



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
10/5/26 Work Session
10/13/26 Regular Meeting

Requesting Agency (Initiator):

FoxTrail 90 Lots LLC and Templar Development

Sponsor(s):

**Agenda
Language:**

Council to discuss FoxTrail Developer's Agreement

Requested Action/Recommendation:

Approval of FoxTrail Developers Agreement

Requirements for Mayor & Council Action:

Review and Approval of FoxTrail Developers Agreement to proceed to the building permit stage

Is this Item Goal Related?

Yes

Summary and Background:

Staff Report

The Conditional Use for the development was approved in August 2023, with 13 approval conditions, including:

3. A developer's agreement shall be provided to and approved by the Mayor and Council pertaining to architectural and site design elements, including streetlights. Development shall form an HOA.

A Variance for certain development standards was also approved in August 2023.

Though the approval conditions for the conditional use and the variance are legally binding, the developers agreement is the binding contract between the developer and the City that establishes the terms under which the development project proceeds. It locks in current regulations, infrastructure requirements, and any development phasing.

The land disturbance permit was approved some time ago, and all mass grading, road construction, and utility installation are complete.

The final plat is a separate document which, by code, is approved administratively via Community Development Director review and Mayor and City Manager signature prior to recording. This has already occurred.

The road dedication process is a separate stage from the final plat and needs to occur in the near future, prior to issuance of the first building permit.

The establishment of the street light district involves standalone documents and needs to occur in the near future, prior to issuance of the first building permit.

The developer is requesting, for the sake of time and to start the building permit process as soon as possible, to have the developers agreement be approved at the work session on October 5th.

Fiscal Impact:

Private Development

Exhibits/Supporting Documents Attached:

- Developers Agreement

Contact Information: David Allen, 470-726-1625

Date Submitted:

FOLLOW-UP APPROVAL ACTION

Typed Name and Title:

Date:

Signature:

Form Revised 7/28/26 sj