	<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: (6/2/2025)</p> <p>Public Hearing (6/9/2025)</p>															
<p><b>Requesting Agency (Initiator)</b></p> <p>Anthony Fultz (Applicant)</p>		<p><b>Sponsor(s)</b></p> <p>Community Development</p>															
<p><b>Item Title:</b></p>	<p>Anthony Fultz has made a petition for a Conditional Use Permit from Section 86-185, for a Motorcycle Club to hold meetings in the C-2 Highway Commercial Zoning District in the Gateway South. The property is located at 255 S. Main Street, Jonesboro, GA. 30236.</p>																
<p><b>Requested Action:</b> Approval of obtaining a business for a Motorcycle Club for meetings at the above-mentioned address.</p>																	
<p><b>Requirement for Board Action: Sec. 86-185. - NAICS 81341—Civic and social organizations, without private bar or restaurant</b> indicates the conditions assigned in the H-1, H-2, O&amp;I, MX, C-1, C-2 and M-1 districts, and states the following:</p> <p><b>STAFF ANALYSIS:</b></p> <p>(1). Must be located on a street having a classification of collector or greater. <b>Based on the City Zoning Ordinance, S. Main Street is identified as a major collector road. It is designed move traffic from local streets to arterial roads. The Future Land Use Map identifies this character area to give the City's southern limits a new vitality and identity. Gateway South will be a vibrant area with a mix of uses that will include offices, commercial, planned residential communities, light industrial, and institutions. Planning requirements must comply with designs that are pedestrian-oriented with connectivity between the different uses. This condition complies with the current zoning requirements or standards.</b></p> <p>(2). Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. <b>The subject property is situated on .30 acres of land. The existing 2,548 SF building was constructed in 1978. The subject site has approximately 70 FT of road/street frontage. This condition does not comply with the current zoning requirements or standards.</b></p> <p><b>Below are the zoning and current land uses of the adjacent properties:</b></p> <table border="1" data-bbox="204 1459 1419 1703"> <thead> <tr> <th></th> <th>Current Zoning</th> <th>Current Land Use</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>C-2 Highway Commercial</td> <td>Auto repair</td> </tr> <tr> <td>East</td> <td>C-2 Highway Commercial</td> <td>Commercial</td> </tr> <tr> <td>South</td> <td>M-1 Light Industrial/Gateway South</td> <td>Auto Repair</td> </tr> <tr> <td>West</td> <td>C-1 Neighborhood Commercial/MX-Mixed Use</td> <td>Commercial</td> </tr> </tbody> </table>				Current Zoning	Current Land Use	North	C-2 Highway Commercial	Auto repair	East	C-2 Highway Commercial	Commercial	South	M-1 Light Industrial/Gateway South	Auto Repair	West	C-1 Neighborhood Commercial/MX-Mixed Use	Commercial
	Current Zoning	Current Land Use															
North	C-2 Highway Commercial	Auto repair															
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South	M-1 Light Industrial/Gateway South	Auto Repair															
West	C-1 Neighborhood Commercial/MX-Mixed Use	Commercial															
<p><b>Is this Item Goal Related?</b> Use not in line with the Gate Way South District Plan.</p>																	
<p><b>Summary and Background:</b> The Applicant, Anthony Fultz has made a zoning request to register a business in the City of Jonesboro. Sec. 86-185. - NAICS 81341—Civic and social</p>																	

organizations, without private bars or restaurants indicate conditions that are automatically assigned to certain uses.

The purpose of the C-2 highway commercial district is to accommodate intense retail and service commercial uses along Jonesboro's arterial highways. A broad range of such uses anticipates traffic from surrounding areas traveling through the city and affords a broad segment of the business community access to the large customer volumes associated with such locations.

The Gateway South overlay will facilitate the drive of a vibrant zone, or hub, with an integrated mix of new commercial, office, residential, and industrial uses with planning and quality design guidelines will improve the viability of this strategic area of the city.

Vehicular traffic is the principal means of transit for shoppers in this district, and convenient on-premises parking is a primary concern. This business district is intended to capture heavy retail traffic, that are highly visibility and enhanced access locations for highway commercial uses.

Based on City Codes, a motorcycle bike club will not be a use in harmony with the Gate Way South District Plan.

