

Hearing Date: October 6, 2025

Case Number: SE-25-12

Applicant: Moses Missionary Baptist Church

Property Owner: Moses Missionary Baptist Church

Property Address: 27, 29, 33, 112 and 120 Walker Street,
515, 516, and 611 First Street, 109 Watkins Street, and
616 Forsythe Street

Tax Parcel No(s): 047-4-291-01-0, 047-4-290-00-0,
047-4-289-00-0, 047-4-410-00-0, 047-4-404-00-0,
047-4-280-00-0, 047-4-288-00-0, 047-4-420-00-0,
047-4-416-00-0, & 047-4-414-00-0

Current Zoning: R-3C (Multiple-Family Residential)

Fort Gordon Notification Required: N/A

Commission District 1: Jordan Johnson

Super District 9: Francine Scott



REQUEST	PROPOSED USE/ACTIVITY	APPLICABLE COMPREHENSIVE ZONING ORDINANCE SECTION(S)
Special Exception	Install two monument signs and bring an existing church into zoning conformance	Section 26-1(a)

SUMMARY OF REQUEST:

This special exception involves ten parcels totaling approximately 1.43-acres and situated in the R-3C (One-Family Residential) zone. The properties front Walker, First and Watkins and Forsythe Streets. The main parcel and largest property, 112 Walker Street, contains Moses Missionary Baptist Church and a paved parking lot; many of the tracts the church own remain largely vacant, undeveloped land. According to the Augusta-Richmond County Tax Office records, the church was constructed in 1983. This request seeks to bring the church properties into zoning conformance and support the installation of two monument signs.

COMPREHENSIVE PLAN CONSISTENCY:

According to the 2023 Comprehensive Plan these properties are located within the Old Augusta Character Area. The vision for Old Augusta is to maintain and enhance its historic character and unique mix of land uses while maintaining stability in established neighborhoods. Underutilized parcels should be redeveloped with respect for existing development patterns and the historic architecture in the area. The proposed special exception request is consistent with the 2023 Comprehensive Plan.

FINDINGS:

1. Churches and other religious institutions are not permitted by-right in the R-3C (Multiple-Family Residential) zone but may be granted with the approval of a special exception.
2. There is no recent zoning history for the property.
3. Section 26-1(a) of the Comprehensive Zoning Ordinance, churches and other religious institutions may be permitted by Special Exception in the R-3C (Multiple-Family Residential) zone if they generally conform to the following criteria:
 - A tract upon which a church is to be established shall have at least one hundred (100) feet of frontage on a collector street or an arterial street and be at least one-half acre in area. ***The affected properties front local roads, the church has been integrated in the community for several decades.***
 - Structures shall be set back at least twenty-five (25) feet from any property line separating the subject property from residentially zoned or developed properties. ***The footprint of the church sits on the property line of Walker Street and measures approximately 19.5 feet from Forsythe Street and 68 feet from First Street. Placement of the structure exceeds the minimum rear setback of 25 feet.***
 - Off-street parking shall conform to Section 4 of this Ordinance. ***The site has 26 paved off-street parking spaces, including 3 handicap spaces. Required parking is calculated at a rate of 1 space for every 3 seats in the main sanctuary at maximum capacity.***
 - A plan illustrating compliance with the above requirements shall be submitted to the Planning Commission before the proposal is placed on the agenda. The Planning Commission shall determine that all the foregoing requirements have been satisfied, and further, that the benefits of the proposed church are greater than any possible depreciating effects and damages to the neighboring properties. ***N/A***
4. The intends to install two, 6-foot-tall monument signs at 33 Walker Street and 120 Walker Street. The signs would measure 9 square feet and 18 square feet in size, with no additional improvements planned for the site.
5. The site has access to public water and sanitary sewer.
6. According to the FEMA Flood Insurance Rate Maps (FIRM) the properties are not located within the Special Flood Hazard Area but are protected by the levee.
7. According to the Augusta-Richmond County GIS Map Layer there are no wetlands located on the properties.
8. The nearest transit bus stop measures 0.07 miles from the properties.
9. The Georgia Department of Transportation (GDOT) Function Classification Map, 2017, classifies Walker, First and Watkins and Forsythe Streets as local roads.
10. The proposed special exception is consistent with the 2023 Comprehensive Plan. The surrounding area mainly consists of low to medium-density residential land uses and is primarily situated in the R-3B and R-3C (Multiple-Family Residential) zones.
11. At the time of the completion of this report, staff have not received any inquiries regarding the petition as advertised.

