

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-12-20-3088

<b>Applicant:</b>	Lakshmi Karthik
<b>Owner:</b>	St. Francis Propco, LLC
<b>Location:</b>	2744 Warm Springs Road
<b>Parcel:</b>	069-019-009
<b>Acreage:</b>	0.95 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	GC (General Commercial) with conditions. Those conditions are as follows:  <b>1)</b> Business hours of operation shall be prohibited from midnight to 6 AM.
<b>Current Use of Property:</b>	Vacant Church
<b>Proposed Use of Property:</b>	Convenience Store with Gas Sales
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent

Planning Area D

**Current Land Use Designation:**

General Commerical

**Future Land Use Designation:**

Mixed Use

**Compatible with Existing Land-Uses:**

Yes

**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 Impact:**

Average Annual Daily Trips (AADT) will increase by 111 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

**Traffic Engineering:**

This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

**Surrounding Zoning:**

**North**  
**South**  
**East**  
**West**

NC (Neighborhood Commercial)  
SFR2 (Single Family Residential 2)  
SFR2 (Single Family Residential 2)  
RO (Residential Office)

**Reasonableness of Request:**

The request is compatible with existing land uses.

**School Impact:**

N/A

**Buffer Requirement:**

The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are:

- 1) **20 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) **30 feet** undisturbed natural buffer.

**Attitude of Property Owners:**

**One Hundred (100)** property property owners

within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **two (2)** calls and/or emails regarding the rezoning.

