

**CITY OF JONESBORO
REGULAR MEETING
170 SOUTH MAIN STREET
April 12, 2021 – 6:00 PM**

MINUTES

The City of Jonesboro Mayor & Council held their Regular Meeting on Monday, April 12, 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

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	
Ken Thompson	Finance Director	Present	
Tommy Henderson	Chief of Police	Present	
Maria Wetherington	Assistant	Present	
Kelli Duffy	Municipal Court Clerk	Present	
Richard Godfrey	Assistant Chief of Police	Present	

III. INVOCATION - LED BY MAYOR JOY B. DAY

IV. PLEDGE OF ALLEGIANCE

V. ADOPTION OF AGENDA

1. Motion to adopt the agenda as presented.

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

VI. PRESENTATIONS - NONE

VII. PUBLIC HEARING

1. Public Hearing regarding a map amendment, 21-MA-002, Ord. 2021-007, to the Official Zoning Map for rezoning of 0.79 acres of property fronting Highway 138, Parcel ID# 13210B D006, from Clayton County's "General Business" to Jonesboro's "Highway Commercial" and to annex 0.79 acres of property in the corporate city limits of the City of Jonesboro. (Applicant – My Myloor Group, LLC)

RESULT:

CLOSED

At this time, Mayor Day opened the Public Hearing. Hyon Mi Tak and Yun Tak, owners of Tara Package located 8525 Tara Boulevard were present to speak in opposition to the annexation. As there were no additional persons wishing to speak, the Public Hearing was duly adjourned.

2. Public Hearing regarding a Conditional Use Permit Application, 21-CU-003, for a proposed retail establishment selling distilled spirits by the package (liquor store), by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.

RESULT:

CLOSED

At this time, Mayor Day opened the Public Hearing. Hyon Mi Tak and Yun Tak owners of Tara Package located 8525 Tara Boulevard, were present to speak in opposition of the sale of distilled spirits by the package for property located on Hwy 138, Parcel No. 13210B D006. Ms Tak stated that the proposed location is too close to their current location and would be detrimental to the success of their business. As there were no additional persons wishing to speak, the Public Hearing was duly adjourned.

3. Public Hearing regarding a proposed text amendment, 21-TA-006, Ord. 2021-009, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-119 "City Center Mixed-Use District" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

RESULT:

CLOSED

At this time, Mayor Day opened the Public Hearing. As there were no additional persons wishing to speak, the Public Hearing was duly adjourned.

VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES) - NONE

IX. MINUTES

1. Consideration of the Minutes of the March 1, 2021 Work Session.

RESULT:

TABLED [UNANIMOUS]

MOVER:

Donya Sartor, Councilmember

SECONDER:

Pat Sebo-Hand, Mayor Pro-Tem

AYES:

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

2. Consideration of the Minutes of the March 8, 2021 Regular Meeting.

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

3. Consideration of the Minutes of the April 5, 2021 Work Session.

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

X. CONSENT AGENDA

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

1. Council to consider approval of Budget Amendment #2021-001.
2. Council to consider approval of the purchase of 150- 95 Gallon garbage receptacles in the amount of \$9,311.50.
3. Council to consider approval of requested amendments to the Jonesboro Police Department Standard Operating Procedures, Chapter 28: Promotions.

XI. OLD BUSINESS

1. Council to consider a map amendment, 21-MA-002, Ord. 2021-007, to the Official Zoning Map for rezoning of 0.79 acres of property fronting Highway 138, Parcel ID# 13210B D006, from Clayton County's "General Business" to Jonesboro's "Highway Commercial" and to annex 0.79 acres of property in the corporate city limits of the City of Jonesboro. (Applicant – My Myloor Group, LLC)

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

Discussion:

Councilmember Messick - Expressed concerns of the rezoning and the purpose of the rezoning of the property, raising the concern that the property is not legally owned, paperwork to complete the legal entity with the Secretary of State is pending and submitted drawings for parking do not show an adequate amount of parking spaces. Councilmember Messick would prefer to table this item until the applicant's paperwork is finalized with the state.

Mayor Day states that nothing can be built until the plans are approved. Additionally, this is a civil matter between the buyer and the seller; the city has no involvement with the sale of the property.

Mr. David Allen shared that he spoke with the Secretary of State and was informed that it takes up to fifteen days for paperwork to be processed. Additionally, Mr. Allen noted that if the annexation is approved, the rezoning is a natural following, automatically assigning the closest zoning which will be C2 city.

Councilmember Sartor expressed concerns that we remain equitable to all businesses coming into the city, raising the question if conducting background checks on potential business is the standard procedure for these types of requests.

Mr. Clark added that the city does not know the relationship between potential sellers and buyers. If the annexation and rezoning are approved; and if the sale of the property doesn't happen because of legal issues with the current owner, the potential owner will not sign the contract as the sale is typically contingent on approvals. This in only one step of the process, the applicant will have to adhere to all regulatory codes related to building and go through the necessary code requirements are in place.

Councilmember Sebo-Hand - stated that this is a private matter between the seller and the buyer, not the city.

Poll of Council for the rezoning of 0.79 acres of property from Clayton County's General Business to Jonesboro Highway Commercial and to annex 0.79 acres of property in the corporate city limits of the City of Jonesboro.

