



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-21-1929

Applicant:	Timothy Deese
Owner:	Same
Location:	877 Farr Road
Parcel:	089-011-004
Acreage:	4.10 Acres
Current Zoning Classification:	RMF2 (Residential Multifamily 2)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Grocery Store
Council District:	District 3 (Huff)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area E
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Multifamily

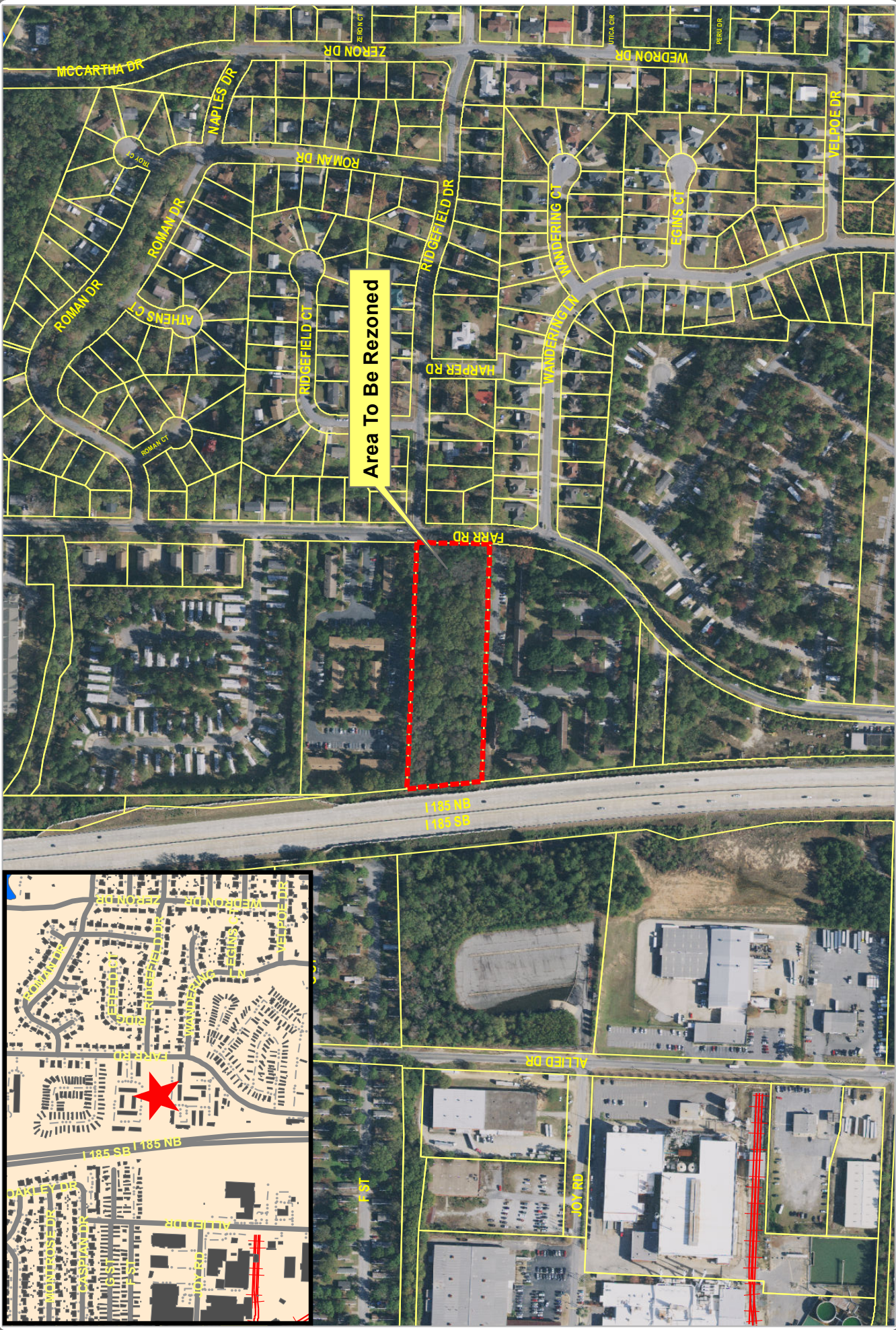
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase to 1,154 trips if used for commercial use. The Level of Service (LOS) will increase to a level D.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	RMF2 (Residential Mutlifamily 2)
	South	RMF2 (Residential Mutlifamily 2)
	East	SFR2 (Single Family Residential 2)
	West	LMI (Light Manufacturing / Industrial)
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 RMF2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 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:		Thirty (30) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three (3) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	3 Responses

