

**CITY OF JONESBORO
WORK SESSION
170 SOUTH MAIN STREET
December 7, 2020 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Work Session on Monday, December 7, 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	
Tommy Henderson	Chief of Police	Present	
Sandra Meyers	Finance Officer	Present	
Maria Wetherington	Assistant	Present	
Kelli Duffy	Municipal Court Clerk	Present	

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

III. INVOCATION - PRAYER IN MEMORY OF PEARL HARBOR DAY 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:	Tracey Messick, Councilmember
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Under Work Session: Add Item # 17 - Discussion to repair a Police Department issued vehicle in the amount of \$2,067.00.

V. FY' 21 PROPOSED BUDGET

1. Council to consider approval of the FY' 21 Recommended Budget.

RESULT:**CONSENT AGENDA ITEM****Next: 12/14/2020 6:00 PM**

Mr. Clark highlighted the following:

- Increase of Mileage Rate from 4 to 6 mils.
- Two percent step increase for all employee.
- Upgrade the Finance Officer position to Finance Director.
- Addition of Assistant Chief of Police position.
- Addition of Corporals Positions (4) for the Police Department
- No cuts in Travel and Training.
- Addition of Employee Recognition Program.
- Tuition Reimbursement Program.
- Three additional vehicles for the Police Department.

2. Public Hearing regarding the FY' 21 Proposed Budget.

RESULT:**CLOSED**

At this time Mayor Day opened the Public Hearing. As none offered comments, the Public Hearing was duly adjourned.

VI. WORK SESSION

1. Council to consider a Conditional Use Permit Application 20-CU-015 for moving truck and trailer rental and leasing, by BVC Crossroads South, LLC, property owner, and F.O.E. Property Management (Shajuana Ellis), applicant, for property at 759 North Avenue (Parcel No. 13210D A005), Suite 50, Jonesboro, Georgia 30236.

RESULT:**PUBLIC HEARING REQUIRED****Next: 12/14/2020 6:00 PM**

If approved, the following minimum conditions need to apply:

1. Moving truck and trailer rentals shall not be parked, even temporarily at the front of the building on the entire subject property.
2. Moving truck and trailer rentals shall only be parked in the rear of the building in designated parking areas, and shall not block access for other activities, including employee parking, sanitation services, law enforcement services, and fire / emergency services.

2. Council to consider a Conditional Use Permit Application 20-CU-016 for a daycare, by Butch's Chicken House, Inc., property owner, and Rhonda Davis, applicant, for property at 192 Jonesboro Road (Parcel No. 12048C A003), Jonesboro, Georgia 30236.

RESULT:**PUBLIC HEARING REQUIRED****Next: 12/14/2020 6:00 PM**

Staff recommends Denial of application, based on:

1. Inadequate parking shown.
2. Inadequate playground size shown, with inadequate soft-surface play areas.
3. Within 500 feet of a potentially hazardous gasoline service station.
3. Council to consider a Conditional Use Permit Application 20-CU-017 for a dance studio complex, by Feadlore LLC, property owner, and Leland Thorpe, applicant, for property at 309 North Main Street (Parcel No. 13209C C010), Jonesboro, Georgia 30236.

RESULT:

PUBLIC HEARING REQUIRED

Next: 12/14/2020 6:00 PM

The following conditions are required in the C-1 and C-2 districts:

1. Off-street parking and/or drop-off space must be adequate to meet the needs of the proposed facility.
4. Council to consider a map amendment 20-MA-002 to the Official Zoning Map for rezoning of property located at 262 South Main Street (Parcel 06032A B006), Jonesboro, Georgia 30236 from Light Industrial (M-1) to Mixed Use (MX).

RESULT:

PUBLIC HEARING REQUIRED

Next: 12/14/2020 6:00 PM

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
5. Council to consider a Conditional Use Permit Application 20-CU-018 for a religious organization / nonprofit community outreach with religious services, by Voyles Properties, property owner, and Dr. Craig E. Soaries, applicant, for property at 272 North Main Street (Parcel No. 13209D F001), Jonesboro, Georgia 30236.

RESULT:

PUBLIC HEARING REQUIRED

Next: 12/14/2020 6:00 PM

Staff recommends denial of the application, in that the use cannot meet the parking and buffer requirements, and the property is too small and narrow to accommodate the proposed use with 20-25 people. Also, the proposed use does not align with the purposes of C-1 zoning or the Future Land Use Map.

6. Council to consider a map amendment 20-MA-003 to the Official Zoning Map for rezoning of property located at 286 South Main Street (Parcel 06032A B004), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to Mixed Use (MX).

RESULT:**PUBLIC HEARING REQUIRED****Next: 12/14/2020 6:00 PM**

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future “Southern Gateway Overlay District.”
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
7. Council to consider a map amendment 20-MA-004 to the Official Zoning Map for rezoning of property located at 288 South Main Street (Parcel 06032A B003), Jonesboro, Georgia 30236 from Single-Family Residential (R-2) to Mixed Use (MX).

RESULT:**PUBLIC HEARING REQUIRED****Next: 12/14/2020 6:00 PM**

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future “Southern Gateway Overlay District.”
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
8. Council to consider a map amendment 20-MA-006 to the Official Zoning Map for rezoning of property located at 294 South Main Street (Parcel 06032A B002), Jonesboro, Georgia 30236 from Light Industrial (M-1) to Mixed Use (MX).

RESULT:**PUBLIC HEARING REQUIRED****Next: 12/14/2020 6:00 PM**

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future “Southern Gateway Overlay District.”

3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
9. Council to consider a map amendment 20-MA-007 to the Official Zoning Map for rezoning of property located at 294 South Main Street (Parcel 06032A B002Z), Jonesboro, Georgia 30236 from Light Industrial (M-1) to Mixed Use (MX).

RESULT:

PUBLIC HEARING REQUIRED

Next: 12/14/2020 6:00 PM

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
10. Council to consider a map amendment 20-MA-005 to the Official Zoning Map for rezoning of property located at 298 South Main Street (Parcel 06032A B0011), Jonesboro, Georgia 30236 from Single-Family Residential (R-4) to Mixed Use (MX).

RESULT:

PUBLIC HEARING REQUIRED

Next: 12/14/2020 6:00 PM

If approved, the rezoning (and the development as a whole) would need to have the following minimum conditions:

1. The intent of the rezoning must remain aligned with the purposes of the provided combined plat and conceptual master plan, by Kimley Horn for the Casey Properties, dated 10/30/20.
2. All structures and uses within the proposed development shown on the specified conceptual master plan must conform to the design standards and permitted uses of the future "Southern Gateway Overlay District."
3. Each individual use within the development shall be separately permitted.
4. The proposed development must conform to the requirements of the Specimen Tree Protection Ordinance, Chapter 82, Article III.
11. Council to consider a mixed use master plan for the Casey Investment Group LLLP development, incorporating parcels Parcel 06032A B006, Parcel 06032A B004, Parcel 06032A B003, Parcel 06032A B0011, Parcel 06032A B002, and Parcel 06032A B002Z.

RESULT:

PUBLIC HEARING REQUIRED

12. Council to consider revisions to the City of Jonesboro Pay and Classification Plan.

RESULT:

CONSENT AGENDA ITEM

Next: 12/14/2020 6:00 PM

13. Council to consider the FY' 2021 Employee Holiday Calendar.

RESULT:

CONSENT AGENDA ITEM

Next: 12/14/2020 6:00 PM

Mr. Clark clarified that because Christmas Day falls on a Saturday, Employee holidays will be recognized as follows:

- Thursday, December 23, 2021 - Christmas Eve
- Friday, December 24, 2021 - Christmas Day

14. Council to consider adoption of Resolution #2020-010 designating an Urban Development Area- "The approximately 8 acres located in the City and bounded on the north by the driveway of the Clayton County School District's Perry Learning Center, on the south by Smith Street, on the east by Lee Street Park, and on the west by Fayetteville Road."

RESULT:

APPROVED [UNANIMOUS]

MOVER:

Pat Sebo-Hand, Mayor Pro-Tem

SECONDER:

Ed Wise, Councilmember

AYES:

Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

15. Councilwoman Sebo-Hand requests discussion of Yard Sale Ordinance.

RESULT:

OLD BUSINESS

Next: 12/14/2020 6:00 PM

Upon discussion Council will keep the "Free Yard Sale" event and rewrite the ordinance to specify the number of days and detail the types of items that can be sold.

16. Council to consider a Special Events Permit as requested by Alaina Reaves for a "March to the Polls" event to be held on December 19, 2020.

RESULT:

OLD BUSINESS

Next: 12/14/2020 6:00 PM

VII.

OTHER BUSINESS

A. Executive Session for the purpose of discussing personnel related matters and pending or potential litigation.

1. Motion to enter in to Executive Session at 7:53 PM.

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

2. Motion to adjourn Executive Session and resume Regular Session at 8:19 PM.

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

VIII. ADJOURNMENT

1. Motion to adjourn at 8:20 PM.

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

JOY B. DAY – MAYOR

RICKY L. CLARK, JR. – CITY MANAGER