



# STAFF REPORT

## MORGAN COUNTY PLANNING COMMISSION

**PETITION FOR: CONDITIONAL USE – CHURCH OUTBUILDING**

Property location:	1221 Plainview Road
Property tax parcel:	045-010
Acreage:	2.86 acres
Applicant:	Plainview Baptist Church
Applicant's Agent:	N/A
Property Owner:	Plainview Baptist Church
Existing Use:	Church
Proposed Use:	Church

### Summary



Plainview Baptist Church is requesting conditional use approval to construct a pavilion on their church property at 1221 Plainview Road. The church has stated that the structure will function as a picnic facility.

The proposed location is along the trees on the northern border. The trees along the property line create a sufficient buffer at the property line and ensure the structure will meet the required setback.

Staff has not found any indication that the location will conflict with the cemetery on the property, which was a concern when another church applied for a pavilion conditional use.



An aerial of the subject property and the surrounding area shows that the church does not have many neighbors. All of the immediately adjacent properties do not contain structures.



The property is zoned Agricultural Residential – AR. The property across Plainview Road and the land to the south are zoned AR as well. Property to the north is zoned Agricultural – AG.

The church proposes to construct a 32' x 40' picnic building with a concrete floor, 8" x 8" pressure treated poles spaced 10 feet apart, and a metal roof.

### 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 with the application.



045 024 B  
22.54AC

044 024 A  
479.38AC

045 052 A  
0.18AC

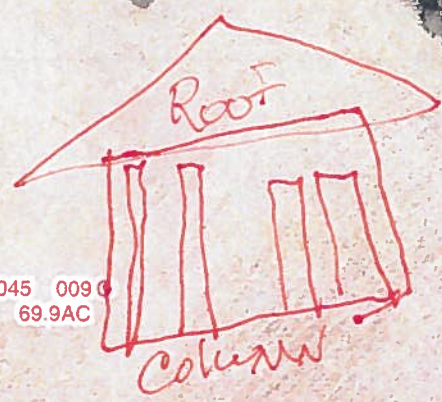
045 052  
49.72AC

PLAINVIEW RD

045 010  
2.86AC

045 009 C  
69.9AC

045 009  
15.15AC



221

Anchor Leg with 1/2" Inset Bolts WRAP Around Post WITH A 2X10

Anchor Leg with 1/2" Inset Bolts WRAP



52'

2x10 PT

WRAP THE 2x10

2x10 WRAP

Post are ~~10'~~ 10' FT APART

leg

∞

Building PlainView Picnic Shelter

32 Feet Wide  
40 Ft. Long

Notation Info

Pressure Treated Post  
How Many ft Apart 10 Ft ✓

~~10 ft apart~~ 10 ~~ft~~ 10

8x8 - Pressure Treated  
Lumber 12 ft Tall + 10ft Apart  
Poles

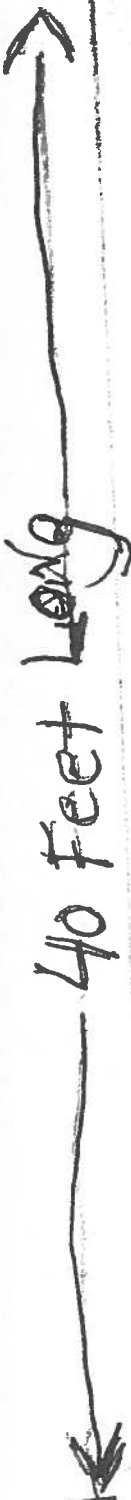
Roof Description - Color:

