

	<p>CITY OF JONESBORO, GEORGIA COUNCIL</p> <p>Agenda Item Summary</p>	<p>COUNCIL MEETING DATE:</p> <p>Work Session: 2/2/26</p> <p>Public Hearing: 2/9/26</p>
<p>Requesting Agency (Initiator)</p> <p>Max Kovtoun (Applicant)</p>		<p>Sponsor(s): Community Development Director Faith Akuta</p>
<p>Item Title:</p>	<p>Public Hearing regarding Variance Application #25-VAR-003 submitted by Max Kovtoun for properties located 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District’s exterior architectural design and material standards specifically related to sidewalks.</p> <p>Council to consider Variance Application #25-VAR-003.</p>	
<p>Requested Action</p> <p>Council to consider 25-VAR-003, a request for relief from Section 86-118(O) of the City of Jonesboro Zoning Ordinance, which establishes landscape requirements related to sidewalks.</p>		
<p>Requirement for Board Action</p> <p>Sec. 86-118(O) - <i>Sidewalks</i></p>		
<p>Is this Item Goal Related?</p> <p>Yes.</p>		
<p>Summary and Background</p> <p>Zoning History:</p> <p>On September 16, 2024, the applicant received Conditional Use approval (24-CU-09B) for parcels 06032A B002 and 06032A B002Z, subject to conditions, to permit a multifamily development consisting of three four-story buildings, a central amenity area, and approximately 200 residential units. That approval was conditioned on compliance with Section 86-205 (Multifamily – Apartments), Section 86-101 (R-M Multifamily District Standards), and Section 18-118 (Gateway South Overlay District Standards).</p> <p>Table 1.0 (following page) illustrates the zoning and current land uses for the adjacent properties.</p>		

Table 1.0 Adjacent Zoning/Land Use

Current Zoning		Current Land Use
North	C-1 (Neighborhood Commercial District) and A (Assembly Rights); M-1 (Light Industrial District) and G (Gateway Overlay District); R-2 (Single Family Residence)	Office, Single Family Residential, and, Commercial
East	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
South	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
West	O-I (Office and Institutional District) and G (Gateway District)	Government

Summary and Staff Analysis

The subject property is zoned MX (Mixed Use) and is located within the Gateway South (G) Overlay District. According to the applicant’s site plan dated August 15, 2025, the total project area encompasses approximately 29.14 +/- acres.

The applicant is requesting a variance from Section 86-118(O), which governs sidewalk requirements for residential, commercial, and office developments within the Gateway South Overlay District. Under this provision, sidewalks must be separated from adjacent curbs by a grassed or landscaped median strip at least two feet wide and constructed in accordance with ADA standards. The applicant seeks relief from the landscaped median strip requirement.

Additionally, the site plan now includes parcels 06032A B006 and 06032A B003, which were not part of the original Conditional Use approval. A concurrent Conditional Use permit has been submitted to include these parcels and ensure compliance with applicable MX zoning and Gateway South Overlay District standards.

Fiscal Impact

- **Private Developer**

Exhibits Attached

- **Application Packet**
- **Supporting Documents**
- **Sign Photo**
- **Site Photos**

<ul style="list-style-type: none">• Maps
<p>Staff Recommendation</p> <p>Staff Recommends approval of the applicants request to reduce the landscape strip between the curb and sidewalk with the following conditions:</p> <ol style="list-style-type: none">1. The project design shall be substantially consistent with the plans presented to Council. Any changes require Council approval.

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (470) 726-1646
www.jonesboroga.com

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variances. An administrative variance may be granted up to ten percent of the standards of the above referenced chapter. In addition to the Variance Request, please provide a Letter of Intent to include each needed variance and the section of the City's code that pertains to each variance.

Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: undeveloped land - no current address

Parcel Identification Number: combination of: 06032A B002; 06032AB002Z; 06032A B006;

Size: 9.095 acres

Owner: Casey VI Real Estate Holdings, LLC

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: Max Kovtoun

Mailing Address: _____

Email Address: _____

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Sec 86-118 (o.) Sidewalks

Requesting Variance from: remove 2-foot-wide landscape strip between curb and sidewalk to: to 0 feet

Reason for Variance Request: *The goal is to maximize planting on the property where land is available. However, due to the size, shape, wetlands and stream bisecting the property, the 2-foot-wide landscape strip between curbs and sidewalks is not feasible.*

VARIANCE REQUEST

- 1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

The buildings are being developed on the difficult site with extreme topography, wetlands, and stream buffers.

- 2. List one or more unique characteristics that are generally not applicable to similarly situated properties.

This property will offer reduced rents as a part of LIHTC program administered by DCA.

- 3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

The zoning code requires 2-foot-wide landscape strip between sidewalks and curbs. However, adding 2-foot-wide landscape strips as required would make it impossible to avoid encroachments into setbacks and wetland buffers.

- 4. Demonstrate how a variance prevents reasonable use of the property.

The parcel's irregular shape, compounded by the wetland boundaries, renders it essentially undevelopable, particularly since multi-family building typology is the most adaptable, aside from single-family residential.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

The site and its setback along with wetland buffers are the result of the variance request.

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

The additional width required to for the landscape strip will render this site undevelopable, since the multi-family buildings are by nature more compact that retail, institutional, or cultural buildings.

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?

The reduction of the landscape strip will not adversely affect public health, safety, or welfare, nor significantly alter the project's compliance with the overall zoning intent.

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

We are requesting the removal of the 2-foot-wide landscape strip. The community will have access to exterior amenities such as, pavilion, and exterior gathering area designated to out door activities and grilling.

Max Kovtoun

PRINT NAME



SIGNATURE

06/25/2025

DATE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ___/___/20___

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____



Campaign Contribution Disclosure Form (Zoning Action Applicant/Opponent)

Updated JAN 2025

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor and Councilmembers, and/or any city official making recommendation. Rezoning action opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

Hearing Information

Zoning Action/Agenda Item

City Council Public Hearing/Meeting Date and Time

Council Consideration/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Jonesboro City Official(s), including the Mayor, Councilmembers, and/or city officials making recommendation to Council, during the past two years that, when combined, total an amount greater than \$250.00?

NO, I have not made any campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

YES, I have made campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250

I attest that all information provided above is true to fact.

Max Kovtoun

06/25/2025

Applicant Name

Applicant Signature

Date

Site Plan

Conditional Use Approval

Site Data:

