**AGENDA**
**City of Griffin Planning and Zoning Board**
**October 19, 2026**
**W. ELMER GEORGE HALL**
**6:00 PM**

**CALL TO ORDER**

**APPROVAL OF AGENDA**

**PUBLIC HEARING**

1 Receive comments regarding a request for a Special Use Permit to allow a Place of Assembly at 315 North 3rd Street (Parcel 007 17010A). *Director of Planning and Development, Michelle Haynes, will address.*

2 Receive comments regarding a request for a Variance from the two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements.

**REGULAR AGENDA**

3 Consider a request for a Special Use Permit to allow a Place of Assembly at 315 North 3rd Street (Parcel 007 17010A). *Director of Planning and Development, Michelle Haynes, will address.*

4 Consider a request for a Variance from the two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements.

5 Consider the minutes from the City of Griffin Planning and Zoning Board regular meeting on September 21, 2026

**DIRECTOR'S REPORT**

**BOARD MEMBER COMMENTS**

**ADJOURN**

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Receive comments regarding a request for a Special Use Permit to allow a Place of Assembly at 315 North 3rd Street (Parcel 007 17010A). *Director of Planning and Development, Michelle Haynes, will address.*

### SPECIAL CONSIDERATIONS OR CONCERNS:

The purposes of the Places of Assembly district are to encourage the beneficial development of assembly uses and t properly regulate such uses in a non-discriminatory manner. It is the express intention of the board of commissioners that, in the event of any ambiguity in the language of this article, the administration and staff of the city shall interpret this article in the manner that best complies with all applicable federal laws, including but not limited to the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C.A. Section 2000cc, et seq.

Per the Permitted Use Chart found in Article 704, a place of worship is permitted in Medium Density Residential zoning district only through a Special Use Permit. The applicant's request for a Special Use Permit, to operate a Place of Worship at 315 North 3rd Street, has been reviewed in accordance with requirements outlined under Section 406 and Article 721 of the City of Griffin's UDC. Planning Staff has found the request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code; however, two (2) requirements in Article 721 F (3); 1. Must be located on a lot fronting a public right-of-way, classified as either an arterial or collector street and 2. Must be located on a tract of land not less than two acres in area, have not been met. Variance application (26-VAR-06) has been submitted alongside this special use application. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

### STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (26-SUP-02) submitted by Yusuf Ali tc allow for a Place of Assembly located at 315 North 3rd Street with the following conditions:

a. The applicant must apply for a variance from the lot be located fronting a public right-of-way, classified as either an arterial or collector street and from the minimum two (2) acre lot size;

b. A plat combining all affected adjacent tracts into one parcel shall be submitted to Planning & Development for review prior to submittal of civil plans.

c. Annually obtain an occupational tax certificate from the City of Griffin (non-profit).

### FINANCIAL IMPACT:

N/A

**Submitted By:**

Tracie Pryor

**Meeting Date:**

19/10/2026

**Reviewed By:**
Kelsey Carden

ATTACHMENTS:
26-SUP-02 315 N 3rd St Staff Report.pdf
315 N 3rd St Concept Site Plan.pdf
315 N 3rd St SUP Application.pdf

**315 North 3rd Street**
**Special Use Permit Request**
**File No. 26-SUP-02**

Applicant: Yusuf Ali
Owner: Griffin Islamic Community Center c/o Mahood Ahmed




| | |
|---|---|
| Land Use Classification | Residential |
| Current Zoning | Medium Density Residential (MDR) |
| Proposed Use | Places of Assembly |
| Parcel Size | 0.25 +/- |
| Tax Map, Block and Lot No. | 007 17010A |
| Planning and Zoning Board | District 2 Ann Dukes |
| City Commission | District 2 Rose Curtis |
| Citizen Notification | Legal notice was published in the September 5th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3rd, 2026. |

**Proposal:**

The applicant, Yusuf Ali, is seeking approval of a Special Use Permit to allow for a Place of Assembly to utilize the parcel located at 315 North 3rd Street for a place of worship. The property is zoned Medium Density Residential (MDR) and is a developed lot. This request for a special use permit is for the specific purpose of combining several of the adjacent lots to create additional parking and to expand the existing facility to better serve its members and the residents of Griffin and the surrounding communities. 409 E Chappell Street, 419 East Chappell Street, and 421 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. Per Article 721, a Special Use Permit is required to designate the subject property as a Place 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.

**Proof of signs posted below:**



**Proof of signs posted continuted:**
























**Zoning Ordinance Sections applicable to this Application:**

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

| | |
|---|---|
| Article 406 | Special Use Permit Provision |
| Article 708 | Medium Density Residential (MDR) |
| Article 721F | 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. The current building was constructed in 1963 according to the Spalding County Tax Accessor report. The proposed use of a place of assembly on this property 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 existing property uses in this area are residential and some commercial. The current parcel is a quarter of an acre (.25), which has allowed space for the structure and some off-street parking as shown in the application documents. The applicant has also stated that once the lots are combined, the existing residential structure at 419 East Chappell Street will be demolished to allow for the proposed parking improvements and the expansion of the structure. This will provide more off-street parking options for the members of the Griffin Islamic Community Center. Some members are currently parking on the street.

   Section 721 F.3 within Places of Assembly requires a minimum lot size of 2 acres and for the lot to be located fronting a public right-of-way, classified as either an arterial or collector street. The subject property currently is a .25 +/- acre tract of land; however, the community center will combine this address with three (3) other parcels to create a new .99 +/- acre lot. Per the City of Griffin Comprehensive Transportation Plan and Article 2 of the UDC, the arterial streets are US 19/41, SR 16, SR 155, SR 92, and Bus 19/41 and the collector streets are Meriwether St., College St., Poplar St., Solomon St., Experiment St., Broad St., Maple Drive, McIntosh Rd., Old Atlanta Hwy., and Hill St. The remaining roadways in the city are classified as local streets. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

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 as a place of worship / place of assembly is compatible with the adjacent properties and land uses within the area. The properties to the north, south, east and west are all zoned Medium Density Residential (MDR), and the majority of them are used as residential. The properties immediately adjacent to this parcel are owned by the Griffin Islamic Community Center. Combined, all four (4) lots total .99 +/- acres.

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 use has been in existence for many years.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY 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 little to no increase in general traffic, and on certain days for worship services and events the expansion of the parking lot will stop parking on the street. As this parcel is currently a developed lot with proposed improvements, all applicable development, architectural, and parking requirements must be met in accordance with Griffin's Unified Development Code. This includes providing adequate on-site parking and proper ingress and egress to the property. This property could be accessed from East Quilly Street, North 3rd Street, and East Chappell Street.

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

   **FINDINGS:** The request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code. The applicant has agreed to adhere to all architectural, parking, landscaping, fencing, and development codes requirements per Griffin's Unified Development Code and all other applicable building and life safety codes.

**Planning Staff's Comments:**

The purposes of the Places of Assembly district are to encourage the beneficial development of assembly uses and to properly regulate such uses in a non-discriminatory manner. It is the express intention of the board of commissioners that, in the event of any ambiguity in the language of this article, the administration and staff of the city shall interpret this article in the manner that best complies with all applicable federal laws, including but not limited to the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C.A. Section 2000cc, et seq.

Per the Permitted Use Chart found in Article 704, a place of worship is permitted in Medium Density Residential zoning district only through a Special Use Permit. The applicant's request

for a Special Use Permit, to operate a Place of Worship at 315 North 3rd Street, has been reviewed in accordance with requirements outlined under Section 406 and Article 721 of the City of Griffin's UDC. Planning Staff has found the request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code; however, two (2) requirements in Article 721 F (3); 1. Must be located on a lot fronting a public right-of-way, classified as either an arterial or collector street and 2. Must be located on a tract of land not less than two acres in area, have not been met. Variance application (26-VAR-06) has been submitted alongside this special use application. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

**Planning Staff's Recommendation:**

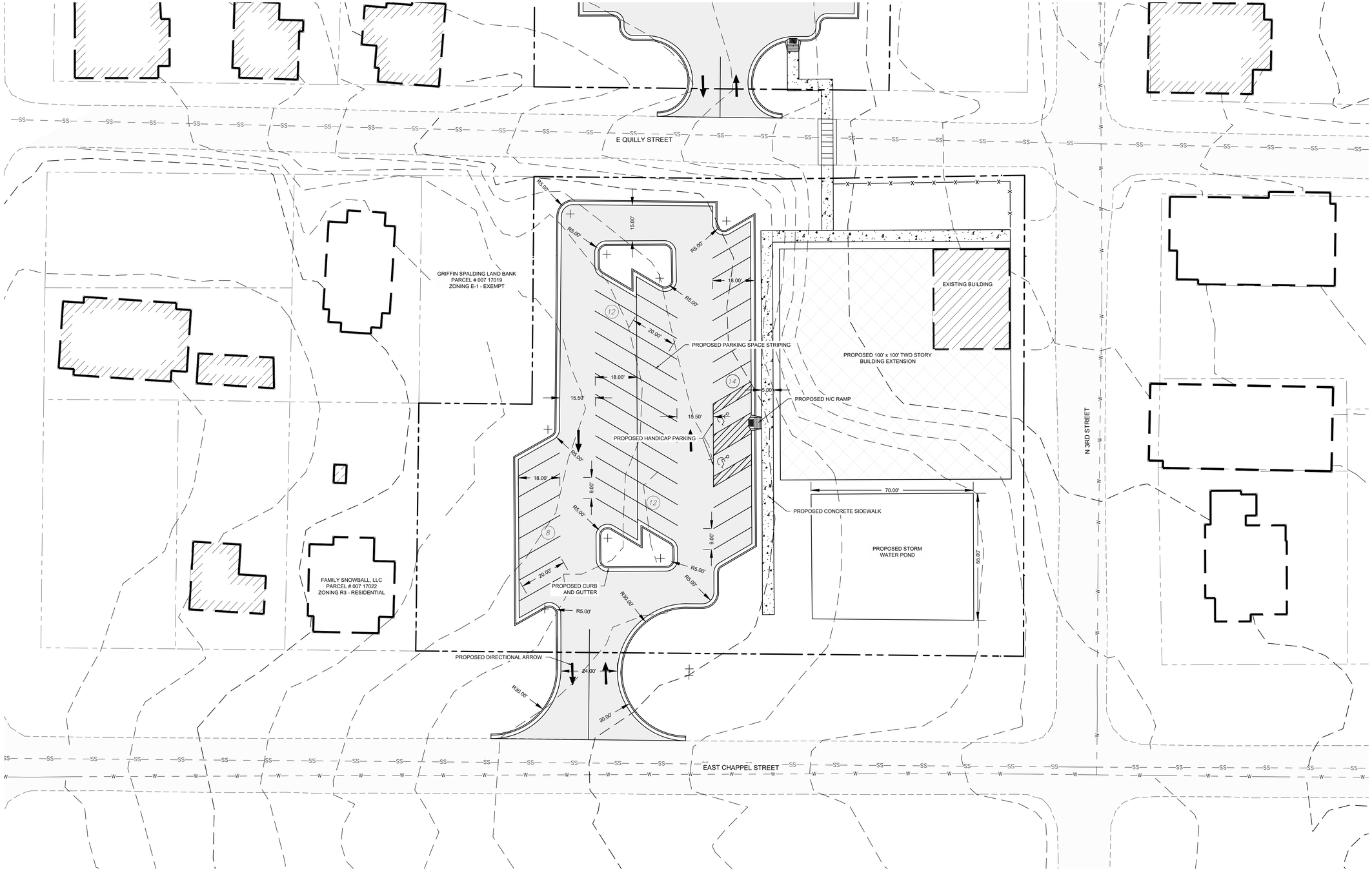
Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (26-SUP-02) submitted by Yusuf Ali to allow for a Place of Assembly located at 315 North 3rd Street with the following conditions:

a. The applicant must apply for a variance from the lot be located fronting a public right-of-way, classified as either an arterial or collector street and from the minimum two (2) acre lot size;

b. A plat combining all affected adjacent tracts into one parcel shall be submitted to Planning & Development for review prior to submittal of civil plans.

c. Annually obtain an occupational tax certificate from the City of Griffin (non-profit).

