

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 8/3/2026 -Work Session 8/10/2026 -Public Hearing															
Requesting Agency (Initiator): Hammer (DE) Limited Partnership, (Applicant and Property Owner)	Report Preparer: Community Development Director, David Allen																
Item Title:	Public Hearing and Consideration of Conditional Use Permit Application #26-CUP-004 , submitted by Hammer (DE) Limited Partnership. Consideration of a conditional use permit for property located at 7600 Jonesboro Road, Parcel No. 12049A A002, Jonesboro, Georgia 30236. The property consists of approximately 32.65 +/- acres. The request is for a warehouse storage and distribution center, corresponding and subsequent to the proposed annexation of the property from Clayton County to the City of Jonesboro and proposed rezoning from HI (Heavy Industrial) in Clayton County to M-1 (Light Industrial) in the City of Jonesboro.																
Requested Action Council to consider Conditional Use Permit Application 26-CUP-004 for continuance of a warehousing use if annexation into the City and rezoning to City equivalent zoning of M-1 (Light Industrial) is approved.																	
Requirement for Board Action Sec. 86-617. - NAICS 493—Warehousing and storage																	
<u>Staff Report</u> <u>Zoning History</u> The subject property is currently adjacent to, but outside of, the northernmost limits of the City of Jonesboro on Jonesboro Road. It has been a warehousing business within the County for many years. The property is on the northern edge of the Gateway North Character Area. <u>Adjacent Zoning/Land Use</u> <table border="1" data-bbox="204 1474 1419 1831"> <thead> <tr> <th colspan="2">Current Zoning</th><th>Current Land Use</th></tr> </thead> <tbody> <tr> <td>North</td><td>H-1 (Heavy Industrial) County</td><td>Commercial / Industrial</td></tr> <tr> <td>East</td><td>M-1 (Light Industrial) City</td><td>Warehousing</td></tr> <tr> <td>South</td><td>M-1 (Light Industrial) City</td><td>Warehousing</td></tr> <tr> <td>West</td><td>RM (Multi-family) County</td><td>Residences</td></tr> </tbody> </table>			Current Zoning		Current Land Use	North	H-1 (Heavy Industrial) County	Commercial / Industrial	East	M-1 (Light Industrial) City	Warehousing	South	M-1 (Light Industrial) City	Warehousing	West	RM (Multi-family) County	Residences
Current Zoning		Current Land Use															
North	H-1 (Heavy Industrial) County	Commercial / Industrial															
East	M-1 (Light Industrial) City	Warehousing															
South	M-1 (Light Industrial) City	Warehousing															
West	RM (Multi-family) County	Residences															



There is a mixture of warehouses, businesses, and residences along this section of Jonesboro Road, inside and outside of the City.

Site Analysis

The subject property was originally developed in 1972 and consists of approximately 32.63 acres. It has since housed various warehousing / distribution businesses, most recently True Value Hardware. The property also has access to Old Morrow Road in the rear.



Development Regulations Relevant to Request

- Sec. 86-617. - NAICS 493—Warehousing and storage.
- Article VI specifies the Conditional Use Application requirements and procedures.
- Current Comprehensive Plan / Future Land Use Map

Requirements for Conditional Use Applications Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by mayor and council that the proposed use conforms to the minimum listed conditions and the standards of review of this article. Approval of conditional uses is subject to the procedural requirements of property rezoning of article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the mayor and council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the mayor and council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the mayor and council. In making the decision regarding whether or not a conditional use has been discontinued, the zoning administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

Requirements for Conditional Use Section 86-617. - Sec. 86-617. – Warehousing and storage.

The following conditions are assigned to this use in the M-1 zoning district: (Bearing in mind that the subject property is already developed and contains an existing warehouse facility.

- (1) Must be located on a street having a classification of collector or greater. Jonesboro Road is a collector road. Meets requirement.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. Meets requirement.**
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property. Is not directly adjacent to any residentially-zoned property.**
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. Parking areas are existing but appear to be accurate.**
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). Meets requirement.**
- (6) All lighting shall be night-sky friendly. Lighting does not appear to be night-sky friendly.**
- (7) Storage of hazardous materials is prohibited. No known storage of hazardous materials.**
- (8) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet. There is storage and large truck parking in the front, side, and**

rear. Existing fences are not screened. Most of property is readily viewable from the front and back roads.

Current Comprehensive Plan / Future Land Use Map

As stated before, this property is on the northern edge of the Gateway North Character Area – “This area is the main gateway into the city from the north and is many visitors’ first impression of the city. This is also an area targeted for redevelopment and reinvestment.” **Based on the desired criteria below, the property, due to its current use and unsightly condition, does not align with the City’s Comprehensive Plan and Future Land Use Map intent for that area.**

Gateway North

This is the North Main and Jonesboro Road corridors located north of Downtown. This area is the main gateway into the city from the north and is many visitors’ first impression of the city. This is also an area targeted for redevelopment and reinvestment.

Uses:

- Office/Institutional
- Commercial/Retail

Implementation Measures:

- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Screen truck docks and waste handling areas from public view.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.
- Connection to the future MARTA BRT alternative along State Route 54 must be considered.

Exhibits Attached

- Conditional Use Permit Application Packet
- Sign
- Site Photos
- Legal Ad

Staff Recommendation

While the City's conditional use conditions are met, staff recommends denial of the conditional use permit, due to denial recommendations for the annexation and rezoning. (All of the items are interrelated.) The City must also bear in mind that the True Value business may not always be there, and a future user may want to have a more intense industrial use than the City will allow. The City's future intent for this area is more commercial than industrial.

David Allen, Community Development Director, 770-478-3800

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