



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

August 25, 2022

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-07-22-1378) Special Exception Use request to allow for a Places of Worship, 250 or more seats located at 3408 5th Avenue, Columbus, Georgia 31904.

Places of Worship, 250 or more seats

Highland Community Church has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 2) zoning district. The site for the proposed Places of Worship, 250 or more seats located at 3480 5th Avenue. The purpose of the Special Exception Use is to allow for the operation of a Places of Worship, 250 or more seats located within the RMF2 (Residential Multifamily 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?

35th Street is a local road. 5th Avenue is a local road. 6th Avenue 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 RMF1 (Residential Multifamily 1) / RMF2 (Residential Multifamily 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 RMF2 (Residential Multifamily 2) properties.

Council District: District 8 (Garrett)

One Hundred (100) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received One (1) calls and/or emails regarding the rezoning.

Approval: 1 Reponses

Opposition: 0 Responses

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

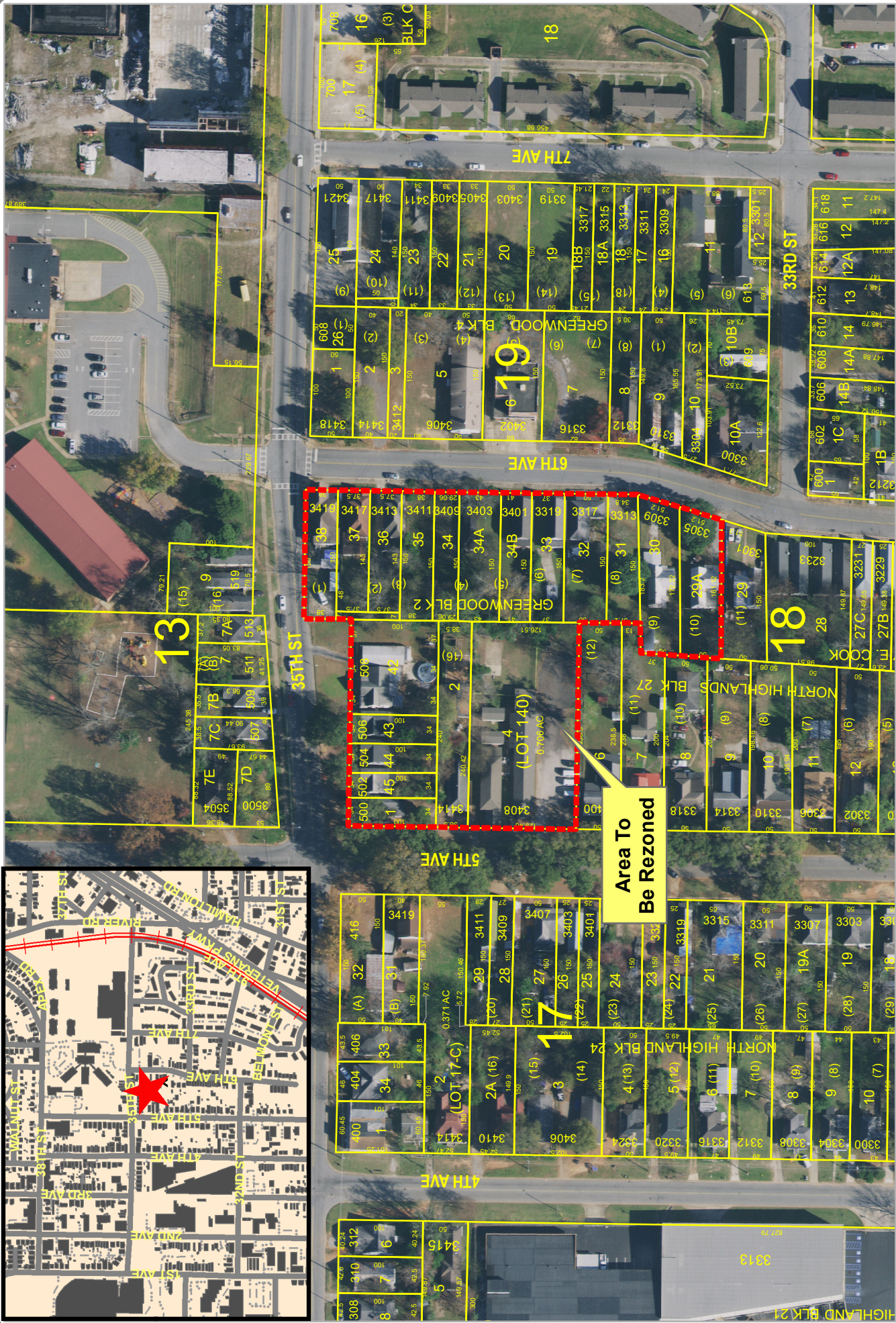
Additional Information: N/A

Respectfully,

Pamela Hodge
Deputy City Manager

Attachments:

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

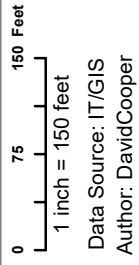


Area To Be Rezoned



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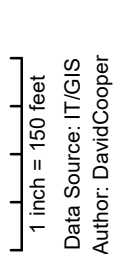
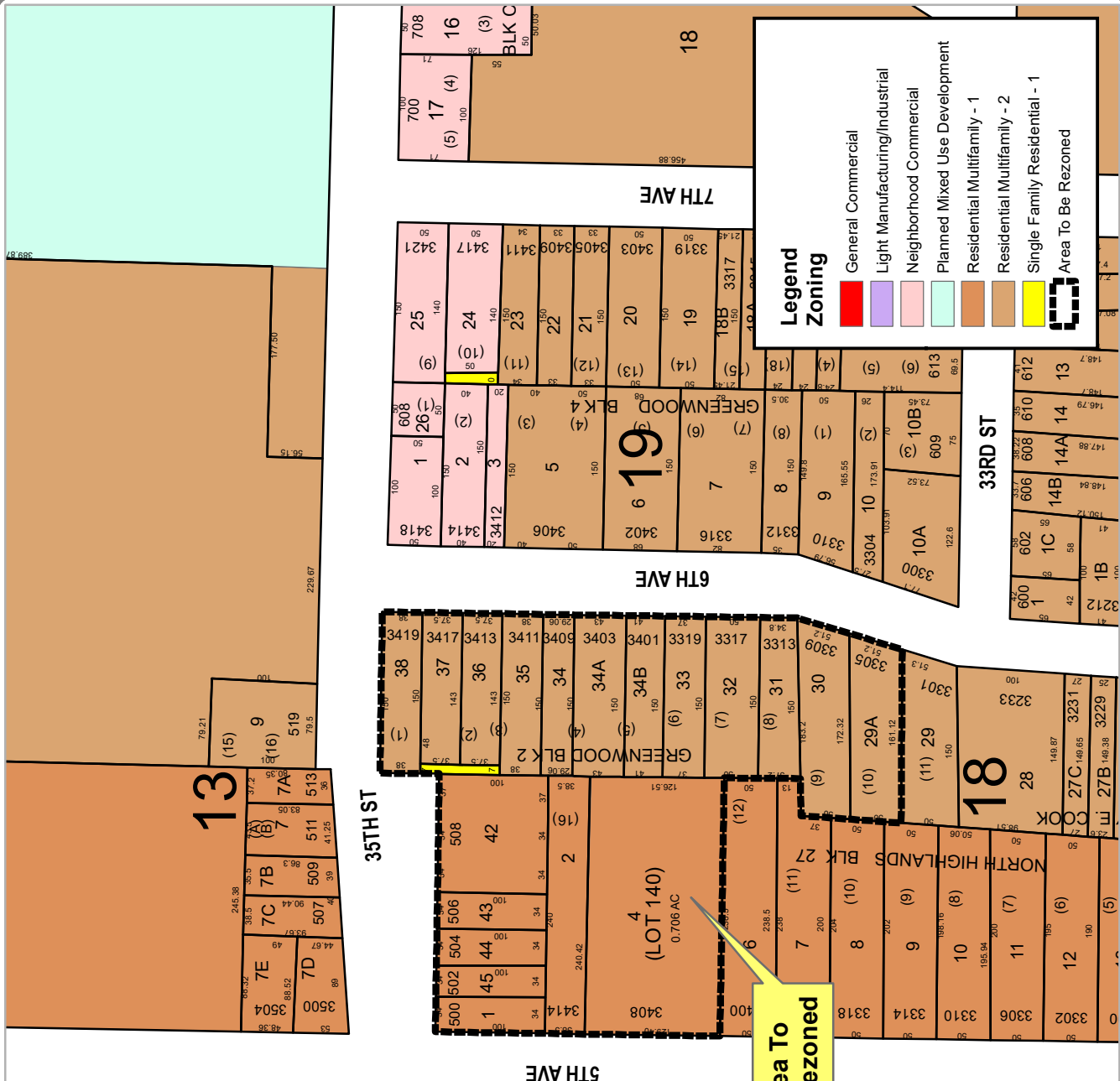
Date: 7/26/2022



Aerial Map for EXCP 07-22-1378
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

