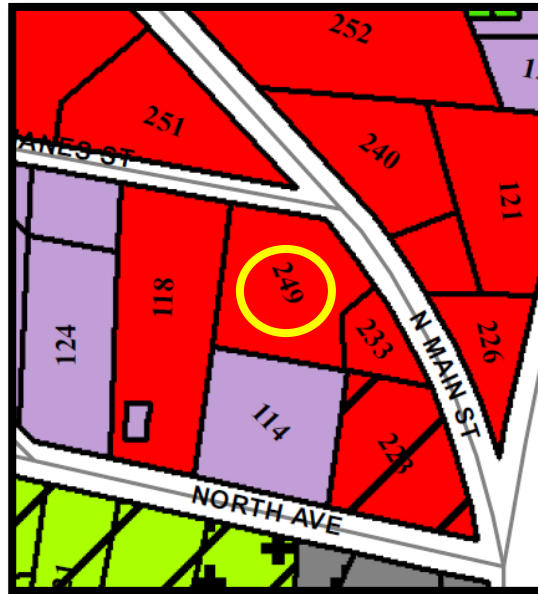


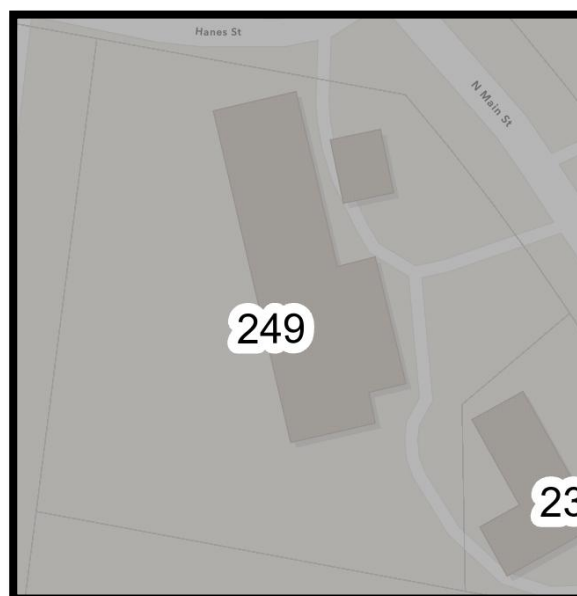
	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 7/6/2026 -Work Session 7/13/2026 -Public Hearing															
Requesting Agency (Initiator): Reginald Ransome (Applicant) Bhavesh Shah (Property Owner)	Report Preparer: Community Development Director, David Allen																
Item Title:	Public Hearing and Consideration of Conditional Use Permit Application #26-CUP-002 , submitted by Reginald Ransome. The request is to operate a vehicle sales lot and office on a portion of the property. The property is located at 249 North Main Street, Jonesboro, GA 30236, Tax Map Parcel No. 13240B A005.																
Requested Action Council to consider Conditional Use Permit Application 26-CUP-002 to operate a vehicle sales lot and office.																	
Requirement for Board Action City Zoning Code Section 86-163 – Requires an approved conditional use permit for new and used vehicle sales on C-2 zoned parcels, meeting certain minimum zoning conditions.																	
<u>Staff Report</u> <u>Zoning History</u> The subject property is currently zoned C-2 (Highway Commercial) but is not located in any overlay district, according to the City’s Official Zoning Map. This property is within the Gateway North Character Area, which 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.” <u>Adjacent Zoning/Land Use</u> <table border="1" data-bbox="203 1556 1417 1965"> <thead> <tr> <th colspan="2">Current Zoning</th><th>Current Land Use</th></tr> </thead> <tbody> <tr> <td>North</td><td>C-2 (Highway Commercial)</td><td>Commercial Suites</td></tr> <tr> <td>East</td><td>C-2 (Highway Commercial)</td><td>Commercial Suites</td></tr> <tr> <td>South</td><td>C-2 (Highway Commercial) O-I (Office and Institutional)</td><td>City Community Garden</td></tr> <tr> <td>West</td><td>C-2 (Highway Commercial)</td><td>Commercial Suites</td></tr> </tbody> </table>			Current Zoning		Current Land Use	North	C-2 (Highway Commercial)	Commercial Suites	East	C-2 (Highway Commercial)	Commercial Suites	South	C-2 (Highway Commercial) O-I (Office and Institutional)	City Community Garden	West	C-2 (Highway Commercial)	Commercial Suites
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There is another vehicle sales lot (Hardin's Auto) about a half-mile north of this property, but it has been there for many years and is a grandfathered use.

Site Analysis

The subject property was originally developed in 1985 and consists of approximately 0.97 acres. The building was remodeled on the interior and exterior a few years ago, including the gas canopy, and contains multiple attached suites for different types of businesses. Since the remodel, the building has hosted a convenience store with gas pumps, a barbershop, and a few restaurants. The property has access to North Main Street, a major collector street and, on the north side, access to Hanes Street, a local City street.



Development Regulations Relevant to Request

- Article VI, Sec. 86-163. - NAICS 441110/44112—Car dealers, new or used, and car dealers, used.
- Article VI specifies the Conditional Use Application requirements and procedures.
- Current Comprehensive Plan / Future Land Use Map
- Article XIII. - Parking, Loading, and Interior Circulation requirements
- APPENDIX. – THOROUGHFARE PLAN *for* Street Classifications: Design Guidelines by Street Classification
- All other Code Sections regarding site development and requirements

Requirements for Conditional Use Section 86-163. - NAICS 441110/44112 - Car dealers, new or used, and car dealers, used.

