



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE

Property location:	1051 Parks Mill Road, Buckhead
Property tax parcel:	052A-033B, 052A-034, 052A-035, 052A-039
Acreage:	2.82 acres
Applicant:	Buckhead Baptist Church
Applicant's Agent:	N/A
Property Owner:	Buckhead Baptist Church, 1051 Parks Mill Road, Buckhead
Existing Use:	Church
Proposed Use:	Church and Youth Center

Summary

Buckhead Baptist Church is requesting conditional use approval to construct a 4800 square foot youth center/family life center adjacent to the existing church in the Town of Buckhead at 1051 Parks Mill Road.

The application must meet the requirements of the Town of Buckhead's Zoning Ordinance for Religious Institutions:

Section 8.11 Religious Institutions

For the purpose of this section, the following definitions will be used:

Religious Institution: A structure, or structures, or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held.

- (a) A religious institution must be located on a lot fronting an arterial or collector street.
- (b) All buildings must be set back a minimum of fifty (50) feet from any property line, or the minimum specified setback under the base zoning classification, whichever is greater.
- (c) The property must be bordered by a ten (10) foot wide buffer area that should be planted with evergreen trees or shrubs that grow at least eight (8) feet tall within five (5) years and provide an effective visual screen.
- (d) Customarily related uses include, but are not limited to, acts of worship, ministry and community relevant to a particular system of belief; education relevant to a particular system of belief; interment of the dead. Customarily related uses may not include daycare centers; educational facilities for academic instruction or training; nursing or retirement facilities;

athletic facilities or organizations; special event and/ or rental facilities; recreational or camp facilities; crisis-management; half-way housing; soup kitchen/ food ministry.

Buckhead Baptist Church was founded in 1886 and the current sanctuary was constructed in 1894. An annex was added to the rear of the sanctuary in 1952 and the fellowship hall was constructed in 1984.



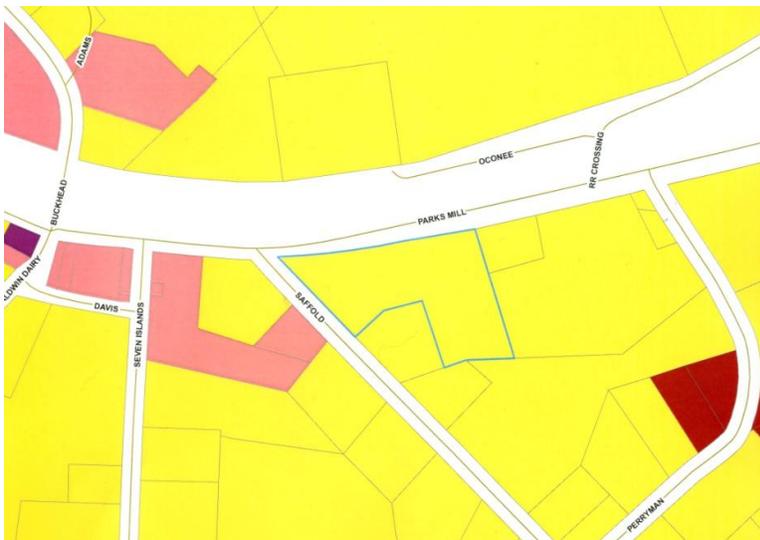
The historic sanctuary and fellowship hall are within the required setback (and outside the property line) for a religious institution, which is 50' from any property line. The red line indicates the approximate 50' setback. However, both buildings are grandfathered as they were constructed prior to the introduction of zoning regulations. (Please refer to the included plat.) The proposed building is also within the required setback and will require a variance. The variance application is also part of the January 2016 packet and will be discussed in detail in the variance staff report.