Data Source: IT/GIS
 Author: David Cooper



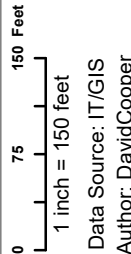
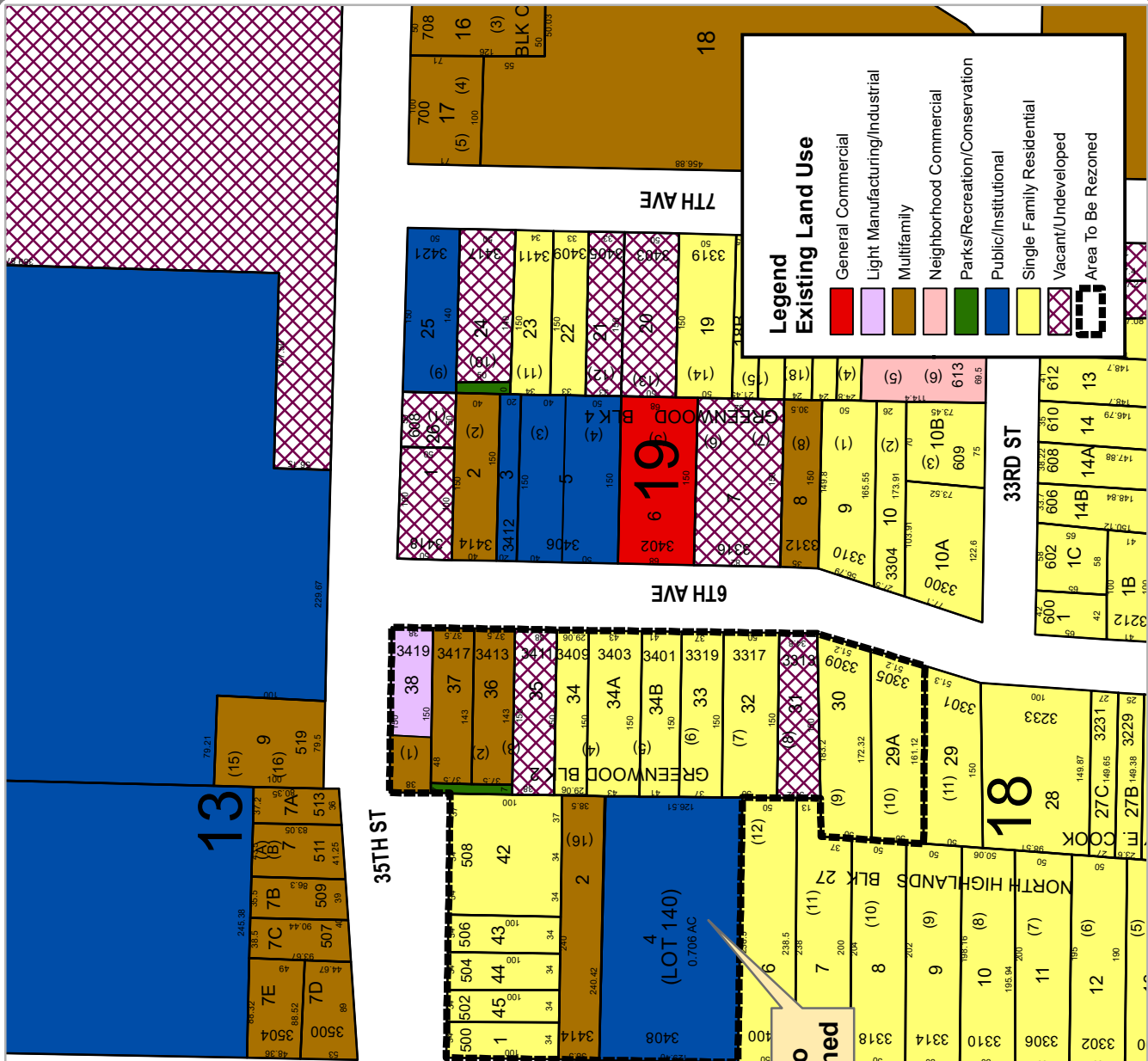


