

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
July 6, 2020 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, July 6, 2020. The meeting was held at 6:00 PM at the Jonesboro Police Station, 170 South Main Street, Jonesboro, Georgia.

I. CALL TO ORDER - MAYOR JOY B. DAY

Attendee Name	Title	Status	Arrived
Pat Sebo-Hand	Mayor Pro-Tem	Present	
Bobby Lester	Councilmember	Present	
Tracey Messick	Councilmember	Present	
Billy Powell	Councilmember	Present	
Donya Sartor	Councilmember	Present	
Ed Wise	Councilmember	Present	
Joy B. Day	Mayor	Present	
Ricky L. Clark	City Manager	Present	
Pat Daniel	Assistant City Clerk	Present	
David Allen	Community Development Director	Present	
Joe Nettleton	Public Works Director	Present	
Cable Glenn-Brooks	Executive Assistant	Present	
Derry Walker	Chief Code Officer	Present	
Kelli Duffy	Municipal Court Clerk	Present	
Wilfred Norwood	Interim Chief of Police	Present	
Sandra Meyers	Finance Officer	Present	
Maria Wetherington	Assistant	Present	

II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER

III. INVOCATION - LED BY MAYOR JOY B. DAY

IV. ADOPTION OF AGENDA

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

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem
SECONDER:	Ed Wise, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Under Work Session - City Manager Clark advised that as per the applicants request, item No. 1, Conditional Use Permit Application for “House of Praise / Casa De Alabanza” a church / place of religious assembly by House of Praise / Casa De Alabanza, for property located at 7827 Old Morrow Road (Parcel No. 12048B B002), Jonesboro, Georgia 30236 should be deferred and considered at a later time.

Under Work Session - City Manager Clark requested a discussion relative to a COVID-19

update.

V. WORK SESSION

1. Discussion regarding a Conditional Use Permit Application for “House of Praise / Casa De Alabanza” a church / place of religious assembly by House of Praise / Casa De Alabanza, for property located at 7827 Old Morrow Road (Parcel No. 12048B B002), Jonesboro, Georgia 30236. Property is owned by Jonesboro Commercial Center, LLC.

RESULT:	WITHDRAWN
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As per the applicants request, this item was withdrawn from the agenda.

2. Council to consider 20-VAR-003, variances for having an electronic message sign in a residentially zoned district, exceeding maximum LED sign area, exceeding maximum sign height, and minimum distance from the right-of-way line, for an existing church by Shiloh Baptist Church for property located at 216 West Mill Street (Parcel No. 13241A B010), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 7/13/2020 6:00 PM
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Councilwoman Sebo-Hand - What is the difference between the zoning for Jonesboro First Baptist Church and Shiloh Baptist Church?

Mr. Allen replied that the properties across from Shiloh Baptist Church are residential and the impact of the changeable signs needs to be minimal.

Mr. Clark posed the question of changing the 10 second changeable message length time.

Councilwoman Sartor - Is this a double-sided electronic sign? Where does the residential zoning stop and how close is it to a zoning that would allow the proposed signage?

Mr. Allen replied yes, this is a double-sided sign. The majority of West Mill Street is residential and Fayetteville Road is a mixture of commercial and residential. Shiloh Baptist Church is on the edge of the line.

Councilwomen Messick - What is the zoning for Jonesboro First Baptist Church?

Mr. Allen informed that Jonesboro First Baptist is Office and Institutional (O&I) and Shiloh Baptist is Residential.

Councilman Wise - What are you suggesting the changeable message length time be reduced to?

Mr. Allen replied 3 to 5 seconds. Councilman Wise is in favor of reducing the length.

3. Council to consider a Conditional Use Permit Application 20-CU-005 for loft apartments, by John Taylor, owner, and Washington Design Group, for property at 128 South Main Street (Parcel No. 13241D C012), Jonesboro, Georgia 30236.

