

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

July 8, 2016

Planning Advisory Commission

Subject: (EXCP-06-16-1209) Special Exception Use request to allow for day care type III located at 9100 Warm Springs Road, Columbus, Georgia.

Phillip Psalmond Jr. has submitted an application for the Special Exception Use cited above. The property is located in a RE1 (Residential Estate 1) zoning district. The site for the proposed Day Care type III is located at 9100 Warm Springs Road.

(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?

Warm Springs Road will provide adequate access for a day care type III.

(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. Emergency vehicles will have adequate access to the principal structure and accessory use.

(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, sewer, utilities, police, and fire protection will be adequate and serve the proposed use at this location.

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(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 other RE1 uses. Parking service and refuse should be adequate and provided as stated within the UDO. Noise, light, glare and odor should be limited due to the nature of the location.

(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 RE1 properties.

Council District: District 5 (Baker)

Seventeen (17) property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department has received no comments supporting or opposing this request.

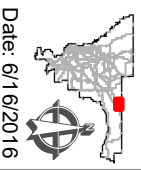
Additional Information:

None.



Future Land Use
 Rural Residential

Area Requesting
 Special Exception Use



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Date: 6/16/2016

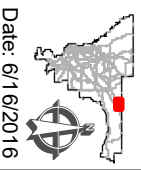
Future Land Use Map for EXCP 06-16-1-209
 Map 126 Block 001 Lot 031
 Planning Department-Planning Division
 Prepared By GIS Division-Engineering Department

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





Area Requesting
Special Exception Use



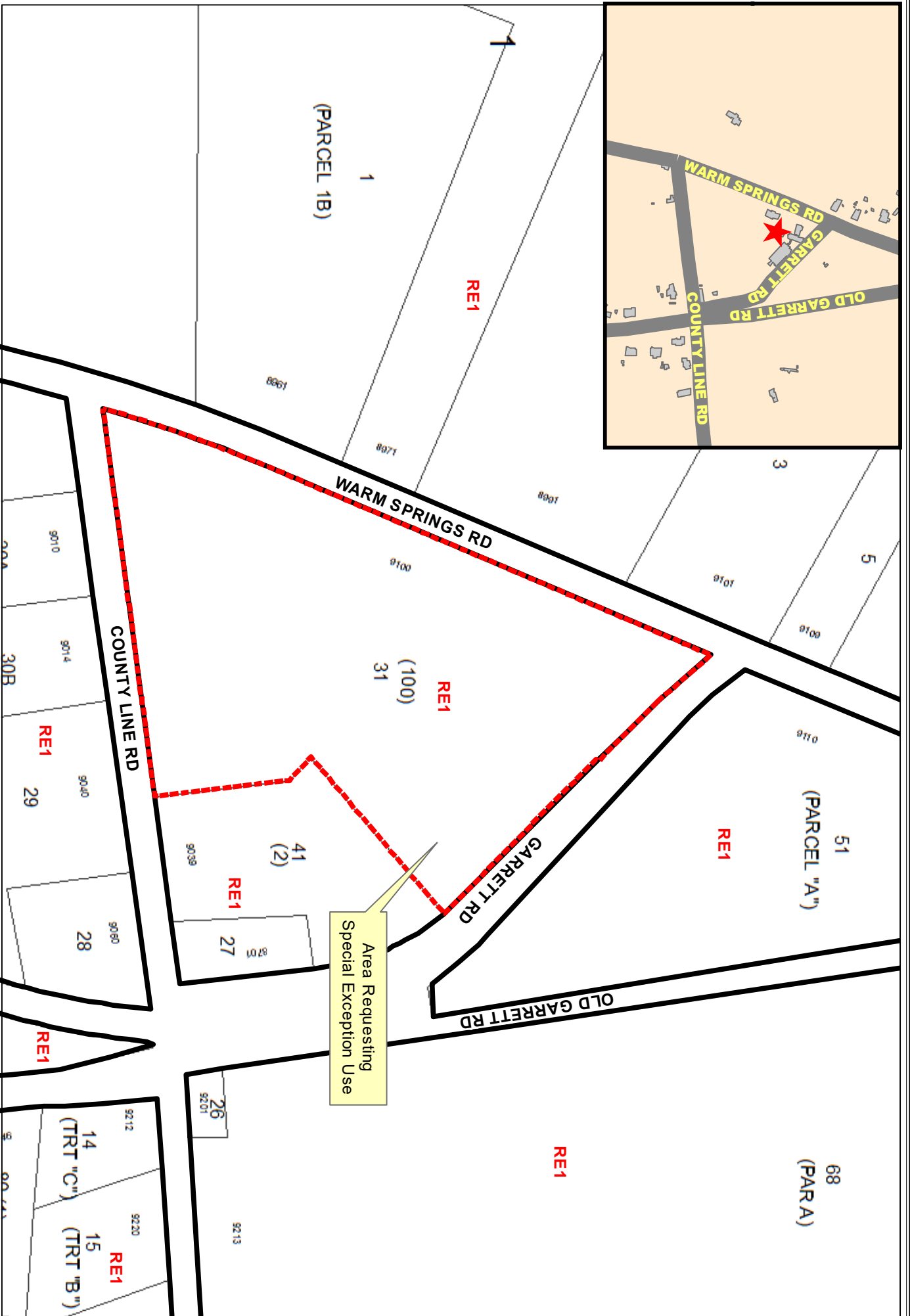
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Land Use & Zoning Map for EXCP 06-16-1209
 Map 126 Block 001 Lot 031
 Planning Department-Planning Division
 Prepared By GIS Division-Engineering Department

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Area Requesting
Special Exception Use



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Location & Zoning Map for EXCP 06-16-1209
Map 126 Block 001 Lot 031

Planning Department-Planning Division
Prepared By GIS Division-Engineering Department



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