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Zoning Map for EXCP 07-22-1378
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004
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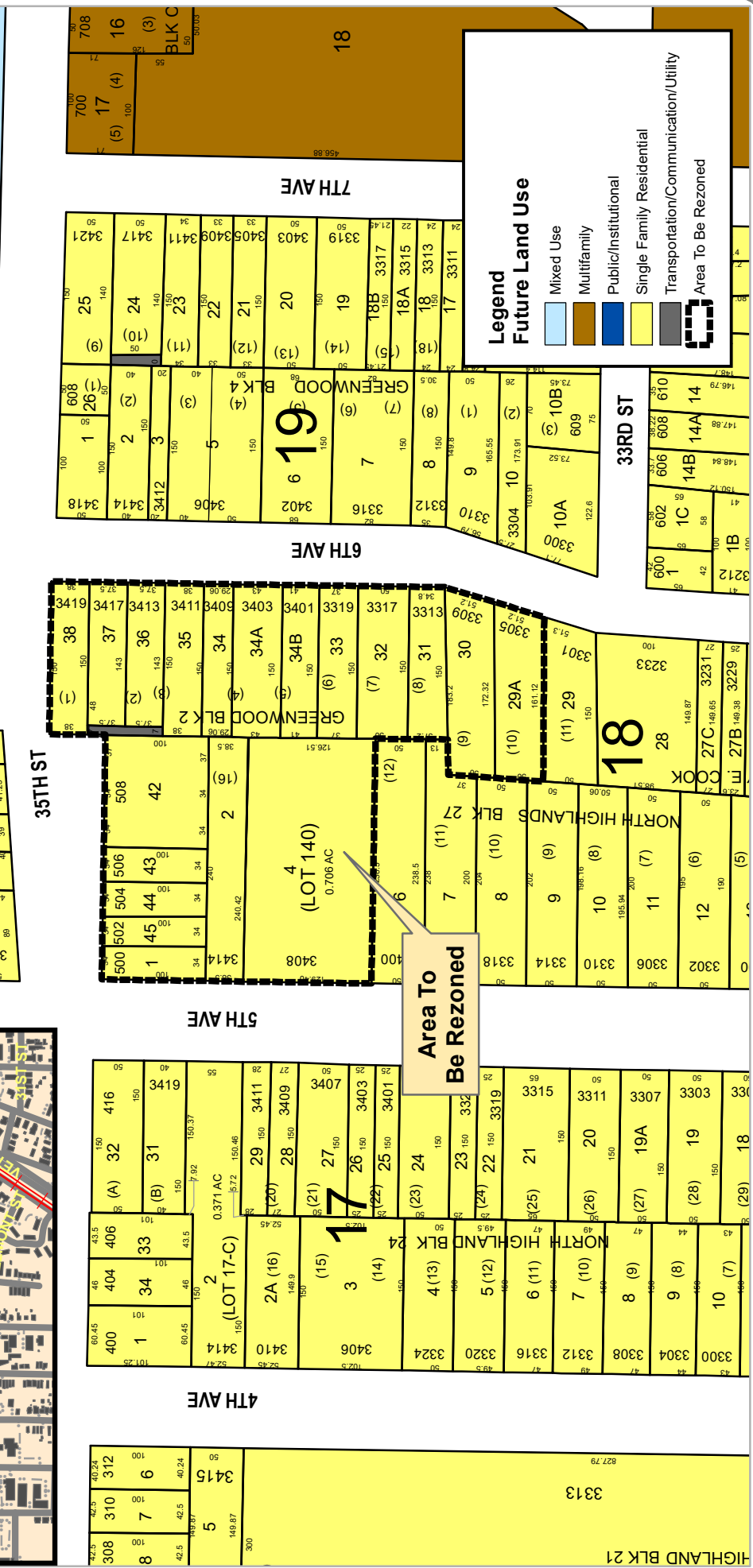
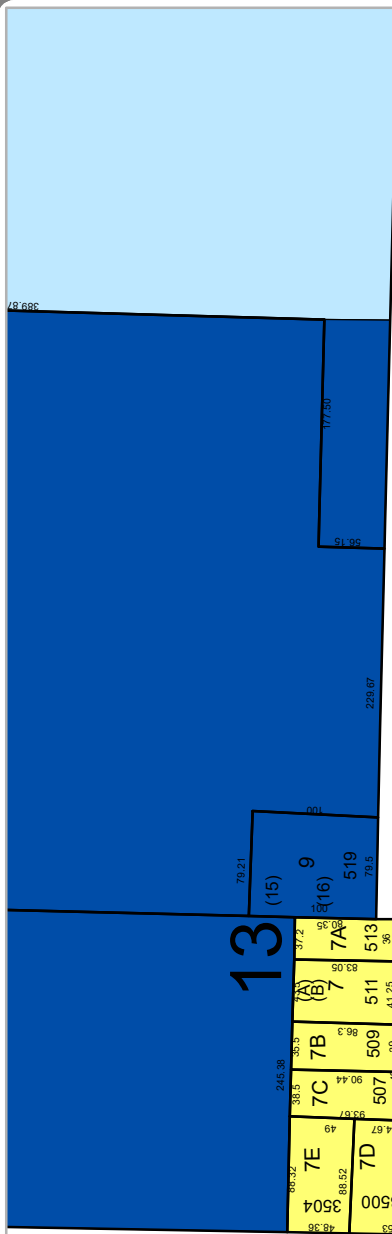
Existing Land Use Map for EXCP 07-22-1378
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004
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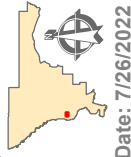
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**Legend
Future Land Use**

- Mixed Use
- Multifamily
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



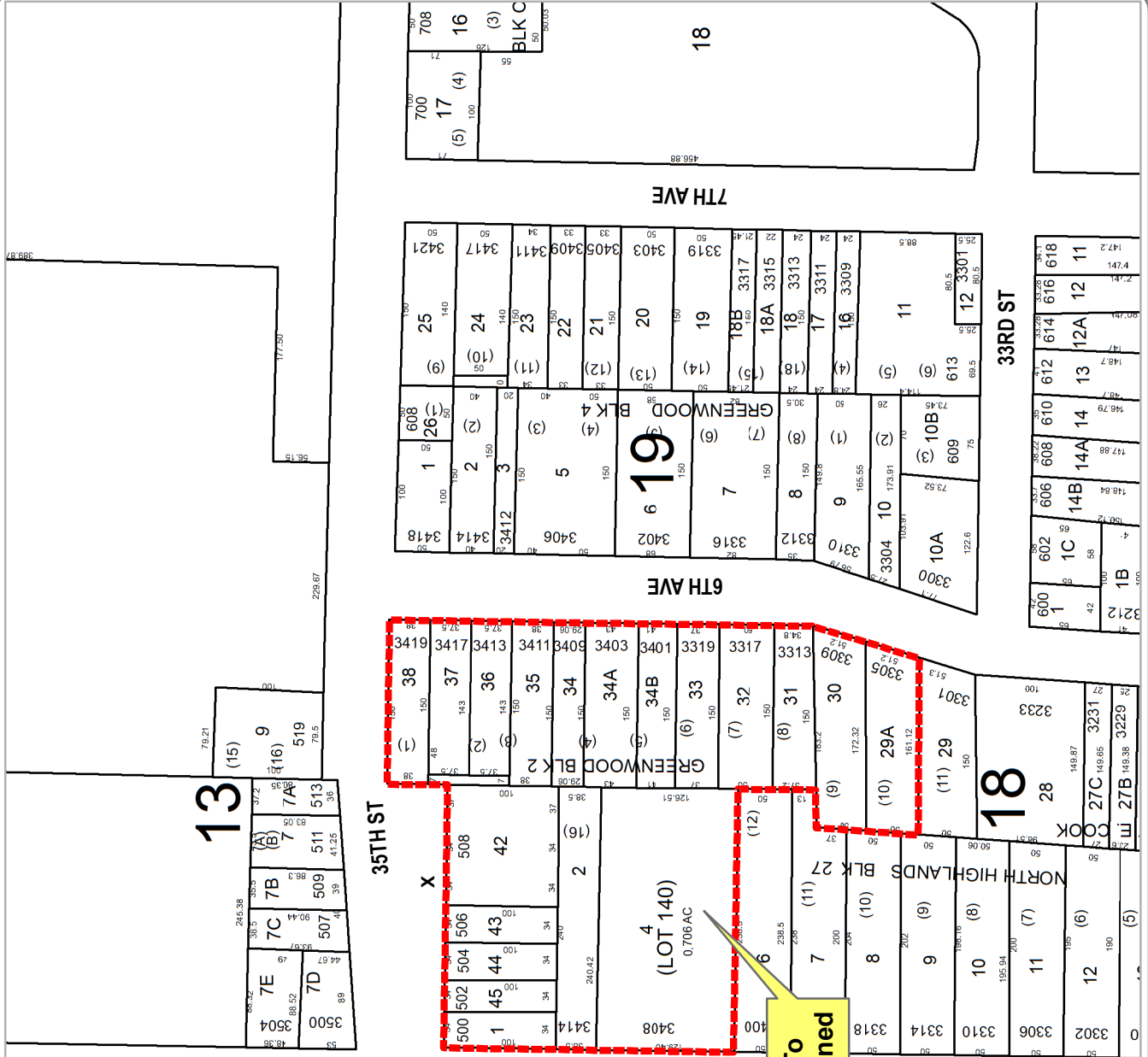
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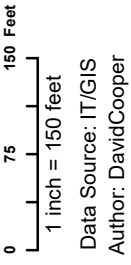
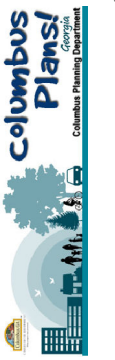
Future Land Use Map for EXCP 07-22-1378
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





Area To Be Rezoned



Flood Zone Map for EXCP 07-22-1378
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004
 Planning Department-Planning Division
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. EXCP 07-22-1378
PROJECT 3408 5th Avenue (including surrounding property)
CLIENT
REZONING REQUEST RMF1 & RMF2 to RMF2

LAND USE

Trip Generation Land Use Code* 210, 220 & 560
 Existing Land Use Residential-Multi-Family 1 (RMF1) & Residential-Multi-Family 2 (RMF2)
 Proposed Land Use Residential-Multi-Family 2 (RMF2)
 Existing Trip Rate Unit RMF1 & RMF2 - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF2 - Number of Church Seats

