

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-23-0515

Applicant:	Lakshmi Karthik
Owner:	Alton Duncan
Location:	6395 Psalmound Road
Parcel:	120-001-034
Acreage:	3.10 Acres
Current Zoning Classification:	Planned Unit Development (PUD) with conditions (Ord. 11-13)
Proposed Zoning Classification:	Planned Unit Development (PUD) with amended conditions
Current Use of Property:	Vacant
Proposed Use of Property:	Retail
Council District:	District 6 (Allen)
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. The amended condition amends Condition #2 below: 2. The development shall adhere to characteristics of the color site plan, by High Grove Partners, LLC, dated December 16, 2010, in file REZN 12-10-5753 in the Planning Department and attached hereto.

Proposed amended condition:

2. The development shall adhere to characteristics of the color site plan, by High Grove Partners, LLC, dated December 16, 2010, in file REZN 12-10-5753 in the Planning Department and attached hereto.

Said color site plan shall not apply to the proposed PUD commercial area.

Fort Benning's Recommendation:	N/A								
DRI Recommendation:	N/A								
General Land Use:	Consistent Planning Area B								
Current Land Use Designation:	Mixed Use (MU)								
Future Land Use Designation:	Neighborhood Commercial (NC)								
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 80 trips up from 0 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:	<table><tr><td>North</td><td>Neighborhood Commercial (NC) / Residential Estate 1 (RE-1)</td></tr><tr><td>South</td><td>Planned Unit Development (PUD)</td></tr><tr><td>East</td><td>General Commercial (GC)</td></tr><tr><td>West</td><td>Planned Unit Development (PUD)</td></tr></table>	North	Neighborhood Commercial (NC) / Residential Estate 1 (RE-1)	South	Planned Unit Development (PUD)	East	General Commercial (GC)	West	Planned Unit Development (PUD)
North	Neighborhood Commercial (NC) / Residential Estate 1 (RE-1)								
South	Planned Unit Development (PUD)								
East	General Commercial (GC)								
West	Planned Unit Development (PUD)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	Buffer requirements are established in the								

Highway 80 Overlay District ordinance.

Attitude of Property Owners:

Thirty-eight (38) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **four (4)** calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 2 Responses

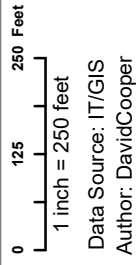
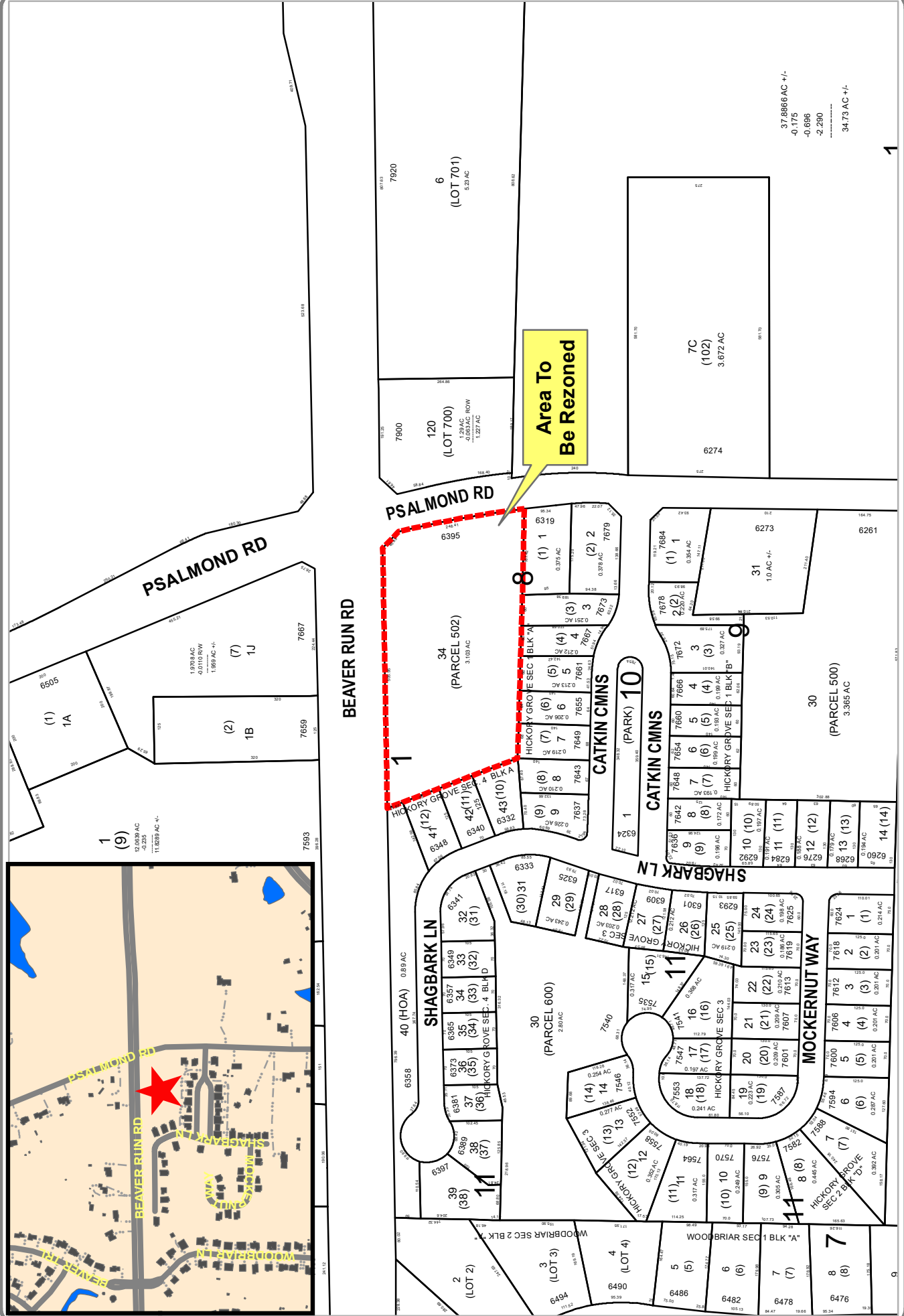
Additional Information:

