

# Site Plan

## Conditional Use Approval

### Site Data:

Site Acreage: 12.22 AC

Parcel PIN: 06032A B002  
06032A B002Z  
06032A B003  
06032A B006

Parking Required: 196 Units x 1.25 = **245 Spaces**

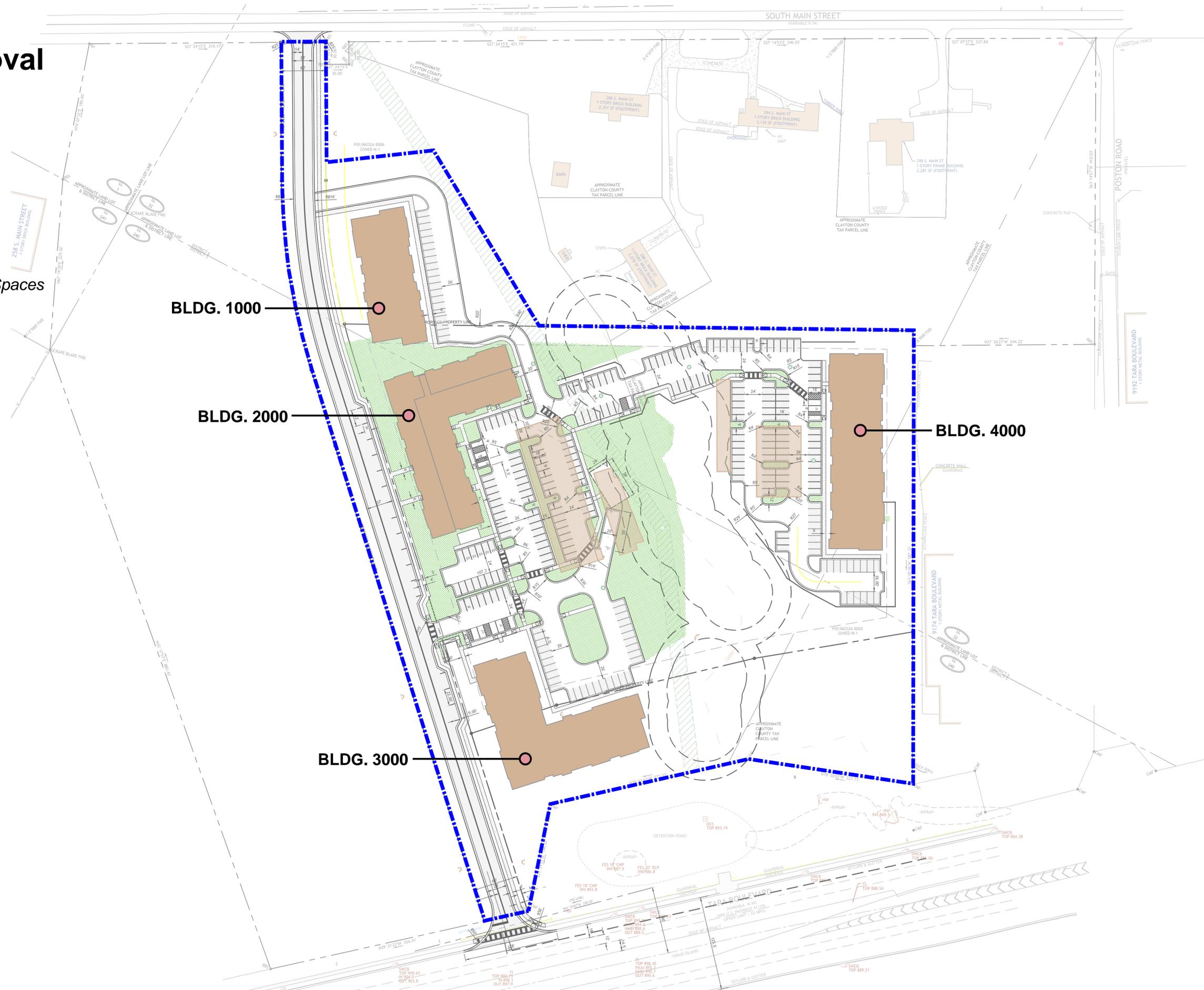
Parking Provided: 253 Spaces (Regular)  
13 Spaces (Handicap)  
5 Spaces (EV)  
15 Spaces (On-Street)

