


|   | <b>CITY OF JONESBORO, GEORGIA COUNCIL</b><br><b>Agenda Item Summary</b>  | <b>COUNCIL MEETING DATE:</b><br>8/4/2025 Work Session<br>9/2/2025 Work Session<br>9/8/25 Public Hearing |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
|--|--|---|----------------|--|------------------|--------------|-----------------------------------|-----------------------|-------------|---|--------------------------------------|--------------|--|---------------------------|-------------|--------|--------|
| <b>Requesting Agency (Initiator):</b><br>Tsunami Volleyball, Inc. (Applicant)  |  | <b>Sponsor(s):</b><br>Faith Akuta, Economic Development Manager   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>Item Title:</b>   | Council to discuss Conditional Use Permit Application #25-CUP-007, submitted by Tsunami Volleyball, Inc. The request is to operate a non-profit volleyball recreation facility engaging primarily in youth instruction, league play, and tournaments. The property is located at 7776 Jonesboro Road, Suite 100 Jonesboro, GA 30236, parcel 12049C D002. |   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>Requested Action</b> The request is to operate a non-profit volleyball recreation facility engaging primarily in youth instruction, league play, and tournaments.   |  |   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>Requirement for Board Action</b> To consider the following conditions requirements in Sec. 86-189. - NAICS 71399—Community recreation facility buildings (non-profit) including YMCA, senior centers, and city recreational centers., which provides the purpose and authority to regulate this section of the Zoning Ordinance.  |  |   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <p><b><u>Staff Report</u></b></p> <p><b>Summary and Background:</b></p> <p>The applicant is requesting a conditional use to allow a non-profit volleyball recreation facility engaging primarily in youth instruction, league play, and tournaments M-1 (Light Industrial) zone district. The City of Jonesboro Zoning Ordinance permits this proposed use with the M-1 (Light Industrial) zone district subject to the approval of Conditional Use and compliance with the standards in Section 86-571 of the zoning ordinance.</p> <p>The subject property is approximately 9.09 +/- acres. The applicant does not propose any exterior modifications to the building; only interior improvements are planned to meet applicable building and life safety codes.</p> <p><b>Zoning History</b></p> <p>The subject property is zoned M-1 (Light Industrial) according to the City's Official Zoning Map which was adopted on May 12, 2024, by the Mayor and Council.</p> <p><b>Table 1.0</b> (following page) illustrates the zoning and current land uses for the adjacent properties.</p> <p><b>Table 1.0 Adjacent Zoning/Land Use</b></p> <table border="1" data-bbox="203 1549 1421 1961"> <thead> <tr> <th colspan="2">Current Zoning</th><th>Current Land Use</th></tr> </thead> <tbody> <tr> <td><b>North</b></td><td>M-1 (Light Industrial) and County</td><td>Industrial and County</td></tr> <tr> <td><b>East</b></td><td>R-4 (Single Family Residential District) and County</td><td>Single-Family Residential and County</td></tr> <tr> <td><b>South</b></td><td>O&amp;I (Office and Institutional and R-4 (Single Family Residential District)</td><td>Single-Family Residential</td></tr> <tr> <td><b>West</b></td><td>County</td><td>County</td></tr> </tbody> </table> |  |   | Current Zoning |  | Current Land Use | <b>North</b> | M-1 (Light Industrial) and County | Industrial and County | <b>East</b> | R-4 (Single Family Residential District) and County | Single-Family Residential and County | <b>South</b> | O&I (Office and Institutional and R-4 (Single Family Residential District) | Single-Family Residential | <b>West</b> | County | County |
| Current Zoning   |  | Current Land Use  |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>North</b>   | M-1 (Light Industrial) and County  | Industrial and County   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>East</b>  | R-4 (Single Family Residential District) and County  | Single-Family Residential and County  |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>South</b>   | O&I (Office and Institutional and R-4 (Single Family Residential District)   | Single-Family Residential   |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |
| <b>West</b>  | County   | County  |                |  |                  |              |                                   |                       |             |   |                                      |              |  |                           |             |        |        |

**Table 2.0 Future Land Use**

**Future Land Use**

**2021 City of Jonesboro Comprehensive Plan – Gateway North**

**Development Regulations Relevant to Request**

- Article VI, Sec. 86-189. - NAICS 71399—Community recreation facility buildings (non-profit) including YMCA, senior centers, and city recreational centers.
- Article XII guides the conditional use application requirements.
- Article V, 86-108 M-1 (Light Industrial)
- Article XIII. - Parking, Loading, and Interior Circulation requirements
- APPENDIX. – THOROUGHFARE PLAN *for* Street Classifications: Design Guidelines by Street Classification
- All other sections regarding site development and requirements

***Requirements for Conditional Use Section 86-189. - NAICS 71399—Community recreation facility buildings (non-profit) including YMCA, senior centers, and city recreational centers.***

**The following conditions are assigned in the M-1 zone district:**

**1: Must be located on a street having a classification of collector or greater.**

**The location is Jonesboro Road which is a collector.**

**2: Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.**

**The lot is approximately 9.09 +/- acres in size and has a width greater than 150 feet, according to the applicant's survey dated November 22, 2022.**

**3: Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).**

**Complies.**

**4: Must meet the requirements of article XIII, parking, loading, and interior circulation.**

**For the use of an indoor recreation facility, parking requirements are calculated based on either one space per 150 square feet of floor area in a building used for recreation or amusement. Based on the applicant's site plan and the information provided in the letter of intent, specifically the number of courts and the floor area designated for recreational use, the existing parking does not meet the minimum requirements.**

**According to the applicant's survey dated November 22, 2022, the subject property provides a total of 150 parking spaces, including 7 accessible spaces.**

**5: A minimum 50-foot wide buffer shall be maintained between built elements (including paved parking areas) of the proposed facility and any adjacent, residentially-zoned property.**

**According to the applicant's site plan dated February 3, 2021, a buffer of greater than 50 feet separates the built elements, including paved parking areas of the proposed facility from any adjacent residentially zoned property.**

**6: 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 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.**

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|---|
| <p><b>The building is a one-story structure with a height of 36 feet, according to the applicant's survey dated <u>November 22, 2022</u>. It is set back 125.3 feet from the south property line, which abuts residentially zoned property.</b></p>   |
| <p><b>Exhibits Attached</b> (Provide copies of originals, number exhibits consecutively.)</p> <ul style="list-style-type: none"> <li>• Application Packet</li> <li>• Sign</li> <li>• Maps</li> </ul>  |
| <p><b>Staff Recommendation</b> (Type name, Title, Agency and Phone number.)</p> <p>Staff recommends Approval of this request with the following condition:</p> <ol style="list-style-type: none"> <li>1. Due to insufficient existing on-site parking, the applicant shall secure off-site parking arrangements, including written authorization from the property owner, to meet the minimum parking requirements as outlined in the zoning ordinance for indoor recreation facilities. Documentation of the approved parking arrangement must be submitted to and approved by the City prior to the issuance of a Certificate of Occupancy.</li> </ol> <p>Faith Akuta, Economic Development Manager, 770-478-3800</p> |

| FOLLOW-UP APPROVAL ACTION (City Clerk)           |                            |   |
|--|----------------------------|---|
| <b>Typed Name and Title</b><br>City Clerk Jewett | <b>Date</b><br>08/28/25    | This item was discussed on 8/2/25 and scheduled hearing did not take place on 8/11/25. This item will be re-discussed on 9/2/25. Public Hearing currently scheduled for 9/8/25. |
| <b>Signature</b>                                 | <b>City Clerk's Office</b> |   |