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 **Approval** of the special exception request with the following condition:

1. Permits are required for the two proposed signs.
2. Development of the property shall comply with all development standards and regulations set forth by the City of Augusta-Richmond County, Georgia, at the time of development.

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.*

July 10, 2025

Subject: Letter of Intent to Install Signage on Church Property

We are writing to request a special exception to install signage on two properties owned by Moses Missionary Baptist Church (120 Walker Street and 33 Walker Street).

We are submitting this Special Exception Application to install signage for the following reasons:

- to serve as a communication tool (sharing information about Moses Missionary Baptist Church)
- to maintain an ongoing presence in the community
- to improve visibility and to identify that the church is the owner of the vacant property
- to deter individuals from dumping trash, old tires, etc. on church property

We believe the signs would serve as a valuable tool for enhancing community awareness and providing information about our church. The signs will be designed and installed in a way that is respectful and complementary to the church's property and values. We propose the following:

- install a sign at 120 Walker Street (vacant lot on the side of the church)
- install a sign at 33 Walker Street (vacant lot across the street from the church)
- cover all associated costs, including installation and maintenance
- ensuring the design adheres to local zoning and signage regulations

A mock-up of the proposed sign is provided in the Special Exception Application package. We respectfully request permission to allow the installation of this signage. Please feel free to contact the church office at (706) 724-9502 or email shenderson@mosesaugusta.com to discuss this proposal further or to arrange a meeting.

Thank you for considering this request.

Respectfully submitted,



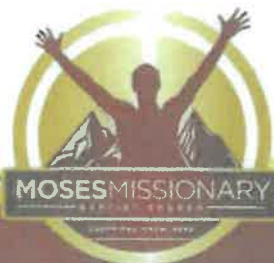
Shirley Anderson, Chair, Board of Trustee



Pastor Jamaal Wilcher, Senior Pastor/Teacher



Sharon Henderson, Administrator/Trustee



PASTOR JAMAAL WILCHER
SENIOR PASTOR | TEACHER

72"



112 Walker Street • Augusta, GA 30901 • 706-724-9502 • www.mosesaugusta.com

96"

36"

36"
Above Ground

24"
Below Ground

Job Details

Custom Post & Panel

Media: 3mm ACM w/Lamination
Single Sided
Quantity: 1
Accessories: 2 - 4x4x8 bare wood post
Full Color Digital Print

INSTALLED

Contact: Sharon Henderson
Email: shenderson@mosesaugusta.com
Install Address:
TBD

Please review this proof carefully. Spelling is your responsibility. Sizes are noted. Colors on finished product may vary slightly from electronic proof. All information contained in this and subsequent documents and renderings are the sole property of Signarama. Any use or redistribution of said information contained within this documentation may be done only with the express written consent of Signarama.

APPROVE or REQUEST REVISION

Client Notice:

