

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: Work Session: 11/3/25 Public Hearing: 11/10/25
Requesting Agency (Initiator) Max Kovtoun (Applicant)		Sponsor(s) Interim Community Development Director Faith Akuta
Item Title:	Council to discuss Variance Application 25-VAR-003, requesting relief from Section 86-118(O) of the City of Jonesboro Zoning Ordinance, which outlines the landscape requirements specifically related to sidewalks.	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss Variance Application #25-VAR-003 submitted by Max Kovtoun for properties located at 262 and 294 South Main Street (Parcels #06032A B002, 06032A B002Z, & 06032A B006), Jonesboro, Georgia 30236 within the MX (Mixed Use) District and the G (Gateway South District). The properties consist of 29.14 +/- acres. The request seeks relief from the Gateway South District's exterior architectural design and material standards specifically related to sidewalks.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 86-118(O) - <i>Sidewalks</i>		
Is this Item Goal Related? Yes.		
Summary and Background 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

Summary and Staff Analysis

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.

The applicant is requesting a variance from Section 86-118(O), which governs sidewalk requirements for residential, commercial, and office developments within the Gateway South Overlay District. Under this provision, sidewalks must be separated from adjacent curbs by a grassed or landscaped median strip at least two feet wide and constructed in accordance with ADA standards. The applicant seeks relief from the landscaped median strip requirement.

Additionally, the site plan now includes parcels 06032A B006 and 06032A B003, which were not part of the original Conditional Use approval. A concurrent Conditional Use permit has been submitted to include these parcels and ensure compliance with applicable MX zoning and Gateway South Overlay District standards.

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 to reduce the landscape strip between the curb and sidewalk with the following conditions:

1. The applicant must submit a landscaped edge treatment plan with a defined edge, layered plantings, and design that meets the intent of the two-foot median strip. Community Development must approve this alternative before final plat submittal.

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	