



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0800

Applicant:	Sung Kim
Owner:	TE Adams Invesments, LLLP
Location:	3290 Williams Road
Parcel:	073-021-002K
Acreage:	3.65 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Retail
Council District:	District 2 (Davis)
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:	Consistent Planning Area A
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	General Commercial

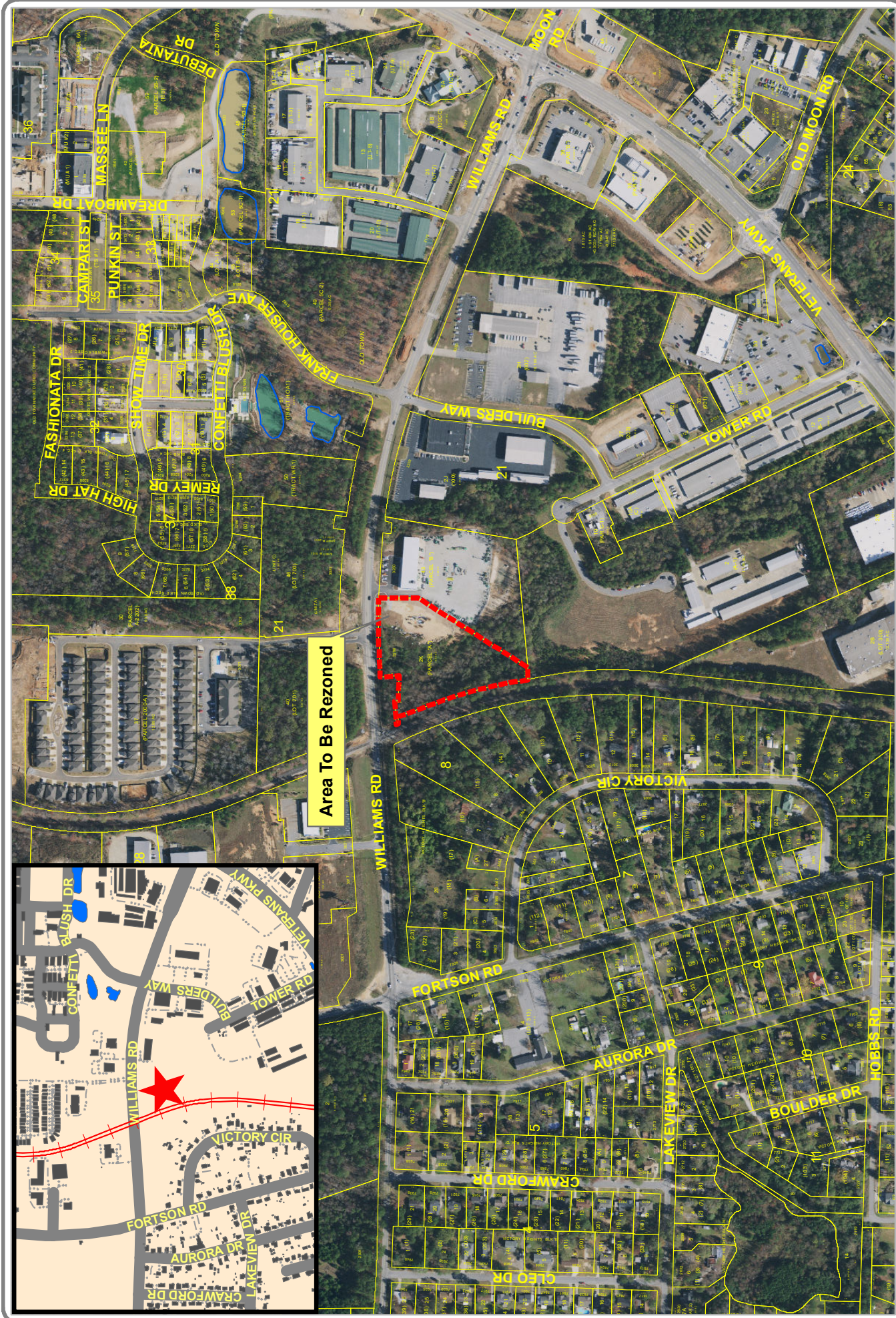
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 694 trips if used for commercial use. The Level of Service (LOS) will remain at level C..
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	LMI (Light Manufacturing / Industrial)
	East	LMI (Light Manufacturing / Industrial)
	West	SFR1 (Single Family Residential 1)
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 LMI 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:		Fifteen (15) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	0 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



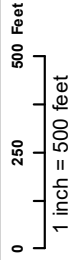
Area To Be Rezoned



Date: 4/22/2021

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.

