

**CITY OF JONESBORO  
WORK SESSION  
170 SOUTH MAIN STREET  
March 1, 2021 – 6:00 PM**

**MINUTES**

The City of Jonesboro Mayor & Council held their Work Session on Monday, March 1, 2021. 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	
Tommy Henderson	Chief of Police	Present	
Maria Wetherington	Assistant	Present	
Richard Godfrey	Assistant Chief of Police	Present	

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

**III. INVOCATION - MOMENT OF SILENCE.**

**IV. ADOPTION OF AGENDA**

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

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Donya Sartor, Councilmember
<b>SECONDER:</b>	Pat Sebo-Hand, Mayor Pro-Tem
<b>AYES:</b>	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise

Under Other Business - Remove Item A; Executive Session for the discussion of real estate transactions.

**V. WORK SESSION**

1. Council to consider a Conditional Use Permit Application, 21-CU-002, for an event center by Willie Middleton II, McKenzie Brothers Realty Group, property owner, for property located at 120 North

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 3/8/2021 6:00 PM**

At this time, David Allen, Community Development Director shared concerns relative to current requirements for this request this request now being

***Ricky L. Clark Jr.**, City Manager added that he visited the site and the city's current Zoning Codes doesn't work for this situation. Mr. Clark added that Mr. McKenzie has done an amazing job of upgrading the building and attracting tenants. Mr. Clark further advised that if the applicant is seeking to reinvest and further rehab the structure, that he should be allowed to do so.*

**Councilmember Sebo-Hand** asked if there is a difference between the B'Mari Event Center? How does it affect the parking behind the building?

*Mr. Allen advised that the intent of the code applies more to a commercial building with shared parking.*

*Mr. Clark advised that parking would not be shared.*

**Councilmember Sartor** asked for clarification on the tax revenue and alcohol sales.

*Mr. Clark advised that each business including the event center will be taxed based upon gross receipts according to the city's occupational tax codes. As it relates to alcohol, the sale of alcohol has not been requested by the applicant.*

At this time, property owner Ricky McKenzie of McKenzie Brothers Realty Group, was present to speak in favor of event center and offered additional information on the layout and use of the building. Adding that the space does have a separate entrance with ample parking in the rear of the building and would be used for seminars, training and business meetings in the evening and on the weekend.

2. Council to consider a Variance Application, 21-VAR-001, concerning building setback encroachments for a proposed townhome building, by McKinley Homes, for property located at 8364, 8362, 8360, and 8358 Douglass Trail (portion of Parcel No. 12017D B007), Jonesboro, Georgia 30236.

**RESULT:**

**PUBLIC HEARING REQUIRED**

**Next: 3/8/2021 6:00 PM**

3. Council to consider a revised text amendment, 21-TA-005, Ord. 2021-005, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-118 "Gateway South District Overlay" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

**RESULT:**

**CONSENT AGENDA ITEM**

**Next: 3/8/2021 6:00 PM**

**Councilmember Sebo-Hand** expressed her concerns relative to having the overlay in place to ensuring the residents in the area are protected and that the business are fully engaged of the city's expectations.

**Councilmember Messick** expressed concerns of the amount of prohibited uses and wishes to

email her concerns for review at the next meeting.

*Mr. Allen advised that any prohibited uses would have to follow the procedures for a zoning appeal or apply outside of the overlay.*

*Mr. Clark advised that all suggestions and changes should be emailed to Mr. Allen to be incorporated into the document for review and adoption at the March 8, 2021 meeting.*

4. Discussion regarding the approval of SOP Chapter 11, Use of Force

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 3/8/2021 6:00 PM</b>
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Highlighted Changes:

- Lawful Authority; 17-4-20 and 16-3-21
- Changes reflecting the language related to the chain of command to include the Chief's Designee.
- Choke Holds and Strangle Holds are prohibited.
- Warning Shots are prohibited.

5. Discussion regarding the approval of SOP Chapter 3, Organization/Meetings.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 3/8/2021 6:00 PM</b>
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Highlighted Changes:

Expanded the Chain of Command to include the positions of Assistant Chief of Police and Corporal.

6. Council to consider approval regarding the installation of Public Art within the Broad Street Plaza.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 3/8/2021 6:00 PM</b>
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Councilmember Sartor asked if the city has submitted an RFP for an art project in the past and who reviews the request. Additionally, commenting the \$20,000.00 is low for Public Art.

Mr. Clark advises that the city has submitted RFPs for Public Art in the past and City Council and the Mainstreet Board approved the request. As it relates to the price, the city desires not to exceed \$20,000.00 but If the RFP's response requires we allocate more funds, the information will be reviewed by Mayor and Council to determine a budget.

7. Council to consider establishment of Council Zones relative to the N.E.A.T. initiative in the City of Jonesboro. (Neighbors Engaging Assisting and Teaming Up to Keep our Streets Clean)

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 3/8/2021 6:00 PM</b>
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**Councilmember Sartor** is in favor of the program and breaking up the city for or areas of responsibility by Councilmember.

**Mr. Clark** advised that the Beautification Committee will be available for each clean up and will provide supplies. Additionally, if we want to measure success with this initiative it is going to take a team effort from the legislative body as well as citizens to get the job done.

**Councilmember Wise** stated that a councilmember should be assigned as a representative but not in charge of a particular area.

**Councilmember Powell** agrees a councilmember being an assigned representative.

**Councilmember Lester** agrees with a councilmember being an assigned representative.

**Councilmember Messick** is in favor of the program and has obtained an application to adopt and area.

8. Council to consider approval of the addition of concrete walkways across Broad Street.

<b>RESULT:</b>	<b>CONSENT AGENDA ITEM</b>	<b>Next: 3/8/2021 6:00 PM</b>
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**VI. OTHER BUSINESS - NONE**

**VII. ADJOURNMENT**

1. Motion to adjourn at 7:14 PM.

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Billy Powell, Councilmember
<b>SECONDER:</b>	Bobby Lester, 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