



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE –CHURCH

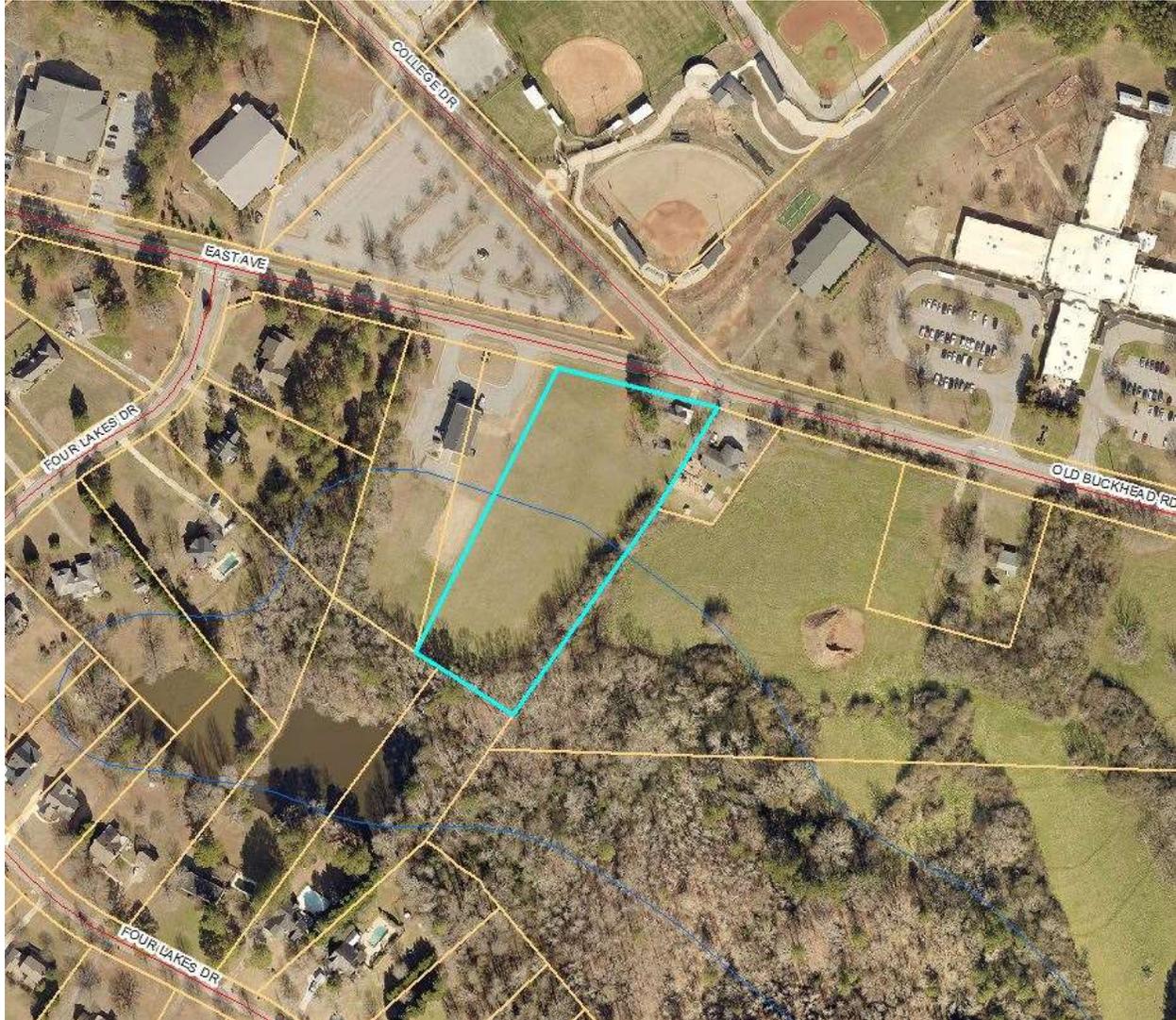
Property location:	1581 Old Buckhead Road
Property tax parcel:	036-063
Acreage:	3.08 acres
Applicant:	Center Pointe Church
Applicant's Agent:	Rick Smith - Pastor
Property Owner:	Center Pointe Church
Existing Use:	Vacant
Proposed Use:	Church