Councilmember Sartor - Yes

Councilmember Powell - Yes

Councilmember Lester - Yes (has concerns but will vote yes at this time)

Councilmember Wise - Yes

Councilmember Messick - Yes

Councilmember Sebo-Hand - Yes

2. Council to consider a Conditional Use Permit Application, 21-CU-003, for a proposed retail establishment selling distilled spirits by the package (liquor store), by My Myloor Group, LLC, for property located on Hwy. 138 (Parcel No. 13210B D006), Jonesboro, Georgia 30236.

RESULT:	APPROVED [5 TO 1]
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem
SECONDER:	Bobby Lester, Tracey Messick, Billy Powell
AYES:	Sebo-Hand, Messick, Powell, Sartor, Wise
NAYS:	Lester

Discussion

Councilmember Sartor asked what paperwork is pending for this item and if it is required for approval.

Mayor Day replied, the ownership of the property.

Mr. David Allen states that his approval is based upon meeting the conditions of the zoning code.

Councilmember Lester expressed his general concerns of the closeness of the proposed location and the impact it will have on Tara Package sales as well as other businesses in the area selling beer and wine.

Councilmember Sebo-Hand clarified that council approved two liquor stores would be allowed, on a main collector street in the city limits, based on population and distance. Regardless as to the location, there will always be competition.

Councilmember Sartor stated we must be consistent with our businesses, not consider competition and remain as objective as possible.

Councilmember Wise stated competition is the American Way, additionally stating he would continue to shop at Tara Package if another store opens.

Poll of Council to **table** a Conditional Use Permit Application for a proposed retail establishment selling distilled spirits by the package for property located Hwy 138, Parcel No. 13210B D006.

Councilmember Sartor - No
 Councilmember Powell - No
 Councilmember Lester - Yes
 Councilmember Wise - Yes
 Councilmember Messick - Yes
 Councilmember Sebo-Hand - No
 Mayor Joy B. Day - No

Poll of Council to **approve** a Conditional Use Permit Application for a proposed retail establishment selling distilled spirits by the package for property located Hwy 138, Parcel No. 13210B D006.

Councilmember Sartor - Yes
 Councilmember Powell - Yes
 Councilmember Lester - No
 Councilmember Wise - Yes
 Councilmember Messick - No
 Councilmember Sebo-Hand - Yes

3. Council to consider a revised text amendment, 21-TA-006, Ord. 2021-009, to the City of Jonesboro Code of Ordinances, with the addition of Section 86-119 "City Center Mixed-Use District" to Chapter 86 - Zoning, Article V – District Standards and Permitted Uses, of the City of Jonesboro Code of Ordinances.

RESULT:	TABLED [UNANIMOUS]	Next: 5/3/2021 6:00 PM
MOVER:	Pat Sebo-Hand, Mayor Pro-Tem	
SECONDER:	Tracey Messick, Councilmember	
AYES:	Sebo-Hand, Lester, Messick, Powell, Sartor, Wise	

Discussion:

Mr. Clark offered the following suggested changes:

- Remove earth toned colors.
- No iridescent or luminescent colors.
- Relative to parking garages, they should be enclosed or underground and not visible from the street.
- Multi-Family Residential mixed-use conditions; consider some as non-uses.

Upon discussion, majority consensus to table this item to examine in detail for the May council meeting.

4. Council to consider a City Zoning Map update and re-adoption.

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

XII. NEW BUSINESS - NONE

XIII. REPORT OF MAYOR / CITY MANAGER

Report from City Manager

- Thanks to Mayor Day and Council Members for another great Planning Retreat.
- Soft Opening at the Broad Street Plaza at the end of the month
 - o Wednesday April 28, 2021 - Sip and Paint with a Paris Theme limited to twenty tables. Tickets are \$40 per person or \$130 for a table of four.
 - o Friday April 30, 2021 - Jazz on Broad (the event is completely sold out)
 - o Saturday May 1, 2021 - Pop-Up Shop
- Thank you for your participation in the City Center Groundbreaking.
- Piano Experience - Artist submission date has been extended.
- Community Garden Clean-Up event from 10:00 am to 2:00 pm at 118 North Avenue.
- In the process of scheduling a vaccination site in the city.

Report from Mayor Joy B. Day

- Thanks to Mr. Clark and Cable Brooks for the work put into the Groundbreaking ceremony.
- Thanked the Council for the dedication of the atrium; she is very grateful.
- Thank you to Councilmember Sartor and Sebo-Hand for bringing food to citizens in Jonesboro. As long as we have the resources, we should continue.
- The retreat was a success, good discussion, felt invigorated at the conclusion.

XIV. REPORT OF CITY COUNCILMEMBERS

Councilmember Sartor - Thanks to everyone that assisted in the Food Drive. We will continue in May and June if anyone is interested in assisting.

Councilmember Powell - None

Councilmember Lester - None

Councilmember Wise - None

Councilmember Messick - None

Councilmember Sebo-Hand - Thank you to all the departments in the city that assisted in the Food Drive, Farmer's Market will be opening on May 8, 2021 at Lee Street Park.

XV. OTHER BUSINESS

XVI. ADJOURNMENT

1. Motion to adjourn at 7:11 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