

**CITY OF JONESBORO  
REGULAR MEETING  
170 SOUTH MAIN STREET  
August 13, 2018 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, August 13, 2018. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

**AGENDA**

- 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	Present	
Alfred Dixon	Councilmember	Present	
Bobby Lester	Councilmember	Present	
Billy Powell	Councilmember	Present	
Pat Sebo	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
Cliff Kelker	Chief of Police	Absent	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
David Allen	Community Development Director	Present	

- III. **INVOCATION - LED BY PASTOR VALERIE LONER (JONESBORO FIRST UNITED METHODIST CHURCH)**
- IV. **PLEDGE OF ALLEGIANCE**
- V. **ADOPTION OF AGENDA**

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

**RESULT: APPROVED [UNANIMOUS]**  
**MOVER:** Ed Wise, Councilmember  
**SECONDER:** Pat Sebo, Councilmember  
**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

- **Under Old Business**
  1. Staff requests to change the address as printed on the agenda for Item #5, from 840 Tara Blvd to 8160 Tara Blvd.
- **Under New Business**
  1. Council to consider request to partner with Georgia Vet Fest for their 7<sup>th</sup> Annual Vet Festival to be held at Lee Street Park on October 13, 2018 and consider fee waiver for the same.

(Item #2)

2. Council to consider Resolution 2018-15, appointing members of the Design Review Commission of the City of Jonesboro to provide an effective date and for other lawful purposes. (Item #3)

## VI. OTHER BUSINESS

1. Motion to enter Executive Session for the purpose of discussing personnel related matters.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
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**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Ed Wise, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

2. Motion to adjourn Executive Session and reconvene Regular Meeting

<b>RESULT:</b>	<b>APPROVED [5 TO 0]</b>
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**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Alfred Dixon, Councilmember

**AYES:** Dixon, Lester, Powell, Sebo, Wise

**RECUSED:** Boak

3. Consider any action(s) if necessary based on decision(s) made in the Executive Session

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
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**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Alfred Dixon, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

Council to ratify action to appoint Clifford Kelker as the Jonesboro Chief of Police.

## VII. PRESENTATIONS - NONE

## VIII. PUBLIC HEARINGS

1. Public Hearing regarding Application #18-ALC-004, a request for a Retail Package Dealer license to sell beer and wine beverages for Wayfield Foods, located at 8777 Tara Boulevard by Gregory Allen Edenfield.

<b>RESULT:</b>	<b>CLOSED</b>
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At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

2. Public Hearing regarding Application #18-ALC-005, a request for the pouring of beer and wine beverages for Rocky's Pizza and Subs, located at 8113 Tara Boulevard by Mike Cappozoli.

<b>RESULT:</b>	<b>CLOSED</b>
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At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned.

3. Public Hearing regarding Application #18VAR-003 as submitted by Casey Development Group LLLP for the property located at 1947 Bill Casey Parkway, Parcel Number 06001 032020. Said variance concerns exceeding maximum sign height allowed.

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

4. Public Hearing regarding Conditional Use #18-CU-002 as submitted by Nelson Tenebe for the property located at 150 South Avenue, Parcel Number 05241 AA022. Said conditional use concerns a proposed group home for youth at the specified address.

RESULT:	CLOSED
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At this time, the following spoke in opposition of the request:

**Tracy Messick** -107 Evenview Drive

**David Owens** - 144 South Avenue

**Michelle Hicks** - 144 South Avenue

5. Public Hearing regarding Variance #18VAR-004 as submitted by Lincoln Car Wash Systems, LLC for the property located at 8140 Tara Boulevard, Parcel Number 13239B C005. Said variances include minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions.

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

6. Public Hearing regarding Variance #18VAR-005 as submitted by BLW Holdings, LLC for the property located at 8787 Tara Boulevard, Parcel Number 05242B C005. Said variances include minimum glass area on building façade, use of non- earth-tone building colors, minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building.

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

7. Public Hearing regarding Variance #18VAR-006 as submitted by Clayton County Georgia Government, for the property located at 9181 Poston Road, portion of Parcel Number 05239 240004. Said variances include maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size.

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

8. Public Hearing a Text Amendment to Article VIII of the City Code, submitted by the Community Development Director. Text amendment concerns the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission.

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

9. Public Hearing regarding a Text Amendment to Chapter 86, Zoning, of the City Code. Text amendment concerns revisions and updates to the "Table of Uses Allowed by Zoning District", Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

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

10. Public Hearing regarding Ordinance #2018-007 authorizing the sale of alcoholic beverages for on-premises consumption on Sundays from 11:00 a.m. until 12:30 p.m. at certain licensed establishments, subject to referendum approval; to regulate and provide for the calling of a Special Election and to call a Special Election thereon.

