



07 08 2025

CONDITIONAL USE PERMIT APPLICATION CHECKLIST

To be completed when accepting all conditional use applications. Checklist should be attached to the application. All documents are required prior to acceptance of the application.

Required Item	Requirements	Copies	Check/Initial
Application Fee	\$600.00 per request Check/Money Order or CC		<i>[Signature]</i>
Application Checklist	This application checklist must be submitted with application packet	1	<i>[Signature]</i>
Application Form	Must be complete, including notarization as indicated	10	<i>[Signature]</i>
Survey	Accurate, up-to-date certified survey of the property with metes and bounds shown. Existing thoroughfares; existing drainage areas; existing buildings, structures and facilities; existing utilities on or adjacent to the property; and ownership, zoning and uses of all property adjacent to or within 200 feet of the property should also be shown.	10	<i>[Signature]</i>
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey.	10	<i>[Signature]</i>
Warranty Deed	A copy of the recorded Warranty Deed	10	<i>[Signature]</i>
Lease Agreement	A copy of the lease agreement between the property owner and the applicant, if applicable. Lease must identify party responsible for reclamation of the property.	10 ①	<i>[Signature]</i>
Letter of Intent	A letter clearly stating the proposed use and development intent.	10	<i>[Signature]</i>
Conceptual Site Plan	Conceptual site layout indicating the distinctions between the current and proposed site conditions. Should be drawn at a scale of at least 1:20.	10	<i>[Signature]</i>
Architectural Drawings	Architectural renderings or photographs of the proposed building elevations are helpful, but not required unless the proposed zoning is being conditioned to architectural exhibits submitted.	10	<i>[Signature]</i>

(For Office Use Only)

Total Amount Paid \$ 600.00 Check# 6091 Money Order # _____ Received by: M. J. Herington

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____



Date Received: 07 08 2025

APPLICANT INFORMATION

APPLICANT NAME: Tsunami Volleyball, Inc.

ADDRESS: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 30339

PHONE: [REDACTED] CELL: n/a FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER INFORMATION (If different from Applicant)

OWNER NAME: USCIF Jonesboro Industrial, LLC

ADDRESS: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 30339

PHONE: [REDACTED] CELL: n/a FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION (attach legal description)

ADDRESS: 7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236

PARCEL ID#: 12049C D002 LAND LOT: 49 DISTRICT: 12th

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: M-1 Light Industrial CURRENT LAND USE: None - Premises vacant prior to request for proposed land use below.

PROPOSED LAND USE: NAICS code 71131 as a Promoter of Performing Arts, Sports and Similar Events with Facilities.

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.): Non-profit volleyball recreation facility engaging primarily in youth instruction, league play, and tournaments.

CERTIFICATION OF OWNERSHIP

I hereby certify that I am the owner of the property shown on the attached plat, described in the attached legal description, and identified as follows: 7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236

USCIF Jonesboro Industrial, LLC
by Michael Swink, its Authorized Agent
Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this
3 day of July, 2025

Notary Public



(Seal)

POWER OF ATTORNEY (if owner is not the applicant)

Applicant states under oath that: (1) he/she is the executor or Attorney-in-fact under Power-of-Attorney for the owner (attach a copy of Power-of-Attorney letter); (2) he/she has an option to purchase said property (attach a copy of the contract); or (3) he/she has an estate for years which permits the petitioner to apply (attach a copy of lease).

Type or Print Owner's Name

Owner's Signature

Date

Sworn and subscribed before me this
____ day of _____, _____

Notary Public

Commission Expires

(Seal)

Type or Print Applicant's Name

Applicant's Signature

Date



OWNER PERMISSION AFFIDAVIT

Subject Property Address: 7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236

Property Owner:

Name (Person, Firm, Corporation, or Agency): USCIF Jonesboro Industrial, LLC

Mailing Address: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 30339

Phone: [REDACTED]

Email: [REDACTED]

Authorized Applicant:

Name (Person, Firm, Corporation, or Agency): Tsunami Volleyball, Inc.

