

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-25-2295

Applicant:	Jeff Lindsey Communities, Inc
Owner:	Jeff Lindsey Communities, Inc
Location:	4937 Macon Road
Parcel:	097-001-002
Acreage:	12.63 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Undeveloped
Proposed Use of Property:	Multi Family Residential
Council District:	District 1
PAC Recommendation:	Denial
Planning Department Recommendation:	Conditional approval based on the Needs and Opportunities of the 2038 Comprehensive Plan:

Need: Improve access to quality housing.

Opportunity: Create and/or preserve affordable housing, such as...new construction.

Columbus faces a potential housing crisis in our near future. The highest and best use of the remainder of the Sears property is townhouse development. Due to wetlands, location of the dam, and cost of infrastructure, a single family housing development is not feasible.

		The recommended conditions are: 1) An emergency access shall be permitted to Florence Drive. Said access shall be gated and shall only be opened via public safety Knox Boxes. 2) Said emergency access shall be the width of a commercial driveway. 3) A proposed 20-foot undisturbed natural buffer shall abut all existing single family homes.
Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
General Land Use:		Inconsistent Planning Area E
Current Land Use Designation:		Undeveloped/Vacant
Future Land Use Designation:		Single Family Residential
Compatible with Existing Land-Uses:		No
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Traffic Impact:		The proposed rezoning to RMF1 for 92 townhomes will generate a modest increase in traffic compared to potential SFR2 development, with negligible impacts on Macon Road's capacity and LOS. The project supports efficient land use in a growing area without overburdening the transportation network.
Surrounding Zoning:	North	Single Family Residential 2 (SFR2)
	South	Single Family Residential 2 (SFR2)
	East	Single Family Residential 2 (SFR2)

	West	Single Family Residential 2 (SFR2)
Reasonableness of Request:		The request is consistent with policy statements of the 2038 Comprehensive Plan.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are: 1) 15 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 20 feet undisturbed natural buffer.
Attitude of Property Owners:		Sixty-Five (65) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received several calls and/or emails regarding the rezoning and a petition in opposition with 176 signatures.
	Approval	0 Responses
	Opposition	183 Responses
Additional Information:		89 townhomes proposed.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Traffic Impact Concept Plan



0 80 160 320 US Feet



Data Source: IT/GIS

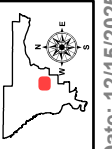
Author:

