



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

June 1, 2021

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-04-21-0663) Special Exception Use request to allow for a Day Care, Type III located at 1342 17th Street, Columbus, Georgia 31901.

Day Care, Type III

Matt Stephens has submitted an application for the Special Exception Use cited above. The property is located in a RMF1 (Residential Multifamily) zoning district. The site for the proposed Day Care, Type III is located at 1342 17th Street. The purpose of the Special Exception Use is to allow for the operation of a Day Care, Type III located within the RMF1 (Residential Mutlifamily 1) 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?

17th Street is a local road. Rhodes 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 GC (General Commercial) / RMF1 (Residential Multifamily 1). 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) / RMF1 (Residential Multifamily 1) properties.

Council District: District 7 (Woodson)

Ninety (90) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received two (2) calls and/or emails regarding the rezoning.

Approval: 2 Reponses

Opposition: 0 Responses

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

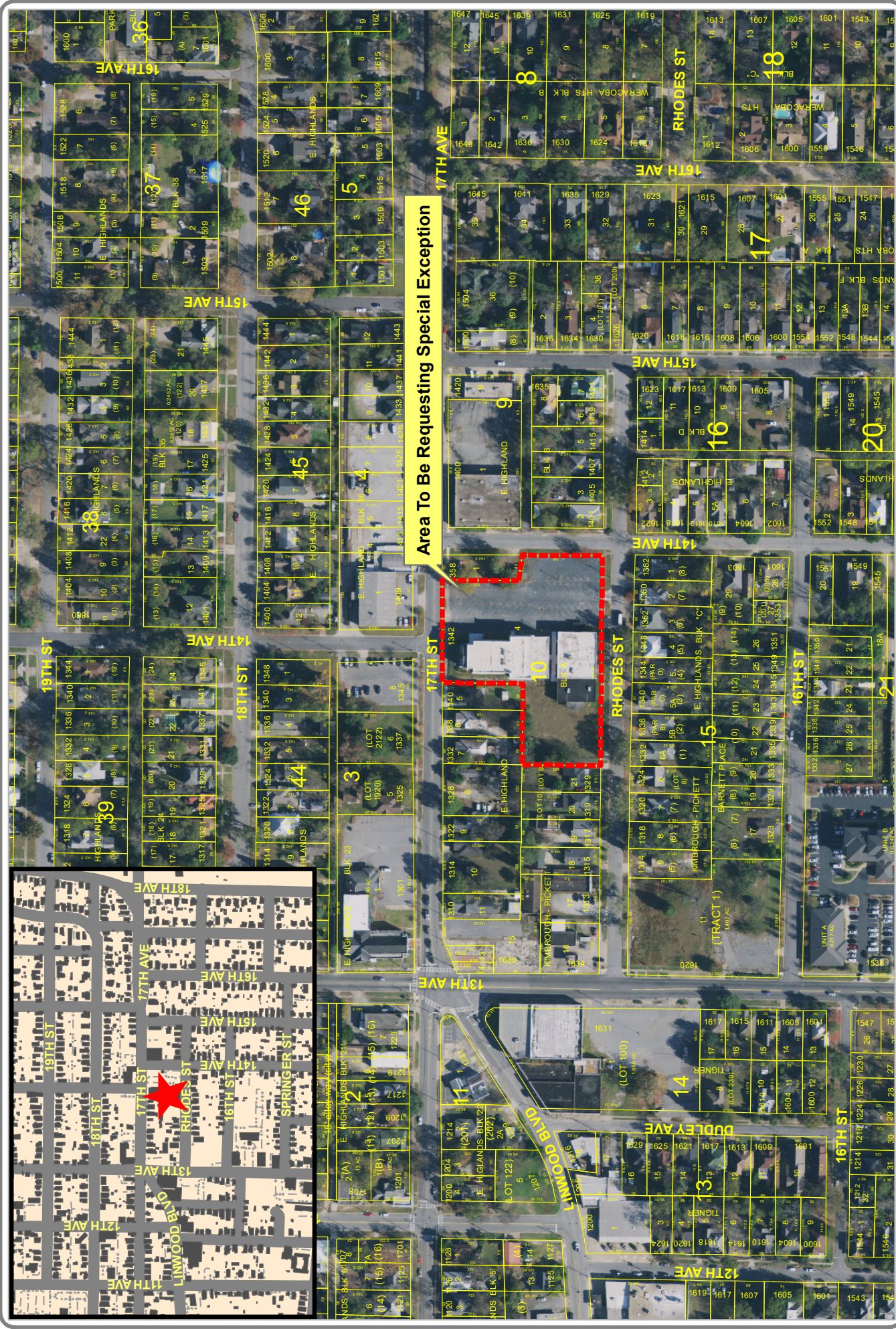
Additional Information: N/A

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



Area To Be Requesting Special Exception



0 125 250 Feet
1 inch = 250 feet

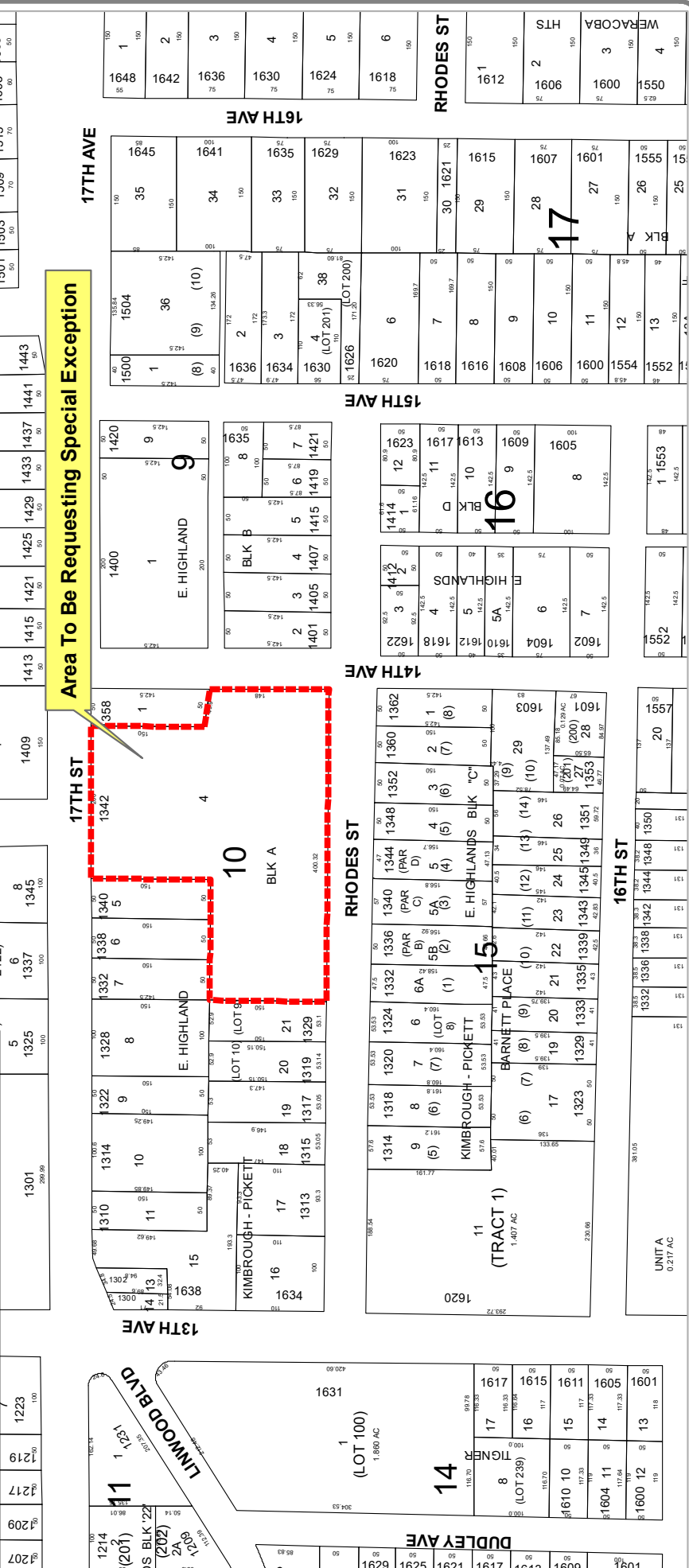
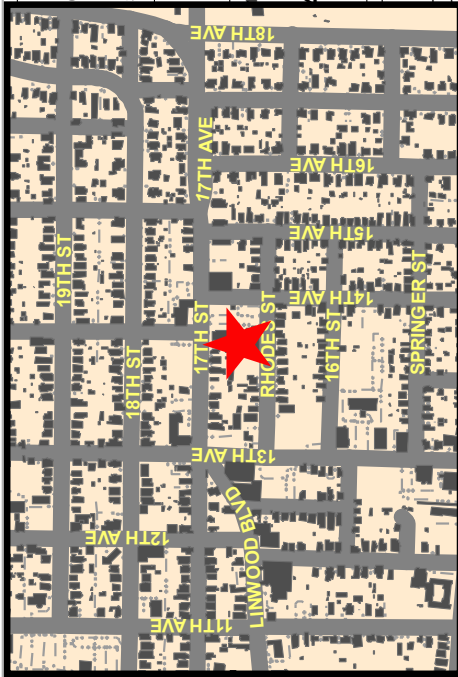
Data Source: IT/GIS
Author: David Cooper

Aerial Map for EXCP 04-21-0663
Map 027 Block 010 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

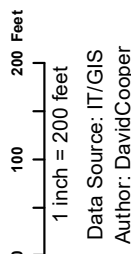
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Date: 4/12/2021



Area To Be Requesting Special Exception



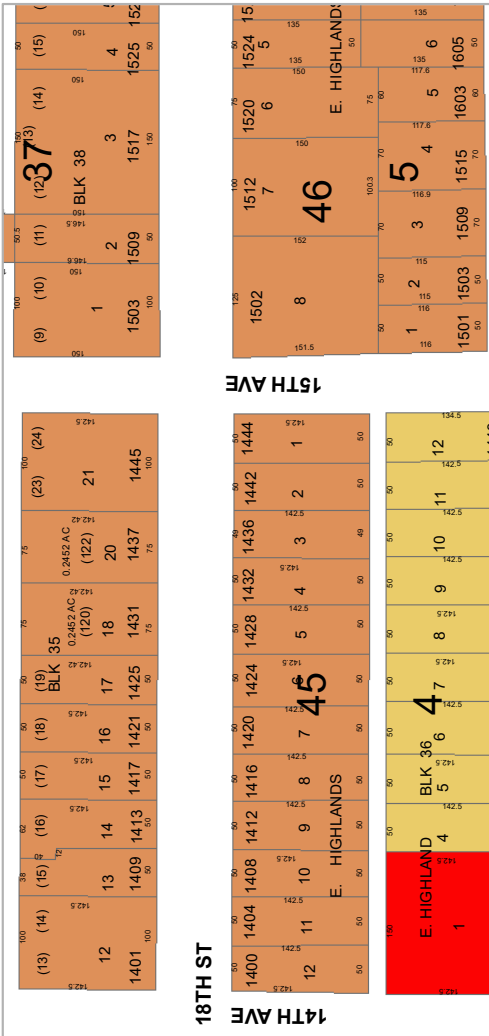
Location Map for EXCP 04-21-0663
 Map 027 Block 010 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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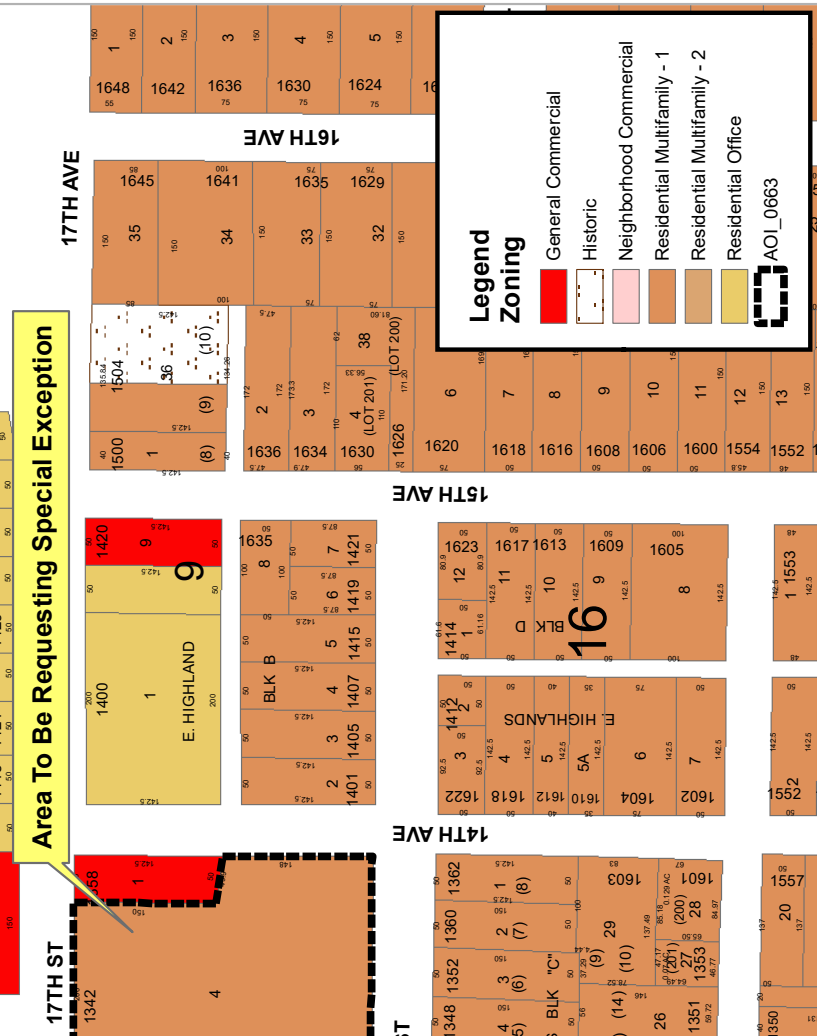


