riverdale Police Department, covering 16,000 citizens over 4.2 square miles, provides their officers a starting pay of \$48,759. Lastly, the City of Morrow Police Department starts its officers at \$49,884. As you can see, these disparities are neither equitable nor justifiable. Our brave men and women in uniform deserve competitive compensation for their unwavering commitment to keeping Jonesboro safe.

Attachment: Proposal for Pay Increase (3479 : Police Department Pay Increase)

The consequences of this pay discrepancy are grave. First and foremost, it hampers the recruitment of high-quality candidates. Aspiring law enforcement officers are drawn to agencies that offer fair and attractive compensation packages. Unfortunately, the current situation in Jonesboro leaves our department struggling to attract qualified individuals who possess the necessary skills and dedication to serve our community effectively.

Additionally, the retention of experienced officers is equally challenging. Skilled and experienced officers are crucial for maintaining effective law enforcement practices. However, due to the financial strains imposed by inadequate pay, officers may seek employment in neighboring departments where they can better support themselves and their families. This continuous turnover disrupts the continuity, experience, and institutional knowledge necessary for the department to function optimally.

By implementing a 16% pay increase across the board, we can address several critical issues simultaneously.

- First, this increase would bridge the pay gap between Jonesboro Police Department and other law enforcement agencies in the area, making our department a more attractive choice for qualified candidates.
- Second, it would also improve officer retention rates by providing our dedicated and tenured officers with a fair and livable wage that recognizes their invaluable contributions and loyalty to our community.
- Third, increasing pay across all grades will alleviate the issue of pay compression. Pay compression occurs when there is a minimal difference in pay between entry-level officers and those who have served for several years or have earned supervisory and managerial ranks. This situation can demoralize officers and diminish their motivation to advance professionally.

A 16% pay increase will create a healthier pay progression that rewards experience, dedication, and expertise, ensuring a more robust and competent police force.

In addition to addressing recruitment and retention challenges, a pay increase will enhance the overall quality of our police force. A competitive salary will attract talented individuals who might have otherwise pursued different agencies or careers. This infusion of fresh talent and diverse perspectives will contribute to the innovation and effectiveness of our law enforcement practices, allowing us to better adapt to emerging threats and serve our community with utmost professionalism.

I kindly request that you give thoughtful consideration to this proposal for a 16% pay increase for the Jonesboro Police Department. Our officers work diligently to safeguard our citizens, often putting their lives on the line in the process. By adequately compensating them, we show our deep appreciation for their service and dedication, and in turn, inspire a greater sense of commitment and pride in their work.

I would be honored to discuss this matter with you further and supply any additional information or data you may require. I firmly believe that by taking decisive action to address this pressing issue, we can ensure a safer, stronger, and more vibrant Jonesboro.

Thank you for your attention to this matter, and I eagerly await your positive response.

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 14
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Community Development Director Allen	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Discussion regarding possible compensation of damage to employee's personal vehicle.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement) Review of Options		
Is this Item Goal Related? (If yes, describe how this action meets the specific Board Focus Area or Goal) Yes Innovative Leadership		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> On July 18, 2023, Public Works employee Clifford Thompson's personal vehicle was damaged by a falling tree limb on City property. The employee was not driving the vehicle at the time. Neither the limb nor the tree was dead. The cost estimate of damages was \$2372.79. The insurance company determined the City is not liable for the damages, being an act of nature. However, the City would like to explore legal ways of possibly compensating Mr. Thompson for an act that was not his fault. Per the City Attorney: <i>Paying for something that the city is not legally obligated to so would constitute a gratuity under the Georgia Constitution. The only way the city can legally pay for the property damage is if the city receives some kind of substantial benefit in return.</i> A possible option is an individual bonus with Council approval.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> TBD		
Exhibits Attached (Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.) Tree		
Staff Recommendation (Type Name, Title, Agency and Phone) Tbd		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	



Attachment: Tree (3480 : Employee Damaged Property Compensation)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

6.15

- 15

COUNCIL MEETING DATE
August 7, 2023

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 Text Amendment, 23-TA-007, Ord. 2023-008, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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

Chapter 86, Article VI – Conditional Uses

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of latest revisions to Article VI; A 6-month zoning moratorium on certain uses was approved by Council in February of this year. The moratorium has now expired (middle of August). Revisions to Article VI – Conditional Uses listed below reflect any necessary changes to the uses involved in the moratorium, in an effort to improve the City's future land use policies.

53112 0	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; Sec. 86-118; Moratorium
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118; Moratorium
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; Moratorium
53228 4	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	C	P		Sec. 86-550; Sec. 86-118; Moratorium
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; Moratorium
53113	Mini-warehouses and Self-Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-607; Sec. 86-118;

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

	Units (Indoor and Outdoor)																	Moratorium	6.15
811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium					
44132	Tire Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-601; Sec. 86-118; Moratorium					

Note: The listed uses above, affected by the moratorium, are all located in Article XVII – Additional Conditional Uses (see separate agenda item).

Staff has taken the opportunity to revise the standards of certain uses in Article VI – Conditional Uses. See revised Section attached for specific changes to:

Sec. 86-122 Day Care
 Sec. 86-129 Retirement Community
 Sec. 86-130 Indoor Amusement Arcades
 Sec. 86-131 Billiard and Pool Halls
 Sec. 86-144 Veterinary Services
 Sec. 86-162 Building Material Dealers
 Sec. 86-174 Pet Care
 Sec. 86-178 Used Merchandise Stores

Fiscal Impact

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

n/a

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

- Conditional Uses REV - August 2023
- Legal Notice - Conditional Uses Revision August 2023

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

Approval

ARTICLE VI. - CONDITIONAL USES

Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by Mayor and Council that the proposed use conforms to the minimum listed conditions and the standards of review of this article. Approval of conditional uses is subject to the procedural requirements of property rezoning of Article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the Mayor and Council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the Mayor and Council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the Mayor and Council. In making the decision regarding whether or not a conditional use has been discontinued, the Zoning Administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

The following conditional uses may be permitted in the zoning districts specified. The listed conditions and standards below are minimum requirements, and the Mayor and Council may elect to impose additional conditions and standards on proposed uses based on the context of each case.

Sec. 86-122. – NAICS 62441, 6244 Child day care.

DAY CARE CENTER

Any place operated by a person, society, agency, corporation, institution, or group wherein are received, for pay, for group care for fewer than 24 hours per day without transfer of legal custody 19 or more children under 18 years of age.

GROUP DAY CARE HOME

Any place operated by any person or group wherein are received for pay not less than seven nor more than 18 children under 18 years of age for care and supervision for less than 24 hours per day.

Day care centers and group day care homes may be permitted as a conditional use in an CCM, H-2, O&I, C-1, C-2 or MX district, subject to the following conditions:

(1) Every child day care facility shall provide proof of an approved Georgia Department of Human Services registration certificate prior to issuance of a Certificate of Occupancy, and shall conform to all applicable local, state, and federal standards, including Bright From the Start current program standards, O.C.G.A. Chapter 591-1-1. An on-site outdoor play area is required, subject to the following minimum standards:

(a) Size requirements.

(1) For Centers with a licensed capacity of 19 or more children first licensed after March 1, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times one-third (1/3) of the Center's licensed capacity for children.

(2) For Centers with a licensed capacity of 18 or fewer children first licensed after April 21, 1991, the Center shall provide or have ready access to an outdoor play area. The minimum size of the outdoor area must be equal to one hundred (100) square feet times the center's licensed capacity for children.

(b) Playground Occupancy. At least one hundred (100) square feet shall be available for each child occupying the outside play area at any one time. Groups of children may be rotated if necessary so that one hundred (100) square feet per child is provided at all times.

(c) Location. Playgrounds shall be adjacent to the Center or in an area which can be reached by a safe route or method approved by the Department. Except in School-age Centers, the playground shall have shaded areas.

(d) Fence or Approved Barriers. Playgrounds shall be protected from traffic or other hazards by a four (4) foot or higher secure fence or other barrier approved by this Department. Fencing material shall not present a hazard to children and shall be maintained so as to prevent children from leaving the playground area by any means other than through an approved access route. Fence gates shall be kept closed except when persons are entering or exiting the area.

(e) Playground Surfaces. Except in School-age Centers, the playground shall have a surface suitable for varied activities. Hard surfaces, such as gravel, concrete, or paving shall not exceed one-fourth (1/4) of the total playground area.

(f) Equipment. Playground equipment shall provide an opportunity for the children to engage in a variety of experiences and shall be age-appropriate. For example, toddlers shall not be permitted to swing in swings designed for School-age Children. The outdoor equipment shall be free of lead-based paint, sharp corners and shall be regularly maintained in such a way as to be free of rust and splinters that could pose significant safety hazard to the children. All equipment shall be arranged so as not to obstruct supervision of children.

(g) Anchoring of Certain Equipment. Climbing and swinging equipment shall be anchored.

(h) Fall Zones and Surfacing. Climbing and swinging equipment shall have a resilient surface beneath the equipment and the fall zone from such equipment must be adequately maintained by the Center to assure continuing resiliency.

(i) Safety and Upkeep of Playground. Playgrounds shall be kept clean, free from litter and free of hazards, such as but not limited to rocks, exposed tree roots and exposed sharp edges of concrete.

(2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No on-street parking shall be permitted in conjunction with any child day care facility.

Adequate drop-off / pickup traffic circulation shall be provided to prevent vehicle backup onto City streets. Mayor and Council may attach conditions to an approval or may deny approval of a child day

care facility upon finding that the proposed facility is within 500 feet of an establishment licensed for the sale of alcoholic beverages or within 500 feet of potentially hazardous land uses or activities that present unacceptable risks to operation of a child day care facility. "Potentially hazardous land uses or activities" include, but are not limited to, gasoline service stations, heavy industrial operations, storage of flammable materials, high pressure underground pipelines or truck or rail loading areas. **Applications within 500 feet of these hazardous land uses shall provide a written evacuation plan to be considered by Mayor and Council.**

Mayor and Council may attach conditions to an approval or may deny approval of a child day care facility upon a finding that traffic conditions present unacceptable risks to operation of the facility and/or the safety of children proposed to be served by the facility or that traffic impacts associated with the proposed facility would substantially jeopardize the appropriate use of neighboring properties.

Sec. 86-123. - NAICS 624410, 6244 Family day care.

FAMILY DAY CARE HOME

A private residence operated by any person who receives therein for pay for supervision and care fewer than 24 hours per day, without transfer of legal custody, at least three, but not more than six children under 18 years of age who are not related to such person and whose parents or guardians are not residents in the same private residence.

Family day care homes may be permitted as a conditional use in an R-2, R-4, R-C, R-M, H-1 or H-2 district, subject to the following conditions:

- (1) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.
- (2) No parking facility shall be installed in the front yard.
- (3) Must provide an outdoor play area containing a minimum area of 500 square feet. Such play area shall be fenced using a minimum fence height of four feet and established in the rear yard. A stockade type fence shall be installed along any boundary with a residential use. Such fencing shall comply with the building setback of the adjoining residential property, as appropriate.

Sec. 86-124. – NAICS 62412 Services for the elderly and persons with disabilities.

ADULT DAY CARE HOME

A facility in which for compensation at least three, but not more than six persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day care homes may be permitted as a conditional use in an R-2, R-4, R-C, or R-M district, subject to the following conditions:

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

(2) The exterior of the dwelling shall not be altered in a manner inconsistent with dwellings in the immediate neighborhood that are occupied in single-family use.

(3) No parking facility shall be installed in the front yard. (4) An outdoor seating area comprised of a porch, deck, gazebo or similar structure suitable for no fewer than four adults must be provided.

Sec. 86-125. - NAICS 624120 Adult day care center.

A facility in which for compensation seven or more persons 18 years of age or older, who have difficulty in functioning independently, receive care for fewer than 24 hours per day without transfer of legal custody.

Adult day-care centers may be permitted as a conditional use in an CCM, H-2, O&I, M-X, C-1, or C-2 district, subject to the following conditions:

(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.

(4) An outdoor amenity area containing a minimum area of 2,000 square feet and comprised of such furnishings as benches, picnic tables and shelters as well as pedestrian walks to create an amenity suitable for adults must be provided.

(5) Mayor and Council may attach conditions to approval of a facility which have as their purpose protection of the public health, safety, morals, and general welfare, or Mayor and Council may deny approval of an adult day care facility upon a finding that conditions on or near such proposed facility render it unsuitable for establishment of an adult day care facility.

Sec. 86-126. - NAICS 6239 Continuing care retirement communities.

PERSONAL CARE HOME

Any dwelling that provides or arranges for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. Personal services include, but are not limited to, individual assistance with and supervision of self-administered medications and essential activities or daily living such as eating, bathing, grooming, dressing, and toileting.

Personal care homes may be permitted as a conditional use in an O&I, MX or C-2 district, subject to the following conditions:

- (1) The personal care home shall provide on-site parking and/or drop-off space adequate to meet the needs of the proposed facility;
- (2) The operator of the personal care home shall provide the Jonesboro Police and Clayton County Fire Departments a current list of residents living in the facility who have disabilities, and information concerning special needs, so as to ensure each resident's safety and evacuation from the premises in the event of a fire or similar emergency.
- (3) The personal care home shall obtain all required federal and state permits and/or licenses.

Sec. 86-127. - Other residential care facilities.

GROUP HOME FOR THE DISABLED

Any dwelling unit designed for single family occupancy and occupied by no more than eight disabled individuals. Group homes do not include boarding houses, halfway houses, homeless shelters or similar occupancy, nor shall the term include occupancy by any releases of any penal institution or place for persons convicted of a crime, persons found to be juvenile delinquents or juveniles found to be persons in need of supervision. In addition to disabled individuals, up to two additional occupants acting as house parents or guardians may reside in a group home.

Group homes may be permitted as a conditional use in an R-2 or R-4 district, subject to the following conditions:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the group home is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator of the group home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.
- (2) The operator of the group home shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (5) A group home shall not be established within 1,500 feet of an existing group home.
- (6) The group home shall not require occupancy of individual bedrooms by more than two individuals.
- (7) Group homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

Sec. 86-128. - NAICS 51912 Libraries and archives.

Libraries may be permitted as a conditional use in an R-2, R-4, CCM, RM, H-1, H-2, MX, C-1, or C-2 district, subject to the following condition:

- (1) A landscaped buffer having a minimum horizontal dimension of 20 feet and an average horizontal dimension of 30 feet shall be maintained when abutting a residential use.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-129. - NAICS 6233 Retirement community.

The following conditions are assigned in the H-2 district:

- (1) A maximum of 90 dwelling units shall be permitted.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Must be established on a lot having a minimum area of **two acres**.

Sec. 86-130. - NAICS 71312 Amusement arcades, indoor.