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

## **IX. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**

At this time, the following spoke under public comment:

Nelson Tenebe - Applicant for the Conditional Use Permit for an Independent Living Group Home located at 150 South Avenue - Mr. Tenebe stated the facility will operate 24 hours with 3 supervisory shifts: 7a.m. to 3 p.m., 3 p.m. to 11 p.m. and 11 p.m. to 7 a.m.

Goldie Oney - 1171 Tanglewood Rd. - Mrs. Oney spoke regarding her desire to obtain a golf cart permit, even though her address is outside of the city limits.

Catherine Starr - 105 Irvin Street - The property behind her house is overgrown and growing into her property. She requested information as to the appropriate party to assist with cleanup. Mr. Clark advised that he would contact her.

## **X. MINUTES**

1. Consideration of the Minutes of the March 7, 2016 Work Session.
2. Consideration of the Minutes of the April 4, 2016 Work Session.
3. Consideration of the Minutes of the April 11, 2016 Regular Meeting.
4. Consideration of the Minutes of the September 6, 2016 Work Session.

5. Consideration of the Minutes of the September 12, 2016 Regular Meeting.
6. Consideration of the Minutes of the October 3, 2016 Work Session.
7. Consideration of the Minutes of the February 9, 2015 Regular Meeting.
8. Consideration of the Minutes of the April 10, 2017 Regular Meeting.
9. Consideration of the Minutes of the July 10, 2017 Regular Meeting.
10. Consideration of the Minutes of the April 2, 2018 Work Session.
11. Consideration of the Minutes of the July 2, 2018 Work Session.
12. Consideration of the Minutes of the July 9, 2018 Regular Meeting.
13. Consideration of the Minutes of the August 6, 2018 Work Session.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Billy Powell, Councilmember

**SECONDER:** Pat Sebo, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

## **XI. CONSENT AGENDA**

## **XII. OLD BUSINESS**

1. Council to consider Application #18-ALC-004, a request for a *Retail Package Dealer* license to sell beer and wine beverages for Wayfield Foods, located at 8777 Tara Boulevard by Gregory Allen Edenfield.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Billy Powell, Councilmember

**SECONDER:** Pat Sebo, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

2. Council to consider Application #18-ALC-005, a request for the pouring of beer and wine beverages for Rocky's Pizza and Subs, located at 8113 Tara Boulevard by Mike Cappozoli.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Billy Powell, Councilmember

**SECONDER:** Alfred Dixon, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

3. Council to consider Variance Application #18VAR-003 as submitted by Casey Development Group LLLP for the property located at 1947 Bill Casey Parkway, Parcel Number 06001 032020. Said variance concerns exceeding maximum sign height allowed.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Billy Powell, Councilmember

**SECONDER:** Pat Sebo, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

4. Council to consider Conditional Use #18-CU-002 as submitted by Nelson Tenebe for the property located at 150 South Avenue, Parcel Number 05241 AA022. Said conditional use concerns a proposed group home for youth at the specified address.

**RESULT: DENIED [0 TO 6]**

**MOVER:** Ed Wise, Councilmember

**SECONDER:** Billy Powell, Councilmember

**NAYS:** Boak, Dixon, Lester, Powell, Sebo, Wise

5. Council to consider Variance #18VAR-004 as submitted by Lincoln Car Wash Systems, LLC for the property located at 8140 Tara Boulevard, Parcel Number 13239B C005. Said variances include minimum building façade height, use of metal panels as building material, minimum glass area on façade, minimum roof pitch, minimum front landscape strip requirements, and minimum landscape island dimensions. **Staff Conditions Recommended :** Joint landscape plan to coincide with adjacent QuickTrip landscaping to include but not be limited to container planters.

**RESULT: ADOPTED [UNANIMOUS]**

**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Billy Powell, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

6. Council to consider Variance #18VAR-005 as submitted by BLW Holdings, LLC for the property located at 8787 Tara Boulevard, Parcel Number 05242B C005. Said variances include minimum landscape island dimensions, and the location of accessory structures in the front yard of the principal building.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Billy Powell, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

7. Council to consider Variance #18VAR-006 as submitted by Clayton County Georgia Government, for the property located at 9181 Poston Road, portion of Parcel Number 05239 240004. Said variances include maximum building floor area, minimum building façade height, use of metal panels as building material, minimum glass area on façade, maximum parking spaces in front yard, the use of chain link fence, and maximum ground / monument sign size.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Alfred Dixon, Councilmember

**SECONDER:** Billy Powell, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

8. Council to consider, on Second Reading, a Text Amendment to Article VIII of the City Code, submitted by the Community Development Director. Text amendment concerns the codification of the structure, procedures, and scope of the recently created City of Jonesboro Design Review Commission.

