



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – CHURCH OUTBUILDING

Property location:	4620 Sandy Creek Road
Property tax parcel:	017-016A
Acreage:	1.42 acres
Applicant:	Sandy Creek Baptist Church
Applicant's Agent:	N/A
Property Owner:	Sandy Creek Baptist Church
Existing Use:	Church
Proposed Use:	Church

Summary

Sandy Creek Baptist Church is requesting conditional use approval to construct a pavilion for a picnic shed/BBQ pit on 1.42 acres behind the church at 4620 Sandy Creek Road.



The church property is located at the corner of Sandy Creek Road and Prospect Road. The church had already started on the construction of the pavilion when they submitted paperwork for the conditional use application. It appears that construction has stopped until after the application is heard and a decision made.

The photo at left has the main church property highlighted in blue. The pavilion is located on the parcel behind the main property (see red arrow). The large building with the black asphalt roof is the church's fellowship hall, which is also on a separate property from the main church building.

The property is zoned AG – Agricultural. New church buildings are a conditional use in the AG zoning district. See below for Section 7.19.1.



A larger aerial photo to show the partially constructed pavilion. Below, a photo of the work done so far.



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.

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

Staff has no concerns regarding the conditional use application. The location of the partially built pavilion meets the setbacks for the zoning district.



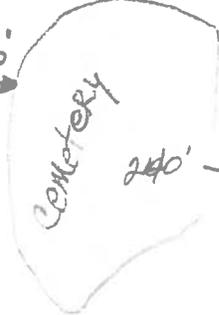
20' x 48'
Proposed
BBQ
Pavillion
with
12' x 8' pit

Multi-
Purpose
Building

207'



50'



240'

611'

SANDY
Creek
Baptist
Church
4620
Sandy Creek Rd.

240'

400'

SANDY
Creek
Rd.

Prospect Rd

Prospect Rd . TO Hwy 83

TO Hwy 83

S
C
B
C

SANDY CREEK BAPTIST CHURCH

4620 Sandy Creek Road

Madison, Georgia 30650

Pastor Byron A. Lee, AA,BA,ThM,DD

706-342-3367

TO THE MORGAN COUNTY PLANNING COMMISSION

Please consider a request for Sandy Creek Baptist Church to build a 20 x 48 Pavilion (BBQ Shelter) on a 6" cement pad with a 12 x 8 pit to cook over. We want to install a metal roof that will be approximately 12 to 14 feet tall at the peak.

It will be open on three sides and have a closed-in closet on the back side for storage.

This Pavilion will be 240 feet behind the main church. It will be 611 feet from Sandy Creek Road and 400 feet from Prospect Road.

This Pavilion will be for church use only and will probably be used no more than once a month. It will cause no traffic problems nor be a public nuisance to anyone. (See sketch attached.)

Please consider this request.

SANDY CREEK BAPTIST CHURCH

4620 Sandy Creek Road

Madison, GA 30650

706-342-3367