**Fiscal Impact:** A new business will be a cost to public service; but may increase the City's tax base.

**Exhibits Attached:**

- Applications and supporting documents
- Aerial Map

**Staff Recommendation:** Denial, because the use is not in accordance with the Gate Way South District Plan.

Lisa Cameron, Community Development Director, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	

CUP-BL-003



CITY OF JONESBORO  
1859 City Center Way  
Jonesboro, Georgia 30236  
(770) 478-3800 Fax: (470) 726-1646  
www.jonesboroga.com

RECEIVED  
4-17-25

## CONDITIONAL USE PERMIT APPLICATION

ATTACH ADDITIONAL PAGES IF NECESSARY. ALL ATTACHMENTS MUST BE NUMBERED. INDICATE THE PAGE NUMBER OF ATTACHMENT IN THE SPACES PROVIDED FOR EACH RELEVANT ANSWER.

ANY MISSTATEMENT OR CONCEALMENT OF FACT IN THIS APPLICATION SHALL BE GROUNDS FOR REVOCATION OF THE LICENSE ISSUED AND SHALL MAKE THE APPLICANT LIABLE TO PROSECUTION FOR PERJURY. PLEASE DO NOT LEAVE ANY AREAS UNANSWERED.

APPLICATION FEE: \$600.00 (Non-Refundable).

Date of Application: 03/04/2025

### Property Owner Authorization

I (We) Josefina Vega the  
owner(s) of the following property located at: 255 S. MAIN ST.  
JONESBORO, GA 30236  
Tax Parcel Number: 06001C D003 Size of Property: 0.299 acres  
Located in Zoning District \_\_\_\_\_ do hereby request permission for a  
conditional use for the above described property under the Zoning Ordinance zoned for  
the following purposes: SOCIAL ORGANIZATION

(ENCL 1)



Property Owner Information

Name: JOSEFINA VEGA  
Mailing Address: [REDACTED]  
City: Jonesboro State: GA Zip: 30236  
Phone: (Day) [REDACTED] (Evening) [REDACTED]

Applicant's Information

(If Different from Owner's Information)

Name: Anthony Fultz  
Mailing Address: [REDACTED]  
City: [REDACTED] State: [REDACTED] Zip: [REDACTED]  
Phone: (Day) [REDACTED] (Evening) SAA

email: [REDACTED]

Jonesboro Property Information

Existing Uses and Structures: VACANT  
Property address: 255 S Main St Jonesboro GA  
Surrounding Uses and Structures: (See Official Zoning Map): [REDACTED]  
Surrounding Zoning:  
North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_  
Details of Proposed Use: \_\_\_\_\_  
Public Utilities: \_\_\_\_\_  
Access, Traffic and Parking: \_\_\_\_\_  
Special Physical Characteristics: \_\_\_\_\_

06001C D003

, 30 acreage

Retail

Constructed in 1978



The City may require submission of additional information as may be useful in understanding the proposed use and development of the property.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION AND ALL ATTACHED INFORMATION IS TRUE AND CORRECT:

Date: MAR 4, 2025

Signed: \_\_\_\_\_

Notary: \_\_\_\_\_

Pat Daniel

Pat Daniel

NOTARY PUBLIC

CLAYTON COUNTY, GEORGIA

My Commission Expires 02/03/2028

SEAL

FOR OFFICE USE ONLY:

Date Received: 4/17/2025 Received By: PD

Fee Amount Enclosed: \$ 600-

Public Notice Sign Posted (Date) \_\_\_\_\_

Legal Ad Submitted (Date) \_\_\_\_\_

Legal Ad Published (Date) \_\_\_\_\_

Date Approved: \_\_\_\_/\_\_\_\_/20\_\_\_\_

Date Denied \_\_\_\_/\_\_\_\_/20\_\_\_\_

Permit Issued \_\_\_\_/\_\_\_\_/20\_\_\_\_

Comment:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Rec #  
37179

## PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

Josefin Vega

PRINT NAME

Harvie Garcia - Agent

Luis Garcia 03/04/2025

SIGNATURE/DATE

APPLICANT:

Anthony Fultz

PRINT NAME

[Signature] 03/04/2025

SIGNATURE/DATE

NOTARY:

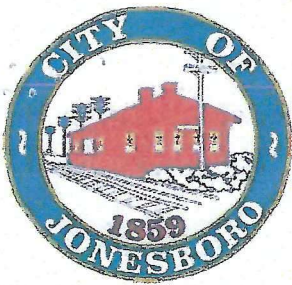
Pat Daniel  
3-4-25

SIGNATURE/DATE

Pat Daniel  
NOTARY PUBLIC  
CLAYTON COUNTY, GEORGIA  
My Commission Expires 02/03/2028

SEAL





# Campaign Contribution Disclosure Form (Zoning Action Applicant/Opponent)

Page 1 of 1

Updated JAN 2025

Per GA § 36-67A-3, rezoning action applicants and opponents are required to disclose campaign contributions or gifts with an aggregate value of \$250 or more made to any City Official within two years immediately preceding the filing of the application. City Officials include the Mayor and Councilmembers, and/or any city official making recommendation. Rezoning action opponent disclosures shall be filed at least five calendar days prior to the first hearing. If additional space is needed, please attach a second form.

