



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
Work Session: May 4, 2026
Public Hearing: May 11, 2026

Requesting Agency (Initiator)
(Applicant, Estoria Family I, LP)

Sponsor(s)
Faith Akuta

Item Title: **Pubic Hearing** regarding preliminary plat application submitted by Estoria Family I, LP 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.

Requested Action
Preliminary plat application

Requirement for Board Action
City Code Sections 44-123 Preliminary Plat

Is this Item Goal Related?
Yes.

Summary and Background
On September 16, 2024, the applicant received Conditional Use approval (24-CU-09B) for parcels 06032A B002 and 06032A B002Z to develop a multifamily development consisting of 196 units.

The site plan was later revised to include additional parcels, and on February 9, 2026, the applicant received updated Conditional Use approval (25-CUP-009) to incorporate parcels 06032A B003 and 06032A B006. The project has also received two variances: 25-VAR-001 for relief from exterior architectural design and porch/balcony requirements, and 25-VAR-003 for relief from sidewalk requirements.

In addition, a Stream Buffer variance has been approved. This approval permits construction of a culvert crossing to provide vehicular access and enable utility extensions to the portion of the site constrained by an existing north-south stream.

Fiscal Impact
Private Developer

- Exhibits Attached**
- Application Packet
 - Prior zoning approvals associated with the subject project

Staff Recommendation
Staff recommends **approval**.

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