Mailing Address: c/o Hartman Simons & Wood, LLP, 400 Interstate North Pkwy, #600, Atlanta, Georgia 30339

Phone: [REDACTED]

Email: [REDACTED]

I (Property owner/Agent) am applying for, or I hereby give authority to the authorized applicant to file an application for the following address:

7776 Jonesboro Road, Suite 100, Jonesboro, Georgia 30236

Type of Application: Conditional Use Permit for NAICS code 71131

[Signature]
Property Owner's Signature

USCIF Jonesboro Industrial, LLC
by Michael Swink, its Authorized Agent

Property Owner's printed name

This instrument was signed before me on this date: July 3, 2025

County: Rabun Georgia Notary Signature: [Signature]

Affix seal/stamp here:





Joseph J. Fucile

July 8, 2025

Via Hand Delivery

Community Development
City of Jonesboro, GA
1859 City Center Way
Jonesboro, Georgia 30236
Attn: Pat McDaniel and Faith Akuta

**Re: Letter of Intent for Conditional Use Permit Application
for Lease at 7776 Jonesboro Road, Building 100, Jonesboro, GA (the
"Building")**

Dear Community Development:

This firm represents USCIF Jonesboro Industrial, LLC, the property owner and landlord of the above referenced property (the "**Landlord**"). Tsunami Volleyball, Inc. (the "**Tenant**"), a non-profit volleyball coaching and volleyball promotion group, has been leasing this Building and operating their volleyball training and event center at the above referenced location. Pursuant to your request, we now submit herewith, a Conditional Use Permit Application. Please find below, a summary of our analysis of the applicable portions of the Zoning Ordinance for Jonesboro, Georgia (the "**Zoning Code**") as related to this Building, the Tenant's operations therein and the applicable provisions of the Zoning Code regarding conditional uses.

As you may know, the underlying property is zoned "M-1- Light Industrial" under the Zoning Code and, according to "Section 86-204 – Table of Uses", we believe the use Tenant is conducting in the space qualifies as a permitted use with conditions and that there are several conditional uses available in the M-1-Light Industrial district that would be workable for Tenant depending on the City's official interpretation.

Our analysis indicates that the most appropriate match is under the NAICS code "**71131**" which is described as "Promoters of Performing Arts, Sports and Similar Events with Facilities". This code is associated with single activity specific facilities like dance studios or gymnastics gyms. Tenant's use is limited to essentially several volleyball courts with bleachers for observing matches, training for volleyball, volleyball competition and tournaments and the general promotion of the sport of volleyball. This conditional for NAICS code "**71131**" requires satisfaction of the following 5 conditions:

1. Location on a street that is a collector or greater. This Building fronts on Jonesboro Road which should easily qualify as a collector. This condition is satisfied.
2. Property must have at least a 1-acre lot and a minimum of 150 feet of road frontage. Both of these conditions are satisfied.
3. Use must be in a standalone building and not be part of a center or have connected storefronts sharing common walls with zero lot lines or shared parking. This condition is satisfied.
4. There must be a fifty-foot (50') buffer between the built areas and any adjacent residential. This condition is satisfied as there is an extra 50' buffer along the south property line well south of the driveway.
5. Building height max of 35 feet. This condition is met as the Building is 34 feet at its tallest spots.

In the event that you do not agree that NAICS code “71131” is the most appropriate for Tenant’s use then there are other possibilities that may also work but they include additional conditions.

Our analysis indicates that the most promising second choice would be NAICS code “71399”, which is described as a “Community Recreation Facility (Non-Profit) Including: YMCA, Senior Centers and City Recreation Centers and Similar Facilities Linked to Religious Denominations”. Tenant is indeed a non-profit organization that runs a volleyball training center and event facility for youth but it appears that NAICS “71399” typically applies to more general recreation rather than for a specific activity like Volleyball. Regardless, NAICS “71399” requires the same five conditions referenced above (which were demonstrated to be satisfied), plus one additional condition that the proposed use satisfies the requirements of “*Article XIII Parking, Loading and Interior Circulation*” requirements.

Under Section 86-411 of Article XIII, “[i]n all instances, the minimum number of off-street parking spaces provided shall be equal to the number required to accommodate all normally anticipated customers, employees and other needs of the establishment.” As evidenced by the aerial photograph attached hereto as **Exhibit “A”**, there are approximately fifty (50) striped parking spaces at the front of the Building which is on the far left of the photograph. During normal operations such as practice, regular season games, and tryouts, those spaces are more than sufficient. These parking spaces and the parking lot at the building as a whole complies with the various design requirements outlined in Article XIII.

It is unclear, however, whether any additional off-street parking spaces would be required under Article XIII, Section 86-410, given the particular use code at issue. Subsection (34) of that Code Section appears to be the most fitting and states that “[i]ndoor recreation facilities, such as billiard halls, game rooms, video arcade, skating rinks, fitness centers and private clubhouses shall provide one space for every four seats or for each 150 square feet of floor area in a building used for recreation or amusement.”

As evidenced by the Court Map attached to the Conditional Use Permit Application and also attached hereto as **Exhibit "B"**, the Building at issue contains a maximum of 10 indoor volleyball courts. A regulation indoor volleyball court is 59'x 29.5', resulting in each court covering 1,740.5 square feet. Multiplied by 10 courts, there is therefore 17,405 square feet of floor area being used for recreation or amusement in the Building. 17,405 sq. ft. divided by 150 equals 116.03 parking spaces.

When Tsunami has tournaments, roughly four to five days per year, they employ a valet company to ensure that participants can easily be dropped off with their gear at the door and that parking is thereafter well controlled. The valet is able to park cars in the concrete truck pad at the back of the building, as evidenced by **Exhibit "A"**. In turn, Tsunami is able to park more than the required 116.03 cars required by the code on those few occasions when necessary. If additional parking spaces are going to be required to comply with use NAICS Code "**71399**", then Landlord can certainly provide striping for those spaces in the area on the concrete pad accordingly.

Thank you very much in advance for your continued assistance.

Sincerely,

HARTMAN SIMONS & WOOD LLP



By: Joseph J. Fucile

EXHIBIT "A"



EXHIBIT “B”

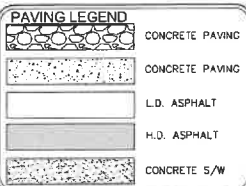


GENERAL ADA NOTES:

1. RAMP RUNS SHALL HAVE RUNNING SLOPE NOT STEEPER THAN 1:12.
2. CROSS SLOPE OF RAMP RUNS SHALL NOT BE STEEPER THAN 1:48.
3. CHANGES IN LEVEL OTHER THAN RUNNING SLOPE AND CROSS SLOPE ARE NOT PERMITTED ON RAMP RUNS.
4. RAMP RUNS SHALL HAVE LANDING AT THE TOP AND THE BOTTOM OF EACH RAMP RUN.
5. TOP LANDINGS SHALL BE 60 INCHES WIDE MINIMUM.
6. THE LANDING CLEAR LENGTH SHALL BE 60 INCHES LONG MINIMUM.
7. THE LANDING CLEAR WIDTH SHALL BE AT LEAST AS WIDE AS THE WIDEST RAMP RUN LEADING TO THE LANDING.
8. RAMP RUNS SHALL HAVE COMPLIANT HANDRAILS.
9. A CURB 2 INCHES HIGH MINIMUM OR BARRIER SHALL BE PROVIDED THAT PREVENTS THE PASSAGE OF A 4 INCH DIAMETER SPHERE, WHERE ANY PORTION OF THE SPHERE IS WITHIN 4 INCHES OF THE GROUND SURFACE, TO PREVENT WHEEL ENTRAPMENT. THE CURB OR BARRIER SHALL PROVIDE A CONTINUOUS AND UNINTERRUPTED BARRIER ALONG THE LENGTH OF THE RAMP.
10. LANDING SUBJECT TO WET CONDITIONS SHALL BE DESIGNED TO PREVENT THE ACCUMULATION OF WATER.
11. HANDRAILS SHALL BE PROVIDED ON BOTH SIDES OF STAIRS OR RAMP.
12. HANDRAILS SHALL BE CONTINUOUS WITHIN THE FULL LENGTH OF EACH STAIR FLIGHT OR RAMP RUN, INSIDE HANDRAILS ON SWITCHBACK OR DOGLEG STAIRS AND RAMP RUNS SHALL BE CONTINUOUS BETWEEN FLIGHTS OR RUNS.
13. RAMP HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEYOND THE TOP AND BOTTOM OF RAMP RUNS. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
14. AT THE TOP OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND HORIZONTALLY ABOVE THE LANDING FOR 12 INCHES MINIMUM BEGINNING DIRECTLY ABOVE THE FIRST RISER NOSING. EXTENSIONS SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.
15. AT THE BOTTOM OF A STAIR FLIGHT, HANDRAILS SHALL EXTEND AT THE SLOPE OF THE STAIR FLIGHT FOR A HORIZONTAL DISTANCE EQUAL TO ONE TREAD DEPTH BEYOND THE LAST RISER NOSING. THE HORIZONTAL EXTENSION OF A HANDRAIL SHALL BE 12 INCHES LONG MINIMUM AND A HEIGHT EQUAL TO THAT OF THE SLOPING PORTION OF THE HANDRAIL AS MEASURED ABOVE THE STAIRS NOSING. EXTENSION SHALL RETURN TO A WALL, GUARD, OR THE LANDING SURFACE, OR SHALL BE CONTINUOUS TO THE HANDRAIL OF AN ADJACENT STAIR FLIGHT.

LOCATION MAP

NOT TO SCALE

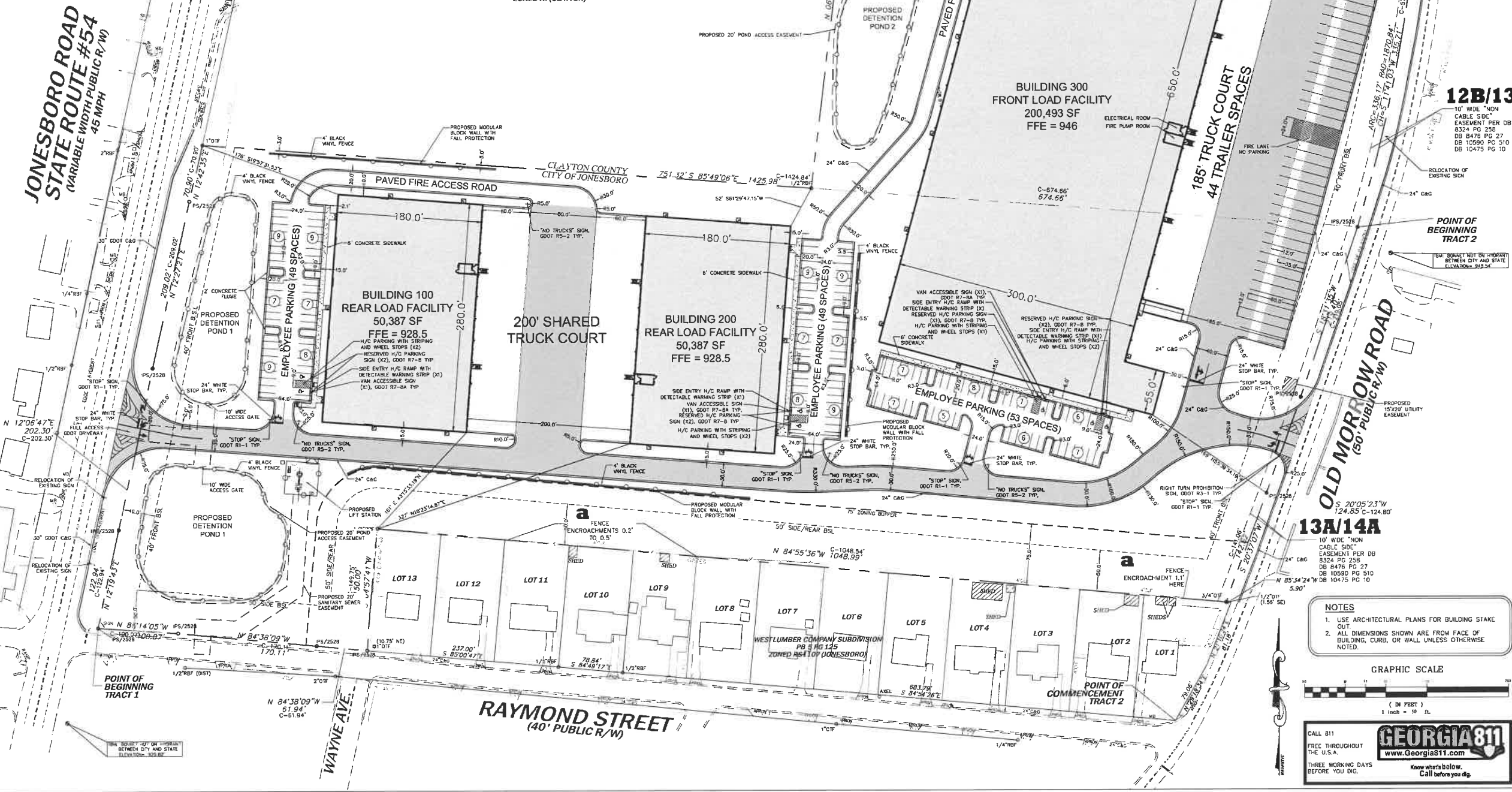


OWNER/DEVELOPER
BRENNAN INVESTMENT GROUP
MIKE MARTIN
WOODSTOCK, GA 30188
(404)550-9888
MMARTIN@BRENNANLLC.COM

ENGINEER
LAUREN LEYER
EBERLY & ASSOCIATES, INC.
2951 FLOWERS ROAD SOUTH
SUITE 119
ATLANTA, GEORGIA 30341
(770) 452-7849
LLEYER@EBERLY.NET

