



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

May 18, 2021

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-04-21-0766) Special Exception Use request to allow for a church – greater than 250 seats located at 375 Farr Road, Columbus, Georgia 31907.

Church – Greater than 250 Seats

Mt. Pilgrim Baptist Church has submitted an application for the Special Exception Use cited above. The property is located in a GC (General Commercial) zoning district. The site for the proposed church – greater than 250 seats located at 375 Farr Road. The purpose of the Special Exception Use is to allow for the operation of a church located within the GC (General Commercial) zoning district:

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Farr Drive is a local road. Farr Road is a local road. These roads will provide adequate free flow movement.

(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?

Services such as water, utilities, police, and fire protection are adequate.

(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?

The property is surrounded by GC (General Commercial) / RMF2 (Residential Multifamily 2). Noise, light, glare and odor should be limited due to the nature of the business.

(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?

The hours of operation for this use will not have an adverse impact on the neighboring

properties in the area.

(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings or other structures on neighboring properties?

This structures height, size and location should match the uses found in other GC (General Commercial) / RMF2 (Residential Multifamily 2) properties.

Council District: District 3 (Huff)

Thirty (30) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 0 Responses

The Planning Advisory Commission recommended ***approval*** and the Planning Department recommended ***approval***.

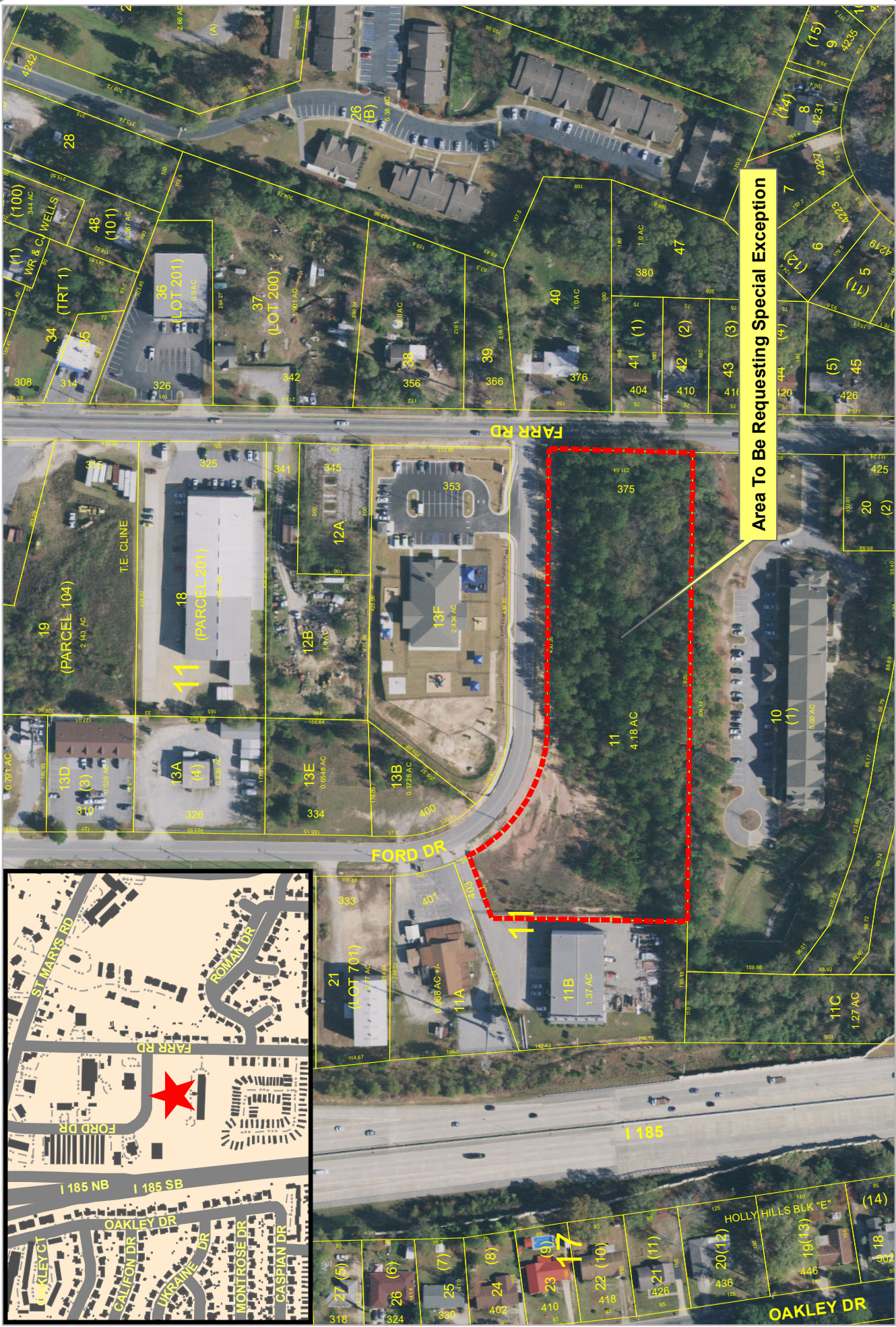
Additional Information: GDOT and CCG is currently in negotiations with Mt. Pilgrim Baptist Church to potentially relocate the church from 4400 Old Cusseta Road to 375 Farr Road. This relocation is due to the potential Off Ramp that would connect Interstate 185 to Old Cusseta Road.

