CITY COUNCIL WORK SESSION

OCTOBER 05, 2026 AT 6:00 PM

COUNCIL CHAMBERS - 1859 CITY CENTER WAY, JONESBORO, GA 30236

AGENDA (AMENDMENT #1)

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) should you need assistance. This meeting will be held in-person and live streamed via Facebook and YouTube.

Facebook: https://www.facebook.com/CityofJonesboroGA
YouTube: https://www.youtube.com/@JonesboroGAGOV

I. CALL TO ORDER

II. ROLL CALL

III. ADOPTION OF AGENDA

A. Council to consider approval and adoption of the Agenda.

IV. MAYOR'S PRESENTATIONS

None

V. PRESENTATIONS

None

VI. PUBLIC COMMENTS (PLEASE LIMIT COMMENTS TO THREE [3] MINUTES)

VII. OLD BUSINESS

A. Council to discuss **26-REZ-003** Map Amendment (Rezoning) for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned from C-2 (Highway Commercial) to RM (Multi-Family) for an age-restricted, senior apartment community. The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District.

B. Council to discuss **Variance #26-VAR-002** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for a reduction in the minimum apartment unit sizes for the proposed age-restricted, senior apartment community and other miscellaneous R-M zoning standards.

C. Council to discuss **Conditional Use Permit #26-CUP-006** for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for an age-restricted, senior apartment community, which requires a conditional use permit in RM zoning.

D. Council to discuss the Elected Official Initiative Funds Policy.

E. Council to consider approval of invoices for new water fountains.

F. Council to discuss all invoices related to 100 Gloria Drive.

G. Council to discuss and consider a CDBG Grant Agreement with Clayton County regarding Battleground Playground Improvements Project.

H. Council to discuss update on RFP 26-01, Solid Waste Services, and RFP 26-02, Employee & Organizational Survey.

VIII. NEW BUSINESS

A. Council to discuss **Variance #26-VAR-003** for property located at 106 South Main Street, Parcel No. 13241D C003, Jonesboro, Georgia 30236. The subject property is zoned H-1 (Historic District). The property consists of approximately 0.06 acres. The request is for a reduction in the minimum dwelling size standard for apartments.

B. Council to discuss **Variance #26-VAR-004** for a property located at 129 Key Street, Parcel No. 12016C A003, Jonesboro, Georgia 30236. The subject property is zoned R-4 (Single-Family Residential District). The property consists of approximately 0.23 acres. The request is for a reduction in the minimum dwelling size standard for a single-family detached dwelling.

C. Council to discuss **Variance #26-VAR-005** for a property located at 0 Key Street, Parcel No. 12016C A004, Jonesboro, Georgia 30236. The subject property is zoned R-4 (Single-Family Residential District). The property consists of approximately 0.27 acres. The request is for a reduction in the minimum dwelling size standard for a single-family detached dwelling.

D. Council to discuss **Zoning Appeal #26-APP-001** for a property located at 9174 Tara Boulevard, Parcel No. 06032A B007, Jonesboro, Georgia 30236. The subject property is zoned M-1 (Light Industrial District) and is in the Gateway South Overlay District. The property consists of approximately 3.22 acres. The appeal request is to allow for an auto body shop on the premises.

E. Council to consider entering into an agreement between the City of Jonesboro, Georgia and Foxtrail 90 Lots, LLC regarding a Development Agreement for Foxtrail subdivision.

F. Council to discuss adoption of the 2026 Comprehensive Plan Update.

G. Council to discuss revisions to the boundaries of the Arts and Entertainment District Overlay, as shown in Article V, Sec. 86-114 of the Jonesboro Zoning Code.

H. Council to review and approve Battleground Park Redevelopment and/or Renovation.

I. Council to discuss grease trap options and processes for City businesses, as well as shared dumpster services and parking options in the downtown area.

J. Council to discuss "Look Book" - exterior color and material guidelines for the historic downtown.

K. Council to consider approval of invoice #9878 from Tabb & Tabb for FY25 Audit.

L. Council to discuss and consider the Finance Policy.

M. Council to discuss and consider reappointment of Steven Victor to the Jonesboro Historic Preservation Commission.

N. Council to consider approval of the Resolution and Phase II SCEI Grant Consulting Agreement, authorizing the consultant to proceed with the proposed procurement training and implementation support.

O. Council to consider approval of a Resolution Adopting a Surveillance, Video, and Audio Monitoring Policy.

P. Council to consider funding the full-time Deputy City Clerk position within the City Clerk's Office at the approved salary range of $55,000.00 to $75,000.00, and not to exceed $160,000 as there will be benefit costs, and supplies (computer/laptop, misc.) needed for the new person.

IX. OTHER BUSINESS

A. Council to consider entering Executive Session for the purpose of discussing litigation, real estate, or personnel matter(s).

B. Council to consider reconvening the Public Session.

C. Council to consider any action(s), if necessary, based on decision(s) made in Executive Session.

D. Council to consider approval of the Executive Session Affidavit and Minutes.

X. ADJOURNMENT

Please note that this agenda is subject to change.