Site Acreage: 12.22 AC

Parcel PIN: 06032A B002
 06032A B002Z
 06032A B003
 06032A B006

Parking Required: 196 Units x 1.25 = **245 Spaces**

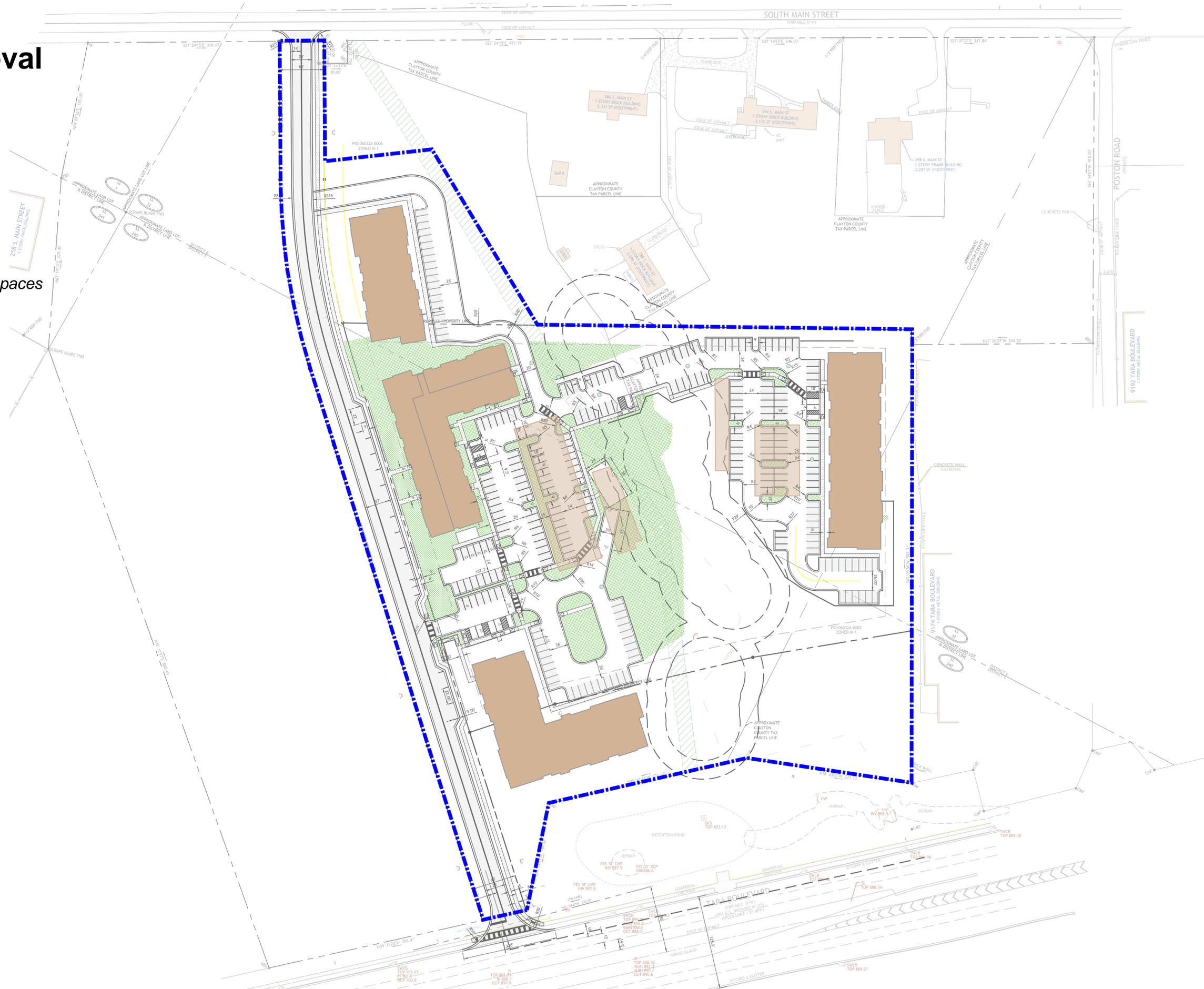
Parking Provided: 253 Spaces (Regular)
 13 Spaces (Handicap)
 5 Spaces (EV)
 15 Spaces (On-Street)

Total: **286 Spaces**

Residential Units: 66 (1-Bedroom Units)
 78 (2-Bedroom Units)
 52 (3-Bedroom Units)

Total: **196 Units**

Building 1000: 32 Units
 Building 2000: 47 Units
 Building 3000: 68 Units
 Building 4000: 49 Units