Summary

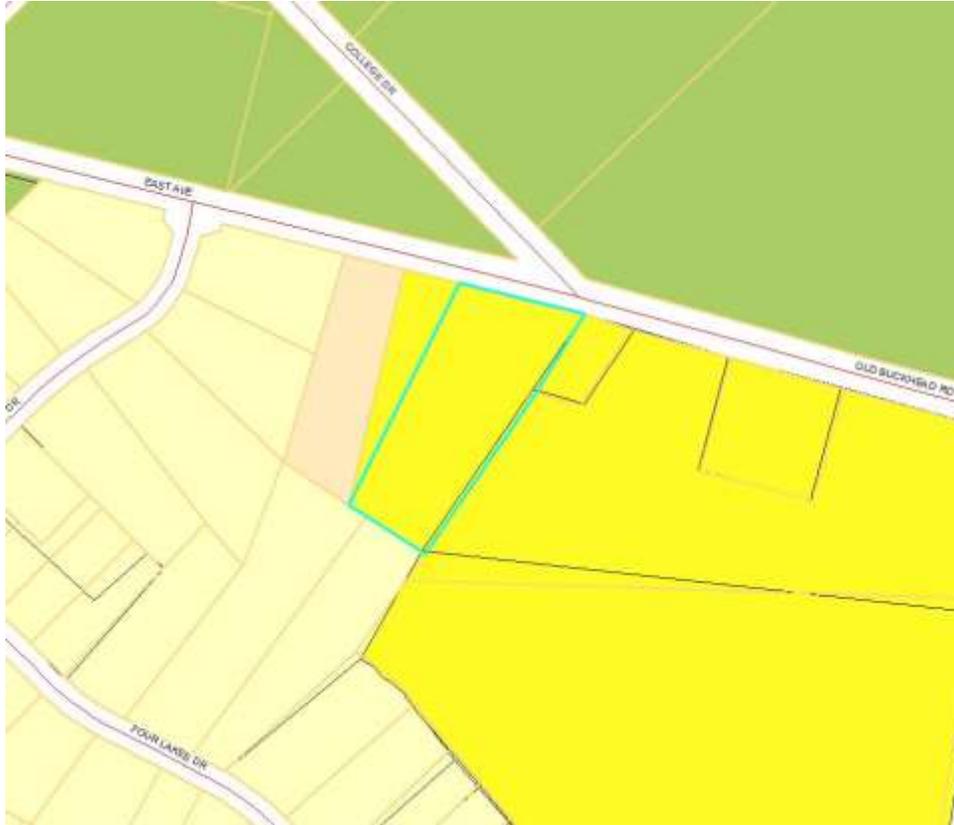
Pastor Rick Smith, on behalf of Center Pointe Church, is requesting conditional use approval to build a church on Old Buckhead Road, next to the Therapy Center across from the Aquatic Center parking lot. There is a house on the property at the road, next to Day Star. The address given for the church application, 1581 Old Buckhead Road, belongs to the house.



The location has heavy traffic during weekdays with the schools but can also have traffic in the afternoons/evenings with the recreation fields on College Avenue. The letter from the church anticipates use on Sundays, which shouldn't create a traffic hazard with the schools or recreation. Monday and Wednesday evening meetings are mentioned, and attendees could encounter traffic with evening ballgames. Revivals or other large gatherings that occur could also encounter or create traffic issues, particularly with the driveway located opposite College Avenue.



The property backs up the Cedar Lakes subdivision. There is a pond and tree buffer between the church property and residences on Four Lakes Drive. Noise disturbance from the church will most likely be minimal unless outdoor activities with amplification are planned. This photo shows the floodplain, which is depicted by the blue line across the property. The back half of the property is within the floodplain. The site plan does not delineate the floodplain, but it appears that the church building location is outside the floodplain. Some of the rear parking spaces could be inside the floodplain, but asphalt is not prohibited by Morgan County's floodplain regulations. A detention pond is planned for the very back of the property.