RESULT:**PUBLIC HEARING REQUIRED****Next: 7/13/2020 6:00 PM**

At this time, Mr. Andrew Washington of Washington Design was present to speak on the applicants behalf.

Councilwoman Sartor -Will parking be reserved for the tenants of the building?

Mr. Clark responded that reserved parking will be identified.

Councilman Lester - Has a feasibility study been conducted?

Mr Clark responded that the applicant will conduct a feasibility study. Additionally Mr. Washington provided structural details regarding the proposed buildout.

Mayor Joy B. Day - What type of wood will be used and will it be painted?

Mr. Andrew Washington, Architect responded that a high-quality wood will be used, and the wood will be painted.

4. Council to consider a variance 20-VAR-004 for maximum building height and use of predominantly wood as an exterior material in the Historic District for loft apartments, by John Taylor, owner, and Washington Design Group, for property at 128 South Main Street (Parcel No. 13241D C012), Jonesboro, Georgia 30236.

RESULT:**PUBLIC HEARING REQUIRED****Next: 7/13/2020 6:00 PM****Questions and Concerns:**

Councilman Powell - Is the elevation higher than the Historic Courthouse?

Mr. Allen responded it will not be higher than the Historic Courthouse and based on the applicants request to have high ceilings, the additional height is necessary.

Councilman Wise - What will the price range for rent be?

Mr. Clark advised that this development will be the first of its kind in Clayton County. We will work to ensure that the rental rates are speak to the quality of the project.

Councilwoman Sartor - Stated that the attraction of a loft apartment is high ceilings. Further, Councilwoman Sartor requested clarification on the balconies.

Mr. Washington explained that the front balcony is a shared balcony and the back balconies are private access to each unit.

Noted Recommendations: Consensus from Council to increase the ceiling heights to 10 feet and increase the building height to 44.5 feet. Mr. Washington will modify the plans to submit to

Mayor and Council for further review.

5. Council to consider a proposed curb cut onto Batiste Way for Reid's Auto Repair at 244 South Main Street.

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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6. Council to consider a map amendment to the Official Zoning Map for rezoning of 9.0 acres of property fronting Old Morrow Road, Parcel ID# 12-0049D-00A from Clayton County's "Heavy Industrial" to Jonesboro's "Light Industrial" and to annex 9.0 acres of property in the corporate city limits of the City of Jonesboro. (Applicant – Brennan Investment Group)

RESULT:	CONSENT AGENDA ITEM
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At this time, Mr. Clark provided the following details regarding the annexation/rezoning request. Nick Preacher and Mike Martin were also present and provided details on the proposed request.

Conditions of approval:

1. Final exterior design of building will be subject to design review.
2. Proposed 40-foot building height shall be subject to variance approval.
3. All lighting will be night sky friendly.
4. Landscape shall be subject to approval by Zoning Administrator. Two rows of staggered Leland Cypress trees, 6 feet in height, 10 feet apart.

Questions and Concerns from Council

Councilwomen Sebo-Hand - What are the hours of operation and how will the noise impact the residents in the area?

Mr. Allen advised that the rows of tree buffer will offset the noise. Mr. Martin further explained that the tree buffer offers a distance of 75 feet and the closest portion of the building to the residents is 200 feet.

Councilman Powell - Concerned with the noise of forklifts and backing horns from the trucks.

Mr. Martin advised that all forklifts will be inside the building and there will not be noise from backing horns on the vehicles.

Councilman Lester - What happens to the property value for the resident on Raymond Street?

Mr. Clark replied that the land value will drastically improve.

Councilwoman Messick - What is night friendly lighting? Was a noise study conducted?

Mr. Allen advised that it shines down not out or up, it will not be seen from the resident's homes and cannot be seen much from the road. Brian Brumfield advised that the noise generated is minimal coming from the site.