## Hearing Information

Zoning Action/Agenda Item

City Council Public Hearing/Meeting Date and Time

Council Consideration/Meeting Date and Time

## Disclosure Statement

Have you made campaign contributions to one or more Jonesboro City Official(s), including the Mayor, Councilmembers, and/or city officials making recommendation to Council, during the past two years that, when combined, total an amount greater than \$250.00?

☒ **NO**, I have not made any campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00.

☐ **YES**, I have made campaign contributions to one or more Jonesboro City Official(s) over the past two years that, when combined, total an amount greater than \$250.00  
My contribution information is listed below:

City Official Name	Title	Dollar Value	Description of Gift >\$250

I attest that all information provided above is true to fact.

Anthony Fultz  
Applicant Name

Applicant Signature

Date

3/4/2025

(ENCL3)



DEED  
Recorded 11/30/2020 9:22 AM  
Jacqueline D Wills  
Clerk of Superior Court  
Clayton County, GA  
Book 12235 Page 85  
Transfer Tax: \$1,175.00  
Participant IDs: 7339863107  
7067927936

Return to:  
McMichael & Gray, PC  
Attn: Randall C. McMichael  
2055 North Brown Road, Ste. 250  
Lawrenceville, GA 30043  
CONST-204447 (SW)

### LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HENRY

THIS INDENTURE, made the 2nd day of November, 2020 between

Joseph Craig Branan, Trustee, or his successors in trust, under the Branan Family Trust, dated June 3, 2016, and any amendments thereto

hereinafter called "Grantor/s" and

Josefina Vega

hereinafter called "Grantee/s".

(the words "Grantor/s" and "Grantee/s" to include their respective heirs, successors and assigns where the context requires or permits).

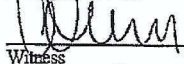
WITNESSETH: That Grantor/s, for and in consideration of TEN DOLLARS and other good and valuable considerations—(\$10.00)—receipt of which is hereby acknowledged has/have granted, sold, transferred and conveyed, and by these presents does/do grant, sell, transfer and convey unto Grantee/s:

All that tract or parcel of land lying and being in Land Lots 1 and 32 of the 6th District of Clayton County, Georgia, being more particularly described on Exhibit "A" attached hereto and made a part hereof by reference thereto.

TO HAVE AND TO HOLD, in fee simple. And Grantor/s will warrant and forever defend the right and title to said premises unto Grantee/s against the lawful claims of all persons claiming by through or under Grantor.

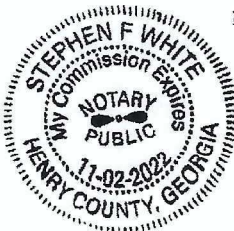
IN WITNESS WHEREOF, Grantor/s's hand and seal have been hereunto affixed, the day and year first above written.

Signed, sealed and delivered  
in the presence of:

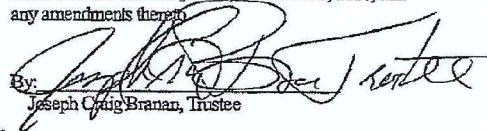
  
Witness

Notary Public

My Commission Expires: 11-2-22



Joseph Craig Branan, Trustee, or his successors in trust,  
under the Branan Family Trust, dated June 3, 2016, and  
any amendments therein

By:   
Joseph Craig Branan, Trustee

(ENCL 4)

EXHIBIT "A"

**255 S. Main Street**

**TRACT ONE**

All that tract or parcel of land lying and being in Land Lot 1 of the 6th District of Clayton County, Georgia, and being more particularly described as follows:

BEGINNING at an iron pin on the northeasterly right of way of South Main Street (Georgia Highway No. 3 50 foot right of way) 290.73 feet southeasterly as measured along said right of way from its intersection with the west line of Land Lot 1; thence north 64 degrees 33 minutes 14 seconds east 164.21 feet to an iron pin; thence south 22 degrees 56 minutes east 76.45 feet to a point; thence south 67 degrees 04 minutes 43 seconds west 161.90 feet to an iron pin on the northeasterly right of way of South Main Street; thence northwesterly along said right of way 69.25 feet to the point of beginning.

