

	<p>CITY OF JONESBORO, GEORGIA COUNCIL</p> <p>Agenda Item Summary</p>	<p>COUNCIL MEETING DATE:</p> <p>Work Session: 10/6/25</p> <p>Public Hearing: 10/14/25</p>
<p>Requesting Agency (Initiator)</p> <p>Max Kovtoun (Applicant)</p>		<p>Sponsor(s)</p> <p>Interim Community Developemnt Director Faith Akuta</p>
<p>Item Title:</p>	<p>Council to discuss Variance Application 25-VAR-001, requesting relief from Section 86-118(k)(1)(g) of the City of Jonesboro Zoning Ordinance, which outlines the architectural requirements for porches and balconies in multifamily developments.</p>	
<p>Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.)</p> <p>Council to discuss variance from exterior architectural design and material standards specifically related to porches and balconies.</p>		
<p>Requirement for Board Action (Cite specific Council policy, statute or code requirement.)</p> <p>Sec. 86-118(k)(1)(g) <i>Porches and balconies.</i></p>		
<p>Is this Item Goal Related? (If yes, please describe how this Action meets the specific Board Focus Area or Goal.)</p> <p>Yes.</p>		
<p>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.)</p> <p>The subject property is zoned MX (Mixed Use) and falls within the Gateway South (G) Overlay District. According to the applicant’s site plan dated August 15, 2025, the total project area is approximately 29.14 +/- acres.</p> <p>On September 23, 2024, the applicant was granted Conditional Use approval (24-CU-09B) for parcels 06032A B002 and 06032A B002Z, subject to conditions, to permit a multifamily development. The approved plan envisions three four-story multifamily buildings, a central amenity area, and approximately 200 residential units. That approval is conditioned on conformity with the requirements of Section 86-205 (Multifamily – Apartments), Section 86-101 (R-M Multifamily District Standards), and Section 18-118 (Gateway South Overlay District Standards).</p> <p>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.</p> <p>Additionally, the applicants site plan includes parcel 06032A B006, which was not part of the original Conditional Use approval (24-CU-09B). Therefore, a Conditional Use approval will be necessary to include this parcel in the development and authorize the project as proposed according to the August 15, 2025 site plan.</p>		
<p>Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)</p>		

<ul style="list-style-type: none"> • Private Developer
<p>Exhibits Attached (Provide copies of originals, number exhibits consecutively.)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Application Packet <input type="checkbox"/> Supporting Documents <input type="checkbox"/> Sign <input type="checkbox"/> Site Photos <input type="checkbox"/> Maps
<p>Staff Recommendation (Type name, Title, Agency and Phone number.)</p> <p>Staff Recommends approval of the applicants request with the following conditions:</p> <ol style="list-style-type: none"> 1. The applicant must obtain a Conditional Use approval by the Mayor and City Council to include parcel 06032A B006 in the project. No development, permit issuance, or occupancy may occur on parcel 06032A B006 until that amendment is granted and all associated conditions are satisfied. 2. Balconies shall be permitted on the front-facing side of the multifamily buildings, as shown in the elevation submitted by the applicant. 3. Community Development shall provide final approval for all elevations before final plat submittal. Approved elevations shall be in substantial compliance with the elevations presented at the City Council meeting on_____.

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