The church intends to use the proposed building for church members only, so the parking lot should be sufficient with the addition of a handicapped parking space on the side with the new building. However, parking spaces will be reviewed when the construction plans are submitted and a determination will be made whether additional spaces will be required. If additional spaces are required, they must be paved

in accordance with the ordinance. It should be noted that the parking lot is a grandfathered use as well, as it does not meet the requirements of the ordinance. Not only are the parking spaces outside of the property line, Section 10.8 requires that there be no parking space within 30' of the street right of way line. Currently, the parking lot is paved but has no curb and gutter, as required for a new parking lot. Although not shown on the plat, the church intends to have a concrete walkway between the parking lot and the proposed building.



A wider aerial view showing the location of the church in the Town of Buckhead.



The zoning map for the Town of Buckhead shows the property is zoned Residential (R). The pink parcels are zoned Limited Commercial/Professional (C1) and the red parcels are Commercial/Limited Manufacturing (C2). The small purple lot is the Post Office and is zoned Public Use (PU).



A view from Buckhead Road at the entrance of the church parking lot, showing the historic sanctuary and fellowship hall.



A view of the proposed building site from the church parking lot. The land is fairly flat and would require little grading work.

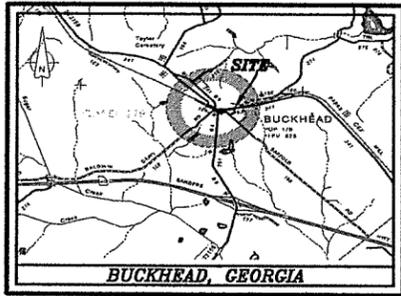
Criteria for Consideration

Section 14.4.5 Criteria for Granting a Conditional Use from the Town of Buckhead Zoning Ordinance:

- (a) Adequate provision is made by the applicant to reduce any adverse environmental impacts of the proposed use to an acceptable level;
- (b) Vehicular traffic and pedestrian movement on adjacent streets will not be substantially hindered or endangered;
- (c) 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;
- (d) Public facilities and utilities are capable of adequately serving the proposed use;
- (e) Granting the request would not be an illogical extension of a use which would intrude a damaging volume 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;
- (f) Granting the request would not lead to congestion, noise and traffic hazards or overload public facilities, current or planned;
- (g) Granting this request would conform to the general expectations for the area population growth and distribution according to the Comprehensive Land Use Plan;
- (h) Granting this request would not lead to a major negative change in existing (1) levels of public service, (2) government employees or (3) fiscal stability;
- (i) Granting this 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

Without construction documents, the question is whether a church associated building is appropriate on the property. The application does not meet the required setback and should the application be recommended for approval, the motion should include language that the applicant must also be approved for a setback variance or the building must be oriented differently than presented. Also a consideration is the curb and gutter requirement in the parking lot, should additional parking spaces be required, and whether the new spaces should match the old (without curb and gutter).



VICINITY MAP N.T.S.

BOUNDARY LINE CURVE AND DATA TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	2000.00'	530.45'	528.92'	N 87.22 02" E

