

Planning Commission

Staff Report



Case Number: 20-03-013S	Application Number: PL20190000641
Application Type: Special Use Permit w/ Variance	Application Name: First Christian Church of Roswell DBA Journey Christian Church
Post District: 2	Acreage: 4.76 +/-
Map and Parcel Number: 15N23 131D	Location: 626 Arnold Mill Rd Woodstock, GA 30188
Current Zoning: R-40	Proposed Special Use: Religious Institution
Staff Site Visit: February 14, 2020	Public Hearing: March 3, 2020

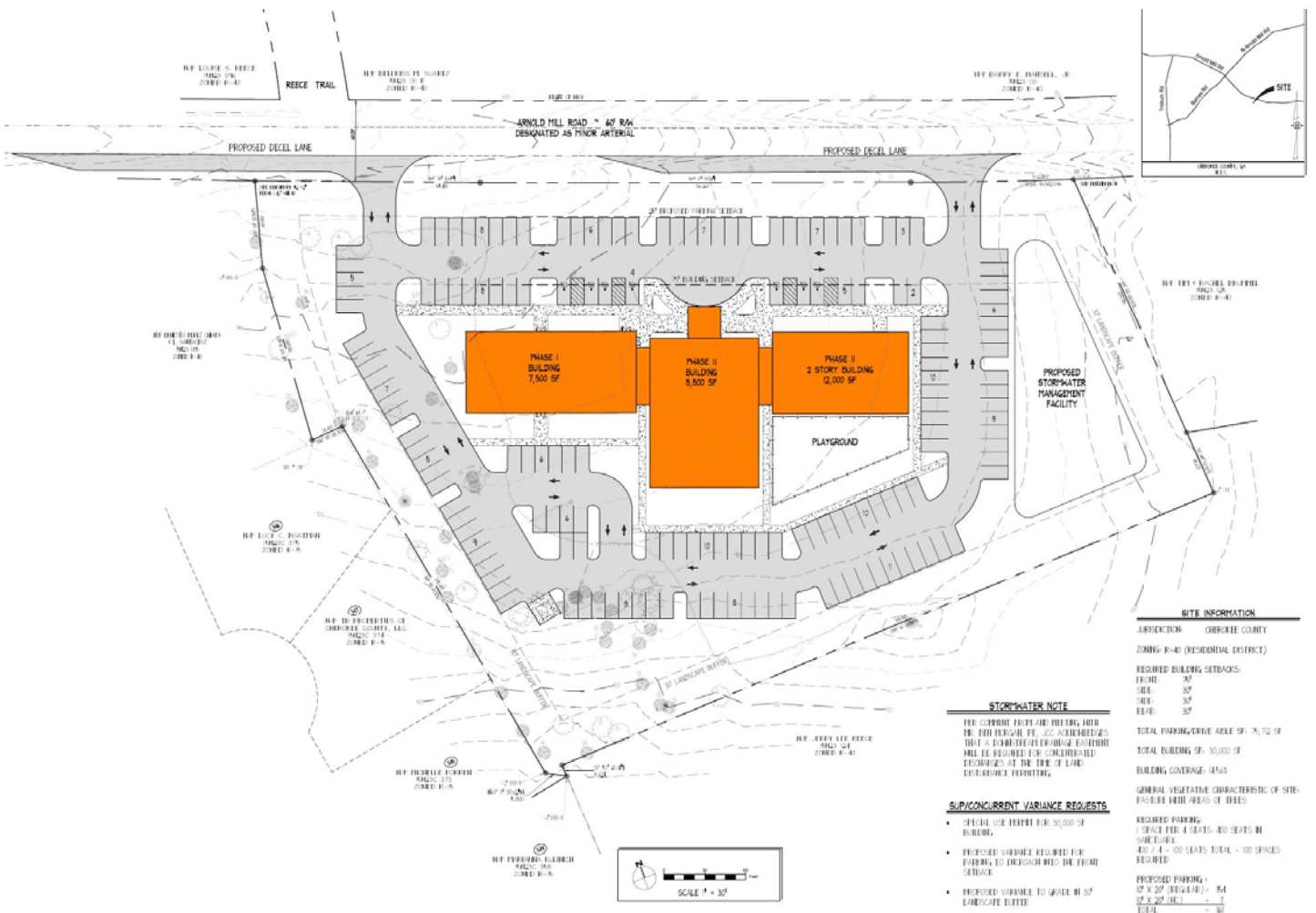
Summary

The applicant seeks a Special Use Permit for a Religious Institution. Applicant also requests two (2) concurrent variances: Article 7, § 7.7-18 a. (4) to allow parking within front yard setback area and Article 10, § 10.6-2 Screening Requirements to allow grading and replanting within a buffer area.