The following conditions are assigned in the C-2 zone district:

(1) The primary use of the property shall be retail sales of vehicles.

Does not meet the requirement. The property owner has hosted several different commercial uses, and a vehicles sales lot may interfere with these other uses (traffic circulation, parking).

(2) All vehicle servicing shall be performed in an entirely enclosed structure.

Vehicle servicing was not specified in the letter of intent, just sales.

(3) No vehicles that are in a state of disrepair shall be displayed.

So noted.

(4) Automotive repair shall be operated only as an accessory to a new car dealership.

Vehicle repair was not specified in the letter of intent, just sales.

(5) No outdoor storage of parts, materials or equipment shall be permitted.

So noted.

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 North Character Area, which 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.” **Based on the desired criteria below, a vehicle sales lot on the property does not fit in with the City’s desired future vision for the North Main Street corridor.**

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:

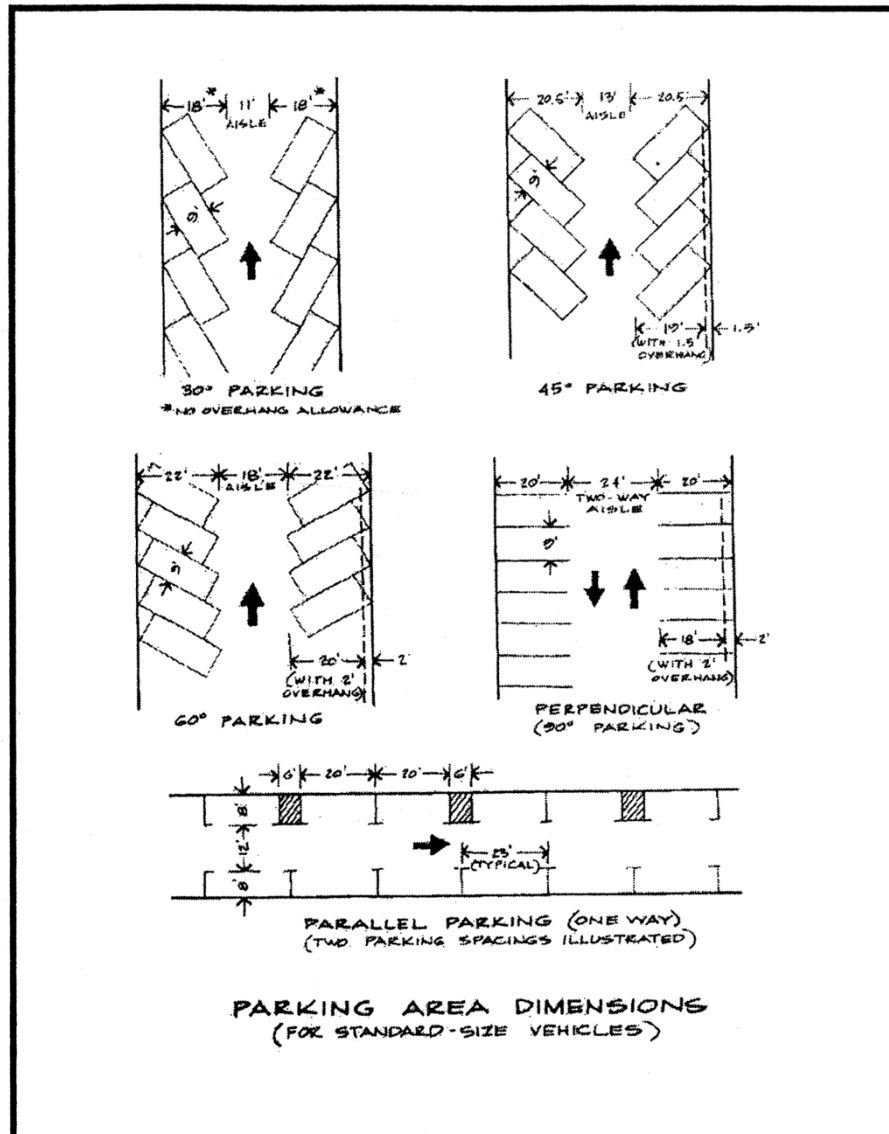
- Office/Institutional
- Commercial/Retail

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.

Article XIII. - Parking, Loading, and Interior Circulation requirements

The applicant stated that the initial inventory will be 5 to 7 vehicles for sale, with a projected sales volume of 8 to 10 vehicles per month. The growth strategy for the business projects a future inventory of 20 to 30 vehicles. **Based on the diagram below of parking and driving lane standards and the size of the existing paving to the side of the building, there is far from enough space to accommodate this business on the property. There is barely enough parking to accommodate other businesses in the other suites on the property, and this business would infringe on those businesses with parking and the entering and exiting of sale vehicles on the property. It may also infringe on the businesses at the adjacent property – 233 North Main Street. North Main Street is also a busy road, and the the entering and exiting of sale vehicles on the property may pose a traffic hazard.**



Exhibits Attached

- Application Packet
- Sign
- Site Photos
- Legal Ad

Staff Recommendation

Staff recommends denial of the request to operate a vehicle sales lot on the property due to lack of adequate space on the property for the business and other businesses, traffic concerns, and not fitting in with the future standards of the Gateway North Character Area.

David Allen, Community Development Director, 770-478-3800

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