

	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-001 submitted by Max Kovtoun for properties located 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 porches and balconies.	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss variance from exterior architectural design and material standards specifically related to porches and balconies.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 86-118(k)(1)(g) <i>Porches and balconies.</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 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. 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 denial of the applicant's request to limit porches and balconies solely to the exterior of the buildings. However, staff recommends **approval** of a modified approach allowing porches and balconies to be distributed throughout the development, while not requiring them on every individual unit.

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. Community Development shall provide final approval for all elevations before final plat submittal.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	