

	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-002 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 primary materials.		
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss variance from exterior architectural design and material standards.			
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 86-118(k)(1)(b) - <i>Permitted Materials</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)(b), which requires that primary building materials for all exterior wall facades consist of full-depth brick (not veneers) for the bottom two-thirds of each building on all sides, supplemented by at least two of the following materials for the remaining upper third: cast stone, cementitious siding (Hardiboard), or glass. The variance request seeks to reduce the brick requirement from the bottom two-thirds to the bottom 30% of each building façade. 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 reduce the brick requirement from the bottom two-thirds to the bottom 30% of each building façade. However, staff recommends **approval** of a modified reduction, permitting brick coverage of no less than 50% of each building façade, subject to 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. 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	