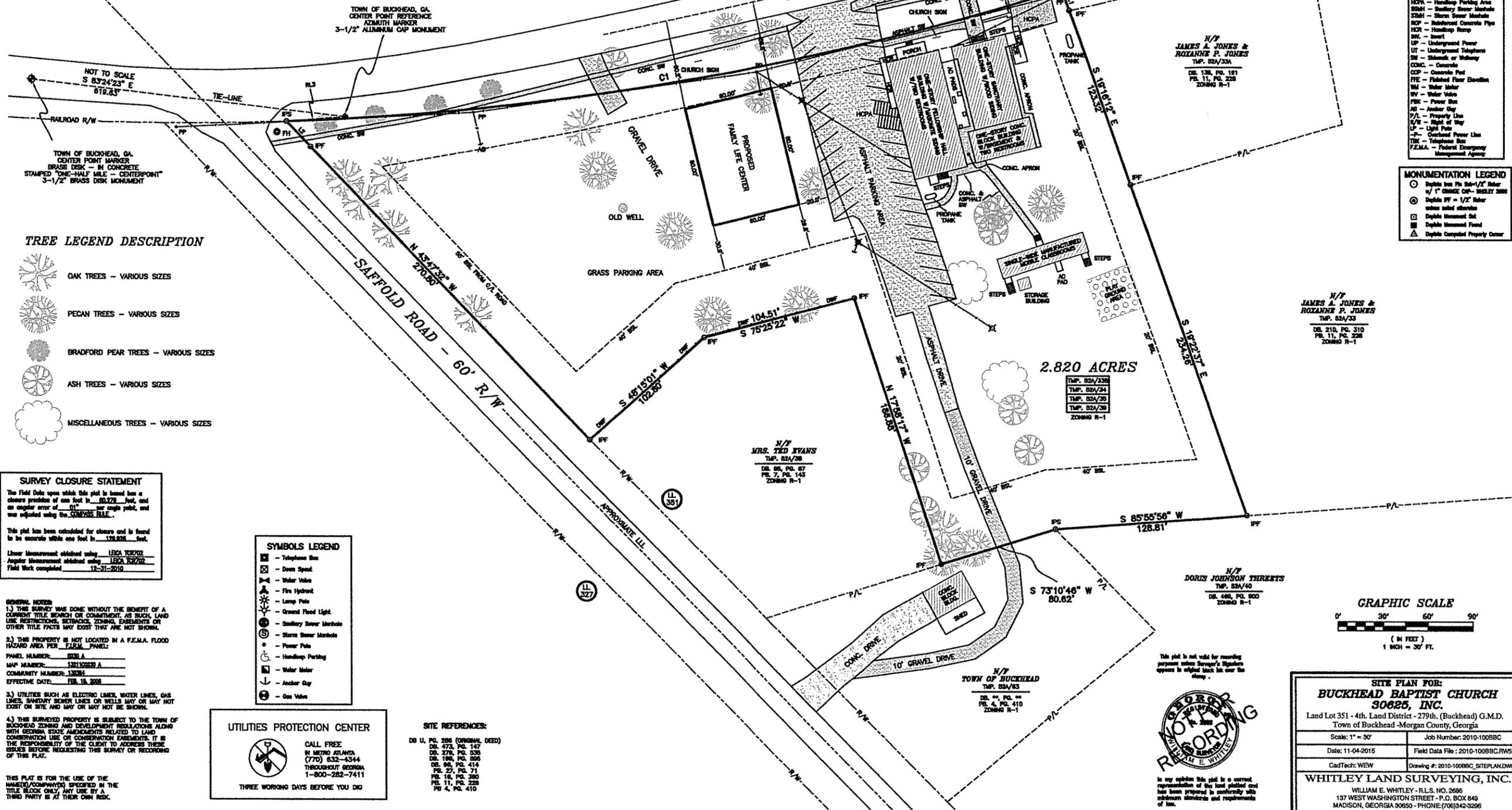
LINE	BEARING	DISTANCE
L1	S 19°16'22" E	14.91'
L2	N 4°47'32" W	23.49'

REFERENCE LINE DATA TABLE

LINE	BEARING	DISTANCE
R1	S 89°22'54" W	38.44'

CSX RAILROAD - N/F GEORGIA RAILROAD 200' R/W

PARKS MILL ROAD - R/W VARIES



PLAT ABBREVIATIONS

- FF - Iron Pin Found
- FS - Iron Pin Set
- CMF - Concrete Monument Found
- IB - Iron Bolt
- OTF - Open Top Pipe
- MF - Mail Flange
- CP - Computed Point
- C/L - Centerline
- DMF - Dog Wire Foundation
- DF - Flood Plain Foundation
- BMF - Barbed Wire Foundation
- N/F - Near or Forevery
- RF - Road Right
- PS - Plat Book
- PL - Plat
- P.O.C. - Point of Commencement
- P.O.C. - Point of Beginning
- P.O.C. - Point of Commencement
- LL - Land Lot Line
- LI - Land Lot
- LT - Light
- LP - Lamp Pole
- SP - Service Pole
- FI - Fire Hydrant
- TWP - Top Map Parcel
- OR - One Footing
- OV - One Valve
- BSL - Building Setback Line
- DSPT - Down Spout
- CMP - Corrupted Metal Pipe
- CB - Catch Basin
- HCPA - Handicap Parking Area
- SSM - Sanitary Sewer Manhole
- SSM - Storm Sewer Manhole
- RCP - Reinforced Concrete Pipe
- HCR - Handicap Ramp
- HW - Handicap
- UP - Underground Power
- UT - Underground Telephone
- SW - Sidewalk or Walkway
- CONC. - Concrete
- COP - Concrete Post
- FTE - Finished Floor Elevation
- WM - Water Meter
- WV - Water Valve
- PBX - Power Box
- AG - Anchor Guy
- P/L - Property Line
- R/W - Right of Way
- LP - Light Pole
- CP - Overhead Power Line
- TKB - Telephone Box
- F.E.M.A. - Federal Emergency Management Agency

