V&C



CITY OF JONESBORO 1859 City Center Way

Jonesboro, Georgia 30236

City Hall: (770) 478-3800 Fax: (470) 726-1646 www.jonesboroga.com

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

	Applicant's information
Name of Applicant:	CINDI CATHY ACTUAL BUSINESSNA.
Name of Business:	CKC Properties comercial LLC (TOBE DETERMINED
Property's Address:	154 S. MAIN STREET JONES BORD GA. 30236
Email Address:	
Phone: (Day):	(Evening): 5 Ame.
	Property Information
Current Use of Prope	erty: NACCAUT
LASSEMBLY	ive THru) Date Date
Current Zoning:	H 2 NAICS Code: 7225/3
Required Zoning:	Conditional Use Needed?
	APPROVED DENIED
Comments:	it from the agriculture division of the
head	th dept.
Zamina Official Signat	Date :

PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER	
----------------	--

SIGNATURE/DATE

PRINT NAME

APPLICANT:

SIGNATURE/DATE

PRINT NAME_

ORR

SIGNATURE/DATE



25-CuP-006



Date Received: 6-23-25	
APPLICANT INFORMATION	
APPLICANT NAME: DANLY ORR	
ADDRESS:	
PHONE: CELL:	FAX:
EMAIL ADDRESS:	
OWNER INFORMATION (If different from Applicant)	
OWNER NAME: CINDY CATHY	
ADDRESS:	
PHONE: CELL:	FAX:
EMAIL ADDRESS:	
PROPERTY INFORMATION (attach legal description) ADDRESS: 1545, MAIN ST. JONES PARCEL ID#: 13241 DE COL LAND LO	
CONDITIONAL USE PERMIT REQUEST	1
CURRENT ZONING: H-Z CURRENT LAN	DUSE: Vacant
PROPOSED LAND USE:	
DESCRIPTION OF USE (ex.: number of employees, details of on New ASSEMBLY, COMMUNITY HALL, Drive THOM, AS WELL AS AN APOTHECALL LIGHT FAIT.	peration, etc.): THOU HUILL HAVE RETAIL, PLY WILL SETUR COFFEE +
Parcel # 1324	SQ FT

1972

Maria Wetherington

From:

Community Development

Sent:

Tuesday, January 28, 2025 3:13 PM

To:

Cc:

ChaQuias Miller-Thornton; Pat Daniel; Maria Wetherington

Subject:

Zoning District requirements for 154 S. Main Street

Attachments:

Sec._86_103.__H_2_historic_district..docx

Good afternoon, Pastor Orr,

The building permit application has been reviewed for zoning compliance. In addition to providing the zoning verification yesterday, the above-mentioned property is zoned H-2 Historic District.

Based on the application (Zoning Verification and Building permit), the use is classified under NAICS Code #722513 - Restaurants, limited services, etc., per Sec. 86-204 of the City of Jonesboro Zoning Ordinance. This use in the H-2 Historic District has the following requirements:

- The use is Conditional in the H-2 zoning district and MUST be approved by the Mayor and City
 Council at a public hearing. A Conditional Use Permit application is required to permit this use in
 the H-2 Historic district and before a building permit or Land Disturbance Permit can be issued.
- Submit a site plan to ensure the project meets the off-street parking, parking lot, and/or drop-off space requirements, landscaping/tree plan to ensure the project meets the development standards.
- Submit renderings of the facility, include exterior (existing & proposed) material for the Historic Preservation Commission to review and consider. This includes submitting an application for certificate of appropriateness to the Historic Preservation Commission (for review existing and proposed conditions).
- 4. Each trades permit must be pulled separately and with separate fees.
- 5. Additionally, if the project cannot meet the zoning district standards and development requirements, the applicant would have to apply for a or variance(s). Applications can be found online here planesboro, GA Online Form

I would be happy to meet with you and your team to discuss the project if you have any other questions.