N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report



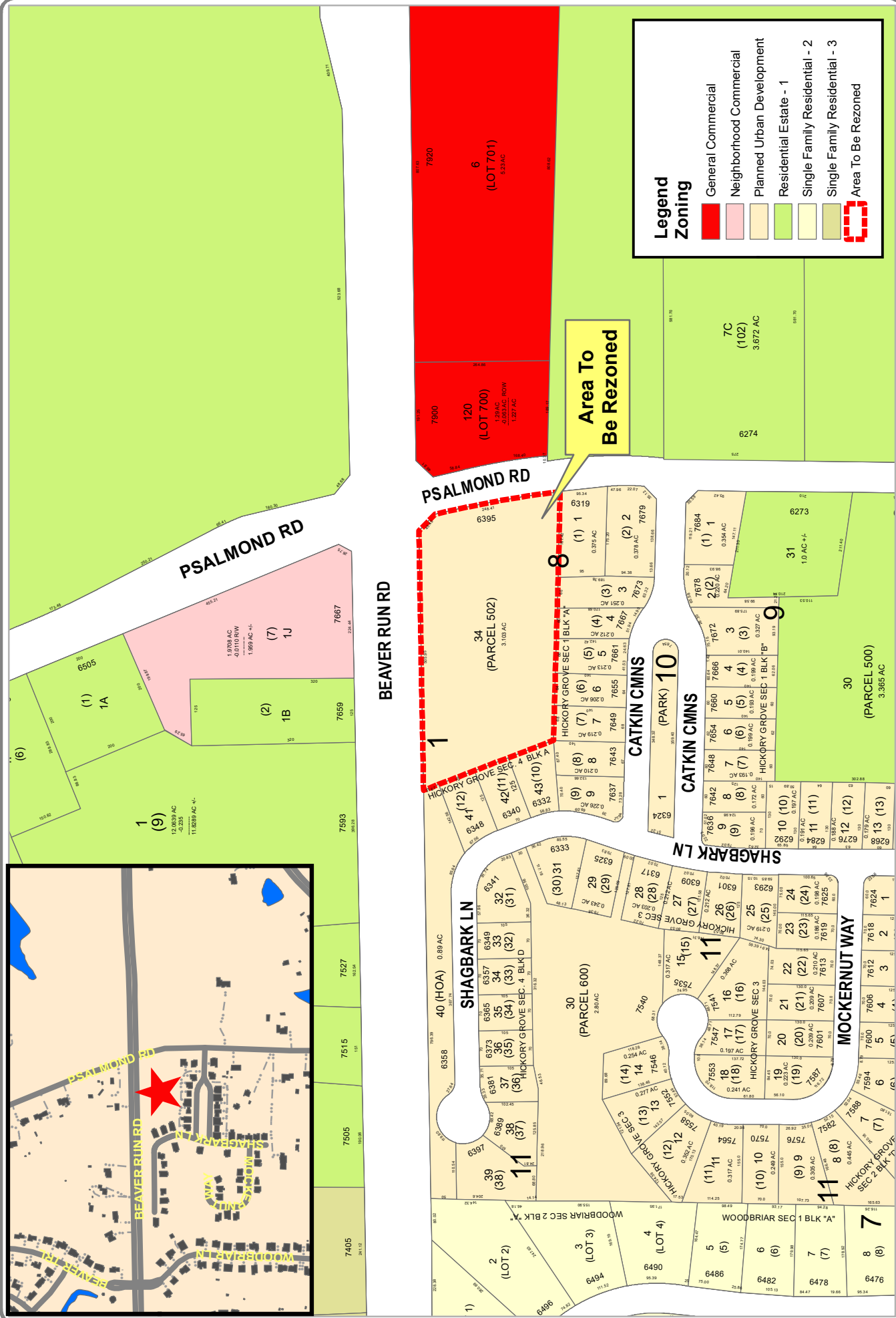


Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 03-23-0515
Map 120 Block 001 Lot 034
Planning Department-Planning Division
Prepared By Planning GIS Tech

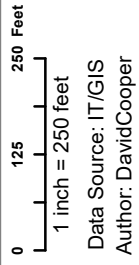
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Legend Zoning

