



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-CUP-006 Conditional Use Permit 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 an age-restricted, senior apartment community, which requires a conditional use permit in RM zoning.

Requested Action/Recommendation:

Approval with conditions for 26-CUP-006 Conditional Use Permit 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

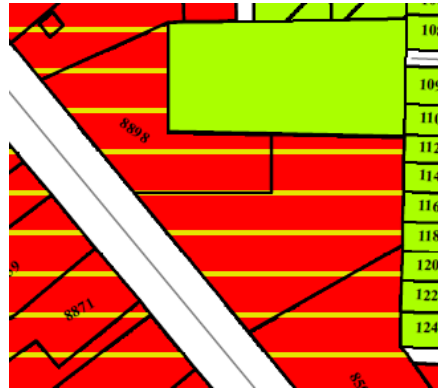
Zoning History

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

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
- Sec. 86-118 - Gateway South Overlay standards
- 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

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. 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.

(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. See separate variance application 26-VAR-002 for variance requests for dwelling size.

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. See separate variance application 26-VAR-002 for variance requests for dwelling size.**

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.**

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

(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.**

(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.**

Requirements for Conditional Use Applications Sec. 86-121. - Generally.

Conditional uses may be permitted upon a finding by mayor and council that the proposed use conforms to the minimum listed conditions and the standards of review of this article.

Approval of conditional uses is subject to the procedural requirements of property rezoning of article XII.

A conditional use will continue so long as the use thereby allowed is actually being conducted on the property to which it applies or as subsequently modified by the mayor and council pursuant to the provisions of this chapter, once activity authorized by a conditional use has been discontinued for a period of 60 days, the conditional use shall expire without further action by the mayor and council and such use may not thereafter be made on premises without reapplication therefore and approval thereof by the mayor and council. In making the decision regarding whether or not a conditional use has been discontinued, the zoning administrator shall base his judgment upon objective criteria gained from observation of the premises. The subjective intent of the owner or lessee of the property shall not be considered

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.

Other Gateway South Standards for Multi-Family

(k) *Exterior architectural design and material standards.* The following minimum architectural standards shall apply to exterior façade materials. The Design Review Commission and the Mayor and City Council may impose additional standards in the required developer's agreement.

1) *Multifamily and townhomes / condominiums.*

(a) *Prohibited materials.* Metal siding, vinyl siding, and smooth-faced concrete masonry units, as primary building materials, are prohibited.

(b) *Permitted primary materials.* Primary building materials for all exterior wall facades shall be constructed, at a minimum, of full-depth brick (not veneers) for the bottom two-thirds of each building, on all sides, plus a combination of at least two of the following options for the remaining one-third of the building: cast stone, cementitious siding (Hardiboard), or glass. (Note: Exterior façade delineations to not include windows or trim.)

(c) *Permitted accent materials.* Accent building materials for all exterior wall facades may include brick, textured concrete masonry units, wood panels (including wood shake), metal panels, and metal canopies.

(d) *Exceptions.* Vinyl products shall only be used for soffits, eaves, and fascia. Any window trim shall be cementitious siding (Hardiboard) only.

(e) *Color.* All materials shall be earth-tone in color, as approved by the Design Review Commission and the Mayor and City Council.

(f) *Roofing materials.* All asphalt-shingle roofing shall consist of high-quality, architectural shingles, with a minimum 30-year warranty. Metal roofing is also permitted.

(g) *Porches and balconies.* All multifamily dwelling units shall each have minimum 6-foot-deep exterior porches (ground floor) and balconies (upper floor), with direct access to the interior of each dwelling unit via sliding doors. Porches and balconies shall be partially contained on the open side by decorative wood railings. Ground floor porches facing inner courtyards shall each be provided with a self-latching gate for access to courtyard amenities.

(h) *Developer's agreement.* A developer's agreement specifying all pertinent exterior design standards shall be approved by the Mayor and City Council prior to construction of multifamily and townhome / condominium developments.

I. Multi-family Special Standards.

1. *Universal Design* (also known as "Aging in Place") is a method of design that seeks to create development that can be used by everyone, regardless of age or physical condition. All projects shall implement, at a minimum, the following Universal Design principles:

- a) No-Step entries;
- b) Provide lever door handles and rocker light switches;
- c) Provide additional closet rod brackets to allow potential access from a wheelchair;
- d) Adequate lighting throughout the dwelling unit;
- e) Room thresholds that are flushed;
- f) Minimum 6-foot-deep porches and balconies.

2. *Amenities.* Recreational amenities shall be appropriately distributed throughout the facility. Such facilities shall consist of open or enclosed areas for residents of the facility to congregate, for recreation and leisure. The following standards shall be utilized for recreational facilities:

- a) The design and orientation of these areas should take advantage of available sunlight and should be sheltered from noise and traffic of adjacent street or other incompatible uses.
- b) Each recreational facility shall have a focal point. The focal point may consist of, but need not be limited to, water fountains, landscape planters, monuments, waterways, ponds, artwork, trellises or gazebos. The focal point of all recreational facilities shall complement one another by maintaining a common theme, consistent furnishing and signage.
- c) Amenity buildings shall match the design, materials, and color of the principal buildings.

3. *Maintenance of multifamily residential structures.* Continued good appearance of buildings within the facility depends on the extent and quality of maintenance. Materials and finishes shall be selected for their durability and wear, as well as for their beauty. Proper

measures shall be taken for protection against weather, neglect, damage and abuse. Provision for washing and cleaning building and structures, and control of dirt and refuse, shall be included in the design. Configurations that tend to catch and accumulate leaves, dirt and trash shall be avoided. Regular schedules for daily, weekly, quarterly, and annual maintenance shall be implemented by both owners and staff.

4. *Security.* Adequate security considerations shall be provided throughout the facility, including, at a minimum, the following features:

- a) Provide clear, unobstructed sightlines from entries to the street or parking lot.
- b) Provide clear sightlines to outdoor open areas from doorways and windows.
- c) Light exterior spaces and internal common spaces with energy-efficient, vandal proof lamps and fixtures.
- d) Create privacy for the ground-level units by using landscaping or fencing to buffer them from the street or parking.
- e) Pedestrian pathways to the entry, the parking, and the trash deposit area should be well-defined, well-lighted, and free from dense shrubs.
- f) Design common spaces to encourage a sense of belonging and that relate to a discrete number of units so that these spaces encourage a sense of ownership.
- g) Property shall have an ornamental access gate with residents provided fobs or cards for entry. If the gate operates by way of a telephone system, a ring-through feature shall be provided so that cars waiting at the gate entrance will not cause waiting or queuing problems should a telephone line be in use, or a pull-out area outside of traffic lanes shall be provided to allow telephoning without blocking access.

Staff recommends approval of the conditional use permit for a 55-plus, active adult apartment community, 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