**Approval** 0 Responses  
**Opposition** 2 Responses

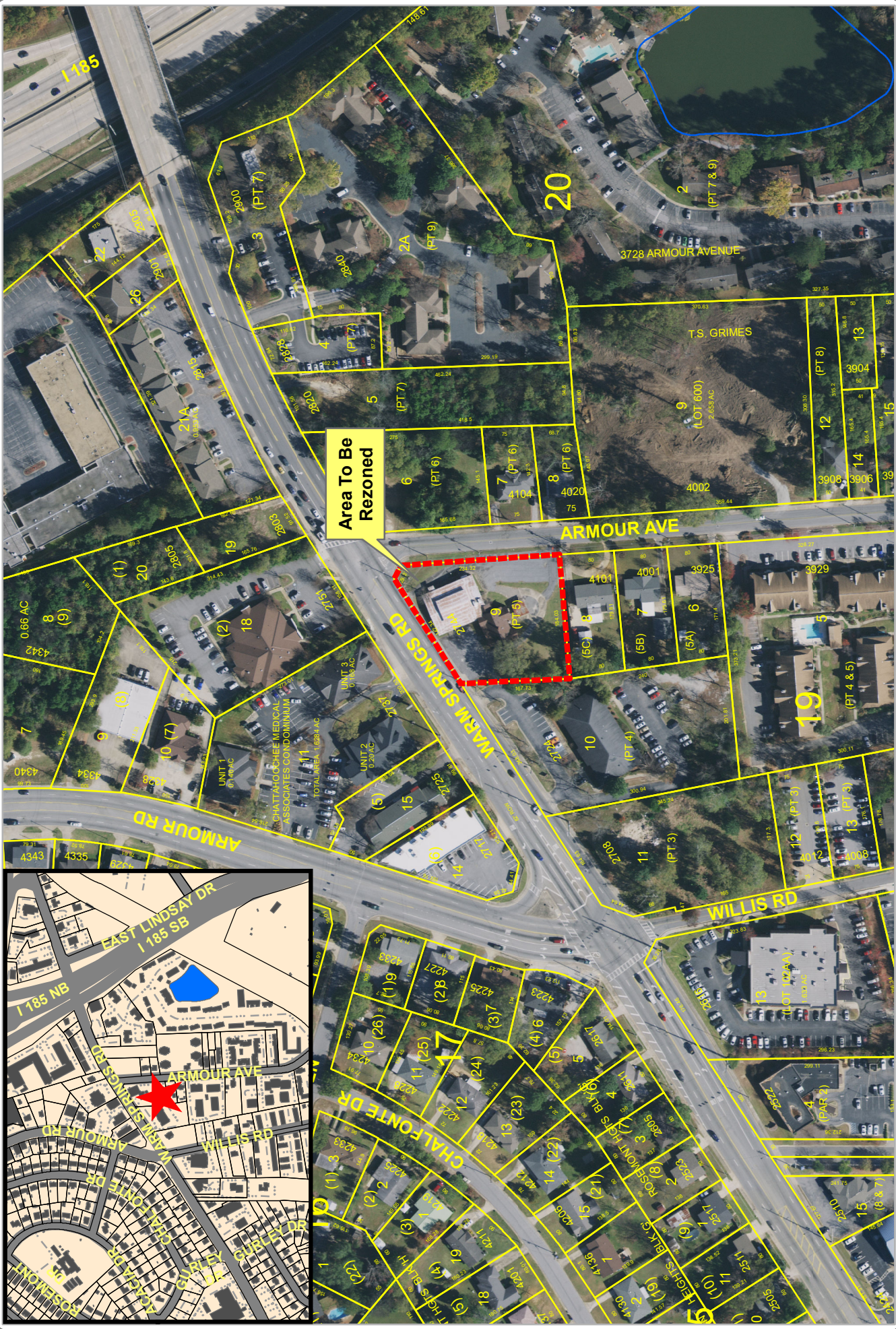
**Additional Information:**

N/A

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Site Plan





