

November 14, 2019

Honorable Mayor and Councilors
City Manager
City Attorney
Clerk of Council

Subject: (EXCP-10-19-6639) Special Exception Use request to allow for a Club or Lodge, Nonprofit at 1282 Rigdon Road, Columbus, Georgia 31906.

Club or Lodge, Nonprofit

David Goldberg has submitted an application for the Special Exception Use cited above. The property is located in a SFR3 (Single Family Residential 3) zoning district. The site for the proposed YMCA located at 1282 Rigdon Road. The purpose of the Special Exception Use is to allow for the operation of a Club or Lodge, Nonprofit located within the SFR3 (Single Family Residential 3) 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?

Rigdon Road is a minor arterial road. It 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 SFR3. Noise, light, flare and odor should be limited due to the nature of the facility.

(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 3) properties.

Council District: District 1 (Barnes)

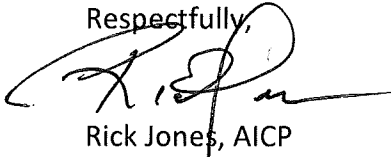
Seventy (70) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

Approval: 0 Reponses

Opposition: 0 Responses

Additional Information: N/A

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 Requesting Special Exception



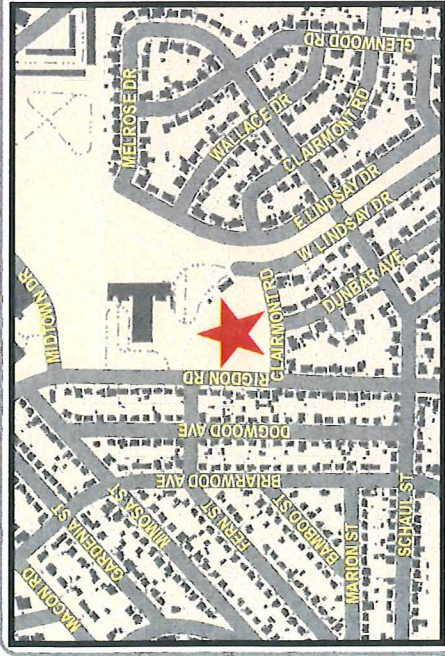
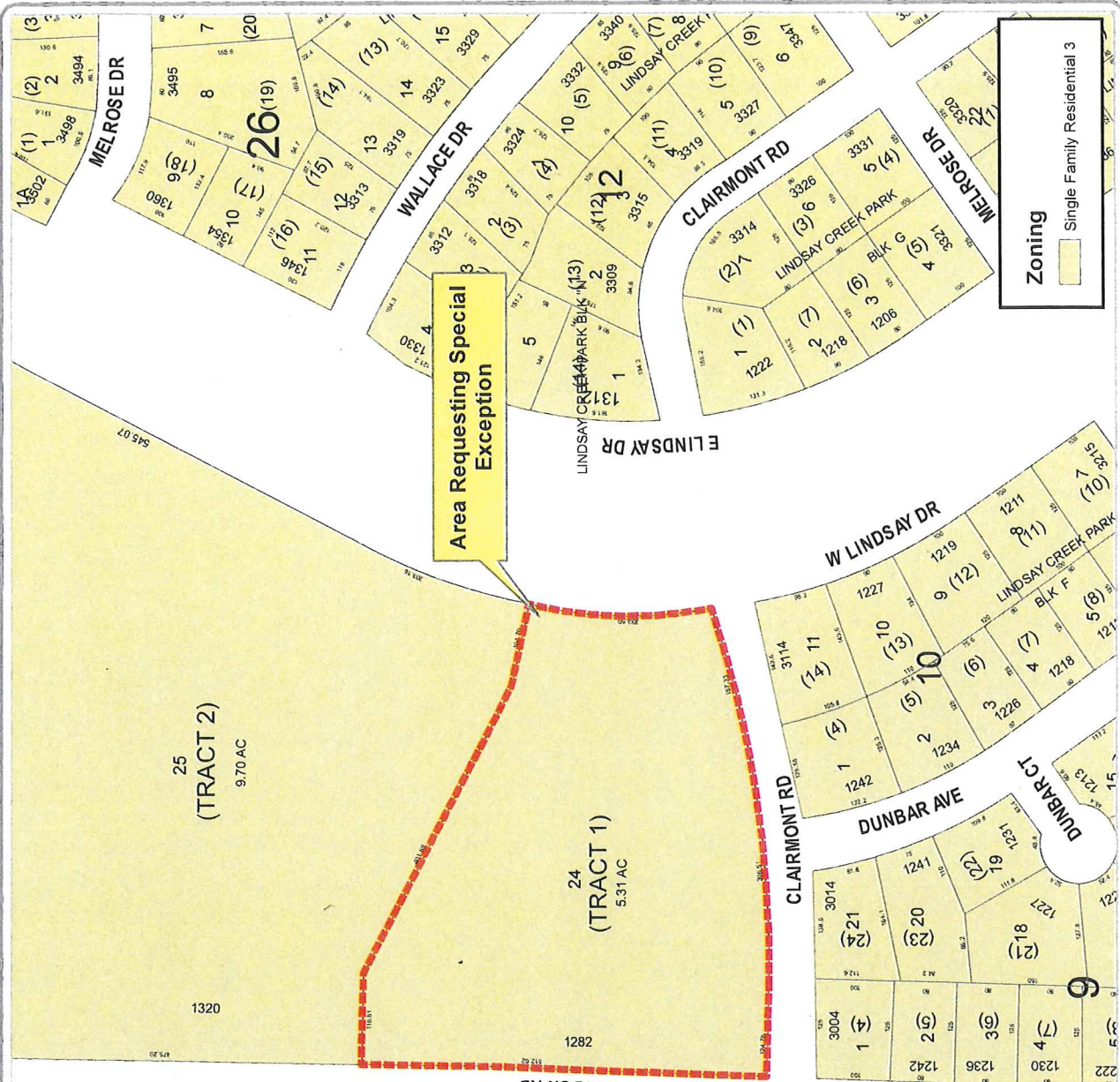
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 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for EXCP 10-19-6639
 Map 067 Block 024 Lot 024
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