Aerial Map for REZN 02-021-0800
 Map 073 Block 021 Lot 002K
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

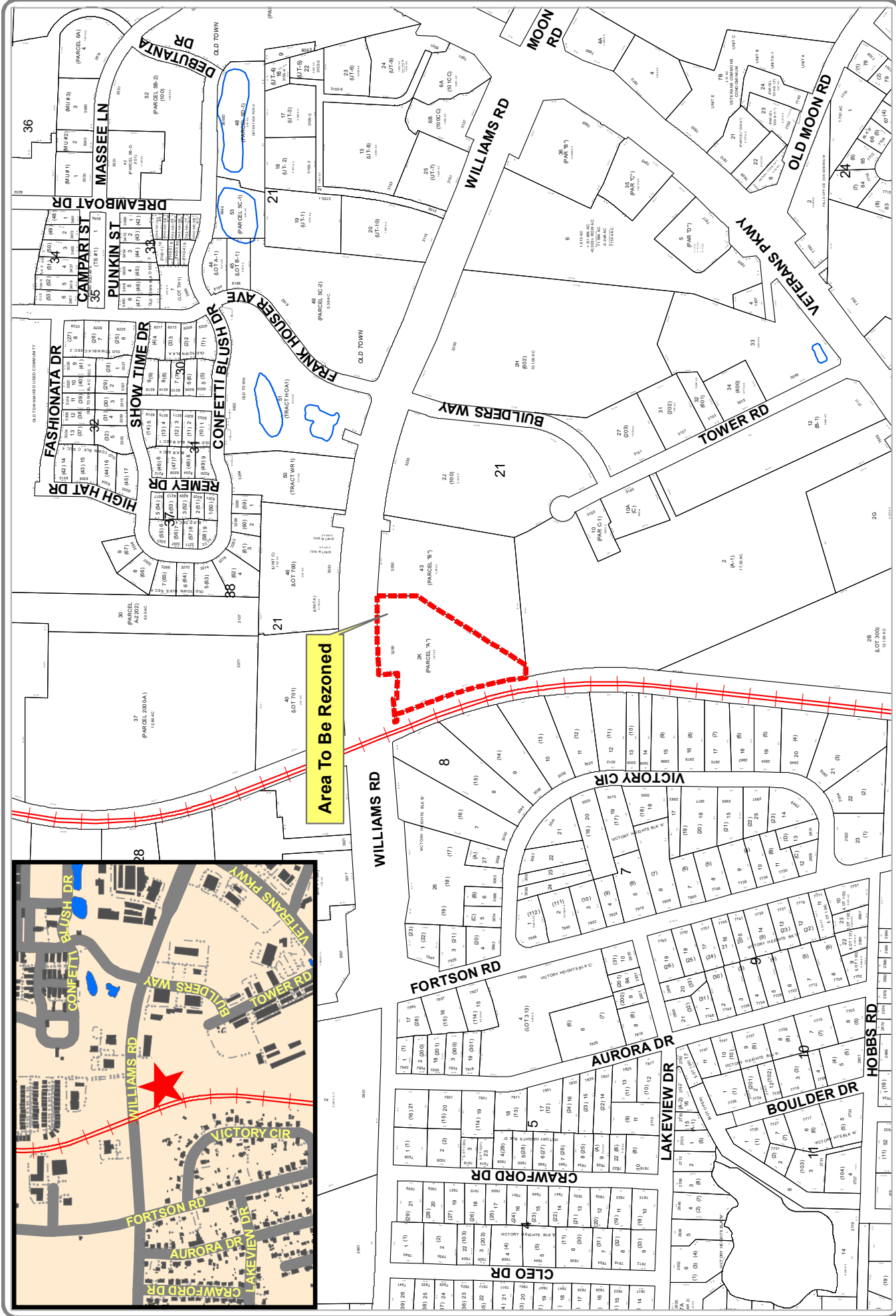


Data Source: IT/GIS
 Author: David Cooper





Area To Be Rezoned



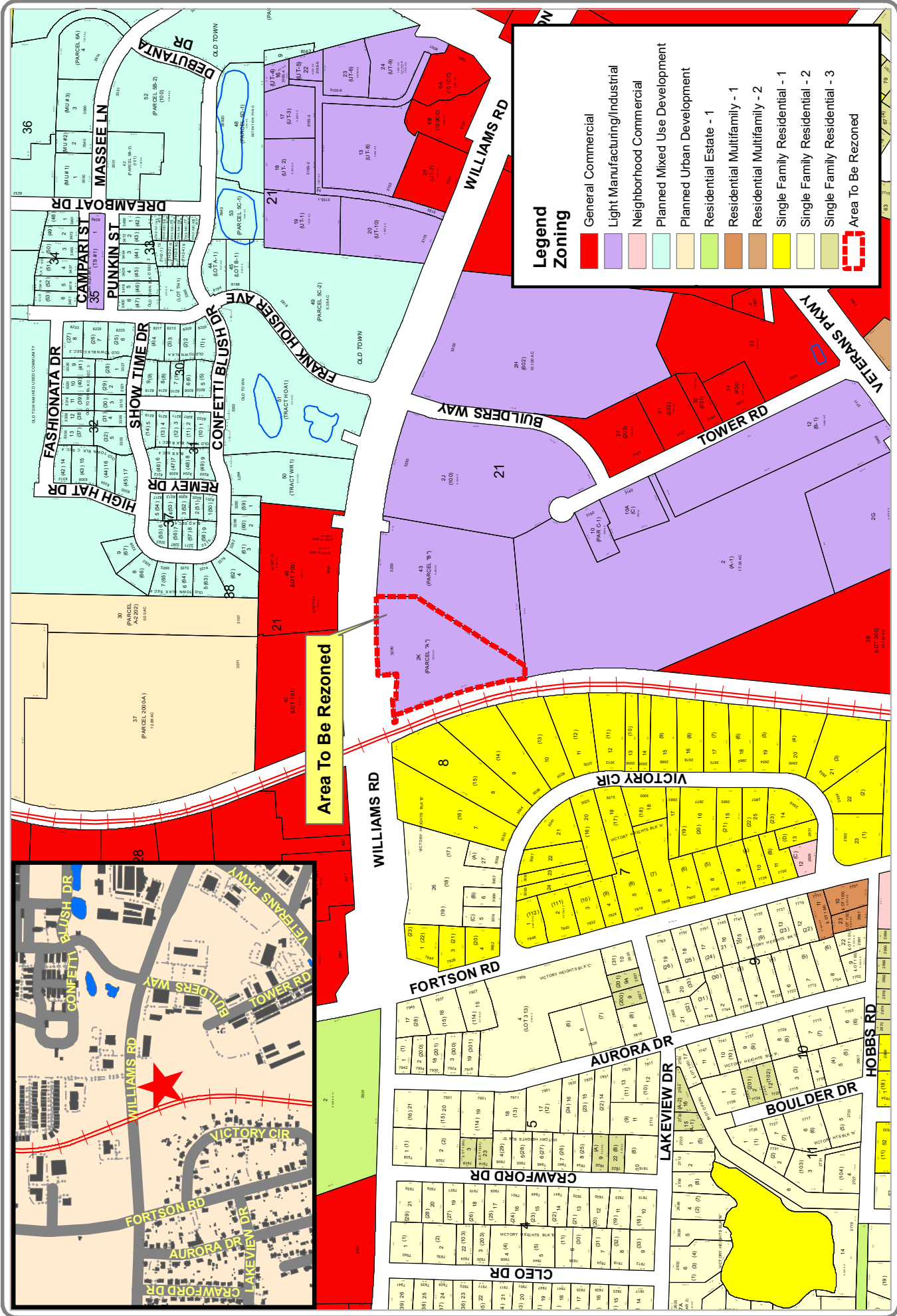
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Location Map for REZN 02-021-0800
Map 073 Block 021 Lot 002K
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 250 500 Feet
1 inch = 500 feet
Data Source: IT/GIS
Author: David Cooper





Legend Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Planned Mixed Use Development
- Planned Urban Development
- Residential Estate - 1
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

