



CITY OF JONESBORO, GEORGIA COUNCIL
Agenda Item Summary

COUNCIL MEETING DATE:
10/5/26 Work Session
10/13/26 Regular Meeting

Requesting Agency (Initiator):

Casey Investment Group, LLLP

Sponsor(s):

**Agenda
Language:**

Council to consider 26-APP-001 zoning appeal for a property located at 9174 Tara Boulevard, Parcel No. 06032A B007, Jonesboro, Georgia 30236. The subject property is zoned M-1 (Light Industrial District) and is in the Gateway South Overlay District. The property consists of approximately 3.22 acres. The appeal request is to allow for an auto body shop on the premises.

Requested Action/Recommendation:

Approval with conditions for 26-APP-001 Zoning Appeal for allowance of an auto body shop on the premises, against Gateway South Overlay standards.

Requirements for Mayor & Council Action:

Review Gateway South Standards and Section 86-652

Is this Item Goal Related?

Yes

Summary and Background:

Staff Report

Zoning History

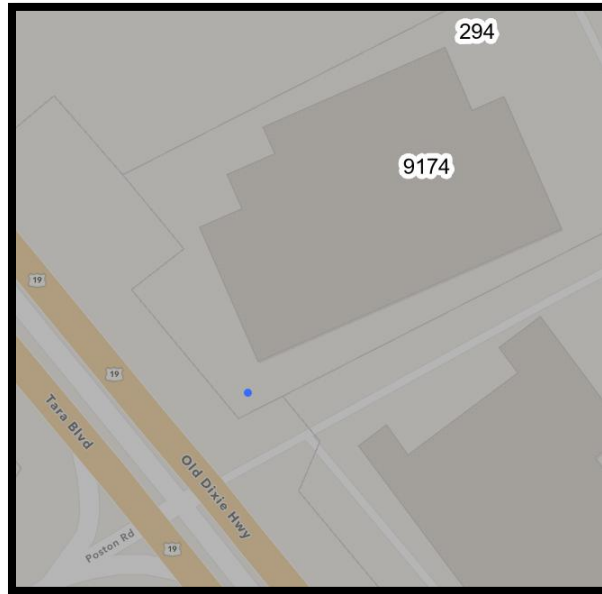
The subject property is currently zoned M-1 (Light Industrial) and is located in the Gateway South Overlay District, according to the City's Official Zoning Map. This property is within the Gateway South Character Area, which is a "vibrant area with an intelligent mix of land uses that, through thoughtful planning and design guidelines, will improve the viability of this strategic area of the City." The building at 9174 Tara Blvd, and other adjacent buildings, were once the Low Temp Industries campus before it moved just south of the subject property. This particular building has sat vacant ever since.

Adjacent Zoning/Land Use

Current Zoning		Current Land Use
North	MX (Mixed Use)	Mostly Vacant
East	MX (Mixed Use)	Mostly Vacant
South	M-1 (Light Industrial)	Industrial
West	O-I (Office and Institutional)	Clayton County

Site Analysis

As stated before, the building at 9174 Tara Blvd, and other adjacent buildings, were once the Low Temp Industries campus before it moved just south of the subject property. This particular building has sat vacant ever since. Direct access is to Tara Blvd. The building sits on its own 3-acre lot. This building, and the rest of the adjacent properties would be great candidates for reinvestment.



Development Regulations Relevant to Request

- Article V, Sec. 86-118 – Gateway South Overlay standards
- Article XI, Sec. 86-344 specifies the Zoning Appeals procedures.
- All other Code Sections regarding site development and requirements

Outside of the Gateway South Overlay, an auto body shop would be a permitted use in M-1 zoning. However, the Gateway South Overlay is very selective on uses in an effort to improve the whole southern area of the City, and the City has had quite a few poor-quality auto repair businesses in its southern portion. The Zoning Appeals option in Sec. 86-344 allows for an opportunity for a prohibited use to come before the Council and state its case as to why it would benefit the City.

81112	Automotive Body, Interior, and Glass Repair / Replacement	N	N	N	N	N	N	N	N	N	N	C	P	Sec. 86-118; Sec. 86-652
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Sec. 86-344. - Procedures.

Applications for a public hearing and decision on variances and administrative appeals shall be filed with the city clerk on forms provided by the city a minimum of 30 days prior to the hearing at which such applications will be heard. Each application shall contain such information as the city clerk may require sufficient to enable mayor and council to render a decision. No submitted application may be

amended following public notice of the application; however, mayor and council may allow such application to be amended during the public hearing.

An appeal to mayor and council may be brought by any person having a substantial interest in any decision of the code enforcement officer or by any officer, department, board or agency of the city affected by any decision of the code enforcement officer pursuant to enforcement of this chapter. Such appeal shall be filed within ten business days following notice of the decision being appealed by filing a written notice of appeal with the code enforcement officer and specifying the grounds, thereof. The code enforcement officer shall forthwith transmit to the secretary of the mayor and council all the documents related to the decision being appealed.

Sec. 86-345. - Public hearings.

Variances or appeals shall be considered at a public hearing for the purpose of accepting findings concerning individual applications. Such hearings shall be held only after substantial compliance with all required public notification of the hearing as set forth in this article.

The mayor and council shall render a determination with respect to the appeal or application within a period of 60 days from the date said appeal or application is filed. Any party may appear at the hearing in person, or by agent or represented by an attorney-at-law.

All hearings of the mayor and council shall be open to the public.

The mayor and council shall conduct hearings or convene a meeting for other business at such times as established by or at the call of mayor and council.

There is precedence with zoning appeals in the Gateway South Overlay with a very similar use (auto repair) at 251 South Main Street. That property was approved for a zoning appeal several years ago. Thus, zoning appeals allow the Mayor and Council, on a case by case basis and not widespread across the entire City, to determine if a prohibited use can be of extraordinary benefit to the City. Per the City Manager's talks with the applicant, this is not a conventional auto repair use:

They are upfitting cars, not traditional auto body. They are signing a long term lease and the landlord (LTI) is investing about a million in upgrades to the property. Adding lights, grills, etc. to police cars. Also done with ambulances, fleet trucks, etc.

Based on this, staff sees this as a good opportunity to "thoughtfully reinvest" these vacant LTI buildings, rather than just have them decay. Emphasis would be on containing all body work on the inside of the building. There will also be an insurance estimation training classroom on the side. (This use is not prohibited in the Gateway South Overlay.)

Staff recommends approval of the zoning appeal for the allowance of the auto body use (upfitting and repair) and the insurance estimation training described above. The following minimum approval conditions shall apply:

- 1. No inoperable, wrecked, dismantled, or partially disassembled vehicles or vehicle parts (including tires) shall be parked or stored outdoors or in view of the street or adjacent residential areas.**
- 2. All applicable regulations concerning the proper storage and disposal of fluids and batteries shall be observed. These materials shall not be stored outdoors.**
- 3. All repair, body work, fabrication, painting, installation, and related work shall occur entirely inside the enclosed building.**

4. No junkyard or salvage yard shall occur on the property.
5. Upgrades to the building shall conform to Gateway South Overlay architectural standards.
6. Screening, dumpster placement, lighting, and other site improvements shall also conform to Gateway South Overlay standards.

Exhibits/Supporting Documents Attached:

- Application
- Property Pictures

Contact Information: David Allen, 470-726-1625

Date Submitted:

FOLLOW-UP APPROVAL ACTION

Typed Name and Title:

Date:

Signature:

Form Revised 7/28/26 sj