Respectfully,

Rick Jones, AICP
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Site Plan
Traffic Report
Site Plan



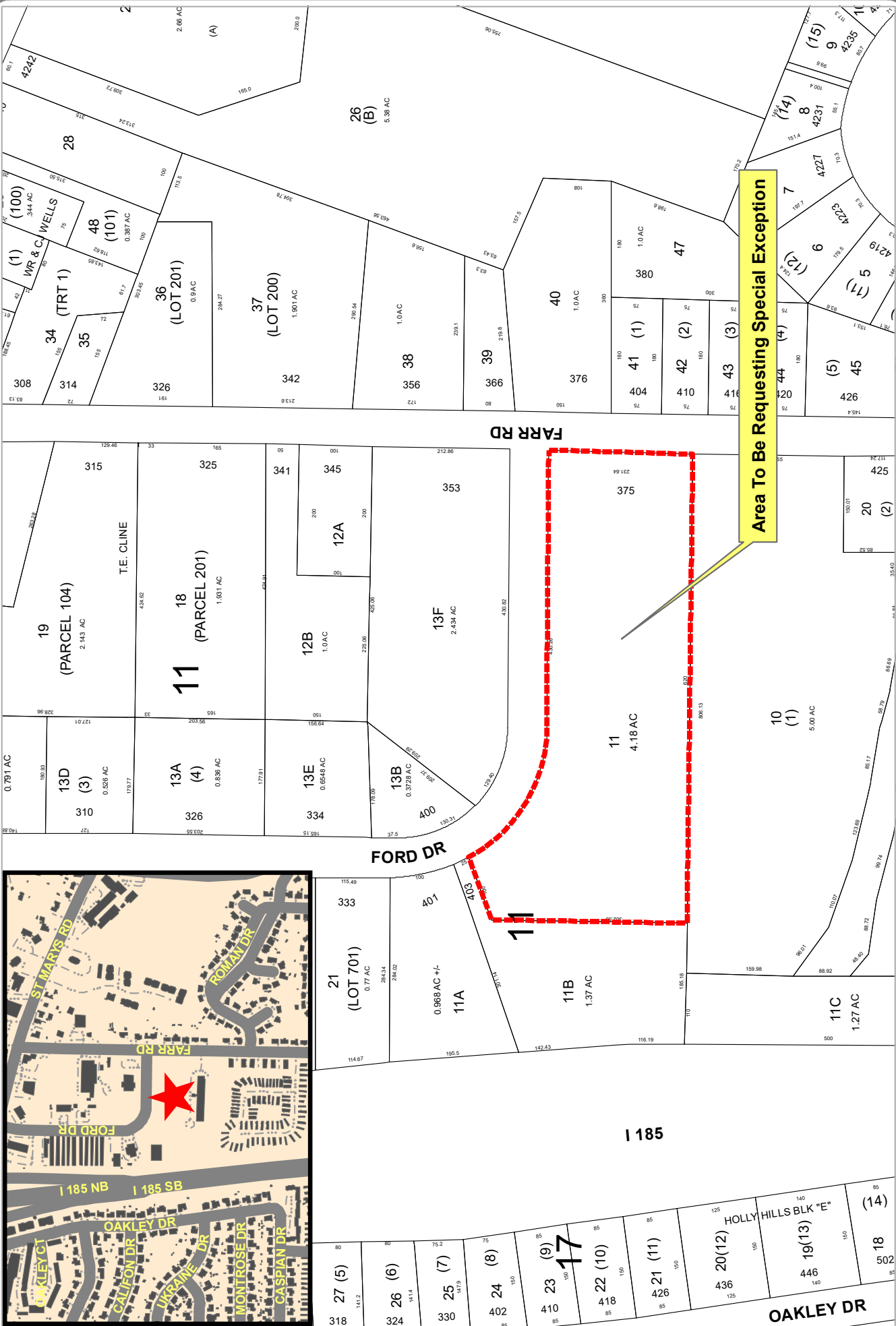
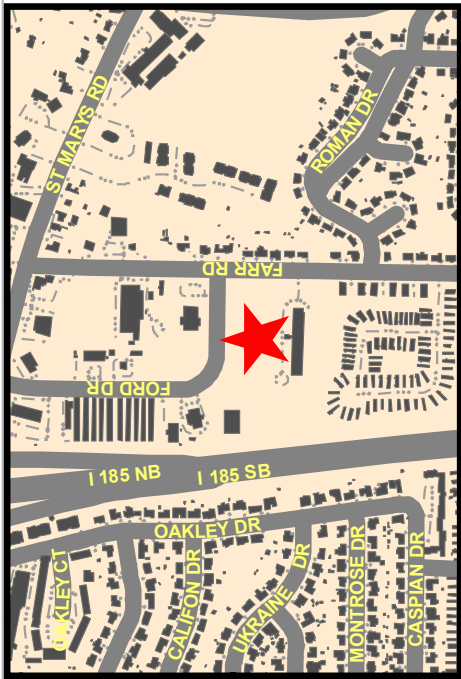
0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for EXCP 04-21-0766
 Map 089 Block 011 Lot 011
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

