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come to **morrow**
MORROW, GEORGIA

CITY OF MORROW

1

Work Session Agenda



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL MEMBERS

Mayor Jeffrey A. DeTar
Mayor Pro Tem Jeanell Bridges
Councilwoman Hang Tran
Councilman Larry Ferguson
Councilman Christopher Mills

October 25, 2016

Work Session

6:30 pm

General Discussions

1. Resolution 2016-05- Enterprise Zone

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORROW, GEORGIA, PROVIDING SUPPORT FOR THE COUNTY'S APPLICATION TO THE DEPARTMENT OF COMMUNITY AFFAIRS FOR THE CREATION OF AN ENTERPRISE ZONE; TO REPEAL CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Presented by Steve Fincher, City Attorney)

2. SPLOST Project List

Attorney Invoices for Review

1. Attorney Invoice- Fincher Denmark & Minnifield invoice# 3206 dated October 7, 2016, in the amount of \$9,792.14 for period September 1, 2016- September 30, 2016



CITY OF MORROW

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Enterprise Zone

1 STATE OF GEORGIA

2 CITY OF MORROW

3 **RESOLUTION NO. 2016-05**

4 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MORROW, GEORGIA,
5 PROVIDING SUPPORT FOR THE COUNTY’S APPLICATION TO THE DEPARTMENT OF
6 COMMUNITY AFFAIRS FOR THE CREATION OF AN ENTERPRISE ZONE; TO REPEAL
7 CONFLICTING RESOLUTIONS; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR
8 OTHER PURPOSES.

9 **WHEREAS**, the duly elected governing authority of the City of Morrow, Georgia (the
10 “City”) is the Mayor and Council thereof; and

11 **WHEREAS**, the governing authority of the City desires to create the proper economic
12 and social environment to induce the investment of private resources in productive business
13 enterprises and to encourage residential rehabilitation and new residential construction in an area
14 meeting criteria established under and set forth in O.C.G.A. § 36-88-1, *et seq.*, known as the
15 Enterprise Zone Employment Act of 1997; and

16 **BE IT RESOLVED** by the Mayor and Council of the City of Morrow, Georgia that:

17 **SECTION I**

18 As pertains to the geographic area known as the City of Morrow (“Nominated Area”), as further
19 described in Exhibit A, a copy of which is attached hereto and hereby incorporated by reference,
20 the following findings of fact are made:

21 The Nominated Area suffers from pervasive poverty, unemployment, general distress,
22 underdevelopment, and general blight as defined in the Enterprise Zone Employment Act of
23 1997.

24 **SECTION II**

25 Based upon the findings of fact set forth in Section I of this resolution, which were made based
26 upon ample evidence, the Mayor and Council find that the Nominated Area meets the
27 qualifications of the Enterprise Zone Employment Act of 1997.

28 **SECTION III**

29 The Mayor is hereby authorized to submit a letter in support of the creation of Enterprise
30 Districts within the corporate boundaries of the City of Morrow to Clayton County.

31 **SECTION IV**

32 The Mayor and Council acknowledge that the instant Resolution simply demonstrates support for
33 the creation of Enterprise Districts within the Nominated Area. Any details regarding the
34 manner and measure of local participation will be considered by the City if and when the
35 application of Clayton County has been approved by the Georgia Department of Community
36 Affairs.

37 **BE IT FURTHER RESOLVED** that the above recitals are true and correct.

38 **SO RESOLVED** this _____ day of _____, 2016.

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CITY OF MORROW, GEORGIA:

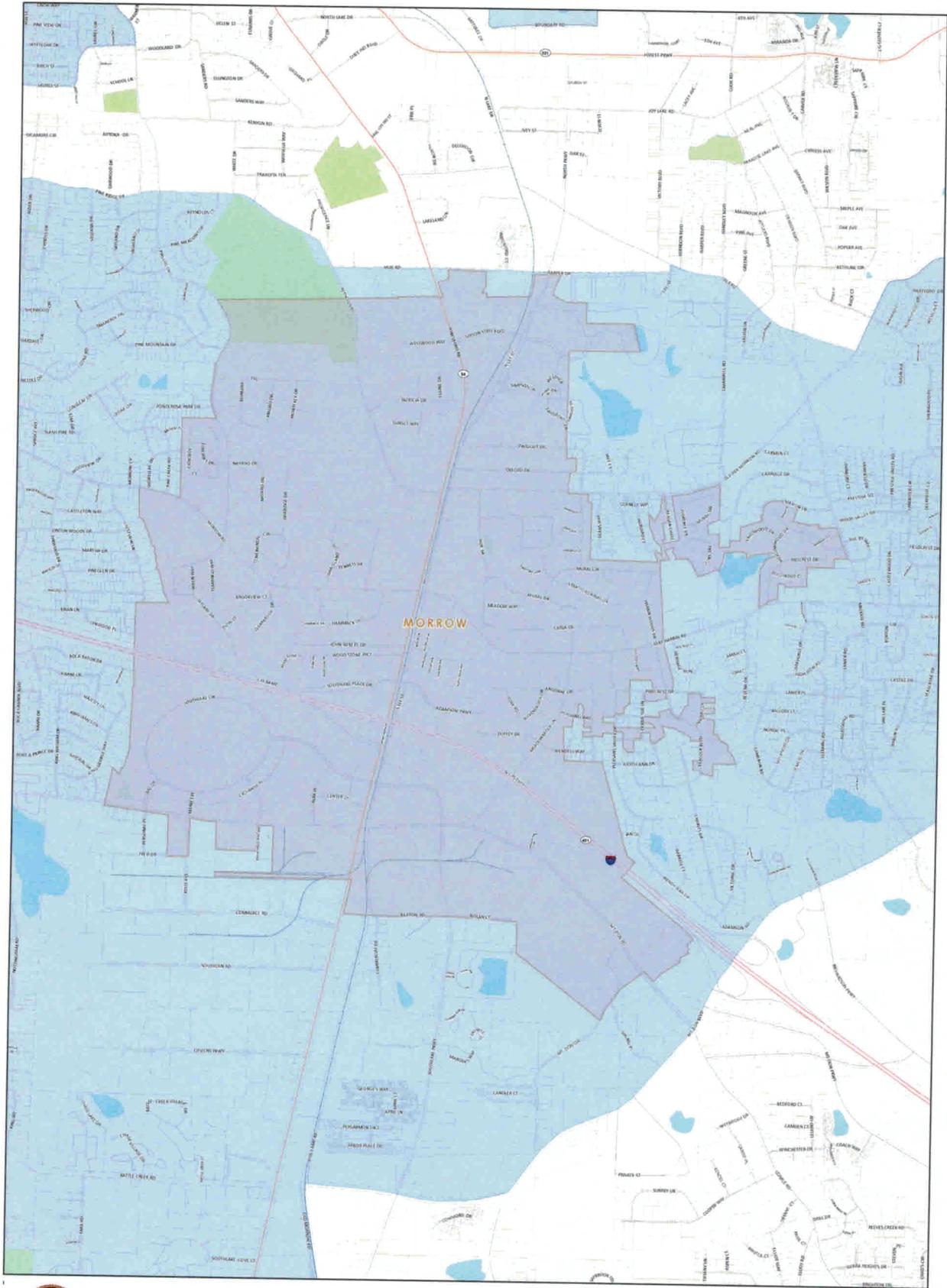
Jeffrey A. DeTar, Mayor

ATTEST:

Yasmin Julio, City Clerk

EXHIBIT A

Proposed Enterprise Zone MORROW





CITY OF MORROW

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SPLOST Project List

City of Morrow
 2014 SPLOST
 2016 CAPITAL PROJECTS LIST

COMMUNICATION/RMS:

Original Est.	Expenditures to Date	Remaining Bal.	Proposed Project List
2,201,126			
	radios PD	126,135.76	
	radios Fire	184,806.18	
	radios Public Works	15,872.50	
	Alert System for Fire Depa	50,000.00	
		<u>376,814.44</u>	
		1,874,311.56	
			New Projects
			Financial Software
			100,000
			Community Improvements
			brick pavers
			16,000
			sign replacement
			20,000
			neighborhood markers
			10,000
			fence around pond
			6,000
			152,000
			Balance After Projects
			1,722,311.56

City of Morrow
 2014 SPLOST
 2016 CAPITAL PROJECTS LIST

RESURFACING/RD:

Original Est.	Expenditures to Date	Remaining Bal.	Proposed Project List
1,559,694			
	LMIG Match	58,895.89	
		1,500,798.11	
			Tie-in to Underpass 150,000
			Curb/Drainage & Roadway
			Huie 100,000
			Meadowbrook 75,000
			Lake Harbin 400,000
			Mt. Zion Median Lands 75,000
			I75 Interchange Landsc: 300,000
			LMIG Match 33,625
			Signal Upgrades 300,000
			Mt. Zion Resurfacing 275,000
			Balance After Projects 1,708,625
		-207,826.89	

City of Morrow
 2014 SPLOST
 2016 CAPITAL PROJECTS LIST

VEHICLES:

Original Est.	Expenditures to Date	Remaining Bal.	Proposed Project List
1,600,250.00			
		1,600,250.00	
		(already approved	Medic I 160,000
			Medic 2 160,000
			Quint 1,000,000
			Patrol Cars X 4 150,000
			All Terrain Vehicle for P: 20,000
			Utility Vehicle 24,000
			Code Enforcement 20,000
			City Manager Vehicle 25,000
			1,559,000
		Balance After Projects	
		41,250.00	