The subject property is located off Arnold Spence Road, a two lane minor arterial public roadway. A traffic count performed in this area in 2018 recorded 7,390 vehicles per day in this area of Arnold Mill Road. Phase 1 of the religious institution (200 seats) could generate 126 trips per day. Full buildout of the religious institution (400 seats) could generate 252 trips per day. After full buildout, the place of worship proposes to hold two services on Sunday. In addition, the applicant is requesting to grade in a buffer which is intended to separate dissimilar uses as part of the land development process. The applicant also requests to have parking in the front yard area of the site. The visual impact of parked vehicles in such proximity to the road may not be appropriate for the surrounding area. With this in mind, the special use may not be compatible with the surrounding area and there may be grounds to recommend denial of the Special Use Permit and concurrent variances.

Also consider that Places of Worship in the AG and all residential zoning districts are allowed as a matter of right. However, a Special Use Permit is required in this case because the aggregate square footage of all buildings on the property is greater than ten thousand (10,000) square feet. The subject property is located in an area which is in transition from rural types of development to suburban ones, often characterized by pockets of development interspersed among a rural landscape. Cherokee County Sheriff's Office reports that additional personnel and equipment should not be necessary to continue efficient service in the area. Arnold Spence Road should be able to handle the additional traffic generated by this application, provided necessary improvements are made at the site. Although the applicant is requesting to grade within a buffer, the applicant states that the buffers will be replanted to Cherokee County buffer standards. As a result, the special use may be compatible with the surrounding area and there may be grounds to recommend approval of the Special Use Permit and concurrent variances.

