



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – PAVILION

Property location:	1900 Bethany Road
Property tax parcel:	045-024
Acreage:	80.94 acres
Applicant:	Redeemer Church of Madison
Applicant's Agent:	
Property Owner:	Redeemer Church of Madison, 1890 Bethany Road, Madison
Existing Use:	Old dairy farm, row crops
Proposed Use:	Church events, row crops

Summary



Redeemer Church of Madison is requesting conditional use approval to construct a pavilion on the adjacent 80.94 acre property, formerly known as Hilsman's Dairy. The church purchased the old dairy in 2018. The church is circled in the photo at left.



The proposed location is near the largest pond, as shown on the applicant-submitted aerial above. The proposed location is also shown on the aerial on the previous page as a star.



The property is zoned AR – Agricultural Residential. The property is located on the Highway 441 by-pass just outside Madison city limits. The pink parcels in the zoning map to the left represent C2-General Commercial zoning, which are Morgan Outdoors and Dr.'s Pagett and Whetzel.

The Zoning Ordinance states that any new church structure requires conditional use approval.



The applicant submitted photos of the type of structure they want to construct. The structure shown above is the pavilion at the new soccer fields on Old Buckhead 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

The applicant-submitted location aerial (black & white) shows other buildings with an "X" drawn over them. The applicant should confirm whether buildings on the old dairy property will be demolished. No explanation was given how church members will access the pavilion and whether a parking lot is desired.

Redeemer Church
 Pavilion project

24' x 48'