City of Morrow
2014 SPLOST
2016 CAPITAL PROJECTS LIST

2,201,283 positive balances from project categories
207,827 negative balance from categories
1,993,456 balance for future capital projects



CITY OF MORROW

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Meeting Agenda



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL MEMBERS

Mayor Jeffrey A. DeTar
Mayor Pro Tem Jeanell Bridges
Councilwoman Hang Tran
Councilman Larry Ferguson
Councilman Christopher Mills

Regular Meeting

October 25, 2016

Agenda

7:30 pm

CALL TO ORDER:

Mayor Jeffrey A. DeTar

PLEDGE OF ALLEGIANCE:

All

MOMENT OF SILENCE:

Mayor Jeffrey A. DeTar

1. ROLL CALL:

2. CONSENT AGENDA:

1. Approval of October 11, 2016, Regular Meeting Minutes
2. Approval of October 11, 2016, Work Session Minutes
3. Approval of October 11, 2016, Executive Session Minutes (during Regular Meeting)
4. Approval of October 11, 2016, Executive Session Minutes (during Work Session)

3. MEETING AGENDA:

1. Approval of October 25, 2016 Meeting Agenda

4. AWARDS AND RECOGNITION:

1. Clayton County 2016 Public Safety Officer of the Year- Sergeant Richard Beard
(Presented by: Police Chief James Callaway)

5. PRESENTATION:

1. Planning and Zoning Board Meeting Recap
(Presented by Zoning Administrator Marti Tracy)

6. PUBLIC COMMENTS ON AGENDA ITEM:

The meeting will be held in the Council Chambers of the Morrow Municipal Complex

1500 Morrow Road, Morrow, GA 30260



Public Comments on Agenda Items are limited to only the discussion of new business items on tonight's Agenda. Please fill out a comment card and turn it into the City Clerk if you wish to make a comment.

7. PUBLIC HEARING (Actionable Items):

1. Conditional Use request submitted by property owner Larry Holtzman, regarding the subject property at 1830 Mount Zion Road. The requested use is that of an automotive paint and body work shop.

(Presented by Zoning Administrator Marti Tracy)

8. ORDINANCES & RESOLUTIONS:

1. First Reading of Ordinance 2016-08

AN ORDINANCE AMENDING TITLE 4, PUBLIC SAFETY, CHAPTER 1, LAW ENFORCEMENT, SECTION 4-1-2, OF THE CODE OF ORDINANCES OF THE CITY OF MORROW, TO UPDATE THE CITY'S PROCEDURE AS TO POLICE DEPARTMENT RULES AND REGULATIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Presented by Steve Fincher, City Attorney)

9. GENERAL COMMENTS:

General Comments are any comment that you want to make during Council Meeting. Please fill out a comment card and turn it into the City Clerk if you wish to make a comment.

10. EXECUTIVE SESSION:

To discuss real estate and personnel matters

11. ADJOURNMENT:



CITY OF MORROW

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Previous Meeting Minutes



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCILMEMBERS

Mayor Jeffrey DeTar
Mayor Pro Tem Jeanell Bridges
Councilwoman Hang Tran
Councilman Larry Ferguson
Councilman Christopher Mills

Regular Meeting

October 11, 2016

Minutes

7:31 pm

Mayor Jeffrey DeTar called the Regular Council Meeting of the Morrow City Council to order at 7:31pm on October 11, 2016. The meeting took place in the Council Chambers of the Morrow Municipal Complex located at: 1500 Morrow Road, Morrow, GA, 30260.

Mayor Jeffrey DeTar asked everyone to stand for the Pledge of Allegiance followed by a moment of silent reflection.

ROLL CALL:

Mayor Jeffrey DeTar asked **City Clerk Yasmin Julio** to call the roll.

City Clerk Yasmin Julio called the roll and those present were **Mayor Jeffrey DeTar, Mayor Pro Tem Jeanell Bridges, Councilman Christopher Mills, Councilwoman Hang Tran and Councilman Larry Ferguson**. She stated there was a quorum present.

CONSENT AGENDA:

Mayor Jeffrey DeTar called for a motion to approve the consent agenda.

1. Approval of September 27, 2016, Regular Meeting Minutes
2. Approval of September 27, 2016, Work Session Minutes
3. Approval of September 27, 2016, Executive Session Minutes
4. Approval of October 8, 2016, Special Called Meeting Minutes
5. Approval of October 8, 2016, Executive Session Minutes
6. Approval of Attorney Invoice- Fincher Denmark & Minnifield invoice 3179 dated September 13, 2016, in the amount of \$5,430.84 for period August 1, 2016- August 30, 2016
7. Approval of Attorney Invoice- Fincher Denmark & Minnifield FAA invoice 3174 dated September 13, 2016 in the amount of \$1,936.87 for period August 1, 2016- August 31, 2016
8. Approval of Attorney Invoice- Fincher Denmark & Minnifield FAA invoice 3158 dated August 15, 2016 in the amount of \$1,154.92 for period July 1, 2016 -July 31, 2016



MOTION AND VOTE: Mayor Pro Tem Jeanell Bridges made the motion to approve the consent agenda, seconded by Councilman Larry Ferguson. The motion passed, 3-0, Councilwoman Hang Tran abstained.

MEETING AGENDA:

Mayor Jeffrey DeTar called for a motion to approve the **October 11, 2016 Meeting Agenda**.

MOTION AND VOTE: Councilman Larry Ferguson made the motion to approve the meeting agenda with the following amendments; the removal of item #4 under New Business and the addition of item#7 Executive Session to discuss legal and real estate matters, seconded by Councilwoman Hang Tran. The motion passed, 3-1 with Councilman Larry Ferguson, Councilwoman Hang Tran and Councilman Christopher Mills in favor of and Mayor Pro Tem Jeanell Bridges opposed.

AWARDS AND RECOGNITION:

1. **Proclamation** from Mayor and Council to the Morrow Community Action Network (CAN) in recognition for their continued service in the community.

(Presented by: Mayor Jeffrey DeTar)

PUBLIC COMMENTS ON AGENDA ITEMS:

No comments were made

NEW BUSINESS (Actionable Items):

1. Approval to authorize Mayor DeTar to execute a new agreement with QS1 to expand the scope of work of the current agreement. The expanded scope for this authorization shall not exceed a \$50,000 initial investment. Any proposal from QS1 that has an initial investment greater than \$50,000 must come back to the Council for approval

(Presented by Emory McHugh, Finance Director and Anou Sothsavath, Public Works Director)

Mayor Jeffrey DeTar called for a motion to approve this item.

MOTION AND VOTE: Mayor Pro Tem Jeanell Bridges made the motion to approve this item, seconded by Councilman Larry Ferguson. The motion passed unanimously, 4-0.



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2. Approval to send 6 month disconnect notice to Georgia Power to begin process of assessment for LED lighting

(Presented by Anou Sothsavath, Public Works Director)

Mayor Jeffrey DeTar called for a motion to approve this item.

MOTION AND VOTE: Mayor Pro Tem Jeanell Bridges made the motion to approve this item, seconded by **Councilman Larry Ferguson**. The motion passed unanimously, 4-0.

3. Approval of SPLOST Expenditure- Base Radios

(Presented by Elton Poss, Battalion Chief)

Battalion Chief Elton Poss stated that these radios were another step in the transition into moving forward with the county's E911.

Mayor Jeffrey DeTar called for a motion to approve this item.

MOTION AND VOTE: Councilman Larry Ferguson made the motion to approve this item, seconded by **Mayor Pro Tem Jeanell Bridges**. The motion passed unanimously, 4-0.

GENERAL COMMENTS:

Citizen Comments:

Danny Rudd
Bob Huie
Dorothy Dean
Jimmy Bales

Council members Comments:

Councilwoman Hang Tran
Mayor Pro Tem Jeanell Bridges
Councilman Larry Ferguson
Councilman Christopher Mills
Mayor Jeffrey DeTar

EXECUTIVE SESSION:

Mayor Jeffrey DeTar called for a motion to recess the **October 11, 2016 Regular Council Meeting** and convene into **Executive Session** to discuss legal and real estate matters.



MOTION AND VOTE: Councilman Larry Ferguson made the motion, seconded by Councilwoman Hang Tran. The motion passed, 3-1 with Councilman Larry Ferguson, Councilwoman Hang Tran and Councilman Christopher Mills in favor of and Mayor Pro Tem Jeanell Bridges opposed.

The Executive Session began at 8:17pm

Mayor Jeffrey DeTar called for a motion to reconvene the **October 11, 2016 Regular Council Meeting** and adjourn the **Executive Session**.

MOTION AND VOTE: Councilman Larry Ferguson made the motion, seconded by Councilman Christopher Mills, the motion passed unanimously, 4-0.

The Executive Session ended at 8:30pm.

ADJOURNMENT:

Mayor Jeffrey DeTar called for a motion to adjourn the **October 11, 2016 Regular Council Meeting**.

MOTION AND VOTE: Councilman Larry Ferguson made the motion, seconded by Councilman Christopher Mills, the motion passed unanimously, 4-0.

The Regular Council Meeting was adjourned at 8:30pm.