**Submitted by:**
Channing Cawthon, Planning Manager
Planning and Development




# GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO. | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|


DAA'OOD AMIN
123 HUMMINGBIRD HOLLOW
GRIFFIN GA 30223
770-294-8094

LJA ENGINEERING
350 AIRPORT ROAD
GRIFFIN, GA 30224
(770) 412-7700

LJA ENGINEERING
LICENSE NUMBER: PEF007932


NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

# GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDINGCOUNTY

PROJECT NUMBER
PCG4753-24045

SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT

SHEET NUMBER
01
SHEET 01 OF 01

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
## APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Special Use Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Special Use Process.

**Special Use Application Submission Requirements:**

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $400.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Special Use attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
## APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

Applicant/Agent/Representatives Name: Yusuf Ali

Address: [redacted]

City: Griffin State: GA Zip: 30224

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: Griffin Islamic Community Center

Address: 315 N 3rd Street

Parcel Number(s): 007 17010A (Current) Current Zoning: R-3 Parcel(s) Size: _____

007 17010, 007 17011, 007 17012 (Lot Combination)

FLUM/Character Area _____ Unified Development Code Section: _____

Property Owner Name: Griffin Islamic Community Center

Address: [redacted]

City: Griffin State: GA Zip: 30224

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Applicant Signature

Yusuf J. Ali.
Printed Name

7/28/26
Date

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

The following information must be submitted with the Special Use Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

A. The following information must be submitted with the Special Use Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**
**APPLICATION FOR SPECIAL USE**

Date Received: 7-28-26 Application Number: 26-SUP-02

B. Please provide written answers to the following criteria to justify a Request for Special Use:

1. State how the request will 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.
2. State how the request will not adversely affect existing property and uses and if/how it can be placed on a lot of sufficient size to satisfy the space requirements for the use.
3. Indicate the general compatibility of the proposed special use with adjacent properties and other land uses in the general area.
4. State how will the proposed use 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.
5. After consideration of the application and the facts, and the standards for exercising zoning power contained in Section 405, indicate how the Board of Commissioners can determine that the standards are satisfied such that the benefits of and need for the proposed special use outweigh any possible harmful effects, negative impacts, or damages to the neighboring properties or the city in general. In making this determination, the Board of Commissioners may consider the effects of the proposed use on traffic flow, public infrastructure and services, availability of off-street parking, hours and manner of operation of proposed use, outdoor lightning, signage, ingress and egress of the property, the peaceful enjoyment of private property in the community, and other relevant factors.
6. Indicate how all specific requirements established in this ordinance for the particularized special use requested, including design treatments required by Articles 5 and 6 are met.

**Special Use Questionnaire**

1. The Griffin Islamic Center is a long-standing fixture in the existing community. Incorporating the existing properties owned by the center will not cause a change to the adjacent parcels or the community it currently serves.
2. The proposed upgrade to the existing facility will allow the Griffin Islamic Center to better serve its members. The additional parking will better serve the community by eliminating on-street parking as it's currently constituted. There should be no needed setback variances to accommodate the proposed project.
3. The facility already exists and functions within the current community. This will result in no change to the day-to-day patterns within the prospective area.
4. As previously stated, the Giffin Islamic Center has been operating within its current community for quite some time. The additional parking will better serve the neighborhood while the facility is in use.
5. Acknowledged
6. Adequate parking and building footprints are provided within the existing property owned by the Giffin Islamic Center and the required setbacks as shown in the code and/or ordinances.

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 1-28-26 Application Number: 26-SUP-02

## OWNER'S AUTHORIZATION

This is to certify that: Mahmoodaa Ahmed is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☒ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Daa'ood Amin

| Property Owner Signature | Mahoodaa Ahmed<br>Printed Name | 5/27/2026<br>Date |
|---|---|---|
| Legal Representative Signature | Printed Name | Date |

Jason B. Graham
Notary Signature

Commission Expiration Date: 6/26/28

Seal: JASON B GRAHAM NOTARY PUBLIC SPALDING COUNTY, GA MY COMMISSION EXPIRES JUNE 26 2028

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

**CONFLICT OF INTEREST DISCLOSURE**

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

If **yes**, please complete the following section:

- Name and position of Government Official:

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- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

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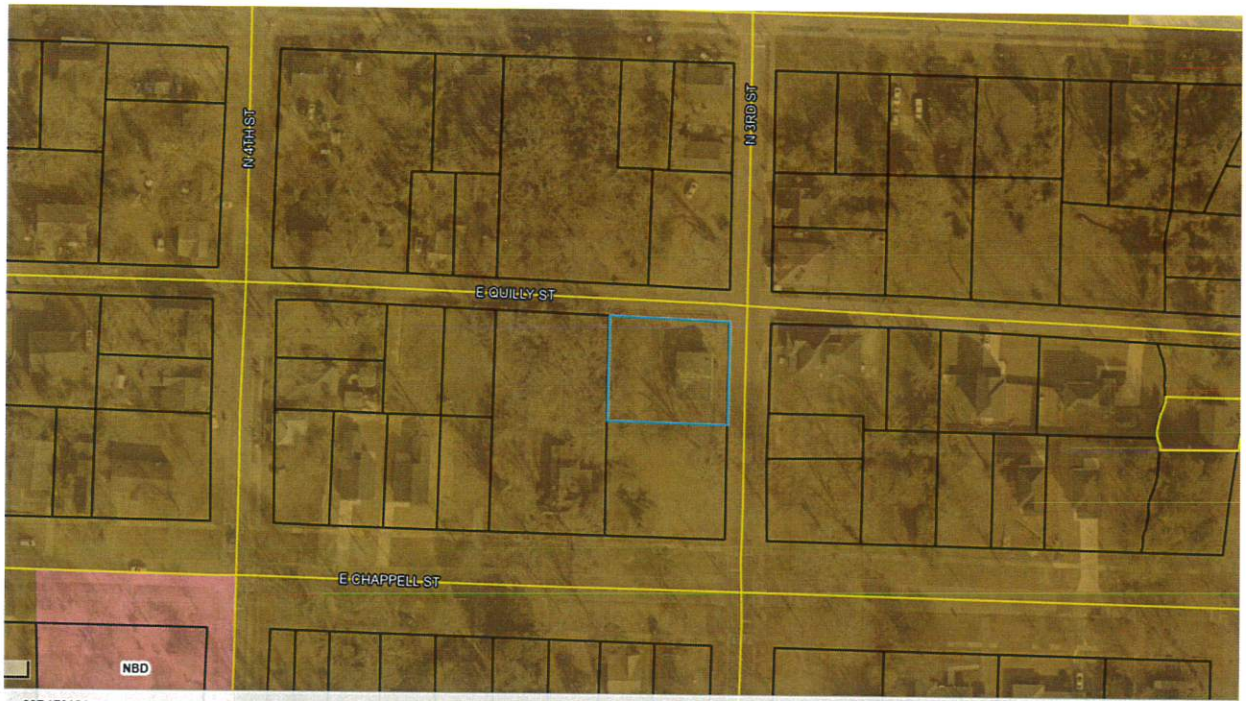
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Applicant Signature

YUSUF J. AL.
Printed Name

7/28/26
Date

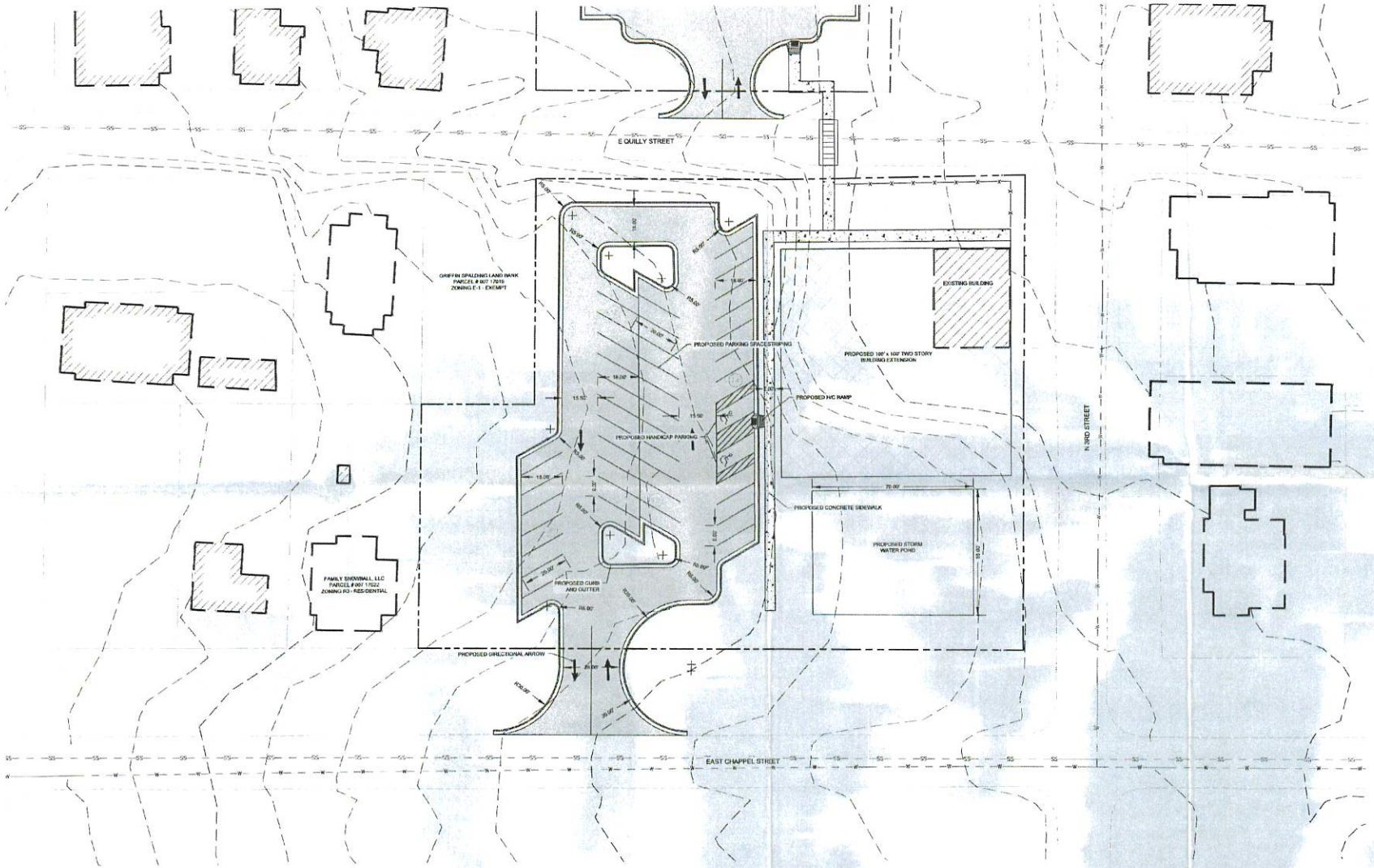



007 17010A
Exempt
GRIFFIN
0.25

| | |
|---|---|
| Owner | ISLAMIC COMMUNITY CENTER OF GRIFFIN INC<br>315 NORTH THIRD ST<br>GRIFFIN, GA 30223 |
| Physical Address | 315 N 3RD ST |

Last 2 Sal
Date
2/10/201
2/3/1981






## GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|


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LICENSE NUMBER: PEF007732


NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

# GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDING COUNTY

PROJECT NUMBER
PCG4753-24045
SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT
SHEET NUMBER
01
SHEET 01 OF 01

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Receive comments regarding a request for a Variance from the two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements.

### SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

The subject property is located within an established area of the City. While the property does not meet all the requirements found in Section 721 F.3, the requested variance will allow a place of assembly at this location. The variance is limited to the lot area requirement and the proposed use being located along a local street. Any approval granted would remain subject to all other applicable provisions of the UDC, including requirements related to site development, parking, access, building regulations, fire and life safety codes.

### STAFF RECOMMENDATION:

Planning & Development staff recommend APPROVAL of the variance request (26-VAR-06) from the minimum two-acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements for the property located at 315 North 3rd Street.

### FINANCIAL IMPACT:

N/A

**Submitted By:**
Tracie Pryor

**Meeting Date:**
19/10/2026

**Reviewed By:**
Kelsey Carden

ATTACHMENTS:
26-VAR-06 315 N 3rd St - Staff Report.pdf

315 N 3rd St Concept Site Plan.pdf
Application; 315 N 3rd St.pdf

# 315 North 3rd Street
# Variance Request
# File No. 26-VAR-06

Applicant: Yusuf Ali
Owner: Griffin Islamic Community Center c/o Mahood Ahmed




| | |
|---|---|
| **Current Land Use Classification** | Residential |
| **Current Zoning** | Medium Density Residential (MDR) |
| **Proposed Variance** | Two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements. |
| **Parcel Size** | .25 +/- acres |
| **Parcel Number** | 007 17010A |
| **Planning and Zoning Meeting** | October 19th, 2026 |
| **Board of Commissioners Meeting** | October 27th, 2026 |
| Planning and Zoning Board | District 2 Ann Dukes |
| City Commission | District 2 Rose Curtis |
| Citizen Notification | Legal notice was published in the September 19th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 15th, 2026. |

**Proposal/Site Location:**

The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

**Proof of signs posted below:**



**Proof of signs posted continuted:**



**Zoning Ordinance Sections applicable to this Application:**

The following sections of the Unified Development Code apply to this variance request:

| | |
|---|---|
| Article 410 | Variance |
| Article 708 | Medium Density Residential (MDR) |
| Section 721 F | Place of Assembly Overlay |

**Article 410, Variance Standards for Review:**

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**

   The subject property currently consists of approximately 0.25 +/- acres, which is below the minimum two-acre (2) lot area requirement for a place of assembly within the PAO Overlay. The property will be combined with three other parcels located at 409, 419, and 425 East Chappell Street to create a new .99 +/- acre parcel. The size of the existing parcels, even when combined, creates a condition that limits the ability of the property to meet the current minimum lot area requirement. The lots are also located on local streets and not on an arterial or collector street. Per the City of Griffin Comprehensive Transportation Plan and Article 2 of the UDC, the arterial streets are US 19/41, SR 16, SR 155, SR 92, and Bus 19/41 and the collector streets are Meriwether St., College St., Poplar St., Solomon St., Experiment St., Broad St., Maple Drive, McIntosh Rd., Old Atlanta Hwy., and Hill St. The remaining roadways in the city are classified as local streets.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**

   The application of the two-acre minimum lot area and the lot to be fronting a public right-of-way, classified as either an arterial or collector street requirements would prevent the applicant from using the subject property for a place of assembly under the PAO Overlay. The four parcels combined contain approximately 0.99 +/- acres, and the existing placement and size of the properties make compliance with requirements impossible. The requested variance would allow the four (4) parcels to function as one development site while recognizing the existing size and location of the property. The request is limited to the minimum lot area requirement along with the proposed place of assembly being located along a local street instead of the required arterial or collector street. These requests do not eliminate the requirement to comply with other applicable provisions of the Unified Development Code (UDC).

3. **Such conditions are peculiar to the piece of property involved.**

   The condition is peculiar to the subject property because the four (4) parcels collectively contain only approximately 0.99 +/- acres, while Section 721 F requires a minimum of two acres for a place of assembly within the PAO Overlay. The community center is also located on a local street and will not be relocated to an arterial or collector street. The property is located within an established developed area of the City, where existing parcel configurations and development patterns may not reflect the current minimum lot area requirements. The applicant is seeking to utilize the existing parcels collectively to expand the structure and to increase the parking lot.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**

   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on surrounding properties, provided that all other applicable requirements of the UDC are satisfied. The requested variance is limited to the minimum lot area requirement for a place of assembly within the PAO Overlay and the proposed location along a local street. If approved, the variance would not eliminate other applicable requirements related to site development, parking, access, building requirements, fire and life safety, or other applicable regulations. The use has been in existence for many years, and the variance will allow the community center to expand the building and create additional off-street parking for its members. Due to the current parking conditions, the members are parking on the street as there is limited parking on the site.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**

   A literal interpretation of the place of assembly requirements would prevent the applicant from utilizing the subject properties for a place of assembly within the PAO Overlay because the combined parcels contain approximately 0.99 +/- acres in size and are located on local streets. The current property and the proposed new parcel are within an established area of the City. The requested variance would allow the applicant to utilize the existing location while remaining subject to the other applicable requirements of the UDC.

**Planning & Development Department Review:**

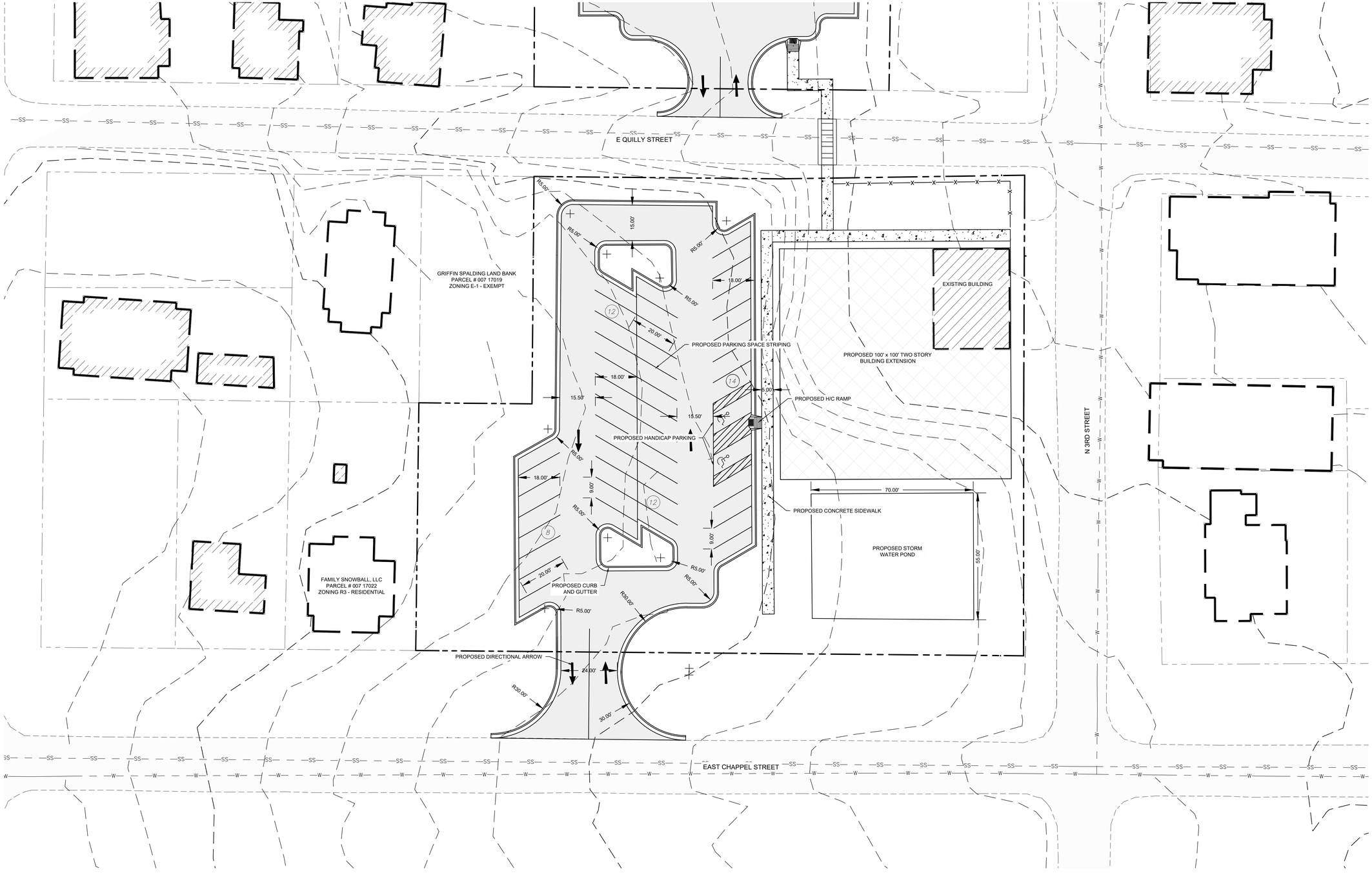
The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

The subject property is located within an established area of the City. While the property does not meet all the requirements found in Section 721 F.3, the requested variance will allow for a place of assembly at this location. The variance is limited to the lot area requirement and the proposed use being located along a local street. Any approval granted would remain subject to all other applicable provisions of the UDC, including requirements related to site development, parking, access, building regulations, fire and life safety codes.

**Planning Staff Recommendation:**

Planning & Development staff recommend **APPROVAL** of the variance request (26-VAR-06) from the minimum two-acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements for the property located at 315 North 3rd Street.

**Submitted by:**
Channing Cawthon, Planning Manager
Planning and Development Services




# GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO. | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|


DAA'OOD AMIN
123 HUMMINGBIRD HOLLOW
GRIFFIN GA 30223
770-294-8094

LJA ENGINEERING
350 AIRPORT ROAD
GRIFFIN, GA 30224
(770) 412-7700

LJA ENGINEERING
LICENSE NUMBER: PEF007932


NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDINGCOUNTY

PROJECT NUMBER
PCG4753-24045

SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT

SHEET NUMBER
01
SHEET 01 OF 01

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Variance Process.