- General Commercial
- Neighborhood Commercial
- Planned Urban Development
- Residential Estate - 1
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned



Zoning Map for REZN 03-23-0515
Map 120 Block 001 Lot 034
Planning Department-Planning Division
Prepared By Planning GIS Tech

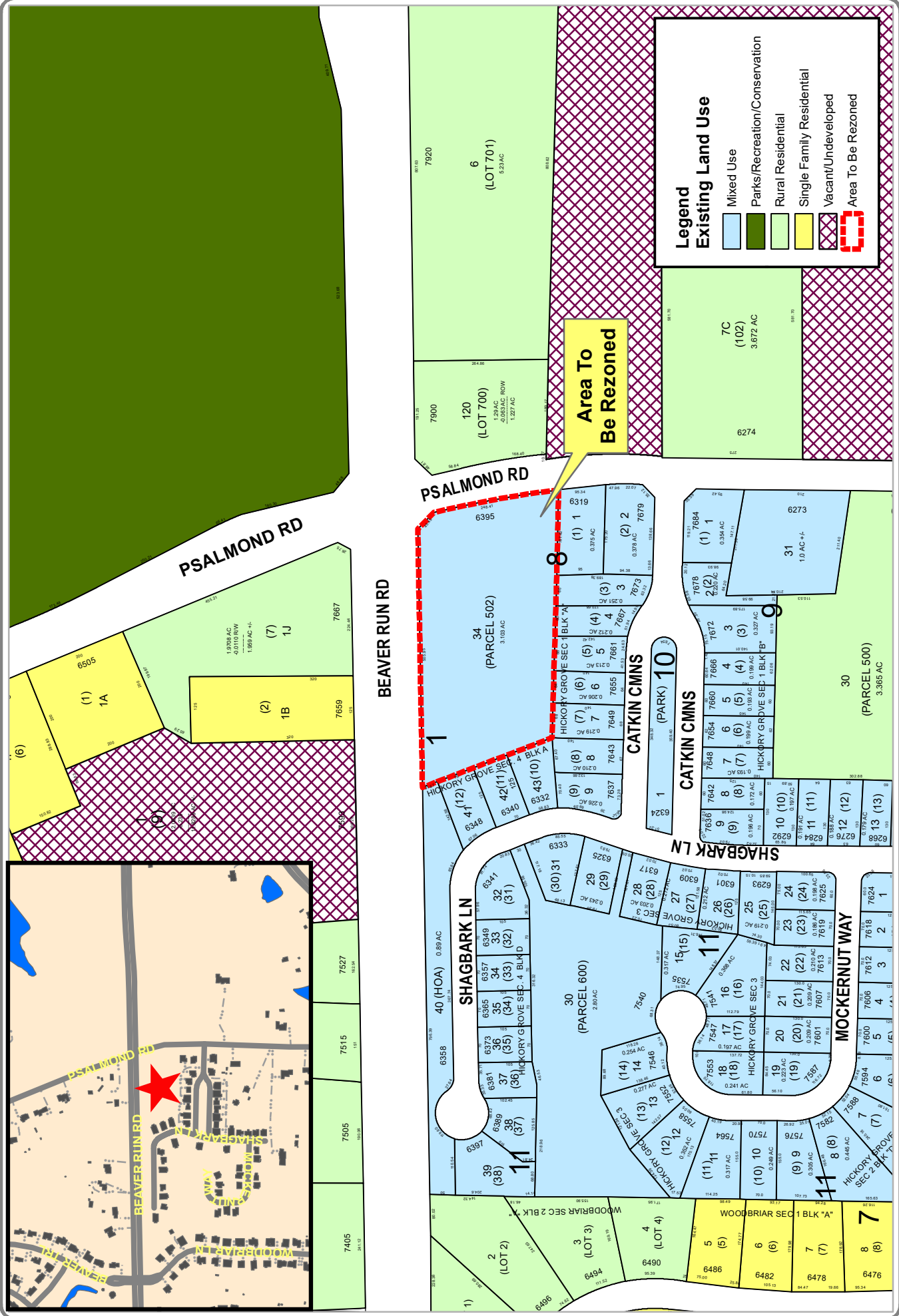
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Date: 3/22/2023

