

	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-004 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 landscape requirements.	
Requested Action (Identify appropriate Action or Motion, purpose, cost, timeframe, etc.) Council to discuss variance from landscape requirements.		
Requirement for Board Action (Cite specific Council policy, statute or code requirement.) Sec. 82-15(a)(4) - Landscape Regulations		
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. Based on the applicant's site plan dated August 15, 2025, the total project area is approximately 29.14 +/- acres.

The applicant is requesting a variance from Section 82-15(4), which requires a nonresidential landscape planting area at least six feet wide around the perimeter of each structure. Specifically, the applicant seeks relief from this requirement for two areas within the proposed development, as shown on the attached exhibit map. The remainder of the development will comply with the landscape planting 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 applicant's request for relief from the perimeter landscape planting requirement, limited to the two areas identified on the approved exhibit map.

1. The applicant must obtain a Conditional Use approval by the Mayor and City Council to include parcel 06032A B006 in the project. No development, permit issuance, or occupancy may occur on parcel 06032A B006 until that amendment is granted and all associated conditions are satisfied.

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	