

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

December 3, 2019

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-10-19-6699) Special Exception Use request to allow for a hotel located at 5 8th Street and 801 Broadway, Columbus, Georgia 31901.

Hotel

Brian Sillitto has submitted an application for the Special Exception Use cited above. The property is located in a HIST (Historic) zoning district. The site for the proposed Hotel is located at 5 8th Street and 801 Broadway. The purpose of the Special Exception Use is to allow for the operation of a hotel located within the HIST (Historic) 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?

Front Avenue is a local road. 8th Street is a local road. Broadway is a collector 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?

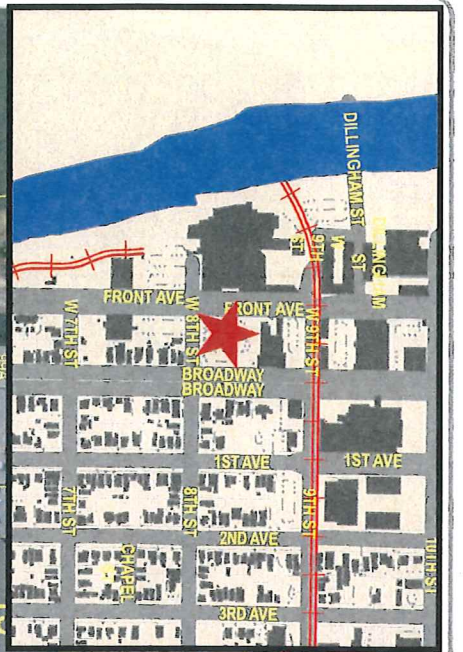
Services such as water, utilities, police, and fire protection are adequate.

(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 HIST (Historic). 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.



Area Requesting Special Exception



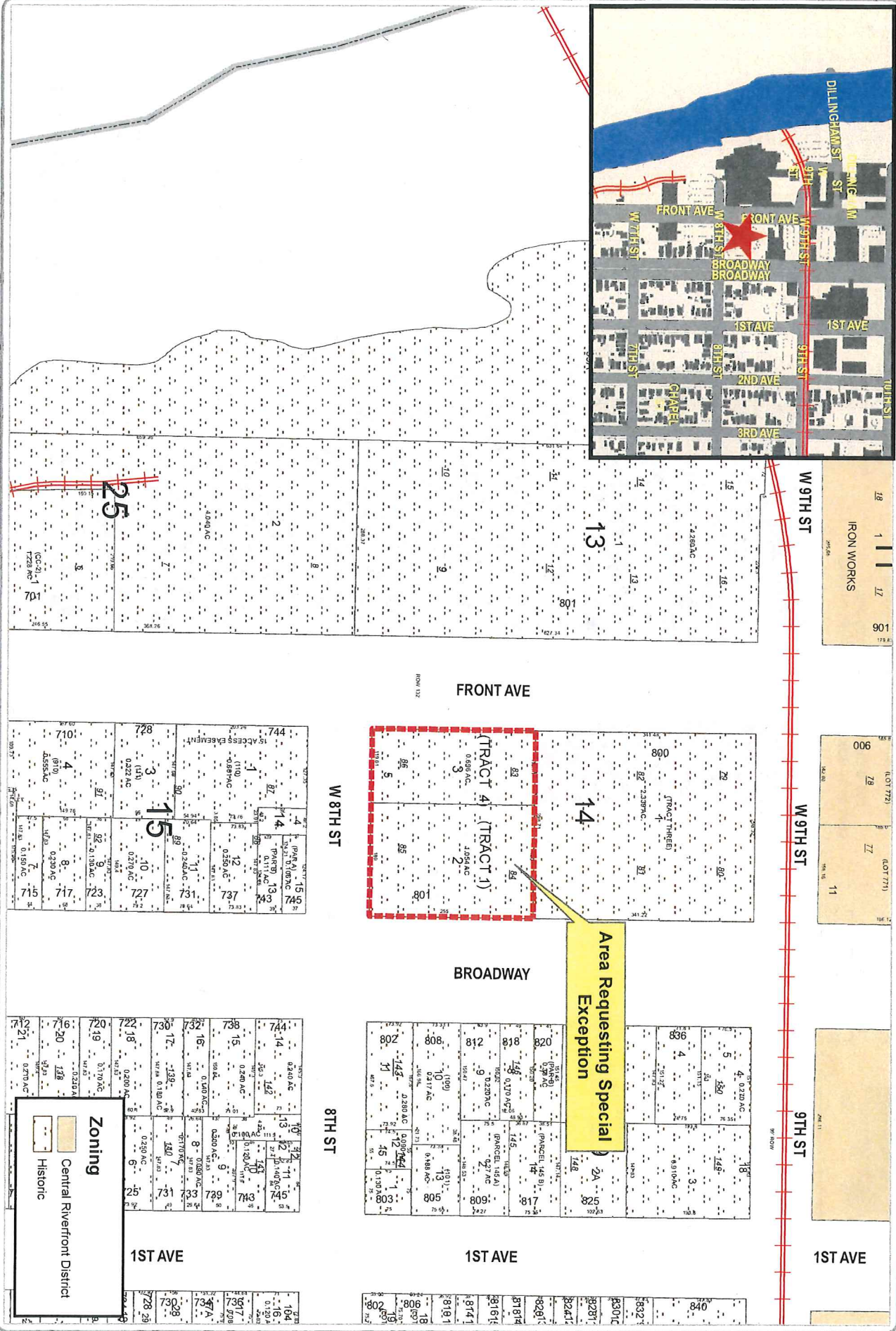
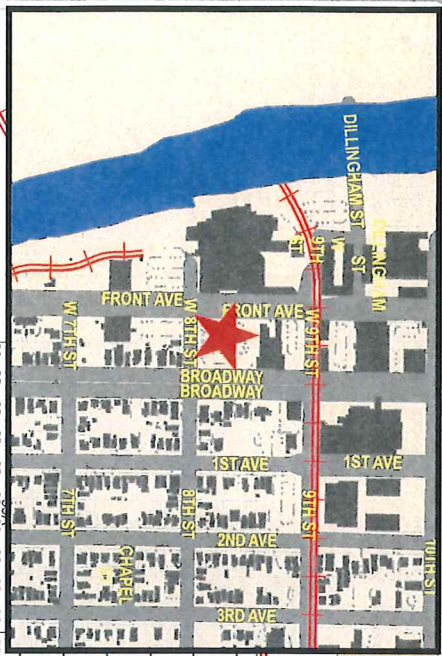
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for EXCP 10-19-6699
 Map 003 Block 014 Lots 002 & 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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



Date: 10/25/2019



Area Requesting Special Exception

Zoning

- Central Riverfront District
- Historic



1 inch = 200 feet

Data Source: IT/GIS

Author: DavidCooper

Zoning Map for EXCP 10-19-6699
 Map 003 Block 014 Lots 002 & 003

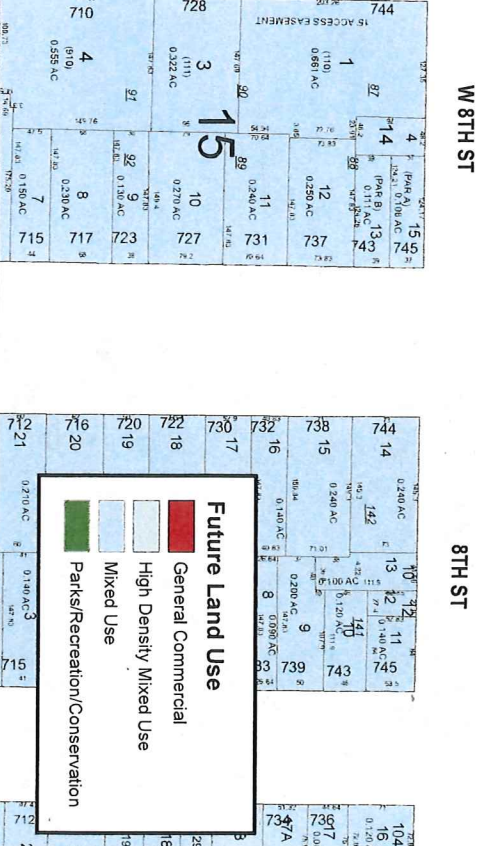
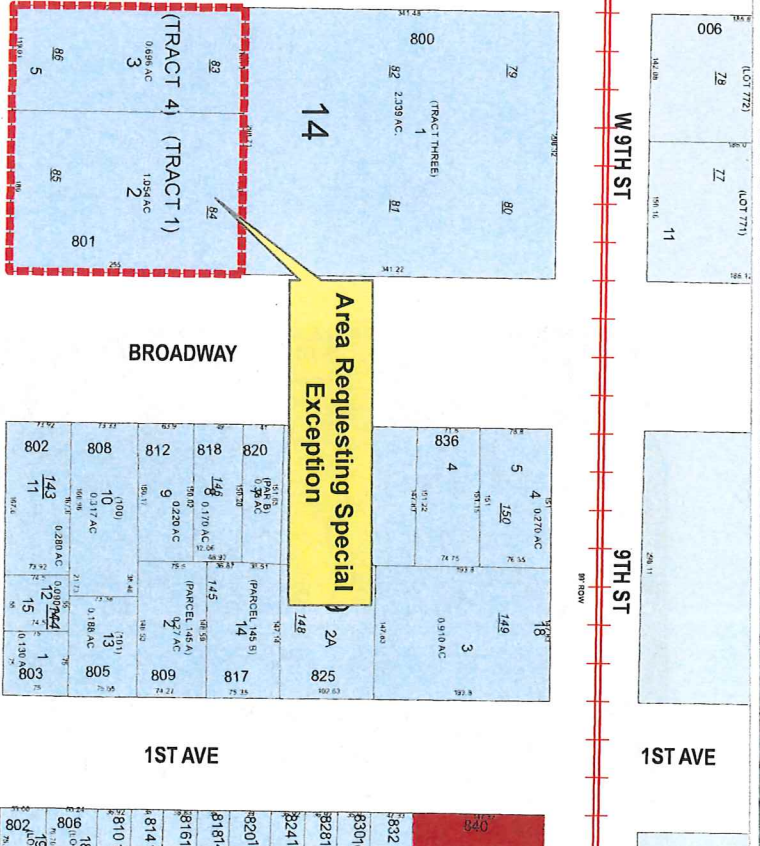
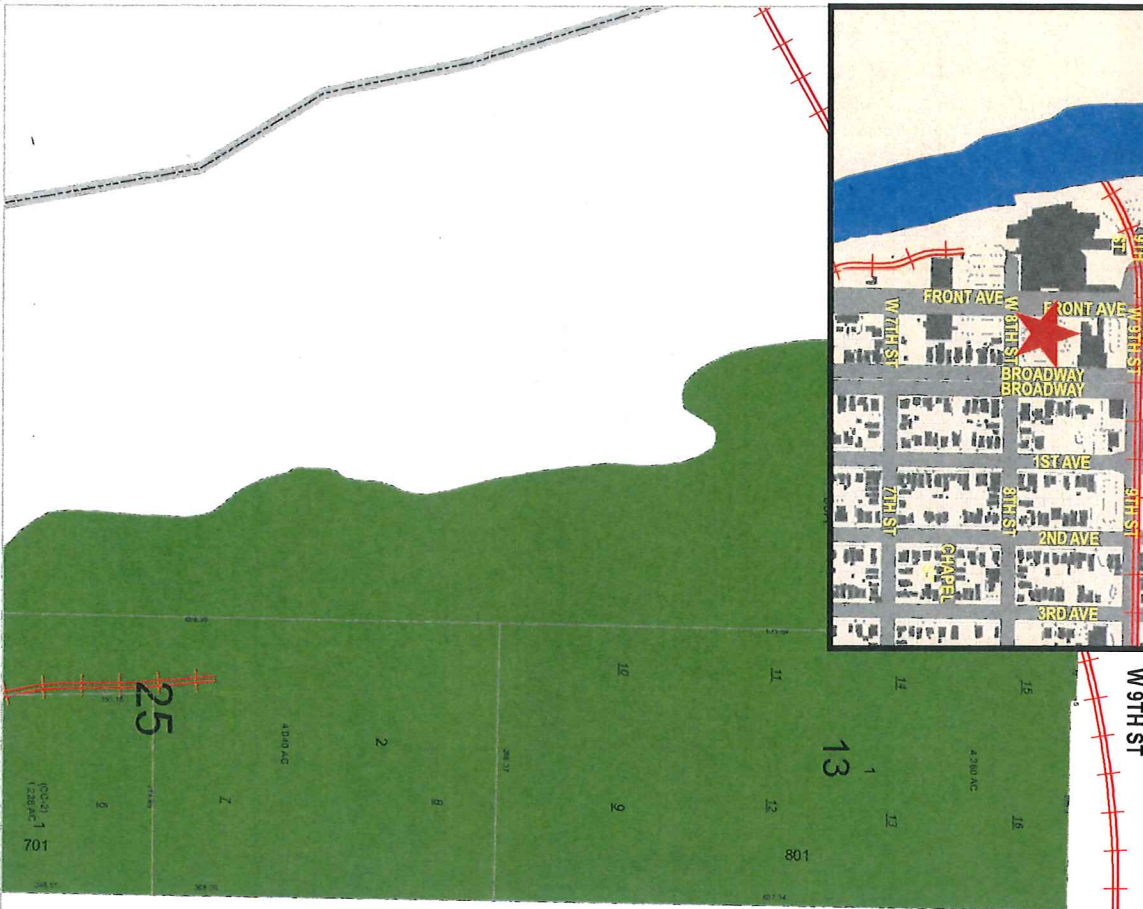
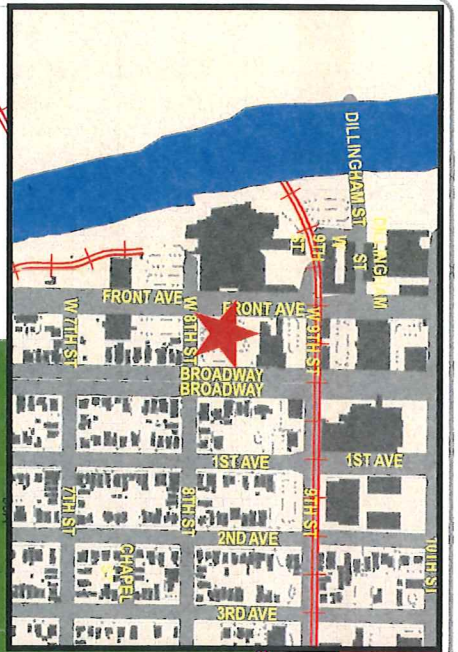
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Future Land Use

