



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
9/8/26 Work Session
9/14/26 Regular Meeting

Requesting Agency (Initiator):

**Faith Excel Economic Development Group LLC
and Carlos Soler Ober**

Sponsor(s):

**Agenda
Language:**

Council to discuss 26-CUP-005 Conditional Use Permit for property located at 106 South Main Street, Parcel No. 13241D C003, Jonesboro, Georgia 30236. The subject property is zoned H-1 (Historic District). The property consists of approximately 0.06 +/- acres. The request is for loft apartments on the second floor of the existing building, with office / retail on the first floor.

Requested Action/Recommendation:

Approval with conditions for 26-CUP-005 Conditional Use Permit for Loft Apartments

Requirements for Mayor & Council Action:

Review H-1 zoning standards and requirements for apartments

Is this Item Goal Related?

Yes

Summary and Background:

Staff Report

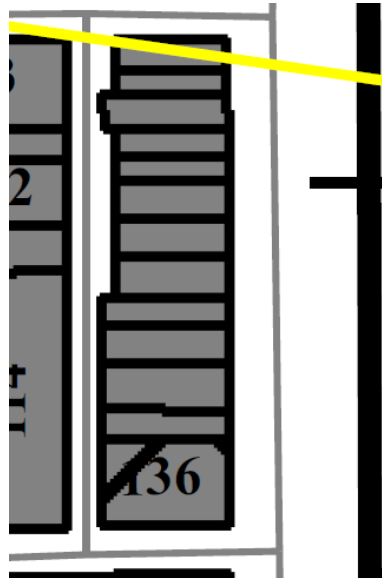
Zoning History

The subject property is currently zoned H-1 (Highway Commercial) and is located in the Arts and Entertainment District, according to the City's Official Zoning Map. This property is within the Downtown Character Area, which is "the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development."

Adjacent Zoning/Land Use

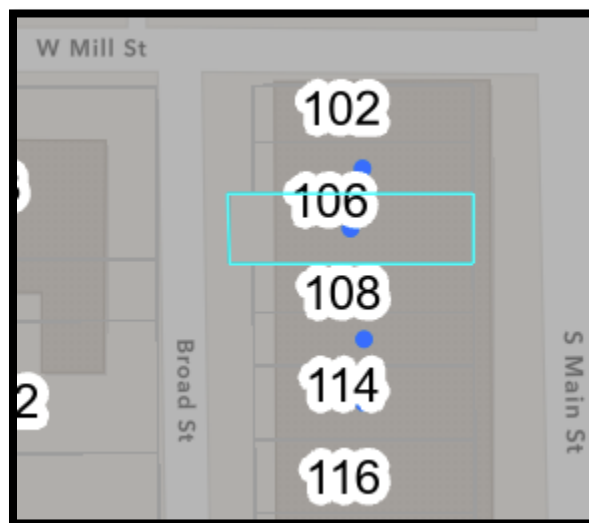
Current Zoning		Current Land Use
North	H-1 (Historic District)	Commercial / Office
East	H-1 (Historic District)	Commercial / Office
South	H-1 (Historic District)	Commercial / Office
West	H-1 (Historic District)	Commercial / Restaurant

There was a proposal for other loft apartments in this same block of buildings (128 South Main) several years ago, but it was never developed. If approved and developed, these will be the first of their kind in the downtown core. The closest similar development is recent conversion of a white brick office building into four apartment units at 145 North Main Street, not quite a fifth of a mile from the subject property.



Site Analysis

The subject property (building is nearly all of property parcel) dates to at least the 1930s (along with the rest of the connected buildings on “lawyers row”) and consists of approximately 0.06 acres. The two-story building has been remodeled several times through the years and has hosted a variety of uses, most recently the Ferguson Law Firm. The current owner (and applicant) has been demolishing older elements of the building interior. The property has access to South Main Street, a major collector street and, on the rear side, access to Broad Street, a local City street.



Development Regulations Relevant to Request

- Article VI, Sec. 86-205 and 86-101 – Standards for apartments
- Article VI specifies the Conditional Use Application requirements and procedures.
- Current Comprehensive Plan / Future Land Use Map
- Article XIII. - Parking, Loading, and Interior Circulation requirements
- Article V. – H-1 parking requirements
- APPENDIX. – THOROUGHFARE PLAN for Street Classifications: Design Guidelines by Street Classification
- All other Code Sections regarding site development and requirements

The request is for loft apartments on the second floor of the existing building, with office / retail on the first floor. Per the applicant:

The first floor will be used for offices and commercial space, and there will be three apartments total. To clarify the apartment layout, two of the apartments are one-bedroom loft-style apartments. Each of these units has one bedroom located on the upper loft level, which is accessed by an interior staircase. The third apartment is not a loft-style unit. It is a two-bedroom apartment, with both bedrooms located on the main apartment level. Regarding the “half-floor,” we are not adding another complete floor to the building. The additional upper area shown on the plans is only the loft portion of the two one-bedroom apartments. It occupies only part of the building footprint and provides the bedroom area for those two units.