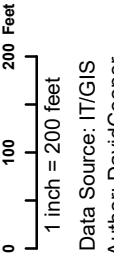
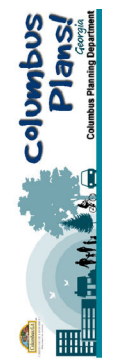
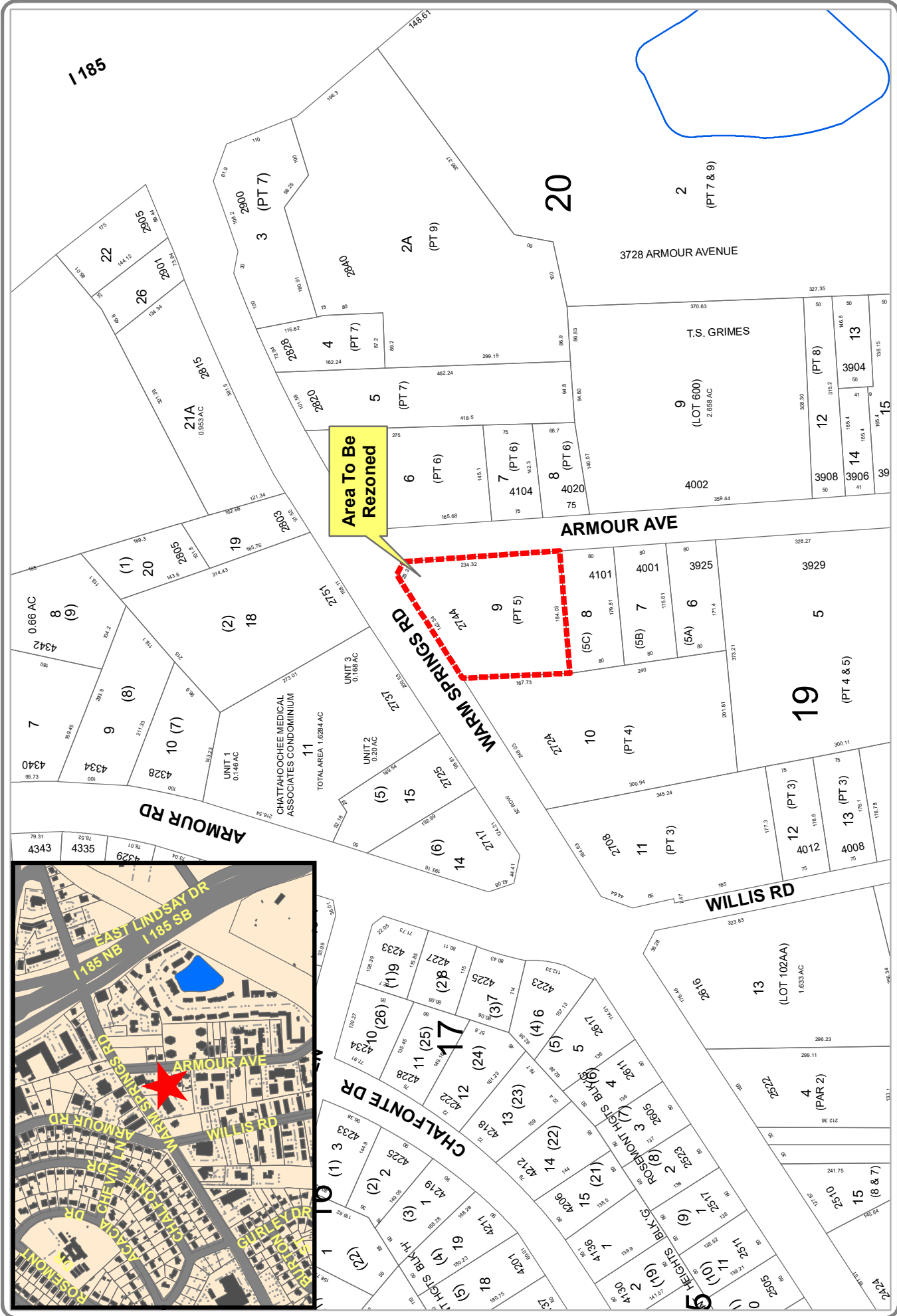
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 Data Source: IT/GIS  
 Author: David Cooper

