



GLPC AGENDA ITEM # 3

JULY 28, 2025

Conditional Use Request by Crossroads Baptist Church File #: CU-2025-06

Crossroads Baptist Church is requesting a Conditional Use Permit (CUP) to allow expansion of a church and its accessory uses in a Single-Family Residential (R-15) zoning district. The subject property consists of two parcels comprising 12.19 acres and is located at 3001 Country Club Drive. This is along the east side of Country Club Drive, between Eager Road and Green Meadow Drive. The property contains an existing church which also includes a private tuition church accessory school (grades K3 – 8). The existing church/school facility received CUP approval in 2010, but is now proposing to expand beyond the limits of that approval.

The subject property is located within an **Established Residential (ER)** Character Area on the Future Development Map of the Comprehensive Plan.

The CUP request in 2010 (file # CU-2010-07) was approved on 6-10-2010, subject to a submitted master site plan (see attached), and subject to the following two (2) conditions:

- (1) Approval shall be for a church, with an accessory church school grades K3-12 with no more than 250 students, in accordance with the general layout of the submitted site plan. Total additional building square footage on the site shall not exceed 32,000 square feet, and expansions beyond this point shall require re-approval by the City.
- (2) Upon construction of a new building or expansion to an existing building beyond 5,000 square feet, all existing parking lots and street yards shall be brought into full compliance with the LDR. All new development on the site shall comply with the provisions of the LDR at the time of permitting

These past 15 years, the applicant has maintained compliance with Condition #1. Condition #2 was triggered several years ago and saw the addition of the parking lot on the northern part of the property, as well as the installation of some of the required landscaping. Because of the impending widening of Country Club Drive and Eager Road, the City has agreed to allow delay of the required street yard landscaping until after those road projects are completed. Now the applicant has revised their overall master site development plan (see attached) to include some additional buildings and expansions beyond the CUP limits, which will bring the site building total to more than 88,000 square feet. It also features an increased school enrollment from 250 to 350 students. Thus the need for a new CUP review and approval. The applicant's attached letter of intent describes these changes in a little greater detail.

The existing church and its school are situated in a residential area on a significant amount of acreage with still room to grow. The overall facility growth under the terms of the current CUP approval has been steady, and the church has established a positive track record. The original CUP conditions were based on consideration of potential impacts regarding traffic generation, particularly from the school during peak hour traffic flows. The concern of these impacts were for the abutting 2-lane roadways which were already becoming burdened with traffic. Now, the widening of these roadways to 4-lanes is finally underway, and soon the carrying capacity of these roadways will become much greater. Therefore the concern of excessive traffic generated by this facility is now much less than before, and additional reasonable expansion of this facility should be allowed to continue.

Although the size of the 12-acre site itself will ultimately be the limiting factor in the facility's maximum growth, staff believes there should be one more checkpoint in the continued growth of the facility – before reaching its ultimate buildout size. There is still some uncertainty in the final outcome of the roadway improvements and how they will alleviate the growing traffic congestion in the area. There is also a need to assess the actual impacts this larger school facility will have on the abutting neighborhoods in terms of noise and lighting. Therefore, this approved continued expansion of the church/school facility should be generous but not unlimited.

Staff Recommendation: Find consistent with the Comprehensive Plan and the Conditional Use Review Criteria, and recommend approval to the City Council, subject to the following conditions:

- (1) Approval shall be granted for a church, with an accessory church school grades K3-12, in accordance with the general layout of the submitted site plan, with no more than 400 total students and no more than 100,000 square feet of total building floor area. Expansions beyond this point shall require re-approval by the City.
- (2) Upon construction of a new building or expansion to an existing building beyond 2,000 square feet, all existing parking areas and street yards shall be brought into full compliance with the commercial site landscaping provisions of the LDR in accordance with an approved landscape plan. However, installation of street yard landscaping along Country Club Road and Eager Road may be delayed until final completion of the impending road widening projects.
- (3) This Conditional Use approval shall supersede and replace the previous Conditional Use Permit (CUP) approved in 2010..