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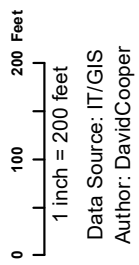
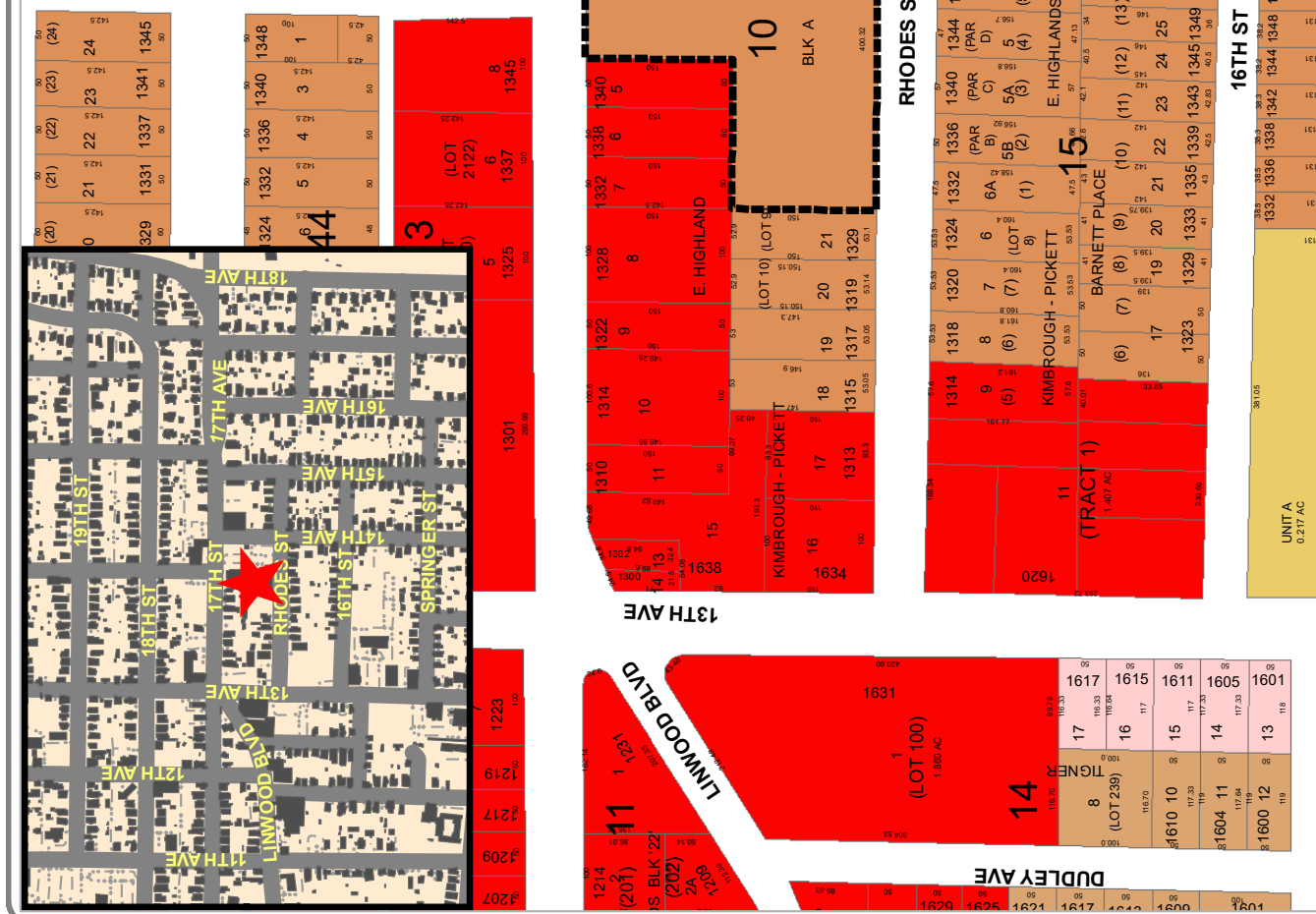
Area To Be Requesting Special Exception



Legend Zoning

- General Commercial
- Historic
- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Residential Office

AOI_0663

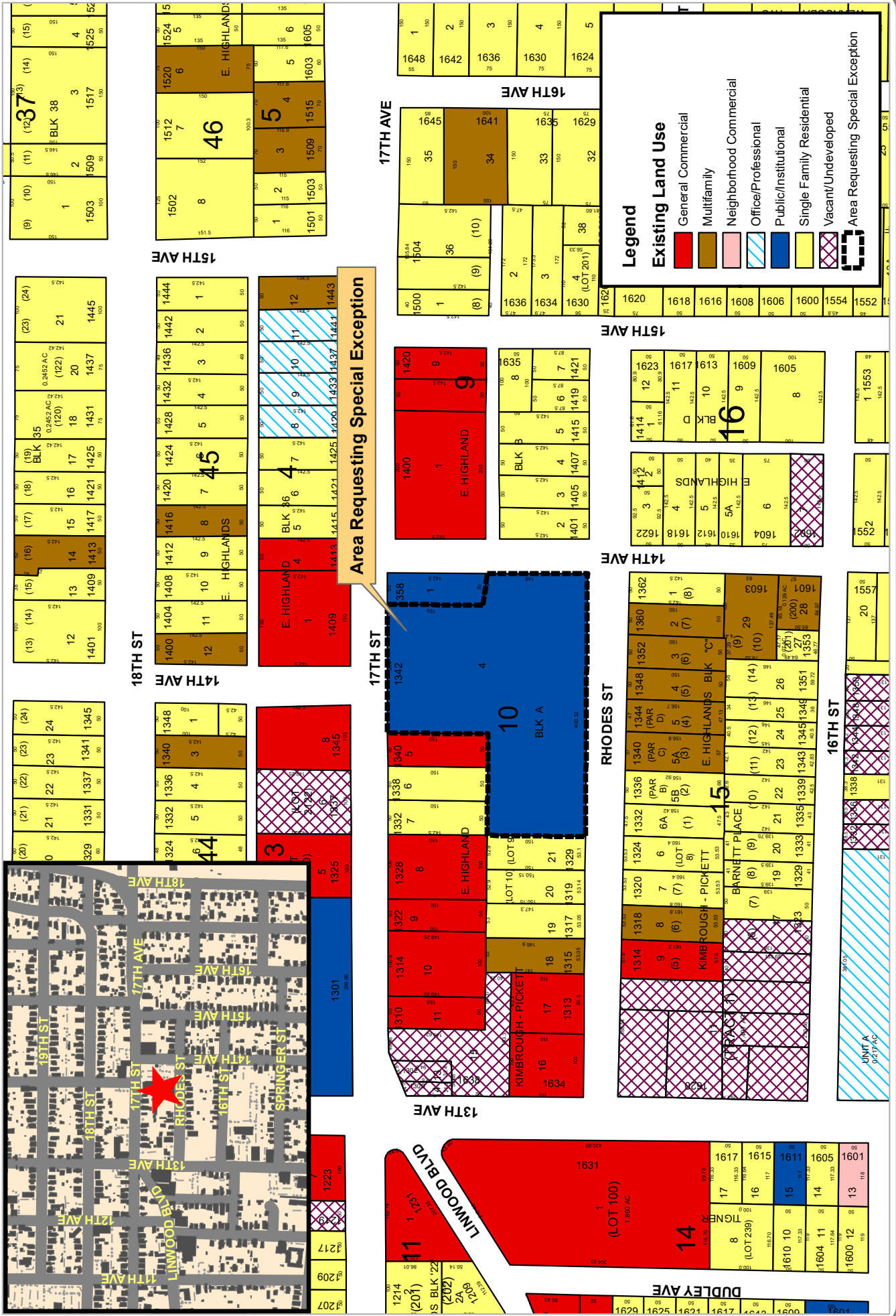


Zoning Map for EXCP 04-21-0663
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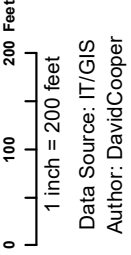