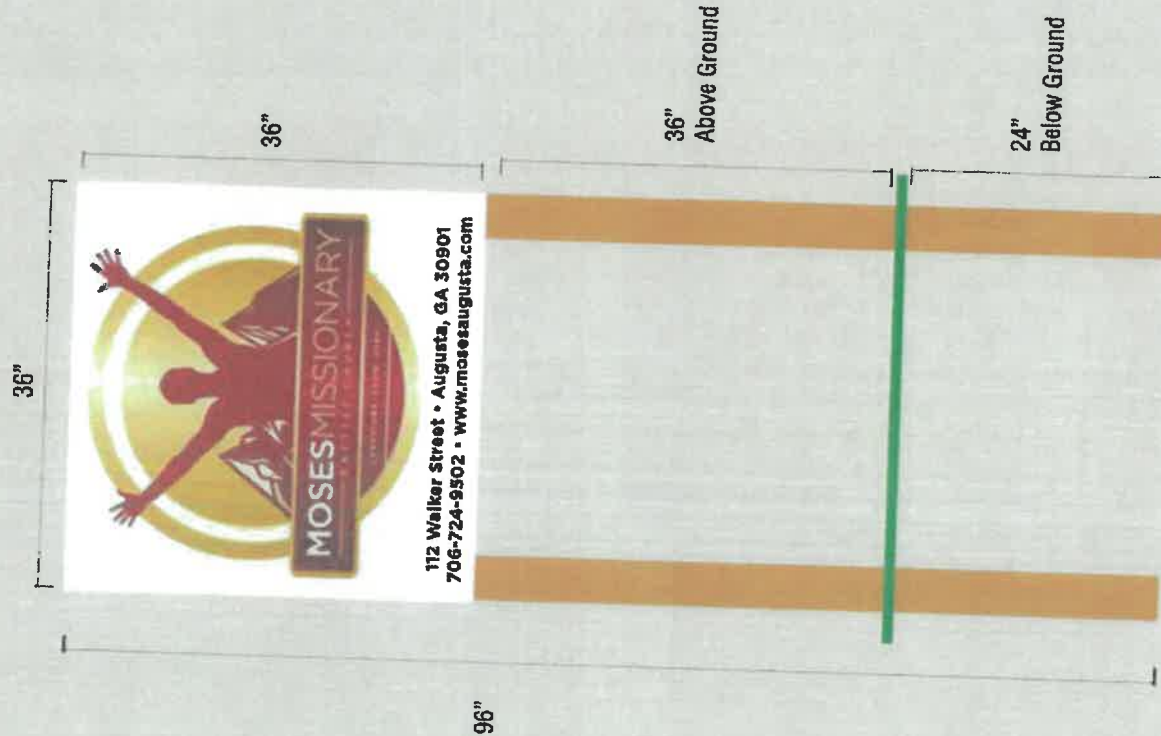
Product Number 2

Page: 1 of 1

Version: 2

X





Job Details

Custom Post & Panel

Media: 3mm ACM w/Lamination

Single Sided

Quantity: 1

Accessories: 2 - 4x4x8 bare wood post

Full Color Digital Print

INSTALLED

Contact: Sharon Henderson

Email: shenderson@mosesaugusta.com

Install Address:

TBD

Page: 1 of 1

Product Number 1

Client Notice:

Version: 2

X

Please review this proof carefully. Spoiling is your responsibility. Size are noted. Colors on finished product may vary slightly from electronic proof. All information contained in this and subsequent documents and renderings are the sole property of Signarama. Any use or redistribution of said information contained within this documentation may be done only with the express written consent of Signarama.

APPROVE or REQUEST REVISION

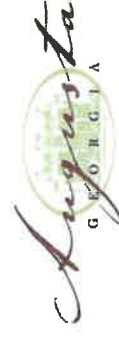


Planning Commission
SE-25-12
October 6, 2025

27, 29, 33, 112 and 120
Walker Street, 515, 516, and
611 First Street, 109 Watkins
Street, and 616 Forsythe
Street

