



CITY OF JONESBORO, GEORGIA COUNCIL

Agenda Item Summary

COUNCIL MEETING DATE:

Work Session 6/2/2025
Public Hearing 6/9/2025

Requesting Agency (Initiator)

Applicants, Antonia Lamar and Trenekia Lamar, on behalf of the Church at Zion

Sponsor(s)

Community Development Director,
Adleasia Cameron

Item Title:

Council to discuss Conditional Use Permit Application #25-CUP-003 (per Section 86-183) by applicants, Antonia Lamar and Trenekia Lamar, to register a business for a Small Assembly to hold Bible study sessions, and self-help meetings and workshops in the MX-Mixed Use Zoning District. The property is located at 952 Dixie Drive, Jonesboro, GA. 30236.

Requested Action: Approval of registering a business license to operate a Small Assembly to serve the community at the above-mentioned address.

Requirement for Board Action: To consider the following required conditions from Sec. 86-183. NAICS 8131, 81311-Churches, other places of worship, and religious organizations in the MX, districts:

STAFF ANALYSIS:

(1). Must be located on a street having a classification of collector or greater. The subject site is a one-story building that fronts both N. Main Street and Dixie Drive. However, the location of the unit fronts Dixie Drive which is identified in the Zoning Ordinance as a local street. Based on the address of the building on file, this **Condition is met.**

(2). Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. **The subject property is situated on .91 acres of land and has an address on file on N. Main Street. Although the lot is less than an acre, it has more than 200 ft of street frontage. The minimum area of one acre is approximately NOT met. However, the minimum frontage is met.**

(3). Must conform to chapter 6, setbacks, alcoholic beverages. The subject property is an existing building. Based on the Districts development standards, the Mixed-Use zoning districts have no setback standards. In addition, there are no liquor licenses on file within 200 yards of the subject property. This **Condition is met.**

(4). There must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). The subject property is a storefront strip shopping center that was constructed in 1968. The property is being leased as individual units for retail and other uses. Parking is shared among the tenants. **This condition is not met. Therefore, the applicant must apply for variances to meet the conditions.**

(5). Must meet the requirements of article XIII, parking, loading, and interior circulation. The property was constructed in 1968. **The subject site is incompatible with the current zoning district development standards. Therefore, this condition can be met. The applicant does not anticipate any conditions or events for loading or interior circulation needs.**

(6). Must meet applicable buffer requirements of article XV, landscaping and buffers. Again, **the property was constructed in 1968. The entire lot is impervious surface. Therefore, the subject site is incompatible with the current zoning district development standards, and the condition cannot be met with the City's landscaping and planting improvements. Therefore, the applicant would**

need to apply for variances to meet the section requirements.

(7). No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains residential uses. This **Condition is met.**

(8). Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased by one foot for every additional foot beyond a distance of 30 feet from any common property line; however, no building shall ever exceed a total height of 75 feet. The subject site is a one-story, 10,749 SF storefront building that fronts two collector roads: N. Main Street and Dixie Drive. **(APPENDIX. -THOROUGHFARE PLAN). This condition is met.**

According to the City's Thoroughfare Plan, N. Main is identified as a Collector Street, while Dixie Drive is a Local Street that serves the surrounding residential neighborhoods. Below are the zoning and current land uses of the adjacent properties:

	Current Zoning	Current Land Use
North	MX - Mixed Use	Commercial
East	MX - Mixed Use	Residential
South	MX - Mixed Use & C-2 Highway Commercial	Commercial
West	RM	Apartments

Is this Item Goal Related? Yes, if properly planned as stated within the City's Comprehensive Plan.

Summary and Background: The Applicants, Antonia Lamar and Trenekia Lamar, has made a zoning request to register a business in the City to help serve and support the community by providing community outreach programs. Section 86-183. - NAICS 8131, 81311-Churches, other places of worship, and religious organizations in the MX districts include conditions that are automatically assigned to this use.

The purpose of the Mixed Use District is to establish complementary groupings of residential, commercial and/or office uses. These uses should be integrated to create walkable settings rather than isolated on individual parcels characterizing development that could occur by traditional zoning. The MX district development standards mandate a balance between residential, commercial and office uses located in a manner to minimize vehicular traffic congestion by providing housing proximate to principal destinations.

Additionally, convenient pedestrian networks, supported by greenspace, trails and paths, furnishings, pedestrian scale lighting and water features are hallmarks of desired developments and businesses. Site design shall also serve to minimize the role of automobiles by creating deck parking that features streetfront retail or service uses, courtyard parking located in the interior of parcels and other appropriate site designs.

In the City's Comprehensive Plan, the subject site is identified in the Gateway North Corridor. The North Main and Jonesboro Road corridors are the main gateway into the City from the north. This area is targeted for redevelopment and reinvestment for offices/institutional and retail commercial uses.

Fiscal Impact: None, **Sec. 18-48. - Prohibition on occupation tax states that** no occupation tax, regulatory fee, or administrative fee shall be levied upon any state or local authority or nonprofit organization, as defined under this article pursuant to O.C.G.A. § 48-13-13(5).

Exhibits Attached: Application and supporting documents, and an Aerial Map.

Staff Recommendation: If it pleases the City Council to approve this request, the applicant must apply for variances for the required conditions that cannot be met, such as:

Articles XIII, parking, loading **Sec. 86-410 (28)- Off-street parking** requirements states that Theaters, auditoriums, places of worship, libraries, museums, art galleries, funeral homes, gymnasiums, stadiums and other places of assembly shall provide the larger of one space for each four fixed seats or one space for each 25 square feet of floor area available for the accommodation of moveable seats in the largest assembly room, whichever is greater, plus one space for each 150 square feet of ground area used for assembly.

In like manner, Article XV, landscaping and planting Sec. 86-451 (a) requirements are intended to reduce the adverse visual, environmental and aesthetic effects of parking lots, drives, loading areas, and other development such as:

- (1) Minimize the rate of stormwater runoff;
- (2) Maximize the capability of groundwater recharge in urban or suburban areas;
- (3) Increase air filtration and the removal of particulate and gaseous pollutants through plant materials;
- (4) Provide shade and noise attenuation;
- (5) Filter and reduce the glare of headlights and reflect sunlight from parked automobiles onto the public street rights-of-way;
- (6) Improve the appearance of parking areas and vehicular surface areas; and
- (7) Minimize the visual blight created by large expanses of paved surface area.

Lisa Cameron, Community Development Director, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	