



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

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

Requesting Agency (Initiator):

Krishan Gupta Revocable Trust & Vinod Kumar Jain, and Pivotal Development LLC

Sponsor(s):

Agenda Language:

Council to discuss 26-REZ-003 map amendment (rezoning) for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned from C-2 (Highway Commercial) to RM (Multi-Family) for an age-restricted, senior apartment community. The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District.

Requested Action/Recommendation:

Approval with conditions for 26-REZ-003 Rezoning for age-restricted, senior apartment community.

Requirements for Mayor & Council Action:

Review R-M zoning standards and requirements for apartments

Is this Item Goal Related?

Yes

Summary and Background:

Staff Report

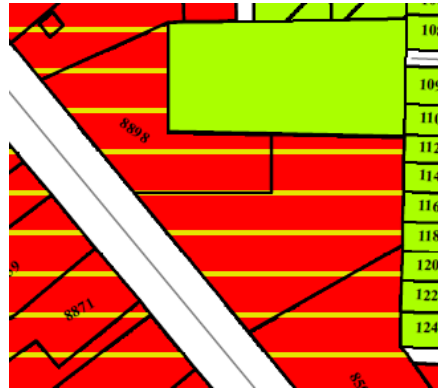
Zoning History

The subject property is currently zoned C-2 (Highway Commercial) and is located in the Gateway South Overlay District, according to the City's Official Zoning Map. This property is within the Gateway South Character Area, which is "a vibrant area with an intelligent mix of land uses that, through thoughtful planning and design guidelines, will improve the viability of this strategic area of the City." The residential component of the Gateway South will "help develop a more diverse range of quality housing to supplement the City's aging housing stock, including options for the 55-year-old-plus, active living demographic."

Adjacent Zoning/Land Use

Current Zoning		Current Land Use
North	C-2 (Highway Commercial) and R-2 (Single-Family Residential)	Commercial and Single-Family Residential
East	R-2 (Single-Family Residential)	Single-Family Residential
South	C-2 (Highway Commercial)	Commercial
West	C-2 (Highway Commercial)	Commercial

While various commercial uses predominate the Tara Blvd side of this property, there is an established R-2 residential neighborhood to the east. The applicant also owns the parcel to the north, which will remain R-2.



Site Analysis

The subject property has been vacant and wooded for many years. There are two separate self-storage businesses to the north and to the south of the subject property. Access for the subject property is only to Tara Blvd. The other parcel to the north that the applicant also owns has access to Cloud Street / South Avenue and Bastiste Park Road.



Development Regulations Relevant to Request

- Article VI, Sec. 86-205 and 86-101 – Standards for apartments
- Article XII specifies the Rezoning Application requirements and procedures.
- Current Comprehensive Plan / Future Land Use Map
- Article XIII. - Parking, Loading, and Interior Circulation requirements
- All other Code Sections regarding site development and requirements

This staff report will deal with the rezoning standards only. Separate staff reports will deal with the more specific conditional use standards for apartments and a variance request for dwelling size. The request is for age-restricted apartments in a new apartment community fronting Tara Boulevard.

Per the applicant:

Pivotal Development LLC proposes to develop Tara Preserve, a 150-unit, age-restricted (55+) senior apartment community on approximately 6.15 acres fronting Tara Boulevard (U.S. 19/41) in the City of Jonesboro. The project will be financed with 4% Low-Income Housing Tax Credits and developed in a single phase. The unit program consists of 136 one-bedroom units and 14 two-bedroom units within a single four-story building (approximately 45 feet in height), served by 225 on-site parking spaces.

This staff report will only deal with the standards below that are applicable to the rezoning.

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. Tara Blvd is an arterial road. This will be the only access.

(3) A minimum 25-foot wide buffer shall be maintained along all property lines adjacent to any single-family, detached residential property. This would apply to the eastern and northern property boundaries and is shown on the concept plan. Ideally, these need to be undisturbed buffers to better protect subdivision residents.

(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) The subject property is approximately 6.15 acres.

(2) Minimum lot area per unit: Not applicable; this is not just a duplex, triplex, or quadruplex. The building is proposed to contain 150 units.

a. Duplex: 4,000 square feet

b. Triplex: 4,000 square feet

c. Quadruplex: 4,000 square feet

(3) Minimum development tract width: 150 feet Tract width along Tara Blvd is 515 feet. Most narrow tract width is 315 feet.