The property is zoned R1 – Low Density Residential. Churches are a conditional use within the R1 Zoning District. The proposal meets the regulations for Section 7.19.1 Stand-Alone Churches. The bright yellow is county. The light yellow is R2 for the City of Madison. The therapy business is Madison C2.

Section 7.19.1 Stand-Alone Churches

When permitted or approved as a conditional use in a zoning district, stand-alone churches and their customary accessory buildings shall:

- Be located on a lot with a minimum of two (2) acres that fronts on a public right of way or a private street that connects with a public right of way;
- Be set back a minimum of fifty (50) feet from all property lines;
- Have a minimum ten (10) foot wide natural or planted buffer provided within the required setback;
- Meet the parking requirements for the occupancy load;
- Require a conditional use permit for any new church or accessory use such as fellowship halls, ball fields, shelters, pavilions, schools, class room buildings, etc.

Morgan County’s Service Delivery Strategy Agreement with the cities in Morgan County requires Staff to notify any of our municipalities if an application for Zoning Action is submitted within 2000 feet of their city limits. The City of Madison has been notified and no comments have been received.



The church has not indicated what they intend to do with the house on the property. The house is approximately 800 square feet with a 192 square feet outbuilding. If approved, the house could stay on the property with the church, but not with the driveway as currently shown on the site plan. The house was constructed c. 1940, so it is considered historic by standards established for the National Register of Historic Places.

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

Although the property is zoned residential, it has repeatedly drawn commercial interest because of its location next to the commercial therapy business and across from the schools and aquatic center. The last plan submitted for this property was for an apartment complex (the concept obviously fell through). Staff is not concerned about the use at this location but has concerns about the driveway and the house on the property.

The driveway is shown on the site plan as directly across from College Avenue. Staff feels the driveway would be better located on the north end of the property, which provides a little distance from the College Avenue intersection. The driveway alone could move, or the entire plan could be flipped. The current proposed driveway location would require the removal of the house. Staff would prefer to see the house stay, as it provides an affordable rental home, and Morgan County is losing too many historic structures. The house also provides income for the church.

Staff has not reviewed the building plan for code compliance or determined if the parking lot is adequate. If approved, the plans will be reviewed when a building permit application is submitted.

Morgan County Planning Commission,

I am writing this letter to inform you of Center Pointe Church's request to build a church on the site of 1581 Old Buckhead Road in Madison. The site is 3.082 acres and we have already had the architectural drawings done to meet the county requirements.

We currently have plans for the church to have fixed seating to seat approximately 200 people.

There will be two services on Sunday. Morning services at 10:30 AM and evening services at 6:30 PM. There is also a small group meeting on Monday night at 6:00 PM and Wednesday night.

We intend to make no environmental impact. Any water runoff will be contained in a detention pond.

Our parking will be off-street, and we are working with planning and development for adequate parking.

We don't expect for the church to introduce additional commercial use to the area. Comp plans shows this area as transitional.

I do not anticipate that the church will cause rapid growth to the area. Thank you so much for your consideration.

