



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

April 28, 2021

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-03-21-0589) Special Exception Use request to allow for a church located at 1372 Celia Drive, Columbus, Georgia 31907.**

**Church - Under 2 Acres / Over 1 Acre**

Agape Missionary Baptist Church, Inc. has submitted an application for the Special Exception Use cited above. The property is located in a SFR3 (Single Family Residential 2) zoning district. The site for the proposed church located at 1372 Celia Drive. The purpose of the Special Exception Use is to allow for the operation of a church located within the SFR2 (Single Family Residential 2) 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?**

Celia Drive is a local road. Langdon Street 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 SFR2 (Single Family Residential 2). Noise, light, flare 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 SFR2 (Single Family Residential 2) properties.

**Council District:** District 1 (Barnes)

**Sixty-Five (65)** 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

**Additional Information:** N/A

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

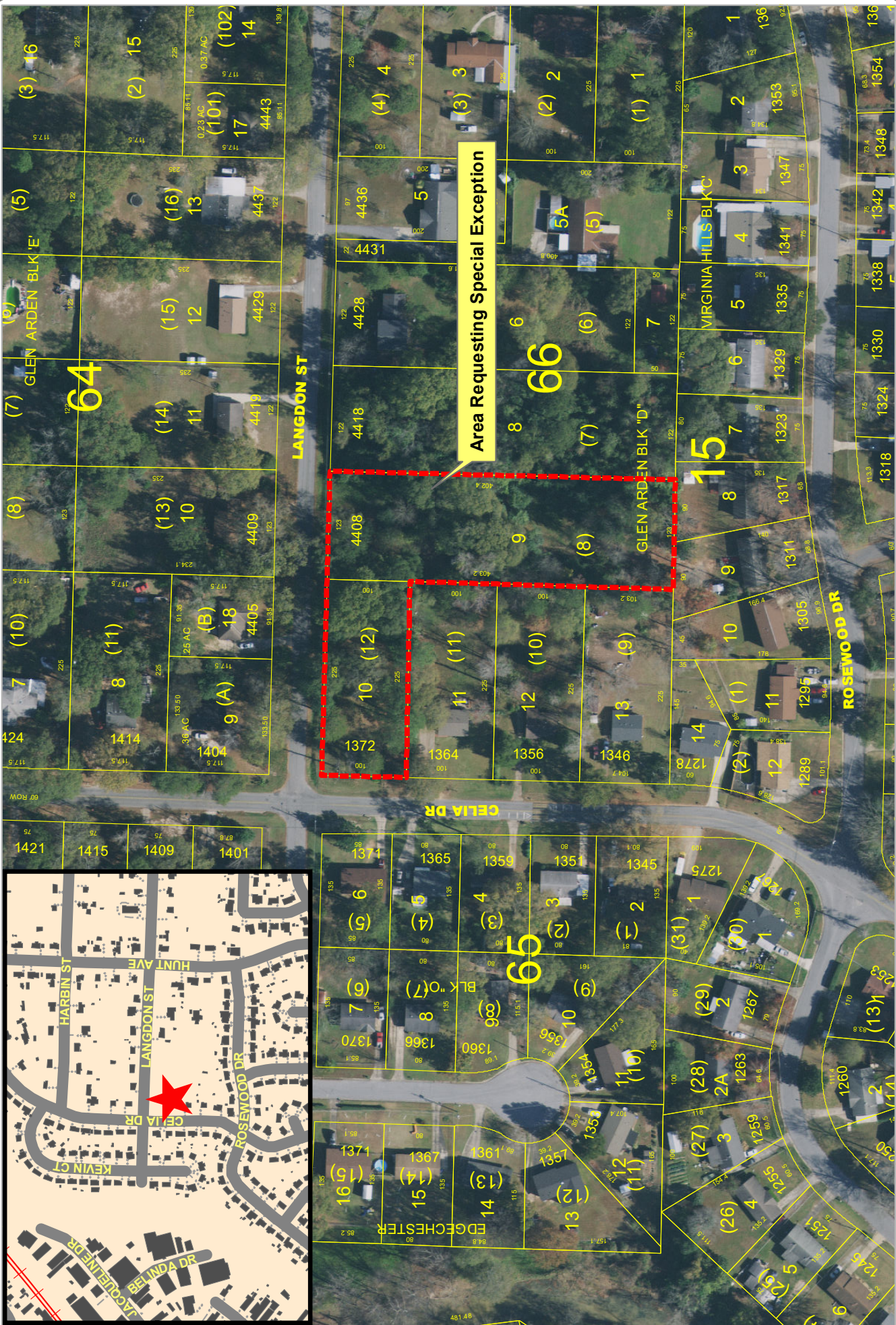
**Additional Information:** N/A

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



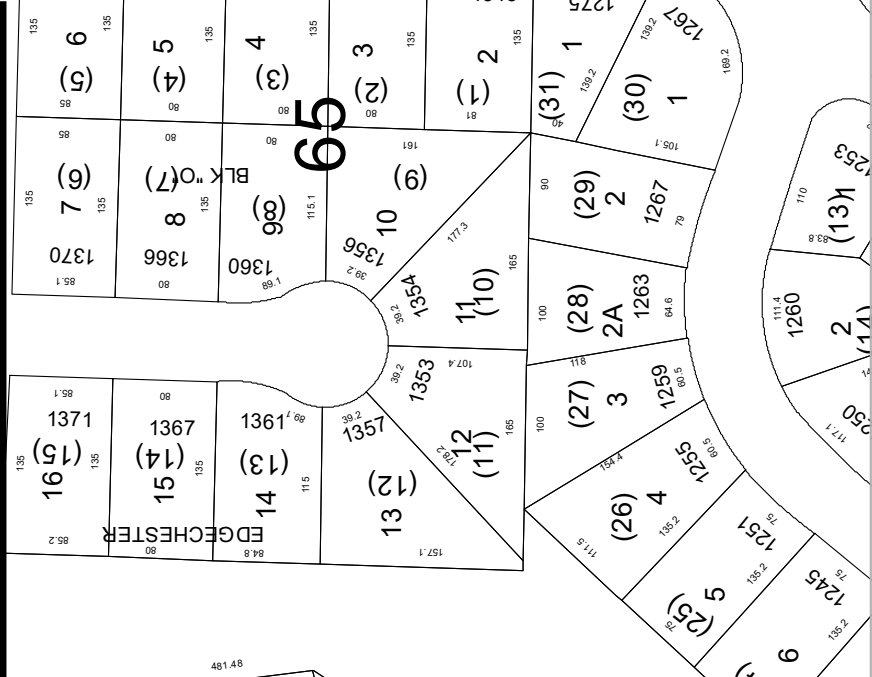
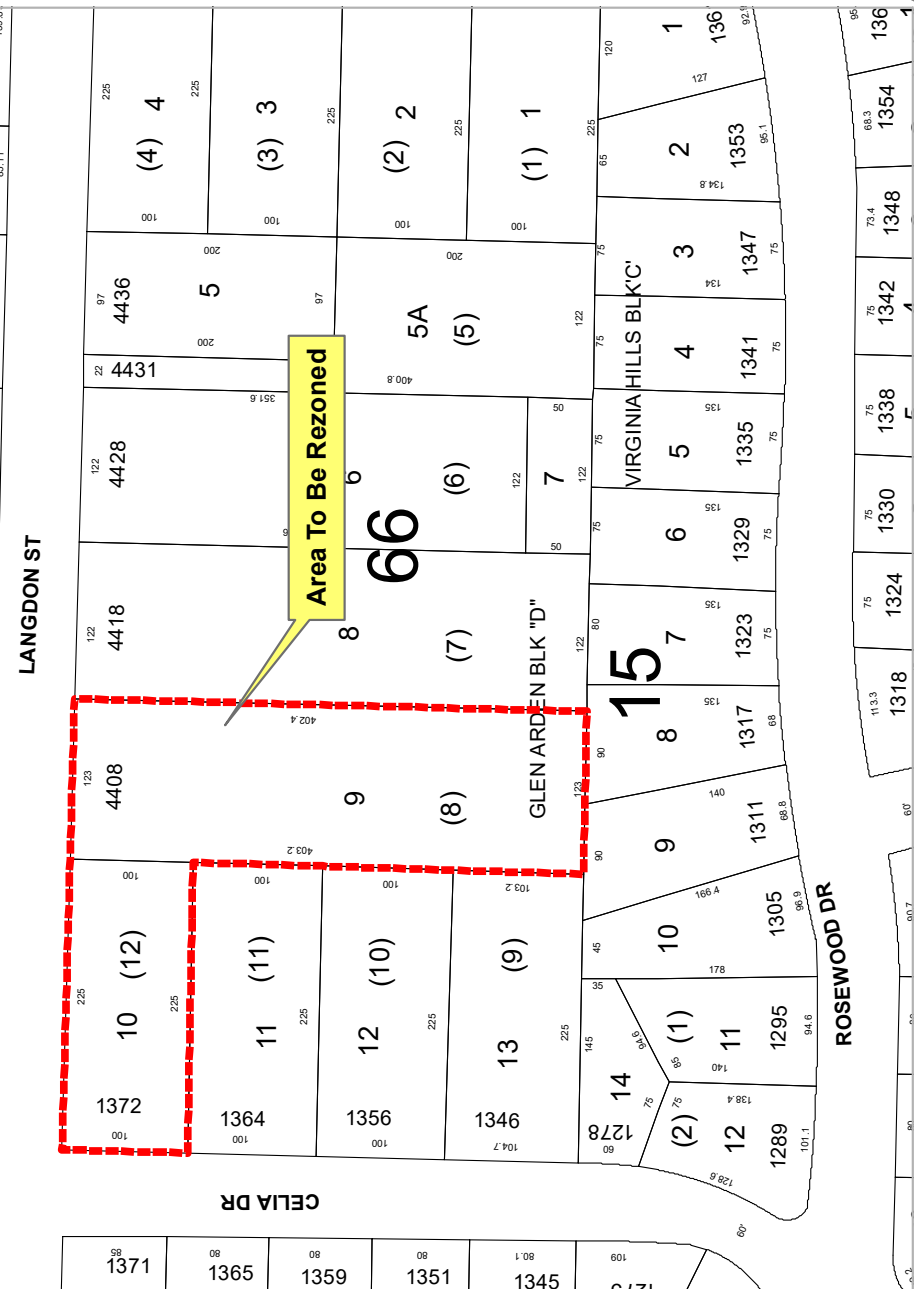
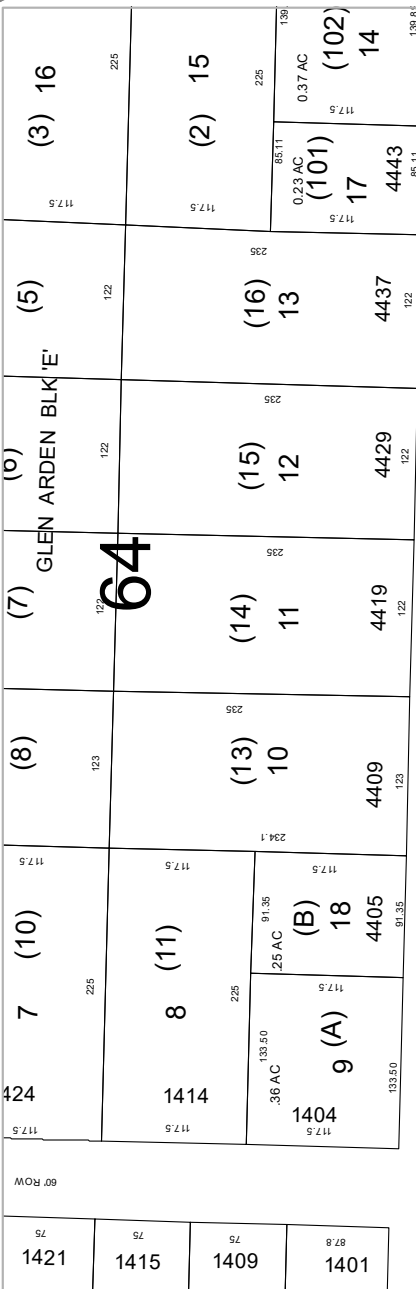
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 3/30/2021