Planning Analysis & Property Information

Applicant / Owner:	Crossroads Baptist Church		
Request:	Conditional Use Permit for an expanded Church facility and its related accessory uses		
Property General Information			
Size & Location:	Two (2) parcels of land totaling 12.19 acres located along the east side of Country Club Drive, between Eager Road and Green Meadow Drive.		
Street Address:	3001 Country Club Drive		
Tax Parcel ID:	Map 0078B Parcel 161 Map 0111C Parcel 297	City Council District:	5 <i>Councilman Carroll</i>
Zoning & Land Use Patterns			
		Zoning	Land Use
Subject Property:	Existing:	R-15	Church with accessory school facilities
	Proposed:	R-15	Church with accessory school facilities
Adjacent Property:	North:	R-15	Single-family residential
	South:	R-15	Single-family residential
	East:	R-15	Single-family residential
	West:	R-15	Single-family residential
Zoning & Land Use History:	This property has been zoned R-15 for more than 40 years and has been used as a church facility for more than 35 years.		
Neighborhood Characteristics			
Historic Resources:	No known historic resources on or near the subject property.		
Natural Resources:	Vegetation:	Largely cleared with some planted landscaping	
	Wetlands:	No existing NWI wetlands on or near the property	
	Flood Hazards:	The property is located well-outside the FEMA designated 100-year floodplain	
	Groundwater Recharge:	No significant recharge areas in the vicinity.	
	Endangered Species:	No known endangered species in the area.	
Public Facilities			
Water & Sewer:	Existing Valdosta water & sewer services along Country Club Drive, Eager Road, and Green Meadow Drive		
Transportation:	Country Club Drive (Minor Arterial) Eager Road (Minor Arterial) Green Meadow Drive (local street)		
Fire Protection:	Fire Station # 5 (N Oak Street Ext) = approximately 1.0 mile to the NE The nearest fire hydrants are along all 3 abutting streets.		

Comprehensive Plan Issues

Character Area: Established Residential

Description: Typically an older neighborhood having relatively well-maintained housing, possessing a distinct identity through architectural styles, lot and street design, and having higher rates of home-ownership. These areas are typically located closer to the core of the community and may be located next to areas facing intense development pressures..

Development Strategy: Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

Goals and Policies:

GOAL 4: NATURAL and CULTURAL RESOURCES – To provide for the continued protection of our natural and cultural resources for current and future generations.

GOAL 7: LAND USE – To ensure the community's anticipated growth occurs in a well-integrated yet organized fashion, which protects our community resources, promotes efficient use of infrastructure and transportation facilities, and supports quality economic development.

POLICY 7.4 – Positive impacts on the built and natural environment shall be anticipated through only the highest standard of development throughout all parts of the community.

POLICY 7.5 – Available land shall be utilized in the most efficient manner while focusing on redevelopment of land where feasible.

Conditional Use Review Criteria

The following criteria shall be applied in evaluating and deciding any application for a Conditional Use Permit. No application for a Conditional Use Permit shall be granted by the City Council unless satisfactory provisions and arrangements have been made concerning each of the following criteria, all of which are applicable to each application:

(1) Is the proposed use consistent with the requirements of the zoning district in which it is located, including required parking, loading areas, setbacks and transitional buffers?	
Applicant:	Yes, the church has been in this location for many years.
Staff:	Yes
(2) Is the proposed use compatible with the land uses on adjacent properties, including the size, scale and massing of buildings?	
Applicant:	Yes, the church has been in this location for many years.
Staff:	Yes.
(3) Is the ingress and egress to the subject property, and all proposed buildings, structures and uses thereon adequate? Are the public streets providing access to the subject site adequate to safely handle the traffic generated by the proposed use?	
Applicant:	Yes, plus the City/GDOT are currently widening both Country Club Drive and Eager Road.
Staff:	Yes, particularly after the abutting road widening improvements are completed.,
(4) How will the proposed use impact other public facilities and services, including stormwater management, schools, parks, sidewalks, and utilities? Are these facilities and services adequate to support the proposed use?	
Applicant:	No impact. Development standards will be met.
Staff:	Public facilities are adequate to support the proposed expanded use.