**Variance Application Submission Requirements:**

1. Complete Variance Application
2. Complete Variance Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Fees Due: Commercial $350.00/Residential $300.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Applicant/Agent/Representatives Name:
YUSUF J. ALI

Address: [redacted]

City: HAMPTON State: GA Zip: 30228

Telephone Number(s): [redacted] Email [redacted]

Project Name/ Description: 315 N. 3rd Street Expansion

Address: 315 N. 3RD STREET

Parcel Number(s): 007-17010A Current Zoning: E2 Parcel(s) Size: 1.10Acres

UDC Section to be Varied _____

Property Owner Name: ISLAMIC COMMUNITY CENTER OF GRIFFIN, INC

Address: [redacted]

City: GRIFFIN State: GA Zip: 30223

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Variance Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Yusuf J. Ali — Applicant Signature

YUSUF J. ALI — Printed Name

9/7/2026 — Date

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Project Name/ Description: 315 N. 3rd Street - Expansion
Address: 315 N. 3rd Street, GRIFFIN GA 30223
Parcel Number(s): 007-17010 A Current Zoning: E2 Parcel(s) Size: 1.1 Acre

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
  See Attached Special Use Application

A. The following information must be submitted with the Variance Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

B. Please provide written answers to the following criteria to justify a Request for Variance:

1. State how there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. State how the application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
3. State how such conditions are peculiar to the particular piece of property involved.
4. Indicate how relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.
5. State how a literal interpretation of this ordinance would deprive the applicant of any rights that others in the same district are allowed.

Request for variance:

1. Existing parking is insufficient for the current gathering due to the property size.
2. Adjacent properties were acquired, and approval would allow additional parking.
3. With the approved variance additional parking within proximity of the assembly center will ease difficulties of entrance onto the assembly property.
4. The current ordinance will only allow a limited amount of parking. With the approval of this variance additional parking can be obtained by use of the additional adjacent lots.

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

## OWNER'S AUTHORIZATION

This is to certify that: Yusuf S. Ali is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☑ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Islamic Community Center of Griffin, Inc

| Property Owner Signature | Printed Name | Date |
|---|---|---|
| Yusuf S Ali | Yusuf S Ali | 9/7/26 |
| Legal Representative Signature | Printed Name | Date |

Notary Signature

Commission Expiration Date: 2.10.29

JENNIFER EASON NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 10, 2029 Seal

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

## CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

- Name and position of Government Official:

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- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

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Applicant Signature | Yusuf Ali | 9/7/2026

Printed Name | Date

**Permit #:** 13704
**Permit Type:**
**Address:** 315 N 3RD ST
**City:**
**State:**
**Zip:** 30223
**Owner:** ISLAMIC COMMUNITY CENTER OF GRIFFIN INC
**Owner Address:** 315 NORTH THIRD ST
**Owner City:** GRIFFIN
**Owner State:** GA
**Owner Zip:** 30223
**Owner Phone:**
**Owner Email:**
**Receipt #:** 13914
**Date:** 09/09/2026
**Paid By:** AMERICAN LOGISTICS INTERNATIONAL INC
**Description:**
**Payment Type:** Check
**Payment Type Description:** 2617
**Accepted By:** Kristen Stewart

**Fees Paid**

| Fee Name | Fee Type | Description | Factor | Total Fee Amount | Amount Paid |
|---|---|---|---|---|---|
| Commercial - Variance | Zoning - Application Fee | | 0.00 | 350.00 | 350.00 |
| | | | | **Total:** | **$350.00** |

**AGENDA ITEM SUMMARY**

## ITEM SUMMARY:

Consider a request for a Special Use Permit to allow a Place of Assembly at 315 North 3rd Street (Parcel 007 17010A). *Director of Planning and Development, Michelle Haynes, will address.*

## SPECIAL CONSIDERATIONS OR CONCERNS:

The purposes of the Places of Assembly district are to encourage the beneficial development of assembly uses and t properly regulate such uses in a non-discriminatory manner. It is the express intention of the board of commissioners that, in the event of any ambiguity in the language of this article, the administration and staff of the city shall interpret this article in the manner that best complies with all applicable federal laws, including but not limited to the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C.A. Section 2000cc, et seq.

Per the Permitted Use Chart found in Article 704, a place of worship is permitted in Medium Density Residential zoning district only through a Special Use Permit. The applicant's request for a Special Use Permit, to operate a Place of Worship at 315 North 3rd Street, has been reviewed in accordance with requirements outlined under Section 406 and Article 721 of the City of Griffin's UDC. Planning Staff has found the request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code; however, two (2) requirements in Article 721 F (3); 1. Must be located on a lot fronting a public right-of-way, classified as either an arterial or collector street and 2. Must be located on a tract of land not less than two acres in area, have not been met. Variance application (26-VAR-06) has been submitted alongside this special use application. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

## STAFF RECOMMENDATION:

Staff recommends CONDITIONAL APPROVAL of the Special Use Permit (26-SUP-02) submitted by Yusuf Ali tc allow for a Place of Assembly located at 315 North 3rd Street with the following conditions:

a. The applicant must apply for a variance from the lot be located fronting a public right-of-way, classified as either an arterial or collector street and from the minimum two (2) acre lot size;

b. A plat combining all affected adjacent tracts into one parcel shall be submitted to Planning & Development for review prior to submittal of civil plans.

c. Annually obtain an occupational tax certificate from the City of Griffin (non-profit).

## FINANCIAL IMPACT:

N/A

**Submitted By:**

Tracie Pryor

**Meeting Date:**

19/10/2026

**Reviewed By:**
Kelsey Carden

ATTACHMENTS:
26-SUP-02 315 N 3rd St Staff Report.pdf
315 N 3rd St Concept Site Plan.pdf
315 N 3rd St SUP Application.pdf

**315 North 3rd Street**
**Special Use Permit Request**
**File No. 26-SUP-02**

Applicant: Yusuf Ali
Owner: Griffin Islamic Community Center c/o Mahood Ahmed




| | |
|---|---|
| Land Use Classification | Residential |
| Current Zoning | Medium Density Residential (MDR) |
| Proposed Use | Places of Assembly |
| Parcel Size | 0.25 +/- |
| Tax Map, Block and Lot No. | 007 17010A |
| Planning and Zoning Board | District 2 Ann Dukes |
| City Commission | District 2 Rose Curtis |
| Citizen Notification | Legal notice was published in the September 5th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 3rd, 2026. |

**Proposal:**

The applicant, Yusuf Ali, is seeking approval of a Special Use Permit to allow for a Place of Assembly to utilize the parcel located at 315 North 3rd Street for a place of worship. The property is zoned Medium Density Residential (MDR) and is a developed lot. This request for a special use permit is for the specific purpose of combining several of the adjacent lots to create additional parking and to expand the existing facility to better serve its members and the residents of Griffin and the surrounding communities. 409 E Chappell Street, 419 East Chappell Street, and 421 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. Per Article 721, a Special Use Permit is required to designate the subject property as a Place 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.

**Proof of signs posted below:**



**Proof of signs posted continuted:**
























**Zoning Ordinance Sections applicable to this Application:**

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

| | |
|---|---|
| Article 406 | Special Use Permit Provision |
| Article 708 | Medium Density Residential (MDR) |
| Article 721F | 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. The current building was constructed in 1963 according to the Spalding County Tax Accessor report. The proposed use of a place of assembly on this property 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 existing property uses in this area are residential and some commercial. The current parcel is a quarter of an acre (.25), which has allowed space for the structure and some off-street parking as shown in the application documents. The applicant has also stated that once the lots are combined, the existing residential structure at 419 East Chappell Street will be demolished to allow for the proposed parking improvements and the expansion of the structure. This will provide more off-street parking options for the members of the Griffin Islamic Community Center. Some members are currently parking on the street.

   Section 721 F.3 within Places of Assembly requires a minimum lot size of 2 acres and for the lot to be located fronting a public right-of-way, classified as either an arterial or collector street. The subject property currently is a .25 +/- acre tract of land; however, the community center will combine this address with three (3) other parcels to create a new .99 +/- acre lot. Per the City of Griffin Comprehensive Transportation Plan and Article 2 of the UDC, the arterial streets are US 19/41, SR 16, SR 155, SR 92, and Bus 19/41 and the collector streets are Meriwether St., College St., Poplar St., Solomon St., Experiment St., Broad St., Maple Drive, McIntosh Rd., Old Atlanta Hwy., and Hill St. The remaining roadways in the city are classified as local streets. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

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 as a place of worship / place of assembly is compatible with the adjacent properties and land uses within the area. The properties to the north, south, east and west are all zoned Medium Density Residential (MDR), and the majority of them are used as residential. The properties immediately adjacent to this parcel are owned by the Griffin Islamic Community Center. Combined, all four (4) lots total .99 +/- acres.

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 use has been in existence for many years.

5. OTHER ITEMS THAT MAY BE CONSIDERED INCLUDE TRAFFIC FLOW, AVAILIBILITY 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 little to no increase in general traffic, and on certain days for worship services and events the expansion of the parking lot will stop parking on the street. As this parcel is currently a developed lot with proposed improvements, all applicable development, architectural, and parking requirements must be met in accordance with Griffin's Unified Development Code. This includes providing adequate on-site parking and proper ingress and egress to the property. This property could be accessed from East Quilly Street, North 3rd Street, and East Chappell Street.

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

   **FINDINGS:** The request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code. The applicant has agreed to adhere to all architectural, parking, landscaping, fencing, and development codes requirements per Griffin's Unified Development Code and all other applicable building and life safety codes.

**Planning Staff's Comments:**

The purposes of the Places of Assembly district are to encourage the beneficial development of assembly uses and to properly regulate such uses in a non-discriminatory manner. It is the express intention of the board of commissioners that, in the event of any ambiguity in the language of this article, the administration and staff of the city shall interpret this article in the manner that best complies with all applicable federal laws, including but not limited to the Religious Land Use and Institutionalized Persons Act (RLUIPA), 42 U.S.C.A. Section 2000cc, et seq.

Per the Permitted Use Chart found in Article 704, a place of worship is permitted in Medium Density Residential zoning district only through a Special Use Permit. The applicant's request

for a Special Use Permit, to operate a Place of Worship at 315 North 3rd Street, has been reviewed in accordance with requirements outlined under Section 406 and Article 721 of the City of Griffin's UDC. Planning Staff has found the request for a Special Use Permit to allow a place of assembly is compliant with all of the Special Use Permit provisions under the City of Griffin Unified Development Code; however, two (2) requirements in Article 721 F (3); 1. Must be located on a lot fronting a public right-of-way, classified as either an arterial or collector street and 2. Must be located on a tract of land not less than two acres in area, have not been met. Variance application (26-VAR-06) has been submitted alongside this special use application. Although the parcel does not meet either requirement, granting the Special Use Permit request will not adversely affect the existing properties or uses.

