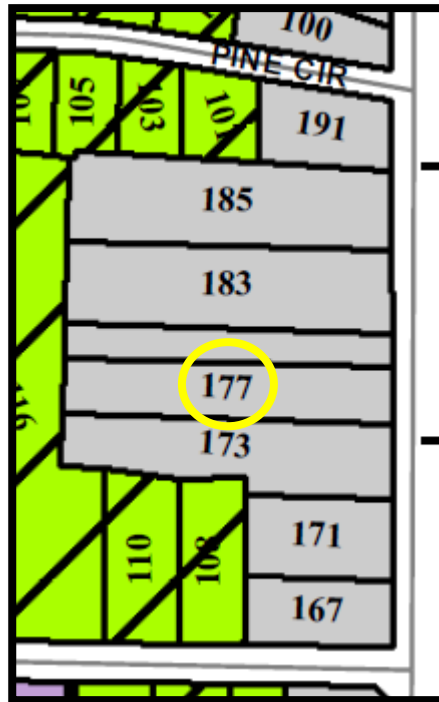


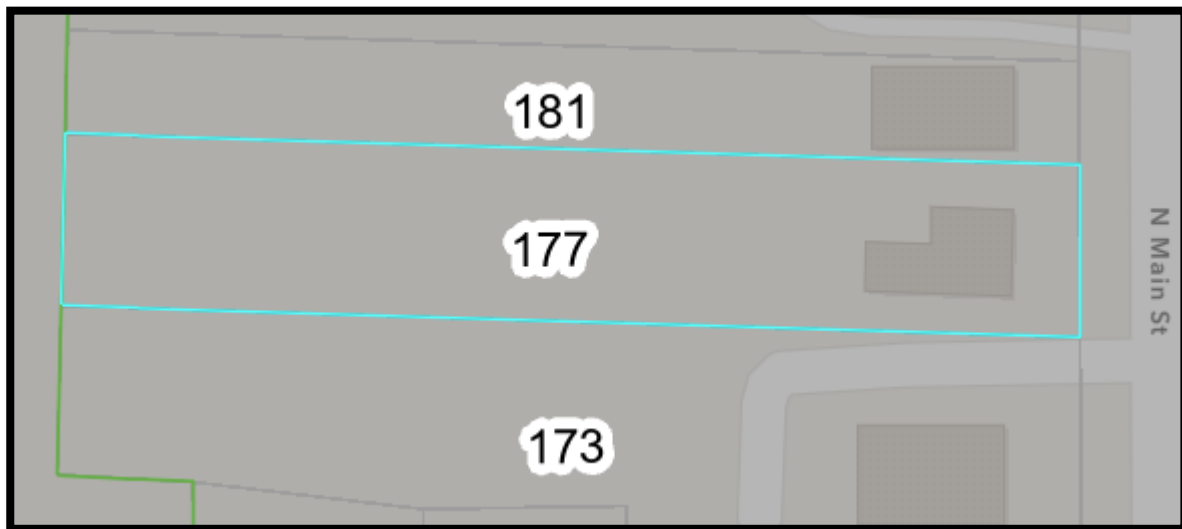
	CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 8/3/2026 -Work Session 8/10/2026 -Public Hearing															
Requesting Agency (Initiator): Dr. Lenore Coleman (Applicant and Property Owner)	Report Preparer: Community Development Director, David Allen																
Item Title:	Public Hearing and Consideration of Conditional Use Permit Application #26-CUP-003 , submitted by Dr. Lenore Coleman. The request is to have a mixed-use dwelling on the second floor of the existing building. The property is located at 177 North Main Street, Jonesboro, GA 30236, Tax Map Parcel No. 13240D C004.																
Requested Action Council to consider Conditional Use Permit Application 26-CUP-003 to have a mixed-use dwelling on the second floor of the existing building.																	
Requirement for Board Action City Zoning Code Section 86-182 – Requires an approved conditional use permit for a mixed-use dwelling, including lofts.																	
<u>Staff Report</u> <u>Zoning History</u> The subject property is currently zoned H-2 (Historic District) but is not located in any overlay district, according to the City’s Official Zoning Map. This property is within the Downtown Character Area, which is “the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa.” For several years, Dr. Coleman has operated your medical clinic on the property. She would like to have a dwelling on the second floor to help medical personnel in the area. <u>Adjacent Zoning/Land Use</u> <table border="1" data-bbox="203 1486 1416 1845"> <thead> <tr> <th colspan="2">Current Zoning</th> <th>Current Land Use</th> </tr> </thead> <tbody> <tr> <td>North</td> <td>H-2 (Historic District)</td> <td>Office / Commercial</td> </tr> <tr> <td>East</td> <td>H-2 (Historic District)</td> <td>Office / Commercial</td> </tr> <tr> <td>South</td> <td>H-2 (Historic District)</td> <td>Office / Commercial</td> </tr> <tr> <td>West</td> <td>R-2 (Single-Family Residential)</td> <td>Residences</td> </tr> </tbody> </table>			Current Zoning		Current Land Use	North	H-2 (Historic District)	Office / Commercial	East	H-2 (Historic District)	Office / Commercial	South	H-2 (Historic District)	Office / Commercial	West	R-2 (Single-Family Residential)	Residences
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There is a mixture of various professional offices and residences along this section of North Main Street.