(Vinyl) Metal Roof - Barn Red

To Match The Church  
Existing Roof Color (Barn Red)  
Back Home Roofing Co

Floor is on A Concrete Slab

We Shot The Grades on The  
Property where The Shelter  
will be located

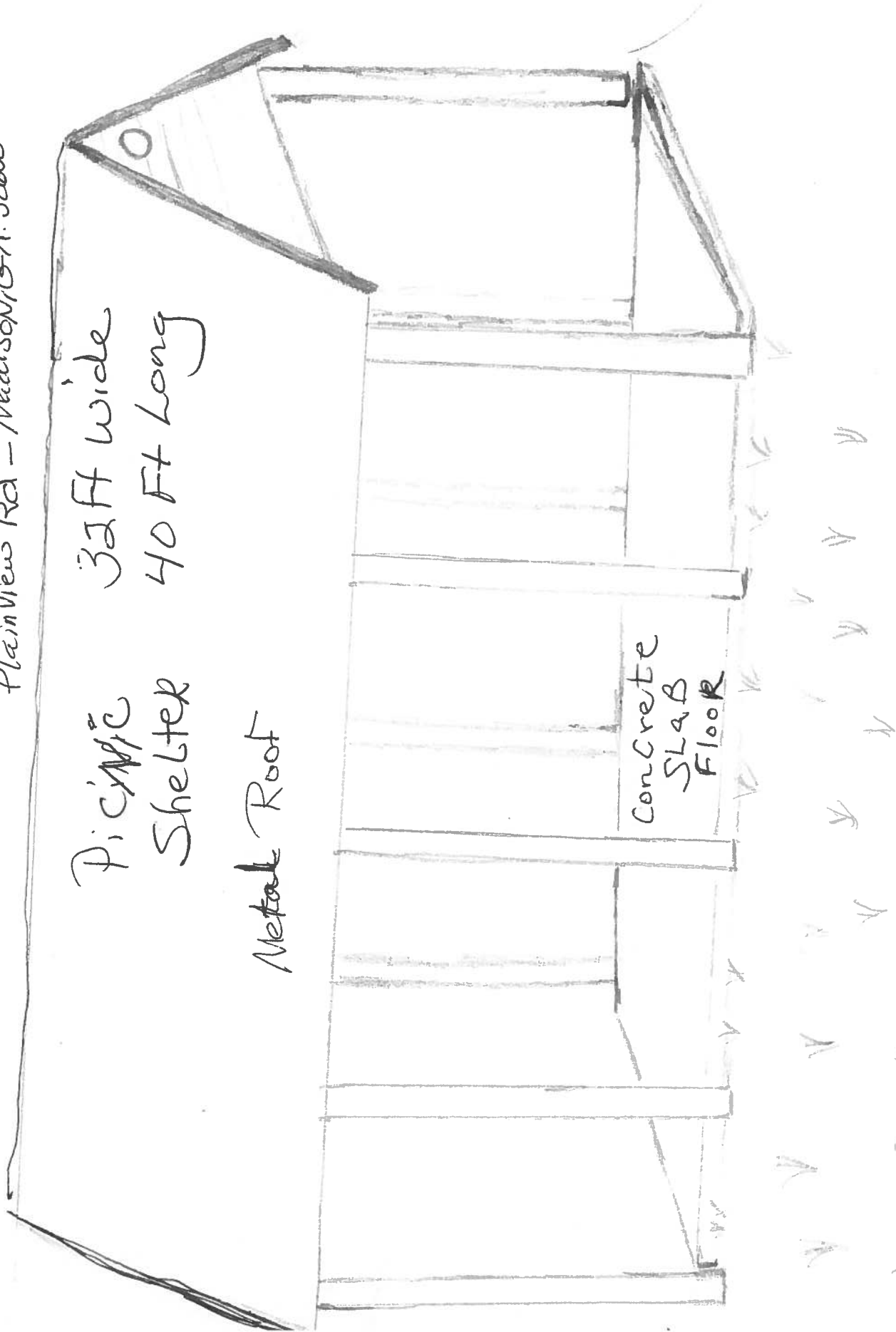


PLAINVIEW BOT CHURCH  
Plainview Rd - Madison, GA 30650

Picnic Shelter  
32 Ft wide  
40 Ft Long

Metal Roof

Concrete  
SLAB  
FLOOR



Legend: V - GRASS  
□ - 4x4 Post  
⌒ - Roof - Vinyl  
WALKED ON FLOOR TRACK LANE - MADISON, GA.

Built TRUSS  
From TRUSS Computed In Conyer, GA.

Busher Franklin Construction - Contractor  
706-557-9142 - Rutledge, GA, 30663  
Contact Joyce Franklin

Demonstration of 1 of the 10 post 3 feet in the ground  
4 inches off of concrete slab. 32 ft wide & 40 long  
width & length