Respectfully,

Lisa Cameron

To:

Cindy Cathy

From:

Lisa Cameron

Date:

January 27, 2025

RE:

Applicant - Cindy Cathy

Business Name -

Property Address –154 S Main Street

2 14

Zoning – H-2 historic district

NAICS - 722513

Proposed Use – Limited use eating establishment and other retail products regulated by the State Board of

Health

Based on the address, the property is zoned H-2 historic district. The H-2 historic district is provided for office and commercial uses, having a minimal impact on existing residential uses.

Development and redevelopment in this district are intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for nonresidential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.

In addition, the City's future land use for the property is the core commercial and office development center of Jonesboro. This area should include a viable mixture of retail, office, services, and residential.

Additionally, if you are interested in utilizing the property as an eating establishment with the use of the existing drive thru, a Conditional Use Permit is required with an approval by the Mayor and City Council in a public hearing.

The next step in the process is to schedule a meeting with Lisa Cameron to discuss the application, documentation, and the public hearing dates. Should you have any questions or concerns, please do not hesitate to contact me at 470-726-1598.

Thank you in advance.



Pat Daniel | Assistant City Clerk | City of Jonesboro, GA Tel: 770-478-3800 | pdaniel@jonesboroga.com | 1859 City Center Way | Jonesboro, Georgia 30236 | www.jonesboroga.com Like Us On Facebook

Like Us on Twitter

Pat Daniel

From:

Community Development

Sent:

Monday, January 27, 2025 5:36 PM

To:

Cc:

ChaQuias Miller-Thornton; Pat Daniel; Maria Wetherington

Subject:

ZONING VERIFICATION

Attachments:

Zoning Verification - 154 S Main Street.mht

Good afternoon, Pastor Danny,

Attached is the zoning verification for property located at 154 S. Main Street, Jonesboro, GA . Please do not hesitate to contact me if you have any questions.

Respectfully,

Lisa Cameron

CERTIFICATION OF OWNERSHIP

Date

I hereby certify that I am the owner of the property shown or description, and identified as follows:	n the attached plat, described in the attached legal
Type or Print Owner's Name Type of Print Owner's Name Type of Cathy Type of Print Owner's Name	Sworn and subscribed before me this day of heavy Notary Public
Owner's Signature	Old OS Omumina
Date 6/ 23 / 23	Commission Expires NOTARY
	PUBLIC Seal State of the seal
POWER OF ATTORNEY (if owner is not the applicant)	Marine William
Applicant states under oath that: (1) he/she is the executor owner (attach a copy of Power-of-Attorney letter); (2) he/she copy of the contract); or (3) he/she has an estate for years v of lease).	e has an option to purchase said property (attach a
Type of Print Owner's Name Guntle K Cathy	Sworn and subscribed before me this day of
Owner's Signature	Notary Public
6/23/25	Commission Expires
Date	Commission Expires
Type or Print/Applicant's Name	PUBLIC PUBLIC COUNTY, GEORGIANTIAN COUNTY, GEORGIAN COUNTY, GEORGIANTIAN COUNTY, GEORGIAN COUNTY, COUNTY, COUNTY, COUNTY, COUNTY, COUNTY, COUNTY, CO
Applicant's Signature	A CONTRACTOR OF THE PROPERTY OF THE PARTY OF
た フェーフ C	



CONDITIONAL USE PERMIT APPLICATION CHECKLIST

To be completed when accepting all conditional use applications. Checklist should be attached to the application. <u>All documents are required prior to acceptance of the application.</u>

Required Item	Requirements	Copies	Check/Initial
Application Fee	\$600.00 per request Check/Money Order or CC		
Application Checklist	This application checklist must be submitted with application packet	1	
Application Form	Must be complete, including notarization as indicated	10	
Survey	Accurate, up-to-date certified survey of the property with metes and bounds shown. Existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property should also be shown.	10	
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey.	10	
Warranty Deed	A copy of the recorded Warranty Deed	10	
Lease Agreement	A copy of the lease agreement between the property owner and the applicant, if applicable. Lease must identify party responsible for reclamation of the property.	10	
Letter of Intent	A letter clearly stating the proposed use and development intent.	10	
Conceptual Site Plan	Conceptual site layout indicating the distinctions between the current and proposed site conditions. Should be drawn at a scale of at least 1:20.	10	
Architectural Drawings	Architectural renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	10	

