



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

CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$600.00 (Non-Refundable).

Date of Application: August 6, 2026

Property Owner Authorization

I (We) Krishan Gupta Revocable Trust dtd 11/15/1995 (Deepak Gupta, Trustee) & Vinod Kumar Jain the

owner(s) of the following property located at: Land Lot 241, 5th District, Clayton County

Tara Blvd., Jonesboro, GA 30236 (Parcel 05239 241002)

Tax Parcel Number: 05239 241002 Size of Property: 6.15 acres

Located in Zoning District C-2 (RM proposed) do hereby request permission for a conditional use for the above described property under the Zoning Ordinance zoned for the following purposes:

Multifamily apartment community - age-restricted 55+ senior housing, approx. 150 units,

as part of a planned development (Sec. 86-205 & 86-118); C-2 parcel to be rezoned to RM.

Property Owner Information

Name: Krishan Gupta Revocable Trust did 11/15/1995 (Deepak Gupta, Trustee) & Vinod Kumar Jain

Mailing Address: [REDACTED]

City: _____ State: _____ Zip: _____

Phone: (Day) [REDACTED] (Evening) [REDACTED]

Applicant's Information

(If Different from Owner's Information)

Name: Pivotal Development LLC

Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Phone: (Day) [REDACTED] (Evening) [REDACTED]

Jonesboro Property Information

Existing Uses and Structures: Vacant, wooded land - no existing structures

Property address: Tara Blvd., Jonesboro, GA 30236 (Parcel 05239 241002)

Surrounding Uses and Structures: (See Official Zoning Map): See attached exhibit

Surrounding Zoning:

North: R-2 South: C-2 East: R-2 West: C-2

Details of Proposed Use: 150-unit age-restricted 55+ senior apartment community (see site plan)

Public Utilities: Public water & sanitary sewer - Clayton County Water Authority

Access, Traffic and Parking: Primary access from Tara Blvd (US 19/41); 225 spaces (1.5/unit)

Special Physical Characteristics: Wooded; ~20 ft grade fall; GDOT ROW along Tara Blvd frontage

Pursuant to Sec. 86-244 of the Jonesboro Code of Ordinances, a site plan shall accompany an application proposing the rezoning of property to one of the zoning districts contained in article V that is initiated by an owner of property or his agent.

SITE PLAN INFORMATION INCLUDING:

1. Name, address and phone number of property owner.
2. Name, address and phone number of the applicant (if different from the owner).
3. Nature of proposed uses, including a statistical summary of development indicators such as density, nonresidential floor area, maximum building heights, number of lots or dwelling units and minimum unit sizes, as appropriate.
4. A graphic indication of the architectural style, building materials and elevations anticipated.
5. Date of survey and source of datum, as appropriate.
6. Date of site plan and revision dates, as appropriate.
7. North arrow and scale, not to exceed one inch equals 50 feet.
8. Location (district and land lot) and size of the property in acres (or square feet if below one acre).
9. Location sketch of the property in relation to the surrounding area with regard to landmarks such as arterial streets or railroads. Sketches shall be at a scale sufficient to clearly indicate the location of the property, but not greater than one inch equals 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.
10. Proposed zoning classification of the property and zoning of all adjacent properties.
11. Man-made features adjacent to the property, including street right-of-ways and street names, city limits and other significant information such as bridges, water and sanitary sewer mains, storm drainage systems and other features, as appropriate.
12. Location and right-of-way width of all proposed streets.
13. Indication of domestic water supply source.
14. Indication of sanitary sewer service.
15. Approximate location of proposed storm water drainage and detention facilities.
16. Any existing or proposed easements.
17. Location of all improvements, public areas or community facilities proposed for dedication to public use.
18. Proposed lot lines and minimum front, side and rear building setbacks for each lot.
19. Approximate footprint and location of all existing and proposed buildings and structures on and adjacent to the site.
20. All existing and proposed access, driveways, parking and loading areas on or adjacent to the site.
21. Proposed solid waste disposal facilities and outdoor storage areas.
22. Proposed buffers and greenspace.
23. Proposed development schedule.

The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: AUGUST 6, 2024

Signed: _____

Notary: _____



STATE OF OHIO
COUNTY OF BUTLER
THERESA MARIE DENEGAR
Notary Public, State of Ohio
My Commission Expires
August 15, 2026

FOR OFFICE USE ONLY:

Date Received: ____/____/20____ Received By: _____

Fee Amount Enclosed: \$ _____

Public Notice Sign Posted (Date) _____

Legal Ad Submitted (Date) _____

Legal Ad Published (Date) _____

Date Approved: ____/____/20____

Date Denied ____/____/20____

Permit Issued ____/____/20____

Comment:

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 an amendment to 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.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Krishan Gupta Revocable Trust dtd 11/15/1995 (Deepak Gupta, Trustee) & Vinod Kumar Jain
PRINT NAME


SIGNATURE/DATE

APPLICANT:

Pivotal Development LLC, by ~~Charles Pendergraft~~ Vice President of Development
PRINT NAME


SIGNATURE/DATE

NOTARY:

 8/6/26
SIGNATURE/DATE



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 an amendment to 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.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Krishan Gupta Revocable Trust dtd 11/15/1995 (Deepak Gupta, Trustee) & Vinod Kumar Jain
PRINT NAME


SIGNATURE/DATE

Applicant's authorization is executed on page 5 of 6.

NOTARY:


SIGNATURE/DATE



SEAL

Date

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 an amendment to 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.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

PRINT NAME

SIGNATURE/DATE

APPLICANT:

Pivotal Development LLC, by Nick McKee,
PRINT NAME General Counsel

SIGNATURE/DATE

NOTARY:

SIGNATURE/DATE

SEAL