**Planning Staff's Recommendation:**

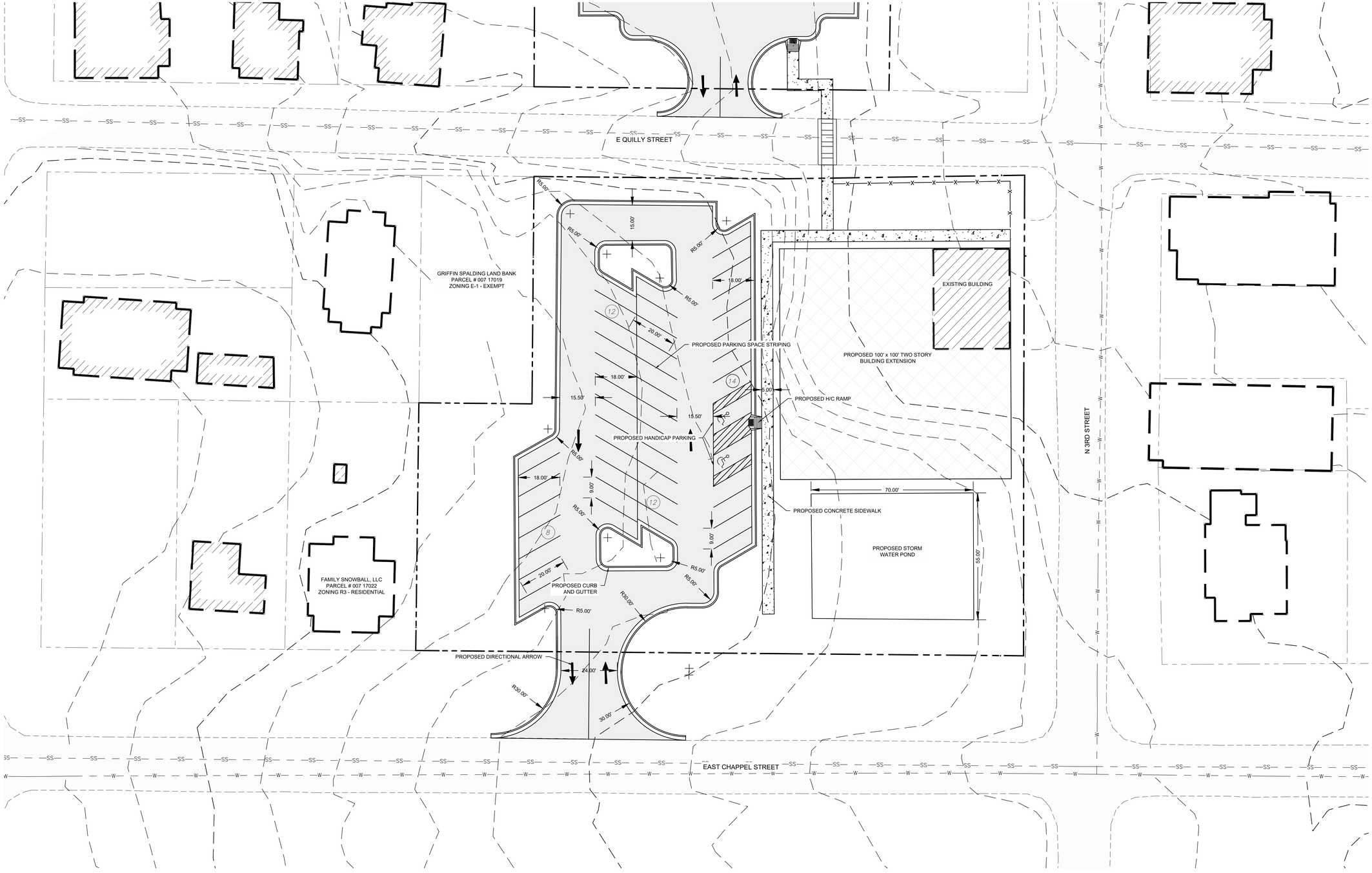
Staff recommends **CONDITIONAL APPROVAL** of the Special Use Permit (26-SUP-02) submitted by Yusuf Ali to allow for a Place of Assembly located at 315 North 3rd Street with the following conditions:

a. The applicant must apply for a variance from the lot be located fronting a public right-of-way, classified as either an arterial or collector street and from the minimum two (2) acre lot size;

b. A plat combining all affected adjacent tracts into one parcel shall be submitted to Planning & Development for review prior to submittal of civil plans.

c. Annually obtain an occupational tax certificate from the City of Griffin (non-profit).

**Submitted by:**
Channing Cawthon, Planning Manager
Planning and Development




# GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch = 20 ft.

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO. | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|


DAA'OOD AMIN
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LJA ENGINEERING
LICENSE NUMBER: PEF007932


NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

# GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDINGCOUNTY

PROJECT NUMBER
PCG4753-24045

SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT

SHEET NUMBER
01
SHEET 01 OF 01

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
## APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Special Use Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Special Use Process.

**Special Use Application Submission Requirements:**

1. Complete Special Use Application
2. Complete Special Use Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Development of Regional Impact (if applicable)
7. Fees Due: Commercial $400.00/Residential $350.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Special Use attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

Applicant/Agent/Representatives Name: Yusuf Ali

Address: [redacted]

City: Griffin State: GA Zip: 30224

Telephone Number(s): [redacted] Email: [redacted]

Project Name/ Description: Griffin Islamic Community Center

Address: 315 N 3rd Street

Parcel Number(s): 007 17010A (Current) Current Zoning: R-3 Parcel(s) Size: _____

007 17010, 007 17011, 007 17012 (Lot Combination)

FLUM/Character Area _____ Unified Development Code Section: _____

Property Owner Name: Griffin Islamic Community Center

Address: [redacted]

City: Griffin State: GA Zip: 30224

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Special Use Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Applicant Signature

Yusuf J. Ali
Printed Name

7/28/26
Date

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

The following information must be submitted with the Special Use Application:

- One (1) copy of a site plan, boundary survey, or Tax Map of the property

A. The following information must be submitted with the Special Use Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

Griffin

**PLANNING AND DEVELOPMENT SERVICES DEPARTMENT**
**APPLICATION FOR SPECIAL USE**

Date Received: 7-28-26 Application Number: 26-SUP-02

B. Please provide written answers to the following criteria to justify a Request for Special Use:

1. State how the request will 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.
2. State how the request will not adversely affect existing property and uses and if/how it can be placed on a lot of sufficient size to satisfy the space requirements for the use.
3. Indicate the general compatibility of the proposed special use with adjacent properties and other land uses in the general area.
4. State how will the proposed use 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.
5. After consideration of the application and the facts, and the standards for exercising zoning power contained in Section 405, indicate how the Board of Commissioners can determine that the standards are satisfied such that the benefits of and need for the proposed special use outweigh any possible harmful effects, negative impacts, or damages to the neighboring properties or the city in general. In making this determination, the Board of Commissioners may consider the effects of the proposed use on traffic flow, public infrastructure and services, availability of off-street parking, hours and manner of operation of proposed use, outdoor lightning, signage, ingress and egress of the property, the peaceful enjoyment of private property in the community, and other relevant factors.
6. Indicate how all specific requirements established in this ordinance for the particularized special use requested, including design treatments required by Articles 5 and 6 are met.

**Special Use Questionnaire**

1. The Griffin Islamic Center is a long-standing fixture in the existing community. Incorporating the existing properties owned by the center will not cause a change to the adjacent parcels or the community it currently serves.
2. The proposed upgrade to the existing facility will allow the Griffin Islamic Center to better serve its members. The additional parking will better serve the community by eliminating on-street parking as it's currently constituted. There should be no needed setback variances to accommodate the proposed project.
3. The facility already exists and functions within the current community. This will result in no change to the day-to-day patterns within the prospective area.
4. As previously stated, the Giffin Islamic Center has been operating within its current community for quite some time. The additional parking will better serve the neighborhood while the facility is in use.
5. Acknowledged
6. Adequate parking and building footprints are provided within the existing property owned by the Giffin Islamic Center and the required setbacks as shown in the code and/or ordinances.

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 1-28-26 Application Number: 26-SUP-02

## OWNER'S AUTHORIZATION

This is to certify that: Mahmoodaa Ahmed is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☐ Variance ☒ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Daa'ood Amin

| | | |
|---|---|---|
| Property Owner Signature | Mahoodaa Ahmed<br>Printed Name | 5/27/2026<br>Date |
| Legal Representative Signature | Printed Name | Date |

Jason B. Graham
Notary Signature

Commission Expiration Date: 6/26/28

Seal

JASON B GRAHAM
NOTARY PUBLIC
SPALDING COUNTY, GA
MY COMMISSION EXPIRES
JUNE 26 2028

Griffin

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR SPECIAL USE

Date Received: 7-28-26 Application Number: 26-SUP-02

**CONFLICT OF INTEREST DISCLOSURE**

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☒ No

If **yes**, please complete the following section:

- Name and position of Government Official:

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- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

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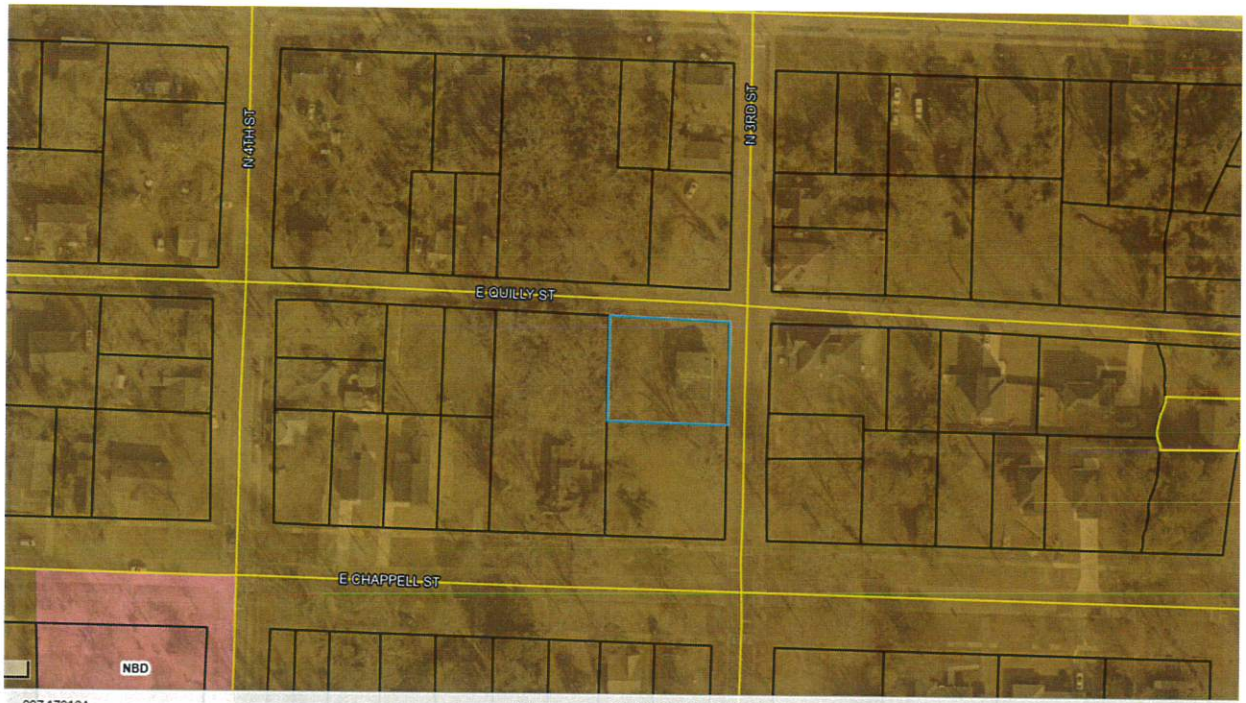
Applicant Signature