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) **No activities shall occur in parking lot or other outdoor areas.**

Sec. 86-131. - NAICS 713990 Billiard and pool halls (all uses permitted except shooting ranges).

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

- (1) The sale or on-premises consumption of alcoholic beverages is prohibited.
- (2) **No activities shall occur in parking lot or other outdoor areas.**

Sec. 86-132. - NAICS 515 Broadcasting.

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

- (1) No transmission towers may be located on the property.

Sec. 86-133. - NAICS 512132 Motion picture theaters (except drive-ins).

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

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

Sec. 86-134. - NAICS 512132 Motion picture theaters: drive ins.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) No screen shall be visible from any street.
- (4) No central loudspeaker system shall be permitted.
- (5) No outdoor theater shall be permitted adjacent to any residential district.
- (6) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (7) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (8) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-135. - NAICS 711130 Musical groups and artist.

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

- (1) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-136. - NAICS 712190 Nature parks and other similar institutions.

The following conditions are assigned in the H-1 and H-2 district:

- (1) No parking facilities shall be permitted with 50 feet of a residential property.

Sec. 86-137. - NAICS 51219 Pre-production and Postproduction services and other related motion picture and video industries.

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

- (1) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-138. - NAICS 51224, 51225 Sound recording industries.

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

- (1) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-139. - 5221 Banks, credit unions, and saving institutions.

The following conditions are assigned in the H-1 district:

- (1) No drive-thru teller or drive-thru ATM machines shall be permitted.

Sec. 86-140. - NAICS 621991 Blood and organ banks.

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

- (1) Blood plasma donor facilities are prohibited.
- (2) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).

- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

Sec. 86-141. - NAICS 236, 237, 238 Construction and Contractors, Specialty and General, With No Outdoor Storage

The following condition is assigned in the H-1, H-2, O&I districts:

- (1) No outdoor storage of materials is permitted.

Sec. 86-142. - NAICS 236, 237, and 238 Construction and contractors, Specialty and General, with outdoor storage.

The following condition is assigned in the M-1 district:

- (1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-143. - NAICS 561320 Temporary help services.

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

- (1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.
- (2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.
- (3) The proposed site for a labor pool shall not be located within 1,000 feet of an existing labor pool.
- (4) The labor pool shall provide a safe area on the property where the day laborers may be picked up and dropped off. Any such area shall not include any right-of-way immediately adjacent to the property or on any adjoining property not owned or leased by the labor pool.
- (5) The labor pool shall be limited to commercial locations on Tara Boulevard that are zoned C-2.

Sec. 86-144. - NAICS 54194 Veterinary services including animal hospital.

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

- (1) No outdoor runs **or kennels** shall be permitted.

Sec. 86-145. - NAICS 812990 All other personal services, including tattoo parlors.

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

- (1) Dating and escort services shall be prohibited.

Sec. 86-146. - NAICS 81222 Cemeteries

The following conditions are assigned in the R-2, R-4, R-C, RM, O&I, C-1, and C-2 districts:

- (1) No associated crematorium facilities shall be permitted.
- (2) The lot shall be a minimum of five acres.
- (3) No dwelling, other than a one-family dwelling for a caretaker, shall be permitted.
- (4) No building shall be located within 100 feet of any property boundary.
- (5) The lot shall have direct access to an arterial or major collector road.
- (6) All gravesites shall be a minimum of (50) 50 feet from any property boundary.

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

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

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

Sec. 86-148. - NAICS 812320 Dry-cleaning and laundry services (except coin operated).

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

- (1) No dry-cleaning plants shall be permitted. Such establishments shall be limited to customer drop off and pick-up.

Sec. 86-149. - NAICS 4543 Direct selling establishments, including fuel dealers.

The following conditions are assigned in the C-2 district:

- (1) No on-site storage of fuels shall be permitted.

Sec. 86-150. - NAICS 5323 General rental centers.

The following conditions are assigned in the MX and O&I districts:

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

Sec. 86-151. - NAICS 811411 Home and garden equipment repair and maintenance.

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

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

Sec. 86-152. - NAICS 48841 Motor vehicle towing and storage.

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

- (1) Vehicle storage shall be limited to a 30-day period.
- (2) Storage shall be screened utilizing a 10-foot landscaped buffer and opaque fencing having a minimum height of six feet; landscaping as prescribed in Article 86-15 shall be maintained outside the fencing.

Sec. 86-153. - NAICS 561491 Repossession services.

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

- (1) No outdoor storage of repossessed vehicles, equipment or materials of any sort shall be permitted.

Sec. 86-154. - NAICS 81142 Re-upholstery and furniture repair, no outdoor storage.

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

- (1) No outdoor display or storage of merchandise or materials shall be permitted.
- (2) Window displays shall not include merchandise in various states of repair or disrepair.

Sec. 86-155. - NAICS 5617 Services to buildings and dwellings.

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

- (1) No on-site storage of chemicals or other potentially toxic or hazardous materials or supplies shall be permitted.
- (2) No trucks shall be stored on site for 24-hour periods or overnight.
- (3) No on-site 24-hour storage of chemical compounds used in the conduct of businesses classified under this NAICS code shall be permitted.

Sec. 86-156. - NAICS 541380 Testing laboratories.

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

(1) No testing facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-157. - NAICS 4542 Vending machine operators.

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

(1) No on premises vending machine sales shall be permitted.

(Ord. No. 05-08, § 2(6.36), 8-15-05, 2-11-19)

Sec. 86-158. - NAICS 6243 Vocational rehabilitation services.

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

(1) No client of any such facility may report to the facility more than one hour prior to the opening of the business or remain on the premises more than one hour following closing of the business.

(2) The building located on the property shall contain sufficient area, either inside or outside, configured in such a way as to prevent potential laborers who have congregated in the building or on the property from being observed from any right-of-way or any adjoining property.

Sec. 86-159. - NAICS 7224 Bars, taverns, and other drinking places (alcohol).

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

(1) See chapter 6, Alcoholic beverages.

Sec. 86-160. - NAICS 44122 Boat dealers.

The following conditions are assigned in the C-2 district:

(1) No outdoor storage or display of used boats, used trailers or any equipment, motors or accessories shall be permitted.

Sec. 86-161. - NAICS 444 Building material and garden equipment and supplies dealers.

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

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

Sec. 86-162. - NAICS 44419 Building material dealers, lumber yards.

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

- (1) Outdoor storage shall be screened utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of six feet; landscaping as prescribed in article XV shall be maintained outside the fencing. **Side or rear yard only.**
- (2) **Proposed locations adjacent to residential areas shall be subject to additional buffers.**

Sec. 86-163. - NAICS 441110/44112 Car dealers, new or used and car dealers, used.

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

- (1) The primary use of the property shall be retail sales of vehicles.
- (2) All vehicle servicing shall be performed in an entirely enclosed structure.
- (3) No vehicles that are in a state of disrepair shall be displayed.
- (4) Automotive repair shall be operated only as an accessory to a new car dealership.
- (5) No outdoor storage of parts, materials or equipment shall be permitted.

Sec. 86-163.1. - NAICS 425120 Automobile brokers—Office only.

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

- (1) Automobile brokers assigned in the C-2 districts shall operate in an "office only" capacity.
- (2) "Office only" shall mean: a. No vehicle to be brokered for sale, lease, or otherwise, shall be delivered to, displayed, or parked at any time on the premises; b. Vehicles for sale or lease, whether directly or indirectly, shall not be delivered to, displayed, or parked on the premises at any time; c. Maintenance, repair, refurbishing, washing, or detailing of automobiles on the premises is prohibited.

Sec. 86-164. - NAICS 4481 Clothing stores.

The following conditions are assigned in the M-X district:

- (1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-165. - NAICS 445120 Convenience food stores, without fuel pumps.

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

- (1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-166. - NAICS 4421 Furniture and home furnishing stores.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-167. - NAICS 452319 General merchandise stores.

The following conditions are assigned in the C-1 district:

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-168. - NAICS 45322 Gift, novelty, and souvenir stores.

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

(1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-169. - NAICS 44511 Grocery stores and supermarkets.

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

(1) Establishments shall be limited to a maximum floor area of 20,000 square feet.

Sec. 86-170. - NAICS 4442, 44422 Lawn and garden equipment and supply stores, nursery, and farm supply

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

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

Sec. 86-171. - NAICS 4532 Office supplies and stationery stores, gifts.

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

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-172. - NAICS 44613 Optical goods stores

The following conditions are assigned in the C-1 district:

(1) Establishments shall be limited to a maximum floor area of 6,000 square feet.

Sec. 86-173. - NAICS 45391 Pet and pet supplies stores.

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

- (1) No outdoor runs shall be permitted.

Sec. 86-174. - NAICS 81291 Pet care, grooming, training, pet sitting, and boarding (except veterinary services).

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

- (1) No outdoor runs **or kennels** shall be permitted.

Sec. 86-175. - NAICS 44611 Pharmacies and drug stores.

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

- (1) Establishments shall be limited to a maximum floor area of 8,000 square feet.

Sec. 86-176. - NAICS 443142 Music stores - Prerecorded tape, compact disc and record stores.

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

- (1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-177. - NAICS 53223 Video tape and disc rental.

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 4,000 square feet.

Sec. 86-178. - NAICS 4533 Used merchandise stores, including thrift stores.

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

- (1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.**

Sec. 86-179. - NAICS 484 Truck Transportation (Freight); Logistics

The following conditions are assigned in the M-1 district:

- (1) Trucks shall not be stored in the front yard.

Sec. 86-180. - NAICS 488991 Packing and crating.

The following conditions are assigned in the M-1 district:

- (1) Pallets shall be screened from view from the public right-of-way and adjacent property and shall be stacked no higher than the screening or ten feet above grade, whichever height is most restrictive.
- (2) Such screening shall be accomplished utilizing a ten-foot landscaped buffer and opaque fencing having a minimum height of eight feet; landscaping as prescribed in article XV shall be maintained outside the fencing.

Sec. 86-181. - NAICS 4853 Taxi and limousine service.

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

- (1) No on-site vehicle maintenance, other than washing, shall be permitted.

Sec. 86-182. - Mixed family, including lofts.

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

- (1) No residential unit shall occupy a street level space.

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

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

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

Sec. 86-184. - NAICS 8134 Civic and social organizations, with provisions for bar or restaurant.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must conform to Chapter 6 standards, Alcoholic Beverages.

Sec. 86-185. - NAICS 81341 Civic and social organizations, without private bar or restaurant.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

Sec. 86-186. - NAICS 6113 Private schools: colleges and universities.

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

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

Sec. 86-187. - NAICS 6111 Private schools: elementary and secondary.

The following conditions are assigned in the R-2, R-4, RC, RM, H-1, H-2, O&I, MX, C-1, C-2, and M-1 districts:

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

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

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

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

Sec. 86-188. - NAICS 6112 Private schools: junior colleges.

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

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

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

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

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

Sec. 86-189. - NAICS 71399 Community Recreation Facility Buildings (non-profit) including YMCA, Senior Centers, and City Recreational Centers

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

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-190. - NAICS 71391 Golf courses and country clubs.

The following conditions are assigned in the R-2, R-4, R-C, RM, O&I and MX districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

Sec. 86-191. - NAICS 712110 Museums, but not art galleries - 452920

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (4) For new developments, no proposed, paved parking area shall be established within 25 feet of an adjacent lot which contains an existing residential use.
- (5) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.
- (6) No museums with obscene subject matter shall be permitted, as defined in the Adult Entertainment Ordinance, Sec. 10-32, for public indecency, specified sexual activities, and specified anatomical areas.
- (7) Any alcohol service shall conform to the requirements for an on-premises arts license.

Sec. 86-192. - NAICS 71399 Neighborhood Rec. Centers, incl. Tennis, Pools and Active Primarily Outdoor Amenities, with or w/o Food Sales (Private)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) All other applicable standards of Section 86-113 shall be met.

Sec. 86-193. - NAICS 7111 Performing arts theaters: drama, dance, music.

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

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

Sec. 86-194. - NAICS 711211 Stadiums, coliseums, arenas, amphitheaters.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (4) Must meet the requirements of Article XIII – Parking, Loading, and Interior Circulation.
- (5) 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.

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

Sec. 86-195. - NAICS 711110 Theater companies and dinner theaters.

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

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

Sec. 86-196. - NAICS 6114 Business schools and computer and management training.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Truck driving schools shall be restricted to the M-1 district.

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

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

(6) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

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

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

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

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

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

(5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

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

Sec. 86-199. - NAICS 5151 Radio and television broadcasting.

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

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

Cross reference— Telecommunications, Chapter 70.

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 August 14, 2023)**

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. 86-206. - NAICS 8139 Business, Professional, Labor, Political and Similar Organizations.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) The sale or on-premises consumption of alcoholic beverages is prohibited.

Sec. 86-207. - NAICS 8132 Charitable Organization Offices, including Grantmaking and Giving Services.

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-208. - NAICS 62411 Child Youth Services, including Adoption and Foster Services.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No lodging for children or workers shall be provided on the premises.

Sec. 86-209. - NAICS 624210 Community Food Services, such as Food Banks, with no Meals Prepared or Served on Premises (i.e. Soup Kitchens)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (5) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.

(6) Onsite pickup by customers shall be prohibited on evenings and on Sundays.

Sec. 86-210. - NAICS 62422 Community Housing Services, including transitional housing

The following conditions are assigned in the R-2, R-4, R-M, and O&I districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the housing is located, and vehicles may only be parked in such areas. Should additional parking be required, the operator may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.
- (2) The operator of the housing service shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents temporarily living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (3) Any modifications to the existing structure shall not increase the square footage of the structure.
- (4) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.
- (7) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (8) The existing dwelling shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.
- (9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed temporary housing on the premises.
- (10) The length of stay for temporary residents shall be determined by the City Council.
- (11) Within the Historic Districts, the Historic Residential Overlay District, and the other residential districts, no more than 5% of homes within each district shall be used for community housing services.

Sec. 86-211. - NAICS 62423 Emergency and Other Relief Services, but not Shelters or Re-settlements

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Must be located in a stand-alone building (no planned centers or connected storefronts).

- (5) Outside storage of any relief items and equipment shall not be visible from the street(s).
- (6) No lodging shall be provided on premises.

Sec. 86-212. - NAICS 624190 Other Individual and Family Services, including Counseling (Except Offices of Mental Health Specialists)

The following conditions are assigned in the C-2 district:

- (1) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (2) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-213. - NAICS 623110 Nursing Care Facilities, including Nursing Homes.