Site



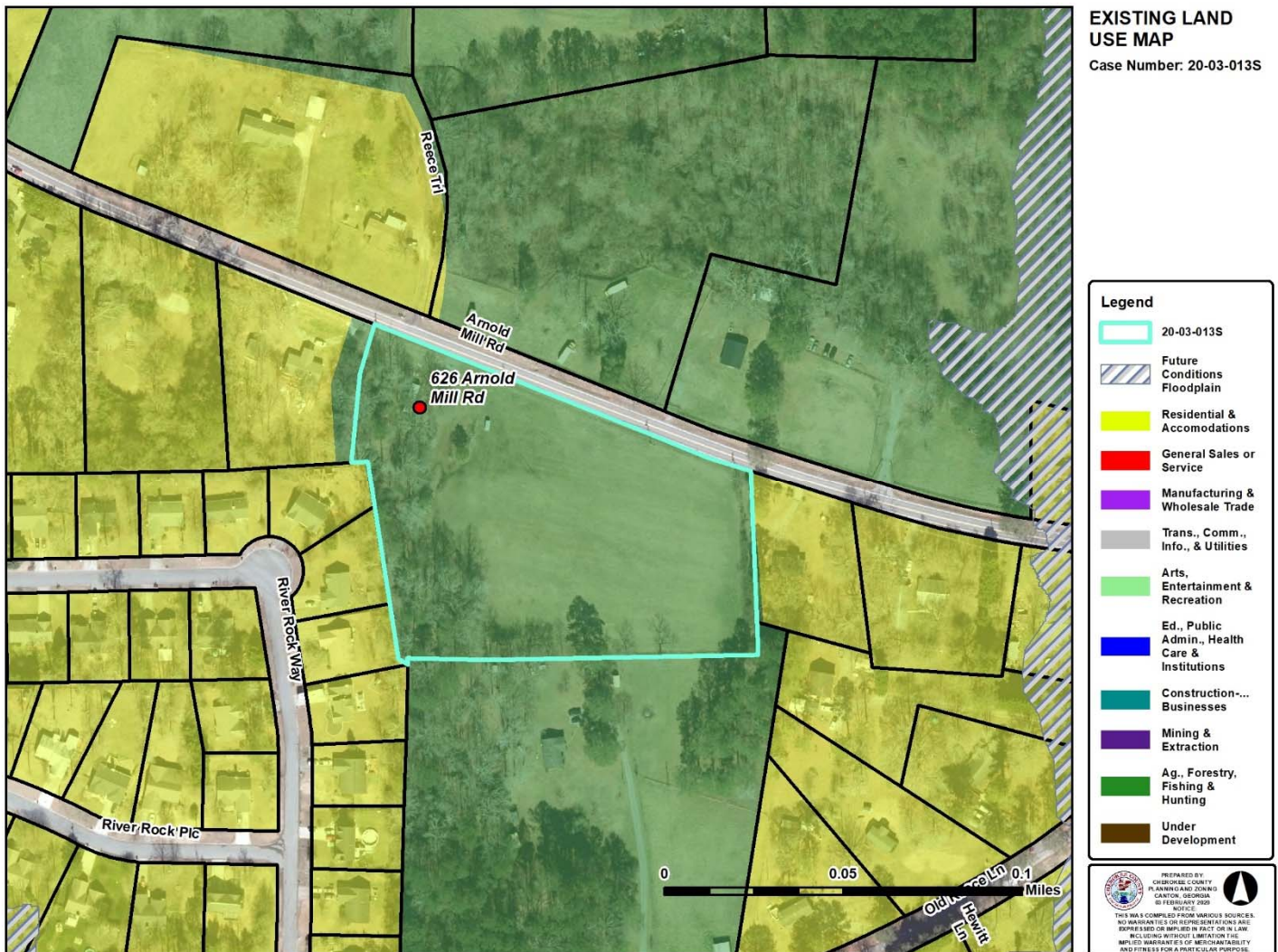
The site was previously in residential use. An 8-inch water line and a 12-inch sewer line are in place along Arnold Mill Road. Both lines are administered by Cherokee County Water and Sewerage Authority (CCWSA). Onsite sewerage will be piped to the closest public sewer line. The applicant states that a public sewer line is located on River Rock Way (River Oaks subdivision) and an easement will be obtained from a neighbor. Cherokee County Sheriff's Office estimates that the response time to this location is under five minutes. Sheriff's Office reports that additional personnel and equipment will not be necessary to continue efficient service in the area.

The primary public access for the property in this application is Arnold Mill Road, a two-lane minor arterial roadway that is approximately 24 feet wide. There was a traffic count of 7,390 vehicles per day recorded in 2018. Phase 1 of the religious institution (200 seats) could generate 126 trips per day. Full buildout of the religious institution (400 seats) could generate 252 trips per day. At this time Cherokee County has no improvements planned for this section of Arnold Mill Road. Access to Arnold Mill Road will include a deceleration lane and possibly a left-turn lane. It is recommended that the applicant complete a traffic study to determine if this project will require the construction of the left-turn lane during the initial phase or later phases of development of the parcel. Arnold Mill Road should be able to handle the additional traffic generated by this application.