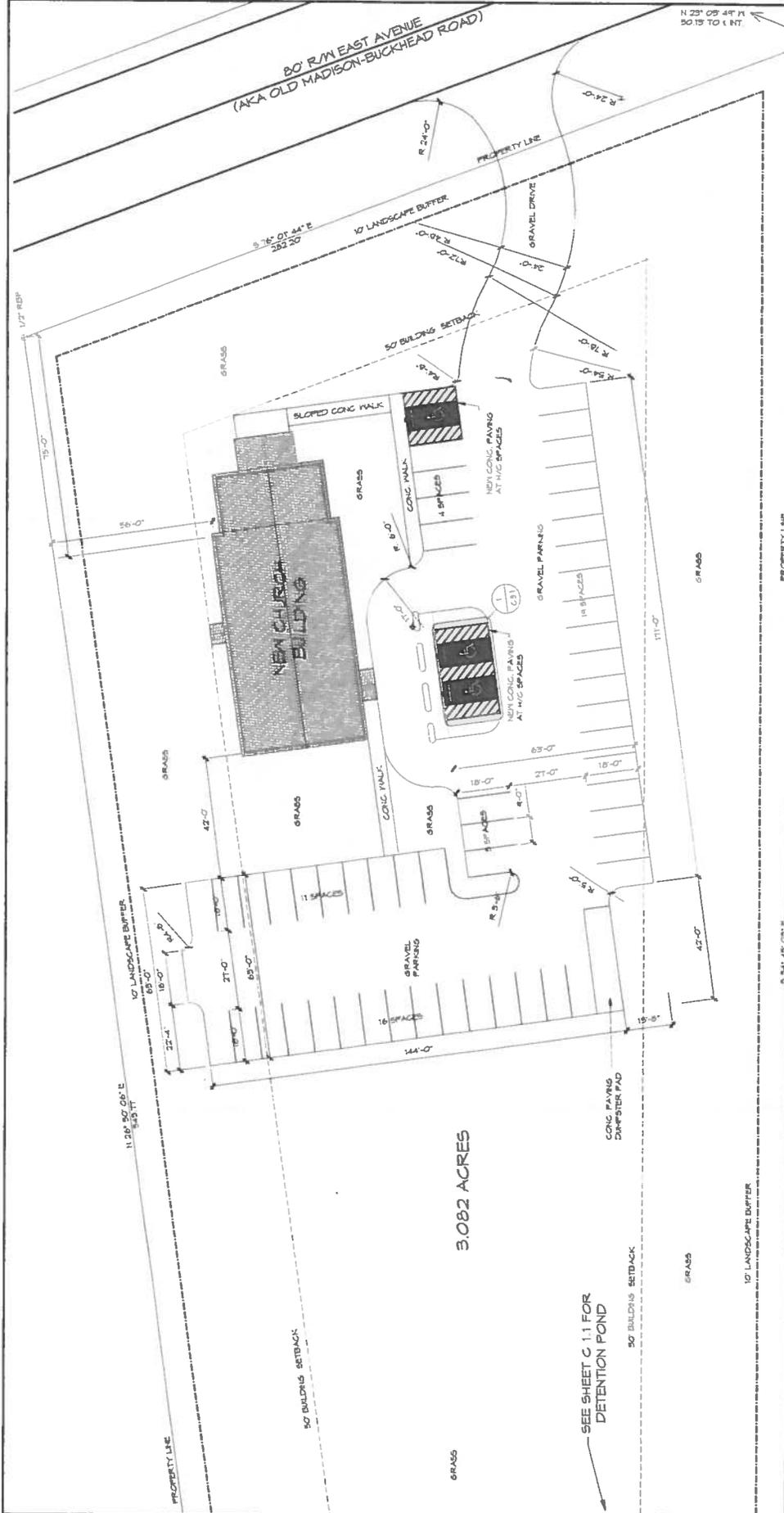
Sincerely,



**Dr. Rick Smith
Senior Pastor**

(706) 318-0489

RICKSMITH52@yahoo.com



NEW SITE PLAN SCALE 1/16" = 1'-0"

PROJECT SUMMARY
 PROJECT CONSISTS OF NEW CHURCH BUILDING CONSISTING OF 3,856 SQ FT FIRST FLOOR AND 3,856 SQ FT SECOND FLOOR WITH RELATED PARKING, WALKS, DRIVEWAY AND LANDSCAPING ON THE 3.082 ACRES LOT.
PROPERTY AREA: 3.082 ACRES
DISTURBED AREA: 0.656 ACRES
PERCENT IMPERVIOUS ON SITE: 16.64% OF SITE
LOT AREA: 1.2 ACRES (RELIGIOUS INSTITUTIONS)
LOT COVERAGE: MAX 30%
LOT DEPTH: MIN 100 FT
REAR BUILDING SETBACK: 50 FT (RELIGIOUS INSTITUTIONS)
SIDE BUILDING SETBACK: 50 FT
BUILDING HEIGHT: MAX 38 FT
BUILDING FLOOR AREA: 7,712 SQ FT