MONUMENTATION LEGEND

- ⊙ Double Iron Pin 3/4" x 1/2" Iron w/ 1" ORANGE CAP - MURLEY 2008
- ⊙ Double FF = 1/2" Iron unless noted otherwise
- ⊙ Double Monument Set
- ⊙ Double Monument Found
- ⊙ Double Computed Property Corner

TREE LEGEND DESCRIPTION

- OAK TREES - VARIOUS SIZES
- PECAN TREES - VARIOUS SIZES
- BRADFORD PEAR TREES - VARIOUS SIZES
- ASH TREES - VARIOUS SIZES
- MISCELLANEOUS TREES - VARIOUS SIZES

SURVEY CLOSURE STATEMENT

The Field Data upon which this plat is based has a closure precision of one foot in 80,479 feet, and an angular error of 0.1" per angle point, and was adjusted using the CONVERSE RULE.

This plat has been calculated for closure and is found to be accurate within one foot in 128,828 feet.

Linear Measurement obtained using LEICA 1000/2
 Angular Measurement obtained using LEICA 1000/2
 Field Work completed 12-31-2010

SYMBOLS LEGEND

- Telephone Box
- Down Spout
- Water Valve
- Fire Hydrant
- Lamp Pole
- Ground Flood Light
- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Power Pole
- Handicap Parking
- Water Meter
- Anchor Guy
- One Valve

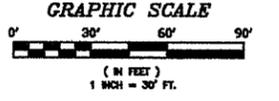
UTILITIES PROTECTION CENTER

CALL FREE
 IN METRO ATLANTA
 (770) 632-4344
 THROUGHOUT GEORGIA
 1-800-282-7411

THREE WORKING DAYS BEFORE YOU DIG

SITE REFERENCES:

DB U, PG. 286 (ORIGINAL DEED)
DB 473, PG. 147
DB 278, PG. 538
DB 189, PG. 285
DB 98, PG. 414
FB 27, PG. 71
FB 18, PG. 280
FB 11, PG. 228
FB 4, PG. 410



This plat is not valid for recording purposes unless Surveyor's Signature appears in original black ink over the stamp.



In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with minimum standards and requirements of law.

SITE PLAN FOR:
BUCKHEAD BAPTIST CHURCH
30625, INC.

Land Lot 351 - 4th Land District - 279th. (Buckhead) G.M.D.
 Town of Buckhead - Morgan County, Georgia

Scale: 1" = 30' Job Number: 2010-1009BC

Date: 11-04-2015 Field Data File #: 2010-1009BC.RWS
 CadTech: WEW Drawing #: 2010-1009BC_SITEPLAN.DWG

WHITLEY LAND SURVEYING, INC.
 WILLIAM E. WHITLEY - R.L.S. NO. 2666
 137 WEST WASHINGTON STREET - P.O. BOX 849
 MADISON, GEORGIA 30650 - PHONE: (706) 42-9296

Nov. 30, 2015

Reference: Buckhead Baptist Church

Conditional Use Request,

We request a conditional use permit in order to build a 60x80x18, Family Life Center, to be used for family and youth activities.

It will have steel frames, with hardy board siding to match existing church, concrete slab, metal roof with 2 restrooms.

Thank you