Aerial Map for For REZN 12-25-2295

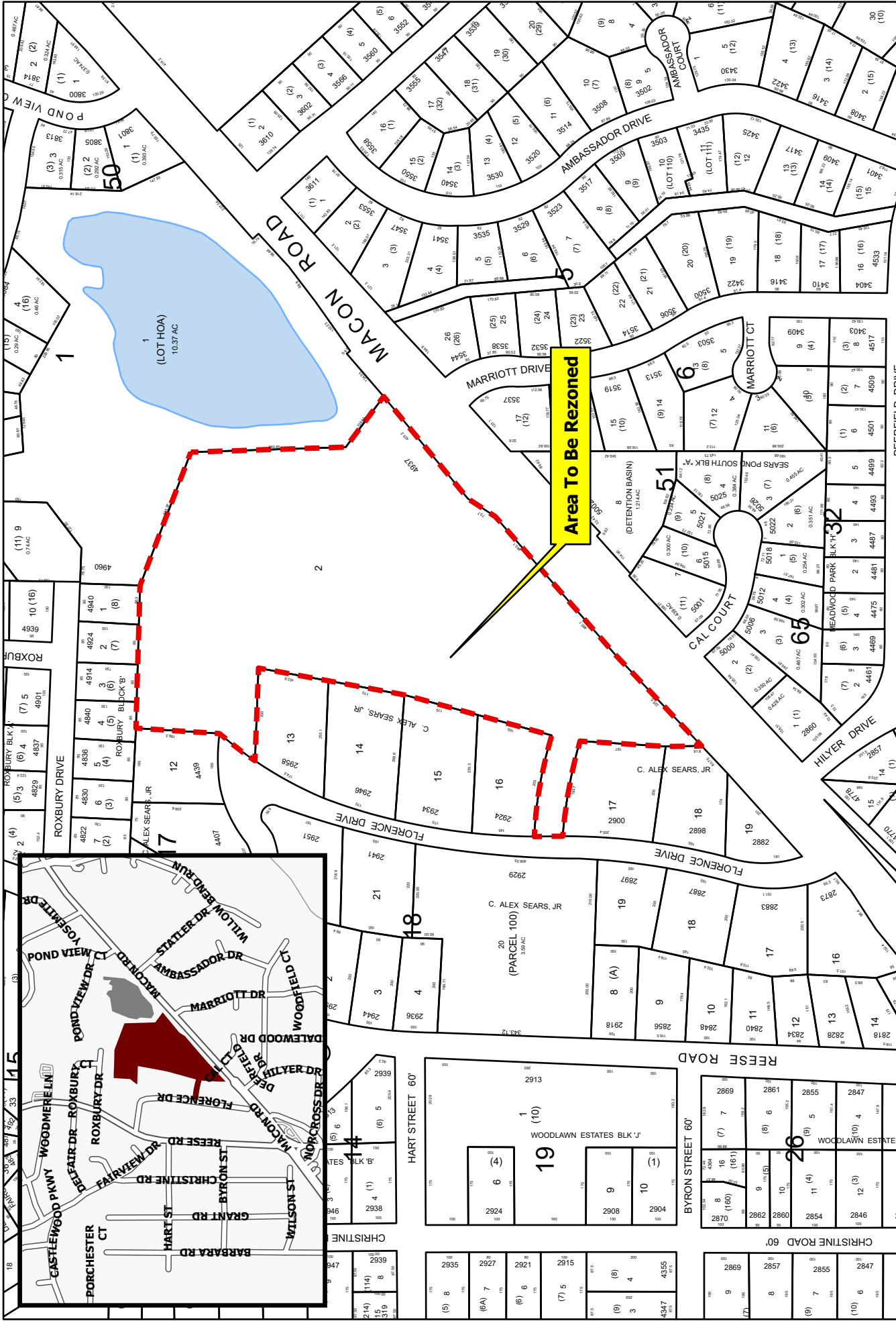
Map 097 001 002

Planning Department-Planning Division
Prepared By Planning GIS Tech

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Map information is believed to be correct but is not guaranteed.



Date: 12/15/2025



0 80 160 320 US Feet

Data Source: IT/GIS

Author:

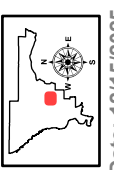
Location Map for For REZN 12-25-2295

Map 097 001 002

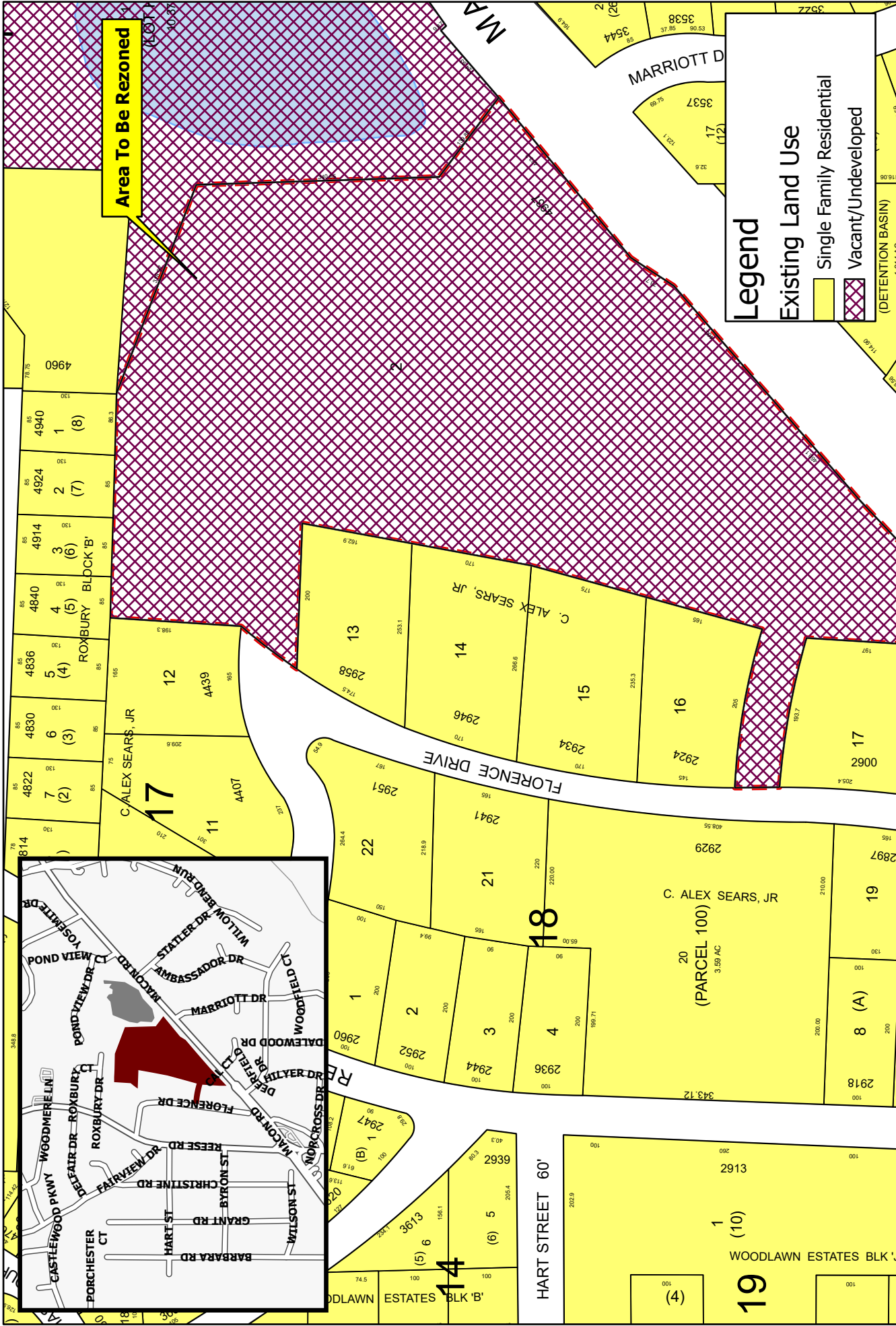
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Date: 12/15/2025



Area To Be Rezoned

Legend

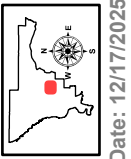
- Existing Land Use**
- Single Family Residential
 - Vacant/Undeveloped



