

**CITY OF JONESBORO  
WORK SESSION  
170 SOUTH MAIN STREET  
August 3, 2020 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, August 3, 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**

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

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	
Maria Wetherington	Assistant	Present	
Wilfred Norwood	Interim Chief of Police	Present	

**III. INVOCATION**

**IV. ADOPTION OF AGENDA**

**V. WORK SESSION**

1. Council to consider Conditional Use Permit Application 20-CU-008 for a storage facility, by Joseph C. Brannan, trustee, and Michael Johnson, applicant, for property at 265 South Main Street (Parcel Nos. 06001C D005 and 06001C D010), Jonesboro, Georgia 30236.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/10/2020 6:00 PM</b>
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**Questions and Concerns:**

**Councilwoman Sebo-Hand** - Addressed her concerns with the impact of additional traffic flow in this area. Further, Councilwoman Sebo noted additional concerns of flooding.

**Councilwoman Messick** - Concerned with the current 1.08 acreage, as 2.0 acres are required for this type of project. Does this project meet the code acreage? Is this property a part of

production and employment or improve the esthetics of the community?

**Mr. David Allen** - Replied that if you made a new lot in the M-1 you would be required to have a minimum of a 2-acre lot. This specific use only requires 1 acre and they meet the requirement. This property does have the possibility of employing one or two people in the office.

**Noted Conditions:**

1. No additional access points to the property shall be created along South Main Street.
2. Required fencing along the entire perimeter of the property shall be black wrought iron or an opaque, non-climbable, durable material other than wood. Chain-link is prohibited. Minimum height of fence shall be 6 feet but shall not exceed 8 feet in height. If wrought iron is used, a minimum 4-foot tall, continuous evergreen hedge must be planted behind the fence on the side most directly fronting South Main Street.
3. Exterior building elements and signage are subject to Design Review Commission review.
4. The final landscape plan is subject to approval by the Zoning Administrator.
5. All lighting shall be night-sky friendly.
6. The required parking spaces shall be clearly delineated and striped. At least one of these spaces must comply with ADA standards.

**Additional Condition to add**

- All colors on the exterior be muted.

Mayor Day requested that Council to consider relocating this project to another area possibly on Tara Boulevard.

**Mike Johnson, applicant was present to speak in favor of the application:** Stated that there is very little traffic in the area currently and the proposed warehousing request will not impact or cause a strain on the traffic.

2. Council to consider a Conditional Use Permit Application 20-CU-009 for commercial truck parking, by Sigifredo Martinez, applicant and owner, for property at 208 Turner Road (Parcel No. 06001 032012) Jonesboro, Georgia 30236.

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 8/10/2020 6:00 PM**

**Councilwoman Messick** - Is this a new owner and how recently did he acquire the property? This location has been used as a parking lot recently, is there a change in this current request? Will trucks run continuously overnight.

**David Allen** replied that he is a new owner and acquired the property within the last year. As it relates to the current use, it was permitted for auto repair only. Code Enforcement notified Community Development of the parking issue; the parking is not a permitted use which prompted this request.

3. Council to consider a proposed text amendment Ord. 2020-16 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Article XVI, Signs, of the City of Jonesboro Code of Ordinances.

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 8/10/2020 6:00 PM**

- Change the frequency of change of images and text on an electronic message sign from ten seconds to five seconds.
  - The Jonesboro Guidebook for Sign Regulations in the Historic District states that monument ground signs are not allowed. A monument sign means a free-standing sign mounted directly upon the ground and not raised by vertical supports. That these type of ground signs are not allowed in the Historic District is supported by Section 86-495 (3)(j)
4. Council to consider a proposed text amendment Ord. 2020-17 to the City of Jonesboro Code of Ordinances, regarding proposed revisions to Chapter 86, Zoning, Appendix- Thoroughfare Plan of the City of Jonesboro Code of Ordinances.

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 8/10/2020 6:00 PM**

David Allen, Community Development Director noted that with the recent annexation of a parcels along Old Morrow Road and the approval of the Conditional Use Permit for a warehousing facility, it became necessary to change the status of a portion of Old Morrow Road from "local road" status to "collector" status to accommodate the anticipated truck traffic.

Staff noted changes are as follows:

- The City portion of Old Morrow Road from the current northern boundary of the City, south to the intersection of Old Morrow Road and Raymond Street shall be designated as "collector."
  - The portion of Old Morrow Road from its intersection with Raymond Street south to its intersection with the Highway 138 Spur shall remain as "local road" status.
  - The County portion of Old Morrow Road, from the northern City boundary to the Battle Creek Road is already considered a collector road.
5. Discussion regarding a proposed text amendment to the City of Jonesboro Code of Ordinances, regarding updates and additions to Article XVII – Additional Conditional Uses, Chapter 86 – Zoning, of the City of Jonesboro Code of Ordinances, including standards for "cigar lounges."

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 8/10/2020 6:00 PM**

David Allen, Community Development Director noted that this request is to define and add to the Table of Uses "Cigar Lounges." Cigar lounges are considered distinct from hookah lounges. 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.
6. Council to consider a proposed text amendment Ord. 2020-14 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.

<b>RESULT:</b>	<b>PUBLIC HEARING REQUIRED</b>	<b>Next: 8/10/2020 6:00 PM</b>
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7. Discussion regarding a proposed addition to the City of Jonesboro Schedule of Fees.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 8/10/2020 6:00 PM</b>
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The approval of the Specimen Tree Protection Ordinance last month necessitates an addition to the City fee schedule - an application fee for Tree Removal Permits, which will cover the cost of preparing tree reports, including photographs. The typical amount for similar application fees in the City is \$75.00.

8. Discussion regarding purchase of mobile thermal printers, laptop mounting system for Code Enforcement.

<b>RESULT:</b>	<b>CONSENT AGENDA</b>
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Three quotes were submitted and Synergistic is preferred.

Synergistic Software, Inc. - \$2372.00

144<sup>th</sup> Marketing Group, LLC - \$2 570.00

Prologic ITS - \$3,984.00

**VI. OTHER BUSINESS - NONE**

**VII. ADJOURNMENT**

1. Motion to adjourn at 7:14 P.M.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Ed Wise, Councilmember
<b>AYES:</b>	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

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JOY B. DAY – MAYOR

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RICKY L. CLARK, JR. – CITY MANAGER