So, in summary, the project will have three apartments: two 1-bedroom loft apartments and one 2-bedroom apartment.

The building will not increase its existing height.

This request for new apartments in a renovated commercial building with no real acreage is a little unique, since some of the zoning regulations (such as minimum property size and density) for apartments are intended for new builds of apartment communities on vacant property. The goal of the comprehensive plan for “residential to office conversions and vice versa” and “reinvestment and development” would apply here. Technically, the proposed loft apartments could be considered a “mixed-use dwelling.”

n/a	Mixed Use Dwelling, including Lofts	N	N	N	C	P	C	C	C	P	C	N	N	Sec. 86-182; Sec. 86-117; Sec. 86-118
-----	-------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---

Sec. 86-182. - Mixed family, including lofts.

The following conditions are assigned in the CCM, H-1, H-2, O&I and C-1 districts:

(1) No residential unit shall occupy a street level space.

The proposed apartments can meet this requirement and many of the apartment standards as well.

n/a	Multifamily (Apartment Communities)	C	C	N	C	C	C	C	N	C	N	N	N	Sec. 86-205; Sec. 86-117; Sec. 86-118
-----	-------------------------------------	---	---	---	---	---	---	---	---	---	---	---	---	---

Sec. 86-205. - Multi-family (apartment communities).

The following conditions are assigned in the R-2, R-4, CCM, R-M, H-1, H-2 and M-X districts:

(1) The standards of the R-M district shall control development of apartments. See below.

(2) Must be located off a street having a classification of collector or greater. South Main Street is a major collector.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property. Not applicable, since no single-family detached residences are adjacent to the building.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-M district shall conform to the following development standards:

(1) Minimum tract area: 87,120 square feet (two acres) Not applicable; this is intended for apartment developments with several new buildings on vacant land. If this was applied, no loft apartments could occur downtown.

(2) Minimum lot area per unit: Not applicable; this is not a standalone triplex building devoted exclusively to apartments.

a. Duplex: 4,000 square feet

b. Triplex: 4,000 square feet

c. Quadraplex: 4,000 square feet

(3) Minimum development tract width: 150 feet Not applicable

(4) Minimum front yard: 25 feet Not applicable

(5) Minimum side yard: 25 feet Not applicable

(6) Minimum rear yard: 35 feet Not applicable

(7) Minimum floor area for all individual dwelling units:

a. One-bedroom units: 900 square feet The calculated square footage of the heated / living area of each of the two one-bedroom apartments (minus the shared hallway and stairs) is 488.9 and 556.84 square feet respectively. Thus, an approved variance on dwelling size would have to be approved prior to a building permit being issued.

b. Two-bedroom units: 1,200 square feet The calculated square footage of the heated / living area of the two-bedroom apartment (minus the shared hallway and stairs) is 684.54 square feet. Thus, an approved variance on dwelling size would have to be approved prior to a building permit being issued.

c. Three-bedroom units: 1,400 square feet None planned.

(8) Maximum building height: Three-story and 40 feet Building is two-story and will not add height.

(9) Maximum number of units per building: 12 Only three

(10) Maximum density: 12 units per acre Not applicable; this is intended for apartment developments with several new buildings on vacant land.

(11) Minimum greenspace: 20 percent of gross acreage Not applicable; this is intended for apartment developments with several new buildings on vacant land.

(12) Minimum building separation: Not applicable; all buildings on this block are connected.

Requirements for Conditional Use Applications Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by mayor and council that the proposed use conforms to the minimum listed conditions and the standards of review of this article.

Approval of conditional uses is subject to the procedural requirements of property rezoning of article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the mayor and council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the mayor and council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the mayor and council. In making the decision regarding whether or not a conditional use has been discontinued, the zoning administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered.

Current Comprehensive Plan / Future Land Use Map

As stated before, this property is within the Downtown Character Area, which is “the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development.” **Based on the desired criteria below, loft apartments within buildings downtown can be an appropriate part of the City’s desired future vision for the downtown core and improves the “live, work, play” intent for the downtown’s future.**

Downtown

This is the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development, and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA bus lines. The Jonesboro LCI Study’s City Center Mixed Use District, Arts and Entertainment District, and its Historic District should be used as guidance within this area.