Additional Information:

Per GDOT, improvements to Old Cusseta Road interchange should reduce and improve traffic along Farr Road.

Attachments:

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



Area To Be Rezoned

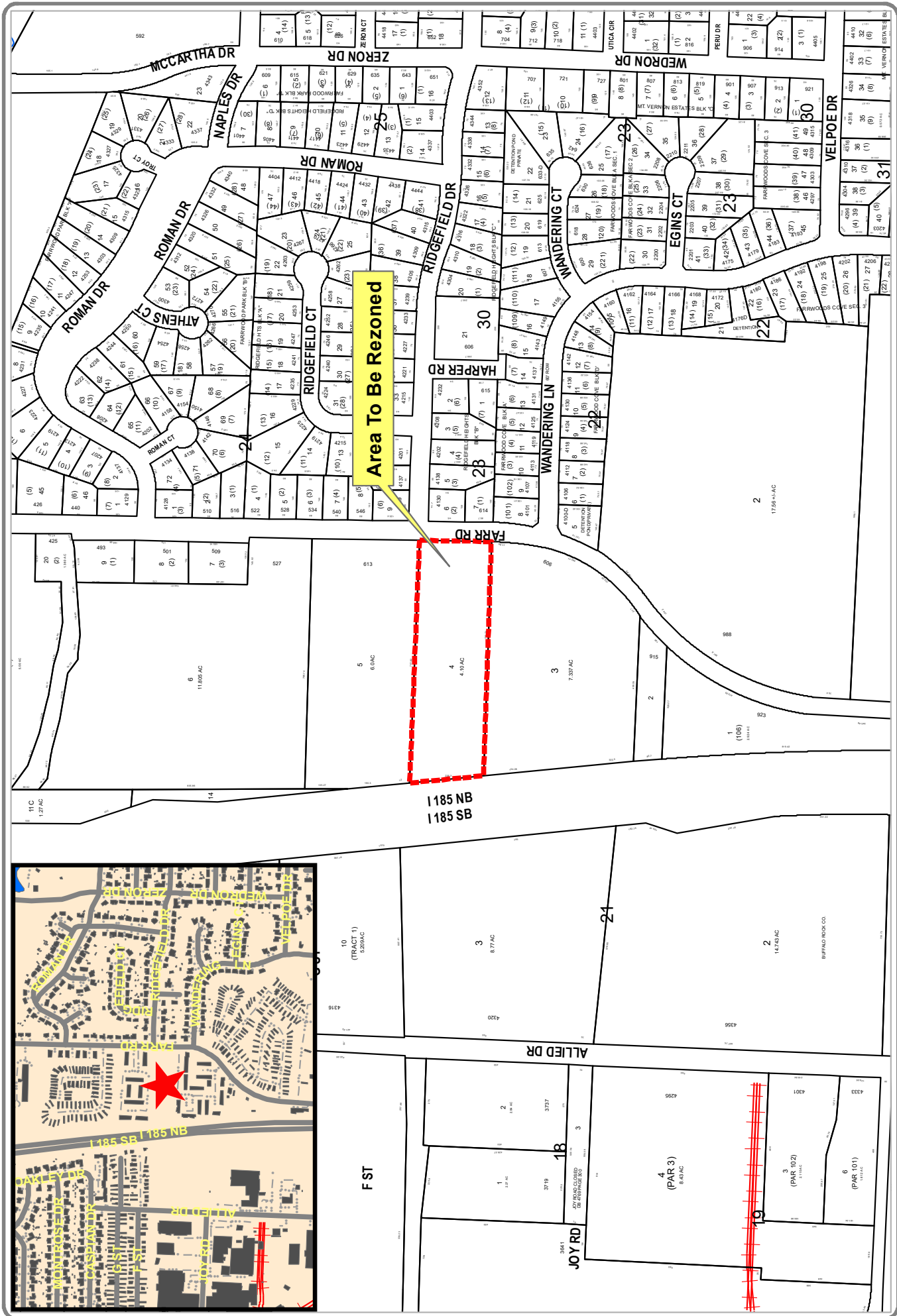


0 200 400 Feet
 1 inch = 400 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 10-21-1929
Map Map 089 Block 011 Lot 004
 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.

