

	<p>CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary</p>	<p>COUNCIL MEETING DATE: May 11, 2026 - Public Hearing</p>
<p>Requesting Agency (Initiator) Hammer (DE) Limited Partner, Applicant</p>		<p>Sponsor(s) Community Development, Faith Akuta</p>
<p>Item Title:</p>	<p>Public Hearing regarding an annexation, map amendment, and conditional use permit request submitted by Hammer (DE) Limited Partner for approximately 32.65 +/- acres for property located at 7600 Jonesboro Road, identified as Parcel No. 12049 A002. The request seeks to annex the subject property into the limits of the City of Jonesboro, amend the Official Zoning Map to rezone the property from Clayton County HI (Heavy Industrial) to City of Jonesboro M-1 (Light Industrial), and consider a Conditional Use Permit to allow operation of a warehouse storage and distribution center.</p>	
<p>Requested Action</p> <p>Council to consider the Annexation request, official zoning map amendment, and conditional use permit application for the property located at 7600 Jonesboro Road, Jonesboro, GA, 30236.</p>		
<p>Requirement for Board Action</p> <p>O.C.G.A. § 36-36-21, Article XII, Amendments, and Sec. 86-617. - NAICS 493—Warehousing and storage</p>		
<p>Is this Item Goal Related?</p> <p>Yes.</p>		
<p>Summary and Background</p> <p>On February 27, 2026, the City of Jonesboro received a request to annex the subject property and establish appropriate City zoning and a Conditional Use Permit to support the continued operation of the existing warehouse distribution facility.</p> <p>Under Clayton County regulations, the existing warehouse is a legal nonconforming use within the Business Corridor Overlay District. While such uses may continue, they can be permanently lost if the structure is significantly damaged or if the use is discontinued beyond the 180-day vacancy limit, creating uncertainty for long-term operation.</p> <p>Annexation into the City, along with rezoning to M-1 (Light Industrial) and approval of a Conditional Use Permit, would allow the use to be evaluated under City regulations and potentially recognized as an approved use.</p> <p>These requests are concurrent and interdependent, as annexation establishes City jurisdiction, rezoning assigns the appropriate zoning classification, and the Conditional Use Permit authorizes the specific use.</p> <p>The application was submitted in accordance with O.C.G.A. § 36-36-20 et seq. In accordance with O.C.G.A. § 36-36-6 and § 36-36-111, notice was provided to Clayton County via certified</p>		

26-AX-001, 26-MAP-001, and 26-CUP-002 - Hammer (DE) Limited Partner

<p>mail on March 20, 2026. As of the date of this report, no formal response has been received from the County.</p>		
<p>Fiscal Impact Private Developer</p>		
<p>Exhibits Attached</p>		
<p>Staff Recommendation It is Planning & Zoning staff's recommendation that the annexation, map amendment, and conditional use requests be tabled pending further legal review and guidance.</p>		
<p>FOLLOW-UP APPROVAL ACTION (City Clerk)</p>		
<p>Typed Name and Title</p>	<p>Date</p>	
<p>Signature</p>	<p>City Clerk's Office</p>	