YUSUF J. ALI

Printed Name

7/28/26

Date

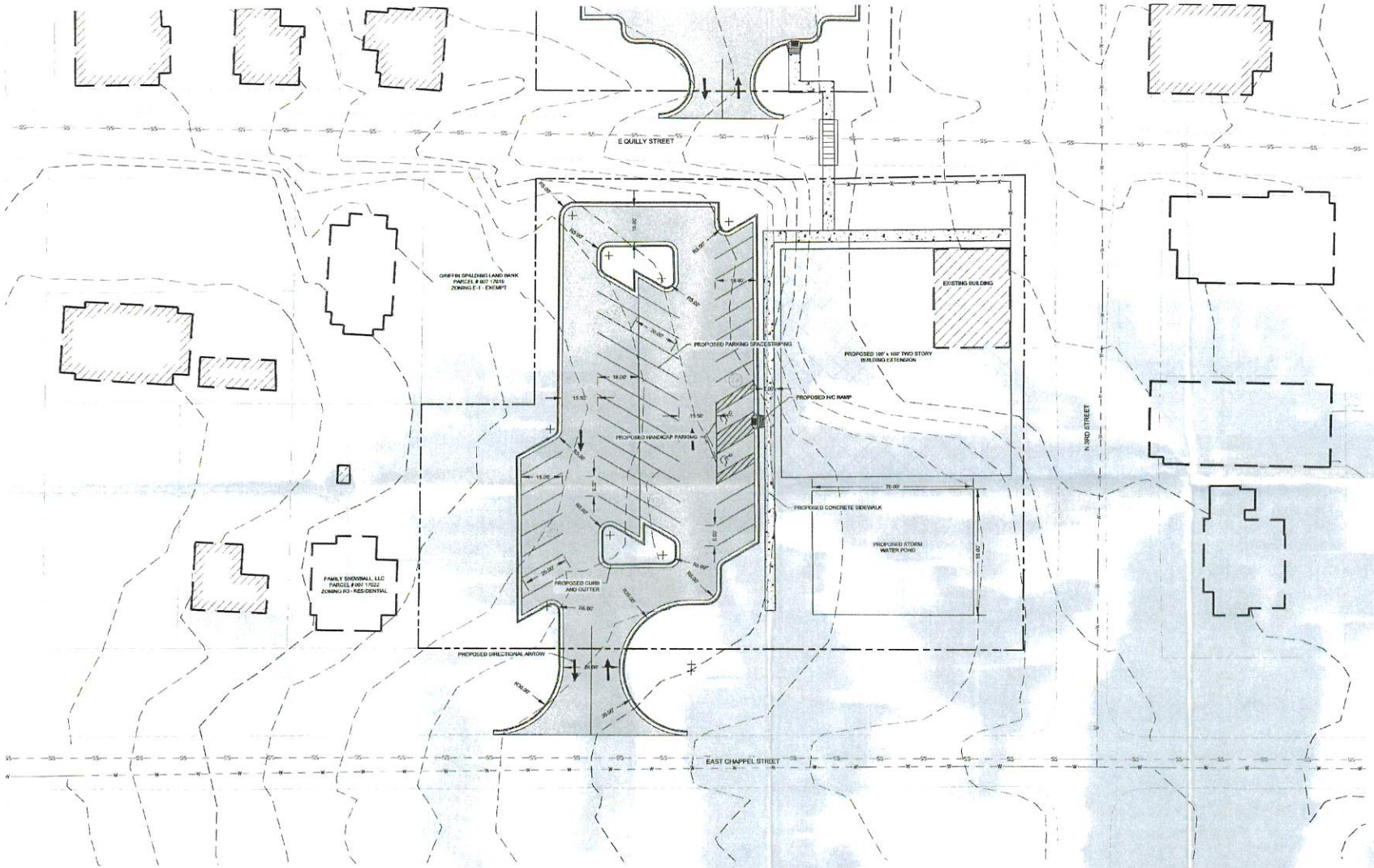



007 17010A
Exempt
GRIFFIN
0.25

| | |
|---|---|
| Owner | ISLAMIC COMMUNITY CENTER OF GRIFFIN INC<br>315 NORTH THIRD ST<br>GRIFFIN, GA 30223 |
| Physical Address | 315 N 3RD ST |

Last 2 Sal
Date
2/10/201
2/3/1981






## GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

( IN FEET )
1 inch = 20 ft

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|

DAA'OOD AMIN
123 HUMMINGBIRD HOLLOW
GRIFFIN GA 30223
770-294-8094

LJA ENGINEERING
350 AIRPORT ROAD
GRIFFIN, GA 30224
(770) 412-7700
LJA ENGINEERING
LICENSE NUMBER: PEF007732

NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

# GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDING COUNTY

PROJECT NUMBER
PCG4753-24045
SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT
SHEET NUMBER
01
SHEET 01 OF 01

## AGENDA ITEM SUMMARY

### ITEM SUMMARY:

Consider a request for a Variance from the two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements.

### SPECIAL CONSIDERATIONS OR CONCERNS:

The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

The subject property is located within an established area of the City. While the property does not meet all the requirements found in Section 721 F.3, the requested variance will allow a place of assembly at this location. The variance is limited to the lot area requirement and the proposed use being located along a local street. Any approval granted would remain subject to all other applicable provisions of the UDC, including requirements related to site development, parking, access, building regulations, fire and life safety codes.

### STAFF RECOMMENDATION:

Planning & Development staff recommend APPROVAL of the variance request (26-VAR-06) from the minimum two-acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements for the property located at 315 North 3rd Street.

### FINANCIAL IMPACT:

N/A

**Submitted By:**
Tracie Pryor

**Meeting Date:**
19/10/2026

**Reviewed By:**
Kelsey Carden

ATTACHMENTS:
26-VAR-06 315 N 3rd St - Staff Report.pdf

315 N 3rd St Concept Site Plan.pdf
Application; 315 N 3rd St.pdf

# 315 North 3rd Street
# Variance Request
# File No. 26-VAR-06

Applicant: Yusuf Ali
Owner: Griffin Islamic Community Center c/o Mahood Ahmed




| | |
|---|---|
| **Current Land Use Classification** | Residential |
| **Current Zoning** | Medium Density Residential (MDR) |
| **Proposed Variance** | Two (2) acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements. |
| **Parcel Size** | .25 +/- acres |
| **Parcel Number** | 007 17010A |
| **Planning and Zoning Meeting** | October 19th, 2026 |
| **Board of Commissioners Meeting** | October 27th, 2026 |
| Planning and Zoning Board | District 2 Ann Dukes |
| City Commission | District 2 Rose Curtis |
| Citizen Notification | Legal notice was published in the September 19th, 2026, edition of the Griffin Daily News for the Planning & Zoning Meeting and for the City Board of Commissioners Public Hearing. A sign was placed on the proposed property illustrating the purpose, date and time of both meetings on September 15th, 2026. |

**Proposal/Site Location:**

The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

**Proof of signs posted below:**



**Proof of signs posted continuted:**



**Zoning Ordinance Sections applicable to this Application:**

The following sections of the Unified Development Code apply to this variance request:

| | |
|---|---|
| Article 410 | Variance |
| Article 708 | Medium Density Residential (MDR) |
| Section 721 F | Place of Assembly Overlay |

**Article 410, Variance Standards for Review:**

1. **There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography;**

   The subject property currently consists of approximately 0.25 +/- acres, which is below the minimum two-acre (2) lot area requirement for a place of assembly within the PAO Overlay. The property will be combined with three other parcels located at 409, 419, and 425 East Chappell Street to create a new .99 +/- acre parcel. The size of the existing parcels, even when combined, creates a condition that limits the ability of the property to meet the current minimum lot area requirement. The lots are also located on local streets and not on an arterial or collector street. Per the City of Griffin Comprehensive Transportation Plan and Article 2 of the UDC, the arterial streets are US 19/41, SR 16, SR 155, SR 92, and Bus 19/41 and the collector streets are Meriwether St., College St., Poplar St., Solomon St., Experiment St., Broad St., Maple Drive, McIntosh Rd., Old Atlanta Hwy., and Hill St. The remaining roadways in the city are classified as local streets.

2. **The application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.**

   The application of the two-acre minimum lot area and the lot to be fronting a public right-of-way, classified as either an arterial or collector street requirements would prevent the applicant from using the subject property for a place of assembly under the PAO Overlay. The four parcels combined contain approximately 0.99 +/- acres, and the existing placement and size of the properties make compliance with requirements impossible. The requested variance would allow the four (4) parcels to function as one development site while recognizing the existing size and location of the property. The request is limited to the minimum lot area requirement along with the proposed place of assembly being located along a local street instead of the required arterial or collector street. These requests do not eliminate the requirement to comply with other applicable provisions of the Unified Development Code (UDC).

3. **Such conditions are peculiar to the piece of property involved.**

   The condition is peculiar to the subject property because the four (4) parcels collectively contain only approximately 0.99 +/- acres, while Section 721 F requires a minimum of two acres for a place of assembly within the PAO Overlay. The community center is also located on a local street and will not be relocated to an arterial or collector street. The property is located within an established developed area of the City, where existing parcel configurations and development patterns may not reflect the current minimum lot area requirements. The applicant is seeking to utilize the existing parcels collectively to expand the structure and to increase the parking lot.

4. **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however, that no Variance may be granted for a use of land or building or structure that is prohibited by this Ordinance.**

   If granted, the variance should not cause substantial detriment to the public good or create a negative impact on surrounding properties, provided that all other applicable requirements of the UDC are satisfied. The requested variance is limited to the minimum lot area requirement for a place of assembly within the PAO Overlay and the proposed location along a local street. If approved, the variance would not eliminate other applicable requirements related to site development, parking, access, building requirements, fire and life safety, or other applicable regulations. The use has been in existence for many years, and the variance will allow the community center to expand the building and create additional off-street parking for its members. Due to the current parking conditions, the members are parking on the street as there is limited parking on the site.

5. **A literal interpretation of this Ordinance would deprive the applicant of any rights that others in the same district are allowed.**

   A literal interpretation of the place of assembly requirements would prevent the applicant from utilizing the subject properties for a place of assembly within the PAO Overlay because the combined parcels contain approximately 0.99 +/- acres in size and are located on local streets. The current property and the proposed new parcel are within an established area of the City. The requested variance would allow the applicant to utilize the existing location while remaining subject to the other applicable requirements of the UDC.