Site



Use

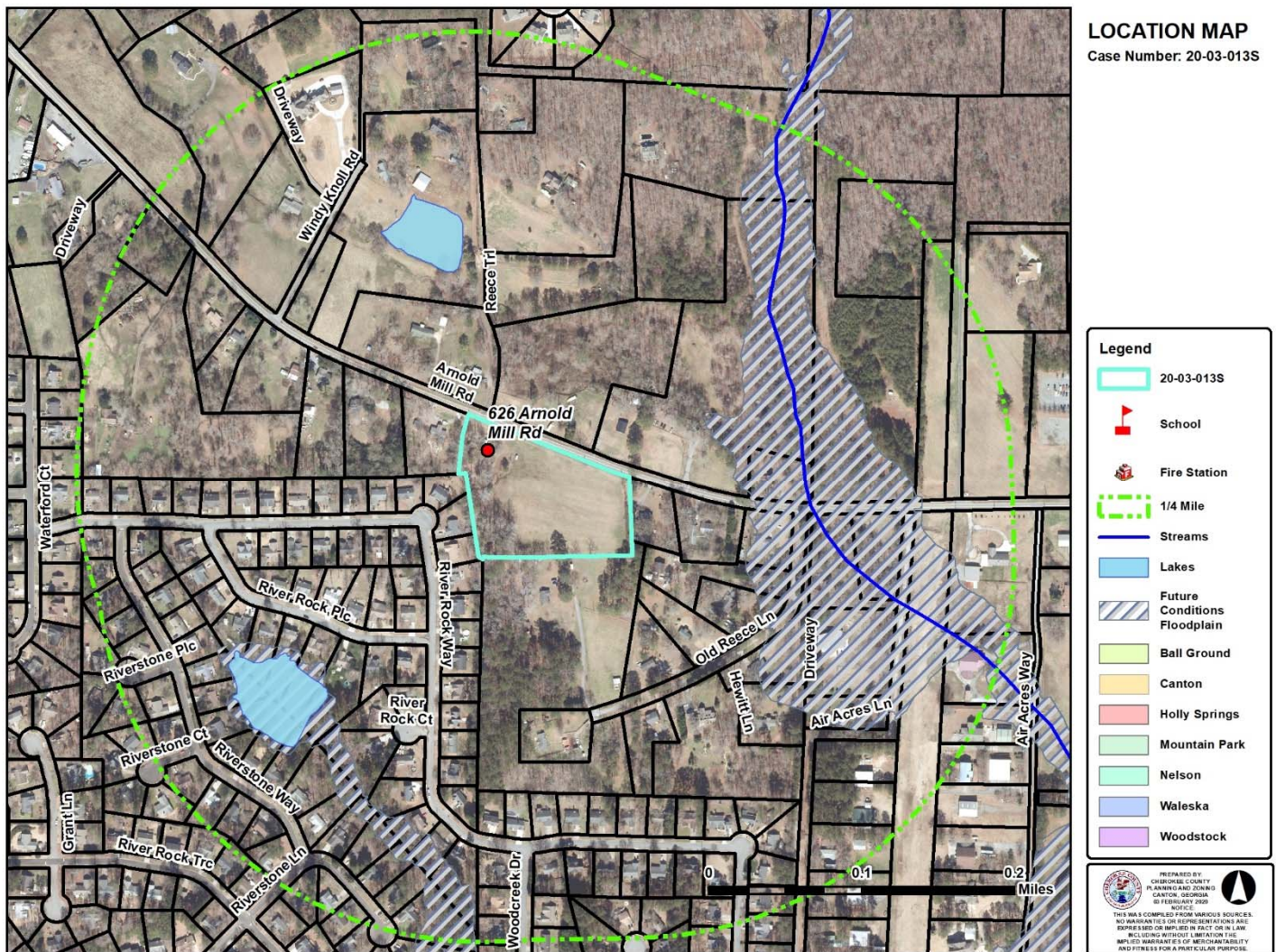


The applicant proposes to operate a religious institution in the R-40 single-family residential district. The purpose of the R-40 districts is to enable residential development of a low density urban character. The R-40 district is designed to permit and encourage residential development in areas where urbanization is taking place. Limited agricultural uses, such as crop production and animal husbandry, on tracts of 5 acres or more are also compatible within the R-40 district.

Places of Worship in the AG and all residential zoning districts shall conform to the following requirements of this subsection and shall be allowed as a matter of right. Places of Worship in the AG or any residential zoning district that do not meet the requirements of this subsection shall be allowed if a Special Use Permit is obtained in accordance with the provisions outlined in Article 18 of the Zoning Ordinance:

1. The place of worship shall
 - a. Have primary access from an Arterial or Collector road,
 - b. Be located on a site of not less than two (2) acres, and
 - c. Have not less than two hundred (200) feet of road frontage.
2. The aggregate square footage of all buildings on the property shall not be greater than ten thousand (10,000) square feet.

