



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: **CONDITIONAL USE**

Property location: 1890 Bethany Road, Madison, GA 30650
Property tax parcel: 045-024
Acreage: Church intends to split 7 acres from the 90 acre parent parcel
Applicant: Redeemer Church of Madison, PO Box 651, Madison, GA 30650
Applicant's Agent:
Property Owner: Donald Hilsman, 1890 Bethany Road, Madison, GA 30650
Existing Use: Agricultural

Summary

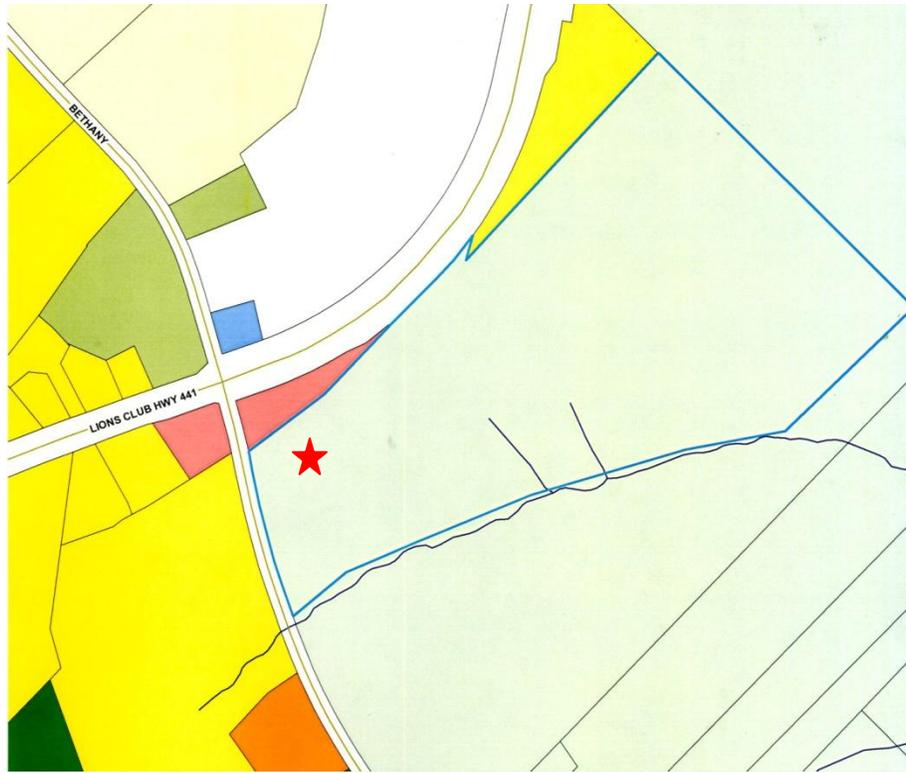
Redeemer Church of Madison has requested a conditional use permit to operate a church at 1890 Bethany Road, located behind Pagett & Whetzel's dentistry office. The applicant's letter states that they have an average weekly attendance of 160, so the church meets the definition of a Neighborhood Church, according to the Morgan County Zoning Ordinance, and must meet the requirements of Section 7.19.1 for Stand Alone Churches.

Church, Neighborhood: A church with a seating capacity of three hundred (300) persons or less in the sanctuary or main activity area and additional gross floor area is limited to church offices, culinary, nursery, toiletry areas, and group meeting areas.

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 new church or accessory use such as fellowship halls, ball fields, shelters, pavilions, schools, class room buildings, etc.



The red star indicates the approximate location of the proposed church. The applicant intends to split 7 acres from the main 90 acre parcel. The property is zoned Agricultural Residential (AR), which is indicated by the light green color. Zoning districts represented by other colors: Pink: C2, Yellow: R1, Orange: R2, Dark Green: AG, Medium Green: Madison R, Blue: Madison P1, White: Madison PPD, Light yellow: MadisonR2.

Per HB 489, which stipulates that municipalities must notify each other of a proposed zoning action within 2,000 feet of city limits, the City of Madison has been informed (email & certified mail, Sept. 2, 2015) of the church's application and has been given the opportunity to comment. At the time the staff report was written, no comments had been received.

