

Hearing Date: September 4, 2024

Case Number: SE-24-13

Applicant: Sid A. Hone

Property Owner: Greater Apostolic Temple

Property Addresses: 3002, 3004, & 3006

Green Forest Drive

Tax Parcel No(s): 118-0-242-00-0, 118-0-243-00-0, & 118-0-244-00-0

Current Zoning: R-1C (One-Family Residential)

Fort Eisenhower Notification Required: N/A

Commission District 5: Bobby Williams

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Church Parking Lot	Section 11-2 and Section 26-1

SUMMARY OF REQUEST:

The applicant is requesting a special exception to establish a church parking lot in a residential neighborhood.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan update, the property is located within the Old Augusta character area. The Comprehensive Plan recommends that this area “maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods”.

FINDINGS:

1. The properties are located at the beginning of the Green Forest Village subdivision.
2. The properties are currently zoned R-1C (One-Family Residential).
3. The properties located at 3004 and 3006 Green Forest Drive each have an open code enforcement case for their use not being allowed by right in their current zoning.
4. According to Section 11-2(b) “public parking areas, when located and developed as in Section 4 and where the area adjoins a use other than provided for in the R-1 Zone, provided such transitional use does not extend more than one hundred (100) feet from the boundary of the less restricted one”.
5. The proposed parking lot is less than one hundred (100) feet away from the adjoining R-1C property – approximately zero (0) feet away.

6. According to Section 26-1 “special exceptions may be permitted in any zone where such uses are deemed essential or desirable to the public convenience or welfare and are in harmony with the various elements or objectives of the Master Plan/Planning Document in effect”.
7. The establishment of a church parking lot at the beginning of a residential neighborhood is not essential or desirable to the public convenience. Additionally, it is not in alignment with the various elements or objectives of the Comprehensive Plan.
8. As of August 26, 2024, staff has received many complaints from the community regarding this petition.

ENGINEERING/UTILITIES COMMENTS:

Traffic Engineering Comments:

- None received at this time

Engineering Comments:

- None received at this time

Utilities Comments:

- None received at this time

RECOMMENDATION: The Planning Commission recommends **DENIAL** of this special exception to establish a church parking lot as it does not comply with Section 11-2(b), nor Section 26-1 of the Comprehensive Zoning Ordinance.

NOTE: This staff report includes the information available approximately two weeks prior to the Planning Commission hearing. It represents an evaluation of the facts presented by the applicant, research done by the staff, and consideration of the relevant factors in the Comprehensive Zoning Ordinance of Augusta, Georgia. New facts may emerge, and staff reserves the right to make a verbal recommendation at the hearing based on all the information available at that time.

LETTER OF INTENT

Greater Apostolic Holy Temple Church
3443 Morgan Rd.
Hephzibah, GA. 30815

Date: May 26, 2024

Planning Division
515 Telfair Street, Suite 300
Augusta, GA. 30901

Dear Planning Division,

This letter is to inform you that our intent is to have three houses demolished. Those house are located at the following addresses: 3002, 3004, and 3006 Green Forest Drive. Following the demolition of the houses at those addresses, it is also our intention to have a parking lot constructed where those houses previously existed but were demolished. The tentative date of demolition of the above houses will take place in the month of November 2024, with the construction of the parking lot to follow shortly thereafter.

Respectfully Yours,

Sid Hone (Chairman of the Deacon Board)

June 10, 2024

Subject: Authorization to Proceed with Demolition for Parking Lot Development

To Whom It May Concern:

As we continue to grow and accommodate our congregation and visitors, it is imperative that we provide adequate parking facilities to ensure accessibility and convenience for all attending our services.

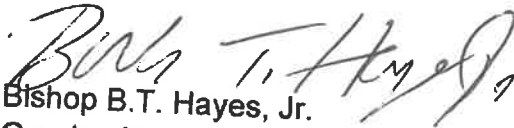
Following our recent discussions and the approval from the church's property management committee, I hereby authorize Sid Hone to move forward with the demolition of the three properties owned by Greater Apostolic Holy Temple.

This action is the first and necessary step towards developing a new parking lot that will cater to the needs of our church members and guests. The demolition process should be carried out in compliance with all applicable local, state, and federal regulations, ensuring that all procedures are environmentally friendly and considerate of our community's well-being.

Please coordinate with the relevant contractors and city officials to ensure that all necessary permits are acquired before commencing any demolition activities. We trust in your capability to manage this project efficiently, aligning with the church's vision for expansion and community service.

If you require further details or clarification regarding this project, please feel free to reach out to me directly.

Warm regards,


Bishop B.T. Hayes, Jr.
Greater Apostolic Holy Temple, Inc.



