

	<p>CITY OF JONESBORO, GEORGIA COUNCIL</p> <p>Agenda Item Summary</p>	<p>COUNCIL MEETING DATE: 3/2/2026 -Work Session 3/9/2026 -Public Hearing</p>															
<p>Requesting Agency (Initiator) Tapestry School, Inc. (Applicant)</p>	<p>Sponsor(s) Community Development Director, Faith Akuta</p>																
<p>Item Title:</p>	<p>Public Hearing regarding Conditional Use Permit Application #26-CUP-001, submitted by Tapestry School, Inc. The request is to operate a public charter school serving students in grades 6–10. The property is located at 142 College Street, Jonesboro, GA 30236, parcel 13241C C014. Council to consider Conditional Use Permit #26-CUP-001.</p>																
<p>Requested Action Council to consider Conditional Use Permit Application 26-CUP-001 to operate a public charter school.</p>																	
<p>Requirement for Board Action To consider the following conditions requirements in Sec. 86-187. - NAICS 6111— Private schools: Elementary and secondary, which provides the purpose and authority to regulate this section of the Zoning Ordinance.</p>																	
<p><u>Staff Report</u></p> <p>Zoning History</p> <p>The subject property is zoned R-2 (Single Family Residential District) and located in the AH (Historical Residential and Assembly Rights) overlay 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="204 1482 1419 1948"> <thead> <tr> <th colspan="2">Current Zoning</th> <th>Current Land Use</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>R-2 (Single Family Residential District) and C-1 (Neighborhood Commercial District)</td> <td>Religious</td> </tr> <tr> <td>East</td> <td>H-1 (Historic District)</td> <td>Religious</td> </tr> <tr> <td>South</td> <td>R-2 (Single Family Residential District) O&I (Office and Institutional District)</td> <td>Residential and Retail</td> </tr> <tr> <td>West</td> <td>R-2 (Single Family Residential District)</td> <td>Residential</td> </tr> </tbody> </table>			Current Zoning		Current Land Use	North	R-2 (Single Family Residential District) and C-1 (Neighborhood Commercial District)	Religious	East	H-1 (Historic District)	Religious	South	R-2 (Single Family Residential District) O&I (Office and Institutional District)	Residential and Retail	West	R-2 (Single Family Residential District)	Residential
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Staff Analysis:

The subject property was originally developed in 1965 and consists of approximately 5.04 +/- acres.

The applicant is requesting approval of a Conditional Use Permit to operate a public charter school within the R-2 (Single-Family Residential) zoning district and the AH (Historical Residential and Assembly Rights) overlay district. The City of Jonesboro Zoning Ordinance permits public charter schools in the R-2 district, subject to Conditional Use approval and compliance with the standards set forth in Section 86-187 of the ordinance.

Development Regulations Relevant to Request

- Article VI, Sec 86-187. - NAICS 6111—Private schools: Elementary and secondary
- Article XII guides the conditional use application requirements
- Article V, 86-97, R-2 (Single Family Residential District)
- Article V, 86-110, AH (Historical Residential and Assembly Rights)
- 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 86-187. - NAICS 6111—Private schools: Elementary and secondary.

The following conditions are assigned in the O-I zone district:

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

Does not meet the requirement. The school is located on a local street; however, it is proposed to operate within an existing church facility with a school setup.

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

Meets requirement.

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).

Meets requirement.

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

Existing. The proposed use will utilize existing parking, loading, and circulation associated with the existing building. No new improvements are proposed.

5: No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.

Existing. The proposed use will utilize existing parking areas. No new paved parking is proposed.

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.

Existing. The proposed use will occupy an existing building. No vertical expansion or increase in building height is proposed.

Exhibits Attached

- Application Packet
- Maps
- Sign
- Site Photos
- Legal Ad

Staff Recommendation

Staff recommends **approval** of the request to operate a public charter school with the following condition:

1. A traffic management and drop-off/pick-up plan shall be submitted to and approved by City staff prior to issuance of a Certificate of Occupancy.

Faith Akuta, Community Development Director, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	

Tapestry School, Inc. (26-CUP-001)

Signature	City Clerk's Office	
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