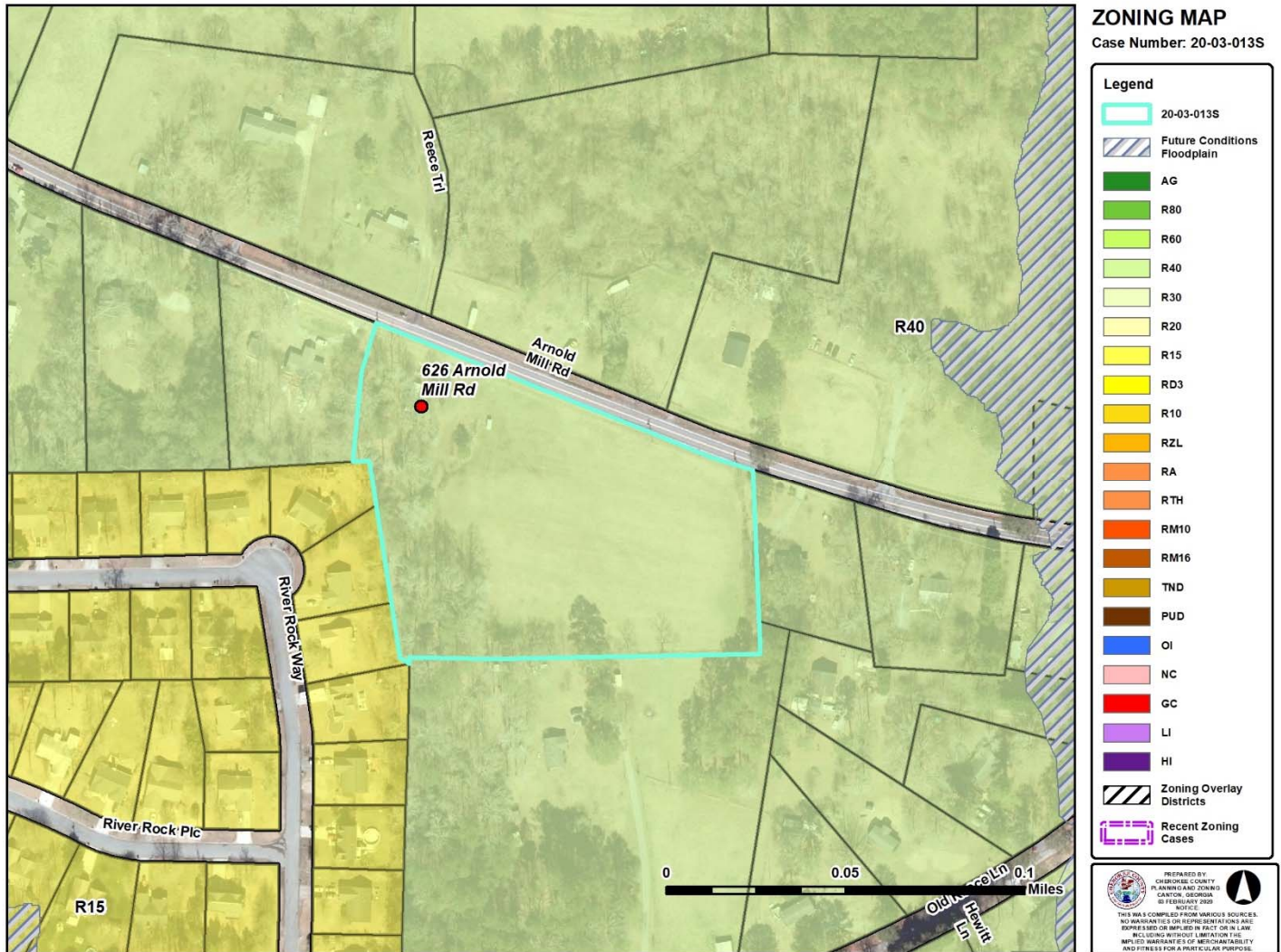
3. All buildings must be setback at least fifty (50) feet from any street and at least thirty (30) feet from any side or rear property line. If located on an existing two (2) lane Arterial road, the front building setback shall be seventy-five (75) feet. If located on an existing two (2) lane Collector road, the front building setback shall be sixty-five (65) feet.
4. No parking within the front yard setback area.
5. If adjacent to property zoned residential, or adjacent to property zoned AG with a residential use thereon, a buffer of at least thirty (30) feet shall be provided along the property lines adjacent to said property.
6. Regardless of zoning classification, all buildings and related appurtenances shall comply with the provisions of Article 7.5-3. A building used as a Parsonage associated with the Place of Worship on the property is exempt from this requirement.



