



Date Received: 07 07 2026

APPLICANT INFORMATION

APPLICANT NAME: FAITH EXCEL ECONOMIC DEVELOPMENT GROUP LLC

ADDRESS: [REDACTED]

PHONE: [REDACTED] CELL: [REDACTED] FAX: N/A

EMAIL ADDRESS: [REDACTED]

OWNER INFORMATION (If different from Applicant)

OWNER NAME: CARLOS SOLER OBRIEN

ADDRESS: [REDACTED]

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION (attach legal description)

ADDRESS: 100 S. MAIN ST JONESBORO GA 30236

PARCEL ID#: 132410 0003 LAND LOT: 241 DISTRICT: 13th

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: H-1 CURRENT LAND USE: OFFICES

PROPOSED LAND USE: LOFT, APARTMENT, OFFICE, RETAIL

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.): 2 EMPLOYEES

LOFTS AND APARTMENT OFFICE HRS 9AM TO 5PM

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: _____

Carlos Eduardo Soler R
Type or Print Owner's Name

[Signature]
Owner's Signature

05-04-2026
Date

Sworn and subscribed before me this _____ day of _____, _____

Notary Public

Commission Expires

(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Carlos Soler
Type or Print Owner's Name

[Signature]
Owner's Signature

05-04-2026
Date

Sworn and subscribed before me this _____ day of _____, 2026

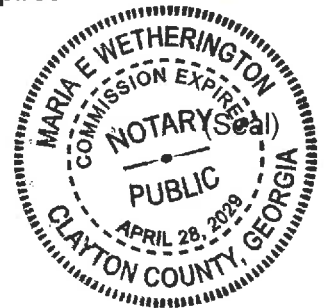
[Signature]
Notary Public

04 28 2029
Commission Expires

Timothy Vondell Jefferson
Type or Print Applicant's Name

[Signature]
Applicant's Signature

5/4/26
Date





CONDITIONAL USE PERMIT APPLICATION PROCESS

The owner of property within the City, or his authorized agent, may apply for a Conditional Use Permit for the property. To be accepted for consideration, all required application forms and documentation must be complete. A checklist is included herein, specifying the required documentation comprising a complete application packet.

Conditional use permit requests shall be submitted and considered according to the following process:

1. Pre-application Meeting: Applicant shall schedule a pre-application meeting with the Community Development Manager to discuss the request and necessary documents, fees and schedules pertinent to the request.
2. Application Submittal: Applicant shall submit a complete application to the Community Development Department.
3. Initial Staff Review: Application will be distributed to appropriate city staff and/or Design Review Commission for review and comment. All staff and/or Commission comments will be submitted to the Community Development Department within 5 working days.
4. Re-Submittal: Upon receipt of staff comments, all comments will be consolidated into a single report for distribution to the applicant. The applicant shall revise the plans in accordance with the comments received and resubmit the plan to the Community Development Department.
5. Public Notice: The Community Development Department will prepare newspaper ads and provide property signs to the Applicant to ensure proper notice of the public hearings.
6. Staff Evaluation: A staff analysis report with a recommendation to the City Council will be prepared. In considering whether the proposed conditional use is in the public interest, the mayor and city council shall consider the following, among other relevant factors:
 - a. Whether the conditional use would be injurious to the use and enjoyment of the environment or of other property in the immediate vicinity or diminish and impair property values within the surrounding neighborhood;
 - b. Whether the proposed conditional use would increase local or state expenditures in relation to cost of servicing or maintaining neighboring properties;
 - c. Whether the establishment of the conditional use would impede the normal and orderly development of surrounding property for uses predominant in the area; and
 - d. Whether the location and character of the proposed conditional use would be consistent with a desirable pattern of development for the locality in general.
7. City Council: The City Council shall hold a public hearing on the application and make a decision on the request.



CONDITIONAL USE PERMIT APPLICATION CHECKLIST

To be completed when accepting all conditional use applications. Checklist should be attached to the application. All documents are required prior to acceptance of the application.

Required Item	Requirements	Copies	Check/Initial
Application Fee	\$600.00 per request Check/Money Order or CC		✓
Application Checklist	This application checklist must be submitted with application packet	1	✓
Application Form	Must be complete, including notarization as indicated	10	✓
Survey	Accurate, up-to-date certified survey of the property with metes and bounds shown. Existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property should also be shown.	10	✓
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey.	10	✓
Warranty Deed	A copy of the recorded Warranty Deed	10	✓
Lease Agreement	A copy of the lease agreement between the property owner and the applicant, if applicable. Lease must identify party responsible for reclamation of the property.	10	N/A
Letter of Intent	A letter clearly stating the proposed use and development intent.	10	✓
Conceptual Site Plan	Conceptual site layout indicating the distinctions between the current and proposed site conditions. Should be drawn at a scale of at least 1:20.	10	N/A
Architectural Drawings	Architectural renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	10	○

(For Office Use Only)

5/10/2026

Total Amount Paid \$ 600.00 Check# Money Order # Received by:

Application checked by: Date:

Pre-application meeting: Date:

ATTORNEY / AGENT

CIRCLE ONE: Attorney ☐ Agent ☒

Timothy Vondell Tupper
Type or Print Attorney / Agent's Name

[Signature]
Attorney / Agent's Signature

2261 TALMADGE RD UNIT 41
Address

404-554-5843
Phone Number

VONDALL912@YAHOO.COM
Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we Carlos Solo Rodriguez am/are the owner(s) of the subject property, which is the subject matter of this application. I/we authorize the City of Jonesboro to inspect the premises, which is the subject of this request for a Conditional Use Permit.

Carlos Solo Rodriguez
Type or Print Owner's Name

[Signature]
Owner's Signature

04-05-2016
Date