



## MEMORANDUM

**To:** Templar Development / Max Kovtoun  
160 Whitney Street  
Fayetteville, Ga. 30214

**From:** Faith Akuta  
City of Jonesboro  
1859 City Center Way  
Jonesboro, GA 30236

**Date:** February 13, 2026

**Re:** Variance Decision – Multifamily Development, 262 and 294 South Main Street; Tax Map Parcels 06032A B002, 06032A B002Z, 06032A B003, and 06032A B006

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Dear Applicant,

This letter serves as formal notification that the Mayor and Council of the **City of Jonesboro** approved your request for a variance at a duly advertised public meeting held on February 9, 2026, for the above-referenced property.

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 that allows porches and balconies to be distributed evenly throughout the development, with the following condition:

1. The development shall be constructed in substantial conformance with the Conceptual Rendering presented to the City Council on February 2, 2026. The total number of dwelling units shall not exceed 196 and shall consist of 147 units with balconies, 29 units with patios, and 20 interior units without patios. Any modification to the approved building elevations or unit configuration shall require additional review and approval by the Mayor and City Council.

Please note that all applicable permits, reviews, and approvals from the City of Jonesboro and any other required agencies must be obtained prior to the commencement of development.

If you have any questions regarding this approval or the next steps in the development process, please contact Faith Akuta at 770-478-3800 or [fakuta@jonesboroga.com](mailto:fakuta@jonesboroga.com).

Sincerely,

*Faith Akuta*

Faith P. Akuta  
Community Development Director

Max Kovtoun (25-VAR-001)