The attached site plan shows 74 parking spaces. However, the code is based on the size of the assembly areas, so staff cannot estimate the number of spaces needed until the building plans are submitted. The number of handicapped parking spaces may change as well.

The parking lot must be paved, with curb and gutter.

The site plan shows the entrance to the church on the side closest to the Bethany Road intersection with the Highway 441 by-pass. This intersection has had numerous accidents and has been the subject of recent discussions with GDOT regarding possible traffic-calming measures, including the "Michigan left" approach favored by the State. Due to the number of cars exiting the church that could stack at the stop sign, Staff would prefer to see the entrance moved further away from the intersection.



The church's 7 acres is proposed to be removed from the property known locally as the Hilsman Dairy. The aerial shows the dairy buildings and associated ponds.



The property is currently planted, as shown in this photo taken September 2, 2015.



A wider aerial view. The property most impacted by the proposed church, other than the Hilsman Dairy, is the dentist's office. However, the hours of the church should not conflict with the dentist's office hours. Morgan Outdoors is located across Bethany Road from the dentist, but they are closed on Sundays and evenings as well. The closest residence, aside from the Hilsman property, is the owner of Morgan Outdoors on the south side of the by-pass, which is approximately 600 feet from the proposed church location. The next closest house is on the north side of the by-pass, across from Morgan Outdoors, and is approximately 700 feet from the proposed church location.

Criteria for Consideration

From the Morgan County Zoning Ordinance. Section 21.3.1, Required Findings for Conditional Use Approval.

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

Staff feels the application meets the criteria for granting a conditional use, but remains concerned with the location of the proposed driveway entrance and would prefer to see it moved to the south side of the property. Regarding the number of parking spaces shown on the submitted site plan, approval of the conditional use application typically includes approval of the submitted site plan. If approval is recommended, Staff suggests a condition that the site plan is approved regarding location of the church structure only, but parking must be determined when construction drawings are submitted and an accurate number of spaces can be calculated.



August 7, 2015

Morgan County Planning & Development
P.O. Box 1357
150 E. Washington St. Suite 200
Madison, GA 30650

Dear Commissioners,

I write to you today in conjunction with the application of Redeemer Church of Madison, Inc., to build a church facility in Morgan County.

Redeemer Church of Madison was launched on June 5, 2013. Since that launch, we have rented facilities from the Morgan County School System, beginning in the Primary School and then moving to the High School auditorium as our congregation began to grow. Our church currently has approximately 130 members and we average approximately 160 in attendance each week.

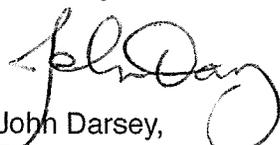
Redeemer Church has placed a parcel of land under contract pending approval by your administration. We seek a Conditional Use Permit and have filed all required submissions to this point. It is our desire to embrace any and all necessary legal conditions toward that end. We are grateful for your consideration and assistance during the process. Redeemer Church has contracted with Georgia Civil Engineering for the design and implementation of our site. Georgia Civil thus represents us in these matters.

As for the tract of land (see application), it is our desire to use the Bethany Road driveway, currently in use by the landowner, for ingress and egress. We plan to construct a steel structured facility of approximately 100 ft by 150ft in shape. The facility will be internally and externally constructed to your codes and requirements, including paved parking lots as required. Currently, we anticipate the need for 75 to 100 parking spots. We do not intend to have any daycare or educational facilities on our property.

We have purchased seven acres in case we should ever need to expand facilities or legally construct new ones. As the site plan is developed, we will submit it according to county regulations for your approval.