(5) Will the proposed use create adverse impacts on any adjacent or nearby properties by reason of noise, smoke, odor, dust, or vibration or by the character and volume of traffic generated by the proposed use?	
Applicant:	No. The church has been a good neighbor for many years.
Staff:	No significant adverse impacts.
(6) Will the proposed use adversely affect adjoining properties by reason of the manner of use or the hours of operation of the proposed use?	
Applicant:	No. The church has been in this location for many years with no negative impact.
Staff:	No adverse impacts.
(7) Will the proposed use create adverse impacts on any environmentally sensitive areas or natural resources (wetlands, floodplain, etc.)?	
Applicant:	No.. None located near this property.
Staff:	No adverse impacts.

Supplemental Standards of the LDR Applicable to the Proposed Use

< none >

Development Review Comments

The following comments are provided by the reviewing departments and are only intended to provide the developer with useful information for planning purposes. This list should not be considered all-inclusive as additional items may appear during the plan review process.

Building Inspections: No comments for this CUP

Fire: Fire Dept has no comments.

Engineering: No comments other than those regarding onsite stormwater management, traffic circulation, and delayed street yard plantings, that have all been discussed with the applicant's development team.

Landscape: Site modifications will trigger compliance with LDR Chapter 328 & these are in discussion with City Arborist

Police: < No comments received >

Utilities: < No comments received >

Public Works: No comments

Attachments:

Zoning Location Map
 Future Development Map
 Aerial Location Map
 Letter of Intent (2 pages)
 Boundary Survey
 Site Plan – revised
 2010 Land Use Certificate
 2010 Site Plan

