



CITY OF JONESBORO
Regular Meeting
1859 CITY CENTER WAY
August 14, 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- PASTOR MICHAEL BRIDGES- JONESBORO FIRST BAPTIST**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS**
 1. Proclamation for Safe Digging Month, August 2023.
- VII. PUBLIC HEARING**
 1. Public Hearing 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.
 2. Public Hearing 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.
 3. Public Hearing 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. Public Hearing 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.

5. Public Hearing 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.

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

IX. FINANCIAL REPORT

1. Council to consider and approve un-audited Financial Statements for the operating period ended June 30, 2023.

X. ECONOMIC DEVELOPMENT UPDATE

XI. MINUTES

1. Consideration of the Minutes of the July 10, 2023 Regular Meeting.
2. Consideration of the Minutes of the August 7, 2023 Work Session.

XII. CONSENT AGENDA

1. Council to consider approval of Historic Preservation Commission Board Appointment for Laura Dupuis.
2. Council to consider approval of Caribbean Nights Festival Road Closure and Fee Waiver for October 7th and 8th.
3. Council to consider approval of appointment of Melissa Brooks as Election Superintendent for the November 7, 2023, Municipal Election.
4. Council to consider approval of appointment of Melissa Brooks as Absentee ballot Clerk and Pat Daniel as Alternate Absentee Ballot Clerk for the November 7, 2023 Election.
5. Council to consider approval of City of Jonesboro Police Department Pay Increase - 16% for sworn officers only, per FY' 23 budget transfer and FY '24 budget preparation.
6. Hiring of City Attorney Fincher Denmark to move forward with City Charter revisions, not to exceed \$10,000.

XIII. OLD BUSINESS

1. Council to consider Conditional Use Permit application, 23-CU-010, for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.
2. Council to consider Variance application, 23-VAR-002, for various development standards for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

3. Council to consider 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.
4. Council to consider 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.
5. Council to consider 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.
6. Discussion regarding compensation for poll workers for November 2023 Election.
7. Discussion regarding budget amendment for the purpose of transferring funds to pay for the November 7, 2023 Municipal Election.
8. Discussion regarding fee waiver for rental of Lee Street Park by Councilman Alfred Dixon for November 2023.
9. Discussion regarding amendment to City Code of Ethics to move forward with previously filed ethics violations.
10. Discussion regarding the appointment of an Ethics Committee as outlined in City Charter to oversee future complaints.
11. Discussion regarding amendments to Policy and Procedures for calling any formal meeting to reflect procedures as suggested by the Georgia Municipal Association.
12. Discussion regarding amendments to Rules of Procedures for Elected Officials.
13. 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.
14. Discussion regarding creation of a Creative Placemaking Advisory Board.
15. Council to consider 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. Council to consider 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. Continued discussion on how future fee waivers for events within the City are handled.

XIV. NEW BUSINESS

1. Discussion regarding possible hiring of full-time Human Resources Director.

XV. REPORT OF MAYOR / CITY MANAGER

XVI. REPORT OF CITY COUNCILMEMBERS

XVII. OTHER BUSINESS

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

XVIII. ADJOURNMENT

XIX. MINUTES APPROVAL

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # - 1	6.1
			COUNCIL MEETING DATE August 14, 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> Proclamation for Safe Digging Month, August 2023.				
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Proclamation				
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> Yes 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> Failure to observe safe digging practices results in unnecessary damage to property and even injuries and deaths every year. Contacting the 811 digging notification service over the years has made a significant reduction in damage and injuries. Proclaiming August 2023 as Safe Digging Month is a reminder to all citizens to use the 811 service and exercise proper caution when digging on properties.				
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> • Proclamation				
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, 14, 2023	
Signature	City Clerk's Office	



CITY OF JONESBORO

Proclamation

SAFE DIGGING MONTH

WHEREAS, thousands of times each year, the underground infrastructure in Georgia is damaged by those who fail to contact 811 to have underground lines located prior to digging, resulting in service interruption, environmental damages, and threats to public safety; and

WHEREAS, in 2005, the Federal Communications Commission designated 811 to provide contractors and homeowners with a simple number to contact utility operators to request the location of underground lines at the intended dig site; and

WHEREAS, Georgia 811 provides one point of contact, available by phone and online, to help reduce damages to underground facilities, thereby reducing the loss of service to the public and the loss of time and money to contractors, utilities, and taxpayers; and

WHEREAS, Georgia 811 maintains its commitment to educate the public about safe digging practices and encourage compliance with the Georgia Utility Facility Protection Act, as well as other applicable rules and regulations; and

WHEREAS, damage prevention is a shared responsibility. By using safe digging practices, Georgia contractors and homeowners can save time, money, and help keep Georgia infrastructure safe and connected.

NOW, THEREFORE BE IT RESOLVED that the City of Jonesboro’s Mayor and City Council hereby proclaim August 2023, as SAFE DIGGING MONTH in The City of Jonesboro, Georgia. 2023.

PROCLAIMED this 7th day of August 2023.

Dr. Donya L. Sartor, Mayor

ATTEST:

Melissa Brooks, City Clerk



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

9.1

- 1

COUNCIL MEETING DATE
August 14, 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.)*

Council to consider and approve un-audited Financial Statements for the operating period ended June 30, 2023.

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

Consideration and Approval of Financial Reports

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.)

Attached, hereto, is the presentation of the Financial Statements for the six-month period ended June 30, 2023

Highlights:

June 2023 operating results presents activity for the first 6 months of the fiscal year.

General Fund Expense– For the FY 2023 operating period ending May 31, 2023, expenditures recorded year to date are \$3,892,466 and includes debt service of \$1,270,083. Total expensed and encumbered to date represents the use of 45% of adopted expense budget for the FY 2023. April 2022 expenditures were \$2,299,000. The increase in expenses is directly related to debt service that was paid in 2023 but not paid in 2022.

Confiscated Assets Funds Expenses – Federal and State confiscated reflect all current activity related to revenues received from court dispositions. No funds were expended as of April 30, 2023.

LMIG Funds Expense - The sum of the two grants awards were budgeted to be expended in 2023. Funds accumulated in the fund balance will be used in conjunction with SPLOST 15 funds on hand to pay for the road repairs in 2023. The total grant funds available for road repairs is approximately \$118K. When the invoice is received from Clayton County, SPLOST 15 reserves will be used to supplement the payment.

Other Grant Funds Expenses – records the CDBG grant awards for sidewalks and housing redevelopment. These projects are required to be substantially complete by December 31, 2023

ARPA Funds Expenses year to date total expense is \$956,097. A total of \$896,894 remains to be expended. The expenditures align with the directives of the governing body. Resources are being managed to ensure all funds are obligated by December 2024 and expended by December 2026 per council directives and SLPRF guidelines.

Hotel Motel Fund Expenses are trending as budgeted. These expenses reflect payment to Clayton County Convention and Visitors Bureau.

Technology Fund Expenses records inflow of receipts from Court activity and disbursements related to the ongoing IT support services contract.

SPLOST Funds Expenses proceeds from SPLOST 21 are designated to cover a portion of the City Center debt service requirements. Other SPLOST 15 funds combined with LMIG state funds will cover road repairs.

Solid Waste Fund Expenses Expenditures in this fund are directly related to the operations needed to provide solid waste services to the citizens of Jonesboro. These expenses include salaries, professional disposal services and other

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

Signature

City Clerk's Office

operating costs. In 2023, \$80,500 of fund balance was used to acquire capital assets.

9.1

The summary and detailed reports that accompany this presentation indicate adherence to budgeted appropriations and the status of revenue trends.

Ongoing review of processes and procedures continues to allow the staff to efficiently leverage technology and enhance operational and reporting results for internal and external users. We actively research any opportunity to improve processes, reduce waste, increase accuracy and safeguard city assets.

Fiscal Impact

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

Financial Stability

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

- Financial Report Ending June 2023

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

Approval

UNAUDITED
Financial Statement Presentation
For the 6 Month Period Ending
June 30, 2023

As of July 25, 2023

Presented August 14, 2023
By Nina M. Robinson
Finance Director



Glossary of Terms for Fund Accounting and Reporting

Fund Accounting is an accounting system emphasizing accountability rather than profitability. It is commonly used by non-profit organizations, public service entities, and governmental entities and authorities. Below are some common terms used.

Fund is a self-balancing set of accounts, segregated for specific purposes in accordance with laws and regulations or special restrictions and limitations.

Fund Balance is the total accumulation of operating surpluses and deficits since the beginning of a local government's existence. The Fund Balance Formula: $\text{Fund Balance} = \text{Assets} - \text{Liabilities}$.

Budget - an estimation of revenue and expenses over a specified fiscal period and is usually compiled and re-evaluated on a periodic basis. See Budget Amendments and Budget Transfers.

Balanced Budget is a constitutional rule requiring that a municipality cannot spend more than its income. It requires a balance between the projected receipts and expenditures of the government.

Budget Amendments – are changes to the operating or capital budget that results in an increase to expenses funded by revenues or an increase in the revenues for the operating budget. It may include an increase or decrease to expenses funded by reserves or debt financing for the capital budget.

Budget Transfers – are submitted in anticipation of incurred or upcoming commitments or expenditures so that the budget reflects the actual plans and spending of the department. These transactions move funds from one account to another and maintain a balanced budget.

Contingency reserve refers to a general ledger allocation in the budget at a high level that is specifically reserved for expenditure unknowns. This contingency reserve will be appropriated by Council approval following the identification of expense needs and uncertain events that occur during the budget year.

Encumber or Encumbrance - Setting aside an amount as a planned expense or obligation. The normal mechanism for encumbering an amount is through a purchase order.

Purchase Order - a commercial document and first official offer issued by a buyer (Jonesboro) to a seller (vendor), that indicates types, quantities, and agreed prices for products or services. It is used to provide proof of approval to expend city funds, to minimize overspending budget lines, and to control the purchasing of products and services from external suppliers.

ALL Funds Description and Purpose

General Fund (100) -Accounts for all financial resources except those required to be accounted for in another fund

Confiscated Assets Funds –Accounts for Federal (211) and State (210) activity related to revenues received from court dispositions. Resources are restricted for Public Safety needs.

LMIG Funds (212) - Accounts for DOT Grant awards and expenses to repair Jonesboro City streets. Matching funds to complete road improvements will be provided by SPLOST 2015 (325) Fund Balance

ARPA Fund (230) Accounts for the Treasury funds provided to remediate business operations that may have been impacted by the Covid 19 pandemic that began in March 2020. \$1.8 M was received and will be expended by December 2026.

Hotel Motel Fund (275) accounts for activity related to taxes remitted by hotel operators in the City limits. Each local government imposing a Hotel-Motel Tax is required to adopt a budget plan specifying how the expenditure requirements of the Georgia Code will be met.

Other Grant fund (250) will track CDBG grant awards and expenditures for Housing Redevelopment and Sidewalk. This is a reimbursable grant with a completion date of December 31, 2023.

Technology Funds (290) accounts for Court activity that provides the operating resources of this fund. Disbursements are in support of IT services and technology support for court operations.

SPLOST (320-330) Funds account for taxes collected to fund projects approved in the most recent IGA. A portion of the proceeds will cover the City Center debt service requirements.

Solid Waste Fund (540) records activity related to Sanitation and Refuse and solid waste services provided to the City Residents and businesses. The fees is billed annually on the tax bill.

Financial Report Summary

June 2023

- § June 2023 operating results presents activity for the first 6 (six) months of the current fiscal year. The current general fund revenue received year to date as of June 2023 is \$4,090,584 or 50% of the budget. Comparatively, June 30, 2022, revenue recognized was \$2,431,681 or 40%. In 2023 we are seeing improved revenue results in Court Services, Business Licenses, and investment revenues.
- § June 2023 expenditures of \$4,520,610 presents activity for the first 6 months of the current fiscal year. This amount includes items encumbered in the current fiscal year using the purchase order system. A lookback at 2022 operations shows that expenditures in June 2022 were \$3,206,897 or 47%. The year over year increase is related to the additional debt service obligation. Except for general insurance premiums, these increases were anticipated and remain in alignment with the adopted budget. Staff is encouraged to use the purchase requisitioning process to generate purchase orders as a tool to help manage budgets and avoid spending overages. Purchase Orders represent approval to expend city funds and creates a tool for vendors to respond to the buyer with confidence that they will be paid when the order is fulfilled.
- § Any revenues received that exceed budgeted revenues will be used to 1st increase the contingency reserve. This increase in the contingency reserve will then be evaluated to appropriate the required amounts necessary to cover any unbudgeted or underbudgeted expense lines. This analysis will include consideration of the insurance premiums expenses for Commercial General Liability and Umbrella Policy premiums that increased in 2023 as the result of a new facility and the city's current industry experience rating.
- § The forthcoming mid-year budget amendment will be properly prepared and presented to the council for approval.

Financial Report Summary- continued

June 2023

- § ARPA funds were awarded to the City in 2021. The \$1,852,000 award has been received in full. Council designated a spending plan for ARPA funds in 2022. To date \$956,097 has been expended on essential staff and technology enhancements. The remaining \$896,894 must be fully expended by December 2026.
- § City Center Rentals and Concessions are trending lower than anticipated as a result of the moratorium on facility rentals. With holiday events and other rentals, this line item may improve.
- § Property Tax revenue for tax bills mailed in 2022 supports the 2022 budget. The 2023 tax bills are expected to be calculated using the current 8 mils. 2022 taxes collected in the current fiscal year 481,015
- § Occupation/Business License Tax is \$448,179 or 112%
- § LOST Revenue is \$818,094 or 51%
- § Debt service payments made year to date is \$1,267,195. Remaining to be paid \$271,899.

The Revenue and Expense statements that accompany this narrative provides a summarization and detail of the City's operating results to date for the General fund, Special Revenue and Proprietary funds.

All approved budget amendments are reflected in the reports as you will note that the budget is now referred to as "amended" versus "adopted".

GENERAL FUND - SUMMARY OF REVENUES

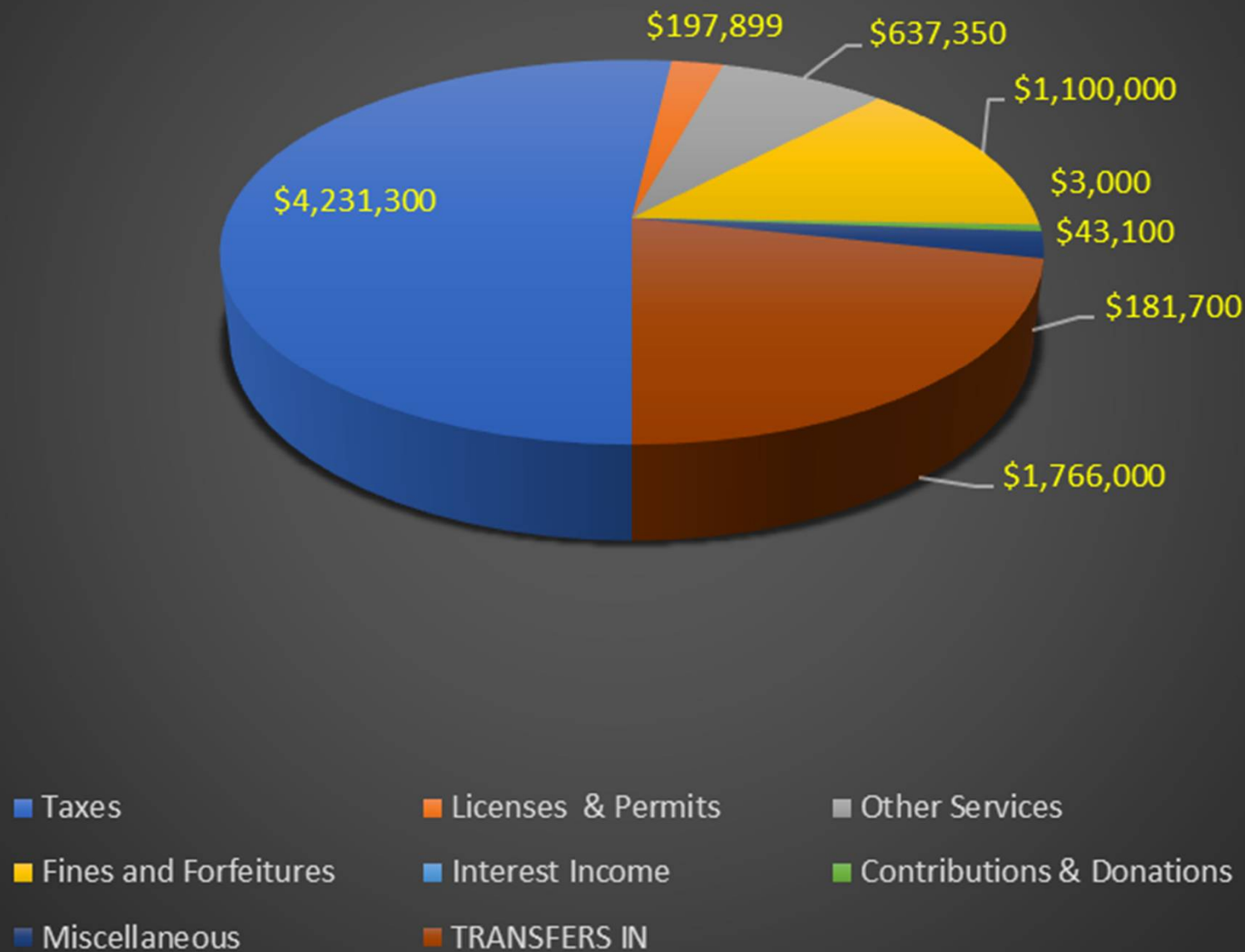
Revenue Type	FY 2023 AMENDED BUDGET	YTD ACTUAL JUNE 2023	BUDGET % RECOGNIZED	END OF FY 2023 PROJECTED
Taxes	\$ 4,231,300	\$ 2,365,734	56%	\$ 4,231,300
Licenses & Permits	\$ 197,899	\$ 59,780	30%	\$ 197,899
Other Services	\$ 637,350	\$ 413,013	65%	\$ 737,350
Fines and Forfeitures	\$ 1,100,000	\$ 765,782	70%	\$ 1,100,000
Interest Income	\$ 3,000	\$ 22,211	740%	\$ 15,000
Contributions & Donations	\$ 43,100	\$ 34,395	80%	\$ 43,100
Miscellaneous	\$ 181,700	\$ 163,670	90%	\$ 110,000
TRANSFERS IN	\$ 1,766,000	\$ 266,000	15%	\$ 1,766,000
TOTAL	\$ 8,160,349	\$ 4,090,584	50%	\$ 8,200,649

GENERAL FUND - SUMMARY OF EXPENSES

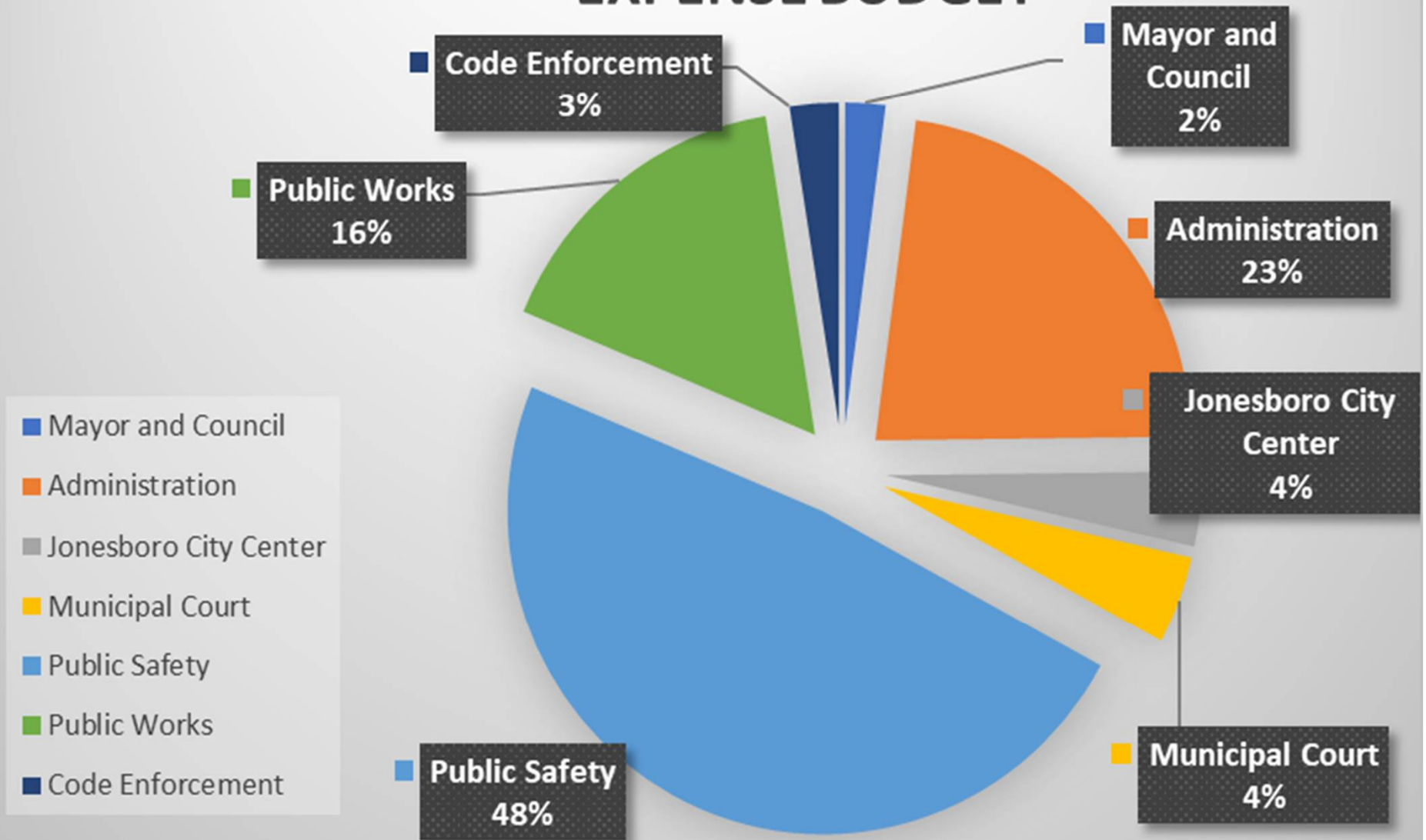
DEPARTMENT	FY 2023 AMENDED BUDGET	YTD ACTUAL JUNE 2023	BUDGET % USED	END OF FY 2023 PROJECTED
Mayor and Council	\$ 134,883	\$ 66,851	50%	\$ 133,181
Administration	\$ 1,496,287	\$ 899,823	60%	\$ 1,284,762
Jonesboro City Center	\$ 244,000	\$ 170,488	70%	\$ 244,000
Municipal Court	\$ 288,463	\$ 115,657	40%	\$ 288,463
Public Safety	\$ 3,176,914	\$ 1,475,347	46%	\$ 3,176,914
Public Works	\$ 1,067,480	\$ 443,500	42%	\$ 1,067,480
Code Enforcement	\$ 164,305	\$ 77,423	47%	\$ 164,305
Debt Service /Transfers	\$ 1,539,094	\$ 1,271,522	83%	\$ 1,516,799
Contingency Reserve	\$ 48,923	\$ -	0%	\$ -
TOTAL	\$ 8,160,349	\$ 4,520,610	55%	\$ 7,875,904

Attachment: Financial Report Ending June 2023 (3469 : Unaudited Financial Statements - Six Months

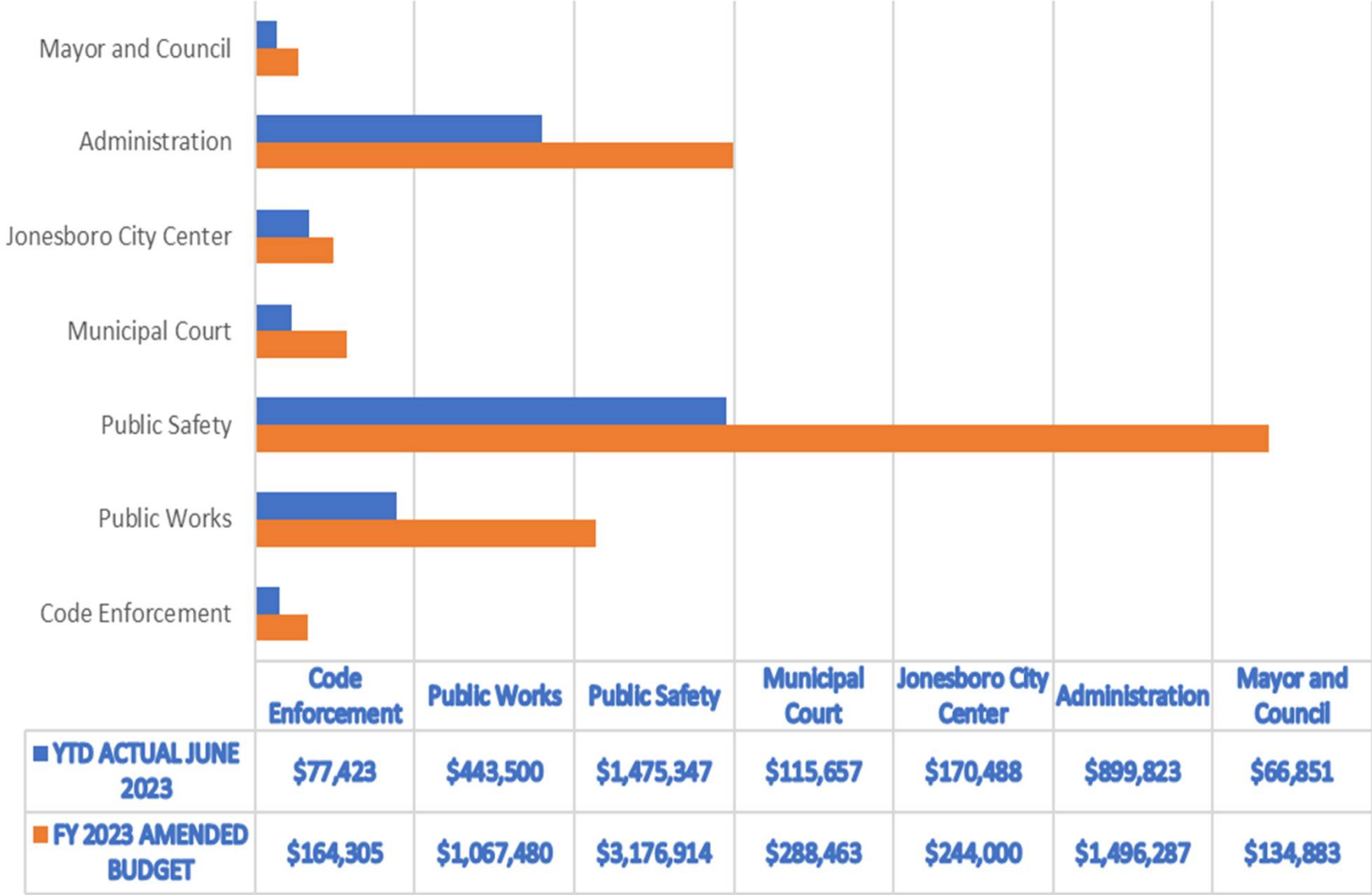
GENERAL FUND REVENUE BUDGET



GENERAL FUND EXPENSE BUDGET



GENERAL FUND BUDGET VERSUS ACTUAL
EXPENDITURES



Financial Revenue Review ALL FUNDS SUMMARY Period Ended June 30, 2023

General Fund Revenue– As of the current operating period, revenue recognized in the general fund is \$4,090,584 or 50% of the adopted \$8,160,349 budget revenue for the FY 2023

Confiscated Assets Funds Revenue– Federal and State confiscated Assets reflect all current activity related to revenues received from court dispositions of state and federal cases. Year to date \$19,376 in Federal funds are recognized in 2023. The funds are restricted for Public Safety initiatives as outlined by the Equitable Assets Sharing guidelines - <https://www.justice.gov/criminal-afmls/file/794696/download>. As of this report, no funds have been appropriated or expended. Police department leadership has been advised to review their **unbudgeted** needs to determine the best use of these restricted funds in FY 2024 budget process.

LMIG Funds Revenue - DOT Grant was awarded and revenue of \$59,294 was received in July 2022. In Fiscal year 2023, an additional \$60,000 was awarded and received to be used to repair city roadways. The county provides the labor, and the city reimburses for the materials. The sum of the two grants were budgeted to be expended. SPLOST 15 resources will provide the matching funds to complete the work in 4th quarter 2023.

Other Grant Funds Revenue– records the CDBG grant awards for sidewalks and housing redevelopment. These projects are required to be substantially complete by December 31, 2023. A collaboration of efforts by the Mainstreet Director, Public Works Director and Community Development Director will assure these grant funds are used as intended and grant compliance is adhered to.

ARPA Funds Revenue year to date reflects that \$1,852,991 awarded has been received in the city's accounts. The use of these resources were outlined in the directives of council. Resources are being managed to assure all funds are committed and expended per council directives and SLPRF guidelines.

Hotel Motel Fund Revenue Georgia law authorizes a Hotel-Motel Tax under various conditions. The city is required to expend the taxes collected in strict accordance with the provisions of the specific authorizations in the Georgia Code. Clayton County Visitors Bureau receives a monthly payment of all restricted funds.

Technology Fund Revenue records inflow of receipts from Court activity and disbursements related to the ongoing IT support services contract with 3rd party IT support, currently VC3.

SPLOST Funds Revenue proceeds from SPLOST 21 are designated to cover a portion of the City Center debt service requirements. Other SPLOST 15 funds combined with LMIG state funds will cover road repairs.

Solid Waste Fund Revenue records proceeds from annual Sanitation and Refuse invoices. The annual sanitation fee revenue is included on the city tax bill and is due at the same time as the property tax bill.

ALL FUNDS - SUMMARY OF REVENUES

FUND	ADOPTED BUDGET	CURRENT PERIOD	YTD ACTUAL JUNE 2023	% OF BUDGET USED	% OF BUDGET REMAINING
General Fund	\$ 8,160,349	\$ 730,290	\$ 4,090,584	50%	50%
State Confiscated Assets	\$ -	\$ -	\$ -	0%	100%
DEA Federal Confiscated	\$ 12,020	\$ -	\$ 19,739	164%	-64%
LARP/LMIG/Capital	\$ 118,588	\$ -	\$ 60,000	51%	49%
ARPA Funds	\$ 1,041,947	\$ -	\$ 1,041,947	100%	0%
Multiple Grant Funds	\$ 307,188	\$ -	\$ -	0%	100%
Hotel Motel Restricted	\$ 45,000	\$ 4,681	\$ 25,287	56%	44%
Technology Fund	\$ 48,000	\$ 4,805	\$ 30,434	63%	37%
SPLOST 15	\$ 100,000	\$ -	\$ -	0%	100%
SPLOST 21	\$ 1,500,000	\$ 94,624	\$ 391,893	26%	74%
Local Capital Resources	\$ -	\$ -	\$ -	0%	100%
Solid Waste Sanitation	\$ 230,100	\$ 1,080	\$ 242,840	106%	-6%
TOTAL	\$ 11,563,192	\$ 835,480	\$ 5,902,724		

Financial Expense Review
ALL FUNDS SUMMARY
Period Ended June 30, 2023

General Fund Expense– For the FY 2023 operating period ending May 31, 2023, expenditures recorded year to date are \$3,892,466 and includes debt service of \$1,270,083. Total expensed and encumbered to date represents the use of 45% of adopted expense budget for the FY 2023. April 2022 expenditures were \$2,299,000. The increase in expenses is directly related to debt service that was paid in 2023 but not paid in 2022.

Confiscated Assets Funds Expenses – Federal and State confiscated reflect all current activity related to revenues received from court dispositions. No funds were expended as of April 30, 2023.

LMIG Funds Expense - The sum of the two grants awards were budgeted to be expended in 2023. Funds accumulated in the fund balance will be used in conjunction with SPLOST 15 funds on hand to pay for the road repairs in 2023. The total grant funds available for road repairs is approximately \$118K. When the invoice is received from Clayton County, SPLOST 15 reserves will be used to supplement the payment.

Other Grant Funds Expenses – records the CDBG grant awards for sidewalks and housing redevelopment. These projects are required to be substantially complete by December 31, 2023

ARPA Funds Expenses year to date total expense is \$956,097. A total of \$896,894 remains to be expended. The expenditures align with the directives of the governing body. Resources are being managed to assure all funds are obligated by December 2024 and expended by December 2026 per council directives and SLPRF guidelines.

Hotel Motel Fund Expenses are trending as budgeted. These expense reflect payment to Clayton County Convention and Visitors Bureau.

Technology Fund Expenses records inflow of receipts from Court activity and disbursements related to the ongoing IT support services contract.

SPLOST Funds Expenses proceeds from SPLOST 21 are designated to cover a portion of the City Center debt service requirements. Other SPLOST 15 funds combined with LMIG state funds will cover road repairs.

Solid Waste Fund Expenses Expenditures in this fund are directly related to the operations needed to provide solid waste services to the citizens of Jonesboro. These expenses include salaries, professional disposal services and other operating costs. In 2023, \$80,500 of fund balance was used to acquire capital assets.

ALL FUNDS - SUMMARY OF EXPENDITURES

FUND	AMENDED BUDGET	CURRENT PERIOD	YTD ACTUAL MAY 2023	% OF BUDGET USED	% OF BUDGET REMAINING
General Fund	\$ 8,160,349	\$ 474,454	\$ 4,119,503	50%	50%
State Confiscated Assets	\$ -	\$ -	\$ -	0%	100%
DEA Federal Confiscated	\$ 12,020	\$ -	\$ -	0%	100%
LARP/LMIG/Capital	\$ 118,588	\$ -	\$ -	0%	100%
ARPA Funds	\$ 1,041,947	\$ -	\$ 17,298	2%	98%
Multiple Grant Funds	\$ 307,188	\$ -	\$ -	0%	100%
Hotel Motel Restricted	\$ 45,000	\$ 7,858	\$ 25,836	57%	43%
Technology Fund	\$ 48,000	\$ 4,000	\$ 20,000	42%	58%
SPLOST 15	\$ 100,000			0%	100%
SPLOST 21	\$ 1,500,000	\$ -	\$ -	0%	100%
Local Capital Resources	\$ -	\$ (14,299)	\$ (7,128)	0%	0%
Solid Waste Sanitation	\$ 310,600	\$ 13,760	\$ 145,916	47%	53%
TOTAL	\$ 11,643,692	\$ 485,773	\$ 4,321,425		

Attachment: Financial Report Ending June 2023 (3469 : Unaudited Financial Statements - Six Months

Fiscal Recovery Funds - ARPA
 2021-2024 Proposed Uses
 Prepared by N Robinson
 Updated June 14, 2023

The City of Jonesboro received an appropriation of \$1,852,991 in Federal assistance. To date the city has received \$1,852,991. The total obligated and spent to date is \$926,496. The items listed below were recommended uses of the funds and were approved by the Mayor and City Council resolution 2021-008 (attached)

Description	Budgeted Amount	2021 Expense	2022 Expense	2023 Expense	Total Expended	Remaining to Expend	Notes/Discussion Points	CATEGORY
Incentive Pay - Essential staff	\$ 438,236	\$ 297,114	\$ 141,122	\$ -	\$ 438,236	\$ -	Paid Quarterly for 4 quarters	PREMIUM PAY Related Cost:
Grants for Small Business 130 @ \$1500 each	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ 195,000	per established criterium being developed by A Simpson	ECONOMIC IMP.
Small Business Incubator to operate Collaborate with Clayton State	\$ 60,000	\$ -	\$ -	\$ 1,650	\$ 1,650	\$ 58,350	Operated out of Community Room - City Center	ECONOMIC IMP.
Safety Equipment and training for all staff	\$ 40,000	\$ 1,273			\$ 1,273	\$ 38,727	Includes touchless payment Kiosks etc in City Center	ECONOMIC IMP.
AED'S and Trauma Kits for PD	\$ 25,000		\$ 17,875	\$ 5,000	\$ 22,875	\$ 2,125	For All Public Safety vehicles	PUBLIC HEALT RESPONSE
Senior Adult activities and programs to promote healthy social , physical and emotional well being	\$ 12,000				\$ -	\$ 12,000	ADA Equipment in Parks - Quote Provided to PW	PUBLIC HEALT RESPONSE
Adult Technology access	\$ 58,000				\$ -	\$ 58,000	Operated out of Community Room - City Center	BROADBAND INFRASTRUCTU
Broadband Infrastructure Plan (estimated)	\$ 300,000				\$ -	\$ 300,000	For all City - Quote being revised	BROADBAND INFRASTRUCTU
Establish a Information Technology Strategic plan to facilitate the acquisition and installation of a municipal wide digital platform to allow for us to pivot in response to future "shutdowns"	\$ 485,000	\$ 76,684	\$ 275,396	\$ 64,778	\$ 416,858	\$ 68,142	For all City - Quote needed- Maximize and leverage efficiency of scale with technology and related applications	BROADBAND INFRASTRUCTU ECONOMIC IMP.
IT Administrator - Salary & Benefits	\$ 75,206	\$ -	\$ 75,206		\$ 75,206	\$ -	Salary and Benefits to Manage IT Infrastructure & Broadband	BROADBAND INFRASTRUCTU ECONOMIC IMP.
Amount for contingency	\$ 164,549					\$ 164,549	For allocation as required to complete initiatives	Various
Total Expenditures	\$ 1,852,991	\$ 375,071	\$ 509,599	\$ 71,428	\$ 956,097	\$ 896,894		
Total Funds Received	\$ 1,852,991	\$ 926,496	\$ 926,496		\$ 1,852,991	\$ -		

All funds must be obligated by December 31, 2024 , All funds must be expended by December 31, 2026

Financial Stability:

Protect and enhance revenue streams while maintaining a healthy fund reserve balance to provide for the expenditure of funds in support of the long-term priorities of the city.

Thank You!



**CITY OF JONESBORO
REGULAR MEETING
1859 CITY CENTER WAY
July 10, 2023 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, July 10, 2023. The meeting was held at 6:00 PM at the Jonesboro Police Station, 1859 City Center Way, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR DONYA L. SARTOR

II. ROLL CALL - MELISSA BROOKS, CITY CLERK

Attendee Name	Title	Status	Arrived
Tracey Messick	Mayor Pro Tem	Present	
Alfred A. Dixon	Councilmember	Present	
Don D. Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Ed Wise	Councilmember	Present	
Donya Sartor	Mayor	Present	
Melissa Brooks	City Clerk	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Derry Walker	Chief Code Enforcement	Present	

III. INVOCATION - PASTOR ALLEN DAVIS - JONESBORO FIRST BAPTIST CHURCH

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

1. Motion to adopt July 10, 2023, meeting agenda with the following additions:

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Alfred A. Dixon, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

- Support of Jonesboro High School Basketball team.
- Discussion of City of Jonesboro vehicle repairs.
- Family Matters fee waiver request.
- Recognition of student and teacher accomplishments.

VI. PRESENTATIONS

1. Employee Recognition

Deanna Riggins - from the Jonesboro Police Department was present for New Employee Recognition.

2. Health District Update

RESULT: DID NOT VOTE

Shakir Radeef with Clayton Health District came forward and gave updates about CORE Community Organized Relief Effort. He stated that they had a successful event at the Jonesboro Market. COVID vaccines were given and Narcan was distributed. They also shared health education.

3. Presentation of Purple Passion Project for Clayton County Chamber of Commerce Leadership Clayton 2023 Cohort.

RESULT: DID NOT VOTE

Finance Director Nina Robinson came forward to present "Purple Passion Project" for Clayton County Chamber of Commerce Leadership Clayton 2023 Cohort.

4. Council to consider acceptance of annual audit results and the resulting financial statements for the twelve-month operating period ended December 31, 2022. Council to consider acceptance of the annual RLGF report. All reports to be filed with the state to remain compliant as well they will be posted on the city website for public viewing.

RESULT: DID NOT VOTE

Mr. Dan Soles, Audit Manager with Fulton and Kozak came forward to present the Audit Report resulting from the completion of the external audit conducted by Fulton and Kozak, LLC. He provided an overview of the content of the audit report and the findings associated with the completion of the annual financial audit for the fiscal year ending December 31, 2022.

Fulton and Kozak issued a "clean" opinion regarding the audit.

The City's assets exceeded its liabilities by \$27,995,924 - \$6,050,008 of this amount represents unrestricted net position and can be used to meet the ongoing obligations to citizens and creditors.

At the end of 2022. The unassigned fund balance for the general funds was \$5,958,693 which is 91% of total general fund expenditures indication a healthy

financial status.

The City's total long-term debt decreased by \$596,774 during 2022.

Findings:

Journal Entries - numbers were down from last year.

SPLOST - How funds are spent.

Recommendations

Capitalization Policy - Recommends increasing from \$2500 to \$5000.

PTO Policy - enforcing the carryover of 360 hours of PTO.

It was the consensus of the council to not vote on acceptance of the budget to allow time for review.

VII. PUBLIC HEARING

1. Public Hearing regarding Conditional Use Permit application, 23-CU-010, for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

RESULT:

CLOSED

At this time, Mayor Sartor opened the Public Hearing.

Attorney Josh Coney with Battle Law PC came forward to speak on behalf of Tim Clark Development Group. He was joined by Jay Knight. Attorney Coney gave a property description.

PUBLIC COMMENTS

Roger Swint came forward to speak in opposition of the request for the following reasons: (1) impact on traffic (2) the request is in the historic district (Sec. 86-103).

Pat Sebo-Hand came forward to speak in opposition of the request for the following reasons: (1) impact on traffic (2) did not like the appearance of the units (3) the cost - will units be for purchase or rentals (4) lose of green space.

Mary Bruce came forward to speak against the request - she stated that we're having problems with the trash pick-up, and this will further add to the situation.

After hearing from the public, Mayor Sartor duly closed the public hearing.

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

2. Public Hearing regarding Variance application, 23-VAR-002, for various development standards for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

RESULT:**CLOSED**

At this time, Mayor Sartor opened the Public Hearing. Representatives spoke during the previous item in support of the request - no one came forward to speak regarding the request. Mayor Sartor duly closed the public hearing.

3. Public Hearing regarding Text Amendment, Ord. 2023-005, 23-TA-004, to the City of Jonesboro Code of Ordinances, Chapter 33 - Boards, Commissions, and Authorities, new Section 33-2, concerning the creation of a Jonesboro Youth Council.

RESULT:**CLOSED**

At this time, Mayor Sartor opened the Public Hearing. No one from the public came forward to speak regarding the public hearing. Mayor Sartor duly closed the public hearing.

4. Public Hearing regarding text amendment, Ordinance #2023-006, 23-TA-005, to the City of Jonesboro Code of Ordinances, Chapter 86 - Zoning, relative to State directed revisions to the Georgia Zoning Procedures Act, more specifically revisions to requirements with notifications of zoning public hearings and appeals of zoning decisions.

RESULT:**CLOSED**

At this time, Mayor Sartor opened the Public Hearing. No one from the public came forward to speak regarding the public hearing. Mayor Sartor duly closed the public hearing.

5. Public Hearing regarding Text Amendment, Ordinance #2023-007, 23-TA-006, to the City of Jonesboro Code of Ordinances, Chapter 34, Article I, Division 1 – Vacant Building Registry, concerning the creation of annual fees for certain vacant buildings exceeding a specified period of vacancy.

RESULT:**CLOSED**

At this time, Mayor Sartor opened the Public Hearing. No one from the public came forward to speak regarding the public hearing. Mayor Sartor duly closed the public hearing.

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

Asjah Miller came forward to express concerns regarding polling locations and the inconvenience with having to go to two polling locations, longer polling hours.

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

Kai Tinsley came forward and spoke about Marijuana Reform

Crystal Greer Protect A Vote Georgia - In favor of Clayton County conducting the November 2023 Municipal Election to avoid voter confusion. Having only one polling precinct makes voting harder for voters of Jonesboro.

Stephanie Platt lives in Riverdale, GA Came forward to discuss an individual that was having problems with Section 8 housing. She would like someone to speak to the Housing Authority about getting this young lady an appeal for her Section 8. Councilman Dixon will follow up regarding the issue.

Brittany Burns, a resident of Fulton County came forward on behalf of the organization URGE. This organization encourages voters to come out and vote and participate in the elections process. She stated that anything that causes voting to be harder instead of easier is voter suppression. The City of Jonesboro can allow Clayton County to conduct the election which will allow more voting precincts and will also allow longer voting hours.

Mrs. Lester came forward and stated that fish she is a elderly and handicapped citizen of the city of Jonesboro and she is very happy that we now have a voting precinct that they can come and vote here in Jonesboro city center. She stated that she is not interested in heaven Clayton County to conduct Jonesboro 's election.

Shante Lawrence came forward and stated that she too is in favor of Clayton County conducting the November 2023 election. She stated that at the Special Election in March, her voting experience was not pleasant. I am a working citizen, and I get off work late and trying to make it to the precinct in time is a hassle. Closing the poll at 4:40 p.m. is not a fair option. I recommend extending the voting hours to 7:00 PM and having the county conduct the election.

State Representative Eric Bell came forward to speak about citizens having to vote in two separate voting places. He stated that it causes voter confusion.

Public comments were closed.

IX. FINANCIAL REPORT - NINA ROBINSON -DIRECTOR OF FINANCE

1. Council to consider and approve un-audited Financial Statements for the operating period ended May 31,2022

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alfred A. Dixon, Councilmember
SECONDER:	Ed Wise, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

X. MINUTES

1. Consideration of the Minutes of the June 5, 2023 Work Session.

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Alfred A. Dixon, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

2. Consideration of the Minutes of the June 12, 2023 Regular Meeting.

RESULT: **ACCEPTED [UNANIMOUS]**
MOVER: Alfred A. Dixon, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

XI. OLD BUSINESS

1. Council to reconsider the landscape maintenance agreement proposed by Earthworx, for the remainder of 2023.

RESULT: **APPROVED [5 TO 1]**
MOVER: Alfred A. Dixon, Councilmember
SECONDER: Bobby Lester, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Wise
NAYS: Powell

This item was presented to City Council at the May 8, 2023 and June 12, 2023, meeting. After a discussion, Earthworx was approved.

A discussion took place regarding landscape maintenance. Public Works Director John Burdin stated that the cost has been reduced slightly because of one less month. He stated that I am bringing this before the city council for reconsideration of approval. The agreement will expire December 31, 2023.

Mayor Pro Tem Messick inquired about the intern program in reference to alleviating some of the work off public works employees.

The Public Works Director stated that one of the focuses over the next several months is training crew members in how to properly landscape. The JCC landscape is one of the highest landscapes he's viewed in the last 10 plus years. This landscape requires an experience individual.

Mayor Pro Tem Messick stated with your landscape background maybe you can train your staff we're trying to keep our public works in department intact, but we cannot keep outsourcing jobs. The temp agencies used to be a viable option.

Mayor Pro Tem Messick reiterated that the contract will end at the end of the year, and you will train your public works guys.

Interim City Manager inquired - Between July to December how much would you pay interns? Would it average to be about the amount of this contract.

The Public Works Director responded - yes.

Mayor Sartor stated that there's liability issues when hiring interns to operate heavy equipment she also spoke about time restraints for school interns' school is starting soon.

FIRST MOTION:

Councilman Powell made the motion to deny. Motion failed for lack of a second.

SECOND MOTION:

Councilman Dixon motioned to approve contract from July to December.

Public Works Director John Burdin stated that when the growing season slows down, he will start training the work staff.

Mayor Pro Tem Messick asked do you have a plan for hiring staff?

Councilman Lester inquired about the incentive for hiring employees for Public Works. Do we need to add something to the incentive?

Mayor Sartor stated that the problem is that we are paying \$15 an hour. She stated - I am requesting a contractual agreement for the maintenance of the landscape at JCC. John will not be allowed to work overtime to maintain the yard at the JCC.

Mayor Sartor asked can we try the motion again?

XII. NEW BUSINESS

1. Council to consider Variance application, 23-VAR-002, for various development standards for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

RESULT:	TABLED [UNANIMOUS]	Next: 8/14/2023 6:00 PM
MOVER:	Billy Powell, Councilmember	
SECONDER:	Don D. Dixon, Councilmember	
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise	

Interim City Manager David Allen came forward to give an overview of the request. He stated the area of the development is recognized as a downtown property and the use have been modified to include a viable mixture of retail, offices and residential. He stated that the council have talked about diversifying our housing stock and if approved by the council maybe it will be the catalyst for redeveloping the area.

Mayor Pro Tem Messick inquired about the location of the development near the railroad and if a noise study has been conducted. She also inquired about if the development would be for profit or non-profit. Will the units be sold to individuals or investors. Will the building materials be comparable to what is currently in the historic district.

The Interim City Manager stated that the material will be brick and hardy plank - he does not see a problem.

Councilman Don Dixon stated the property will need a fence to protect the

children while playing in the because they have no backyard.

Mayor Sartor stated that she would like to see pictures of the fence.

Councilman A. Dixon inquired about a traffic study.

Attorney Coney stated that they have not conducted a traffic study. They're planning to leave as many trees as possible for a noise buffer - they will also be putting up an 8-foot-tall fence to reflect noise.

Mayor Pro Tem Messick asked will the streets running through the development be public streets or private. Interim City Manager David Allen stated - the city will own the streets.

City Attorney Matricardi stated that the city will have to accept the dedication of the streets first, after acceptance of the streets the city will be responsible for the maintenance.

Mr. Knight came forward and gave a brief history of his relationship with the City of Jonesboro. He confirmed that the development will be for profit not for investors.

City Attorney Matricardi suggested adding a clause to the to the covenant agreement that only a certain percentage of the homes will be rentals.

Councilman Don Dixon inquired about the single grave on the property. Who will maintain and parking for the family members.

Mr. Knight stated that if the zoning is successful, they will then move forward with other requirements such as traffic and noise study. You do not normally conduct traffic studies for 90 homes.

FIRST MOTION

Mayor Pro Tem Messick motioned to DENY, seconded by Councilman Lester. Motion did not carry.

SECOND MOTION

Councilman Powell motioned to table the item until August meeting, seconded by Councilman D. Dixon, said motion carried.

Mayor Pro Tem Messick would like to ensure that the city is falling within the parameters of the correct percentage of homeowners and rentals.

Mayor Sartor confirmed that the City needs a Housing Study.

2. Council to consider Conditional Use Permit application, 23-CU-010, for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

RESULT:	TABLED [UNANIMOUS]	Next: 8/14/2023 6:00 PM
MOVER:	Tracey Messick, Mayor Pro Tem	
SECONDER:	Billy Powell, Councilmember	
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise	

3. Council to consider Text Amendment, Ord. 2023-005, 23-TA-004, to the City of Jonesboro Code of Ordinances, Chapter 33 - Boards, Commissions, and Authorities,

new Section 33-2, concerning the creation of a Jonesboro Youth Council.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Don D. Dixon, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Interim City Manager came forward to present the framework for establishing Jonesboro Youth Council.

Mayor Sartor stated that we did not approve finance for the Jonesboro Youth Council there has been no motion for funding.

It was the consensus of the council that all donations received be received by Interim City Manager to avoid delay of disbursement.

Pro Tem Messick inquired about the budget was attached to Councilman A. Dixon's initial proposal.

City Attorney Matricardi stated there should be a specific motion allocating funds for the Youth Council and for practical reasons all donations can be accepted by the Interim City Manager.

Mayor Pro Tem Messick stated that we cannot do background checks on minors - she recommended a teacher's recommendation instead.

Councilman A. Dixon stated that the initial base amount was \$5,300 in May.

A discussion took place regarding the minimum startup cost for the youth council.