Approved this 25th day of October, 2016.

Attest

Yasmin Julio, City Clerk

CITY OF MORROW, GEORGIA

Jeffrey A. DeTar, Mayor

Seal



CITY OF MORROW, GEORGIA
MAYOR AND CITY COUNCIL MEMBERS

Mayor Jeffrey A. DeTar
Mayor Pro Tem Jeanell Bridges
Councilwoman Hang Tran
Councilman Larry Ferguson
Councilman Christopher Mills

October 11, 2016

Work Session Minutes

5:31 pm

Mayor Jeffrey DeTar called the Work Session to order at 5:31pm on October 11, 2016. The meeting took place in the Council Chambers of the Morrow Municipal Complex located at: 1500 Morrow Road, Morrow, GA, 30260.

Those present were **Mayor Jeffrey DeTar, Mayor Pro Tem Jeanell Bridges, Councilman Larry Ferguson, Councilwoman Hang Tran and Councilman Christopher Mills.**

General Discussions of Items

1. Enterprise Operation Zone

- **Presentation made by Courtney Pogue Clayton County Economic Development director, handouts were provided to Mayor and Council**
- **Mr. Pogue advised that Enterprise zones differs from that of Opportunity zones and the purpose of the Enterprise zone would be to attract quality retail and quality grocers.**
- **Clayton County produces \$3.4 Billion in retail sales but loses \$300-500 million in to surrounding counties due to lack of quality retail**
- **Mayor DeTar requested that the Enterprise Zone be placed on next work session for additional discussion**

2. Standard Operating Procedures

- **Discussion took place concerning a potential ordinance which would allow for the SOP to be approved by the City Manager but will allow for Mayor and Council to change sections they deemed necessary**
- **City Manager Redic advised that the ability for sitting chiefs to be able to change the names at the bottom of the SOP should no longer require approval**
- **Mayor DeTar suggested that an ordinance amendment of the SOP be placed on an upcoming work session for review**

3. Ordinance 2016-08 Meeting Times



- Councilwoman Tran pointed out wording in the existing ordinance which allows for the second work session of the month to start anytime after 5:30pm
- Mayor DeTar stated that he will notify Council at least one week prior to the work session to advise the time the meeting will begin

4. Reynolds Road House

- City Manager Redic advised that she has heard from citizens about their request to use the property as a senior center. She advised that cost estimates and parking details will be some of the many items that staff will need to pull together to present to the Mayor and Council. She also mentioned that this potentially could be a SPLOST funded project.

5. Community Garden Relocation

- City Manager Redic mentioned that a potential location for the garden could be next to the Reynolds Road house.
- Resident Dorothy Dean stated that the future location would need to be safe, and easily accessible for the senior citizens who participate in the garden.
- Councilman Ferguson suggested two possible locations; at the end of Elaine Drive or the four wooded acres at Milton Daniel Park
- Councilwoman Tran suggested a potential location would be on Graceland Circle where the pavers signal the entrance into Milton Daniel Park

6. SPLOST Project List

- Councilman Ferguson requested a 10 year funding schedule projection for the police department, public works and fire department vehicles.

7. Monthly Financial Reports

EXECUTIVE SESSION:

Mayor Jeffrey DeTar called for a motion to recess the **October 11, 2016 Work Session** and convene into **Executive Session** to discuss real estate matters.

MOTION AND VOTE: Councilman Larry Ferguson made the motion, seconded by Mayor Pro Tem Jeanell Bridges, the motion passed unanimously, 4-0.

The Executive Session began at 6:56pm

Mayor Jeffrey DeTar called for a motion to reconvene the **October 11, 2016 Work Session** and adjourn the **Executive Session**.

MOTION AND VOTE: Councilman Larry Ferguson made the motion, seconded by Councilman Christopher Mills, the motion passed unanimously, 4-0.



The Executive Session ended at 7:12pm.

Mayor Jeffrey DeTar stated that no action was taken during **Executive Session**.

Councilwoman Tran had an additional question for **City Manager Redic** pertaining to E911 and the scheduled date of termination. **City Manager Redic** advised that the date has been scheduled for December 1, 2016 at 10am, due to some delays experienced by Clayton County such as the audit of their E911 department.

The Work Session ended at 7:20pm.

Approved this 25th day of October, 2016.

Attest

CITY OF MORROW, GEORGIA

Yasmin Julio, City Clerk

Jeffrey A. DeTar, Mayor



CITY OF MORROW

6

2016 Clayton County Public Safety Officer of the year

Local Knights of Columbus honors Clayton officers



JONESBORO — Clayton County public safety officers were recognized for their service at a luncheon Wednesday hosted by the Knights of Columbus.

This is the 44th year the Knights of Columbus Tara Council 6352 has put on the lunch for Clayton County police, firefighters, and emergency technicians, held at the council's hall on Flint River Road.

Grand Knight Robert Kula, master of ceremonies at the event, said this is one way the council can recognize the officers for their hard work in service of the Clayton County community.

"Their jobs are inherently dangerous, but with the climate in the country it is even more dangerous," Kula said. "We want to tell them, 'We appreciate what you do.'"

The council hosted 82 officers at the event Wednesday from the Clayton County, Jonesboro, and Morrow police departments as well as the Clayton County Emergency Services and 911. Officers were treated to lunch and were entered into a raffle for gift cards from local restaurants sponsoring the event.

The Knights of Columbus awarded Sgt. Richard B. Beard with their Public Safety Professional of the Year award, given annually at the luncheon to an officer they think has served the Clayton community well. Beard was presented with a plaque.



come to morrow

MORROW, GEORGIA

CITY OF MORROW

7

Planning & Zoning Board Meeting Recap



CITY OF MORROW
Planning & Zoning Board Meeting
1500 Morrow Road - Morrow, GA 30260

October 18, 2016 Agenda 6:30 pm

CALL TO ORDER: Vice Chair Joyce Bean
PLEDGE OF ALLEGIANCE: All
INVOCATION: Vice Chair Joyce Bean

1. **ROLL CALL**

2. **APPROVAL OF MEETING AGENDA:** *(To add or remove items from the agenda)*

3. **CONSENT AGENDA:**

1. Approval of September 20, 2016 Meeting Minutes.

4. **ELECTION OF OFFICERS:**

1. Chair
2. Vice Chair

5. **PUBLIC HEARING:**

Hearing on a Conditional Use request submitted by property owner Larry Holtzman, regarding the subject property at 1830 Mount Zion Road. The requested use is that of an automotive paint and body work shop.

6. **GENERAL DISCUSSION:**

7. **CITIZEN COMMENTS:**

8. **BOARD COMMENTS:**

9. **ADJOURNMENT:**



CITY OF MORROW

8

Conditional Use
Public Hearing
1830 Mt. Zion Rd



come to morrow

MORROW, GEORGIA

1500 Morrow Rd. Morrow, GA 30260 770-961-4002 (T) 770.960.3002 (F)

Conditional Use Application

PUBLIC HEARINGS

Subject Property:

1830 Mount Zion Road, Morrow, GA 30260

Applicant:

Mr. Larry Holtzman
(of Holtzman/Adelman)

October 18, 2016
6:30 pm

Planning & Zoning Board

City Hall Council Chambers
1500 Morrow Road
Morrow, GA 30260

October 25, 2016
7:30 pm

Mayor & Council

City Hall Council Chambers
1500 Morrow Road
Morrow, GA 30260



come to morrow

MORROW, GEORGIA

1500 Morrow Rd. Morrow, GA 30260 770-961-4002 (T) 770.960.3002 (F)

Contents

- Conditional Use Request Synopsis
- General Business (BG) district highlighted code
- Property Tax Card from County Tax Assessor
- Letter of intent from Atticus Franchise/Maaco (2 pages)
- Potential Floor plan
- Zoning Map detail
- Tax Assessor parcel map detail
- Aerial w/outline of subject property
- Aerial w/angled view of property
- Photos of Building & Property (7 pages)
- EPA Informational Brochure (2 pages)

Conditional Use Request Synopsis

- The subject property is **1830 Mount Zion Road** and is located within the General Business District. The previous zoning was Light Industrial. Although there are two (2) buildings on the parcel of property, if granted, the Conditional Use approval will apply only to the street fronting building with the postal designation of 1830 Mount Zion Road.
- Application for Conditional Use was submitted on September 17, 2016 by property owner Mr. Larry Holtzman. Mr. Holtzman has owned the property for approximately 30 years. His previous tenant was Gerber Collision which is a company that specializes in vehicle paint and body work. Gerber Collision vacated the location about two (2) years ago.
- The Conditional Use being requested is an automotive service business that provides paint and body work to retail customers. The use will require Class C license approval with stipulations as determined by Mayor & Council.
- The size and dimensions of the property allow for conditional use consideration. The minimum lot width for this type of business is 200 linear feet; the minimum lot depth is 200 linear feet; and, the minimum lot size is three acres. The subject property contains 4.08 acres of land; both sides of the property are over 500 linear feet deep and the road frontage is 300 feet.
- The interior of the building is 17,000 square feet. The applicant has provided the required floor plan for review. All work will be performed on the interior of the building.
- Because the repair and or painting process takes a few to several days to complete, overnight vehicle parking on the exterior of the building may be required. The applicant requests to provide all overnight parking of vehicles behind the building in a secured, lighted parking area. The parking area will contain ten (10) standard size parking spaces. Zoning ordinance allows fence to be vinyl coated chain-link when the area will not be visible from the street or adjacent properties.
- The applicant requests to add two (2) concrete vehicle ramps to the east side of the building in order to access the existing bay doors. The added ramps will allow for an efficient flow of customer vehicles as they undergo the numerous steps involved in the repair and/or painting process. The applicant requests to install an additional bay door at the rear of the building to access the secured parking area. The business anticipates approximately 25 vehicles to be serviced each week.
- In the event the building acquires an occupant, the City will require the property to come into compliance with our Redevelopment Guidelines. Mr. Holtzman has communicated with our Public Works Director and will create a schedule of completion for each item discussed. Included in the upgrades are: the sidewalk addition at Mt. Zion, pedestrian lighting, the ADA ramp replacement, pressuring washing the building, refreshing existing landscaping, and repair and restripe parking lot.
- Granting of a Conditional Use does not negate the responsibility of the property owner and/or business operator to comply with all other applicable Federal, State and local laws, codes and permit requirements.