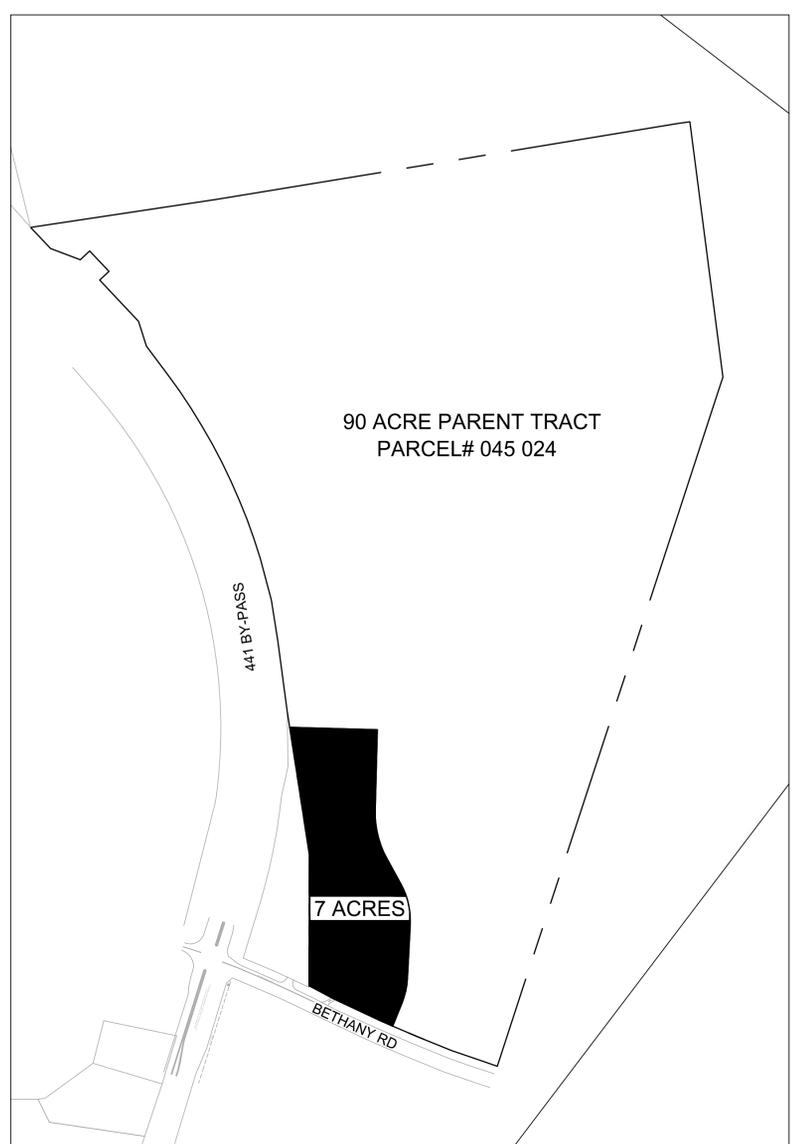
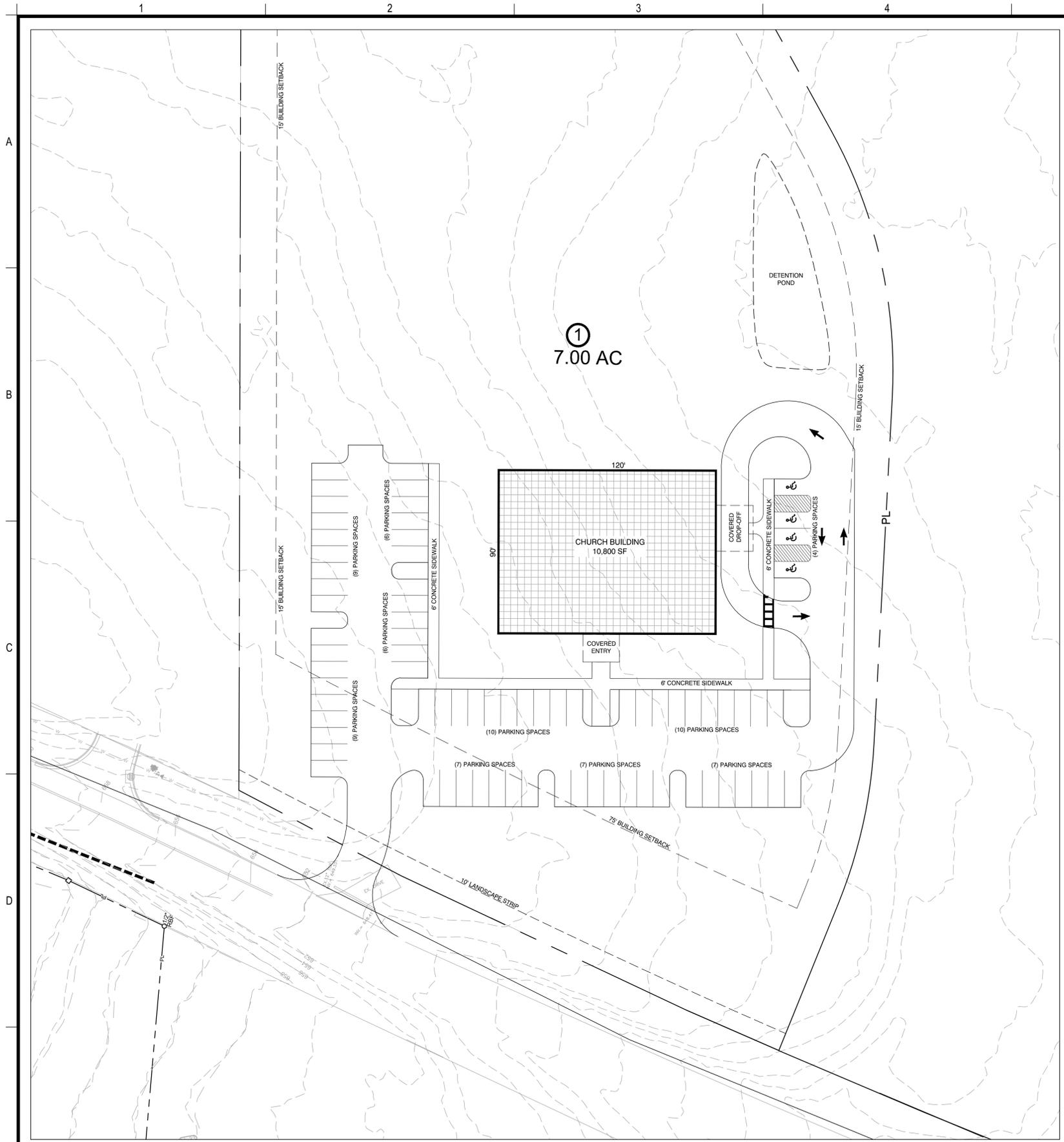
Again, thank you for your consideration. I pray God's blessing upon your work on behalf of the citizens of Morgan County.