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.
- (4) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (5) The operator of the facility shall provide the Jonesboro Police Department and Clayton County Fire Department with a current list of residents living in the facility who have disabilities, and information concerning special needs, to ensure each resident's well-being and safe evacuation from the premises in the event of a fire or similar emergency.
- (6) A minimum 50-foot wide buffer shall be maintained between built elements of the proposed facility and any adjacent, residentially-zoned property.

Sec. 86-214. - NAICS 6232 Residential Mental Health Facilities

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

- (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) Must be located in a stand-alone building (no planned centers or connected storefronts).
- (4) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

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

Sec. 86-215. - NAICS 62321 Residential Developmental Disability Homes (Major Disability)

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

- (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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-216. - NAICS 62322 Residential Mental and Substance Abuse Care

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

- (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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-217. - NAICS 62331 Continuing Care, Assisted Living Facilities

The following conditions are assigned in the O&I, M-X, 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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-218. - NAICS 6214 Medical Outpatient Care Centers

The following conditions are assigned in the H-2, M-X, 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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-219. - NAICS 621410 Family Planning Centers, Including Family Planning Counseling

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be located in a stand-alone building (no planned centers or connected storefronts).

Sec. 86-220. - NAICS 62142 Outpatient Mental Health Centers

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

- (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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

(Am. Ord. 2022-17, 8-8-22, 8-14-23)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 14, 2023 in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances. Mayor & Council will first discuss the item at their Work Session, to be held on August 7, 2023 at 6 pm, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA

David Allen
Community Development Director

Publish 7/26/23



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

6.16

- 16

COUNCIL MEETING DATE
August 7, 2023

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 Text Amendment, 23-TA-008 Ord. 2023-009, to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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

Chapter 86, Article XVII – Additional Conditional Uses

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

Community Planning, Neighborhood and Business Revitalization

Summary & Background

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

Agency recommendation – Approval of latest revisions to Article XVII; A 6-month zoning moratorium on certain uses was approved by Council in February of this year. The moratorium has now expired (middle of August). Revisions to Article XVII – Additional Conditional Uses listed below reflect any necessary changes to the uses involved in the moratorium, in an effort to improve the City's future land use policies.

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; Sec. 86-118; Moratorium
5324	Small Machinery and Equipment Rental and Leasing	N	N	N	N	N	N	N	N	N	N	P	P	Sec. 86-118; Moratorium
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; Moratorium
532284	Recreational Goods Rental, including golf cart rentals	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-550; Sec. 86-118; Moratorium
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; Moratorium
53113	Mini-warehouses and Self-Storage	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-607; Sec. 86-118;

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

Units (Indoor and Outdoor)

Moratorium

6.16

811111	Automotive Repair, General, including engine repair and replacement	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
811113	Automotive Transmission Repair	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
811121	Automotive Body, Paint, Interior, and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
811112	Automotive Exhaust System Repair	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
811198	All Other Automotive Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
811118	Other Automotive Mechanical and Electrical Repair and Maintenance	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652; Moratorium
44132	Tire Dealers	N	N	N	N	N	N	N	N	N	N	C	C	Sec. 86-601; Sec. 86-118; Moratorium

Note: The listed uses above, affected by the moratorium, are all located in Article XVII – Additional Conditional Uses.

Fiscal Impact

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

n/a

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

- Additional Conditional Uses REV - August 2023
- Legal Notice - Additional Conditional Uses Revision August 2023

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

6.16

Approval

ARTICLE XVII. – ADDITIONAL CONDITIONAL USES

(Reference Sec. 86-121. through 86-220.)

Sec. 86-499. NAICS 621420 – Outpatient Substance Abuse Centers

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

- (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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-500. NAICS 621491 – HMO Medical Centers

The following conditions are assigned in the M-X 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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building

height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-501. NAICS 621493 – Freestanding Ambulatory Surgical and Emergency Centers

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

- (1) Must be located on a street having a classification of arterial or greater.
- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-502. NAICS 62149 – Other Outpatient Care Centers

The following conditions are assigned in the O&I, M-X, 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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-503. NAICS 621999 – All Other Miscellaneous Ambulatory Health Care Services

The following conditions are assigned in the H-1, H-2, O&I, M-X, 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) 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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-504. NAICS 622110 – General Medical and Surgical Hospitals

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-505. NAICS 6222 – Psychiatric and Substance Abuse Hospitals

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

- (1) Must be located on a street having a classification of arterial.

- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Must conform to the advertising / public notice requirements of O.C.G.A. Title 36, Chapter 66, Section 36-66-4 (f), regarding zoning decisions relating to the location or relocation of a facility for the treatment of drug dependency.
- (7) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-506. NAICS 6223 – Other Hospitals

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-507. NAICS 623990 – Other Residential Care Facilities Care, Youth Homes

The following conditions are assigned in the R-2 and R-4 districts:

- (1) No additional parking beyond the existing driveway and garage areas shall be permitted on the property where the youth home is located, and vehicles may only be parked in such areas. Should

additional parking be required, the operator of the youth home may apply for an administrative variance from the city manager; any increase in pavement shall be confined to the rear of the lot.

(2) Any modifications to the existing structure shall not increase the square footage of the structure.

(3) Any exterior modifications to the existing structure shall be consistent with the residential character of the surrounding neighborhood.

(4) A youth home shall not be established within 1,500 feet of an existing youth home.

(5) The youth home shall not require occupancy of individual bedrooms by more than two individuals.

(6) Youth homes shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.

(7) The existing structure shall be upgraded and inspected by the city with respect to accommodation and accessibility by disabled individuals.

(8) No individuals (except employees) over the age of 18 shall be lodged at the home.

(9) No persons who are registered sex offenders, have other criminal history or require substance abuse treatment shall be allowed lodging on the premises.

Sec. 86-508. NAICS 8133 – Social Advocacy Organizations

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

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

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

(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).

Sec. 86-509. NAICS 813312 – Environmental and Conservation Organizations

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

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

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

(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).

Sec. 86-510. NAICS 6241 – Social Services Assistance, including Individual and Family Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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).

Sec. 86-511. NAICS 923, 924, 925, 9261, 92612 – Administration of Programs, but not transitional housing

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-512. NAICS 92613 – Utility Regulation and Administration

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-513. NAICS 92614 – Agricultural Market and Commodity Regulation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-514. NAICS 92615 – Licensing and Regulating Commercial Sectors

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

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

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

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

Sec. 86-516. NAICS 711212 – Racetracks, Including Small Vehicles, Go-Karts and Motorcycles

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.

- (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) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to adjacent properties through noise-reducing mufflers, etc.

Sec. 86-517. NAICS 71131 – Promoters of Performing Arts, Sports & Similar Events W/ Facilities

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must 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.
- (5) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-518. NAICS 711410 – Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures

The following conditions are assigned in the M-X district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) 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).

Sec. 86-519. NAICS 711510 – Independent Artist, Writers, and Performers, Live Entertainment

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-520. NAICS 71311 – Amusement and Theme Parks

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.
- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-521. NAICS 7139 – Other Amusement and Recreation Industries

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

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre.
- (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) On-site parking space adequate to meet the needs of the proposed facility shall be provided.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (7) Outdoor lighting shall be night-sky friendly.

- (8) No central loudspeaker system shall be permitted.
- (9) Nuisance noise shall be reduced to a minimum to adjacent properties.

Sec. 86-522. NAICS 713940 – Fitness and Recreational Sports Centers, Health Clubs

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-523. NAICS 71212 – Other Historical Sites, Open to General Public

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.

Sec. 86-524. NAICS 71213 – Zoos and Botanical Gardens

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) 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.
- (4) Operating times shall not exceed 8 pm, Monday through Saturday, and 5 pm on Sunday.
- (5) Outdoor lighting shall be night-sky friendly.
- (6) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-525. NAICS 5614 – Business Support Services

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-526. NAICS 5222, 522390, 52298 – Credit Related Businesses, including Pawn Shops

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) No pawn shop shall be permitted adjacent to any residential district.
- (4) For pawn shops, no outdoor display of merchandise is allowed.
- (5) The standards of Chapter 18, Article VII shall control operating of pawn shops.

Sec. 86-527. NAICS 561311, 561330 – Employment Staffing Businesses and Professional Employer Organizations (Staff Leasing Services)

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

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

Sec. 86-528. NAICS 9211 – Executive, Legislative, and Other General Government Support

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-529. NAICS 5612 – Facilities Support Services

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (5) Outdoor storage and loading areas shall be screened from the road and from adjacent properties.

Sec. 86-530. NAICS 52232 – Financial Transactions Processing, Reserve, and Clearinghouse Activities

The following conditions are assigned in the H-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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).

Sec. 86-531. NAICS 621492 – Kidney Dialysis Centers

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

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 **on the subject property only.**

- (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.
- (5) No event parking shall occur on street rights-of-way, paving, or shoulders.**

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

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

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

Sec. 86-534. NAICS 6215 – Medical and Diagnostic Laboratories

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Applicable waste storage / disposal procedures shall be followed, per State and Federal guidelines.

Sec. 86-535. NAICS 521 – Monetary Authorities-Central Bank

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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).

Sec. 86-536. NAICS 5419 – Other Professional, Scientific, and Technical Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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).

Sec. 86-537. NAICS 5417, 54171, 54172 – Research and Development in the Physical, Engineering, and Life Sciences, Social Sciences and Humanities

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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).

Sec. 86-538. NAICS 523 – Securities, Commodity Contract, and Other Financial Investments and Related Activities

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-539. NAICS 541940 – Veterinary services including animal hospital, with outdoor runs.

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (3) Outdoor runs shall be located in the rear yard only and shall be screened from roads and adjacent properties.

(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.

(5) No overnight, outdoor lodging of animals shall be allowed.

Sec. 86-540. NAICS 621112 – Office of Mental Health Specialists

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

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

(2) 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).

Sec. 86-541. NAICS 54185 – Large-Scale, Outdoor Advertising, including Billboard Displays

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

(1) Must be located on a street having a classification of arterial.

(2) Must not exceed twenty (20) feet in height.

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

The following conditions are assigned in the R-2, R-4, H-1, H-2, O&I, M-X, and C-1 districts:

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

Sec. 86-543. NAICS 721191 – Bed and Breakfast Inns

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

(1) The standards of Chapter 18, Article XII shall control development of bed and breakfasts.

Sec. 86-544. NAICS 56143, 561439 – Business Service Centers, including Copy Shops, Mail Centers, and Internet Café

The following conditions are assigned in the C-1 district:

(1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-545. NAICS 811192 – Car Washes

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Must be located in a stand-alone building (no planned centers or connected storefronts).

Sec. 86-546. NAICS 812220 – Crematories, within Funeral Homes or Stand Alone

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

- (1) For stand-alone crematories, the lot shall be a minimum of five acres, if burials also occur on the property (including columbariums).
- (2) For stand-alone crematories, the lot shall be a minimum of three acres, if no burials occur on the property.
- (3) The lot shall have direct access to an arterial or major collector road.
- (4) No building or other structure shall be located within 100 feet of any property boundary.
- (5) Any gravesites shall be a minimum of (50) 50 feet from any property boundary.
- (6) Building and other structures shall be screened from the road and adjacent properties.
- (7) For crematories within funeral homes, the facility shall not be a separate building from the funeral home and shall be located at the rear of the funeral home and shall match the exterior façade of the funeral home.
- (8) For crematories within funeral homes, the facility shall be a setback a minimum of 50 feet from rear and side property lines.
- (9) All crematory operators shall be properly State licensed.
- (10) All crematories must submit to all required State annual inspections and demonstrate compliance with any State and Federal emission standards.

Sec. 86-547. NAICS 81231 – Coin-Operated Laundries and Drycleaners, drop-off

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-548. NAICS 53241 – **Small and** Heavy Machinery and Equipment Rental and Leasing

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

- (1) Must be located on a street having a classification of arterial.
- (2) Machinery / equipment for rental shall be parked in the rear **or side** yard of the business and shall be **adequately** screened from adjacent properties, **with a minimum 8-foot tall opaque or screened fence and evergreen trees and shrubs, per GDOT approved landscaping.**

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.

Sec. 86-550. NAICS 532284 – Recreational Goods Rental, including golf cart rentals

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Recreational vehicles for rental shall be parked in the rear **or side** yard of the business and shall be **adequately** screened from adjacent properties, **with a minimum 8-foot tall opaque or screened fence and evergreen trees and shrubs, per GDOT approved landscaping.**
- (3) No outdoor display or storage of non-vehicle merchandise or materials shall be permitted in the front yard.

Sec. 86-551. NAICS 812191 – Diet and Weight Reducing Centers

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-552. NAICS 454110 – Electronic Shopping and Mail-Order Houses

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

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

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

(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).

Sec. 86-553. NAICS 532281 – Formal Wear & Costume Rental

The following conditions are assigned in the C-1 district:

(1) Establishments shall be limited to a maximum floor area of 2,000 square feet

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

Sec. 86-554. NAICS 72111 – Hotels (except Casino Hotels) and Motels, including Extended Stay Facilities

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

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

(2) 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).

(3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided; no shared parking with adjacent uses.

(4) Shall be no higher than three (3) stories in height.

(5) Lodging rooms shall be accessed through a central lobby.

(6) Lodging rooms shall be cleaned by professional staff daily.

(7) No hotel, motel, or extended stay facility located within the City shall allow a person or persons to occupy any such facility for more than thirty (30) days during a one-hundred eighty (180) day period, except where:

a) Occupation of a hotel, motel, or extended stay facility in excess of thirty (30) consecutive days in a one hundred eighty (180) period may occur when a specific business entity desires such occupation for an employment-related purpose which requires temporary occupancy, including, but not limited to, relocation service and

b) a government, charity, or insurance agency desires such occupation to house individuals or families as a result of a natural disaster.

(8) A minimum 25-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, single-family detached residential property.

(9) Extended stay facilities shall have secure parking.

Sec. 86-555. NAICS 81293 – Parking Lots and Garages, Commercial

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

- (1) The standards of Chapter 86, Article XIII shall control development of parking lots.
- (2) The standards of Chapter 86, Article XV shall control landscaping and buffering of parking lots.
- (3) Lighting shall be night-sky friendly.
- (4) Parking garages shall not exceed two (2) stories in height.

Sec. 86-556. NAICS 812910 – Animal Kennels / Boarding

The following conditions are assigned in the M-1 district:

- (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 three acres and a minimum frontage of 200 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).
- (4) Outdoor runs shall be in located in side and rear yards only.
- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) 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.
- (7) The keeping of wild or exotic animals, as defined in the Code of Georgia, is prohibited.
- (8) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City at time of annual business license renewal. Repeated violations of City and State standards may result in a revocation of the license.

Sec. 86-557. NAICS 812910 – Animal Rescue Shelter

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must 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) Outdoor runs shall be in located in side and rear yards only.

