

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

May 29, 2025

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-04-25-0679) Special Exception Use request to allow a building in existence as of March 1, 2005, have more than 5,000 square feet under roof at 2510 Wynnton Road.

S. Carson Cummings has submitted an application for the Special Exception Use cited above. The property is located in a Neighborhood Commercial (NC) zoning district. The site for the proposed Plasma Center is located at 2510 Wynnton Road. The purpose of the Special Exception Use is to allow for a building in existence as of March 1, 2005, have more than 5,000 square feet under roof located within the Neighborhood Commercial (NC) 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?

Wynnton Road 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. This is an existing building.

(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 Neighborhood Commercial (NC) on Wynnton Road and Residential Multifamily – 1 (RMF1) on Tate Drive. 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?

The use will be in an existing building.

Council District: District 3 (Huff)

Thirty-Six (36) 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: 1 Responses

Opposition: 2 Responses

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

Additional Information: Existing 14,479 square foot building, built in 2001.

Respectfully,

Will Johnson
Director, Planning Department

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



Area Requesting Special Execution Use



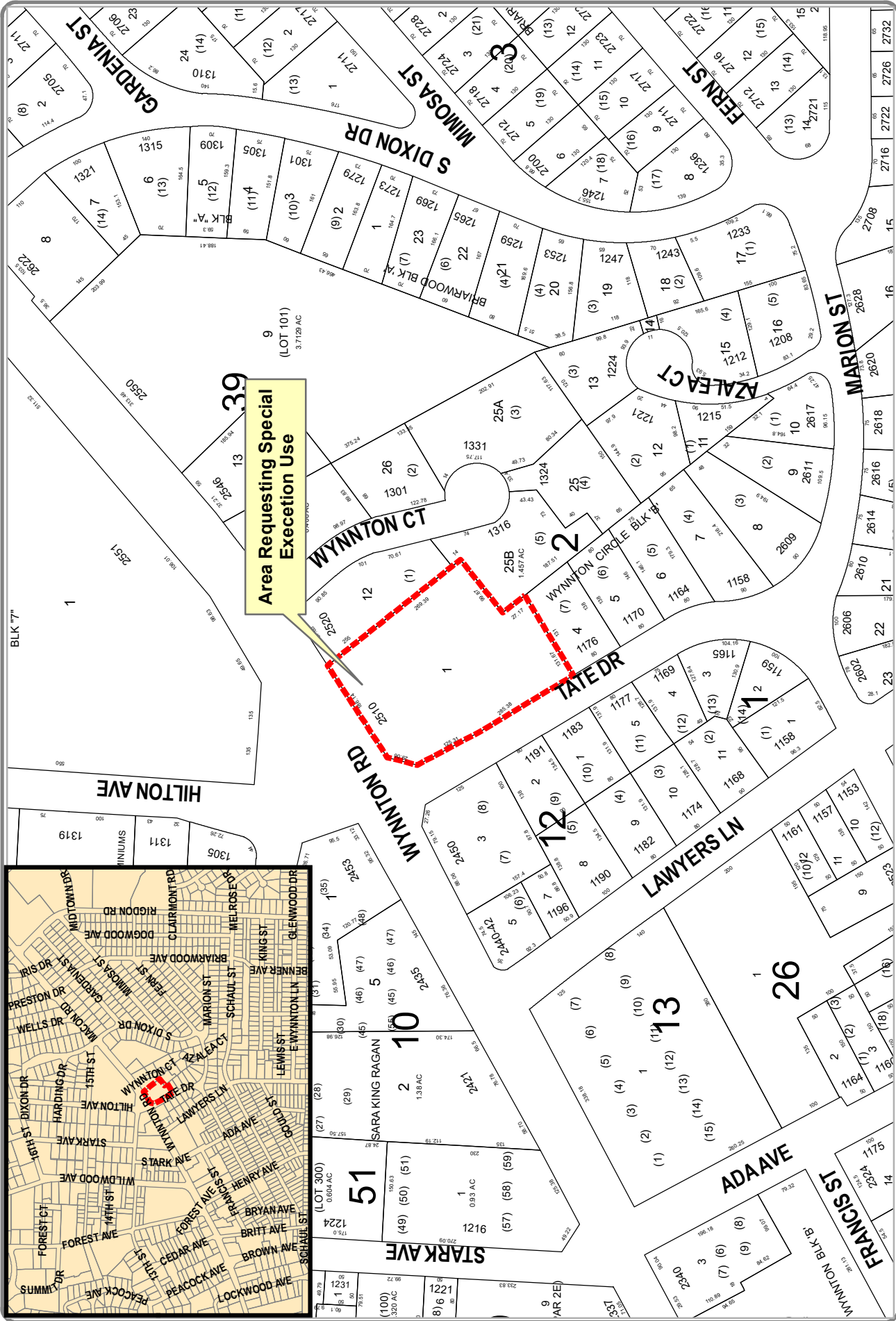
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Date: 4/24/2025

