IMPACT ANALYSIS

Prepared pursuant to Sec. 86-374, City of Jonesboro Zoning Ordinance

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Tara Preserve — Age-Restricted (55+) Senior Community

Applicant: Pivotal Development LLC

Property Owner: Krishan Gupta Revocable Trust dtd 11/15/1995 (Deepak Gupta, Trustee) & Vinod Kumar Jain

Location: Tara Blvd., Jonesboro, GA 30236 | Tax Parcel 05239 241002 | Land Lot 241, 5th District, Clayton County

Request: Rezoning from C-2 to RM and Conditional Use Permit for a multifamily senior community (± 6.15 acres)

Date: August 6, 2026

1. Project Overview

Pivotal Development LLC (the "Applicant") 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.

The Applicant requests (i) rezoning of Tax Parcel 05239 241002 from C-2 (General Commercial) to RM (Multifamily Residential) and (ii) a Conditional Use Permit authorizing a multifamily community under Sec. 86-205, together with the Gateway South overlay standards of Sec. 86-118. A concurrent variance addresses minimum unit sizes consistent with the City's Active Senior District standards (Sec. 86-117). This analysis addresses each standard of review under Sec. 86-374 and the principal impact categories relevant to the requested action.

2. Standards of Review (Sec. 86-374)

The following addresses each of the standards governing the exercise of the zoning power under Sec. 86-374.

a. Suitability of the property for the proposed use

The property fronts a six-lane state arterial (Tara Boulevard / U.S. 19/41) within an established commercial and multi-use corridor. It is bordered by self-storage (C-2) to the south and west and single-family residential (R-2) to the east. Multifamily senior housing is a low-intensity residential use well suited to an arterial-fronting parcel: it draws on the corridor's transit and commercial services while generating far less traffic, noise, and activity than the commercial uses permitted under the current C-2 zoning. The site is physically suitable, being wooded, developable, and served by public infrastructure.

b. Effect on the existing use and usability of adjacent and nearby property

The proposal is expected to have a neutral-to-positive effect on adjacent property. To the south and west, self-storage facilities are unaffected by a residential neighbor. To the east, the single-family homes on Batiste Garden are protected by a vegetated buffer and a voluntary 100-foot tree-preservation setback (described in Section 3.6). The adjoining parcel to the north (under common ownership) is not part of this rezoning and will remain undeveloped and wooded, further insulating nearby residences. A professionally managed, age-restricted senior community is among the most compatible residential uses that can adjoin single-family neighborhoods.

Importantly, the requested action is, in effect, a down-zoning to a less intensive classification. The current C-2 (General Commercial) zoning permits, by right, a broad range of higher-intensity commercial uses — such as fuel-service/gas stations, drive-through and sit-down restaurants, and other high-traffic retail and service establishments — that would generate substantially greater traffic, extended and late operating hours, lighting, signage, and general activity adjacent to the single-family homes to the east than a quiet, age-restricted residential community ever would. Approving the rezoning therefore forecloses those higher-intensity uses, reduces the development intensity to which the neighborhood could otherwise be exposed as a matter of right, and lowers — rather than raises — the potential impact on adjacent property.

c. Reasonable economic use under the current zoning

While the parcel carries commercial (C-2) zoning, market conditions along this segment of the corridor — flanked by existing self-storage and limited by frontage and access constraints along a state route — have left the site vacant and undeveloped for many years. The requested RM designation enables a productive residential use responsive to demonstrated demand for affordable senior housing, returning a long-idle parcel to the tax rolls and productive use.

d. Burden on streets, transportation, utilities, and schools

The proposal will not cause an excessive or burdensome use of existing public facilities. Age-restricted senior housing generates markedly lower vehicle trips and parking demand than conventional multifamily development, as documented in Section 3 from the Applicant's own operating portfolio. Water and sanitary sewer are available from the Clayton County Water Authority, and stormwater will be managed on site. Because the community is age-restricted to households 55 and older, it will house minimal school-age children and will place minimal demand on the Clayton County School System — a distinguishing advantage over general-occupancy multifamily housing.

e. Conformity with the Comprehensive Plan and overlay intent

The proposal advances the policy objectives of the Gateway South overlay (Sec. 86-118) and the City's planning goals for the corridor: high-quality infill, enhanced landscaping and buffering, and a diversified housing stock. City planning staff have confirmed that no Future Land Use Map amendment is required — the parcel lies within the Gateway South character area, which expressly calls for a diversified housing stock and planned residential communities. Age-restricted housing directly advances that designation and supports the City's interest in providing housing choice for its growing 55-and-older population.

f. Other existing or changing conditions

Supporting conditions include the parcel's prolonged vacancy, the presence of compatible non-residential uses on two sides, and a well-documented regional need for affordable senior housing. The retention of the northern parcel in its wooded, undeveloped state and the enhanced buffering provide separation and screening from the residential area to the north that would not accompany by-right commercial development.