Councilman Wise suggested that the city allow Councilman Dixon 30-60 days to collect sponsorship for the youth council.

Councilman Dixon stated that the minimum startup cost would be \$1800.00.

Mayor Sartor reiterated that the following would take place: removing required backgrounds checks for the application packet and approval of \$1800.00 startup cost.

4. Motion to take a 5 minute breakat 8:38 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tracey Messick, Mayor Pro Tem
SECONDER:	Ed Wise, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

City Council took a 5-minute break at 8:38 PM.

5. Council to consider Text Amendment, Ordinance #2023-007, 23-TA-006, to the City of Jonesboro Code of Ordinances, Chapter 34, Article I, Division 1 – Vacant Building Registry, concerning the creation of annual fees for certain vacant buildings exceeding a specified period of vacancy.

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Bobby Lester, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

6. Council to consider text amendment, Ordinance #2023-006, 23-TA-005, to the City of Jonesboro Code of Ordinances, Chapter 86 - Zoning, relative to State directed revisions to the Georgia Zoning Procedures Act, more specifically revisions to requirements with notifications of zoning public hearings and appeals of zoning decisions.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Don D. Dixon, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

7. Council to consider Memorandums of Understanding for upcoming Clayton County / Clayton County Board of Education Building Projects.

Interim City Manager came forward to give an overview of the request for the MOU.

COUNCIL TO APPROVE THE SCOPE OF THE MOU

He stated that these Memorandums of Understanding, concerning certain Clayton County construction projects located within the City limits of Jonesboro reiterates and clarifies policies that were in effect for county construction projects from the past several years that were located in the City, namely Arnold Elementary School, Suder Elementary School, the Clayton County Information Technology Building, and the Clayton County Fuel Building, All these projects, Clayton County conducted their own plan reviews and inspections. Interim City Manager gave a list of BOE projects which will need MOUs. He stated that the city has met with all relevant county officials, and all agreed to the scope of services for any and all Clayton County /Clayton Count BOE projects. This item is on the upcoming commissioner's agenda.

Mayor Pro Tem stated there is no attached MOU. You will be approving the scope of services.

City Attorney Matricardi stated that even without the MOU, the council can authorize entering a MOU subject to parameters outlined by Interim City Manager.

Mayor Pro Tem Messick requested copies of the MOUs as the city enters each.

8. Council to consider proposals for Christmas decorations for Jonesboro City Center, Lee Street Park, and the Downtown District.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Tracey Messick, Mayor Pro Tem
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

9. Council to consider entering into an Intergovernmental Agreement for the Provision of Election Services between Clayton County and the City of Jonesboro.

RESULT: DEFEATED [5 TO 1]
MOVER: Tracey Messick, Mayor Pro Tem
SECONDER: Don D. Dixon, Councilmember
AYES: Messick, D. Dixon, Lester, Powell, Wise
NAYS: A. Dixon

City Clerk Melissa Brooks came forward and gave an overview of the request. She stated that the City of Jonesboro held a Special Election on March 21, 2023, for a cost of \$23,000. The estimated cost for the November 7, 2023, election is \$24,000. She stated that it would be a benefit for the City of Jonesboro to enter into an agreement with Clayton County Elections Board to conduct the November Municipal Election. She stated that the county has the staff and the infrastructure to conduct an efficient and effective election. This would mean for the City of Jonesboro cost savings of about \$12,000.

Attorney Matricardi stated that if the city enters into an agreement with the county for election provisions - the attached ordinance will need to be adopted.

DISCUSSION:

- For the record Mayor Sartor stated the following:
- It's been voted that the city will run the November 7, 2023, election.
- It was \$20,000 in the 2023 budget for the election - the last Special Election was \$23,000, which was \$3000 over budget.
- The March 2023 Special Election was ran with a city manager - we no longer have a city manager.
- By denying this - the council is saying that you will not take the most cost effective route.
- After speaking with staff, it's a stress on the day-to-day operations when city staff has to cover the election.
- Mayor Sartor stated that if the city ran the election, it would cost about \$23,000 if the county ran the election, it would cost \$11,000.

-Mayor Pro Tem stated that I think it is worth the \$13,000 to ensure that the citizens votes are counted properly. We had problems with the county - We had special meetings to discuss entering an agreement with the county - it took eight emails and finally had to hold a Special Called meeting to get someone from the county to come and speak with the council to tell us that they would

like to handle the city's election. At the same time, she stated that no other municipality allows the county to conduct their election. The county has such a vast amount handle. I want to be sure that the city's election is handled properly. We owe that to the people that voted for us. I trust our staff. She stated that there's only one other polling place for our voters to vote - Lee Street Elementary. Lee Street Elementary very near to the City Center. I had one complaint about voting at the City Center. Most people stated that they enjoyed coming here to vote. When the City Center was built, we focused on how to make the City Center voter friendly. How can we make the entrances - easy in and easy out. I don't think that should be put to the side.

Mayor Sartor stated for clarification, the county will come here (City Center) to run the election.

Clayton County Elections Director Shuan Dozier came forward. She stated that the county has conducted elections for other municipalities in the county. Currently, they have entered IGA's with Lake City and Morrow, and are working on an IGA with the City of Forest Park.

Mayor asked the Elections Director the following questions:

- Have you ever received citation/violations from the State for not conducting an election correctly? No.
- Do you foresee running the city's election as a problem. No. I think it would be more convenient for the voters. It would give the voters more options to vote in different locations. They will also be able to vote during the county's extended hours.
- Will there be a countywide election on November 7, 2023. Not officially, the Board of Election has placed on the calendar for a countywide election.

COMMENTS FROM ELECTION DIRECTOR

- If the city does not enter an IGA with the county, voters will be faced with going to two different voting places on November 7th.
 - Elections Director stated that for \$11,700 the county will do everything for the city's election except qualifying. We guarantee not to exceed \$11,700.
 - If the county conducts the countywide election - the county will not be able to provide the city with election equipment. The county will be utilizing all equipment for their polling sites.
- During early voting, Jonesboro voters can go to any of the Clayton County ran voting sites.

Mayor Sartor pointed out that if the city contracts with the county - voters will have two (2) early voting locations in the city to vote.

Mayor Sartor called for the vote. The vote was unanimous to deny entering an IGA to allow the county to conduct the November 7, 2023, Municipal Election.

DISCUSSION

City Clerk Melissa Brooks came forward and stated that she is certified to run the election and will do a good job.

Finance Director Nina Robinson stated that a budget amendment will need to take place regarding funding of the election.

City Clerk Melissa Brooks clarified that the county will provide voting equipment based on the current agreement. The IGA for equipment will expire on December 31, 2023.

10. Council to consider proposed investment policy and if adopted, Finance Director asks council to consider a request to invest "idle" funds in CDs at Bank of Ozark, Truist or GA Fund 1.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Finance Director Nina Robinson came forward to give an overview of the request.

She stated that she was not able to locate an investment policy for the City of Jonesboro. I have a proposed investment policy. If approved by the council, I am requesting permission to setup CD's for idle funds to invest up to a million dollars with a limit of \$250,000 in each institution to ensure FDIC insurability. 3 proposals were attached for the council's review. This will bring in extra revenue for the city that we did not budget for.

Mayor Pro Tem Messick inquired about the itail investment with Georgia Fund One and

The motion is to adopt the investment policy and to allow the finance director to make the investment decision.

11. Council to consider adding a class of employees to be covered by the general fund resources and to approve the amendment of the general fund to add this cost to the personnel expenses in department 1300 Mayor and Council expenses.

RESULT:	DEFEATED [UNANIMOUS]
MOVER:	Tracey Messick, Mayor Pro Tem
SECONDER:	Ed Wise, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

12. Council to consider Procurement and Purchasing Protocol Updated Spending Limits.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Alfred A. Dixon, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Finance Director Nina Robinson came forward to give an overview of the request.

She stated that the purpose of the policy is to recommend the manner in which the City of Jonesboro shall control the purchase of materials, supplies, equipment, and certain contractual services of the City, and to maintain a high ethical standard for all officers and employees of the City in connection therewith. The policy and procedures are designed to serve as a tool in procurement training for authorized personnel.

Purpose to increase spending authorities - Department Heads will be allowed to move forward with purchases of \$1,500 - \$15,000 that has been previously APPROVED IN THE BUDGET without coming before city council.

1. The intent of the City of Jonesboro Finance Department is to establish uniform regulation and procedures to provide for an efficient and fiscally responsible system or the purchase of materials and services necessary for the effective operation of the City.
 2. The Finance Director will be responsible for the oversight and management of the City's purchasing system. All purchases for goods and services must be according to the City's purchasing policies, regulations, and procedures.
 3. All departments, boards and agencies of the city must utilize competitive bidding procedures. Bids will be awarded on a nondiscriminatory basis with efforts to include local and minority businesses.
 4. The city of Jonesboro will strive to obtain the highest quality of good and services for the most economical costs. Bulk purchases, quantity discounts, standardization of common items, and other approaches will be used to economical acquire goods and services.
 5. The City uses a purchase order system to encumber funds.
13. Council to consider amended City of Jonesboro Personnel Policy, Section D: Personal Leave Items 5 and 6 - Maximum Accumulation and Payment for Unused Leave.

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Finance Director Nina Robinson came forward to give an overview of the request.

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She stated that the request is for council to adopt a revised policy regarding the Personal Leave Policy as it relates to Accumulation and Payment of Unused Leave and to add section D item 6 "The maximum payout of accrued Vacation/Annual Leave upon termination by resignation or death will be 360 hours or 45 days.

Please see revised policy for more details.

14. Council to consider Netplanner's Wifi & Cameras Proposal for Lee Street Park.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

A proposal to improve WI FI at Lee Street Park and the basketball court. Comcast - NetPlanner will provide designated hot spots and camera surveillance cameras at the park and basketball court for a one-time cost of \$174,000. Funds will come for ARPA. How long will the video be stored - 90 days.

Councilman Wise inquired about damage to the cameras - will that be a charge to the city?

IT Director Rodney Virgil responded - No cost to the city.

Councilman Wise asked - For how long will they be willing to swap out the camera at no cost. IT Director will confirm.

The city will have a 3-year warranty on the equipment.

15. Council to consider a fee waiver for rental of the Jonesboro City Center Community Room by Dr. Floria Willis / Jonesboro Middle School for May 2024.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tracey Messick, Mayor Pro Tem
SECONDER:	Don D. Dixon, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

16. Council to consider a fee waiver for rental of the Jonesboro City Center Community Room by Lauren Langhorne Realty Group for July 2023.

RESULT:	APPROVED [5 TO 1]
MOVER:	Alfred A. Dixon, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	A. Dixon, D. Dixon, Lester, Powell, Wise
NAYS:	Messick

17. Council to consider a fee waiver for rental of Lee Street Park by Clayton County Public Schools for August 2023.

RESULT: APPROVED [UNANIMOUS]
MOVER: Bobby Lester, Councilmember
SECONDER: Alfred A. Dixon, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

18. Council to discuss supporting Jonesboro High School Basketball team.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tracey Messick, Mayor Pro Tem
SECONDER: Ed Wise, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Pat Sebo-Hand came forward to expound on the request for funds to support the Jonesboro High School basketball team.

Conversation took place regarding how the City of Jonesboro could legally support the Jonesboro High School Basketball team in their travel to the Bahamas and to Kingsport, Tennessee.

City Attorney Matricardi advised that the constitution does not support giving taxpayers funds away. She also stated that donations and sponsorship are the same as gifts.

Mayor Sartor stated that the initiative fund accounts were created to allow the council flexibility.

City Attorney Matricardi stated that it would be a benefit to the city if they entered a team opposed to giving the money away.

A conversation took place regarding entering a team, but it was determined that because of time restraints the (tournament will be on July 22, 2023), Mayor Sartor stated we will look at council's special initiative to support Jonesboro High School and not enter a team into the tournament.

Councilman Powell agreed to give \$500.00 from his special initiative funds.

19. Council to reconsider City of Jonesboro vehicle repair.

RESULT: APPROVED [5 TO 0]
MOVER: Ed Wise, Councilmember
SECONDER: Don D. Dixon, Councilmember
AYES: Messick, D. Dixon, Lester, Powell, Wise
ABSTAIN: A. Dixon

Councilman Wise stated that currently the City's vehicles are being taking to many different facilities for repair. When I made the motion last month, additional items were added to the request.

Councilman Wise motioned for the city to take all vehicles to LDM for repair, motion was seconded by Councilman D. Dixon.

DISCUSSION:

Mayor stated that the city should never do volumes of business with a vendor that has not been vetted.

Businesses that work on city vehicles should have garage insurance and ACC certification.

Mayor stated that staff confirmed that LDM had not been vetted.

Mayor stated that she is suggesting a request for quotes for vehicle maintenance.

When questioned, the Police Chief stated that police vehicles are being taken to four different vendors for repair.

When questioned, the Code Enforcement Officer stated that LDM has done a great job with their vehicles.

When questioned, the Public Works Director stated that LDM is a little slow to repair their vehicles and that the Police Department's vehicle was serviced first.

Mayor Pro Tem Messick stated that LDM has done a great job for the city for a long period of time.

Councilman Wise motioned to move forward with vetting LDM and list LDM as the primary vendor for vehicle repair.

Attorney Matracardi suggested requesting LDM pricing and if it's acceptable - then enter an agreement for a term of one year. At the end of the one year, the city can renew or consider other sources. The agreement will outline the services and the cost.

Councilman Powell requested to amend the motion by adding repair of lawn mowers to the motion.

Public Works Director John Burdin recommended that because the engines are different. Director Burden stated that he has been servicing the mowers in the house. If a repair is needed, I would prefer to take the lawn mower repairs to a small engine repair shop.

The Police Chief and Chief Code Enforcement Officer stated that they were using LDM exclusively for repairs.

Mayor Pro Tem Messick stated for the record, this is a garage that we've used in the past and they have a good track record. Mayor Pro Tem Messick stated that Mayor Sartor has a personal vendetta against LDM. Mayor Pro Tem Messick asked, "did you see the video tape because I did".

Mayor Sartor stated that she conducts the business of the City in a fair, and equitable manner and do not give a contract/volume of business to a vendor without a vetting process.

20. Council to consider fee waiver for Family Matters Car and Bike Show Festival.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Alfred A. Dixon, Councilmember
SECONDER:	Tracey Messick, Mayor Pro Tem
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Councilman A. Dixon invited everyone out for a thrilling day of automotive excellence and family-friendly fun at the Family Matters Car and Bike Festival on Sunday, July 30th from 4:00 PM to 9:00 PM.

Highlights- Car and Bike Show, Fun Zone, Live Entertainment, Vendor Market Place, and back to school drive.

XIII. REPORT OF MAYOR / CITY MANAGER

Mayor Sartor gave a report and thanked staff.
City Manager did not have a report.

XIV. REPORT OF CITY COUNCILMEMBERS

City Councilman A. Dixon - thanked all for supporting the youth council.
City Councilman Lester - thanked all for the care and concern showed to him in Savannah.

XV. ADJOURNMENT

1. Motion to adjourn at 10:33 PM.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Billy Powell, Councilmember
SECONDER:	Don D. Dixon, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

DR. DONYA L. SARTOR – MAYOR

MELISSA BROOKS – CITY CLERK

Minutes Acceptance: Minutes of Jul 10, 2023 6:00 PM (MINUTES)

**CITY OF JONESBORO
WORK SESSION
1859 CITY CENTER WAY
August 7, 2023 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, August 7, 2023. The meeting was held at 6:00 PM at the Jonesboro Police Station, 1859 City Center Way, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR DONYA SARTOR

Attendee Name	Title	Status	Arrived
Tracey Messick	Mayor Pro Tem	Present	
Alfred A. Dixon	Councilmember	Present	
Don D. Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Ed Wise	Councilmember	Present	
Donya Sartor	Mayor	Present	
Melissa Brooks	City Clerk	Present	
Pat Daniel	Assistant City Clerk	Absent	
David Allen	Community Development Director	Present	
Derry Walker	Chief Code Enforcement	Present	

II. ROLL CALL - MELISSA BROOKS, CITY CLERK

III. INVOCATION

IV. CALL TO ORDER - MAYOR DONYA L. SARTOR

V. INVOCATION WAS GIVEN BY PASTOR GARY LEWIS OF JONESBORO FIRST BAPTIST.

VI. ADOPTION OF AGENDA

1. Motion to adopt agenda with revisions:

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RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Addition of "Public Comments" to the agenda

The following items were moved to the Executive Session agenda:

- Discussion regarding Clayton County proposal for future of Fire Station 13 in the city Limits of Jonesboro.
- Discussion regarding compensation for damage to employee's personal vehicle.
- Discussion regarding placement and compensation of Georgia Power easement on City-owned property on Key Street.
- Item 5.1 was added to the agenda for discussion of fee waiver for the Governing Body.

VII. PRESENTATIONS

1. Jonesboro High School Band Sponsorship

RESULT:	DID NOT VOTE
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Band Director Mr. Lynel Goodwin came forward to make a presentation on behalf of the Jonesboro Majestic Marching Cardinals. Mr. Goodwin highlighted some of the band's accomplishments.

Other staff members from Jonesboro High School came forward to give an overview of upcoming events and sponsorship levels. A student came forward and gave testimony of how participating in the band has impacted his life in a positive way.

VIII. POINT OF PERSONAL PRIVILEGE

At this time, Mayor Sartor stated that she would like to give a special acknowledgement to Derry Walker.

Derry Walker served the City of Jonesboro for 10 years. We thank him for his service and wish him well.

IX. PUBLIC COMMENTS

The following came forward to make public comments:

Ann Wise - came forward to speak about the ethics of the Governing Body. Mrs. Wise complimented the city for the wonderful events that were taking place. You're doing a good job. I like to see people gathering. No one wants to see you fail. If you fail the city fails. She stated that elected officials are held to a higher standard and should always be able to show respect and decorum when dealing with issues. Proud to see the city moving forward with appointing ethics members. She spoke about social media and the recent attack on her and two others regarding a Facebook posting of a meme on her personal Facebook. She stated that there should be an apology for former Mayor Joy Day, former Councilwoman Pat Sebo-Hand and herself. The posting was not directed toward anyone.

Pat Sebo-Hand came forward to speak about the Fire Station- item moved to Executive Session.

She inquired about the county's plans regarding the fire station and their timeline.

Georgia Moore came forward to speak about her difficulty in getting to two separate polling locations. We must stick together. We must pray for the Mayor and the City Council.

Ms. Benita came forward to speak about the voting locations.

Mr. Zaldibar of East Point came forward to speak about the voting locations.

Representative Eric Bell came forward and thanked the city for allowing him to host his Home Buyer Seminar in the Community Room. He stated that he wished that the city would reconsider allowing the county to conduct the November election. He stated that one of the opposing members of council could bring the item up for reconsideration.

Janet Collins came forward to speak about the need for additional care for the children in the city.

Penny Facet came forward to give acknowledgement to Derry Walker, Pat Daniel, and Police Chief Tommy Henderson for service to the city.

Brittney Burns with URGE came forward to speak at the reconsideration to allow Clayton County to conduct November's election. She stated that anything that makes voting harder is voter suppression.

DeVane Jennings came forward and stated he will try to make his comments polite, but I am now going to speak my mind because silence in the face of evil is evil itself. He stated that he loves various members of staff, but the City Council is ridiculous. It was mentioned earlier that we apologies and need an Ethics Board - "I want an apology as well"! He talked about the need to have multiple voting locations and hopes that the Council will reconsider allowing the County to conduct the election.

A. POINT OF PERSONAL PRIVILEGE

Mayor Sartor stated that she takes Public Comments very seriously. She stated that whenever I offend someone as the mayor, I have to own up to it. It's been presented to me that my responses offended someone - for that I apologize. I am not perfect. I work daily to serve everyone. I stand corrected regarding the Facebook posting. Everyday I am becoming better at being the mayor. I am human - I am a good human and when I make an error - I stand corrected and I apologize to Ann Wise and to those that was offended by the post.

X. PUBLIC HEARING

1. Council to consider 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.

RESULT:	PUBLIC HEARING REQUIRED	Next: 8/14/2023 6:00 PM
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At this time, Mayor Sartor opened the Public Hearing. Ann Doss owner of the daycare came forward and thanked the council for allowing her to present the

request. She stated that she will adhere to all request of the council. Mayor Sartor duly closed the hearing.

2. Council to consider Conditional Use Permit application, 23-CU-011, for a daycare by Josefin Vega, property owner, and Janet Collins, applicant, for property at 255 South Main Street (Parcel No. 06001C D003) Jonesboro, Georgia 30236.

RESULT: PUBLIC HEARING REQUIRED Next: 8/14/2023 6:00 PM

At this time, Mayor Sartor opened the Public Hearing. Interim City Manager came forward and gave an overview of the request. He stated that staff is recommending denial of the Conditional Use Application. As none was present to speak regarding the item, Mayor Sartor duly closed the hearing.

3. Council to consider 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.

RESULT: PUBLIC HEARING REQUIRED

At this time, Mayor Sartor opened the Public Hearing. Interim City Manager came forward and stated that staff is recommending denial of zoning appeal for large, heavy vehicles and tractor trailers. Owner Scott Smith came forward to speak regarding the request.. Mayor Sartor duly closed the hearing.

4. Council to consider 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.

RESULT: PUBLIC HEARING REQUIRED

5. Council to consider 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.

RESULT: PUBLIC HEARING REQUIRED

XI. WORK SESSION

1. Council to consider approval of Historic Preservation Commission Board Appointment for Laura Dupuis.

RESULT: CONSENT AGENDA ITEM Next: 8/14/2023 6:00 PM

Interim City Manager stated that the Historic Preservation Commission Board has two vacant positions of the five member Board.

Mrs. Laura Dupuis has submitted an application to fill one of the vacant seats. Mrs. Dupuis has lived in the City since 1996.

2. Council to consider approval of Caribbean Nights Festival Road Closure and Fee Waiver for October 7th and 8th.

RESULT: CONSENT AGENDA ITEM**Next: 8/14/2023 6:00 PM**

Tammary Scott owner of B'Mari and Brian Hubert of Arts Clayton came forward to answer questions regarding the upcoming Caribbean Nights Festival scheduled October 6-8, 2023.

Road closure us for Saturday only.

The dates and times requested for Saturday October 7 in the downtown square are 9am for the parade and for the downtown square from Church Street next to Arts Clayton up to Smith Street closed from 9 am, the street festival at 11 am until 7 pm. The space by B'Mari and Art Studio for food trucks and we are looking at asking First Methodist Church and First Baptist Church for use of their parking spaces.

There is a possibility that the parade will not take place.

3. Fee waivers for Mayor and City Council

There will be criteria for fee waivers. The mayor stated that she honors the fact that council members want to host initiatives in the park, be these items should be on the annual planning calendar of events.

Councilman Powell stated that if an event is presented to the entire council and the council agrees to support the event - then it becomes a city event, but if a member of council wants to have an event on their own- then tax paying citizens should not have to pay for it.

The City Attorney stated that other city officials utilize their discretionary funds for their own events.

Additional discussion will follow regarding fee waivers for the mayor and council.

4. Discussion regarding fee waiver for rental of Lee Street Park by Councilman Alfred Dixon for November 2023.

RESULT: OLD BUSINESS**Next: 8/14/2023 6:00 PM**

Interim City Manager came forward to give an overview of Councilman Dixon's request for a fee waiver for event in November 2023. The Interim City Manager gave the amount of the fee waiver - \$4600.

Mayor inquired if vendors will be charged a vending fee and will alcohol be served.

Councilman A. Dixon stated - No. There will not be a vending fee.

Mayor Pro Tem Messick suggested having a meeting with Councilman A. Dixon for clarity.

Mayor Sartor stated that will be a planning meeting between now and next week. Item will be under Old Business.

5. Council to consider approval of appointment of Melissa Brooks as Election Superintendent for the November 7, 2023, Municipal Election.

RESULT:	CONSENT AGENDA ITEM	Next: 8/14/2023 6:00 PM
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6. Council to consider approval of appointment of Melissa Brooks as Absentee ballot Clerk and Pat Daniel as Alternate Absentee Ballot Clerk for the November 7, 2023 Election.

RESULT:	CONSENT AGENDA ITEM	Next: 8/14/2023 6:00 PM
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Melissa Brooks was appointed to serve as the Ballot Clerk.

Pat Daniel was appointed to serve as the Alternate Ballot Clerk.

7. Discussion regarding compensation for poll workers for November 2023 Election.

RESULT:	OLD BUSINESS	Next: 8/14/2023 6:00 PM
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Mayor Sartor asked if there was going to be a reconsideration regarding the county conducting the election before we move forward.

City Clerk Melissa Brooks confirmed that 12 poll workers would be trained.

Compensation will be as follows:

Managers \$17.00 per hour

Assistant Managers \$17.00 per hour

Clerks \$15.00 per hour

Councilman D. Dixon inquired about the number of poll workers that will be hired.

Mayor clarified that City staff will not be utilized to conduct the election.

Councilman D. Dixon stated that he does not understand how the County can conduct the election for \$11,000. Councilman D. Dixon stated that the city will pay the \$11,000 and other charges as overtime and the city is back at the \$20,000 paid to the county.

Mayor Sartor stated that the \$11,000 quoted by the county includes everything. The county has guaranteed not to exceed \$11,000.

Councilman D. Dixon asked who will pay overtime? He referred to Article 4 of the agreement.

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City Attorney stated that the language reads “that the city will reimburse the county all cost incurred” even though the exhibit clearly states \$11,000 - there’s nothing that states that the city could be charged more than the \$11,000.

Councilman D. Dixon stated that the city is basing cost on 60 hours per week and the county submitted cost based on 40 hours per week and exhibit clearly states that they do not pay overtime.

Mayor Sartor asked Councilman Dixon “What do we need to get from the county to assure that the cost to conduct the election based on State mandates - will not exceed \$11,000. They are willing to work with us. If we can provide in a contractual agreement clearly that the cost will not exceed \$11,000 for everything. Looks like we're making progress.

Mayor Sartor instructed City Clerk Brooks to contact the county and work with legal to have the language revised in Article 4 of the IGA.

Mayor stated that what she is hearing is if a clearly defined contract is submitted - there could be reconsideration of allowing the county to conduct the election.

Councilman D. Dixon inquired about the city's 3 weeks vs. the county's 4 weeks. Mayor explained that it's 3 weeks of early voting plus 1 week of training.

Mayor Sartor asked if the council was okay with moving #10 Discussion regarding compensation for poll workers to “Old Business on the Regular Session on August 14, 2023.

8. Discussion regarding budget amendment for the purpose of transferring funds to pay for the November 7, 2023 Municipal Election.

RESULT:	OLD BUSINESS	Next: 8/14/2023 6:00 PM
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The budget amendment to cover election expenses for the November 7, 2023, Municipal Election will be decided at the August 14, Regular Meeting.

9. Discussion regarding opportunity for sponsorship funding for Jonesboro High School Band's participation in 2024 Macy's Thanksgiving Day Parade.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tracey Messick, Mayor Pro Tem
SECONDER:	Don D. Dixon, Councilmember
AYES:	Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

City Council approved to provide a \$1000 Sponsorship donation to Jonesboro High School Marching Cardinals in support of the 2024 Macy's Thanksgiving Parade in return for performance at the City's Christmas Parade.

10. Council to consider approval of City of Jonesboro Police Department Pay Increase - 16% for sworn officers only, per FY' 23 budget transfer and FY '24 budget preparation.

RESULT: CONSENT AGENDA ITEM**Next: 8/14/2023 6:00 PM**

Police Chief Tommy L. Henderson came forward to present the request. After a discussion. The Council agreed to grant all sworn officers a 16% pay increase from the General Fund effective in 2023.

It was also stated that the Assistant Chief position will not be filled at this time.

11. Discussion regarding amendment to City Code of Ethics to move forward with previously filed ethics violations.

RESULT: NO ACTION TAKEN**Next: 8/14/2023 6:00 PM**

Mayor Pro Tem introduced the item. She stated that Attorney Matricardi gave advice on how to move forward with the current ethics complaint that has been filed.

She suggested having Judge Wood appoint someone to oversee the ethics hearing.

Attorney Matricardi suggested appointing a hearing officer for the existing complaint and the hearing officer's decision will be final.

Attorney Matricardi stated that as of now, nothing can be done about the existing complaint.

To move this ethics complaint forward, the vote would have to be unanimous. Everyone would have to agree on the steps to move forward by signing a document agreeing to the actions to move forward.

Motion was made by Mayor Pro Tem Messick regarding the existing ethics complaint, Requesting for Judge Wood to seek a hearing officer outside of the county. The hearing officer's decision would be final, seconded by Councilman Wise. **Mayor Sartor - opposed. The vote was not unanimous.**

12. Discussion regarding the appointment of an Ethics Committee as outlined in City Charter to oversee future complaints.

RESULT: OLD BUSINESS

Mayor Pro Tem Messick inquired about reestablishing the Ethics Board.

Attorney Matricardi explained the makeup of the Ethics Committee - She stated that there are three members on the Ethics Committee

(1) Member appointed by the Mayor

(2) Member appointed by City Council

(3) An attorney that's selected by the other 2 members.

Mayor Pro Tem asked if the council could move forward with reestablishing the Ethics Board and acting on the existing complaint. City Attorney Matricardi responded. Yes.

The requirement for Board appointments by the Mayor and by the Council is the member has to be a resident of Jonesboro.

Attorney Matricardi suggested adoption of a resolution outlining the appointed members to the Ethics Board.

13. 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.

Mayor Pro Tem Messick stated that the meeting to discuss amending the City's Charter has been scheduled for September 21, 2023.

Mayor Sartor stated that staff will work on obtaining a facilitator.

Councilman Powell suggested contacting Rusi Patel from GMA to facilitate the meeting for Charter amendments.

14. Discussion regarding amendments to Policy and Procedures for calling any formal meeting to reflect procedures as suggested by the Georgia Municipal Association.

RESULT:	OLD BUSINESS
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Mayor Pro Tem Messick introduced the item.

She stated that the rules for town hall meetings and called by the Mayor or City Council should follow the same posting guidelines as special called meetings.

Request for any special or town hall meetings should be cancelled if a quorum is not present, when the person or entity has been advised beforehand by those unable to attend.

Mayor Sartor stated that, so if I call a meeting and the council decides not to attend, then the meeting would have to be cancelled.

Mayor Pro Tem Messick requested a PERSONAL POINT OF PRIVILEGE.

She stated that Mayor Sartor knew that there would not be a quorum, but she continued to have the meeting. The meeting was called as Special Called Meeting, which is inappropriate. The council was not aware that the Special Called Meeting would be turned into a town hall meeting.

Mayor Sartor stated that the meeting was posted properly and legal advised every step.

15. Discussion regarding amendments to Rules of Procedures for Elected Officials.

RESULT:	OLD BUSINESS
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City Attorney stated that implementing requested revisions would violate Jonesboro's form of Government. City Attorney suggested placing this item on the Charter Amendment meeting schedule for September 21, 2023.

16. 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.

RESULT: OLD BUSINESS

City Attorney suggested placing this item on the Charter Amendment meeting schedule for September 21, 2023.

17. Discussion regarding creation of a Creative Placemaking Advisory Board.

RESULT: OLD BUSINESS

Councilman A. Dixon introduced the agenda item.

Councilman Dixon stated that he does that want the Creative Placemaking Advisory Board to be a part of an existing Board.

Councilman A. Dixon inquired about next steps.

City Attorney stated that this would be similar to the establishment of the Youth Council - an ordinance would have to be adopted and outlining requirements for membership etc..

Discussion regarding a Board vs. a Committee.

XII. OTHER BUSINESS

XIII. EXECUTIVE SESSION

1. Executive Session for the purpose of discussing personnel related matters and potential ligations at 8:15 PM.

RESULT: APPROVED [UNANIMOUS]
MOVER: Don D. Dixon, Councilmember
SECONDER: Tracey Messick, Mayor Pro Tem
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

2. Motion to reconvene the Workshop Session at 9:20 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Don D. Dixon, Councilmember
SECONDER: Ed Wise, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

3. Discussion regarding Clayton County proposal for future of Fire Station 13 in the City limits of Jonesboro.

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RESULT: NO ACTION TAKEN

4. Discussion regarding possible compensation of damage to employee's personal vehicle.

RESULT: APPROVED [UNANIMOUS]
MOVER: Ed Wise, Councilmember
SECONDER: Tracey Messick, Mayor Pro Tem
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Council voted to reimburse employee Clifford Thompson \$2372.00 for damage caused to his vehicle by a fallen tree limb while parked on city property.

5. Discussion regarding placement and compensation of Georgia Power easement on City-owned property on Key Street.

RESULT: APPROVED [UNANIMOUS]
MOVER: Tracey Messick, Mayor Pro Tem
SECONDER: Don D. Dixon, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

Council voted to approve easement amount to Georgia Power in the amount of \$1100.00

6. ADJOURNMENT

1. Motion to adjourn at 9:30 PM

RESULT: APPROVED [UNANIMOUS]
MOVER: Billy Powell, Councilmember
SECONDER: Bobby Lester, Councilmember
AYES: Messick, A. Dixon, D. Dixon, Lester, Powell, Wise

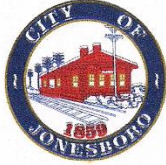
DR. DONYA L. SARTOR – MAYOR

MELISSA BROOKS – CITY CLERK

Minutes Acceptance: Minutes of Aug 7, 2023 6:00 PM (MINUTES)

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 12.1
			CONSENT AGENDA – 1 COUNCIL MEETING DATE August 14, 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> Council to consider approval of Historic Preservation Commission Board Appointment for Laura Dupuis.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Chapter 42, Article II, Historic Preservation Commission			
Is this Item Goal Related? <i>(If yes, describe how this action meets the specific Board Focus Area or Goal)</i> 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 <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, 14, 2023	08/07/23 ITEM	City Council Next: 08/14/23
Signature	City Clerk's Office	CONSENT AGENDA	



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) _____



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

12.2

CONSENT AGENDA – 2

COUNCIL MEETING DATE

August 14, 2023

Requesting Agency (Initiator)

Office of the City Manager

Sponsor(s)

Mr. Simpson

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

Council to consider approval of Caribbean Nights Festival Road Closure and Fee Waiver for October 7th and 8th.

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

Approval of Road Closure and Fee Waiver Requests

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

Yes

Recreation, Entertainment and Leisure Opportunities

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 requests**; Recently, the City Economic Development Director has been working with Arts Clayton on coordinating the upcoming event – Caribbean Nights: Havana Edition Arts Music and Film Festival Experience, in downtown Jonesboro on October 6th, 7th and 8th.

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 include: artists, live music, bands, an artist market, chef demonstrations, caricatures, fortune-telling, clowns, awe-inspiring exhibits, face painting, health & wellness vendors, Caribbean dancers, clowns, charming drum demonstrations/lessons, workshops and painting classes for children, high school students and seniors, and a grand array of food trucks with delicious, mouth-watering cuisine. All festival activities are within easy walking distance.

October 8 - Global Gospel Extravaganza at Lee Street Park

· Faith-Based Organizations

· International Choir Concert

\$175 a ticket.

Mr. Brian Hebert of Arts Clayton is requesting a fee waiver for the use of a portion of Main Street on October 7th and Lee Street Park on October 8th.

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.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

**08/07/23
ITEM**

**City Council
Next: 08/14/23**

CONSENT AGENDA

Signature

City Clerk’s Office

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 Church to 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.

A cost estimate of police and public works labor costs will be compiled in the next week or two, which should be comparable in scope to the Labor Day Arts Festival (which has been postponed until 2024). So, no street closures proposed now for Labor Day weekend 2023, just early October 2024.

Update for August 14, 2023 Meeting:

Street map for vendor placement has now been added.

Fiscal Impact

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

See application

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

- Correspondence
- Calendar
- Advertisement
- Map
- CaribbeanNightsFestivalSitemap23

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

Approval

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)



Arts 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

**Donate today
to help support Arts Clayton!**



**Arts
Clayton**

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

Arts
Clayton

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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

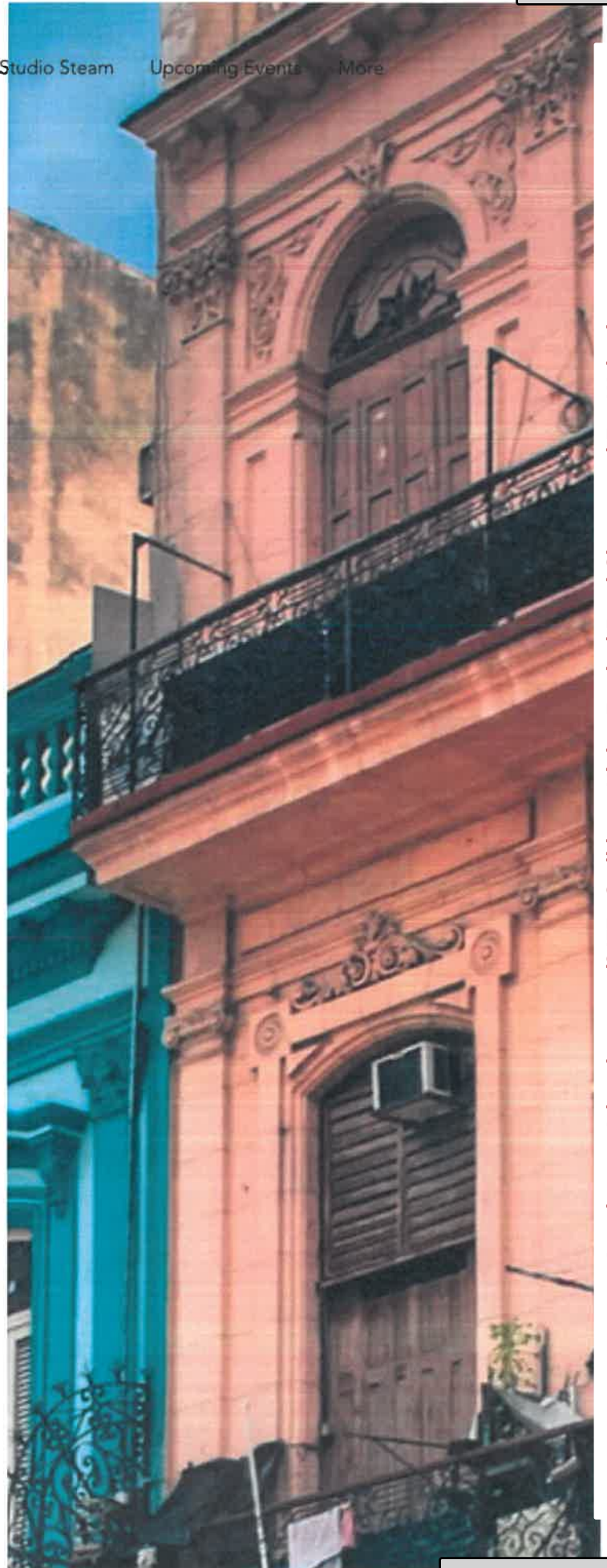
- Featuring Live Entertainment, Music & Dancing
- Live Auction of Sensational Artists' Works
- Dinner Delights
- Riveting Program & Speakers
- Student Art Contest Winners – To Be Announced

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

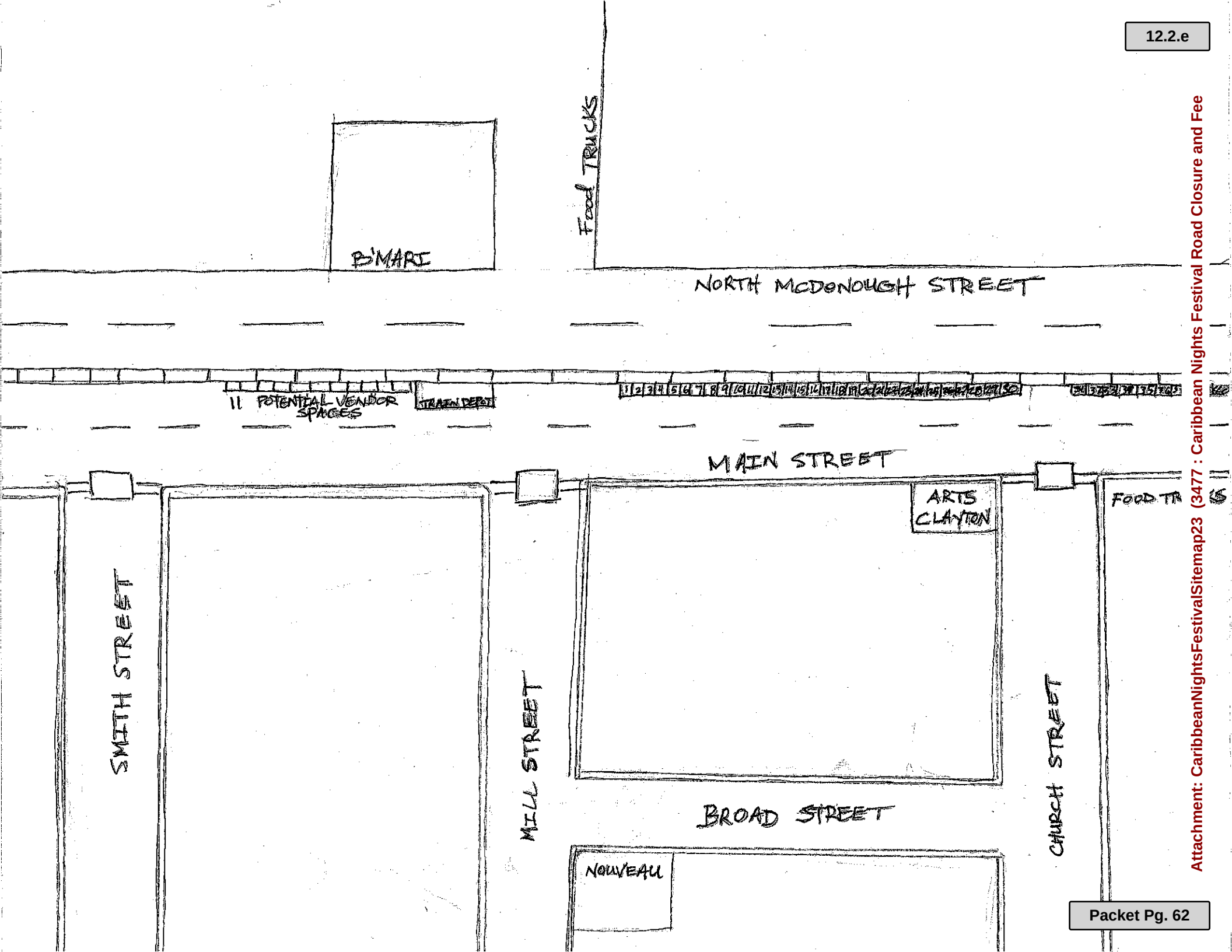
The second day of this upscale, international festival will take place in downtown Jonesboro, "The Square" at Arts Clayton in the Allan Vigil Gallery and at B'Mari Events Space and Art Studio. Inspired by The Factory, a popular artist venue located in Havana, Cuba, Caribbean Nights is designed to promote 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)



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft



	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 12.3
		COUNCIL MEETING DATE August 14, 2023
Requesting Agency (Initiator) City Council	Sponsor(s) Mayor Sartor	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of appointment of Melissa Brooks as Election Superintendent for the November 7, 2023, Municipal Election.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Approval of Appointment		
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> 21-2-70.1 Municipal superintendents; eligibility. (a) The municipal superintendent shall conduct, in accordance with this chapter, all municipal elections held withing 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 election shall be recorded in the minutes of such meeting. The municipal superintendent shall receive compensation fixed and paid by the governing authority of the municipal form 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 <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, 14, 2023	08/07/23 ITEM	City Council Next: 08/14/23
Signature	City Clerk's Office	CONSENT AGENDA	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 12.4 OLD BUSINESS – 4
			COUNCIL MEETING DATE August 14, 2023
Requesting Agency (Initiator) City Council		Sponsor(s) Mayor Sartor	
Requested Action <i>(Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</i> Council to consider approval of appointment of Melissa Brooks as Absentee ballot Clerk and Pat Daniel as Alternate Absentee Ballot Clerk for the November 7, 2023 Election.			
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Approval of Positions			
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, 14, 2023	08/07/23 ITEM	City Council Next: 08/14/23
Signature	City Clerk's Office	CONSENT AGENDA	



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

12.5

CONSENT AGENDA – 5

COUNCIL MEETING DATE
August 14, 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.)

Council to consider approval of City of Jonesboro Police Department Pay Increase - 16% for sworn officers only, per FY' 23 budget transfer and FY '24 budget preparation.

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

Approval 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-*

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

**08/07/23
ITEM**

**City Council
Next: 08/14/23**

CONSENT AGENDA

Signature

City Clerk's Office

compensated and contented police department can better focus on protecting the community and preventing crime effectively.

12.5

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.

Update for August 14, 2023 Meeting:

The Police Chief confirmed that the raise applied to sworn 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 # - 6
		COUNCIL MEETING DATE August 14, 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> Hiring of City Attorney Fincher Denmark to move forward with City Charter revisions, not to exceed \$10,000.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Approval of Charter Revision Funding		
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> At the August 7 th Work Session, the Council expressed a desire to hire City Attorney Fincher Denmark to proceed with necessary revisions to the City Charter, pertaining to the structure of the city government. These changes will be discussed more in depth at a scheduled retreat on September 21 st .		
Fiscal Impact <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> City attorney fees not to exceed \$10,000.		
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, 14, 2023	
Signature	City Clerk's Office	



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.1

- 1

COUNCIL MEETING DATE
August 14, 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.)

Council to consider Conditional Use Permit application, 23-CU-010, for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards; 86-100 R-A Development 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, Historic Preservation

Summary & Background

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

Agency recommendation – **Approval (with conditions) of Conditional Use application (also contingent upon approval of Variance application)**; Last year, a zoning verification form for 217 South Main Street for a new townhome community was received, which requires a conditional use permit. The approximately 11.6-acre property currently contains an old house (the Turner estate), some open areas and significant portions of woods. The property is zoned H-2 (Historic District) and only has access to South Main Street. The property is approximately a third of a mile south of the downtown core. There are single-family, duplex residences, and offices across the street. The Norfolk Southern rail line is adjacent to the entire eastern side of the subject property. **The proposal is for 90 townhome units with a price range in the low 300s. Several new public streets are proposed with 45-foot-wide rights of way. The same property is also under consideration for variances to certain development standards at the same meeting, which are explained in depth in a separate staff report. Denial of one application would necessitate the denial of the other.**

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

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

(h) Permitted uses. The following general use classifications are permitted; refer to section 86-204, Table of uses allowed by zoning district, for actual permitted uses:

(1) Office uses

(2) Residential uses

Uses similar to the above listed permitted uses, as determined by the city manager and provided in section 86-96, may be permitted unless listed elsewhere as a prohibited use.

(i) Conditional uses. Uses that may be allowed upon finding by Jonesboro City Council that the proposed location and use will not disrupt the desired smaller-scale office and residential environment of the district, and provided the proposed floor area does not exceed 3,500 square feet, are found in section 86-204, Table of uses allowed by zoning district.

More recently, however, the City's Comprehensive Plan was updated, with a stated goal of diversifying and updating the City's housing stock, especially downtown and even in the Historic District. Per the attached documents from the

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

07/10/23

City Council

TABLED

Next: 08/14/23

Signature

City Clerk's Office

This is the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development, and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA bus lines. The Jonesboro LCI Study's City Center Mixed Use District, Arts and Entertainment District, and its Historic District should be used as guidance within this area.

Uses:

- Office
- **Residential**
- Institutional
- Arts and Entertainment District
- Retail, Including Restaurants
- Historic District

Implementation Measures:

- **The Downtown should include a viable mixture of retail, office, services, and residential.**
- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- High standards of architecture and landscaping.

Thus, the City's most current stance is looking at home models other than single-family detached, in an effort to make the most of the City's limited available space by going denser and more vertical. The subject property is one of the few remaining “larger” tracts of undeveloped land in the City. That being said, what would be the best use for this property in the future? A development with several single-family detached dwellings would not be efficient. The overabundance and unsightliness of vehicle repair businesses all along South Main Street has been a problem for the City in the past. A new townhome community with quality architecture in the south part of the City could serve as a catalyst for change in the immediate area, providing more of an “aesthetic” entrance into the City and creating a need for more service oriented businesses, such as restaurants.

Site concerns to consider:

1. The Norfolk Southern rail line is an active line, which has the potential to provide significant amounts of noise and vibrations to the townhomes several times a day.
2. The 90 units will add more traffic burden to congested Main Street, especially in the morning and evening commute times.
3. There is an old grave at the southwestern portion of the property, which will need to be protected, if not legally moved to another property.

Should the Mayor and Council choose to approve the conditional use permit for the townhomes, the following minimum approval conditions shall apply:

1. **Development shall not exceed the 90 dwelling units shown.**
2. **Final architectural exteriors shall be subject to review and approval by the Design Review Commission and the Historic Preservation Commission.**
3. **A developer's agreement shall be provided to and approved by the Mayor and Council pertaining to architectural and site design elements, including streetlights. Development shall form an HOA.**
4. **Final landscape plan shall be subject to review and approval by the Community Development Director.**
5. **The development shall be subject to the requirements of the Specimen Tree Protection Ordinance, including any necessary tree replacement and / or recompense for removed specimen trees.**
6. **For the greenspace area adjacent to the railroad, existing trees directly adjacent to the railroad line shall be preserved to the maximum extent possible.**
7. **The existing grave on the subject property shall be protected by a 10-foot wide, undisturbed buffer on all sides. Any future relocation of the grave to another property shall follow all State and local guidelines.**
8. **Minimum 4-foot-wide concrete sidewalks shall occur down the entire frontage of the property.**
9. **The standards of Chapter 66, Article VIII Street Light Districts shall apply.**
10. **Townhomes directly adjacent to South Main Street shall face South Main Street.**

11. At least one of the two proposed subdivision entrances shall be right-in, right-out only.
12. Proposed street names are subject to approval by the Mayor and Council and Clayton County GIS.
13. Minimum 8-foot tall, solid, acoustic fencing shall be installed along the property line adjacent to the railroad track.

Update for 8.14.23 Meeting:

- The Council had two main areas of concern – noise and danger from the adjacent railroad track and how much traffic would the 90 new homes generate along Main Street. Staff has included a thirteenth approval condition concerning the railroad fencing, and the applicant has provided pictures of acoustic fencing intended to be used along the property line adjacent to the railroad track. Also, the applicant has provided a traffic study for the portion of South Main Street to be affected by this development, if approved.
- Additional train noise information: From staff experience, the train goes through Jonesboro, a maximum of three to four times a day, and not always every day. It takes approximately 10 minutes to go through the City and can be heard as far away as Tara Blvd., thereby affecting the whole City. At four times a day at 10 minutes a time, a maximum of 40 minutes (2.8%) of a resident's day is affected by the train noise.
- Additional traffic information: From the traffic study provided, the 90-unit development would generate 41 morning vehicle trips and 50 evening vehicle trips any given day, for a total of 636 vehicle trips any given day. Also from the study, South Main Street generates an average of 10,000 vehicle trips a day. Thus, the new townhome development would mean a 6.4% increase in traffic along South Main Street and would contribute 6% of the average daily total of traffic along South Main Street.

Benefits of approving development

1. 90 developed taxable lots versus one developed taxable lot.
2. Greater population will aid future SPLOST / LOST revenue allocations.
3. Greater population will aid future Census allocations and help prevent a drop in population like in 2020.
4. Will help solve the problem of aging housing stock in the City and will diversify types of housing in the City, which were stated goals in the approved Comprehensive Plan.
5. Will improve property values in the immediate area.
6. Could serve as a catalyst for future quality development in the immediate area.

