

		CITY OF JONESBORO, GEORGIA COUNCIL Agenda Item Summary	COUNCIL MEETING DATE: 9/2/25 - Work Session 9/8/25 - Public Hearing
Requesting Agency (Initiator) Cloide Elvie (Applicant)		Sponsor(s) Community Development (Administration)	
Item Title:	Council to discuss Conditional Use Permit Application #25-CUP-008, submitted by Cloide Elvie. The request is for an automotive repair shop. The property is located at 239 South Main Street, Jonesboro, GA 30236, parcel 06001C D006.		
Requested Action The request is for an automotive repair shop.			
Requirement for Board Action To consider the following conditions requirements in Sec. 86-652. - NAICS <u>811111</u> , 81112, 811112, 811113, 811118, 811198, 811121—All types of vehicle repair and maintenance, but not oil change and lubrication shops.			
<u>Staff Report</u> Summary and Background (First sentence includes Agency recommendation. Provide an executive summary of the Action that gives an overview of the relevant details for the item.) The applicant is requesting a conditional use permit to allow for an automotive repair shop in the C-2 (Highway Commercial District). The City of Jonesboro Zoning Ordinance permits this proposed use with the C-2 (Highway Commercial District) zone district subject to the approval of Conditional Use and compliance with the standards in Section 86-652 of the zoning ordinance. The subject property is approximately 1.22 +/- acres. Zoning History The subject property is zoned C-2 (Highway Commercial District) according to the City's Official Zoning Map which was adopted on May 12, 2024, by the Mayor and Council. Table 1.0 (following page) illustrates the zoning and current land uses for the adjacent properties. Table 1.0 Adjacent Zoning/Land Use			

Current Zoning		Current Land Use
North	H-2 (Historic District)	Undeveloped
East	R-4 (Single Family Residential District)	Residential Subdivision
South	C-2 (Highway Commercial District)	Commercial
West	C-1 (Neighborhood Commercial District)	Commercial

Table 2.0 Future Land Use

Future Land Use
2021 City of Jonesboro Comprehensive Plan – Gateway South

Development Regulations Relevant to Request

- Article XVII, Sec 86-652. - NAICS **811111**, 81112, 811112, 811113, 811118, 811198, 811121— Automotive Repair, General, including Engine Repair and Replacement
- Article XII guides the conditional use application requirements
- Article V, 86-107 C-2 (Highway Commercial District)
- Article XIII. - Parking, Loading, and Interior Circulation requirements
- APPENDIX. – THOROUGHFARE PLAN *for* Street Classifications: Design Guidelines by Street Classification
- All other sections regarding site development and requirements

Requirements for Conditional Use Section 86-652. - NAICS **811111**—Automotive Repair, General, including Engine Repair and Replacement

The following conditions are assigned in the C-2 zone district:

1: No vehicles in a state of disrepair shall be parked or stored in view of the street or adjacent residential areas.

The proposed use must comply with this requirement

(2)All applicable regulations concerning the proper storage and disposal of fluids shall be observed.

The proposed use must comply with this requirement

3: A 25-foot-wide vegetative buffer shall be established between repair facilities and adjacent residential properties.

Not illustrated, Required

4: No junkyard or salvage yard shall occur on the property.

The proposed use must comply with this requirement

5: Must be located on a street having a classification of collector or greater.

Complies

Exhibits Attached (Provide copies of originals, number exhibits consecutively.)

- Application Packet
- Sign
- Site Photos
- Maps

Staff Recommendation (Type name, Title, Agency and Phone number.)

Staff recommends Approval of this request with the following condition:

1. A business license shall not be applied for until a site plan has been submitted to and approved by staff.

Faith Akuta, Interim Community Development Director, 770-478-3800

FOLLOW-UP APPROVAL ACTION (City Clerk)		
Typed Name and Title	Date	
Signature	City Clerk's Office	