**Planning & Development Department Review:**

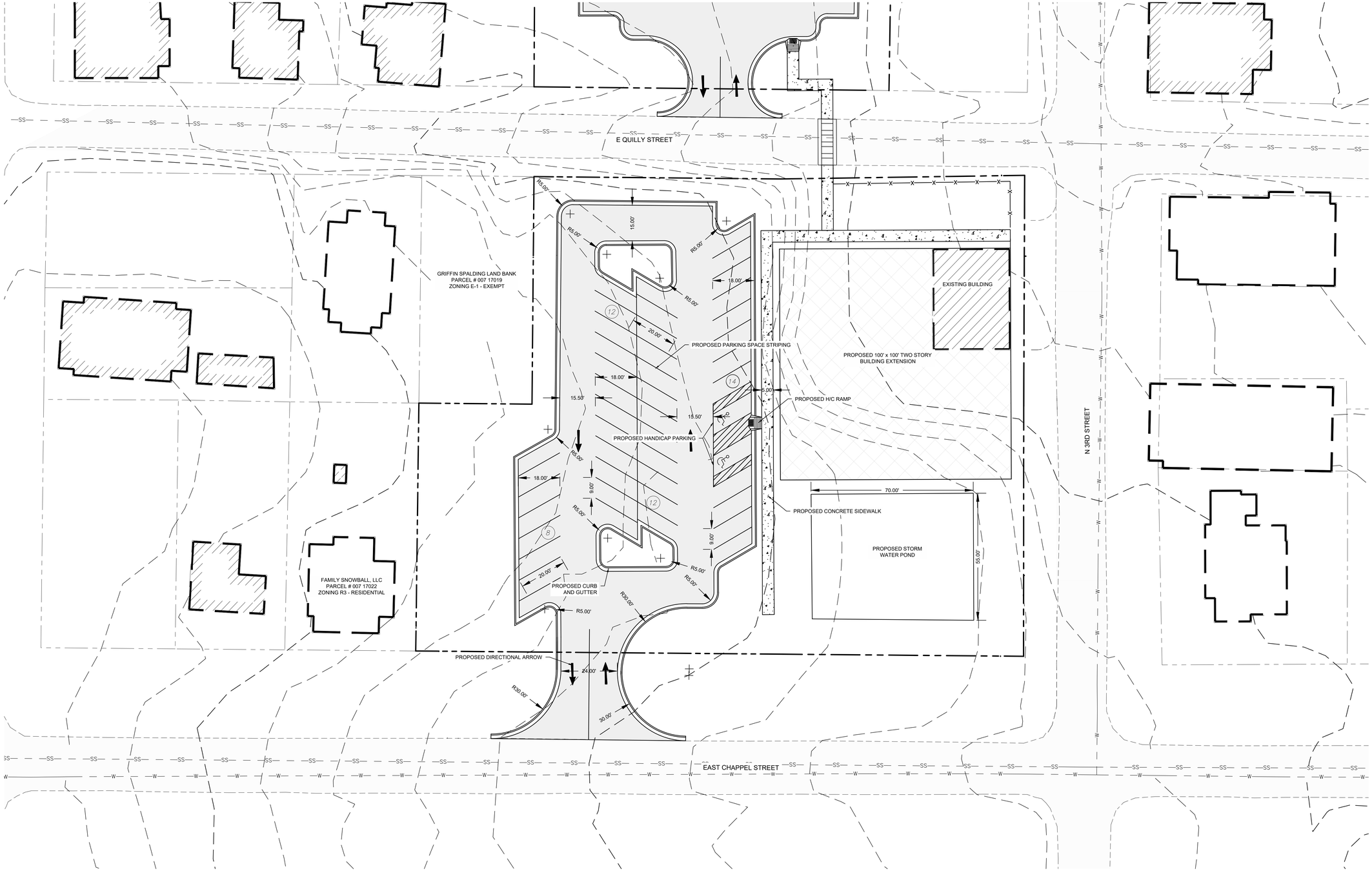
The applicant, Yusuf Ali, is requesting a variance from Section 721 F.3 of the Unified Development Code, which requires a place of assembly to have a minimum lot area of two (2) acres and for the lot to be fronting a public right-of-way, classified as either an arterial or collector street. The subject property, located at 315 North 3rd Street, currently consists of approximately 0.25 +/- acres. The Islamic Community Center would like to expand the building and parking lot for its members. To do so, addresses 425 East Chappell Street, 419 East Chappell Street, and 409 East Chappell Street will be combined with 315 North 3rd Street to create a new .99 +/- acre parcel. The structure at 419 East Chappell Street will be demolished. The new lot will not meet all the requirements for a place of assembly. The subject properties are located within the Medium Density Residential (MDR) zoning district and are in the Redevelopment Area. The current community center was built in 1963 and has operated as the Griffin Islamic Community Center for many years.

The subject property is located within an established area of the City. While the property does not meet all the requirements found in Section 721 F.3, the requested variance will allow for a place of assembly at this location. The variance is limited to the lot area requirement and the proposed use being located along a local street. Any approval granted would remain subject to all other applicable provisions of the UDC, including requirements related to site development, parking, access, building regulations, fire and life safety codes.

**Planning Staff Recommendation:**

Planning & Development staff recommend **APPROVAL** of the variance request (26-VAR-06) from the minimum two-acre lot size and to allow a place of assembly on a public right-of-way not classified as an arterial or collector street requirements for the property located at 315 North 3rd Street.

**Submitted by:**
Channing Cawthon, Planning Manager
Planning and Development Services




# GRIFFIN ISLAMIC CENTER CONCEPT PLAN

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )

1 inch =20 ft.

REZONING NOTES:
TOTAL ACREAGE OF COMBINED PARCELS: 1.13 ACRES
THERE ARE NO PRIOR ZONING CONDITIONS FOR THE PARCELS
EXISTING PARCEL TRACT ID: 007 17010A
COMBINED TRACTS ARE 007 17010, 17011, 17012
EXISTING PARCEL IS ZONED E2
PROPOSED COMBINED TRACTS ARE ZONED R-2

| NO. | DATE | DESCRIPTION | BY | CHK | APV |
|---|---|---|---|---|---|


DAA'OOD AMIN
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LJA ENGINEERING
LICENSE NUMBER: PEF007932


NOT FOR CONSTRUCTION
PRINTED:
March 18, 2026

CONCEPTUAL SITE PLAN FOR

# GRIFFIN ISLAMIC CENTER

LOCATED IN LANDLOTS 160 OF THE 2ND DISTRICT, SPALDINGCOUNTY

PROJECT NUMBER
PCG4753-24045

SHEET NAME
GRIFFIN ISLAMIC CENTER CONCEPT

SHEET NUMBER
01
SHEET 01 OF 01

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Instructions for Applicant:

Please complete this form and submit with any requested documents in order to complete the Variance Application. We recommend that all development professionals conducting business in the City of Griffin review the current Unified Development Code (UDC), prior to submission of this application, depending on the type of development. The UDC can be found at www.cityofgriffin.com.

The application, with all appropriate attachments (listed below), should be delivered to the Planning & Development Services Department located at 100 S. Hill Street, 3rd Floor, Griffin, GA 30223. You may reach our office by phone at (770)233-4130 between the hours of 7:30 AM and 4:30 PM Monday thru Friday. Please contact our office if you have any questions about this application or the Variance Process.

**Variance Application Submission Requirements:**

1. Complete Variance Application
2. Complete Variance Questionnaire
3. Property Owner or Owner's Representative Authorized Form
4. Conflict of Interest Disclosure
5. Site Plan or drawing of the respective development
6. Fees Due: Commercial $350.00/Residential $300.00

CITY ACTIONS:

Planning & Development Services Staff will determine if the application is complete, assign a case number to the application, and indicate the date of receipt. The applicant will be notified in writing of the date, time and place of the required Public Hearing before the City of Griffin Board of Commissioners. It is important that a representative of the requested Variance attend the Public Hearing.

The applicant, engineer, or other representative is responsible for obtaining copies of all applicable City of Griffin ordinances and development guidelines, codes, and regulations, and to resolve all comments received and related issues.

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Applicant/Agent/Representatives Name:
YUSUF J. ALI

Address: [redacted]

City: HAMPTON State: GA Zip: 30228

Telephone Number(s): [redacted] Email [redacted]

Project Name/ Description: 315 N. 3rd Street Expansion

Address: 315 N. 3RD STREET

Parcel Number(s): 007-17010A Current Zoning: E2 Parcel(s) Size: 1.10Acres

UDC Section to be Varied _____

Property Owner Name: ISLAMIC COMMUNITY CENTER OF GRIFFIN, INC

Address: [redacted]

City: GRIFFIN State: GA Zip: 30223

Telephone Number(s): [redacted] Email: [redacted]

I attest that this Variance Application, and all attachments, meet all applicable requirements of the City of Griffin ordinances and development guidelines, codes and regulations to the best of my knowledge.

Yusuf J. Ali — Applicant Signature

YUSUF J. ALI — Printed Name

9/7/2026 — Date

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

Project Name/ Description: 315 N. 3rd Street - Expansion
Address: 315 N. 3rd Street, GRIFFIN GA 30223
Parcel Number(s): 007-17010 A Current Zoning: E2 Parcel(s) Size: 1.1 Acre

- One (1) copy of a site plan, boundary survey, or Tax Map of the property
  See Attached Special Use Application

A. The following information must be submitted with the Variance Application:

1. Completed application form.
2. Detailed description of existing land uses on all contiguous property;
3. The location of the subject property including street numbers, if available;
4. A boundary plat of the subject property, prepared in accordance with the Georgia Plat Act, showing the dimensions of acreage, location of tract and location of all existing improvements and easements;
5. A site plan drawn to scale showing:
   a. Any and all improvements to be constructed if the application is approved, along with the proposed use and dimensions of all structures;
   b. A statement with any prior conditions to zoning, plat and/or prior variance request approvals granted by the City of Griffin;
   c. Site plans with variance requests shall indicate the dimension of the proposed subject of the variance request (see 415 [section 410] for variance procedures).
6. Spalding County Tax Map, block and lot number of the appropriate plat reference;
7. The present and proposed zoning district classification for the subject property;
8. The name and address of the owner of the subject property;
9. The area of land of the subject property, stated in square feet if less than one acre;
10. Date of application;
11. Any prior applications or actions for rezoning of all or part of the subject property within the past five years;
12. Documentation supporting the request based upon the standards of this article.

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

B. Please provide written answers to the following criteria to justify a Request for Variance:

1. State how there are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography.
2. State how the application of these regulations to this particular piece of property would create a practical difficulty or unnecessary hardship.
3. State how such conditions are peculiar to the particular piece of property involved.
4. Indicate how relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of these regulations, provided, however that no variance may be granted for a use of land or building or structure that is prohibited by this ordinance.
5. State how a literal interpretation of this ordinance would deprive the applicant of any rights that others in the same district are allowed.

Request for variance:

1. Existing parking is insufficient for the current gathering due to the property size.
2. Adjacent properties were acquired, and approval would allow additional parking.
3. With the approved variance additional parking within proximity of the assembly center will ease difficulties of entrance onto the assembly property.
4. The current ordinance will only allow a limited amount of parking. With the approval of this variance additional parking can be obtained by use of the additional adjacent lots.

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

## OWNER'S AUTHORIZATION

This is to certify that: Yusuf J. Ali is the Property Owner or Legal Representative of the Owner holding interest in the property that is the subject of the attached application.

By execution of this form, authorization is given to the person named as "Applicant" below, acting on behalf of the owner, to file for and pursue a request for approval of the following.

