



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236
City Hall: (770) 478-3800
Fax: (470) 726-1646
www.jonesboroga.com

VARIANCE REQUEST

Section 86-38. of the Jonesboro Zoning Ordinance allows for the issuance of an Administrative variances. An administrative variance may be granted up to ten percent of the standards of the above referenced chapter. In addition to the Variance Request, please provide a Letter of Intent to include each needed variance and the section of the City's code that pertains to each variance.

Please contact the Jonesboro City Hall (770) 478-3800 and speak with the City Clerk for further information.

Property Information:

Address: Tara Blvd., Jonesboro, GA 30236
Parcel Identification Number: 05239 241002
Size: 6.15 acres
Owner: Krishan Gupta Rev. Trust dtd 11/15/95 (Deepak Gupta, Trustee) & Vinod Kumar Jain

Note: if applicant is not the owner, the applicant must provide written permission from the owner – notarized, and owner's contact information. See Jonesboro City Hall staff to obtain permissible document.

Applicant Information:

Applicant Name: Pivotal Development LLC
Mailing Address: [REDACTED]
Email Address: [REDACTED] **Telephone:** [REDACTED]

PROJECT INFORMATION:

Section of Ordinance in which variance is needed: Sec 86-205(b)(7)-(10) - R-M standards controlling via Gateway South 'more restrictive' clause (86-118(d))

Requesting Variance from: R-M base standards to: Gateway South levels

Reason for Variance Request: Four variances from the R-M base standards that control via Gateway South 86-118(d): (1) 1BR 900->700 SF, 2BR 1,200->900 SF; (2) 40'3-story-> 45'4-story; (3) 12-> 150 units/bldg; (4) 12-> 24.39 units/ac. All within the Gateway South Overlay's own limits. See Letter of Intent.

VARIANCE REQUEST

1. What are the extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district.

The property is developed as a single, unified four-story building serving 150 age-restricted senior units on 6.15 acres. Concentrating the units in one compact building - the efficient form for senior housing - drives the height, per-building and density figures, each of which remains within the Gateway South Overlay's own limits (4 stories/60', 40 units/ac, no per-building cap).

2. List one or more unique characteristics that are generally not applicable to similarly situated properties.

The property is developed solely as age-restricted (55+) affordable LIHTC senior housing within the Gateway South Overlay, which expressly contemplates planned senior communities at up to 4 stories/60' and 40 units/acre. The City's Active Senior District (86-117(h)(4)) sets senior unit minimums at 700/900 SF, and HearthSide Jonesboro offers 1BR from 726 SF and 2BR from 884 SF.

3. Provide a literal interpretation of the provisions of above referenced chapter and/or section that would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located.

Applying the R-M base standards to this parcel - via the Gateway South 'more restrictive' clause (86-118(d)) - denies the applicant the compact senior product the overlay was written to enable, at densities, heights and unit sizes the overlay and the City's own Active Senior District already permit.

4. Demonstrate how a variance prevents reasonable use of the property.

Holding the project to R-M's 3-story/40', 12-unit-per-building, 12-unit-per-acre and 900/1,200 SF limits would make a feasible single-building affordable senior community impossible on this site and defeat the senior housing the Gateway South area calls for.

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

The requested figures track the Gateway South Overlay's own standards and the City's Active Senior District, not any act of the applicant. The conflict arises only from the overlay's 'more restrictive' clause importing the R-M base limits; the compact, single-building senior form is inherent to the use, not self-created.

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

The relief is the minimum necessary: each requested figure equals or falls within a standard the City has already adopted - the Gateway South Overlay limits (4-story/60', 40 units/acre, no per-building cap) or the Active Senior unit sizes (700/900 SF). No lesser relief yields a feasible senior community.

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?

No. A compact age-restricted senior building reduces household size, traffic and parking demand; density (24.39/ac) and height (45') stay well under the Gateway South maximums; enhanced perimeter buffers, a voluntary 100' tree-preservation setback and the retained wooded northern parcel protect surrounding property.

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

Yes. The Gateway South Overlay's stated purpose is diversified housing and planned residential communities for the 55-plus demographic at the very densities and heights requested. Granting the variances advances that purpose; the R-M base limits reflect the conventional development the overlay was written to modify.

[Applicant's executed signature is provided on the following page.]

PRINT NAME

SIGNATURE

DATE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

5. Please explain the reasoning for the variance and state whether it is a result of the applicant.

6. Demonstrate how the variance is the only result to allow reasonable use of the property.

7. Will the granting of the requested variance be injurious to the public health, safety or welfare?

8. Will the requested variance be in harmony with the purpose and intent of the above referenced chapter and/or section?

Nick McKee for Pivotal Development LLC

PRINT NAME



SIGNATURE

AUGUST 6, 2026

DATE

FEE AMOUNT

FOR OFFICE USE ONLY:

Date Received: ____/____/20____

Information Reviewed By: _____

Actions Taken By: _____

Misc. Notes: _____

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The Undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

DEEPAK GUPTA
PRINT NAME

 8/10/26
SIGNATURE/DATE

NOTARY:


SIGNATURE/DATE

SEAL

Jose Sabastro
Notary Public, State of New York
Registration No. 01SA0020604
Qualified in Bronx County
Commission Expires February 1, 2028

8/10/2026

ATTACHMENT -1-

PROPERTY OWNER'S AUTHORIZATION

The Undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of a variance for the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

VINOD K. JAIN
PRINT NAME

Vinod K. Jain
SIGNATURE/DATE

NOTARY:

Kathy Guckenberger
SIGNATURE/DATE





Campaign Contribution Disclosure Form (Zoning Action Applicant/Opponent)

Page 1 of 1

Updated JAN 2025

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor and Councilmembers, and/or any city official making recommendation. Rezoning action opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

Hearing Information

Variance - Tara Preserve, Tara Blvd (Parcel 05239 241002)

Zoning Action/Agenda Item

September 14, 2026

City Council Public Hearing/Meeting Date and Time

Council Consideration/Meeting Date and Time

Disclosure Statement

Have you made campaign contributions to one or more Jonesboro City Official(s), including the Mayor, Councilmembers, and/or city officials making recommendation to Council, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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City Official Name	Title	Dollar Value	Description of Gift >\$250
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I attest that all information provided above is true to fact.

Pivotal Development LLC, by Nick McKee, General Counsel	<i>Nick McKee</i>	8/6/26
Applicant Name	Applicant Signature	Date