

	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 Annexation and Rezoning Application #26-REZ-001 , submitted by Hammer (DE) Limited Partnership. Consideration of the zoning classification of a certain tract of land proposed to be annexed from Clayton County into the City of Jonesboro pursuant to a signed petition. The Mayor & Council shall consider this tract or parcel of land lying and being in Clayton County, Georgia, as described in the deeds recorded in the real property records of the Clerk of the Superior Court of Clayton County as follows: Books/Pages: 0593/671 and 6243/160, located at 7600 Jonesboro Road, Jonesboro, Ga. 30236, Tax Map Parcel No. 12049A A002, and consisting of 32.65 total acres. Said aforementioned property which is currently zoned as HI (Heavy Industrial) in Clayton County is proposed to be rezoned to M-1 (Light Industrial) per the City Zoning Ordinance.																
Requested Action Council to consider Annexation and Rezoning Application 26-REZ-001 to possibly to be annexed into the City and rezoned to the City equivalent zoning of M-1 (Light Industrial).																	
Requirement for Board Action City Zoning Code Section 86-377 – Set forths the procedure for annexation in the City. City Zoning Article XII Amendments – Set forths the procedure for rezoning in the City.																	
<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="203 1587 1417 1942"> <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
Current Zoning		Current Land Use															
North	H-1 (Heavy Industrial) County	Commercial / Industrial															
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South	M-1 (Light Industrial) City	Warehousing															
West	RM (Multi-family) County	Residences															



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

- City Zoning Code Section 86-377 – Set forths the procedure for annexation in the City.
- City Zoning Article XII Amendments – Set forths the procedure for rezoning in the City.
- Current Comprehensive Plan / Future Land Use Map

Sec. 86-377. - Property annexed into the city.

All territory which may hereafter be annexed into the city shall be zoned in accordance with the procedures of this article.

The city may institute the process for zoning the property to be annexed at any time on or after the date the notice of the proposed annexation is provided to the governing authority of the county as required under O.C.G.A. § 36-36-6. The hearing by mayor and council with respect to the zoning of the property to be annexed shall be conducted prior to the council action that annexes the property into the city.

The zoning classification approved by mayor and council following the hearing shall become effective on the latter of the date the zoning is approved by mayor and council or the date the annexation becomes effective pursuant to O.C.G.A. § 36-26-2.

For a property that is approved to be annexed into the City, it is thereby rezoned from its current County zoning to the closest equivalent City zoning – in this case from County H-1 (Heavy Industrial) to City M-1 (Light Industrial). The City does not have a heavy industrial designation. However, if the Mayor and Council do not approve the annexation, then the rezoning is no longer considered.

Background

On February 27, 2026, the City of Jonesboro received a request to annex the subject property and establish appropriate City zoning and a Conditional Use Permit to support the continued operation of the existing warehouse distribution facility. The County is apparently about to adopt new standards along that road which may put the current use of the subject property in doubt in the future if it should remain in the County.

Under Clayton County regulations, the existing warehouse is a legal nonconforming use within the Business Corridor Overlay District. While such uses may continue, they can be permanently lost if the structure is significantly damaged or if the use is discontinued beyond the 180-day vacancy limit, creating uncertainty for long-term operation.

Annexation into the City, along with rezoning to M-1 (Light Industrial) and approval of a Conditional Use Permit, would allow the use to be evaluated under City regulations and potentially recognized as an approved use.

These requests are concurrent and interdependent, as annexation establishes City jurisdiction, rezoning assigns the appropriate zoning classification, and the Conditional Use Permit authorizes the specific use.

The application was submitted in accordance with O.C.G.A. § 36-36-20 et seq. In accordance with O.C.G.A. § 36-36-6 and § 36-36-111, notice was provided to Clayton County via certified

mail on March 20, 2026. As of the date of this report, no formal response has been received from the County.

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.

Other Criteria

For an annexation, all relevant City department were consulted to see the potential impact, positive and negative, on the City.

Reviewer	Required Review
Planning and Zoning	Review Comprehensive Plan consistency, land use compatibility, existing zoning, proposed zoning, proposed text amendment, and proposed new zoning classification.

City Attorney	Review annexation compliance, zoning procedure compliance, ordinance form, legal sufficiency, and procedural risk.
City Manager or Administration	Review administrative implementation, service capacity, staffing impact, operational impact, and policy considerations.
Public Works	Review road access, drainage, sidewalks, rights of way, maintenance burden, and stormwater issues.
Police	Review patrol coverage, anticipated call burden, enforcement considerations, and public safety impact.
Fire or Fire Marshal	Review fire access, hydrant availability, emergency response, and fire code considerations.
Utilities	Review water, sewer, stormwater, utility capacity, easements, extensions, and infrastructure obligations.
Finance	Review anticipated revenue, service cost, permit revenue, tax impact, and fee impact.

Planning and Zoning's review has already been stated – does not align with the City's Comprehensive Plan and Future Land Use Map intent for that area.

The City shares utility service and fire protection with the County, so that burden would be unaffected.

The City's Public Works Department has stated that there would be more maintenance costs associated with a new property within the City, such as trash service and possibly more grass mowing. The City's Public Works Department is currently understaffed.

The City's Police Department has stated that there would be more costs associated with security monitoring on this large property with a large perimeter if it was annexed into the City.

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' interests in what is there now and what may be there in the future.

Exhibits Attached

- Annexation and Rezoning Application Packets
- Sign
- Site Photos
- Letter of Intent
- Legal Ad

Staff Recommendation

After originally recommending denial, staff now recommends approval of the annexation and subsequent rezoning to City M-1 zoning due 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 annexation and rezoning, 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	