3. Detailed Impact Assessment

3.1 Traffic and Transportation

Age-restricted senior communities are among the lowest traffic-generating residential land uses. Published trip-generation data for age-restricted/senior attached housing reflects substantially lower peak-hour and daily trip rates than conventional apartments, and the Applicant's operating experience confirms this: across three comparable senior communities, the average resident age is approximately 80, households average fewer than 1.1 residents per unit, and only an estimated 60–70% of residents own or operate a vehicle. Access is provided via two right-in/right-out connections on the Tara Boulevard frontage, a configuration that maintains smooth arterial flow and avoids conflicting left-turn movements.

3.2 Parking

The community provides 225 parking spaces — a ratio of 1.5 spaces per unit, which meets the City's requirement under Sec. 86-410. Real-world demand at the Applicant's comparable senior communities is far lower, ranging from 0.65 to 0.79 spaces per unit (0.71 average). Applying the portfolio average to Tara Preserve implies a typical demand of roughly 107 vehicles — leaving the 225-space supply at approximately twice observed demand.

Table 1. *Observed parking demand at comparable Pivotal-operated senior communities.*

Property	Location	Units	Avg. Age	Observed Demand (sp./unit)	Day-to-Day Load
Harbor Town Senior Residence	Perrysburg, OH	69	80+	0.79	55 spaces
Oregon Senior Lofts	Oregon, OH	81	79+	0.68	55 spaces
Secor Senior Lofts 1 & 2	Toledo, OH	108	81+	0.65	70 spaces
Three-property average	—	—	~80	0.71	—

Table 2. *Physically counted peak-time occupancy at Harbor Town Senior Residence (69 units); occupancy never exceeded 47 spaces.*

Aug 23, 8 AM	Aug 28, 8 AM	Aug 29, 8 PM	Sept 8, 5 PM	Sept 15, 8 AM
42	40	47 (peak)	41	40

Table 3. *Tara Preserve parking supply vs. demand.*

Parking Metric — Tara Preserve	Value
Total dwelling units	150
Code requirement (§ 86-410, 1.5 sp./unit)	225 spaces
Parking provided on site	225 spaces (1.5 / unit)
Projected demand at portfolio avg. (0.71/unit)	~107 vehicles
Supply cushion above observed demand	~2×

On-site managers at all three comparable communities have certified in writing that a ratio at or below 1.5 spaces per unit is more than adequate to serve their age-restricted residents, guests, employees, and service vehicles. *(The on-site managers' certification letters are available and may be submitted as supporting exhibits.)*

3.3 Utilities and Public Facilities

The site will be served by public water and sanitary sewer provided by the Clayton County Water Authority; the Applicant will obtain a will-serve/availability confirmation. Stormwater runoff will be captured and managed in an on-site surface detention facility designed to applicable City and County standards, with no adverse downstream impact. Solid waste will be handled by an on-site, screened dumpster enclosure. The single-phase, 150-unit community represents a modest and readily accommodated increment of demand on existing utility systems.

3.4 Schools

Because occupancy is legally restricted to households in which at least one member is 55 years of age or older, the community will generate minimal school-age population and will place minimal demand on the Clayton County School System. This 55-and-older occupancy restriction is secured through a recorded Land Use Restrictive Covenant required under the Low-Income Housing Tax Credit program and consistent with the federal Housing for Older Persons Act. It remains a material public-facilities advantage relative to conventional multifamily zoning, under which family housing could generate significant school enrollment.

3.5 Environmental

The site presents no known environmental constraints. It contains no mapped FEMA floodplain, no known creeks, streams, or jurisdictional waters, and no known environmental hazards or contamination. The property is currently wooded. Development will preserve significant existing tree cover — including the adjoining wooded northern parcel (Parcel 05241D E010), which is under common ownership with the subject property and will remain undeveloped — together with perimeter buffers, and will incorporate on-site stormwater management, resulting in a limited and well-controlled environmental footprint. As a condition of zoning approval, the Applicant is prepared either to place a permanent deed restriction on the northern parcel (Parcel 05241D E010) keeping it undeveloped, or — should the City so desire — to donate that parcel to the City of Jonesboro for use as public park or greenspace.