☐ Rezoning ☑ Variance ☐ Special Use

☐ Development Plan ☐ Plat Approval ☐ Temporary Use

Applicant Name: Islamic Community Center of Griffin, Inc

| Property Owner Signature | Printed Name | Date |
|---|---|---|
| Yusuf J Ali | Yusuf J Ali | 9/7/26 |
| Legal Representative Signature | Printed Name | Date |

Notary Signature

Commission Expiration Date: 2.10.29

JENNIFER EASON NOTARY PUBLIC HENRY COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 10, 2029 Seal

# PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
# APPLICATION FOR VARIANCE

Date Received: 9-9-26 Application Number: 26-VAR-06

## CONFLICT OF INTEREST DISCLOSURE

Have you, within the two (2) years immediately preceding the filing of this application, made campaign contributions aggregating $250.00 or more to a member of the Board of Commissioners, a member of the Planning & Zoning Board, or any other government official who will consider this application?

☐ Yes ☑ No

If **yes**, please complete the following section:

- Name and position of Government Official:

---

- Please list the date and amount of contribution(s) (aggregate total of $250.00 or more).

---

---

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Applicant Signature

Yusuf Ali
Printed Name

9/7/2026
Date

**Permit #:** 13704
**Permit Type:**
**Address:** 315 N 3RD ST
**City:**
**State:**
**Zip:** 30223
**Owner:** ISLAMIC COMMUNITY CENTER OF GRIFFIN INC
**Owner Address:** 315 NORTH THIRD ST
**Owner City:** GRIFFIN
**Owner State:** GA
**Owner Zip:** 30223
**Owner Phone:**
**Owner Email:**
**Receipt #:** 13914
**Date:** 09/09/2026
**Paid By:** AMERICAN LOGISTICS INTERNATIONAL INC
**Description:**
**Payment Type:** Check
**Payment Type Description:** 2617
**Accepted By:** Kristen Stewart

**Fees Paid**

| Fee Name | Fee Type | Description | Factor | Total Fee Amount | Amount Paid |
|---|---|---|---|---|---|
| Commercial - Variance | Zoning - Application Fee | | 0.00 | 350.00 | 350.00 |
| | | | | **Total:** | **$350.00** |

**AGENDA ITEM SUMMARY**

**ITEM SUMMARY:**

Consider the minutes from the City of Griffin Planning and Zoning Board regular meeting on September 21, 2026

**Submitted By:**

Tracie Pryor

**Meeting Date:**

19/10/2026

ATTACHMENTS:

9-21-2026.pdf

# City of Griffin
## Planning & Zoning Board Meeting
**September 21, 2026**

The City of Griffin Planning & Zoning Board held its regular monthly meeting on September 21, 2026, at 6:00 P.M. in the W. Elmer George Municipal Hall, 100 South Hill Street, Griffin. Members present: Bill Thielemann, Yoshunda Jones, Mike Middlebrooks. Members absent were: Pamela Sutton, Jacob Wright, and Ann Dukes.
Staff present were: Michelle Haynes, Director, Channing Cawthorn, Tracie Pryor, and Kara Hunt.

**Call to order and attendance**

The Chair called the regular meeting of the Griffin Planning and Zoning Board to order.

**Approval of the agenda**

***Motion/second to approve by Commissioners Jones/Middlebrooks carried 3-0.***

Item 1 —Rezoning 113 North 16th Street

The board held a public hearing on a request to rezone approximately 0.36 acres at 113 North 16th Street (parcel 05702025) from Medium Density Residential to Planned Commercial Development. The Chair read the standard notice that printed copies of the adopted standards, factors for consideration and hearing procedures are available to the public, and that speakers are responsible for establishing the record through facts, supporting documents or other evidence for the board's consideration and for review on appeal.

Staff presentation — Michelle Haynes, Director of Planning and Development

- The applicant is Randy Rollins. The property holds a 4,000 sq ft building subdivided into four commercial suites, with 15 off-street parking spaces and room to expand the lot to the side.
- The owner's plan is to use the building for several small businesses or to let a church occupy part of the space. The property could also be sold, with any use allowed under Planned Commercial Development.
- A church has occupied Suite D since 2016. No occupational tax certificates are on file for the address, so the use is legal nonconforming and set to expire December 31 of this year. If the property is not rezoned, only a residential use would be permitted, and the building as developed is not designed for residential use.
- The rezoning is consistent with the City of Griffin comprehensive plan and the character area map, which designate the property as part of a mixed-use area recommended for general commercial and general retail. Uses such as a barbershop, small restaurant or retail shops are compatible low-impact businesses that could serve the neighborhood.
- The change supports the community vision goal of attracting more diverse businesses to the area.

Staff recommended conditional approval, with two conditions:

1. All vehicles must be in a paved and striped parking space.
2. Any parking lot expansion must meet the minimum standards in Articles 8, 9 and 13 of the Unified Development Code.

Speakers in favor: Randy Rollins, applicant, said the building has been used commercially since it was constructed and that the request keeps the zoning consistent with roughly 50 years of use.

Speakers in opposition: None signed up.

Board questions**:** None.

***Motion/second to recommend approval with conditions by Commissioners Jones/Middlebrooks carried 3-0.***

Item 2 — Rezoning 1016 Everee Inn Road

The board held a public hearing on a request to rezone approximately 2.25 acres at 1016 Everee Inn Road (parcel 04701001) from Planned Industrial Development to Neighborhood Business District. The Chair read the same notice on standards, factors for consideration, hearing procedures and the speakers' responsibility for the record.

Staff presentation — Michelle Haynes

- The applicant is Everee Inn LLC. The site is the former Osmose property, now vacant and on the market for several months.
- The owner plans to sell to McIntosh Trail Community Service Board, which would merge several of its existing locations into this one facility.
- The owner has also applied for a special use permit (26-SUP-03) for a boarding facility, heard as Item 3, because a boarding facility is not permitted in Planned Industrial Development. Two residential substance abuse programs would move here: New Choices, for women and children, with up to 21 beds, and Transitions, for men, with 10 beds.
- The building would be renovated to accommodate the residential element.
- The proposed boarding facility use may balance the existing commercial uses to the south, east and west against the more residential character to the north. Neighborhood Business District is an appropriate district under the comprehensive plan, and high density residential and medical/dental clinics are both recommended uses.

Staff recommended approval of the rezoning, with no conditions.

Speakers in favor

- Harvey Pilkington, representing Everee Inn LLC, signed up only to answer questions.
- A second speaker (recorded as Mitch Jones) described the property: it sits across from Stowe Woodward and near Haisten Funeral Home. He owned part of the property in the 1970s, sold land to Osmose about 25 years ago, and said the building is in good condition and suits McIntosh Trail.
- Dr. Hopkins deferred, saying the previous speaker had covered his points.
- Randy Rollins was listed but did not add comments.

Speakers in opposition: None signed up.

Board questions

A board member asked whether the applicant would develop the property or sell it after rezoning. Staff answered that the owner intends to sell to McIntosh Trail, which would then follow the proper procedure to convert the building to a residential use, similar to an assisted living arrangement, with the exterior largely unchanged.

A speaker added that all buildings on the original tract except the main office building have been sold; only the office building, which faces Everee Inn Road, is covered by this application. The building began as one square structure with two later additions and is now counted as a single building of about 65 rooms. It has been vacant since Koppers vacated it after moving operations to Peachtree City, roughly five months after the current owner bought it. Planned work is interior: adding showers, which the building was not designed for, and installing a sprinkler system throughout, which the building has never had. The roof is new and the exterior would stay the same. Estimates can be obtained, but work cannot start until this process is complete.

***Motion/second to recommend approval by Commissioners Jones/Middlebrooks carried 3-0.***

Item 3 —Special Use Permit 1016 Everee Inn Road

The board held a public hearing on a request for a special use permit to allow a boarding facility at 1016 Everee Inn Road (parcel 04701001). The Chair read the standard notice on standards, factors for consideration, procedures and the record.

Staff presentation — Michelle Haynes

- The applicant is Everee Inn LLC. The request is considered in conjunction with rezoning application 26-REZ-08, from Planned Industrial Development to Neighborhood Business District.
- The owner wishes to sell to McIntosh Trail Community Service Board, which would merge several existing locations into this one.
- Under the permitted use chart in Section 704, a boarding facility is allowed in Neighborhood Business District only through a special use permit.
- The site has a proper entrance and exit, 70 existing parking spaces, and easy access for emergency vehicles.
- Staff found the request in compliance with the zoning ordinance and concluded the use will not adversely affect the use and development of adjacent properties.

Staff recommended conditional approval, subject to the conditions in Article 5, Section 503(E) of the Unified Development Code for personal care homes, group homes for disabled persons and boarding homes:

1. Minimum structure size of 1,500 heated square feet.
2. No more than two residents occupy a private living space. "Resident" includes clients receiving personal services, caregivers, and any other adult or child domiciled in the structure.
3. Compliance with the Americans with Disabilities Act.
4. Compliance with all state regulations and licensing requirements governing operation of the facility, including but not limited to the Department of Community Health, the Department of Behavioral Health and Developmental Disabilities, and the Department of Human Services as applicable. Copies of state licenses or other documentation required for lawful operation must be provided to the City of Griffin.
5. A receipted certificate of inspection and approval by the fire marshal and building inspector demonstrating compliance with applicable minimum life safety and building codes.
6. Issuance of an occupational tax certificate for the facility from the City of Griffin.
7. The special use permit is void if the use is not in operation within one year of approval, or if the use ceases for one year, provided the permit remains valid while there are active building or land disturbance permits related to the property.

Speakers in favor

- Harvey Pilkington, 1014 Waverly Drive, said McIntosh Trail's use requires a special use permit because no single zoning district covers all of its uses, so the permit must accompany the rezoning.
- Kenyatta Walker, 1435 North Expressway, Griffin, CEO of McIntosh Trail, said the organization has been working with the owners for some time and hopes to secure the facility to house two of its substance abuse residential programs.
- Ms. Cantrell was called and offered no comment.

Speakers in opposition: None signed up.

Board questions: None.

***Motion/second to recommend approval with conditions by Commissioners Middlebrooks/Jones carried 3-0.***

**Approval of minutes**

Minutes were approved by staff as we did not have 3 members present from the previous meeting.

**Director's report**

Mrs. Haynes introduced a new planner on staff (Channing Cawthorn, who will present items to this board in time and answer its questions, while Ms. Haynes presents to the commissioners.

In response to board questions, Ms. Hayes reported:

- Hotel project. Building plans are being worked through and the civil plans are in their second review, with comments returned. If everything falls into place, groundbreaking is expected in the first quarter of next year.
- Park at Solomon. Nearly complete. A certificate of occupancy for the residential portion is expected within about a month, with the commercial component following not long after. The building will have 69 apartments, one and two bedrooms only, plus two ground floor commercial spaces totaling about 1,500 square feet. Amenities include an indoor space for residents to gather, a computer room and an exercise room.
- Park at Roseview (6th Street). Already leased and close to full occupancy; applications are coming in faster than they can be processed.

**Adjournment**

***Motion/second to adjourn by Commissioners Jones/Middlebrooks carried 3-0.***