Surrounding Area



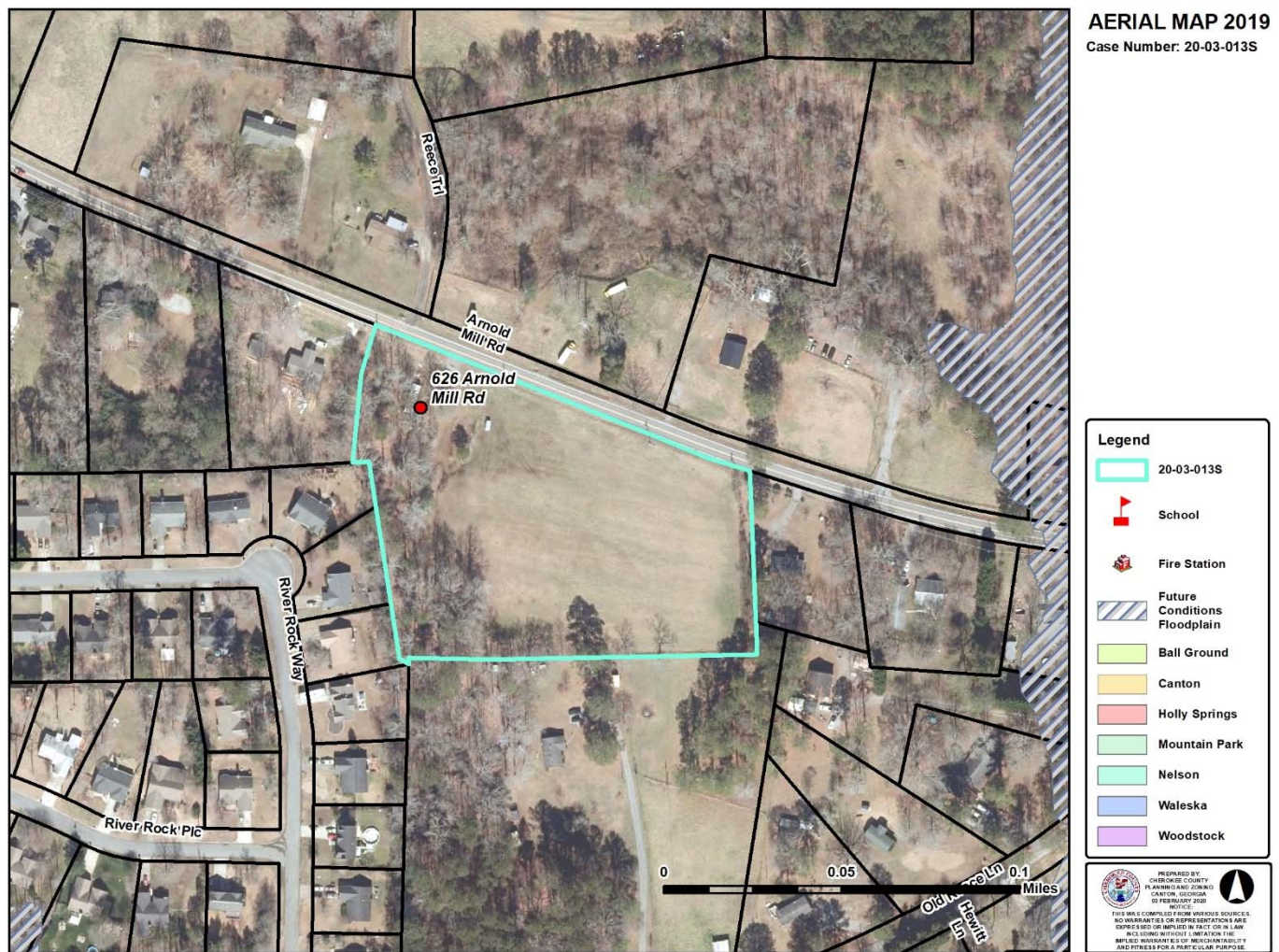
Surrounding Area



The subject property is in the R-40 zoning district. To the north, east, and south is R-40. To the west is R-15 (River Oaks residential subdivision). The subject property has been in residential and agricultural use. The surrounding area is a mix of residential and agricultural land uses. The most recent zoning action in the area was east of the subject property at 651 Arnold Mill Road. The Cherokee County Board of