Uses:

- Office
- Residential
- Institutional
- Arts and Entertainment District
- Retail, Including Restaurants
- Historic District

Implementation Measures:

- The Downtown should include a viable mixture of retail, office, services, and residential.
- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to enighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- High standards of architecture and landscaping.



Article XIII. - Parking, Loading, and Interior Circulation requirements

There are no areas where a new, separate parking lot can be made for these apartments. Either the residents will have to use the existing angled parking along South Main Street or work out an arrangement with the City to use existing parking spaces (for a fee?) in the Broad Street development at the rear of the building. This is probably the most serious issue to discuss with this development.

Typically, apartment parking would be subject to this standard:

(2) *Single family attached and RM district uses shall provide 1.5 spaces for each dwelling unit. **Three units x 1.5 = 5 spaces required.***

There is enough spaces to meet this requirement along South Main Street, but residents will have to cross traffic to walk to the front of the building from their vehicle. The uses on the first floor (office, commercial) will also have to use the South Main Street parking.

However, the property is zoned H-1, and there are special parking requirements for H-1 zoned parcels:

Sec. 86-414. - Off-street parking in the historic district.

(a) [H-1 district.] Off-street parking requirements in the H-1 district shall be controlled by the following standards:

(1) Off-street parking, generally. At the time of establishment of any use or erection of any building, or at the time the floor area of any principal building is enlarged or increased by adding dwelling units or guest rooms, permanent off-street parking spaces improved with a brick, decorative stone pavers, asphalt or concrete surface shall be provided in accordance with the following standards:

a. Non-residential uses. Off-street parking may be provided within public parking facilities provided such facilities are located within 500 feet of the non-residential use. When public parking does not meet this proximity requirement, off-street parking shall be provided in accordance with the standards in [section 86-395](#).

*b. Residential uses. Off-street parking shall be provided for the property at the rate of one space per dwelling unit. This requirement may be met by designating off-street residential parking or by leasing space in the municipal parking deck. Off-street parking shall be within a minimum walking distance of 1,000 feet of the main entrance of the building such off-premises parking is intended to serve. **Per the photos below, the South Main Street angled parking and the Broad Street parking are a maximum of 340 feet from the building. One space per unit = Three parking spaces required.***

*c. Proximity of off-street parking spaces for use. All required parking for all uses shall be either on the same lot or within a walking distance of 500 feet of the main entrance to the building or use such off-premises parking is intended to serve. **Per the photos below, the South Main Street angled parking and the Broad Street parking are a maximum of 340 feet from the building.***

d. Combination of required parking spaces. The required parking spaces for any number of separate uses may be combined in one lot; however, the required spaces assigned to each use may not be assigned to another use, except as follows:

1. Parking spaces may be shared by more than one use provided the zoning administrator or his designee finds that the total number of spaces will be adequate at the peak hours of the uses such parking serves. Such a finding shall be based on data submitted by the applicant.

2. Half of the parking spaces required for a place of worship, theater or assembly hall whose peak attendance will be at particular times or days of the week may be assigned to a use that is closed at those times or dates.



Other considerations:

- Where will the residents trash cans go or will they use a shared dumpster?
- Mr. Usry of the Water Authority has confirmed that there are currently no regulations for apartments and grease traps and cooking in the kitchens.

Staff recommends approval of the three loft apartments, with the following minimum approval conditions:

1. If use is approved, a variance for minimum dwelling sizes shall be required to be approved prior to building permits being issued.
2. All exterior renovations, including signage and color schemes, shall be subject to review and approval by the Design Review Commission and the Historic Preservation Commission.
3. All Clayton Fire requirements shall be approved prior to building permits being issued, including possible sprinklers and fire escape ladders. Any required fire escape ladders shall be concealed from view along South Main Street.
4. Floor plans at time of permitting shall remain as per the floor plans approved by Mayor and Council.
5. Household trash container type and location shall only be as approved by the City.
6. Should the Mayor and Council designate certain City-owned parking spaces for residents' use, a use agreement shall be created and adopted.

Fiscal Impact:

Private Development

Exhibits/Supporting Documents Attached:

- Application
- Deed / Plat
- Letter of Intent
- Floor Plan
- Property Pictures

Contact Information: David Allen, 470-726-1625

Date Submitted:

FOLLOW-UP APPROVAL ACTION		
Typed Name and Title:	Date:	
Signature:	Form Revised 7/28/26 sj	