- (5) Outdoor runs and other outdoor animal areas shall be enclosed in a minimum 6-foot tall opaque fence.
- (6) 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.
- (7) All facilities must be State licensed and be inspected periodically by the State. Copies of official inspection reports shall be provided to the City.
- (8) No overnight, outdoor lodging of animals is allowed.
- (9) No at-large drop-offs of animals are allowed.
- (10) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-558. NAICS 812921 – Photo-finishing Laboratories (except One-Hour)

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-559. NAICS 54192 – Photographic Services and Studios, Including Framing Shops

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-560. NAICS 611513 – Apprenticeship Training

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must 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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-561. NAICS 811420 – Antique Furniture Repair and Restoration Shop

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

- (1) No outdoor display or storage of merchandise or materials shall be permitted.
- (2) Window displays shall not include merchandise in various states of repair or disrepair.
- (3) All loading / unloading shall occur at the rear of the building.

Sec. 86-562. NAICS 721310 – Rooming / Boardinghouses

The following conditions are assigned in the RM district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Dwellings shall not exceed two (2) stories in height.
- (4) The dwelling shall comply with all fire and life safety codes, and obtain all federal and state permits or licenses, as appropriate.
- (5) The dwelling shall not exceed occupancy of individual bedrooms by more than two individuals.
- (6) No dwelling located within the City shall allow a person or persons to occupy any such dwelling for more than thirty (30) days during a one-hundred eighty (180) day period.

Sec. 86-563. NAICS 561621 – Security Systems Services (except Locksmiths)

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

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

Sec. 86-564. NAICS 5619 – Other Support Services, including packaging and labeling, convention and trade show organizers, inventory, traffic control, water conditioning, lumber grading and related services

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be 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) No outside storage shall be visible from the road or adjacent properties.

Sec. 86-565. NAICS 661422, 561421 – Telemarketing Bureaus and Telephone Answering Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be 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).

Sec. 86-566. NAICS 56152 – Tour Operators with Tour Vehicles

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office 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) Vehicles must be parked in the rear yard of the property.

Sec. 86-567. NAICS 53212 – Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing, including Moving Truck Rental

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

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office 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) Vehicles must be parked in the rear **or side** yard of the business and shall be **adequately** screened from adjacent properties, **with a minimum 8-foot tall opaque or screened fence and evergreen trees and shrubs, per GDOT approved landscaping.**

Sec. 86-568. NAICS 61161 – Fine Arts Schools

The following conditions are assigned in the O&I and M-X districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) All other applicable standards of Section 86-113 shall be met.

Sec. 86-569. NAICS 611610 – Small-scale Pottery and Ceramics Shop

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-570. NAICS 61162 – Sports and Recreation Instruction, including Exercise and Yoga

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-571. NAICS 611620 – Sports and Recreation Instruction, including Gymnastics and Martial Arts

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet

Sec. 86-572. NAICS 6117 – Educational Support Services (non-instructional)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

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

Sec. 86-573. NAICS 5621, 562119 – Waste Collection

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.

Sec. 86-574. NAICS 5622 – Waste Treatment and Disposal

The following conditions are assigned in the M-1 district:

- (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 three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-575. NAICS 5629 – Remediation and Other Waste Services

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of three acres and a minimum frontage of 200 feet.
- (4) All waste vehicles, equipment, and receptacles shall be located in the rear yard.
- (5) All waste shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All waste vehicles, equipment, and receptacles shall be screened from the road and adjacent properties.
- (8) All applicable State and Federal regulations shall be met.
- (9) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-576. NAICS 562991 – Septic Tank and Related Services

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) All waste vehicles and equipment shall be located in the rear yard.
- (4) All waste shall be contained in proper receptacles.
- (5) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (6) All waste vehicles and equipment shall be screened from the road and adjacent properties.
- (7) All applicable State and Federal regulations shall be met.
- (8) No long-term storage of solid or liquid waste shall occur on the property.

Sec. 86-577. NAICS 45392 – Art Dealers

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-578. NAICS 453920 – Art Gallery

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

Sec. 86-579. NAICS 453920 – Temporary, Outdoor Arts Market

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) No permanent, arts-related structures are allowed on the property.
- (3) May be allowed on the same property as another use.

Sec. 86-580. NAICS 44131 – Automotive Parts and Accessories Stores, With Outdoor Storage, Excluding Tires

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Outdoor storage shall be in the rear yard of the business and shall be screened from the road and from adjacent properties.
- (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).

Sec. 86-581. NAICS 722514 – Cafeterias, Grill Buffets, and Buffets

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

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

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

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

Sec. 86-583. NAICS 452210 – Department Stores

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 5,000 square feet.

Sec. 86-584. NAICS 453998 – Store Retailers not Specified Elsewhere, Including Fireworks Shops but not Tobacco Stores

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.
- (4) 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).

Sec. 86-585. NAICS 72231 – Food Service Contractors

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) 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.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) 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).

Sec. 86-586. NAICS 442291 – Window Treatment Stores

The following conditions are assigned in the H-1 And H-2 districts:

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

Sec. 86-587. NAICS 44413 – Hardware Stores

The following conditions are assigned in the H-1 And H-2 districts:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 4,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.

Sec. 86-588. NAICS 451120 – Arts & Crafts Retail Sales, Supply Stores

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

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

Sec. 86-589. NAICS 44411 – Home Centers (Building Materials and Supplies)

The following conditions are assigned in the **C-2** district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (4) Drop-off and loading areas must be located in the rear yard.
- (5) 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).

Sec. 86-590. NAICS 72233 – Mobile Food Services, Including Carts and Individual Food Trucks

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

- (1) The City may, in its discretion, allow trucks, trailers, and carts specifically designed for storage and service of food to be parked at City designated sites, in addition to recognized City event sites.
- (2) Must meet all health department requirements.
- (3) Vehicle may park at business owner's residence within the City while not operating, provided that the vehicle does not exceed the size restrictions of Sec. 86-274.
- (4) The commercial lot's parking supply exists in excess of that required by Code for uses or commercial space existing on the site and two off-street parking spaces shall be reserved for the exclusive use of customers of each mobile food vendor.
- (5) In addition to Mayor and Council, approval, must have the written and notarized permission of the commercial property owner.
- (6) Must not be parked overnight on any property within the City other than the business owner's residence.
- (7) Door to door solicitations are prohibited.
- (8) Hours of operation shall not exceed 8:00 am to 8:00 pm. for non-event sales.
- (9) For non-event sales, the sale of non-food items is prohibited.
- (10) For non-event sales, business must be contained within the vehicle(s). No tents or tables allowed to be set up outside of the vehicle(s).
- (11) Except in City designated "food truck courts", more than one mobile food service provider shall be on the same property.

Sec. 86-591. NAICS 722330 – Food Truck Courts and Parks (for profit and not-for-profit)

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

- (1) The City may, in its discretion, allow for the concentrated parking of mobile food vendors at City designated sites, in addition to recognized City event sites.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.
- (5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.
- (6) Must meet all health department requirements (for profit and not-for-profit).

(7) Adequate trash receptacles shall be provided on the premises to dispose of food wrappers, food utensils, paper products, cans, bottles, food and other such waste. Such receptacles shall be located no more than ten feet from each food truck. The food truck vendor shall be responsible for removing all trash, litter and refuse from the site at the end of each business day.

(8) No LED strip lighting shall be used in conjunction with any food truck court.

(9) Loudspeaker use shall conform to the City Noise Ordinance.

(10) A minimum distance of 100 feet shall be maintained between any food truck and the entrance to any restaurant.

(11) The food truck shall not be located within any required setback, any sight distance triangle or required buffer.

(12) Access aisles sufficient to provide emergency access to any food truck shall be provided subject to approval by the fire marshal.

(13) "Non-profit" food truck events, as referenced in O.C.G.A. 26-2-39, occurring in privately-owned food truck courts and parks shall be limited to four (4) events per calendar year.

(14) All individual food truck participants within private food truck courts / parks shall be subject to an annual application and application fee submitted to the City of Jonesboro.

Sec. 86-592. NAICS 441228 – Motorcycle, ATV, and Other Vehicle Dealers

The following conditions are assigned in the C-2 district:

(1) Must be located on a street having a classification of arterial.

(2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.

Sec. 86-593. NAICS 45439 – Other Direct Selling Establishments

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

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) 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.

(4) Drop-off and loading areas must be located in the rear yard.

(5) 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).

Sec. 86-594. NAICS 447190 - Other Gasoline Stations (includes Truck stop)

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) Overnight parking of trucks shall only occur in the rear yard.

Sec. 86-595. NAICS 4412 –Other Motor Vehicle Dealers

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (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).

Sec. 86-596. NAICS 44121 – Recreational Vehicle Dealers

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

- (1) Must be located on a street having a classification of arterial.
- (2) Vehicles for sale shall be parked in the rear yard of the business and shall be screened from adjacent properties.
- (3) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (4) 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).

Sec. 86-597. NAICS 722511 – Restaurants, Full-Service, Family and Quality Restaurants

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

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

Sec. 86-598. NAICS 722513 – Restaurants, Limited-Service, including Fast Food and Take-Out, with or without drive-through windows.

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

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

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

Sec. 86-599. NAICS 722515 – Snack and Nonalcoholic Beverage Bars, including cafes and coffee shops

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

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

(2) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-600. NAICS 445230 – Outdoor Farmers Market

The following conditions are assigned in the C-2 district:

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

(2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.

(3) Must be 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) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. No parking on City streets unless specifically authorized by the City.

(5) Must present site plan to the City showing the spacing of vendors and the circulation of customers on the property.

(6) Must meet all health department requirements.

(7) The Mayor and Council shall determine operational times.

(8) No LED strip lighting shall be used in conjunction with any farmers market.

(9) No loudspeakers shall be used for announcements or hawking of products in conjunction with any farmers market.

Sec. 86-601. NAICS 44132 – Tire Dealers

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

- (1) Must be located on a street having a classification of **arterial** or greater.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (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) Outdoor storage of tires and other products are prohibited.

Sec. 86-602. NAICS 45331 – Consignment Stores

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

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

Sec. 86-603. NAICS 452311 – Warehouse Clubs and Supercenters

The following conditions are assigned in the M-X district:

- (1) Must be located on a street having a classification of arterial.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 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).
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-604. NAICS 45399 – All Other Miscellaneous Store Retailers, including Flea Markets

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (3) No outdoor display or storage of merchandise or materials shall be permitted.
- (4) Flea markets 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).

Sec. 86-605. NAICS 453991 – Tobacco Stores, Cigar Shops, Vape Shops, CBD Stores, but not Cigar Lounge

The following conditions are assigned in the M-X district:

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

Sec. 86-606. NAICS 311, 3121, 31211, 3122, 313, 314, 315, 316, 321, 324, 327, 331, 332, 333, 334, 335, 336, 337, and 339 – Any Manufacturing with Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.
- (2) A minimum 75-foot-wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-607. NAICS 53113 – Mini-warehouses and Self-Storage Units (Indoor and Outdoor)

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

- (1) Must be located on a street having a classification of ~~collector~~ **arterial** or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.

- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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).
- (6) Must have security fencing around perimeter of premises.
- (7) All lighting shall be night-sky friendly.
- (8) Storage of hazardous materials is prohibited.
- (9) Storage of items outside of provided storage units is prohibited.

Sec. 86-608. NAICS 51212– Motion Picture and Video Distribution

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must be 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) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-609. NAICS 51211– Motion Picture and Video Production

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) Must 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) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-610. NAICS 322– Paper Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.

(2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.

(3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-611. NAICS 323 – Printing and Related Support Activities

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

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.
- (2) No outdoor display or storage of merchandise or materials shall be permitted.
- (3) No noise generated by the use shall be perceptible at the property boundary.

Sec. 86-612. NAICS 31212 – Breweries, Large-Scale

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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).
- (6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-613. NAICS 312120 – Micro-breweries

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

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

(4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-614. NAICS 312120 – Brew Pubs and Growler Shops

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

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) All standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-615. NAICS 31214 – Distilleries, Large-Scale

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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).
- (6) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-616. NAICS 312140 – Micro-distilleries

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

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) Any applicable standards of Chapter 6, Alcoholic Beverages, must be met.

Sec. 86-617. NAICS 493 – Warehousing and Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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).
- (6) All lighting shall be night-sky friendly.
- (7) Storage of hazardous materials is prohibited.
- (8) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-618. NAICS 423, 423930, 424 – Merchant Wholesalers, Durable Goods (including piece goods) With or without Customer Showrooms and /or Outdoor Storage; Recyclable Material Merchant Wholesalers With Outdoor Storage

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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).
- (6) All lighting shall be night-sky friendly.
- (7) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-619. NAICS 325 – Chemical Manufacturing, Including Pharmaceutical and Medicine Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-620. NAICS 326 – Plastics and Rubber Products Manufacturing

The following conditions are assigned in the M-1 district:

- (1) Outdoor storage of materials is prohibited.
- (2) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (3) No facility shall be permitted which introduces excessive noise, odor, vibration, electrical interference, threat of fire, explosion, or involves hazardous materials or other objectionable activities.

Sec. 86-621. NAICS 4855– Charter Bus Industry

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office 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) Vehicles must be parked in the rear yard of the property.

Sec. 86-622. NAICS 4885 – Freight Transportation Arrangement (Logistics)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.

- (4) Loading areas must be located in the rear yard.

Sec. 86-623. NAICS 4821– Rail Transportation Company (Office Only)

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office must be located in a stand-alone building (no planned centers or connected storefronts).
- (3) Vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-624. NAICS 487 – Scenic and Sightseeing Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office 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) Vehicles must be parked in the rear yard of the property.

Sec. 86-625. NAICS 4852 – Interurban and Rural Bus Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Vehicles may not be parked on a property without an associated office building.
- (3) Office 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) Vehicles must be parked in the rear yard of the property.

Sec. 86-626. NAICS 4854 – School and Employee Bus Transportation

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

- (1) Vehicles must be parked in the rear yard of the property.

Sec. 86-627. NAICS 4882 – Support Activities for Rail Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office 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).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-628. NAICS 4884 – Support Activities for Road Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office 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).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-629. NAICS 4889 – Other Support Activities for Transportation

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Office 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).
- (3) Heavy equipment and vehicles must be parked in the rear yard of the property.
- (4) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet.

Sec. 86-630. NAICS 491 – Postal Service

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) A minimum 50-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (3) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (4) 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).
- (5) Postal vehicles must be parked in the rear of the property.
- (6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 75 feet.

Sec. 86-631. NAICS 11142, 111421 – Nursery, Floriculture, and Tree Production

The following conditions are assigned in the C-2 district:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) Must be located on a street having a classification of collector or greater.
- (3) Premises must contain an administrative building.
- (4) Administrative office must be a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (5) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (6) Drop-off and loading areas must be located in the rear yard.