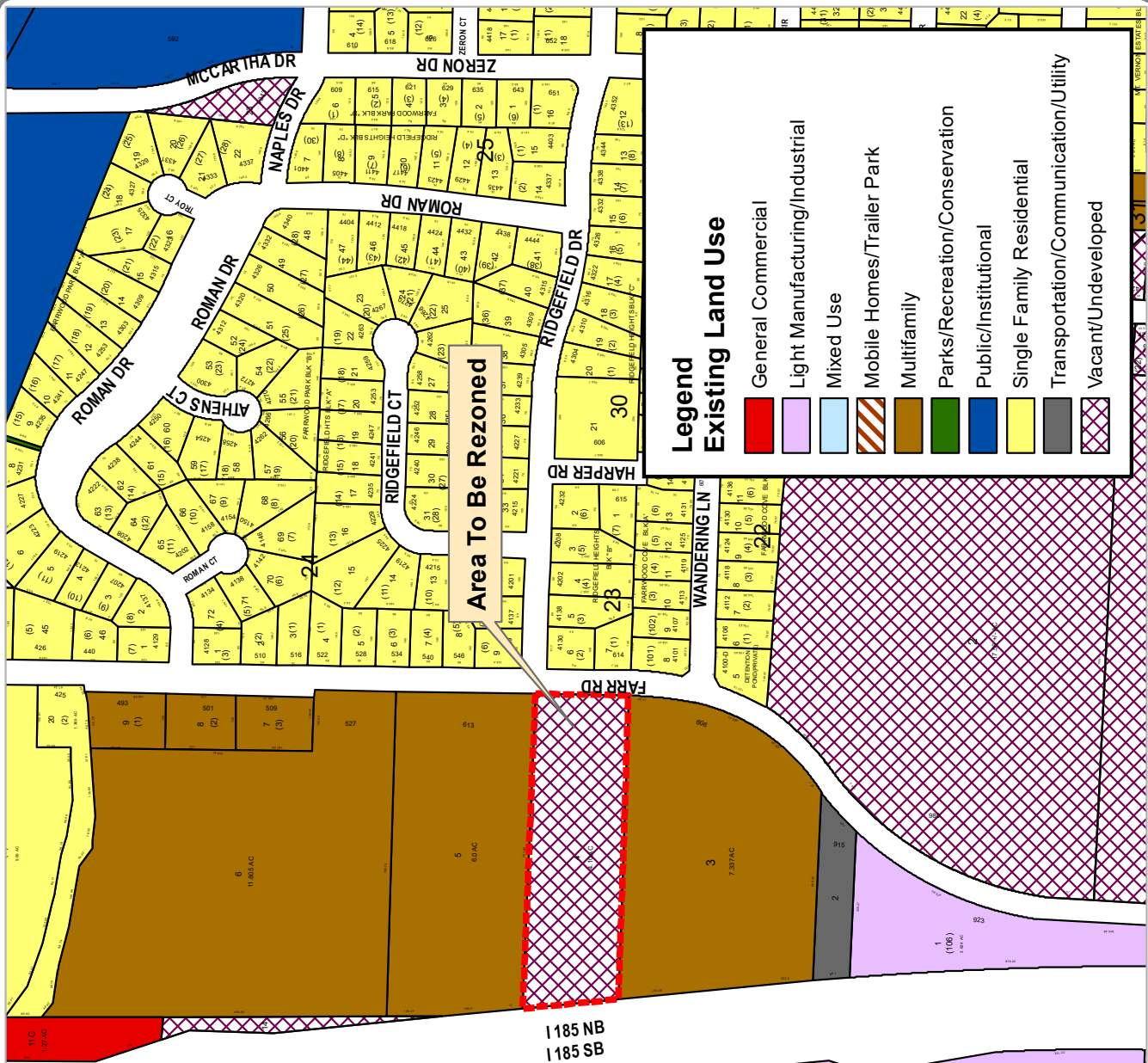




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Location Map for REZN 10-21-1929
Map Map 089 Block 011 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 10/14/2021



Area To Be Rezoned

1185 NB
1185 SB

**Legend
Existing Land Use**