Fiscal Impact

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

Private Developer

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

- Zoning Info
- Property Pictures
- Comprehensive Plan
- Site Plan

- Townhome Elevations
- Luca Model
- Liam Model
- Landon Model
- Conditional Use - 217 South Main Street - Townhomes - Legal Notice
- Zoning Sign
- Acceptance Letter - Conditional Use
- Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023
- Railroad Fencing

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

Approval, with Conditions

data @ jonesboro.ga.com
(770) 478-3800



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

M. Knight

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: DRB Group
Name of Business: DRB Group
Property's Address: Parcel I.D. 05241D A001, 05241D A001Y (12 Acres)
Email Address: jayknight@drbgroup.com, rreynolds@drbgroup.com
Phone: (Day): (678) 358-0038 (McKayle) (Evening): (770) 527-0323 (Jay)

Property Information

Current Use of Property: No use at current time

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

We are proposing a townhome community. We are hoping for at least 18 units per acre. We understand there will be architectural input, considering the

J.P. Knight V.P.

8.8.22

Applicant's Signature

Date

FOR OFFICE USE ONLY:

Current Zoning: H2

NAICS Code: N/A

Required Zoning: CCM, RM, H1, H2, MX

Conditional Use Needed? Yes or No

☐ APPROVED

DENIED ☐

Comments:

CONDITIONAL USE PERMIT REQUIRED AND MUST COMPLY WITH SEC. 86-202
8/8/22

Zoning Official Signature

Date

Applicant – DRB Group
 Name of Business – DRB Group
 Address - 217 South Main Street
 Zoning District – H-2
 NAICS: n/a

Proposed Use: Townhomes

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
n/a	Single Family Attached (Townhouses and Condominiums)	N	N	N	C	C	C	C	N	C	N	N	N	Sec. 86-202

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. 86-202. - 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. 86-100. - R-A single family attached residential district regulations.

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

- (1) Minimum parent tract size: 87,120 square feet (two acres)
- (2) Minimum lot area per unit: 1800 square feet 1
- (3) Minimum parent tract width: 150 feet 2
- (4) Minimum front yard: 20 feet 3
- (5) Minimum side yard at perimeter of tract: 25 feet
- (6) Minimum rear yard: 35 feet
- (7) Minimum floor area per dwelling unit: 1,500 square feet

- (8) Maximum building height: Three stories
- (9) Maximum number of units per building: Eight
- (10) Maximum number of units per development: 64
- (11) Maximum density: Eight units per acre
- (12) Minimum greenspace: 15 percent of gross acreage
- (13) Minimum building separation:

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

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

2 Measured at the building line.

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

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

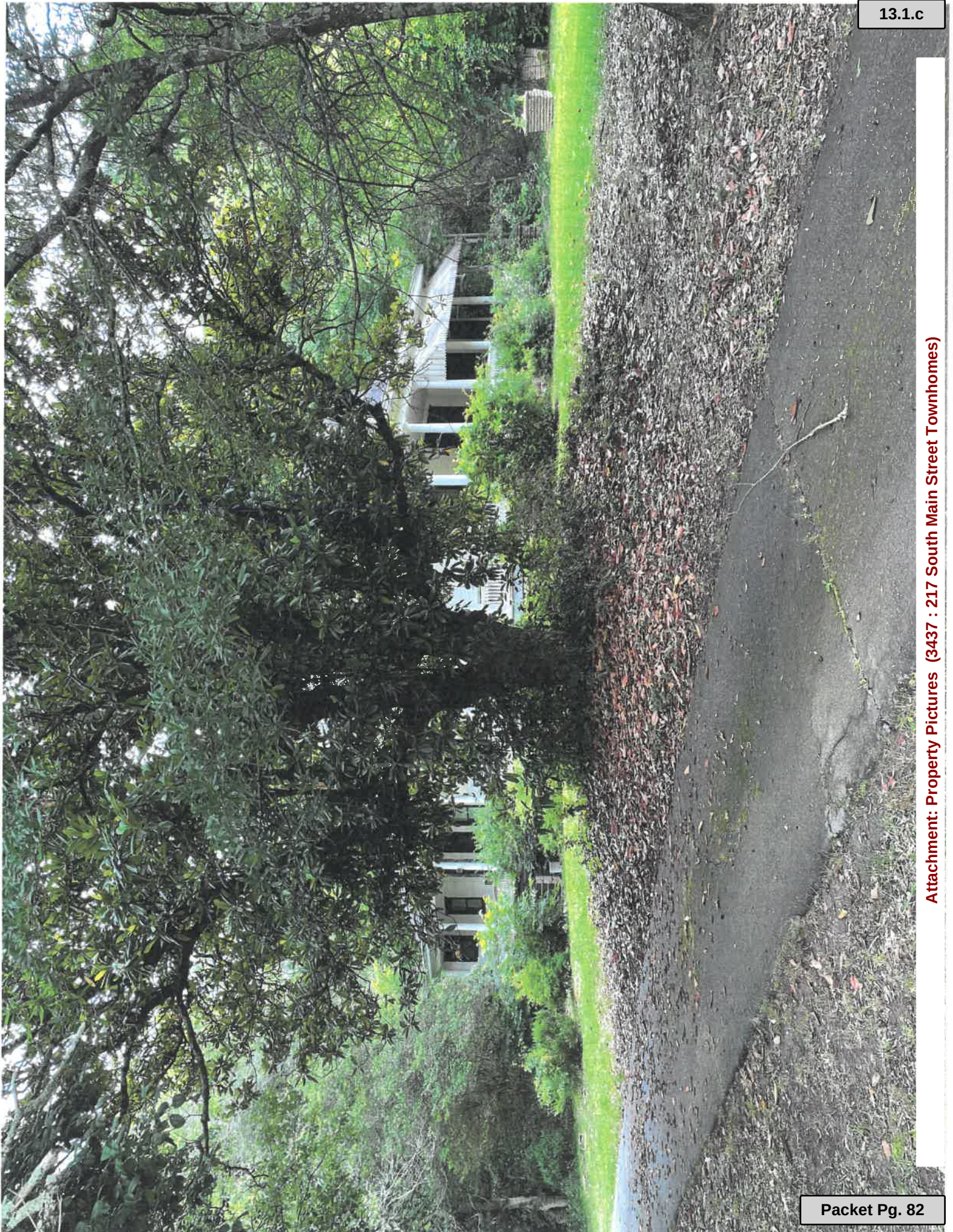
- (1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.
- (2) Buffers shall be provided as specified in Article XV of this chapter.
- (3) A homeowners association accompanied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



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2023 100 ft







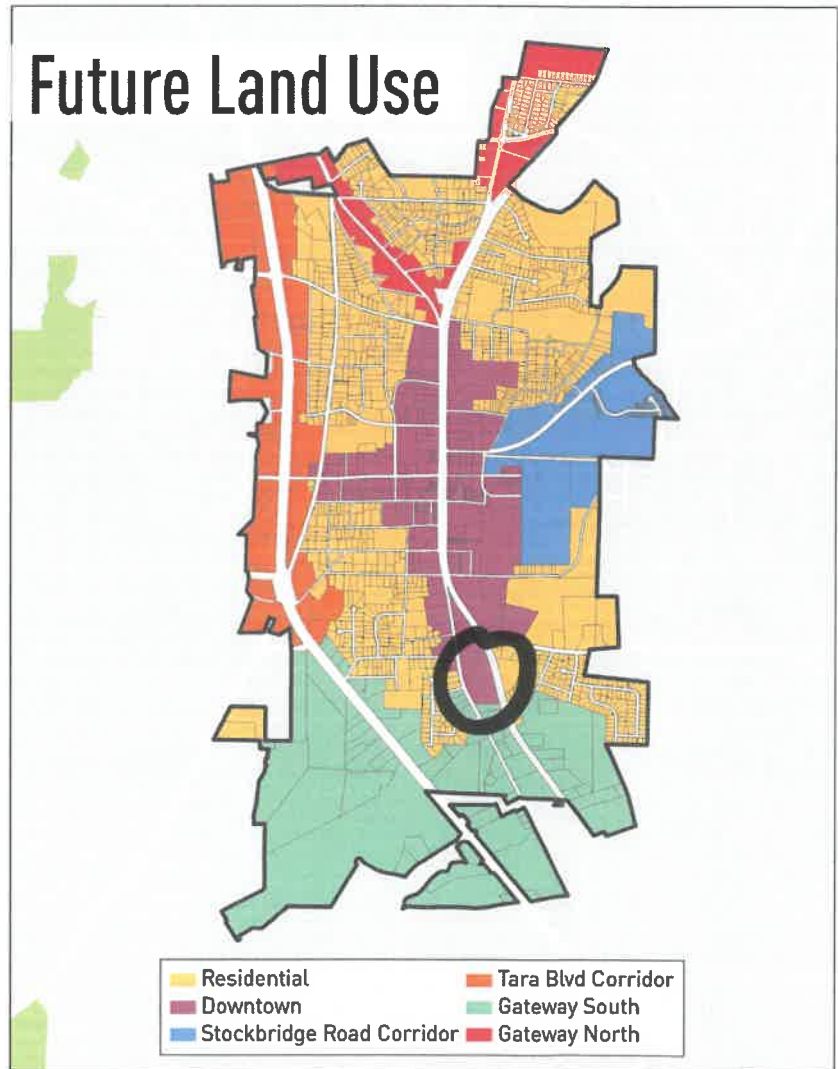
Attachment: Property Pictures (3437 : 217 South Main Street Townhomes)



Future Land Use

As an important first step in creating an appropriate redevelopment atmosphere, the city has updated its Future Land Use Map, dividing the city into *Character Areas*. These updated Character Areas are intended to ensure compatible and unified development within specified areas of the city, and acknowledge the changing dynamics within the city over the last several years.

As described over the next few pages, these Character Areas guide land use characteristics and development standards. They influence development through guidelines for standards such as density and land use policies. Permissible land uses and compatible implementation measures are outlined in each section.



Downtown

This is the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development, and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA bus lines. The Jonesboro LCI Study's City Center Mixed Use District, Arts and Entertainment District, and its Historic District should be used as guidance within this area.

Uses:

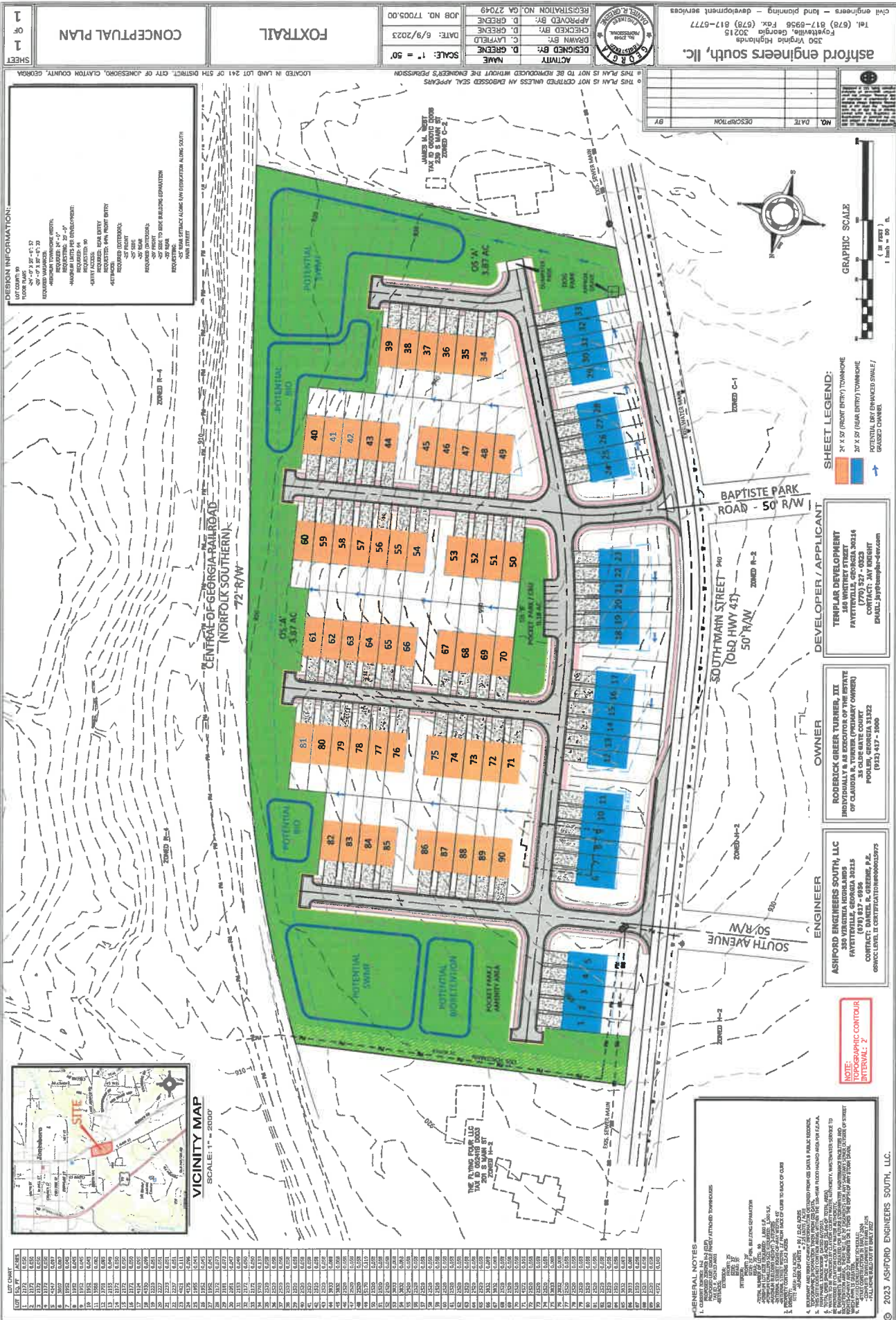
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Implementation Measures:

- The Downtown should include a viable mixture of retail, office, services, and residential.
- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to enighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- High standards of architecture and landscaping.



2022 City of Jonesboro Comprehensive Plan 33



Front Elevation Samples

Rear Load 2-car Garage, 2-story Options



Front Load 2-car Garage



Rear Load 2-car Garage, 3-story Option



Building Materials

- Hardiplank Siding - Brick Accents - Vinyl Energy Efficient Windows
- Architectural Shingles - Sidewalks - Aluminum Garage Doors
- Sodded yards - Driveway length & width to accommodate 2 cars outside of garage

David Allen

From: ashengrs <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 1:56 PM
To: David Allen
Subject: Fw: Foxtrail: CAD File
Attachments: DRB_Atlanta_Division_Auburn Ridge 3-Plex Luca_20230524.pdf;
 DRB_Atlanta_Division_Auburn Ridge 3-Plex Liam_20230524.pdf; 1654089839192.jpg

David Allen, City Manager
 City of Jonesboro

David:

Attached below are the product intentions for the Foxtrail project.

Talk to you soon,

Dan

Daniel R. Greene, P.E.
ashford engineers south, llc
 President & Project Manager
 P: 678.817.6956
 C: 678.414.2530
 E: ashengrs@bellsouth.net

----- Forwarded Message -----

From: Chris Knight <chris@templar-dev.com>
To: ashengrs@bellsouth.net <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 at 01:14:31 PM EDT
Subject: FW: Foxtrail: CAD File

Interior Lots – Luca Plan

Main Street Lots – Rear loaded with fronts facing main street

Lots 1-5 & 24-33 – Liam Plan (the 2-story rear load)

Lots 6-23 – Landon Plan (the 3-story rear load)

Attachment: Luca Model (3437 : 217 South Main Street Townhomes)



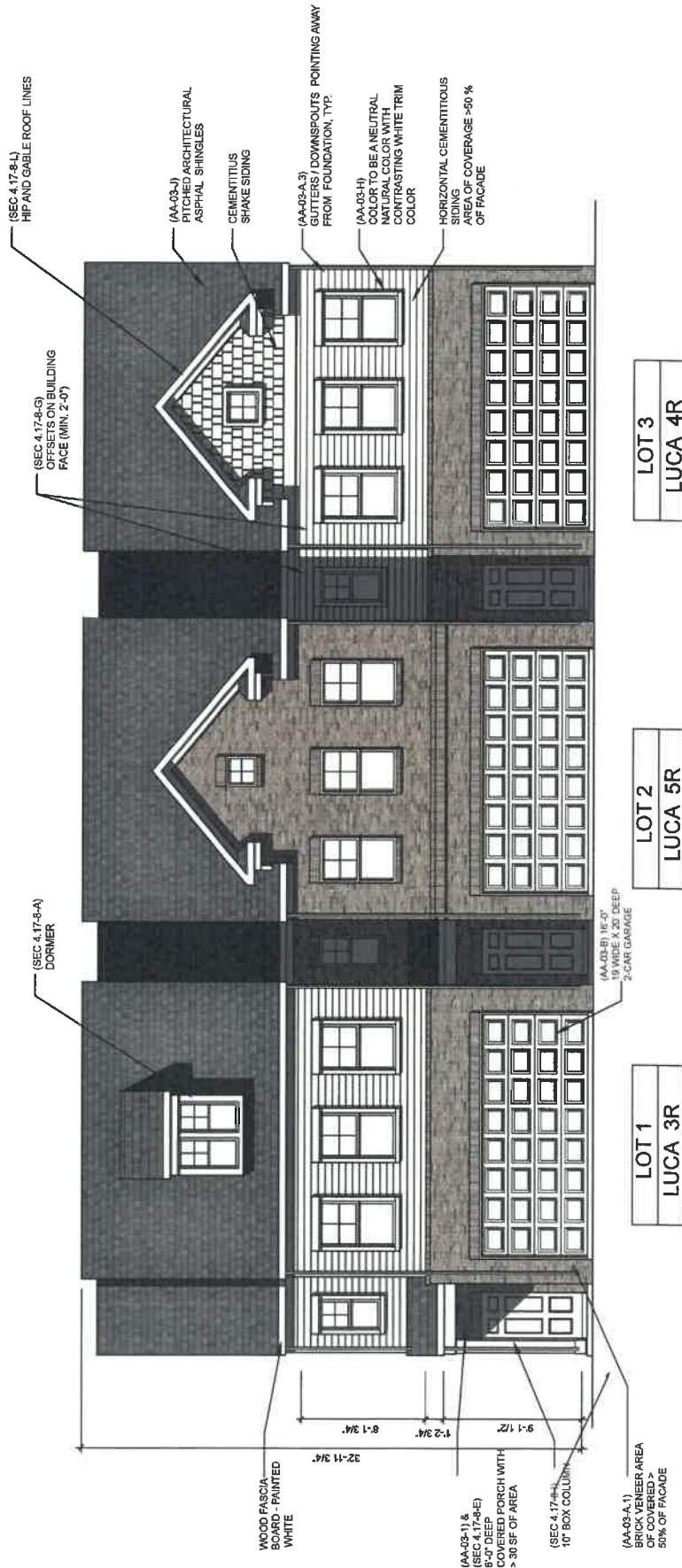
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DRAWN BY: KMY
DATE: 04.26.20
PLAN NO.

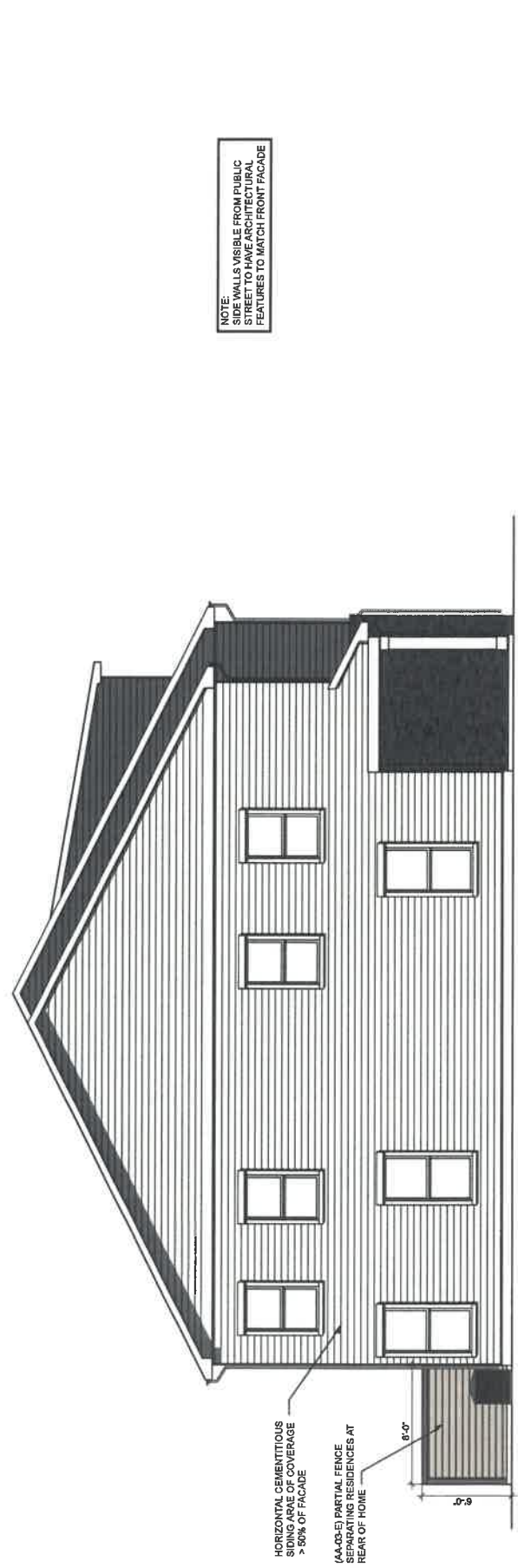
DRB HOMES

HOUSE NAME:
AUBURN RIDGE
DRAWING TITLE
FRONT ELEVATIONS 3-PLEX

SHEET NO.
A1.1



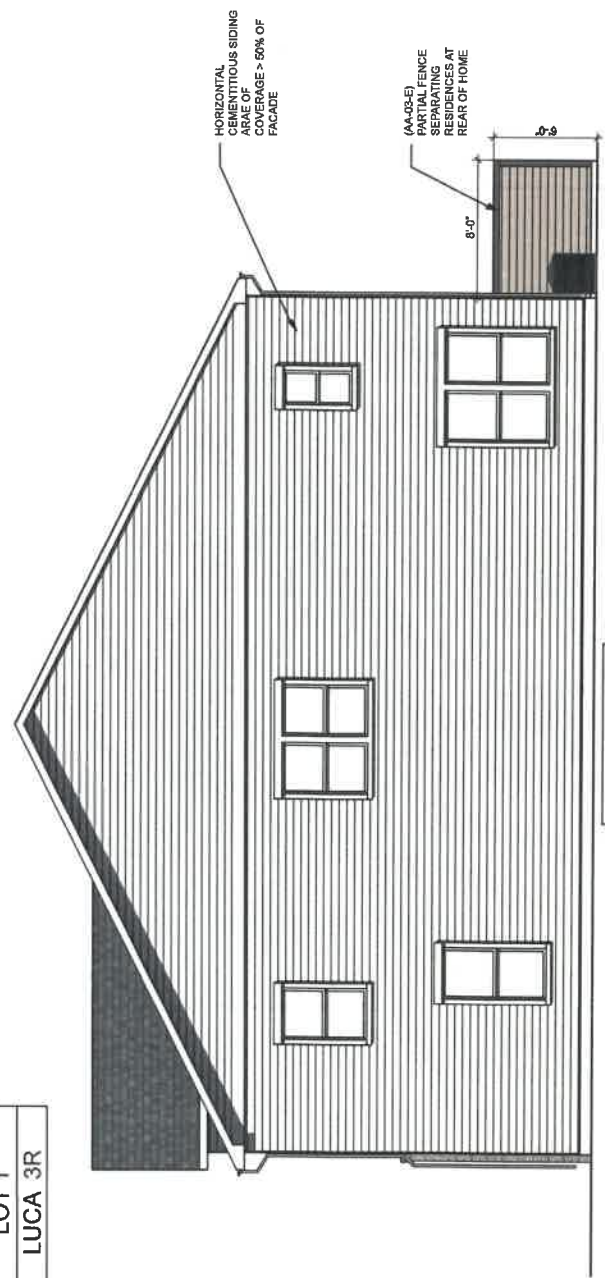
FRONT ELEVATION 3-PLEX



NOTE:
SIDE WALLS VISIBLE FROM PUBLIC STREET TO HAVE ARCHITECTURAL FEATURES TO MATCH FRONT FACADE

LOT 1
LUCA 3R

LEFT ELEVATION 3- PLEX

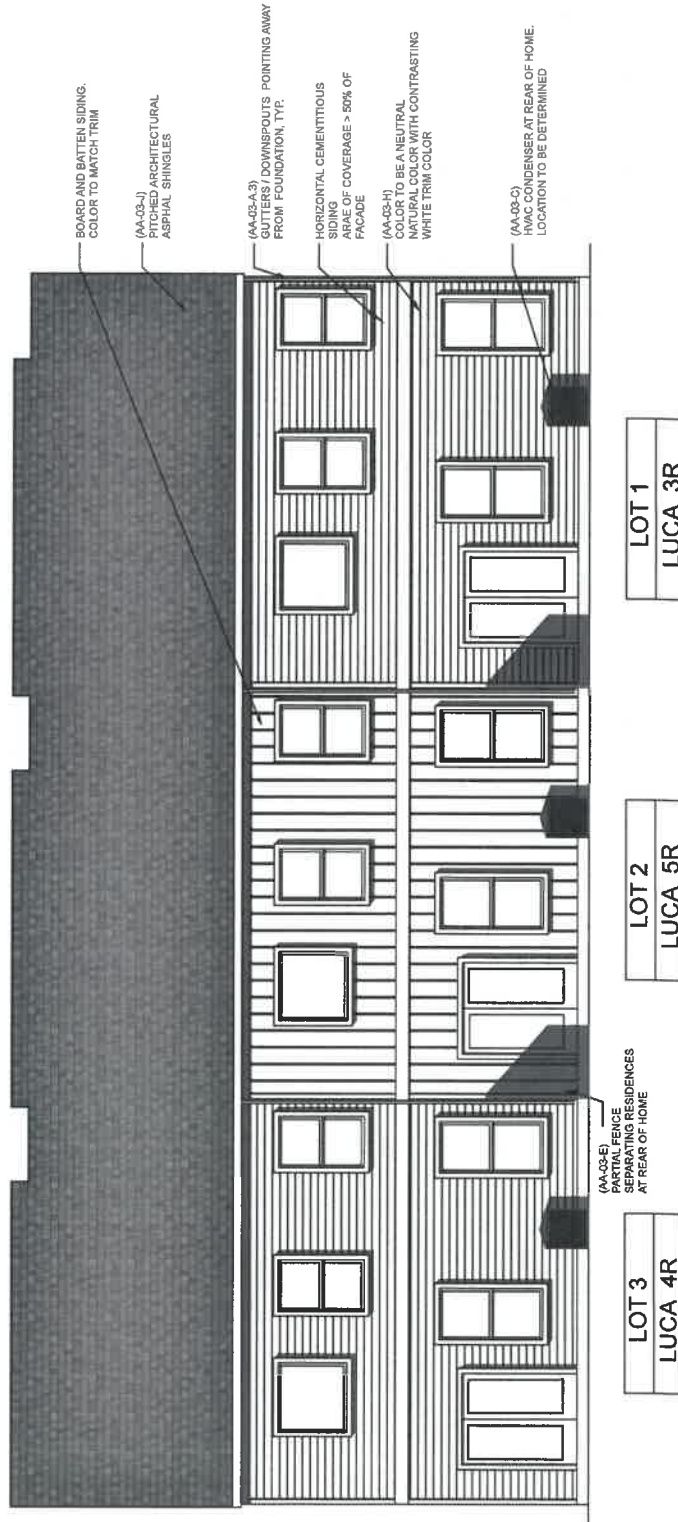


LOT 3
LUCA 4R

RIGHT ELEVATION 3- PLEX

REV	DATE	CHANGE

DRAWN BY:	RAY
DATE:	04/26/23
PLAN NO.	



REAR ELEVATION 3- PLEX

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Subject: Fw: Foxtrail: CAD File
Attachments: DRB_Atlanta_Division_Auburn Ridge 3-Plex Luca_20230524.pdf;
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David Allen, City Manager
 City of Jonesboro

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Talk to you soon,

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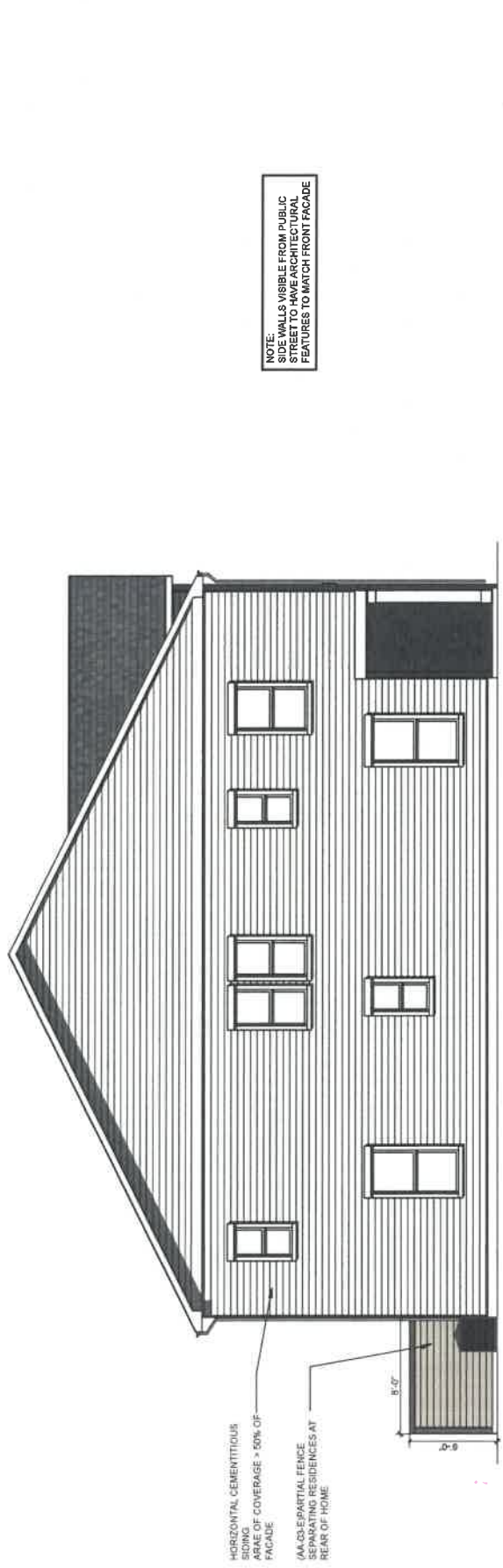
Attachment: Liam Model (3437 : 217 South Main Street Townhomes)



DATE: 04/26/23
DRAWN BY: RMM
PLAN NO.

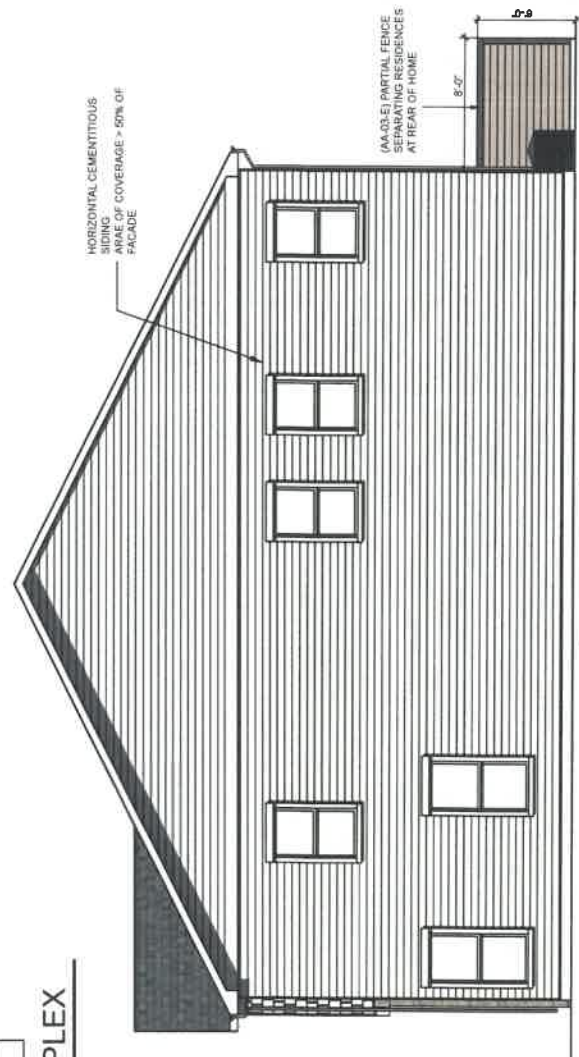


FRONT ELEVATION 3- PLEX



LOT 1
LIAM 7L

LEFT ELEVATION 3- PLEX



LOT 3
LIAM 9L

RIGHT ELEVATION 3- PLEX

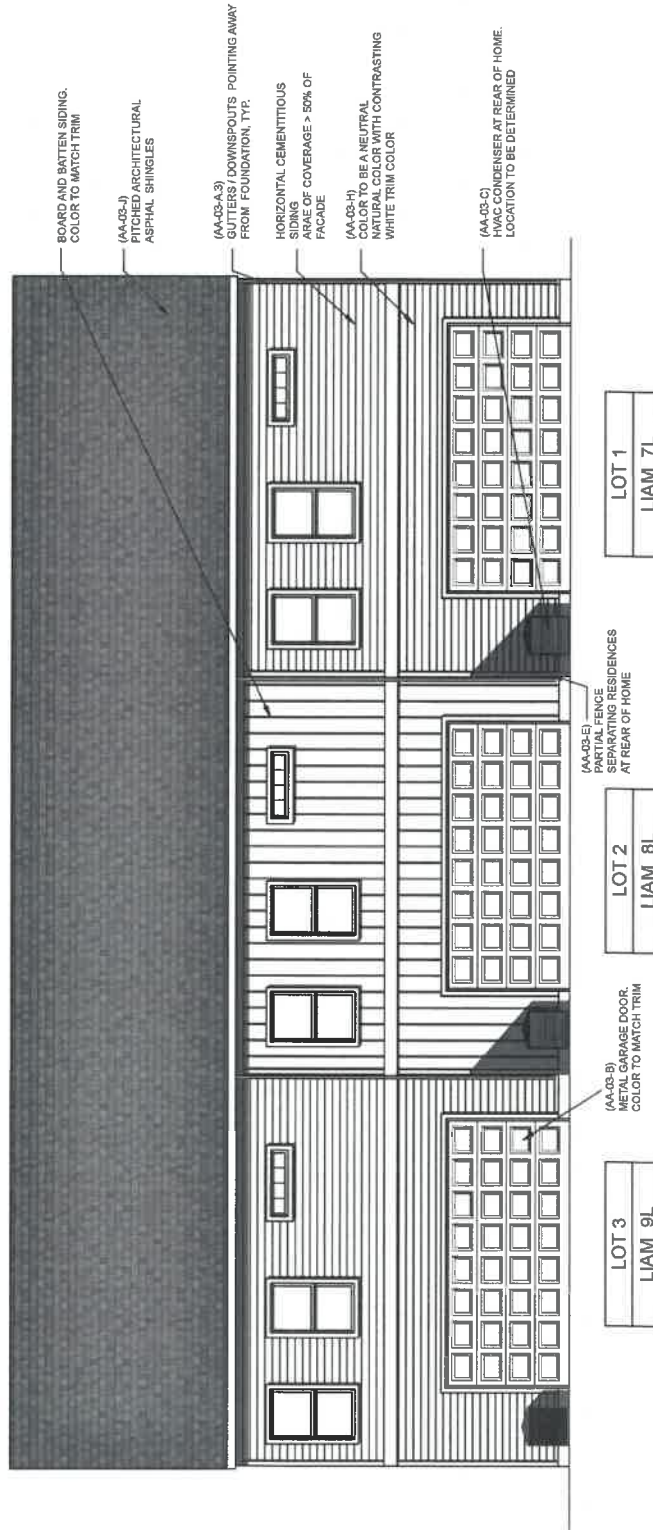
NO.	DATE	CHANGES

DRAWN BY: RAY
DATE: 04.26.23
PLAN NO.



HOUSE NAME: AUBURN RIDGE
DRAWING TITLE: REAR ELEVATIONS 3-PLEX

SHEET NO. A1.3



REAR ELEVATION 3- PLEX

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Attachment: Landon Model (3437 : 217 South Main Street Townhomes)



ELEVATION 4

ELEVATION 13

ELEVATION 9

ELEVATION 12

ELEVATION 10

ELEVATION 8

ELEVATION 11



Georgia > Atlanta > Communities > Satterfield Townhomes > Home Plans > Landon

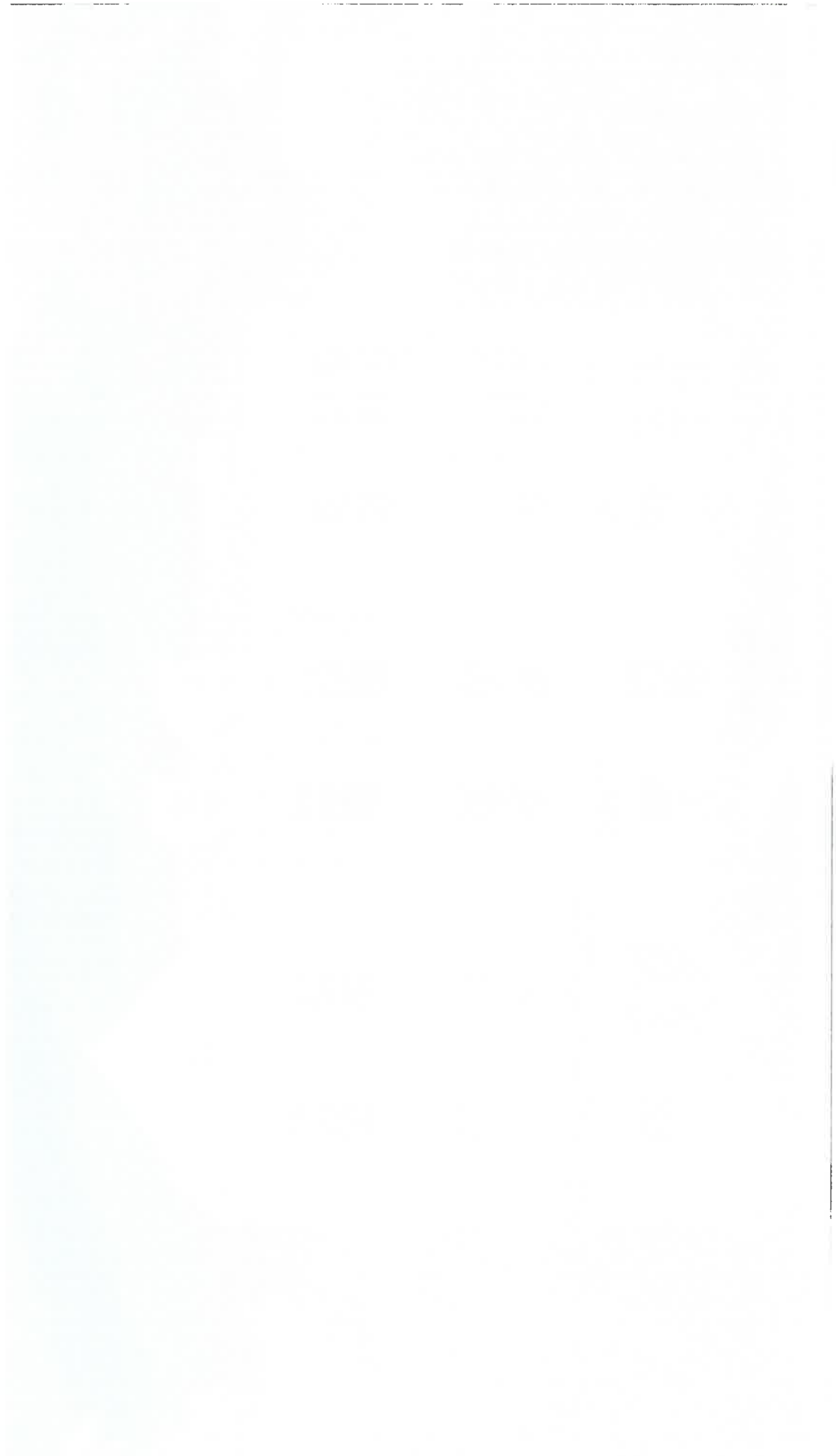
3 - 4 Beds

2.5 - 3.5 Baths

1,897 Sq. Ft.

2 Car Garage





REQUEST
INFO

REQUEST AN
APPOINTMENT

7 Qui

Floor Plan

Interactive Floor Plan

Overview & Photos

- Attached 2-car garage.
- Open concept kitchen with island opens to morning room and living room.
- Optional features available include a study, 4th bedroom, deck and fireplace.

Attachment: Landon Model (3437 : 217 South Main Street Townhomes)

- Primary suite with generous walk-in closet, dual vanity, tile shower.
- Integrated deck.

Virtual Tour

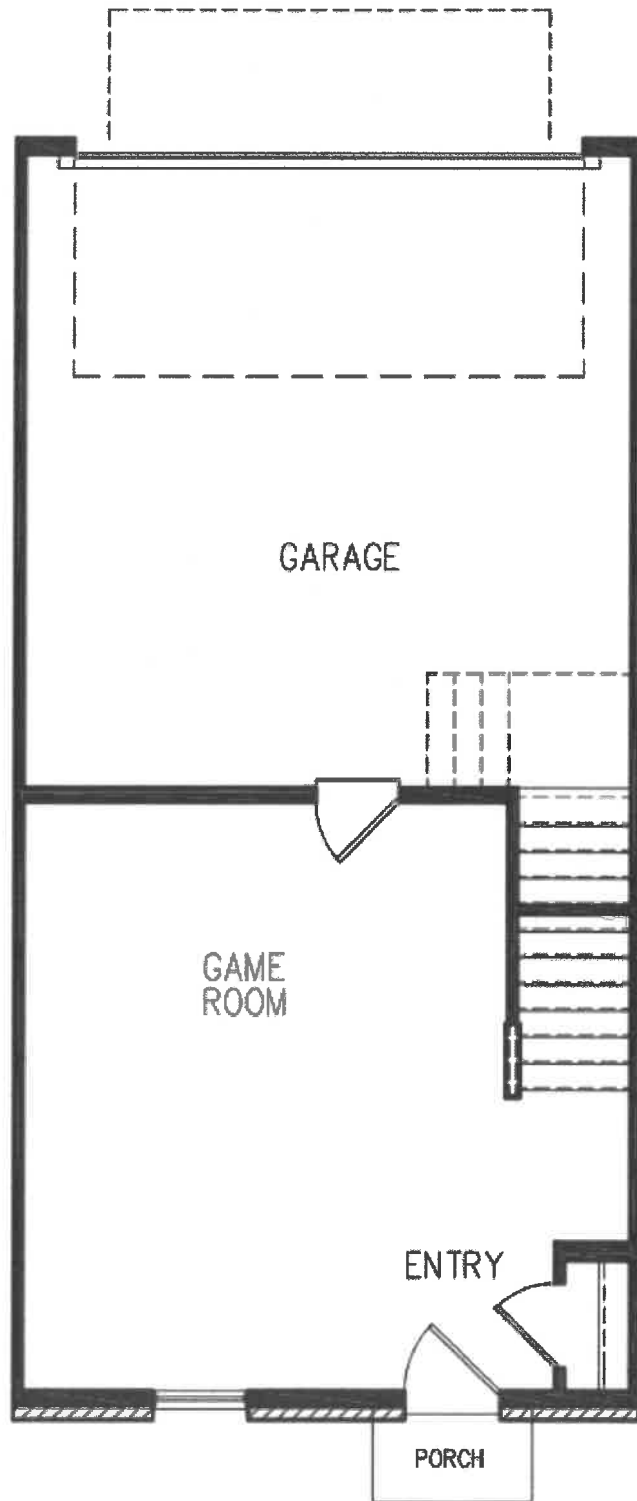


WE'RE HERE TO HELP

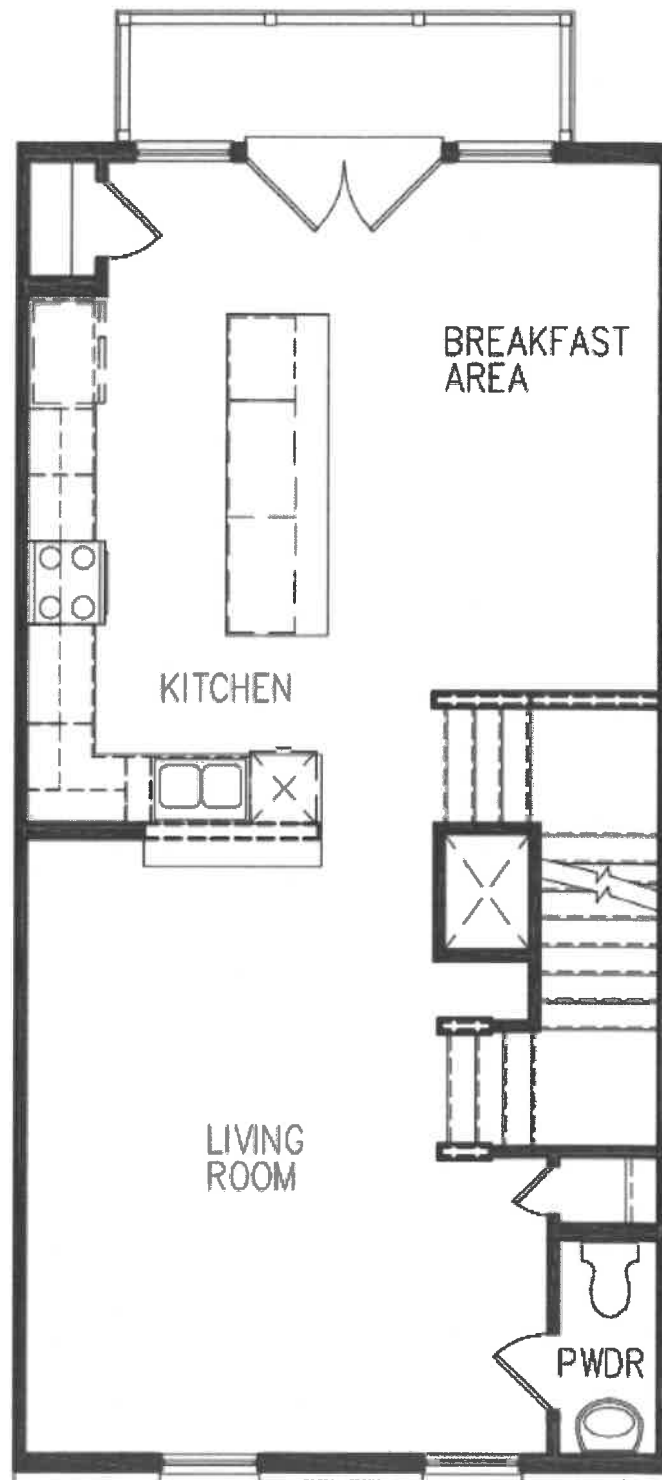
Just reach out via phone or email for quick answers to your questions.

Kimberly & Dorrie,
Online New Home Specialists
770.300.9918

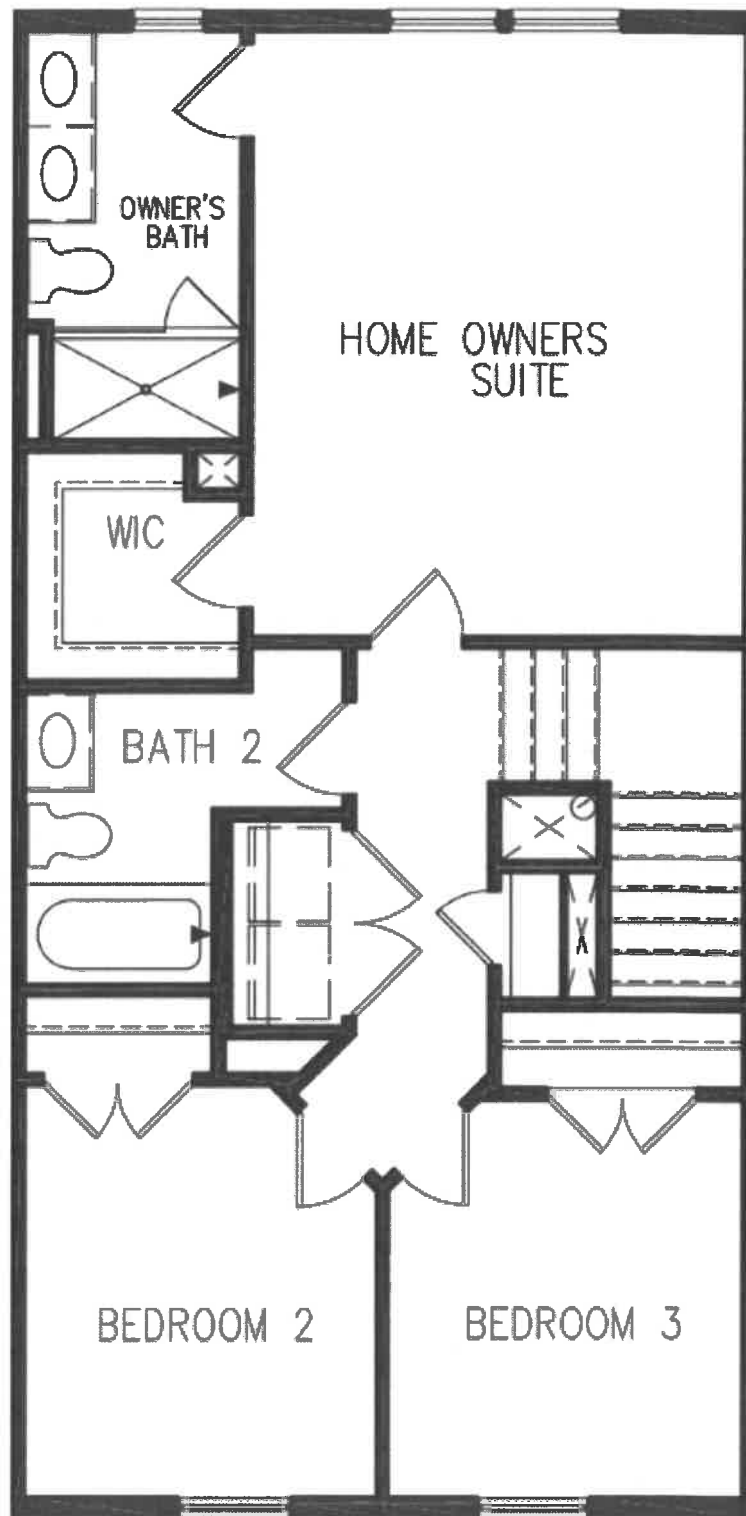
Email



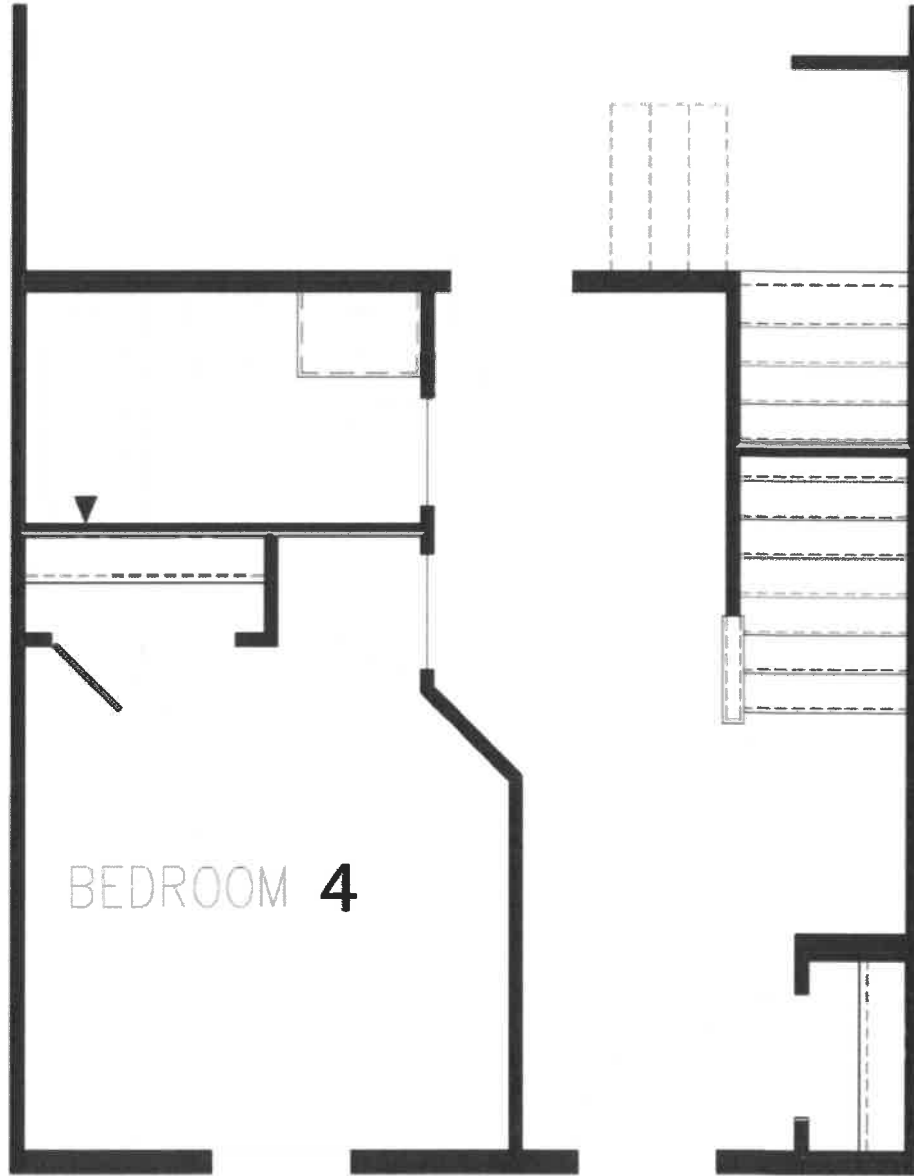
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPTIONAL 4TH BEDROOM

Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on July 10, 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 townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236. Mayor and Council will first discuss this item during their Work Session at 6:00 P.M. also on July 10, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 6/21/23



CITY OF JOHNSBORO
An application has been filed for a
CONDITIONAL USE
217 South Main Street
A PUBLIC HEARING on this application will be
held on **July 10 20 23 at 6 p.m.**
Any questions, call City Hall at 774-478-3800
Date of Posting **June 21 20 23**
DO NOT REMOVE UNTIL AFTER MEETING DATE
A 100% RECYCLED PRODUCT

CITY OF JOHNSBORO
An application has been filed for a
VARIANCE
217 South Main Street
A PUBLIC HEARING on this application will be
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A 100% RECYCLED PRODUCT

CITY OF JONESBORO PUBLIC NOTICE

An application has been filed for a

CONDITIONAL Use
at this location

217 South Main Street

A PUBLIC HEARING on this application will be
held on **July 10 '20 23** at **6 p.m.**

1859 City Center Way

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

Date of Posting - **June 21 20 23**

ATTENTION

DO NOT REMOVE UNTIL ABOVE MEETING DATE

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MEMORANDUM

To: Templar Development / Jay Knight
160 Whitney Street
Fayetteville, Ga. 30214

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

Date: June 22, 2023

Re: Notification of Request for Conditional Use – Townhomes, 217 South Main Street; Tax Map Parcel No. 05241D A001

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.