Sec. 86-632. NAICS 2211 – Power Generation and Supply

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-633. NAICS 2212 – Natural Gas Distribution

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-634. NAICS 2213 – Water, Sewage, and Other Systems

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-635. NAICS 22132 – Sewage Treatment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must be located on a street having a classification of collector or greater.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property.
- (4) All applicable State and Federal regulations must be met.

Sec. 86-636. NAICS 713990 – Recreational Shooting Clubs

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) All shooting activities must be indoor only.

- (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) On-site parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (5) 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.
- (6) All indoor shooting ranges shall be of soundproof construction whereby the sound from the discharge of any firearm and the impact of any projectile shall not be plainly audible across any adjoining property line or at a distance of 50 feet from the building, whichever distance is greater.
- (7) No piece of the projectile or target shall leave the building as a result of the activities taking place therein.
- (8) All weapons brought into any indoor shooting range shall be in a case designed for the weapon such that no part of a weapon is visible while inside the case. Certified law enforcement officers in uniform are exempt from this requirement.
- (9) All indoor shooting ranges shall comply with all local, state, and /or federal regulations related to indoor shooting ranges.
- (10) A site plan shall be submitted to the City, which shows the location of buildings, parking, etc.
- (11) At least one qualified individual in the sponsoring club or organization shall be properly certified for shooting range supervision. Each facility shall adopt safety rules and regulations subject to review by the City.
- (12) Shooting range design and operation shall conform to the most current standards of the National Rifle Association (NRA) Range Sourcebook.
- (13) The National Association of Shooting Ranges (NASR) and the Occupational Safety and Health Administration (OSHA) publication titled "Lead Management and OSHA Compliance for Indoor Shooting Ranges" shall be consulted in planning and constructing indoor shooting ranges.
- (14) No service or sales of alcoholic beverages shall be allowed within the shooting range facility or on the shooting range property.
- (15) The indoor shooting range shall be covered by accident and liability insurance, amount to be determined by the City of Jonesboro.

Sec. 86-637. NAICS 4453 – Beer, Wine, and Liquor Stores

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial (Tara Boulevard and Georgia Highway 138 Spur).

(2) Must be located in a free-standing building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking) that is a minimum 10,000 square feet, is new, but in any case, not older than 20 years old since original construction and must be located in the C-2 Highway Commercial District zoning district, requiring a conditional use permit.

(3) The retail package distilled spirits license shall be limited by population of the City according to the most recent decennial census, with one (1) such establishment allowed in the City for each 2400 residents.

(4) Such additional regulations as would safeguard the health, safety and welfare of the citizens of the City.

Sec. 86-638. - NAICS 44612 Cosmetics, Beauty Supplies, and Perfume Stores, with no care services.

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

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

Sec. 86-639. - NAICS 44412 Paint and Wallpaper Stores.

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

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

Sec. 86-640. - NAICS 562920 Materials Recovery Facilities, Including Collection Bins for Recyclable Materials

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

For Buildings:

- (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 three acres and a minimum frontage of 200 feet.
- (4) All recovery vehicles and equipment shall be located in the rear yard.
- (5) All loose materials shall be contained in proper receptacles.
- (6) A minimum 75-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially zoned property.
- (7) All recovery vehicles and equipment shall be screened from the road and adjacent properties.

(8) All applicable State and Federal regulations shall be met.

For Collection Bins (Mobile structures for temporary storage of recyclable materials):

- (1) Shall not be located on any vacant or undeveloped lots, or any lots with a residential use.
- (2) Shall be limited to a maximum of one bin per single parcel of property and two bins per planned commercial centers or connected storefronts.
- (3) Shall not be located within any rights-of-way or easements, or adjacent to any paths or sidewalks.
- (4) Shall not be located in any designated parking areas, parking aisles, buffer areas, or fire lanes.
- (5) Shall not be located in any front yard of a building.
- (6) Bins shall be placed on a durable, all-weather surface.
- (7) Bins shall be made of painted metal or UV-resistant vinyl, fiberglass, or other durable, low-maintenance material.
- (8) Shall not be used as dumpsters, for rubbish, trash, or waste. Bin shall state for “recyclable materials only.”
- (9) A business license for organizations using bins within the City of Jonesboro is required and written permission from the current property owner for use of the bin(s) must be obtained prior to issuance of a business license and placement on a property.
- (10) Bins shall be maintained in good repair and clean condition and free of materials accumulated outside of the bin.
- (11) If any bin violates any of these conditions twice, the City of Jonesboro shall direct the bin owner to remove the bin from the City after written notice is sent to the current property owner and the bin owner via certified mail or personal service.

Sec. 86-641. - NAICS 713990 Adult Entertainment Facilities

The following conditions are assigned in the M-1 district:

- (1) Must comply with all requirements of Chapter 10, Article II.

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

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

- (1) Shall derive revenue from the sale of food, alcohol or other beverages that is incidental to the sale of the tobacco products;
- (2) Shall prohibit entry to a person under the age of 21 years of age during the time when the establishment is open for business;

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

Sec. 86-643. – NAICS 551114 Corporate management office

The following conditions are assigned in the C-1 district:

- (1) Establishments shall be limited to a maximum floor area of 2,000 square feet.

Sec. 86-644. – NAICS 561591 Convention Centers, Convention and Visitors Bureaus

The following conditions are assigned in the CCM district:

- (1) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 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).
- (4) A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, non-commercial use.
- (5) Height regulations. The maximum height for buildings abutting a non-commercial use shall be three stories or 45 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line.; however, no building shall ever exceed a total height of 60 feet.

Sec. 86-645. – NAICS 62191 Ambulance services (transportation)

The following conditions are assigned in the C-1 district:

- (1) A minimum 25-foot-wide buffer shall be maintained between the facility (including ambulance parking areas) and any adjacent, residentially zoned properties.

Sec. 86-646. – NAICS 1125 Aquaculture

The following conditions are assigned in the M-1 district:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 25-foot-wide buffer shall be maintained between any beds, pools, or tanks associated with the facility and any adjacent, residentially zoned properties.

Sec. 86-647. – NAICS 11291 Apiculture (Beekeeping)

The following conditions are assigned in the M-1 district:

- (1) Must be established on a lot having a minimum area of one-half acre and a minimum frontage of 100 feet.
- (2) A minimum 25-foot-wide buffer shall be maintained between hive structures and adjacent properties.

Sec. 86-648. – NAICS 1152 Support Activities for Animal Production

The following conditions are assigned in the M-1 district:

- (1) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.
- (2) A minimum 25-foot-wide buffer shall be maintained between any structures associated with the facility and adjacent properties.

Sec. 86-649. – “Tiny” Homes, with permanent foundations

The following conditions are assigned in the MX district:

- (1) Shall only be part of a mixed-use development with a minimum parent tract size of 87,120 square feet (two acres).
- (2) Minimum dwelling size shall be 500 square feet (heated).
- (3) Site plan for development, including lot size and width, setbacks, density, and any necessary buffers, shall be reviewed and approved by the Mayor and City Council.
- (4) A minimum of three different exterior elevations shall be provided for tiny house developments.

Sec. 86-650. – Guest Quarters / Mother-in-law Suites, accessory to principal dwelling

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

- (1) Shall only be located in the rear yard of the principal dwelling.
- (2) Shall not be located on a lot without a principal dwelling.
- (3) Maximum dwelling size (heated) shall be 750 square feet.
- (4) Shall match exterior style, color, and material.

Sec. 86-651. – NAICS 561990 Business Incubator, hosting administrative office suites

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

- (1) All individual businesses within shall be administrative uses only, with no excessive levels of noise, fumes, or traffic.
- (2) All individual businesses within shall be required to obtain their own business license.
- (3) No large trucks vehicles or equipment associated with businesses shall be parked on the property.
- (4) Suites shall not be used primarily as storage units.

Sec. 86-652. – NAICS 811111, 81112, 811112, 811113, 811118, 811198, 811121 All Types of Vehicle Repair and Maintenance, but not Oil Change and Lubrication Shops

The following conditions are assigned in the C-2 district:

- (1) No vehicles in a state of disrepair shall be parked or stored in view of the street or adjacent residential areas.
- (2) All applicable regulations concerning the proper storage and disposal of fluids shall be observed.
- (3) A 25-foot-wide vegetative buffer shall be established between repair facilities and adjacent residential properties.
- (4) No junkyard or salvage yard shall occur on the property.
- (5) Must be located on a street having a classification of collector or greater.**

Sec. 86-653. – NAICS 811412 Appliance Repair and Maintenance

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

- (1) No appliances in a state of disrepair shall be stored outside.

Sec. 86-654. – NAICS 8113 Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance; No Outdoor Storage

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

- (1) No machinery or equipment in a state of disrepair shall be stored outside.
- (2) A 50-foot-wide vegetative buffer shall be established between repair facilities and adjacent residential properties.

Sec. 86-655. – NAICS 611691 Small-scale Tutoring and Exam Preparation, 10 students or less

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

- (1) Tutoring services shall not be located in stand-alone buildings or suites larger than 2000 square feet.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided for 2 to 3 students simultaneously.

Sec. 86-656. – NAICS 44420 Mulch and Gravel Sales, Outdoor Yards

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

- (1) Shall not be located on a property less than one acre in size.
- (2) No products or equipment shall be visible from the street.
- (3) A 50-foot-wide vegetative buffer shall be established between facilities and adjacent residential properties.

Sec. 86-657. – NAICS 451110 Firearms Dealers, Physical Store

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

- (1) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).
- (2) A minimum 25-foot-wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, non-commercial use.
- (3) No gun testing or target practice shall occur on the premises.
- (4) All ATF regulations shall be observed.

Sec. 86-658. – NAICS 221118 Electronic Vehicle Charging Stations

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

- (1) EV stations are considered accessory to the primary use on the property.
- (2) Site plan for stations shall be reviewed and approved by the Mayor and City Council.
- (3) Charging station outlets and connector devices shall be no higher than 48 inches from the surface where mounted. Equipment mounted on pedestals, lighting posts, bollards, or other devices shall be designed and located as to not impede pedestrian travel or create trip hazards on sidewalks.
- (4) Adequate battery charging station protection, such as concrete-filled steel bollards, shall be used. Curbing may be used in lieu of bollards, if the battery charging station is setback a minimum of 24 inches from the face of the curb.
- (5) Electric vehicle charging stations shall be maintained in all respects, including the functioning of the equipment. A phone number or other contact information shall be provided on the equipment for reporting when it is not functioning or other problems are encountered.
- (6) Unless otherwise directed by the City, within ninety (90) days of cessation of use of the electric vehicle charging station, the property owner or operator shall restore the site to its original condition. Should the property owner or operator fail to complete said removal within ninety (90) days, the [local government] shall conduct the removal and disposal of improvements at the property owner or operator's sole cost and expense.

Sec. 86-659. – NAICS 81219 Other Personal Care Services, including Day Spa and Med Spa, but not Tattoo Parlor or Massage Therapy

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

- (1) Day spa services include body wraps, body scrubs, waxing, and facials, but not hair care or massage.
- (2) Med spa services include non-surgical face lifts, microdermabrasion, collagen induction therapy, chemical peels, botox applications, and skin disease treatments, but not hair care or massage.

Sec. 86-660. – NAICS 45111 Sporting Goods Stores, but not Firearms Dealers

The following conditions are assigned in the C-1 district:

- (1) Shall not be located in stand-alone buildings or suites larger than 4000 square feet.
- (2) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided onsite.

Sec. 86-661. – NAICS 451110 Firearms Dealers, Online sales only

The following conditions are assigned in the H-1 district:

- (1) No gun testing or target practice shall occur on the premises.
- (2) All ATF regulations shall be observed.
- (3) No walk-in customers are allowed.

Sec. 86-662. – NAICS 712110 Selfie Museums

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

- (1) Must be located on a street having a classification of collector or greater.
- (2) Shall not be located in building suites larger than 2000 square feet.
- (3) No photographic activities or props shall occur outside of the building.
- (4) No props of an obscene nature shall be permitted, as defined in the Adult Entertainment Ordinance, Sec. 10-32, for public indecency, specified sexual activities, and specified anatomical areas.

Sec. 86-663. – NAICS 811191 Automotive Oil Change and Lubrication Shops

The following conditions are assigned in the C-2 district:

- (1) Must be located on a street having a classification of arterial.
- (2) All applicable regulations concerning the proper storage and disposal of fluids shall be observed.
- (3) No vehicles in a state of disrepair shall be parked or stored in view of the street or adjacent residential areas.

(Am. Ord. 2022-018, 8-08-22)

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on August 14, 2023 in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and revisions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances. Mayor & Council will first discuss the item at their Work Session, to be held on August 7, 2023 at 6 pm, also in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA

David Allen
Community Development Director

Publish 7/26/23



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

6.17

- 17

COUNCIL MEETING DATE
August 7, 2023

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 placement and compensation of Georgia Power easement on City-owned property on Key Street.

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

Review of Easement

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 proposed easement amount;** Recently, Georgia Power contacted the City about some utility work on Key Street adjacent to the “Cooper House” at 167 South McDonough Street (City owned) and the need to create a small easement encroaching on that property related to the utility work.

There is an existing chain link fence there and also two existing power poles. New guy wire placement for the poles necessitates a small easement on the Cooper House property. Georgia Power is offering \$1100 to the City in compensation for their permanent easement.

Per the City Attorney:

This is standard. It should be considered by mayor and council in executive session. You can request that they pay more than \$1,100 for the easement if you want to negotiate.

If approved, once fully executed you would send to Georgia Power & they would record the easement.

Fiscal Impact

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

Georgia Power funded.