7. Council to consider Conditional Use Permit Application 20-CU-005 for warehousing and storage, by Brennan Investment Group, for property fronting Jonesboro Road, Raymond Street, and Old Morrow Road (Parcel No. 12049C D002), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 7/13/2020 6:00 PM
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At this time, Nick Preacher and Mike Martin were present and provided details on the proposed request.

8. Council to consider Variance 20-VAR-005 for maximum building height for a warehouse building, by Brennan Investment Group, for property fronting Jonesboro Road, Raymond Street, and Old Morrow Road (Parcel No. 12049C D002), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 7/13/2020 6:00 PM
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At this time, Nick Preacher and Mike Martin were present and provided details on the proposed request.

Questions and Concerns:

Councilwomen Sebo-Hand - Will the entire nine acres of land be built out or are you planning for additional expansion?

Mr. Martin advised that the proposed Northern portion is the small portion and does not leave room for further expansion once the building is complete unless they acquire more property.

Councilman Powell - What is the city benefit as it relates to the tax dollars.

Mr. Clark advised that at current the property is underdeveloped and the benefit to the city tax base will be great. The return will be evaluated once the property is developed

8. Council to consider Variance 20-VAR-006 for maximum building height for a warehouse building, by Brennan Investment Group, for property fronting Old Morrow Road (Parcel No. 12049D A006), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 7/13/2020 6:00 PM
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At this time, Nick Preacher and Mike Martin were present and provided details on the proposed request.

Questions and Concerns from Mayor and Council

9. Council to consider a Conditional Use Permit Application 20-CU-006 for warehousing and storage, by Brennan Investment Group, for an annexed property fronting Old Morrow Road (Parcel No. 12049D A006), Jonesboro, Georgia 30236.

RESULT:	PUBLIC HEARING REQUIRED	Next: 7/13/2020 6:00 PM
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At this time, Nick Preacher and Mike Martin were present and provided details on the proposed

request.

10. Council to consider Application #20-ALC-002, a request for a Retail Package Dealer license to sell beer and wine beverages for Lidl US Operations dba "Lidl", located at 8155 Tara Boulevard by Boudewign Tiktak.

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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11. Discussion regarding the Georgia Initiative for Community Housing.

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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12. Discussion regarding the following appointments to the Jonesboro Housing Authority:

1. C
urtis Burrell – three (3) year term – to expire April 29, 2020
2. C
arol Cannon – three (3) year term – to expire June 9, 2018
3. A
llen Roark – three (3) year term – to expire September 20, 2019
4. T
herese Guidry – [Housing Resident] one (1) year term – to expire June 13, 2018

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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The appointments are as followed:

Allen Roark - (City Resident) three (3) year term to expire September 20, 2023.

Roger Swint - (City Resident) three (3) year term to expire June 9, 2021.

Tammy Stanley - (Business Owner) three (3) year term to expire April 22, 2022.

Therese Guidry - (Housing Resident) one (1) year term to expire June 12, 2021.

Don A. Dixon (City Resident) three (3) year term to expire July 13, 2023.

13. Discussion regarding a City of Jonesboro Housing Study and Needs Assessment.

RESULT:	NO ACTION TAKEN	Next: 7/13/2020 6:00 PM
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We have been in talks with Clayton State University to assist in collecting the data for the

Housing Study and Needs Assessment by providing Interns. We will seek three to four interns and the cost for each will be \$500.00 per week, no longer than five weeks.

14. Council to consider a minor subdivision plat application 20-SUB-001 for 8500 Tara Boulevard, parcels 05240B A004, 05239 241002, and 05240B A003.

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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15. Discussion regarding a subrecipient agreement for use of Community Development Block Grant ("CDBG") Funds between Clayton County and the City of Jonesboro for the Broad Street Plaza Project in the amount of \$200,000.00.

RESULT:	DID NOT VOTE
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We have been awarded a CDBG grant in the amount of \$200,00.00 for the Broad Street Plaza Project. An additionally grant for \$200,000.00 has been awarded -19 for COVID relief dollars.

