



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-VAR-002 variance for the property located at 0 Tara Blvd, Parcel No. 05239 241002, Jonesboro, Georgia 30236. The subject property is proposed to be rezoned to RM (Multi-Family). The property consists of approximately 6.15 acres and is also located in the Gateway South Overlay District. The request is for a reduction in the minimum apartment unit sizes for the proposed age-restricted, senior apartment community and other miscellaneous R-M zoning standards.

Requested Action/Recommendation:

Approval with conditions for 26-VAR-002 Variance for certain standards for age-restricted, senior apartment community.

Requirements for Mayor & Council Action:

Review R-M standards and Gateway South 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

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
- Sec. 86-118 - Gateway South Overlay standards
- Article XI specifies the Variance requirements and procedures.
- All other Code Sections regarding site development and requirements

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 summarize all standards below that are applicable to both the rezoning and the conditional use application.

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. Quadraplex: 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.

(4) Minimum front yard: 25 feet Concept plan exceeds requirement.

(5) Minimum side yard: 25 feet Concept plan exceeds requirement.

(6) Minimum rear yard: 35 feet Concept plan exceeds requirement.

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

a. One-bedroom units: 900 square feet Though the property is within the Gateway South Overlay, where a conflict with other city Code and ordinance provisions exists, the more restrictive standard shall apply. R-M dwelling unit size is the most restrictive. Variance required.

b. Two-bedroom units: 1,200 square feet Though the property is within the Gateway South Overlay, where a conflict with other city Code and ordinance provisions exists, the more restrictive standard shall apply. R-M dwelling unit size is the most restrictive. Variance required.

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

(8) Maximum building height: Three-story and 40 feet Building is planned to be four-story and 45 feet in height. The Gateway South Overlay standard is maximum 4 stories and 60 feet. Variance required.

(9) Maximum number of units per building: 12 One building with 150 units; The Gateway South Overlay maximum standard for this is none. Variance required.

(10) Maximum density: 12 units per acre 150 units / 6.15 acres = 24.39 units / per acre, due to it being all units concentrated in one 4-story building. The Gateway South Overlay standard is maximum 40 units per acre. Variance required.

(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.**

All such variances must be based upon evidence submitted before the mayor and council and upon findings, supported by the testimony or by documentary testimony, that such variance shall be required in the following instances:

- a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. **No extraordinary conditions.***
- b. The property subject to the variance possesses one or more unique characteristics generally not applicable to similarly situated properties. **No unique conditions.***
- c. A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located. **No recent, similar development in the district.***
- d. The grant of the variance will not grant a special privilege to the property owner. No special privileges. **Most of the requests already meet the desired Gateway South Overlay standards.***
- e. The applicant can demonstrate that without a variance there can be no reasonable use of the property. **The property has been undeveloped for many years, which is a rarity along Tara Blvd.***
- f. The grant of the variance is not based solely on economic reasons, nor is the need for the variance the result of actions of the applicant. **The design intent is aligned with desired standards for a 55-plus community, which are more specific than a general apartment development.***
- g. The variance is the minimum necessary to allow reasonable use of the property. **The minimum necessary is requested.***
- h. The grant of the variance will not be injurious to the public health, safety or welfare. **No harm to the public health, safety or welfare is foreseen.***
- i. The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general welfare. **The request will be in harmony with Gateway South standards, which is the driving force for the subject property and the nearby area.***

In terms of the dwelling size, since the development is designed for the 55-plus active adult demographic, with no children allowed and less maintenance desired, the smaller unit sizes make more sense, and staff does not have a problem with the proposed 700 square-foot one-bedroom size and the 900 square-foot two-bedroom size.

As far as the building height, maximum number of units per building, and maximum density, staff does not have a problem with following the newer Gateway South standards over the older, more general R-M zoning standards. In a 55-plus active adult development, the desire is for all residents to be concentrated into one-building and not have multiple buildings spread out over many acres.

Staff recommends approval of the variance application, with the following minimum approval conditions:

- 1. All exterior design elements shall comply with Gateway South Overlay standards and shall be subject to review and approval by the Design Review Commission.**
- 2. All other requirements of the Gateway South Overlay standards shall be met, including, but not limited to, amenities, lighting, security, and universal design.**
- 3. 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
- Letter of Intent
- Floor Plan
- Building Rendering

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