



### **CONDITIONAL USE PERMIT APPLICATION CHECKLIST**

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

Required Item	Requirements	Copies	Check/Initial
Application Fee	\$600.00 per request Check/Money Order or CC		( Des
Application Checklist	This application checklist must be submitted with application packet	1	( real
Application Form	Must be complete, including notarization as indicated	10	AND
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	0
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey.	10	( COM
Warranty Deed	A copy of the recorded Warranty Deed	10	( da
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	( Cop
Letter of Intent	A letter clearly stating the proposed use and development intent.	10	(Dig)
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	( See )

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



Date Received: 07 08 2025

APPLICANT INFORMA	TION		
APPLICANT NAME:	Tsunami Volleyball,		
ADDRESS:c/o Hartma	nn Simons & Wood, Ll	LP, 400 Interstate North Pkw	ry, #600, Atlanta, Georgia 30339
PHONE:	CELL:	n/a	FAX:
EMAIL ADDRESS:			
OWNER INFORMATIO	N (If different from Ap	oplicant)	
OWNER NAME: USCI	F Jonesboro Industrial,	, LLC	
ADDRESS: <u>c/o Hartma</u>	n Simons & Wood, Ll	LP, 400 Interstate North Pkw	y, #600, Atlanta, Georgia 30339
PHONE:	CELL:	n/a	FAX:
EMAIL ADDRESS:			
PROPERTY INFORMA ADDRESS: 7776 Jones	·	escription) Jonesboro, Georgia 30236	
			DISTRICT: 12th
_	M-1 Light Industrial  E: NAICS code 7113	<del></del>	None - Premises vacant prior to request for proposed land use below.  Ing Arts, Sports and Similar Events with
	Facilities		n, etc.): Non-profit volleyball recreation
facility engaging primar	ly in youth instruction	, league play, and tournamen	its.

# **CERTIFICATION OF OWNERSHIP**

	property shown on the attached plat, described in the attached legal
	Jonesboro Road, Suite 100, Jonesboro, Georgia 30236
USCIF Jonesboro Industrial, LLC	Swarp and authoritied hafara me this
by Michael Swink, its Authorized Agent	Sworn and subscribed before me this
Type or Print Owner's Name	3 day of July 303
IM 11	Che of month me
11/1/	Not Delivery
Owner's Signature	Notary
7/3/15	WEITE AN 2
1/1/2	· OTAPINA
Date/	Commusion
	Expines:
	₹ 20 Merch 14, 2027   ≤ ₹ ·
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	(Seal)
	COUNTY, Gardin
POWER OF ATTORNEY (if owner is not the	ne applicant)
copy of the contract); or (3) he/she has an of lease).	letter); (2) he/she has an option to purchase said property (attach a estate for years which permits the petitioner to apply (attach a copy
	Sworn and subscribed before me this
Type or Print Owner's Name	day of,,
Owner's Signature	Notary Public
	Occupies in France
Date	Commission Expires
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	(0 : -1)
	(Seal)
	•
Type or Print Applicant's Name	
	•
Applicant's Signature	
	<b>.</b>
Date	



# **OWNER PERMISSION AFFIDAVIT**

Subject Property Address: 7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236
Property Owner:
Name (Person, Firm, Corporation, or Agency): USCIF Jonesboro Industrial, LLC
Mailing Address: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 303
Phone:
Email:
Authorized Applicant:
Name (Person, Firm, Corporation, or Agency): Tsunami Volleyball, Inc.
Mailing Address: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 3033
Phone:
Email:
I (Property owner/Agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address:  7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236
Type of Application: Conditional Use Permit for NAICS code 71131
USCIF Jonesboro Industrial, LLC by Michael Swink, its Authorized Agent  Property Owner's Signature  Property Owner's printed name
This instrument was signed before me on this date:
County: Georgia Notary Signature
This instrument was signed before me on this date:  County:  Georgia Notary Signature  Affix seal/stamp here:  OJAN 3 - 14 - 2027  Affix seal/stamp here:
03/2025



July 8, 2025

### Via Hand Delivery

Community Development City of Jonesboro, GA 1859 City Center Way Jonesboro, Georgia 30236 Attn: Pat McDaniel and Faith Akuta

> Letter of Intent for Conditional Use Permit Application Re: for Lease at 7776 Jonesboro Road, Building 100, Jonesboro, GA (the "Building")

Dear Community Development:

This firm represents USCIF Jonesboro Industrial, LLC, the property owner and landlord of the above referenced property (the "Landlord"). Tsunami Volleyball, Inc. (the "Tenant"), a nonprofit volleyball coaching and volleyball promotion group, has been leasing this Building and operating their volleyball training and event center at the above referenced location. Pursuant to your request, we now submit herewith, a Conditional Use Permit Application. Please find below, a summary of our analysis of the applicable portions of the Zoning Ordinance for Jonesboro, Georgia (the "Zoning Code") as related to this Building, the Tenant's operations therein and the applicable provisions of the Zoning Code regarding conditional uses.