Appropriate as follows:

- \$180,000.00 or \$185,000.00 or our business community for small business loans or grants in the amount of \$1500.00 until the money runs out.
- Funding to pay back general government for expenses relative to COVID-19.
- Establish a Food Bank scenario to meet the needs of our residents in our community as it relates to food.

As it relates to the Business Loans are Grants, you must adhere to the following

- Business must be in business for a period not less than two years.
- Must not have any outstanding taxes, due or fees owed to the local government.
- Narrative of how the money will be spent.

Mr. Clark advised that a small review team will be formed to review applications and if the applicant has received money previously, that business will be excluded.

16. Council to consider Ordinance 2020-013, a proposed text amendment to the City of Jonesboro Code of Ordinances, with the addition of Article III "Specimen Tree Protection" to Chapter 82 – Vegetation, of the City of Jonesboro Code of Ordinances.

RESULT:	CONSENT AGENDA ITEM	Next: 7/13/2020 6:00 PM
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Based on discussion from Mayor and Council the final revisions will include the following:

- Reduce the \$1000 fine to \$500 maximum.
- Delete Jail Time
- Removal of tree branches and tree trucks shall be removed from the property within four-

teen days unless more time is given by City Hall.

17. Motion to lift Tree Protection Ordinance for discussion.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem
SECONDER:	Tracey Messick, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

18. COVID 19 Update

At this time Mr. Clark opened discussion concerning COVID-19: At current our Emergency Declaration ends July 12, 2020. Direction from Mayor and Council to extend or let it lapse is needed. Additionally, questioning if Mayor and Council would like to consider a Mandatory Mask ordinance for review on Monday July 13, 2020.

- At current all offices are still closed to the public: City Hall is operating on a staggered shift, communicating with customers outside of the building on a limited bases and still operating remotely.
- Police Department is still closed to the public in hopes of reopening soon under a controlled environment.
- Municipal Court has been operational with limited cases and thus far there have been no issues with the guidelines put in place.

Councilwoman Messick - concerned with the Governors Order.

Mr. Clark advised that the Governor's order was concerning the violence in the city of Atlanta and Mayor Day advised the order also included an extension of the Medically Fragile to shelter in place until July 15, 2020.

Councilwoman Sartor - Will City Hall remain closed to the public? Where are we in the process of cleaning the buildings to reopen to the public?

Mr. Clark advised that the administrative staff in the front office is separated by a sneeze guard, at current City Hall will remain closed until a decision is made by Mayor and Council. As it relates to Probation, measures have been put in place to eliminate contact by way of a virtual workstation.

Mr. Clark advised that we are in communication with Clayton County Prison Detail to begin cleaning our buildings on a regular basis.

Councilman Powell - Stated that he voted against the basketball court opening and is concerned about the health of citizens.

Councilman Wise - In favor of extending the Emergency Declaration and leave the decision up to Mr. Clark and Mayor Day as to how long it will be extended. In favor of keeping the courts opened, those that use it should follow the guidelines posted at their own risk. His

main concern is keeping our employees safe.

Mayor Joy B. Day -As far as the public is concerned, we must follow the guidelines of the Governor and keep our employees safe.

Councilwomen Sebo-Hand - As it relates to park operations, continue to follow the guidelines the Governor has put in place, because the state is not enforcing mandatory mask, not certain we can do that.

The consensus of Mayor and Council is to keep the park, basketball and tennis courts opened until things get worse and leave the decision to reopen City Hall and the Police Department to Mr. Clark, City Manager and Joy B. Day, Mayor.

VI. OTHER BUSINESS

The Fig Tree Café will reopen on Wednesday July 8, 2020.

Slutty Vegan Restaurant Grand Opening on Saturday July 11, 2020 at 3:00 p.m.

VII. ADJOURNMENT

1. Motion to adjourn at 9:04 p.m.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ed Wise, Councilmember
SECONDER:	Bobby Lester, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER