

Re: Jonesboro, GA: Zoning Verification Request - Nelson Rohrbach

From [REDACTED]
Date Mon 2026-06-15 12:13 PM
To David Allen <dallen@jonesboroga.gov>; Maria Wetherington <mwetherington@jonesboroga.gov>; Pat Daniel <pdaniel@jonesboroga.gov>

 Jonesboro, GA: Zoning Verification Request

Name of Applicant: [REDACTED]
Name of Business: [REDACTED]
Property's Address: Street Address: 8296 Tara Blvd
City: Jonesboro
State / Province: GA
Postal / Zip Code: 30236

Email Address: [REDACTED]

Phone: (Day) [REDACTED]

Phone: (Evening) [REDACTED]

Current Use of Property 24-hr Tire Shop called "Tire Village"

Proposed Use of Property (Please provide in great detail the intended use of the property): Thank you all very much for the help. We are developers. We work with many high quality national retailers like Chipotle, McDonald's, Fifth Third Bank, and more. One of our breakfast QSR tenants would love to be at the this location. I'd like to know whether that use is permitted by right under the current designation or whether it requires a conditional or special use permit? If a drive-through triggers additional standards (stacking, queuing, access, setbacks), a pointer to the relevant code section would be appreciated.
Thank you!

Applicant's Signature [REDACTED]

Date 06-15-2026

CURRENT ZONING: C2 (HIGHWAY COMMERCIAL)

IN OVERLAY ZONE: YES

NAICS CODE: 722511 or 722513

You can [edit this submission](#) and [view all your submissions](#) easily.

APPROVED; SEE ATTACHED ZONING MAP PAGE

Name of Proposed Business – **CSC Properties**

Applicant – [REDACTED]

Proposed Address – 8296 Tara Blvd.

Current City Zoning District – **C-2 (Highway Commercial)**

In Overlay Zone? – **Yes (Tara Boulevard)**

NAICS Code – 722511 or 722513

Proposed Use – Restaurant, with or without drive-through window

NAICS Code	USES	R-2	R-4	R-C	CC M	RM	H-1	H-2	O-I	MX	C-1	C-2	M-1	Code Section
722511	Restaurants, Full-Service, Quality Restaurants	N	N	N	P	N	P	P	C	P	P	P	N	Sec. 86-597
722513	Restaurants, Limited-Service, including Fast Food and Take-Out, with Drive-Through Windows	N	N	N	N	N	C	C	N	N	C	P	P	Sec. 86-598

Use is permitted "by right" in the district indicated = P; Use requires a conditional use public hearing = C
Use is not permitted = N



Zoning Classifications	
	A Assembly Rights
	H Historic Residential
	AH Historic Residential and Assembly Rights
	T Tara Boulevard
	S Active Senior District
	G Gateway South District
	C-1 Neighborhood Commercial District
	C-2 Highway Commercial District
	CCM City Center Mixed Use District
	H-1 Historic District
	H-2 Historic District
	M-1 Light Industrial District
	MX Mixed Use District
	O-I Office and Institutional District
	R-2 Single Family Residential District
	R-4 Single Family Residential District
	R-C Cluster Residential District
	RM Multifamily Residential District

Approved

- Requires Health Department approval.
- Requires building permit and grease trap.
- Requires Design Review Commission approval on any exterior changes. All exterior changes must conform to Tara Blvd. Overlay architectural changes.
- Requires sign approval prior to installation of any exterior signage.
- Other Tara Blvd overlay standards for landscaping, parking, and buffers shall apply.

Tara Boulevard Overlay Architectural Standards

Sec. 86-109 (k) *Architectural standards.* The following architectural standards shall apply:

(1) *Minimum facade height.* A minimum facade height of 18 feet shall be maintained on arterial and collector roadways.

(2) *Street orientation.* Principal building entrances shall be oriented to public streets wherever possible. When approved by the zoning administrator, a principal building entrance may be oriented to a side yard provided said entrance is not more than 100 feet from the right-of-way of an adjacent street and directly connected to the adjacent street frontage by a continuous sidewalk not less than five feet in width.