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	RMF1	1.476 Acres	9.43	101
Multifamily Housing - Low Rise	220	RMF2	1.71 Acres	6.74	67
				Total	168
Daily (Proposed Zoning)					
Church	560	RMF2	400 Seats	0.90	72
				0.16	13
				2.21	442
				Total	527

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF1 & RMF2)

Name of Street	5th Avenue
Street Classification	Local
No. of Lanes	2
City Traffic Count (2020)	0
Existing Level of Service (LOS)**	
Additional Traffic due to Existing Zoning	168
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

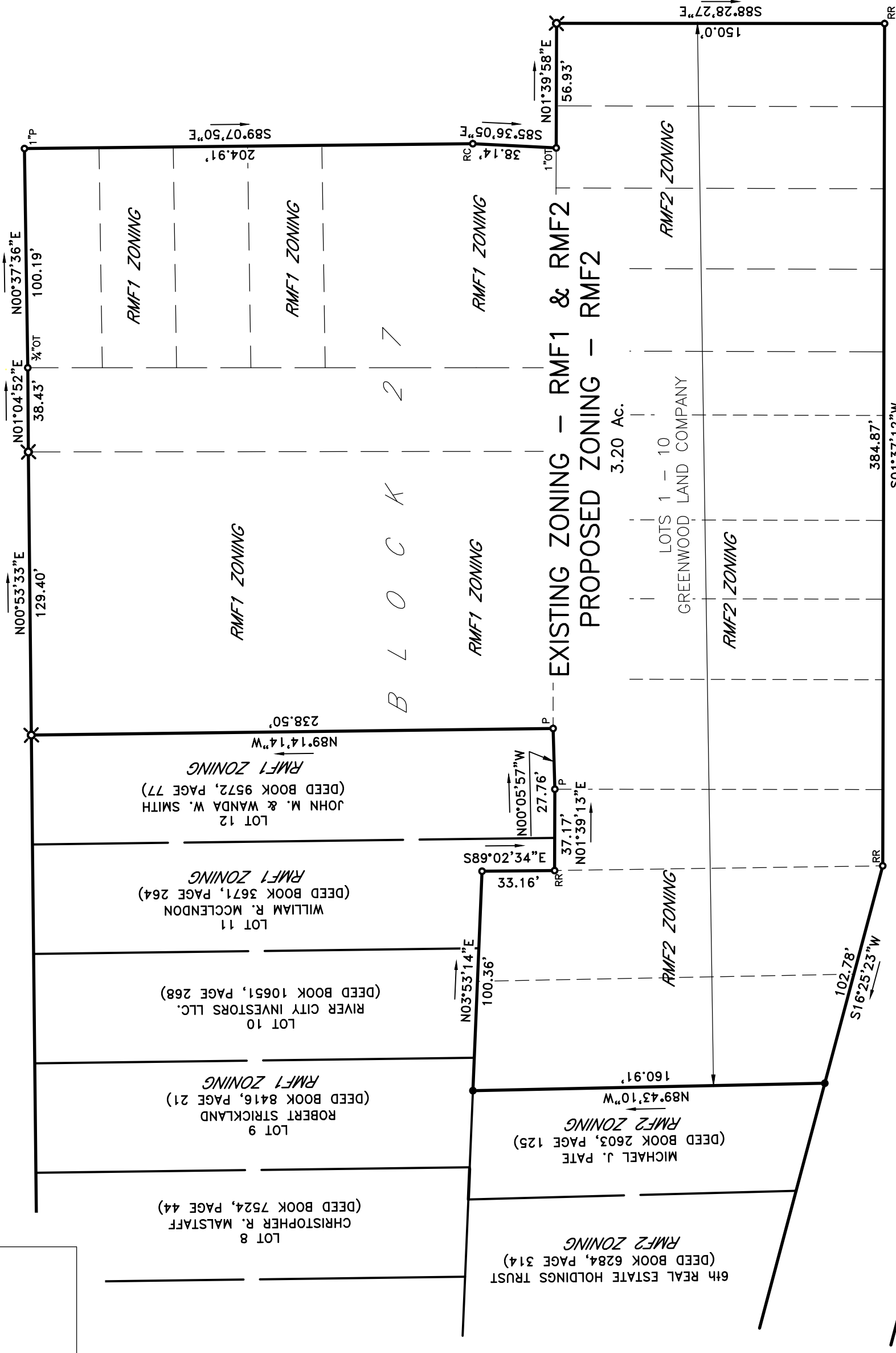
PROPOSED ZONING (RMF2)

Name of Street	5th Avenue
Street Classification	Local
No. of Lanes	2
City Traffic Count (2020)	0
Existing Level of Service (LOS)**	
Additional Traffic due to Proposed	527
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1'- General Highway Capacities by Facility Type)