Ordinance Regulating Automotive Service Business in the General Business District

(Purpose of BG district as stated in zoning ordinance)

Section 910 - BG General business district.

“The general business district is established in order to provide suitable areas for various types and levels of community and regionally-oriented commercial activities, including retail, office uses, wholesale uses, and service activities so as to serve the community and travelling public.”.....

Conditional Uses:.....

Sales, service, renting or leasing of automobiles, boats or trucks. The minimum lot width for these types of businesses is 200 feet; the minimum lot depth is 200 feet; and, the minimum lot size is three acres. Additionally, all automobile repairs and servicing of vehicles in these types of businesses must be done inside.

In addition to the above requirements concerning garages for repair and maintenance of automobiles, and the sales, service, renting or leasing of automobiles, boats, trailers or trucks, those businesses engaged in the repair, maintenance, and service of automobiles or any similar street transportation vehicles such as trucks or vans must conduct business based on the conditional use provisions of this section and must obtain one of the following types of licenses based on the highest level of business activity that is expected to be conducted at their business site (with Class A being the lowest level of activity and Class C being the highest):

Class A—Car wash, detailing, general cleaning of automobiles. Minor repairs and services including oil changes, radiator flush and fill, and replacement of minor parts including but not limited to air filters, pcv valves, and fuses; and other services of a minor nature that are similar and compatible to those listed.

Class B—Replacement of mufflers, batteries, brakes and tires; front end alignment; tire rotation and computer wheel balance; maintenance tuneups; and other services of a moderate nature that are similar and compatible to those listed, and allowing all Class A activities to be conducted under a Class B license.

Class C—Major repairs and service, including paint and body work; transmission service; engine replacement; extensive engine analysis; chassis work; and other major repairs and services that are similar and compatible to those listed, and allowing all Class A and B activities to be conducted under a Class C license. Any landowner or other applicant who seeks to use a parcel of land or building for a business that is expected to significantly be engaged in the repair, maintenance and service of automobiles and similar transportation vehicles shall be prohibited from such use until all of the following have been met:

(1) The property at issue is zoned appropriately, or a conditional use permit for such use has been issued by the mayor and council in accordance and in compliance with the requirements of this section, any and all other applicable code provisions, and any additional conditions required by the mayor and council for such approval (including, without limitation, restrictions on overnight customer or other parking at the site);

(2) All necessary inspections have occurred and permits obtained; and

(3) Class A, B, or C use license has been issued to the applicant or business owner that conforms to the intended and actual use of the property.



To whom it may concern:

It is the intention of Atticus Franchise Group (Tenant) to open a Maaco Collision Repair & Auto Painting business at: 1830 Mount Zion Rd, Morrow, GA 30260.

About us:

Atticus Franchise Group is an Atlanta-based private equity group focused on investment opportunities in franchise companies, with a focus in multi-unit franchisee portfolio opportunities and providing growth capital to emerging brands in the Southeast. Atticus focuses on opportunities with a compelling value proposition, meaningful barriers-to-entry, predictable cash flows and identifiable growth. Atticus currently owns and operates 20 automotive service (Maaco) and 7 fast casual restaurant (WingStop) locations throughout the Southeast, with an aggressive roadmap for continued rapid growth in our franchise verticals. With over 20 years of franchising experience, Atticus' management was previously involved in more than \$3 billion of investments in upscale select service and extended-stay hotels throughout the U.S. with Noble Investment Group, along with a former executive of Driven Brands, which generated \$1 billion in revenue through 1,500 locations in 50 states and two countries. For more information, please visit www.atticusfranchise.com.

About Maaco:

MAACO Collision Repair & Auto Painting is an American franchisor of auto painting and collision repair shops based in Charlotte, North Carolina. It was founded in 1972 by Anthony A. Martino and Daniel I. Rhode.

In 1972, Martino opened a pilot auto painting center in Wilmington, Delaware. He chose the name MAACO (Martino, Anthony A. and Co.) to instill confidence in potential franchisees who knew of AAMCO's success. The new company grew quickly, with close to 200 franchises open in less than five years. In October, 2008, Driven Brands of Charlotte, N.C., a holding company which owns Meineke Car Care Centers, Inc., CarStar Auto Body Repair Experts, Econo Lube N' Tune, 1-800-Radiator & A/C and several other auto service related concerns, purchased Maaco outright from Martino's family after his death in January 2008.

MAACO Collision Repair & Auto Painting, has been ranked numerous times by *Entrepreneur* magazine as #1 in its category in the Annual Franchise 500 survey. In 2016, not only did MAACO Collision Repair & Auto Painting maintain the #1 ranking in its category, but was also ranked #106 in the franchise 500 overall.

The business:

Maaco standard hours of operation are: Monday – Friday 8am – 6pm and Saturday 9am – 12pm. The average Maaco center performs auto collision and painting service on 25 vehicles per week. Each vehicle averages 3 – 5 days in the shop. All overnight vehicles are stored either inside the facility or in a designated and secured parking area outside the facility and out of sight from streets and neighboring businesses. All service is performed inside the building and in compliance with all Local, State, and National guidelines. Air quality permits are obtained where required by law. All materials handling is performed in compliance with EPA regulations.

Maaco Collision Repair & Auto Painting strives to maintain a consistent brand image and operations standards. Many upgrades and enhancements will be performed to the exterior and interior of the facility as well as the lot, prior to the opening for business. Some of these improvements will be performed by the Landlord: (Landscaping between the building next door, install underground drains from the down spouts, interior painting, replace ceiling tiles, strip and wax floors, scrub and clean warehouse floors, service all dock doors, provide roof free of leaks, service all heat and air both in office and warehouse and deliver them in good working order, service the sprinkler system, pave & stripe a lot in rear of facility for 10 vehicles, install and/or convert two dock positions to ramped drive in door positions, provide and install an oversize drive in door at the rear of the building, provide lighting and fencing of parking lot. Some of the upgrades to be provided by tenant. These will include the installation of necessary furniture, fixtures and equipment as well as any Image Upgrades not listed as Landlord Work above and as required by Maaco Collision Repair & Auto Painting Image Standards. All repairs, upgrades, and improvements will be in accordance with any applicable laws.

