



8 July 2020

Ms. Donna Newman
Director of Engineering
Columbus Engineering Department
420 10th Street
Columbus, GA 31901

RE: Variance Request
Old Guard Road Residential Development
Columbus, Georgia

Dear Ms. Newman,

Our client, Steve Corbett, plans to develop a ±53-acre portion of his property on Old Guard Road as a residential development with one-plus acre lots. This will include one new public street, which terminates at a cul-de-sac. This letter serves to classify this development as a “low volume local street” as well as to request a variance to the maximum cul-de-sac length. The preliminary plat is attached for your reference.

Per Columbus U.D.O. Section 7.8.2, a “low volume local street” is defined as a local street that carries or is expected to carry fewer than 300 vehicle trips per day. This proposed development consists of 16 lots with frontage on the new street. Using the Institute of Transportation Engineering (ITE) Publication, a single-family household generates 9.57 trips per day, yielding a total of 154 vehicles per day. We request that this proposed street be classified as a “low volume local street.”

U.D.O. Section 7.8.3.H.1 specifies the maximum length of a cul-de-sac to be 750 feet. The single street in this proposed development is approximately 950 linear feet. The topography on this site is extremely challenging, limited by state waters and floodplain to the west and east. The proposed street maximizes the use of the ridge, providing natural house sites while minimizing earthwork and disturbance. Because of the topography, natural features, and limited number of house sites, we respectfully request a variance to the maximum cul-de-sac length.

Thank you for taking the time to consider our request, and please feel free to contact us with any questions or comments.

Sincerely,
MOON MEEKS & ASSOCIATES, INC.

A handwritten signature in black ink that reads "P. Ryan Davis". The signature is written in a cursive, flowing style.

P. Ryan Davis, P.E.