

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary		COUNCIL MEETING DATE: Work Session: 10/6/25 Public Hearing: 10/14/25
Requesting Agency (Initiator) Max Kovtoun (Applicant)		Sponsor(s) Faith Akuta , Interim Director of Community Development	
Item Title:	Public Hearing regarding Variance Application #25-VAR-003 submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District's exterior architectural design and material standards specifically related to sidewalks.		
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to consider Variance application, 25-VAR-003, for development standards to reduce the landscape strip between the curb and sidewalk by Max Kovtoun for property located at 294 and 262 South Main Street (Parcels 06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236			
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 86-118(O) - <i>Sidewalks</i>			
Is this Item Goal Related? 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.) 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. 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 (RM Multifamily District Standards), and Section 18-118 (Gateway South Overlay District Standards). The applicant now requests a variance from Section 86-118(O), which governs sidewalk requirements for residential, commercial, and office developments within the Gateway South Overlay District. Under this provision, median strip of grass or landscape areas at least two feet wide shall separate all sidewalks from adjacent curbs. Sidewalks shall be constructed in accordance with current Americans with Disabilities Act (ADA) specifications. The applicant is requesting a variance from Section 86-118(O), which mandates that sidewalks within the Gateway South Overlay District be separated from adjacent curbs by a median strip of grassed or landscaped areas at least two feet wide. The applicant seeks relief from this landscape strip requirement. 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.
Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.) • Private Developer
Exhibits Attached (Provide copies of originals, number exhibits consecutively.) • Application Packet • Supporting Documents • Sign Photo • Site Photos • Maps
Staff Recommendation (Type name, Title, Agency and Phone number.) Staff Recommends approval of the applicants request to reduce the landscape strip between the curb and sidewalk with the following conditions: 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. The applicant must submit a landscaped edge treatment plan with a defined edge, layered plantings, and design that meets the intent of the two-foot median strip. Community Development must approve this alternative before final plat submittal.

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