Aerial Map for REZN 12-20-3088  
 Map 069 Block 19 Lot 009  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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.







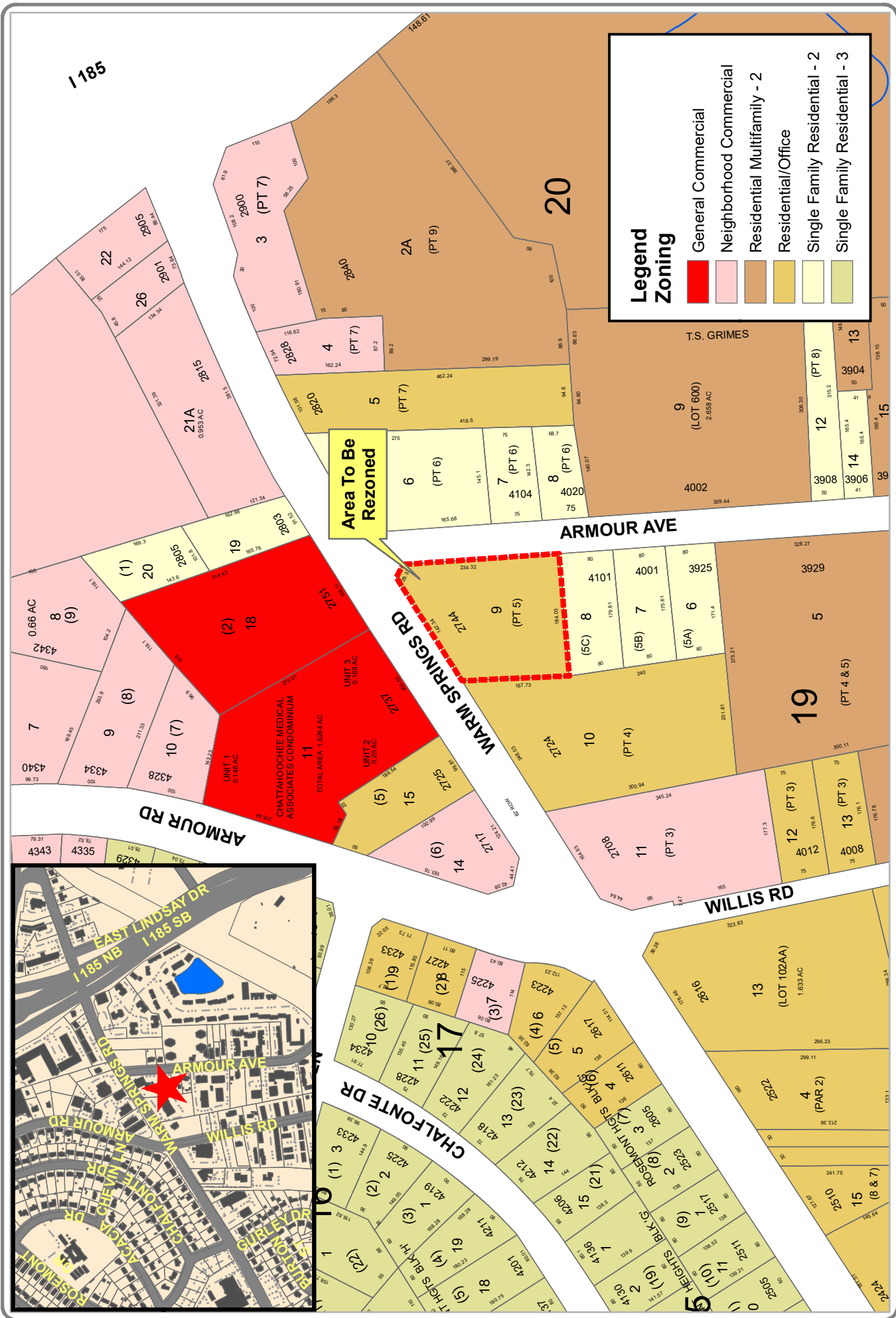
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Location Map for REZN 12-20-3088  
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Planning Department-Planning Division  
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Date: 12/9/2020