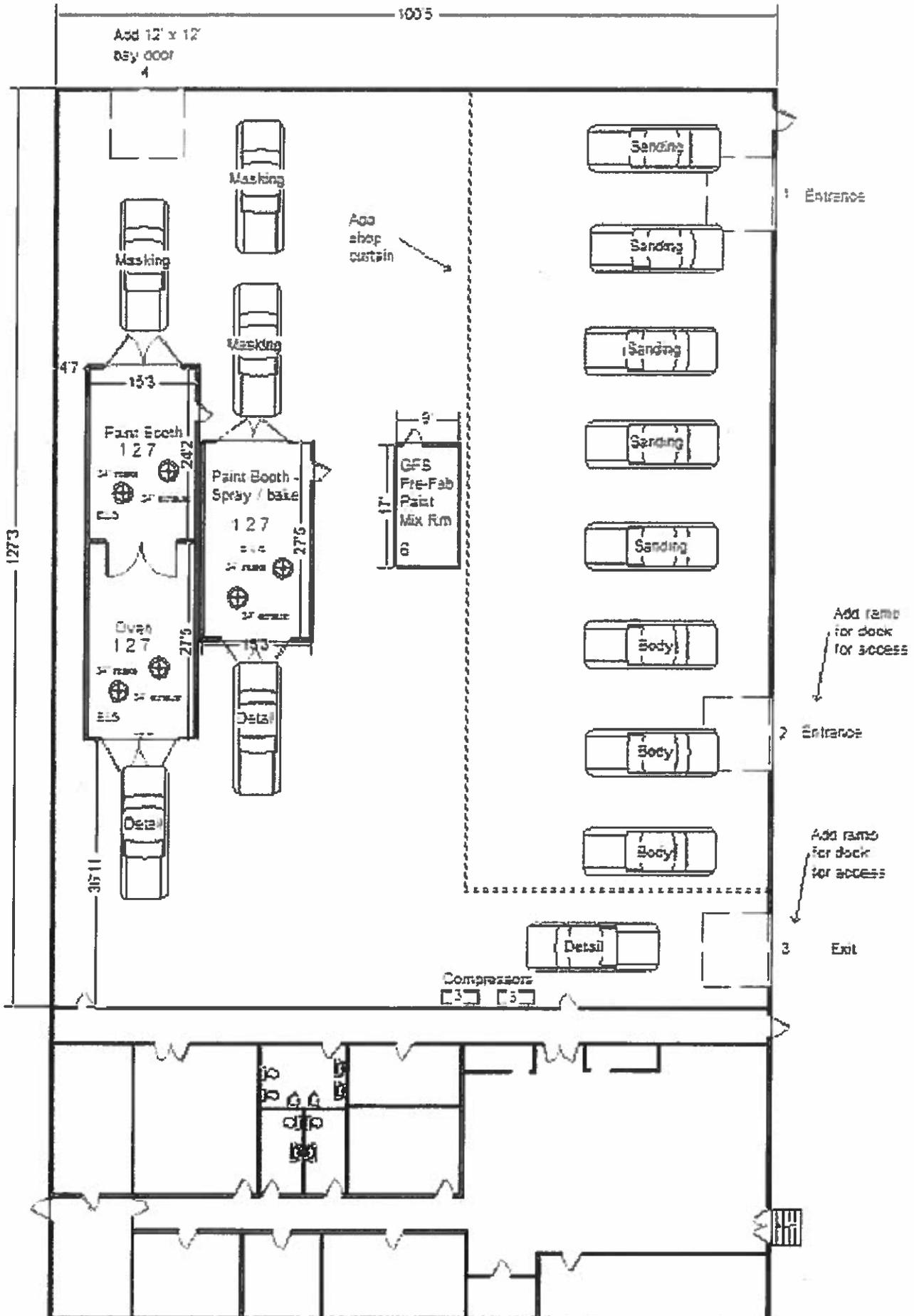
As mentioned above, the average Maaco center paints about 25 vehicles per week. Therefore, impact on neighboring businesses and on Mount Zion Road will be minimal. Maaco Collision Repair & Auto Painting maintains a high standard of operation that are compatible with the City of Morrow's codes and requirements. Likewise, Atticus Franchise Group operates under very strict and consistent guidelines and strives to work well with the local community.

Best regards,



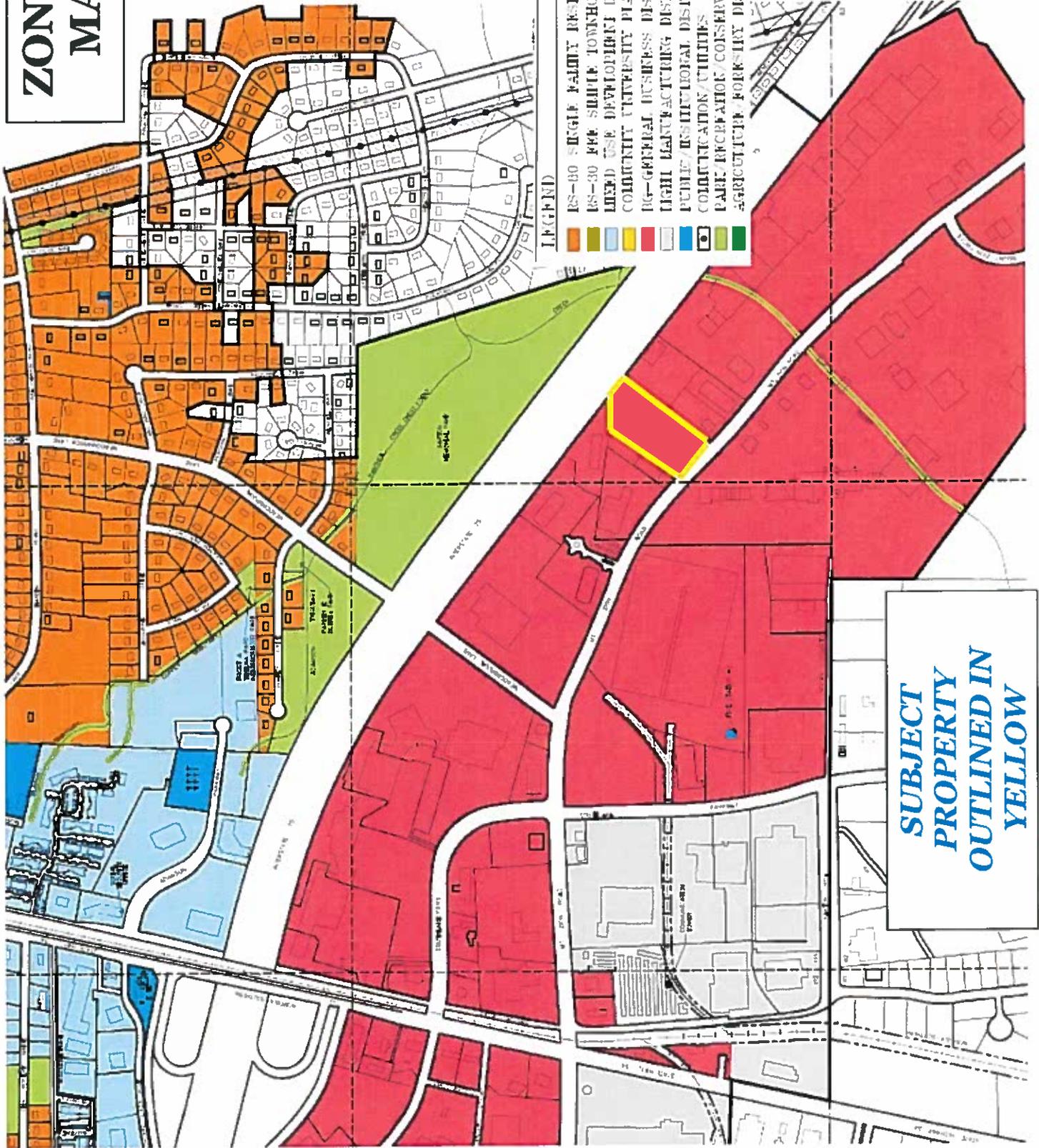
Michael Drum

Managing Partner



MAA #TBD - Mike Dnm
 1830 160m: Zion Road
 Norcross, GA 30260

ZONING MAP

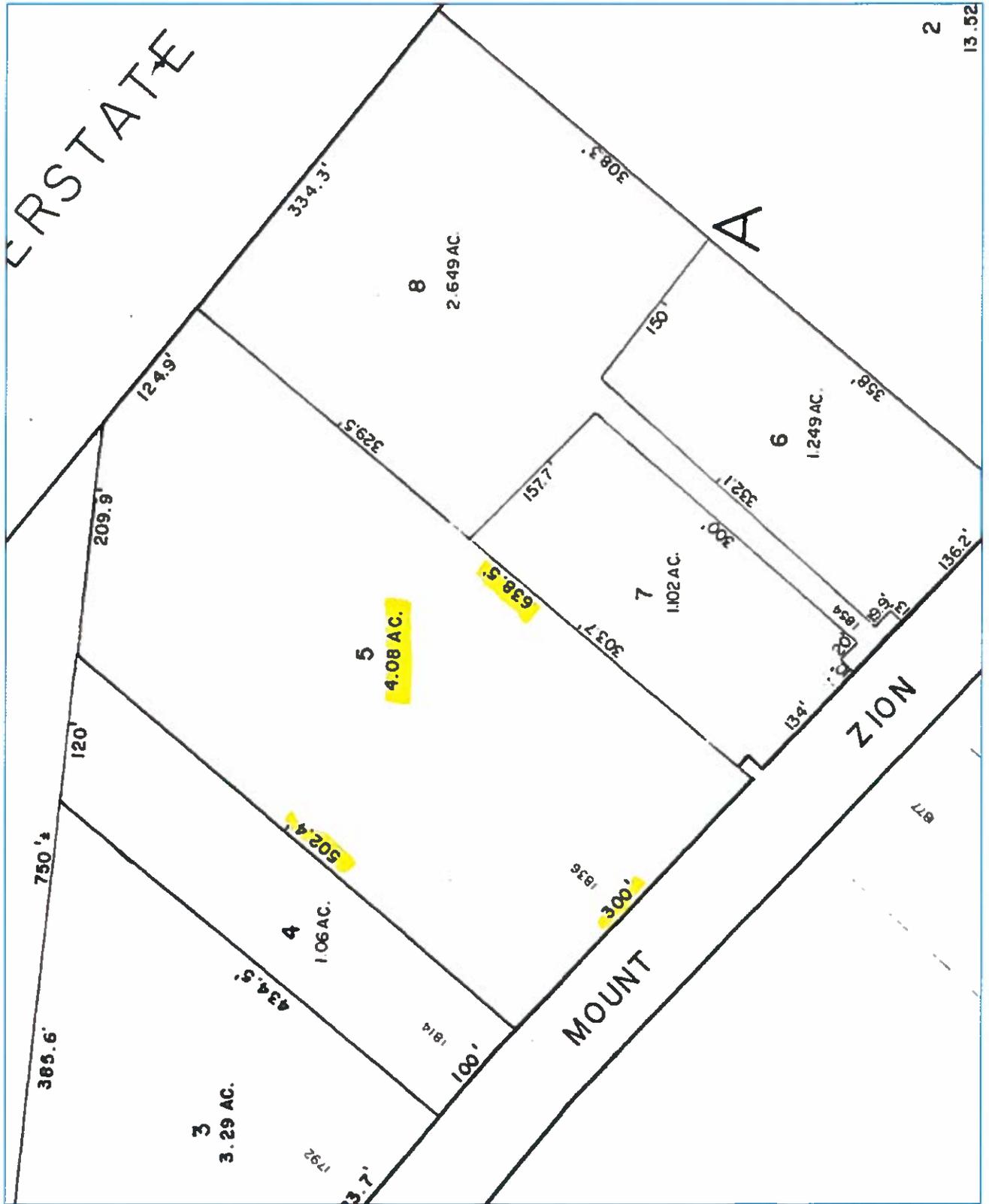


LEGEND

- RS-30 SINGLE FAMILY RESIDENCE DISTRICT
- RS-30 FIVE SINGLE TOWNHOUSES DISTRICT
- REED USE DEVELOPMENT DISTRICT
- COMMUNITY UNIVERSITY PLANNED DISTRICT
- RG-GENERAL BUSINESS DISTRICT
- LIGHT MANUFACTURING DISTRICT
- PUBLIC INSTITUTIONAL DISTRICT
- COMMUNICATION UTILITIES
- PUBLIC RECREATION/CONSERVATION DISTRICT
- AGRICULTURE/FORESTRY DISTRICT

