

**PLANNING APPROVAL, PUD &
SUBDIVISION STAFF REPORT****Date: January 9, 2003****NAME**

Azalea Baptist Church

SUBDIVISION NAME Azalea Baptist Church Subdivision**LOCATION**4050 Halls Mill Road
(West side of Halls Mill Road, 490'± North of Azalea Road)**PRESENT ZONING**

R-1, Single-Family Residential

AREA OF PROPERTY

3.2± Acres 1 Lot

CONTEMPLATED USE

Expansion of an existing church to include a new multi-purpose building (gymnasium and fellowship hall) and additional parking.

**TIME SCHEDULE
FOR DEVELOPMENT**

Begin immediately upon approvals.

**ENGINEERING
COMMENTS**

Must comply with all stormwater and flood control ordinances. Any work performed in the right of way will require a right of way permit.

**TRAFFIC ENGINEERING
COMMENTS**

Driveway number, sizes, location and design to be approved by Traffic Engineering and conform to AASHTO standards.

REMARKS

The applicant is proposing the construction of a new multi-purpose building and additional parking facilities for an existing church. The Zoning Ordinance requires Planning Approval for the location and/or expansion of a church in residential districts, and also requires Planned Unit Development Approval to allow multiple buildings on a single building site. Also, as site is a metes and bounds parcel, subdivision approval is required to make the site a legal lot of record.

The review required for Planning Approval examines the applicant's location and site plan with regard to transportation, parking and access, public utilities and facilities, traffic congestion and hazard, and to determine if the proposal is in harmony with the orderly and appropriate development of the district.

Given the surrounding development, the use of the property and expansion thereof is not an issue. However, there are several concerns/problems with the site plan as submitted, most of which relate to access, parking and circulation.

The first is the parking area along the front of the building. As drawn, maneuvering would be awkward at best; and two of the parking spaces would cause vehicles to completely block the entrance drive when backing-out. The proposed Handicap parking would also create a similar situation. This problem would only be exacerbated by the required dedication along Halls Mill Road (Halls Mill Road is a collector street and requires a minimum right-of-way of 70').

There are also problems with the access and maneuvering for the parking area along the North side of the building. The drive is less than 24' in places; vehicles will obstruct the drive; and there is no provision for pedestrian traffic from the facility.

It has been the practice of the Commission to require some level of compliance with the landscaping and tree planting requirements of the Zoning Ordinance. Typically when approving a major project such as this, the Commission has required full compliance. There are several trees on the site; however, they are water oaks and pines, and they are not sufficient in number to meet the requirements of the Ordinance.

A similar situation at another church was presented to the Commission recently. The Commission heldover those applications to allow the applicant to present revised plans that addressed concerns referenced in the staff report. The engineer for this application has been informed of these concerns, and the probability of a recommendation for holdover.

RECOMMENDATION

Based on the preceding, it is recommended that this application be heldover until the February 6 meeting to allow the applicant time to submit a revised plan.