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Mobile Homes/Trailer Park
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped

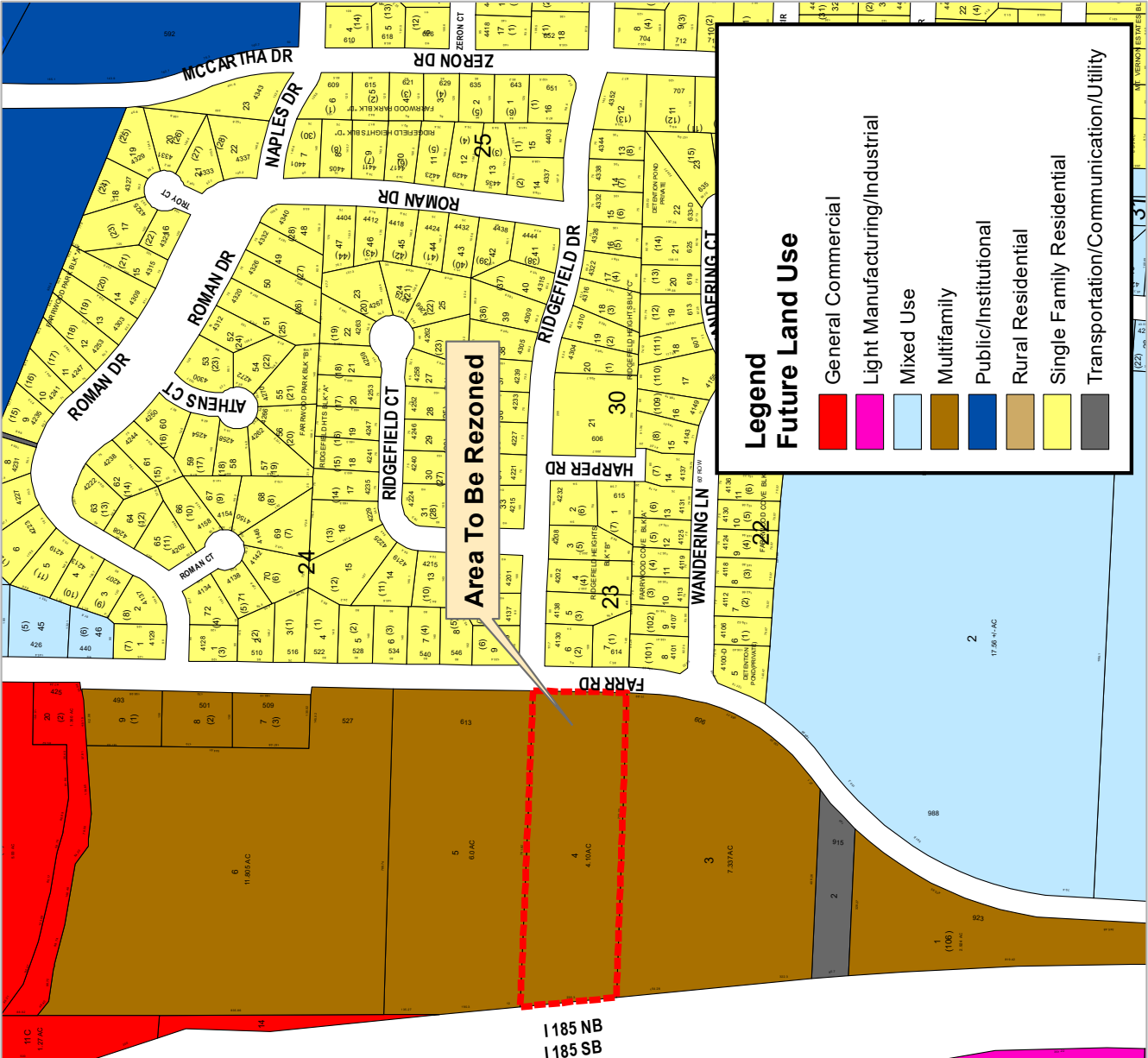
Existing Land Use Map for REZN 10-21-1929
Map Map 089 Block 011 Lot 004
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Area To Be Rezoned