(For Office Use Only)		OPM Q
Total Amount Paid \$Check#	Money Order #	Received by:
Application checked by:		Date:
Pre-application meeting:		Date:

ATTORNEY / AGENT							
CIRCLE ONE: Attorney Agent' Type or Print Attorney / Agent's Name		Attorne	Ogy (ey / Agent's	Signatur	e	-	
Address							
<u>4-322-5368</u> Phone Number		Email A	Address	0 0			
AUTHORIZATION TO INSPECT PREMISE	Cathy	and the second	this souli				n/are the
owner(s) of the subject property, which is Jonesboro to inspect the premises, which is Type or Print Owner's Name		of this red		Condition	al Use Pe		
Date 6/23/25							
	hyggyptis share the	1.56 PM	2.00CR	نـــ	ND U 600.00CR 602.09 CREUIT (ARD 602.00-	/	
	080	6/23/2025 TERM:	CONVENTENCE FEE	CONDITIONAL USE 4 S MAIN STREET	ZONING & LAND U RED: 602.09 C ED: 602.00-	00'0	VISITING WESBORD FR WAY 30236
	CLTY OF JONESBORD 770-478-3800	REC#: TER	TRAN: TO CO CONVENIENCE FEE	TRAN: ADDRESS:154	ZONING TENJERED; APPLIED;	CHANGE:	THANK YOU FOR VISITING THE CITY OF JONESBORD 1859 CITY CENTER WAY JONESBORD, GA 30236