As you may know, the underlying property is zoned "M-1- Light Industrial" under the Zoning Code and, according to "Section 86-204 - Table of Uses", we believe the use Tenant is conducting in the space qualifies as a permitted use with conditions and that there are several conditional uses available in the M-1-Light Industrial district that would be workable for Tenant depending on the City's official interpretation.

Our analysis indicates that the most appropriate match is under the NAICS code "71131" which is described as "Promoters of Performing Arts, Sports and Similar Events with Facilities". This code is associated with single activity specific facilities like dance studios or gymnastics gyms. Tenant's use is limited to essentially several volleyball courts with bleachers for observing matches, training for volleyball, volleyball competition and tournaments and the general promotion of the sport of volleyball. This conditional for NAICS code "71131" requires satisfaction of the following 5 conditions:

- 1. Location on a street that is a collector or greater. This Building fronts on Jonesboro Road which should easily qualify as a collector. This condition is satisfied.
- 2. Property must have at least a 1-acre lot and a minimum of 150 feet of road frontage. Both of these conditions are satisfied.
- 3. Use must be in a standalone building and not be part of a center or have connected storefronts sharing common walls with zero lot lines or shared parking. This condition is satisfied.
- 4. There must be a fifty-foot (50') buffer between the built areas and any adjacent residential. This condition is satisfied as there is an extra 50' buffer along the south property line well south of the driveway.
- 5. Building height max of 35 feet. This condition is met as the Building is 34 feet at its tallest spots.

In the event that you do not agree that NAICS code "71131" is the most appropriate for Tenant's use then there are other possibilities that may also work but they include additional conditions.

Our analysis indicates that the most promising second choice would be NAICS code "71399", which is described as a "Community Recreation Facility (Non-Profit) Including: YMCA, Senior Centers and City Recreation Centers and Similar Facilities Linked to Religious Denominations". Tenant is indeed a non-profit organization that runs a volleyball training center and event facility for youth but it appears that NAICS "71399" typically applies to more general recreation rather than for a specific activity like Volleyball. Regardless, NAICS "71399" requires the same five conditions referenced above (which were demonstrated to be satisfied), plus one additional condition that the proposed use satisfies the requirements of "Article XIII Parking, Loading and Interior Circulation" requirements.

Under Section 86-411 of Article XIII, "[i]n all instances, the minimum number of off-street parking spaces provided shall be equal to the number required to accommodate all normally anticipated customers, employees and other needs of the establishment." As evidenced by the aerial photograph attached hereto as **Exhibit "A"**, there are approximately fifty (50) striped parking spaces at the front of the Building which is on the far left of the photograph. During normal operations such as practice, regular season games, and tryouts, those spaces are more than sufficient. These parking spaces and the parking lot at the building as a whole complies with the various design requirements outlined in Article XIII.

It is unclear, however, whether any additional off-street parking spaces would be required under Article XIII, Section 86-410, given the particular use code at issue. Subsection (34) of that Code Section appears to be the most fitting and states that "[i]ndoor recreation facilities, such as billiard halls, game rooms, video arcade, skating rinks, fitness centers and private clubhouses shall provide one space for every four seats or for each 150 square feet of floor area in a building used for recreation or amusement."

As evidenced by the Court Map attached to the Conditional Use Permit Application and also attached hereto as **Exhibit "B"**, the Building at issue contains a maximum of 10 indoor volleyball courts. A regulation indoor volleyball court is 59'x 29.5', resulting in each court covering 1,740.5 square feet. Multiplied by 10 courts, there is therefore 17,405 square feet of floor area being used for recreation or amusement in the Building. 17,405 sq. ft. divided by 150 equals 116.03 parking spaces.

When Tsunami has tournaments, roughly four to five days per year, they employ a valet company to ensure that participants can easily be dropped off with their gear at the door and that parking is thereafter well controlled. The valet is able to park cars in the concrete truck pad at the back of the building, as evidenced by **Exhibit "A"**. In turn, Tsunami is able to park more than the required 116.03 cars required by the code on those few occasions when necessary. If additional parking spaces are going to be required to comply with use NAICS Code "71399", then Landlord can certainly provide striping for those spaces in the area on the concrete pad accordingly.