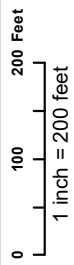
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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.



Date: 4/16/2021



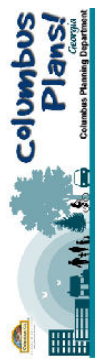
Area To Be Requesting Special Exception



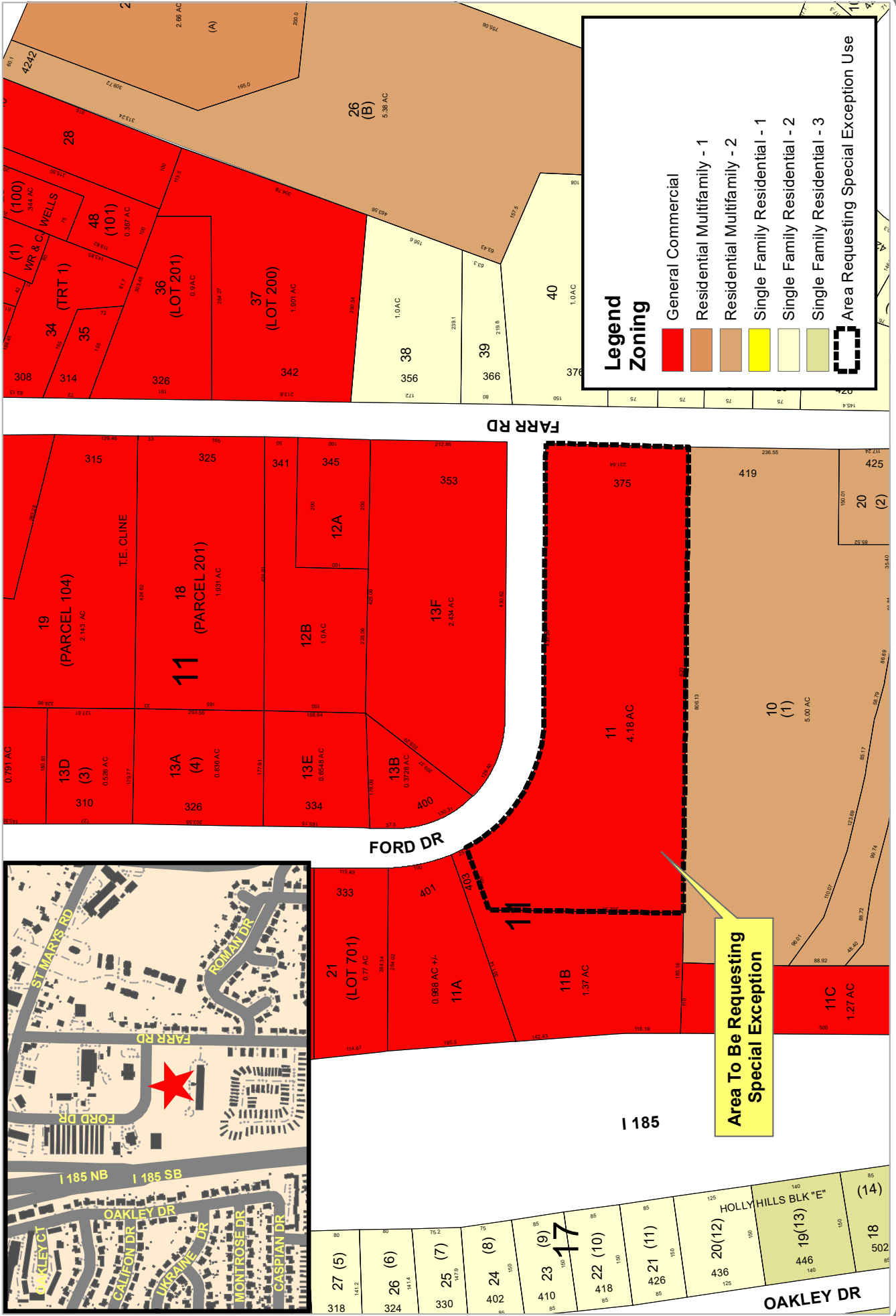
Location Map for EXCP 04-21-0766
Map 089 Block 011 Lot 011

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Data Source: IT/GIS
Author: David Cooper



Legend
Zoning

- General Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area Requesting Special Exception Use