**Legend Zoning**

- General Commercial
- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3

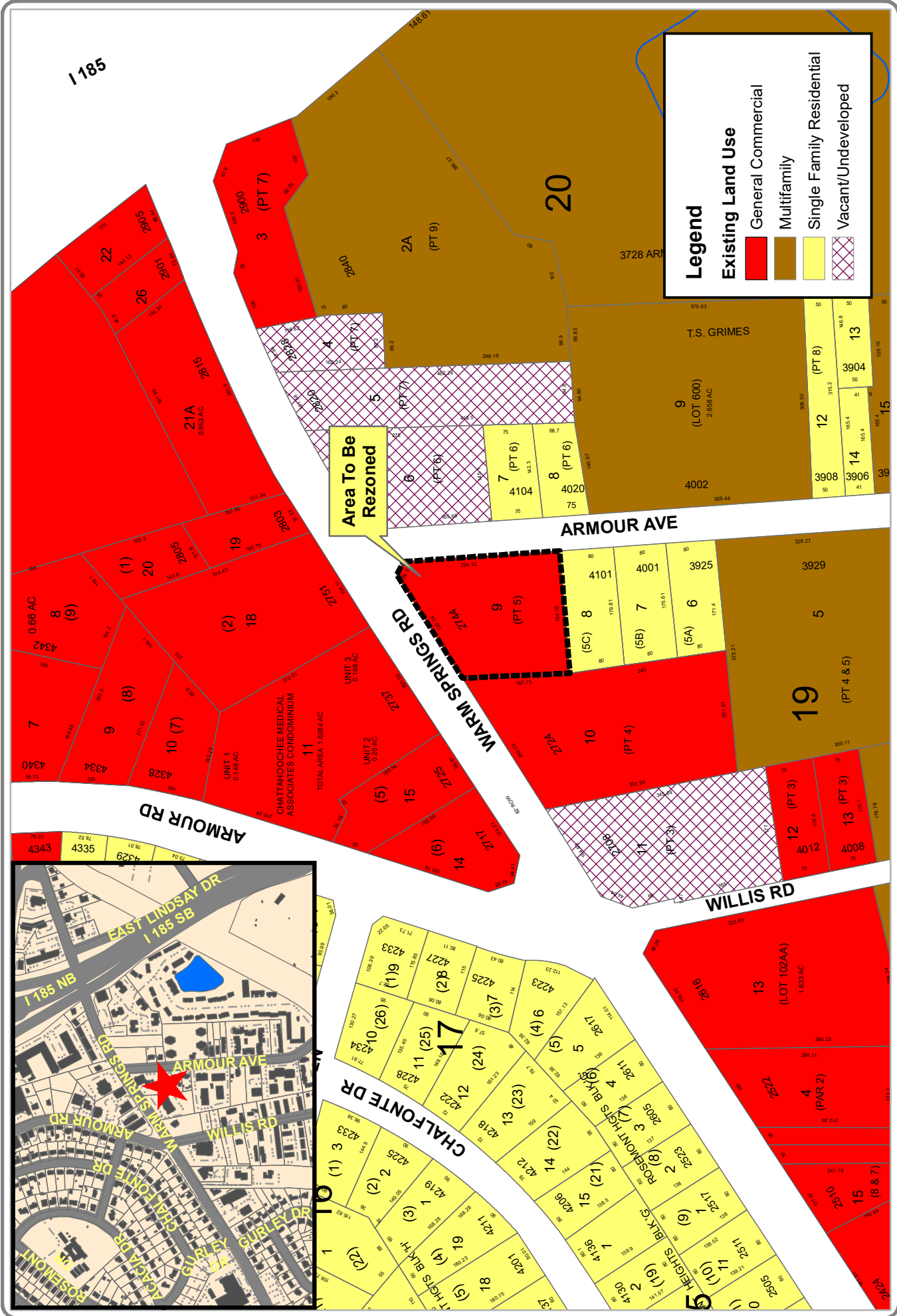


0 100 200 Feet  
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Zoning Map for REZN 12-20-3088  
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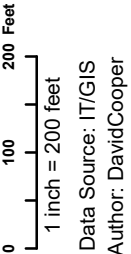


**Legend**

**Existing Land Use**

- General Commercial
- Multifamily
- Single Family Residential
- Vacant/Undeveloped