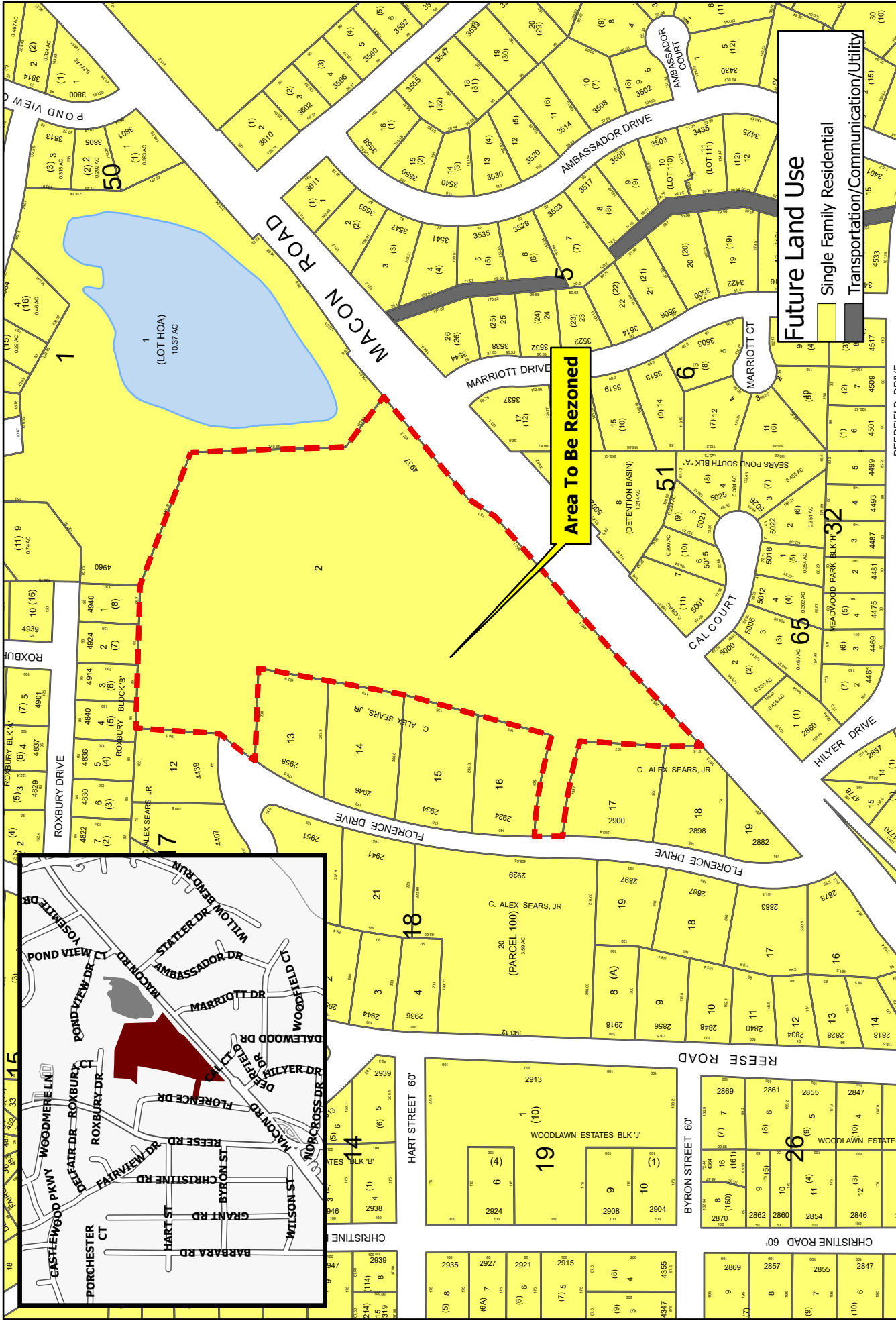
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Data Source: IT/GIS
Author:

Existing Land Use Map for For REZN 11-25-2295
Map 097 001 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

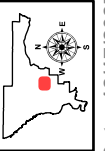
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Date: 12/17/2025



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Date: 12/17/2025



0 80 160 320 US Feet
 Data Source: IT/GIS
 Author:

Future Land Use Map for For REZN 11-25-2295
 Map 097 001 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

ITE Traffic Report for Rezoning at 4937 Macon Rd, Columbus, GA

Project Overview

The proposed rezoning involves a 12.63-acre vacant parcel located at 4937 Macon Rd, Columbus, Georgia 31907. The site is currently zoned SFR2 (Single-Family Residential 2) and is unoccupied. The rezoning request seeks to change the designation to RMF1 (Residential Multi-Family 1) to accommodate a multifamily development consisting of 92 townhomes.

