	<p><b>CITY OF JONESBORO, GEORGIA COUNCIL</b></p> <p><b>Agenda Item Summary</b></p>	<p><b>COUNCIL MEETING DATE:</b></p> <p>Work Session: 6/02/2025</p> <p>Public Hearing 6/9/2025</p>
<p><b>Requesting Agency (Initiator)</b></p> <p>Stella Chio, Applicant</p>		<p><b>Sponsor(s)</b></p> <p>Community Development</p>
<p><b>Item Title:</b></p>	<p>Discussion regarding Alcohol license for a Conditional Use Permit from Section 86-547, for a Laundromat in the C-1 Neighborhood Commercial Zoning District. The property is located at 220 Jonesboro Road, Jonesboro, GA. 30236. (Required hearing and consideration is set for Monday, June 9th, 2025).</p>	
<p><b>Requested Action:</b> Approval of the application to register a business in the City.</p>		
<p><b>Requirement for Board Action:</b> The Applicant has met the conditions and requirements of Article II, Licensing, Sec. 86-547, of the City Ordinances,</p> <p><b>STAFF ANALYSIS:</b></p> <p><b>Sec. 86-547. - NAICS 81231—Coin-operated laundries and drycleaners, drop-off,</b> provides the purpose and authority to regulate a Laundromat. The following conditions are assigned in the C-1 and M-1 districts:</p> <ul style="list-style-type: none"> <li>(1) Must be located on a street having a classification of collector or greater. <b>The subject site is located at the intersection of Highway 138 and Jonesboro Road. According to Thoroughfare Plan found in the Appendix of the City Codes, Jonesboro Road is a major thoroughfare and corridor that leads into the city from the north of the City of Atlanta. This area is targeted at redevelopment and reinvestment. The aim is to be pedestrian-oriented with strong walkable connections between different uses by adding sidewalks, trails, and bike routes.</b></li> <li>(2) Establishments shall be limited to a maximum floor area of 2,000 square feet. The subject site is situated on .40 acres of land. <b>According to the Clayton County Tax Assessor's database, the existing building, constructed in 1974, has approximately 2,400 SF of floor area.</b></li> </ul>		
<p><b>Is this Item Goal Related?</b> Yes, If approved, there are annual renewal fee(s).</p>		
<p><b>Summary and Background:</b> The City received a zoning request for a laundromat. The Applicant, Stella Chio submitted an application for a Conditional Use Permit from Section 86-547, for a Laundromat in the C-1 Neighborhood Commercial Zoning District.</p> <p>The C-1 neighborhood commercial district is established to promote development of limited commercial and service establishments in close proximity to the neighborhoods they are intended to serve. The C-1 district is envisioned as a destination environment in which shoppers may access a variety of goods and services, particularly entertainment services such as restaurants. Parking standards are relaxed to encourage walking, and pedestrian amenities are required to create and enhance a neighborhood atmosphere. The Jonesboro Road corridor is a main gateway into the City and is targeted at redevelopment and reinvestment.</p>		

**Fiscal Impact:** The potential of a new business will be a cost to public service. However, also will be an increase to the City's tax base.

**Exhibits Attached:**

- Application and supporting documents.
- Aerial Map
- Floor Plan

**Staff Recommendation:** Approval - Lisa Cameron, Community Development Director, 770-478-3800.

**FOLLOW-UP APPROVAL ACTION (City Clerk)**

<b>Typed Name and Title</b>	<b>Date</b>	
<b>Signature</b>	<b>City Clerk's Office</b>	



CUP-BL-004

RECEIVED  
4/15

Date Received: \_\_\_\_\_

APPLICANT INFORMATION

1 APPLICANT NAME: Stella Choi

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: \_\_\_\_\_ FAX: \_\_\_\_\_

EMAIL ADDRESS: DryCSolutions@gmail.com

OWNER INFORMATION (If different from Applicant)

7 OWNER NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ CELL: Same FAX: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

PROPERTY INFORMATION (attach legal description)

7 ADDRESS: 220 JONESBORO RD JONESBORO, GA 30236

PARCEL ID#: \_\_\_\_\_ LAND LOT: \_\_\_\_\_ DISTRICT: \_\_\_\_\_

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: Vacant CURRENT LAND USE: Dry cleaner/C-2 Heavy