12055 Greenmont Walk
Alpharetta, GA 30009
404.975.7895
email: joel@joelaviles.com
www.joelaviles.com

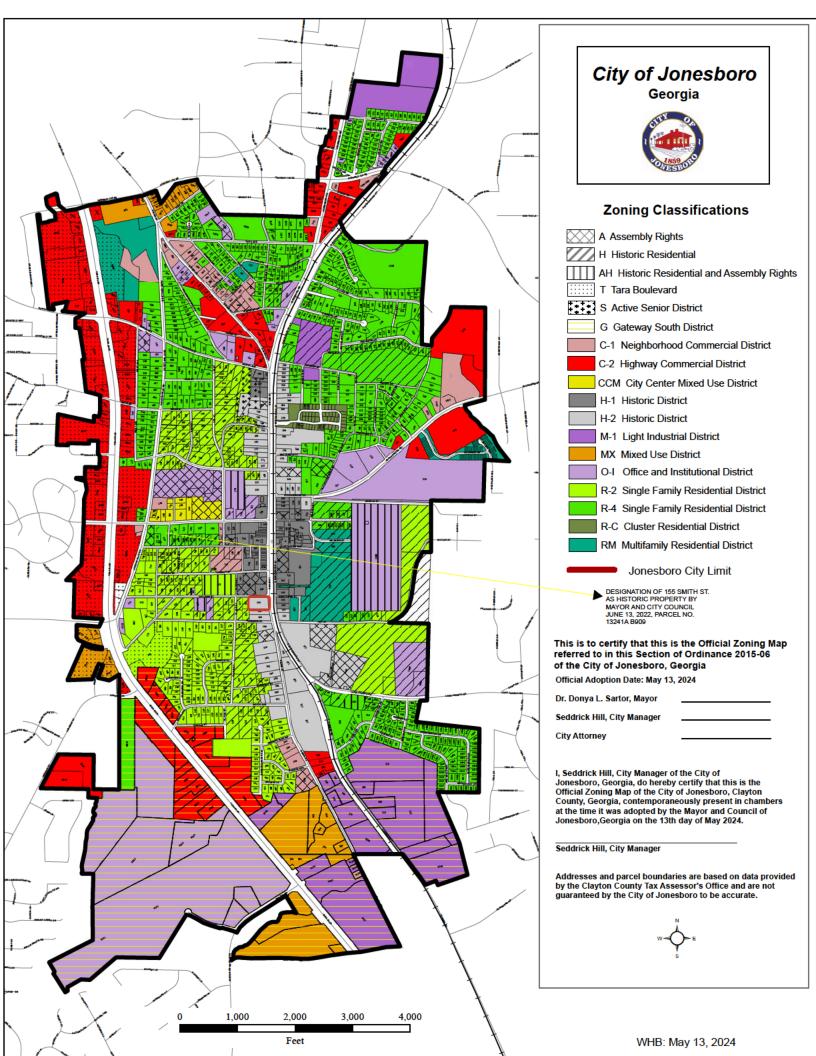
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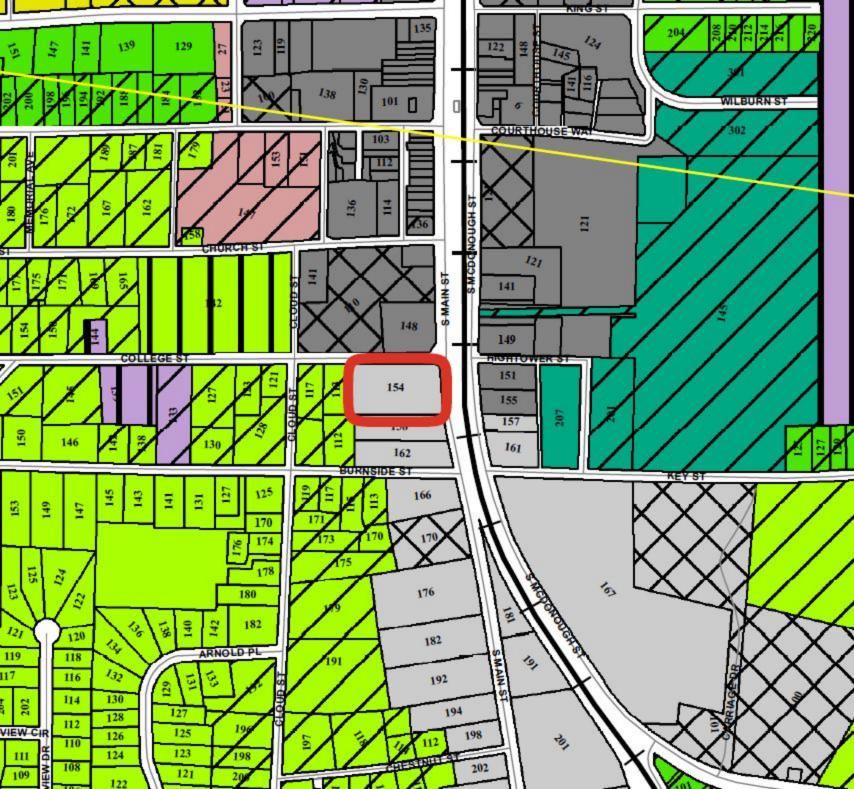
Project: 154 S MAIN STREET Project Address: 154 S MAIN STREET JONESBORO, GA 30236 Prepared for: DANNY LEE ORR Drawing Title: FRONT ELEVATION RENDERING

Drawing Status: PRELIMINARY Project number: 24041

Date: TBD
Drawing: A901







Downtown

This is the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development, and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA bus lines. The Jonesboro LCI Study's City Center Mixed Use District, Arts and Entertainment District, and its Historic District should be used as guidance within this area.



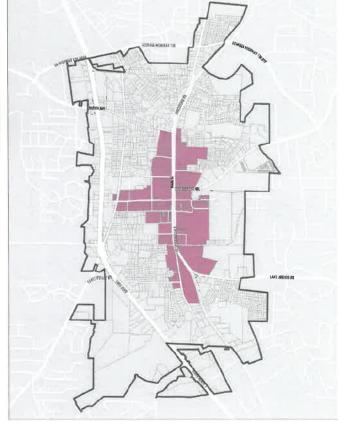
Uses:

- Office
- Residential
- Institutional
- Arts and Entertainment District
- Retail, Including Restaurants
- Historic District

Implementation Measures:

- The Downtown should include a viable mixture of retail, office, services, and residential.
- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrianfriendly trail/bike routes linking to enighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- · High standards of architecture and landscaping.





2022 City of Jonesboro Comprehensive Plan 33