- Townhomes

A combined Work Session / Public Hearing has been scheduled for Monday, July 10, 2023 at 6:00 pm before the Jonesboro Mayor and City Council to consider the request as described above. 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

Traffic Impact Study

Foxtrail Residential Townhome Development
City of Jonesboro, Georgia

August 3, 2023

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING



Traffic Impact Study
Foxtrail Residential Townhome Development
City of Jonesboro, Georgia

study prepared for:

Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

August 3, 2023



MARC R. ACAMPORA, PE, LLC

TRAFFIC ENGINEERING

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Summary

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road and the development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The following are the findings and recommendations of this study:

1. Existing traffic operations and delays are generally acceptable at both study intersections. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future.
3. US 19/41 is in the process of being widened in the vicinity from two through lanes to three through lanes per direction.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition. No mitigation is identified for the no-build condition.
5. The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.
6. The future analysis with the addition of the proposed townhomes' trips reveals modest increases in delays at the study intersections, but generally continued acceptable operations. The side street approach of South Avenue at South Main Street will drop to LOS E in the future build condition.
7. There has been discussion of restricting turn movements at one or both project accesses to right-in/right-out (RIRO). At the north access, prohibiting eastbound through trips from South Avenue into the project will eliminate the LOS E in the p.m. peak hour. However, it would result in undesirable alternative movements, including U-Turns, circuitous movements, and additional vehicle miles of travel on neighborhood roadways. See text on page 13 for a detailed discussion.
8. The City Code requires a northbound right turn lane to be added on South Main Street at each project access.
9. Should left turns be allowed from South Main Street at each project access, no southbound left turn lanes would be necessary.
10. One entering lane and one exiting lane should be provided at each project access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.
11. The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

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Introduction

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro, Georgia. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road, as shown in Figure 1. The development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

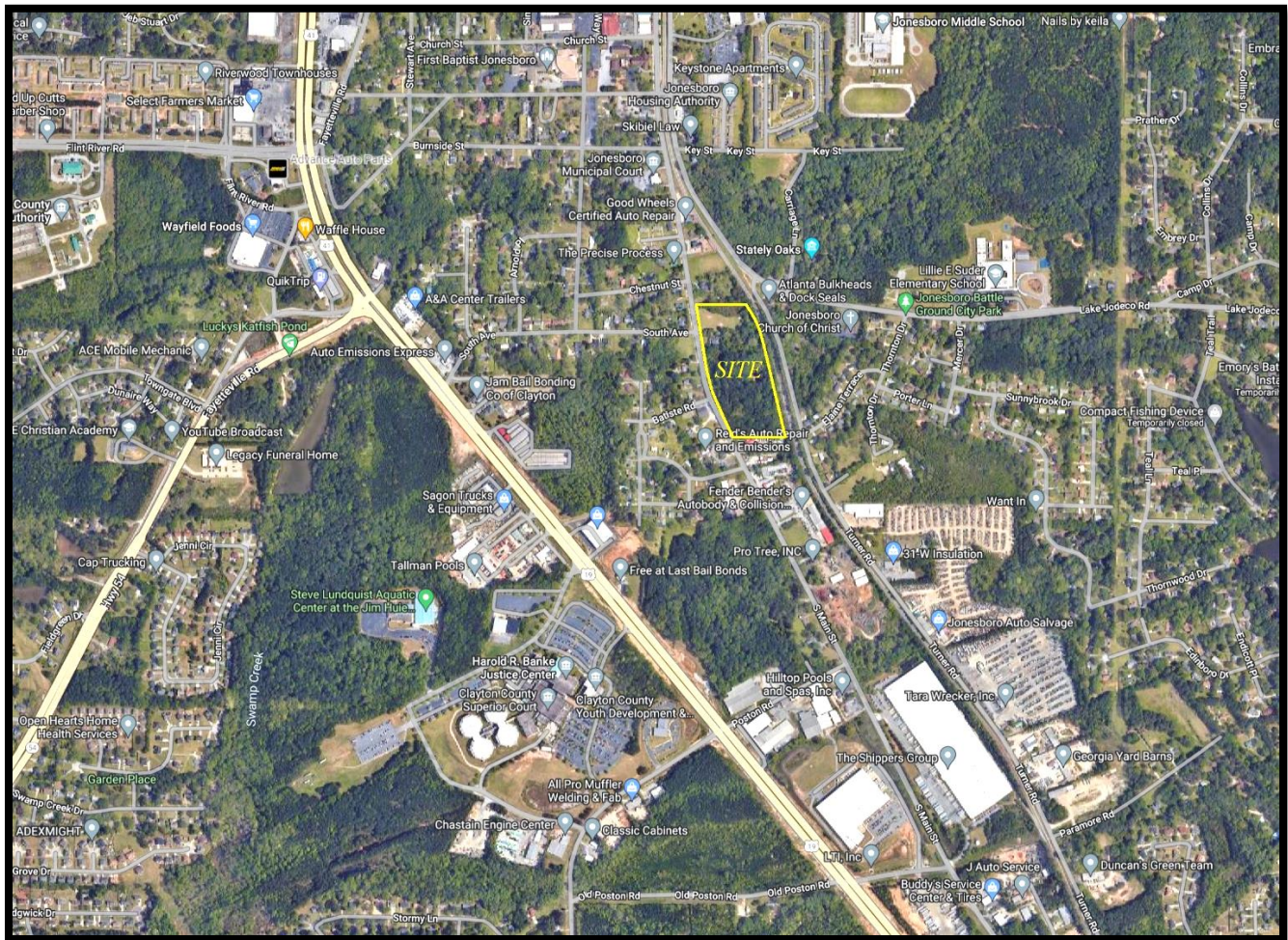


Figure 1 – Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed townhomes were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

South Main Street is a north-south urban minor arterial that parallels railroad tracks and extends through downtown Jonesboro, passes the subject site, then continues to the south, terminating at US 19/41 at Iron Gate Boulevard. The road has one through lane in each direction and a rural cross-section in the vicinity of the site, with no shoulders and no curb-and gutter. The terrain is level to very gently rolling and the posted speed limit is 35 mph. In the vicinity of the site the road serves a mix of residential and commercial land uses. In 2022 the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 10,000 vehicles per day (vpd) on South Main Street just south of South Avenue.

South Avenue is a two lane local road that connects South Main Street to Tara Boulevard (US 19/41). The road is side street stop sign controlled at a T-intersection at each end. The road has two lanes, the terrain is level, and the posted speed limit is 25 mph. The road serves primarily residential land uses.

Batiste Park Road is a two lane local road with side street stop sign control at its T-intersection at South Main Street. The terrain is level, and the posted speed limit is 25 mph. The road serves primarily residential land uses.

Pedestrian, Bicycle, and Transit Accessibility

There is a sidewalk along the west side of South Main Street from Batiste Park Road to the north. There are no dedicated bicycle lanes along nearby roadways. MARTA bus service is available in downtown Jonesboro and along Tara Boulevard, both a modest walking distance from the proposed development.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. South Main Street at South Avenue
2. South Main Street at Batiste Park Road

The locations of the traffic counts are presented in Figure 2.



Figure 2 – Traffic Volume Count Locations

The counts were collected on Wednesday, July 26, 2023, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in recess for the summer on the day on which the counts were recorded. Therefore, monthly adjustment factors were applied to the counts. The adjustment factors were obtained from *Georgia's Traffic Monitoring Guide*, 2018, published by the Georgia DOT Office of Transportation Data. South Main Street is an urban minor arterial, which according to Table 7: Factor Groups (in the Georgia DOT report), is a functional classification of 4. South Avenue and Batiste Park Road are urban locals, which is a functional classification of 7. Table 4: 2016 Monthly Factors for July are 1.02 for classification 4 and 1.01 for classification 7. The monthly adjustment factors were applied, as appropriate, to the counted (July 2023) volumes to obtain the existing volumes at each location.

From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes, adjusted for July, make up the existing weekday a.m. and p.m. peak hour traffic volumes at each intersection and are shown in Figure 3. The raw count data is found in Appendix A.

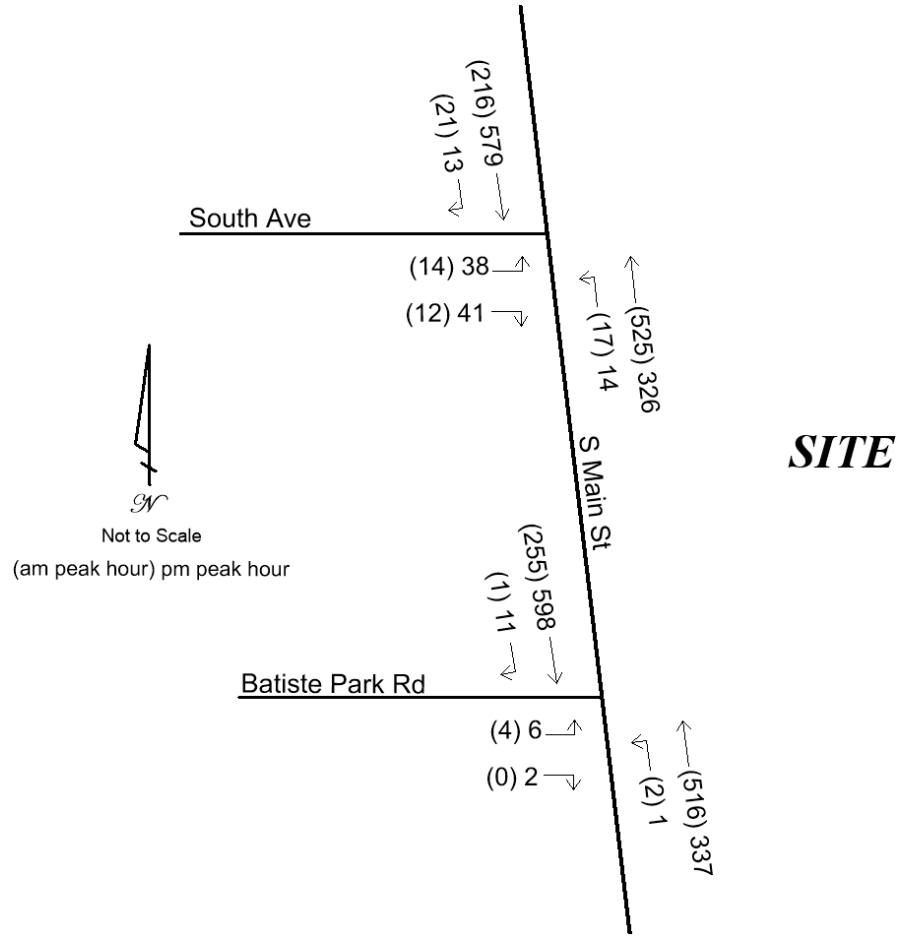


Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (HCM 7). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	0.8	A	2.3
northbound left turn	A	7.9	A	8.8
eastbound approach	B	14.3	C	20.3
2. South Main Street at Batiste Park Road (side street stop)	A	0.2	A	0.2
northbound left turn	A	7.8	A	8.8
eastbound approach	C	16.0	C	17.1

The existing analysis reveals acceptable operating conditions at the two study intersections. Therefore, no mitigation is identified for the existing condition.

No-Build Traffic Condition

A 2028 no-build condition was developed. This represents the traffic volumes, lanes, and control that will exist in the future at the anticipated date of the build-out of the Foxtrail Townhomes, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes and roadway improvements that are expected to occur in the area while the project is under construction.

No-Build Volumes

In order to develop no-build volumes, background growth factors were developed using historic Georgia DOT 24-hour traffic counts that were collected in this area for the years 2018 through 2022, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	S Main S of South	Annual Growth	S McDonough N of Turner	Annual Growth	US 19/41 N of Smith	Annual Growth
Station ID	063-1012		063-1176		063-1047	
2018	9,590		8,140		63,000	
2019	9,650	0.6%	8,200	0.7%	49,300	-21.7%
2020	8,900	-7.8%	7,560	-7.8%	45,400	-7.9%
2021	9,620	8.1%	8,170	8.1%	54,400	19.8%
2022	10,000	4.0%	7,730	-5.4%	56,700	4.2%
<i>avg growth</i>		<i>0.8%</i>		<i>-1.0%</i>		<i>-2.1%</i>

Growth in the area has fluctuated. All three count locations saw a decrease from 2019 to 2020, which is attributable to the COVID-19 pandemic. The following year saw strong growth at all locations, but most of that is attributable to a return to pre-pandemic levels. The latest year saw modest positive growth at two of the count locations but a decrease at one location. Overall, the count station closest to the project saw a small positive annual average of 0.8% while the other two count locations saw overall decreases. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, a 2.0% annual growth factor was applied to the existing volumes when projecting the future no-build volumes. The existing traffic volumes were increased by the 2.0% annual growth factor, or 10.4%, to 2028. The results are the 2028 no-build traffic volumes that will be on the roadway network at buildout of the townhomes but not including the townhomes' trips.

Programmed Improvements

Programmed (scheduled and funded) and planned (anticipated) transportation infrastructure projects in the vicinity of the proposed development were researched. The following project was identified that could affect traffic patterns, volumes, or capacity:

Georgia DOT Project #722030 – This project consists of the widening and reconstruction of 3.32 miles of the US 19/41 existing 4-lane rural section into a 6-lane urban section. The project begins approximately 1,355 feet south of the Tara Road intersection just south of CR 504/ and ends before the intersection of SR 54 at US 19/41. The project lies entirely within Clayton County beginning approximately two miles north of Lovejoy and ending in Jonesboro. The project extends the existing 6-lane section from just south of SR 54 southward until Tara Road where the traffic volumes decrease by 15 percent. The project is under construction.

The 2028 no-build analysis assumes the same lanes and control as the existing analysis at the two South Main Street intersections.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes added to the existing intersections with the current lanes and control. The 2028 volumes were entered into the Synchro model and the 2028 no-build traffic operations were analyzed at the study intersections. The results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	0.9	A	2.8
northbound left turn	A	8.0	A	9.0
eastbound approach	C	15.8	C	24.8
2. South Main Street at Batiste Park Road (side street stop)	A	0.2	A	0.2
northbound left turn	A	7.9	A	9.0
eastbound approach	C	17.4	C	19.1

The no-build analysis shows a slight deterioration in operations due to anticipated growth in this area, with operations generally comparable to the existing condition. Therefore, no mitigation is identified for the no-build condition.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The site plan is presented in Figure 4.

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the townhomes was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (the current edition). ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the project. The trip generation is summarized in Table 4.

Table 4 – Proposed Townhomes Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
Townhomes	215	90 homes	10	31	41	30	20	50	318	318	636

The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area, most notably US 19/41.

The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The assignment of trips by turning movement will be affected by any turn movement restrictions imposed at each project access. The site plan shows the southern access to be restricted to right-in/right-out (RIRO) and the northern access to allow full turn movements. Discussions with the City indicate that the northern access may also be designed as RIRO. Prohibiting left turns in and out at both accesses will create undesirable U-

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)



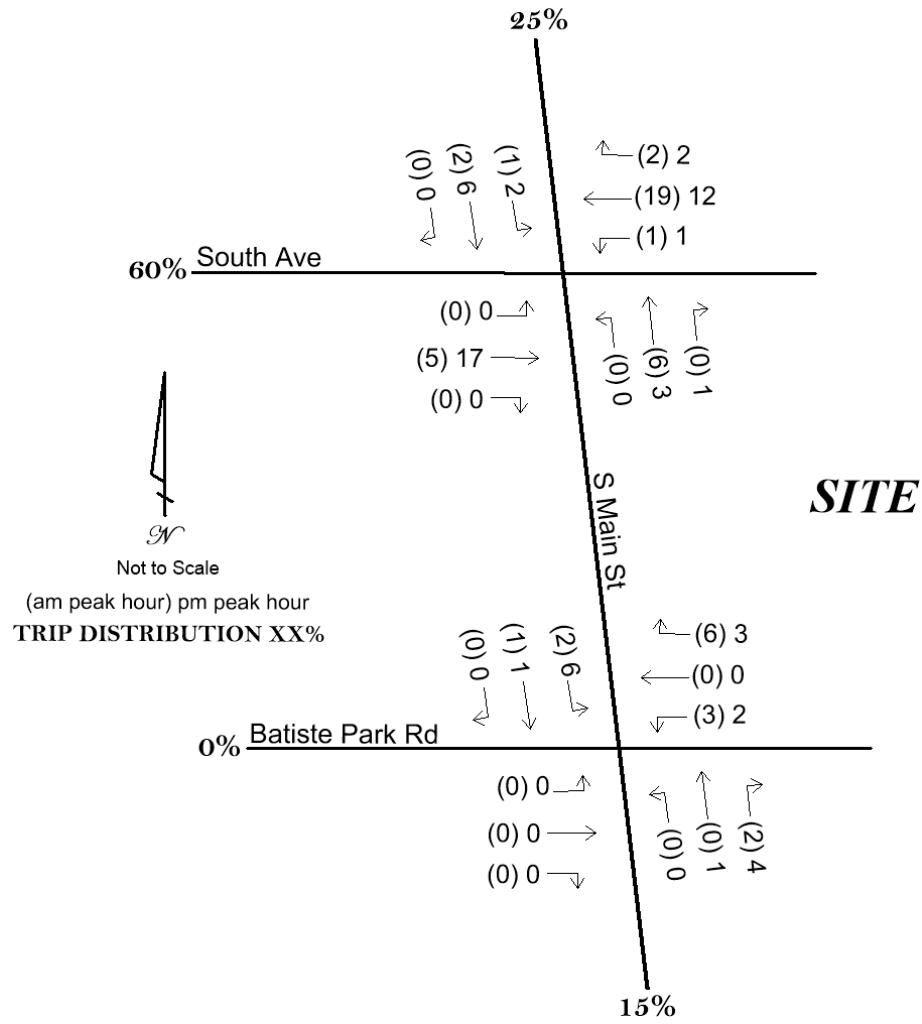


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

Future Traffic Condition

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed townhomes. The future volumes are shown in Figure 6.

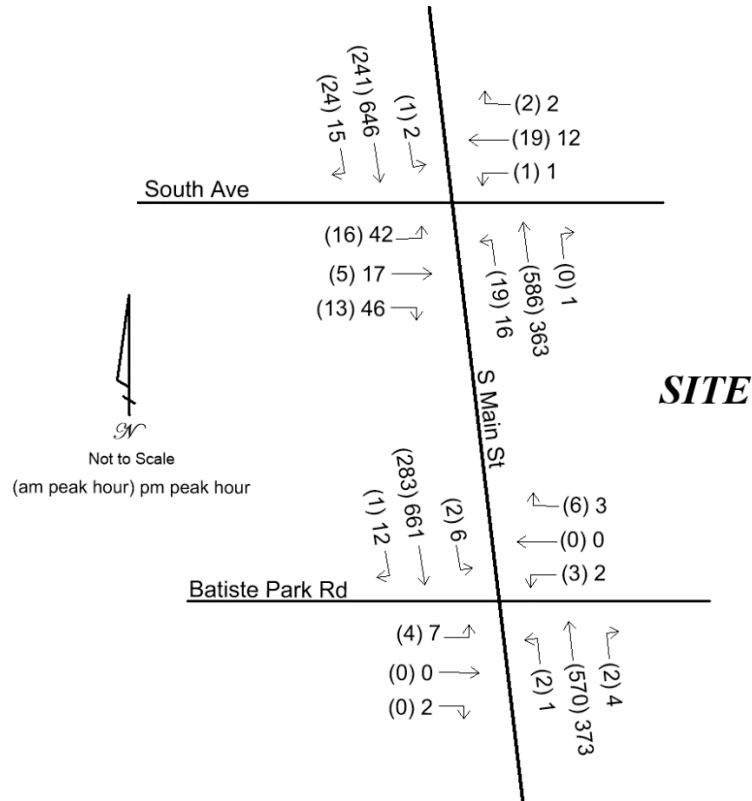


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

The City of Jonesboro Code of Ordinances, Chapter 44 – Land Development, Article IV – Subdivisions and Land Development, Table 2 – Plat and Plan Requirements lists “decel lane” as a requirement. Therefore, a northbound right turn lane is required by Code on South Main Street at each project access. This requirements applies whether the accesses are configured to allow full movements or RIRO.

The Code does not provide an engineering standard to determine the need for left turn lanes. Should one or both project accesses be restricted to RIRO, then no left turn lane would be needed at that access. However, should entering left turns be permitted, in order to make the determination for the need for a southbound left turn lane at each project accesses on South Main Street, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control* (Driveway Manual), revision 5.4 dated 2/10/2023, were reviewed. The left turn lane analysis was based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which is shown below as Table 5.

Table 5 – Georgia DOT Left Turn Lane Standards

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6000	>=6000	<10000	>=10000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

The 2022 AADT on South Main Street was 10,000 vpd which is above the 6,000 vpd threshold for a two lane road. For a two lane road with an AADT greater than 6,000 vpd and a posted speed limit of 35 mph, the left turn volume above which a left turn lane is required is 200 left turn vehicles (LTV) per day. The projected LTV at the north access is 32 LTV and at the south access it is 48 LTV. These left turn volumes are both well below the 200 LTV threshold and, therefore no southbound left turn lane is required on South Main Street at either project access, should left turns be permitted at both accesses.

One entering lane and one exiting lane should be provided at each access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersections including the project accesses. Table 6 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 6 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	1.7	A	5.9
northbound left turn	A	8.0	A	9.1
southbound left turn (entering project)	A	8.7	A	8.1
eastbound approach	C	20.6	E	44.7
westbound approach (exiting project)	C	21.3	C	23.7
2. South Main Street at Batiste Park Road (side street stop)	A	0.4	A	0.4
northbound left turn	A	7.9	A	9.0
southbound left turn (entering project)	A	8.7	A	8.1
eastbound approach	C	20.3	C	22.8
westbound approach (exiting project)	B	15.0	C	19.0

The future analysis with the addition of the proposed townhomes' trips reveals continued acceptable traffic operations and delays at most locations. The eastbound approach of South Avenue at South Main Street will drop to LOS E in the p.m. peak hour. At this intersection, because the side street failing delay is LOS E (and not LOS F) and only for one approach during one time period, a change in control is not recommended based on the delay calculations.

As noted above, turn restrictions may be placed on one or both of the project accesses, making them RIRO. It is noted that both exiting approaches from the Foxtrail project will operate acceptably with full turning movements allowed. Prohibiting east-west through movements between South Avenue and the north project access, across South Main Street, would reduce the eastbound delay and eliminate the LOS E. However, those vehicles will still need to find a route between the project and US 19/41 and turn movement restrictions can be expected to result in U-Turns, circuitous trips, and additional vehicle miles of travel in the neighborhood, as discussed below:

With RIRO constraints at both accesses, exiting trips from the project to US 19/41 would turn right from the south access then turn left at South Avenue, shifting the delay created by the project's trips from within the site to the northbound traffic on South Main Street. Trips to US 19/41 from the north access would exit turning right, then turn left at Chestnut Street, then use Cloud Street to South Avenue. This again shifts delay from within the site to northbound South Main Street and adds more travel distance through the neighborhood. Inbound trips from US 19/41, instead of traveling straight across South Main Street into the project, would be forced to turn right from South Avenue at South Main Street, then make their way into the site. However, they could not then turn left into the south project access because that would be RIRO too. So they would pass the site, find an opportunity to U-Turn, then travel back north to turn right into the site. This adds additional vehicle miles of circuitous travel and undesirable U-Turns. It is possible that a few trips between the project and US 19/41 would find alternate routes and traffic calming could be added to South Avenue to deter "through" traffic. This would impede other through trips and neighborhood trips, as well. However, because South Avenue is the logical direct connection between South Main Street and US 19/41, that will be the preferred path, even with the RIRO

restrictions. The consequences of the RIRO restrictions may be more undesirable than allowing the full movement operations at each project access. No additional mitigation, other than the northbound right turn lanes required by Code at the project accesses, is identified as a consequence of the proposed townhomes.

The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road and the development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The following are the findings and recommendations of this study:

1. Existing traffic operations and delays are generally acceptable at both study intersections. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future.
3. US 19/41 is in the process of being widened in the vicinity from two through lanes to three through lanes per direction.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition. No mitigation is identified for the no-build condition.
5. The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.
6. The future analysis with the addition of the proposed townhomes' trips reveals modest increases in delays at the study intersections, but generally continued acceptable operations. The side street approach of South Avenue at South Main Street will drop to LOS E in the future build condition.
7. There has been discussion of restricting turn movements at one or both project accesses to right-in/right-out (RIRO). At the north access, prohibiting eastbound through trips from South Avenue into the project will eliminate the LOS E in the p.m. peak hour. However, it would result in undesirable alternative movements, including U-Turns, circuitous movements, and additional vehicle miles of travel on neighborhood roadways. See text on page 13 for a detailed discussion.
8. The City Code requires a northbound right turn lane to be added on South Main Street at each project access.
9. Should left turns be allowed from South Main Street at each project access, no southbound left turn lanes would be necessary.
10. One entering lane and one exiting lane should be provided at each project access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

11. The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data and Volume Worksheets

Foxtrail Townhomes Traffic Impact Study
City of Jonesboro, Georgia

July 2023

Intersection: 1. South Main Street at South Avenue / Foxtrail Townhomes North Access

Weekday A.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound South Avenue				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 7:00-8:00)	17	515		532		212	21	233	14		12	26			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	17	525		543		216	21	238	14		12	26			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	19	580		599		239	24	262	16		13	29			
Proposed Foxtrail Townhomes Trips	0	6	0	6	1	2	0	3	0	5	0	5	1	19	2
2028 Build Volumes	19	586	0	605	1	241	24	265	16	5	13	34	1	19	2

Weekday P.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound South Avenue				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 4:45-5:45)	14	320		334		568	13	581	38		41	79			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	14	326		341		579	13	593	38		41	80			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	16	360		376		640	15	654	42		46	88			
Proposed Foxtrail Townhomes Trips	0	3	1	4	2	6	0	8	0	17	0	17	1	12	2
2028 Build Volumes	16	363	1	380	2	646	15	662	42	17	46	105	1	12	2

MARC R. ACAMPORA, PE,

Foxtrail Townhomes Traffic Impact Study
City of Jonesboro, Georgia

July 2023

Intersection: 2. South Main Street at Batiste Park Road / Foxtrail Townhomes South Access

Weekday A.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Batiste Park Road				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 7:15-8:15)	2	506		508		250	1	251	4		0	4			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	2	516		518		255	1	256	4		0	4			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	2	570		572		282	1	283	4		0	4			
Proposed Foxtrail Townhomes Trips	0	0	2	2	2	1	0	3	0	0	0	0	3	0	6
2028 Build Volumes	2	570	2	574	2	283	1	286	4	0	0	4	3	0	6

Weekday P.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Batiste Park Road				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 4:45-5:45)	1	330		331		586	11	597	6		2	8			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	1	337		338		598	11	609	6		2	8			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	1	372		373		660	12	672	7		2	9			
Proposed Foxtrail Townhomes Trips	0	1	4	5	6	1	0	7	0	0	0	0	2	0	3
2028 Build Volumes	1	373	4	378	6	661	12	679	7	0	2	9	2	0	3

MARC R. ACAMPORA, PE,

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TMC Data
S Main St @ South Ave
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/20
Page No : 1

Groups Printed- Cars, Buses and Trucks

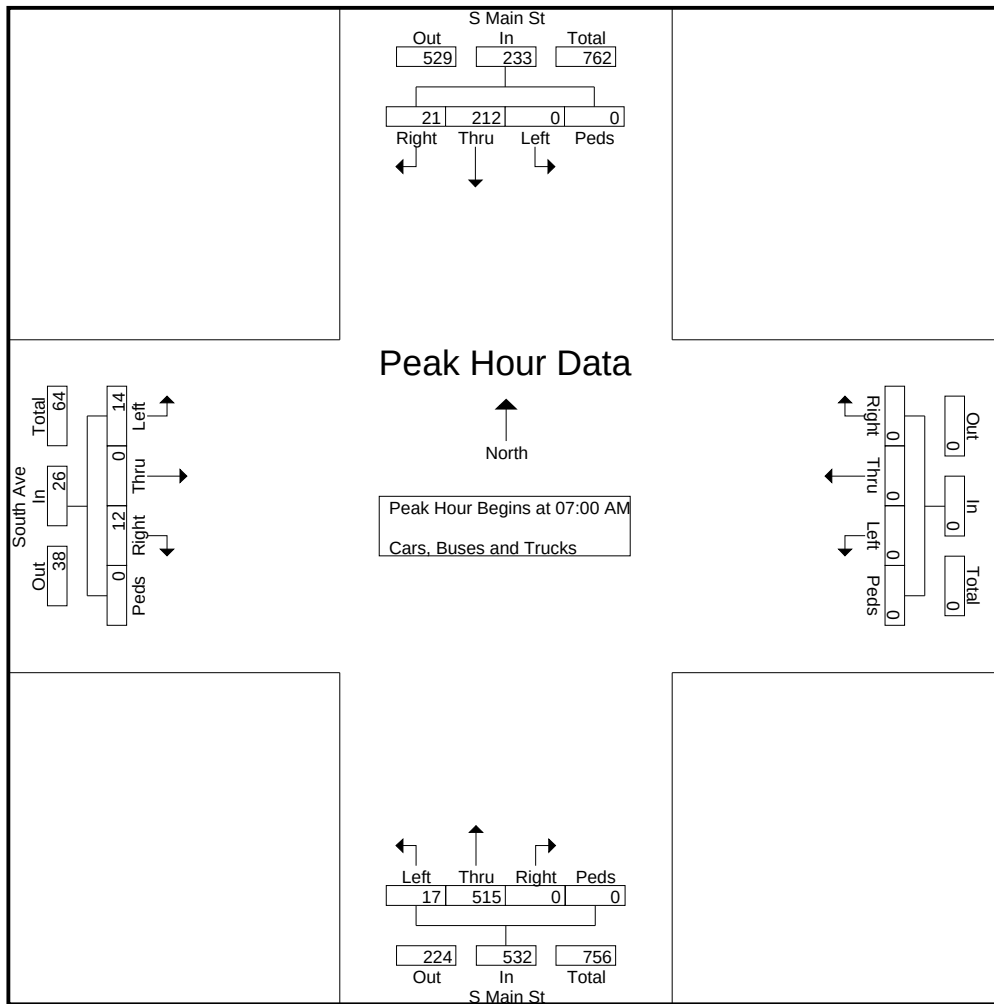
	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
07:00 AM	5	126	0	0	131	0	31	2	0	33	4	0	0	0	4	0	0	0	0	0	10
07:15 AM	5	128	0	0	133	0	60	3	0	63	2	0	4	0	6	0	0	0	0	0	20
07:30 AM	2	127	0	0	129	0	54	7	0	61	1	0	5	0	6	0	0	0	0	0	19
07:45 AM	5	134	0	0	139	0	67	9	0	76	7	0	3	0	10	0	0	0	0	0	20
Total	17	515	0	0	532	0	212	21	0	233	14	0	12	0	26	0	0	0	0	0	70
08:00 AM	3	102	0	0	105	0	51	6	0	57	0	0	4	0	4	0	0	0	0	0	10
08:15 AM	6	97	0	0	103	0	57	6	0	63	1	0	6	0	7	0	0	0	0	0	19
08:30 AM	2	109	0	0	111	0	64	9	0	73	4	0	4	0	8	0	0	0	0	0	19
08:45 AM	3	85	0	0	88	0	59	6	0	65	3	0	2	0	5	0	0	0	0	0	19
Total	14	393	0	0	407	0	231	27	0	258	8	0	16	0	24	0	0	0	0	0	60
*** BREAK ***																					
04:00 PM	3	98	0	0	101	0	142	7	0	149	7	0	7	0	14	0	0	0	0	0	20
04:15 PM	1	82	0	0	83	0	153	5	0	158	9	0	8	0	17	0	0	0	0	0	20
04:30 PM	5	73	0	0	78	0	129	3	0	132	8	0	9	0	17	0	0	0	0	0	20
04:45 PM	5	68	0	0	73	0	143	4	0	147	10	0	11	0	21	0	0	0	0	0	20
Total	14	321	0	0	335	0	567	19	0	586	34	0	35	0	69	0	0	0	0	0	90
05:00 PM	5	86	0	0	91	0	140	3	0	143	15	0	14	0	29	0	0	0	0	0	20
05:15 PM	1	82	0	0	83	0	136	3	0	139	10	0	9	0	19	0	0	0	0	0	20
05:30 PM	3	84	0	0	87	0	149	3	0	152	3	0	7	0	10	0	0	0	0	0	20
05:45 PM	3	88	0	0	91	0	123	0	0	123	6	0	5	0	11	0	0	0	0	0	20
Total	12	340	0	0	352	0	548	9	0	557	34	0	35	0	69	0	0	0	0	0	90
Grand Total	57	1569	0	0	1626	0	1558	76	0	1634	90	0	98	0	188	0	0	0	0	0	340
Apprch %	3.5	96.5	0	0		0	95.3	4.7	0		47.9	0	52.1	0		0	0	0	0	0	
Total %	1.7	45.5	0	0	47.2	0	45.2	2.2	0	47.4	2.6	0	2.8	0	5.5	0	0	0	0	0	

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

TMC Data
S Main St @ South Ave
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2020
Page No : 2

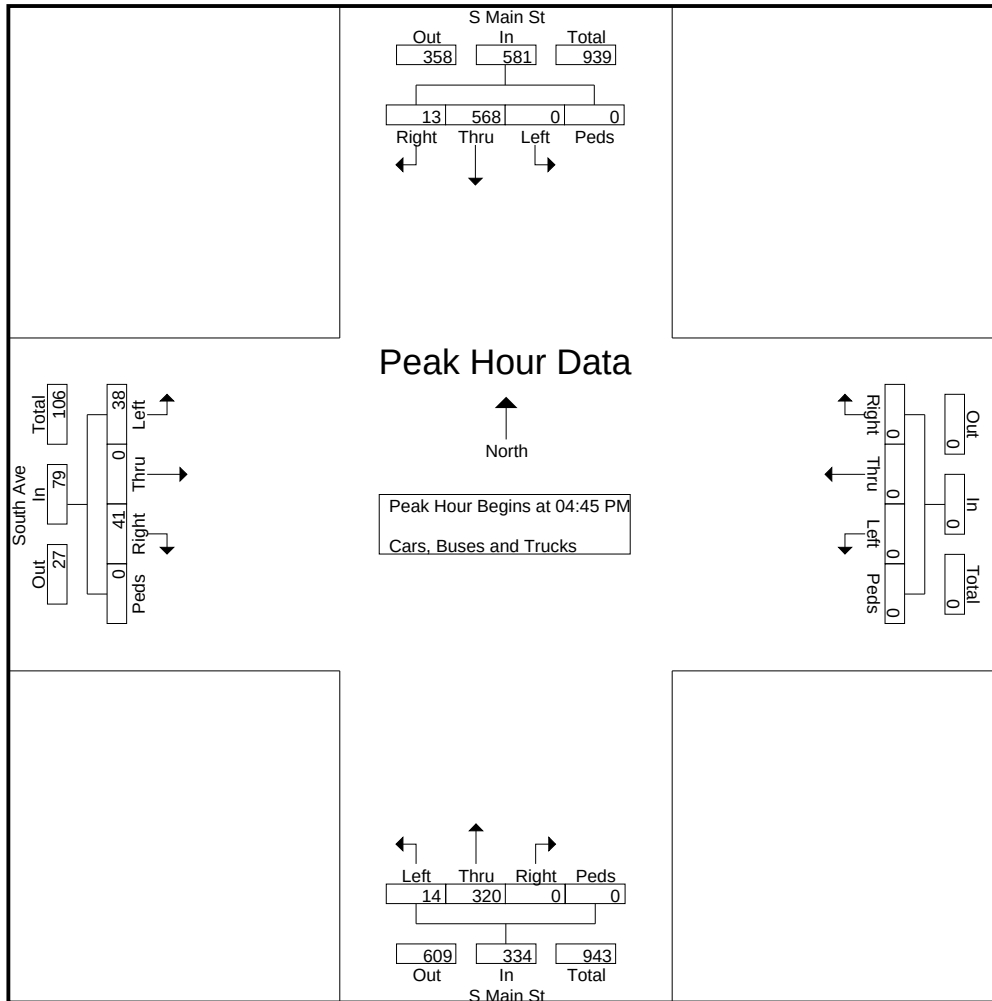
	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	5	126	0	0	131	0	31	2	0	33	4	0	0	0	4	0	0	0	0	0	14
07:15 AM	5	128	0	0	133	0	60	3	0	63	2	0	4	0	6	0	0	0	0	0	26
07:30 AM	2	127	0	0	129	0	54	7	0	61	1	0	5	0	6	0	0	0	0	0	16
07:45 AM	5	134	0	0	139	0	67	9	0	76	7	0	3	0	10	0	0	0	0	0	27
Total Volume	17	515	0	0	532	0	212	21	0	233	14	0	12	0	26	0	0	0	0	0	79
% App. Total	96.8										53.8					46.2					
PHF	.850	.961	.000	.000	.957	.000	.791	.583	.000	.766	.500	.000	.600	.000	.650	.000	.000	.000	.000	.000	.875



TMC Data
S Main St @ South Ave
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/20
Page No : 3

	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	5	68	0	0	73	0	143	4	0	147	10	0	11	0	21	0	0	0	0	0	21
05:00 PM	5	86	0	0	91	0	140	3	0	143	15	0	14	0	29	0	0	0	0	0	29
05:15 PM	1	82	0	0	83	0	136	3	0	139	10	0	9	0	19	0	0	0	0	0	29
05:30 PM	3	84	0	0	87	0	149	3	0	152	3	0	7	0	10	0	0	0	0	0	29
Total Volume	14	320	0	0	334	0	568	13	0	581	38	0	41	0	79	0	0	0	0	0	79
% App. Total	95.8					97.8					48.1					51.9					
PHF	.700	.930	.000	.000	.918	.000	.953	.813	.000	.956	.633	.000	.732	.000	.681	.000	.000	.000	.000	.000	.918



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TMC Data
S Main St @ Batiste Park Rd
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/20
Page No : 1

Groups Printed- Cars, Buses and Trucks

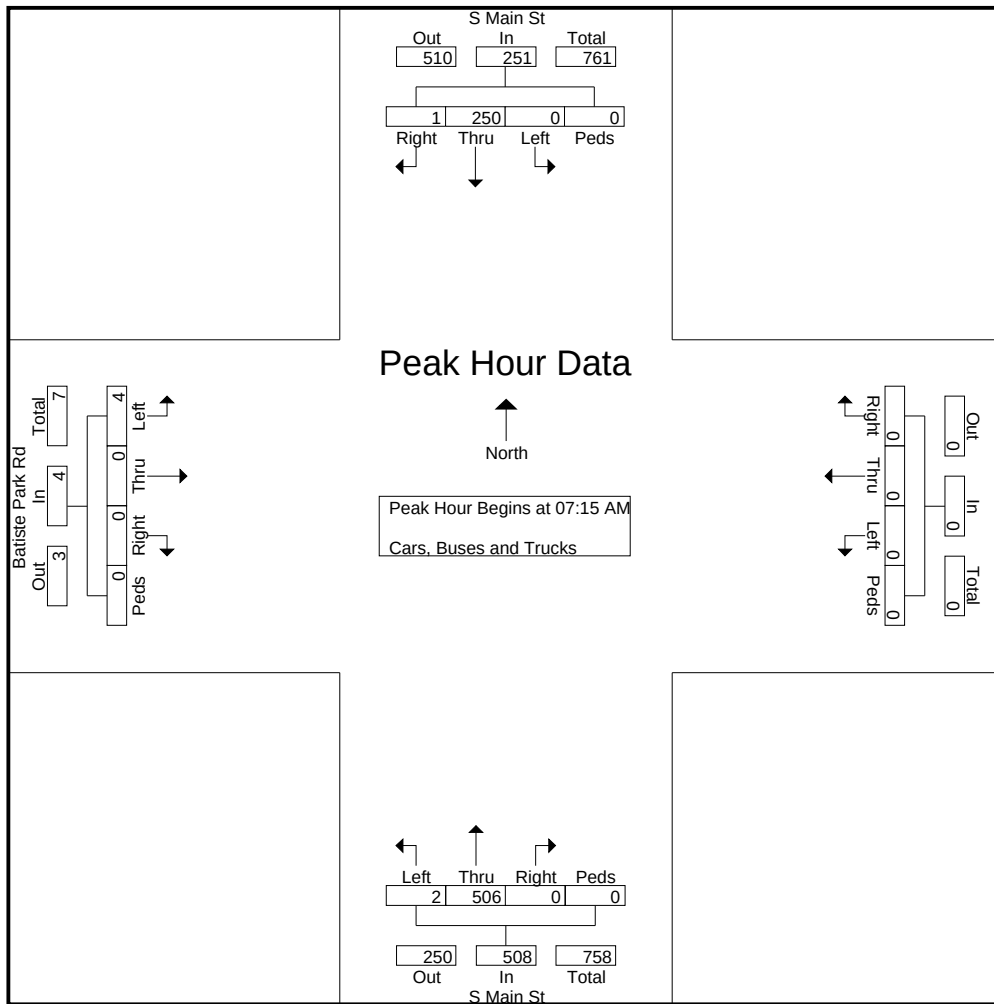
	S Main St Northbound					S Main St Southbound					Batiste Park Rd Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
07:00 AM	0	129	0	0	129	0	30	0	0	30	2	0	0	0	2	0	0	0	0	0	10
07:15 AM	0	135	0	0	135	0	66	0	0	66	0	0	0	0	0	0	0	0	0	0	20
07:30 AM	1	127	0	0	128	0	60	1	0	61	2	0	0	0	2	0	0	0	0	0	19
07:45 AM	0	137	0	0	137	0	68	0	0	68	1	0	0	0	1	0	0	0	0	0	20
Total	1	528	0	0	529	0	224	1	0	225	5	0	0	0	5	0	0	0	0	0	79
08:00 AM	1	107	0	0	108	0	56	0	0	56	1	0	0	0	1	0	0	0	0	0	10
08:15 AM	1	102	0	0	103	0	57	1	0	58	0	0	1	0	1	0	0	0	0	0	10
08:30 AM	0	107	0	0	107	0	71	1	0	72	2	0	0	0	2	0	0	0	0	0	14
08:45 AM	0	88	0	0	88	0	58	2	0	60	0	0	1	0	1	0	0	0	0	0	14
Total	2	404	0	0	406	0	242	4	0	246	3	0	2	0	5	0	0	0	0	0	68
*** BREAK ***																					
04:00 PM	1	96	0	0	97	0	153	0	0	153	2	0	0	0	2	0	0	0	0	0	29
04:15 PM	0	82	0	0	82	0	156	3	0	159	1	0	0	0	1	0	0	0	0	0	29
04:30 PM	0	79	0	0	79	0	130	2	0	132	1	0	0	0	1	0	0	0	0	0	29
04:45 PM	0	74	0	0	74	0	143	5	0	148	1	0	1	0	2	0	0	0	0	0	29
Total	1	331	0	0	332	0	582	10	0	592	5	0	1	0	6	0	0	0	0	0	99
05:00 PM	1	85	0	0	86	0	146	5	0	151	3	0	0	0	3	0	0	0	0	0	29
05:15 PM	0	82	0	0	82	0	144	1	0	145	2	0	1	0	3	0	0	0	0	0	29
05:30 PM	0	89	0	0	89	0	153	0	0	153	0	0	0	0	0	0	0	0	0	0	29
05:45 PM	0	92	0	0	92	0	125	2	0	127	2	0	0	0	2	0	0	0	0	0	29
Total	1	348	0	0	349	0	568	8	0	576	7	0	1	0	8	0	0	0	0	0	99
Grand Total	5	1611	0	0	1616	0	1616	23	0	1639	20	0	4	0	24	0	0	0	0	0	329
Apprch %	0.3	99.7	0	0		0	98.6	1.4	0		83.3	0	16.7	0		0	0	0	0		
Total %	0.2	49.1	0	0	49.3	0	49.3	0.7	0	50	0.6	0	0.1	0	0.7	0	0	0	0		

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

TMC Data
S Main St @ Batiste Park Rd
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/20
Page No : 2

	S Main St Northbound					S Main St Southbound					Batiste Park Rd Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	135	0	0	135	0	66	0	0	66	0	0	0	0	0	0	0	0	0	0	20
07:30 AM	1	127	0	0	128	0	60	1	0	61	2	0	0	0	2	0	0	0	0	0	19
07:45 AM	0	137	0	0	137	0	68	0	0	68	1	0	0	0	1	0	0	0	0	0	20
08:00 AM	1	107	0	0	108	0	56	0	0	56	1	0	0	0	1	0	0	0	0	0	19
Total Volume	2	506	0	0	508	0	250	1	0	251	4	0	0	0	4	0	0	0	0	0	79
% App. Total	99.6					99.6															
PHF	.500	.923	.000	.000	.927	.000	.919	.250	.000	.923	.500	.000	.000	.000	.500	.000	.000	.000	.000	.000	.99



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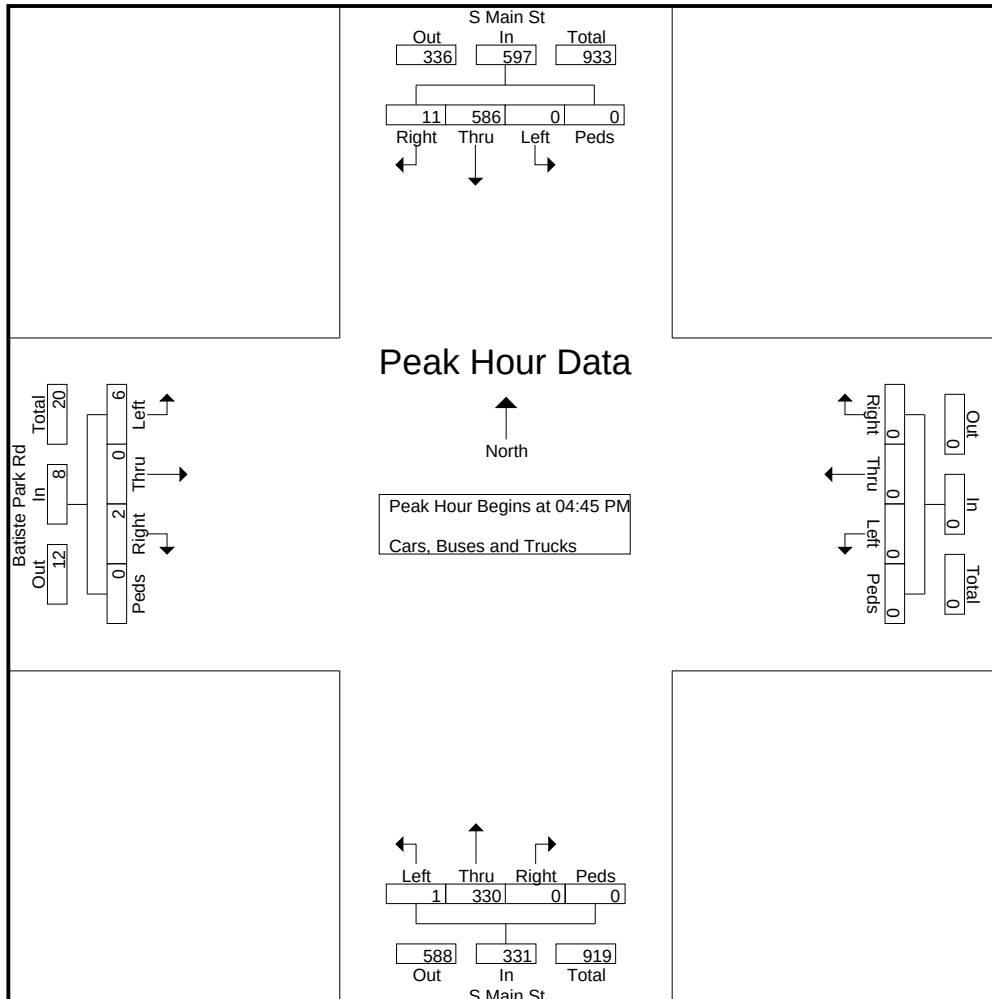
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13.1.m

TMC Data
S Main St @ Batiste Park Rd
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2020
Page No : 3

	S Main St Northbound					S Main St Southbound					Batiste Park Rd Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	74	0	0	74	0	143	5	0	148	1	0	1	0	2	0	0	0	0	0	2
05:00 PM	1	85	0	0	86	0	146	5	0	151	3	0	0	0	3	0	0	0	0	0	2
05:15 PM	0	82	0	0	82	0	144	1	0	145	2	0	1	0	3	0	0	0	0	0	2
05:30 PM	0	89	0	0	89	0	153	0	0	153	0	0	0	0	0	0	0	0	0	0	2
Total Volume	1	330	0	0	331	0	586	11	0	597	6	0	2	0	8	0	0	0	0	0	9
% App. Total		99.7					98.2														
PHF	.250	.927	.000	.000	.930	.000	.958	.550	.000	.975	.500	.000	.500	.000	.667	.000	.000	.000	.000	.000	.91



Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: Highway Capacity Manual 7

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: Highway Capacity Manual 7

Appendix C

Existing Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

existing a.m.