Legend Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility

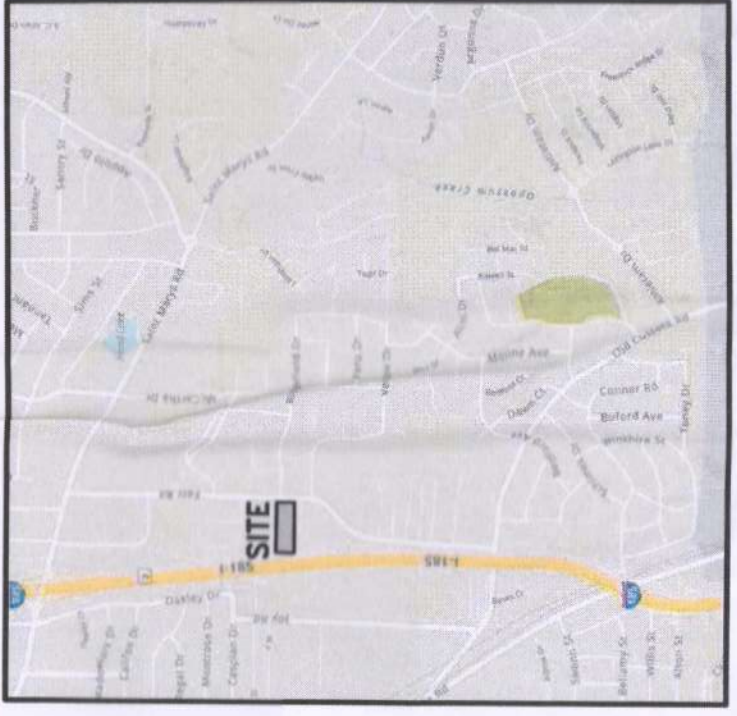


0 200 400 Feet
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Data Source: IT/GIS
Author: David Cooper

Future Land Use Map for REZN 10-21-1929
Map Map 089 Block 011 Lot 004
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 10/16/2021



VICINITY MAP
N.T.S.

PROPERTY DATA:

PARCEL ID: 089 011 004
ADDRESS: 877 FARR ROAD
PROPERTY AREA: 4.0 ACRES

PROPOSED ZONING DATA
(GENERAL COMMERCIAL)

1 - EXISTING ZONING RMFZ
2 - BUILDING LINE 20' MIN (FRONT)
0' MIN (REAR)
15' MIN (SIDE)

OWNER INFORMATION

TIMOTHY H. DEESE
ORANGE PARK, FL 32073

WATER SERVICE AND SANITARY SEWER
CONNECTION SHALL BE MADE TO
COLUMBUS WATER WORKS PUBLIC SYSTEMS.