Commissioners granted a change of zoning to Eric Berkobin on 7.19 acres. The property was rezoned from AG to R-40 for a single-family residential subdivision on December 19, 2006 with conditions (Case Number 06-12-080, Resolution Number 2006-R-120). The conditions are:

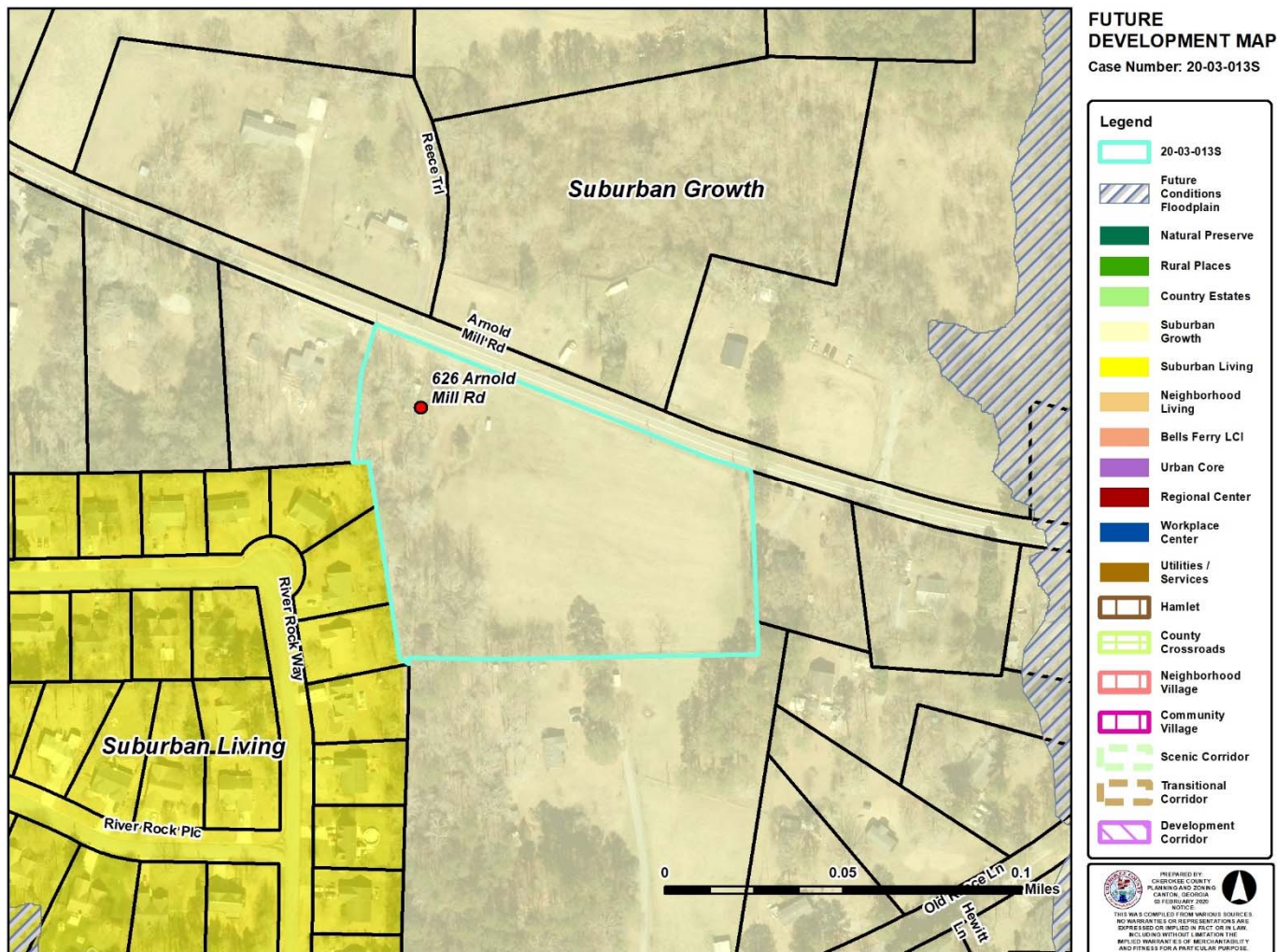
1. Structure controlled water outflow.
2. Reserve a strip 100 feet x 500 feet going north from overrun area with no residential structures.
3. Airport disclosure to potential property buyers.