Area To Be Rezoned



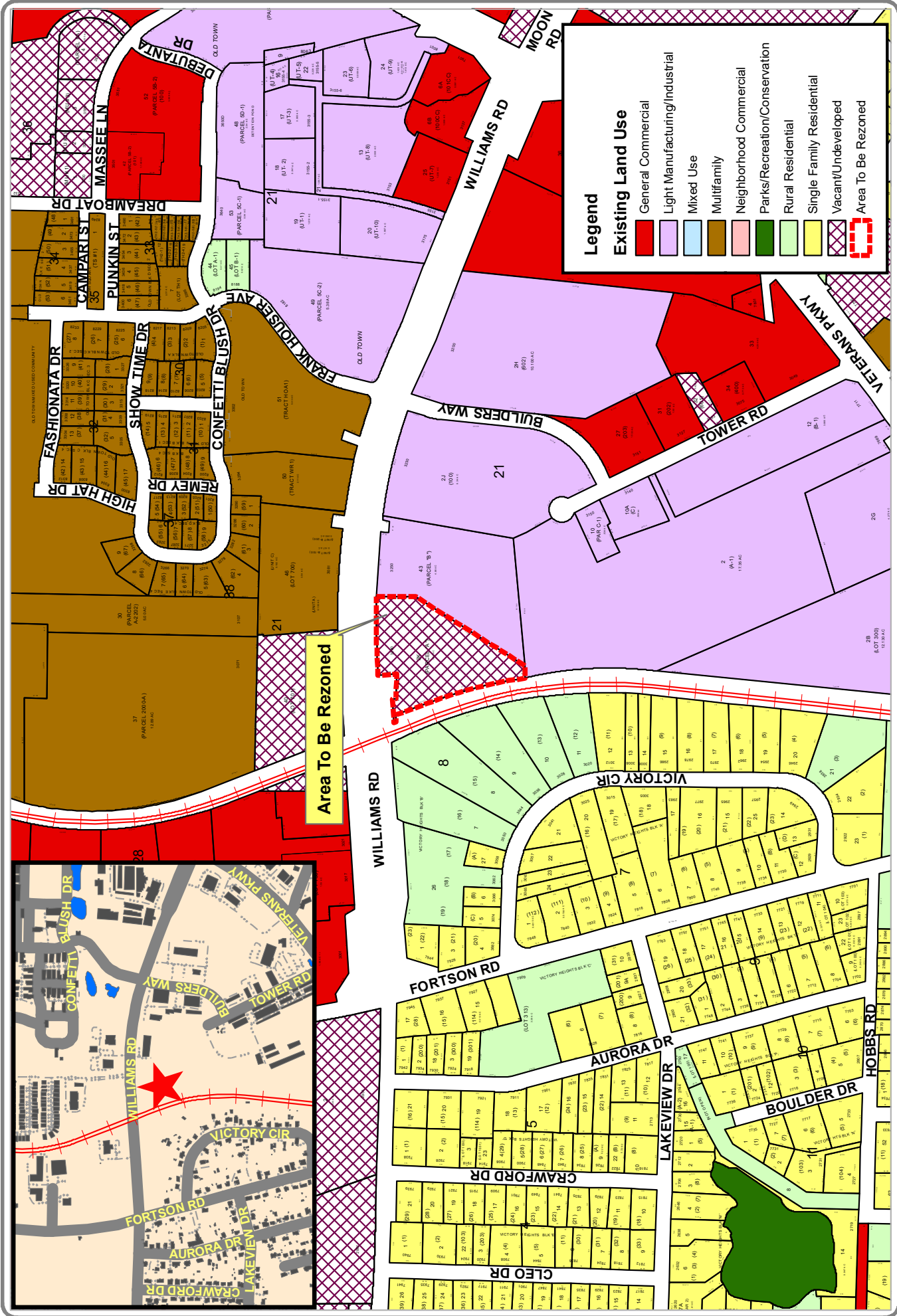
500 Feet
250
1 inch = 500 feet
Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 02-021-0800
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Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