PROPOSED LAND USE: LAUNDROMAT

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.): \_\_\_\_\_

Self Serve laundromat

12048A 1009A 2400 SF C-1 Neighbor Comm

Retail Use/Commercial  
Constructed in 1974 140 sq

81231

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: \_\_\_\_\_

Stella Choi  
Type or Print Owner's Name  
Adleasia Jacqueline Smith Cameron  
NOTARY PUBLIC  
CLAYTON COUNTY, GEORGIA  
My Commission Expires 10/16/2028  
Date 4-15-25  
Sworn and subscribed before me this 19 day of April 25  
Notary Public  
Commission Expires 10/16/2028

(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).

\_\_\_\_\_  
Type or Print Owner's Name  
\_\_\_\_\_  
Owner's Signature  
\_\_\_\_\_  
Date  
MIA  
Sworn and subscribed before me this \_\_\_\_\_ day of \_\_\_\_\_  
Notary Public  
Commission Expires \_\_\_\_\_

(Seal)

\_\_\_\_\_  
Type or Print Applicant's Name  
\_\_\_\_\_  
Applicant's Signature  
\_\_\_\_\_  
Date



ATTORNEY / AGENT

CIRCLE ONE: Attorney    Agent

\_\_\_\_\_  
Type or Print Attorney / Agent's Name

N/A  
\_\_\_\_\_  
Attorney / Agent's Signature

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone Number

\_\_\_\_\_  
Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we Stella Choi 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.

Stella Choi  
\_\_\_\_\_  
Type or Print Owner's Name

[Signature]  
\_\_\_\_\_  
Owner's Signature

4-15-25  
\_\_\_\_\_  
Date



**CORRECTION AGREEMENT  
LIMITED POWER OF ATTORNEY AND AUTHORIZATION**

Settlement Agent: McMichael & Gray, P.C.  
Date: September 18, 2024  
Purchaser: Kong Holdings, LLC, a Georgia limited liability company  
Seller: Theory Hospitality, LLC, a Georgia Limited Liability Company  
Property Address: 220 Jonesboro Road, Jonesboro, GA 30236


The undersigned Purchaser for and in consideration of McMichael & Gray, P.C. conducting the settlement, hereby agree that if requested by McMichael & Gray, P.C., to fully cooperate in adjusting for typographical or clerical errors in any documents executed at settlement.

In addition, the undersigned Purchaser hereby appoint McMichael & Gray, P.C. as their attorney-in-fact to correct any such errors in deeds, settlement statements, addenda, attachments, affidavits or any other documents required by McMichael & Gray, P.C. to complete the transaction; and to sign or initial where changes are made as our attorney-in-fact may deem proper and necessary. In the event this procedure is utilized, Purchaser shall receive a copy of the corrected document(s).


This Power of Attorney is given on this 18th day of September, 2024 in consideration of the convenience afforded the Purchaser.


Buyer(s):

Kong Holdings, LLC, a Georgia limited liability company

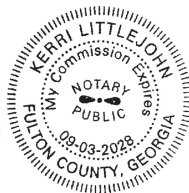
BY:   
Stella Choi  
Manager

Signed, sealed and delivered in the presence of:

  
Unofficial Witness

  
Notary Public

My Commission Expires: 9/3/2028



April 6, 2025

**From:**  
**Jonesboro Laundromat**  
220 Jonesboro Rd  
Jonesboro, GA 30236  
[REDACTED]

**To:**  
**Jonesboro Community Development Department**  
1859 City Center Way  
Jonesboro, GA 30236

**Subject: Letter of Intent for Proposed Self-Serve Laundromat at 220 Jonesboro Rd**

Dear City Council of Jonesboro,

I am writing to formally express my intent to operate a self-serve laundromat at **220 Jonesboro Rd, Jonesboro, GA 30236**. The proposed business will provide a convenient and modern laundry solution to residents of Jonesboro through a combination of coin-operated and digital payment machines. Additionally, the facility will offer wash-and-fold service to accommodate customers who prefer drop-off service or have limited time.