Thank you very much in advance for your continued assistance.

Sincerely,

HARTMAN SIMONS & WOOD LLP

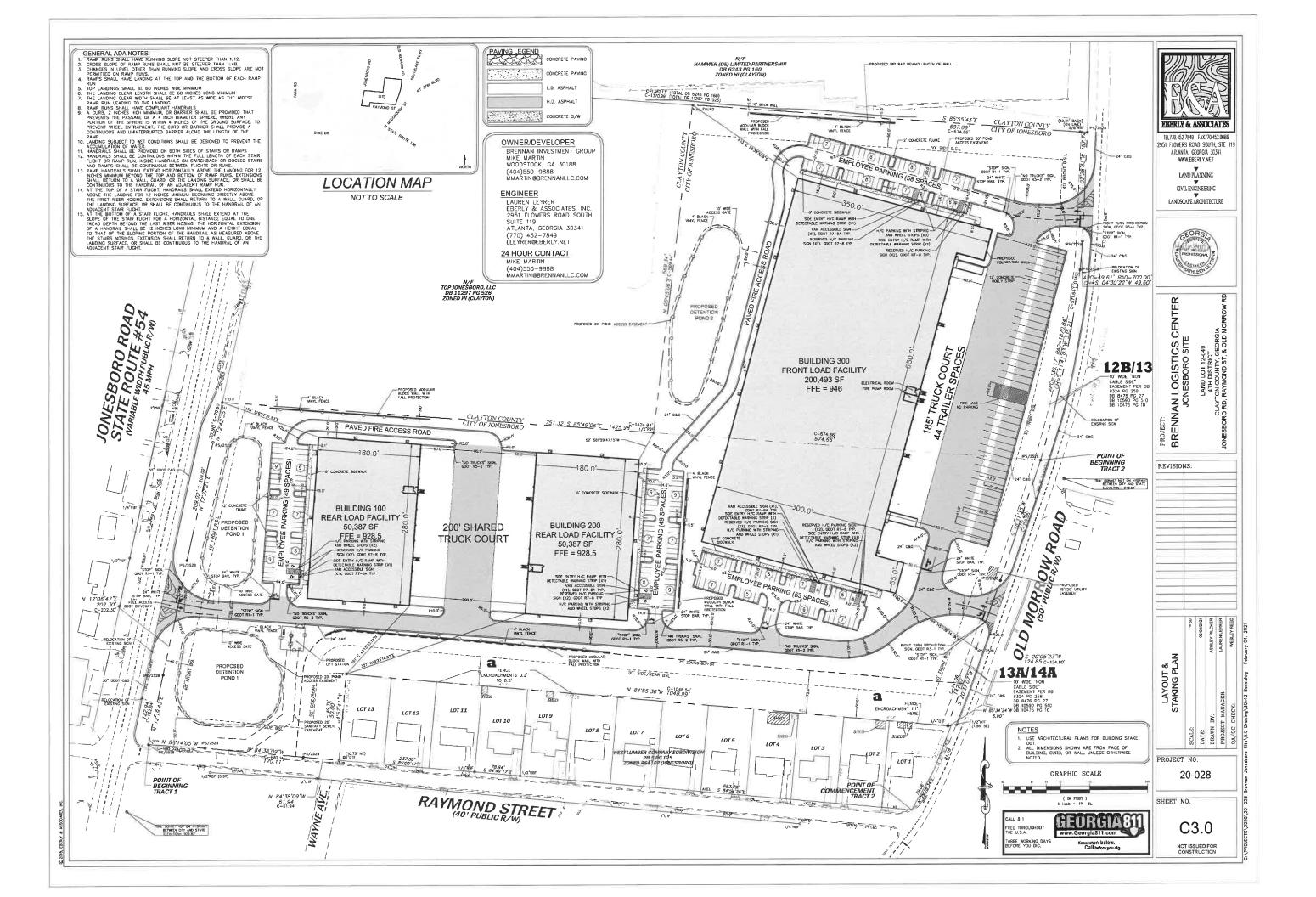
By: Joseph J. Fucile

## **EXHIBIT "A"**



### **EXHIBIT "B"**





THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO: NCS-1067932-CHI2 - SCHEDULE A, EXHIBIT A:

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THE ABOVE DESCRIBED LAND BEING ALSO DESCRIBED AS FOLLOWS:

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### OVERALL TRACT 1 AND TRACT 2 DESCRIPTION

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SAID TRACT OR PARCEL OF LAND CONTAINS 24,929 ACRES OR 1,085,744 SQUARE FEET.

FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO: NCS-1067932-CHI2 - SCHEDULE B, PART II:

Commitment: conjumer parameted to Notice of Order and adaptment Affecting Interest in Real Entire (Fine Order and Australia Control on Certifying A. Gloss and Symmony Sattlement), estimate in Cert Action Inic. PSD-01122 (CI)X, Entering A. Gloss and Symmony Sattlement), estimate in Cert Action Inic. PSD-01122 (CI)X, Entering A. (Sine). And a control of the Section Action Inic. Section Inic. S

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Eastment from A.D. Projects, LLC to Georgie Poser Company, dotted February 7, 2022, field far record March 22, 2022, and recorded in Deed Book 12591, Pags 1945, obsessed records. (AFFECTS Ref. SEMECT PROPERTY — PLOTED NO STORM AS DIE GRAPHIC CHRIST).

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8. It (em "Carifoliam" as sace in like 1954–59(2) and (3)" out recting is polessored engineering or bot exempts service, as ordined in D.C.A. 45-17-7(3) and (11), shall mean a signer detirent bend on the control of the proposal of t

BASIS OF BEARING:

The basis for all bearings shown hereon is the north line of the subject property, known as being South 85°55"(3)" East, per Deed Book 12549, Page 571 of the Chylon County Records.

SURVEYOR'S OBSERVATIONS:

At the time of this survey, there was no walkle relatince of entrocchments or violations.

By scient map location and graphic plotting only, the subject properly appears to lie entirity in Zone K-Unstables (firms determined to be obtained the 0.7% counted throne Boodpies) according to the Flood Insurince State John for the County's Claylon, State at County, Community Point &s. 1303/0000887, Effective

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SOURCE: This zoning information is taken from a zoning report compiled by Gobal Zoning LLC under Gobal Zoning Job & 67 23264, dated December 5, 2022

5 85\*49'06" E 751.32' Rec. & Mad.

Store

Stains

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16 10' Usuly Essement Book 12591, Page 349

Stairs

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Parent ID: 12-0490- p-00)

7776 Jameshere Rood Building 200

One Story Concrete Beilding 50,378 Square Feet Height=38\*

~ Rooded Area

776 Janesbara Rec Ruleton 100

1/7' fron Red



ALTA/NSPS LAND TITLE

Transforming the Industry
Surveying

Zoning

Environmental Real Support - Title Review Millman Surveying, Inc. Corporate Headquarters

4111 Bradley Circle NW

Canton, OH 44718 Phone: 800-520-1010 Fax: 330-342-0834

JLC PROPERTY LLC 10275 West Higgins Road, Suite 810 Rosement, Illinois 60018

SYMBOL LEGEND

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VESTED IN:

JLC PROPERTY LLC,

a Delaware limited liability company
Deed Book 1,2549, Page 574
Deed Book 1,2549, Page 674
Deed Book 1,2549, Page 695
Deed Book 1,2165, Page 695
Parel ID: 1,2090 A006 (Parcel 1)
Parcel ID: 1,0090 A006 (Parcel 2)

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1/2" Itoh Pige Found it Used /

P.D.C.-Schedule A-Parce 2

| TOTAL LAND AREA: | Parcel 1: 395,804 Square Feet | 9.0864 Acres | Parcel 2: 689,952 Square Feet | 15.8391 Acres | Grand Total: 1,085,755 Square Feet | 24.9255 Acres |

TOTAL LAND AREA:

199 Perking Spaces 10 Handleapped Spaces 251 Total Parking Spaces

SURVEY INFO:

Total Areo = 24.9255 Acres
Error of Closure Plot = 1 in 710,705
Hartportal Precision = 0.06'
Adjusted By. Not Adjusted
Equipment Used: Stones \$500A labiliti-freque

Field Hork Completed On: Hovember 13, 2022

REPERENCES: Deed Book 12549, Page 171 Deed Book 12549, Page 574

1/2" Iron Rod (Distorted) Fased & Used

(D)

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75' Making Subseque Lone per Zoning

Porcel 1: 395.804 Square Feet 9.0864 Acres Porcel 2: 889.352 Square Feet 13.8397 Acres Ground Total: 1.085.756 Square Feet 24.9255 Acres

(Besis of Bearings)
\$ 85"55"43" E 667.65" Rec. & Used
Concrete littoring that

Parcel 2 Schoolute A Parcel ID: 12049D A006

7776 Amesturo Road Building 300

To: USCIT Jonesboro Industrial LLC, a Deloadre limited Hobbilly company, First American Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were mode in occardance with the 2021 Minimum Standard Detail

Requirements for ALTA/NSSS Land Title Surveys, jurilly established and occopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 13, 14, 18, 17, and IS(depicted) of lable A thereof. The festional was connected on Newmorth 13, 2022. Date of Plot or May Newsober 22, 2022

