



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (470) 726-1648
www.jonesboroga.com

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variances. An administrative variance may be granted up to ten percent of the standards of the above referenced chapter. In addition to the Variance Request, please provide a Letter of Intent to include each needed variance and the section of the City's code that pertains to each variance.

Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: 952 Dixie Drive, Jonesboro, GA 30236
Parcel Identification Number: _____
Size: .91 acres
Owner: _____

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: Antonio Lamar
Mailing Address: _____
Email Address: _____

PROJECT INFORMATION:

Sec. 86-183b2;
Sec. 86-183b4
Sec. 86-410
Sec. 86-451a

Section of Ordinance in which variance is needed: _____

Requesting Variance from: _____ to: _____

Reason for Variance Request: **SEE ATTACHED LETTER OF INTENT/JUSTIFICATION**

VARIANCE REQUEST

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

2. List one or more unique characteristics that are generally not applicable to similarly situated properties.

SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

4. Demonstrate how a variance prevents reasonable use of the property.

SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.
SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

6. Demonstrate how the variance is the only result to allow reasonable use of the property.
SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?
SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

SEE ATTACHED LETTER OF INTENT/JUSTIFICATION

Antonio Lamar

PRINT NAME

09/19/25

DATE

Antonio Lamar

SIGNATURE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The Undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

NASUAN PASHA
PRINT NAME

[Signature]
SIGNATURE/DATE 9/22/2025

NOTARY.

[Signature]
SIGNATURE/DATE

09/22/2025





Campaign Contribution Disclosure Form (Zoning Action Applicant/Opponent)

Page 1 of 1

Updated JAN 2025

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor and Councilmembers, and/or any city official making recommendation. Rezoning action opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

Hearing Information

Zoning Action/Agenda Item

City Council Public Hearing/Meeting Date and Time

Council Consideration/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Jonesboro City Official(s), including the Mayor, Councilmembers, and/or city officials making recommendation to Council, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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I attest that all information provided above is true to fact.

Antonio Lamar
Applicant Name

Antonio Lamar
Applicant Signature

09-19-25
Date



1834 Independence Square
Atlanta, Georgia 30338
T 404-233-4171 F 404-261-2842

Direct dial 404-262-6507
hhilliard@cglawfirm.com

September 18, 2025

VIA HAND-DELIVERY

To: Jonesboro City Council and Zoning Authority
From: M. Hakim Hilliard, Attorney for The Church at Zion

RE: Justification for Required Zoning Variances – 952 Dixie Drive, Jonesboro, GA 30236

The Church At Zion respectfully submits this narrative in support of four variance requests, as indicated by staff recommendations for Conditional Use Permit Application 25-CUP-003. Each variance is addressed below, with specific code citation and detailed responses to each of the seven formal criteria required for evaluation.

1. Minimum Lot Area (Sec. 86-183(b)(2))

Ordinance Citation: Property must contain minimum one acre; actual parcel is 0.91 acre.

A. Extraordinary and Exceptional Conditions

This parcel is under the minimum required size for religious use but is platted in a historic mixed-use strip. Its boundaries are fixed and surrounded by similar small-lot properties, which are typical for the corridor.

B. Unique Characteristics

The property supports a compact, walkable destination, consistent with district intent, and is not akin to stand-alone campus settings for larger congregations.

C. Literal Interpretation Deprives Common Rights

Strict enforcement would exclude all assemblies under one acre, including secular uses of similar scale, denying equal opportunity for faith-based gathering.

D. Prevents Reasonable Use

Holding The Church to the one-acre standard would prohibit occupancy, even for safe, modest, community-focused gatherings.

E. Whether Result of Applicant Action

No: The property boundaries are a matter of historic platting and not the result of any act by The Church.

F. Only Way to Permit Reasonable Use

Granting relief for the sub-acre parcel is the only practical way the property can be used for faith-based assembly without sacrificing safety or neighborhood character.

G. Injury to Public Health, Safety, or Welfare

No; existing operation is fully compliant with safety, health, and welfare codes, with strong community support.

2. Stand-Alone Building Requirement (Sec. 86-183(b)(4))

Ordinance Citation: Religious assembly must occupy stand-alone building, not a connected storefront.

A. Extraordinary and Exceptional Conditions

The building is a mid-century connected strip retail space; conversion to stand-alone is not feasible due to shared structure and lot configuration.

B. Unique Characteristics

Integrated, multi-tenant occupancy reflects the district's mixed-use design and enables community access without isolation.

C. Literal Interpretation Deprives Common Rights

Applying the stand-alone requirement strictly would prevent any religious organization from occupying retail storefronts, effectively privileging secular uses.

D. Prevents Reasonable Use

The Church cannot secure a business license or operate lawfully at this address without variance relief.

