



**CITY OF JONESBORO**  
**Regular Meeting**  
**170 SOUTH MAIN STREET**  
**May 10, 2021 – 6:00 PM**

NOTE: As set forth in the Americans with Disabilities Act of 1990, the City of Jonesboro will assist citizens with special needs given proper notice to participate in any open meetings of the City of Jonesboro. Please contact the City Clerk's Office via telephone (770-478-3800) or email at [rclark@jonesboroqa.com](mailto:rclark@jonesboroqa.com) should you need assistance.

**Agenda**

- I. CALL TO ORDER - MAYOR JOY B. DAY**
- II. ROLL CALL - RICKY L. CLARK, JR., CITY MANAGER**
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE**
- V. ADOPTION OF AGENDA**
- VI. PRESENTATIONS - PRESENTATION REGARDING THE ATLANTA REGIONAL COMMISSION'S GEORGIA COMMUTE OPTIONS INITIATIVE.**
- VII. PUBLIC HEARING**
  - 1. Public Hearing regarding a Conditional Use Permit Application, 21-CU-004, for massage therapy, by Sam Jonathan Holdings LLC, property owner, and Betty Abraham, applicant, for property at 149 South McDonough Street (Parcel No. 13241D F007), Jonesboro, Georgia 30236.
  - 2. Public Hearing regarding a Conditional Use Permit Application 20-CU-006 for a retail cigar shop and cigar lounge, by Antonio Miller, pending property owner and applicant, for property at 171 North Main Street (Parcel No. 13240D C002), Jonesboro, Georgia 30236.
  - 3. Public Hearing regarding a Conditional Use Permit Application 21-CU-007 for an Air BnB / short term rental, by Kenneth Gipson, property owner and applicant, for property at 111 Stockbridge Road (Parcel No. 13241B C006), Jonesboro, Georgia 30236.
  - 4. Public Hearing regarding a Conditional Use Permit Application 21-CU-008 for a dance studio and outreach, by Anne H. Choi, property owner, and Benneika Walker, applicant, for property at 1423 Stockbridge Road (Parcel No. 12017B A003), Jonesboro, Georgia 30236.

5. Public Hearing regarding City-initiated map amendments to the Official Zoning Map 21-MA-003 Ord. 2021-010, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).
6. Public Hearing regarding City-initiated map amendments to the Official Zoning Map 21-MA-004 Ord. 2021-011, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).
7. Public Hearing regarding a Conditional Use Permit Application 21-CU-005 for massage therapy, by McKenzie Brothers Realty, LLC, property owner, and Nikki Fisher, applicant, for property at 120 North McDonough Street (Parcel No. 13241B F004), Jonesboro, Georgia 30236.
8. Public Hearing regarding City Zoning Map update and re-adoption Ord. 2021-012, based on recent rezonings.

## **VIII. PUBLIC COMMENT (PLEASE LIMIT COMMENTS TO THREE (3) MINUTES)**

## **IX. MINUTES**

## **X. CONSENT AGENDA**

1. Council to consider approval of a Memorandum of Understanding by and between the City of Jonesboro and Clayton County to provide for the transfer of responsibilities for the permits, inspections, reviews, issuances of certificates of occupancy and submittals for the proposed Clayton County Fuel Station project located at 1030 Post Way.
2. Council to consider approval of Local Maintenance and Improvement Grant Projects for FY' 2021. Project includes the following roads:  
 Cloud Street between Church Street and South Avenue  
 Mercer Court between Mercer Drive and Cul-de-sac  
 Mercer Drive between Lake Jodeco Road and Dead End  
 North Lake Drive between N. McDonough Street and Dead End  
 West Avenue between North Avenue and Spring Street
3. Council to consider approval of the acquisition of three additional software modules from ADP to be funded through savings from a guaranteed three-year price agreement.
4. Council to consider approval of a Lighting Services Agreement by and between the City of Jonesboro and Georgia Power for the installation of 13 LED Post Tops & 14 Area Lights for the Jonesboro City Center facility.
5. Council to consider approval of an agreement by and between the Atlanta Gas Light Company (Southern Company Gas) and the City of Jonesboro for non-residential gas extension at the new Jonesboro City Center.
6. Council to consider approval of the purchase of training and duty ammunition for 9mm pistols.