BY: DATE: COMMENT: RF 11/28/2022 OC REVISIONS RGM 12/19/2022 CULENT COMMENTS RGM 12/19/2022 ZONNG

REVISION HISTORY



Sheel No. 1 of 1

7776 Joneshoro Boad 7776 Jonesboro Road nesboro Logistics Center City of Jonesboro County of Clayton State of Georgia 30236



1 INCH = 50 FT.



SURVEY NOT WILD INTHOUT SURVEYOR'S THOUSAND RIVEY AND SOMETHING ACTIONS SO

Marie Track III - IV MSI Project No. 55181 PC: TRM PM: RF Drafter: BEV

# **Gateway North**

This is the North Main and Jonesboro Road corridors located north of Downtown. This area is the main gateway into the city from the north and is many visitors' first impression of the city. This is also an area targeted for redevelopment and reinvestment.

### Uses:

- Office/Institutional
- Commercial/Retail

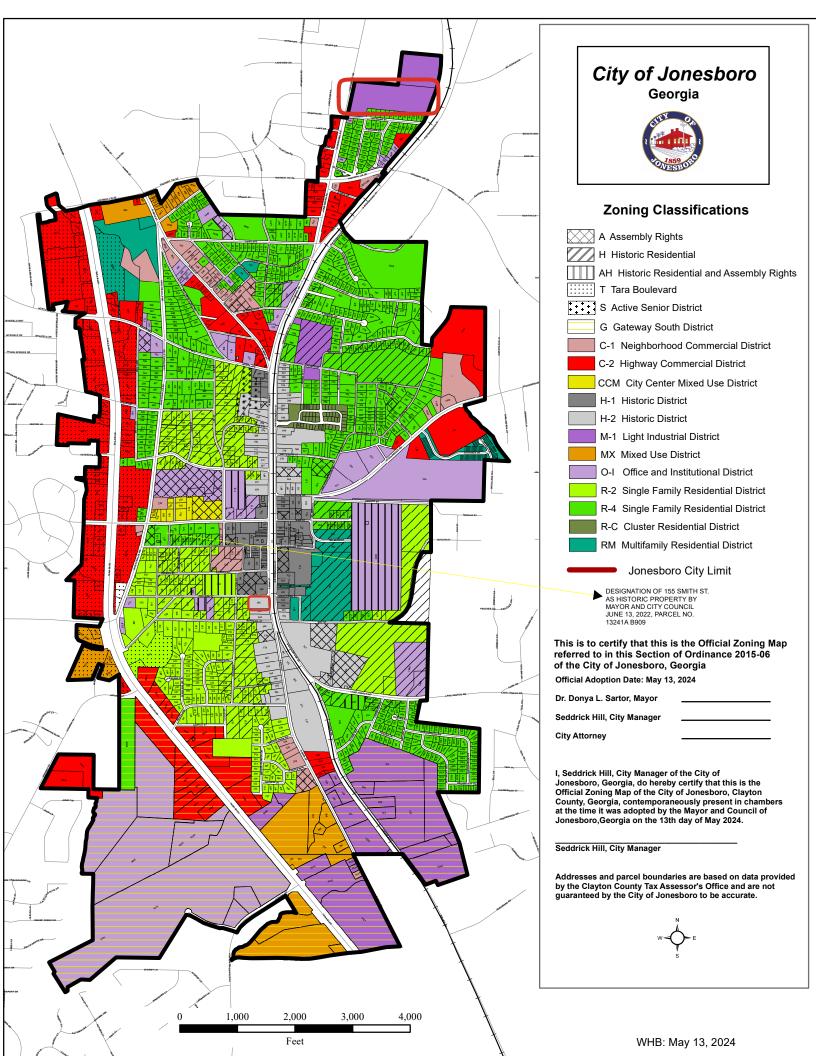
# **Implementation Measures:**

- 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 neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Screen truck docks and waste handling areas from public view.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.
- Connection to the future MARTA BRT alternative along State Route 54 must be considered.











# CITY OF JONESBORO 770-478-3800

7/08/2025

4:18 PM

REC#: OPER: REF#:

TERM:

TRAN: CONDITIONAL USE 7776 JONESBORO RD; BUILD 100

TSUNAMI VOLLEYBALL INC

ZONING & LAND U

TENDERED:

600.00 CHECK

APPLIED:

600.00-

CHANGE:

0,00

THANK YOU FOR VISITING THE CITY OF JONESBORO 1859 CITY CENTER WAY JONESBORO, GA 30236