Data Source: IT/GIS
Author: David Cooper

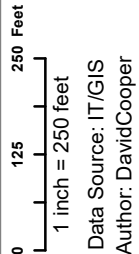




Legend

Existing Land Use

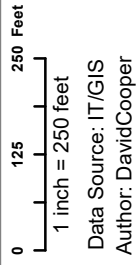
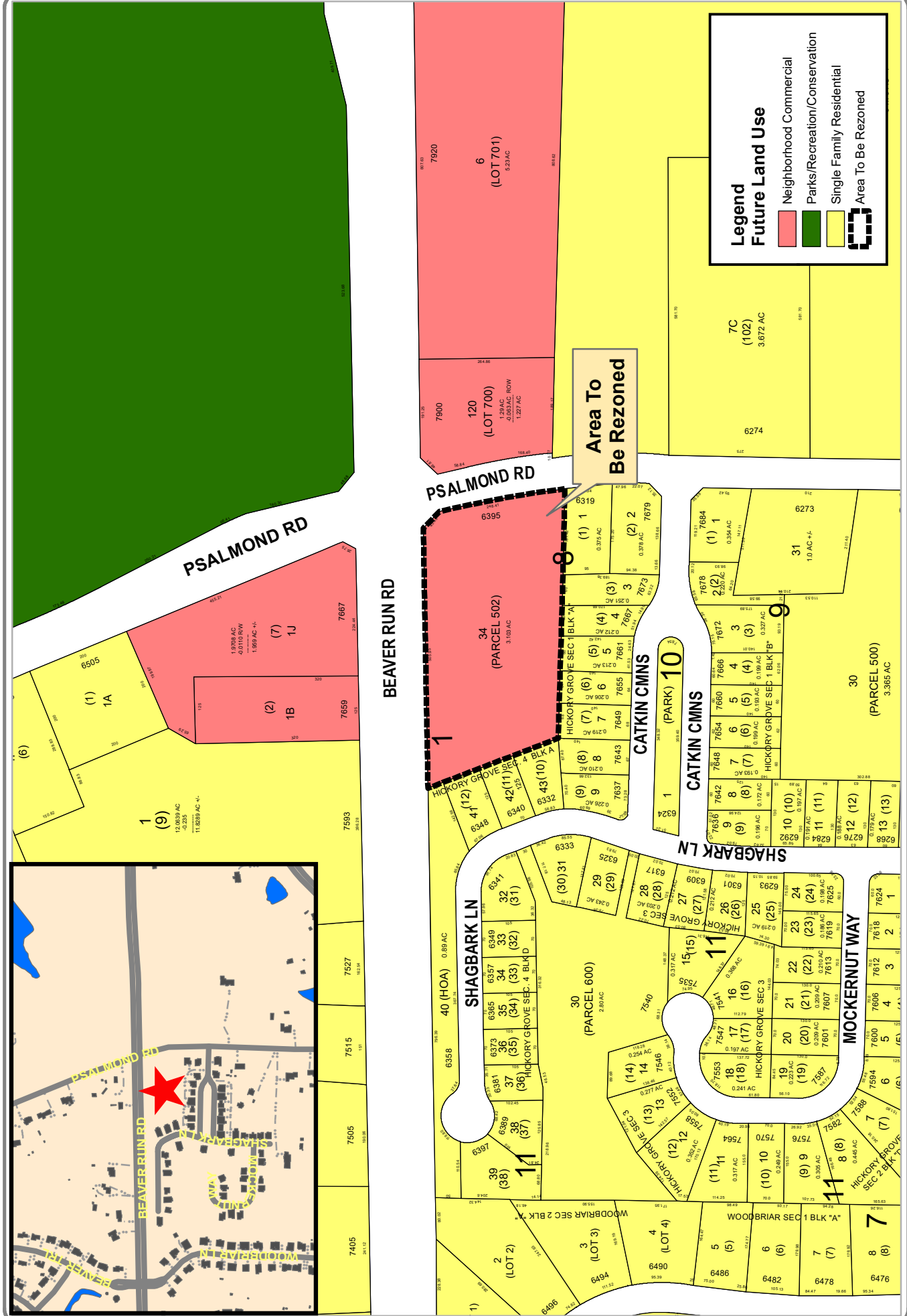
- Mixed Use
- Parks/Recreation/Conservation
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Existing Land Use Map for REZN 03-23-0515
 Map 120 Block 001 Lot 034
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/22/2023



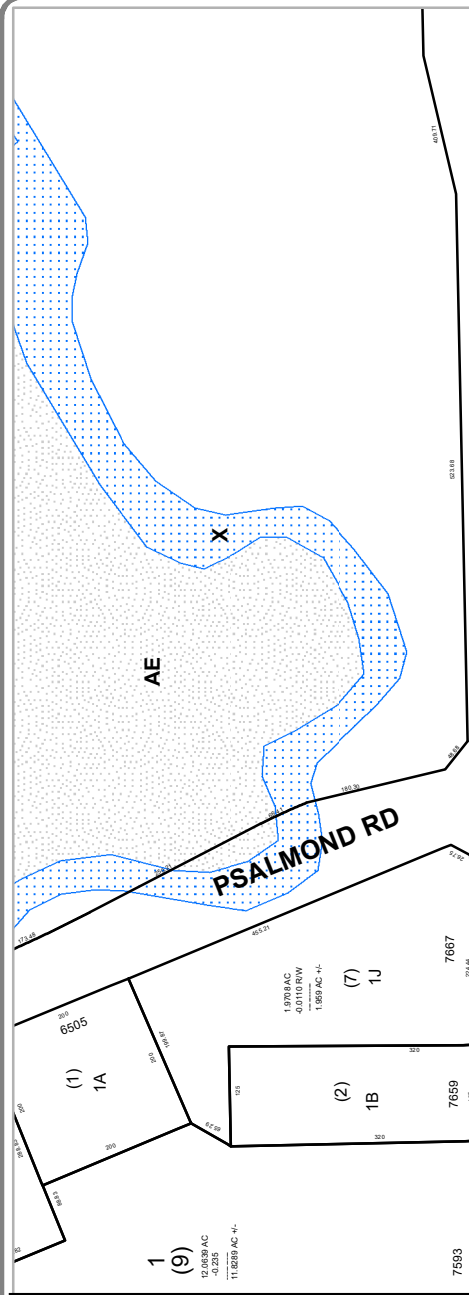
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Existing Land Use Map for REZN 03-23-0515
Map 120 Block 001 Lot 034
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 3/22/2023







 0 125 250 Feet

 1 inch = 250 feet

 Data Source: IT/GIS

 Author: DavidCooper

Flood Zone Map for REZN 03-23-0515

Map 120 Block 001 Lot 034

 Planning Department-Planning Division


 Prepared By Planning GIS Tech

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 Date: 3/22/2023

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO.