Planning Commission
SE-24-13
September 4, 2024





3002, 3004, and 3006
Green Forest Drive

Current Zoning

Legend

 Subject Property

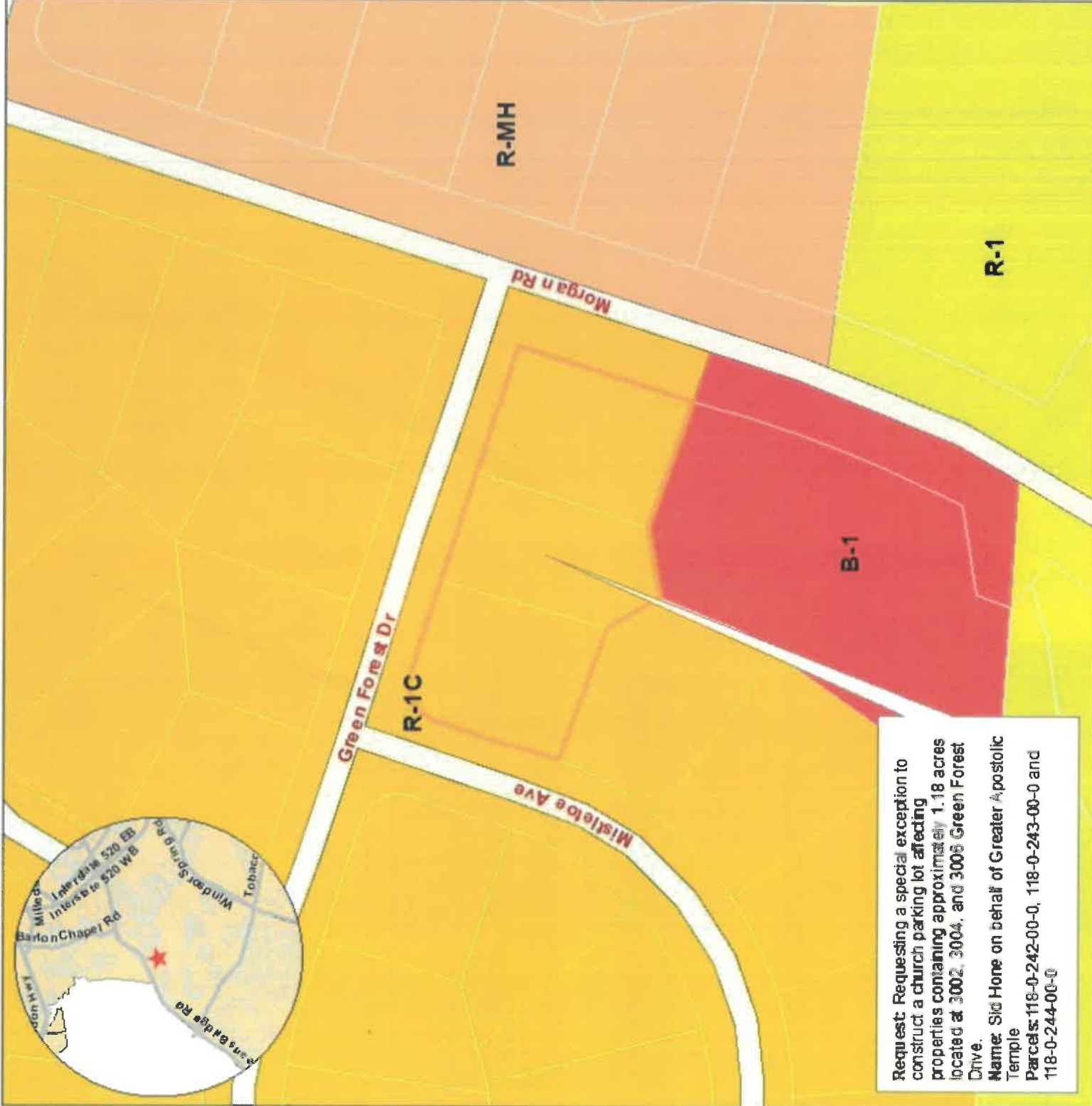
Zoning Classification

-  B-1: Neighborhood Business
-  R-1: One Family Residential
-  R-1C: One Family Residential
-  R-MH: Manufactured Home Residential



Produced By: City of Augusta
 Planning & Development Department
 505 Telfair Street Suite 300
 Augusta, GA 30901
 820.202.4422 #22174

This map or information on this site may not be used for any other purpose without the express written consent of the City of Augusta. Accuracy of the information is not guaranteed. The City of Augusta is not responsible for any errors or omissions. The City of Augusta is not responsible for any damages or losses resulting from the use of this information. The City of Augusta is not responsible for any actions taken based on the information provided on this site. The City of Augusta is not responsible for any actions taken based on the information provided on this site.



Request: Requesting a special exception to construct a church parking lot affecting properties containing approximately 1.18 acres located at 3002, 3004, and 3006 Green Forest Drive.

