



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE –CHILDRE LEARNING CENTER

Property location:	1890 Bethany Road
Property tax parcel:	046-024D
Acreage:	7 acres
Applicant:	Redeemer Church of Madison
Applicant's Agent:	N/A
Property Owner:	Redeemer Church of Madison
Existing Use:	Church
Proposed Use:	Church w Childcare Learning Center

Summary

Redeemer Church of Madison is requesting conditional use approval to operate a childcare learning center at the Redeemer Church located on 7 acres at 1890 Bethany Road.



Childcare facilities require zoning permission before the State will issue an approval. For that reason, the ordinance provides language that works with a childcare learning center until approval is obtained from the State.

A Childcare Learning Center is defined, per Article 3 of the Morgan County Zoning Ordinance: Any place operated by a person, society, agency, corporation, institution or group wherein are received for pay for group care, for fewer than 24 hours per day without transfer of legal custody, 19 or more children under 18 years of age and which is required to be licensed.

Childcare Learning Centers are what we typically know as a daycare, where children are dropped off in the morning and picked up in the evening. Local examples are Daystar and Kiddy Land. The applicant's request to open a childcare learning center is a collaboration with Kiddy Land, with the Church receiving advice and assistance from the owner of Kiddy Land.

The Church intends to use the existing classrooms for the childcare facilities. Per information provided by the Church:

Our current classrooms are sufficient to care for up to 12 infants, 11 one year olds, and 13 two year olds. No structural changes are necessary. We would have to add 4 sinks, which can be portable, 4 changing tables with exhaust fans installed over them, and a dishwasher in the kitchen. The current playground will have to have some type of shade installed.



The property is zoned Agricultural Residential (AR), represented by the light green color. Childcare Learning Centers are a conditional use in the AR zoning district. The pink parcels are zoned General Commercial (C2), yellow is Low Density Residential (R1). The white parcels are within Madison city limits. The Church is located at the intersection of the Highway 441 by-pass and Bethany Road.

Criteria for Consideration

Section 21.3.1 Required Findings from Conditional Use Approval from the Morgan County Zoning Ordinance:

1. Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
2. Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
3. Off-street parking and loading, and the entrance to and exit from such parking and loading, will be adequate in terms of location, amount and design to service the use;
4. Public facilities and utilities are capable of adequately serving the proposed use;
5. Granting the request would not be an illogical extension of a use which would introduce damaging volumes of (1) agricultural, (2) commercial, (3) industrial, or (4) high density apartment use into a stable neighborhood of well-maintained single family homes, and likely lead to decreasing surrounding property values, neighborhood deterioration, spreading of blight, and additional requests of a similar nature which would expand the problem;
6. Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
7. Granting the request would conform to the general expectation for the area population growth and distribution according to the Comprehensive Land Use Plan;
8. Granting the request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
9. Granting the request would not have a "domino effect," in that it becomes the opening wedge for further rapid growth, urbanization or other land-use change beyond what is indicated in the Comprehensive Land Use Plan.

Staff Comments

At the time the staff report was written, a question remained whether the building would require a sprinkler system if the conditional use was approved. The Director of Planning was researching the issue and an answer will be provided by the regular meeting, if not before.

While Morgan County desperately needs additional child care facilities, Staff is concerned about encouraging additional traffic at such a dangerous intersection. The Church employs a police officer to direct traffic on Sundays.



LEGEND

- T - TRANSFORMER
- CONC - CONCRETE
- SP - SPREAD
- OHP - OVERHEAD POWER
- B/L - BUILDING LINE
- FH - FIRE HYDRANT
- POB - POINT OF BEGINNING
- IPP - IRON PIN FOUND
- R/W - RIGHT OF WAY
- JAY - JAY
- SR - STATE ROUTE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A PRECISION OF ONE FOOT IN 16,000 FEET AND AN ANGULAR PRECISION OF ONE SECOND PER ANGLE. POINT AND WAS ADJUSTED USING THE COMPASS RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN 100,000 FEET.

THE EQUIPMENT USED WAS A NIKON TOTAL STATION. THE FIELD WORK WAS PERFORMED ON THE GROUND IN FEBRUARY 2017.

ALL PINS SET ARE 5/8" REBAR 24" LONG

**REDEEMER CHURCH OF MADISON
AND THE
BAPTIST CHURCH LOAN CORPORATION**

LAND LOTS 32&33 - FIFTH LAND DISTRICT
MORGAN COUNTY, GEORGIA

SCALE: 1" = 60' DATE: OCTOBER 28, 2015
REVISION: FINAL AS-BUILT SURVEY
FEBRUARY 8, 2017



US 441 / US 129 / SR 24
RIGHT OF WAY VARIES

N/F PADISON PROPERTIES
DEED BOOK 487 PAGE 1076
PLAT BOOK 16 PAGE 353

CERTIFICATE OF SURVEYOR
"I, HEREBY CERTIFY TO ALL PARTIES INTERESTED IN THE TITLE TO THE TRACT(S) OF LAND SURVEYED AND PLATTED HEREON THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY AND IS ACCURATE CURRENT AND IS A COMPLETE REPRESENTATION OF THE LAND PLATTED HEREON AND WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE SURVEYING BOARD OF THE STATE OF GEORGIA AND THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AND ALL APPLICABLE LOCAL, COUNTY, AND MUNICIPAL ORDINANCES, STATUTES AND SPECIFICATIONS.

MARK D PATRICK CA RLS 2781
1885 S. CLAYTON ROAD
COWLINGTON, GEORGIA, 30014
770-380-4780





P.O. Box 651
1890 Bethany Road
Madison, GA 30650
www.redeemerchurchmadison.com

August 1, 2018

Morgan County Planning & Development
150 E. Washington Street
Suite 200
Madison, GA 30650

Redeemer Church of Madison would like to request a conditional use permit that would allow our current facilities to be used for a childcare learning center. There will be no changes to the existing structure or site.

Please find attached our check in the amount of \$300, a copy of the recorded plat of the property and our application for conditional use.

Sincerely,

A handwritten signature in black ink, appearing to read 'John Darsey', written in a cursive style.

Dr. John Darsey
Senior Pastor

Chapter 7.35 Childcare Learning Centers

All outdoor recreational areas at Childcare Learning Center must be surrounded by a chain link fence (minimum of four (4) feet high).

The minimum lot size for Childcare Learning Centers shall be based on the zoning districts within which the development is located. Any enclosed recreational area must be setback a minimum of 50 feet from any road right of way.

Upon approval for operation, a Childcare Learning Center will be provided with a zoning letter to present to the Georgia Department of Early Care and Learning. Any Childcare Learning Center must obtain an Occupational Tax Certificate. No Occupational Tax Certificate will be issued until proof of state registration is provided.

A 90 day Temporary Certificate of Occupancy will be provided to a Childcare Learning Center Home when all requirements of the Building Official have been met. No permanent Certificate of Occupancy will be issued until proof of state registration is provided.

All structures used for a Childcare Learning Center must pass an annual Health and Safety Inspection and must meet all Federal, State and local building codes.