

Proposal:

Flint River Baptist Association is seeking approval of a Special Use Permit to allow for a Places of Assembly (PAO) to utilize a structure located at 814 Experiment Street as a multi-use activity center. The property is presently zoned Planned Industrial Development (PID) and is designated for commercial land use. A Special Use Permit is required to designate the subject property as a Places of Assembly (PAO). The purpose of the PAO district is to encourage the beneficial development of assembly uses and to properly regulate such uses in a non-discriminatory manner.



Zoning Ordinance Sections applicable to this Application:

The following sections of the City of Griffin’s Unified Development Code (UDC) apply to the Special Use Permit request:

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| Article 4. Section 406 | Special Use Permit Provision |
| Article 4. Section 408 | Public Hearing |
| Article 7. Section 715 | Planned Industrial Development (PID) |
| Article 7. Section 721 | Places of Assembly Overlay District (PAO) |

Article 406 Special Uses:

ALL PROPOSED SPECIAL USES FOR PROPERTY SHALL BE EVALUATED IN LIGHT OF THE FOLLOWING STANDARDS:

1. IT MUST NOT BE DETRIMENTAL TO THE USE OR DEVELOPMENT OF THE ADJACENT PROPERTIES, OR TO THE GENERAL NEIGHBORHOOD SO AS TO ADVERSELY AFFECT THE HEALTH, SAFETY OR GENERAL WELFARE OF CITIZENS;

FINDINGS: Upon review and evaluation of the applicant's request, Planning Staff cannot find any detrimental impacts on the development of adjacent properties. If approved, the multi-activity center will offer some of the following services: incubator for new churches, educational facilities, pastor's fellowship training, Family Night out Program, and various other ministries. The proposed use will occupy an otherwise underutilized commercial space which is an older school building. The proposed Places of Assembly use at this location will not adversely affect the health, safety and welfare of the general public.

2. IT MUST NOT ADVERSELY AFFECT EXISTING PROPERTY AND USES AND IT MUST BE PROPOSED TO BE PLACED ON A LOT OF SUFFICIENT SIZE TO SATISFY THE SPACE REQUIREMENTS FOR THE USE;

FINDINGS: Granting the Special Use Permit request will not adversely affect the existing properties or uses. The property in question is of sufficient size as required by Article 721.F, of the UDC, which states that a PAO shall be located upon a tract of land consisting of not less than two (2) acres and having a road frontage of not less than 200 feet. The applicant's property consists of 4.88 +/- acres, and has adequate parking.

3. GENERAL COMPATIBILITY OF THE PROPOSED SPECIAL USE WITH ADJACENT PROPERTIES AND OTHER LAND USES IN THE GENERAL AREA.

FINDINGS: The applicant's proposed use of the existing development as a Ministry is compatible with the adjacent properties and land uses within the area. The land uses of the adjacent properties consist of a mixture of residential and commercial uses.

4. THE PROPOSED USE WILL NOT CONSTITUTE A NUISANCE OR HAZARD OR OTHERWISE ADVERSELY AFFECT THE PUBLIC INTEREST BECAUSE OF THE NUMBER OF PERSONS WHO MAY NORMALLY BE EXPECTED TO USE SUCH FACILITY OR TYPE OF PHYSICAL ACTIVITY.

FINDINGS: The proposed use should not constitute a nuisance or hazard or otherwise adversely affect the public interest of the surrounding properties due to the number of participants or individuals visiting the property. The hours of operation will be Monday-Friday 8:30 AM to 5:00 PM. The Flint River Baptist Association is in the process of remodeling the facility to meet the needs of their future tenants. If the proposed use grows substantially, additional parking will need to be considered.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILABILITY OF OFF-STREET PARKING, PROTECTIVE SCREENING, HOURS AND MANNER OF OPERATION OF THE PROPOSED USE, OUTDOOR LIGHTING, SIGNAGE AND INGRESS AND EGRESS TO THE PROPERTY.

FINDINGS: There will be an increase in traffic once the tenant spaces are leased; however, the property has adequate egress and ingress along Experiment Street. The increase in traffic should not negatively impact vehicular access or parking within this area.

6. THE APPLICANT MUST MEET ALL SPECIFIC REQUIREMENTS ESTABLISHED IN THIS ORDINANCE FOR THE PARTICULARIZED SPECIAL USE REQUESTED.

FINDINGS: This request is in compliance with all of the Special Use Permit provisions under the PAO district of the City of Griffin Unified Development Code.

Planning Staff's Comments:

The applicant's request for a special use permit to operate a multi-use center to include church facilities at 814 Experiment Street has been reviewed in accordance with requirements outlined under Section 406 and 408 of the City of Griffin's UDC. Planning Staff has found that the request for the Special Use Permit for a Places of Assembly at this location is in compliance with the requirements outlined in the zoning ordinance.

Operating a multi-use activity center at this location will not be a detriment to the use and development of adjacent properties. The current development has been vacant and the addition of the ministry will revitalize this underutilized structure in the City of Griffin.

Planning Staff's Recommendation:

Staff recommends **APPROVAL** of the Special Use Permit submitted by Flint River Baptist Association to allow for a Places of Assembly (PAO) located at 814 Experiment Street, with the following condition:

1. Fire and life safety inspection shall be conducted to determine maximum occupancy prior to the issuance of a new Certificate of Occupancy.
2. Signage restricted to one multi-tenant sign.

Submitted by:

Jennifer Freeman, Associate Planner
Planning and Development Services