PARKING REQUIREMENTS
 ONE (1) SPACE PER 4 SEATS IN THE ASSEMBLY AREA
 TOTAL ASSEMBLY SEATS = 200 / 4 = 50 REQUIRED PARKING SPACES
 INCLUDING 3 HANDICAP ACCESSIBLE SPACES
DRIVE PLACEMENT: PROJECT ENTRANCE SHALL BE ALIGNED ACROSS FROM DRIVE PLACEMENT. PROJECT ENTRANCE PROVIDES VISIBILITY IN ALL DIRECTIONS AND REDUCES DRIVER CONFUSION.
SIGNAGE: SHALL BE HANDLED UNDER A SEPARATE PERMIT.
SITE LIGHTING: SHALL BE DESIGNED BY OTHERS TO BE FULLY SHIELDED.
SEE C 11 FOR HYDROLOGY, METEOROLOGICAL, FLOODPLAIN, STATE WATERS.

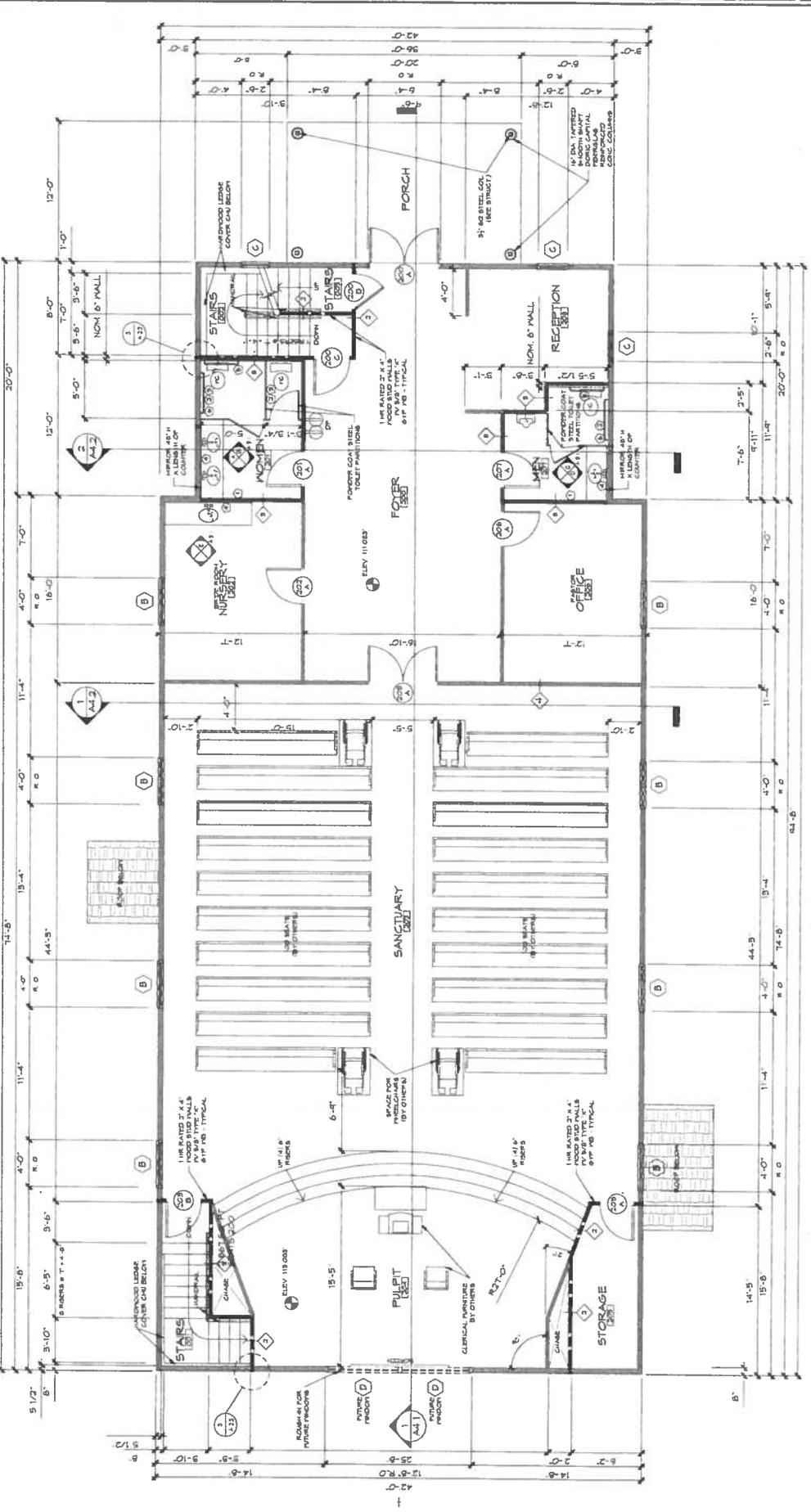
- NOTES**
- THIS SITE PLAN IS BASED ON CLIENT PROVIDED (SEE SHEET C 11) BOUNDARY INFORMATION. THE PROJECT IS REFERRED TO AS "NEW CHURCH BUILDING" AND IS REFERENCED TO GEORGIA STATE PLANE MEAN TOPOGRAHY INFORMATION PROVIDED BY MORRIS COUNTY GIS. CIVIL ENGINEERING BY GEORGIA CIVIL INC. P. O. BOX 846 MADISON, GA 30650 706-842-1104.
 - STRUCTURES INDICATED ARE APPROXIMATE ONLY AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE PROJECT SITE.
 - CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL EXISTING ABOVE-GROUND UTILITIES AND BELOW-GROUND UTILITIES AND WHETHER THEY ARE INDICATED OR NOT. AND STRUCTURES ON PROJECT SITE WHICH ARE DAMAGED ABOVE-GROUND UTILITIES AND BELOW-GROUND UTILITIES AND REPAIR THOSE STRUCTURES WHICH ARE REQUIRED TO REPAIR IN SERVICE AND REPAIR THOSE WHICH ARE DAMAGED BY THE CONTRACTOR UNDER THIS CONTRACT.
 - PROVIDE SALT FENCE, ETC. IN ACCORDANCE WITH STATE AND FEDERAL REGULATIONS.
 - ADDITIONAL CIVIL AND LANDSCAPE DESIGN BY OTHERS/OTHERS.