BUFFER REQUIREMENTS
BUFFER REQUIRED BETWEEN PROPOSED FACILITY (ZONED GC)

LANDS TO NORTH AND SOUTH (ZONED RMFZ)
TYPE C BUFFER - 10' OPTION
1. 20 SHRUBS AND ORNAMENTAL GRASSING PER 100 LINEAL FEET
2. WOOD STORAGE FENCE OR MASONRY WALL, 6-8 FEET IN HEIGHT

STREET BUFFER REQUIREMENTS
PARCEL GREATER THAN 2 ACRES

10 FEET PLANTED STRIP ADJACENT TO PUBLIC RIGHT-OF-WAY
1. 20 SHRUBS PER 100 LINEAL FEET OF RIGHT-OF-WAY
2. 25 SHRUBS PER 100 LINEAL FEET OF RIGHT-OF-WAY

PARKING REQUIREMENTS:
AS PER U.D.O. TABLE 4.3.3 (GROCERY STORE OR RETAIL SALES)

1 SPACE PER 250 GSF
24,750 GCF SHOWN
TOTAL SPACES REQUIRED/ALLOWED= 99 SPACES
SPACES SHOWN = 98 SPACES

THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY
BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND
CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS,
STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE
PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.



SCALE: 1" = 30'

