OWNER/APPLICANT: Gloria Jackson Moore (Owner)  
Rosa Greene (Applicant)

LOCATION: 2022 N. Harding St.

CURRENT ZONING/USE: R-2 (Single-Family Residential District)  
Vacant Single Family Dwelling

PROPOSED USE: Group Day Care

MEETING INFORMATION:  
Planning Commission: 11/05/20, 2:00 P.M., Robert Cross Multipurpose Facility, 3085 Martin Luther King, Jr. Dr.  
Public Hearing: 11/17/20, 8:30 A.M., 222 Pine Avenue, Rm. 100

RECOMMENDATION: Approval

GENERAL INFORMATION: The applicant is requesting approval to utilize an existing 1,029 sq. ft. single family dwelling for a Group Day Care facility. The property was removed from the 100-Year Floodplain by Letter of Map Amendment in 2011.

Group Day Care facilities (7-18 children) are allowed in the R-2 District after Special Approval of the City Commission.
EVALUATION OF SPECIAL APPROVAL CRITERIA

The Albany Doughery Zoning Ordinance recommends that the Planning Commission consider the following factors for special approval requests:

1. The effect of the proposed activity on adjacent transportation network.

Road Capacity: Information not available for N. Harding St.

Trip Generation: Based on information from Trip Generation (2018), it is estimated that a Day Care Facility generates approximately 48 trips per weekday per 1,000 sq. ft. of gross floor area. Based on this estimate, a 1,029 sq. ft. facility could generate about 49 daily weekday trips.

Road Improvements: According to the FY 2018-2021 Transportation Improvement Program, and the Dougherty Area Regional Transportation Study: (DARTS 2045) for the Albany/Dougherty metro area, no state or federally funded projects are proposed for the area.

Road Classifications: Harding St. is classified as an Urban Local Road.

Public Transit Routes: Albany Transit serves this area with a stop at Palmyra Rd. and 14th Ave., which is about two blocks from the subject property.

Accident Information: The property is not near a high-accident location (Traffic Engineering).

Analysis: Traffic associated with the day care should not conflict with school traffic due to hours of operation (6:00 am to 6:00 pm). Also, the day care will provide school pick-up and drop-off service, which should reduce traffic associated with school hours.

2. The location of off-street parking facilities.

According to the Zoning Ordinance, day care facilities require one parking space for every ten students and one parking space for each employee. The home, as developed, has adequate parking at the front (driveway) and rear of the property.

3. The number, size and type of signs proposed for the site.

An identification sign will be located in the front yard; all signage must comply with the City of Albany Sign Ordinance.

4. The amount and location of open space.

About 92 percent of the property (front and rear yards) is open space. The proposed use will not impact open space.
5. **Protective Screening.**

The Zoning Ordinance does not require protective screening.

6. **Hours and manner of operation of the proposed use.**

Hours of operation are from 6:00 a.m. to 6:00 p.m., Monday thru Friday. The day care will provide school pick-up and drop-off service.

7. **Outdoor lighting.**

City lights are located in front and back of the property. Normal residential outdoor lighting is in place.

8. **Ingress and egress to the property.**

Access is provided from an existing driveway off of Harding St. and from a paved alley to the rear of the property.

9. **Compatibility with surrounding land use.**

The property is occupied by a 1,029 sq. ft. vacant single family dwelling. After improvements to the property, it should continue to maintain its residential appearance and compatibility with the adjacent residential neighborhood. Employees of nearby medical facilities (Phoebe North, Pruitt Nursing Home) and children attending Northside Elementary could benefit from services provided by the proposed Group Day Care facility.

10. **Consistency with the Comprehensive Plan.**

The **Future Land Use Map (2026)** recommends low-density residential housing (average of four units per acre) for the subject property and adjacent area. Commercial uses are primarily recommended to the northwest along Palmyra Rd. The Zoning Ordinance permits a Group Day Care (7-18 children) in the R-2 District pending Special Approval of the City Commission.

**RECOMMENDATION**

Staff recommends approval for a Group Day Care (7-18 children) facility at this location.
20-016 Special Approval
2022 N. Harding St.
Owner: Gloria Jackson Moore
Applicant: Rosa Greene

Disclaimer: Albany GIS makes every effort to produce the most accurate information possible. No warranties, express or implied, are provided for the data herein, its use or interpretation. All data is subject to change.
Mrs. Rosa Greene  
2022 N Harding St  
Albany, Ga 31701

Albany / Dougherty Planning Commission  
P.O. Box 31701  
Albany, Ga 31701

Dear Planning Commission,

I am forwarding this letter to indicate my intent to operate a Daycare Center at 2022 N Harding, Albany, Ga 31701. I expect to operate the facility from 6:00 a.m. to 6:00 p.m., Monday - Friday. It is estimated that the center will be approved by the State to serve between 7 to 18 children.