This laundromat is designed to serve the day-to-day needs of the community, particularly renters and residents of multi-family housing who may not have access to in-unit laundry. It will be clean, well-lit, and monitored for safety, with convenient hours and easy accessibility.

Importantly, based on a review of current local amenities, this will be **only the second laundromat operating within Jonesboro city limits**. Most existing laundromats are located outside the city, meaning that many residents are forced to travel elsewhere for this essential service. The establishment of this laundromat within the city will provide a new local amenity, increase foot traffic in the area, and contribute to the city's tax base by capturing consumer spending that would otherwise leave city boundaries.

Jonesboro's growing population and its mix of residential housing, including apartments, duplexes, and rental properties, suggest a strong and ongoing demand for accessible laundry services. This development aligns with the city's goals for community-focused businesses that enhance quality of life for residents.

Thank you for considering this proposal. I am committed to operating a clean, reliable, and community-centered business that contributes positively to the local economy and serves the needs of Jonesboro residents.

Sincerely,  
Stella Choi



Providing Quality Water and Quality Services to Our Community

March 25, 2025

Stella Choi  
220 Hwy 54  
Jonesboro, Georgia

Re: 220 Hwy 54  
Jonesboro, Georgia

Ms. Choi:

This letter will serve as notice that the above referenced property is served by the water system and sewer system of the Clayton County Water Authority.

Water and sanitary sewer service to this property is subject to the existing and future policies of the Clayton County Water Authority, State EPD and Federal EPA.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Samay".

Catherine Samay  
Plan Review Coordinator



RECEIVED  
7/15

Put your zoning Request  
letter include w/ this  
packet

### 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 or Money Order	1	Now Refundable
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	
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	
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)

Total Amount Paid \$ 600.00 Check # 2220 Money Order # \_\_\_\_\_ Received by: Lisa C...  
Application checked by: 4/30/2025 Lisa C... Date: 4/18/2025  
Pre-application meeting: 4/13/2025 Date: \_\_\_\_\_

3 months

## Adleasia Cameron

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**From:** Adleasia Cameron  
**Sent:** Friday, May 2, 2025 2:40 PM  
**To:** parveendhmn@gmail.com  
**Cc:** Pat Daniel; Maria Wetherington; Bryant Robinson  
**Subject:** Zoning Request at 220 Jonesboro Rd

Dear Applicant,

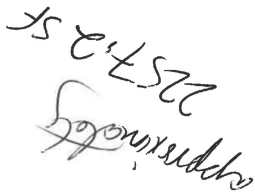
Based on the City's Official Zoning Map, the above-mentioned property is located in the C-1 Neighborhood Commercial Zoning District. According to the Use Table, found in Sec. 86-204, the proposed use of a "Convenience Store" at this location requires a "**Conditional Use**" approval by the City Council. The Conditional Use Permit process is a public hearing that allows the public to make comments regarding the proposed use.

If you would like to pursue a conditional use permit, please contact me to schedule a pre-application meeting to discuss the application and supporting documentation for the public hearing process. Thank you in advance



**Adleasia (aka Lisa) Cameron, CPM, MPA |**  
**Director, Community Development |**  
**City of Jonesboro, GA 30236 |**  
Tel: 770-478-3800 | Cell: 770-570-2977 | [lacameron@jonesboroga.gov](mailto:lacameron@jonesboroga.gov)  
1859 City Center Way | Jonesboro, Georgia 30236 |  
[www.jonesboroga.gov](http://www.jonesboroga.gov)