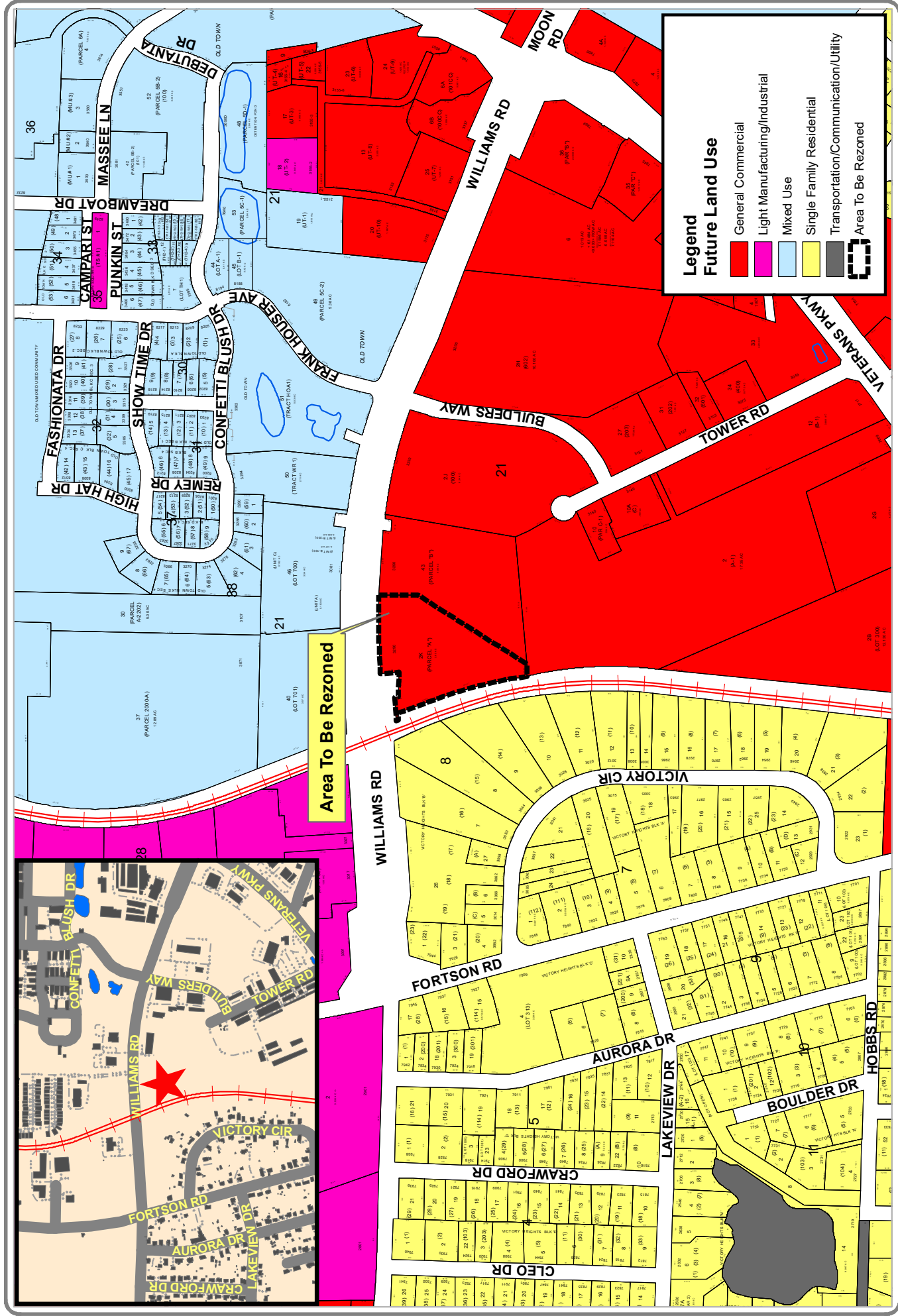
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Existing Land Use Map for REZN 02-021-0800
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Area To Be Rezoned

Legend
Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 02-021-0800
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 04-21-0800
PROJECT 3290 Williams Road
CLIENT
REZONING REQUEST LMI to GC

LAND USE

Trip Generation Land Use Code* 110 & 814
 Existing Land Use Light Manufacturing-Industrial - (LMI)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit LMI - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Square footage of Building

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Light Industrial	110	LMI	3.65 Acres	6.97	148
				1.32	28
				0.68	14
				Total	190
Daily (Proposed Zoning)					
Specialty Retail Center	814	GC	13,000 Sq. Ft.	44.32	288
				42.04	273
				20.43	133
				Total	694

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

TRAFFIC PROJECTIONS

EXISTING ZONING (LMI)

Name of Street	Williams Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	10,100
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	190
Total Projected Traffic (2021)	10,290
Projected Level of Service (LOS)**	C

PROPOSED ZONING (GC)

Name of Street	Williams Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	10,100
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	694
Total Projected Traffic (2021)	10,794
Projected Level of Service (LOS)**	C

Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)



B	SHEET No.
	SCALE: 1" = 30'
	DATE: 3/20/21
	DRAWN BY: AMW
	DASWCF #3175
PRELIMINARY FOR REVIEW ONLY	
REVISIONS:	

CONCEPTUAL LAYOUT
FOR
3290 WILLIAMS ROAD
LYING IN LAND LOT 40 OF THE 8TH DISTRICT & LAND LOT 294 OF THE 19TH DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA



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