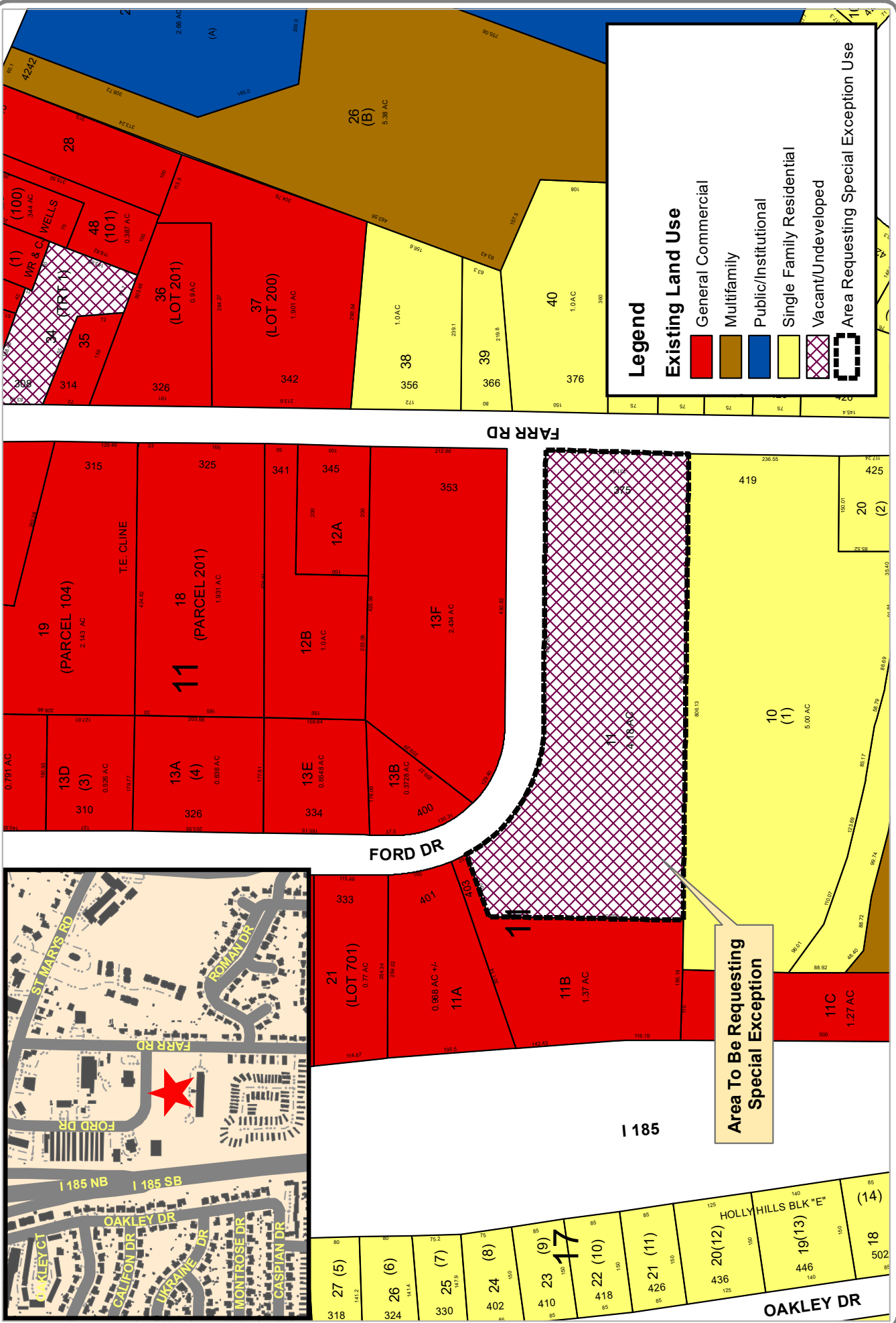
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1 inch = 198 feet
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for EXCP 04-21-0766
Map 089 Block 011 Lot 011
Planning Department-Planning Division
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Date: 4/19/2021

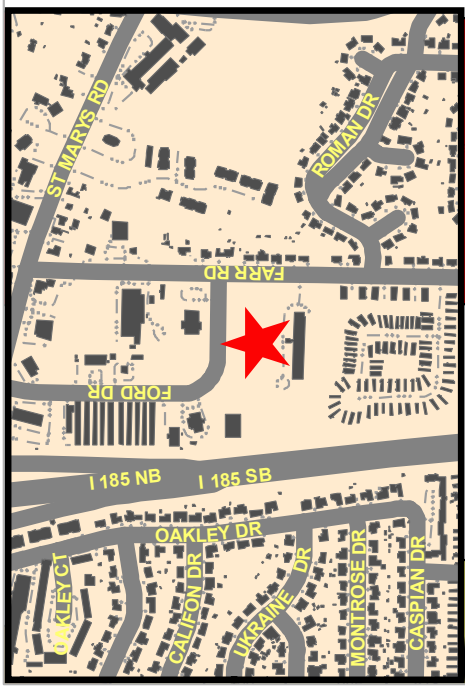


Legend

Existing Land Use

- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area Requesting Special Exception Use

