



STAFF REPORT

CITY OF GREEN COVE SPRINGS, FLORIDA

TO: Planning & Zoning Commission **MEETING DATE:** February 23, 2021
FROM: Michael Daniels, AICP, Planning & Zoning Director
SUBJECT: Review of Special Exception Application for Doxa Church to operate at 112 Magnolia Avenue

PROPERTY DESCRIPTION

APPLICANT: Doxa Church, Steve Schnell **OWNER:** Roger Zeigler
PROPERTY LOCATION: 112 Magnolia Ave
PARCEL NUMBER: 017268-000-00
FILE NUMBER: 202100022
CURRENT ZONING: CBD – Central Business District
FUTURE LAND USE DESIGNATION: CHI – Commercial High Intensity

SURROUNDING LAND USE

NORTH: FLU: CHI Z: CBD Use: Vacant (Commercial) / Single Fam.	SOUTH: FLU: CHI Z: CBD Use: Restaurant / Salons
EAST: FLU: CHI Z: CBD Use: Vacant (Commercial)	WEST: FLU: CHI Z: CBD Use: Retail (The Treasure Box)

BACKGROUND

The applicant has submitted a Special Exception Application for the development of a Church on a .298 parcel at 112 Magnolia Avenue.

There are currently three connected buildings on the site. The northernmost building (110 Magnolia Avenue) and the southernmost building (112 and 114 Magnolia Avenue) are vacant. There is also a car repair garage in the rear of the site that has access on Palmer Avenue. The proposed church would be housed in the southernmost building. The southernmost building is approximately 2,037 square feet. The Church is planning to have Sunday Services.

The parking breakdown is shown below:

Table 1: Existing Parking

Use Type	Parking Required	Spaces Required	Onsite Existing Spaces	Offsite Existing Parking Spaces	Treasure Box Overflow Parking
Existing Vacant/Commercial	1/250 sf	25	7	14	

Table 2: Proposed Parking

Use Type	Parking Required	Spaces Required	Onsite Existing Spaces	Offsite Existing Parking Spaces	Treasure Box Overflow Parking
Existing Vacant/Commercial	1/250	17			
Proposed Church	1/3 seats	28			
Total Required/Provided Parking			6*	14	20

*4 out of the 6 shall be handicapped parking Spaces

The site will be served by the city water, sewer, and electric services. The sanitation service will be provided by curbside pickup.

Churches are allowed by Special Exception within the Central Business District.

Special Exception Review Criteria

When deciding on special exception requests, the Planning and Zoning Board (PZB) will ensure the following criteria are satisfied:

- (1) Compliance with all elements of the comprehensive plan.
The proposed use is consistent with the Future Land Use Objective 1.6.1(b)(3): “Commercial High Intensity. This category consists of a wide array of commercial uses, such as hotels, motels, automobile sales, service and repair, housing above businesses, churches and others. The maximum Floor Area Ratio shall be .40” and Objective 1.6.1(b)(4): “Central Business District. This category consists of retail and service establishments consistent with the redevelopment of the downtown area. The maximum Floor Area Ratio shall be 2.0.”
- (2) The establishment, maintenance or operation of the special exception will not be detrimental to or endanger the public health, safety or general welfare, and is not contrary to established standards, regulations or ordinances of other governmental agencies.
The proposed development will be consistent with the existing neighborhood and will not negatively impact the area.
- (3) Each structure or improvement is so designed and constructed that it is not unsightly, undesirable or obnoxious in appearance to the extent that it will hinder the orderly and harmonious development of the city and the zoning district in which it is proposed.
No construction is being proposed as part of this special exception. Improvements would include exterior painting and enhanced landscaping consistent with surrounding properties.
- (4) The special exception will not adversely impact the permitted uses in the zoning district nor unduly restrict the enjoyment of other property in the immediate vicinity nor substantially diminish or impair property values within the area.

The proposed use will be consistent with the existing uses in the downtown area and will not negatively impact the area.

- (5) The establishment of the special exception will not impede the orderly development and improvement of the surrounding property for uses permitted in the zoning district.

The proposed development will not impact the improvement of surrounding properties.

- (6) Adequate water supply and sewage disposal facilities will be provided in accordance with state and county health departments.

Water and sewer are available.

- (7) Adequate access roads, onsite parking, onsite loading and unloading berths, and drainage have been or will be provided where required.

Parking is available via 14 spaces in a gravel lot adjoining the property, 7 existing angled spaces in front of the property, including 1 ADA compliant space, and 20 spaces shared through an agreement with The Treasure Box, per the applicant. The applicant has agreed to provide a total of four handicap spaces near the front entrance to the property. The applicant plans to set up 84 chairs within the space, requiring a minimum of 28 parking spaces, which is met as described. The 7 angled spaces in front of the property will be re-striped to provide 4 ADA parking spaces and 2 standard parking spaces.

- (8) Adequate measures have been taken to provide ingress and egress to the property, which is designed in a manner to minimize traffic congestion on local roads.

The building is fronted along the sidewalk; there are parking spaces provided in front and ingress/egress provided on Center Street to a gravel parking lot. As it is a church, minimal congestion is anticipated, particularly outside of normal Sunday church hours, which is also when many nearby businesses are not open.

- (9) Adequate screening and buffering of the special exception will be provided, if needed.

Screening is not required for this use.

- (10) The special exception will not require signs or exterior lighting which will cause glare, adversely impact area traffic safety or have a negative economic effect on the area. Any signs or exterior lighting required by the special exception shall be compatible with development in the zoning district.

No standalone signs or exterior lighting are proposed at this time. Future signage proposals would be required to be reviewed by the Development Services Department as part of the permitting process.

- (11) The special exception will conform to all applicable regulations of the zoning district in which it is proposed.

STAFF RECOMMENDATION

Recommended Motion:

Motion to approve the Special Exception for 112 Magnolia Ave, to allow a church to operate on said property, subject to the following conditions:

1. Applicant must provide a parking agreement between Doxa Church and The Treasure Box.
2. Applicant shall provide a minimum of two ADA compliant parking spaces. The applicant shall provide a survey and site sketch showing parking in front re-striped to provide a minimum of two ADA compliant spaces and the restriping shall be completed prior to opening.
3. Prior to occupancy, applicant must submit plans and complete work to bring the building up to current code for the new assembly use. Completion of work will allow issuance of a Certificate of Occupancy, which is required to use the space.