Aerial Map for EXCP 03-21-0589  
 Map 086 Block 066 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper





0 75 150 Feet  
1 inch = 150 feet

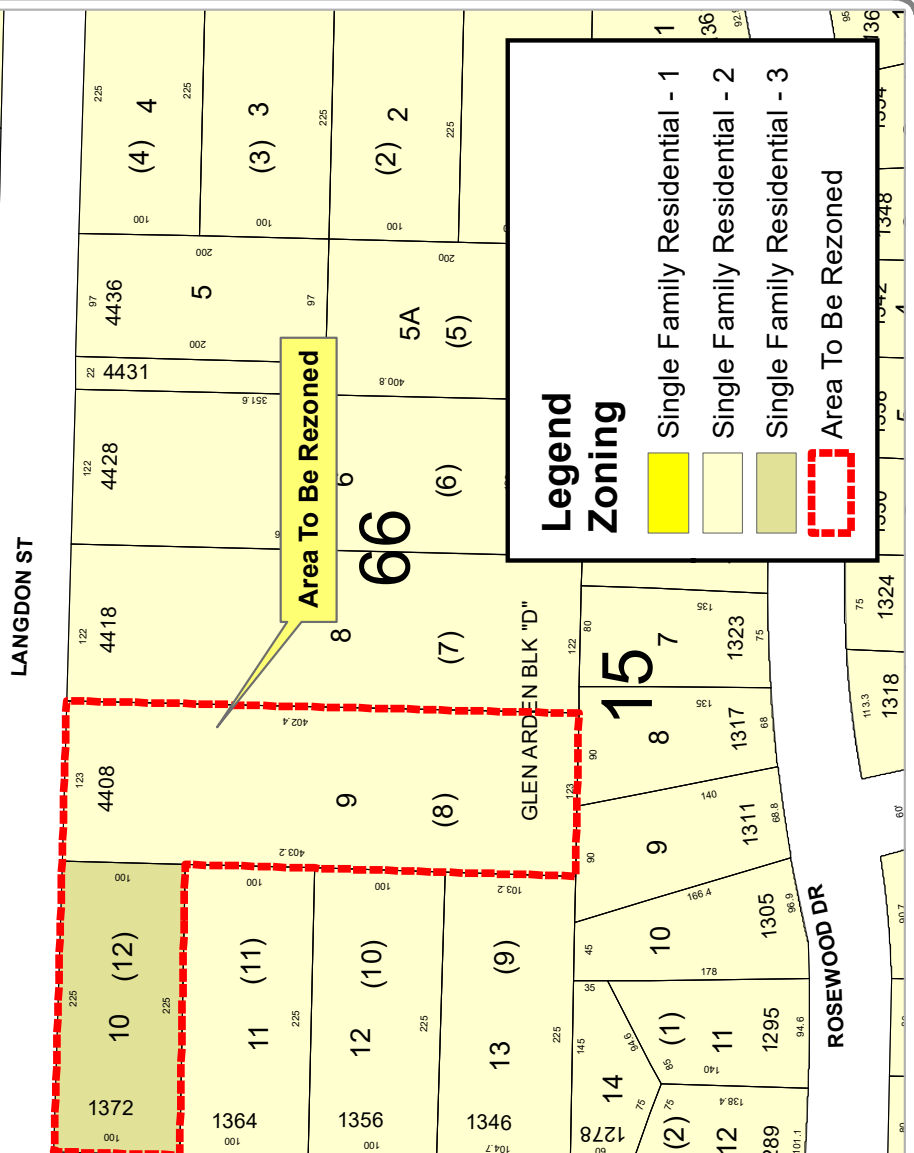
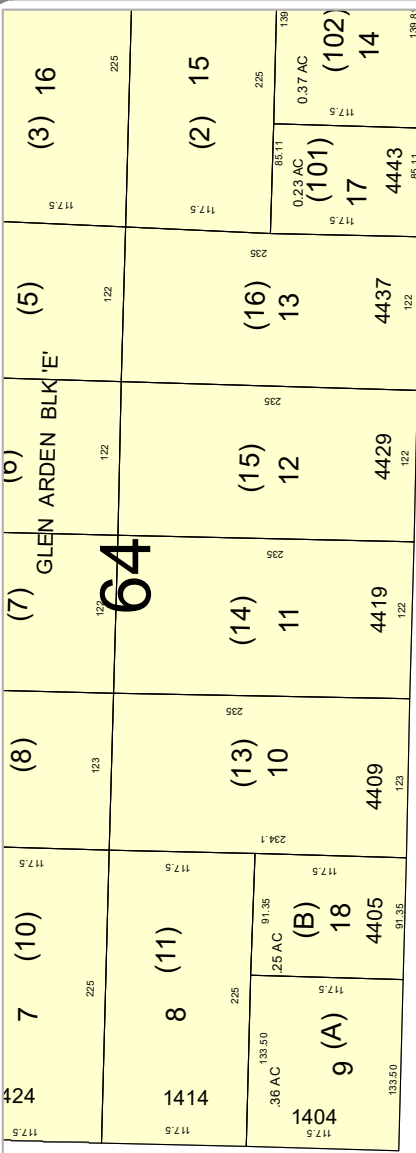
Data Source: IT/GIS  
Author: David Cooper