Sincerely,



John Darsey,
Pastor

Redeemer Church of Madison * PO Box 651 * Madison, Georgia 30650
(706) 818-5050 * redeemerchurchofmadison.com
Pastor John Darsey



SCALE: 1" = 300'

SITE REQUIREMENTS:
 PROPERTY AREA = 7 ACRES (OF 90 ACRE PARENT TRACT)
 FRONT BUILDING SETBACK: 75 FT
 REAR BUILDING SETBACK: 40 FT
 SIDE BUILDING SETBACK: 15 FT
 MINIMUM LOT FRONTAGE: 15 FT
 MINIMUM LOT AREA: 1 AC
 MAXIMUM LOT AREA: 10 AC
 MAXIMUM IMPERVIOUS AREA: 60% = 0.80 AC
 IMPERVIOUS AREA: 0.72 AC = 54%
 NUMBER OF STORIES: 1
 MAXIMUM BUILDING HEIGHT: 35 FT
 WATER SERVICE: CITY OF MADISON
 SEWAGE DISPOSAL: SEPTIC
 GAS: CITY OF MADISON
 TELEPHONE: BELL SOUTH (AT&T)
 POWER: GEORGIA POWER

HYDROLOGY:
 2-100 YR. DETENTION: DETENTION IS PROVIDED IN A DETENTION POND SHOWN IN THE NORTH END OF THE PROPERTY. THIS DETENTION POND WILL ATTENUATE THE PEAK POST DEVELOPMENT FLOW RATES FOR THE 2-100 YEAR STORM EVENTS TO LESS THAN PEAK PRE DEVELOPMENT FLOW RATES.

