

	<b>CITY OF JONESBORO, GEORGIA COUNCIL</b> <b>Agenda Item Summary</b>		<b>COUNCIL MEETING DATE:</b> Work Session: 10/6/25 Public Hearing: 10/14/25
<b>Requesting Agency (Initiator)</b> Antonio Lamar (Applicant)		<b>Sponsor(s)</b> Interim Community Development Director Faith Akuta	
<b>Item Title:</b>	Council to discuss Variance #25-VAR-006, a request for relief from the standalone building requirement. The subject property is located at 952 Dixie Drive, Jonesboro, GA 30236 (Parcels #13209A A006 and #13209A A007).		
<b>Requested Action</b> (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss variance from stand-alone building requirement.			
<b>Requirement for Board Action</b> (Cite specific Council policy, statute or code requirement.) <b>Sec. 86-183. - Churches, other places of worship, and religious organizations (4)</b>			
<b>Is this Item Goal Related?</b> (If yes, please describe how this Action meets the specific Board Focus Area or Goal.) <b>Yes.</b>			
<b>Summary and Background</b> (First sentence includes Agency recommendation. Provide an executive summary of the Action that gives an overview of the relevant details for the item.)  On June 9, 2025, the applicant was granted Conditional Use Permit (CUP #25-CUP-003) to operate a Small Assembly use at the subject property, located in the Mixed Use (MX) District. The proposed use includes Bible study sessions, self-help meetings, and workshops, and is classified under NAICS 8131: Churches, Other Places of Worship, and Religious Organizations.  The Conditional Use approval is subject to eight conditions, of which the site currently meets four. The remaining four conditions cannot be satisfied without obtaining variances. As such, the permit was granted with the understanding that the applicant would pursue the necessary variances to address those unmet requirements.  The property, originally developed in 1968, consists of approximately <b>0.91 +/- acres</b> and is part of an existing strip commercial center.  The current request seeks relief from the standalone building requirement.  Under <b>Sec. 86-183 – Churches, Other Places of Worship, and Religious Organizations</b> , subsection (4) requires that buildings be standalone (i.e. not part of planned centers, connected storefronts sharing a common wall, zero lot line development, or shared parking lots).			
<b>Fiscal Impact</b> (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)  <b>Private Owner</b>			

**Exhibits Attached** (Provide copies of originals, number exhibits consecutively.)

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

**Staff Recommendation** (Type name, Title, Agency and Phone number.)

**Denial**

The applicant requested variances to accommodate a religious facility; however, not all variance requests meet the criteria under Section 34-225. As a result, staff recommends denial based solely on zoning compliance.

**Interim Community Development Director Faith Akuta**

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

<b>Typed Name and Title</b>	<b>Date</b>	
<b>Signature</b>	<b>City Clerk's Office</b>	