Location Map for EXCP 03-21-0589  
Map 086 Block 066 Lot 010  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

This material is made available as a public service. 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: 3/30/2021

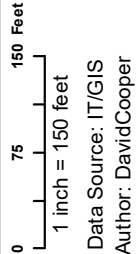


Area To Be Rezoned

### Legend

#### Zoning

- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned



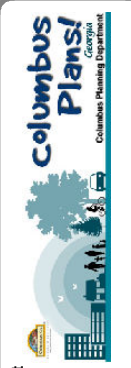
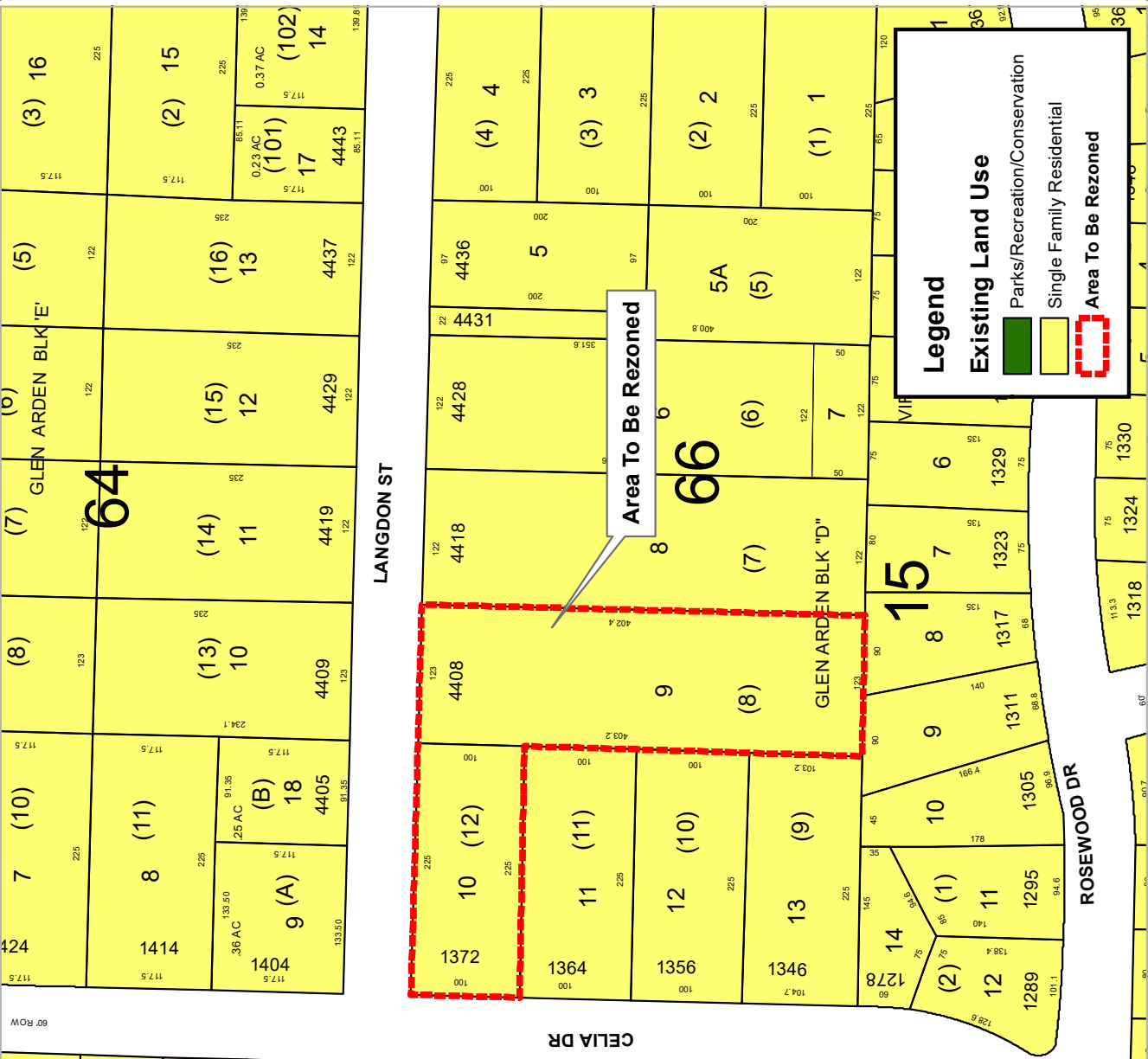
Data Source: IT/GIS  
 Author: David Cooper