Total: **286 Spaces**

Residential Units: 66 (1-Bedroom Units)  
78 (2-Bedroom Units)  
52 (3-Bedroom Units)

Total: **196 Units**

Building 1000: 32 Units (4-Stories)  
Building 2000: 47 Units (3/4-Stories)  
Building 3000: 68 Units (4-Stories)  
Building 4000: 49 Units (3/4-Stories)

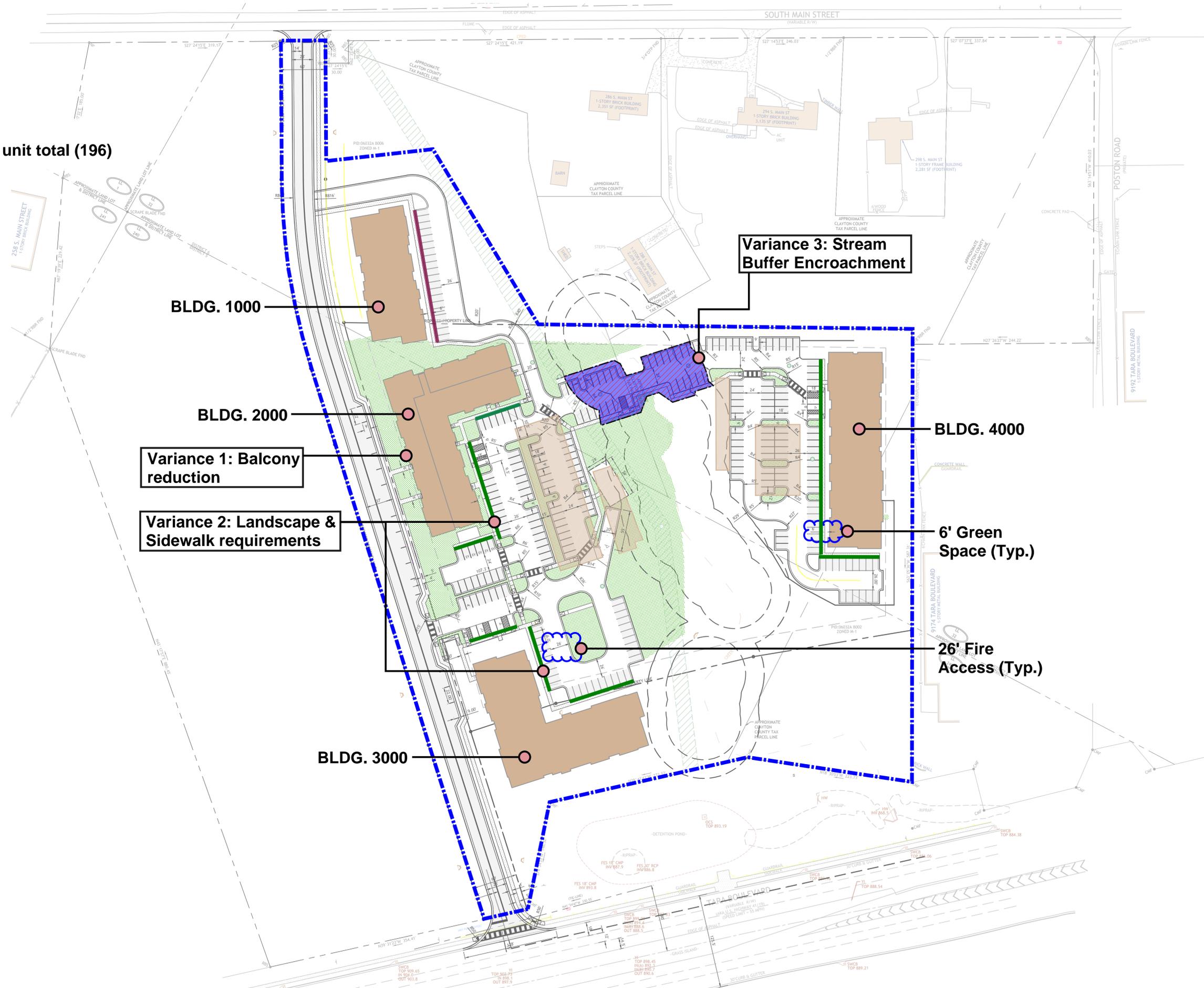


# Site Plan

Building height reduced to 3-stories.  
 One Building added to maintain the same unit total (196)

## Legend:

-  Variance 2: Landscape & Sidewalk requirements
-  Variance 3: Stream Buffer Encroachment



BLDG. 1000

BLDG. 2000

Variance 1: Balcony reduction

Variance 2: Landscape & Sidewalk requirements

BLDG. 3000

Variance 3: Stream Buffer Encroachment

BLDG. 4000

6' Green Space (Typ.)

26' Fire Access (Typ.)

SOUTH MAIN STREET (VARIABLE R/W)

TARA BOULEVARD

POSTON ROAD (PRIVATE)

9172 TARA BOULEVARD (1-STORY METAL BUILDING)

9174 TARA BOULEVARD (1-STORY METAL BUILDING)

258 S. MAIN STREET (1-STORY BRICK BUILDING)

286 S. MAIN ST (1-STORY BRICK BUILDING 2,343 SF FOOTPRINT)

294 S. MAIN ST (1-STORY BRICK BUILDING 3,135 SF FOOTPRINT)

296 S. MAIN ST (1-STORY FRAME BUILDING 2,281 SF FOOTPRINT)

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# *Conceptual Rendering*

Building height reduced to 3-stories.  
Full depth brick at the bottom two thirds of the facade.  
Balconies at upper floors of each unit.



