

PIVOTAL DEVELOPMENT LLC

August 6, 2026

Honorable Mayor and Members of the City Council
c/o Planning & Zoning Department
City of Jonesboro
1859 City Center Way
Jonesboro, Georgia 30236

RE: Letter of Intent — Variance Application 26-VAR-002

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

Land Lot 241, 5th District, Clayton County | ± 6.15 acres

Dear Mayor and Members of the City Council:

On behalf of Pivotal Development LLC (the “Applicant”), and with the authorization of the property owner, this letter accompanies the Applicant’s variance application (26-VAR-002) filed in connection with the concurrent rezoning (C-2 to RM) and Conditional Use Permit applications for Tara Preserve, a proposed age-restricted (55+) senior apartment community.

Although the property lies within the Gateway South Overlay District, Sec. 86-118(d) provides that where the overlay conflicts with other provisions of the City Code, the more restrictive standard controls. On four dimensions, the underlying R-M district standards (Sec. 86-205) are more restrictive than the Gateway South standards and therefore govern. Because the proposed community — a single, unified four-story senior building — deviates from those R-M base standards, the Applicant respectfully requests variances from each. Notably, every figure requested remains within the Gateway South Overlay’s own standards for this district.

The Requested Relief

The Applicant requests variances from the following R-M standards (Sec. 86-205), which control via Sec. 86-118(d):

- **Minimum dwelling unit size (86-205(b)(7)):** one-bedroom units from 900 SF to 700 SF; two-bedroom units from 1,200 SF to 900 SF;
- **Maximum building height (86-205(b)(8)):** from three stories / 40 feet to four stories / 45 feet;
- **Maximum units per building (86-205(b)(9)):** from 12 to 150 (a single building); and
- **Maximum density (86-205(b)(10)):** from 12 units/acre to 24.39 units/acre (150 units on ± 6.15 acres).

For reference, the Gateway South Overlay itself permits up to four stories and 60 feet, 40 units per acre, and imposes no maximum units per building — so each requested figure falls within the overlay standards

adopted for this district. The community comprises 150 dwelling units (136 one-bedroom and 14 two-bedroom) in one four-story building of approximately 45 feet, consistent with the accompanying site plan.

Basis for the Request

1. Every figure requested is within the Gateway South Overlay's own standards for this district. The Gateway South Overlay expressly permits multi-family and senior residential communities at up to four stories and 60 feet, at densities up to 40 units per acre, with no maximum number of units per building. The project's 45-foot height, 24.39-unit-per-acre density, and single 150-unit building all fall within those overlay standards. Relief is required only because Sec. 86-118(d) imports the more restrictive R-M base standards where they conflict; the Applicant simply asks that this community be built to the Gateway South standards the City adopted for exactly this kind of development.

2. The requested unit sizes are the ones the City itself has already adopted for senior housing. The Applicant selected the requested minimums — 700 SF for one-bedroom units and 900 SF for two-bedroom units — to conform to the minimum sizes the City has established for age-restricted senior apartments in its Active Senior District, Sec. 86-117(h)(4). The City's adoption of that district reflects a considered legislative judgment, by the City itself, that units of this size are appropriate and adequate for senior residents. The request does not ask the City to endorse anything new; it asks only that this senior community be measured against the size standards the City has already deemed suitable for the very same population.

3. The requested unit sizes are consistent with an existing, comparable Jonesboro community. HearthSide Jonesboro — a comparable community within the City — offers one-bedroom units as small as 726 SF and two-bedroom units as small as 884 SF. An operating community within the City thus demonstrates that right-sized units of the dimensions requested are the established, market-accepted norm for this product type in Jonesboro.

4. The compact, single-building form is the appropriate model for affordable senior housing, and it drives the height, density, and per-building figures. A single four-story building with one secure entrance, elevator service, and shared amenities is safer and more manageable for older residents than spread-out garden apartments, and it preserves more of the site for buffers, greenspace, and parking. Because the project is income-qualified LIHTC housing, its rents are capped by area median income; a lower-density, multi-building layout or larger units would raise construction cost without adding revenue, undermining the affordability that is the development's essential purpose. The Gateway South Overlay's stated purpose — diversified housing and planned residential communities for the active 55-plus demographic — is precisely what this form delivers.

5. The relief causes no detriment to adjacent property or the public welfare. The requested density (24.39 units/acre) and height (45 feet) remain well below the Gateway South maximums, and a compact, age-restricted senior building generates lower household size, traffic, and parking demand than conventional apartments. The community provides enhanced perimeter buffering, a voluntary 100-foot tree-preservation setback adjacent to the neighboring single-family homes, and retention of the adjoining

northern parcel (under common ownership) in its wooded, undeveloped state. No adverse impact on the value, use, or enjoyment of surrounding property will result.

6. The relief is the minimum necessary and is not self-created. Each requested figure equals or falls within a standard the City has already adopted — the Gateway South Overlay limits or the Active Senior District unit sizes. The conflict arises solely from the overlay's more-restrictive clause pulling in the R-M base standards; the compact senior form is inherent to the use, not any act of the Applicant. No lesser relief would yield a feasible, standards-consistent senior community.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that the Mayor and City Council grant the four variances described above (Application 26-VAR-002) — from the R-M standards for minimum unit size, building height, units per building, and density — so that the Tara Preserve senior community may be developed to the Gateway South Overlay standards the City adopted for this district. We appreciate the Council's consideration and welcome the opportunity to provide any additional information that would assist in its review.

Respectfully submitted,

PIVOTAL DEVELOPMENT LLC



Charles Pendergraft

Vice President of Development