REZN 03-23-0515

PROJECT

6395 Psalmond Road

CLIENT

REZONING REQUEST

PUD with conditions to PUD with amended conditions

LAND USE

Trip Generation Land Use Code*

822

Existing Land Use

Planned Unit Development (PUD) with conditions

Proposed Land Use

Planned Unit Development (PUD) with amended conditions

Existing Trip Rate Unit

Proposed Trip Rate Unit

PUD - Square Footage of Retail Building

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<i>Daily (Existing Zoning)</i>					
				Total	0
<i>Daily (Proposed Zoning)</i>					
Strip Retail Plaza	822	PUD	29,380 Sq. Ft.	7.60	22
				13.24	39
				6.57	19
				Total	80

Weekday AM Peak
Weekday PM Peak
Saturday

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

TRAFFIC PROJECTIONS

EXISTING ZONING (PUD)

Name of Street	Beaver Run Road
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	17,600
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

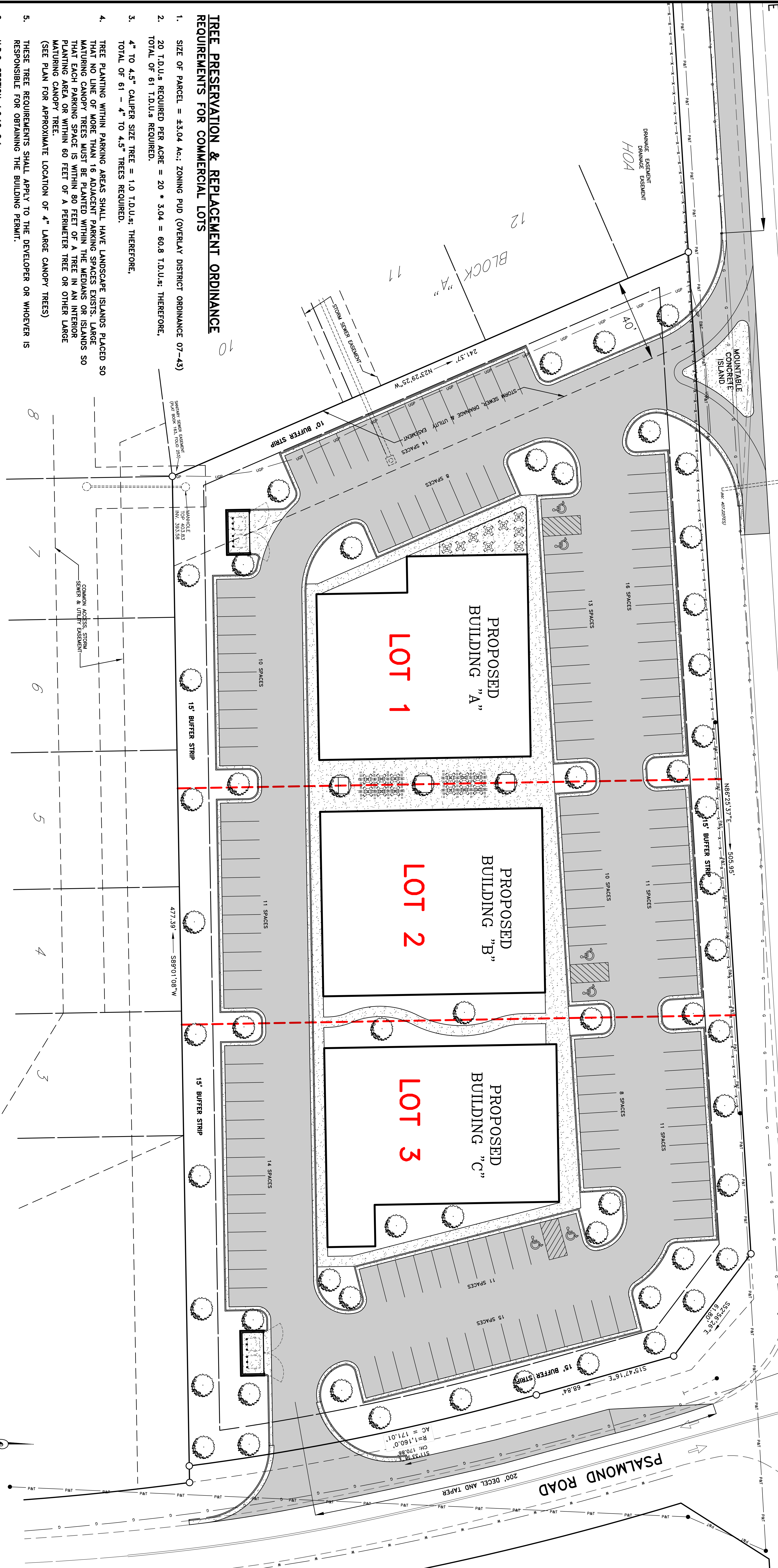
Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1 - General Highway Capacities by Facility Type)