24 HOUR CONTACT
MIKE MARTIN
(404)550-9888
MMARTIN@BRENNANLLC.COM

N/F
TOP JONESBORO, LLC
DB 11297 PG 526
ZONED HI (CLAYTON)



TEL: 770.452.7849 FAX: 770.452.0086
2951 FLOWERS ROAD SOUTH, STE 119
ATLANTA, GEORGIA 30341
WWW.EBERLY.NET

LAND PLANNING
CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE



PROJECT:
BRENNAN LOGISTICS CENTER
JONESBORO SITE
LAND LOT 12-049
4TH DISTRICT, GEORGIA
CLAYTON COUNTY, GEORGIA
JONESBORO RD, RAYMOND ST. & OLD MORROW RD

REVISIONS:

NO.	DATE	DESCRIPTION

LAYOUT & STAKING PLAN

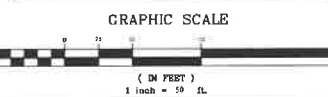
PROJECT NO.
20-028

SHEET NO.

C3.0

NOT ISSUED FOR CONSTRUCTION

- NOTES**
1. USE ARCHITECTURAL PLANS FOR BUILDING STAKE OUT.
 2. ALL DIMENSIONS SHOWN ARE FROM FACE OF BUILDING, CURB, OR WALL UNLESS OTHERWISE NOTED.



CALL 811
FREE THROUGHOUT THE U.S.A.
THREE WORKING DAYS BEFORE YOU DIG.



Know what's below. Call before you dig.

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.



City of Jonesboro Georgia



Zoning Classifications

-  A Assembly Rights
-  H Historic Residential
-  AH Historic Residential and Assembly Rights
-  T Tara Boulevard
-  S Active Senior District
-  G Gateway South District
-  C-1 Neighborhood Commercial District
-  C-2 Highway Commercial District
-  CCM City Center Mixed Use District
-  H-1 Historic District
-  H-2 Historic District
-  M-1 Light Industrial District
-  MX Mixed Use District
-  O-I Office and Institutional District
-  R-2 Single Family Residential District
-  R-4 Single Family Residential District
-  R-C Cluster Residential District
-  RM Multifamily Residential District

 Jonesboro City Limit

DESIGNATION OF 155 SMITH ST.
AS HISTORIC PROPERTY BY
MAYOR AND CITY COUNCIL
JUNE 13, 2022, PARCEL NO.
13241A B909

**This is to certify that this is the Official Zoning Map
referred to in this Section of Ordinance 2015-06
of the City of Jonesboro, Georgia**

Official Adoption Date: May 13, 2024

Dr. Donya L. Sartor, Mayor

Seddrick Hill, City Manager

City Attorney

I, Seddrick Hill, City Manager of the City of Jonesboro, Georgia, do hereby certify that this is the Official Zoning Map of the City of Jonesboro, Clayton County, Georgia, contemporaneously present in chambers at the time it was adopted by the Mayor and Council of Jonesboro, Georgia on the 13th day of May 2024.

Seddrick Hill, City Manager

Addresses and parcel boundaries are based on data provided by the Clayton County Tax Assessor's Office and are not guaranteed by the City of Jonesboro to be accurate.



0 1,000 2,000 3,000 4,000
Feet

WHB: May 13, 2024



CITY OF JONESBORO
770-478-3800

REC#: [REDACTED] 7/08/2025 4:18 PM
OPER: [REDACTED] TERM: [REDACTED]
REF#: [REDACTED]

TRAN: [REDACTED] CONDITIONAL USE
7776 JONESBORO RD; BUILD 100
TSUNAMI VOLLEYBALL INC

[REDACTED]
ZONING & LAND U [REDACTED]

TENDERED: 600.00 CHECK
APPLIED: 600.00-

CHANGE: 0.00

THANK YOU FOR VISITING
THE CITY OF JONESBORO
1859 CITY CENTER WAY
JONESBORO, GA 30236