Aerial

 Subject Property



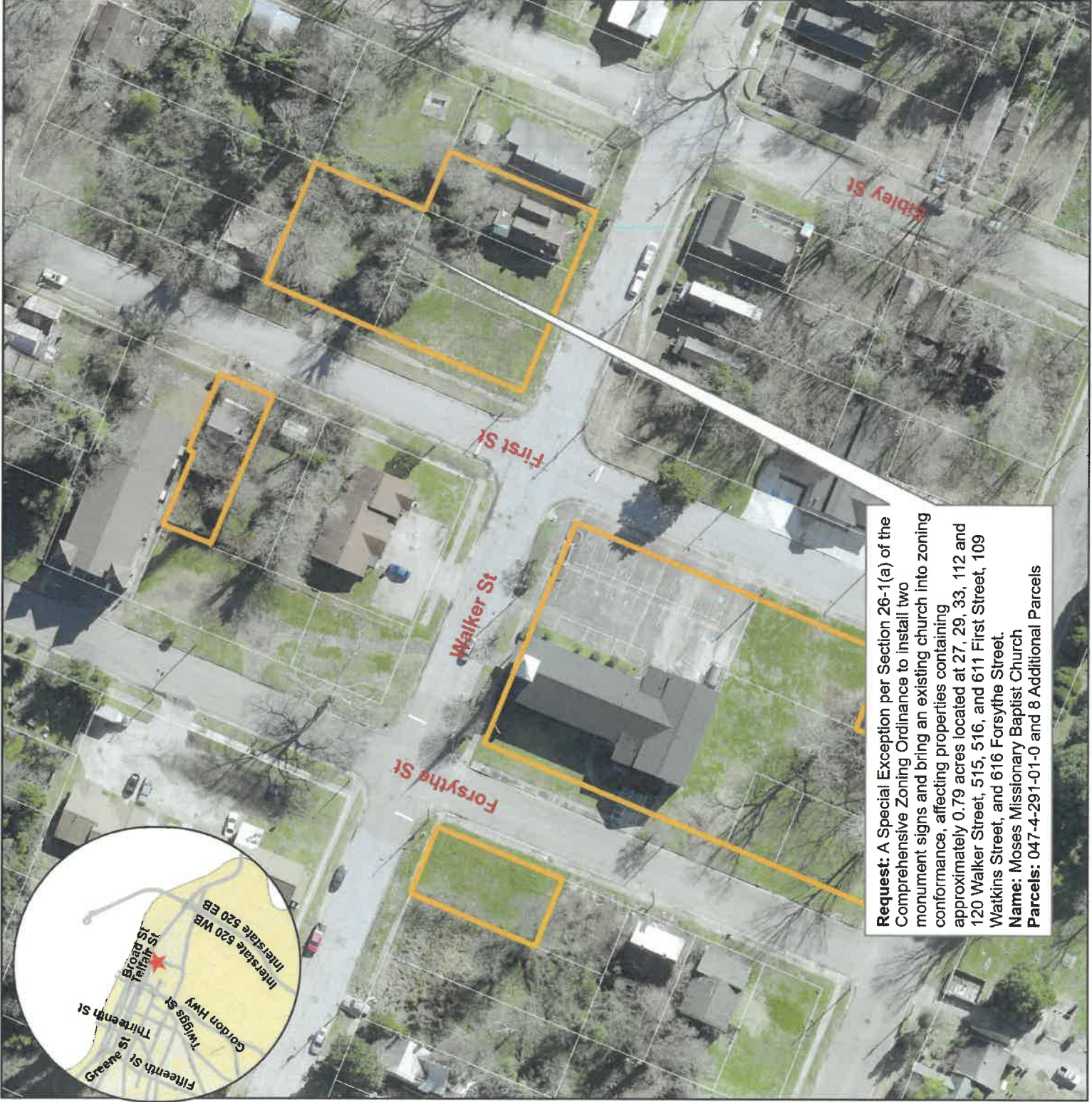
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/26/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. Accuracy is contingent upon the source information as compiled by various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and the companies contracted to develop these data assume no legal responsibility for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 150 Feet



Request: A Special Exception per Section 26-1(a) of the Comprehensive Zoning Ordinance to install two monument signs and bring an existing church into zoning conformance, affecting properties containing approximately 0.79 acres located at 27, 29, 33, 112 and 120 Walker Street, 515, 516, and 611 First Street, 109 Watkins Street, and 616 Forsythe Street.
Name: Moses Missionary Baptist Church
Parcels: 047-4-291-01-0 and 8 Additional Parcels

Planning Commission
SE-25-12
October 6, 2025

27, 29, 33, 112 and 120
Walker Street, 515, 516, and
611 First Street, 109 Watkins
Street, and 616 Forsythe
Street