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

- Application
- Property Picture
- Survey
- Easement

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

Approval

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office



To Whom It May Concern:

Attached is an easement for your review. To ensure accuracy as to Georgia Power's requirements, I have checked the appropriate signature type which states the required signature(s) and title:

Who Can Sign AND Their Title

- | | |
|---|---|
| ☐ Individual: | Name EXACTLY as it appears on deed
(i.e. Name on Deed: Jane Ann Doe Signed: Jane Ann Doe <u>NOT</u> Jane A. Doe) |
| ☒ Corporation (Inc.) | (1) Corporate officer <u>AND</u> Corporate Seal; or
(2) Corporate officers & No Corporate Seal; or
(2) Corporate officers <u>AND</u> Corporate Seal |
| ☐ Limited Liability Company (LLC): | Managing Member, Member and/or Manager (Please choose appropriate Title) |
| ☐ Limited Partnership (LP) | General Partner and/or Partner (Please choose appropriate Title) |
| ☐ Limited Liability Partnership (LLP) | |
| ☐ Limited Liability Limited Partnership (LLLLP): | |
| ☐ Sole Proprietorship | Individual and d/b/a the name of business |
| ☐ Churches (as Corporations): | (1) Corporate officer <u>AND</u> Corporate Seal; or
(2) Corporate officers & No Corporate Seal; or
(2) Corporate officers <u>AND</u> Corporate Seal |
| ☐ Churches (as Other): | Refer to bylaws, governing body such as Trustees or Deacons or Pastor |
| ☐ Subdivision/Condo Association: | Developer or President or CEO of Developer's Name of Company |
| ☐ Subdivision/Condo Association: | Association's Corporate Name and Officers
(refer to Restrictive Covenants for officers) |

****ADDITIONAL SIGNATURES, SEALS AND DOCUMENTATION REQUIRED:**

- | | |
|---|--|
| ☒ Proof of Authority to Sign | (i.e., Operating Agreement, By-Laws, Trust Document, Power of Attorney, etc.) |
| ☒ Witness by 3 rd Party | *Please note this cannot be an "Unofficial" witness and MUST be signed at the same time as the notary and owner |
| ☒ Notary Public Signature <u>AND</u> Seal/Stamp | |

Once the easement is executed with the required signature(s) along with a witness(s) signature and notary signature & seal/stamp, please contact me at the telephone number or email below. I will be happy to arrange to pick it up from your or you are welcome to mail it to the address below. Thank you for your assistance. I look forward to hearing from you soon.

Best,
Olivia Bradford, Right of Way Agent
770-330-4614 Direct
obradford@singlepointag.com
1620 South Broad Street, Suite B
Monroe, GA 30655

Attachment: Application (3475 : Georgia Power Easement - Key Street)

Give Form to the requester. Do not send to the IRS.

► Go to www.irs.gov/FormW9 for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line. Do not leave this line blank.	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	
☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate	
☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____ Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.	
☐ Other (see instructions) ▶ _____	
4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <i>(Applies to accounts maintained outside the U.S.)</i>	5 Address (number, street, and apt. or suite no.) See instructions.
	6 City, state, and ZIP code
7 List account number(s) here (optional)	

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			-			-				
--	--	--	---	--	--	---	--	--	--	--

Or

Employer identification number

			-						
--	--	--	---	--	--	--	--	--	--

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign
Here**

Signature of U.S. person ▶

Date: _____

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



July 19, 2023

RE: Offer for Georgia Power Company

Georgia Power Project: 2023030275-004

Tax ID: 05241B C001

Parcel Address: 167 S McDonough St., Jonesboro, GA 30236

Fed Ex to:

 Contact # _____

Dear City of Jonesboro, Georgia:

Thank you for taking time to discuss the Georgia Power Company (GPC) Grid Investment Program. GPC is upgrading electric distribution facilities to improve service reliability to you and your neighbors and has tentatively identified your property for equipment placement. As a result, GPC is seeking to acquire an easement from you and, in return, is offering \$1,100.00 in compensation.

To accept GPC's offer and execute the easement, please ...

- sign the approval block(s) at the bottom of this letter,
- sign the easement document exactly as your deed is titled, with witness and public notary, *and*
- complete the W-9 form.

Completion of these documents will initiate the issuance of a check.

Also, please confirm the following items have been discussed with you by initialing below ...

_____ Quantity & Type(s) of Equipment and Installations, including linear ft. of conductor
 (initials) (2x Down Guy)

_____ Location & placement of equipment
 (initials)

_____ Tree Removal and/or Trimming (if any)
 (initials)

_____ Pole Removal (if any)
 (initials)

GPC greatly appreciates your cooperation in enhancing electric service reliability in your neighborhood.

Sincerely,

Brian Hammock, VP of Operations
 SinglePoint Acquisitions Group
 Authorized Contractor for Georgia Power

Approved by:

_____, Grantor
 _____, Date
 _____, Grantor
 _____, Date

The funds shall be distributed as follows:

Grantor: _____: _____%

Grantor: _____: _____%

Attachment: Application (3475 : Georgia Power Easement - Key Street)

A Google Street View image of a large, multi-story house with a prominent chimney, surrounded by trees and a lawn. The image is oriented horizontally on the page.

Image capture: Jan 2022 © 2023 Google

CLAYTON COUNTY, GEORGIA
LAND LOT 241 OF THE 5TH DISTRICT AND LAND LOT 1 OF THE 6TH DISTRICT
167 S. MCDONOUGH STREET, JONESBORO, GA 30236



- NOTES**
1. THE PURPOSE OF THIS EXHIBIT IS TO SHOW INFORMATION PERTAINING TO THE GEORGIA POWER EASEMENT AREA DEPICTED HEREON. OTHER FEATURES AND IMPROVEMENTS MAY EXIST WHICH ARE NOT SHOWN. THIS EXHIBIT IS NOT INTENDED TO BE A FULL AND COMPLETE SURVEY OF THE SUBJECT PROPERTY. ALL EASEMENT LOCATIONS ARE SUBJECT TO FINAL SURVEY.
 2. ALL EASEMENT LOCATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY GEORGIA POWER. FINAL PLACEMENT OF ALL EQUIPMENT IS SUBJECT TO CHANGE AND SHOULD BE VERIFIED PER FINAL CONSTRUCTION PLANS.
 - 3.

LEGEND

- R/W PROPERTY LINE
- N/F NOW OR FORMERLY
- PROPERTY LINE
- EXISTING ABOVE-GROUND EQUIPMENT
- PROPOSED ABOVE-GROUND EQUIPMENT
- EXISTING POLE
- PROPOSED POLE
- EXISTING OVERHEAD POWER LINE
- EXISTING ANCHOR/GUY WIRE
- PROPOSED ANCHOR/GUY WIRE
- PROPOSED OVERHEAD WIRE
- PROPOSED UNDERGROUND WIRE
- EASEMENT AREA

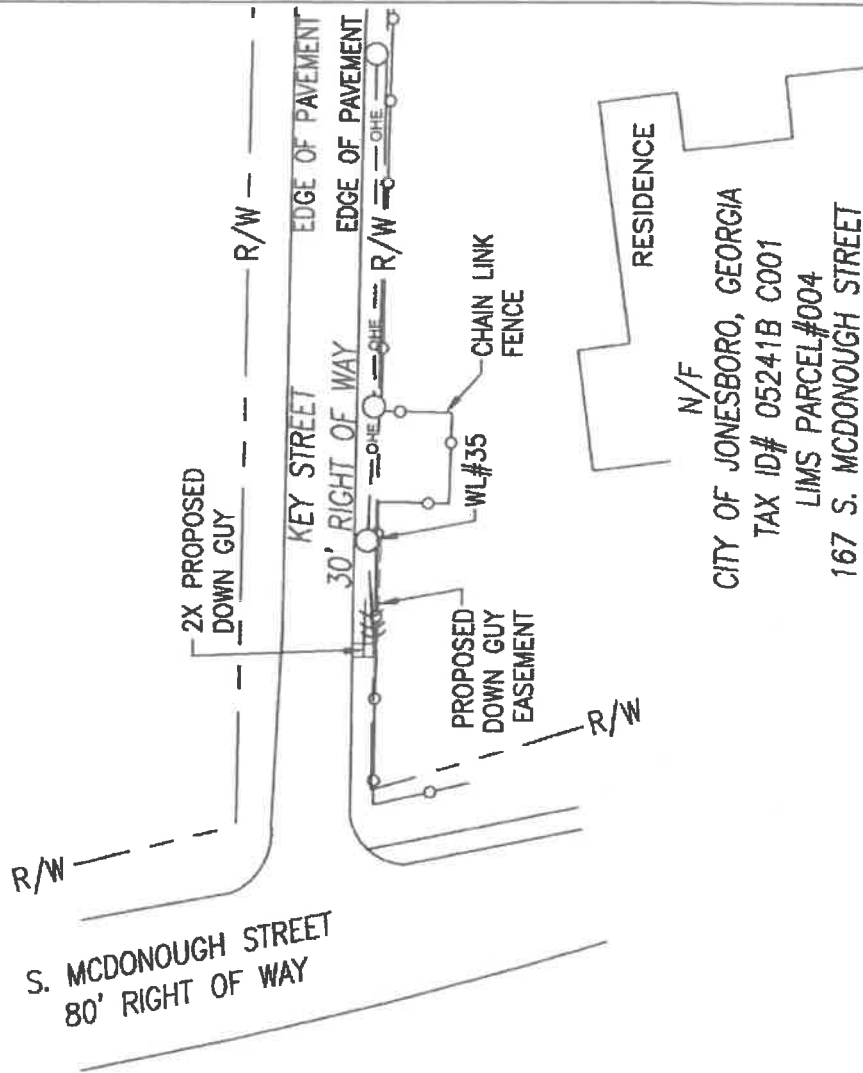


EXHIBIT A

GEORGIA POWER COMPANY		GEORGIA	
PERMANENT EASEMENT EXHIBIT ON THE PROPERTY OF		CLAYTON COUNTY	
CITY OF JONESBORO, GEORGIA		GEORGIA	
DRAWING NOT TO SCALE		PROJECT NAME: KING_STREET_A3052_CWP1	
LIMS PROJECT 2023030275		WL#35	
LIMS PARCEL 004		DRAWN: JJB	
		FILE: EXHIB_KING ST-WL35	
		SCALE: NOT TO SCALE	
		DATE: 6/28/2023	
		CHECKED: JWT	

After recording, return to:
 Georgia Power Company
 Attn: Land Acquisition (Recording)
 241 Ralph McGill Blvd NE
 Bldg 10151
 Atlanta, GA 30308-3374

 PROJECT 2023030275 LETTER FILE DEED FILE MAP FILE
 ACCOUNT NUMBER 11046259-GPC4013-VBS-12.02.01
 NAME OF LINE/PROJECT: GPC GRID KING STREET A3052 (CLAYTON COUNTY) CWP 1
 PARCEL NUMBER 004

STATE OF GEORGIA
 CLAYTON COUNTY

E A S E M E N T

For and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by GEORGIA POWER COMPANY, a Georgia corporation (the "Company"), the receipt and sufficiency of which are hereby acknowledged, CITY OF JONESBORO, GEORGIA (the "Undersigned", which term shall include heirs, successors and/or assigns), whose mailing Address is , does hereby grant and convey to the Company, its successors and assigns, the right, privilege and easement to go in, upon, along, across, under and through the Property (as defined below) for the purposes described herein.

The "Property" is defined as that certain tract of land owned by the Undersigned at 167 S. MCDONOUGH STREET, JONESBORO, GA 30236 (Tax Parcel ID No. 05241B-C001) in Land Lot 1 of the 6th District and Land Lot 241 of the 5th District of Clayton County, Georgia.

The "Easement Area" is defined as any portion of the Property located within fifteen (15) feet of the centerline of the overhead distribution line(s) as installed in the approximate location shown on "Exhibit A" attached hereto and made a part hereof.

The rights granted herein include and embrace the right of the Company to construct, operate, maintain, repair, renew and rebuild continuously upon and under the Easement Area its lines for transmitting electric current with poles, wires, transformers, service pedestals, anchors, guy wires and other necessary apparatus, fixtures, and appliances; the right to attach communication facilities and related apparatus, fixtures, and appliances to said poles; the right to stretch communication or other lines within the Easement Area; the right to permit the attachment of the cables, lines, wires, apparatus, fixtures, and appliances of any other company or person to said poles for electrical, communication or other purposes; the right to assign this Easement in whole or in part; the right at all times to enter upon the Easement Area for the purpose of inspecting said lines and/or making repairs, renewals, alterations and

PARCEL 004	NAME OF	GPC GRID KING STREET A3052 (CLAYTON COUNTY) CWP
	LINE/PROJECT:	1

extensions thereon, thereunder, thereto or therefrom; the right to cut, trim, remove, clear and keep clear of said overhead or underground lines, transformers, fixtures, and appliances all trees and other obstructions that may in the opinion of the Company now or hereafter in any way interfere or be likely to interfere with the proper maintenance and operation of said overhead or underground lines, transformers, fixtures, and appliances; the right of ingress and egress over the Property to and from the Easement Area; and the right to install and maintain electrical and communication lines and facilities to existing and future structure(s) within the Easement Area under the easement terms provided herein. Any timber cut on the Easement Area by or for the Company shall remain the property of the owner of said timber.

The Undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

The Company shall not be liable for or bound by any statement, agreement or understanding not herein expressed.

[Signature(s) on Following Page(s)]

Attachment: Easement (3475 : Georgia Power Easement - Key Street)

PARCEL 004	NAME OF	GPC GRID KING STREET A3052 (CLAYTON COUNTY)	CWP
	LINE/PROJECT:	1	

IN WITNESS WHEREOF, the Undersigned has/have hereunto set his/her/their hand(s) and seal(s), this _____ day of _____, _____.

Signed, sealed and delivered in the presence of: CITY OF JONESBORO, GEORGIA

By: _____ (SEAL)
Name: _____
Title: _____

Witness _____

By: _____ (SEAL)
Name: _____
Notary Public Title: _____

Attachment: Easement (3475 : Georgia Power Easement - Key Street)



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

6.18

- 18

COUNCIL MEETING DATE

August 7, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Mayor Pro Tem Messick

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

Discussion regarding amendment to City Code of Ethics to move forward with previously filed ethics violations.

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

Discussion of Amendment to Code of Ethics

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.)

Mayor Pro Tem Messick requested this item be put on the agenda in order to move forward the process of previously filed ethics complaint.

Per the City Attorney's letter on July 18, 2023:

As you know, the city does not presently have a standing ethics committee. Although typically the mayor and city council could immediately appoint members to the committee, that is not a viable option under the circumstances to address the Complaint. In this regard, a conflict of interest would arise because such committee members would be reviewing matters concerning the very individuals that appointed them—all but one city council member is involved in this Complaint.

Unfortunately, the City's Code does not address how an ethics complaint should be handled when a majority of the council is involved in the complaint. Additionally, although there would be a conflict of interest at the committee level, such conflict also goes further. Specifically, the "decision" of the committee is merely a recommendation to be affirmed or denied by the mayor and city council. However, here, no quorum of unbiased council members could exist to vote on such matters.

In addition to allegations that the ethics code was violated, the complainants request that an independent party be appointed to investigate the allegations forming the basis of the Complaint. The City adopted an Administrative Investigations Code in 2007, a copy of which is attached to this correspondence, which authorizes the city council to appoint an investigating officer for the investigation of the affairs of the city. Upon the completion of the investigation, the investigating officer must provide findings to the city council and all parties to the investigation. Following the investigation, the city council can choose to bring administrative allegations against an elected or appointed official. If allegations are based on such findings, the city council must conduct a hearing and appoint an individual to moderate the hearing. At the close of the hearing, the city council provides a ruling. Without question, this presents the same conflict of interest issues as the Ethics Code.