Site Analysis

The subject property was originally developed in 1950 and consists of approximately 0.75 acres. The building was remodeled on the interior a few years ago. The property has access to only North Main Street, a major collector street, and shares a drive with 173 North Main Street to the south.



Development Regulations Relevant to Request

- Article VI, Sec. 86-182. - Sec. 86-182. - Mixed family, including lofts
- 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
- All other Code Sections regarding site development and requirements

Requirements for Conditional Use Section 86-182. - Sec. 86-182. - Mixed family, including lofts.

The following condition is the only one assigned to this use in the H-2 zoning district:

(1) No residential unit shall occupy a street level space.

Meets the requirement. The proposed dwelling will be on the second floor (for a resident medical professional) and the actual medical business will continue to be on the first floor as it has been for several years.

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 Downtown Character Area, which is “the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa.” **Based on the desired criteria below, a medical office with a dwelling on the second floor fits in with the City’s desired future vision for this portion of the North Main Street corridor.**

Downtown

This is the core commercial and office development center of Jonesboro. The area also includes residential to office conversions and vice versa. This is the area that the city would most like to see reinvestment and development, and there is potential for Transit Oriented Development within the Downtown with the expansion of MARTA bus lines. The Jonesboro LCI Study's City Center Mixed Use District, Arts and Entertainment District, and its Historic District should be used as guidance within this area.

Uses:

- Office
- Residential
- Institutional
- Arts and Entertainment District
- Retail, Including Restaurants
- Historic District



Implementation Measures:

- The Downtown should include a viable mixture of retail, office, services, and residential.
- 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 enighboring communities and major destinations, such as libraries, neighborhood centers, health facilities, parks, and schools.
- High standards of architecture and landscaping.

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

As stated before, the applicant / owner has operated a medical clinic on the property for several years with no known circulation or parking problems. Parking requirements for mixed-use dwellings are as follows - *Mixed-use developments shall provide 1.25 spaces for each attached dwelling unit.* There about 8 parking spaces on the property now, and with the medical clinic having an appointment only structure, the parking requirements for one person living upstairs should not be a burden.

Other Notes

The applicant originally wanted a short-term rental (Air BnB) upstairs. However, in talking with her further, and realizing that this was intended to be a long-term dwelling (longer than 30 days at a time) for medical personnel, the mixed-use dwelling was determined to be a better description.

Exhibits Attached

- Application Packet
- Sign
- Site Photos
- Letter of Intent
- Legal Ad

Staff Recommendation

Staff recommends approval of the request for a mixed-use building with dwelling on the second floor, with two conditions:

- 1. The dwelling must also satisfy all Building Official and Fire Department requirements.**
- 2. The dwelling is not approved as a short term rental / Air BnB (30 days or less between rentals). If the short term rental / Air BnB use is proposed in the future, it must first be brought back to the Mayor and Council for approval as a conditional use permit.**

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

FOLLOW-UP APPROVAL ACTION (City Clerk)

Typed Name and Title	Date	
Signature	City Clerk's Office	