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	12	17	525	216	21
Future Vol, veh/h	14	12	17	525	216	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	96	96	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	18	18	547	281	27
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	876	294	308	0	-	0
Stage 1	294	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	319	745	1253	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	313	745	1253	-	-	-
Mov Cap-2 Maneuver	313	-	-	-	-	-
Stage 1	741	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	14.3	0.25		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1253	-	427	-	-	
HCM Lane V/C Ratio	0.014	-	0.094	-	-	
HCM Control Delay (s/veh)	7.9	0	14.3	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

existing a.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	0	2	516	255	1
Future Vol, veh/h	4	0	2	516	255	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	2	555	277	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	837	278	278	0	-	0
Stage 1	278	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	337	761	1284	-	-	-
Stage 1	769	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	336	761	1284	-	-	-
Mov Cap-2 Maneuver	336	-	-	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v15.97		0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1284	-	336	-	-	
HCM Lane V/C Ratio	0.002	-	0.024	-	-	
HCM Control Delay (s/veh)	7.8	0	16	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

existing p.m.

Intersection						
Int Delay, s/veh	2.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	41	14	326	579	13
Future Vol, veh/h	38	41	14	326	579	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	92	92	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	56	60	15	354	603	14

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	995	610	617
Stage 1	610	-	-
Stage 2	385	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	271	494	963
Stage 1	542	-	-
Stage 2	688	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	266	494	963
Mov Cap-2 Maneuver	266	-	-
Stage 1	532	-	-
Stage 2	688	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v20.31		0.36	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	963	-	350	-	-
HCM Lane V/C Ratio	0.016	-	0.332	-	-
HCM Control Delay (s/veh)	8.8	0	20.3	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0	-	1.4	-	-

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

existing p.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	2	1	337	598	11
Future Vol, veh/h	6	2	1	337	598	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	93	93	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	3	1	362	610	11
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	980	616	621	0	-	0
Stage 1	616	-	-	-	-	-
Stage 2	365	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	277	491	959	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	276	491	959	-	-	-
Mov Cap-2 Maneuver	276	-	-	-	-	-
Stage 1	538	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v17.06		0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	959	-	310	-	-	
HCM Lane V/C Ratio	0.001	-	0.038	-	-	
HCM Control Delay (s/veh)	8.8	0	17.1	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Appendix D

No-Build Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

no-build a.m.

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	13	19	580	239	24
Future Vol, veh/h	16	13	19	580	239	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	96	96	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	20	20	604	310	31
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	970	326	342	0	-	0
Stage 1	326	-	-	-	-	-
Stage 2	644	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	281	715	1218	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	523	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	274	715	1218	-	-	-
Mov Cap-2 Maneuver	274	-	-	-	-	-
Stage 1	714	-	-	-	-	-
Stage 2	523	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v15.77		0.25		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1218	-	379	-	-	
HCM Lane V/C Ratio	0.016	-	0.118	-	-	
HCM Control Delay (s/veh)	8	0	15.8	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

no-build a.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	0	2	570	282	1
Future Vol, veh/h	4	0	2	570	282	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	2	613	307	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	924	307	308	0	-	0
Stage 1	307	-	-	-	-	-
Stage 2	617	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	299	733	1253	-	-	-
Stage 1	746	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	298	733	1253	-	-	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	17.41	0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1253	-	298	-	-	
HCM Lane V/C Ratio	0.002	-	0.027	-	-	
HCM Control Delay (s/veh)	7.9	0	17.4	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3437 : 217 South Main Street Townhomes)

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

no-build p.m.

Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	42	46	16	360	640	15
Future Vol, veh/h	42	46	16	360	640	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	92	92	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	68	17	391	667	16

Major/Minor	Minor2	Major1	Major2
Conflicting Flow All	1101	674	682
Stage 1	674	-	-
Stage 2	426	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	235	454	911
Stage 1	506	-	-
Stage 2	659	-	-
Platoon blocked, %			
Mov Cap-1 Maneuver	229	454	911
Mov Cap-2 Maneuver	229	-	-
Stage 1	494	-	-
Stage 2	659	-	-

Approach	EB	NB	SB
HCM Control Delay, s/v24.78		0.38	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	911	-	309	-	-
HCM Lane V/C Ratio	0.019	-	0.419	-	-
HCM Control Delay (s/veh)	9	0	24.8	-	-
HCM Lane LOS	A	A	C	-	-
HCM 95th %tile Q(veh)	0.1	-	2	-	-

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

no-build p.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	2	1	372	660	12
Future Vol, veh/h	7	2	1	372	660	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	93	93	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	3	1	400	673	12
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1082	680	686	0	-	0
Stage 1	680	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	241	451	908	-	-	-
Stage 1	503	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	240	451	908	-	-	-
Mov Cap-2 Maneuver	240	-	-	-	-	-
Stage 1	503	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v19.12		0.02		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	908	-	268	-	-	
HCM Lane V/C Ratio	0.001	-	0.05	-	-	
HCM Control Delay (s/veh)	9	0	19.1	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Appendix E

Future Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave/north access

future a.m.

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	16	5	13	1	19	2	19	586	0	1	241	24
Future Vol, veh/h	16	5	13	1	19	2	19	586	0	1	241	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	80	80	80	96	96	96	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	8	20	1	24	3	20	610	0	1	313	31

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	993	981	329	969	997	610	344	0	0	610	0	0
Stage 1	331	331	-	650	650	-	-	-	-	-	-	-
Stage 2	662	650	-	319	347	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	224	249	713	233	244	494	1215	-	-	968	-	-
Stage 1	682	645	-	458	465	-	-	-	-	-	-	-
Stage 2	451	465	-	692	635	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	196	243	713	213	238	494	1215	-	-	968	-	-
Mov Cap-2 Maneuver	196	243	-	213	238	-	-	-	-	-	-	-
Stage 1	665	644	-	447	454	-	-	-	-	-	-	-
Stage 2	415	454	-	664	634	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v20.63		21.31	0.25	0.03
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1215	-	-	282	248	968	-
HCM Lane V/C Ratio	0.016	-	-	0.185	0.111	0.001	-
HCM Control Delay (s/veh)	8	0	-	20.6	21.3	8.7	0
HCM Lane LOS	A	A	-	C	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.7	0.4	0	-

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd/south access

future a.m.

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	4	0	0	3	0	6	2	570	2	2	283	1
Future Vol, veh/h	4	0	0	3	0	6	2	570	2	2	283	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	50	50	80	80	80	93	93	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	0	0	4	0	8	2	613	2	2	308	1

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	930	932	308	929	930	613	309	0	0	615	0	0
Stage 1	312	312	-	617	617	-	-	-	-	-	-	-
Stage 2	617	619	-	312	313	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	248	267	732	248	267	493	1252	-	-	965	-	-
Stage 1	698	657	-	477	481	-	-	-	-	-	-	-
Stage 2	477	480	-	699	657	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	243	265	732	247	266	493	1252	-	-	965	-	-
Mov Cap-2 Maneuver	243	265	-	247	266	-	-	-	-	-	-	-
Stage 1	696	655	-	476	480	-	-	-	-	-	-	-
Stage 2	469	479	-	697	655	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v20.34		15.05	0.03	0.06
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1252	-	-	243	370	965	-
HCM Lane V/C Ratio	0.002	-	-	0.033	0.03	0.002	-
HCM Control Delay (s/veh)	7.9	0	-	20.3	15	8.7	0
HCM Lane LOS	A	A	-	C	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave/north access

future p.m.

Intersection												
Int Delay, s/veh	5.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	42	17	46	1	12	2	16	363	1	2	646	15
Future Vol, veh/h	42	17	46	1	12	2	16	363	1	2	646	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	75	75	75	92	92	92	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	25	68	1	16	3	17	395	1	2	673	16
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1122	1115	681	1119	1122	395	689	0	0	396	0	0
Stage 1	685	685	-	429	429	-	-	-	-	-	-	-
Stage 2	437	430	-	690	693	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	183	208	451	184	206	655	906	-	-	1163	-	-
Stage 1	438	448	-	604	584	-	-	-	-	-	-	-
Stage 2	598	583	-	436	445	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	164	202	451	134	200	655	906	-	-	1163	-	-
Mov Cap-2 Maneuver	164	202	-	134	200	-	-	-	-	-	-	-
Stage 1	427	447	-	589	569	-	-	-	-	-	-	-
Stage 2	564	569	-	348	443	-	-	-	-	-	-	-
Approach	EB		WB		NB		SB					
HCM Control Delay, s/v44.75			23.66		0.38		0.02					
HCM LOS	E		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR					
Capacity (veh/h)	906	-	-	237	213	1163	-	-				
HCM Lane V/C Ratio	0.019	-	-	0.652	0.094	0.002	-	-				
HCM Control Delay (s/veh)	9.1	0	-	44.7	23.7	8.1	0	-				
HCM Lane LOS	A	A	-	E	C	A	A	-				
HCM 95th %tile Q(veh)	0.1	-	-	4	0.3	0	-	-				

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd/south access

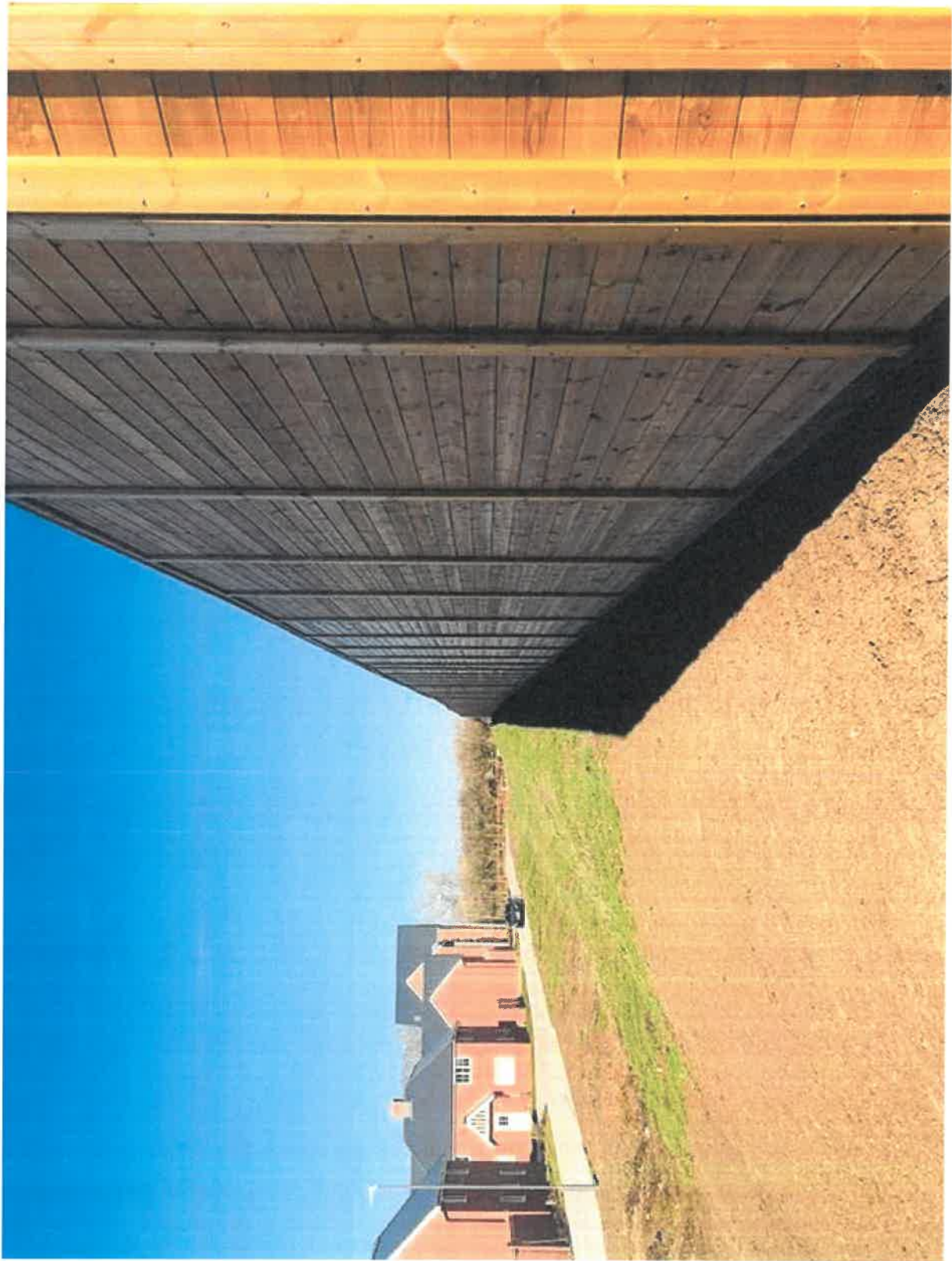
future p.m.

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↕		↕	
Traffic Vol, veh/h	7	0	2	3	0	2	1	373	4	6	661	12
Future Vol, veh/h	7	0	2	3	0	2	1	373	4	6	661	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	75	75	75	93	93	93	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	0	3	4	0	3	1	401	4	6	674	12

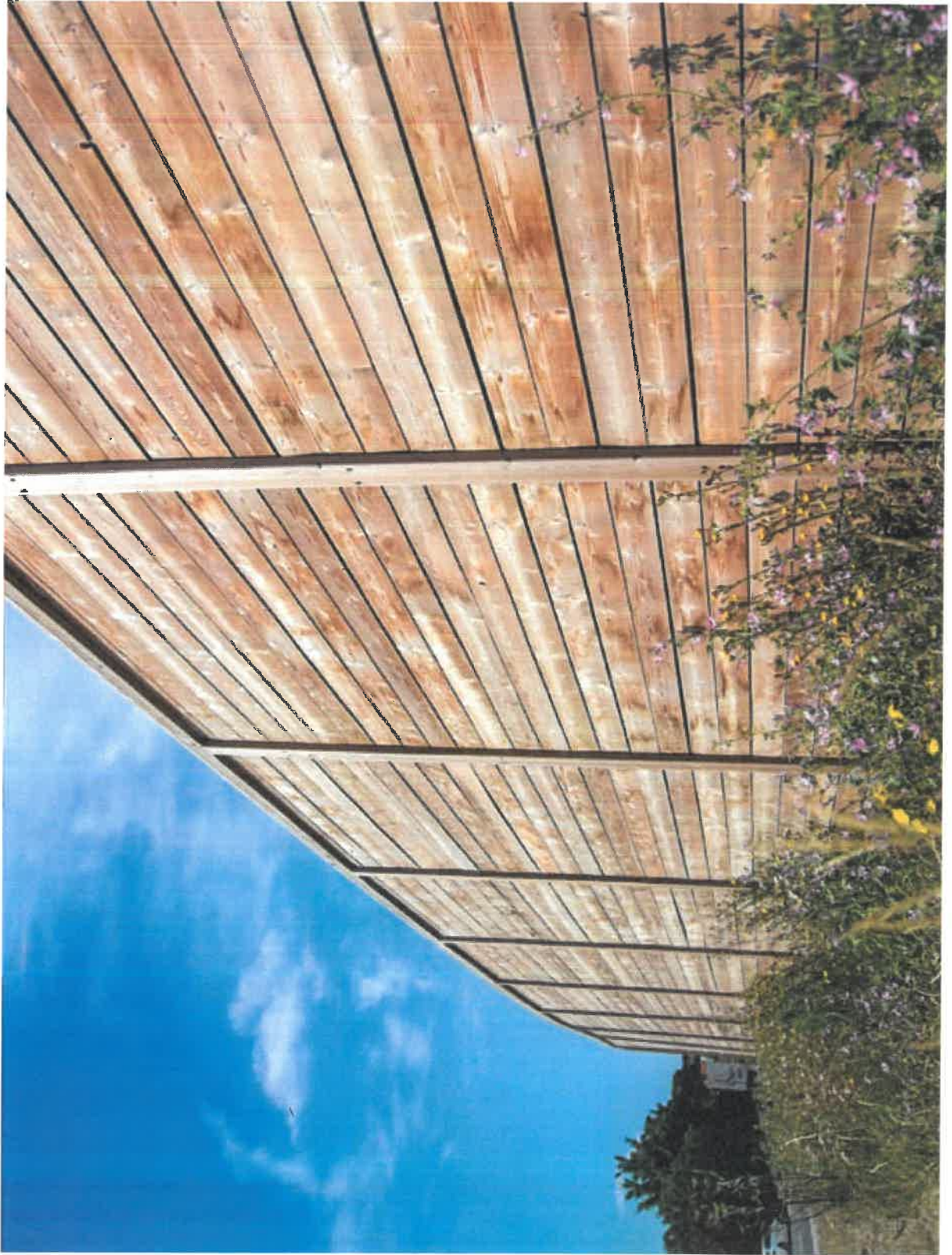
Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1096	1100	681	1090	1102	401	687	0	0	405	0	0
Stage 1	693	693	-	403	403	-	-	-	-	-	-	-
Stage 2	403	408	-	687	699	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	191	212	451	193	212	649	907	-	-	1153	-	-
Stage 1	434	445	-	624	600	-	-	-	-	-	-	-
Stage 2	624	597	-	437	442	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	188	210	451	189	209	649	907	-	-	1153	-	-
Mov Cap-2 Maneuver	188	210	-	189	209	-	-	-	-	-	-	-
Stage 1	433	441	-	623	599	-	-	-	-	-	-	-
Stage 2	620	596	-	430	438	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v22.76		18.97	0.02	0.07
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	907	-	-	216 264	1153	-	-
HCM Lane V/C Ratio	0.001	-	-	0.062 0.025	0.005	-	-
HCM Control Delay (s/veh)	9	0	-	22.8 19	8.1	0	-
HCM Lane LOS	A	A	-	C C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2 0.1	0	-	-



Attachment: Railroad Fencing (3437 : 217 South Main Street Townhomes)



Attachment: Railroad Fencing (3437 : 217 South Main Street Townhomes)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.2

- 2

COUNCIL MEETING DATE
August 14, 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.)

Council to consider Variance application, 23-VAR-002, for various development standards for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236.

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

City Code Section 86-103 – H-2 Zoning Purpose and Standards; 86-100 R-A Development 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, Historic Preservation

Summary & Background

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

Agency recommendation – **Approval (with conditions) of Variance application (also contingent upon approval of Conditional Use application)**; Last year, a zoning verification form for 217 South Main Street for a new townhome community was received, which requires a conditional use permit. The approximately 11.6-acre property currently contains an old house (the Turner estate), some open areas and significant portions of woods. The property is zoned H-2 (Historic District) and only has access to South Main Street. The property is approximately a third of a mile south of the downtown core. There are single-family, duplex residences, and offices across the street. The Norfolk Southern rail line is adjacent to the entire eastern side of the subject property. **The proposal is for 90 townhome units with a price range in the low 300s. Several new public streets are proposed with 45-foot-wide rights of way. The same property is also under consideration for variances to certain development standards at the same meeting, which are explained in depth in this staff report. Denial of one application would necessitate the denial of the other.**

Sec. 86-202. - Townhouses and condominiums.

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

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

The R-A development standards were updated in February 2022:

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

(a) Purpose. The R-A single family attached residential district is established to provide for single family attached dwellings on individual lots on development tracts having a minimum area of two acres on undeveloped land. The district is intended to foster housing options for households seeking high quality home ownership in park like setting featuring attractive architectural styles and building materials. As such, developments facilitated by establishment of the district are restricted to a maximum number of units to limit scale and encourage manageable homeowner associations. The R-A district is compatible with walkable, neighborhood commercial districts and low intensity office and commercial districts and is suited to locations along collector streets. The R-A single family attached residential district also encourages the thoughtful renovation of existing buildings and infill developments for residential purposes.

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

- (1) Minimum parent tract size: 87,120 square feet (two acres) **Parent tract size is approximately 11.6 acres.**
- (2) Minimum lot area per unit: 1800 square feet **1 All townhome lots are at least 1800 square feet in size.**
- (3) Minimum parent tract width: 150 feet **2 Parent tract width is over 1000 feet.**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

07/10/23

City Council

TABLED

Next: 08/14/23

Signature

City Clerk's Office

- (4) Minimum front yard: 20 feet 3 **Per note 3 below, South Main Street is a collector road, thus requiring a foot front yard setback. This is complied with, as the units directly along South Main Street show a 25-foot setback off the right-of-way.**
- (5) Minimum side yard at perimeter of tract: 25 feet **Complied with**
- (6) Minimum rear yard: 35 feet **Complied with, except for townhomes directly adjacent to South Main Street; Variance requested for 25-foot rear setback instead of 35-foot rear setback for these lots. This technically requires a variance, but these units will have front facing facades that face South Main Street.**
- (7) Minimum floor area per dwelling unit: 1,500 square feet **Pads for townhomes are 1000 square feet and 1200 square feet respectively. Adding a second floor puts the units at 2000 square feet and 2400 square feet respectively (including garage spaces).**
- (8) Maximum building height: Three stories **Will be either two-story or three-story.**
- (9) Maximum number of units per building: Eight **Complies**
- (10) Maximum number of units per development: 64 **Requesting 90 (40% more than maximum); variance required.**
- (11) Maximum density: Eight units per acre **The concept drawing lists a density of 7.25 units per acre, based on total site acreage of 12.42 acres. However, the parcel measures approximately 11.6 acres on the County GIS, thereby putting at 7.75 units per acre. Still below the 8 units per acre maximum.**
- (12) Minimum greenspace: 15 percent of gross acreage **Complies. There are 4.05 acres of greenspace provided (34.9% of total area).**
- (13) Minimum building separation:
- | | | |
|----------------|---------|-----------------|
| Front to Front | 40 feet | Complies |
| Front to Rear | 40 feet | Complies |
| Front to Side | 35 feet | Complies |
| Rear to Rear | 40 feet | Complies |
| Rear to Side | 35 feet | Complies |
| Side to Side | 25 feet | Complies |
- 1 This requirement may be waived for zero lot townhomes, provided the developer includes a provision in the Covenants, Conditions, and Restrictions for the project that clearly describes the maintenance and access of all common areas, streets, alleys, and driveways.
- 2 Measured at the building line.
- 3 **The required front yard on any street classified as a collector or above shall be 25 feet.**
- (c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards: **So noted.**
- (1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway. **"Applicant is requesting a minimum concrete driveway width of 16 feet. The reduction of driveway width will be necessary on 20-foot-wide units to be able to satisfy the CCWA requirement of dual water meter services, which can not be set within the driveway concrete." This would require a variance. However, the applicant shows 16-foot-wide driveways even for the 24-foot-wide units. The driveways for these units could be 18 feet wide.**
- (2) Buffers shall be provided as specified in Article XV of this chapter. **A 25-foot-wide buffer is shown along the northern and southern property lines.**
- (3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager. **So noted.**
- (4) Minimum width of each townhouse unit shall be 24 feet. **57 of the 90 proposed units (63%) are 24-foot-wide (orange footprints on site plan). The 33 front units facing South Main Street are 20-foot-wide units, thus requiring a variance. (Note: most of the Old Ivy Townhomes in the City are either 20 or 22 feet wide.)**
- (5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres. **Three different models have been provided – the Luca, the Liam, and the Landon, each with their own design characteristics.**
- (6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation. **Per provided elevations, 50% brick has been achieved. Other primary material is cementitious siding. Other design features can be reviewed by the Design Review Commission and Historic Preservation Commission.**
- (7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **There are no alleys shown on the concept plan, but there are 36% of the units with rear entry garages (onto new street, not alley). Therefore 57 of the proposed units would have front facing garages, although none of the garages would face South Main Street. The previously**

mentioned Old Ivy Townhomes had nearly all of its new units get variance approved for front facing garages because the older units with rear garages and rear alleys did not prove to work really well. This site may be too narrow to have a network of alleys and streets in the same area, and a network of alleys in addition to the streets proposed would contribute to the overall impervious cover on the property.

(8) Greenspace shall be improved with walking trails and an amenity area having a minimum area of 400 square feet with equipment and facilities appropriate to the needs of residents. Greenspace shall have a minimum width of 100 feet; trail connections between greenspace areas shall have a minimum width of 50 feet. **If use is approved, this can be provided.**

(9) An appropriate landscape plan shall be reviewed and approved by the Community Development Director prior to installation of the landscaping. **If use is approved, this will be provided.**

(d) Renovations of existing buildings. For single-family attached residential developments involving the renovation of existing buildings that cannot meet the minimum development standards of this chapter, a variance shall be required.
n/a

In summary, there are five variances to consider. In the concept plan presented to staff before the application, there were twice that many variances, so the design has improved significantly in terms of density and layout.

(6) Minimum rear yard: 35 feet **Complied with, except for townhomes directly adjacent to South Main Street; Variance requested for 25-foot rear setback instead of 35-foot rear setback for these lots. This technically requires a variance, but these units will have front facing facades that face South Main Street, so the rear setback and front setback are reversed. However, the rear setback is still 35 feet regardless of which way the unit is facing and none of the units (blue) directly adjacent to South Main Street show a 35-foot rear setback. They show a 20-foot rear setback, similar to the 20-foot front setback of the interior units. Thus, they would all have the same driveway length. Staff does not have a problem with this.**

(10) Maximum number of units per development: 64 **Requesting 90 (26 units (40%) more than maximum); variance required. Ultimately, do the Mayor and Council have a problem with 26 more units on the property? The maximum density is still not exceeded, and the units are mostly spread out, not in very long rows. Many of the units could not be clearly seen from South Main Street or adjacent properties.**

(1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway. **"Applicant is requesting a minimum concrete driveway width of 16 feet. The reduction of driveway width will be necessary on 20-foot-wide units to be able to satisfy the CCWA requirement of dual water meter services, which can not be set within the driveway concrete." This would require a variance. However, the applicant shows 16-foot-wide driveways even for the 24-foot-wide units. The driveways for these units could be 18 feet wide. Staff understands the need to comply with the Water Authority requirement for the meters on the 20-foot-wide units but sees no reason why the majority of the units (24 feet wide) cannot have 18-foot-wide driveways. This allows two standard size vehicles to be parked side-by-side on the driveway, based on our minimum 9-foot-wide parking space in the City.**

(4) Minimum width of each townhouse unit shall be 24 feet. **57 of the 90 proposed units (63%) are 24-foot-wide (orange footprints on site plan). The 33 front units facing South Main Street are 20-foot-wide units, thus requiring a variance. (Note: most of the Old Ivy Townhomes in the City are either 20 or 22 feet wide.) Ultimately, do the Mayor and Council have a problem with 37% of the units on the property being 4 feet narrower than the other units? Will the quality of life in these units, based on the presentation provided, be significantly negatively affected by this?**

(7) All townhouse units shall be designed to have rear entry via rear alleys. If permitted, front-loaded driveways shall be scored or finished with decorative treatment, subject to approval by the Design Review Commission, and, if applicable, the Historic Preservation Commission. **There are no alleys shown on the concept plan, but there are 36% of the units with rear entry garages (onto new street, not alley). Therefore 57 of the proposed units would have front facing garages, although none of the garages would face South Main Street. The previously mentioned Old Ivy Townhomes had nearly all of its new units get variance approved for front facing garages, because the older units with rear garages and rear alleys did not prove to work really well. This site may be too narrow to have a network of alleys and streets in the same area, and a network of alleys in addition to the streets proposed would contribute to the overall impervious cover on the property. Ultimately, do the Mayor and Council have a problem with a lack of rear alleys in this development? Will the quality of life in these units, based on the presentation provided, be significantly negatively affected by this? Again, none of the garages would face South Main Street, but you would see alleyways between the houses. Also, who would maintain the paving on**

A new townhome community with quality architecture in the south part of the City could serve as a catalyst for change in the immediate area, providing more of an “aesthetic” entrance into the City and creating a need for more service oriented businesses, such as restaurants.

Site concerns to consider:

1. The Norfolk Southern rail line is an active line, which has the potential to provide significant amounts of noise and vibrations to the townhomes several times a day.
2. The 90 units will add more traffic burden to congested Main Street, especially in the morning and evening commute times.
3. There is an old grave at the southwestern portion of the property, which will need to be protected, if not legally moved to another property.

Should the Mayor and Council choose to approve the variances for the townhomes, the following minimum approval conditions shall apply (in addition to the approval conditions for the conditional use permit):

- 1. No garage doors shall face South Main Street.**
- 2. All 24-foot-wide units shall have minimum 18-foot-wide concrete driveways.**
- 3. All units shall have minimum 30-foot-long concrete driveways, from garage door edge to back of curb.**

Update for 8.14.23 Meeting:

- The Council had two main areas of concern – noise and danger from the adjacent railroad track and how much traffic would the 90 new homes generate along Main Street. Staff has included a thirteenth approval condition on the conditional use application concerning the railroad fencing, and the applicant has provided pictures of acoustic fencing intended to be used along the property line adjacent to the railroad track. Also, the applicant has provided a traffic study for the portion of South Main Street to be affected by this development, if approved.
- Additional train noise information: From staff experience, the train goes through Jonesboro, a maximum of three to four times a day, and not always every day. It takes approximately 10 minutes to go through the City and can be heard as far away as Tara Blvd., thereby affecting the whole City. At four times a day at 10 minutes a time, a maximum of 40 minutes (2.8%) of a resident’s day is affected by the train noise.
- Additional traffic information: From the traffic study provided, the 90-unit development would generate 41 morning vehicle trips and 50 evening vehicle trips any given day, for a total of 636 vehicle trips any given day. Also from the study, South Main Street generates an average of 10,000 vehicle trips a day. Thus, the new townhome development would mean a 6.4% increase in traffic along South Main Street and would contribute 6% of the average daily total of traffic along South Main Street.

Benefits of approving development

1. 90 developed taxable lots versus one developed taxable lot.
2. Greater population will aid future SPLOST / LOST revenue allocations.
3. Greater population will aid future Census allocations and help prevent a drop in population like in 2020.
4. Will help solve the problem of aging housing stock in the City and will diversify types of housing in the City, which were stated goals in the approved Comprehensive Plan.
5. Will improve property values in the immediate area.
6. Could serve as a catalyst for future quality development in the immediate area.

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

Private developer

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

- Property Pictures
- R-A Development Revisions February 14 2022
- Site Plan
- Townhome Elevations
- Luca Model
- Liam Model
- Landon Model
- Interiors
- Variance - 217 South Main Street - Townhomes - Legal Notice
- Zoning Sign
- Acceptance Letter - Variances
- Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023
- Railroad Fencing

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



Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEQ, Map data ©2023 100 ft







Attachment: Property Pictures (3438 : 217 South Main Street - Townhome Variances)



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

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

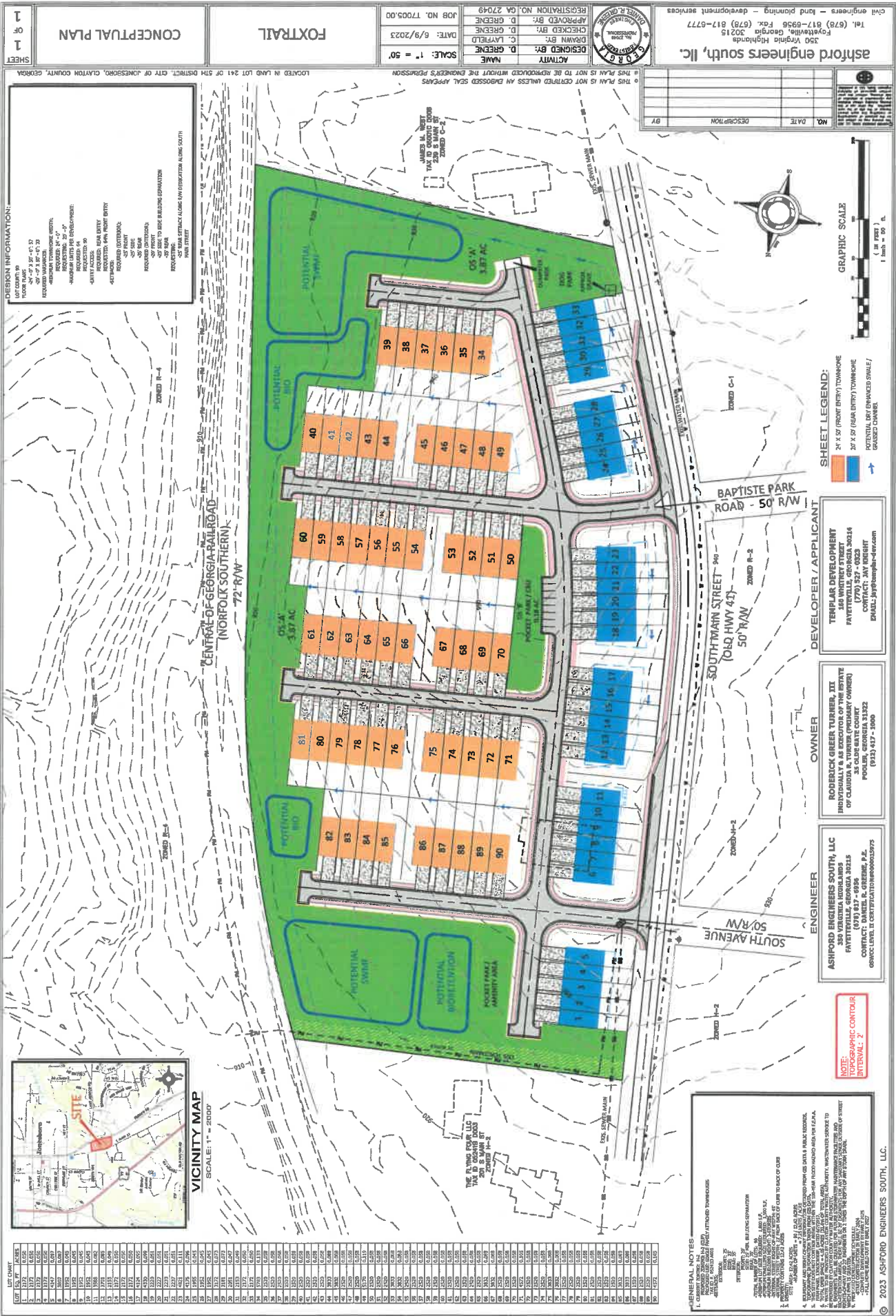
Front to Front	40 feet
Front to Rear	40 feet
Front to Side	35 feet
Rear to Rear	40 feet
Rear to Side	35 feet
Side to Side	25 feet

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

2 Measured at the building line.

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

- (c) Design standards. Unless otherwise provided in this chapter, uses permitted in an R-A district shall conform to the following design standards:
- (1) Off-street parking shall be provided as specified in article XIII of this chapter. Each dwelling shall provide for a minimum two-car garage and a minimum 18-foot-wide concrete driveway.
 - (2) Buffers shall be provided as specified in Article XV of this chapter.
 - (3) A homeowners association accompanied by recorded covenants shall be mandatory for all townhouse or condominium developments, subject to approval by the City Manager.
 - (4) Minimum width of each townhouse unit shall be 24 feet.
 - (5) A minimum of three different exterior elevations shall be provided for a townhouse development that exceeds two acres.
 - (6) Townhouse building facades shall visually differentiate individual units through the use of architectural materials; a minimum of 50 percent of the front elevation shall consist of brick or stone. Brick, stone, and/or cementitious siding (which may be board, shingle, or lap siding.) variations may be approved by the Community Development Director and/or Design Review Commission and Historic Preservation Commission. Split faced-concrete block, stucco, or granite block shall only be used in an accent capacity for any building elevation.
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- (d) Renovations of existing buildings. For single-family attached residential developments involving the renovation of existing buildings that cannot meet the minimum development standards of this chapter, a variance shall be required.**



Front Elevation Samples

Rear Load 2-car Garage, 2-story Options



Front Load 2-car Garage



Rear Load 2-car Garage, 3-story Option



Building Materials

- Hardiplank Siding - Brick Accents - Vinyl Energy Efficient Windows
- Architectural Shingles - Sidewalks - Aluminum Garage Doors
- Sodded yards - Driveway length & width to accomodate 2 cars outside of garage

David Allen

From: ashengrs <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 1:56 PM
To: David Allen
Subject: Fw: Foxtrail: CAD File
Attachments: DRB_Atlanta_Division_Auburn Ridge 3-Plex Luca_20230524.pdf;
 DRB_Atlanta_Division_Auburn Ridge 3-Plex Liam_20230524.pdf; 1654089839192.jpg

David Allen, City Manager
 City of Jonesboro

David:

Attached below are the product intentions for the Foxtrail project.

Talk to you soon,

Dan

Daniel R. Greene, P.E.
ashford engineers south, llc
 President & Project Manager
 P: 678.817.6956
 C: 678.414.2530
 E: ashengrs@bellsouth.net

----- Forwarded Message -----

From: Chris Knight <chris@templar-dev.com>
To: ashengrs@bellsouth.net <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 at 01:14:31 PM EDT
Subject: FW: Foxtrail: CAD File

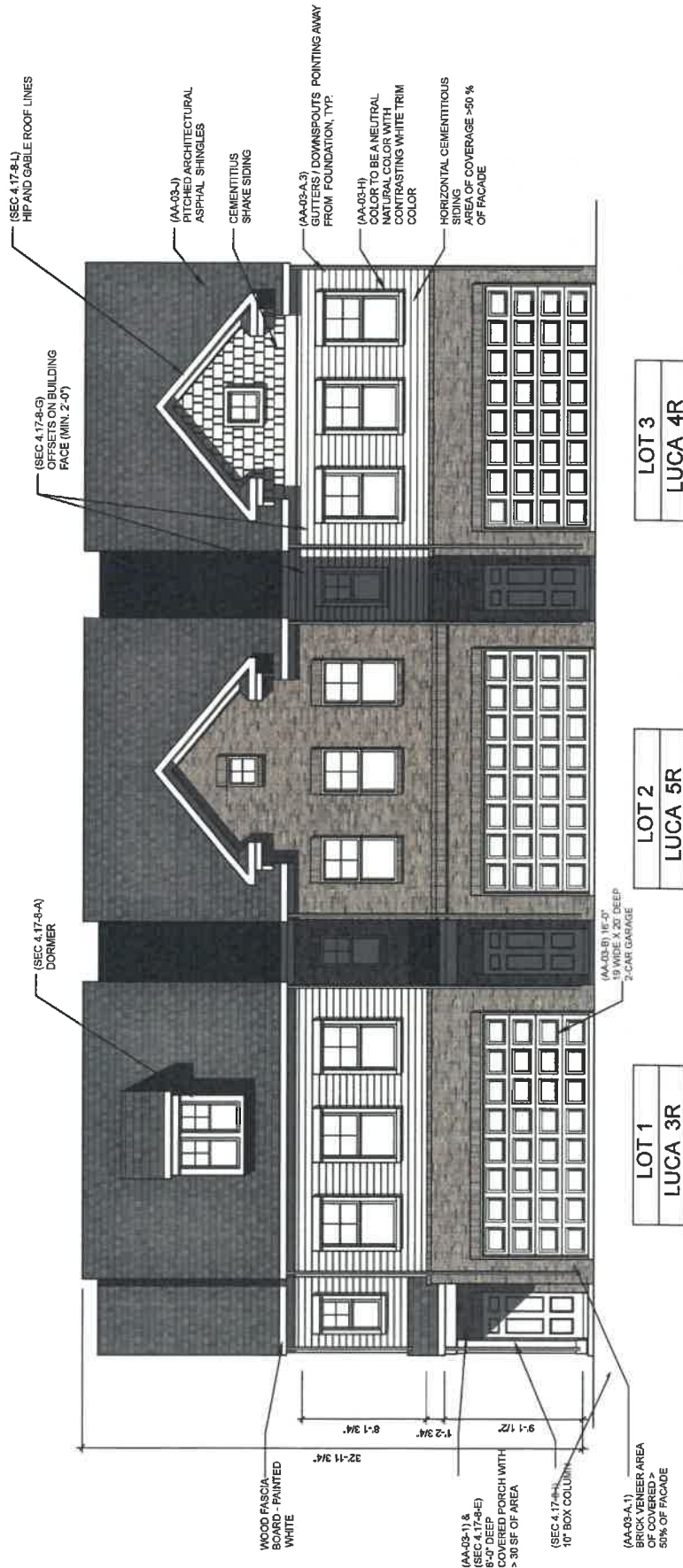
Interior Lots – Luca Plan

Main Street Lots – Rear loaded with fronts facing main street

Lots 1-5 & 24-33 – Liam Plan (the 2-story rear load)

Lots 6-23 – Landon Plan (the 3-story rear load)

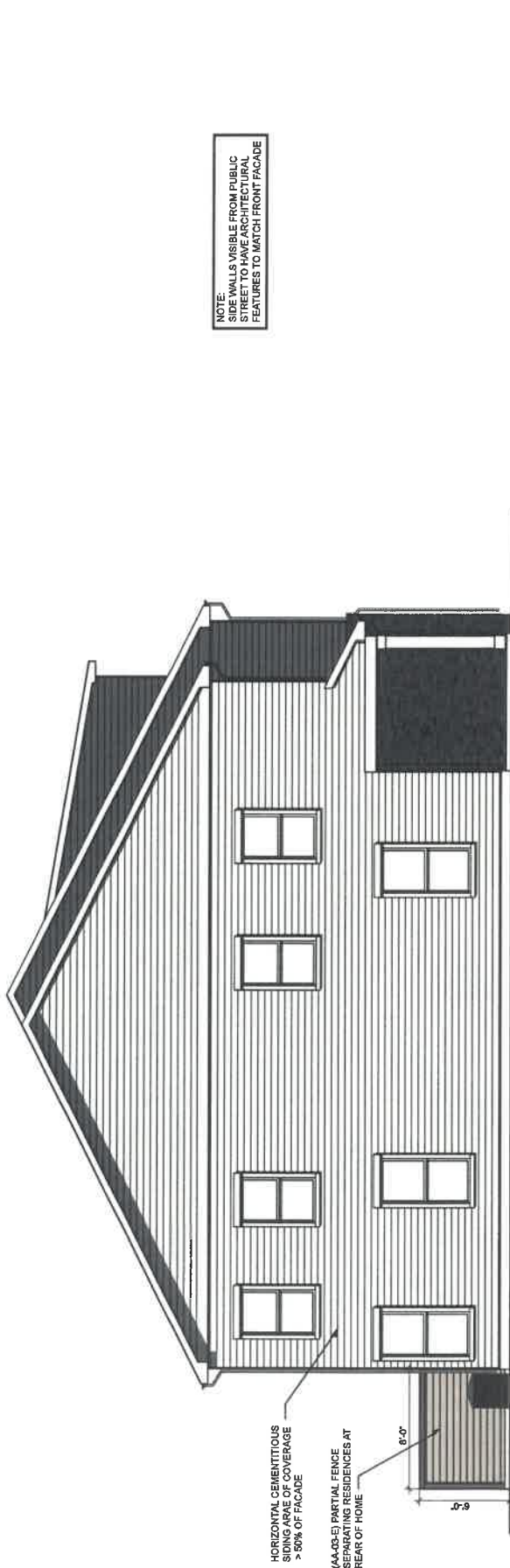
Attachment: Luca Model (3438 : 217 South Main Street - Townhome Variances)



FRONT ELEVATION 3-PLEX

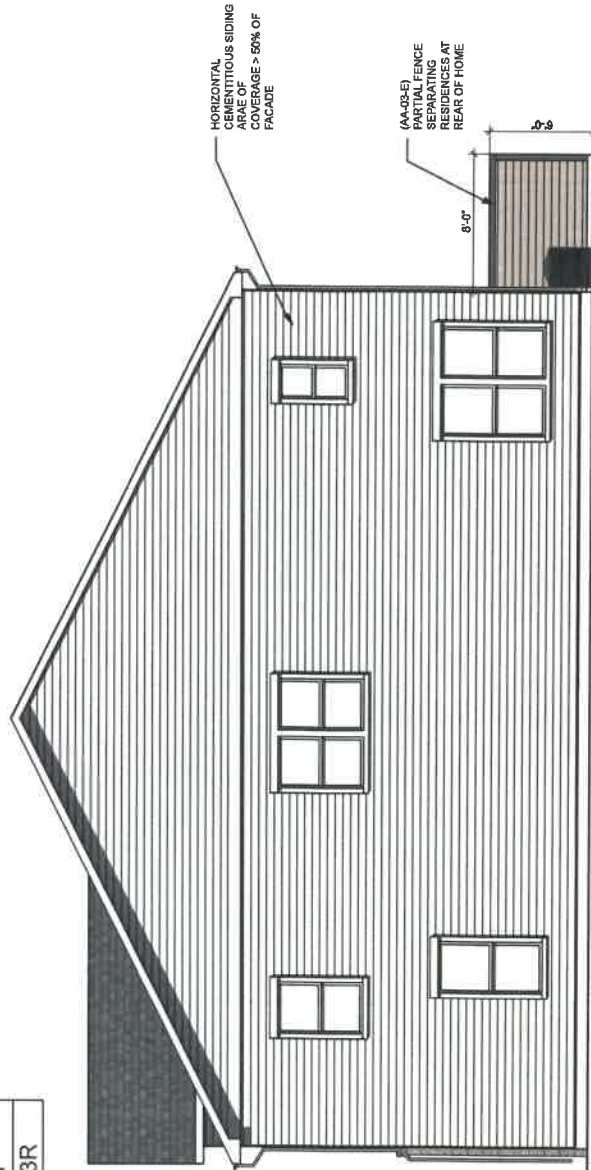


NOTE:
SIDE WALLS VISIBLE FROM PUBLIC STREET TO HAVE ARCHITECTURAL FEATURES TO MATCH FRONT FACADE



LOT 1
LUCA 3R

LEFT ELEVATION 3- PLEX

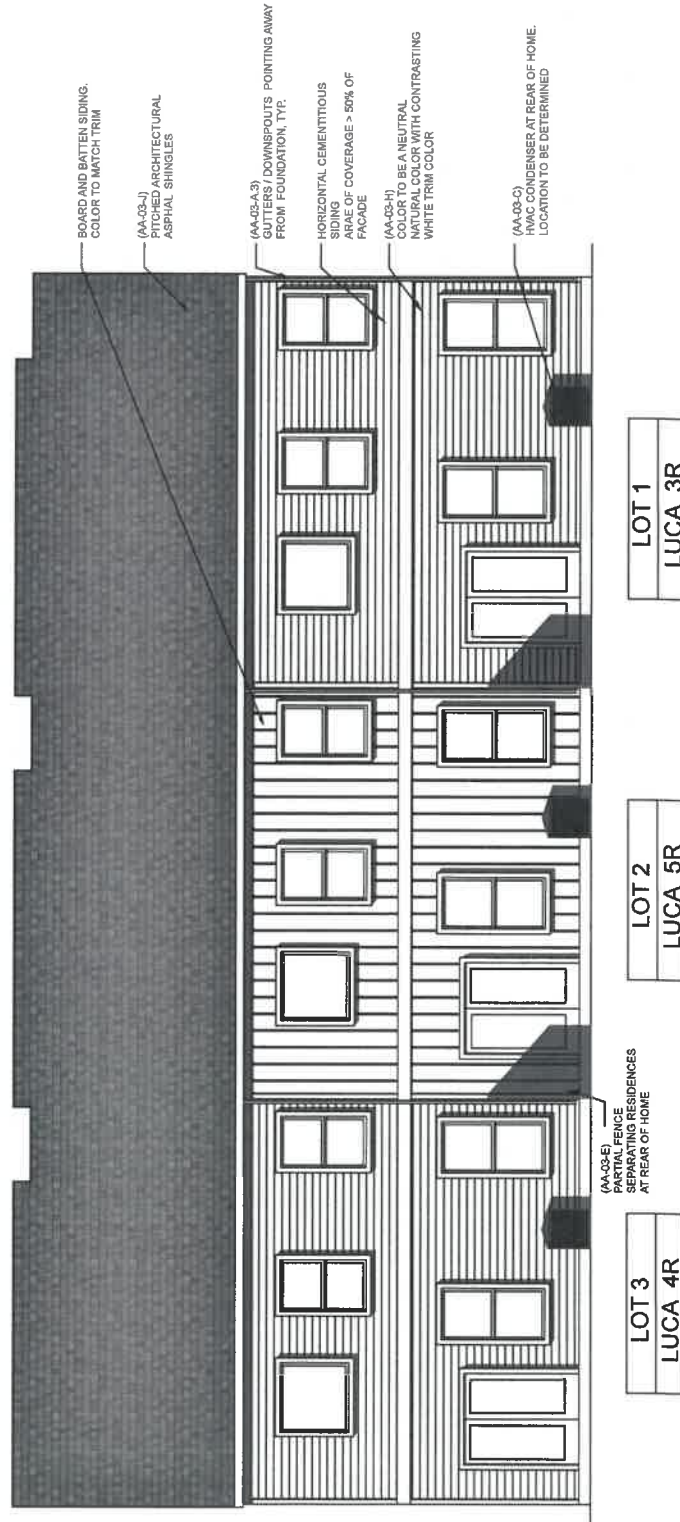


LOT 3
LUCA 4R

RIGHT ELEVATION 3- PLEX

DATE	04/26/23
PLAN NO.	
DRAWN BY	RAY
CHECKED BY	
DATE	
PLAN NO.	

DATE	04/26/23
PLAN NO.	
DRAWN BY	RAY
CHECKED BY	
DATE	
PLAN NO.	