(11) Minimum greenspace: 20 percent of gross acreage The listed open space on the concept plan is 40%.

(12) Minimum building separation: Not applicable; One building.

Current Comprehensive Plan / Future Land Use Map

As stated before, this property is within the Gateway South Character Area, which will “be a vibrant area with an intelligent mix of land uses that, through thoughtful planning and design guidelines, will improve the viability of this strategic area of the City.” **Based on the desired uses criteria below, an apartment community can be an appropriate part of the City’s desired future vision for this area.**

Gateway South

The aim with this character area is to give the city’s southern limits a new vitality and identity. Gateway South will be a vibrant area with an intelligent mix of land uses that, through thoughtful planning and design guidelines, will improve the viability of this strategic area of the City.

Uses:

- Office
- Commercial
- Planned Residential Communities
- Light Industrial
- Institutional

Implementation Measures:

- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- The residential component will help develop a more diverse range of quality housing to supplement the City’s aging housing stock, including options for the 55-year-old-plus, active living demographic.
- Close proximity of housing, new businesses, and offices will embody the City’s “live, work, play here” philosophy.
- Land uses and design guidelines here are superior to and independent of the Tara Boulevard character area; they focus on the thoughtful reinvigoration of the area.

Sec. 86-374. - Standards of review for map amendments.

(a) In ruling on any application for a zoning map amendment, city council shall act in the best interest of the public health, safety, morals and general welfare. In so doing, the council shall consider one or more of the following factors as may be relevant to the application; such consideration may be based on reports prepared by the city or its agents:

*(1) Relationship to the established land use pattern. The city shall assess the use and development of surrounding properties that tend to define the context of the property proposed for rezoning and determine whether the proposal is consistent with this context. **The surrounding area is already a mix of commercial and residential.***

(2) Compatibility with comprehensive plan; timing of development. The city shall determine whether the proposal is compatible with the city of Jonesboro Comprehensive Plan, including land uses indicated on the future land use map. The city shall also assess, based on the adopted comprehensive plan, whether the proposal would encourage use or development

*that is compatible with the timing of development anticipated in such policy guides as the community facilities and services element and the short term work program. **The Gateway South Character area that the subject property is in calls for planned residential communities as one of its appropriate uses, particularly the 55-year-old plus active living demographic.***

*(3) Suitability of the zoning proposal. The city shall determine whether the proposed zoning will permit a use of the property that is suitable in view of the zoning and use of adjacent and nearby property. **Per R-M zoning purpose, apartment developments may be established at the margin of neighborhood commercial districts, community shopping districts and employment centers, and represent a transition from office and commercial uses to lower density neighborhoods, which is the case between the storage businesses and the existing Batiste neighborhood.***

*(4) Impact on public facilities and services; referrals to other agencies. The city shall consider the availability of public facilities and services such as schools, water or sewer utilities, and police or fire protection, including those provided by other public agencies or authorities, and the impact of the proposal on demand for those public facilities and services. **The only road that will be impacted is the State-funded Tara Blvd. If this is approved as a 55-plus community, schools will not be impacted. Water and sewer will be provided by the Clayton County Water Authority. Sanitation may be privatized in the near future. Fire protection is provided by Clayton County. There will be an added burden on the City police department.***

*(5) Impact on public financial resources. The city shall assess the budgetary impact of the zoning proposal on the city and other public agencies or authorities in delivery, enhancement, expansion or maintenance of public utilities, schools, streets and other public services. **See above comments. This will be a privately funded development.***

*(6) Availability of other land suitable for the proposed use; effect on balance of land uses. The city shall consider the availability of other appropriate land already zoned for the proposed use, generally, and the availability of such land near the property proposed for rezoning. **This is one of the few undeveloped tracts in the City limits of enough size to accommodate an apartment community.***

*(7) Impact on neighborhood character. The city shall consider whether the proposal is consistent with the architectural style, density, scale and dwelling type prevalent in the surrounding neighborhood. The city shall also assess potential impacts of uses that would be permitted under the proposed zoning on the neighborhood, particularly any substantial adverse impacts on neighborhood quality or stability, or of any tendency of those uses to cause blight or depreciation. **There are no nearby developments of this type on Tara Blvd. The development shall comply with the high standards of the Gateway South Overlay. The existing neighborhood to the north and east will be buffered and will be largely out of sight from this development.***

*(8) Opportunity for economic use of property. The city shall consider whether the property has a reasonable economic use as currently zoned and determine whether substantial factors are present that prevent economic use of the property in accordance with existing regulations. **The property has been vacant for many years. This is the first proposal for this particular parcel in recent memory.***

*(9) Effect on adjacent property. The city shall consider whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property. **The existing***

neighborhood to the north and east will be buffered and will be largely out of sight from this development.