LEGEND

UT IRON STAKE FOUND
DRILL HOLE SET

877 FARR ROAD DEVELOPMENT
FOR
REZONING CONCEPT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

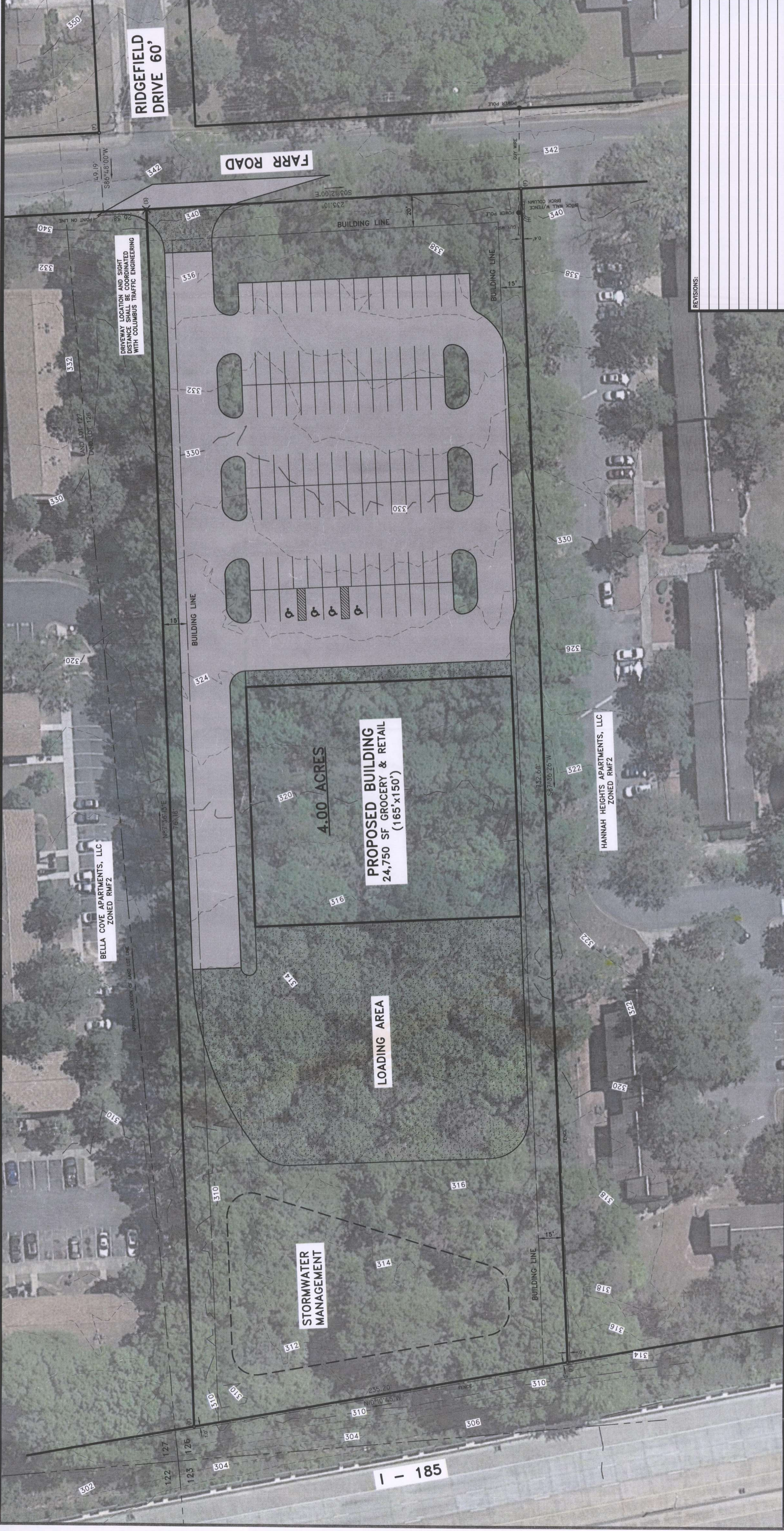
PRELIMINARY
FOR REVIEW ONLY

MMA# 202102
DATE: 08/19/21
SCALE: 1" = 30'

SHEET No.

C

REVISIONS:



MOON MEKES & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
100 SOUTHERN WAY, SUITE A
COLUMBUS, GA 31904
WWW.MOONMEKES.COM
PHONE: (706) 327-8306
FAX: (706) 323-0424

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 10-21-1929
PROJECT 877 Farr Road
CLIENT
REZONING REQUEST RMF2 to GC

LAND USE

Trip Generation Land Use Code* 220 & 850
 Existing Land Use Residential-Multi-Family 2 (RMF2)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit RMF2 - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Apartment	220	RMF2	4.1 Acres	6.65	158
					Total
					158
Daily (Proposed Zoning)					
Supermarket	850	GC	4.1 Acres	10.05	224
					Weekday AM Peak
					265
					Weekday PM Peak
					242
					Saturday Peak
					423
					Sunday Peak
					1,154

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RMF2)

Name of Street	Farr Road
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2020)	7,420
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	158
Total Projected Traffic (2021)	7,578
Projected Level of Service (LOS)**	C