REAR ELEVATION 3- PLEX

David Allen

From: ashengrs <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 1:56 PM
To: David Allen
Subject: Fw: Foxtrail: CAD File
Attachments: DRB_Atlanta_Division_Auburn Ridge 3-Plex Luca_20230524.pdf;
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David Allen, City Manager
City of Jonesboro

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Talk to you soon,

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ashford engineers south, llc
 President & Project Manager
 P: 678.817.6956
 C: 678.414.2530
 E: ashengrs@bellsouth.net

----- Forwarded Message -----

From: Chris Knight <chris@templar-dev.com>
To: ashengrs@bellsouth.net <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 at 01:14:31 PM EDT
Subject: FW: Foxtrail: CAD File

Interior Lots – Luca Plan

Main Street Lots – Rear loaded with fronts facing main street

Lots 1-5 & 24-33 – Liam Plan (the 2-story rear load)

Lots 6-23 – Landon Plan (the 3-story rear load)

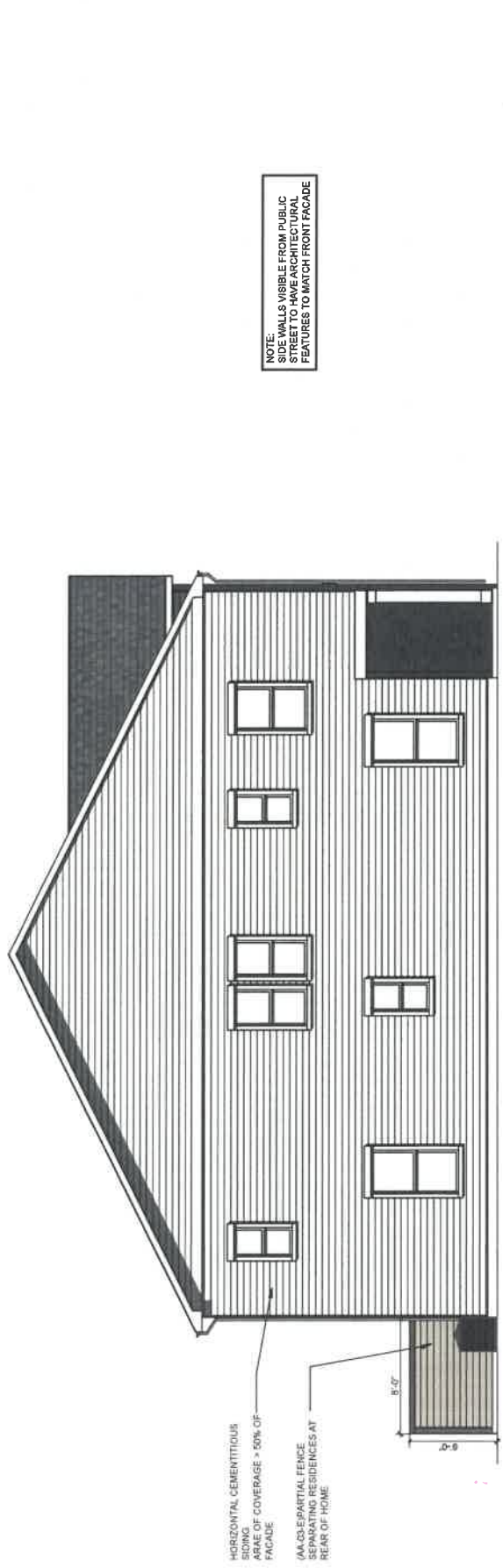
Attachment: Liam Model (3438 : 217 South Main Street - Townhome Variances)



DATE	04/26/23
PLAN NO.	
DRAWN BY	DAW

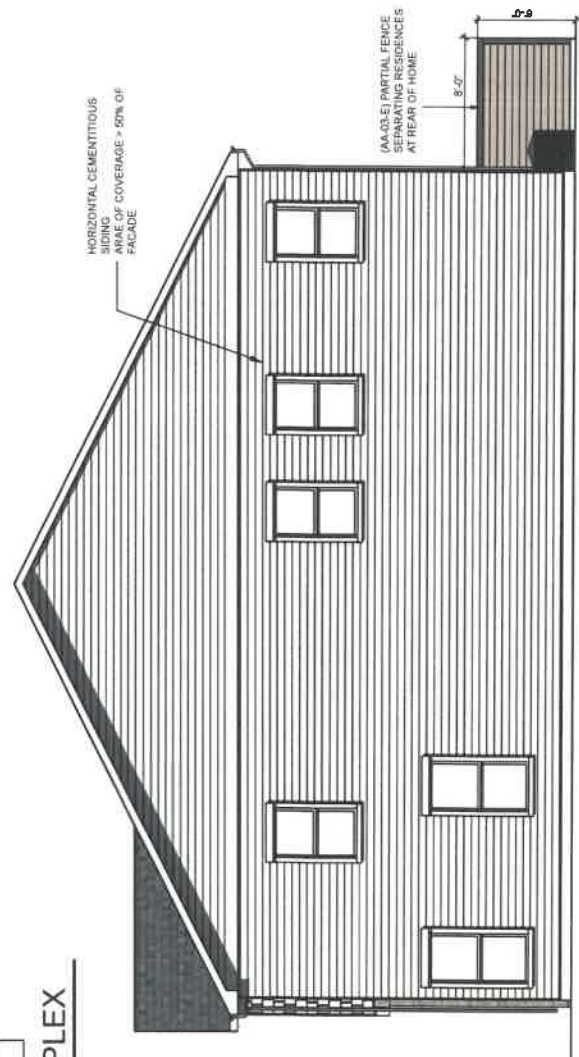


FRONT ELEVATION 3- PLEX



LOT 1
LIAM 7L

LEFT ELEVATION 3- PLEX

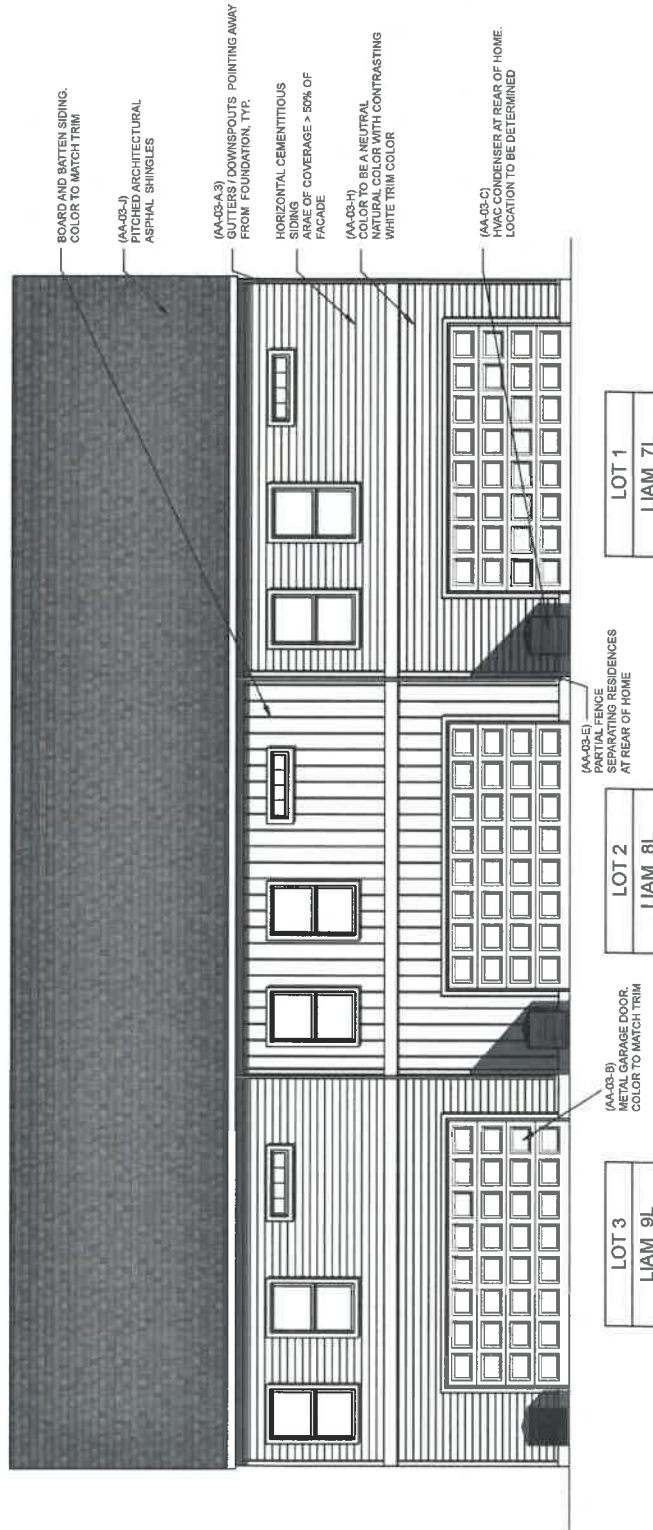


LOT 3
LIAM 9L

RIGHT ELEVATION 3- PLEX

REV	DATE	CHANGES

DRAWN BY: RAY
DATE: 04.26.23
PLAN NO.



REAR ELEVATION 3- PLEX

David Allen

From: ashengrs <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 1:56 PM
To: David Allen
Subject: Fw: Foxtrail: CAD File
Attachments: DRB_Atlanta_Division_Auburn Ridge 3-Plex Luca_20230524.pdf;
 DRB_Atlanta_Division_Auburn Ridge 3-Plex Liam_20230524.pdf; 1654089839192.jpg

David Allen, City Manager
 City of Jonesboro

David:

Attached below are the product intentions for the Foxtrail project.

Talk to you soon,

Dan

Daniel R. Greene, P.E.
ashford engineers south, llc
 President & Project Manager
 P: 678.817.6956
 C: 678.414.2530
 E: ashengrs@bellsouth.net

----- Forwarded Message -----

From: Chris Knight <chris@templar-dev.com>
To: ashengrs@bellsouth.net <ashengrs@bellsouth.net>
Sent: Thursday, June 22, 2023 at 01:14:31 PM EDT
Subject: FW: Foxtrail: CAD File

Interior Lots – Luca Plan

Main Street Lots – Rear loaded with fronts facing main street

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Attachment: Landon Model (3438 : 217 South Main Street - Townhome Variances)



ELEVATION 4 ELEVATION 13 ELEVATION 9 ELEVATION 12 ELEVATION 10 ELEVATION 8 ELEVATION 11



Georgia > Atlanta > Communities > Satterfield Townhomes > Home Plans > Landon

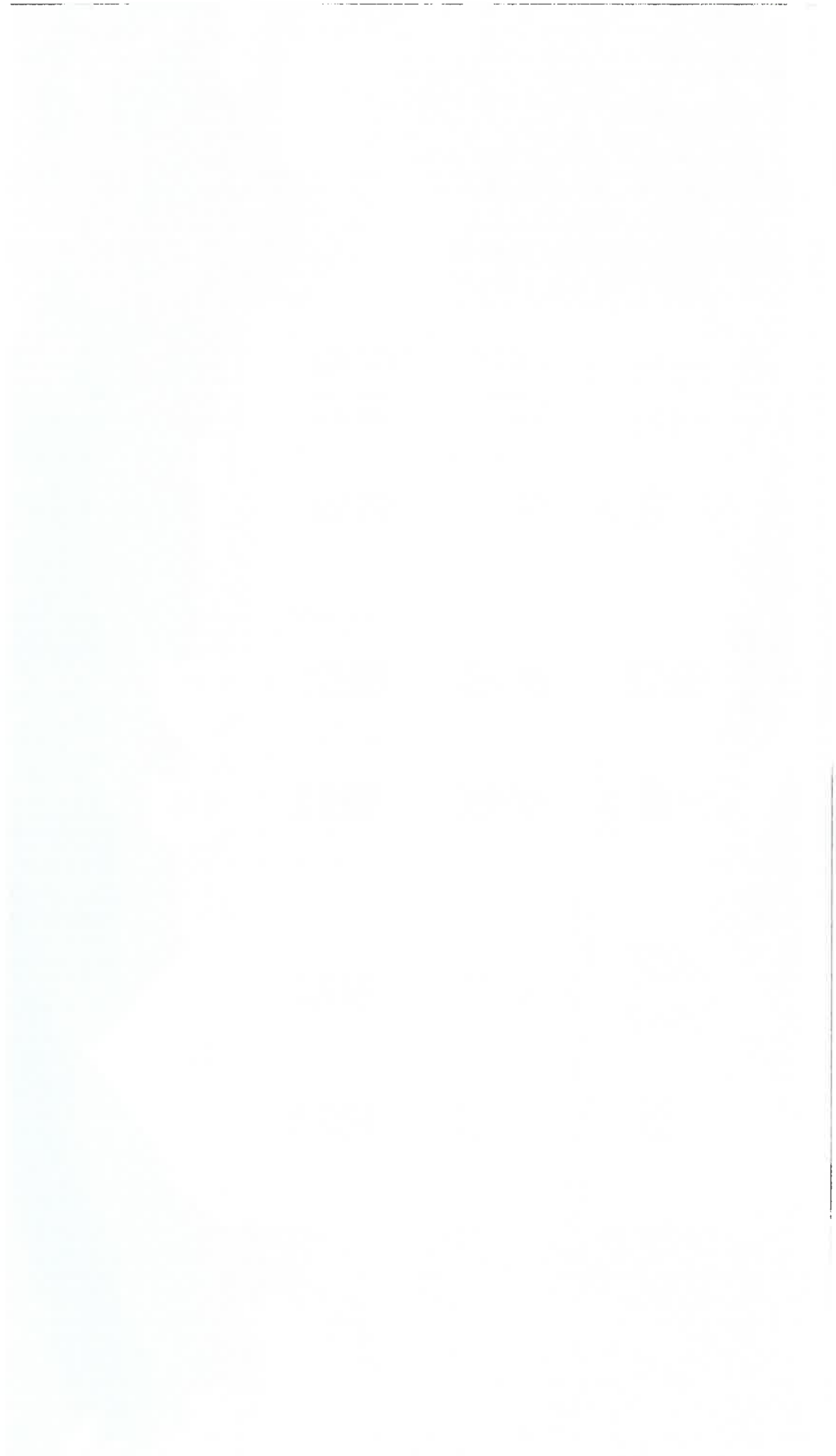
3 - 4 Beds

2.5 - 3.5 Baths

1,897 Sq. Ft.

2 Car Garage





REQUEST
INFO

REQUEST AN
APPOINTMENT

7 Qui

Floor Plan

Interactive Floor Plan

Overview & Photos

- Attached 2-car garage.
- Open concept kitchen with island opens to morning room and living room.
- Optional features available include a study, 4th bedroom, deck and fireplace.

Attachment: Landon Model (3438 : 217 South Main Street - Townhome Variances)

- Primary suite with generous walk-in closet, dual vanity, tile shower.
- Integrated deck.

Virtual Tour

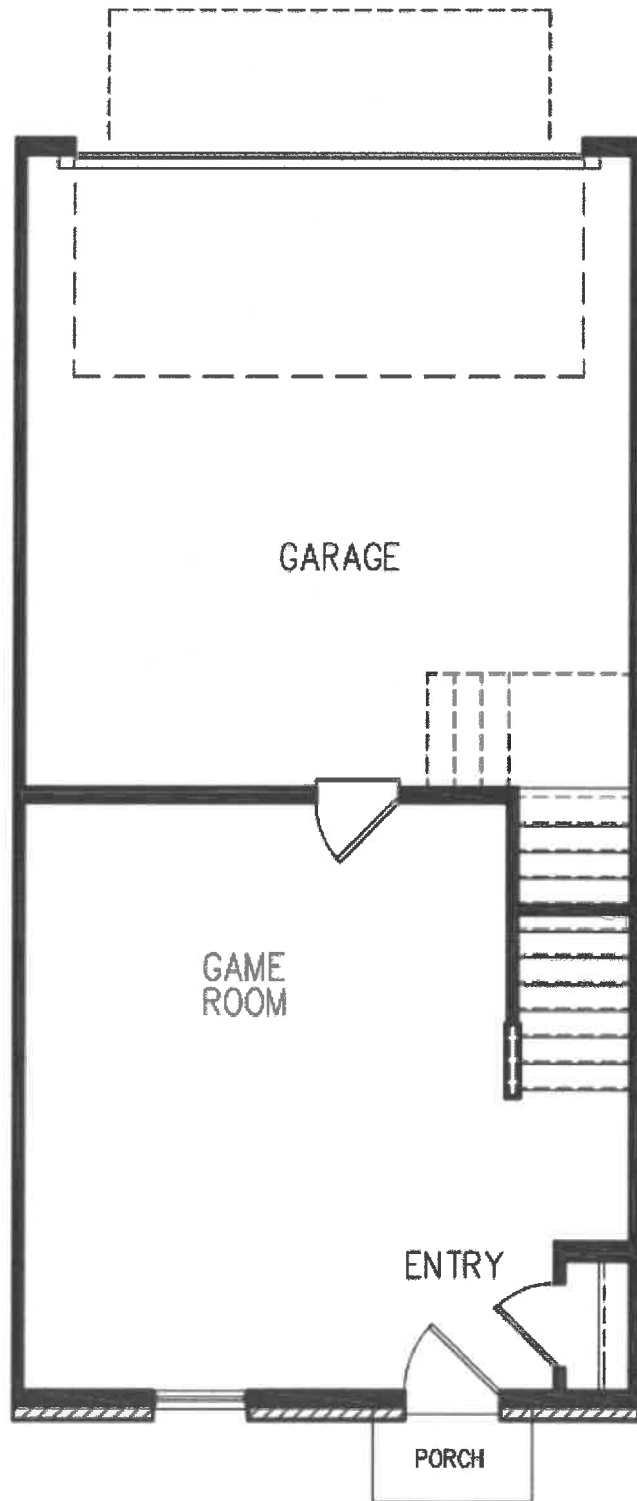


WE'RE HERE TO HELP

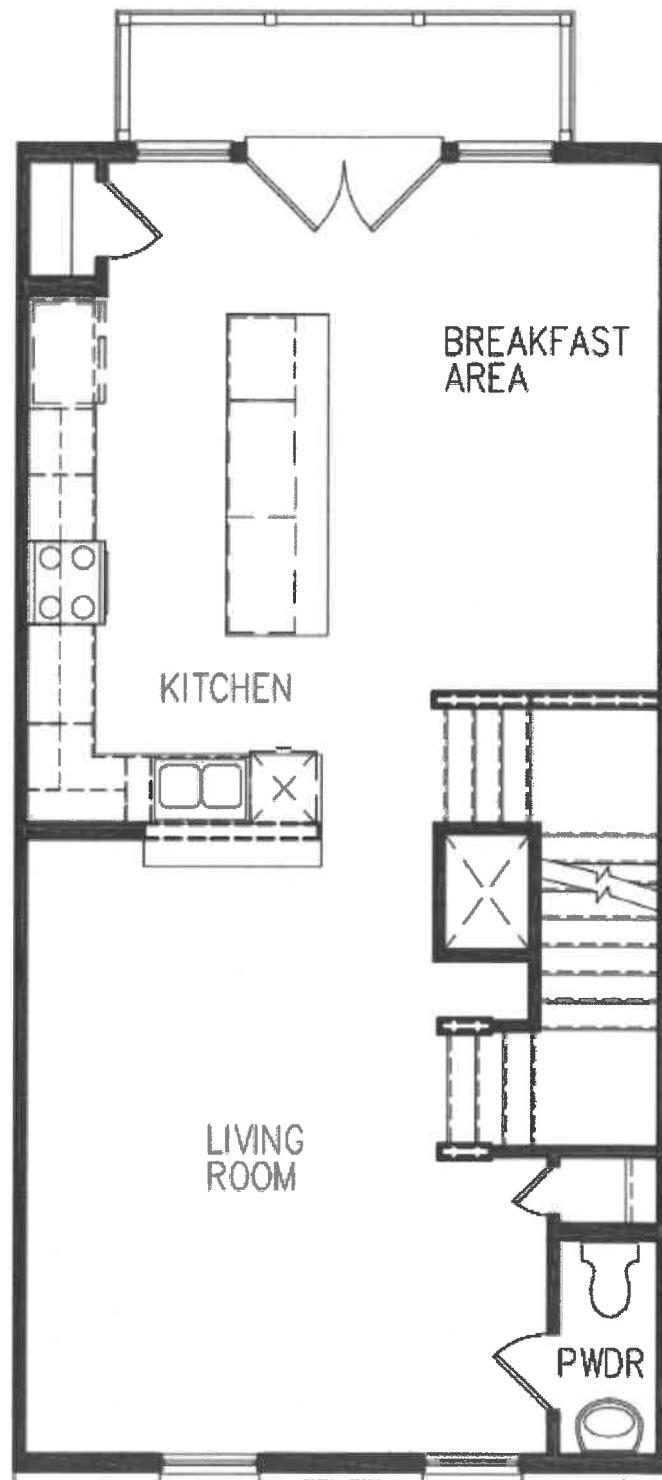
Just reach out via phone or email for quick answers to your questions.

Kimberly & Dorrie,
Online New Home Specialists
770.300.9918

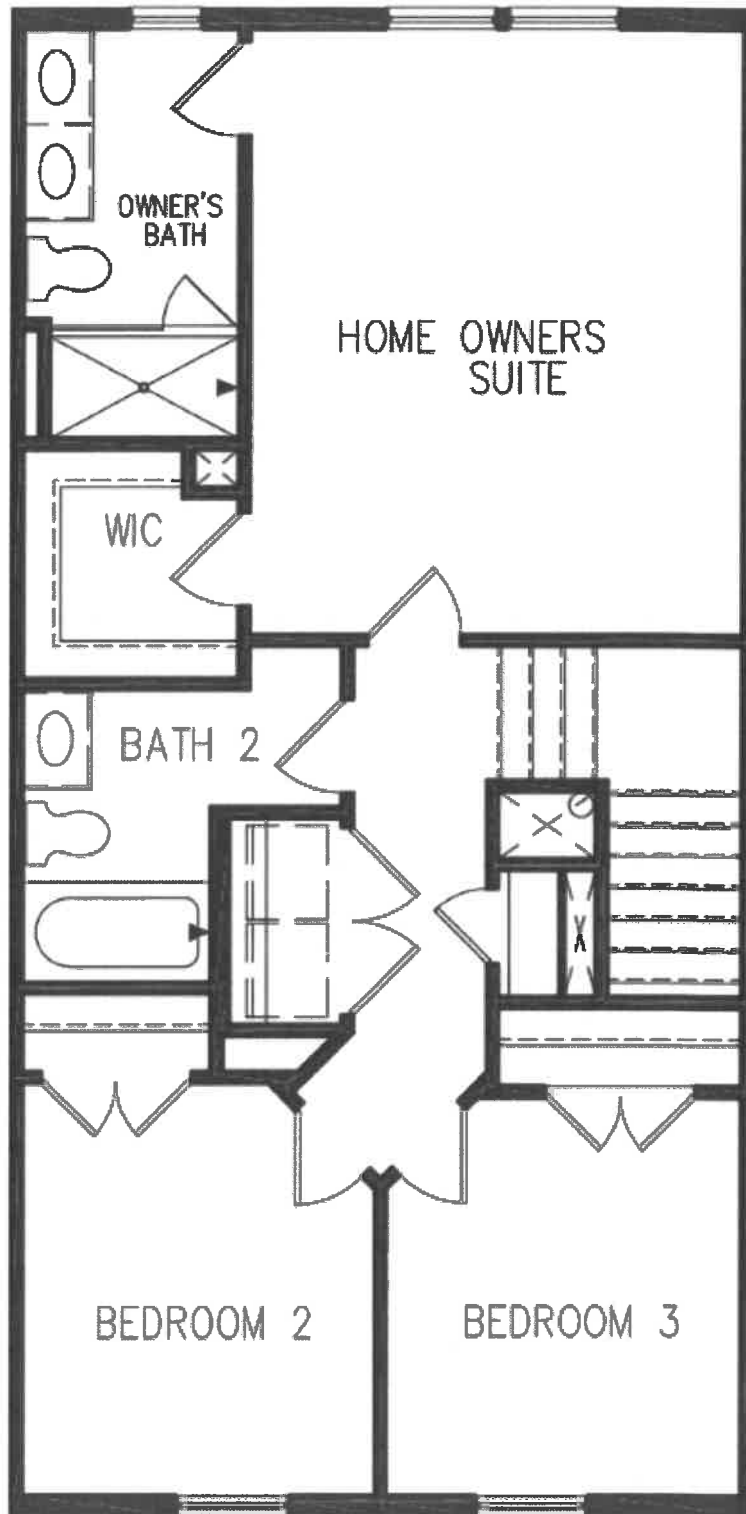
Email



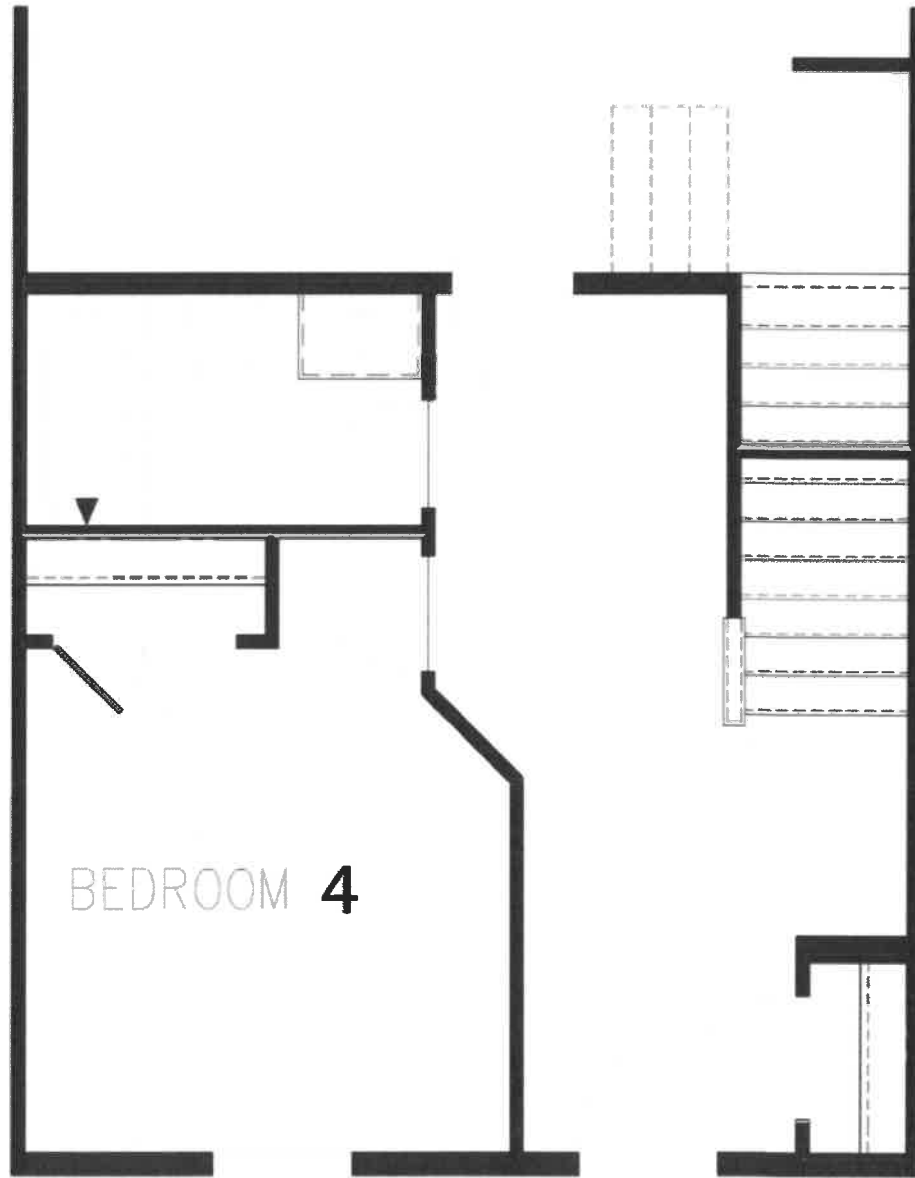
1ST FLOOR



2ND FLOOR



3RD FLOOR



OPTIONAL 4TH BEDROOM



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variance)



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variances)



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variances)



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Attachment: Interiors (3438 : 217 South Main Street - Townhome Variances)



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variances)



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variances)



Attachment: Interiors (3438 : 217 South Main Street - Townhome Variance)



Legal Notice

Public Hearing will be held by the Mayor and Council of the City of Jonesboro at 6:00 P.M. on July 10, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA, to consider a Variance application for various development standards for a townhome development, by Roderick Greer Turner III, Teresa T. Panitz, and Lisa C. Turner, property owners, and Templar Development, applicant, for property at 217 South Main Street (Parcel No. 05241D A001), Jonesboro, Georgia 30236. Mayor and Council will first discuss this item during their Work Session at 6:00 P.M. also on July 10, 2023, in the court chambers of the Jonesboro City Center, 1859 City Center Way, Jonesboro, GA.

David Allen
Community Development Director

Publish 6/21/23



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

at this location

217 South Main Street

A PUBLIC HEARING on this application will be held on July 10 .20 23, at 6 p.m.

1859 City Center Way

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

Date of Posting June 21 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: Templar Development / Jay Knight
160 Whitney Street
Fayetteville, Ga. 30214

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

Date: June 22, 2023

Re: Notification of Request for Variance – Townhomes, 217 South Main Street; Tax Map Parcel No. 05241D A001

Dear Applicant,

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

- Certain development standards for townhomes

A combined Work Session / Public Hearing has been scheduled for Monday, July 10, 2023 at 6:00 pm before the Jonesboro Mayor and City Council to consider the request as described above. 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

Traffic Impact Study

Foxtrail Residential Townhome Development
City of Jonesboro, Georgia

August 3, 2023

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING



Traffic Impact Study
Foxtrail Residential Townhome Development
City of Jonesboro, Georgia

study prepared for:

Templar Development
160 Whitney Street
Fayetteville, Georgia 30214

August 3, 2023



MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

858 Myrtle Street, NE
Atlanta, Georgia 30308
(678) 637-1763

e-mail: acamporatraffic@comcast.net

Summary

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road and the development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The following are the findings and recommendations of this study:

1. Existing traffic operations and delays are generally acceptable at both study intersections. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future.
3. US 19/41 is in the process of being widened in the vicinity from two through lanes to three through lanes per direction.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition. No mitigation is identified for the no-build condition.
5. The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.
6. The future analysis with the addition of the proposed townhomes' trips reveals modest increases in delays at the study intersections, but generally continued acceptable operations. The side street approach of South Avenue at South Main Street will drop to LOS E in the future build condition.
7. There has been discussion of restricting turn movements at one or both project accesses to right-in/right-out (RIRO). At the north access, prohibiting eastbound through trips from South Avenue into the project will eliminate the LOS E in the p.m. peak hour. However, it would result in undesirable alternative movements, including U-Turns, circuitous movements, and additional vehicle miles of travel on neighborhood roadways. See text on page 13 for a detailed discussion.
8. The City Code requires a northbound right turn lane to be added on South Main Street at each project access.
9. Should left turns be allowed from South Main Street at each project access, no southbound left turn lanes would be necessary.
10. One entering lane and one exiting lane should be provided at each project access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.
11. The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

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Introduction

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro, Georgia. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road, as shown in Figure 1. The development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road.

The purpose of this traffic impact study is to determine existing traffic operating conditions in the vicinity of the proposed development, project future traffic volumes, assess the impact of the subject development, then develop conclusions and recommendations to mitigate the project traffic impact and ensure safe and efficient existing and future traffic conditions in the vicinity of the project.

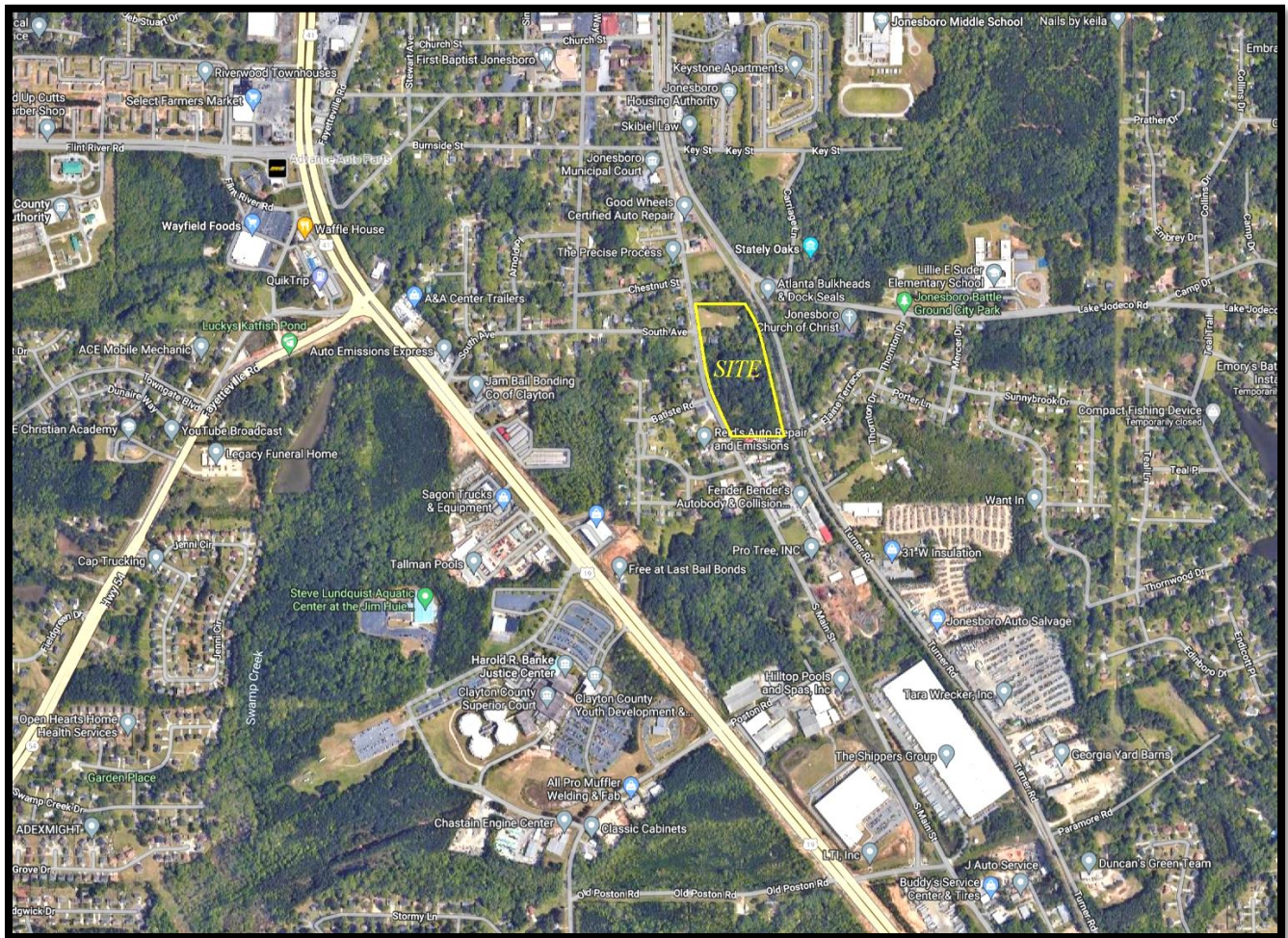


Figure 1 – Site Location Map

Existing Traffic Conditions

Existing traffic operating conditions in the vicinity of the proposed townhomes were assessed. The following is a description of existing transportation facilities, traffic volumes, and intersection operations.

Description of Existing Roadways

South Main Street is a north-south urban minor arterial that parallels railroad tracks and extends through downtown Jonesboro, passes the subject site, then continues to the south, terminating at US 19/41 at Iron Gate Boulevard. The road has one through lane in each direction and a rural cross-section in the vicinity of the site, with no shoulders and no curb-and gutter. The terrain is level to very gently rolling and the posted speed limit is 35 mph. In the vicinity of the site the road serves a mix of residential and commercial land uses. In 2022 the Georgia DOT recorded an Annual Average Daily Traffic (AADT) volume of 10,000 vehicles per day (vpd) on South Main Street just south of South Avenue.

South Avenue is a two lane local road that connects South Main Street to Tara Boulevard (US 19/41). The road is side street stop sign controlled at a T-intersection at each end. The road has two lanes, the terrain is level, and the posted speed limit is 25 mph. The road serves primarily residential land uses.

Batiste Park Road is a two lane local road with side street stop sign control at its T-intersection at South Main Street. The terrain is level, and the posted speed limit is 25 mph. The road serves primarily residential land uses.

Pedestrian, Bicycle, and Transit Accessibility

There is a sidewalk along the west side of South Main Street from Batiste Park Road to the north. There are no dedicated bicycle lanes along nearby roadways. MARTA bus service is available in downtown Jonesboro and along Tara Boulevard, both a modest walking distance from the proposed development.

Existing Traffic Volumes

Existing full turning movement peak hour traffic volume counts were collected at the following intersections in the vicinity of the site:

1. South Main Street at South Avenue
2. South Main Street at Batiste Park Road

The locations of the traffic counts are presented in Figure 2.



Figure 2 – Traffic Volume Count Locations

The counts were collected on Wednesday, July 26, 2023, from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m. Area schools were in recess for the summer on the day on which the counts were recorded. Therefore, monthly adjustment factors were applied to the counts. The adjustment factors were obtained from *Georgia's Traffic Monitoring Guide*, 2018, published by the Georgia DOT Office of Transportation Data. South Main Street is an urban minor arterial, which according to Table 7: Factor Groups (in the Georgia DOT report), is a functional classification of 4. South Avenue and Batiste Park Road are urban locals, which is a functional classification of 7. Table 4: 2016 Monthly Factors for July are 1.02 for classification 4 and 1.01 for classification 7. The monthly adjustment factors were applied, as appropriate, to the counted (July 2023) volumes to obtain the existing volumes at each location.

From the intersection turning movement count data, the highest four consecutive 15-minute interval volumes at each intersection, during each time period, were determined. These volumes, adjusted for July, make up the existing weekday a.m. and p.m. peak hour traffic volumes at each intersection and are shown in Figure 3. The raw count data is found in Appendix A.

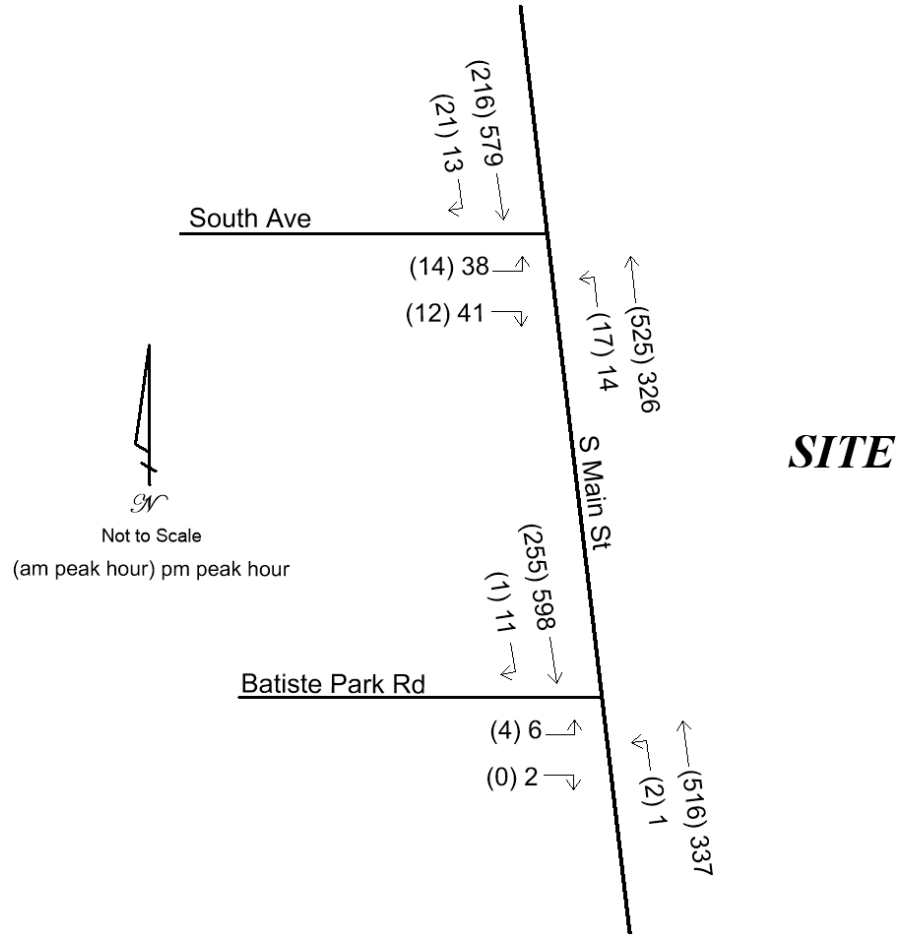


Figure 3 – Existing Weekday A.M. and P.M. Peak Hour Traffic Volumes

Existing Intersection Operations

Existing traffic operations were analyzed at the counted intersections using Synchro software, version 12, in accordance with the methodology presented in the Transportation Research Board's 2022 *Highway Capacity Manual* 7th Edition (*HCM 7*). This methodology is presented in Appendix B. The analysis was based on the existing volumes, lanes, and control. The results of the analysis are shown in Table 1. Computer printouts containing detailed results of the existing analysis are located in Appendix C. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 1 – Existing Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	0.8	A	2.3
northbound left turn	A	7.9	A	8.8
eastbound approach	B	14.3	C	20.3
2. South Main Street at Batiste Park Road (side street stop)	A	0.2	A	0.2
northbound left turn	A	7.8	A	8.8
eastbound approach	C	16.0	C	17.1

The existing analysis reveals acceptable operating conditions at the two study intersections. Therefore, no mitigation is identified for the existing condition.

No-Build Traffic Condition

A 2028 no-build condition was developed. This represents the traffic volumes, lanes, and control that will exist in the future at the anticipated date of the build-out of the Foxtrail Townhomes, but not including the project's trips. The purpose of the analysis of this condition is to isolate the traffic impacts of the proposed development from background growth in volumes and roadway improvements that are expected to occur in the area while the project is under construction.

No-Build Volumes

In order to develop no-build volumes, background growth factors were developed using historic Georgia DOT 24-hour traffic counts that were collected in this area for the years 2018 through 2022, as shown in Table 2.

Table 2 – Historic Georgia DOT Traffic Volume Counts and Annual Growth Rates

Year	S Main S of South	Annual Growth	S McDonough N of Turner	Annual Growth	US 19/41 N of Smith	Annual Growth
Station ID	063-1012		063-1176		063-1047	
2018	9,590		8,140		63,000	
2019	9,650	0.6%	8,200	0.7%	49,300	-21.7%
2020	8,900	-7.8%	7,560	-7.8%	45,400	-7.9%
2021	9,620	8.1%	8,170	8.1%	54,400	19.8%
2022	10,000	4.0%	7,730	-5.4%	56,700	4.2%
<i>avg growth</i>		<i>0.8%</i>		<i>-1.0%</i>		<i>-2.1%</i>

Growth in the area has fluctuated. All three count locations saw a decrease from 2019 to 2020, which is attributable to the COVID-19 pandemic. The following year saw strong growth at all locations, but most of that is attributable to a return to pre-pandemic levels. The latest year saw modest positive growth at two of the count locations but a decrease at one location. Overall, the count station closest to the project saw a small positive annual average of 0.8% while the other two count locations saw overall decreases. Based on the growth trends identified in Table 2, and taking the pandemic into consideration, a 2.0% annual growth factor was applied to the existing volumes when projecting the future no-build volumes. The existing traffic volumes were increased by the 2.0% annual growth factor, or 10.4%, to 2028. The results are the 2028 no-build traffic volumes that will be on the roadway network at buildout of the townhomes but not including the townhomes' trips.

Programmed Improvements

Programmed (scheduled and funded) and planned (anticipated) transportation infrastructure projects in the vicinity of the proposed development were researched. The following project was identified that could affect traffic patterns, volumes, or capacity:

Foxtrail Townhomes, City of Jonesboro
Traffic Impact Study

MARC R. ACAMPORA, PE, LLC
TRAFFIC ENGINEERING

Georgia DOT Project #722030 – This project consists of the widening and reconstruction of 3.32 miles of the US 19/41 existing 4-lane rural section into a 6-lane urban section. The project begins approximately 1,355 feet south of the Tara Road intersection just south of CR 504/ and ends before the intersection of SR 54 at US 19/41. The project lies entirely within Clayton County beginning approximately two miles north of Lovejoy and ending in Jonesboro. The project extends the existing 6-lane section from just south of SR 54 southward until Tara Road where the traffic volumes decrease by 15 percent. The project is under construction.

The 2028 no-build analysis assumes the same lanes and control as the existing analysis at the two South Main Street intersections.

No-Build Intersection Operations

The no-build condition includes the no-build traffic volumes added to the existing intersections with the current lanes and control. The 2028 volumes were entered into the Synchro model and the 2028 no-build traffic operations were analyzed at the study intersections. The results of the no-build analysis are shown in Table 3. Computer printouts containing detailed results of the no-build analysis are located in Appendix D. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 3 – No-Build Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	0.9	A	2.8
northbound left turn	A	8.0	A	9.0
eastbound approach	C	15.8	C	24.8
2. South Main Street at Batiste Park Road (side street stop)	A	0.2	A	0.2
northbound left turn	A	7.9	A	9.0
eastbound approach	C	17.4	C	19.1

The no-build analysis shows a slight deterioration in operations due to anticipated growth in this area, with operations generally comparable to the existing condition. Therefore, no mitigation is identified for the no-build condition.

Project Traffic Characteristics

This section describes the anticipated traffic characteristics of the proposed development, including a site description, how much traffic the project will generate, and where that traffic will travel.

Project Description

The development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The site plan is presented in Figure 4.

Trip Generation

Trip generation is an estimate of the number of entering and exiting vehicular trips that will be generated by the proposed development. The volume of traffic that will be generated by the townhomes was calculated using the equations in the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* (the current edition). ITE Land Use 215 – Single Family Attached Housing was chosen as representative of the project. The trip generation is summarized in Table 4.

Table 4 – Proposed Townhomes Trip Generation

Land Use	ITE Code	Size	A.M. Peak Hour			P.M. Peak Hour			24-Hour		
			In	Out	2-Way	In	Out	2-Way	In	Out	2-Way
Townhomes	215	90 homes	10	31	41	30	20	50	318	318	636

The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.

Trip Distribution and Assignment

The trip distribution percentages indicate what proportion of the project's trips will travel to and from various directions. The trip distribution percentages for the townhomes were developed based on the locations and proximity of likely trip origins and destinations including regional employment centers, retail and offices in the area, nearby schools, other regional trip attractors, and the major routes of travel in the area, most notably US 19/41.

The new project trips, shown in Table 4, were assigned to the roadway network based on the distribution percentages. The assignment of trips by turning movement will be affected by any turn movement restrictions imposed at each project access. The site plan shows the southern access to be restricted to right-in/right-out (RIRO) and the northern access to allow full turn movements. Discussions with the City indicate that the northern access may also be designed as RIRO. Prohibiting left turns in and out at both accesses will create undesirable U-

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3438 : 217 South Main Street - Townhome Variances)



Packet Pg. 215

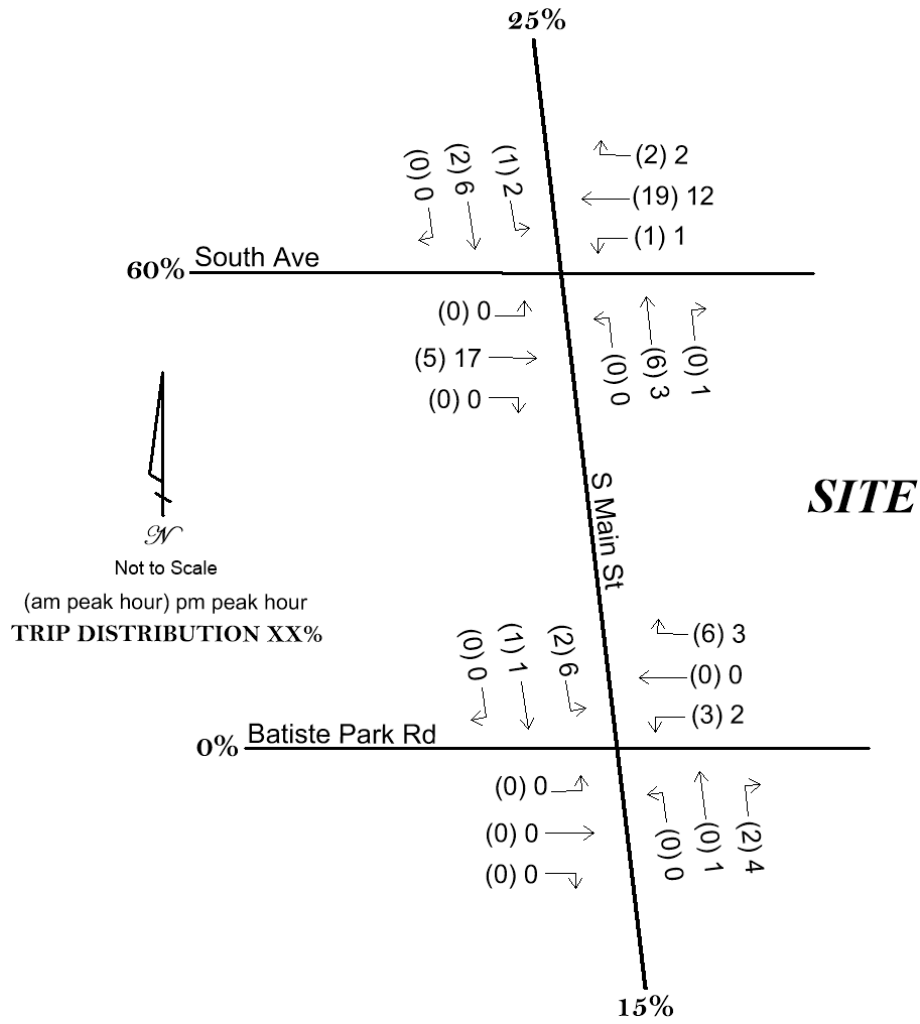


Figure 5 – Weekday A.M. and P.M. Peak Hour Project Trips and Distribution Percentages

Future Traffic Condition

The future volumes consist of the no-build volumes plus the trips that will be generated by the proposed townhomes. The future volumes are shown in Figure 6.

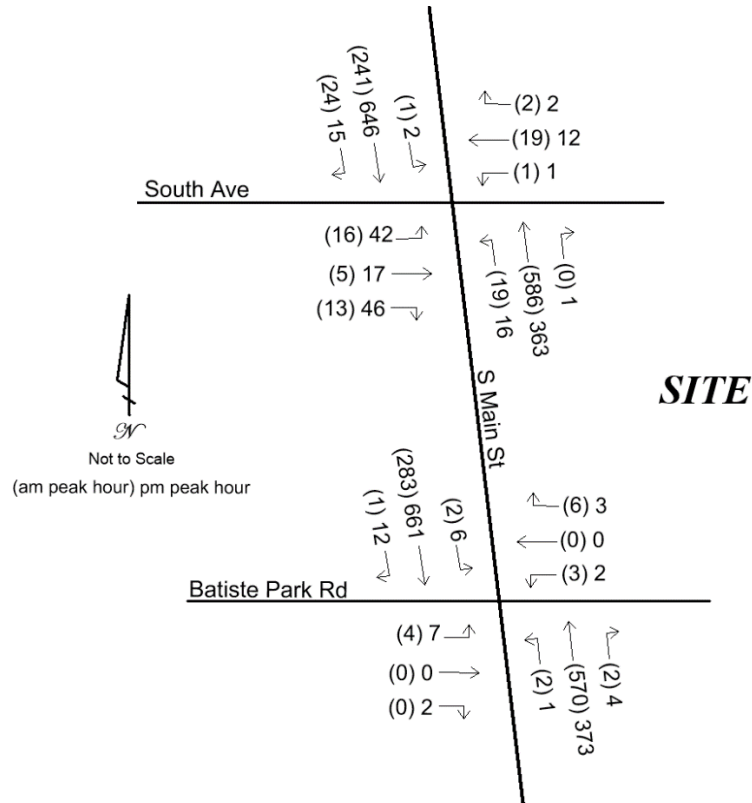


Figure 6 – Future Weekday A.M. and P.M. Peak Hour Volumes

Auxiliary Lane Requirements at Project Accesses

The City of Jonesboro Code of Ordinances, Chapter 44 – Land Development, Article IV – Subdivisions and Land Development, Table 2 – Plat and Plan Requirements lists “decel lane” as a requirement. Therefore, a northbound right turn lane is required by Code on South Main Street at each project access. This requirements applies whether the accesses are configured to allow full movements or RIRO.

