



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
5/5/2025 – Work Session
5/12/2025 – Public Hearing

Requesting Agency (Initiator)

Ms. Jessieca Sullivan (Applicant)

Sponsor(s)

Community Development Director Cameron

Item Title:

Council to discuss Conditional Use Permit Application #25-CUP-002 (per Section 2.307) by applicant, Jessieca Sullivan, to register a business for a Professional Training School of Phlebotomy and EKG Certification Program in the C-2 Highway Commercial District. The property is located at 118 North Avenue, Ste. J, Jonesboro, GA. 30236.

Requested Action: Applicant request approval of a Conditional Use Permit Application to register a business for a Professional Training School of Phlebotomy and EKG Certification Program.

Requirement for Board Action: To consider the following conditions requirements in Sec. 86-186 – for NAICS 6613 for Private schools: Colleges and universities, which provides the purpose and authority to regulate this section of the Zoning Ordinance.

STAFF ANALYSIS:

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

- (1) Must be located on a street having a classification of collector or greater. According to Appendix, THOROUGHFARE PLAN.**

North Avenue is identified as Major Collector Street. Collector streets link neighborhoods to commercial districts and commuter traffic to secondary arterials. These streets are well traveled and are built to an urban standard. Collector streets are typically two- to four-lane facilities with an average daily traffic count between 7,500 and 15,000 vehicles.

- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet.**

The subject property is situated on 1.40 acres of land on an irregular lot, between Hanes Street and North Avenue, with the North end having 245 Ft of road frontage on Hanes Street and 109 Ft of road frontage on North Avenue.

- (3) Must be stand-alone buildings (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking).**

The subject property is an 8,444 SF stand-alone building with individual suites, and shared parking.

- (4) Must meet the requirements of article XIII, parking, loading, and interior circulation.**

The subject property is an existing building that meets off-street parking and loading space standards for the stand along building, as determined by the Clayton County Fire Marshall and permits connectivity to other public roadways.

- (5) No paved parking area shall be established within 25 feet of a lot that is zoned residential or contains a residential use.**

The subject property is located with the business district of the City. The surrounding usages are as follows:

- To the North of the subject site is C-2 Highway Commercial.
- To the South of the subject site are R-2 Single Family Residential – Historic Residential Overlay.
- To the East of the subject site are O-1 Office & Institutional and C-2 Highway Commercial.

- To the West the subject sites are O-1 Office & Institutional.

(6) Height regulations. The maximum height for buildings abutting a residential district or use shall be three stories or 35 feet as measured at any point 30 feet from any common property line. Building height may be increased one foot for every additional foot beyond a distance of 30 feet from any common property line; however, no building shall ever exceed a total height of 75 feet.

The subject site comprises an 8,444 SF single story building. According to the Clayton County Tax Assessor's record, the building was constructed in 1989.

Is this Item Goal Related?

Summary and Background: The Applicant, Jessieca Sullivan has made a zoning request to register a business in the City. However, Sec. 86-186. - NAICS 6113—Private schools: Colleges and universities provide 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.

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

Fiscal Impact: The potential of a new business will cost to public service cost and increase to the City's tax base.

Exhibits Attached: Application, Zoning request, and aerial maps.

Staff Recommendation: If it is the pleasure of the Council to approve the Conditional Use Permit application for 118 North Avenue, Suite B to register a Professional Training School of Phlebotomy and EKG Certification Program, then Staff recommend the following additional required conditions:

1. Provide a letter from the Clayton County Board of Health supporting the training school and certificate program.
2. The applicant must complete the application process to register the business, and pay the fees associated with the license fee before for issuance.

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	