Zoning Map for EXCP 03-21-0589  
 Map 086 Block 066 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

This material is made available as a public service. 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: 3/30/2021





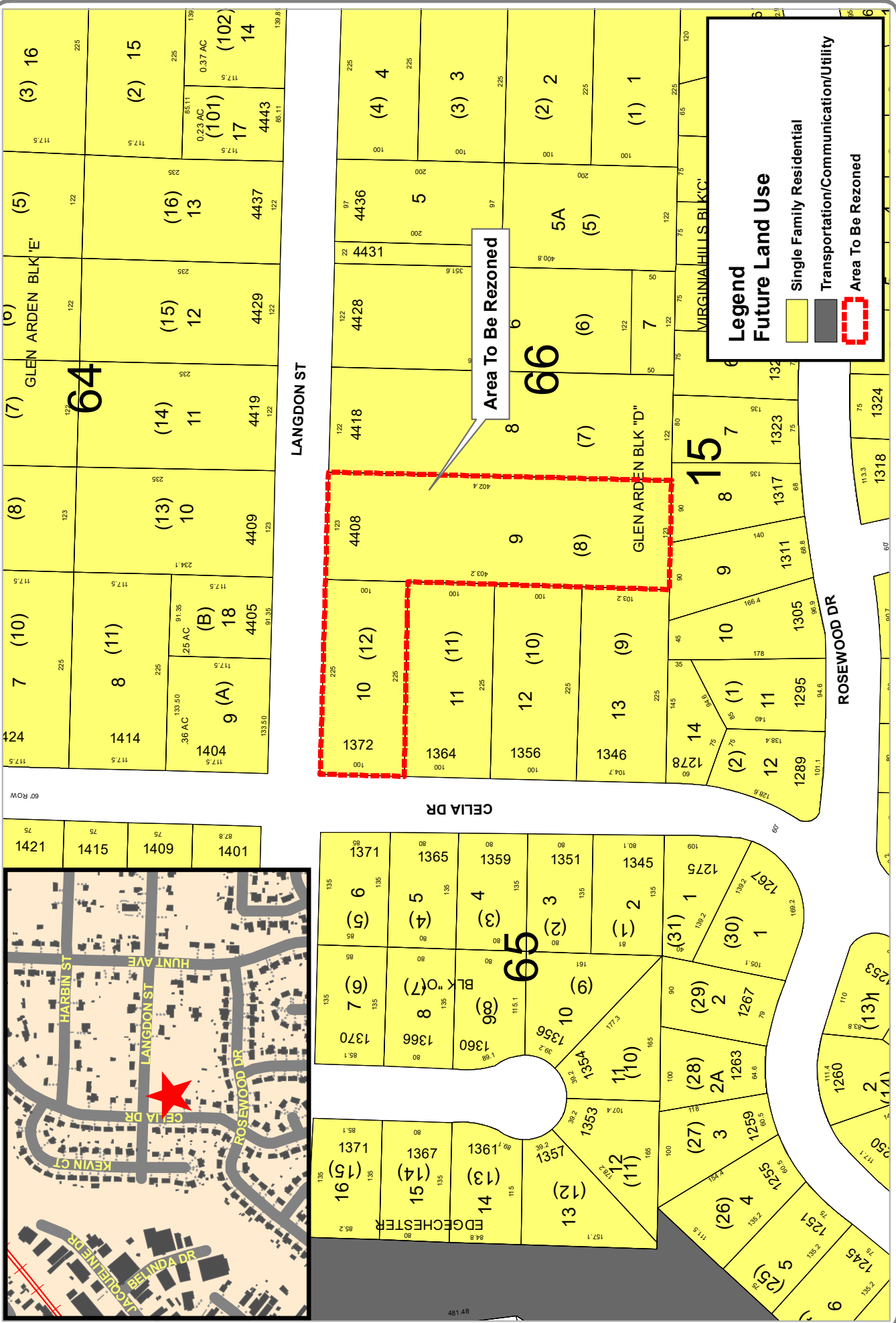
0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Existing Land Use Map for EXCP 03-21-0589  
Map 086 Block 066 Lot 010  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

This material is made available as a public service. 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: 3/30/2021



# REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO.

REZN 03-21-0588 & EXCP 03-21-0589

PROJECT

1372 Celia Drive

CLIENT

REZONING REQUEST

SFR3 to SFR2

## LAND USE

Trip Generation Land Use Code\*

210 & 560

Existing Land Use

Single Family Residential 3 - (SFR3)

Proposed Land Use

Single Family Residential 2 - (SFR2)

Existing Trip Rate Unit

SFR3 - Acreage converted to square footage.

Proposed Trip Rate Unit

SFR2 - Acreage converted to square footage.

## TRIP END CALCULATION \*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Family Detached Housing	210	SFR3	1.66 Acres	9.57	92
<b>Daily (Proposed Zoning)</b>					
Church	560	SFR2	1.66 Acres	0.87	6
				0.94	7
				3.54	26
				11.76	85
				<b>Total</b>	<b>124</b>

Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

## TRAFFIC PROJECTIONS

### EXISTING ZONING (SFR3)

Name of Street	Celia Drive
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2019)	930
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	92
Total Projected Traffic (2021)	1,022
Projected Level of Service (LOS)**	A

### PROPOSED ZONING (SFR2)

Name of Street	Celia Drive
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2019)	930
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	124
Total Projected Traffic (2021)	1,054
Projected Level of Service (LOS)**	A

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)



Rosewood Drive

1311  
&

1111  
b

1305  
01

Est

Dumpster

09

Agape  
Missionary  
Baptist  
Church  
Inc.

Door 60

sidewalk

10 ft

Parking

Lot

123

(9)  
13  
1346  
Celia

225

(10)  
12  
1356  
Celia

225

(11)  
11  
1364  
Celia

225

Parking

|||

|||

|||

|||

225

Est. 50-70  
Parking

Est. 2 entry lanes  
2 exit lanes

Building Est. 60x100

403.2

403.2

100

100

100

100

Langdon St

Celia Dr