



Community Information Meeting Minutes

Subject: Journey Christian Church Special Use Permit with Concurrent Variances
626 Arnold Mill Road
Woodstock, GA 30188
Tax Id 15N23 131 D

Date: November 4, 2019

Time: 6:30 pm to 8:30 pm

Location: Hickory Flat Fire Station
7675 Vaughn Road, Canton, GA 30115

A Community Information Meeting was held to discuss the proposed development at 610 Arnold Mill Road by Journey Christian Church. The meeting invitation was sent out to the list of adjacent property owners provided by Mr. Michael Chapman, Cherokee County Zoning Manager. Please see the attached Certificate of Mailing.

The meeting was attended by eleven of the aforementioned adjacent property owners. The sign in sheet is attached. The meeting was also attended by the following representatives of Journey Christian Church (JCC):

Mr. Dusty Elmore	JCC Lead Minister
Mr. Bryan Smith	JCC Project Manager
Mr. Ken Rabun	JCC Church Elder
Mrs. Brenda Smith	Greeter
Mrs. Andrea Elmore	Greeter
Mr. Brian Schembari	JCC Youth Minister
Mr. James Neff, PE	Ingenium Enterprises, Inc. (Civil Engineer)

Mr. Dusty Elmore discussed who Journey Christian Church is and what they believe in. He gave an overview of the Church's goals and vision.

Mr. Bryan Smith presented the Master Plan. He conveyed that the church intends to build 30,000 sf facility in multiple phases with the first phase being approximately 7500 sf building with the associated parking/infrastructure to support it. The remaining facilities will be built in Phase II as funding become available, but he could not predict the exact timing.

Mr. Smith presented the following Cherokee County Code requirements:

The property is currently Zoned R40 (Residential)

R40 zoning does allow a church

R40 only allows a church up to 10,000 sf without a Special Use Permit

The front building setback off of Arnold Mill Road is 75 ft.

No parking is allowed in the front building setback.

A 30' buffer is required along the side and rear property lines.

Mr. Smith presented that the Church is requesting the following:

The church is requesting a Special Use Permit for a 30,000 sf building.

The church is requesting that parking be allowed in the 75' front building setback.

The church is requesting there be a 25' parking setback from the r/w of Arnold Mill Road.

The church is requesting that they be allowed to grade in the buffer areas.

The church is requesting that they be allowed to add additional trees in the buffer areas.

After the presentation by Mr. Elmore and Mr. Smith, they asked if the attendees had any questions. The attendees had multiple questions. The questions with the responses to each are as follows:

Q: When do you plan to start land clearing? Construction Phase 1?

A: Depends on approval of the Special Use Permit and obtaining all the necessary permits from the County. We are shooting for late summer next year.

Q: What type of lighting is going to be used in the parking lot? What steps will be taken to contain the light?

A: The specific lighting fixtures have not been designed but we will meet the County requirements for the allowable foot candles at the property line. There is also a required 30' Landscape Buffer. Therefore, the closest light pole will be 30' from any property line and will be facing in toward the parking lot to minimize light onto any adjacent property.

Q: Will there be lighting on the back corners of the building #1. My bedroom is on the back of my home and I am concerned that your lighting will bleed into my yard and home.

A: We will take that into consideration when the building is designed and will try to minimize.

Q: Are you going to fence around the property? the building? the back?

A: We do not plan on fencing the boundary of the property. There will be a 30' Buffer and we plan on supplementing the existing landscaping with additional trees, etc. as permitting by the County. We will place a fence around the stormwater management facility as required by code and have fencing around any play area.

Q: Are you going to leave the old existing trees or level the lot? In the buffer?

A: The goal is to leave as many of the existing trees as possible. We will be adding new trees and landscaping to the 30' buffers as allowed by the County.

Q: How big is your congregation now? Future growth plans?

A: The congregation is at 120 now with an average attendance of 100. The goal is to have a maximum 400 seat sanctuary with no more than two services.

Q: What are the plans to preserve the wildlife already in the area?

A: We will be diligent during construction to minimize impacts.

Q: Irrigation plan?

A: One will be developed during the design/construction phase.

Q: Drainage now or phase 2?

A: We will install pipes to convey the stormwater from the parking lot and building to the stormwater management facility. We will on install the piping necessary for Phase I now. Additional piping will be installed when the other Phase is constructed.

Q: Storm water pond now or phase 2?

A: The Stormwater pond will be designed and constructed for both phases.

Q: Mosquito management for storm water pond?

A: The Stormwater Pond will be designed as an Extended Dry Facility. Thus, it should only fill up after storm events and slowly release until the pond is empty. The Church will also perform annual maintenance to keep the operational integrity in tack.

Q: What functions are planned for Building 2 plans - school or daycare?

A: The intended function is Sunday School Classrooms.

Q: What are the plans for property where Phase 2 will be until that project starts? What is Phase II?

A: Phase II is the permanent Sanctuary and Sunday School Classroom building. The area that encompasses Phase II will just be graded and grassed until such time as the Church can construct Phase II.

Q: Will there be any overnight housing of Foster Kids?

A: This facility will not be used for housing of any sort.

Q: Will there be any drug counselling or clinics on the property.

A: There will not be any such activity on this site.

[illegible]