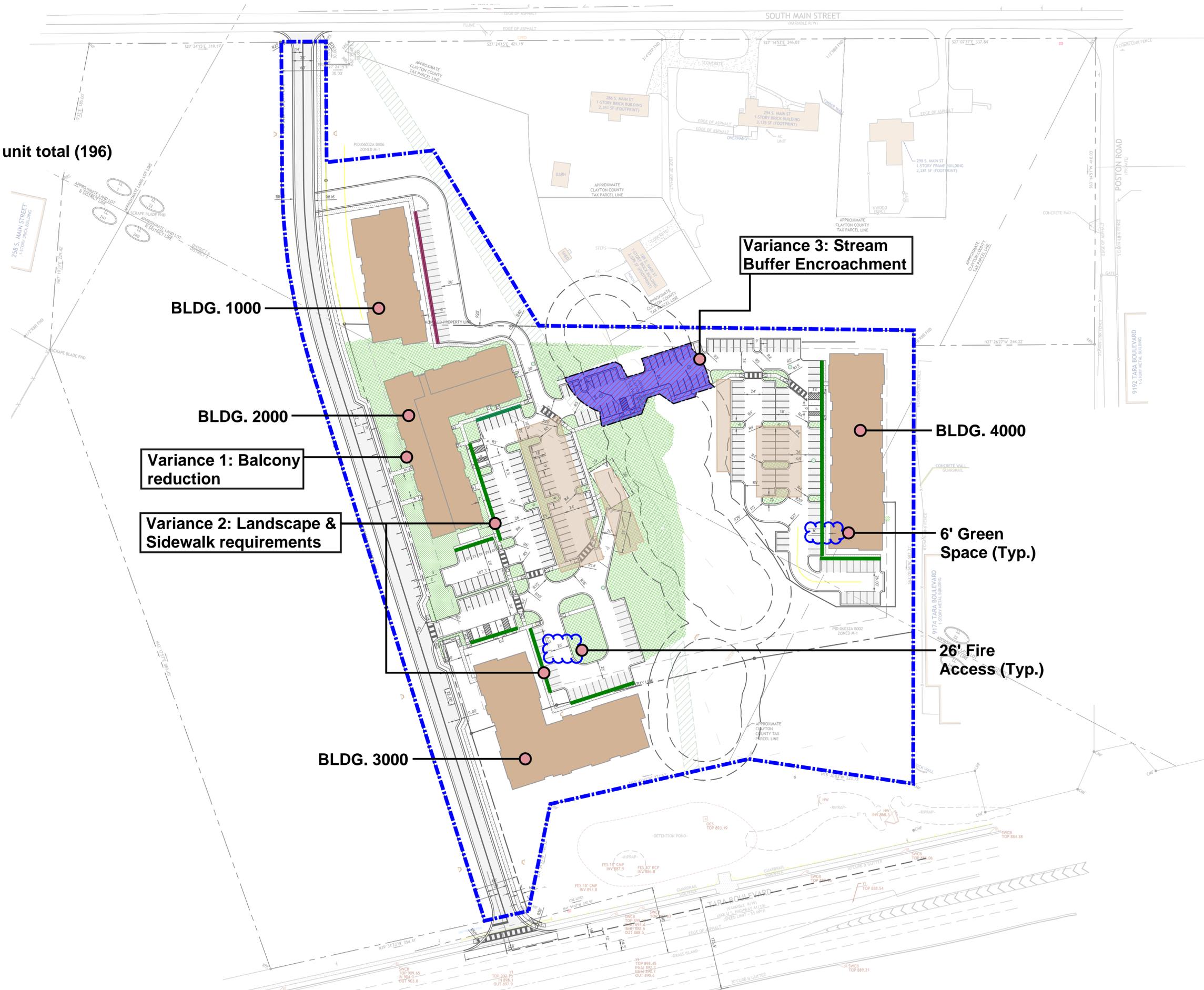


Site Plan

Building height reduced to 3-stories.
One Building added to maintain the same unit total (196)

Legend:

-  Variance 2: Landscape & Sidewalk requirements
-  Variance 3: Stream Buffer Encroachment