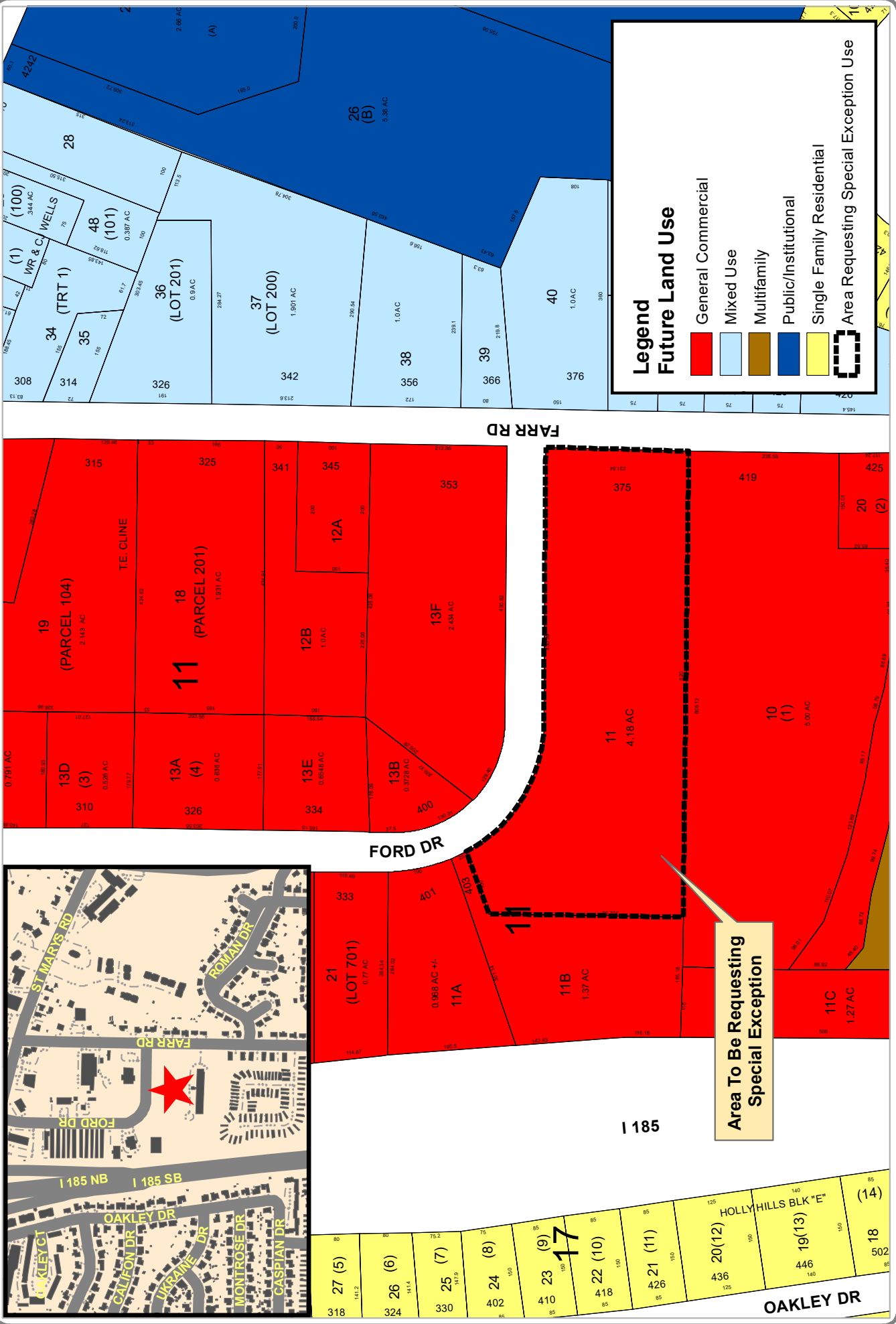
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Area To Be Requesting Special Exception

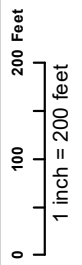
Existing Land Use Map for EXCP 04-21-0766
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**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Multifamily
- Public/Institutional
- Single Family Residential
- Area Requesting Special Exception Use



Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for EXCP 04-21-0766
Map 089 Block 011 Lot 011
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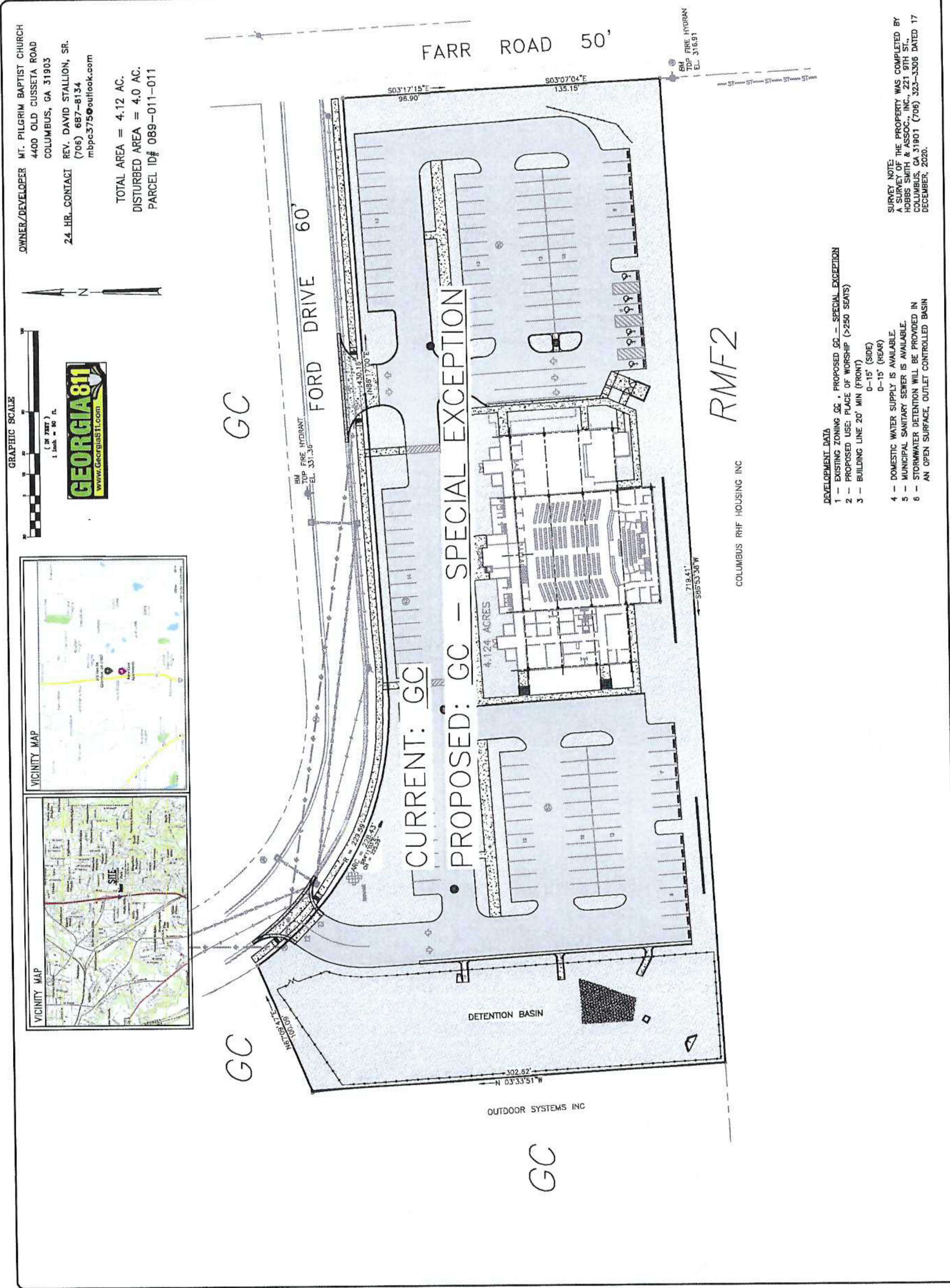


NIXON MAXEY, PC
 PROFESSIONAL ENGINEERING
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 Part of Land Lot 127, Conata Reserve
 375 FARR ROAD
 Project Location
 1400 WILWOOD AVENUE, COLUMBUS, GA 31906 (706) 326-9288

No.	Description	Date

Scale: 1" = 20'
 Date: 4/13/21

MT. PILGRIM BAPTIST CHURCH
 375 FARR ROAD
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 ZONING MAP



- DEVELOPMENT DATA**
- EXISTING ZONING GC, PROPOSED GC - SPECIAL EXCEPTION
 - PROPOSED USE: PLACE OF WORSHIP (>250 SEATS)
 - BUILDING LINE 20' MIN (FRONT)
 0-15' (SIDE)
 0-15' (REAR)
 - DOMESTIC WATER SUPPLY IS AVAILABLE.
 - MUNICIPAL SANITARY SEWER IS AVAILABLE.
 - STORMWATER DETENTION WILL BE PROVIDED IN AN OPEN SURFACE, OUTLET CONTROLLED BASIN

