



CITY OF JONESBORO
1859 City Center Way
Jonesboro, Georgia 30236

City Hall: (770) 478-3800
Fax: (470) 726-1646
www.jonesboroga.com

ZONING VERIFICATION REQUEST

Important Notice:

BEFORE leasing, purchasing, or otherwise committing to a property you are STRONGLY ADVISED to confirm that the zoning and physical layout of the building and site are appropriate for the business use intended and will comply with the City's Zoning Ordinance. This includes having a clear understanding of any code restrictions, limitations or architectural guidelines that may impact your operation and any building and site modifications that may be necessary to open your business. This document does not authorize a business to conduct business without an Occupational Tax Certificate. This could result in closure and/or ticketing.

Applicant's Information

Name of Applicant: CINDY CATHY
Name of Business: CKC PROPERTIES COMMERCIAL LLC (Actual Business NA) (To Be Determined)
Property's Address: 154 S. MAIN STREET JONESBORO GA. 30236
Email Address: [REDACTED]
Phone: (Day): [REDACTED] (Evening): SAME

Property Information

Current Use of Property: VACANT

Proposed Use of Property (Please provide in great detail the intended use of the property):

(ASSEMBLY) LIGHTER FOOD serving & consumption
(no commercial kitchen) APOTHECARY Herbs WHAT HAVE YOU (using
FOOD PREP @ MAGNOLIA HOUSE)
EXISTING DRIVE THRU Dayh Oph 1-13-25
Applicant's Signature Date

FOR OFFICE USE ONLY:

Current Zoning: H2

NAICS Code: 722513

Required Zoning: _____

Conditional Use Needed? ☒ Yes or ☐ No

☐ APPROVED

DENIED ☐

Comments:

* selling of Herbal products require a
permit from the agriculture division of the
health dept.

Zoning Official Signature

Date

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PROPERTY OWNER'S AUTHORIZATION

The undersigned below, or as attached, is the owner of the property which is subject of this application. The undersigned does duly authorize the applicant named below to act as applicant in the pursuit of an amendment to the property.

I swear that I am the owner of the property which is the subject matter of the attached application, as it is shown in the records of Clayton County, Georgia.

I hereby depose and say that all above statements and attached statements and/or exhibits submitted are true and correct, to the best of knowledge and belief.

PROPERTY OWNER:

SIGNATURE/DATE

PRINT NAME

APPLICANT:

SIGNATURE/DATE

PRINT NAME

NOTARY:

SIGNATURE/DATE





25-CUP-006

06-23-25

Date Received: 6-23-25

APPLICANT INFORMATION

APPLICANT NAME: Danny ORR

ADDRESS: [REDACTED]

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

OWNER INFORMATION (If different from Applicant)

OWNER NAME: Cindy CATHY

ADDRESS: [REDACTED]

PHONE: [REDACTED] CELL: [REDACTED] FAX: [REDACTED]

EMAIL ADDRESS: [REDACTED]

PROPERTY INFORMATION (attach legal description)

ADDRESS: 154 S. MAIN ST. JONESBORO GA. 30236

PARCEL ID#: 13241DE001 LAND LOT: [REDACTED] DISTRICT: H-2

Historic

CONDITIONAL USE PERMIT REQUEST

CURRENT ZONING: H-2 CURRENT LAND USE: Vacant

PROPOSED LAND USE: _____

DESCRIPTION OF USE (ex.: number of employees, details of operation, etc.):
new ASSEMBLY, COMMUNITY HALL, they will have RETAIL,
drive thru, AS well AS AN APOTHECARY & will serve coffee &
LIGHT FAIR

Parcel # 13241DE001

59 ft
64,904

1972

Maria Wetherington

From: Community Development
Sent: Tuesday, January 28, 2025 3:13 PM
To: [REDACTED]
Cc: ChaQuias Miller-Thornton; Pat Daniel; Maria Wetherington
Subject: Zoning District requirements for 154 S. Main Street
Attachments: Sec_86_103.__H_2_historic_district..docx

Good afternoon, Pastor Orr,

The building permit application has been reviewed for zoning compliance. In addition to providing the zoning verification yesterday, the above-mentioned property is zoned H-2 Historic District. Based on the application (Zoning Verification and Building permit), the use is classified under NAICS Code #722513 - Restaurants, limited services, etc., per Sec. 86-204 of the City of Jonesboro Zoning Ordinance. This use in the H-2 Historic District has the following requirements:

1. The use is Conditional in the H-2 zoning district and **MUST** be approved by the Mayor and City Council at a public hearing. A Conditional Use Permit application is required to permit this use in the H-2 Historic district and before a building permit or Land Disturbance Permit can be issued.
2. Submit a site plan to ensure the project meets the off-street parking, parking lot, and/or drop-off space requirements, landscaping/tree plan to ensure the project meets the development standards.
3. Submit renderings of the facility, include exterior (existing & proposed) material for the Historic Preservation Commission to review and consider. This includes submitting an *application for certificate of appropriateness to the Historic Preservation Commission (for review existing and proposed conditions)*.
4. *Each trades permit must be pulled separately and with separate fees.*
5. *Additionally, if the project cannot meet the zoning district standards and development requirements, the applicant would have to apply for a or variance(s). Applications can be found online here  [Jonesboro, GA - Online Form](#)*

I would be happy to meet with you and your team to discuss the project if you have any other questions.

Respectfully,

Lisa Cameron

To: Cindy Cathy

From: Lisa Cameron

Date: January 27, 2025

RE: **Applicant – Cindy Cathy**

Business Name –

Property Address –154 S Main Street

Zoning – H-2 historic district

NAICS – 722513

Proposed Use – Limited use eating establishment and other retail products regulated by the State Board of Health

Based on the address, the property is zoned **H-2 historic district**. The H-2 historic district is provided for office and commercial uses, having a minimal impact on existing residential uses.

Development and redevelopment in this district are intended to enhance and preserve the historic character of the area, to encourage thoughtful reuse of historic structures for non-residential purposes, to protect existing low-density residential uses in the district, and to promote the goals of the Livable Centers Initiative Study.

In addition, the City's future land use for the property is the core commercial and office development center of Jonesboro. This area should include a viable mixture of retail, office, services, and residential.

Additionally, if you are interested in utilizing the property as an eating establishment with the use of the existing drive thru, a Conditional Use Permit is required with an approval by the Mayor and City Council in a public hearing.

The next step in the process is to schedule a meeting with Lisa Cameron to discuss the application, documentation, and the public hearing dates. Should you have any questions or concerns, please do not hesitate to contact me at 470-726-1598.

Thank you in advance.



Pat Daniel | Assistant City Clerk | City of Jonesboro, GA
Tel: [770-478-3800](tel:770-478-3800) | pdaniel@jonesboroga.com |
1859 City Center Way | Jonesboro, Georgia 30236 |
www.jonesboroga.com
[Like Us On Facebook](#) [Like Us on Twitter](#)

Pat Daniel

From: Community Development
Sent: Monday, January 27, 2025 5:36 PM
To: [REDACTED]
Cc: ChaQuias Miller-Thornton; Pat Daniel; Maria Wetherington
Subject: ZONING VERIFICATION
Attachments: Zoning Verification - 154 S Main Street.mht

Good afternoon, Pastor Danny,
Attached is the zoning verification for property located at 154 S. Main Street, Jonesboro, GA . Please do not hesitate to contact me if you have any questions.
Respectfully,
Lisa Cameron

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: _____

Cynthia K Cathy
Type or Print Owner's Name

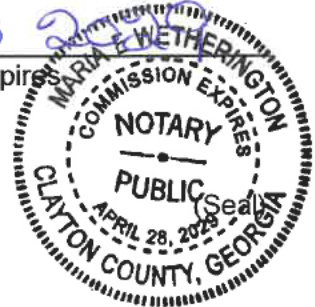
Cynthia K Cathy
Owner's Signature

6/23/25
Date

Sworn and subscribed before me this
23 day of June, 2025

[Signature]
Notary Public

04 28 2025
Commission Expires



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).

Cynthia K Cathy
Type or Print Owner's Name

Cynthia K Cathy
Owner's Signature

6/23/25
Date

Sworn and subscribed before me this
23 day of June, 2025

[Signature]
Notary Public

04 28 2025
Commission Expires



Danny L. OPP. JR.
Type or Print Applicant's Name

[Signature]
Applicant's Signature

6-23-25
Date



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		
Application Checklist	This application checklist must be submitted with application packet	1	
Application Form	Must be complete, including notarization as indicated	10	
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	
Legal Description	Accurate written legal description of the property which matches the metes and bounds shown on the survey.	10	
Warranty Deed	A copy of the recorded Warranty Deed	10	
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	
Letter of Intent	A letter clearly stating the proposed use and development intent.	10	
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	
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	

(For Office Use Only)

Total Amount Paid \$ 600.00 Check# _____ Money Order # _____ Received by: [Signature]

Application checked by: _____ Date: _____

Pre-application meeting: _____ Date: _____

ATTORNEY / AGENT

CIRCLE ONE: Attorney

Agent

Danny ORR
Type or Print Attorney / Agent's Name

Danny Orr
Attorney / Agent's Signature

[REDACTED]
Address

4-322-5368
Phone Number

[REDACTED]
Email Address

AUTHORIZATION TO INSPECT PREMISES

I/we Cynthia K Catly am/are the owner(s) of the subject property, which is the subject matter of this application. I/we authorize the City of Jonesboro to inspect the premises, which is the subject of this request for a Conditional Use Permit.