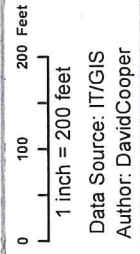
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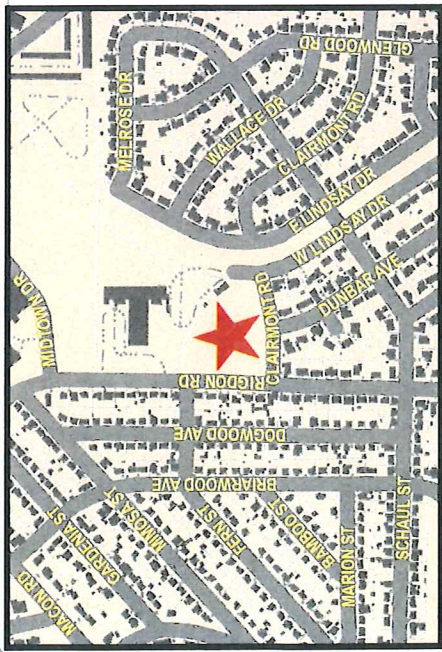
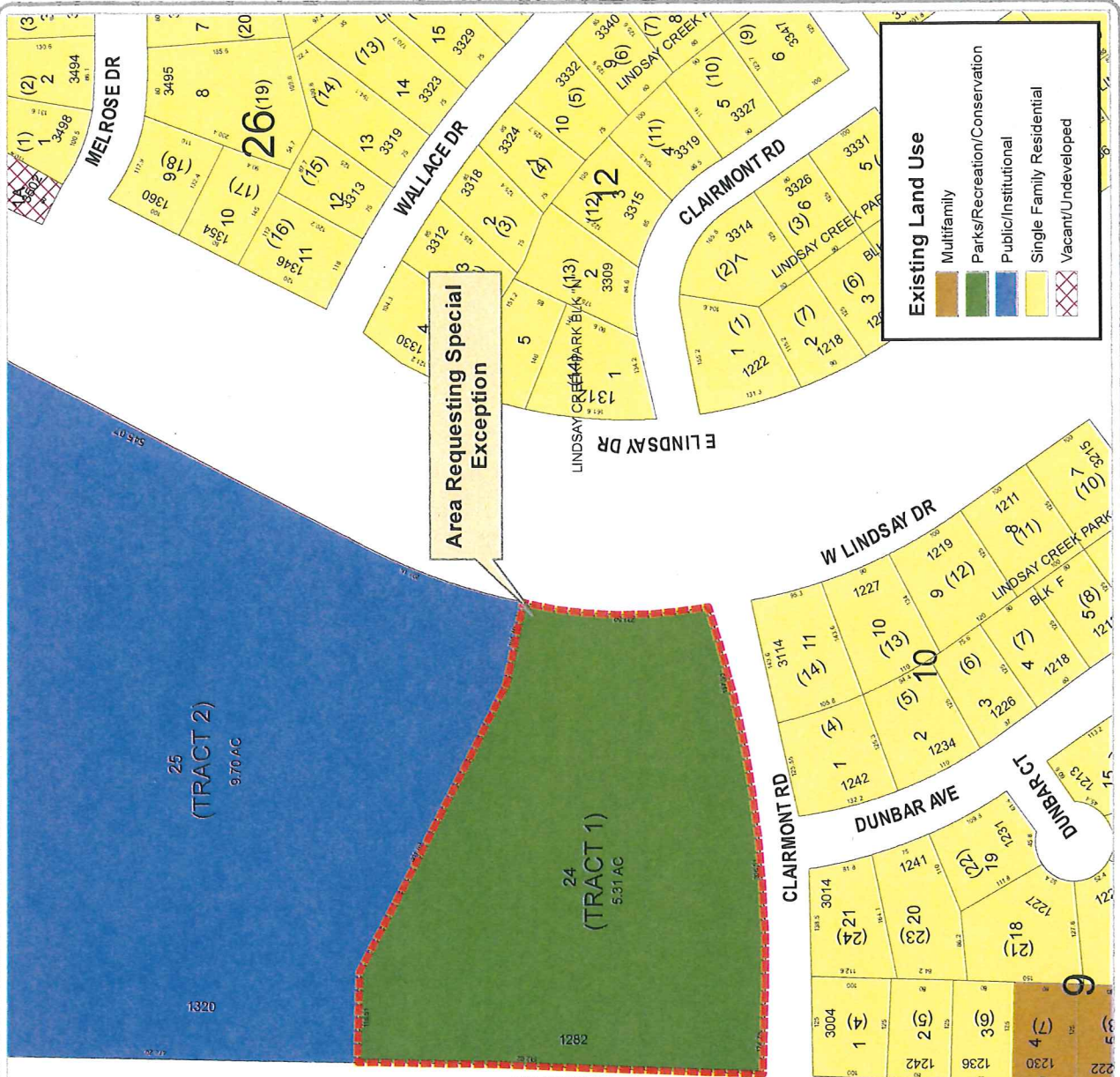
Block	Lot	Area (AC)	Notes
BRIARWOOD BLK 1	1	0.621	(1)
	2	0.872	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 2	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 3	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 4	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 5	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 6	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 7	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 8	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 9	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)
BRIARWOOD BLK 10	1	0.821	(1)
	2	0.821	(2)
	3	0.821	(3)
	4	0.821	(4)
	5	0.821	(5)
	6	0.821	(6)
	7	0.821	(7)
	8	0.821	(8)
	9	0.821	(9)
	10	0.821	(10)