Under the Columbus Unified Development Ordinance, SFR2 zoning supports single-family detached homes with a typical density of up to approximately 4-6 dwelling units per acre, based on minimum lot sizes ranging from 7,200 to 10,000 square feet. RMF1 zoning allows for higher-density residential uses, including townhomes and apartments, with a maximum density of up to 14.5 units per acre. The proposed development density is approximately 7.3 units per acre, which is well within RMF1 limits and represents a moderate increase over potential SFR2 buildout.

Road Characteristics

Macon Road (also designated as US 80/SR 22) serves as the primary frontage for the site. It is classified as a major arterial highway by the Georgia Department of Transportation (GDOT), facilitating regional connectivity between Columbus and surrounding areas, including Fort Moore and Macon.

- **Street Classification:** Major arterial (US 80/SR 22).
- **Number of Lanes:** 4 to 6 lanes in the vicinity, with ongoing or planned widenings in segments to accommodate growing traffic volumes.
- **Existing Traffic Count:** Based on GDOT data, the Annual Average Daily Traffic (AADT) on Macon Road near the site is approximately 20,000 to 30,000 vehicles per day, with higher volumes closer to urban centers. For this analysis, an AADT of 25,000 vehicles is used as a conservative estimate for the segment near 4937 Macon Rd.
- **Existing Level of Service (LOS):** The current LOS on Macon Road is estimated at LOS C (stable flow with acceptable delays) during peak hours, based on regional transportation plans and typical arterial performance in Columbus. This reflects moderate congestion in a growing area, with no reported critical failures.

Trip Generation

Trip generation estimates are derived from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. For the proposed townhomes, ITE Land Use Code (LUC) 230 (Townhouse) is applied, as it best matches attached multifamily units. Alternatively, LUC 215 (Single-Family Attached Housing) or 220 (Multifamily Housing Low-Rise) could apply, but LUC 230 provides conservative rates for townhome developments.

- **Current Zoning (SFR2):** Under maximum buildout, assuming a density of 4 units per acre (consistent with minimum lot sizes), the site could support approximately 50 single-family detached homes (ITE LUC 210). Daily trips: 9.44 per unit, yielding 472 total daily trips. AM peak-hour trips: 0.75 per unit (38 trips). PM peak-hour trips: 1.00 per unit (50 trips). Since the site is currently vacant, existing generated trips are 0.
- **Proposed Zoning (RMF1):** For 92 townhomes (LUC 230), daily trips: 5.81 per unit, yielding 534 total daily trips. AM peak-hour trips: 0.46 per unit (42 trips, with 17% entering/83% exiting). PM peak-hour trips: 0.52 per unit (48 trips, with 67% entering/33% exiting).
- **Comparison:** The proposed development generates approximately 13% more daily trips (534 vs. 472) than a maximum SFR2 buildout. Peak-hour increases are minimal (AM: +4 trips; PM: -2 trips). This represents a low net increase in traffic demand, as townhomes typically produce fewer trips per unit than single-family homes due to shared infrastructure and urban efficiencies.

Metric	Current Zoning (Max Buildout, 50 Units)	Proposed Zoning (92 Units)	Net Change
Daily Trips	472	534	+62
AM Peak Trips	38	42	+4
PM Peak Trips	50	48	-2

Traffic Impact Analysis

- **Total Projected Traffic:** Post-development AADT on Macon Road is projected at approximately 25,534 vehicles per day (existing 25,000 + 534 generated trips). Peak-hour additions are negligible relative to existing volumes.
- **Projected Level of Service:** The additional trips are expected to maintain the existing LOS C, as the increase represents less than 3% of current AADT. No

significant delays or capacity issues are anticipated, assuming standard access management. If peak-hour distribution aligns with regional patterns, intersection improvements may not be required.