**SUBJECT
PROPERTY
OUTLINED IN
YELLOW**

1830 Mount Zion Road, Morrow, GA 30260





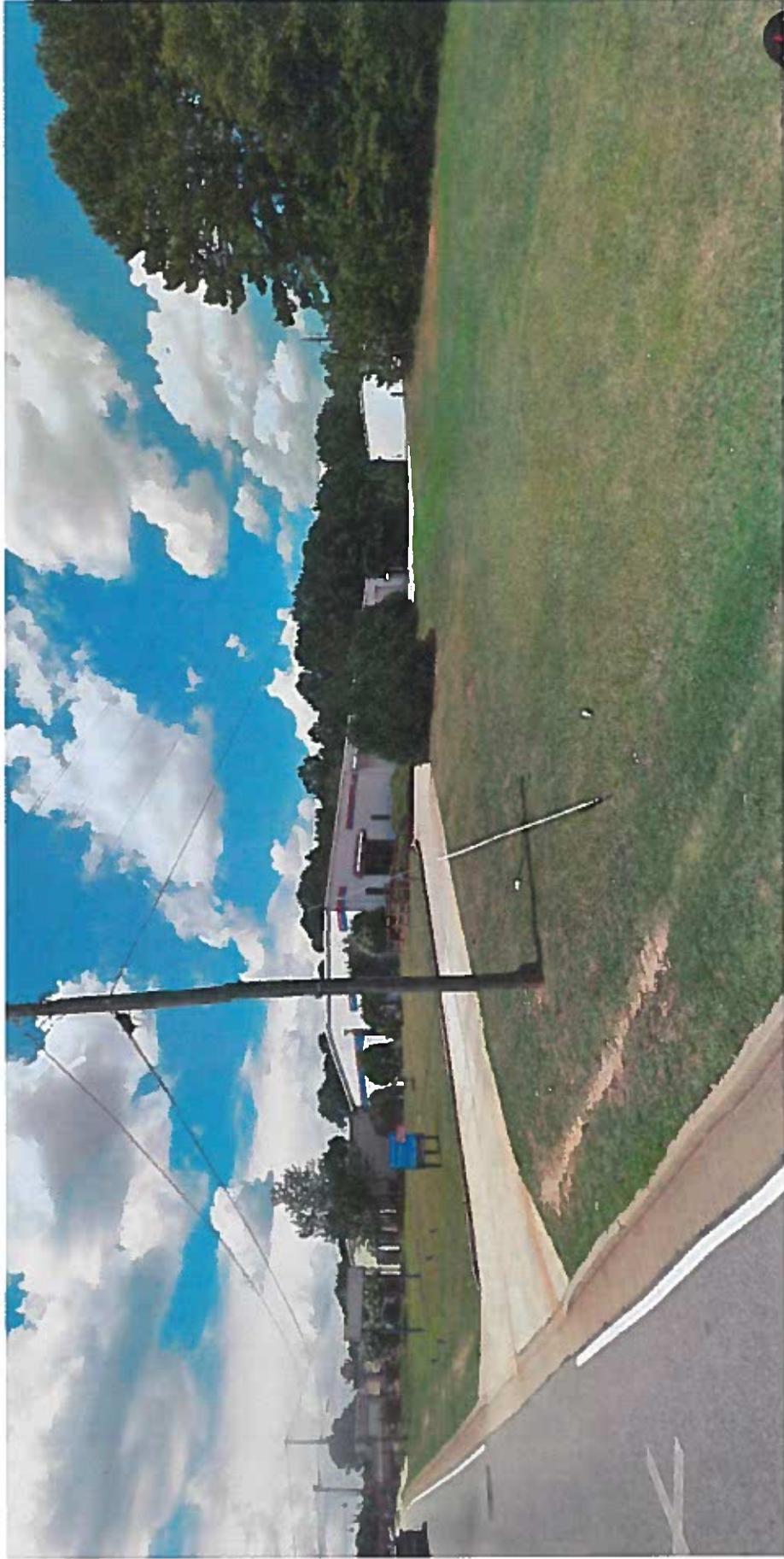
1830 Mount Zion Road



1830 Mount Zion Road
(Older aerial view to show angled perspective)



1830 Mount Zion Road
Viewed moving west on Mount Zion Road



1830 Mount Zion Road
Viewed moving west on Mount Zion Road



1830 Mount Zion Road



View from east side parking area

Location for desired additional concrete ramps; left bay door will be exit the from paint area

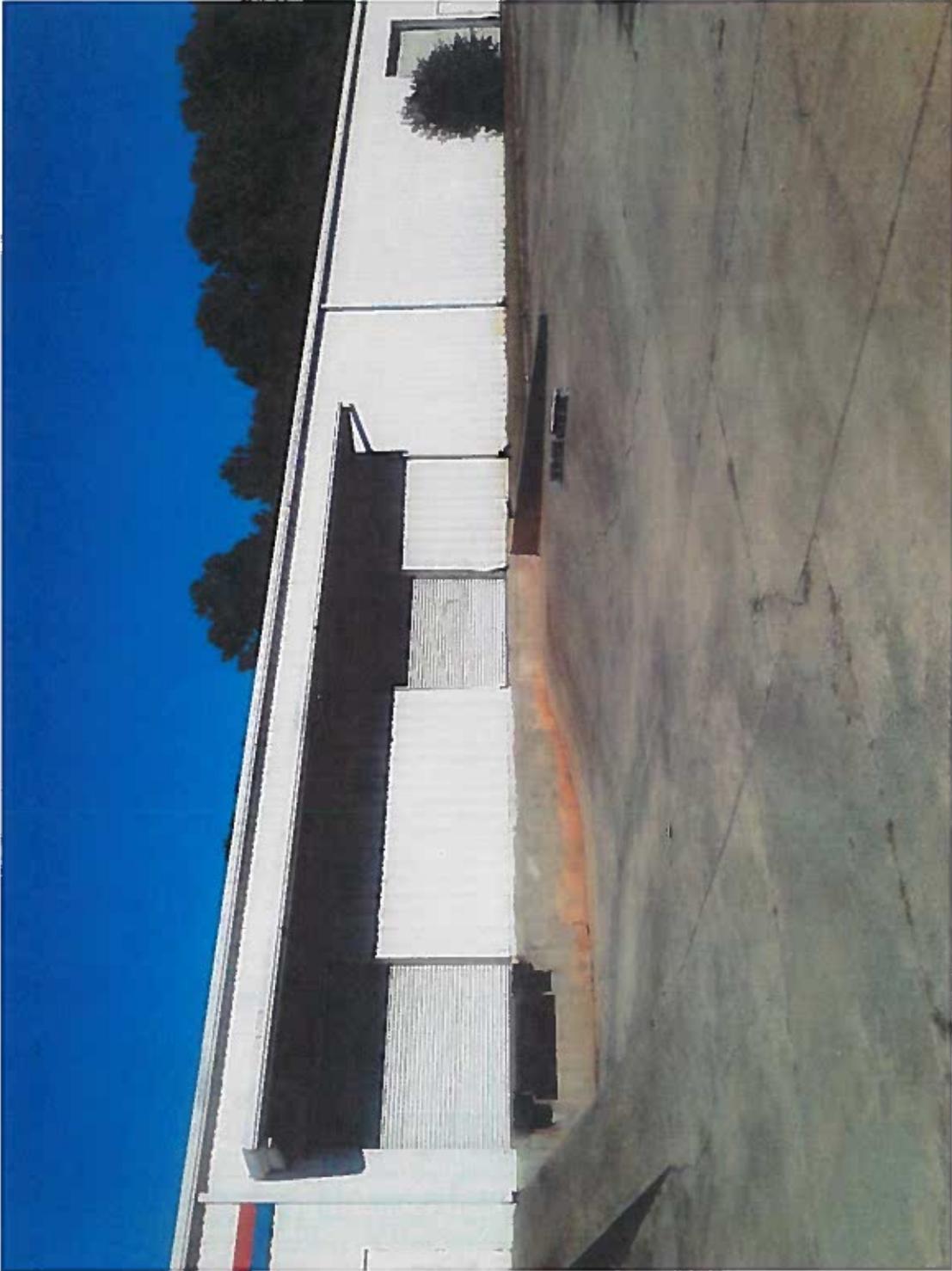
These doors will access the vehicle prep area



