

	<p align="center">CITY OF JONESBORO, GEORGIA COUNCIL</p> <p align="center">Agenda Item Summary</p>	<p>COUNCIL MEETING DATE: 9/2/25 - Work Session 9/8/25 - Public Hearing</p>																	
Requesting Agency (Initiator) Cloide Elvie (Applicant)		Sponsor(s) Community Development																	
Item Title:	Council to discuss Conditional Use Permit Application #25-CUP-008, submitted by Cloide Elvie. The request is to operate an automotive repair shop. The property is located at 239 South Main Street, Jonesboro, Georgia 30236 (parcel #06001C D006). (Staff Recommends Approval).																		
Requested Action - The request is for an automotive repair shop.																			
Requirement for Board Action - To consider the following conditions requirements in Sec. 86-652. - NAICS <u>811111</u> , 81112, 811112, 811113, 811118, 811198, 811121 - All types of vehicle repair and maintenance, but not oil change and lubrication shops.																			
<p>Staff Report</p> <p>Summary and Background (First sentence includes Agency recommendation. Provide an executive summary of the Action that gives an overview of the relevant details for the item.)</p> <p>The applicant is requesting a conditional use permit to allow for an automotive repair shop in the C-2 (Highway Commercial District). The City of Jonesboro Zoning Ordinance permits this proposed use with the C-2 (Highway Commercial District) zone district subject to the approval of Conditional Use and compliance with the standards in Section 86-652 of the zoning ordinance. The subject property is approximately 1.22 +/- acres.</p> <p>Zoning History - The subject property is zoned C-2 (Highway Commercial District) according to the City's Official Zoning Map which was adopted on May 12, 2024, by the Mayor and Council.</p> <p>Table 1.0 (following page) illustrates the zoning and current land uses for the adjacent properties.</p> <p>Table 1.0 Adjacent Zoning/Land Use</p> <table border="1" data-bbox="203 1228 1416 1577"> <thead> <tr> <th></th> <th>Current Zoning</th> <th>Current Land Use</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>H-2 (Historic District)</td> <td>Undeveloped</td> </tr> <tr> <td>East</td> <td>R-4 (Single Family Residential District)</td> <td>Residential Subdivision</td> </tr> <tr> <td>South</td> <td>C-2 (Highway Commercial District)</td> <td>Commercial</td> </tr> <tr> <td>West</td> <td>C-1 (Neighborhood Commercial District)</td> <td>Commercial</td> </tr> </tbody> </table> <p>Table 2.0 Future Land Use</p> <table border="1" data-bbox="203 1667 1416 1808"> <thead> <tr> <th>Future Land Use</th> </tr> </thead> <tbody> <tr> <td>2021 City of Jonesboro Comprehensive Plan – Gateway South</td> </tr> </tbody> </table>				Current Zoning	Current Land Use	North	H-2 (Historic District)	Undeveloped	East	R-4 (Single Family Residential District)	Residential Subdivision	South	C-2 (Highway Commercial District)	Commercial	West	C-1 (Neighborhood Commercial District)	Commercial	Future Land Use	2021 City of Jonesboro Comprehensive Plan – Gateway South
	Current Zoning	Current Land Use																	
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<p>Development Regulations Relevant to Request</p> <ul style="list-style-type: none"> <u>Article XVII, Sec 86-652</u>. - NAICS 811111, 81112, 811112, 811113, 811118, 811198, 811121—Automotive Repair, General, including Engine Repair and Replacement 																			

- Article XII guides the conditional use application requirements
- Article V, 86-107 C-2 (Highway Commercial District)
- 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 86-652. - NAICS 811111—Automotive Repair, General, including Engine Repair and Replacement

The following conditions are assigned in the C-2 zone district:

1: No vehicles in a state of disrepair shall be parked or stored in view of the street or adjacent residential areas.

The use must comply with this requirement

2: All applicable regulations concerning the proper storage and disposal of fluids shall be observed proposed.

The proposed use must comply with this requirement

3: A 25-foot-wide vegetative buffer shall be established between repair facilities and adjacent residential properties.

Not illustrated, Required

4: No junkyard or salvage yard shall occur on the property.

The proposed use must comply with this requirement

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

Complies

Exhibits Attached (Provide copies of original number exhibits consecutively.)

- Application Packet
- Sign
- Site Photos
- Maps

Staff Recommendation (Type name, Title, Agency and Phone number.) Staff recommends approval of this request with the following condition:

1. Submit site plan

Faith Akuta, Economic Development Manager, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	