3.6 Compatibility, Buffers, and Greenspace

The site plan provides a vegetated buffer along the single-family residential boundary, supplemented by a voluntary 100-foot tree-preservation buffer between the improvements and the adjoining homes — well in excess of the ordinary requirement. In addition, the northern parcel (under common ownership) will remain wooded and undeveloped, providing further separation from the residential area to the north. Together with the four-story, approximately 45-foot building height and perimeter landscaping, these measures ensure the community integrates compatibly with adjacent single-family residential and commercial uses.

3.7 Economic and Fiscal Impact

The project returns a long-vacant parcel to productive use, generates construction employment and ongoing on-site management jobs, and adds professionally maintained, income-qualified senior housing to the City's housing stock. Because the community generates minimal school-age demand while contributing to the local tax and utility base and supporting nearby commercial services, its net fiscal impact on the City and County is expected to be positive.

4. Conclusion

Tara Preserve is a low-intensity, professionally managed senior residential community that is well suited to its arterial-fronting location, compatible with adjacent uses, and supported by enhanced buffering and the retention of the adjoining northern parcel in its wooded state. As a practical matter, the rezoning is a down-zoning that reduces the development intensity the site could carry by right under its current commercial zoning. It generates minimal traffic and parking demand — documented at roughly half the provided supply by the Applicant's own operating data — places minimal burden on public schools, and imposes only a modest, readily served increment on utilities and streets. For these reasons, the requested rezoning and Conditional Use Permit satisfy the standards of review under Sec. 86-374 and merit approval.

EXHIBIT A

Surrounding Land Uses & Zoning

Project: Tara Preserve | **Location:** Tara Blvd., Jonesboro, GA 30236 | **Tax Parcel:** 05239 241002 | **Land Lot 241, 5th District, Clayton County**

#	Parcel ID	Direction	Address	Owner of Record	Zoning	Existing Use
1	05241D E004	East	118 Batiste Garden	Armstrong, Stephen Brian & Pamela Lynn	**R-2**	Single-Family Residential
2	05241D E005	East	116 Batiste Garden	Fernandez, Anthony Valerio or De Valerio, Maria Altagracia Rosario	**R-2**	Single-Family Residential
3	05241D E006	East	114 Batiste Garden	Peters, Michael L & Nila J	**R-2**	Single-Family Residential
4	05241D E007	East	112 Batiste Garden	Mauldin-Crews, Lisa R	**R-2**	Single-Family Residential
5	05241D E010	North	Batiste Park	Gupta, Deepak as Trustee of Krishan Gupta Rev. Trust	**R-2**	Residential — Vacant Land †
6	05239 241009	West	8898 Tara	NSA 110 V JV PO LLC	**C-2**	Mini-Warehouse / Self-Storage
7	05240B A006	South	8500 Tara	ESS-BGO I Sub Jonesboro GA LLC	**C-2**	Mini-Warehouse / Self-Storage

Adjacent zoning summary — North: R-2 • South: C-2 • East: R-2 • West: C-2. The subject parcel abuts single-family residential (R-2) to the east, self-storage (C-2) to the south and west, and the wooded R-2 parcel (under common ownership, undeveloped) to the north.

† Parcel 05241D E010 to the north is under common ownership with the subject property, is not part of the requested rezoning, and will remain in its current undeveloped, wooded R-2 state.

EXHIBIT B

Proposed Development Schedule

Project: Tara Preserve | **Location:** Tara Blvd., Jonesboro, GA 30236 | **Tax Parcel:** 05239 241002 | **Land Lot 241, 5th District, Clayton County**

Phase	Milestone	Target Month	Year
Financing	Submit Tax Credit Application	September	2026
Financing	Receive Tax Credit Award	February	2027
Closing	Close on Land Transaction	December	2027
Construction	Break Ground	January	2028
Construction	Substantial Completion	June	2029
Lease-Up	Stabilization	September	2030

The proposed community will be developed in a single phase. The schedule above is a good-faith estimate; construction and lease-up milestones are contingent upon the award of Low-Income Housing Tax Credits, final financing, and permitting. Substantial completion is anticipated within approximately eighteen (18) months of ground-breaking.

EXHIBIT C

Conceptual Building Rendering

Project: Tara Preserve | **Location:** Tara Blvd., Jonesboro, GA 30236 | **Tax Parcel:** 05239 241002 | **Land Lot 241, 5th District, Clayton County**

Representative rendering. The building depicted above is a comparable Pivotal community shown to illustrate the anticipated architectural character, materials, and quality of the proposed development. The Tara Preserve building will be consistent in architectural character, materials, and design — a single, unified four-story structure of approximately 45 feet in height, finished predominantly in brick consistent with the exterior-material standards of the Gateway South Overlay (Sec. 86-118(k)), and will incorporate the ground-floor porches and upper-floor balconies required under Sec. 86-118(g).