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# Gateway North

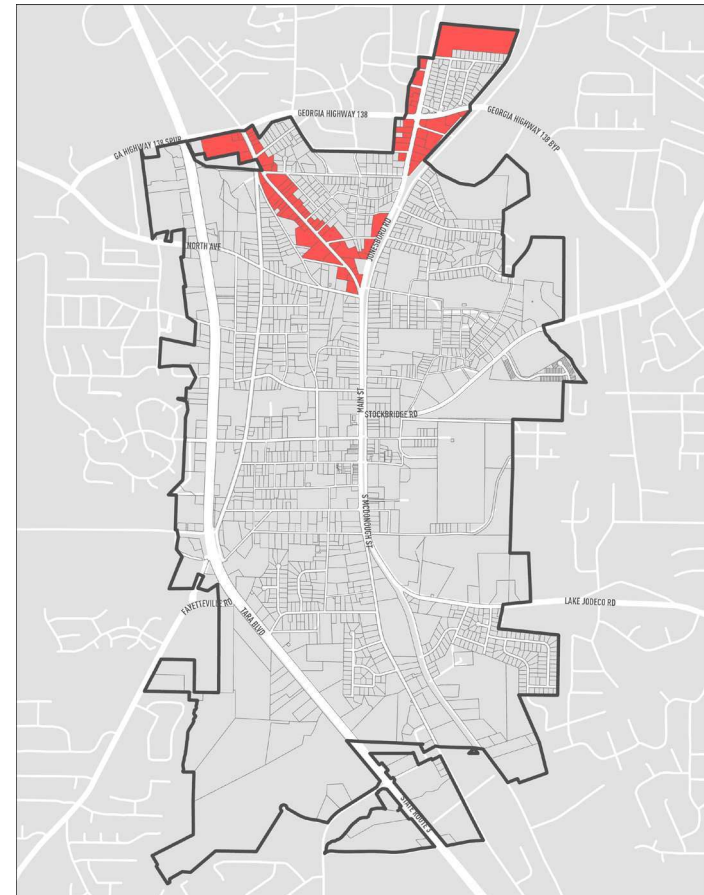
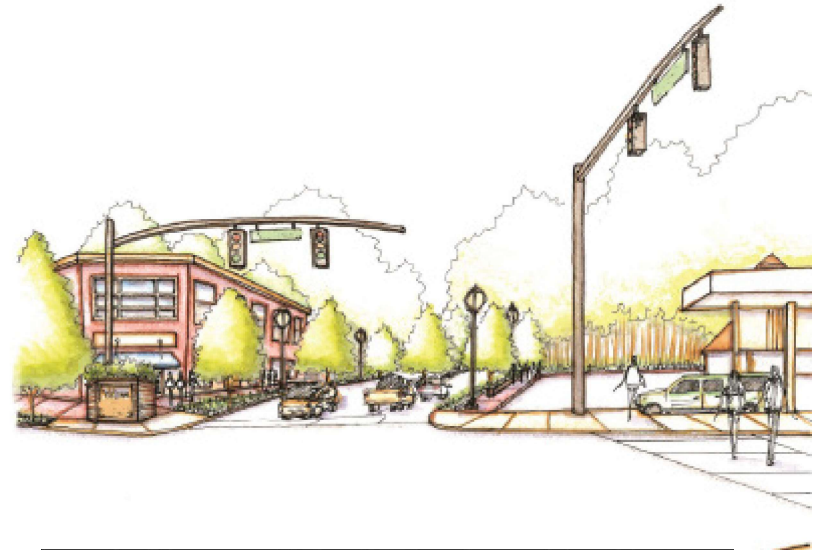
This is the North Main and Jonesboro Road corridors located north of Downtown. This area is the main gateway into the city from the north and is many visitors' first impression of the city. This is also an area targeted for redevelopment and reinvestment.

## Uses:

- Office/Institutional
- Commercial/Retail

## Implementation Measures:

- Design should be pedestrian-oriented, with strong, walkable connections between different uses.
- Enhance the pedestrian-friendly environment by adding sidewalks and creating other pedestrian-friendly trail/bike routes linking to neighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- Screen truck docks and waste handling areas from public view.
- Protect environmentally sensitive areas and buffer surrounding neighborhoods.
- Connection to the future MARTA BRT alternative along State Route 54 must be considered.





# 220 Jonesboro Rd

Conditional Use Permit for proposed use of a laundromat.

## Legend

- 8664 Tara Blvd
- Atlanta Clayton Bail Bond
- Feature 1
- Horizon Rental Car & Auto Sales (Cash?)
- KFC
- PIEDMONT NATIONAL WILDLIFE REFUGE
- Riverwood Townhouses
- Select Farmers Market

Google Earth

220 Jonesboro Rd

E Dixie Dr

500 ft



Mobil

Chevron

Fresh Smoothie Cafe

Morelos Mexican Restaurant

A-1 Muffler Service

Clayton

Clayton County C