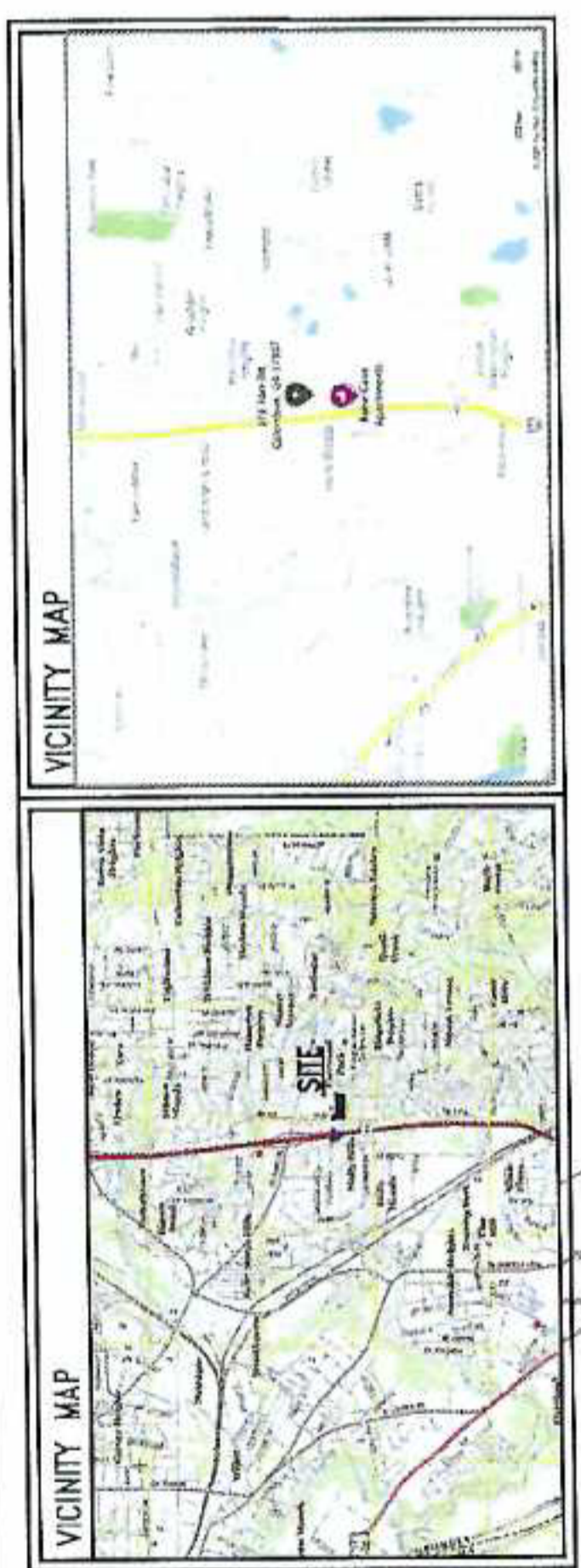
SURVEY NOTE:
 A SURVEY OF THE PROPERTY WAS COMPLETED BY HOBBS SMITH & ASSOC., INC., 221 9TH ST., COLUMBUS, GA 31901 (706) 323-3308 DATED 17 DECEMBER, 2020.

OWNER/DEVELOPER MT. PILGRIM BAPTIST CHURCH
 4400 OLD CUSSETA ROAD
 COLUMBUS, GA 31903
24-HR. CONTACT REV. DAVID STALLION, SR.
 (706) 687-8134
 mbpc375@outlook.com

TOTAL AREA = 4.12 AC.
 DISTURBED AREA = 4.0 AC.
 PARCEL ID# 089-011-011

GRAPHIC SCALE
 1 inch = 40 ft.
 (IN FEET)

GEORGIA811
 www.Georgia811.com



MT. PILGRIM BAPTIST CHURCH
 375 FARR ROAD
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA