	CITY OF JONESBORO, GEORGIA COUNCIL **Agenda Item Summary**	**COUNCIL MEETING DATE:** **10/5/26 Work Session** **10/13/26 Regular Meeting**

Requesting Agency (Initiator): **Southern Crescent Habitat for Humanity**	**Sponsor(s):**
Agenda Language:	Council to consider 26-VAR-004 variance for a property located at 129 Key Street, Parcel No. 12016C A003, Jonesboro, Georgia 30236. The subject property is zoned R-4 (Single-Family Residential District). The property consists of approximately 0.23 acres. The request is for a reduction in the minimum dwelling size standard for a single-family detached dwelling.

Requested Action/Recommendation:

Approval with conditions for 26-VAR-004 Variance for reduction in the minimum dwelling size standard for a single-family detached dwelling.

Requirements for Mayor & Council Action:

Review R-4 standards for single-family dwellings

Is this Item Goal Related?
Yes

Summary and Background:

Staff Report

Zoning History

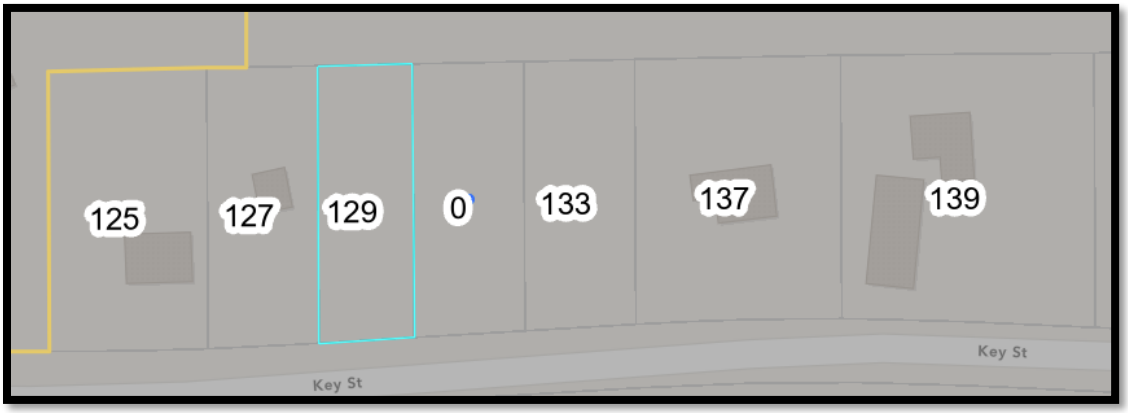
The subject property is currently zoned R-4 (Single-Family Residential) and is located in the Historic Residnetial Overlay, according to the City's Official Zoning Map. This property is within the Residential Character Area, which is "mixture of historic residences and more modern updates to the general housing stock. The City shall thoughtfully consider placement of future, more diversified housing types adjacent to areas of more traditional neighborhoods."

Adjacent Zoning/Land Use

	Current Zoning	Current Land Use
North	**O-I (Office and Institutional)**	Public School
East	**R-4 (Single-Family Residential)**	Single-Family Residential
South	**R-2 (Single-Family Residential)**	Mostly Vacant
West	**R-4 (Single-Family Residential)**	Single-Family Residential

Site Analysis

The subject property has been vacant and cleared for several years. There was an older home on the property years ago. Access for the subject property is only to Key Street. Other houses on parcels to the east and west of the subject property are of average size and condition.



Development Regulations Relevant to Request

- Article VI, Sec. 86-98 – Standards for single-family dwellings
- Article XI specifies the Variance requirements and procedures.
- All other Code Sections regarding site development and requirements

Just as Southern Crescent Habitat for Humanity did several years ago on King Street, they are requesting "to build homes that are attainable in price and consistent with home sizes needed for this goal." Variances were also approved by Mayor and Council for the King Street parcels several years ago.

Sec. 86-98. - R-4 single family residential district regulations.

(a) Purpose. The R-4 single family residential district is established to provide for single family detached dwellings on individual lots having a minimum area of one-quarter acre. The district is intended to create and preserve a neighborhood setting in which smaller lots are desired. While the R-4 district is primarily free of non-residential uses as well as higher density residential uses, the district may adjoin such districts and may be located near the downtown. Public and institutional uses traditionally found in relatively low density neighborhoods are compatible with the R-4 district. Such development is also typically served by a network of local streets to minimize traffic impacts on the neighborhood.

(b) Development standards. Unless otherwise provided in this chapter, uses permitted in the R-4 district shall conform to the following development standards:

(1) Minimum lot area: 10,480 square feet (¼-acre) **Grandfathered lot, no variance Required**

(2) Minimum lot width: 75 feet **Grandfathered lot, no variance**

required

(3) Minimum front yard: 25 feet **Provided site plan shows compliance; no variance required**

(4) Minimum side yard: 12 feet **Provided site plan shows compliance; no variance required**

(5) Minimum rear yard: 25 feet **Provided site plan shows compliance; no variance required**

(6) Minimum floor area per dwelling unit: 1,600 square feet (heated) **The house is proposed to have 1320 heated square feet, 280 square feet less.**

(7) Maximum building height: Two stories and 35 feet **One-story**

(8) Maximum lot coverage: 35 percent **Will be less**

House sizes on other adjacent Key Street lots:

1040 square feet
960 square feet
816 square feet
1456 square feet
Average: 1068 square feet

Thus, even with an approved variance, the proposed house at 129 Key Street will be the second largest house in this row of houses and about 250 square feet above the average of the row of houses.

All such variances must be based upon evidence submitted before the mayor and council and upon findings, supported by the testimony or by documentary testimony, that such variance shall be required in the following instances:

a. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography that are not applicable to other lands or structures in the same district. **The lot is quite narrow, with no room to expand.**

b. The property subject to the variance possesses one or more unique characteristics generally not applicable to similarly situated properties. **No unique conditions, other than width.**

c. A literal interpretation of the provisions of this chapter would deprive the applicant of rights commonly enjoyed by other properties of the district in which the property is located. **No recent, similar development in the district.**

d. The grant of the variance will not grant a special privilege to the property owner. **No special privileges.**

e. The applicant can demonstrate that without a variance there can be no reasonable use of the property. **The property has been undeveloped for many years, and a variance on a modern house is needed due to the lot width.**

f. The grant of the variance is not based solely on economic reasons, nor is the need for the variance the result of actions of the applicant. **Southern Crescent Habitat for Humanity is not a typical, profit-driven developer. They are attempting to improve housing stock in the City with more affordable options.**

g. The variance is the minimum necessary to allow reasonable use of the property. **The minimum necessary is requested.**

h. The grant of the variance will not be injurious to the public health, safety or welfare. **No harm to the public health, safety or welfare is foreseen.**

i. The requested variance will be in harmony with the purpose and intent of this chapter and will not be injurious to the neighborhood or to the general welfare. **The request will be in harmony with the Residential Character Area and the Historic Residential Overlay. The exterior designs and colors of the house were approved by the Historic Preservation Commission and match the already approved SCHH houses on King Street.**

Staff recommends approval of the variance for dwelling size, with the following minimum approval conditions:

1. All exterior renovations, including color scheme, shall conform to Historic Preservation Commission approval on September 21, 2026.

2. All Building Official requirements shall be implemented prior to a Certificate of Occupancy being issued.

3. The dwelling is not approved for short-term rental (Air BnB) use.

Exhibits/Supporting Documents Attached:

- Application
- Building Elevations
- Permit Information
- Site Plan

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**	