Road Network

- **Access:** The site will have direct access to Macon Road via one or more driveways, subject to GDOT permitting. Right-turn lanes or deceleration lanes may be recommended to minimize conflicts on this arterial.
- **Community Context:** The surrounding area is a mix of residential, commercial, and institutional uses, with proximity to Fort Moore and downtown Columbus. Macon Road serves as a key commuter route, with nearby intersections (e.g., at Schatulga Road) handling moderate traffic. The development aligns with regional growth trends, as outlined in the Columbus-Phenix City Metropolitan Transportation Plan (MTP) Update 2025-2050, which emphasizes balanced residential expansion along major corridors.

Conclusions and Recommendations

The proposed rezoning to RMF1 for 92 townhomes will generate a modest increase in traffic compared to potential SFR2 development, with negligible impacts on Macon Road's capacity and LOS. The project supports efficient land use in a growing area without overburdening the transportation network.

Recommendations:

- Conduct a site-specific turning movement count at proposed access points during peak hours.
- Install appropriate signage and potentially a right-turn lane if warranted by detailed analysis.
- Coordinate with GDOT for access permits and incorporate pedestrian/bicycle connections to enhance multimodal access.
- Monitor post-development traffic for one year to confirm projections.

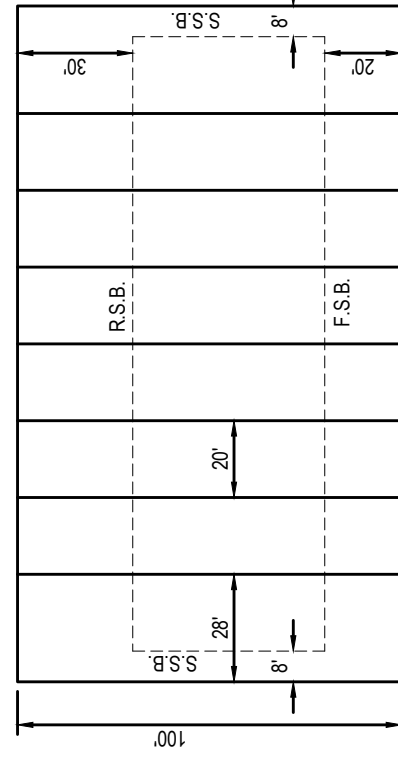
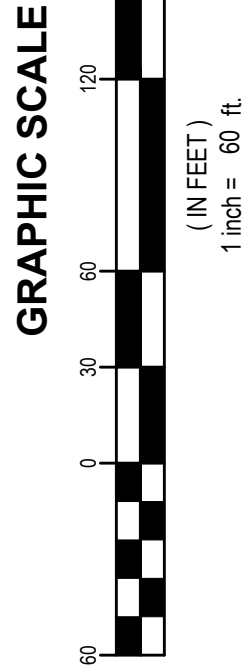


SITE DATA

- PROPERTY TO BE SERVED BY COLUMBUS WATER WORKS FOR DOMESTIC WATER SERVICE
- PROPERTY TO BE SERVED BY COLUMBUS WATER WORKS FOR SANITARY SEWER DISPOSAL

- SURVEY BOUNDARY INFORMATION TAKEN FROM SEARS POND REMAINDER SURVEY COMPLETED BY MOON WEEKS & ASSOCIATES, INC.

• THIS CONCEPTUAL PLAN WAS PREPARED BY MATTHEW W. GRAY, P.E. GEORGIA LICENSE NO. PE050350.



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1350 Keys Ferry Court
McDonough, GA 30253
770.914.9394

ERTY
BUS, GEORGIA

F LINDSEY COMMUNITIES
GE CIRCLE, SENIOA, GEORGIA
PHONE: 770-599-8700

PROPERTY NAME

APPLICANT NAME

PER C

A2431.0098-REZ1.3-sdm3

DATE 09-30-2025

CONTRACT #	A3214.0002
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DRAWN BY PTC

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SEAL

MATTHEW W. GRAY, P.E.
GA. REG. NO. PE050350

PRELIMINARY, NOT
FOR CONSTRUCTION

SHEET TITLE

CONCEPTUAL SITE PLAN - 1.1

SHEM

1.0