E. Whether Result of Applicant Action

No; existing building configuration predates The Church; site selection followed city guidance encouraging mixed-use settings.

F. Only Way to Permit Reasonable Use

Variance is essential for The Church to assemble here; no other remedy is feasible.

G. Injury to Public Health, Safety, or Welfare

No; times are coordinated with tenants, no congestion or nuisance occurs, and the property meets all fire/life safety codes.

3. Parking Minimums (Sec. 86-410)

Ordinance Citation: One space per four seats, or per area, plus moveable seat requirement; 8–12 spaces required for assembly size.

A. Extraordinary and Exceptional Conditions

The lot provides 10–20 spaces by exclusive use in church meeting hours, and overflow parking is secured with a neighboring business; demand does not exceed supply.

B. Unique Characteristics

The small assembly and scheduling for evenings/Saturdays eliminate typical congestion seen in higher-volume sites.

C. Literal Interpretation Deprives Common Rights

Strict requirements would bar similarly-sized faith assemblies from operating, even if surplus parking is available.

D. Prevents Reasonable Use

Refusal means no occupancy or lawful operation despite sufficient and safe parking arrangements.

E. Whether Result of Applicant Action

No; parking lot and building configuration reflect city planning from construction in 1968.

F. Only Way to Permit Reasonable Use

Variance accommodates actual needs without excess, maintaining safe and practical parking for the congregation.

G. Injury to Public Health, Safety, or Welfare

None; all parking provisions meet code and ensure no conflict with other tenants or neighborhood use.

4. Landscaping and Buffers (Sec. 86-451(a))

Ordinance Citation: Installation and maintenance of full landscaping and buffer plantings for commercial parcels.

A. Extraordinary and Exceptional Conditions

Site is almost entirely paved, with very limited natural land available for planting; landlord manages monthly cleaning and beautification for all tenants.

B. Unique Characteristics

Older commercial configuration, shared maintenance agreements, and limited greenspace make new plantings technically and economically infeasible.

C. Literal Interpretation Deprives Common Rights

Full landscaping is impossible without major structural changes; secular retail tenants are not held to the same landscaping threshold.

D. Prevents Reasonable Use

Without a variance, occupancy would be denied for inability to meet a standard not achievable on this parcel.

E. Whether Result of Applicant Action

No; existing configuration, impervious surfaces, and maintenance plans long predate church use.

F. Only Way to Permit Reasonable Use

Variance preserves current high-quality maintenance, meets community appearance goals, and reflects practical constraints.

G. Injury to Public Health, Safety, or Welfare

None; visual, environmental, and stormwater outcomes are addressed through ongoing cleaning and collective tenant effort.

The Church At Zion requests approval of each variance for the reasons stated above, recognizing that every relief sought is necessary due to unique property conditions and not the result of voluntary conduct. Denial of any variance would constitute a substantial burden on religious exercise, and is prohibited by the Religious Land Use and Institutionalized Persons Act (RLUIPA).

Respectfully,

M. Hakim Hilliard

M. Hakim Hilliard
Attorney for The Church At Zion

The Church At Zion
952 Dixie Drive
Jonesboro, Georgia, 30236

Dear City Council,

We are writing this letter to formally express our intent to become members of the wonderful city of Jonesboro. Our strong calling to help serve and support the community has led us to explore this great opportunity. In previous years, we have created and participated in various activities such as

- Interactive Bible lessons that cater to various age groups.
- Coordinated family events that promote fellowship among parents and children.
- Trained volunteers to ensure safe and nurturing environments for our kids.

We appreciate the teachings and values that our parents instilled in us, and we would like to commit to living out those principles through fellowship and service. We are particularly drawn to:

- Community outreach programs.
- Hosting workshops for local youth.
- Encouraging practical skills and techniques.
- Having engaging Bible study groups.
- Counseling sessions and interactive discussions.
- Creating opportunities for personal reflection and growth.