Zoning Map for EXCP 10-19-6639
 Map 067 Block 024 Lot 024
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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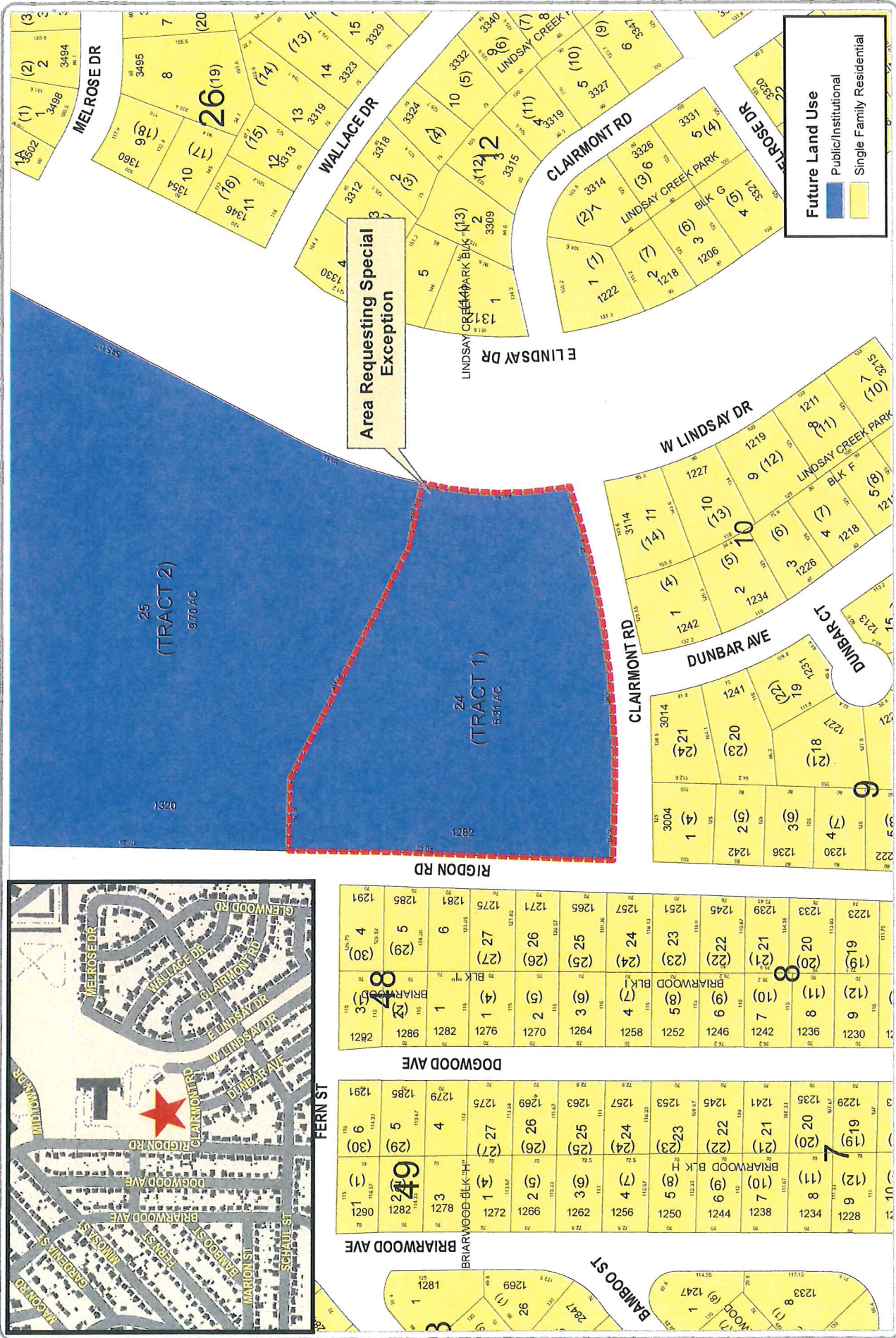
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0 100 200 Feet
1 inch = 200 feet