Prior to opening the center, several improvements will be made to the property. The facility will provide jobs for people in this area. It is anticipated that a center in this location will help plenty of the area’s parents as they seek employment.

If you need to discuss this matter with me, please contact me at (229) -886-1973 or (321)-532-1027.

Sincerely,

Rosa Greene
Mrs. Rosa Greene  
2022 N Harding St  
Albany Ga 31701

To whom this may concern,

Added information for special approval for a daycare center. The daycare will not affect traffic. We will park inside the fence. The sign outside the fence is two inches high. The daycare operating hours are 6:00 a.m. – 6 p.m. We are open Monday through Friday. The open space is 100 feet wide, 150 feet long. We also have city lights in the front and back of the building, and a porch light in the front.

The daycare will not interfere with school buses or incoming traffic because we pick up and drop off children. There will be six spaces inside the fenced gate for parking. We will park on the right side of the fence coming into the gate. Some parents may prefer to park outside of the fence.

Sincerely,
Rosa Greene
Special Approval Application

City of Albany □ Dougherty County

Property Address: 2022 N Harding
Name of Property Owner(s): Gloria Jackson Moore
Mailing Address: 6104 Cherry Level Lane
Name of Applicant: Rosa Greene
Mailing Address: 2503 Forsythe St
Current Use of Property: Vacant Residential
Property owner requests special approval to allow the following special use: for a Child Care Center.

The applicant is required to provide a site plan, an 8" x 11" copy of the site plan, and a letter of intent with each application. In the event the applicant is someone other than the current owner, the applicant must attach a letter of authorization signed by the current owner(s) of the property authorizing the filing of the application. This application must be filed by the 10th of the month to be considered for the meeting of the following month.

I hereby authorize the Planning, Development Services & Code Enforcement Department staff to inspect the premises of the above described property and to place a public notice sign on the premises as required by law. I also hereby depose and say that all statements herein, and attached statements submitted are true and accurate to the best of my knowledge and belief.

Sworn to and subscribed before me this 5 day of November, 2019.

Signature of Applicant: Rosa Greene
Notary Public: Lou Easter Hardy
My commission expires: 6-9-2019
(Staff Use)

Posting fee: Date paid: Receipt:

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT
P.O. Box 447 Albany, GA 31702 | Phone: 229-438-3901 | Fax: 229-438-3965 | www.albanyga.us
VERIFICATION OF OWNERSHIP

Name of all owners: Gloria Jackson Moore

Address: 2022 N. Harding St., 2401 Cherry Lane Court
City/State/Zip Code: Albany, GA 31707
Telephone Number: 312-532-1027

Property Location (give description if no address):
2022 N. Harding St.
Albany, GA 31707

I am the owner of the property listed above, which is the subject matter of the attached application, as shown in the records of the City of Albany, or Dougherty County.

Gloria J. Moore
Owner Signature (all owners must sign)

Personally appeared before me, Gloria J. Moore, who has stated that the information on this form is true and correct.

Lou Easter Hardy November 5, 2019
Notary Public Date

In my absence, I authorize the person named below to act as the applicant in the pursuit of action for the attached application.

Name: Hose Greene
Address: 2003 Forsythe St.
City/State/Zip Code: Albany, GA 31707
Telephone Number: 229-886-1973 886-1973

PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT
P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3965 | www.albany.ga.us
The applicant filed on this date: **11-5-2019**, to apply for a rezoning approval affecting described property as follows:

Yes  No

☐ ☐ Within the last two years preceding the above filing date, the applicant has made campaign contributions aggregating $250 or more to a member or members of the City Commission or County Commission who will consider application number_______.

(Please list the name(s) and official position of the local government official; the dollar amount; description, and date of each campaign contribution).

________________________________________

________________________________________

I hereby depose and say that all statements herein are true, correct, and complete to the best of my knowledge and belief.

Sworn to and subscribed before me this **5** day of **November**, **2019**.

[Signature of Applicant]

[Notary Public]

Commission expires:

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PLANNING, DEVELOPMENT SERVICES & CODE ENFORCEMENT

P.O. Box 447 Albany, GA 31702 | Phone: 229.438.3901 | Fax: 229.438.3985 | www.albanyga.us