CU-2025-06 Zoning Location Map



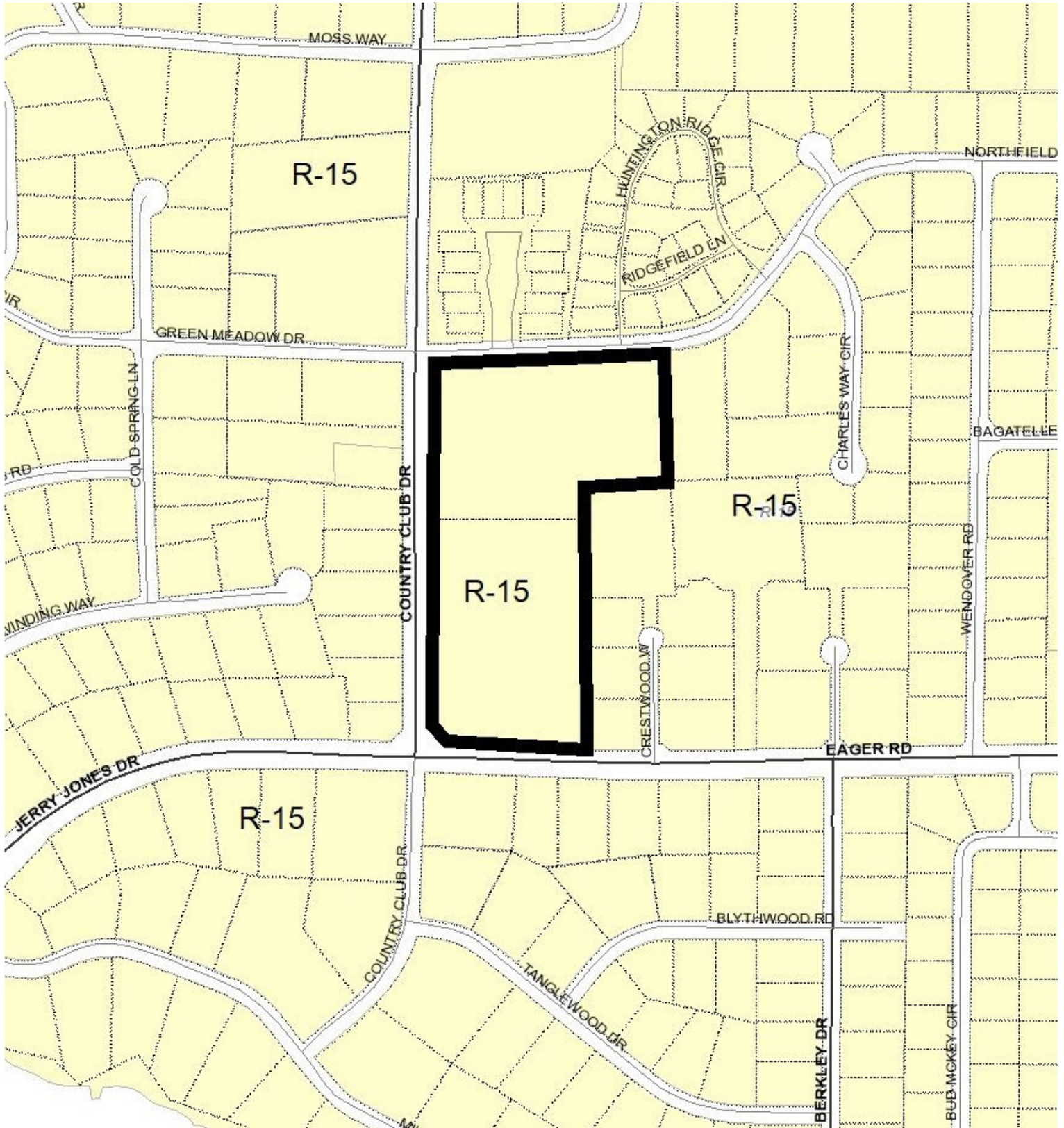
Crossroads Baptist Church
CUP Request

3001 Country Club Drive
Tax Parcels # 0078B-161 & 0111C-297

Current Zoning = R-15

** Map NOT to scale

Map Data Source: VALOR GIS July 2025



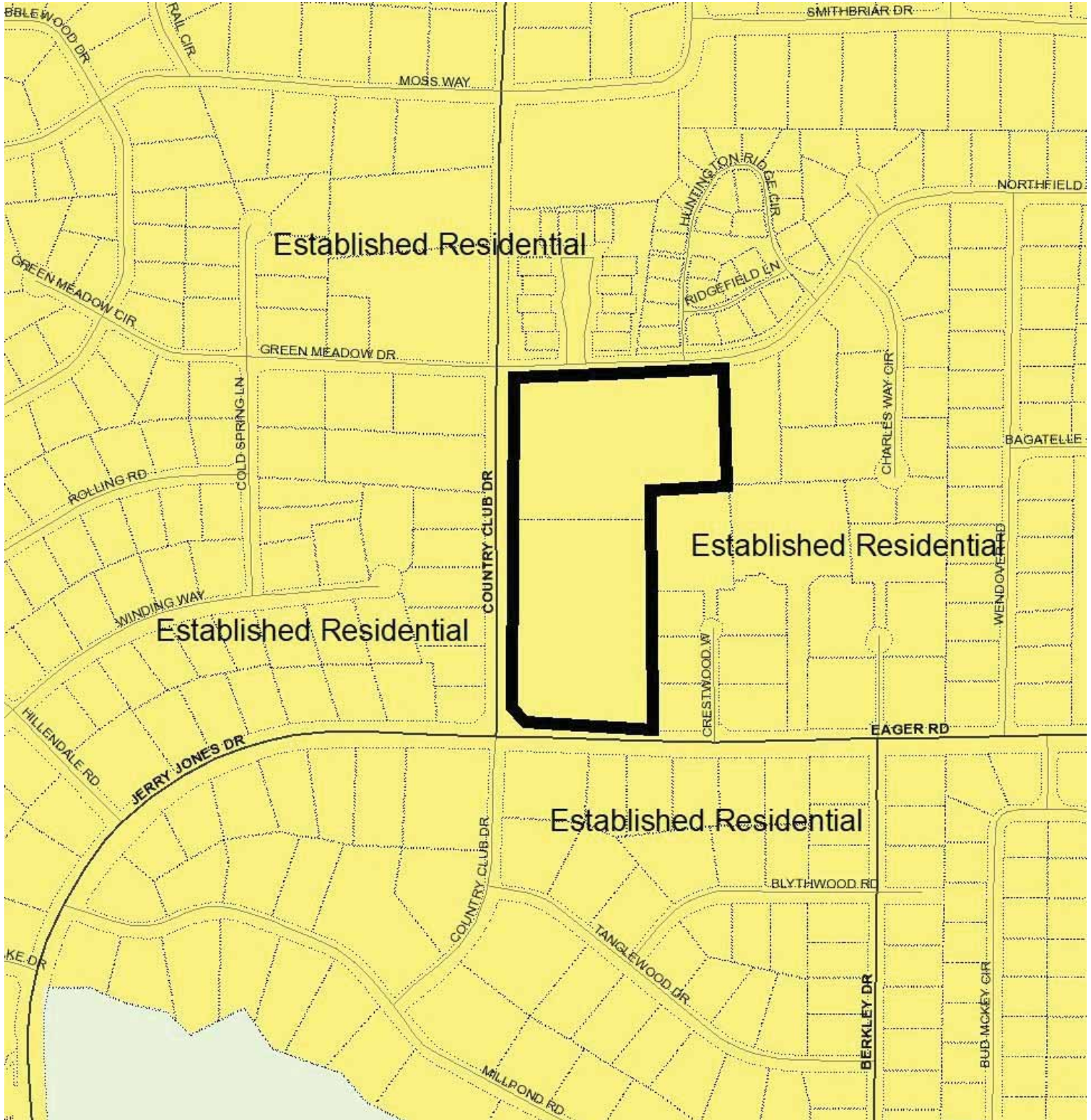
CU-2025-06 Future Development Map



**Crossroads Baptist Church
CUP Request**

3001 Country Club Drive Character Area = Established Residential
Tax Parcels # 0078B-161 & 0111C-297

** Map NOT to scale Map Data Source: VALOR GIS July 2025



CU-2025-06 Aerial Location Map



Crossroads Baptist Church
CUP Request

3001 Country Club Drive
Tax Parcels # 0078B-161 & 0111C-297

~ 2023 Aerial Imagery

** Map NOT to scale Map Data Source: VALOR GIS July 2025





CU-2025-06

June 13, 2025

Mr. Matt Martin
Planning Director
City of Valdosta
PO Box 1125
Valdosta, GA 31603

RE: Conditional Use Permit (CUP) Application
Crossroads Baptist Church
3001 Country Club Drive

Dear Matt:

In 2010, Crossroads Baptist was granted a CUP, with 2 conditions, to operate their church and accessory school on their property at 3001 Country Club Drive. Since that time, their growth and changing needs are requiring an update/renewal of the CUP.

Enclosed is a new Master Plan depicting their desire for existing and future buildings. The total square footage of buildings will be approximately 88,670 sq.ft. The Executive Pastor, Reverend Mark Avery, has projected the student population for the accessory school to be up to 350 students by the year 2035.

The church understands they must bring the entire site into full compliance with the landscape requirements once the road widening projects have been completed.

Please accept and approve this CUP application.

Respectfully submitted,

A handwritten signature in black ink that reads "Bill Kent".

William D. Kent, PE

Enclosures

#24-2025-06



May 12, 2025

Projected Student Population & Campus Improvements (2025-2035)

Crossroads Baptist School estimates the following student population:

<u>School Year</u>	
2025-2026	250
2026-2027	280
2027-2028	280
2028-2029	280
2029-2030	300
2030-2031	300
2031-2032	300
2032-2033	350
2033-2034	350
2034-2025	350

We believe our campus needs manually operated streetlights in our back field (Northeast corner of the property) that can be turned on during evening events. This improvement would be added on or after 2026, if approved.

Thank you!

A handwritten signature in blue ink, appearing to read "Mark Avery", is written over a light blue circular stamp.

Rev. Mark Avery, D.Min.
Executive Pastor

2010 Approval Items

CU-2010-07



LAND USE CERTIFICATE
CITY OF VALDOSTA, GEORGIA

The following described property is subject to the following site-specific land use approvals, conditions, and regulations as of the date set forth below:

Map Number: 111C Parcel Number: 297

Property Size and Location: 12.33 Acres at 3001 Country Club Drive; NE corner of Country Club Drive & Eager Road

CONDITIONAL USE PERMIT REQUEST	
Applicant: Crossroad Baptist Church	File #: CU-2010-07
Zoning Classification: R-15 (Single-Family Residential)	
Requested Conditional Use Permit: Church and related accessory uses	
Date of Final Public Hearing: June 10, 2010	
Valdosta Mayor/ Council approved the conditional use permit to allow the expansion of the existing church & its accessory uses in a Single-Family Residential (R-15) with the following conditions: (Vote 6-0) (1) Approval shall be for a church, with an accessory church school grades K3-12 with no more than 250 students, in accordance with the general layout of the submitted site plan. Total additional building square footage on the site shall not exceed 32,000 square feet, and expansions beyond this point shall require re-approval by the City. (2) Upon construction of a new building or expansion to an existing building beyond 5000 sq. ft., all existing parking lots and street yards shall be brought into full compliance with the LDR. All new development on the site shall comply with the provisions of the LDR at the time of permitting.	

Application and permit file, for requests which were approved with conditions, should be reviewed. The summaries of conditions on this certificate are for general information only, and may not be relied upon exclusively.

Except for approved variances, this property is still subject to applicable zoning, subdivision, building, and other codes and regulations of the City of Valdosta, Georgia.

This certificate reflects the status of the property as of **(June 10, 2010).**

This land use information has been recorded on the City of Valdosta VALOR Zoning Map.


PLANNING & ZONING ADMINISTRATOR

6-11-2010
DATE

GIS TECHNICIAN

DATE

P:\4444 JOBS\2022 (524-817)\4A 529 CROSSROAD BAPTIST CHURCH\CUP BOUNDARY V529 BOUNDARY CUP.DWG 6/12/2025 5:25 PM



- THE PURPOSE OF THIS PLAT IS A BOUNDARY SURVEY OF CROSSROADS BAPTIST CHURCH FOR A CONDITIONAL USE PERMIT.
- LOWNDES COUNTY MAP AND PARCELS: 078B 161 011C 297
- THE PROPERTY ADDRESS IS 3001 COUNTRY CLUB DR.



GREEN MEADOW DRIVE (50' R/W)

N 85°42'13" E 617.10'

NOW OR FORMERLY
JOSHUA B CARTER
DB 5636 PG 40
PARCEL# 0111A 097

S 03°52'05" E 357.28'

S 87°01'18" W 229.20'

NOW OR FORMERLY
TERRY S PERSAUD
DB 4594 PG 26
PARCEL# 0111C 293

NOW OR FORMERLY
ANDY & STACY REID
DB 6891 PG 118
PARCEL# 0111C 294

NOW OR FORMERLY
HENRY W SR & RUBY V
BAKER
DB 3178 PG 141
PARCEL# 0111C 295

NOW OR FORMERLY
CRAIG E & JENNIFER BISHOP
DB 3405 PG 245
PARCEL# 0111C 296

MAP AND PARCEL 0078B 161

TRACT 1
12.19 Acres

MAP AND PARCEL 0111C 297

N 43°22'38" E 27.54'

