



STAFF REPORT

MORGAN COUNTY PLANNING COMMISSION

PETITION FOR: CONDITIONAL USE – CHURCH OUTBUILDING

Property location:	2050 Bethany Church Road
Property tax parcel:	054-053
Acreage:	9.29 acres
Applicant:	Springfield Missionary Baptist Church
Applicant's Agent:	N/A
Property Owner:	Springfield Missionary Baptist Church
Existing Use:	Church
Proposed Use:	Church

Summary



Springfield Missionary Baptist Church is requesting conditional use approval to construct a pavilion at 2050 Bethany Church Road. The property currently contains the church building, cemetery and parking lot. The church also intends to build a basketball court and a playground, but conditional use approval is not necessary for the construction of those amenities.

A hand drawn site plan submitted with the application (attached) depicts the proposed location as 60' from the south property line, approximately shown with a red star.



A wider aerial view shows that the church has no neighbors to the north or east. One house is located across Bethany Church Road. One business and several residences are located at the intersection of Bethany Church Road and Seven Islands Road.

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.**



The church property is zoned AR, indicated by the light green color. Adjacent properties are zoned AG (darker green) and C2 (pink). The commercial property is Georgia Outdoor News.

The church did not provide the size of the proposed pavilion. Phone calls to the church contact were unsuccessful during the writing of the staff report.



Staff's only concern regarding the property stems from a notation on the church's site plan, shown above, which states "Numerous marked and unmarked graves" in the area behind the church. The marked graves may be seen on the aerial. Although the Church intends to construct the pavilion near the southern property line and appears to be away from the noted area, it is worth confirming that graves are not in the area intended for the pavilion, basketball court and playground.

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

Except for assurance that possible unmarked graves have been considered, Staff has no concerns regarding the conditional use application.

NOTE: AREA SHOWN FOR EACH PARCEL INCLUDES THAT PORTION OF THE CEMETERY LYING WITHIN THAT PARCEL.

No attempts made to locate individual graves.

REFERENCE: Plot Book 04, page 135
 Deed Book 126, page 489
 Deed Book 126, page 489
 Deed Book 131, page 539

The field data upon which this plat is based has a closure precision of one foot in 13300 feet and an angular error of 16" per angle point and was adjusted using the Compass Method.

This plat has been calculated for closure and found to be accurate to within one foot in 100000 feet.

Angular and linear measurements obtained by use of a TOPCON GTS2B total station.



In my opinion this plat is representative of the field data of a representative survey prepared in a manner that conforms to the minimum requirements of law.

Gerald W. Roberts
 Gerald W. Roberts, RLS 1717
 April 30, 1992

PLAT OF SURVEY FOR
 SPRINGFIELD BAPTIST
 CHURCH

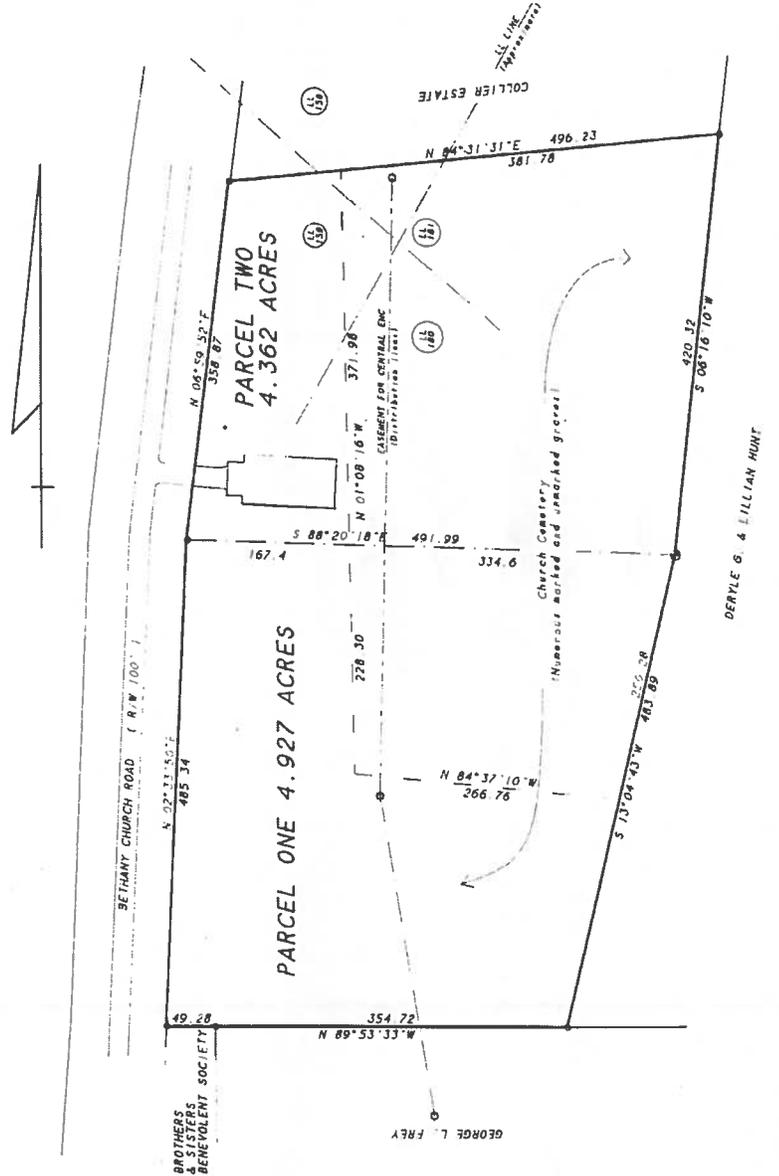
AREA - 9.289 ACRES

LAND LOT 158, 159, 180, 181 DISTRICT 4 GRD 285

COUNTY MORGAN STATE GEORGIA



510.6C2



PLAT BOOK 17 PAGE 24
 FILED JULY 27 1992
 DEPUTY CLERK SUPERIOR COURT
 MORGAN COUNTY, GEORGIA

Springfield Baptist Church July 27, 1992