The Code does not provide an engineering standard to determine the need for left turn lanes. Should one or both project accesses be restricted to RIRO, then no left turn lane would be needed at that access. However, should entering left turns be permitted, in order to make the determination for the need for a southbound left turn lane at each project accesses on South Main Street, the Georgia DOT standards for determining the need for these auxiliary lanes, as set forth in their *Regulations for Driveway and Encroachment Control* (Driveway Manual), revision 5.4 dated 2/10/2023, were reviewed. The left turn lane analysis was based on *Driveway Manual* Table 4-7a, Minimum Volumes Requiring Left Turn Lanes, which is shown below as Table 5.

Table 5 – Georgia DOT Left Turn Lane Standards

LEFT TURN REQUIREMENTS-FULL CONSTRUCTION				
Posted Speed	2 Lane Routes		More than 2 Lanes on Main Road	
	ADT		ADT	
	<6000	>=6000	<10000	>=10000
35 MPH or Less	300 LTV a day	200 LTV a day	400 LTV a day	300 LTV a day
40 to 50 MPH	250 LTV a day	175 LTV a day	325 LTV a day	250 LTV a day
>= 55 MPH	200 LTV a day	150 LTV a day	250 LTV a day	200 LTV a day

Table 4-7a Minimum Volumes Requiring Left Turn Lanes

The 2022 AADT on South Main Street was 10,000 vpd which is above the 6,000 vpd threshold for a two lane road. For a two lane road with an AADT greater than 6,000 vpd and a posted speed limit of 35 mph, the left turn volume above which a left turn lane is required is 200 left turn vehicles (LTV) per day. The projected LTV at the north access is 32 LTV and at the south access it is 48 LTV. These left turn volumes are both well below the 200 LTV threshold and, therefore no southbound left turn lane is required on South Main Street at either project access, should left turns be permitted at both accesses.

One entering lane and one exiting lane should be provided at each access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

Future Intersection Operations

An operational analysis was performed for the anticipated future project build-out at the study intersections including the project accesses. Table 6 presents the results of the future analysis. Computer printouts containing detailed results of the future analysis are located in Appendix E. Levels of service and delays are provided for each overall intersection and for each controlled approach or movement. Locations that operate unacceptably (LOS E or LOS F) are presented in bold type.

Table 6 – Future Intersection Operations

Intersection / Approach	A.M. Peak Hour		P.M. Peak Hour	
	LOS	Delay (s/veh)	LOS	Delay (s/veh)
1. South Main Street at South Avenue (side street stop)	A	1.7	A	5.9
northbound left turn	A	8.0	A	9.1
southbound left turn (entering project)	A	8.7	A	8.1
eastbound approach	C	20.6	E	44.7
westbound approach (exiting project)	C	21.3	C	23.7
2. South Main Street at Batiste Park Road (side street stop)	A	0.4	A	0.4
northbound left turn	A	7.9	A	9.0
southbound left turn (entering project)	A	8.7	A	8.1
eastbound approach	C	20.3	C	22.8
westbound approach (exiting project)	B	15.0	C	19.0

The future analysis with the addition of the proposed townhomes' trips reveals continued acceptable traffic operations and delays at most locations. The eastbound approach of South Avenue at South Main Street will drop to LOS E in the p.m. peak hour. At this intersection, because the side street failing delay is LOS E (and not LOS F) and only for one approach during one time period, a change in control is not recommended based on the delay calculations.

As noted above, turn restrictions may be placed on one or both of the project accesses, making them RIRO. It is noted that both exiting approaches from the Foxtrail project will operate acceptably with full turning movements allowed. Prohibiting east-west through movements between South Avenue and the north project access, across South Main Street, would reduce the eastbound delay and eliminate the LOS E. However, those vehicles will still need to find a route between the project and US 19/41 and turn movement restrictions can be expected to result in U-Turns, circuitous trips, and additional vehicle miles of travel in the neighborhood, as discussed below:

With RIRO constraints at both accesses, exiting trips from the project to US 19/41 would turn right from the south access then turn left at South Avenue, shifting the delay created by the project's trips from within the site to the northbound traffic on South Main Street. Trips to US 19/41 from the north access would exit turning right, then turn left at Chestnut Street, then use Cloud Street to South Avenue. This again shifts delay from within the site to northbound South Main Street and adds more travel distance through the neighborhood. Inbound trips from US 19/41, instead of traveling straight across South Main Street into the project, would be forced to turn right from South Avenue at South Main Street, then make their way into the site. However, they could not then turn left into the south project access because that would be RIRO too. So they would pass the site, find an opportunity to U-Turn, then travel back north to turn right into the site. This adds additional vehicle miles of circuitous travel and undesirable U-Turns. It is possible that a few trips between the project and US 19/41 would find alternate routes and traffic calming could be added to South Avenue to deter "through" traffic. This would impede other through trips and neighborhood trips, as well. However, because South Avenue is the logical direct connection between South Main Street and US 19/41, that will be the preferred path, even with the RIRO

restrictions. The consequences of the RIRO restrictions may be more undesirable than allowing the full movement operations at each project access. No additional mitigation, other than the northbound right turn lanes required by Code at the project accesses, is identified as a consequence of the proposed townhomes.

The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

Conclusions and Recommendations

This study assesses the traffic impact of a proposed residential townhome development in the City of Jonesboro. The site is located along the east side of South Main Street at South Avenue and Batiste Park Road and the development will consist of 90 attached residential townhomes. The project will be served by two vehicular accesses on South Main Street, one aligning with South Avenue and one aligning with Batiste Park Road. The following are the findings and recommendations of this study:

1. Existing traffic operations and delays are generally acceptable at both study intersections. Therefore, no mitigation is identified for the existing condition.
2. Traffic volume growth near the project has been generally positive and modest and this is expected to continue into the future.
3. US 19/41 is in the process of being widened in the vicinity from two through lanes to three through lanes per direction.
4. With the growth in background traffic volumes, delays will increase moderately in the no-build condition. No mitigation is identified for the no-build condition.
5. The proposed townhomes will generate 41 trips in the morning peak hour, 50 trips in the evening peak hour, and 636 daily trips.
6. The future analysis with the addition of the proposed townhomes' trips reveals modest increases in delays at the study intersections, but generally continued acceptable operations. The side street approach of South Avenue at South Main Street will drop to LOS E in the future build condition.
7. There has been discussion of restricting turn movements at one or both project accesses to right-in/right-out (RIRO). At the north access, prohibiting eastbound through trips from South Avenue into the project will eliminate the LOS E in the p.m. peak hour. However, it would result in undesirable alternative movements, including U-Turns, circuitous movements, and additional vehicle miles of travel on neighborhood roadways. See text on page 13 for a detailed discussion.
8. The City Code requires a northbound right turn lane to be added on South Main Street at each project access.
9. Should left turns be allowed from South Main Street at each project access, no southbound left turn lanes would be necessary.
10. One entering lane and one exiting lane should be provided at each project access. Each exiting approach should be controlled by side street stop sign and accompanying stop bar.

11. The project civil/site engineer should comply with all applicable design standards at the project accesses and internal roadways, including sight distances, turn lane storage and taper lengths, turn radii, driveway spacing, driveway widths, islands, angles with the adjacent roadways, and grades.

Appendix A

Traffic Count Data and Volume Worksheets

Foxtrail Townhomes Traffic Impact Study
City of Jonesboro, Georgia

July 2023

Intersection: 1. South Main Street at South Avenue / Foxtrail Townhomes North Access

Weekday A.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound South Avenue				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 7:00-8:00)	17	515		532		212	21	233	14		12	26			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	17	525		543		216	21	238	14		12	26			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	19	580		599		239	24	262	16		13	29			
Proposed Foxtrail Townhomes Trips	0	6	0	6	1	2	0	3	0	5	0	5	1	19	2
2028 Build Volumes	19	586	0	605	1	241	24	265	16	5	13	34	1	19	2

Weekday P.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound South Avenue				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 4:45-5:45)	14	320		334		568	13	581	38		41	79			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	14	326		341		579	13	593	38		41	80			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	16	360		376		640	15	654	42		46	88			
Proposed Foxtrail Townhomes Trips	0	3	1	4	2	6	0	8	0	17	0	17	1	12	2
2028 Build Volumes	16	363	1	380	2	646	15	662	42	17	46	105	1	12	2

MARC R. ACAMPORA, PE,

Foxtrail Townhomes Traffic Impact Study
City of Jonesboro, Georgia

July 2023

Intersection: 2. South Main Street at Batiste Park Road / Foxtrail Townhomes South Access

Weekday A.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Batiste Park Road				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 7:15-8:15)	2	506		508		250	1	251	4		0	4			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	2	516		518		255	1	256	4		0	4			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	2	570		572		282	1	283	4		0	4			
Proposed Foxtrail Townhomes Trips	0	0	2	2	2	1	0	3	0	0	0	0	3	0	6
2028 Build Volumes	2	570	2	574	2	283	1	286	4	0	0	4	3	0	6

Weekday P.M. Peak Hour	Northbound South Main Street				Southbound South Main Street				Eastbound Batiste Park Road				Westbound Foxtrail Access		
	L	T	R	Tot	L	T	R	Tot	L	T	R	Tot	L	T	R
Counted Volumes (Wednesday, July 26, 2023 4:45-5:45)	1	330		331		586	11	597	6		2	8			
July Monthly Adjustment Factor	1.02	1.02				1.02	1.02		1.01		1.01				
Adjusted Existing Volumes	1	337		338		598	11	609	6		2	8			
Annual Background Growth to 2028	10.4%	10.4%				10.4%	10.4%		10.4%		10.4%				
2028 No-Build Volumes	1	372		373		660	12	672	7		2	9			
Proposed Foxtrail Townhomes Trips	0	1	4	5	6	1	0	7	0	0	0	0	2	0	3
2028 Build Volumes	1	373	4	378	6	661	12	679	7	0	2	9	2	0	3

MARC R. ACAMPORA, PE,

Reliable Traffic Data Services, LLC

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13.2.m

TMC Data
S Main St @ South Ave
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2023
Page No : 1

Groups Printed- Cars, Buses and Trucks

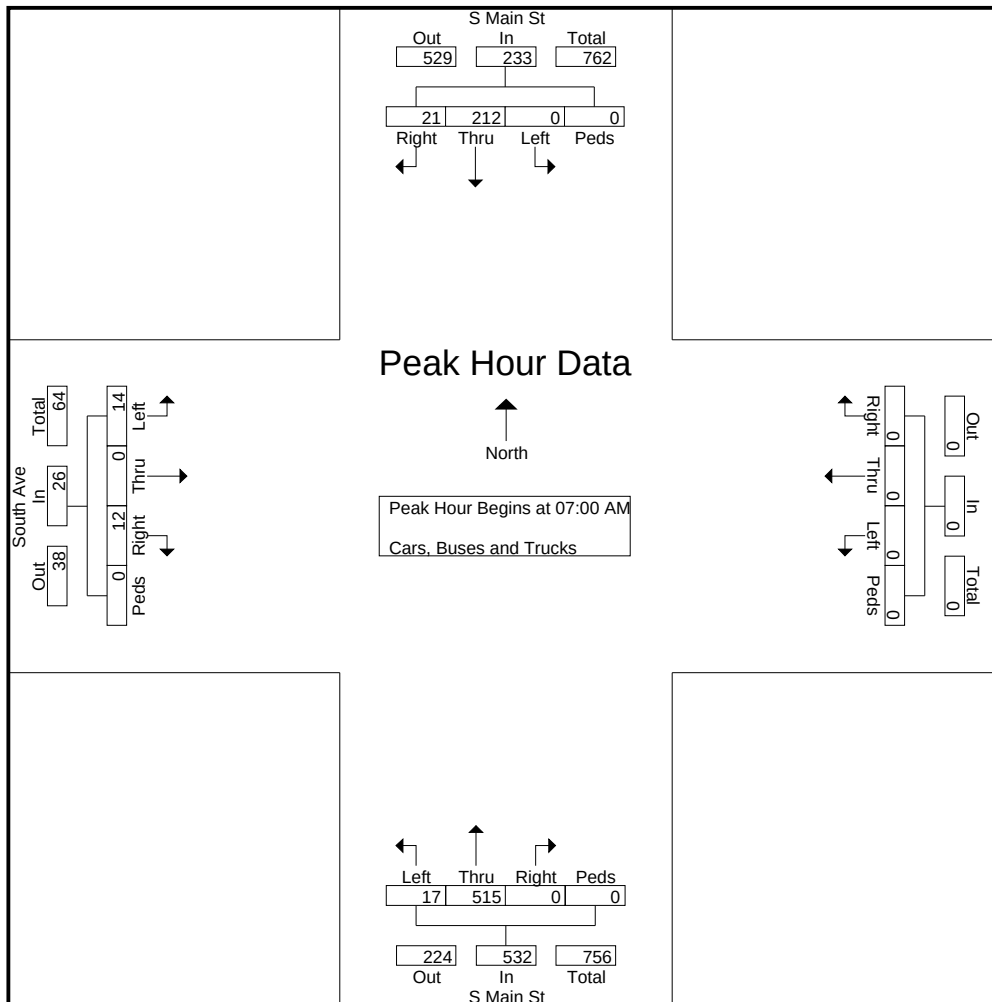
	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
07:00 AM	5	126	0	0	131	0	31	2	0	33	4	0	0	0	4	0	0	0	0	0	10
07:15 AM	5	128	0	0	133	0	60	3	0	63	2	0	4	0	6	0	0	0	0	0	20
07:30 AM	2	127	0	0	129	0	54	7	0	61	1	0	5	0	6	0	0	0	0	0	19
07:45 AM	5	134	0	0	139	0	67	9	0	76	7	0	3	0	10	0	0	0	0	0	20
Total	17	515	0	0	532	0	212	21	0	233	14	0	12	0	26	0	0	0	0	0	70
08:00 AM	3	102	0	0	105	0	51	6	0	57	0	0	4	0	4	0	0	0	0	0	10
08:15 AM	6	97	0	0	103	0	57	6	0	63	1	0	6	0	7	0	0	0	0	0	19
08:30 AM	2	109	0	0	111	0	64	9	0	73	4	0	4	0	8	0	0	0	0	0	19
08:45 AM	3	85	0	0	88	0	59	6	0	65	3	0	2	0	5	0	0	0	0	0	19
Total	14	393	0	0	407	0	231	27	0	258	8	0	16	0	24	0	0	0	0	0	60
*** BREAK ***																					
04:00 PM	3	98	0	0	101	0	142	7	0	149	7	0	7	0	14	0	0	0	0	0	20
04:15 PM	1	82	0	0	83	0	153	5	0	158	9	0	8	0	17	0	0	0	0	0	20
04:30 PM	5	73	0	0	78	0	129	3	0	132	8	0	9	0	17	0	0	0	0	0	20
04:45 PM	5	68	0	0	73	0	143	4	0	147	10	0	11	0	21	0	0	0	0	0	20
Total	14	321	0	0	335	0	567	19	0	586	34	0	35	0	69	0	0	0	0	0	90
05:00 PM	5	86	0	0	91	0	140	3	0	143	15	0	14	0	29	0	0	0	0	0	20
05:15 PM	1	82	0	0	83	0	136	3	0	139	10	0	9	0	19	0	0	0	0	0	20
05:30 PM	3	84	0	0	87	0	149	3	0	152	3	0	7	0	10	0	0	0	0	0	20
05:45 PM	3	88	0	0	91	0	123	0	0	123	6	0	5	0	11	0	0	0	0	0	20
Total	12	340	0	0	352	0	548	9	0	557	34	0	35	0	69	0	0	0	0	0	90
Grand Total	57	1569	0	0	1626	0	1558	76	0	1634	90	0	98	0	188	0	0	0	0	0	340
Apprch %	3.5	96.5	0	0		0	95.3	4.7	0		47.9	0	52.1	0		0	0	0	0		
Total %	1.7	45.5	0	0	47.2	0	45.2	2.2	0	47.4	2.6	0	2.8	0	5.5	0	0	0	0		

Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3438 : 217 South Main Street - Townhome Variances)

TMC Data
S Main St @ South Ave
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2020
Page No : 2

	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:00 AM																					
07:00 AM	5	126	0	0	131	0	31	2	0	33	4	0	0	0	4	0	0	0	0	0	14
07:15 AM	5	128	0	0	133	0	60	3	0	63	2	0	4	0	6	0	0	0	0	0	26
07:30 AM	2	127	0	0	129	0	54	7	0	61	1	0	5	0	6	0	0	0	0	0	16
07:45 AM	5	134	0	0	139	0	67	9	0	76	7	0	3	0	10	0	0	0	0	0	27
Total Volume	17	515	0	0	532	0	212	21	0	233	14	0	12	0	26	0	0	0	0	0	76
% App. Total	96.8										53.8					46.2					
PHF	.850	.961	.000	.000	.957	.000	.791	.583	.000	.766	.500	.000	.600	.000	.650	.000	.000	.000	.000	.000	.875



Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3438 : 217 South Main Street - Townhome Variances)

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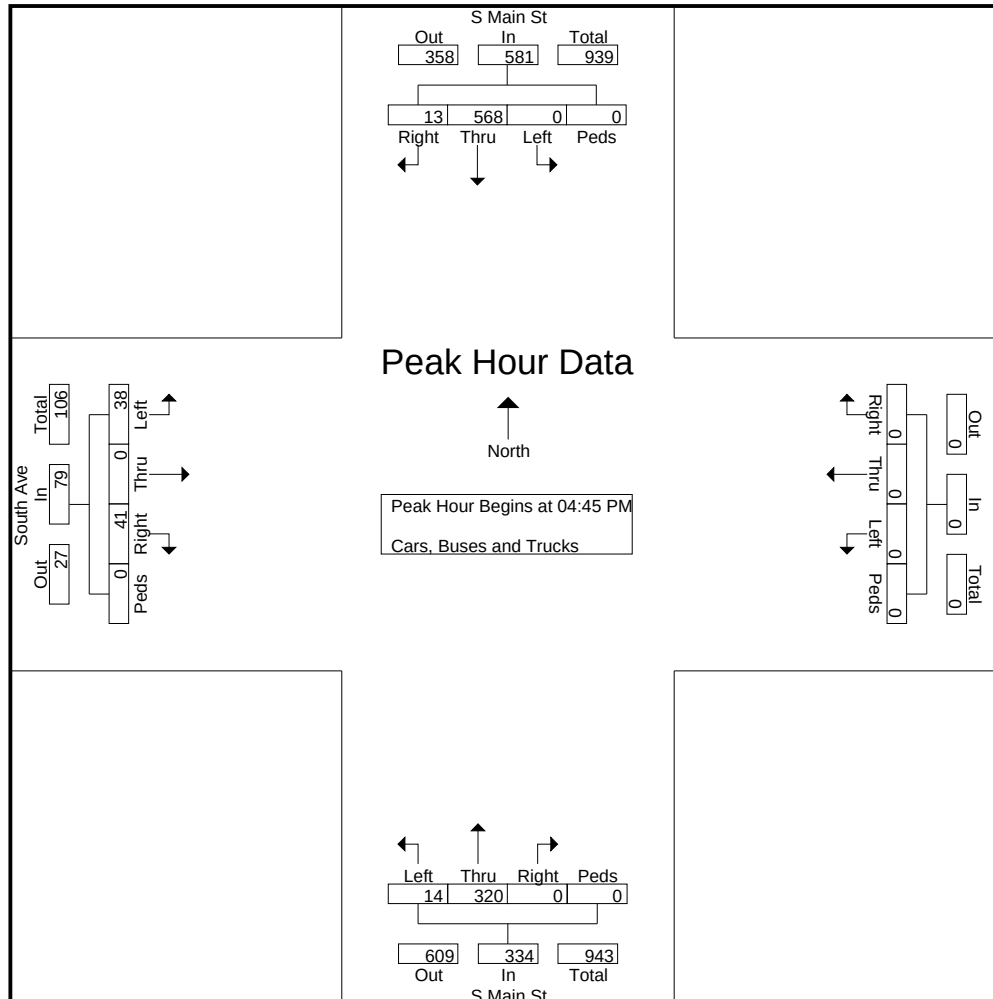
Tel: (770) 578-8158 | Fax: (770) 578-8159

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TMC Data
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7-9 AM | 4-6 PM

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	S Main St Northbound					S Main St Southbound					South Ave Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	5	68	0	0	73	0	143	4	0	147	10	0	11	0	21	0	0	0	0	0	2.4
05:00 PM	5	86	0	0	91	0	140	3	0	143	15	0	14	0	29	0	0	0	0	0	2.4
05:15 PM	1	82	0	0	83	0	136	3	0	139	10	0	9	0	19	0	0	0	0	0	2.4
05:30 PM	3	84	0	0	87	0	149	3	0	152	3	0	7	0	10	0	0	0	0	0	2.4
Total Volume	14	320	0	0	334	0	568	13	0	581	38	0	41	0	79	0	0	0	0	0	9.6
% App. Total		95.8					97.8				48.1		51.9								
PHF	.700	.930	.000	.000	.918	.000	.953	.813	.000	.956	.633	.000	.732	.000	.681	.000	.000	.000	.000	.000	.9.6



Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3438 : 217 South Main Street - Townhome Variances)

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13.2.m

TMC Data
S Main St @ Batiste Park Rd
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/20
Page No : 1

Groups Printed- Cars, Buses and Trucks

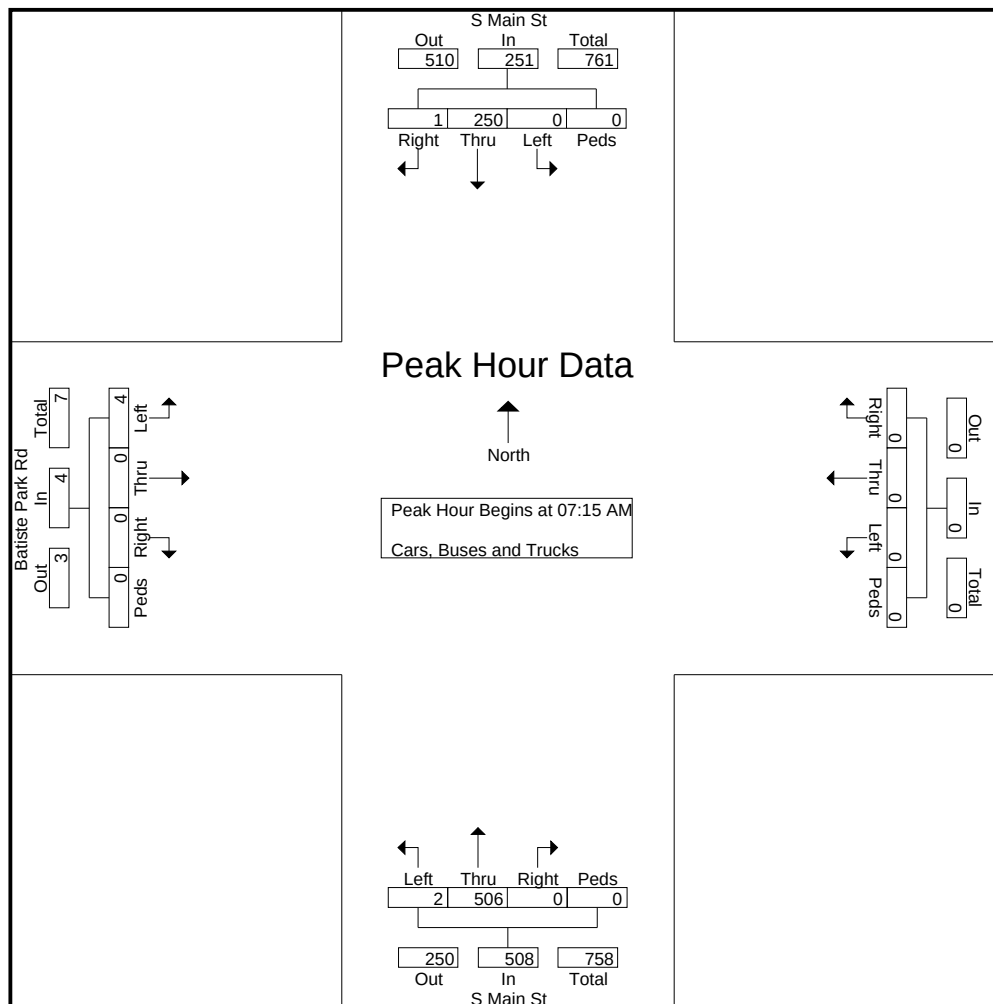
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Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
07:00 AM	0	129	0	0	129	0	30	0	0	30	2	0	0	0	2	0	0	0	0	0	10
07:15 AM	0	135	0	0	135	0	66	0	0	66	0	0	0	0	0	0	0	0	0	0	20
07:30 AM	1	127	0	0	128	0	60	1	0	61	2	0	0	0	2	0	0	0	0	0	15
07:45 AM	0	137	0	0	137	0	68	0	0	68	1	0	0	0	1	0	0	0	0	0	20
Total	1	528	0	0	529	0	224	1	0	225	5	0	0	0	5	0	0	0	0	0	75
08:00 AM	1	107	0	0	108	0	56	0	0	56	1	0	0	0	1	0	0	0	0	0	10
08:15 AM	1	102	0	0	103	0	57	1	0	58	0	0	1	0	1	0	0	0	0	0	10
08:30 AM	0	107	0	0	107	0	71	1	0	72	2	0	0	0	2	0	0	0	0	0	15
08:45 AM	0	88	0	0	88	0	58	2	0	60	0	0	1	0	1	0	0	0	0	0	15
Total	2	404	0	0	406	0	242	4	0	246	3	0	2	0	5	0	0	0	0	0	60
*** BREAK ***																					
04:00 PM	1	96	0	0	97	0	153	0	0	153	2	0	0	0	2	0	0	0	0	0	20
04:15 PM	0	82	0	0	82	0	156	3	0	159	1	0	0	0	1	0	0	0	0	0	20
04:30 PM	0	79	0	0	79	0	130	2	0	132	1	0	0	0	1	0	0	0	0	0	20
04:45 PM	0	74	0	0	74	0	143	5	0	148	1	0	1	0	2	0	0	0	0	0	20
Total	1	331	0	0	332	0	582	10	0	592	5	0	1	0	6	0	0	0	0	0	90
05:00 PM	1	85	0	0	86	0	146	5	0	151	3	0	0	0	3	0	0	0	0	0	20
05:15 PM	0	82	0	0	82	0	144	1	0	145	2	0	1	0	3	0	0	0	0	0	20
05:30 PM	0	89	0	0	89	0	153	0	0	153	0	0	0	0	0	0	0	0	0	0	20
05:45 PM	0	92	0	0	92	0	125	2	0	127	2	0	0	0	2	0	0	0	0	0	20
Total	1	348	0	0	349	0	568	8	0	576	7	0	1	0	8	0	0	0	0	0	90
Grand Total	5	1611	0	0	1616	0	1616	23	0	1639	20	0	4	0	24	0	0	0	0	0	320
Apprch %	0.3	99.7	0	0		0	98.6	1.4	0		83.3	0	16.7	0		0	0	0	0		
Total %	0.2	49.1	0	0	49.3	0	49.3	0.7	0	50	0.6	0	0.1	0	0.7	0	0	0	0	0	

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Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2020
Page No : 2

	S Main St Northbound					S Main St Southbound					Batiste Park Rd Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 07:00 AM to 08:45 AM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 07:15 AM																					
07:15 AM	0	135	0	0	135	0	66	0	0	66	0	0	0	0	0	0	0	0	0	0	201
07:30 AM	1	127	0	0	128	0	60	1	0	61	2	0	0	0	2	0	0	0	0	0	19
07:45 AM	0	137	0	0	137	0	68	0	0	68	1	0	0	0	1	0	0	0	0	0	201
08:00 AM	1	107	0	0	108	0	56	0	0	56	1	0	0	0	1	0	0	0	0	0	19
Total Volume	2	506	0	0	508	0	250	1	0	251	4	0	0	0	4	0	0	0	0	0	7
% App. Total	99.6					99.6															
PHF	.500	.923	.000	.000	.927	.000	.919	.250	.000	.923	.500	.000	.000	.000	.500	.000	.000	.000	.000	.000	.927



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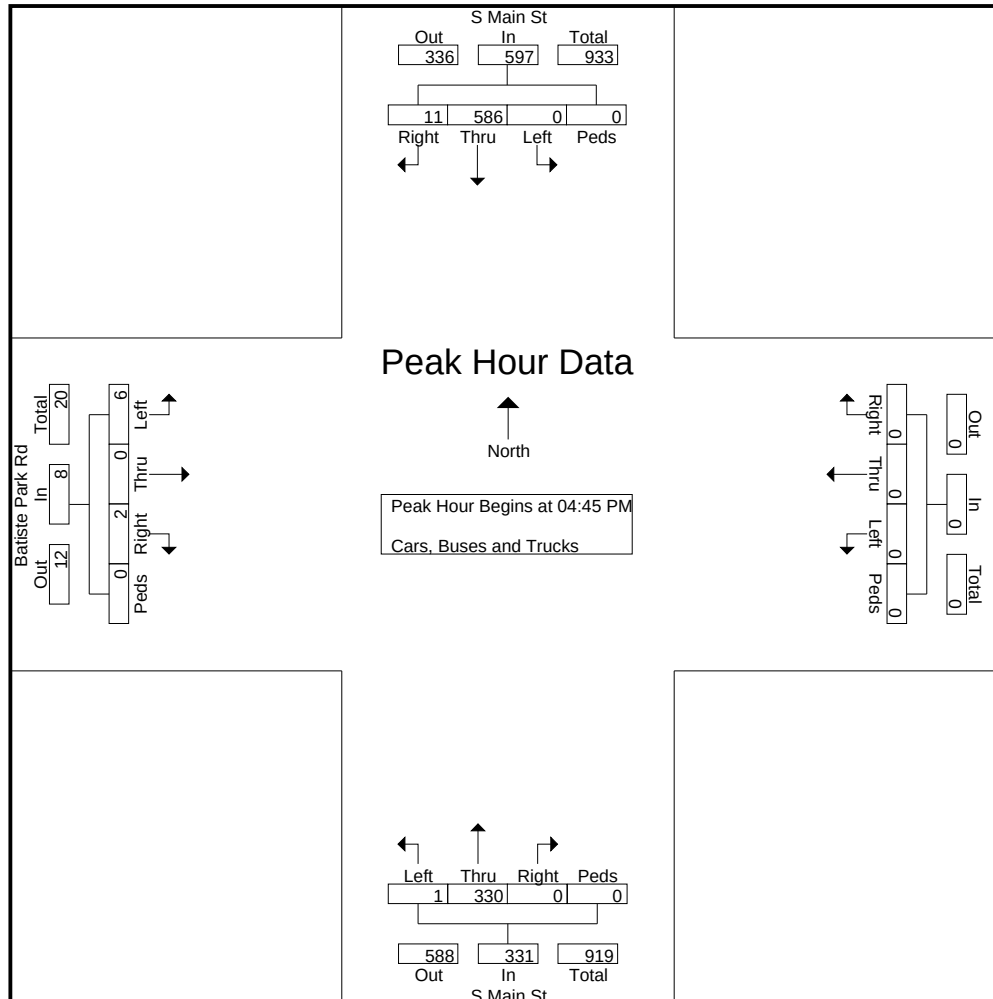
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13.2.m

TMC Data
S Main St @ Batiste Park Rd
Jonesboro, GA
7-9 AM | 4-6 PM

File Name : 480200
Site Code : 480200
Start Date : 7/26/2020
Page No : 3

	S Main St Northbound					S Main St Southbound					Batiste Park Rd Eastbound					Westbound					
Start Time	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Left	Thru	Right	Peds	App. Total	Int. T
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1																					
Peak Hour for Entire Intersection Begins at 04:45 PM																					
04:45 PM	0	74	0	0	74	0	143	5	0	148	1	0	1	0	2	0	0	0	0	0	2
05:00 PM	1	85	0	0	86	0	146	5	0	151	3	0	0	0	3	0	0	0	0	0	2
05:15 PM	0	82	0	0	82	0	144	1	0	145	2	0	1	0	3	0	0	0	0	0	2
05:30 PM	0	89	0	0	89	0	153	0	0	153	0	0	0	0	0	0	0	0	0	0	2
Total Volume	1	330	0	0	331	0	586	11	0	597	6	0	2	0	8	0	0	0	0	0	9
% App. Total		99.7					98.2														
PHF	.250	.927	.000	.000	.930	.000	.958	.550	.000	.975	.500	.000	.500	.000	.667	.000	.000	.000	.000	.000	.91



Attachment: Foxtrail Townhomes Jonesboro Traffic Impact Study 8 3 2023 (3438 : 217 South Main Street - Townhome Variances)

Appendix B

Intersection Analysis Methodology

Intersection Analysis Methodology

The methodology used for evaluating traffic operations at intersections is presented in the Transportation Research Board's 2022 *Highway Capacity Manual*, 7th Edition (HCM 7). Synchro 12 software, which emulates the HCM 7 methodology, was used for all analyses. The following is an overview of the methodology employed for the analysis of signalized intersections and roundabouts and stop-sign controlled (unsignalized) intersections. Levels of service (LOS) are assigned letters A through F. LOS A indicates operations with very low control delay while LOS F describes operations with high control delay. LOS F is considered to be unacceptable by most drivers, while LOS E is typically considered to be the limit of acceptable delay.

Signalized Intersections and Roundabouts – Level of service for a signalized intersection and a roundabout is defined in terms of control delay per vehicle. For signalized intersections and roundabouts, a composite intersection level of service is determined. The thresholds for each level of service are higher for signalized intersections and roundabouts than for unsignalized intersections. This is attributable to a variety of factors including expectation and acceptance of higher delays at signals/roundabouts, and the fact that drivers can relax when waiting at a signal as opposed to having to remain attentive as they proceed through the unsignalized intersection. The level of service criteria for signalized intersections and roundabouts are shown in Table A.

Table A – Level of Service Criteria for Signalized Intersections and Roundabouts

Control Delay (s/veh)	LOS
≤ 10	A
> 10 and ≤ 20	B
> 20 and ≤ 35	C
> 35 and ≤ 55	D
> 55 and ≤ 80	E
> 80	F

Source: *Highway Capacity Manual 7*

Unsignalized Intersections – Level of service for an unsignalized intersection is defined in terms of control delay per vehicle. Control delay is that portion of delay attributable to the control device and includes initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. The delays at unsignalized intersections are based on gap acceptance theory, factoring in availability of gaps, usefulness of the gaps, and the priority of right-of-way given to each traffic stream. The level of service criteria for unsignalized intersections are presented in Table B.

Table B – Level of Service Criteria for Unsignalized Intersections

Control Delay (s/veh)	LOS
0 – 10	A
> 10 and ≤ 15	B
> 15 and ≤ 25	C
> 25 and ≤ 35	D
> 35 and ≤ 50	E
> 50	F

Source: *Highway Capacity Manual 7*

Appendix C

Existing Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

existing a.m.

Intersection						
Int Delay, s/veh	0.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	14	12	17	525	216	21
Future Vol, veh/h	14	12	17	525	216	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	96	96	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	22	18	18	547	281	27
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	876	294	308	0	-	0
Stage 1	294	-	-	-	-	-
Stage 2	582	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	319	745	1253	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	313	745	1253	-	-	-
Mov Cap-2 Maneuver	313	-	-	-	-	-
Stage 1	741	-	-	-	-	-
Stage 2	558	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	14.3	0.25		0		
HCM LOS	B					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1253	-	427	-	-	
HCM Lane V/C Ratio	0.014	-	0.094	-	-	
HCM Control Delay (s/veh)	7.9	0	14.3	-	-	
HCM Lane LOS	A	A	B	-	-	
HCM 95th %tile Q(veh)	0	-	0.3	-	-	

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

existing a.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	0	2	516	255	1
Future Vol, veh/h	4	0	2	516	255	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	2	555	277	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	837	278	278	0	-	0
Stage 1	278	-	-	-	-	-
Stage 2	559	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	337	761	1284	-	-	-
Stage 1	769	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	336	761	1284	-	-	-
Mov Cap-2 Maneuver	336	-	-	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	572	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v15.97		0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1284	-	336	-	-	
HCM Lane V/C Ratio	0.002	-	0.024	-	-	
HCM Control Delay (s/veh)	7.8	0	16	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

existing p.m.

Intersection						
Int Delay, s/veh	2.3					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	41	14	326	579	13
Future Vol, veh/h	38	41	14	326	579	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	92	92	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	56	60	15	354	603	14
Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	995	610	617	0	-	0
Stage 1	610	-	-	-	-	-
Stage 2	385	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	271	494	963	-	-	-
Stage 1	542	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	266	494	963	-	-	-
Mov Cap-2 Maneuver	266	-	-	-	-	-
Stage 1	532	-	-	-	-	-
Stage 2	688	-	-	-	-	-
Approach	EB		NB		SB	
HCM Control Delay, s/v20.31			0.36		0	
HCM LOS	C					
Minor Lane/Major Mvmt	NBL		NBT	EBLn1	SBT	SBR
Capacity (veh/h)	963		-	350	-	-
HCM Lane V/C Ratio	0.016		-	0.332	-	-
HCM Control Delay (s/veh)	8.8		0	20.3	-	-
HCM Lane LOS	A		A	C	-	-
HCM 95th %tile Q(veh)	0		-	1.4	-	-

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

existing p.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	2	1	337	598	11
Future Vol, veh/h	6	2	1	337	598	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	93	93	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	3	1	362	610	11
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	980	616	621	0	-	0
Stage 1	616	-	-	-	-	-
Stage 2	365	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	277	491	959	-	-	-
Stage 1	539	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	276	491	959	-	-	-
Mov Cap-2 Maneuver	276	-	-	-	-	-
Stage 1	538	-	-	-	-	-
Stage 2	703	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v17.06		0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	959	-	310	-	-	
HCM Lane V/C Ratio	0.001	-	0.038	-	-	
HCM Control Delay (s/veh)	8.8	0	17.1	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Appendix D

No-Build Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

no-build a.m.

Intersection						
Int Delay, s/veh	0.9					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	16	13	19	580	239	24
Future Vol, veh/h	16	13	19	580	239	24
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	65	65	96	96	77	77
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	25	20	20	604	310	31
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	970	326	342	0	-	0
Stage 1	326	-	-	-	-	-
Stage 2	644	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	281	715	1218	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	523	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	274	715	1218	-	-	-
Mov Cap-2 Maneuver	274	-	-	-	-	-
Stage 1	714	-	-	-	-	-
Stage 2	523	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v15.77		0.25		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1218	-	379	-	-	
HCM Lane V/C Ratio	0.016	-	0.118	-	-	
HCM Control Delay (s/veh)	8	0	15.8	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.4	-	-	

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

no-build a.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	0	2	570	282	1
Future Vol, veh/h	4	0	2	570	282	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	50	50	93	93	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	8	0	2	613	307	1
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	924	307	308	0	-	0
Stage 1	307	-	-	-	-	-
Stage 2	617	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	299	733	1253	-	-	-
Stage 1	746	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	298	733	1253	-	-	-
Mov Cap-2 Maneuver	298	-	-	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	538	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v	17.41	0.03		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	1253	-	298	-	-	
HCM Lane V/C Ratio	0.002	-	0.027	-	-	
HCM Control Delay (s/veh)	7.9	0	17.4	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.1	-	-	

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave

no-build p.m.

Intersection						
Int Delay, s/veh	2.8					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	42	46	16	360	640	15
Future Vol, veh/h	42	46	16	360	640	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	68	68	92	92	96	96
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	62	68	17	391	667	16
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1101	674	682	0	-	0
Stage 1	674	-	-	-	-	-
Stage 2	426	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	235	454	911	-	-	-
Stage 1	506	-	-	-	-	-
Stage 2	659	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	229	454	911	-	-	-
Mov Cap-2 Maneuver	229	-	-	-	-	-
Stage 1	494	-	-	-	-	-
Stage 2	659	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v24.78		0.38		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	911	-	309	-	-	
HCM Lane V/C Ratio	0.019	-	0.419	-	-	
HCM Control Delay (s/veh)	9	0	24.8	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0.1	-	2	-	-	

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd

no-build p.m.

Intersection						
Int Delay, s/veh	0.2					
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	2	1	372	660	12
Future Vol, veh/h	7	2	1	372	660	12
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	67	67	93	93	98	98
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	10	3	1	400	673	12
Major/Minor	Minor2	Major1		Major2		
Conflicting Flow All	1082	680	686	0	-	0
Stage 1	680	-	-	-	-	-
Stage 2	402	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	241	451	908	-	-	-
Stage 1	503	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	240	451	908	-	-	-
Mov Cap-2 Maneuver	240	-	-	-	-	-
Stage 1	503	-	-	-	-	-
Stage 2	675	-	-	-	-	-
Approach	EB	NB		SB		
HCM Control Delay, s/v19.12		0.02		0		
HCM LOS	C					
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR	
Capacity (veh/h)	908	-	268	-	-	
HCM Lane V/C Ratio	0.001	-	0.05	-	-	
HCM Control Delay (s/veh)	9	0	19.1	-	-	
HCM Lane LOS	A	A	C	-	-	
HCM 95th %tile Q(veh)	0	-	0.2	-	-	

Appendix E

Future Intersection Operational Analysis

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave/north access

future a.m.

Intersection												
Int Delay, s/veh	1.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔	↔		↔	
Traffic Vol, veh/h	16	5	13	1	19	2	19	586	0	1	241	24
Future Vol, veh/h	16	5	13	1	19	2	19	586	0	1	241	24
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	65	65	65	80	80	80	96	96	96	77	77	77
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	25	8	20	1	24	3	20	610	0	1	313	31

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	993	981	329	969	997	610	344	0	0	610	0	0
Stage 1	331	331	-	650	650	-	-	-	-	-	-	-
Stage 2	662	650	-	319	347	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	224	249	713	233	244	494	1215	-	-	968	-	-
Stage 1	682	645	-	458	465	-	-	-	-	-	-	-
Stage 2	451	465	-	692	635	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	196	243	713	213	238	494	1215	-	-	968	-	-
Mov Cap-2 Maneuver	196	243	-	213	238	-	-	-	-	-	-	-
Stage 1	665	644	-	447	454	-	-	-	-	-	-	-
Stage 2	415	454	-	664	634	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v20.63		21.31	0.25	0.03
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1215	-	-	282	248	968	-
HCM Lane V/C Ratio	0.016	-	-	0.185	0.111	0.001	-
HCM Control Delay (s/veh)	8	0	-	20.6	21.3	8.7	0
HCM Lane LOS	A	A	-	C	C	A	A
HCM 95th %tile Q(veh)	0	-	-	0.7	0.4	0	-

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd/south access

future a.m.

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	4	0	0	3	0	6	2	570	2	2	283	1
Future Vol, veh/h	4	0	0	3	0	6	2	570	2	2	283	1
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	50	50	50	80	80	80	93	93	93	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	8	0	0	4	0	8	2	613	2	2	308	1
Major/Minor	Minor2		Minor1			Major1			Major2			
Conflicting Flow All	930	932	308	929	930	613	309	0	0	615	0	0
Stage 1	312	312	-	617	617	-	-	-	-	-	-	-
Stage 2	617	619	-	312	313	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	248	267	732	248	267	493	1252	-	-	965	-	-
Stage 1	698	657	-	477	481	-	-	-	-	-	-	-
Stage 2	477	480	-	699	657	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	243	265	732	247	266	493	1252	-	-	965	-	-
Mov Cap-2 Maneuver	243	265	-	247	266	-	-	-	-	-	-	-
Stage 1	696	655	-	476	480	-	-	-	-	-	-	-
Stage 2	469	479	-	697	655	-	-	-	-	-	-	-
Approach	EB		WB			NB			SB			
HCM Control Delay, s/v20.34			15.05			0.03			0.06			
HCM LOS	C		C									
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR				
Capacity (veh/h)	1252	-	-	243	370	965	-	-				
HCM Lane V/C Ratio	0.002	-	-	0.033	0.03	0.002	-	-				
HCM Control Delay (s/veh)	7.9	0	-	20.3	15	8.7	0	-				
HCM Lane LOS	A	A	-	C	C	A	A	-				
HCM 95th %tile Q(veh)	0	-	-	0.1	0.1	0	-	-				

Foxtrail Townhomes, Jonesboro
1: South Main St & South Ave/north access

future p.m.

Intersection												
Int Delay, s/veh	5.9											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	42	17	46	1	12	2	16	363	1	2	646	15
Future Vol, veh/h	42	17	46	1	12	2	16	363	1	2	646	15
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	68	68	68	75	75	75	92	92	92	96	96	96
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	62	25	68	1	16	3	17	395	1	2	673	16

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1122	1115	681	1119	1122	395	689	0	0	396	0	0
Stage 1	685	685	-	429	429	-	-	-	-	-	-	-
Stage 2	437	430	-	690	693	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	183	208	451	184	206	655	906	-	-	1163	-	-
Stage 1	438	448	-	604	584	-	-	-	-	-	-	-
Stage 2	598	583	-	436	445	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	164	202	451	134	200	655	906	-	-	1163	-	-
Mov Cap-2 Maneuver	164	202	-	134	200	-	-	-	-	-	-	-
Stage 1	427	447	-	589	569	-	-	-	-	-	-	-
Stage 2	564	569	-	348	443	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v44.75		23.66	0.38	0.02
HCM LOS	E	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	906	-	-	237 213	1163	-	-
HCM Lane V/C Ratio	0.019	-	-	0.652 0.094	0.002	-	-
HCM Control Delay (s/veh)	9.1	0	-	44.7 23.7	8.1	0	-
HCM Lane LOS	A	A	-	E C	A A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	4 0.3	0	-	-

Foxtrail Townhomes, Jonesboro
2: South Main St & Batiste Park Rd/south access

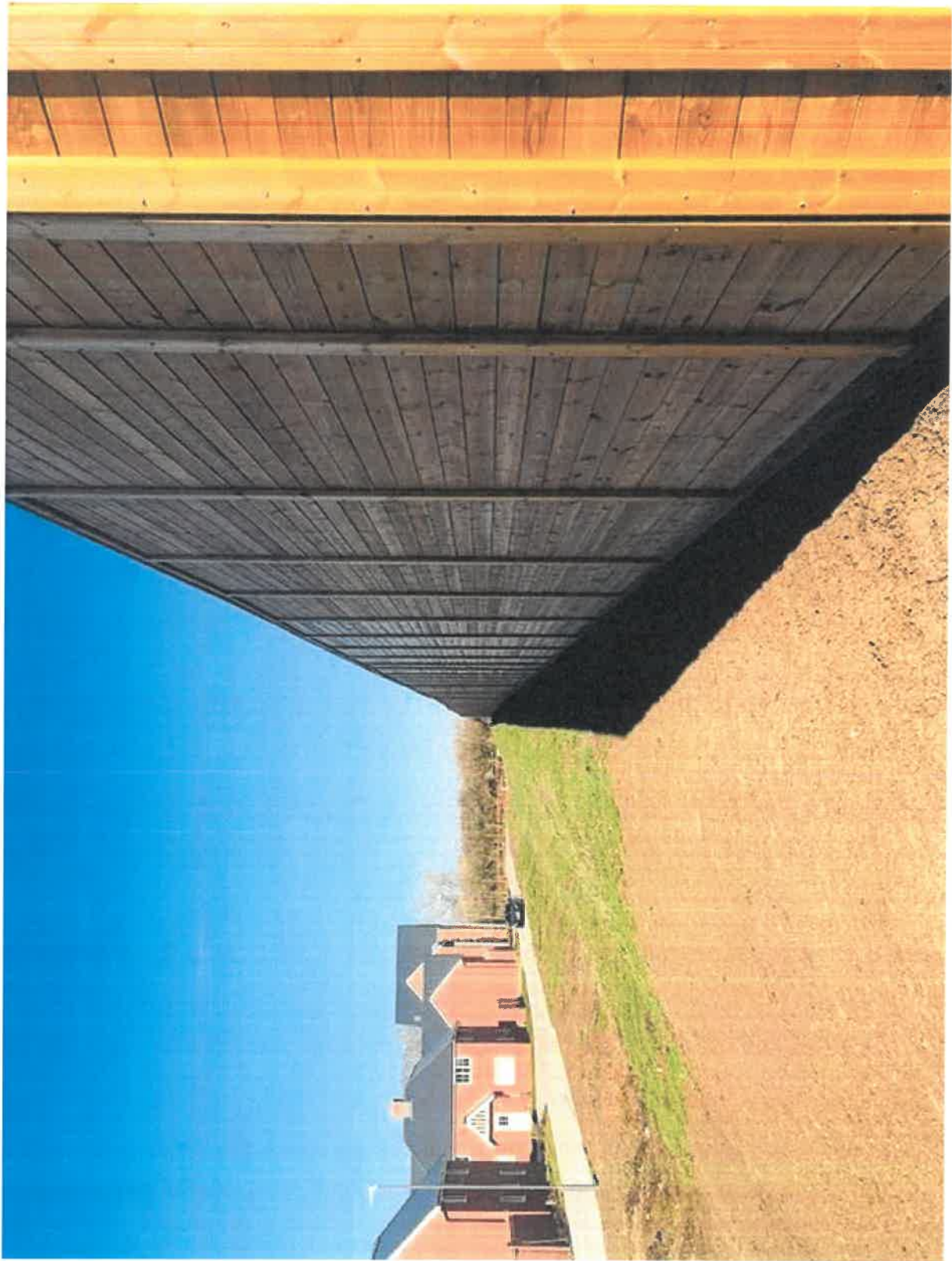
future p.m.

Intersection												
Int Delay, s/veh	0.4											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕	↗		↕	
Traffic Vol, veh/h	7	0	2	3	0	2	1	373	4	6	661	12
Future Vol, veh/h	7	0	2	3	0	2	1	373	4	6	661	12
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	0	-	-	-	-	-	-	-	150	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	67	67	67	75	75	75	93	93	93	98	98	98
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	10	0	3	4	0	3	1	401	4	6	674	12

Major/Minor	Minor2		Minor1		Major1		Major2					
Conflicting Flow All	1096	1100	681	1090	1102	401	687	0	0	405	0	0
Stage 1	693	693	-	403	403	-	-	-	-	-	-	-
Stage 2	403	408	-	687	699	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	191	212	451	193	212	649	907	-	-	1153	-	-
Stage 1	434	445	-	624	600	-	-	-	-	-	-	-
Stage 2	624	597	-	437	442	-	-	-	-	-	-	-
Platoon blocked, %								-	-	-	-	-
Mov Cap-1 Maneuver	188	210	451	189	209	649	907	-	-	1153	-	-
Mov Cap-2 Maneuver	188	210	-	189	209	-	-	-	-	-	-	-
Stage 1	433	441	-	623	599	-	-	-	-	-	-	-
Stage 2	620	596	-	430	438	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s/v22.76		18.97	0.02	0.07
HCM LOS	C	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1WBLn1	SBL	SBT	SBR
Capacity (veh/h)	907	-	-	216 264	1153	-	-
HCM Lane V/C Ratio	0.001	-	-	0.062 0.025	0.005	-	-
HCM Control Delay (s/veh)	9	0	-	22.8 19	8.1	0	-
HCM Lane LOS	A	A	-	C C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2 0.1	0	-	-



Attachment: Railroad Fencing (3438 : 217 South Main Street - Townhome Variances)



Attachment: Railroad Fencing (3438 : 217 South Main Street - Townhome Variances)



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

Agenda Item #

13.3

- 3

COUNCIL MEETING DATE
August 14, 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.)

