

	<p><b>CITY OF JONESBORO, GEORGIA COUNCIL</b></p> <p><b>Agenda Item Summary</b></p>	<p><b>COUNCIL MEETING DATE:</b></p> <p>Work Session: 10/6/25</p> <p>Public Hearing: 10/14/25</p>
<p><b>Requesting Agency (Initiator)</b></p> <p>Antonio Lamar (Applicant)</p>	<p><b>Sponsor(s)</b></p> <p>Interim Community Development Director Faith Akuta</p>	
<p><b>Item Title:</b></p>	<p>Council to discuss Variance #25-VAR-008, a request for relief from landscaping and buffer requirements. The subject property is located at 952 Dixie Drive, Jonesboro, GA 30236 (Parcels #13209A A006 and #13209A A007).</p>	
<p><b>Requested Action</b> (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</p> <p>Council to discuss variance from minimum landscape requirement.</p>		
<p><b>Requirement for Board Action</b> (Cite specific Council policy, statute or code requirement.)</p> <p><b>Sec. 86-183. - Churches, other places of worship, and religious organizations (6)</b></p>		
<p><b>Is this Item Goal Related?</b> (If yes, please describe how this Action meets the specific Board Focus Area or Goal.)</p> <p><b>Yes.</b></p>		
<p><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.)</p> <p>On June 9, 2025, the applicant was granted a Conditional Use Permit (CUP #25-CUP003) to operate a Small Assembly use at the subject property, located within a 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.</p> <p>The Conditional Use approval is subject to eight conditions; the site currently meets four of them. The remaining four conditions cannot be satisfied without obtaining all four requested variances. Accordingly, the permit was granted with the understanding that the applicant would pursue those variances to address the unmet requirements.</p> <p>The property, originally established in 1968, comprises approximately <b>0.91 +/- acres</b> and is part of an existing strip commercial center.</p> <p>The applicant seeks relief from some landscaping and buffer requirements per <b>Sec. 86-183 – Churches, Other Places of Worship, and Religious Organizations</b>, which mandates compliance with Article XV, Landscaping and Buffers.</p>		
<p><b>Fiscal Impact</b> (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</p> <p><b>Private Owner</b></p>		
<p><b>Exhibits Attached</b> (Provide copies of originals, number exhibits consecutively.)</p> <ul style="list-style-type: none"> <li>• Application Packet</li> <li>• Supporting Documents</li> </ul>		

- 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 requests meet the criteria under Section 34-225. As a result, staff recommends denial based solely on zoning compliance.

**Interim Community Developemnt 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>	