*(10) Impact on surrounding property values. The city shall determine whether the zoning proposal will be a deterrent to the value or improvement of adjacent property in accordance with existing regulations. **No adverse effect on surrounding property values is foreseen.***

*(11) Circumstances peculiar to the context. The city shall assess conditions or trends affecting the use and development of the property which may not be anticipated by the comprehensive plan or accounted for in the existing zoning of the property and determine whether such factors as may be present support approval or denial of the zoning proposal. **There are new residential developments south of the City on Tara Blvd.***

*(12) Impact on the public interest. The city shall judge whether the proposal reflects a reasonable balance between the promotion of the public health, safety, morality or general welfare and the right of individuals to unrestricted use of property. **There is a need for housing for this particular demographic in Jonesboro and Clayton County.***

*(13) Environmental impact. The city shall consider the possible impacts of the proposal on the environment, including, but not limited to, storm drainage, soil erosion and sedimentation, flooding, air quality, loss of natural areas and habitat and water quality and quantity. **The development will undergo erosion review and shall comply with the approved erosion plan. There are no streams on the property.***

(b) The city council shall also consider the following general lines of inquiry in assessing the appropriateness of a rezoning proposal:

*(1) Existing uses and zoning of the subject and nearby property; **Property is currently zoned C-2 and has no use. Nearby properties are zoned C-2 and R-2.***

*(2) Extent to which property values are diminished by the particular zoning restrictions; **No adverse effect on surrounding property values is foreseen.***

*(3) Extent to which the destruction of property values, if any, promotes the health, safety, morals, or general welfare of the public; **No adverse effects are foreseen.***

*(4) Relative gain to the public, as compared to the hardship, if any, imposed on the individual property owner; **There is a need for housing for this particular demographic in Jonesboro and Clayton County.***

*(5) Suitability of subject property for zoned purposes; and **The Gateway South Character area that the subject property is in calls for planned residential communities as one of its appropriate uses, particularly the 55-year-old plus active living demographic.***

*(6) Length of time the property, if vacant, has been vacant as zoned, considered in the context of land development in the areas and the vicinity of the property. **The property has been vacant and had its current C-2 zoning for a very long time. Commercial properties to the north, south, and west have already been developed.***

Staff recommends approval of the rezoning from C-2 to RM for a 55-plus, active adult apartment community only, 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 design elements shall comply with Gateway South Overlay standards and shall be subject to review and approval by the Design Review Commission.**
- 3. All other requirements of the Gateway South Overlay standards shall be met, including, but not limited to, amenities, lighting, security, and universal design.**
- 4. Parking design shall conform to the standards of ARTICLE XIII. - Parking, Loading and Interior Circulation and ARTICLE XV. - Landscaping and Buffers.**
- 5. Required buffers along the eastern and northern property lines shall be kept undisturbed to the maximum extent possible.**
- 6. Development shall be required to have a Tree Protection / Tree Replacement plan reviewed and approved by the Community Development Director prior to land disturbance.**
- 7. Clayton County Fire Department approval on the number of entrances on Tara Blvd is required prior to issuance of building permits.**
- 8. A GDOT permit on the driveway location is required prior to issuance of building permits.**
- 9. Access to the development via South Avenue, Cloud Street, Conkle Street, Batiste Park Road, and / or Batiste Garden Circle is prohibited.**
- 10. A developer's agreement shall be approved, specifying age restrictions on dwellings the provisions of amenities, and other necessary items.**

Fiscal Impact:

Private Development

Exhibits/Supporting Documents Attached:

- Application
- Deed / Plat
- Impact Analysis
- Concept Plan
- Building Rendering
- 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