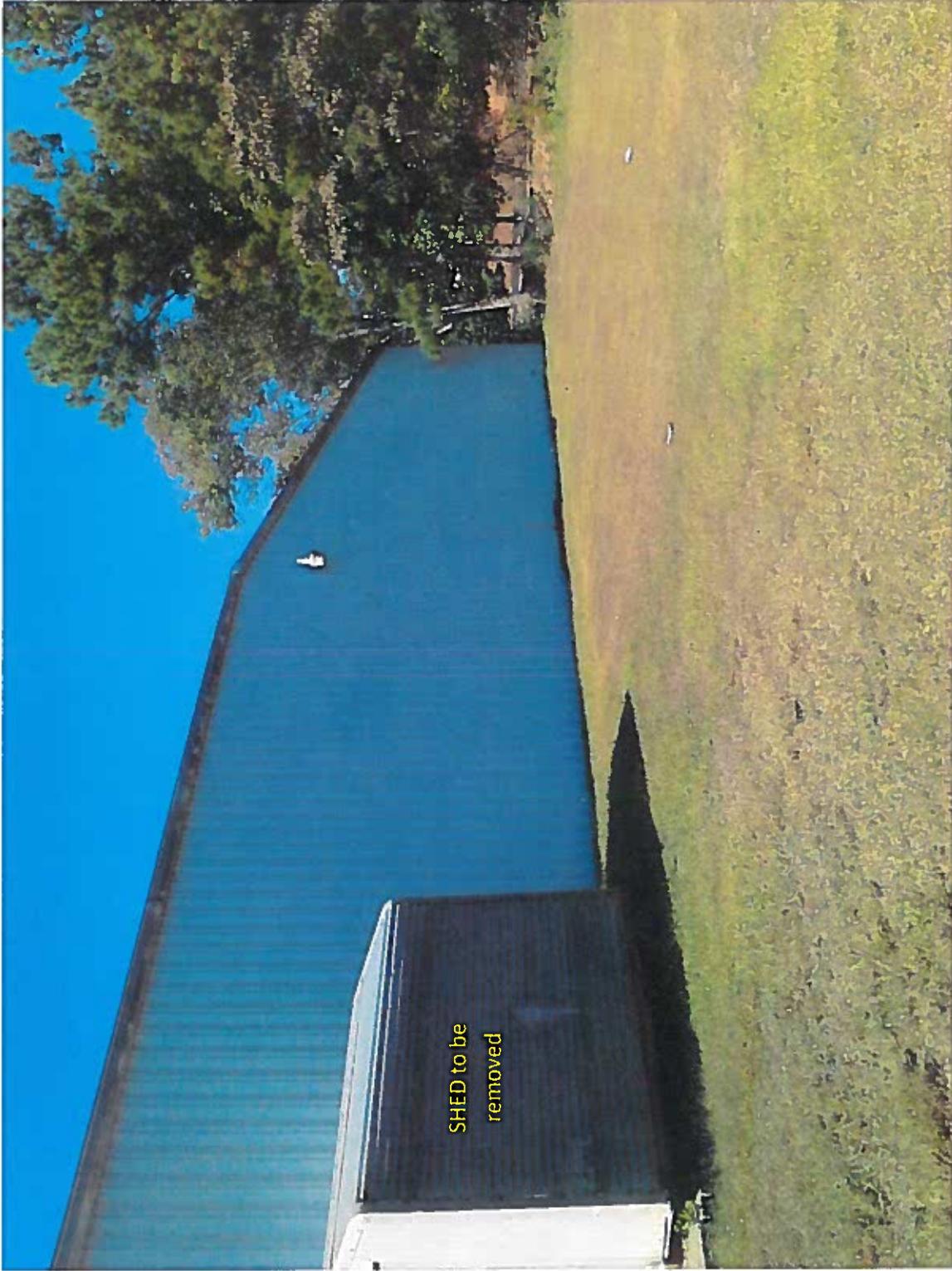
Detail photo of location for requested drivable ramp construction



Detail photo of location for requested ramps



Back of building: Removal of dilapidated shed required. Additional landscaping may be required next to adjacent property to accommodate fence request.



What Is The Compliance Date?

- Existing Sources: January 10, 2011.
- New Sources: Upon startup after January 9, 2008.
- An affected source is a new source if you commenced construction of the source after September 17, 2007 by installing new paint stripping or surface coating equipment at a source not actively engaged in paint stripping and/or miscellaneous surface coating prior to September 17, 2007.
- An affected source is an existing source if it is not a new source or a reconstructed source (An affected source is reconstructed if it meets the definition of reconstruction in section 63.2.).

What are the Permitting Requirements?

- Affected facilities are exempt from Title V permit requirements provided they are not required to obtain a permit for another reason.

What Reporting/Recordkeeping is Required?

Reporting:

- Initial Notification (informs EPA that the facility is subject to the standards and when the source will be in compliance).
- New Sources: July 7, 2008 or 180 days after startup
- Existing Sources: January 11, 2010
- Notification of Compliance (certifies that the source is in compliance with the applicable requirements).
- New Sources: As part of the Initial Notification
- Existing Sources: March 11, 2011
- Annual notification of changes report—required each calendar year any reportable changes occur.

Recordkeeping (keep these records on file)

- Records to include copies of Notifications submitted to EPA.
 - Painter training certifications.
 - Spray booth filter efficiency documentation.
 - Spray gun transfer efficiency.
 - MeCl content information such as MSDS.
 - Annual usage of MeCl for paint stripping, and written MeCl minimization plan if annual usage > 1 ton per year.
 - Deviation and corrective action documentation.
- Records to be maintained in a form suitable and readily available for expeditious review.

You can also contact your Regional EPA air toxics office at the following numbers:

Address	States	Website/ Phone Number
Region 1 5 Post Office Square, Suite 100 Mail code: OES04-2 Boston MA 02109-3912	CT, MA, ME, NH, RI, VT	www.epa.gov/region1 (888)372-7341 (617) 918-1650
Region 2 290 Broadway New York, NY 10007-1866	NJ, NY, PR, VI	www.epa.gov/region2 (212) 637-4023
Region 3 1650 Arch Street Philadelphia, PA 19103-2029	DE, MD, PA, VA, WV, DC	www.epa.gov/region3 (215) 814-2746 (800) 228-8711
Region 4 Atlanta Federal Center 61 Forsyth Street, SW Atlanta, GA 30303-8960	FL, NC, SC, KY TN, GA, AL, MS	www.epa.gov/region4 (404) 562-9131 (800) 241-1754
Region 5 77 West Jackson Blvd. Chicago, IL 60604-3507	IL, IN, MI, WI, MN, OH	www.epa.gov/region5 (312) 886-6812 (312) 353-6684 (312) 886-6798
Region 6 1445 Ross Avenue Suite 1200 Dallas, TX 75202-2733	AR, LA, NM, OK, TX	www.epa.gov/region6 (800) 887-6063* (214) 665-7250 (214) 665-7224
Region 7 901 North Fifth Street Kansas City, KS 66101	IA, KS, MO, NE	www.epa.gov/region7 (800) 223-0425 (913)-551-7003
Region 8 1595 Wynkoop St. Denver, CO 80202-1129	CO, MT, ND, SD, UT, WY	www.epa.gov/region8 (800) 227-8917* (303) 312-6460
Region 9 75 Hawthorne Street San Francisco, CA 94105	CA, AZ, HI, NV, GU, AS, MP	www.epa.gov/region9 (415) 947-8715
Region 10 1200 6 th Ave. Suite 900, AVT-107 Seattle, WA 98101	AK, ID, WA, OR	www.epa.gov/region10 (800) 424-4372* (206) 553-6220

* For sources within the region only.

For More Information

Copies of the rule and other materials are located at:
<http://www.epa.gov/ttn/atw/area/arearules.html>

For more information on state requirements, please contact your state representatives at:
http://www.epa.gov/ttn/atw/area/table_state_contacts.doc
or,
<http://www.4cleanair.org/contact/UsaLevel.asp>



Summary of Regulations Controlling Air Emissions from

PAINT STRIPPING AND MISCELLANEOUS SURFACE COATING OPERATIONS



NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS NESHAP (SUBPART HHHHHH)

FINAL RULE



PAINT STRIPPING AND MISCELLANEOUS SURFACE COATING OPERATIONS (SUBPART HHHHHH)

What is an Area Source?

- Any source that is not a major source. (A major source is a facility that emits, or has the potential to emit in the absence of controls, at least 10 tons per year (TPY) of individual hazardous air pollutants (HAP) or 25 TPY of combined HAP.)

Who Does This Rule Apply To?

- Area sources that engage in any of the following:
 - Paint stripping operations that use methylene chloride (MeCl)-containing paint stripping formulations;
 - Spray application of coatings to motor vehicles and mobile equipment;
 - Spray application of coatings to a plastic and/or metal substrate where the coatings contain compounds of chromium (Cr), lead (Pb), manganese (Mn), nickel (Ni), or cadmium (Cd).