Council to consider 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, 14, 2023

08/07/23

REQUIRED

City Council

PUBLIC HEARING

Next: 08/14/23

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: 6241
 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

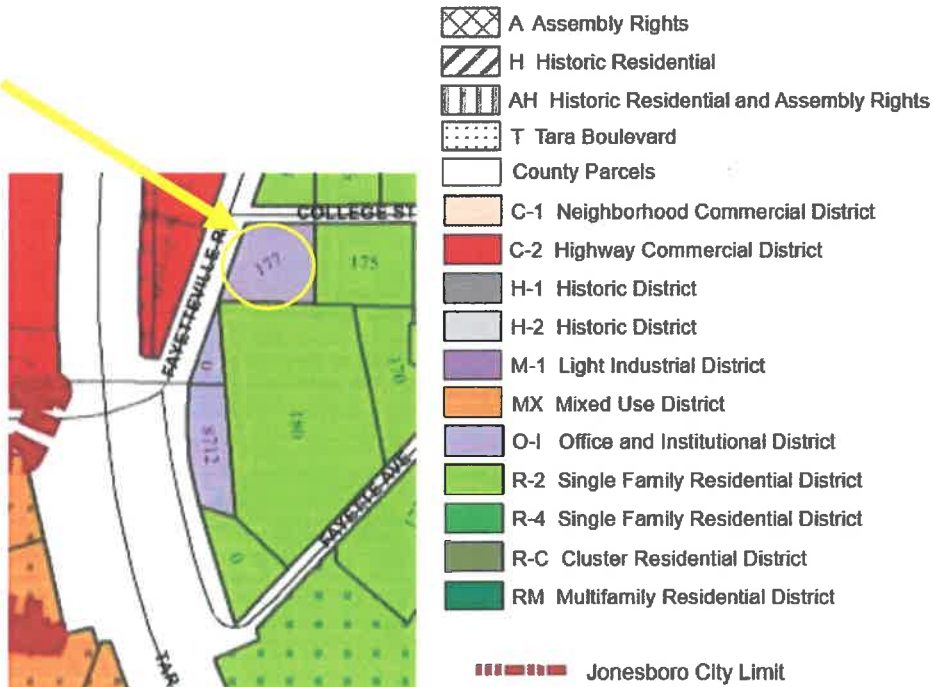
NAICS – 62441

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.

(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.



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@jonesboro.ga.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

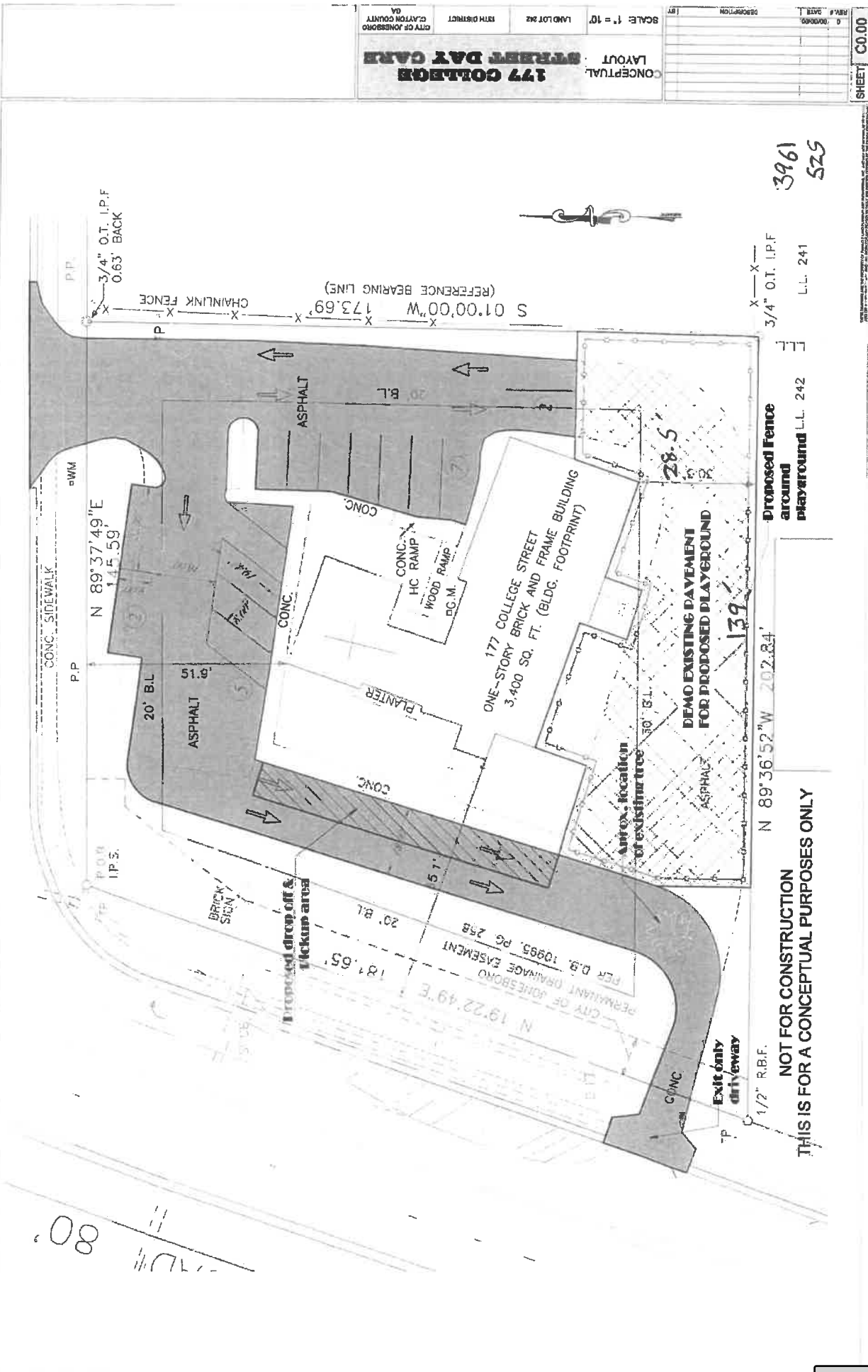
1. Council to consider Conditional Use Permit Application #19-CU-005 for a child care center, by Teneshia Skrine for property located at 177 College Street (Parcel No. 13242D C001), Jonesboro, Georgia 30236.

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:

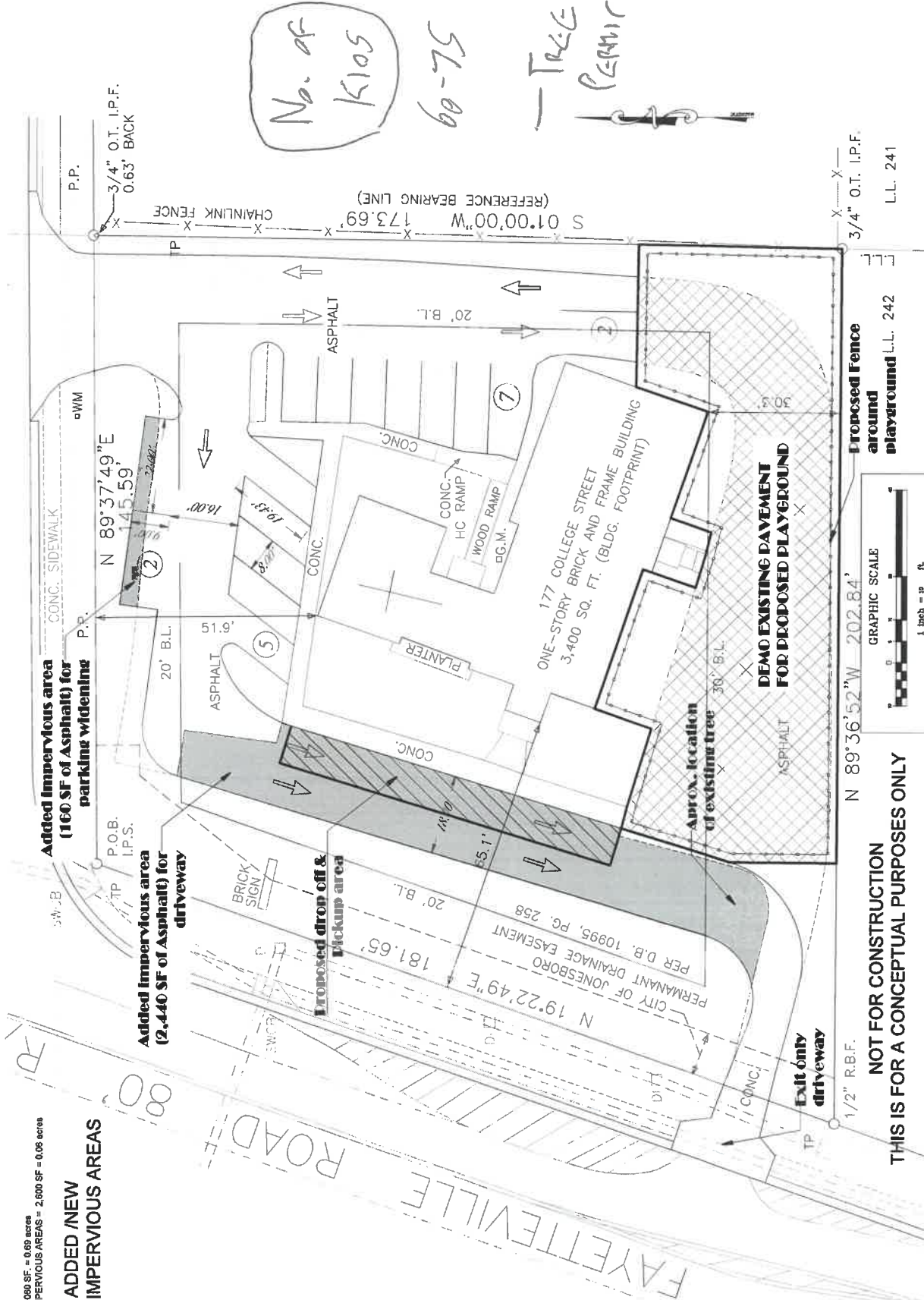
- Exit onto Fayetteville Road - right turn only.
- Privacy fence facing Fayetteville Road, as specified on the diagram, minimum four feet in height.

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.

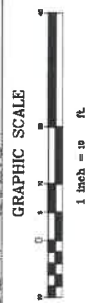


NOTES
 TOTAL SITE AREA = 30,000 SF = 0.69 acres
 TOTAL ADDED NEW IMPERVIOUS AREAS = 2,600 SF = 0.06 acres

ADDED NEW IMPERVIOUS AREAS



**NOT FOR CONSTRUCTION
 THIS IS FOR A CONCEPTUAL PURPOSES ONLY**



**DEMO EXISTING PAVEMENT
 FOR PROPOSED PLAYGROUND**

**Proposed Fence
 around
 playground**

177 COLLEGE STREET DAY CARE
 CONCEPTUAL LAYOUT

SCALE: 1" = 10'
 LAND LOT 242
 13TH DISTRICT
 CITY OF JONESBORO
 CLAYTON COUNTY
 GA

PINNACLE
 3000 KALAMAZOO WAY
 SUITE 100
 JONESBORO, GA 30135
 (770) 932-4581
 pinnacleproject@gmail.com

SHEET C0.00

13.3.e

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.**

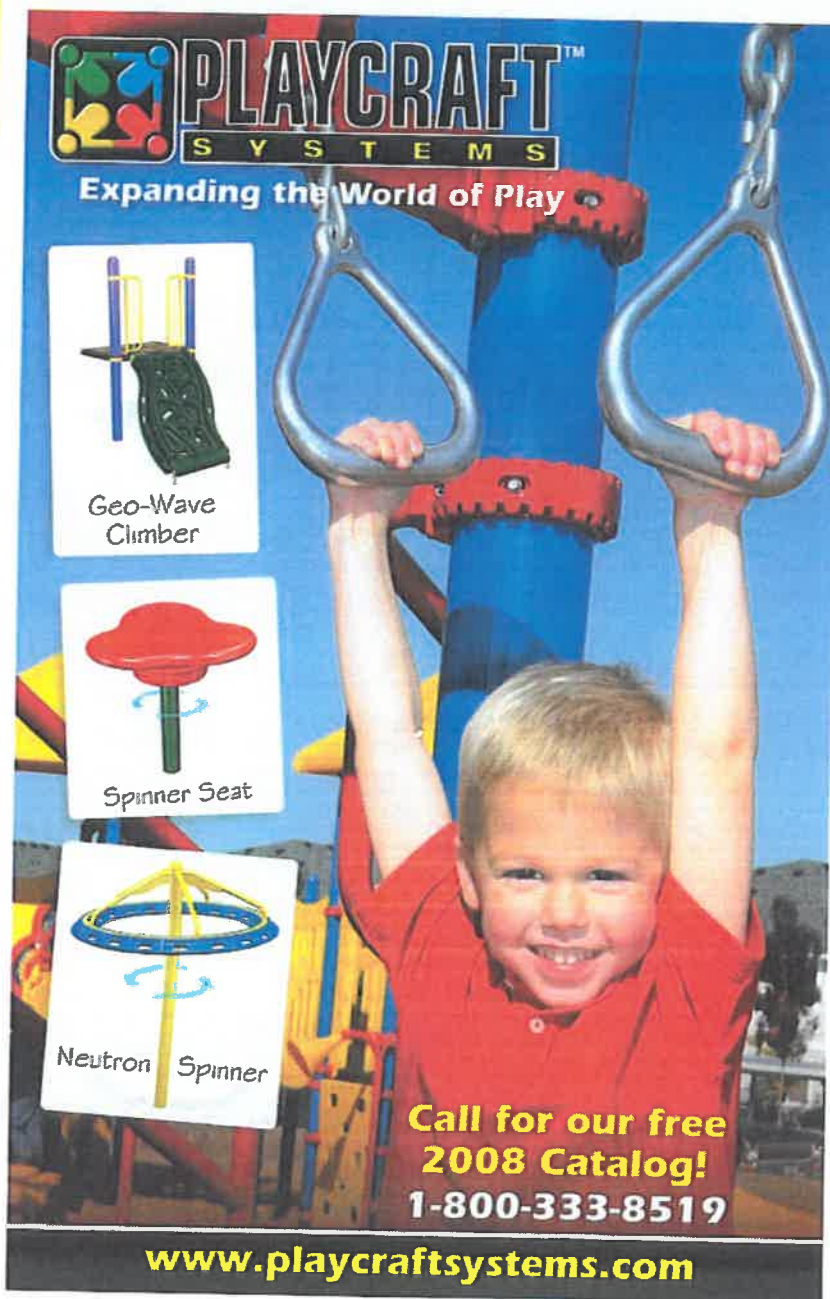
According to the Consumer Product Safety Commission, CPSC, installing playground equipment over hard surfaces, such as asphalt, concrete, or hard packed earth has always been the number one no-no of playground installation due to the large number of reported injuries from falls to hard surfaces. The 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

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,

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 #

13.4

- 4

COUNCIL MEETING DATE
August 14, 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.)*

Council to consider 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 three) = 100 x 22 = minimum 2200 square foot outdoor play area required. The applicant has**

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

08/07/23
REQUIRED

City Council PUBLIC HEARING
Next: 08/14/23

Signature

City Clerk's Office

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 $100 \times 65 = \text{maximum } 6500$ 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: 62441
 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

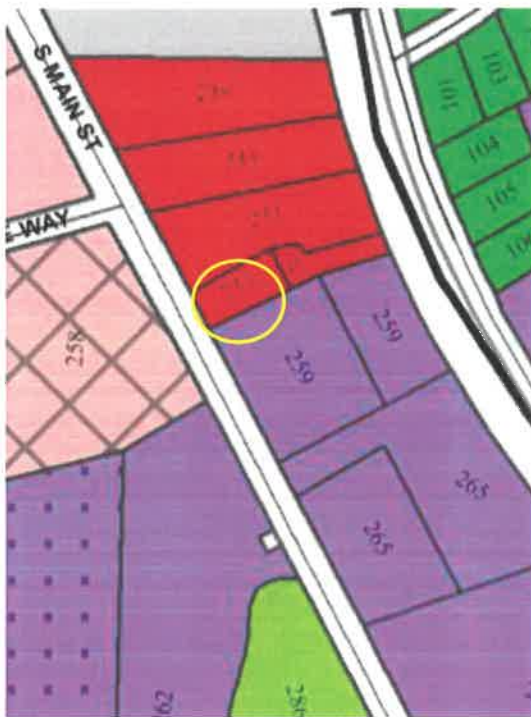
Attachment: Zoning Info (3467 : 255 South Main Street Daycare)

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

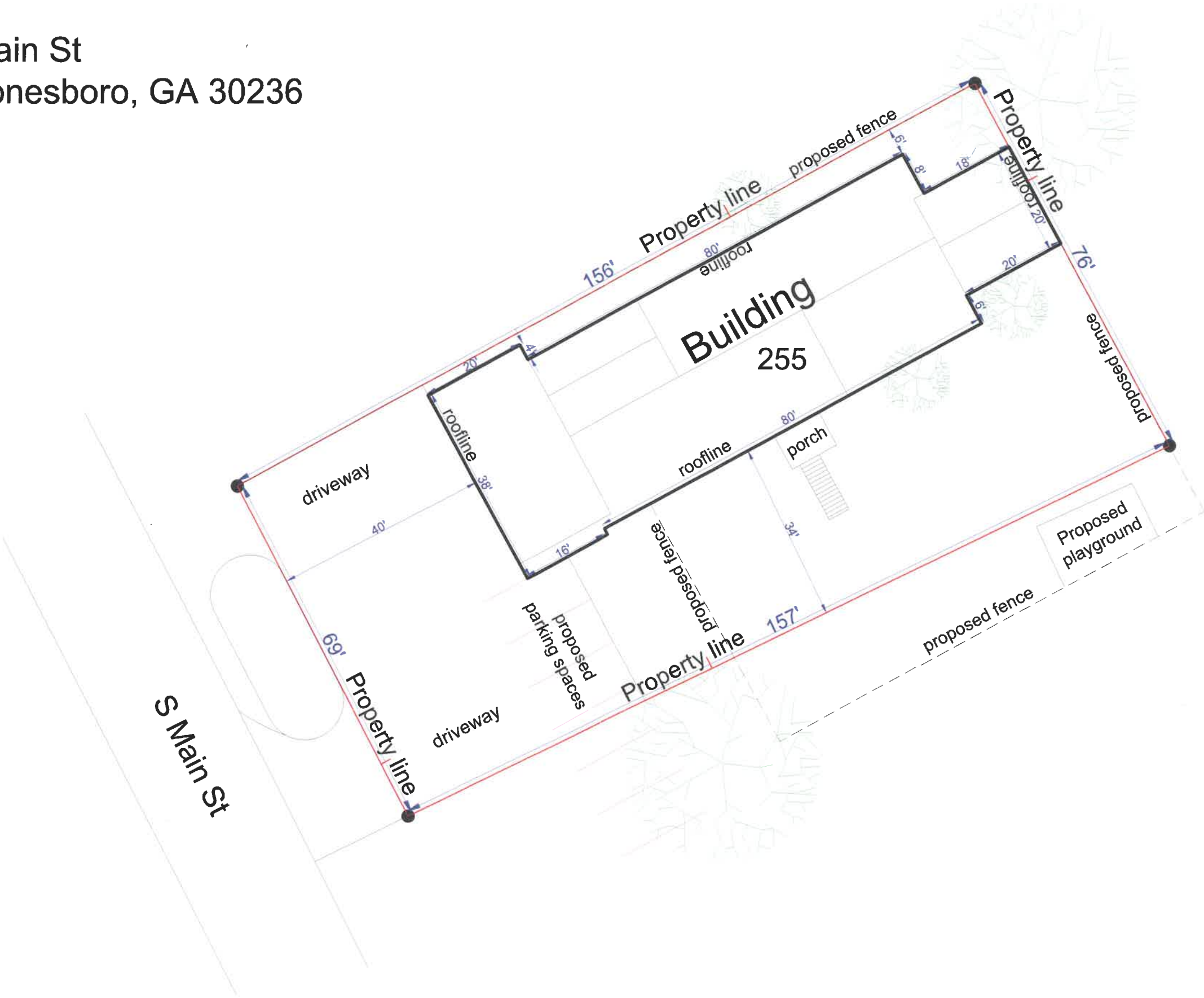
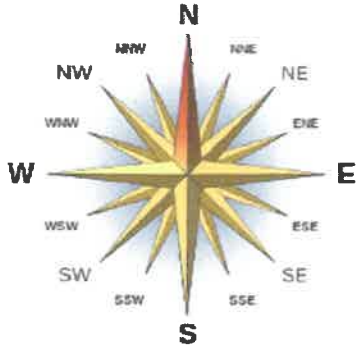
Google Street View

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'



Attachment: Site Plan (3467 : 255 South Main Street Daycare)

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)



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.

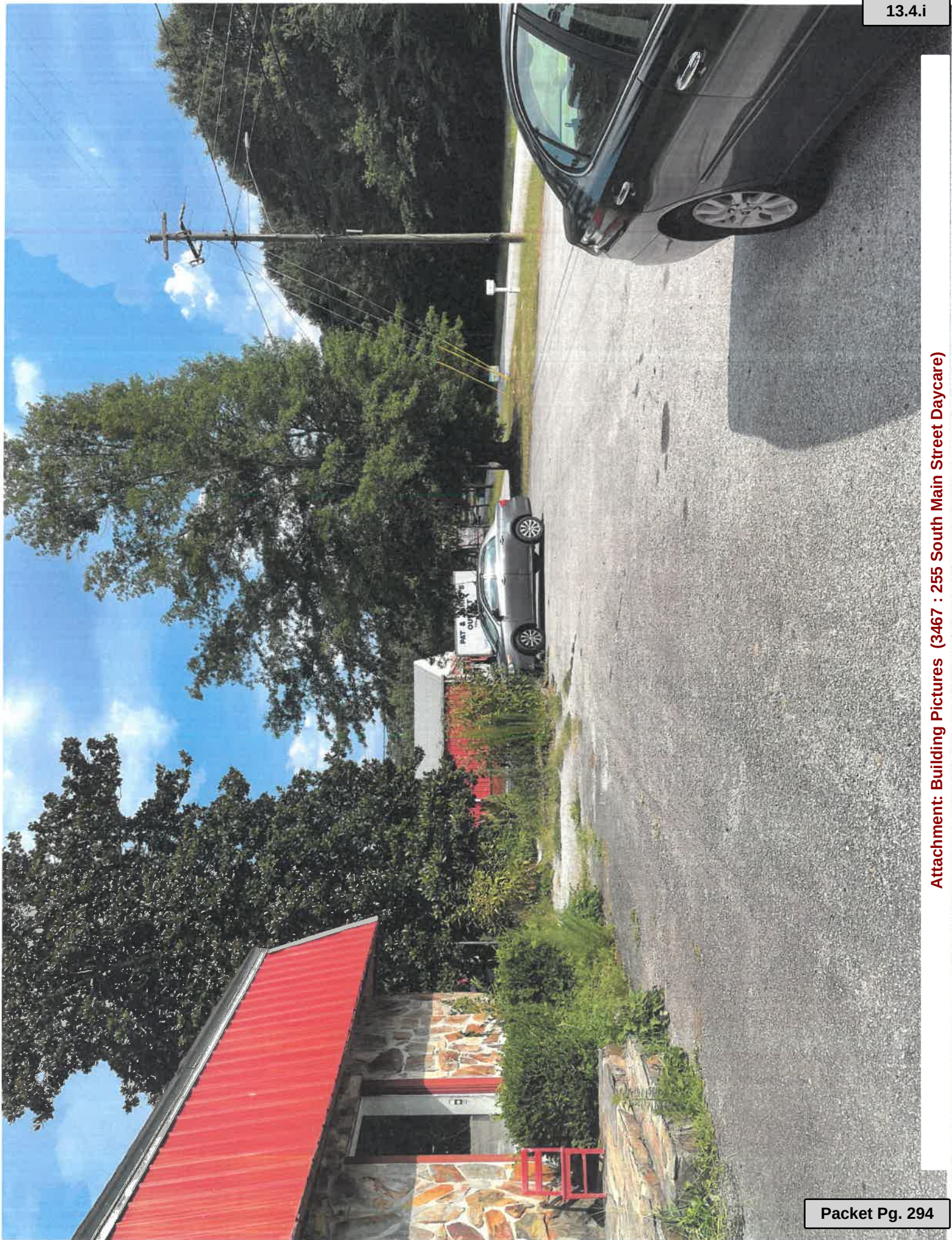
1859 CITY CENTER WAY

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

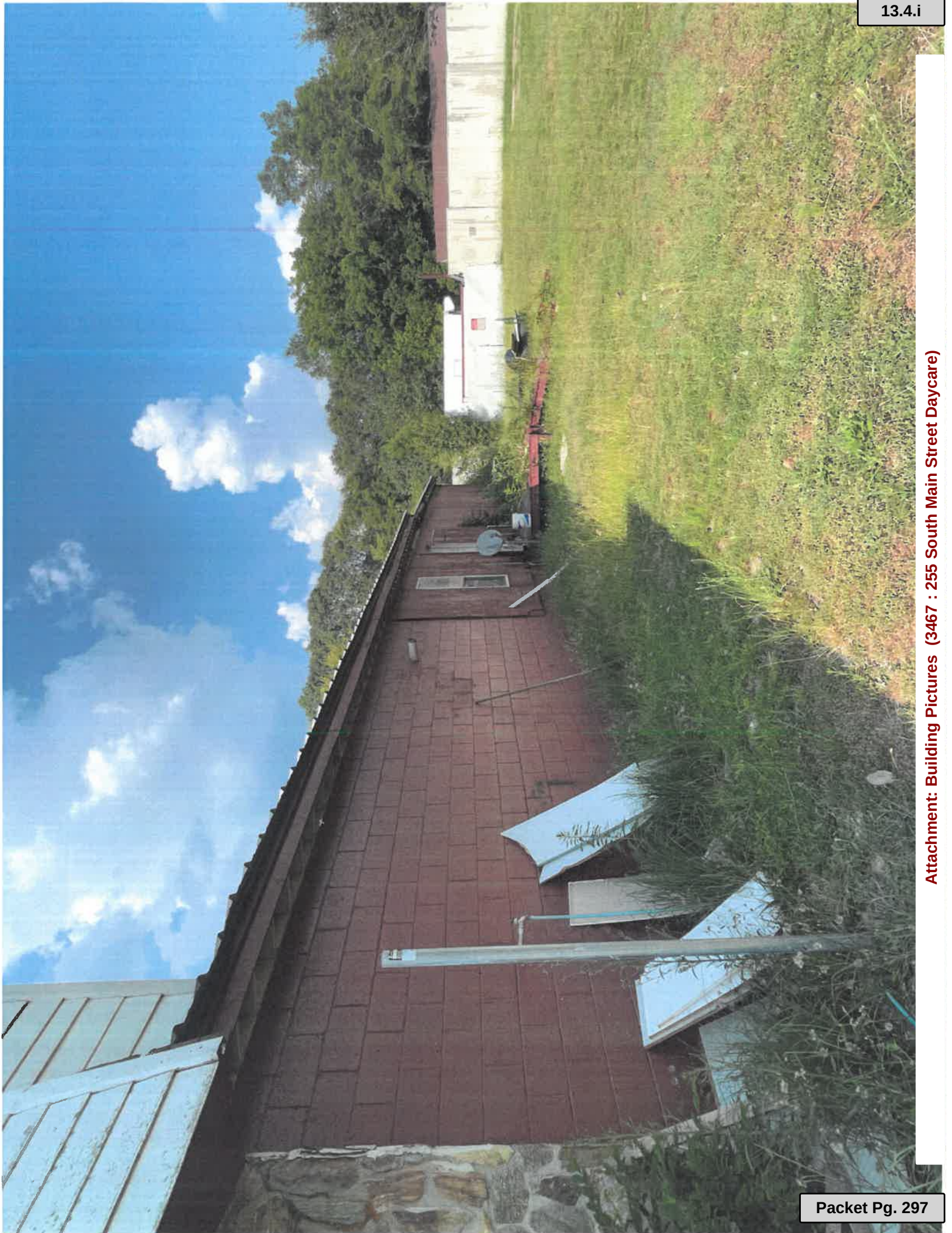




Attachment: Building Pictures (3467 : 255 South Main Street Daycare)



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 #

13.5

- 5

COUNCIL MEETING DATE
August 14, 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.)

Council to consider 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, 14, 2023

08/07/23

REQUIRED

City Council

PUBLIC HEARING

Signature

City Clerk's Office

Fiscal Impact*(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)***13.5**

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,

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

David D. Allen
Community Development Director / Zoning Administrator

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

Google Maps 8851 GA-3

Do VIEW
Jonesboro, Georgia



Image capture: May 2022 © 2022 Google



8500 Tara Blvd

All

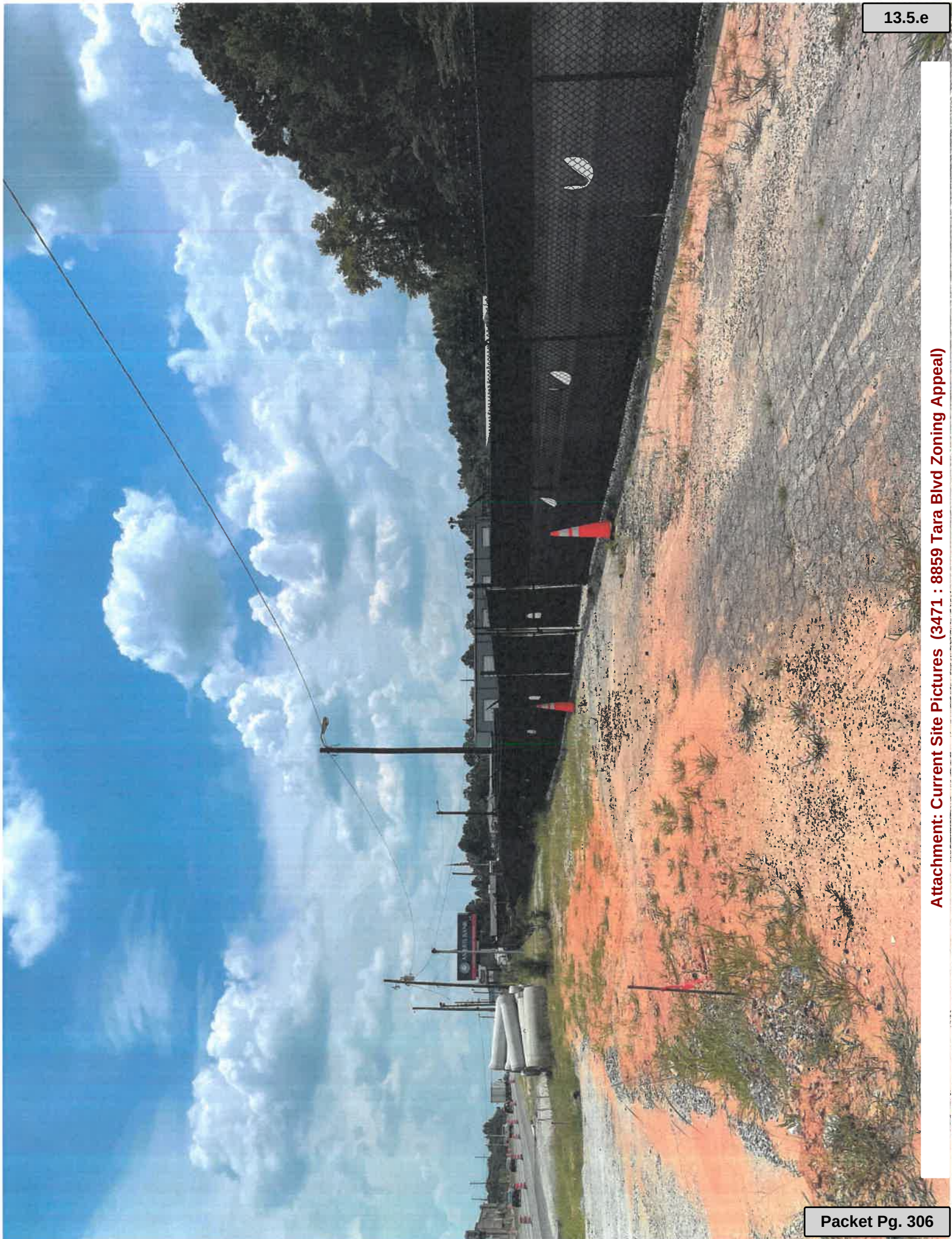
Street View & 360°



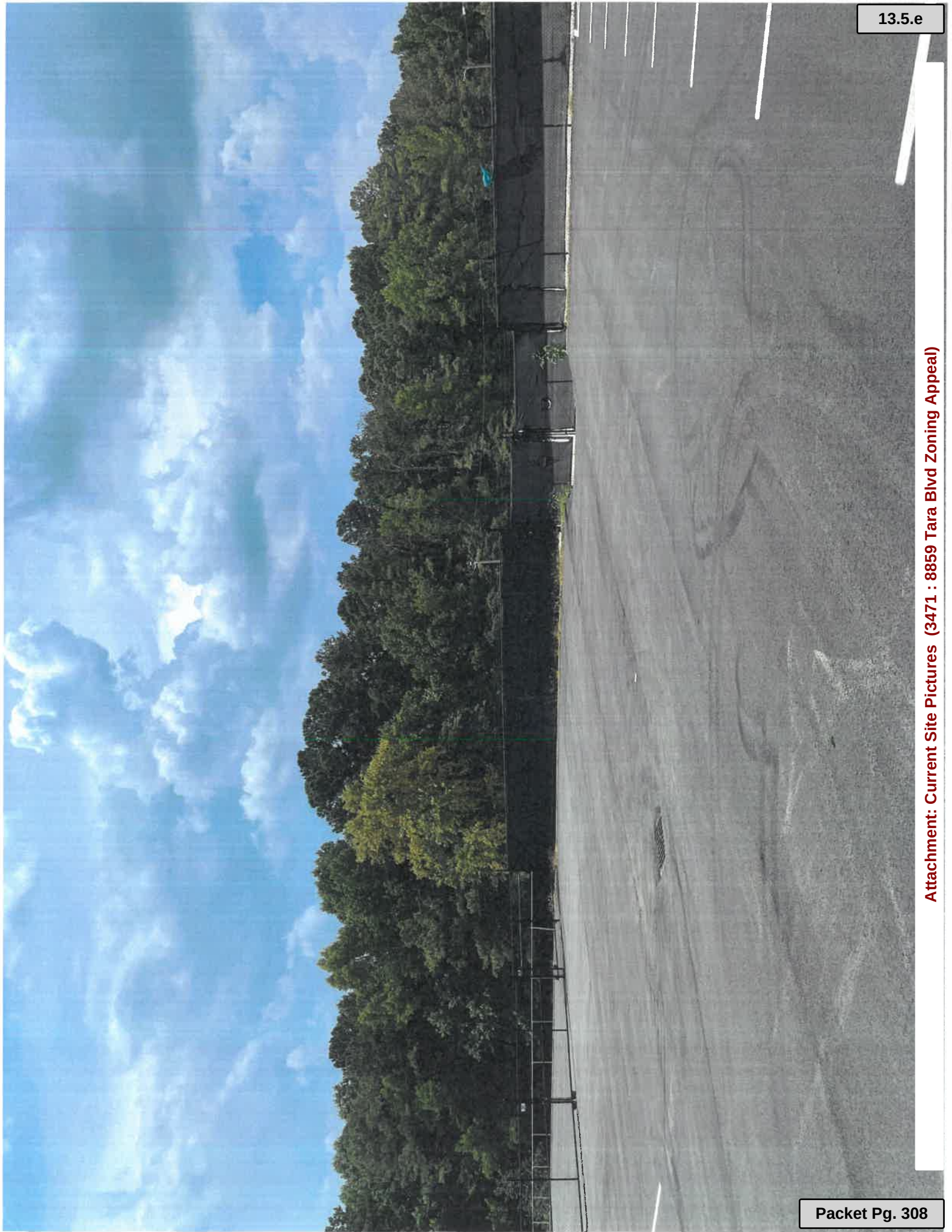


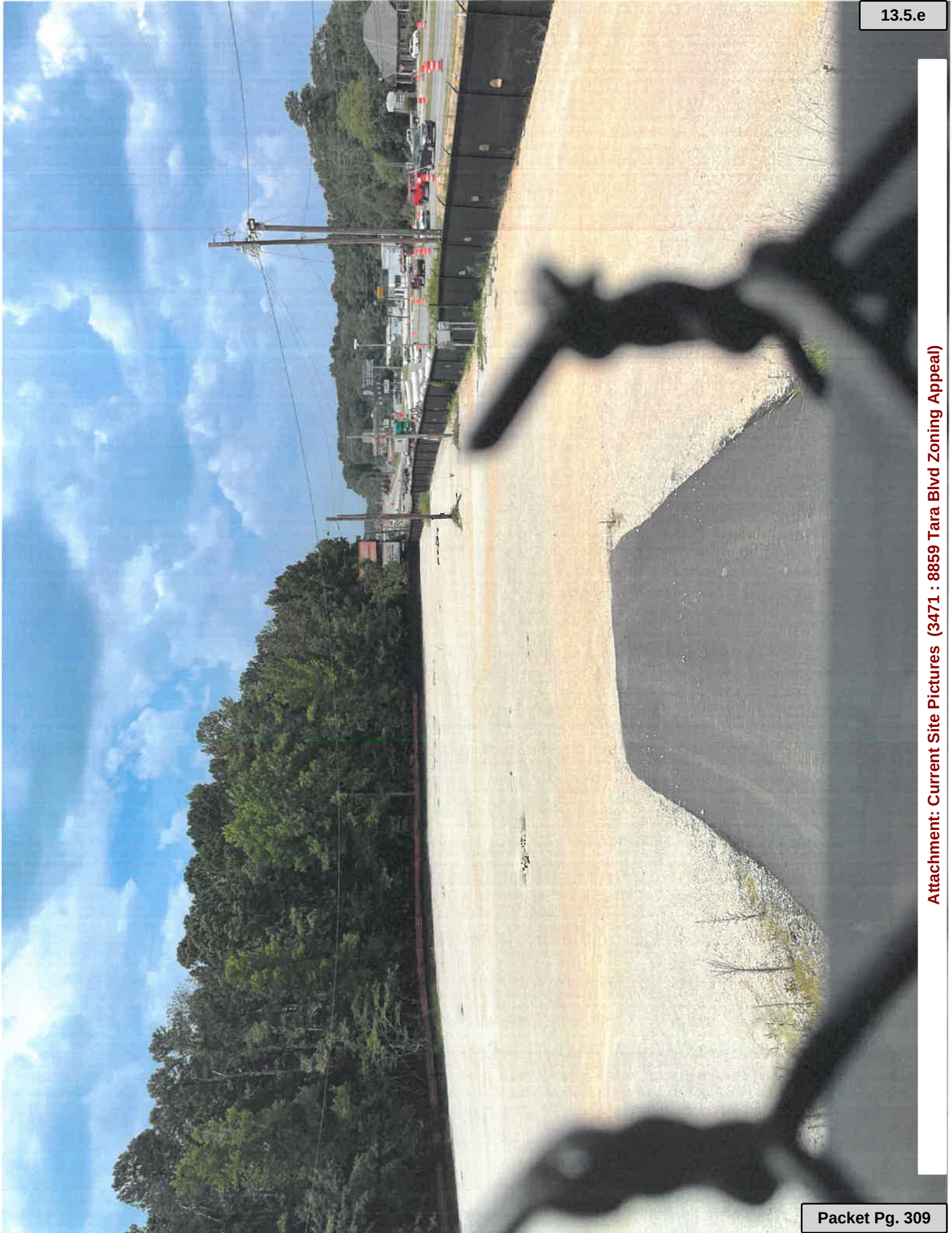
Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)

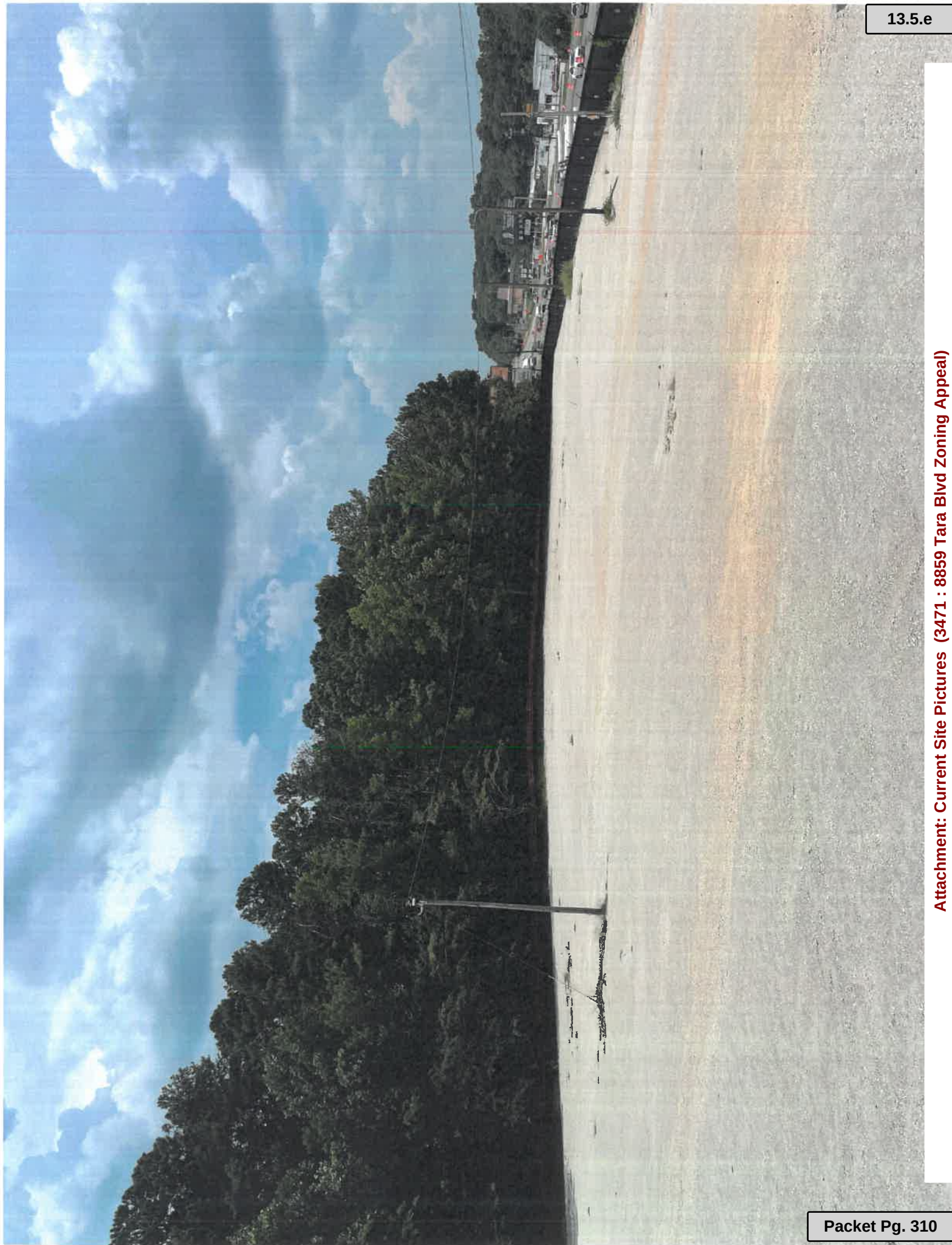








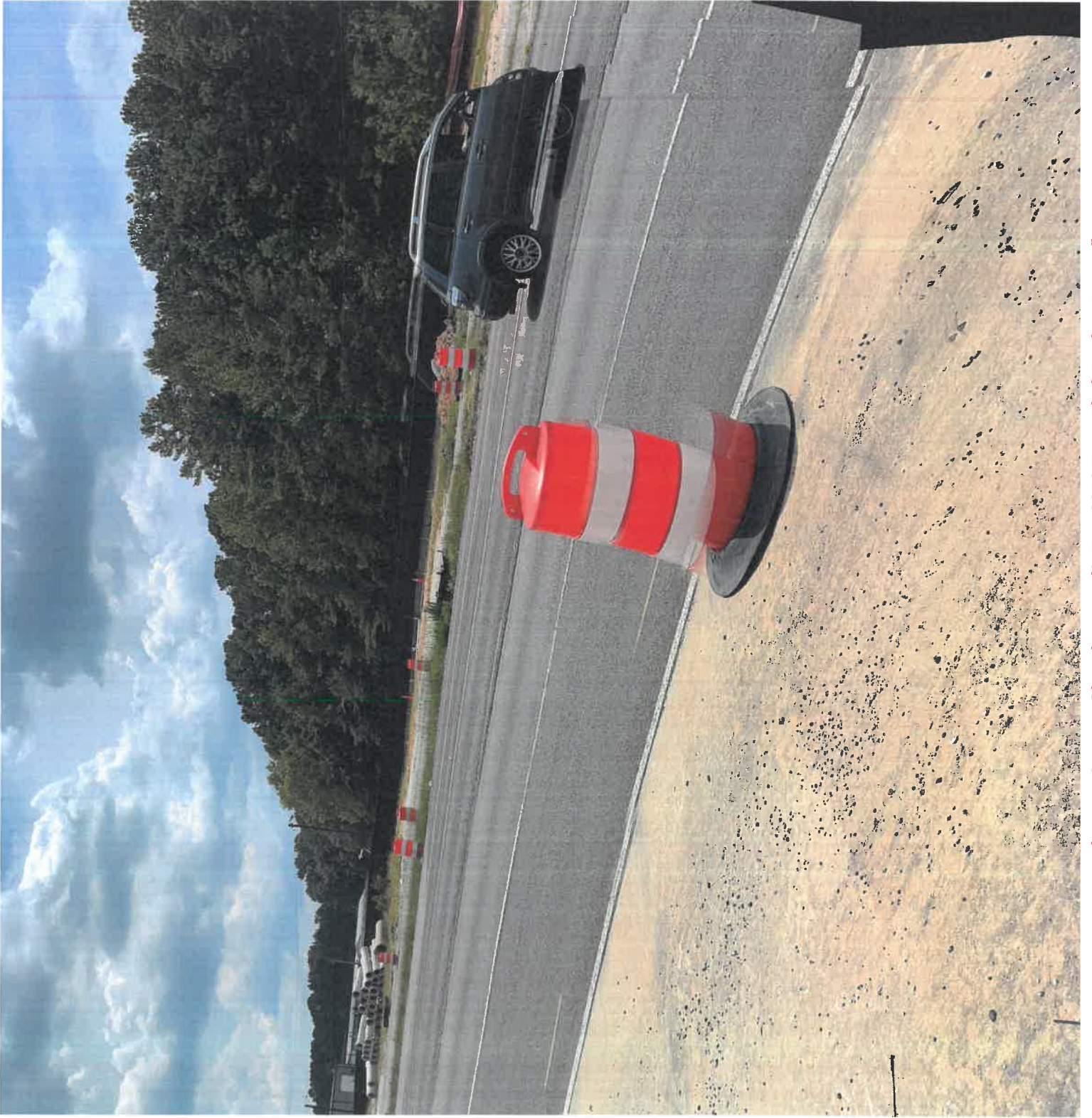








Attachment: Current Site Pictures (3471 : 8859 Tara Blvd Zoning Appeal)



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



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

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 # 13.6 OLD BUSINESS – 6
		COUNCIL MEETING DATE August 14, 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 compensation for poll workers for November 2023 Election.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Poll Workers Compensation Approval		
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 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 <i>(Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</i> Approximately - \$16,500 total		
Exhibits Attached <i>(Provide copies of originals, number exhibits consecutively, and label all exhibits in the upper right corner.)</i> Nov 7 Elections Estimate		
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, 14, 2023	08/07/23 City Council OLD BUSINESS Next: 08/14/23
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				
TOTAL COST			\$26,378	

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

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # OLD BUSINESS – 7	13.7
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS Next: 08/14/23	
Signature	City Clerk's Office		

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 13.8 OLD BUSINESS – 8
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS Next: 08/14/23	
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): M T W TH F x S SU REQUESTED DATE: <u>Saturday November 4, 2023</u> Reservation - START TIME:	
<u>12pm</u> AM/xPM (including set-up) END TIME: <u>9:00pm</u> AM/xPM (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

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

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 contain 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 #

13.9

- 9

COUNCIL MEETING DATE
August 14, 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, 14, 2023

08/07/23

City Council

NO ACTION TAKEN

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

13.9

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 #

13.10

OLD BUSINESS – 10

COUNCIL MEETING DATE
August 14, 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.

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FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

08/07/23

City Council

OLD BUSINESS

Signature

City Clerk's Office

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13.10

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 # 13.11 OLD BUSINESS – 11
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 13.12 OLD BUSINESS – 12
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS
Signature	City Clerk's Office	

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		Agenda Item # 13.13 OLD BUSINESS – 13
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS
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 work 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 # 13.14 OLD BUSINESS – 14
			COUNCIL MEETING DATE August 14, 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, 14, 2023	08/07/23 City Council OLD BUSINESS
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.



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

Agenda Item #

13.15

- 15

COUNCIL MEETING DATE
August 14, 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.)

Council to consider 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, 14, 2023

Signature

City Clerk's Office

	Units (Indoor and Outdoor)																	Moratorium	13.15
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.)***13.15**

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 #

13.16

- 16

COUNCIL MEETING DATE
August 14, 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.)

Council to consider 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, 14, 2023

Signature

City Clerk's Office

Units (Indoor and Outdoor)																		Moratorium	13.16
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	<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>
- Additional Conditional Uses REV - August 2023 - Legal Notice - Additional Conditional Uses Revision August 2023	

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

13.16

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 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 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.

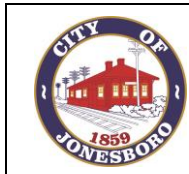
(Am. Ord. 2022-018, 8-08-22)

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 #

13.17

- 17

COUNCIL MEETING DATE
August 14, 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.)

Continued discussion on how future fee waivers for events within the City are handled.

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

Discussion of Fee Waivers

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

Yes

Recreation, Entertainment and Leisure Opportunities

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.)

At the August 7th Work Session, there was discussion on how future fee waivers for events within the City are how to be handled. There was general consensus on establishing a checklist for all required items (security, insurance, etc.), as well as consensus only granting partial fee waivers for these events in the future. Any costs incurred by the City for city personnel used for security requirements or other labor should not be waived and should be paid up front. Also, liability insurance should not be waived.

Fiscal Impact

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

To be determined

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title

Melissa Brooks, Interim City Clerk

Date

August, 14, 2023

Signature

City Clerk's Office

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	Agenda Item # 14.1 - 1
		COUNCIL MEETING DATE August 14, 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 possible hiring of full-time Human Resources Director.		
Requirement for Board Action <i>(Cite specific Council policy, statute or code requirement)</i> Human Resources Director		
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 currently does not have a full-time Human Resources Director to focus just on personnel concerns. Right now, these necessary HR tasks are ably performed by Maria Wetherington, the City's Operations Assistant, among her other duties. Discussion needs to be had by the Mayor and Council about whether or not a full-time Human Resources Director position needs to be created in Jonesboro, whether or not the size of the City government warrants this position, and, if approved, whether the capability of funding the salary for this position is in the current and future budget.		
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> Tbd		

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title Melissa Brooks, Interim City Clerk	Date August, 14, 2023	
Signature	City Clerk's Office	