(3) *Building materials.* Buildings materials for all exterior wall facades shall be constructed of brick, stone, textured concrete masonry units, stucco, or glass. Single-family dwelling facades shall be constructed with brick, stone, stucco, cement fiber board, wood siding or similar material approved by the zoning administrator.

(4) *Color.* All materials shall be earth-tone in color, as approved by the zoning administrator.

(5) *Prohibited materials.* Metal siding, vinyl siding, metal canopies and smooth faced concrete masonry units are prohibited.

(6) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia of residential structures.

(7) *Customer entrances for non-residential uses.* All customer entrances located along the front façade, shall feature a combination of three or more of the following features:

- a. Canopies and porticos.
- b. Overhangs.
- c. Recesses or projections.
- d. Arcades.
- e. Raised, corniced parapets.
- f. Peaked roof forms.
- g. Arches.
- h. Display windows.
- i. Architectural details, such as tile work and moldings which are incorporated into the building structure and design.

(9) *Accessory structures.* Building materials, architectural features and colors of exterior finishes of accessory structures shall be consistent with the principal structure.

(10) *Massing and modulation.* The massing of building facades oriented to public streets shall incorporate either modulation, defined here as a wave in the exterior wall, with horizontal breaks at least every 100 feet. Front facade design shall provide varying wall offsets and other architectural features to create horizontal (wall) and vertical building articulation.

(11) *Fenestration.* At least 40 percent of non-residential facades facing arterial and collector roadways must be clear glass.

(12) *Roof features.* Rooflines shall incorporate roof features (extensions, and/or projections such as a gable, parapet, dormers or others) that achieve visual interest through variation of the roofline. These features shall conform to the following specifications:

- a. Roof features shall not exceed the average height of the supporting walls.
- b. The average height of parapets shall not exceed 15 percent of the height of the supporting wall. Parapets shall feature three dimensional cornice treatments.
- c. Cornices shall have perceptible projection or overhanging eaves that extend past the supporting walls.
- d. The roof pitch of sloped roofs shall be a minimum of 4:12 (vertical to horizontal).

(13) *Rooftop equipment.* All rooftop equipment shall be screened from public view by parapets, dormers or other screens.

(14) *Fencing.* Chain link fencing shall not be visible from any public street.

David Allen

From: David Allen
Sent: Tuesday, June 16, 2026 12:13 PM
To: [REDACTED]
Cc: Blue Cole; Donya Sartor; Faith Akuta; Maria Wetherington; Pat Daniel; Derry Walker
Subject: Zoning Verification Request - 8296 Tara Blvd, CSC Properties, Restaurant
Attachments: Zoning Verification Request - 8296 Tara Blvd, CSC Properties, Restaurant.pdf; Zoning Verification Map - 8296 Tara Blvd, CSC Properties, Restaurant.pdf; Credit Card Authorization Form (fillable).pdf

Hello, [REDACTED]

Name of Proposed Business – CSC Properties
Applicant – [REDACTED]
Proposed Address – 8296 Tara Blvd.
Current City Zoning District – C-2 (Highway Commercial)
In Overlay Zone? – Yes (Tara Boulevard)
NAICS Code – 722511 or 722513
Proposed Use – Restaurant, with or without drive-through window

Please find attached your completed zoning verification request. Your request for “Restaurant, with or without drive-through window” is hereby approved.

The next step in the process is to remit payment in the amount of \$87.00 to begin the inspection process (Contact City Hall at 770-478-3800). After the inspection process is completed, the Occupational Tax Application will need to be completed and submitted to either Maria Wetherington mwetherington@jonesboroga.gov or Pat Daniel pdaniel@jonesboroga.gov

For any new construction for the building, please note the following:

- Requires Health Department approval.
- Requires building permit and grease trap.
- Requires Design Review Commission approval on any exterior changes. All exterior changes must conform to Tara Blvd. Overlay architectural changes.
- Requires sign approval prior to installation of any exterior signage.
- Other Tara Blvd overlay standards for landscaping, parking, and buffers shall apply.

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For all Tara Blvd Overlay standards, please refer to the following link:

https://library.municode.com/ga/jonesboro/codes/code_of_ordinances?nodeId=PTIIICOR_CH86ZO_ARTVDISTP_EUS_S86-109TABOOV

Thank you,

David Allen
Community Development Director