

**CITY OF JONESBORO
REGULAR MEETING
170 SOUTH MAIN STREET
November 12, 2018 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, November 12, 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, Jr.	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	

III. INVOCATION - LED BY DAVID ALLEN, COMMUNITY DEVELOPMENT DIRECTOR (CITY OF JONESBORO)

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

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

Under New Business:

- **Item No. 2** - Council to consider engagement letter from 4PM Public Private Partnership for the Jonesboro Bed & Breakfast Project.
- **Item No. 3** - Council to consider renewal of major medical insurance with United Healthcare for FY' 19.

VI. PRESENTATIONS

1. Presentation of winners of the Annual Scarecrow Contest

At this time, Cable Brooks (Executive Assistant) & Mayor Day presented the following winners of the City of Jonesboro Annual Scarecrow Contest:

1st Place - Georgia Power

2nd Place - Dr. Taylor

3rd Place - Tara Wrecker

VII. PUBLIC HEARING

1. Public Hearing regarding 18-VAR-007, variances for The Grove subdivision, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236.

RESULT:

CLOSED

At this time, Mayor Day opened the Public Hearing. The following spoke opposed to the Grove Development (Joel Aviles). In addition to those speaking against, the following spoke in favor of the Development (Den Webb & Fronze Van Wheeler).

2. Public Hearing regarding 18-CU-003, Conditional Use Permit Application for "What A Day Daycare" an adult daycare center, by Barbara Thomas and Kamill Mallory, for property located at 8712 Tara Boulevard (Parcel No. 05242B A002), 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.

3. Public Hearing regarding 18-VAR-008, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), 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.

4. Public Hearing regarding VAR-009, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), 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.

5. Public Hearing regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further 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

At this time, Mayor Day opened the Public Hearing. As none were present to speak, the Public Hearing was duly adjourned. After the Public Hearing was adjourned, City Manager Ricky L. Clark Jr requested that this item be table until January.

6. Public Hearing regarding 18-VAR-010, to consider a variance concerning a new ground sign encroaching on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the position of the ground sign. Regency Development Partners, LLC is the current property owner for the subject property located at 8896 Tara Boulevard (Parcel Nos. 05239 241001 and 05239 24010), 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)

IX. MINUTES

1. Consideration of the Minutes of the October 1, 2018 Public Hearing.
2. Consideration of the Minutes of the October 8, 2018 Regular Meeting.
3. Consideration of the Minutes of the November 5, 2018 Work Session.

X. CONSENT AGENDA

RESULT:

ADOPTED [UNANIMOUS]

MOVER:

Billy Powell, Councilmember

SECONDER:

Ed Wise, Councilmember

AYES:

Boak, Dixon, Lester, Powell, Sebo, Wise

1. Council to consider pricing proposals as received by the Downtown Development Authority of the City of Jonesboro for the Broad Street Plaza Project.
2. Council to consider approval of membership to the Aerotropolis Atlanta Alliance.

XI. OLD BUSINESS

1. Council to consider approval of 18-VAR-007, variances for The Grove subdivision, to consider multiple variances concerning the reduction of the minimum front setback, reduction of greenspace width, greenspace location, and the provision of front entry garages on non-corner lots, by Sovereign Holdings, LLC and Key Corp Financial, Inc., for property located at 0 McDonough Street (Parcel No. 13240D A027), Jonesboro, Georgia 30236.

RESULT: TABLED [UNANIMOUS]

Next: 12/3/2018 6:00 PM

MOVER: Billy Powell, Councilmember

SECONDER: Bobby Lester, Councilmember

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

Each of the variances were voted upon separately:

1. Variance #1 - Reduce front setback from 20 feet to 15 feet (8 foot porch zone behind setback line).

Motion made by Councilman Powell, seconded by Councilman Lester to table until December 2018. Motion carried unanimously.

2. Variance #2 - Reduce 20% minimum greenspace required to 15.7% provided on plat an infield.

Resolved

3. Variance #3 - Not all greenspace meets 100-foot width requirement; match what is provide on plat an infield. Although the greenspace total is now 21.6% (20% minimum required), some of the greenspace cannot meet the 100-foot minimum requirement

Motion made by Councilwoman Sebo, seconded by Councilman Powell to table until December 2018. Motion carried unanimously.

4. Variance #4 - Less than 50% of lots touch greenspace; match what is provided on plat and in field. Although the greenspace total is now 21.6% (20% minimum required), some of the greenspace cannot meet the minimum 50% touching of lots required.

Motion made by Councilwoman Sebo, seconded by Councilman Powell to approve. Motion carried unanimously.

5. Variance #5 - Except on designated corner lots, placement of garages for front entry of vehicles pursuant to City Code Section 86-229.

Motion made by Councilwoman Sebo, seconded by Councilman Lester to table until December 2018. Motion carried unanimously.

2. Council to consider approval of 18-CU-003, Conditional Use Permit Application for "What A Day Daycare" an adult daycare center, by Barbara Thomas and Kamill Mallory, for property located at 8712 Tara Boulevard (Parcel No. 05242B A002), Jonesboro, Georgia 30236.

RESULT: APPROVED [UNANIMOUS]

MOVER: Pat Sebo, Councilmember

SECONDER:

Bobby Lester, Councilmember

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

3. Council to consider approval of 18-VAR-008, to consider a variance concerning exceeding the maximum allowable percentage of building face coverage for signs on the property. Jim Reaves / Hometown Car Wash is the current property owner for the subject property located at 8787 Tara Boulevard (Parcel No. 05242B C005), Jonesboro, Georgia 30236.

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

4. Council to consider approval of VAR-009, to consider a variance concerning replacement wall signs, exceeding the maximum number of wall signs allowed. Clayton County Tourism Authority is the current property owner for the subject property located at 136 South Main Street (Parcel No. 13241D C013), Jonesboro, Georgia 30236.

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

5. Council to consider tabling approval of 18-TA-005, a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding further 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. Staff is requested that the item be tabled for a period of 60 days to allow additional time to synchronize the table with the necessary conditional use provisions.

RESULT: TABLED [UNANIMOUS] **Next: 1/7/2019 6:00 PM**
MOVER: Ed Wise, Councilmember
SECONDER: Billy Powell, Councilmember
AYES: Boak, Dixon, Lester, Powell, Sebo, Wise

6. Council to consider approval of 18-VAR-010, to consider a variance concerning a new ground sign encroaching on the minimum allowable setback from buildings, exceeding the maximum allowable size for tenant panels, and the position of the ground sign. Regency Development Partners, LLC is the current property owner for the subject property located at 8896 Tara Boulevard (Parcel Nos. 05239 241001 and 05239 24010), Jonesboro, Georgia 30236.

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

XII. NEW BUSINESS

1. Council to consider adoption of Budget Amendment #18-02 in the amount of \$1,800 making needed line item transfers within the Public Works Department.

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

2. Council to consider engagement letter from 4PM Public Private Partnership for the Jonesboro Bed & Breakfast Project.

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

3. Council to consider renewal of major medical insurance with United Healthcare for FY' 19.

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

XIII. OTHER BUSINESS

1. Executive Session for the purpose of discussing the conveyance of real estate.

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

2. Motion to adjourn Executive Sessions and reconvene Regular meeting at 7:15 p.m.

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

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

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

4. Motion to authorize Mayor Day to execute a Purchase and Sale Agreement for the property located at 144 Smith Street and to allow for further negotiations.

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

XIV. ADJOURNMENT

1. Motion to adjourn

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

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER