

		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) Interim Community Development Director Faith Akuta	
Item Title:	Public Hearing regarding Variance Application #25-VAR-004 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 landscape requirements.		
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss variance from landscape requirements.			
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 82-15(a)(4) - Landscape Regulations			
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 is located within the Gateway South (G) Overlay District. Based on the applicant's site plan dated August 15, 2025, the total project area is approximately 29.14 +/- acres. On September 23, 2024, the applicant received a Conditional Use approval - Permit No. 24-CU-09B, with conditions, allowing for the development of a multifamily residential project on the site. The approved site plan proposes the construction of three (3) four-story multifamily buildings with a central amenity area and approximately 200 residential units. The Conditional Use approval is subject to compliance with the applicable standards outlined in Section 86-205 (Multifamily - Apartments), Section 86-101 (R-M – Multifamily Residential District Standards), and Section 18-118 (Gateway South Overlay District Standards). The applicant is requesting a variance from Section 82-15(4), which requires a nonresidential landscape planting area at least six feet wide around the perimeter of each structure. Specifically, the applicant seeks relief from this requirement for two areas within the proposed development, as shown on the attached exhibit map. The remainder of the development will comply with the landscape planting 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 • Site Photos • Maps
Staff Recommendation (Type name, Title, Agency and Phone number.) Staff Recommends approval of the applicants request 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 shall obtain final approval from Community Development staff for all required plans and design elements prior to submittal of the final plat.

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