

	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 11/3/2025 -Work Session 11/10/2025 -Public Hearing
Requesting Agency (Initiator) Sherita Cherry (Applicant)		Sponsor(s) Faith Akuta, Interim Community Development Director
Item Title:	Council to discuss Conditional Use Permit Application #25-CUP-010 submitted by Sherita Cherry for property located at 8712 Tara Blvd. (Parcel # 05242B A002), Jonesboro, Georgia 30236. The property consists of 0.40+/- acres. The request is for the operation of a Technical and Trade School for cosmetology. (Staff Recommends Approval)	
Requested Action Council to discuss Conditional Use Permit Application for the operation of a Technical and Trade School for cosmetology.		
Requirement for Board Action Sec. 86-197. - NAICS 6115—Technical and Trade Schools, which provides the purpose and authority to regulate this section of the Zoning Ordinance.		
Summary and Background <u>Staff Report</u> The applicant is requesting approval of a Conditional Use Permit to operate a Technical and Trade School for cosmetology within the O-I (Office and Institutional) zoning district. The City of Jonesboro Zoning Ordinance allows this use in the O-I district, subject to Conditional Use approval and compliance with the standards outlined in Section 86-197 of the ordinance. The property was originally developed in 1954 and is approximately 0.40 +/-acres. As such, the lot predates the current zoning ordinance adopted in 2005 and is therefore considered a legal nonconforming lot under Article X – Regulation of Nonconforming Lots, Uses, and Buildings. Pursuant to Article X, pre-existing lots and their characteristics may be treated as conforming for the purpose of permitting uses allowed in the zoning district, provided the proposed use does not expand or exacerbate the nonconformity. Zoning History The subject property is zoned O-I (Office and Institutional District) according to the City’s Official Zoning Map which was adopted on May 12, 2024, by the Mayor and Council. 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-2 (Highway Commercial District)	Undeveloped
East	R-2 (Single Family Residential District)	Single Family Residence
South	R-2 (Single Family Residential District)	Undeveloped
West	MX (Mixed Use District)	Commercial

Staff Analysis:

The property meets all other applicable O-I district requirements, including setbacks, building height, circulation, and use standards outlined in Section 86-197. Section 86-197 also requires that no paved parking area be established within 25 feet of a lot that is zoned residential or contains a residential use. The existing parking lot is set back from adjacent residential lots, and a six-foot wooden fence along the property lines provides a physical and visual buffer. No expansion of the parking area is proposed, and staff finds that the current configuration adequately meets the intent of the ordinance while mitigating impacts on neighboring residential properties.

The lot's pre-existing status under Article X allows it to be treated as conforming despite its size being less than the required one acre. The proposed Conditional Use will not expand the lot or building footprint in a way that increases nonconformity. Therefore, the property is suitable for the requested Technical and Trade School for cosmetology.

Development Regulations Relevant to Request

- Article VI, Sec 86-197. - NAICS 6115—Technical and Trade Schools.
- Article XII guides the conditional use application requirements
- Article V, 86-105 O-I (Office and Institutional District)
- Article X – Regulation of Nonconforming Lots, Uses, and Buildings
- 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 86-197. - NAICS 6115—Technical and trade schools.

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.

Meets requirement

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

The lot is approximately 0.40+/- acres and predates the 2005 zoning ordinance. Under Article X, its pre-existing status allows it to be treated as conforming for Conditional Use approval.

3: Truck driving schools shall be restricted to the M-1 district.

Not applicable; the applicant is not proposing to operate a truck driving school.

4: 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

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

Meets requirement

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

Existing Parking lot with wooded fence along property lines that abut residential property

7: 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.

Meets requirement

Exhibits Attached

- Application Packet
- Sign
- Site Photos
- Maps

Staff Recommendation

Staff recommends **approval** of the request to operate a Technical and Trade School for cosmetology.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	