Area To Be Rezoned



Existing Land Use Map for REZN 12-20-3088  
 Map 069 Block 19 Lot 009  
 Planning Department-Planning Division  
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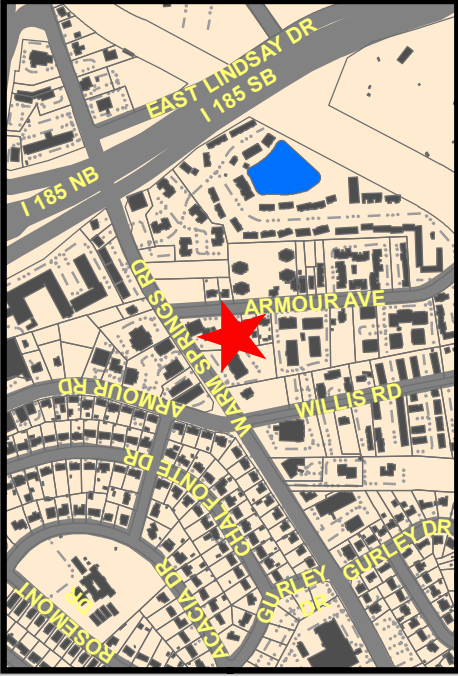
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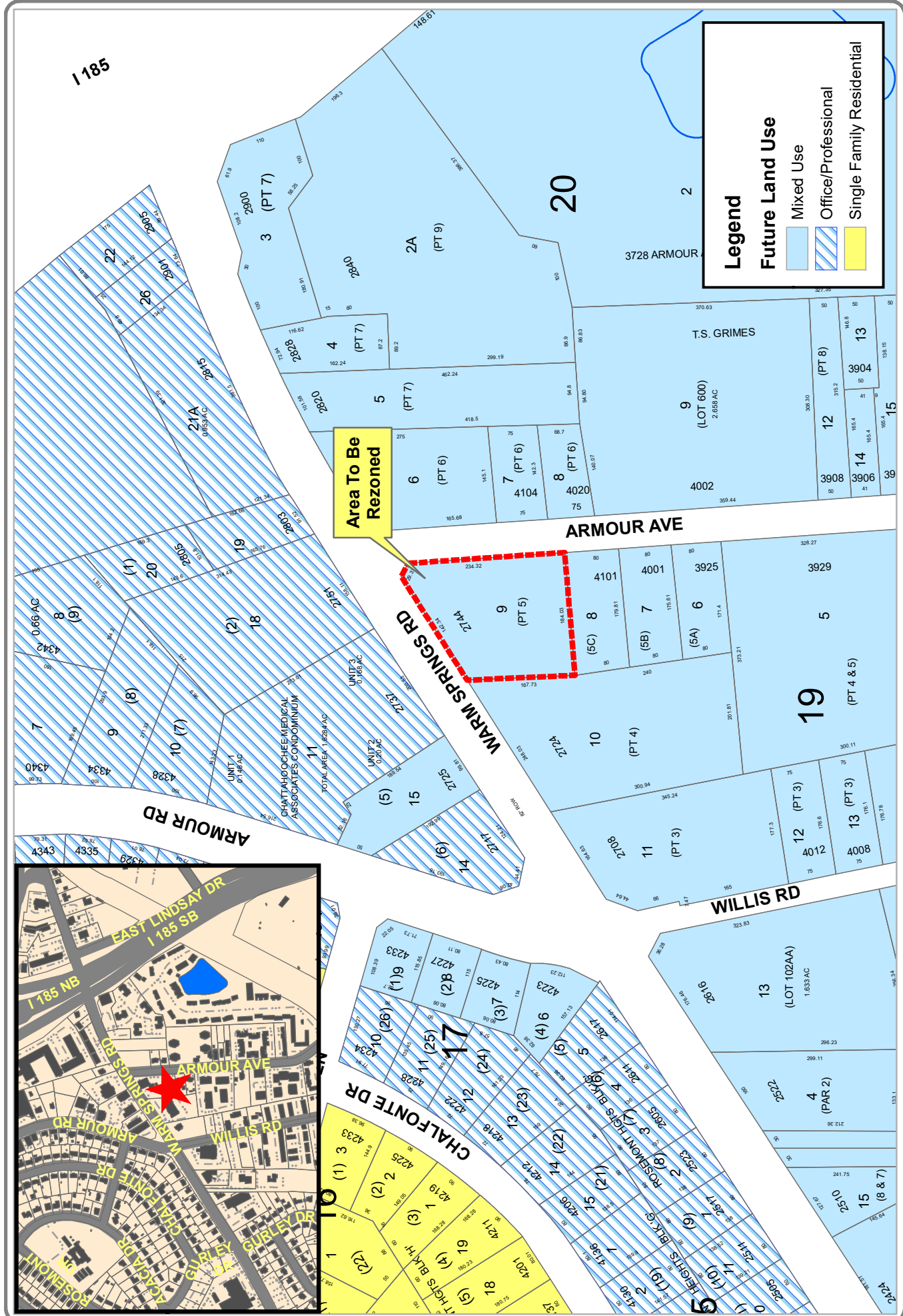
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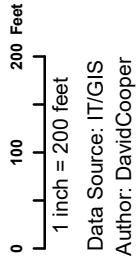


**Area To Be Rezoned**

**Legend**

**Future Land Use**

- Mixed Use
- Office/Professional
- Single Family Residential



**Future Land Use Map for REZN 12-20-3088**  
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NO.	DATE	DESCRIPTION
REV1	REV1DT	REV1DE
REV2	REV2DT	REV2DE
REV3	REV3DT	REV3DE
REV4	REV4DT	REV4DE
REV5	REV5DT	REV5DE
REV6	REV6DT	REV6DE

CITY OF COLUMBUS  
**2744 WARM SPRINGS ROAD**  
 CONCEPTUAL LAYOUT FOR:  
 GEORGIA

COUNTY:	MUSCOGEE
LL/DISTRICT:	.....
DWG:	0503-019-CONCEPT3
DATE:	12/2/20
SCALE:	1" = 30'
JOB NO.:	0503-019

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