3.082 ACRES

SEE SHEET C 11 FOR DETENTION POND

TOILET ACCESSORIES SCHEDULE

MARK	DESCRIPTION	SPECIFICATION
1	PAPER TOWEL DISPENSER	SECURAMA PACIFIC WITH HYBRID PAPER ON APPROVED EQUAL
2	TOILET PAPER DISPENSER	BOSSALC B-3742D OR APPROVED EQUAL
3	SAINTLY NAPKIN DISPOSAL	BOSSALC B-3740 OR APPROVED EQUAL
4	SOAP DISPENSER	PROSABER PROSABE 1 LITER WHITE MESH
5	3Y BRASS BAR	BOSSALC B-3303 W/3 ON APPROVED EQUAL
6	4T BRASS BAR	BOSSALC B-3303 W/4 ON APPROVED EQUAL
A	ALL HEIGHTS AND DIMENSIONS TO MEET ADA AND ANSI ACCIDENTLY COVER REQUIREMENTS	
B	CONTRACTOR TO COORDINATE AND PROVIDE BLOCKS BETWEEN STOPS AT ALL TOILET	
C	ALL NON-ADA TOILETS TO BE MOUNTED IN CENTER OF TOILET PARTITION	
D	HANDCUP BRASS BARS TO BE DIMENSIONED AND SPACED TO SUPPORT 250 LBS	
E	PLUMBING SHALL USE THE FOLLOWING SCHEDULE	



FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"
 9,556 SQ. FT.
 SEATS: 300

- 1. DIMENSIONS ARE TO FACE OF STUD UNLESS OTHERWISE NOTED
- 2. PROVIDE GOLD BLOCKS IN STUD WALLS TO RECEIVE BASE AND MALL
- 3. PROVIDE DOOR HARDWARE LOCATIONS, TOILET ACCESSORIES, SHELVEYS, ETC.