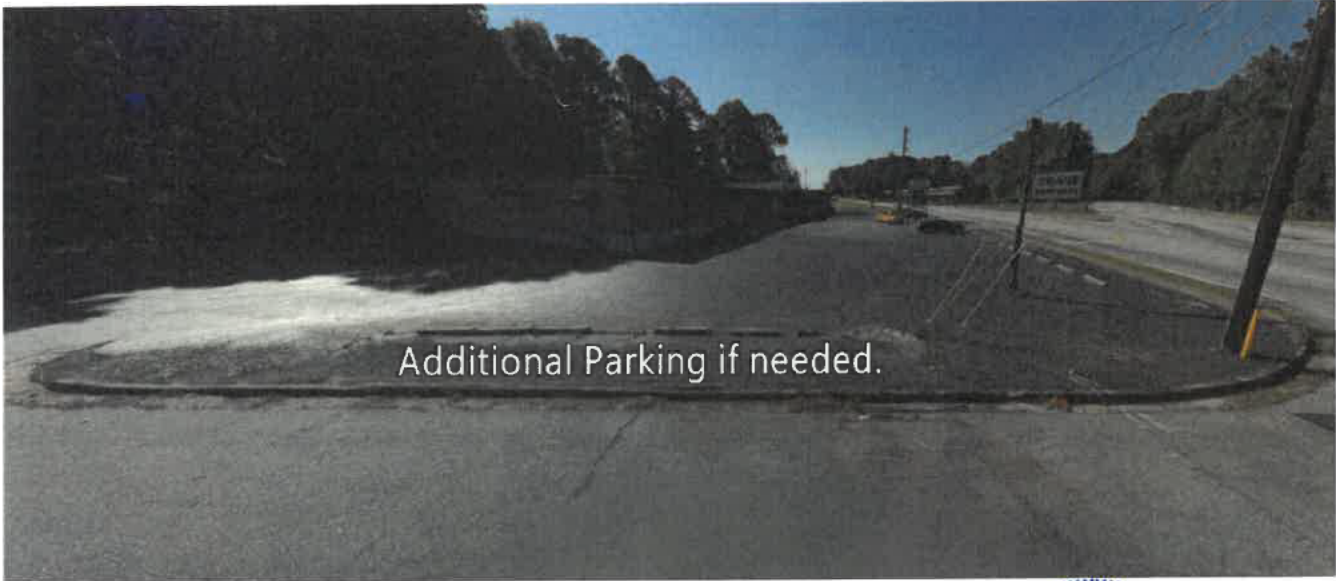
We feel it is important to understand that the voice of our future leaders can become lost in larger settings or mega gatherings. Federal laws such as RLUIPA protect and support our vision to become a productive member of the City of Jonesboro. Therefore, our goal is to become a place to reach the lost or forgotten people by changing lives and making an impact in this community in Jesus' name. Lastly, we are excited about the possibility of becoming a part of the City of Jonesboro, and we look forward to the journey ahead!

Thank you for your time, The Church At Zion



To whom it may concern,

This letter is to inform the Jonesboro zoning office that the Crane Hardware store has authorized The Church At Zion, located at 952 Dixie Dr., to use the right side of their parking lot for additional parking if needed.



Owner of store

Janett Miller

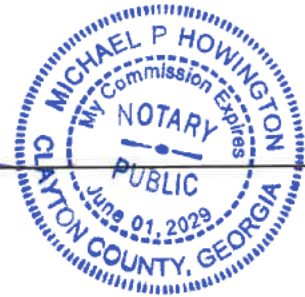


Date

9/22/2025

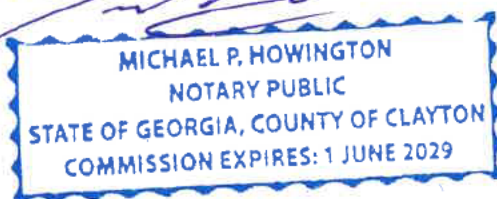
The Church At Zion

Chloe Jones



Date

09/22/25





CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

COUNCIL MEETING DATE:

Work Session 6/2/2025
Public Hearing 6/9/2025

Requesting Agency (Initiator)

Applicants, Antonia Lamar and Trenekia Lamar, on behalf of the Church at Zion

Sponsor(s)

Community Development Director,
Adleasia Cameron

Item Title:

Council to discuss Conditional Use Permit Application #25-CUP-003 (per Section 86-183) by applicants, Antonia Lamar and Trenekia Lamar, to register a business for a Small Assembly to hold Bible study sessions, and self-help meetings and workshops in the MX-Mixed Use Zoning District. The property is located at 952 Dixie Drive, Jonesboro, GA. 30236.

Requested Action: Approval of registering a business license to operate a Small Assembly to serve the community at the above-mentioned address.

Requirement for Board Action: To consider the following required conditions from Sec. 86-183. NAICS 8131, 81311-Churches, other places of worship, and religious organizations in the MX, districts:

STAFF ANALYSIS:

- (1). Must be located on a street having a classification of collector or greater. The subject site is a one-story building that fronts both N. Main Street and Dixie Drive. However, the location of the unit fronts Dixie Drive which is identified in the Zoning Ordinance as a local street. Based on the address of the building on file, this **Condition is met.**
- (2). Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. The subject property is situated on .91 acres of land and has an address on file on N. Main Street. Although the lot is less than an acre, it has more than 200 ft of street frontage. The minimum area of one acre is approximately **NOT met. However, the minimum frontage is met.**
- (3). Must conform to chapter 6, setbacks, alcoholic beverages. The subject property is an existing building. Based on the Districts development standards, the Mixed-Use zoning districts have no setback standards. In addition, there are no liquor licenses on file within 200 yards of the subject property. This **Condition is met.**
- (4). There must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). The subject property is a storefront strip shopping center that was constructed in 1968. The property is being leased as individual units for retail and other uses. Parking is shared among the tenants. This **condition is not met. Therefore, the applicant must apply for variances to meet the conditions.**
- (5). Must meet the requirements of article XIII, parking, loading, and interior circulation. The property was constructed in 1968. The subject site is incompatible with the current zoning district development standards. Therefore, **this condition can be met.** The applicant does not anticipate any conditions or events for loading or interior circulation needs.
- (6). Must meet applicable buffer requirements of article XV, landscaping and buffers. Again, the property was constructed in 1968. The entire lot is impervious surface. Therefore, the subject site is incompatible with the current zoning district development standards, and **the condition cannot be met with the City's landscaping and planting improvements. Therefore, the applicant would**

need to apply for variances to meet the section requirements.

(7). No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains residential uses. This **Condition is met.**

(8). Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased by one foot for every additional foot beyond a distance of 30 feet from any common property line; however, no building shall ever exceed a total height of 75 feet. The subject site is a one-story, 10,749 SF storefront building that fronts two collector roads: N. Main Street and Dixie Drive. **(APPENDIX. -THOROUGHFARE PLAN). This condition is met.**

According to the City's Thoroughfare Plan, N. Main is identified as a Collector Street, while Dixie Drive is a Local Street that serves the surrounding residential neighborhoods. Below are the zoning and current land uses of the adjacent properties:

	Current Zoning	Current Land Use
North	MX - Mixed Use	Commercial
East	MX - Mixed Use	Residential
South	MX - Mixed Use & C-2 Highway Commercial	Commercial
West	RM	Apartments

Is this Item Goal Related? Yes, if properly planned as stated within the City's Comprehensive Plan.

Summary and Background: The Applicants, Antonia Lamar and Trenekia Lamar, has made a zoning request to register a business in the City to help serve and support the community by providing community outreach programs. Section 86-183. - NAICS 8131, 81311-Churches, other places of worship, and religious organizations in the MX districts include conditions that are automatically assigned to this use.

The purpose of the Mixed Use District is to establish complementary groupings of residential, commercial and/or office uses. These uses should be integrated to create walkable settings rather than isolated on individual parcels characterizing development that could occur by traditional zoning. The MX district development standards mandate a balance between residential, commercial and office uses located in a manner to minimize vehicular traffic congestion by providing housing proximate to principal destinations.

Additionally, convenient pedestrian networks, supported by greenspace, trails and paths, furnishings, pedestrian scale lighting and water features are hallmarks of desired developments and businesses. Site design shall also serve to minimize the role of automobiles by creating deck parking that features streetfront retail or service uses, courtyard parking located in the interior of parcels and other appropriate site designs.

In the City's Comprehensive Plan, the subject site is identified in the Gateway North Corridor. The North Main and Jonesboro Road corridors are the main gateway into the City from the north. This area is targeted for redevelopment and reinvestment for offices/institutional and retail commercial uses.

Fiscal Impact: None, **Sec. 18-48. - Prohibition on occupation tax states that** no occupation tax, regulatory fee, or administrative fee shall be levied upon any state or local authority or nonprofit organization, as defined under this article pursuant to O.C.G.A. § 48-13-13(5).

Exhibits Attached: Application and supporting documents, and an Aerial Map.

Staff Recommendation: If it pleases the City Council to approve this request, the applicant must apply for variances for the required conditions that cannot be met, such as:

Articles XIII, parking, loading **Sec. 86-410 (28)- Off-street parking** requirements states that Theaters, auditoriums, places of worship, libraries, museums, art galleries, funeral homes, gymnasiums, stadiums and other places of assembly shall provide the larger of one space for each four fixed seats or one space for each 25 square feet of floor area available for the accommodation of moveable seats in the largest assembly room, whichever is greater, plus one space for each 150 square feet of ground area used for assembly.

In like manner, Article XV, landscaping and planting Sec. 86-451 (a) requirements are intended to reduce the adverse visual, environmental and aesthetic effects of parking lots, drives, loading areas, and other development such as:

- (1) Minimize the rate of stormwater runoff;
- (2) Maximize the capability of groundwater recharge in urban or suburban areas;
- (3) Increase air filtration and the removal of particulate and gaseous pollutants through plant materials;
- (4) Provide shade and noise attenuation;
- (5) Filter and reduce the glare of headlights and reflect sunlight from parked automobiles onto the public street rights-of-way;
- (6) Improve the appearance of parking areas and vehicular surface areas; and
- (7) Minimize the visual blight created by large expanses of paved surface area.

Lisa Cameron, Community Development Director, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	