WETLAND:
 THE DESIGN PROFESSIONAL, WHOSE SEAL APPEARS HEREON, CERTIFIES THE FOLLOWING: 1) THE NATIONAL WETLAND INVENTORY MAPS HAVE BEEN CONSULTED; AND 2) THE APPROPRIATE PLAN SHEET DOES / X DOES NOT INDICATE WETLANDS ON THE SUBJECT PROPERTY.

SOIL INFORMATION:
 SOIL TEST TO BE COMPLETED PRIOR TO SUBMITTAL FOR PERMIT.

WRITTEN SUMMARY:
 THE 1.3+ ACRES PROJECT CONSISTS OF THE CONSTRUCTION OF A NEW 2,804 SF COMMERCIAL BUILDING WITH ASSOCIATED PARKING, UTILITIES, STORMWATER MANAGEMENT, AND LANDSCAPING.

PROPOSED USE:
 THE PROPOSED USE IS 300 SEAT CHURCH.

PARKING:
 ONE SPACE FOR EVERY 4 SEATS IN THE LARGEST GATHERING AREA

TOTAL NUMBER OF SEATS = 300 = 300 / 4 = 75 SPACES
 TOTAL SPACES PROVIDED: 75 SPACES (INCLUDING 4 HC SPACES)

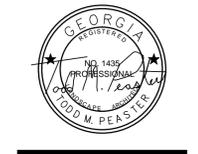
FLOOD PLAIN:
 THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE PER MORGAN COUNTY FIRM COMMUNITY PANEL NUMBER, 13211C0205 A, DATED FEBRUARY 15, 2002.

STATE WATERS:
 THERE ARE STATE WATERS PRESENT ON THIS SITE. THE REQUIRED STATE WATER UNDISTURBED BUFFER OF 25FT WILL BE ADHERED TO.

LANDSCAPING:
 A TREE PLANTING PLAN AND A LANDSCAPE PLANTING PLAN WILL BE PROVIDED TO SATISFY THE MORGAN COUNTY TREE ORDINANCE.

OWNER:
 REDEEMER CHURCH OF MADISON
 PO BOX 651
 MADISON, GA 30650
 SITE DESIGNER:
 GEORGIA CIVIL, INC.
 216 N. MAIN STREET
 MADISON, GA 30650
 (706) 342-1104

georgia civil
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 LAND SURVEYING
 113 West Jefferson Street, Suite A
 P.O. Box 896 | Madison, GA 30650
 P: 706.342.1104 | F: 706.342.1105
 www.georgiacivil.com



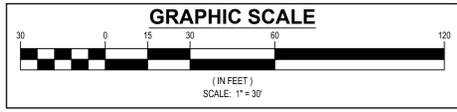
REDEEMER CHURCH OF MADISON
 045-024
 1890 BETHANY RD
 MADISON, GA 30650
 MORGAN COUNTY
 ZONING (NOTE CITY OR COUNTY)

DRAWING DATE:	08/10/2015
DRAWN BY:	TMP
CHECKED BY:	TMP
REVISIONS	
DATE:	DESCRIPTION:

24-HOUR CONTACT
 BEN PATEL
 706-474-6653
 CONTACT WILL CHANGE ONCE CONTRACT IS AWARDED

GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below.
 Call before you dig.

Utilities/Services shown are for Contractor's convenience. Items are shown schematically and neither the site design professional nor the owner assumes any responsibility for variances in their actual location. This plan may not show and/or may incorrectly show utilities located on site. Contractor shall be responsible to secure and use the services of a private utility locator firm during the entire course of work and shall pay for said services. Contractor shall locate utilities prior to any disturbance including field verifying location and depth of utilities that are to be saved and protected. Contractor shall notify the site design professional of any utility conflicts prior to installation of new utilities, grading, etc. The Contractor, at their expense, shall be responsible to repair, replace and/or relocate, as necessary, any utilities damaged, whether shown or not. Re-attachment, relocation, etc. of utilities shall be coordinated with the respective utility company.



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CONCEPT PLAN

Sheet Number
C-1.1