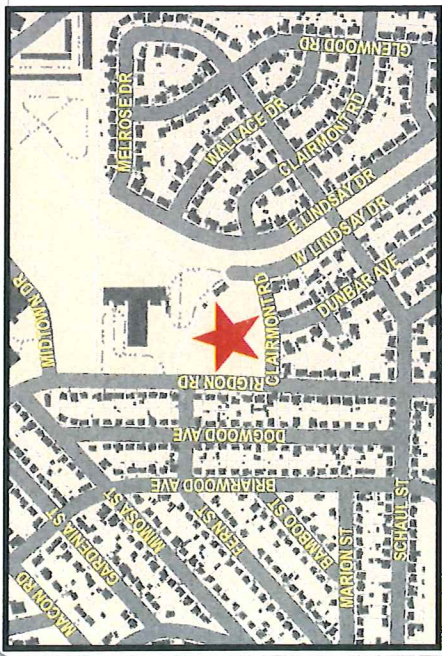
Existing Land Use Map for EXCP 10-19-6639
Map 067 Block 024 Lot 024
Planning Department-Planning Division
Prepared By: Planning GIS Tech

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Lot #	Area (AC)	Lot #	Area (AC)	Lot #	Area (AC)
1	0.621	11	0.282	21	0.321
2	0.281	12	0.281	22	0.321
3	0.281	13	0.281	23	0.321
4	0.281	14	0.281	24	0.321
5	0.281	15	0.281	25	0.321
6	0.281	16	0.281	26	0.321
7	0.281	17	0.281	27	0.321
8	0.281	18	0.281	28	0.321
9	0.281	19	0.281	29	0.321
10	0.281	20	0.281	30	0.321



0 100 200 Feet
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 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for EXCP 10-19-6639
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. EXCP- 10-19-6639
PROJECT 1282 Rigdon Road
CLIENT
REZONING REQUEST SFR3 to SFR3 (Special Exception Use)

LAND USE

Trip Generation Land Use Code* 210 & 945
 Existing Land Use Single Family Residential 3 - (SFR3)
 Proposed Land Use Single Family Residential 3 - (SFR3) - Special Exception Use
 Existing Trip Rate Unit SFR3 - Acreage converted to square footage.
 Proposed Trip Rate Unit SFR3 - Acreage converted to square footage. (Special Exception Use)

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR3	5.36 Acres	9.57	298
Total					298
Daily (Proposed Zoning)					
Health / Fitness Club	492	SRF3	5.36 Acres	1.38	43
				3.53	110
				2.78	87
				2.47	77
Total					317