Number	Street	Parcel
3408	5th Avenue	014 018 004
3414	5th Avenue	014 018 002
500	35th Street	014 018 001
502	35th Street	014 018 045
504	35th Street	014 018 044
506	35th Street	014 018 043
508	35th Street	014 018 042
3419	6th Avenue	014 018 038
3417	6th Avenue	014 018 037
3413	6th Avenue	014 018 036
3411	6th Avenue	014 018 035
3409	6th Avenue	014 018 034
3403	6th Avenue	014 018 034A
3401	6th Avenue	014 018 034B
3319	6th Avenue	014 018 033
3317	6th Avenue	014 018 032
3313	6th Avenue	014 018 031
3309	6th Avenue	014 018 030
3305	6th Avenue	014 018 029A

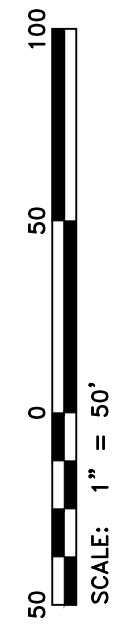
5th AVENUE 80'



35th STREET
(RIGHT-OF-WAY VARIES)

6th AVENUE 60'

NOTE: THIS PLAT WAS PREPARED TO ACCOMPANY
A PETITION TO REZONE PROPERTY.

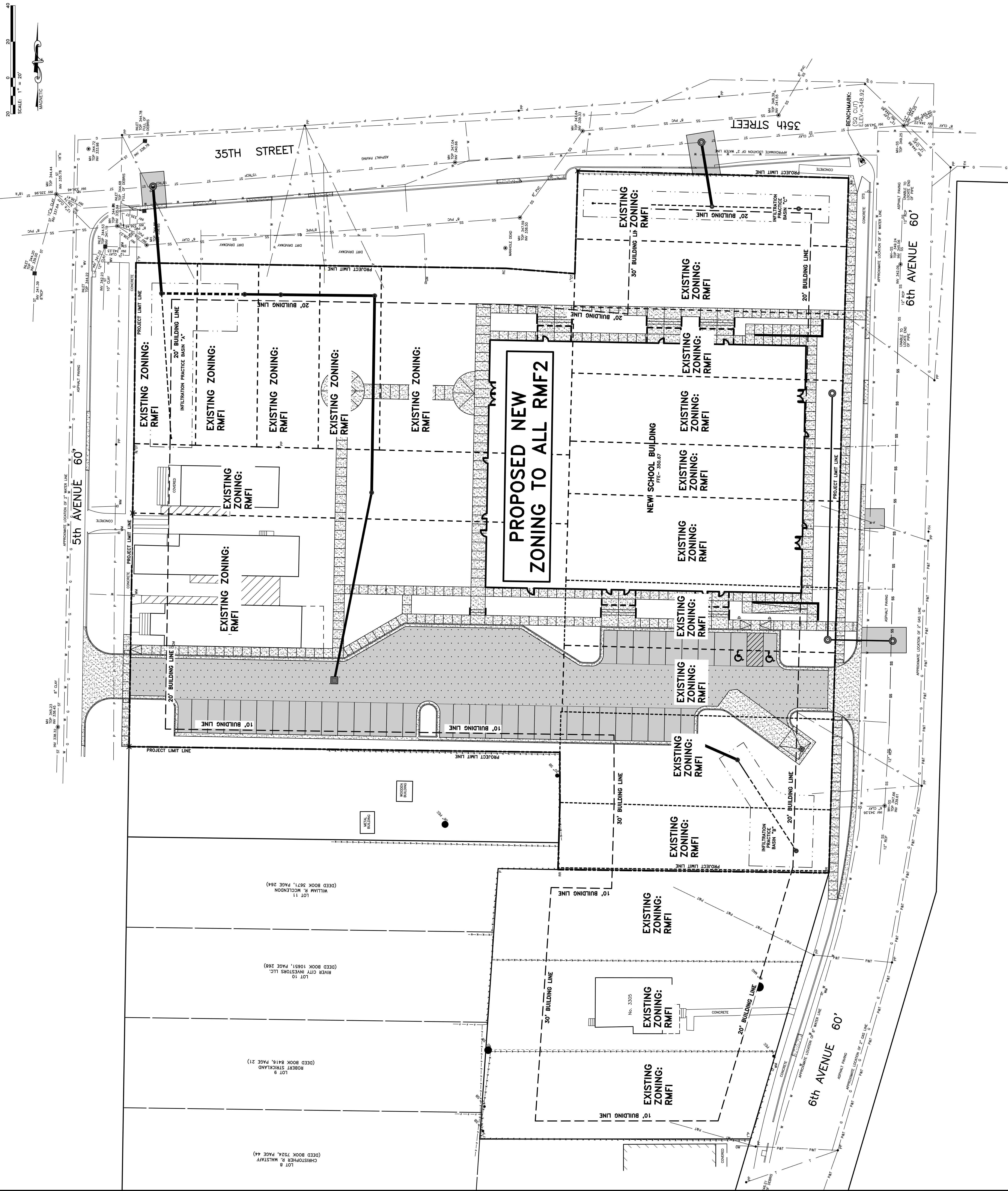
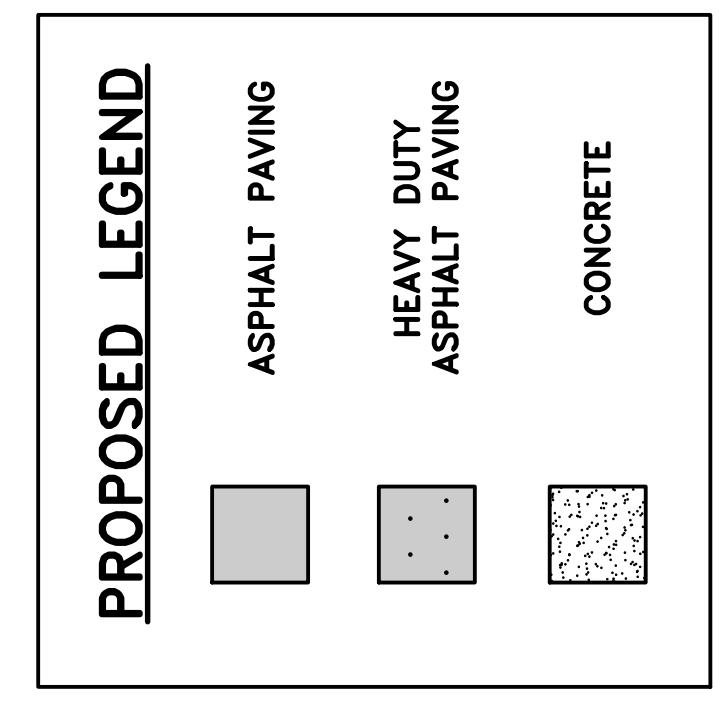


