



COMMUNITY DEVELOPMENT

1859 City Center Way
 Jonesboro, GA 30236
 Office: 770-478-3800 | Fax: 470-726-1646
www.jonesboroga.gov

Dr. Donya L. Sartor, Mayor
Tracey Messick, Mayor Pro Tem
Don Dixon, Councilman
Bobby Lester, Councilman
Billy Powell, Councilman
Alfred Dixon, Councilman
Asjah Miller, Councilwoman

ChaQuias Miller-Thornton, City Manager

STAFF REPORT ZONING: CUP CASE #2025-001

Submittal date: 12/6/2024

Reviewed by:

CC Date(s):

CC action:

Stipulations?

REQUEST: Conditional Use Permit for the proposed use of Party Supply Rental

A. PROPERTY INFORMATION

OWNER/APPLICANT: Voyles Property Inc. / Isaac Jones IV

LOCATION: 2722 Highway 85 S. Senoia, GA 30276 / 569 Cypress Estates Cove, Jonesboro, GA 30238

Street Address Number: 282 Street Name: North Main Street Functional Classification: Major Collector

According to the City's Zoning Ordinance and 2021 City of Jonesboro Comprehensive Plan. North Main Street is a Collector Street which link neighborhoods to commercial districts and commuter traffic to secondary arterials. N. Main Street is well traveled and is built to an urban standard. N. Main is two lanes with an average daily traffic count between 7,500 and 15,000 vehicles. While Main Street is not the main employment hub for the City, a Jonesboro Forward goal is for it to become the primary destination for residents and visitors alike (pg. 4).

Road Access: Intersection of Pharr Avenue and N. Main Street

Tax Parcel #: 13209C B011

Total Acreage: 0.19+/- acres

CURRENT ZONING/USE

Zoning: C-1 Neighborhood Commercial

Use: Office & Warehouse

PROPOSED ZONING/USE

Zoning: C-1 Neighborhood Commercial

Use: Party Supply Rental

ZONING HISTORY: According to the City's Official Zoning Map most recently adopted on 05/12/2024, the subject is located in the C-1 Neighborhood Commercial zoning district.

ADJACENT ZONING/LAND USE

Table 1.0

	Current Zoning	Current Land Use
North	C-1, Neighborhood Commercial	AAA Income Tax Services and Automotive Shop
East	C-1, Neighborhood Commercial	AJ Recovery
South	C-1, Neighborhood Commercial & R-4, Single Family Residential	Alex Auto Repair & Carwash, The Lady Cave Day Spa Single Family Dwelling
West	C-2 Highway Commercial District	Discount Meat Market, T&T Uniform South, Inc.
FUTURE LAND USE		
Office/Institutional and Commercial/Retail		Gateway North

B. SUBMITTAL TYPE:**Application for Conditional Use Permit**

Development Regulations Relevant to CUP Request:

- Article IV. Provides designated zoning districts and.
- Article VI, Sec. 86-106, guides zoning district purpose and intent, requirements, and development standards.
- Article VI, Sec. 86-204 Table of uses allowed by Zoning District – according to NAICS, pertain conditions automatically assigned to use, if granted.
- Article VI, Sec. 86-150. - NAICS 5323, General rental centers. The following conditions are assigned in the O&I and C-1 districts - **(1) No overnight outdoor storage or display of merchandise or equipment shall be permitted.**
- Article XII guides the conditional use application requirements.
- Article XII, Sec. 86 guides Parking, Loading, and Interior Circulation requirements.
- APPENDIX. - THOROUGHFARE PLAN *for* Street Classifications: Design Guidelines by Street Classification

SPECIFIC SUBMITTAL REQUEST:

The applicant is requesting to use the subject property as a Party Supply Rental.

BACKGROUND INFORMATION (PRIOR APPROVALS, REQUESTS, OTHER

1 - thrift store business 2019-2023

2 - auto parts business 2014-2017

3 - auto parts business 2010-2013

4 - auto repair business 2006-2007

There is no current Certificate of Occupancy for this space.

C. PLANNING STAFF COMMENTS:**PHYSICAL CHARACTERISTICS AND INFRASTRUCTURE:**

The North Main and Jonesboro Road corridors located north of Downtown. This area is the main gateway into the city from the north. North Main Street is classified as a Collector Street, which link neighborhoods to commercial districts and commuter traffic to secondary arterials. It is well traveled and built to an urban standard. N. Main is two lanes with an average daily traffic count between 7,500 and 15,000 vehicles.

While Main Street is not the main employment hub for the City, a goal of the City is for it to become the primary destination for residents and visitors (Jonesboro Forward, pg. 4).

Public water service is available, and public sewer service is available at the property owner's expense or applicant's expense.

SITE PLAN COMMENTS RELATED TO ORDINANCE CONSIDERATIONS (IDENTIFY CODE SECTION AND ISSUE TO AID APPLICANT:

LONG RANGE PLANNING COMMENTS (IF ANY, NOTE POLICY DOCUMENT AND SECTION):

Based on the City’s Comprehensive Land Use Plan, “Jonesboro Forward”, the North Main and Jonesboro Road corridors located north of Downtown. This area is the main gateway into the city from the north and are many visitors’ first impression of the city. This is also an area targeted for redevelopment and reinvestment.

Implementation Measures:

Design should be pedestrian-oriented, with strong walkable connections between different uses. Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks and schools.

Screen truck docks and waster handling areas from public view.

Protect environmentally sensitive areas and buffer surrounding neighborhoods.

Connection to the future MARTA BRT alternative along State Route 54 must be considered. Additionally, The Community Work Program list of ongoing proposed projects includes North Main Street streetscape improvements and to establish an economic development packet for new and existing businesses.

ZONING CRITERIA ANALYSIS AND COMMENTS (ENTER “N/C” IF NO COMMENTS:

Criteria point 1: Whether the proposed conditional use is consistent with the stated purpose of the zoning district in which it will be located.

Yes, Sec. 86-106 of the Zoning Ordinance states the purpose of C-1 neighborhood commercial district is to promote development of limited commercial and service establishments near the neighborhoods they are intended to serve. Beyond limiting the range of permitted uses and the scale of individual buildings, the extent of the neighborhood commercial district itself is to be limited to ensure that consumer demand is not generated from outside the immediate neighborhood and that commercial encroachment into the neighborhood does not occur.

Criteria point 2: The impact the proposed use may have on traffic and/or the adverse effect it may cause to neighboring properties.

Urban transportation planning plays a critical role in fostering healthy and safe communities. The C-1 district is envisioned as a destination environment in which shoppers may access a variety of goods and services, particularly entertainment services such as restaurants. Parking standards are relaxed to encourage walking, and pedestrian amenities are required to create and enhance a neighborhood atmosphere.

Currently, the surrounding properties are mostly commercial services with a combination of light industrial (auto repairs & carwash), professional services (day spa and recovery center) and retail sales (meat market & uniforms) uses:

To the north, AAA Income Tax Services and Automotive Shop

To the south, - Alex Auto Repair & Carwash, The Lady Cave Day Spa

To the east, AJ Recovery,

To the west, Discount Meat Market, T&T Uniform South, Inc.

As redevelopment takes place in the Gateway North corridor, SMART traffic control systems will be critical for ease of congestion and to reduce carbon emissions in the atmosphere.

Criteria point 3: Whether the physical characteristics of the site and its suitability for the proposed request.

Yes.

Criteria Point 4: Whether the adequacy and availability of public infrastructure (water, sewer, roads, etc.) to serve the request.

Yes, Public water service is available, and public sewer service is available at the property owner’s expense or applicant’s expense.

According to City codes, North Main Street provides low-speed access to neighborhoods in high-density residential and commercial districts. A 66-foot right-of-way is required to accommodate sidewalks, curb and gutter and on-street parking, which is to be striped. Travel lanes on main streets are 11 feet and limited to two travel lanes. Bike lanes are optional, but if provided, a minimum width of six feet is recommended. Sidewalks having a minimum width of eight feet and installed on each side of the right-of-way are also recommended. Planting wells using six-foot tree grates are recommended rather than medians.

Features unique to main streets are "bulb-outs" at intersections and mid-block crossings; both of which are intended to enhance pedestrian use and safety. Posted speeds should not exceed 25 mph.

Criteria Point 5: Whether access into and out of the property is or will be adequate to provide for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles?

Existing development/structure. No development proposed.

Criteria Point 6: Whether the request will further or support the goals and objectives of the City of Jonesboro's Comprehensive plan, protect the public interest, and assure the continued beneficial use of nearby properties.

Based on Jonesboro Forward, The North Main corridor has been a popular target for developers over the last three-to-four years; evidenced by the number of zoning requests along Jonesboro Road and other roads in the general vicinity (See FLUM on pg. 30 and FLU of pg. 34).

As previously stated, the "Jonesboro Forward" (City's Comprehensive Plan) states that the North Main and Jonesboro Road corridors located north of Downtown is the main gateway into the city from the north. This area also is targeted for redevelopment and reinvestment. The Future Land Use Plan outlines development standards and design guidelines of roadways for walkability and connectivity to businesses.

Criteria Point 7: Whether the height, size or location of the buildings or other structures on the property are or will be compatible with the height, size or location of buildings or other structures on neighboring properties?

Existing development/structure. No development proposed.

Comments:

The applicant is requesting a Conditional Use Permit to operate a party supply rentals business. The use is consistent with the Future Land Use Map (FLUM), which designates the subject site for uses of office/institutional and commercial/retail. According to the City's Comprehensive Land Use Plan, the property is in the Gateway North Corridor. Gateway North is located north of Downtown. This area is the main gateway into the city from the north and is targeted for redevelopment and reinvestment.

The North Main corridor has been a popular target for developers over the last three-to-four years. This is evidenced by the number of zoning requests along Jonesboro Road and other roads in the general vicinity. Main Street provide low-speed access to neighborhoods in high-density residential and commercial districts. A 66-foot right-of-way is required to accommodate sidewalks, curb and gutter and on-street parking, which is to be striped. Travel lanes on main streets are 11 feet and limited to two travel lanes. Bike lanes are optional, but if provided, a minimum width of six feet is recommended. Sidewalks having a minimum width of eight feet and installed on each side of the right-of-way are also recommended. Planting wells using six-foot tree grates are recommended rather than medians.

N. Main Street commercial district is an economic development designated goal for revitalization. Georgia's Main Street Program is a holistic approach to downtown and neighborhood commercial district revitalization designed to promote economic vitality.

D. RECOMMENDATIONS, IF ANY:

If it is the pleasure of the Council to grant the request, Staff recommends the following conditions:

- No overnight outdoor storage or display of merchandise or equipment shall be permitted.
- Owner/Applicant must apply for and be approved for an Occupational Tax License
- Once a conditional use has been approved by the mayor and council, said conditional use and any conditions shall run with the land upon which the conditional use was approved, except under the following conditions which would allow the revocation of a conditional use permit:
 - (1) The conditional permit will expire when the approved use ceases for six (6) months or more.
 - (2) The conditional permit will expire if the approved use has not begun six (6) months after the approval date.

Attachments:

- Application
- Campaign Disclosure Form
- Letter of Ownership/Intent
- Site Photographs
- Tax Map
- Zoning Map