Cynthia K Catly
Type or Print Owner's Name

Cynthia K Catly
Owner's Signature

6/23/25
Date

CITY OF JONESBORO
770-478-3800

REC#: [REDACTED] 6/23/2025 1:56 PM
OPER: [REDACTED] TERM: [REDACTED]
REF#: [REDACTED]

TRAN: [REDACTED] CONVENIENCE FEE
[REDACTED] CONVENIENCE FEE 2.00CR

TRAN: [REDACTED] CONDITIONAL USE
ADDRESS: 154 S MAIN STREET
[REDACTED] ZONING & LAND U 600.00CR

TENDERED: 602.00 CREDIT CARD
APPLIED: 602.00

CHANGE: 0.00

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



12055 Greenmont Walk
Alpharetta, GA 30009
404.975.7895
email: joel@joelaviles.com
www.joelaviles.com
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Project:
154 S MAIN STREET

Project Address:
**154 S MAIN STREET
JONESBORO, GA 30236**

Prepared for:
DANNY LEE ORR

Drawing Title:
**FRONT ELEVATION
RENDERING**

Drawing Status:
PRELIMINARY

Project number:
24041

Date: **TBD**
Drawing: **A901**

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.

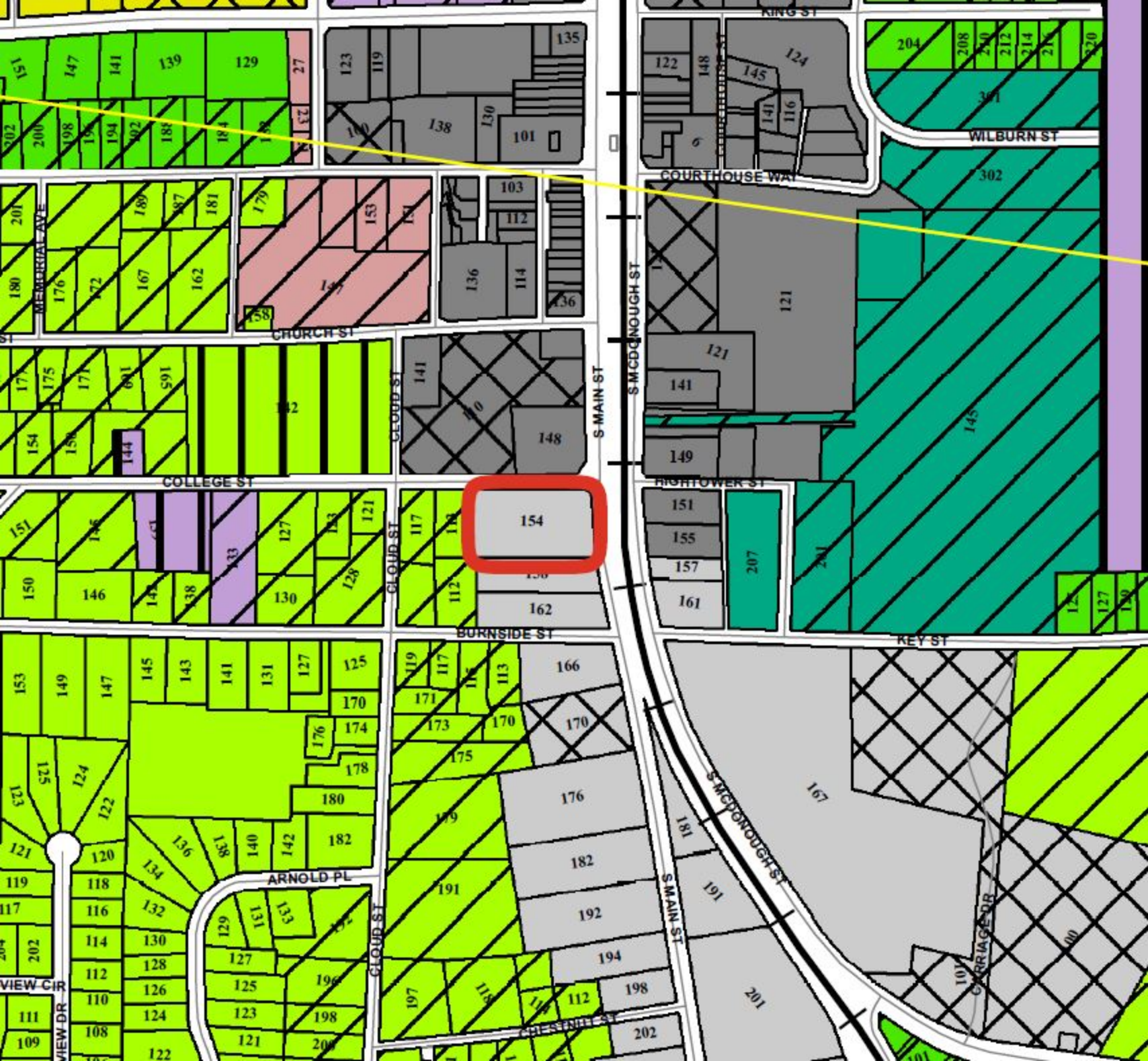
Seddrick Hill, City Manager

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.



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Feet

WHB: May 13, 2024



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.