BLDG. 1000

BLDG. 2000

Variance 1: Balcony reduction

Variance 2: Landscape & Sidewalk requirements

BLDG. 3000

Variance 3: Stream Buffer Encroachment

BLDG. 4000

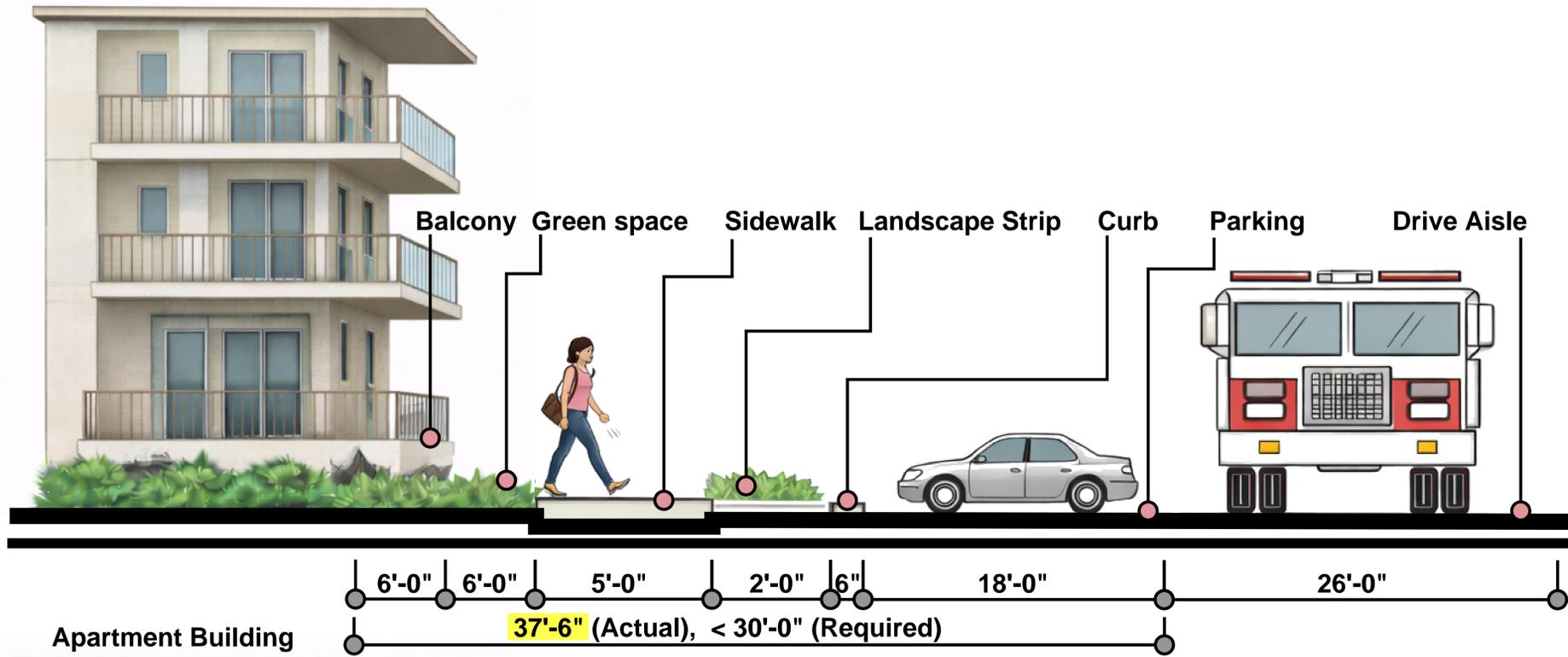
6' Green Space (Typ.)

26' Fire Access (Typ.)

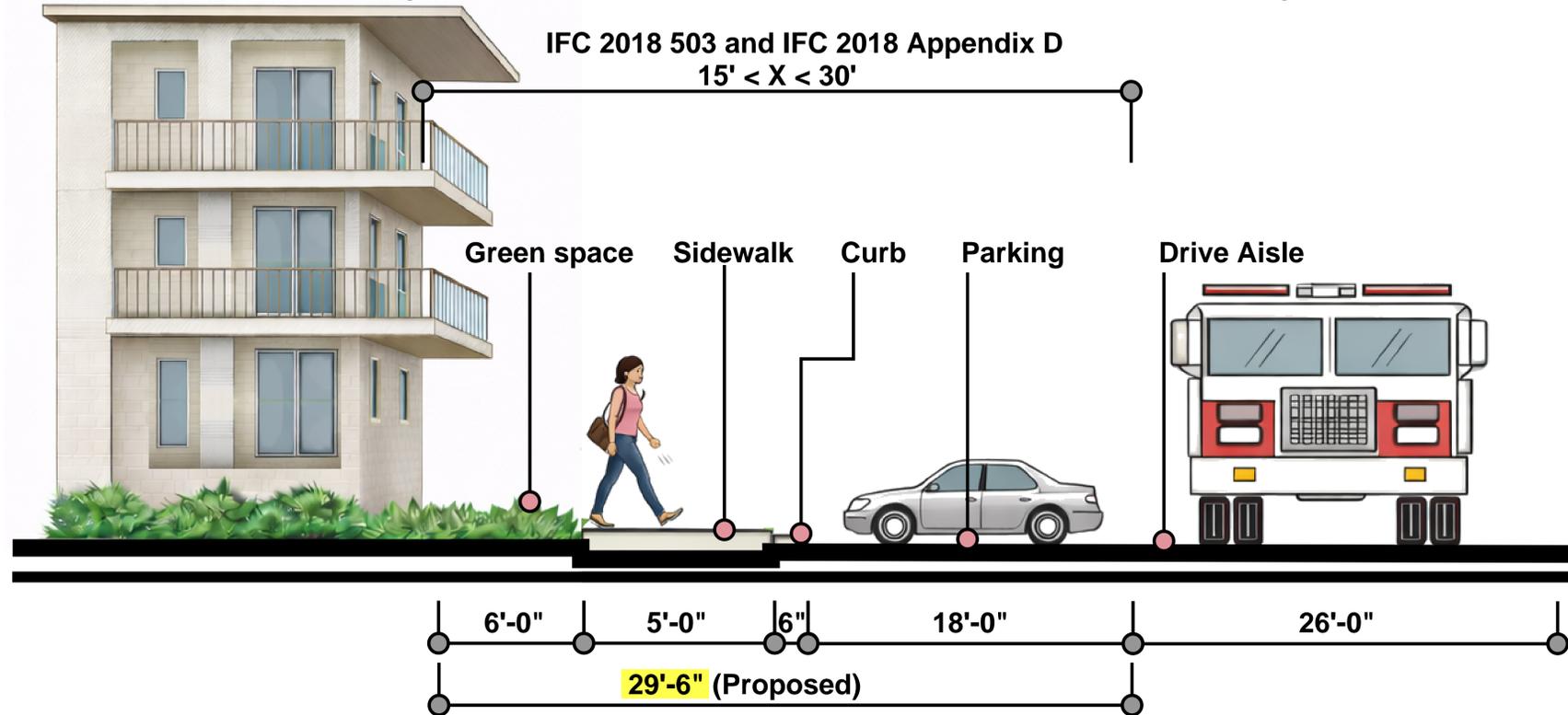
Section Diagrams

Zoning Condition vs Proposed Condition

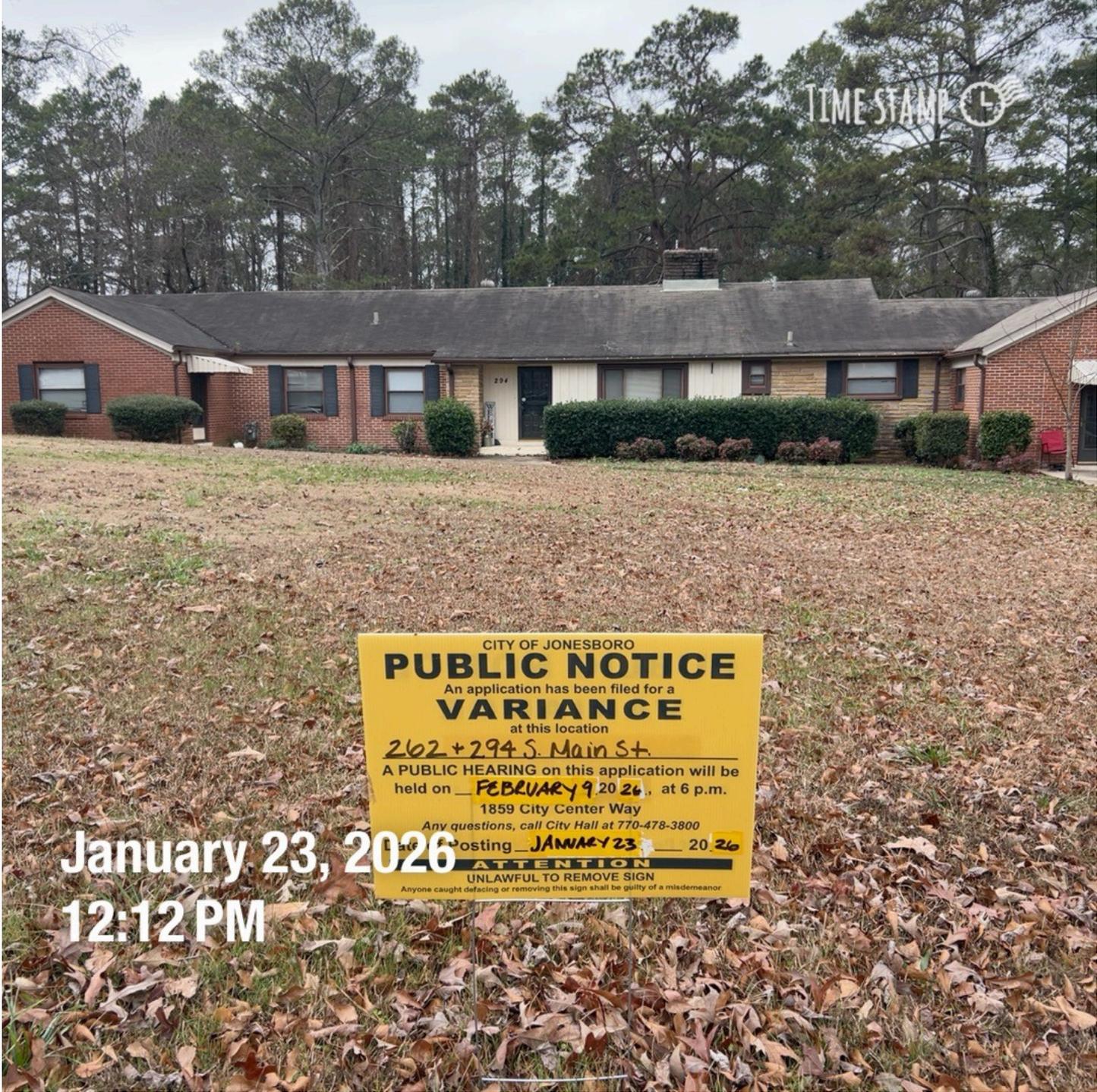
Apartment Building



Apartment Building



TIME STAMP 4



CITY OF JONESBORO
PUBLIC NOTICE
An application has been filed for a
VARIANCE
at this location
262 + 294 S. Main St.
A PUBLIC HEARING on this application will be
held on FEBRUARY 9, 20 26, at 6 p.m.
1859 City Center Way
Any questions, call City Hall at 770-478-3800
Date of Posting JANUARY 23 20 26
ATTENTION
UNLAWFUL TO REMOVE SIGN
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor.

January 23, 2026
12:12 PM

Oct 28, 2025 at 9:07:11 AM

279 S Main St

Jonesboro GA 30236

United States



Oct 28, 2025 at 9:07:09 AM
279 S Main St
Jonesboro GA 30236
United States

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ATTENTION
UNLAWFUL TO REMOVE SIGN
Anyone caught defacing or removing this sign shall be guilty of a misdemeanor

ICE

Oct 28, 2025 at 9:07:14 AM
279 S Main St
Jonesboro GA 30236
United States



Oct 28, 2025 at 9:07:17 AM
279 S Main St
Jonesboro GA 30236
United States