TRACT TWO (see Warranty Deed recorded April 5, 1990 in Deed Book 1625, Page 763, Clayton County Deed Records)

A perpetual nonexclusive easement of ingress and egress over, through, and across the following property in Land Lot 1 of the 6th District of Clayton County, Georgia, beginning at a point on the northeasterly right of way of South Main Street 290.73 feet southeast as measured along said right of way from its intersection with the west line of Land Lot 1; thence north 64 degrees 33 minutes 14 seconds east 164.21 feet; thence north 22 degrees 56 minutes 8 feet to a point; thence south 64 degrees 33 minutes 14 seconds east 164.21 feet to the northeast right of way of South Main Street; thence southeast along said right of way 8 feet to the point of beginning.

**TOGETHER WITH:**

**259 S. Main Street**

**TRACT ONE**

ALL THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 1 of the 6th District of Clayton County, Georgia, and being more particularly described as follows:

TO FIND THE TRUE POINT OF BEGINNING, commence at an iron pin located on the Northeasterly right of way line of South Main Street (U.S. 41 and S.R. 3 and also known as Dixie Highway) where the said Northeasterly right of way line of South Main Street intersects the South Land Line of said Land Lot 1 of the 6th District of Clayton County, Georgia; run thence North 67 degrees, 37 minutes, 56 seconds East 213.60 feet to an iron pin which is the TRUE POINT OF BEGINNING; from the true point of beginning thus determined run thence North 22 degrees, 51 minutes, 49 seconds West 249.10 feet to an iron pin; run thence South 69 degrees, 21 minutes, 07 seconds West 52.07 feet to an iron pin; run thence North 20 degrees 38 minutes 53 seconds West 128.45 feet to an iron pin; run thence North 83 degrees, 27 minutes, 10 seconds East 196.25 feet to a point located on the Westerly boundary line of the right of way of the Central of Georgia Railroad; run thence Southeasterly along the curvature of the Central of Georgia right of way a distance of 325.09 feet to an iron pin (the preceding course may be run on a chord bearing of South 20 degrees, 30 minutes, 46 seconds east a chord distance of 323.69 feet); run thence South 65 degrees, 02 minutes, 20 seconds West 128.26 feet to an iron pin which is the true point of beginning; all as shown on Survey for Tara State Bank by S & S Engineers, Inc., dated November 17, 1993, wherein the above described property is designated as that area containing 1.204 acres.

(ENCL 4)

## Letter of Intent

I am writing to you today to explain more about our motorcycle club( Hard Knocks) and what it represents. Our club is made up of passionate motorcycle enthusiasts, 10 active members, who share a common love for riding motorcycles. This passion for motorcycles extends beyond just enjoying the thrill of the ride; it is also reflected in our community outreach efforts.

As a motorcycle club, we understand the importance of giving back to the community. Through various outreach initiatives, toys for tots, Black and Red day, we have shown our dedication to making a positive impact on the community. Whether it is organizing charity rides to raise money for local organizations or participating in community events, our club has demonstrated a commitment to making a difference.

At the heart of our club, however, is a love for riding motorcycles. Our club members share a deep appreciation for the freedom and joy that comes with being on the open road. Traveling across the nation, our club provides an opportunity for like-minded individuals to come together and share in this passion.

We are more than just a group of riders. We are a community of individuals who share a love for motorcycles, a commitment to community outreach, and a desire to make a positive impact in the neighborhood we represent.

We meet on the second Sunday of the month from 5pm until about 7pm. During these meetings, we discuss future events concerning community outreach, charity rides, and national road trips.

Sincerely,

Anthony Fultz

(ENCL 5)











Ground Level  
1 story building

(ENCL 8)



January 24, 2025

TO: Applicant – Anthony Fultz  
FROM: Lisa Cameron  
RE: Property Address – 255 S. Main Str. Jonesboro,  
GA 30236  
NAICS – 81341  
Zoning – C-2 Hwy. Commercial District  
Proposed Use – Social club  
Business Name –

Please find attached a copy of your zoning verification. According to the City's Zoning Ordinance, "Social Organization" is a **Conditional permitted use** in the C-2 Highway Commercial District. Conditional uses that may be permitted must go through a public hearing process.