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

TRAFFIC PROJECTIONS

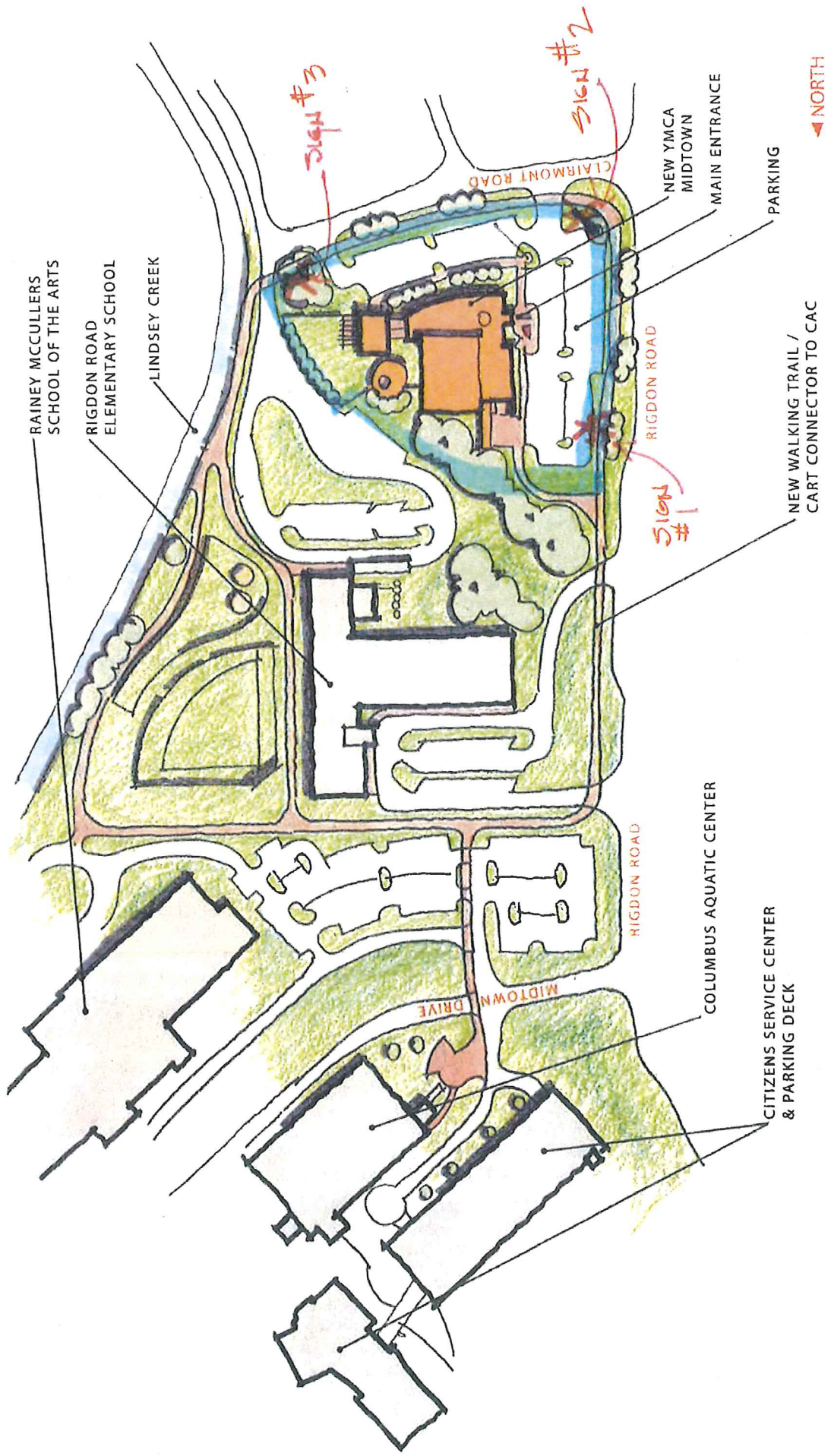
EXISTING ZONING (SFR3)

Name of Street	Rigdon Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	2
City Traffic Count (2018)	7,750
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	298
Total Projected Traffic (2019)	8,048
Projected Level of Service (LOS)**	B

PROPOSED ZONING (SFR3 - Special Exception Use)

Name of Street	Rigdon Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	2
City Traffic Count (2018)	7,750
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	317
Total Projected Traffic (2019)	8,067
Projected Level of Service (LOS)**	B

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



RAINEY MCCULLERS
SCHOOL OF THE ARTS

RIGDON ROAD
ELEMENTARY SCHOOL

LINDSEY CREEK

Sign #3

Sign #2

Sign #1

NEW YMCA
MIDTOWN

MAIN ENTRANCE

PARKING

◀ NORTH

NEW WALKING TRAIL /
CART CONNECTOR TO CAC

RIGDON ROAD

COLUMBUS AQUATIC CENTER

MIDTOWN DRIVE

CITIZENS SERVICE CENTER
& PARKING DECK

SITE CONCEPT

NOT TO SCALE

YMCA MIDTOWN | CONCEPT
COLUMBUS, GA | 08.01.19