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

Aerial Map for EXCP 04 - 25 - 0679
Map 066 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

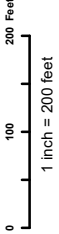




Area Requesting Special Execution Use



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Georgia
Columbus Planning Department



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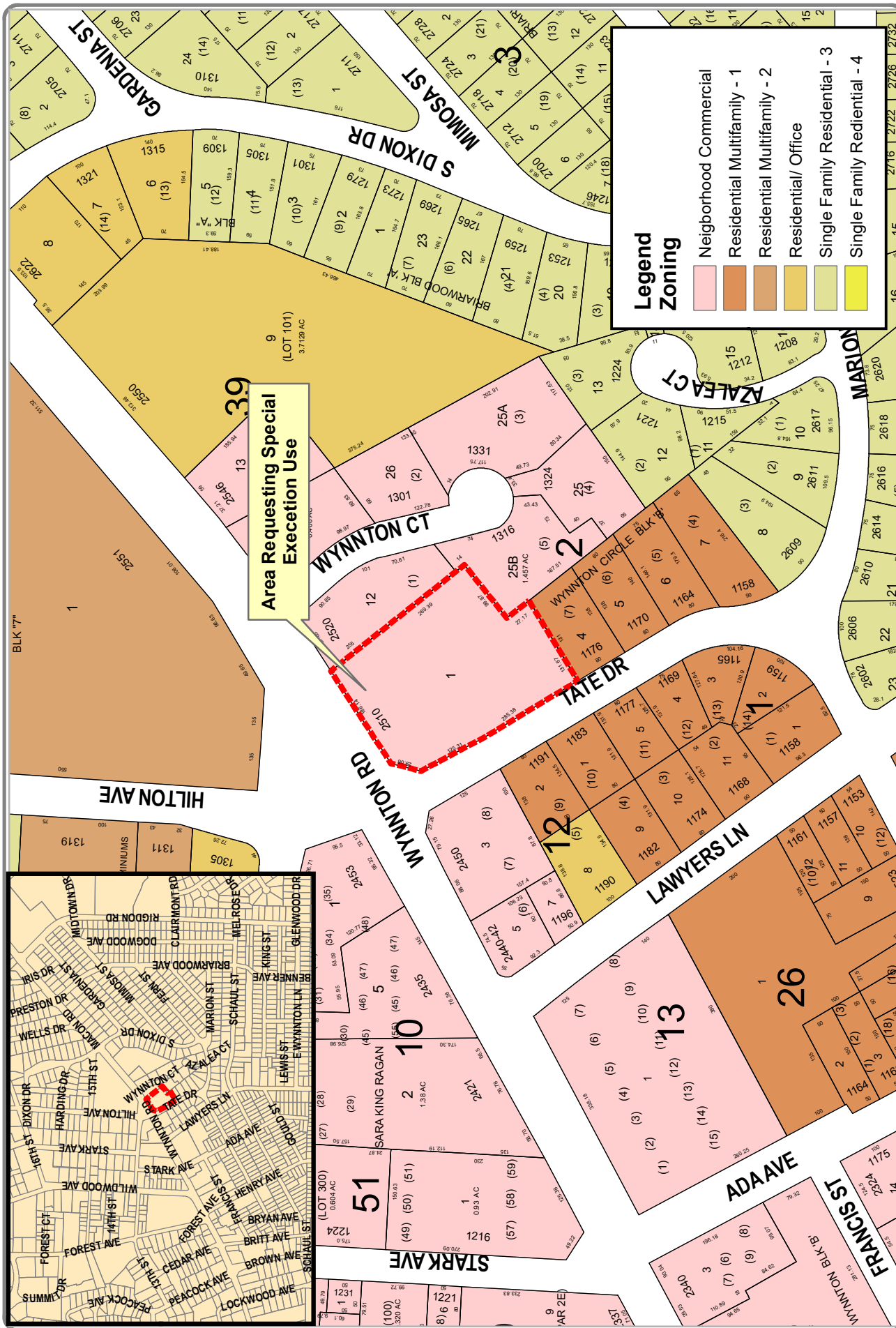
Location Map for EXCP 04 - 25 - 0679
Map 066 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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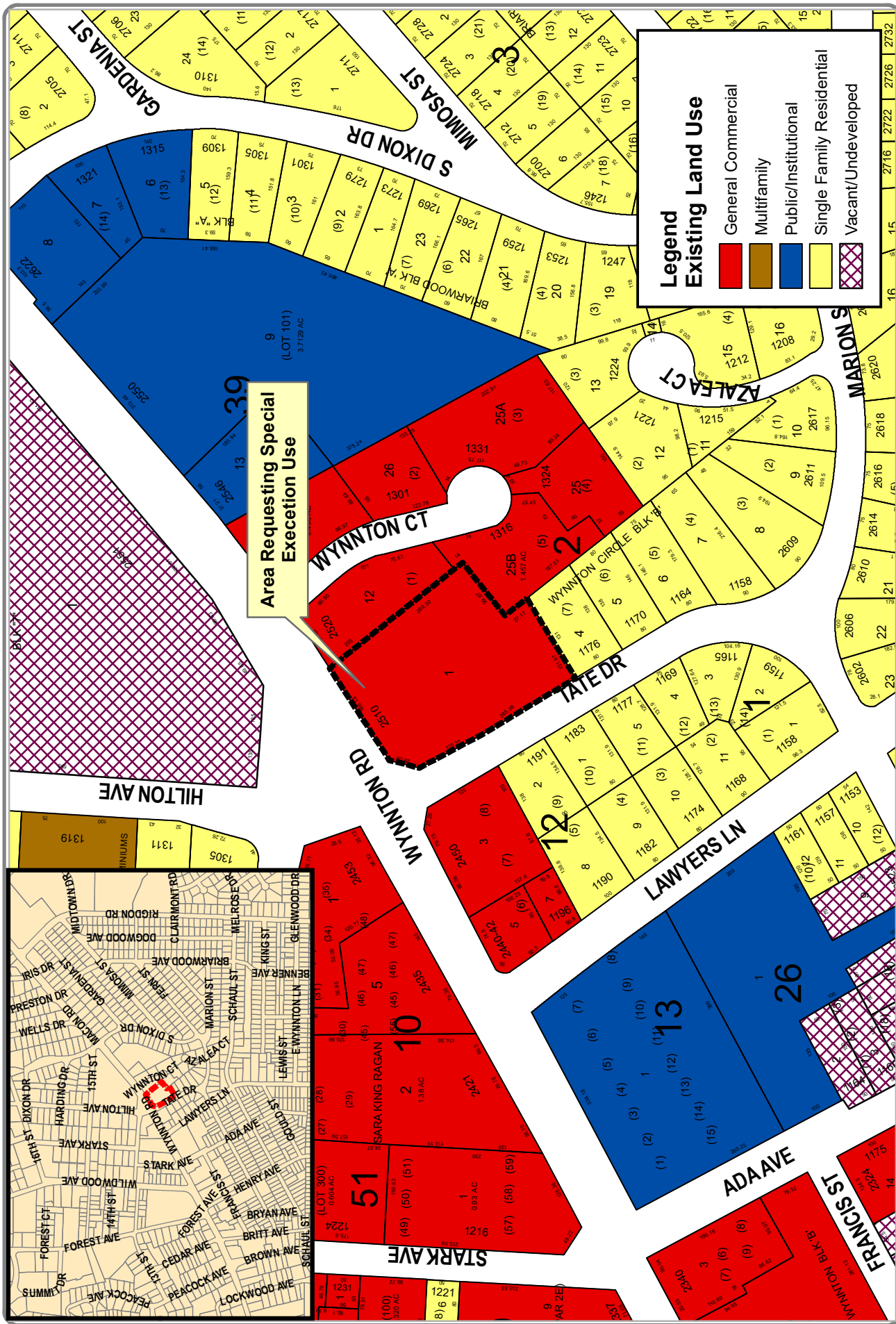