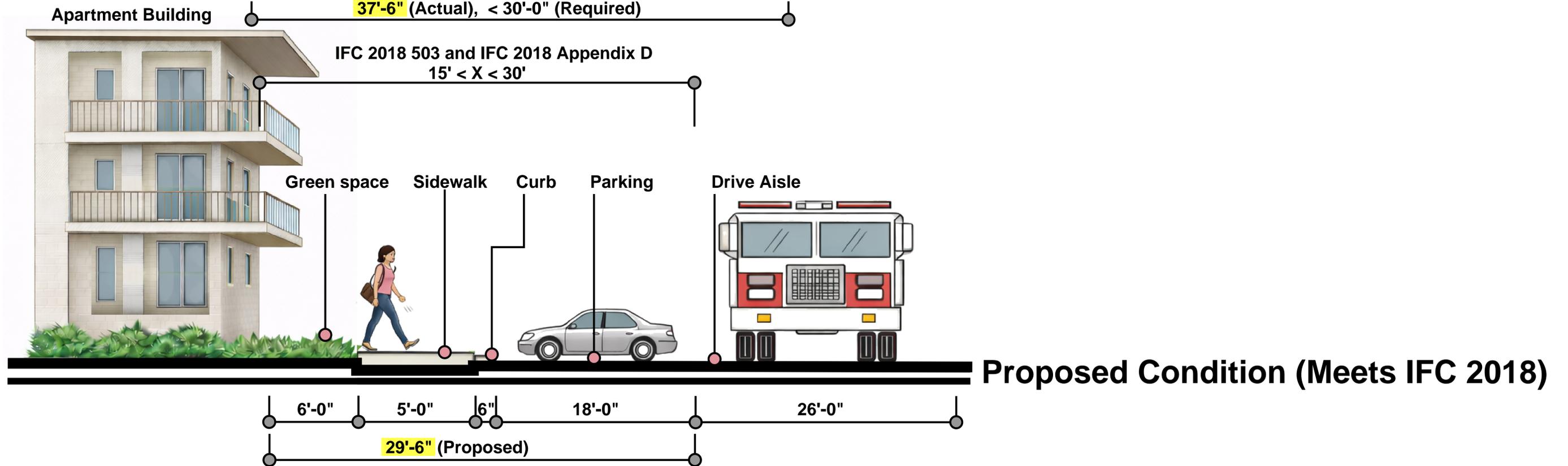
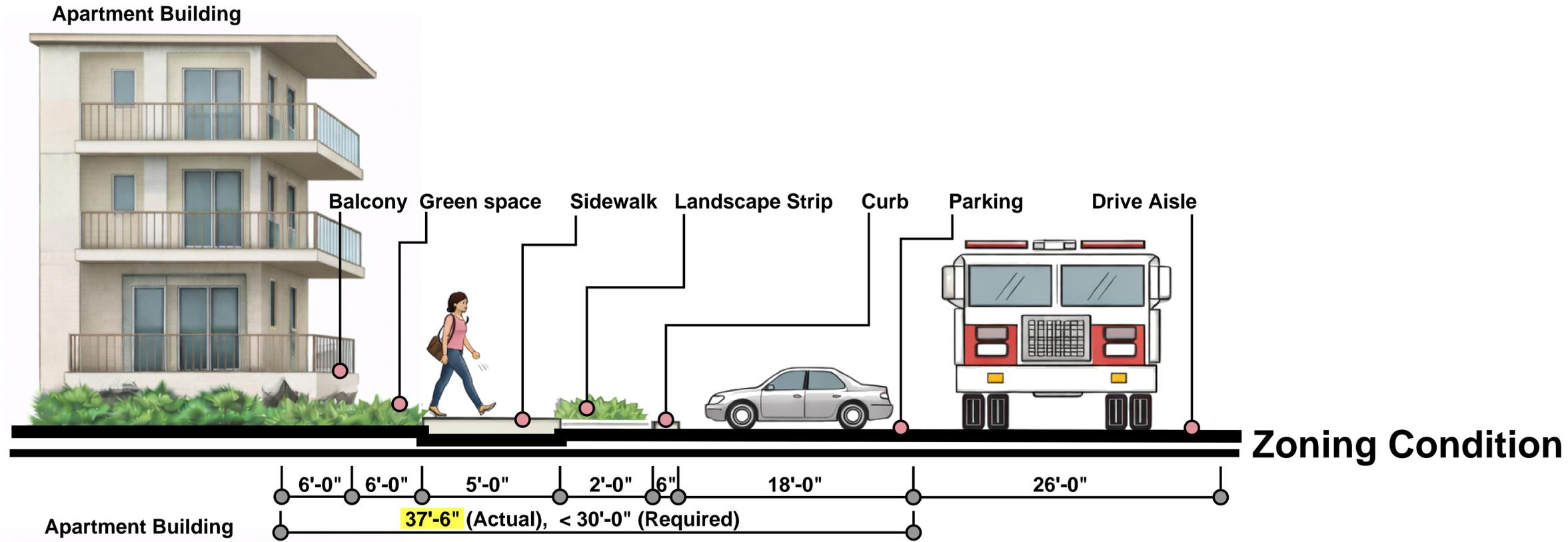
# *Conceptual Rendering*

Building height reduced to 4-stories.  
Full depth brick at the bottom two thirds of the facade.  
Balconies at upper floors of each unit.



# Section Diagrams

Zoning Condition vs Proposed Condition



# Historic Clayton County Courthouse

## Topographic and Height Verification

Property Name	Historic Clayton County Courthouse	Estoria	—
Address	121 S McDonough St	294 S Main St	—
City	Jonesboro	Jonesboro	—
State	GA	GA	—
ZIP Code	30236	30236	—
Latitude	33°31'15" N	33°30'30.8" N	—
Longitude	84°21'12" W	84°21'10.6" W	—
Site Elevation	950 ft (field-verified using iPhone gyroscope)	905 ft (field surveyor)	+45 ft
Building Height	60'-0" (visual observation)	37'-6" (architectural drawings)	+22'-6"
Overall Top Elevation (Elevation + Height)	1,010 ft	942.5 ft	+67.5 ft