- General Commercial
- High Density Mixed Use
- Mixed Use
- Parks/Recreation/Conservation

Area Requesting Special Exception



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Future Land Use Map for EXCP 10-19-6699
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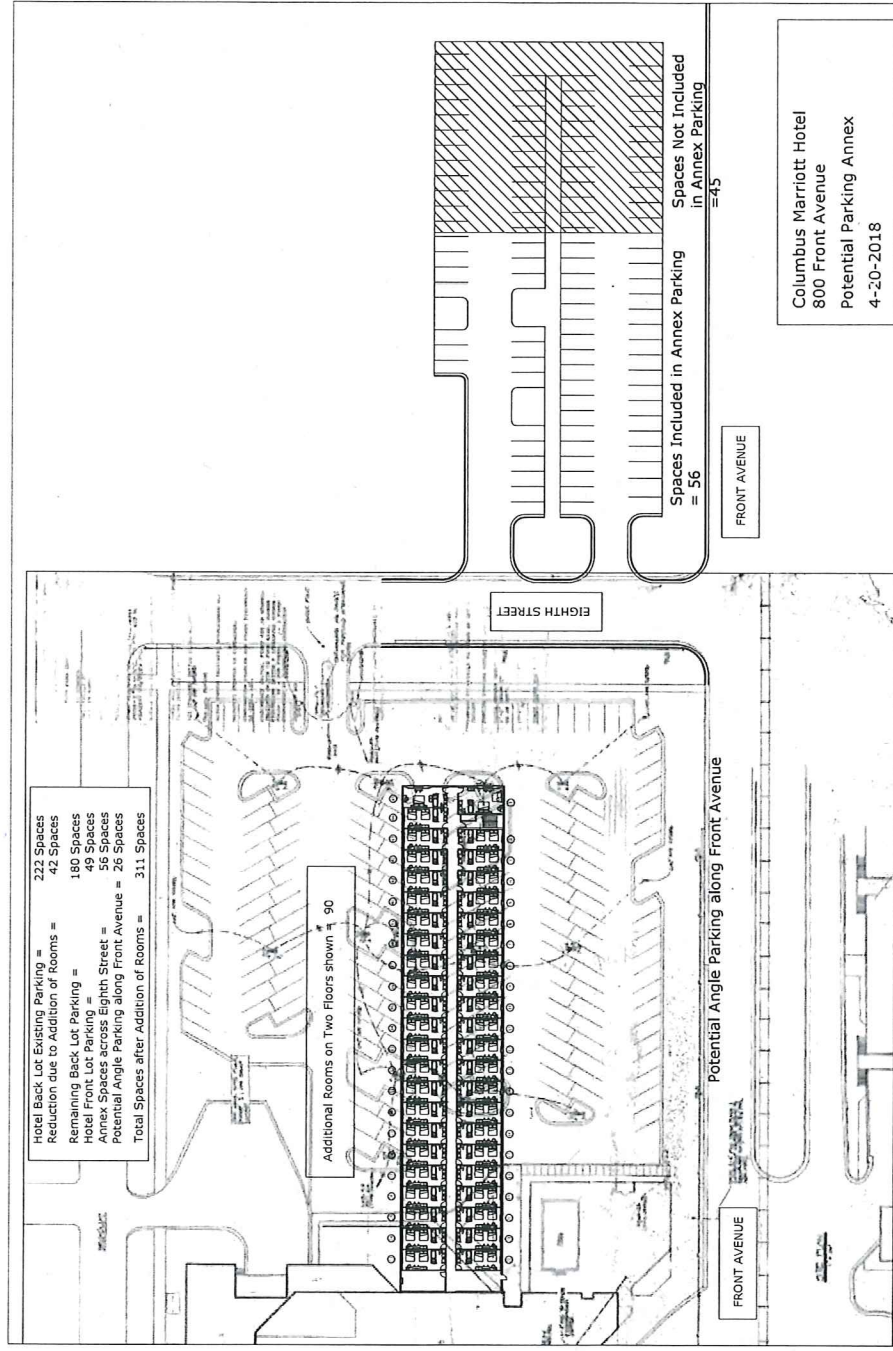
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PROJECT SCOPE CONTINUED

Hotel and Parking Plan Continued



PROJECT SCOPE CONTINUED

- Proposed Access Point To and From Pedestrian Bridge