Name: Sid Home on behalf of Greater Apostolic Temple

Parcels: 118-0-242-00-0, 118-0-243-00-0 and 118-0-244-00-0

Planning Commission
SE-24-13
September 4, 2024





3002, 3004, and 3006
Green Forest Drive

Future Zoning

Legend

 **Subject Property**

Zoning Classification

-  **B-1: Neighborhood Business**
-  **R-1: One Family Residential**
-  **R-1C: One Family Residential**
-  **R-MH: Manufactured Home Residential**

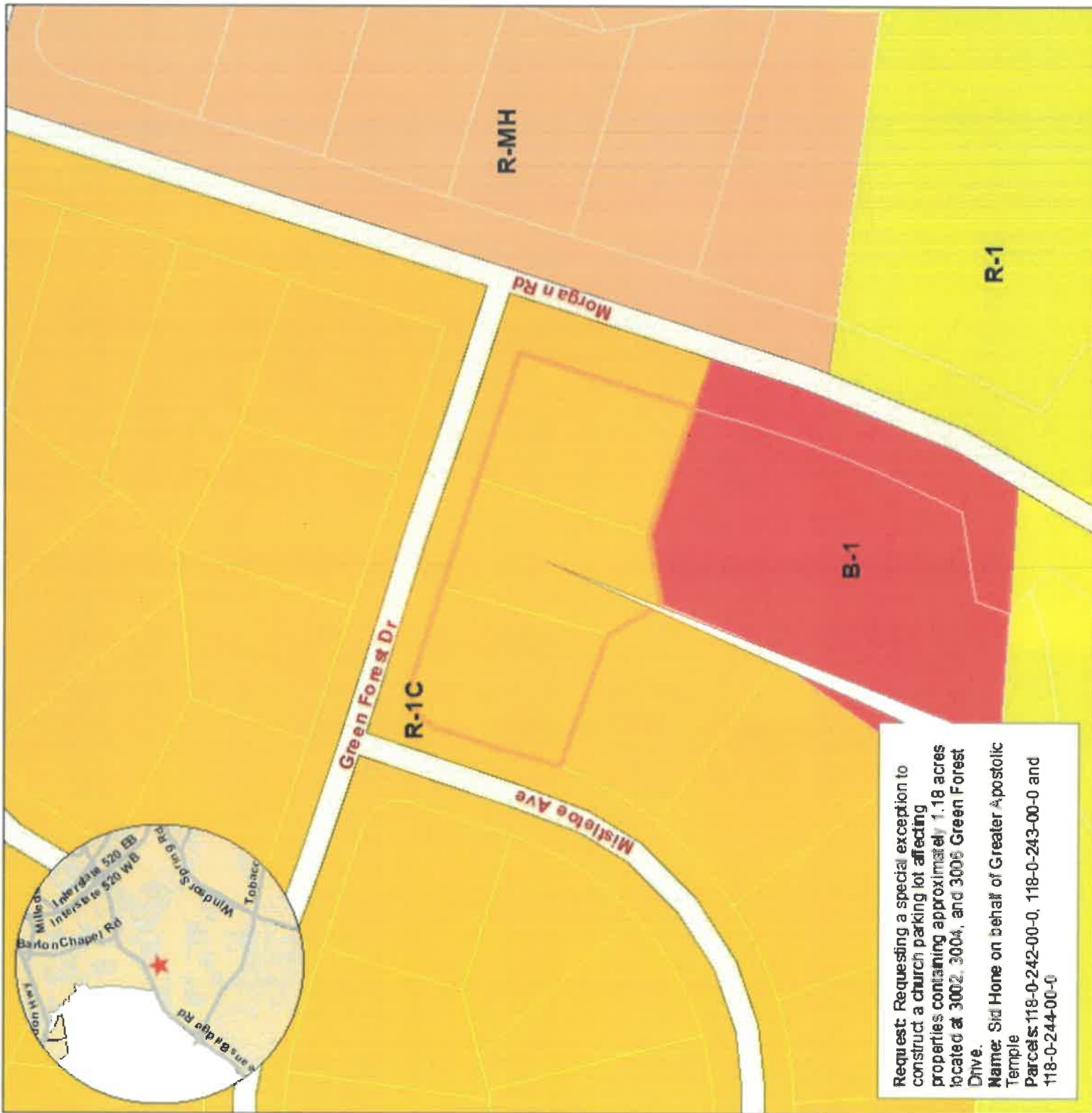


Produced By: City of Augusta
 Planning & Development Department
 535 Telfair Street Suite 300
 Augusta, GA 30901
 #292024 #2317A

This plan is prepared as advisory only. The City cannot be held liable for any errors or omissions. Accuracy is not guaranteed. No warranty is made by the City of Augusta, Georgia, for any use of this plan. The City of Augusta, Georgia, is not responsible for any damages or losses resulting from the use of this plan. The City of Augusta, Georgia, is not responsible for any damages or losses resulting from the use of this plan. The City of Augusta, Georgia, is not responsible for any damages or losses resulting from the use of this plan.



0 100 Feet



Request: Requesting a special exception to construct a church parking lot affecting properties containing approximately 1.18 acres located at 3002, 3004, and 3006 Green Forest Drive.

Name: Sid Hone on behalf of Greater Apostolic Temple

Parcels: 118-0-242-00-0, 118-0-243-00-0 and 118-0-244-00-0