

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: Work Session: 11/3/25 Public Hearing: 11/10/25
Sponsor(s) Max Kovtoun (Applicant)		Sponsor(s) Interim Community Development Director Faith Akuta
Item Title:	Council to discuss Conditional Use Permit Application #25-CUP-009 submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels # 06032A B002, 06032A B002Z, 06032A B003, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consists of 29.14 +/- acres. The request is for a multifamily development. (Staff Recommends Approval with Conditions)	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss conditional use permit for a multifamily development.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) <i>Sec. 86-118(k)(1)(g) Porches and balconies.</i>		
Is this Item Goal Related? (If yes, please describe how this Action meets the specific Board Focus Area or Goal.) Yes.		
<u>Summary and Background</u> Zoning History: On September 16, 2024, the applicant received Conditional Use approval (24-CU-09B) for parcels 06032A B002 and 06032A B002Z, subject to conditions, to permit a multifamily development consisting of three four-story buildings, a central amenity area, and approximately 200 residential units. That approval was conditioned on compliance with Section 86-205 (Multifamily – Apartments), Section 86-101 (R-M Multifamily District Standards), and Section 18-118 (Gateway South Overlay District Standards).		
Table 1.0 (following page) illustrates the zoning and current land uses for the adjacent properties.		

Table 1.0 Adjacent Zoning/Land Use

Current Zoning		Current Land Use
North	C-1 (Neighborhood Commercial District) and A (Assembly Rights); M-1 (Light Industrial District) and G (Gateway Overlay District); R-2 (Single Family Residence)	Office, Single Family Residential, and, Commercial
East	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
South	M-1(Light Industrial District) and G (Gateway Overlay District)	Industrial
West	O-I (Office and Institutional District) and G (Gateway District)	Government

Staff Analysis:

The applicant is requesting approval of a Conditional Use Permit The subject property is zoned MX (Mixed Use) and is located within the Gateway South (G) Overlay District. According to the applicant's site plan dated August 15, 2025, the total project area encompasses approximately 29.14 +/- acres.

On September 16, 2024, the applicant was granted Conditional Use approval (24-CU-09B) for parcels 06032A B002 and 06032A B002Z, subject to conditions, to permit a multifamily development. The approved plan envisions three four-story multifamily buildings, a central amenity area, and approximately 200 residential units. That approval is conditioned on conformity with the requirements of Section 86-205 (Multifamily – Apartments), Section 86-101 (R-M Multifamily District Standards), and Section 18-118 (Gateway South Overlay District Standards).

The applicant's current site plan includes additional parcels 06032A B003 and 06032A B006, which were not part of the original Conditional Use approval (24-CU-09B). Therefore, a new Conditional Use approval is required to incorporate these parcels into the overall development and authorize the project as proposed in the site plan dated August 15, 2025. Concurrent variance requests have also been submitted to request relief from applicable development standards.

Development Regulations Relevant to Request

- Article XII guides the conditional use application requirements
- Article V, Section 86-104 MX (Mixed Use District)
- Article V, Section 86-101 (R-M Multifamily District Standards)
- Article VI, Section 86-205 (Multifamily – Apartments)
- Section 18-118 (Gateway South Overlay District Standards)
- APPENDIX. – THOROUGHFARE PLAN *for* Street Classifications: Design Guidelines by Street Classification
- All other sections regarding site development and requirements

Fiscal Impact (Include projected cost, approved budget amount and account number, source of funds, and any future funding requirements.)

- **Private Developer**

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

- **Application Packet**
- **Supporting Documents**
- **Sign Photo**
- **Site Photos**
- **Maps**

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

Staff Recommends **approval** of the applicants request for a multifamily development with the following conditions:

1. Development must comply with Section 86-205 (Multi-Family) and Section 86-101 (R-M Standards), except as modified by the concurrently approved variances.
2. All structures must follow Section 86-118 (Gateway South Overlay) design standards, except as modified by the approved variances.
3. No development activity or permit issuance shall occur until all plans have been reviewed and approved by staff for full compliance with these conditions and applicable standards.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	