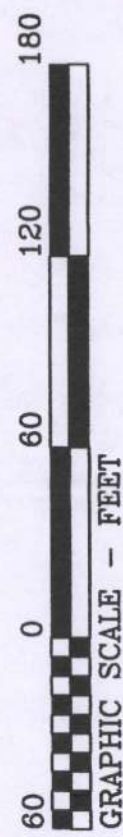
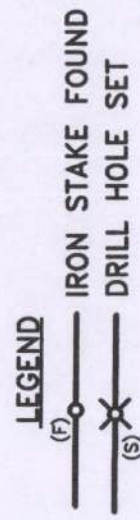
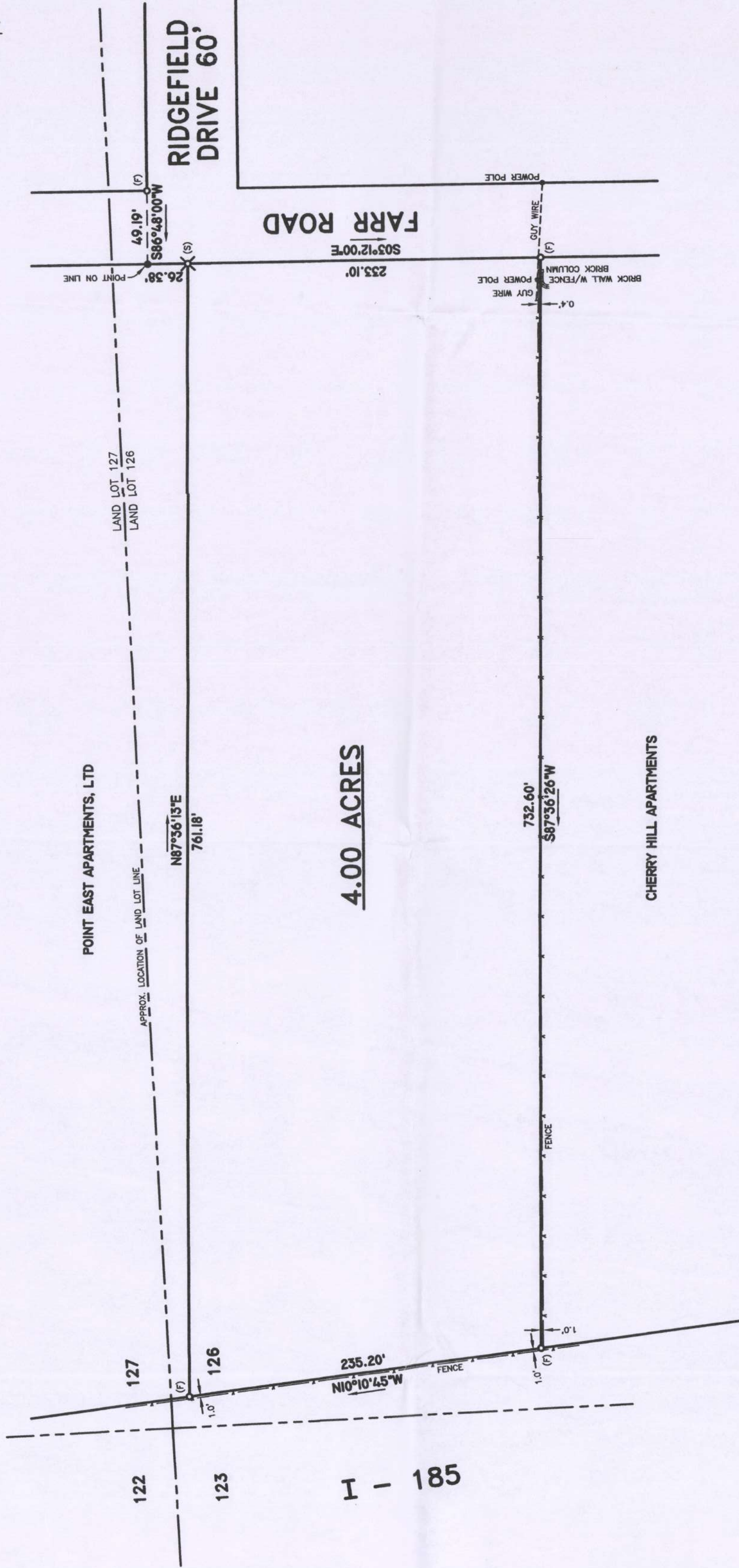
PROPOSED ZONING (GC)

Name of Street	Farr Road
Street Classification	Undivided Collector
No. of Lanes	2
City Traffic Count (2020)	7,420
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	1,154
Total Projected Traffic (2021)	8,574
Projected Level of Service (LOS)**	D

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

NOTES:

1. The field data upon which this plat is based has a closure precision of one foot in 47,547 feet, and an angular error of 06" per angle point, and was adjusted using the compass rule.
2. This plat has been calculated for closure and was found to be accurate within one foot in > 50,000 feet.
3. Angles and distances were measured with a Topcon GTS-3030D.
4. Field Survey completed 21 March 2002.



SURVEY OF
PART OF LAND LOT 126,
COWETA RESERVE
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 Scale 1" = 60' 1 April 2002
MOON, MEEKS, MASON & VINSON, INC.
 Civil Engineers - Land Surveyors
 3900 Rosemont Drive, Columbus, Georgia, 31904
 (706) 327-8306

I have, this date, examined the FLOOD INSURANCE RATE MAP, dated May 3, 1993, covering Columbus, Georgia (Community No. 135158). Subject tract is located on Panel 105 E. of said map and is not shown in a Flood Hazard Zone.



In my opinion this plat is a correct representation of the land plotted and has been prepared in conformity with the minimum standards and requirements of law.

A. B. MOON, JR., R. L. S.
 GEORGIA REG. NO. 782

A. B. Moon, Jr., R.L.S. - Georgia Reg. No. 782