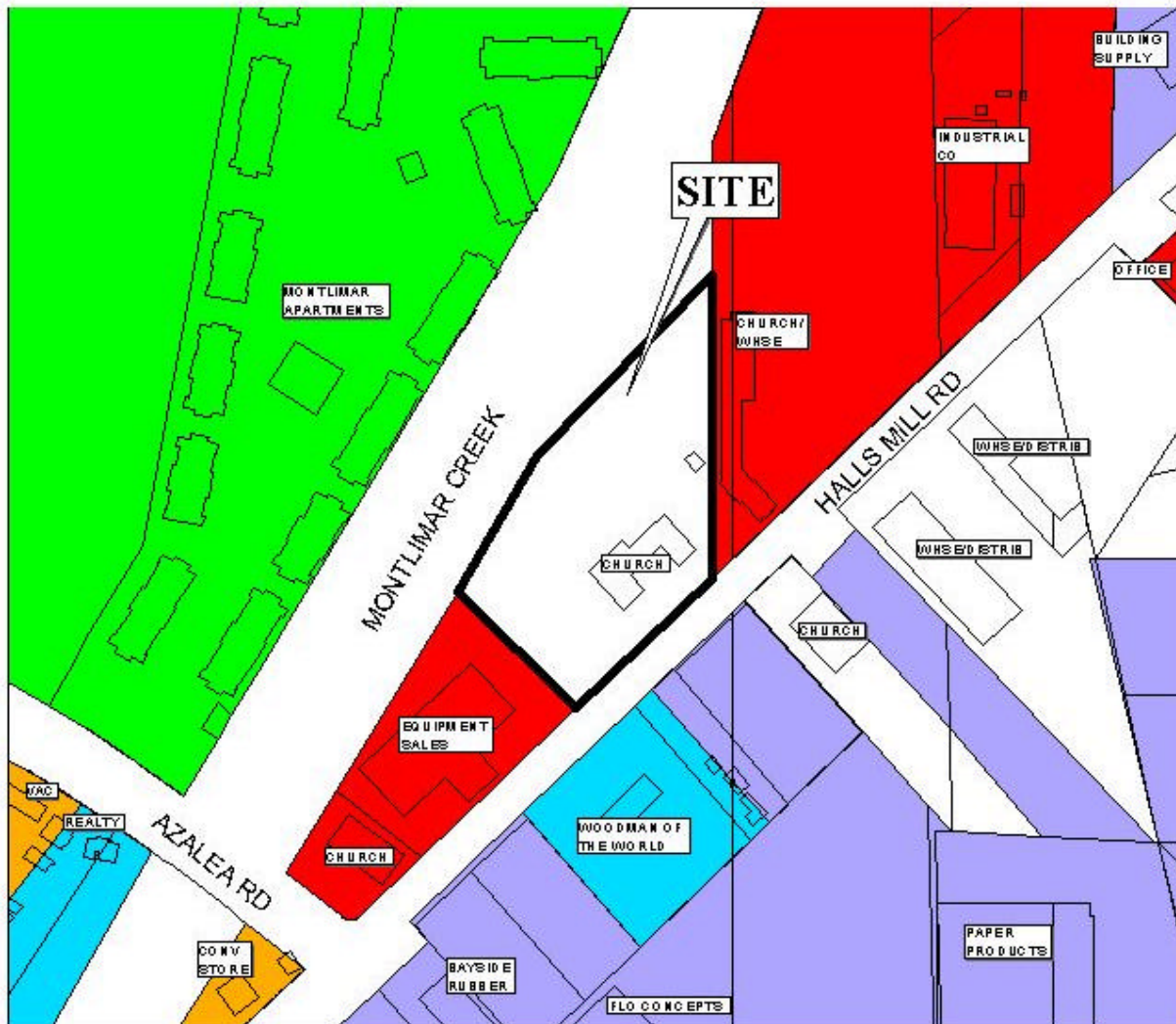
LOCATOR MAP



APPLICATION NUMBER 1, 2 & 3 DATE January 9, 2002
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PLANNING COMMISSION VICINITY MAP - EXISTING ZONING



Located to the North of the site are multi family residential dwellings; to the East is a warehouse. Located to the South of the site is a church, single family residential dwelling and lodge; to the West is an equipment sales company.

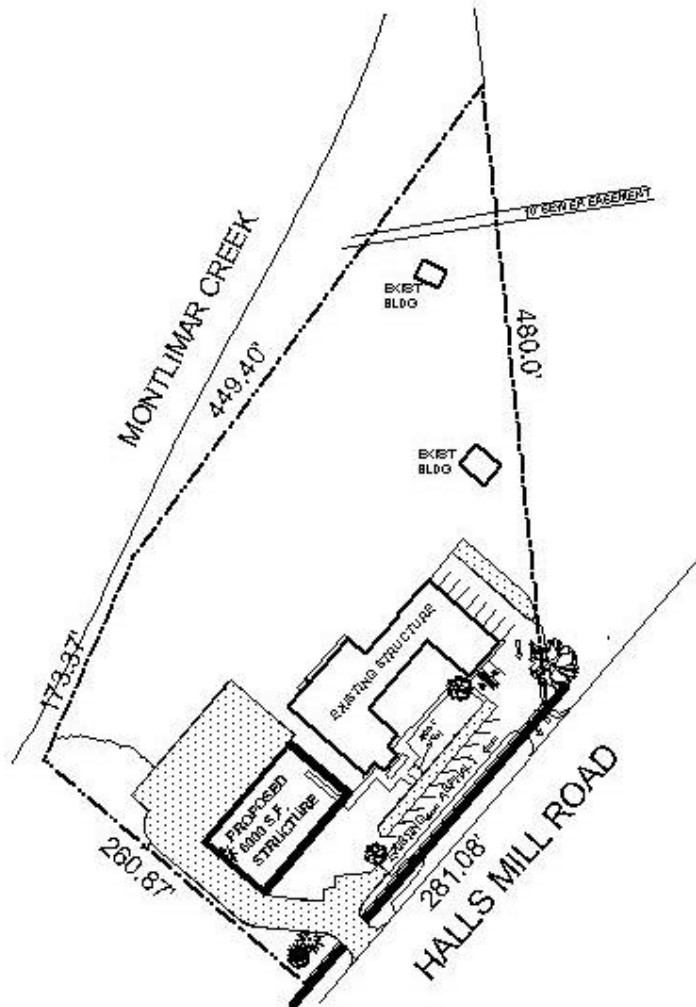
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REQUEST Planning Approval and PUD and Subdivision



SITE PLAN



The site is located on the West side of Halls Mill Road, 490' North of Azalea Road. The plan illustrates the existing structures and asphalt, along with the proposed structure and paving.

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USE/REQUEST Planning Approval and PUD and Subdivision



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