Area Requesting Special Exception

Legend

Existing Land Use

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



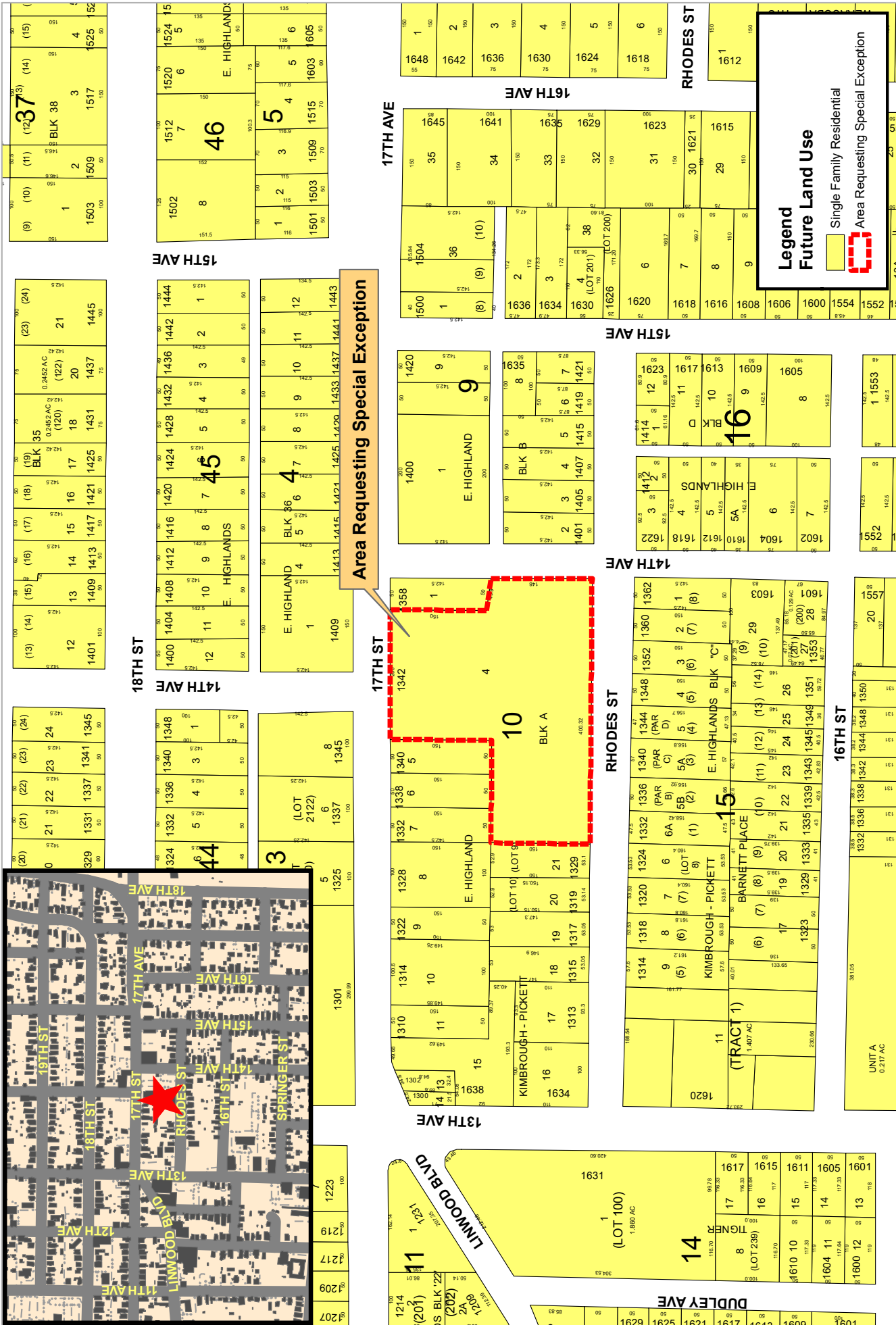
Existing Land Use Map for EXCP 04-21-0663
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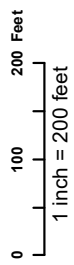


Area Requesting Special Exception

Legend

Single Family Residential

Area Requesting Special Exception



Future Land Use Map for EXCP 04-21-0663
 Map 027 Block 010 Lot 004

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