- LEGEND**
- REBAR & CAP FOUND
 - PINCHED TOP IRON FOUND
 - RAILROAD IRON FOUND
 - OPEN TOP PIPE FOUND
 - DRILL HOLE FOUND
 - REBAR & CAP SET (MMW LSF B7)
 - ||— WOODEN FENCE
 - X— WIRE OR CHAIN LINK FENCE

REZONING PLAT
 LOT 140, AND LOTS 16 & 17, BLOCK 27
**NORTH HIGHLAND LAND IMPROVEMENT
 & MANUFACTURING CO.**
 AND LOTS 1 THRU 10, BLOCK 2
GREENWOOD LAND COMPANY
 PART OF LAND LOT 72, 8th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 Scale 1" = 50' 18 July 2022
MOON MEEKS & ASSOCIATES, INC.
 (GA. REG. NO. H206465)
 Civil Engineers - Land Surveyors
 100 Southern Way, Suite A, Columbus, Georgia, 31904
 (706) 327-8306

CAUTION !!!
 CONTRACTOR TO LOCATE AND
 PROTECT EXISTING UTILITIES.
 CONTRACTOR TO NOTIFY
 COLUMBUS WATER WORKS
 BEFORE BEGINNING CONSTRUCTION.

- LEGEND**
- REBAR & CAP FOUND (HOBBS)
 - PINCHED TOP IRON FOUND
 - GAS LINE
 - WATER LINE
 - SEWER LINE
 - POWER LINE
 - POWER & TELEPHONE LINES
 - WIRE OR CHAIN LINK FENCE
 - SANITARY SEWER LINE
 - SANITARY SEWER MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - CONCRETE
 - ASPHALT PAVING
 - ELECTRICAL BOX
 - DBI
 - CREPE MYRTLE TREE
 - BRADFORD PEAR TREE
 - WATER METER SIGN
 - WARNING SIGN
 - AIR CONDITIONING UNIT



NOTE: INFORMATION REGARDING THE REVISED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM LOCAL UTILITY COMPANIES AND/OR AVAILABLE RECORDS. THE ACCURACY OF THIS INFORMATION AND ITS RELIABILITY IS NOT GUARANTEED. MOON MECKS & ASSOCIATES, INC. HAS NO NOTICE OR KNOWLEDGE OF ANY FACTS THAT WOULD LEAD US TO CONCLUDE THAT THE INFORMATION IS UNRELIABLE. THE OWNER, HIS EMPLOYEES AND HIS CONSULTANTS, HIS ASSISTS AND HIS AGENTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION WITH RESPECT TO ABOVE GROUND MONUMENTS OF SUCH UTILITIES IS BASED UPON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS AND IS SHOWN HEREON.

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