**RESULT: APPROVED [UNANIMOUS]**

**MOVER:** Pat Sebo, Councilmember

**SECONDER:** Alfred Dixon, Councilmember

**AYES:** Boak, Dixon, Lester, Powell, Sebo, Wise

9. Council to consider, on Second Reading, a Text Amendment to Chapter 86, Zoning, of the City Code, submitted by the Community Development Director. Text amendment concerns revisions and updates to the "Table of Uses Allowed by Zoning District", Section 86-204, of Article VI – Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances.

<b>RESULT: APPROVED [5 TO 0]</b>
<b>MOVER:</b> Pat Sebo, Councilmember
<b>SECONDER:</b> Ed Wise, Councilmember
<b>AYES:</b> Boak, Dixon, Lester, Powell, Sebo, Wise

10. Council to consider Ordinance #2018-007 authorizing the sale of alcoholic beverages for on-premises consumption on Sundays from 11:00 a.m. until 12:30 p.m. at certain licensed establishments, subject to referendum approval; to regulate and provide for the calling of a Special Election and to call a Special Election thereon.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Ed Wise, Councilmember
<b>SECONDER:</b> Alfred Dixon, Councilmember
<b>AYES:</b> Boak, Dixon, Lester, Powell, Sebo, Wise

11. Council to consider Ordinance 2018-008 to adopt amendments to the Fiscal 2018 Budget for each fund of the City of Jonesboro, Georgia amending the amounts shown in each budget as expenditures, amending the several line items of revenue anticipations, prohibiting expenditures to exceed appropriations, and prohibiting expenditures to exceed actual funding available.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Alfred Dixon, Councilmember
<b>SECONDER:</b> Pat Sebo, Councilmember
<b>AYES:</b> Boak, Dixon, Lester, Powell, Sebo, Wise

### XIII. NEW BUSINESS

1. Council to consider cancellation of the September 3, 2018 Work Session Meeting and to hold both the Worksession & Regular Meeting on September 10, 2018.

<b>RESULT: APPROVED [UNANIMOUS]</b>
<b>MOVER:</b> Billy Powell, Councilmember
<b>SECONDER:</b> Alfred Dixon, Councilmember
<b>AYES:</b> Boak, Dixon, Lester, Powell, Sebo, Wise

2. Council to consider request to partner with Georgia Vet Fest for their 7th Annual Vet Festival to be held at Lee Street Park on October 13, 2018 and consider fee waiver for the same. (Item #2)

<b>RESULT: APPROVED [5 TO 1]</b>
<b>MOVER:</b> Alfred Dixon, Councilmember
<b>SECONDER:</b> Bobby Lester, Councilmember
<b>AYES:</b> Dixon, Lester, Powell, Sebo, Wise
<b>NAYS:</b> Boak

3. Council to consider Resolution 2018-15, appointing members of the Design Review Commission of the City of Jonesboro to provide an effective date and for other lawful purposes.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Pat Sebo, Councilmember
<b>AYES:</b>	Boak, Dixon, Lester, Powell, Sebo, Wise

#### XIV. REPORT OF CITY MANAGER - RICKY L. CLARK, JR.

•Ricky L. Clark, Jr., City Manager - Advised of the upcoming Mayor and Council Mid-Year Retreat to be held on Friday August 17, 2018

1. Fall Festival October 20, 2017 from 11 a.m. to 3 p.m.
2. Downtown Street Festival on September 22, 2018 from 2 p.m. to 8 p.m.

#### XV. REPORT OF MAYOR - JOY B. DAY

•Mayor Day - Advised of the upcoming covered dish Supper on Thursday, August 16th at the Omega house located at 127 College Street.

#### XVI. REPORT OF COUNCILMEMBERS

- Councilmember Boak - None
- Councilmember Wise - None
- Councilmember Powell - None
- Councilmember Sebo - None
- Councilmember Dixon - None

#### XVII. ADJOURNMENT

1. Motion to adjourn

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Alfred Dixon, Councilmember
<b>AYES:</b>	Boak, Dixon, Lester, Powell, Sebo, Wise

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JOY B. DAY – MAYOR

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RICKY L. CLARK, JR. – CITY MANAGER