Current Zoning

 Subject Property

Zoning Classification

 B-1: Neighborhood
Business

 R-3B: Multiple-Family
Residential

 R-3C: Multiple-Family
Residential



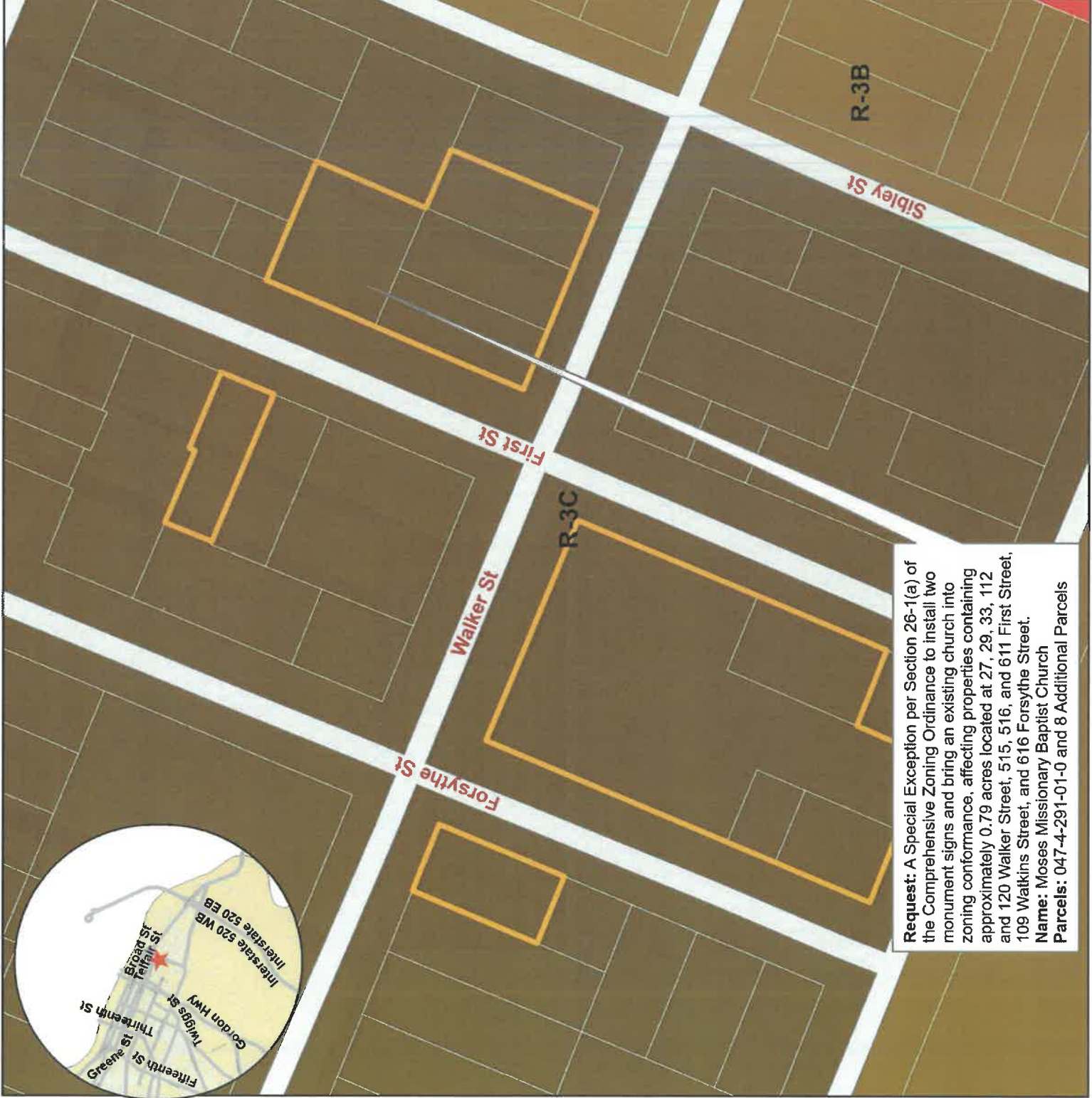
Produced By: City of Augusta
Planning & Development Department
535 Telfair Street Suite 300
Augusta, GA 30901
9/26/2025 PE22633

Augusta, GA Disclaimer

The data represented on this map has been compiled by the best methods available. A disclaimer of liability is hereby made by the City of Augusta and its various agencies and departments both internal and external to the consolidated government of Augusta, GA. Augusta, GA and its companies, contracted to develop these data assume no legal responsibilities for the information or accuracy contained on this map. It is strictly forbidden to sell or reproduce these maps or data for any reason without the written consent of the Augusta-Richmond County Commission.



0 150 Feet



Request: A Special Exception per Section 26-1(a) of the Comprehensive Zoning Ordinance to install two monument signs and bring an existing church into zoning conformance, affecting properties containing approximately 0.79 acres located at 27, 29, 33, 112 and 120 Walker Street, 515, 516, and 611 First Street, 109 Watkins Street, and 616 Forsythe Street.
Name: Moses Missionary Baptist Church
Parcels: 047-4-291-01-0 and 8 Additional Parcels



MOVES TO THE BAPTIST CHURCH



Sunday School 10:00am
Sundays Worship 11:15am
Bible Study 6:30pm
Wednesday

Pastor James Wilcher