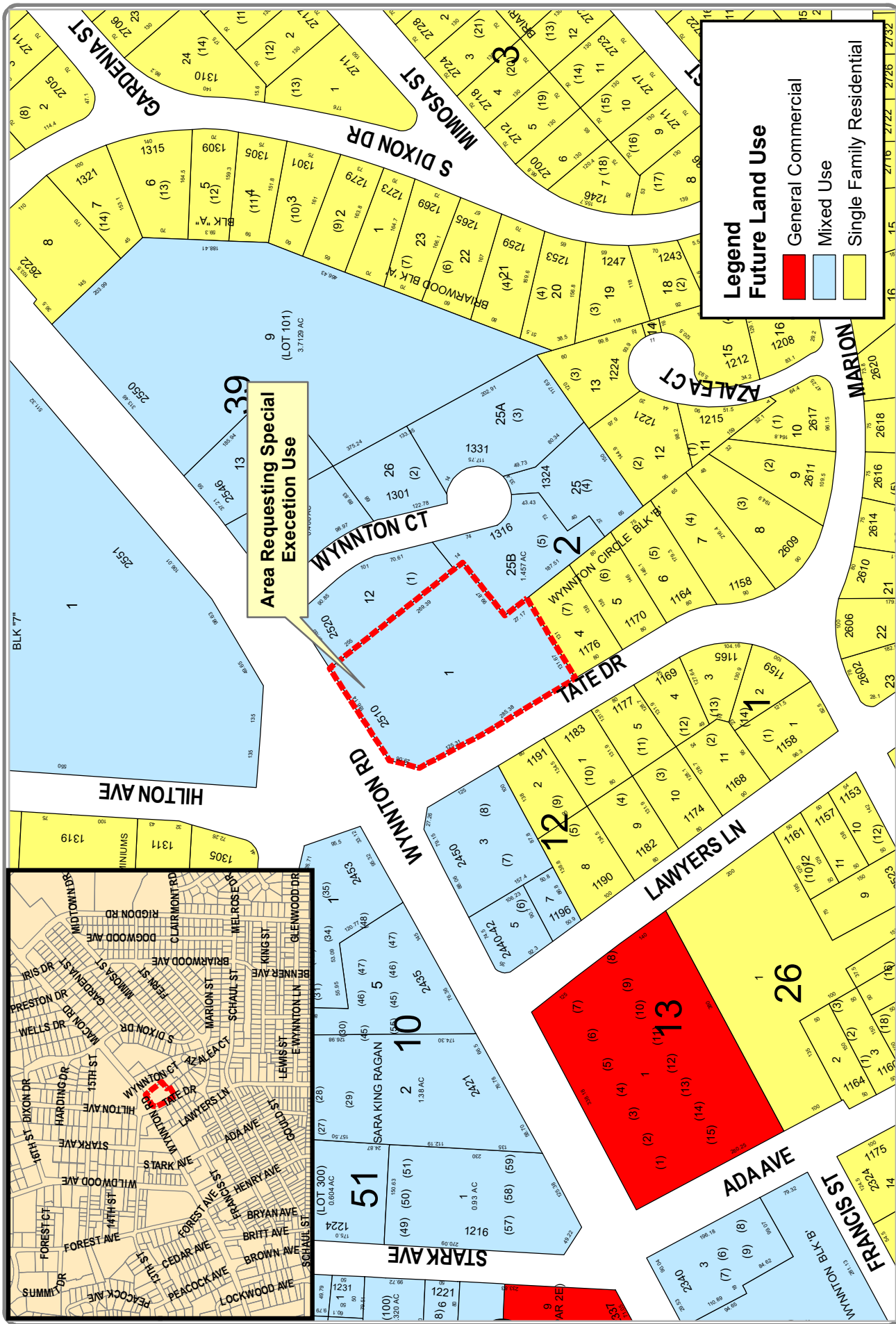
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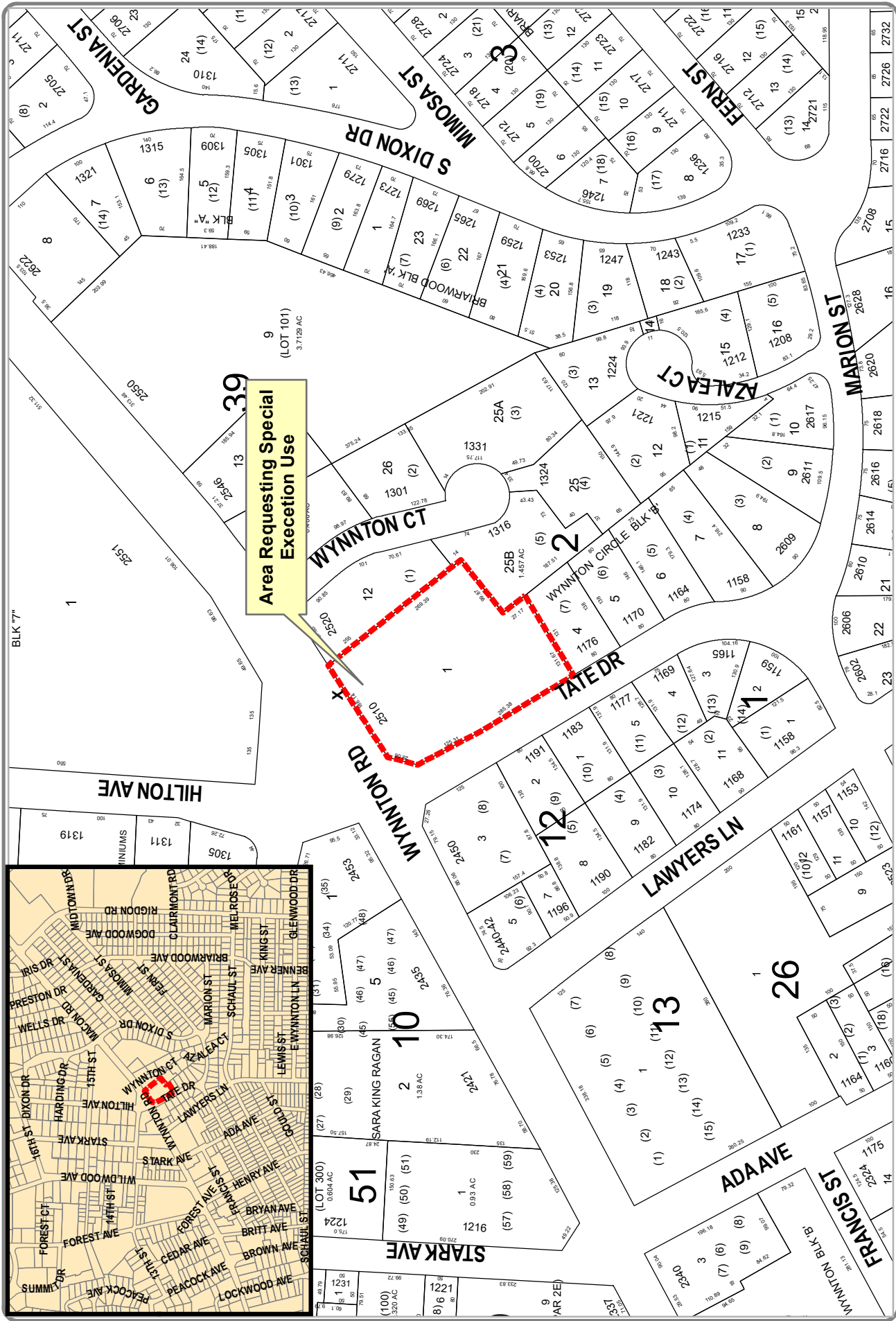
Zoning Map for EXCP 04 - 25 - 0679
Map 066 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Flood Hazard Map for EXCP 04 - 25 - 0679
Map 066 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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 Data Source: IT/GIS
 Author: DavidCooper