

	<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)</p> <p>Community Development Director, Faith Akuta</p>
<p>Item Title:</p>	<p>Public Hearing regarding Variance Application #25-VAR-001 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 porches and balconies.</p> <p>Council to consider Variance Application #25-VAR-001.</p>	
<p>Requested Action</p> <p>Council to consider 25-VAR-001, a request for relief from exterior architectural design and material standards specifically related to porches and balconies.</p>		
<p>Requirement for Board Action</p> <p>Sec. 86-118(k)(1)(g) <i>Porches and balconies.</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 now requesting a variance from Section 86-118(k)(1)(g), which mandates architectural design standards for porches and balconies. Specifically, the ordinance requires exterior porches (ground floor) and balconies (upper floors) to be a minimum of six (6) feet deep and to provide direct access via sliding doors. The request is for relief from interior-facing facades of the multifamily buildings, allowing reduced or altered porch/balcony designs where they would normally be required.

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 denial of the applicant’s request to limit porches and balconies solely to the exterior of the buildings. However, staff recommends approval of a modified approach that allows porches and balconies to be distributed evenly throughout the development, with the following condition:</p> <ol style="list-style-type: none">1. The development shall be constructed in substantial conformance with the Conceptual Rendering presented to the City Council on February 2, 2026. The total number of dwelling units shall not exceed 196, of which 147 units shall include balconies and 29 units shall include patios. Any modification to the building elevations or unit configuration shall require additional approval by the Mayor and City Council.

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

Conceptual Rendering

Building height reduced to 3-stories.
Full depth brick at the bottom two thirds of the facade.
Balconies at upper floors of each unit.



Conceptual Rendering

Building height reduced to 4-stories.
Full depth brick at the bottom two thirds of the facade.
Balconies at upper floors of each unit.