Based on Sec. 86-62 of the Zoning Ordinance, the definition of "club" is defined within a Place of assembly. For instance, a structure, portion of a structure, or area, either indoor or outdoor, including, but not limited to, movie theaters, concert halls, stadiums, amusement parks, carnivals, places of worship, funeral homes, elementary, middle, high, secondary and post graduate schools, day care centers, private commercial schools, such as material arts or dance studios, clubs, lodges and arenas, designed primarily for the public to gather to observe or participate in a single event or series of events, including but not limited to the presentation of a motion picture, a concert, an educational presentation, a sermon, an inspirational presentation, a rally, a lecture, a dramatic dance, musical, or other live performance, or a sporting event.

Likewise, Sec. 86-110, a place of assembly falls within the Assembly overlay. The purpose of the assembly overlay is to accommodate the beneficial development of "places of assembly" as defined in section 86-62.

**Additionally, please note that additional requirements may apply since the property is located in the Gateway South Character area, as noted in the "Jonesboro Forward," pg.34.**

The next step in the process is to Contact Lisa Cameron for a meeting to discuss the application process. Should you have any questions and/or concerns, please feel free to contact me.

Respectfully,



Pat Daniel | Assistant City Clerk | City of Jonesboro, GA

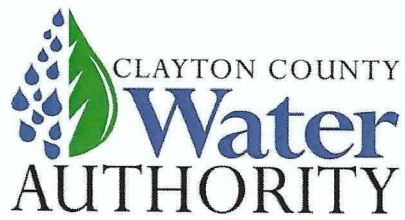
Tel: 770-478-3800 | [pdaniel@jonesboroga.com](mailto:pdaniel@jonesboroga.com) |

1859 City Center Way | Jonesboro, Georgia 30236 | [www.jonesboroga.com](http://www.jonesboroga.com)

[Like Us On Facebook](#)

[Like Us on Twitter](#)

(ENCL5)



Providing Quality Water and Quality Services to Our Community

April 8, 2025

Anthony Fultz  
Clayton County, Georgia

Re: 255 S Main St  
Jonesboro, Georgia

Mr. Fultz:

This letter will serve as notice that the above-referenced property according to CCWA records and smoke testing 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 "Catherine Samay".

Catherine Samay  
Plan Review Coordinator

(ENCL 6)

## Gateway South

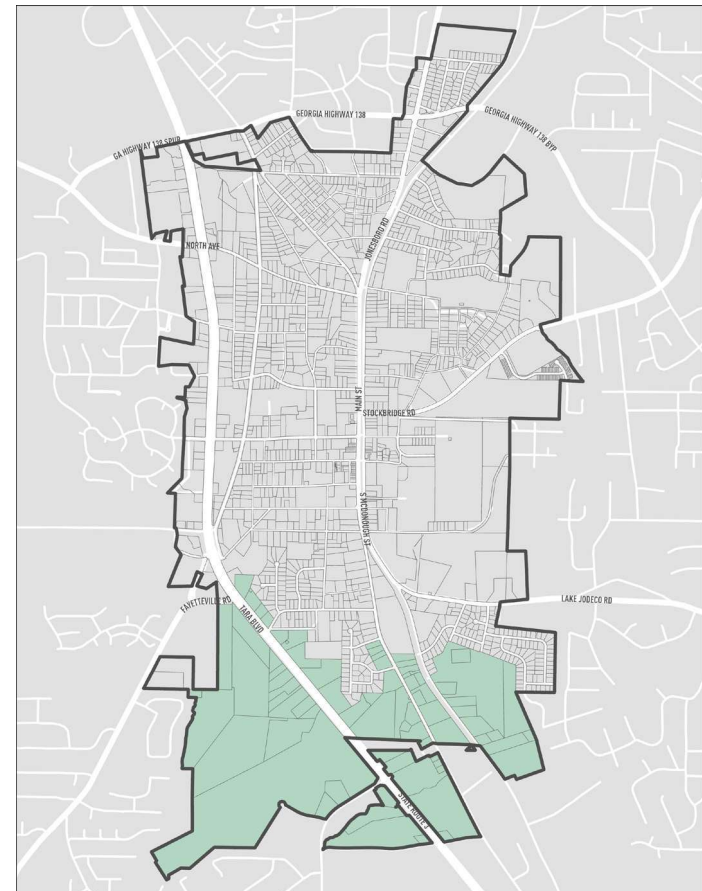
The aim with this character area is to give the city's southern limits a new vitality and identity. Gateway South will be a vibrant area with an intelligent mix of land uses that, through thoughtful planning and design guidelines, will improve the viability of this strategic area of the City.

### 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.





# 255 S Main Street

Conditional Use Permit for proposed use for Motorcycle Club place of meetings



## 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