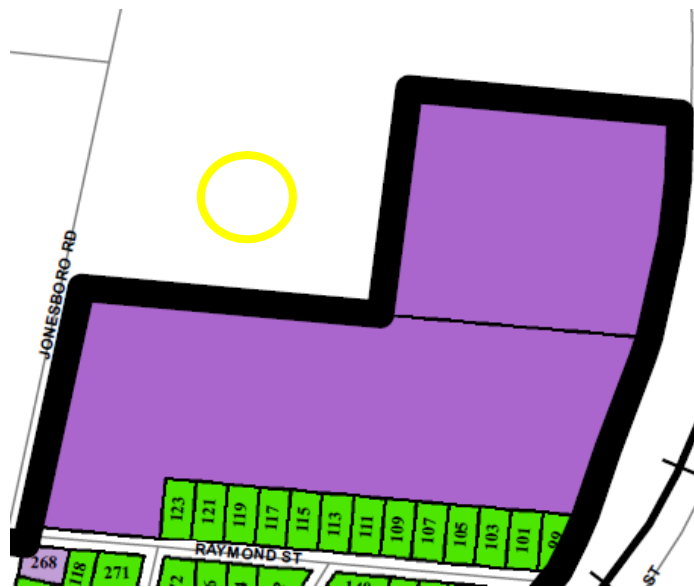


	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 8/3/2026 -Work Session 8/10/2026 -Public Hearing															
Requesting Agency (Initiator): Hammer (DE) Limited Partnership, (Applicant and Property Owner)	Report Preparer: Community Development Director, David Allen																
Item Title:	Public Hearing and Consideration of Conditional Use Permit Application #26-CUP-004 , submitted by Hammer (DE) Limited Partnership. Consideration of a conditional use permit for property located at 7600 Jonesboro Road, Parcel No. 12049A A002, Jonesboro, Georgia 30236. The property consists of approximately 32.65 +/- acres. The request is for a warehouse storage and distribution center, corresponding and subsequent to the proposed annexation of the property from Clayton County to the City of Jonesboro and proposed rezoning from HI (Heavy Industrial) in Clayton County to M-1 (Light Industrial) in the City of Jonesboro.																
Requested Action Council to consider Conditional Use Permit Application 26-CUP-004 for continuance of a warehousing use if annexation into the City and rezoning to City equivalent zoning of M-1 (Light Industrial) is approved.																	
Requirement for Board Action Sec. 86-617. - NAICS 493—Warehousing and storage																	
<u>Staff Report</u> <u>Zoning History</u> The subject property is currently adjacent to, but outside of, the northernmost limits of the City of Jonesboro on Jonesboro Road. It has been a warehousing business within the County for many years. The property is on the northern edge of the Gateway North Character Area. <u>Adjacent Zoning/Land Use</u> <table border="1" data-bbox="204 1474 1419 1831"> <thead> <tr> <th colspan="2">Current Zoning</th><th>Current Land Use</th></tr> </thead> <tbody> <tr> <td>North</td><td>H-1 (Heavy Industrial) County</td><td>Commercial / Industrial</td></tr> <tr> <td>East</td><td>M-1 (Light Industrial) City</td><td>Warehousing</td></tr> <tr> <td>South</td><td>M-1 (Light Industrial) City</td><td>Warehousing</td></tr> <tr> <td>West</td><td>RM (Multi-family) County</td><td>Residences</td></tr> </tbody> </table>			Current Zoning		Current Land Use	North	H-1 (Heavy Industrial) County	Commercial / Industrial	East	M-1 (Light Industrial) City	Warehousing	South	M-1 (Light Industrial) City	Warehousing	West	RM (Multi-family) County	Residences
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There is a mixture of warehouses, businesses, and residences along this section of Jonesboro Road, inside and outside of the City.

Site Analysis

The subject property was originally developed in 1972 and consists of approximately 32.63 acres. It has since housed various warehousing / distribution businesses, most recently True Value Hardware. The property also has access to Old Morrow Road in the rear.



Development Regulations Relevant to Request

- Sec. 86-617. - NAICS 493—Warehousing and storage.
- Article VI specifies the Conditional Use Application requirements and procedures.
- Current Comprehensive Plan / Future Land Use Map

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.

Requirements for Conditional Use Section 86-617. - Sec. 86-617. – Warehousing and storage.

The following conditions are assigned to this use in the M-1 zoning district: (Bearing in mind that the subject property is already developed and contains an existing warehouse facility.

