



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
 Work Session: 10/6/25
 Public Hearing: 10/14/25

Requesting Agency (Initiator)

Antonio Lamar (Applicant)

Sponsor(s)

Interim Community Development Director Faith Akuta

Item Title:

Council to discuss Variance #25-VAR-007, a request for relief from minimum parking requirement. The subject property is located at 952 Dixie Drive, Jonesboro, GA 30236 (Parcels #13209A A006 and #13209A A007).

Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)

Council to discuss variance to reduce parking and loading requirement.

Requirement for Board Action (Cite specific Council policy, statute or code requirement.)

Sec. 86-183. - Churches, other places of worship, and religious organizations (5)

Is this Item Goal Related? (If yes, please describe how this Action meets the specific Board Focus Area or Goal.)

Yes.

Summary and Background (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 a Conditional Use Permit (CUP #25-CUP-003) to operate a Small Assembly use at the subject property in the MX (Mixed Use) District. The proposed activities include Bible study sessions, self-help meetings, and workshops, and the use 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 satisfies four. The remaining four cannot be fulfilled unless all four variances are granted. Accordingly, the permit was issued with the understanding that the applicant would pursue the necessary variances to meet the outstanding conditions.

The property, originally developed in 1968, consists of approximately **0.91 +/-** acres and is situated within an existing strip commercial center.

The applicant's current request seeks relief from the minimum parking requirement. Under **Sec. 86-183** (Churches, Other Places of Worship, and Religious Organizations), the use must comply with **Article XIII – Parking, Loading, and Interior Circulation.**

Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

Private Owner

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)

Typed Name and Title	Date	
Signature	City Clerk's Office	