PROPOSED ZONING (PUD with Amended Conditions)

Name of Street	Beaver Run Road
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	17,600
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	80
Total Projected Traffic (2021)	17,680
Projected Level of Service (LOS)**	B

BEAVER RUN ROAD 130' (U.S. HWY. 80 & GA. HWY. NO. 22)

PSALMOND ROAD



TREE PRESERVATION & REPLACEMENT ORDINANCE REQUIREMENTS FOR COMMERCIAL LOTS

1. SIZE OF PARCEL = 43,04 AC.; ZONING PUD (OVERLAY DISTRICT ORDINANCE 07-43)
2. 20 T.D.U.s REQUIRED PER ACRE = 20 * 3.04 = 60.8 T.D.U.s; THEREFORE, TOTAL OF 61 T.D.U.s REQUIRED.
3. 4" TO 4.5" CALIPER SIZE TREE = 1.0 T.D.U.s; THEREFORE, TOTAL OF 61 - 4" TO 4.5" TREES REQUIRED.
4. TREE PLANTING WITHIN PARKING AREAS SHALL HAVE LANDSCAPE ISLANDS PLACED SO THAT NO LINE OF MORE THAN 16 ADJACENT PARKING SPACES EXISTS. LARGE MATURING CANOPY TREES MUST BE PLANTED WITHIN THE MEDIANS OR ISLANDS SO THAT EACH PARKING SPACE IS WITHIN 80 FEET OF A TREE IN AN INTERIOR PLANTING AREA OR WITHIN 60 FEET OF A PERIMETER TREE OR OTHER LARGE MATURING CANOPY TREE.
(SEE PLAN FOR APPROXIMATE LOCATION OF 4" LARGE CANOPY TREES)
5. THESE TREE REQUIREMENTS SHALL APPLY TO THE DEVELOPER OR WHOEVER IS RESPONSIBLE FOR OBTAINING THE BUILDING PERMIT.
6. U.D.O. SECTION 4.6.12-C-1
WHEN TREES REMAINED OR PLANTED AS REQUIRED BY THIS ARTICLE DIE OR ARE REMOVED FOR ANY REASON, THE TREES MUST BE REPLACED DURING THE NEXT SUITABLE PLANTING SEASON, REPLACEMENT OF THESE TREES SHALL BE REPLACED IN A MANNER, QUALITY AND SIZE AGREED UPON BY THE OWNER AND CITY ARBORIST.
7. U.D.O. SECTION 4.6.15-A-7
THE FOLLOWING STANDARD SHALL APPLY TO ALL TREES AND SHRUBS PROPOSED TO BE PLANTED OR MAINTAINED ON THE LAND. TREES THAT DIE OR ARE DESTROYED MUST BE REPLACED DURING THE NEXT SUITABLE SEASON.

BLOCK "A" - SECTION ONE
HICKORY GROVE
(PLAT BOOK 165, FOLIO 253)

PRELIMINARY LAYOUT CONCEPT "D"
HICKORY GROVE COMMERCIAL

PART OF LAND LOT 93 OF THE 9TH DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA



PHONE: (706) 327-8306
WWW.MOONMEEKS.COM
100 SOUTHERN WAY, SUITE A
COLUMBUS, GA. 31904

REVISIONS:
PRELIMINARY FOR REVIEW ONLY

GSWCC# 8182
MAA# 2023013
DATE: 03/02/23
SCALE: 1" = 20'

SHEET No. **D**



(3-A-11- Woodruff)

C.A. 0308-11(3)
as amended
C.A. 03-27-11(12)

11-13

AN ORDINANCE
NO. 11-13

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **6895, 6285, 6279 and part of 6261 Psalmont Road** from RE1 (Residential Estate 1) Zoning District to PUD (Planned Unit Development) District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department be, and the same is hereby amended by changing 23 acres of the following described property from RE1 (Residential Estate 1) Zoning District to PUD (Planned Unit Development) District:

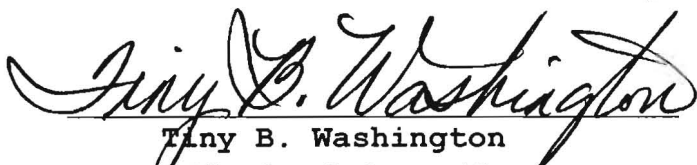
All that tract or parcel of land lying in and being part of land lot 93, 9th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Begin at a concrete monument marking the northwesterly end of a miter which forms the intersection of the southerly line of Beaver Run Road and the westerly line of Psalmont Road; thence South 48 degrees 34 minutes 23 seconds East, along said miter, 45.45 feet to an iron stake on the westerly line of Psalmont Road; thence southerly along the westerly line of Psalmont Road along the arc of a clockwise curve, with a radius of 1402.62 feet, 391.71 feet to an iron stake; thence continuing along the westerly line of Psalmont Road, South 01 degree 45 minutes 19 seconds East, 215.49 feet to an iron stake; thence leaving Psalmont Road, North 83 degrees 22 minutes 14 seconds West, 211.30 feet to an iron stake; thence South 01 degree 41 minutes 55 seconds East, 99.58 feet to an iron stake; thence South 89 degrees 01 minute 08 seconds West, 358.49 feet to an iron stake; thence South 00 degrees 57 minutes 53 seconds East, 302.88 feet to an iron stake; thence south 89 degrees 02 minutes 15 seconds west, 820.78 feet to an iron stake on the westerly line of Land Lot 93, 9th District; thence north 01 degree 39 minutes, 28 seconds West, along said Land Lot Line, 756.89 feet to an iron stake on the southerly line of Beaver Run; thence North 86 degrees 25 minutes 37 seconds East, along the southerly line of Beaver Run Road, 1302.33 feet to a concrete monument at the point of beginning; containing 26.687 acres.

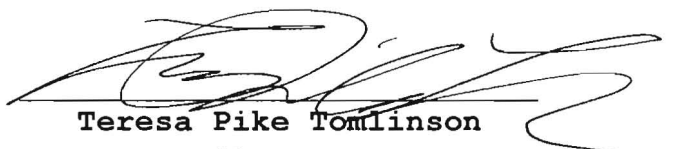
The above-described properties are being rezoned with the following conditions:

1. Three Single Family Residential lots fronting Psalmont shall not be permitted to have curb cuts or direct access to Psalmont Road.
2. The development shall adhere to characteristics of the color site plan, by High Grove Partners, LLC, dated December 16, 2010, in file REZN 12-10-5753 in the Planning Department and attached hereto.
3. The development shall be subject to the major amendments attached to this ordinance.
4. The developer shall maintain fencing, buffers and berms or a combination thereof along the southwest property line of the parcel subject to rezoning as determined by the project landscape architect and approved by the Planning Department. Developer letters agreeing to said features dated February 22, 2011 are attached hereto and incorporated herein by reference.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th day of March, 2011; introduced a second time at a regular meeting of said Council held on the 22nd day of March, 2011 and adopted at said meeting by the affirmative vote of nine members of said Council.

Councilor Allen	voting	<u>YES</u>
Councilor Baker	voting	<u>YES</u>
Councilor Barnes	voting	<u>YES</u>
Councilor Davis	voting	<u>YES</u>
Councilor Henderson	voting	<u>YES</u>
Councilor Huff	voting	<u>YES</u>
Councilor McDaniel	voting	<u>YES</u>
Councilor Pugh	voting	<u>YES</u>
Councilor Thomas	voting	<u>ABSENT</u>
Councilor Woodson	voting	<u>YES</u>



 Tiny B. Washington
 Clerk of Council


 Teresa Pike Tomlinson
 Mayor

This ordinance received, signed by the Mayor at 11:55 A.M. on the 25th day of March, 2011, and became law at said time received and became effective at 12:00 noon the following day.

Sec: 3-202 (2) 
 Clerk of Council

This ordinance submitted to the Mayor for his signature, this the 24th day of March, 2011.

Sec: 3-202 (1) 
 Clerk of Council

February 22, 2011

Mrs. Andrea Stadnick
6249 Psalmound Road
Columbus, GA 31909

Dear Mrs. Stadnick,

As we discussed at your home on January 14, 2011, the owners of the 26.687 acres on the corner of Psalmound Road and Beaver Run Road, have agreed to construct a six (6) to eight (8) foot high fence in front of your property in conjunction with the PUD project being rezoned and developed on the site. This will create a buffer between your property and the proposed development. Once the property is rezoned, additional landscaping plans will be rendered and then it will be determined whether a six (6) or eight (8) foot fence will be constructed to enhance the landscaped buffer.

A suitable buffer will be created to insure your property will have a barrier for privacy between your property and the proposed project.

Thank you for your support of the project.

Sincerely,

Lucy Jones
Project Coordinator
Woodruff Development Company

February 22, 2011

Mr. Buster Barber
6273 Psalmomd Road
Columbus, GA 31909

Dear Buster,

As we discussed in your office January 14, 2011, the owners of the 26.687 acres on the corner of Psalmomd Road and Beaver Run Road, have agreed to run a sewer tap to your property located at 6273 Psalmomd Road in conjunction with the PUD project being rezoned and developed on the site. The owners have also agreed to create a buffer between your property and the proposed development. Once the property is rezoned additional landscaping plans will be rendered and then it will be determined whether it will be a fence or a natural landscaped buffer. A suitable buffer will be created to insure your property will have a barrier for privacy between your property and the proposed project.

Thank you for your support of this project.

