



22 East Broad St.  
Newnan, GA 30263  
www.coweta.ga.us  
770-254-2635

**To:** Coweta County Zoning Board of Appeals

**From:** Angela B. White, Asst Director

**Re:** Conditional Use Permit – *Article 7. Sec 75. Item 7. Churches*  
Macedonia Baptist Church  
Applicant Representative: Charles Witcher  
Location: 1504 Macedonia Rd, Newnan  
Petition # ZA 018-21  
Tax ID #: 060 5155 008  
"3rd" "Commission District

**Date:** April 15, 2021

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Macedonia Baptist Church was constituted August 20, 1827 and has been serving the Coweta community near the intersection of Macedonia and Roscoe Roads ever since. The current campus contains 32.85± acres and is accessed off a private drive known as Joel Sanders Rd. The campus also includes a cemetery.

Prior to the requirements of Church Conditional uses in the Zoning & Development Ordinance, the campus consisted of a sanctuary, metal and brick buildings. Under Petition 01-08, the Church was granted approval for a new church sanctuary and a two-story Sunday School classroom with kitchen and fellowship hall.

As the ministry continues to grow, the Church is requesting the ability to renovate an existing building, located behind the historic sanctuary for a multi-purpose facility. This will allow fellowship gatherings, worship services and athletic events. Seating and restrooms will be added to serve those gathered.

Brief descriptions of staff comments regarding this request are as follows:

**Environmental Health Department**

The CCEHD has no objection to the campus expansion request. The church would need to submit application for septic review in order to determine if addition would impact current septic system. If you have any questions, please contact our office.

**Building Department**

No concerns. Proper permitting of renovations will be required.

**Fire Department**

No comments

**Development Review**

The development division has reviewed this application and offers the following:

My understanding of this application is that the church is requesting to modify the existing multipurpose building and use it as an auxiliary gathering space. On the surface this would appear to be only a review of building plans. It should be noted that if the gathering area in the renovated plan proposes a greater seating capacity than that which is in the current sanctuary then a review of parking needs will need to be part of the building plan review. For churches Coweta County requires 1 parking space per 45 sf of primary assembly area if fixed seating is to be utilized or 1 parking space per 21 sf of primary assembly area if movable seating is to be utilized. For example, if 4000sf of the newly renovated space is to be an assembly area with movable seating then the required area for parking on site will be 190.

Otherwise this office has no objections to this CUP request.

**Water and Sewage Authority**

No objections to this request

**Public Works Department**

We have no objections to the requested CUP. Since this request has no effects of this Department's area of responsibility, we have no suggested conditions.

**Community Development**

The consideration for a Conditional Use Request must be reviewed through the following eleven factors as provided under *Article 28. Section 284.1 of the Coweta County Zoning and Development Ordinance.*

1. Whether the conditional use will permit a use that is suitable in view of the use and development of adjacent and nearby property.

*Response: The subject property has a total of 32.85 ± acres and is currently the campus of Macedonia Baptist Church, zoned RC-CUP. The church has been part of the community since 1827. Surrounding properties consist of an office building to the south and a convenience store to the southeast. The other surrounding parcels are zoned RC(Rural Conservation) and contains established residential developments or agricultural uses.*

2. Whether the conditional use will adversely affect the existing use or usability of adjacent or nearby property.

*Response: The proposed request will allow the existing structure to be utilized and renovated as part of the church campus layout.*

3. Whether or not the special circumstances contribute to the request are peculiar to the particular property involved.

*Response: The building has been on site for many years and with renovations, will allow for additional uses for the church ministry.*

4. Whether the conditional use will result in a use, which will or could cause an excessive, or burdensome use of existing streets, transportation facilities, utilities or schools.

*Response: N/A*

5. Whether there is existing or changing conditions affecting the use and development of the property, which gives supportive grounds for either approval, or disapproval of the conditional use permit request.

*Response: As previously noted, the campus has grown to serve the community. This building will allow for renovations to better serve the church with fellowship, worship gatherings and athletic events.*

6. Whether or not the situation for which the request is being made poses an unnecessary hardship for the applicant.

*Response: N/A*

7. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

*Response: N/A*

8. The available existing street system is adequate to efficiently and safely accommodate the traffic, which will be generated by the proposed use or development.

*Response: Public Works Department has no concern with these renovations.*

9. The existing public utilities, facilities and services are adequate to accommodate the proposed use or development.

*Response: The current infrastructure is adequate to accommodate the allowance of the additional building within the church campus.*

10. Whether or not the request is due to an intentional action of the applicant to violate the requirements of this ordinance.

*Response: N/A*

11. The proposed building(s) are not out of character with the surrounding area and zoning district in terms of building construction and general aesthetic appearance to the extent that the proposed building will have a detrimental impact on the value of nearby homes, businesses, or other properties.

*Response: The existing structure will be renovated to provide additional uses within the church campus.*

**The Community Development Department submits the following Factors for Consideration in reviewing the Conditional Use Request:**

1. Based on staff comments and recommended conditions, the proposed use should not have any adverse impact on facilities. (Factors 4, 8, 9)
2. The proposed use will allow the existing structure to be utilized as part of the current church campus. (Factors 2, 3, 5, 6, 9, 11)
3. The proposed use should not have an adverse effect on the aesthetic value of the surrounding area. (Factors 1, 2, 3, 5, 10, 11)

**Should the Board of Zoning Appeals recommend approval for the request, the Community Development Department is submitting the following conditions for consideration:**

1. All applicable fire safety requirements of the County Fire Marshal & State Fire Marshal shall be met.
2. The church shall agree to work with the county, in good faith, to address any concerns or complaints related to odor, glare, noise, or similar objectionable features.
3. All future buildings shall reasonable reflect the renderings submitted including brick with metal roofing.
4. All applicable requirements of the Fire, Environmental Management or Building Department shall be met.
5. All applicable parking requirements shall be met.

The Public Hearing for this request is scheduled for **Thursday, April 22, 2021** at **6:00PM** in the Commission Chambers located at 37 Perry Street, Newnan, GA 30263.

If you have concerns regarding this applicant, please let me know.

c: Chuck Witcher