## **XI. OLD BUSINESS**

1. Council to consider a Conditional Use Permit Application, 20-CU-012, for an outdoor event center, by Cyrel D. Foote, Jr. for property at 127 Jonesboro Road (Parcel No. 13240B E001), Jonesboro, Georgia 30236.
2. Council to consider a Conditional Use Permit Application, 21-CU-004, for massage therapy, by Sam Jonathan Holdings LLC, property owner, and Betty Abraham, applicant, for property at 149 South McDonough Street (Parcel No. 13241D F007), Jonesboro, Georgia 30236.
3. Council to consider a Conditional Use Permit Application 20-CU-006 for a retail cigar shop and cigar lounge, by Antonio Miller, pending property owner and applicant, for property at 171 North Main Street (Parcel No. 13240D C002), Jonesboro, Georgia 30236.
4. Council to consider a Conditional Use Permit Application 21-CU-007 for an Air BnB / short term rental, by Kenneth Gipson, property owner and applicant, for property at 111 Stockbridge Road (Parcel No. 13241B C006), Jonesboro, Georgia 30236.
5. Council to consider a Conditional Use Permit Application 21-CU-008 for a dance studio and outreach, by Anne H. Choi, property owner, and Benneika Walker, applicant, for property at 1423 Stockbridge Road (Parcel No. 12017B A003), Jonesboro, Georgia 30236.
6. Council to consider a City-initiated map amendments to the Official Zoning Map 21-MA-003 Ord. 2021-010, and corresponding Zoning Map Update, for re-zonings of properties located at 155 Lee Street (Parcel 13241A A016), Jonesboro, Georgia 30236, and 144 Smith Street (Parcel 13241A A013) from Office & Institutional (O-I) to City Center Mixed Use (CCM).
7. Council to consider City-initiated map amendments to the Official Zoning Map 21-MA-004 Ord. 2021-011, and corresponding Zoning Map Update, for re-zonings of properties located at 152 Smith Street (Parcel 13241A A012), Jonesboro, Georgia 30236, 102 Burnett Street (Parcel 13241A A011), 103 Burnett Street (Parcel 13241A A010), 101 Burnett Street (Parcel 13241A A009), 0 Burnett Street (Parcel 13241A A008), 156 Smith Street (Parcel 13241A A007), and 206 Fayetteville Road (Parcel 13241A A003) from Single-Family Residential (R-4) to City Center Mixed Use (CCM).
8. Council to consider approval of the City Zoning Map update and re-adoption Ord. 2021-012, based on recent rezonings.
9. Council to consider a Conditional Use Permit Application 21-CU-005 for massage therapy, by McKenzie Brothers Realty, LLC, property owner, and Nikki Fisher, applicant, for property at 120 North McDonough Street (Parcel No. 13241B F004), Jonesboro, Georgia 30236.
10. 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.
11. Council to consider approval of a proposal by and between the City of Jonesboro to develop a custom iphone and android app to allow for ease of city services.

## **XII. NEW BUSINESS**

1. Council to authorize the execution of an Agreement between the City and DDA effectuating the lease of the Jonesboro Firehouse Museum to Nouveau Bar and Grill, LLC and to instruct the City Manager to prepare documents in accordance with the terms prescribed and authorize the Mayor to execute final document relative to the transaction.

2. Council to consider approval of a fee waiver for the use of Lee Street Park by Chairman Jeff Turner for the annual CASA 5k Fitness Run/Walk on Saturday, August 21, 2021.
3. Council to consider approval of a requested fee waiver for usage of Lee Street Park by Clayton County Public School District for a Teacher/Staff Appreciation Event (Wind Down Wednesday) to be held on May 26, 2019 from 5:00 p.m. until 9:00 p.m. (***Shakira Rice, applicant***)

**XIII. REPORT OF MAYOR / CITY MANAGER**

**XIV. REPORT OF CITY COUNCILMEMBERS**

**XV. OTHER BUSINESS**

1. Executive Session for the purpose of discussing the conveyance of real estate.
2. Consider any action(s) if necessary based on decision(s) made in the Executive Session

**XVI. ADJOURNMENT**