

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 8/4/2025 Work Session 9/2/25 Work Session 9/8/25 Public Hearing															
Requesting Agency (Initiator): Danny Orr, Applicant		Sponsor(s): Faith Akuta, Economic Development Manager															
Item Title:	Council to discuss Conditional Use Permit Application #25-CUP-006, submitted by Danny Orr. The request is for a community assembly hall, retail space, and an apothecary that will also serve coffee and light fair. The property is located at 154 South Main Street, Jonesboro, GA 30236, parcel 13241D E001.																
Requested Action: The request is for a community assembly hall, retail space, and an apothecary that will also serve coffee and light fair.																	
Requirement for Board Action: To consider the following conditions requirements in Sec. 86-598. - NAICS 722513—Restaurants, limited-service, including fast food and take-out, with or without drive-through windows, which provides the purpose and authority to regulate this section of the Zoning Ordinance.																	
<p><u>Staff Report</u></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 to allow for a community assembly hall, retail space, and an apothecary that will also serve coffee and light fair in the H-2 (Historical District). The City of Jonesboro Zoning Ordinance permits this proposed use with the H-2 (Historical District) zone district subject to the approval of Conditional Use and compliance with the standards in Section 86-598 of the zoning ordinance.</p> <p>The subject property is approximately 1.49 +/- acres.</p> <p>Zoning History</p> <p>The subject property is zoned H-2 (Historical 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 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 1556 1417 1902"> <thead> <tr> <th colspan="2">Current Zoning</th><th>Current Land Use</th></tr> </thead> <tbody> <tr> <td>North</td><td>H-1 (Historic District)</td><td>Undeveloped and Religious Facility</td></tr> <tr> <td>East</td><td>H-1 (Historic District)</td><td>Commercial</td></tr> <tr> <td>South</td><td>H-2 (Historic District)</td><td>Commercial</td></tr> <tr> <td>West</td><td>R-2 (Single Family Residence)</td><td>Residential</td></tr> </tbody> </table>			Current Zoning		Current Land Use	North	H-1 (Historic District)	Undeveloped and Religious Facility	East	H-1 (Historic District)	Commercial	South	H-2 (Historic District)	Commercial	West	R-2 (Single Family Residence)	Residential
Current Zoning		Current Land Use															
North	H-1 (Historic District)	Undeveloped and Religious Facility															
East	H-1 (Historic District)	Commercial															
South	H-2 (Historic District)	Commercial															
West	R-2 (Single Family Residence)	Residential															

Table 2.0 Future Land Use

Future Land Use

2021 City of Jonesboro Comprehensive Plan - Downtown

Development Regulations Relevant to Request

- Article VI, Sec 86-598. - NAICS 722513—Restaurants, limited-service, including fast food and take-out, with or without drive-through windows.
- Article XII guides the conditional use application requirements
- Article XII guides the conditional use application requirements.
- Article V, 86-103 H-2 (Historical 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 86-598. - NAICS 722513—Restaurants, limited-service, including fast food and take-out, with or without drive-through windows.

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

1: Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided.

The number of seats and employees is not known at this time. For restaurant use parking requirements are calculated based on either one space per 100 square feet of gross floor area, or one space for every three customer seats, plus one space for every two employees on the shift with the highest number of staff.

According to the applicant's site plan dated June 17, 2025, the property provides a total of 31 parking spaces, including 4 accessible spaces.

2: 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.

A buffer is not indicated on the applicants site plan dated June 17, 2025. The western property line abuts residentially zoned property and the distance from built elements (including paved parking areas) measures less than 50 feet.

Exhibits Attached (Provide copies of originals, number exhibits consecutively.)

- Application Packet
- Sign
- Maps

Staff Recommendation: (Type name, Title, Agency and Phone number.)

Staff recommends approval of this request with the following condition:

1. A solid fence, at least six (6) feet in height, must be installed along all property lines where the site abuts residentially zoned property, to provide adequate screening and separation between the subject property and adjacent residential areas.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title City Clerk Jewett	Date 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.
Signature	City Clerk's Office	