Sincerely,

Lucy Jones
Project Coordinator
Woodruff Development Company

Beaver Run Road

Undisturbed Buffer and Tree Save Area

Commercial Site

7,000 sf building

7,000 sf building

parking

Wet Detention Basin Amenity with Tree Save and Park Areas

Park

Alley

Typical Lot

Typical Greenway

Boulevard Green

Park

Drive

Residential Site

Alley

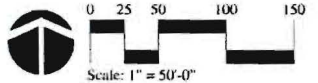
Psalmone Road

Typical Buffers

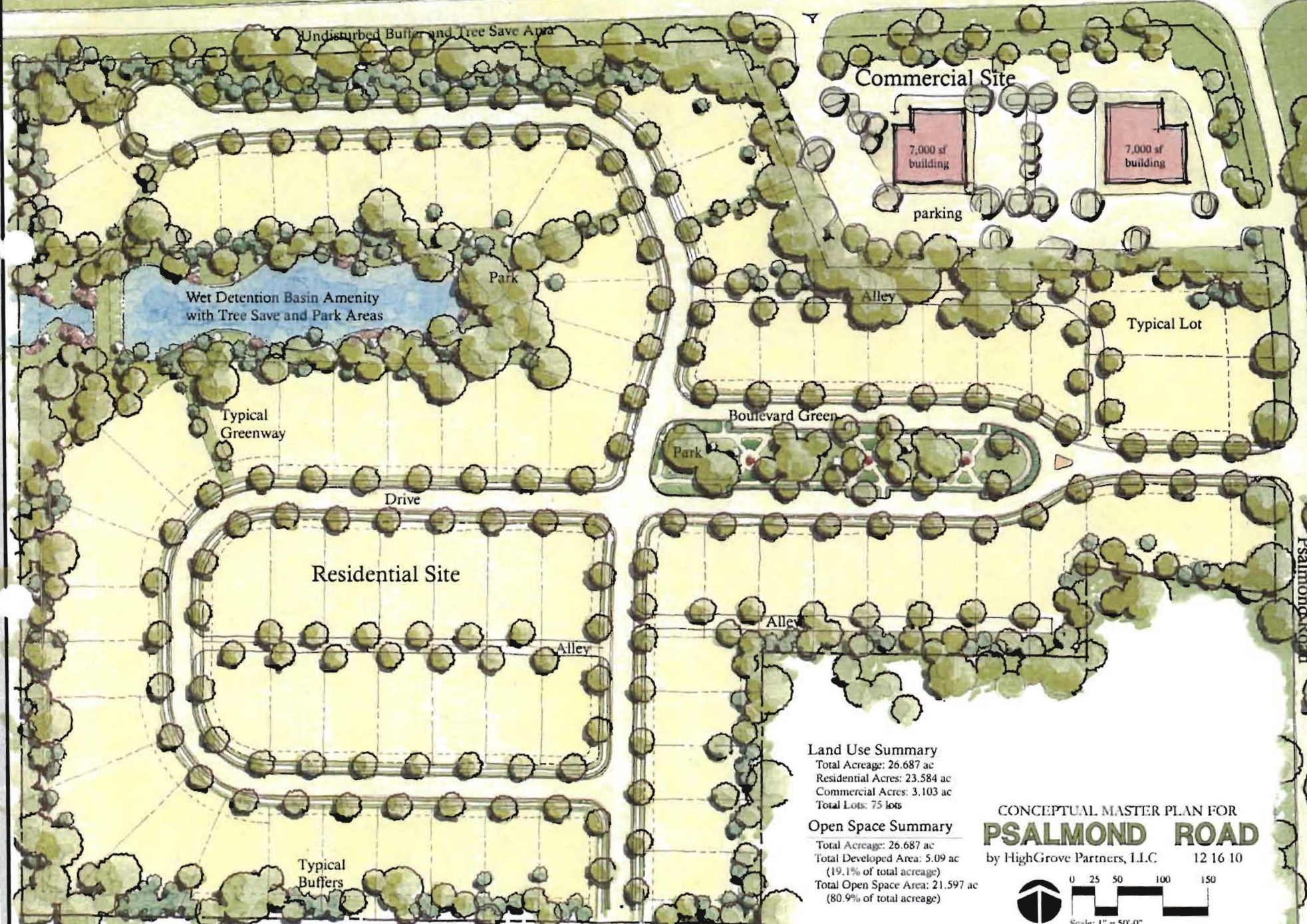
Land Use Summary
 Total Acreage: 26.687 ac
 Residential Acres: 23.584 ac
 Commercial Acres: 3.103 ac
 Total Lots: 75 lots

Open Space Summary
 Total Acreage: 26.687 ac
 Total Developed Area: 5.09 ac
 (19.1% of total acreage)
 Total Open Space Area: 21.597 ac
 (80.9% of total acreage)

CONCEPTUAL MASTER PLAN FOR
PSALMOND ROAD
 by HighGrove Partners, LLC 12 16 10



Beaver Run Road



Wet Detention Basin Amenity with Tree Save and Park Areas

Commercial Site

7,000 sf building

7,000 sf building

parking

Typical Lot

Residential Site

Typical Greenway

Drive

Boulevard Greenway

Alley

Alley

Typical Buffers

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Total Acreage: 26.687 ac
Residential Acres: 23.584 ac
Commercial Acres: 3.103 ac
Total Lots: 75 lots

Open Space Summary
Total Acreage: 26.687 ac
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CONCEPTUAL MASTER PLAN FOR
PSALMOND ROAD
by HighGrove Partners, I.L.C. 12 16 10