Faced with these apparent conflicts, there are a couple ways the City can handle this matter—neither of which is ideal, but would permit an unbiased, independent review of the Complaint. First, the City could amend the Code of Ethics and make the provisions of the amendment retroactive. This amendment does not have to be extensive, however, it would provide that, in the absence of a committee, the city manager or city clerk would appoint a third-party hearing officer to adjudicate the ethics complaint. Moreover, the amendment would also address conflicts of interest, recusal, and provide that, in the event a complaint is brought by and/or against at least four (4) councilmembers, the decision of the hearing officer or committee would become a final decision.

Alternatively, the City could amend the City Code to remove the ethics committee and adopt a hearing officer format. In this regard, I have included a copy of College Park's Ethics Ordinance, which Fincher Denmark LLC amended in 2020

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature

City Clerk's Office

and has since survived judicial scrutiny. Notably, if the City decides to adopt College Park's Ordinance in its entirety, the Complaint may not meet

6.18

the standards in such ordinance. As such, Fincher Denmark could make certain provisions of the ordinance not applicable to the current Complaint.

Lastly, the parties could execute a contract, wherein the parties agree to treat the Complaint as an administrative investigation; provided, that any decision of the administrator would be final. Though this last option is the easiest, the first option is the most legally sound. As such, Fincher Denmark recommends pursuing option one as a temporary fix. Following the adjudication of the Complaint, Fincher Denmark recommends adopting an ordinance similar to that of College Park.

Fiscal Impact

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

Attorney's Fees

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

-

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

Tbd

**CITY OF JONESBORO, GEORGIA COUNCIL****Agenda Item Summary****Agenda Item #****6.19****- 19****COUNCIL MEETING DATE**

August 7, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Mayor Pro Tem Messick

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

Discussion regarding the appointment of an Ethics Committee as outlined in City Charter to oversee future complaints.

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

Discussion of Ethics Committee

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.)*

Mayor Pro Tem Messick requested this item be put on the agenda in order to move forward the process of previously filed ethics complaint.

Per the City Attorney's letter on July 18, 2023:

As you know, the city does not presently have a standing ethics committee. Although typically the mayor and city council could immediately appoint members to the committee, that is not a viable option under the circumstances to address the Complaint. In this regard, a conflict of interest would arise because such committee members would be reviewing matters concerning the very individuals that appointed them—all but one city council member is involved in this Complaint.

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FOLLOW-UP APPROVAL ACTION (City Clerk)**Typed Name and Title**

Melissa Brooks, Interim City Clerk

Date

August, 7, 2023

Signature**City Clerk's Office**

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6.19

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Fiscal Impact

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

Attorney's Fees

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

•

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

Tbd

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 20	6.20
		COUNCIL MEETING DATE August 7, 2023	
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Mayor Pro Tem Messick	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding hiring City Attorney Fincher Denmark to move forward with City Charter revisions, and, if their proposal is approved, set date to begin meetings concerning Charter revisions.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Starting Process of Amending City Charter			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Community Planning, Neighborhood and Business Revitalization, Innovative Leadership			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> City charter amendments have been discussed now for several months, and the Council recently authorized up to \$10,000 to hire a professional to make the necessary changes to the City's government structure. Per the City Attorney: <i>There is not a consultant that specifically prepares charter amendments. You would just be hiring an outside attorney. I know the council previously authorized up to \$10,000 to be spent on the amendment. In the event that you would like Fincher Denmark to prepare the amendments, we would charge our hourly billable rate.</i> <i>If the City desires to replace the charter in its entirety, I don't anticipate the costs exceeding \$5,000 for the preparation of the Charter itself. Should there be piecemeal amendments, it would take considerably more time to ensure the continuity of the amendments with the existing Charter provisions. That being said, I think it can be done for under the 10k authorization.</i>			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Attorney's Fees			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Jonesboro 2023- City Attorney Presentation			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Tbd			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	



Roles & Responsibilities of the Mayor and City Council

Presented by: Danielle Matricardi

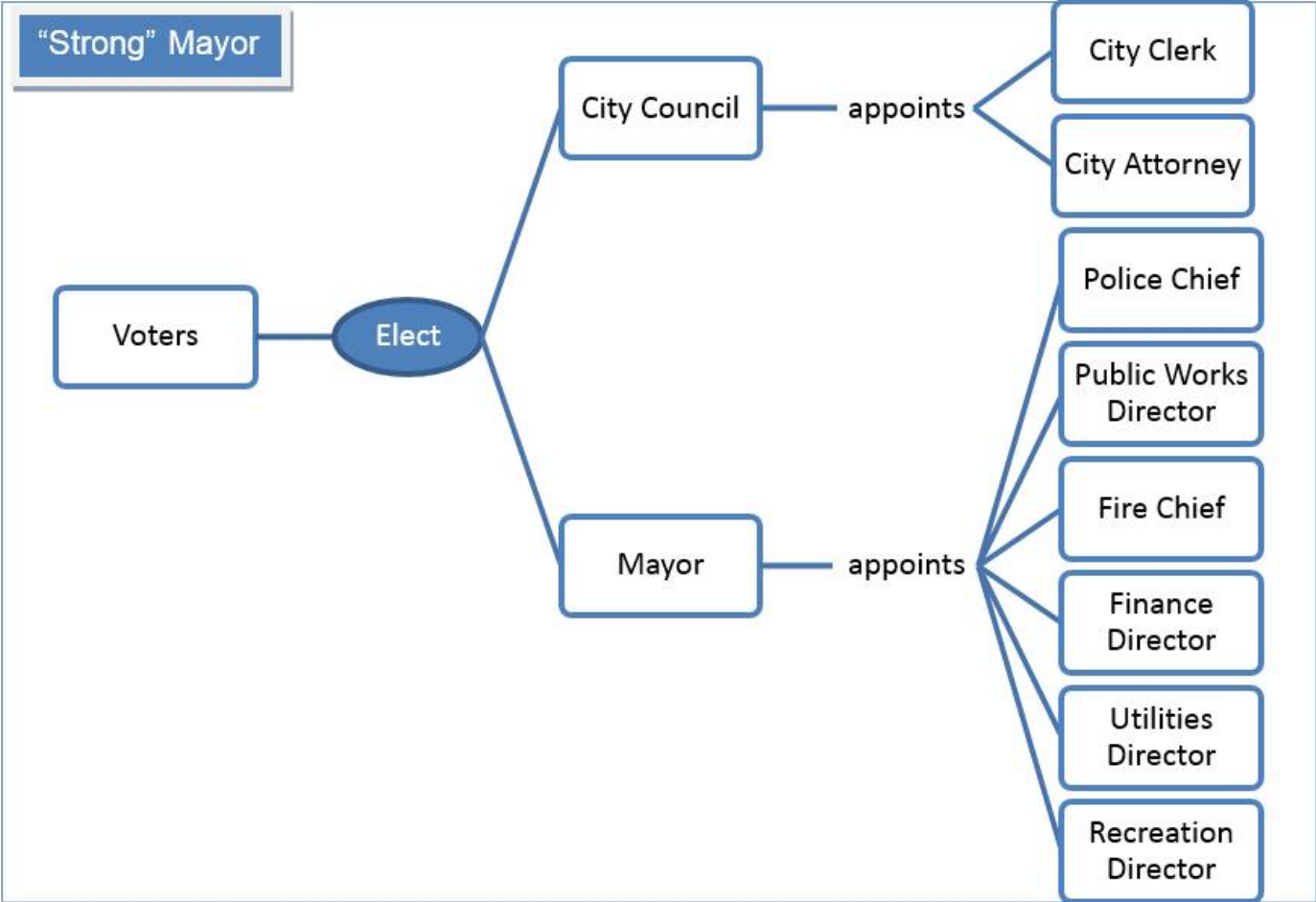
Forms of Municipal Government

- Mayor-Council (Strong Mayor) Form
- Mayor-Council (Weak Mayor) Form
- Council-Manager Form



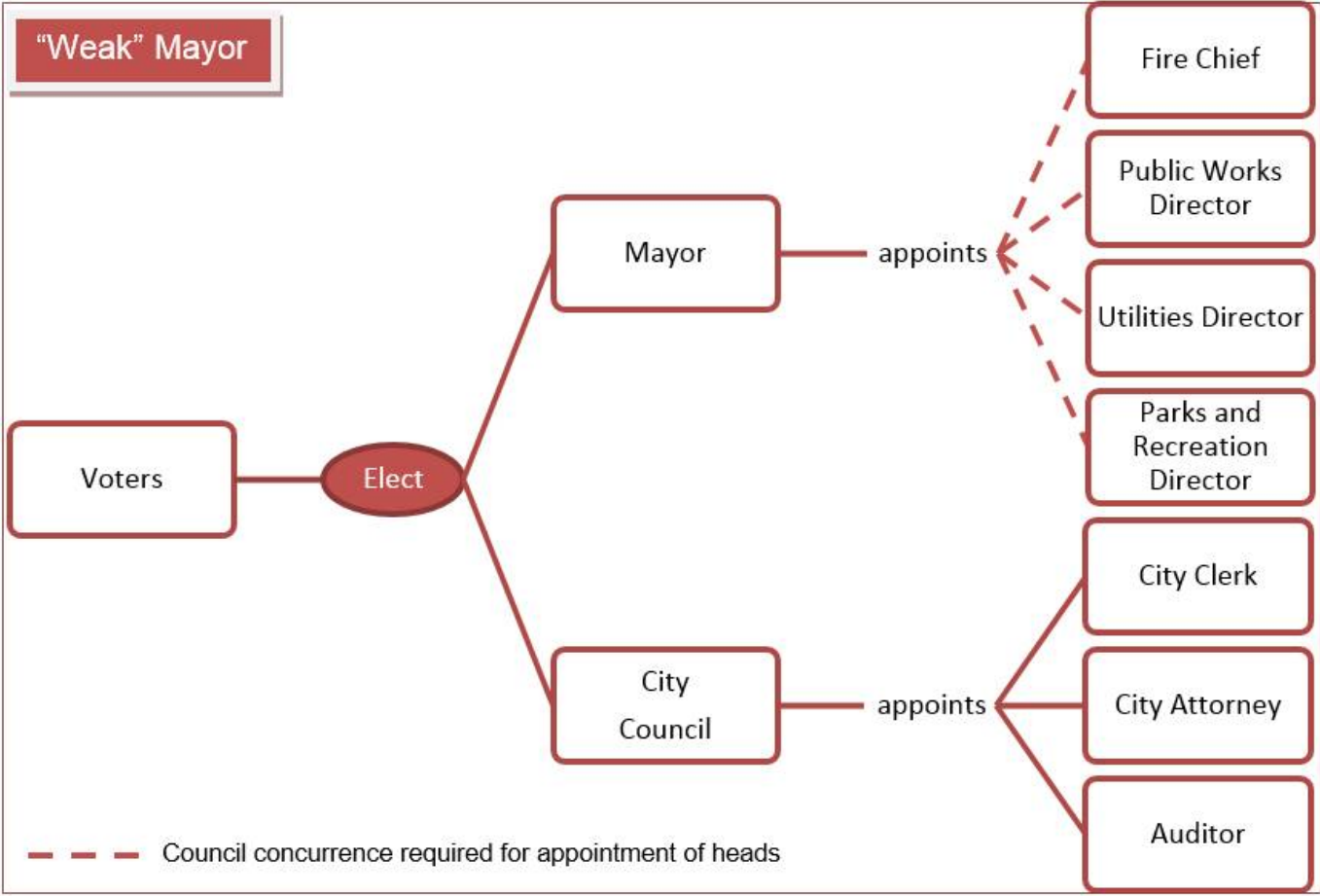
Mayor-Council Form (Strong Mayor)

- City Council plays primary policy role
 - Responsible for enacting city policies through adoption of resolutions and ordinances
- Mayor serves as chief executive officer
 - Has full responsibility for day to day operations of City
 - Generally has hiring/firing authority
 - Either has ability to vote or veto authority



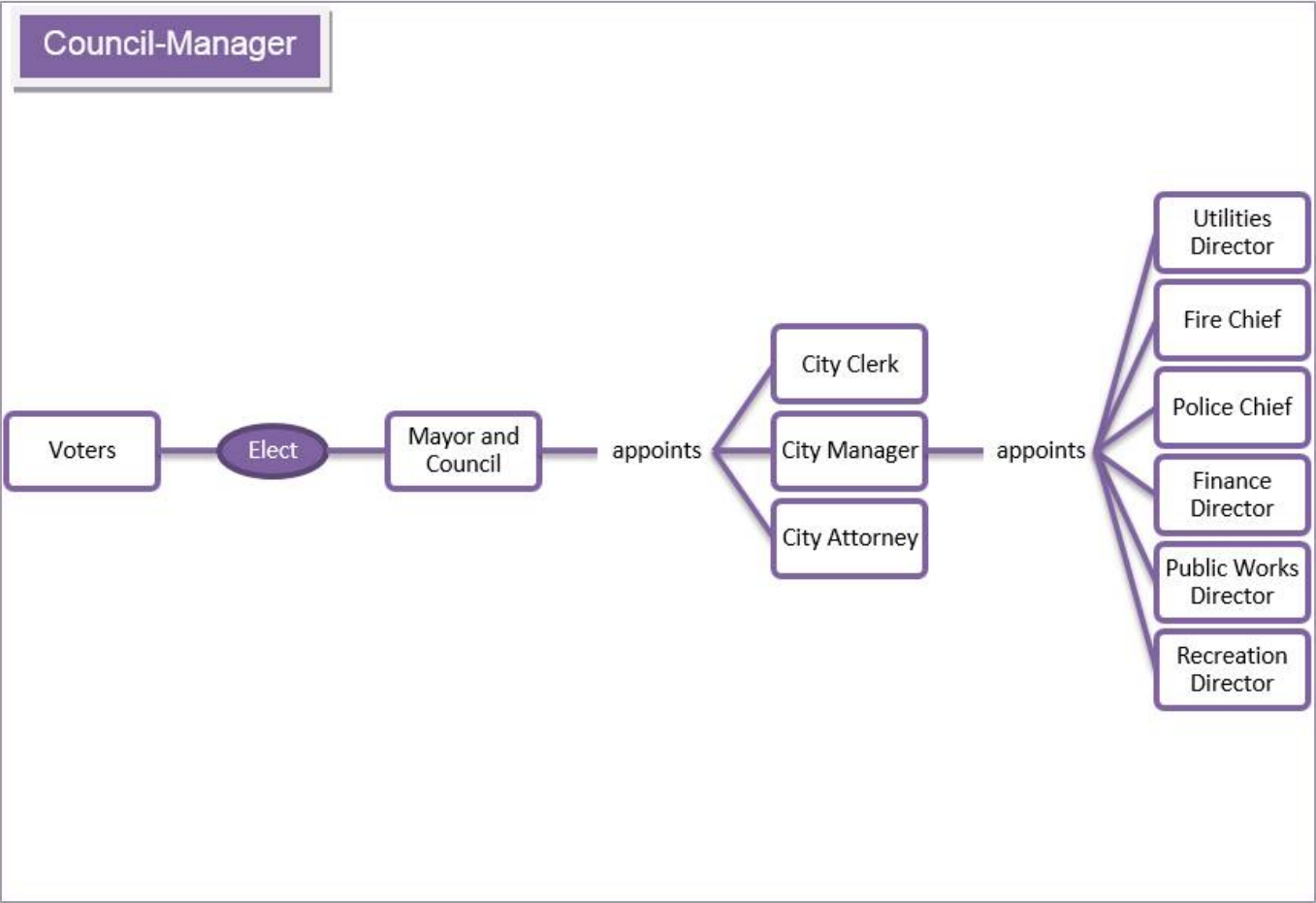
Mayor-Council Form (Weak Mayor)