N 00°21'53" W 1002.99'

COUNTRY CLUB DRIVE (80' R/W)

N 44°38'35" W 28.64'

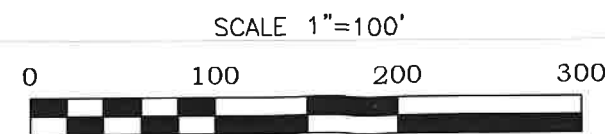
N 88°55'06" W 409.80'

EAGER ROAD (80' R/W)

INNOVATE
Engineering & Surveying

PHONE: 229-249-9113 www.innovatees.com
2214 N. Patterson Street, Valdosta, GA 31602

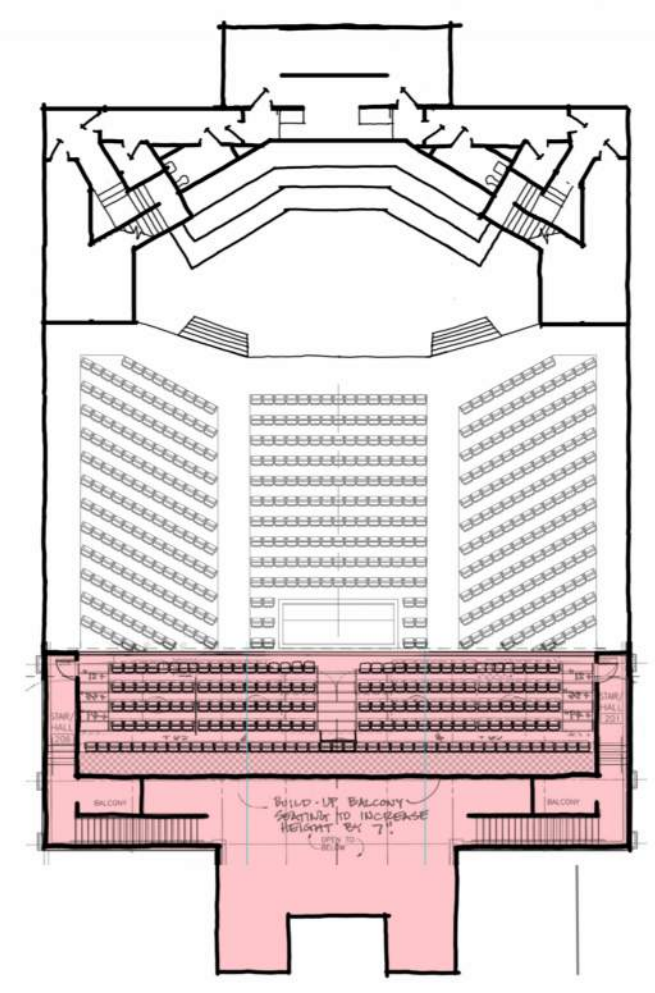
CONDITIONAL USE PERMIT
BOUNDARY SURVEY FOR:
CROSSROAD BAPTIST CHURCH



LOCATED IN
LAND LOT 35
11th LAND DISTRICT
CITY OF VALDOSTA,
LOWNDES COUNTY, GA
PLAT DATE: 06/12/25

- GYMNASIUM
- CIRCULATION
- ELEMENTARY
- PRE-SCHOOL
- WORSHIP CENTER RENO
- ADULTS
- OFFICE
- MIDDLE SCHOOL
- MULTI-PURPOSE

NOW OR FORMERLY
TERRY S PERSAUD
DB 4594 PG 26
PARCEL# 0111C 293



NOW OR FORMERLY
ADY & STAC
DB 6891 PG 118
PARCEL# 0111C 294

NOW OR FORMERLY
HENRY W SR & RUBY V BAKER
DB 3178 PG 141
PARCEL# 0111C 295

NOW OR FORMERLY
CRAIG E
DB
PARCEL#