Impact



Special Use Permits require individual review of the location, design, height, intensity, configuration, and public facility impact of a bona fide use to determine the appropriateness of the use for a particular site and its compatibility with adjacent uses. Furthermore, Special Use Permits are to be evaluated to determine whether or not there will be a significant adverse effect on the surrounding area, whether or not the use is otherwise compatible with the surrounding area, and whether or not the public health, safety, welfare, or moral concerns of the surrounding neighborhood will be adversely affected. The applicant proposes to building a 30,000 square foot religious institution in multiple phases. The applicant's master plan proposes a 400 seat sanctuary in the final phase. The first phase will be the construction of a 7,500 square foot multipurpose building with seating for 200. The applicant's intent is to construct three buildings and 168 parking spaces in the final buildout. Parking is proposed within the front yard setback area (concurrent variance requested). Sunday will be the primary day of operation with office hours during the week for a proposed staff of 8 employees. Adult Bible study classes are proposed by the applicant on Wednesday nights. After final buildout, the place of worship intends to have two separate services in the 400 seat sanctuary which could generate an approximate total of 800 visitors on a Sunday.

Future Development



The subject property is in the Suburban Growth Character Area. The primary purpose of this Character Area is to channel growth pressures to areas that are suitable in terms of land use patterns and infrastructure investment to create more sustainable communities. The intent of this Character Area is to preserve the primarily residential nature of these areas while promoting new residential communities that foster a sense of community and provide mobility, recreation and open space. This is an area in transition from rural types of development to suburban ones, often characterized by pockets of development interspersed among a rural landscape. Suburban Growth areas have limited existing development but occur where growth pressure is the greatest due to adjacency with current or proposed community infrastructure (such as sewer and water, and transportation). It is critical in Suburban Growth to ensure new development is compatible and located where existing infrastructure (i.e. roads, schools, water/sewer, etc.) is available. Primary future land uses include single-family detached housing and conservation subdivisions. Secondary future land uses are semi-public and institutional uses.

Cherokee County Government

ENGINEERING DEPARTMENT

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SPECIAL USE PERMIT MEMORANDUM

Case Number: 20-03-013S

Applicant: First Christian Church of Roswell

Current Zoning: R-40

● Transportation:

- **Primary Public Access** – The primary public access for the property in this application is Arnold Mill Road. Arnold Mill Road is a two-lane minor arterial roadway that is approximately 24 feet wide. There was a traffic count of 7,390 vehicles per day recorded in 2018.
- **Planned Improvements** – At the current time the County has no improvements planned for this section of Arnold Mill Road.
- **Trip Generation** – Based on the current zoning, the trip generation from the property as currently zoned is below based on the square footage yield for the zoning district on the property.

Proposed Use	Units	Trips Per Day
Church (1 st Phase)	200 seats	126
Church (Full Build)	400 seats	252

- **Development Related Improvements** – Access to Arnold Mill Road will include a deceleration lane and possibly a left-turn lane. It is recommended that the applicant complete a traffic study to determine if this project will require the construction of the left-turn lane during the initial phase or later phases of development of the parcel.

● Stormwater:

- **Flood Plain or Wetlands on Property** – No.
- **Runoff Tributary and Basin** – Unnamed tributary of Little River in the Allatoona basin.

● Conclusion:

Arnold Mill Road should be able to handle the additional traffic generated by this application. The applicant should complete a traffic study during site plan development to determine if and when the project would warrant the installation of a left-turn lane. (Initial phase or Phases 2 or 3)