- Mayor & City Council share policymaking role & executive decision making
- Mayor's Role
 - Generally ceremonial in nature
 - Only votes in event of tie



Council-Manager Form

- City Council
 - Responsible for enacting the city's policies through the adoption of ordinances and/or resolutions.
 - Appoints city manager
- Mayor
 - Presides at meetings
 - Votes in event of tie
 - Similar to chairman of a board
- City Manager
 - Chief Executive Officer
 - Manages the day to day operations of the city



Jonesboro's Form of Government

- Combination of Strong Mayor and City Manager forms
- Mayor serves as Chief Executive Officer
- City Manager serves as Chief Administrative Officer



Powers & Duties- Mayor

- As the chief executive of this city, the mayor shall:
 - see that all laws and **ordinances** of the city are faithfully executed;
 - recommend **appointment and removal** of officers, department heads, and employees of the city, except as otherwise provided in this charter;
 - exercise **supervision** over all **executive and administrative** work of the city and provide for the coordination of administrative activities;
 - prepare and submit to the city council a recommended operating **budget** and recommended capital budget;
 - submit to the city council at least once a year a statement covering the **financial conditions** of the city, and from time to time, such other information as the city council may request;
 - **recommend** to the city council such measures relative to the affairs of the city, improvement of the government, and promotion of the welfare of its inhabitants as he may deem expedient;
 - call **special meetings** of the city council
 - provide for an **annual audit** of all accounts of the city;
 - require any department or agency of the city to submit **written reports** whenever he deems it expedient; and
 - perform such other duties as may be required by law, this charter, or by ordinance



Powers & Duties- Mayor (ctd)

- Mayor nominates (subject to confirmation by City Council):
 - City Manager
 - Chief of Police & Police Officers
 - Building Inspector
 - Code Enforcement Officer
 - Municipal Court Judge
 - Solicitor
 - City Attorney
 - City Clerk
 - Finance Officer
- Has the authority to dismiss/suspend appointed officials
- Approve contracts/purchases under \$1,000
- Can vote on any matter before City Council



Powers & Duties- City Council

- Adopt resolutions & ordinances
- Confirm appointments
- Create boards, commissions, authorities
- Establish salaries
- Suspend or terminate appointed officials by a majority vote
- Adopt personnel policies and procedures
- Assess, levy, and collect taxes
- Award Competitive bids
- Approve all contracts over \$1,000
- Adopt rules of procedure for meetings
- Acquisition & disposition of real property



Powers & Duties- City Manager

- Chief Administrative Officer
- Suspend or dismiss employees, including directors
- Direct & Supervise all departments
- Nominate directors and appointed officials to City Council
- Ensure compliance with city ordinances and charter
- Prepare budget with mayor
- Submit financial reports
- Serve as purchasing agent



Potential Charter Amendments

- Clarify conflicts between authority of mayor and city manager
 - Chief Executive Officer vs. Chief Administrative Officer
 - Hiring & firing authority
 - Financial reporting
 - Proposed budgets
 - Nomination of Directors & Appointed Officers
 - Enforcement of ordinances/charter
- Establish clear division between legislative and executive affairs
- Tie Votes
- Update outdated terminology



	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # - 21
		COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager	Sponsor(s) Mayor Pro Tem Messick	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding amendments to Policy and Procedures for calling any formal meeting to reflect procedures as suggested by the Georgia Municipal Association.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Amendment		
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership		
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Mayor Pro Tem Messick has requested unspecified amendments to the City's Policy and Procedures relative to calling formal meetings. She is suggesting GMA guidelines.		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a		
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> Tbd		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 6.22 - 22
			COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Mayor Pro Tem Messick	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding amendments to Rules of Procedures for Elected Officials.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Amendments			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Mayor Pro Tem Messick has requested unspecified amendments to the Rules of Procedures relative elected officials.			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a			
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> Tbd			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 6.23 - 23
			COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Mayor Pro Tem Messick	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding implementation of new Anti-Bullying / Anti-Harassment Policy for Elected Officials, Staff, and all City Employees to both Rules of Procedure and Personnel Policy and Procedures.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Policy			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Innovative Leadership			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Mayor Pro Tem Messick has proposed implementation of a new Anti-Bullying / Anti-Harassment Policy for Elected Officials, Staff, and all City Employees to both Rules of Procedure and Personnel Policy and Procedures. A draft copy is attached.			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> City of Jonesboro Anti-Bullying Policy 2023			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Tbd			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	

WORKPLACE ANTI-BULLYING & ANTI-HARASSMENT POLICY

The City of Jonesboro seeks to provide a work environment that is safe and enjoyable for all.

Workplace bullying has a detrimental effect on the Company and its people. It can create an unsafe working environment, result in a loss of trained and talented workers, cause the breakdown of team and individual relationships, increase absenteeism and reduce efficiency and productivity. People who are bullied can become distressed, anxious, withdrawn and can lose self-esteem and self-confidence. Workplace bullying is also in some circumstances against the law. For these reasons, bullying will not be tolerated by the Company.

The City of Jonesboro recognizes that workplace bullying may involve comments and behaviors that offend some people and not others. The City accepts that individuals may react differently to certain comments and behavior. This is why a minimum standard of behavior is required of workers. This standard aims to be respectful of all workers.

The City of Jonesboro recognizes that workplace bullying can take place through several different methods of communication including face to face, email, text messaging and social media platforms. As such, this Policy applies to all methods of communication through which workplace bullying can take place.

This Policy applies to behaviors that occur:

- In connection with work, even if it occurs outside normal working hours;
- During work activities, for example, when dealing with clients.
- At work related events and functions, for example, at Christmas parties; and
- On social media platforms where workers interact.

This Policy applies to all workers including employees, contractors, elected officials, and volunteers.

In so far as this policy imposes any obligations on the City (i.e. those additional to those set out under legislation), those obligations are not contractual and do not give rise to any contractual rights. To the extent that this policy describes benefits and entitlements for employees (i.e. those additional to those set out under legislation), they are discretionary in nature and are also not intended to be contractual. The terms and conditions of employment that are intended to be contractual are set out in an employee's written employment contract.

The City Council may, by majority vote, unilaterally introduce, vary, remove or replace this policy at any time.

WHAT IS WORKPLACE BULLYING?

Workplace bullying occurs when an individual, or a group of individuals, repeatedly behaves unreasonably towards a worker, or a group of workers, and the behavior creates a risk to health and safety. It includes both physical and psychological abuse.

Bullying behaviors can take many different forms, from the obvious (direct) to the more subtle (indirect).

The following are some examples of direct bullying:

- Abusive, insulting or offensive language or comments;
- Violent, aggressive, or intimidating conduct.
- Belittling or humiliating comments;
- Victimization; and

- Practical jokes or initiation.

The following are some examples of indirect bullying:

- Unjustified criticism or complaints.
- Deliberately excluding someone from work-related activities;
- Withholding information that is vital for effective work performance;
- Setting unreasonable timelines or constantly changing deadlines.
- Setting tasks that are unreasonably below or beyond a person's skill level.
- Denying access to information, supervision, consultation, or resources to the detriment of the worker and/or elected official.
- Spreading misinformation or malicious rumors
- Changing work arrangements such as rosters and leave to deliberately inconvenience a particular worker or workers.
- Threatening to terminate any person for speaking to a City Council member.

The above examples are not an exhaustive list of bullying behaviors. They are indicative of the type of behaviors that may constitute bullying and are therefore unacceptable to the Company. If you are unsure whether behavior not provided on this list constitutes bullying you should contact your direct supervisor in the first instance.

WHAT IS NOT WORKPLACE BULLYING?

Reasonable management action taken by managers or supervisors to direct and control the way work is carried out is not considered to be workplace bullying if the action is taken in a reasonable and lawful way.

The following are some examples of reasonable management action:

- Realistic and achievable performance goals, standards, and deadlines;
- Fair and appropriate rostering and allocation of working hours;
- Transferring a worker to another area or role for operational reasons.
- Deciding not to select a worker for a promotion where a fair and transparent process is followed;
- Informing a worker about unsatisfactory work performance in an honest, fair, and constructive way;
- Informing a worker about unreasonable behavior in an objective and confidential way; Implementing
- organizational changes or restructuring; and
- Taking disciplinary action, including suspension, or terminating employment where appropriate or justified in the circumstances.

OTHER UNACCEPTABLE CONDUCT

Single incidents of unreasonable behavior (such as harassment, violence or threatening behavior) can also present a risk to health and safety and will not be tolerated.

Harassment is any form of behavior that is:

- Unwanted.

- Offends, humiliates or intimidates; or
- Creates a hostile environment.

Where such conduct occurs towards a person due to a particular characteristic of that person (such as when based on sex, sexual orientation, pregnancy, marital status, age, disability, ethnicity, or race,) this may be unlawful under discrimination and equal opportunity law, even if it is limited to a single incident.

The City will also not tolerate any form of workplace violence. Workplace violence is any incident where a person is physically attacked or threatened in the workplace, whether this is directed to a co- worker, subcontractor, client customer or visitor, or elected official.

It includes (but is not limited to):

- Any type of direct physical contact such as punching, pushing, tripping, spitting, or blocking someone's way.
- Any form of unwanted physical contact.

MANAGERS' AND SUPERVISORS' ROLES

Managers and supervisors have an important role to play in terms of fostering a culture that does not tolerate or encourage harassment, bullying or workplace violence and should ensure that they do not engage in an conduct of this nature themselves.

Managers and supervisors should also ensure that workers understand this Policy and consequences of non compliance. When managers and supervisors observe harassment, bullying or workplace violence occurring, they should take steps to prevent this conduct from continuing and warn the person or people involved of the consequences if the behavior continues (including disciplinary measures up to and including termination of employment).

If the accused is in an administrative role that answers directly to the city council, employees have the right to contact any Elected Councilman in the City of Jonesboro for assistance without fear of reprimand. The Council will proceed with all complaints utilizing policies and procedures put in place. No decision will be made concerning disciplinary action until the findings are reviewed by legal.

WORKERS' ROLE

The City of Jonesboro expects workers and elected officials:

- Not to engage in harassment, bullying or workplace violence.
- Not to aid, abet or encourage others to engage in harassment, bullying or workplace violence;
- To behave in a responsible and professional manner.
- Treat others in the workplace with courtesy and respect.
- Listen and respond appropriately to the views and concerns of others; and
- To be fair and honest in their dealings with others.

ARE YOU EXPERIENCING BULLYING, HARASSMENT OR BEING SUBJECT TO VIOLENCE?

Complaints of bullying, harassment and workplace violence will be taken seriously and will be handled in accordance with the City of Jonesboro Grievance Handling Policy.

If you make a complaint of workplace bullying, harassment, or violence it will be taken seriously and will be dealt with sympathetically and in a confidential manner (except where the City deems it is necessary to disclose information to properly deal with the complaint).

You will not be victimized or treated unfairly for making a complaint.

If the claim is found to be substantiated, the City will act in accordance with its Disciplinary Policy.

OTHER MEASURES

The City also recognizes the need for open communication in the workplace. The City of Jonesboro may implement what training it considers necessary in relation to behavioral standards and where appropriate will hold meetings to address standards, expectations, and any issues. The frequency, dates and form of this training and meetings will be determined by the management and City Council of Jonesboro.

MORE INFORMATION

If you need any more information about workplace bullying, harassment, or violence please see the City Manager or any City Council Person.

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 6.24 - 24
			COUNCIL MEETING DATE August 7, 2023
Requesting Agency (Initiator) Office of the City Manager		Sponsor(s) Councilmember A. Dixon	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Discussion regarding creation of a Creative Placemaking Advisory Board.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Review of Creative Placemaking Advisory Board			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes Recreation, Entertainment and Leisure Opportunities, City Re-branding			
Summary & Background <i>(First sentence includes Agency recommendation. Provide an executive summary of the action that gives an overview of the relevant details for the item.)</i> Councilman Alfred Dixon has proposed the creation of a Creative Placemaking Advisory Board. As an alternative to creating an entirely new Board, creative placemaking could be part of the existing Design Review Commission or Beautification Committee. Or perhaps even a brainstorming project for the newly created Youth Council. The City has trouble fully staffing existing boards.			
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> n/a			
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> • CPAB			
Staff Recommendation <i>(Type Name, Title, Agency and Phone)</i> Tbd			

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 7, 2023	
Signature	City Clerk's Office	



Creative Placemaking Advisory Board

The Creative Placemaking Advisory Board aims to enhance our community's cultural vibrancy and foster a thriving creative atmosphere. This board would include individuals who have a passion for the arts and culture, a desire to see Jonesboro thrive creatively, a commitment to community building, with a willingness to contribute their expertise to help shape the future of arts and culture in our city.

Creative placemaking is a collaborative approach that leverages the power of arts, culture, and creativity to develop and revitalize public spaces, foster community engagement, and drive economic development. By bringing together diverse perspectives and expertise, the Creative Placemaking Advisory Board will play a pivotal role in advising the City on strategies, projects, and initiatives that integrate arts and culture into various aspects of city planning and development.

To apply, please submit the following information to City Manager David Allen:
dallen@jonesboroga.com

1. Resume.
2. A statement expressing your interest in joining the Creative Placemaking Advisory Board and your vision for the role of arts and culture in shaping the future of Jonesboro.
3. Any relevant experience or expertise in the arts, community development, urban planning, or related fields.
4. A commitment to attend regular board meetings and actively participate in the advisory board's activities.

The selected board members will be appointed for a 1 year term and will be expected to attend regular meetings, engage in meaningful discussions, and contribute to the board's recommendations for creative placemaking projects.