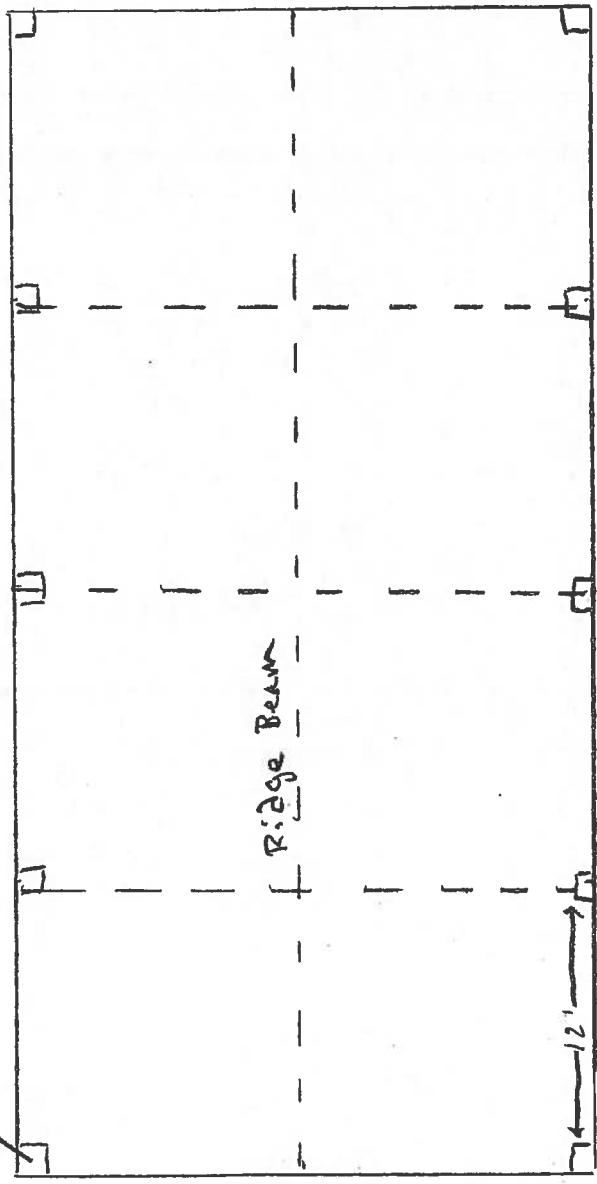
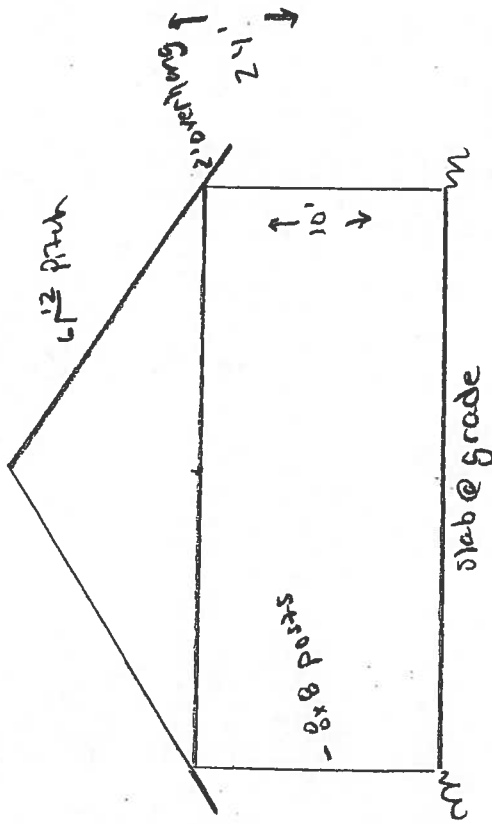
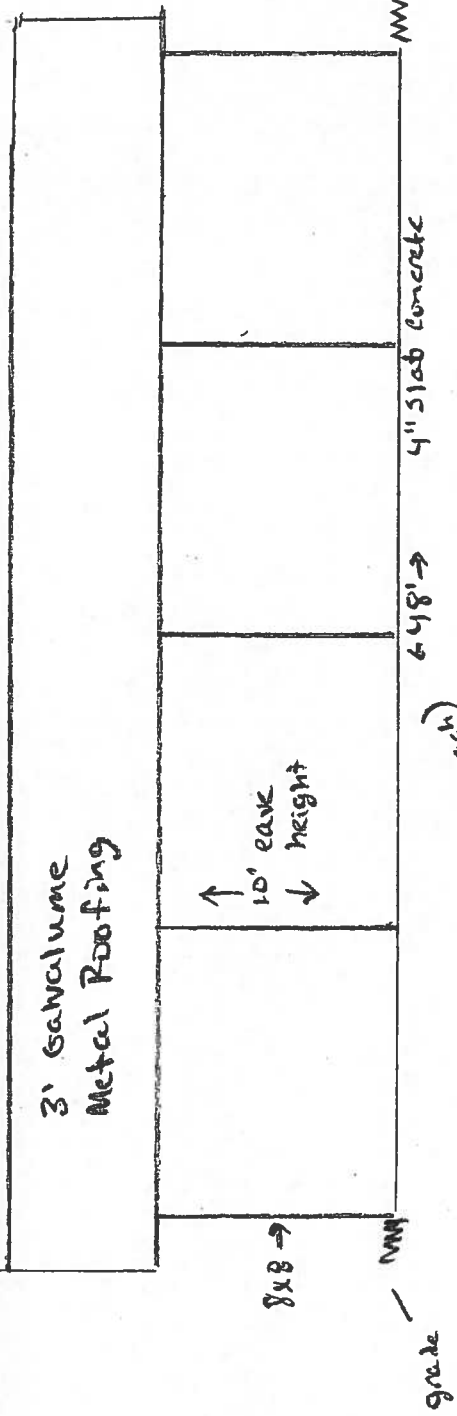
10' eave height

6/12 pitch

metal roof

slab

8" wood posts



16" Bar Joists (Metal)
 6/12 pitch
 12' spacing (5 each)



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

To Morgan County Planning Commission:

Redeemer Church of Madison is requesting to place a pavilion structure similar to the pavilion at the new soccer complex on our property at 1900 Bethany Road in front of the ponds on the property so we may have a place on-site to have our fellowship events throughout the year.

Sincerely

Jesse Childers, Executive Pastor

A handwritten signature in cursive script that reads 'J Childers'.