- (1) Must be located on a street having a classification of collector or greater. Jonesboro Road is a collector road. Meets requirement.**
- (2) Must be established on a lot having a minimum area of one acre and a minimum frontage of 150 feet. Meets requirement.**
- (3) A minimum 75-foot wide buffer shall be maintained between the property and any adjacent, residentially-zoned property. Is not directly adjacent to any residentially-zoned property.**
- (4) Off-street parking and/or drop-off space adequate to meet the needs of the proposed facility shall be provided. Parking areas are existing but appear to be accurate.**
- (5) Must be located in a stand-alone building (no planned centers, connected storefronts sharing a common wall, or lots with zero lot line development or shared parking). Meets requirement.**
- (6) All lighting shall be night-sky friendly. Lighting does not appear to be night-sky friendly.**
- (7) Storage of hazardous materials is prohibited. No known storage of hazardous materials.**
- (8) Outdoor storage is permitted provided such storage is confined to the rear yard and is screened using fencing or landscaping which completely obscures the view from adjoining properties and public rights-of-way. Such screening shall have a minimum height of eight feet. There is storage and large truck parking in the front, side, and rear. Existing fences are not screened. Most of property is readily viewable from the**

front and back roads. This will need to be corrected if approved to be annexed into the City.

Current Comprehensive Plan / Future Land Use Map

As stated before, this property is on the northern edge of the Gateway North Character Area – “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.” **Based on the desired criteria below, the property, due to its current use and unsightly condition, does not align with the City’s Comprehensive Plan and Future Land Use Map intent for that area.**

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.

Update for August 10, 2026 Council Meeting

The original staff report and recommendation above were written for the existing building / business to be annexed into the City, with no future re-development plans provided at the time of the report writing. In a meeting on July 31st between the applicant, the City Manager, and the Community Development Director, a concept plan for future redevelopment and a redevelopment strategy document were discussed.

It was a pleasure speaking with you this morning, and thanks again for taking the time. I’ve attached a copy of our redevelopment concept plan for your reference. As discussed, this is very early stage, but gives you a sense of how we may lay out a redevelopment upon Do It Best’s vacancy. We believe the annexation, rezoning, and conditional use permit that we’ve applied for would be a win-win for both our

firm and the City of Jonesboro, as it will create new job opportunities and improve the aesthetics of the Gateway North compared to the existing property condition.

The intent is for the current tenant's lease to end in 2028, and then the existing building would be torn down to make way for quality redevelopment. Mayor and Council should be reminded that the concept plan and redevelopment strategy are not guaranteed, subject to change, and have no specific end user right now. Therefore, to approve the annexation and rezoning, Mayor and Council must be comfortable with the current building and use until at least 2028. However, conditions can be placed on the annexation/rezoning to clean up the current property if it is to be annexed. Legally, the City right now cannot make the owner tear down the existing building (unless it was dilapidated and a hazard) or force the owner to build what is shown on the concept plan.

This annexation / rezoning process (if approved) essentially has two stages:

Stage One – Current tenant until 2028

Stage Two – New tenant and possibly new buildings after 2028

There needs to be approval conditions that protect and serve the City's interests in what is there now and what may be there in the future.

Exhibits Attached

- **Conditional Use Permit Application Packet**
- **Sign**
- **Site Photos**
- **Legal Ad**

Staff Recommendation

After originally recommending denial, staff now recommends approval of the conditional use permit related to the annexation and rezoning, due to a potential redevelopment on the property after 2028 better aligning with the City's Comprehensive Plan and Future Land Use Map intent for that area. However, the potential added burden to the City's Public Works Department and Police Department, both of which are already understaffed, are still factors to consider.

Should the Mayor and Council choose to approve the conditional use permit for the existing warehousing / storage use, the following minimum approval conditions shall apply:

1. Existing fencing along all property boundaries (including Old Morrow Road frontage) shall be repaired or replaced where necessary.
2. External security lighting shall be installed on the property, with lighting plan subject to approval by the City Manager, Police Chief, and Community Development Director.
3. New landscaping shall be provided for the existing entrances and along the frontage for Jonesboro Road, and the landscape plan shall be subject to approval by the City Manager and Community Development Director.
4. Tractor trailer trucks shall no longer be allowed to be parked in the front of the building and shall be moved to the sides or rear of the building.
5. A change in use from the current warehousing / distribution / storage shall be approved by the Mayor and Council and shall conform to current City zoning standards and the City Comprehensive Plan and Future Land Use Map.

6. Any new light industrial / warehousing uses on the property in the future shall feature a corporate office use comprising a minimum 25% of the building footprint.
7. All future redevelopment and uses on the subject property shall meet or exceed the design / construction standards of the nearby 7776 Jonesboro Road development, including exterior architectural materials, landscaping and screening, lighting, and signage. All future buildings shall be oriented so that large truck and equipment parking and loading docks are oriented towards the center or rear of the property and not viewable from Jonesboro Road.

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

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