This rule does not apply to:

- Surface coating or paint stripping performed on site at installations owned or operated by the Armed Forces of the United States.
- Surface coating or paint stripping of military munitions or equipment directly and exclusively used for the purposes of transporting military munitions.
- Surface coating or paint stripping performed by individuals on their personal vehicles, property or possessions, either as a hobby or for maintenance of their personal vehicles, possessions, or property provided they coat no more than two vehicles per year.
- Surface coating or paint stripping that meets the definition of "research and laboratory activities."
- Surface coating or paint stripping that meets the definition of "quality control activities."

- Surface coating or paint stripping that meets the definition of "quality control activities."
- Surface coating or paint stripping activities that are covered under another area source NESHAP

Motor vehicle or mobile equipment surface coating operations may petition the Administrator for an exemption from this subpart if you can demonstrate, to the satisfaction of the Administrator, that you spray apply no coatings that contain compounds of chromium (Cr), lead (Pb), manganese (Mn), nickel (Ni), or cadmium (Cd).

What Am I Required To Do?

- Paint Stripping Operations—implement management practices that minimize emissions of MeCl.
 - Evaluate the need for paint stripping (e.g., is it possible to re-coat without stripping?).
 - Evaluate each application to identify potential alternative stripping methods.
 - Reduce exposure of strippers to air.
 - Optimize application conditions.
 - Practice proper storage and disposal.

- For each paint stripping operation with > 1 ton MeCl annual usage, develop and implement a written MeCl minimization plan. No implementation plan is needed if usage is < 1 ton MeCl; however, sources must still utilize work practices to minimize emissions of MeCl. Consult the MSDS sheet to identify the amount of MeCl contained in the paint stripper, but note that annual usage should not exceed 181 gallons of MeCl.

- Maintain records of annual usage of paint strippers containing MeCl.

- Motor Vehicle/Mobile Equipment/Miscellaneous Surface Coating Operations.

- Train/certify all painters on spray gun equipment selection, spray techniques, maintenance, and environmental compliance (consult 73 FR 1738, pg. 1762, section 63.11173(f)(2)(i)-(iv)).
- Install/operate filter technology on all spray booths/stations/enclosures to achieve at least 98% capture efficiency.

- Spray booths/stations used to refinish complete motor vehicles or mobile equipment must be fully enclosed and ventilated at negative pressure or up to 0.05 inches water gauge positive pressure for booths that have seals on all doors and other openings and an automatic pressure balancing system.

- Spray booths/stations used to coat miscellaneous parts or products or vehicle subassemblies must have a full roof, at least three complete walls or side curtains, and ventilated so that air is drawn into the booth.

- Spray-applied coatings must be applied with a high volume, low pressure (HVLP) spray gun, electrostatic application, airless or air-assisted airless spray gun, or an equivalent technology.
- Paint spray gun cleaning must be done so that an atomized mist or spray of the cleaning solvent is not created outside a container that collects used gun cleaning solvent.
- Train and certify all personnel who spray apply surface coatings no later than 180 days after hiring or by July 7, 2008 (new sources) or by January 10, 2011 (existing sources).

What are the Impacts?

- Most paint stripping facilities already comply with the rule requirements. Estimate 1,000 facilities will need to take action to comply.
 - Reduce 1,000 tons MeCl annually.
 - Capital costs = \$1.5 million.
 - Annual benefit = \$0.9 million.
- Most surface coating facilities already comply with the rule requirements. Estimate < 25% of existing facilities will need to take some action to comply.
 - Reduce 6,900 tons of HAP annually including 11 tons of metal HAP.
 - Capital costs = \$20 million; however, initial cost to be offset and recovered over time by cost savings as a result of more efficient use of labor and materials.



CITY OF MORROW

9

Ordinance 2016-08

SOP Amendment

1 **STATE OF GEORGIA**
2 **CITY OF MORROW**

3
4 **ORDINANCE 2016-08**

5
6 AN ORDINANCE AMENDING TITLE 4, PUBLIC SAFETY, CHAPTER 1, LAW
7 ENFORCEMENT, SECTION 4-1-2, OF THE CODE OF ORDINANCES OF THE CITY OF
8 MORROW, TO UPDATE THE CITY’S PROCEDURE AS TO POLICE DEPARTMENT
9 RULES AND REGULATIONS; TO PROVIDE FOR SEVERABILITY; TO REPEAL
10 CONFLICTING ORDINANCES; TO PROVIDE AN EFFECTIVE DATE; AND FOR OTHER
11 PURPOSES.

12 **WHEREAS**, the governing authority of the City of Morrow (“City”) is the Mayor and
13 Council thereof;

14 **WHEREAS**, the current Section 4-1-2 provides for certain procedures for amending the
15 Morrow City Police Department’s rules and regulations which are in need up updating; and

16 **WHEREAS**, the City desires for a more effective and efficient method for the amending
17 of the Morrow Police policies and procedures; and

18 **WHEREAS**, the City desires for any new or subsequent chief of police be granted the
19 authority to affix his or her signature to existing policies and procedures without mandating
20 Mayor and council approval; and

21 **WHEREAS**, in the interest of good, fair, and efficient government, the City desires to
22 amend its Code of Ordinances and change Section 4-1-2 in order to provide for more efficient
23 and effective procedures for amending the Morrow Police Department’s rules and regulations;
24 and

25 **WHEREAS**, the health, safety, and welfare of the citizens of the City of Morrow,
26 Georgia, will be positively impacted by the adoption of this Ordinance.

27 **BE IT AND IT IS HEREBY ORDAINED BY THE MAYOR AND COUNCIL OF**
28 **THE CITY OF MORROW, GEORGIA**, and by the authority thereof:

29 **Section 1:** The City’s Code of Ordinances is hereby amended by deleting in its entirety
30 Section 4-1-2, Police department rules and regulations, Chapter 1, Law Enforcement, Title 4,
31 Public Safety, and inserting the following text in lieu thereof, to read and to be codified as
32 follows:

33 Title 4 – PUBLIC SAFETY

34 CHAPTER 1. – LAW ENFORCEMENT

35 Sec. 4-1-2. - Police department rules and regulations.

36 (a) Under the direction of the City Manager, the police chief shall maintain
37 written departmental rules and regulations for the operation of the police
38 department as are necessary. Police rules and regulations, and any changes or
39 amendments thereto, shall be proposed in writing by the police chief and
40 submitted to the City Manager for the City Manager’s approval. If approved by
41 the City Manager, such shall be thereafter submitted to the Mayor and Council for
42 their review.

43 (b) Upon submission, any member of the Mayor and Council may object to
44 the implementation of proposed rules, regulations or amendments, by notice to the
45 City Manager, within 10 days from receipt of the proposal. If no member of the
46 Mayor and Council timely objects, then the proposed rules and regulations, or any
47 changes or amendments thereto, will become effective immediately after the
48 expiration of the period for objection. If an objection is timely received, such

49 objection shall be placed on the agenda of the next regular city council meeting
50 for consideration by the Mayor and Council.

51 (c) Should the Mayor and Council wish at any time to consider and discuss
52 any changes to the written police rules and regulations, then such discussion may
53 be added as an agenda item for any meeting of the Mayor and Council according
54 to the rules and procedures contained within this code.

55 (d) Once a policy or an amendment thereto is approved, it shall remain in
56 place, regardless of the occupant of the office of chief of police, until
57 subsequently modified by this procedure. The reissuing, restating, or updating of
58 the police rules and regulations with the signature of a new or subsequent chief of
59 police, shall not constitute a new rule or regulation, or any change or amendment
60 to an existing rule or regulation, for purposes of this statute.

61 **Section 2.** The preamble of this Ordinance shall be considered to be and is hereby
62 incorporated by reference as if fully set out herein.

63 **Section 3.** This Ordinance shall be codified in a manner consistent with the laws of the
64 State of Georgia and the City.

65 **Section 4.** (a) It is hereby declared to be the intention of the Mayor and Council that all
66 sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their
67 enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.

68 (b) It is hereby declared to be the intention of the Mayor and Council that, to the greatest
69 extent allowed by law, each and every section, paragraph, sentence, clause or phrase of this
70 Ordinance is severable from every other section, paragraph, sentence, clause or phrase of this
71 Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the

72 greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this
73 Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase
74 of this Ordinance.

75 (c) In the event that any phrase, clause, sentence, paragraph or section of this Ordinance
76 shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise
77 unenforceable by the valid judgment or decree of any court of competent jurisdiction, it is the
78 express intent of the Mayor and Council that such invalidity, unconstitutionality or
79 unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional
80 or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or
81 sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases,
82 clauses, sentences, paragraphs and sections of the Ordinance shall remain valid, constitutional,
83 enforceable, and of full force and effect.

84 **Section 5.** All ordinances and parts of ordinances in conflict herewith are hereby
85 expressly repealed.

86 **Section 6.** The effective date of this Ordinance shall be the date of adoption unless
87 otherwise stated herein.

88 **ORDAINED** this _____ day of _____, 2016.

89
90 **CITY OF MORROW, GEORGIA**

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96 _____
97 **Jeffery A. DeTar, Mayor**

98
99 **ATTEST:**

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Sylvia Redic, City Manager

Yasmin Julio, City Clerk

APPROVED BY:

Steven M. Fincher, City Attorney