

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-07-25-1260

<b>Applicant:</b>	Tiger Creek Development, Inc
<b>Owner:</b>	Tiger Creek Development, Inc
<b>Location:</b>	8828 Veterans Parkway & 4885 Charleston Way
<b>Parcel:</b>	079-002-002A/3/7/8...cont'd.
<b>Acreage:</b>	21.70 Acres
<b>Current Zoning Classification:</b>	PUD (Planned Unit Development)
<b>Proposed Zoning Classification:</b>	Planned Unit Development
<b>Proposed Conditions:</b>	<ol style="list-style-type: none"><li>1. The development shall adhere to the characteristics of the attached PUD site plan.</li><li>2. Fenceline shall extend along the North boundary of Plat A, westward 200 feet.</li></ol>
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family & Multifamily Residential
<b>Council District:</b>	District 6 (Allen)
<b>PAC Recommendation:</b>	<b>Denial</b> based on the Staff Report and incompatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Conditional approval</b> based on consistency with the future land use map of the Comprehensive Plan and compatibility with UDO section 2.5.15.C: <i>Permitted Housing Types</i> . All types of residential dwellings, excluding mobile homes, may be permitted within a PUD. The recommended conditions are:

		<p>1) The development shall adhere to the characteristics of the attached PUD site plan.</p> <p>2) Fenceline shall extend along the North boundary of Plat A, westward 200 feet (attached).</p>
<b>Fort Moore's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Consistent Planning Area A
<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes (duplexes and quads exist in neighboring Promenade Place)
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Traffic Impact:</b>		There will be no traffic impact. The proposed townhouses will generate 36 more trips a day than the originally proposed single family homes. The new single-family homes will generate 151 trips per day. Veterans Parkway will remain at a LOS C.
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	Residential Estate - 1 Planned Unit Development Planned Unit Development Residential Estate - 1
<b>Reasonableness of Request:</b>		The request is consistent with the future land-use map of the Comprehensive Plan.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		Buffer and tree density units are determined by



Ordinances 14-7 and 14-59.

**Attitude of Property Owners:**

**Forty-Five (45)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received several calls and/or emails regarding the rezoning and a petition to oppose.

**Approval**      **0** Responses

**Opposition**    **102** Responses

**Additional Information:**

Revise Condition 7 (Ord. No. 14-59) The development shall adhere to the characteristics of the attached PUD site plan.

Modify approved PUD Site Plan:

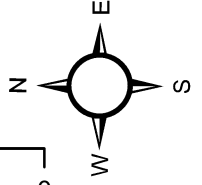
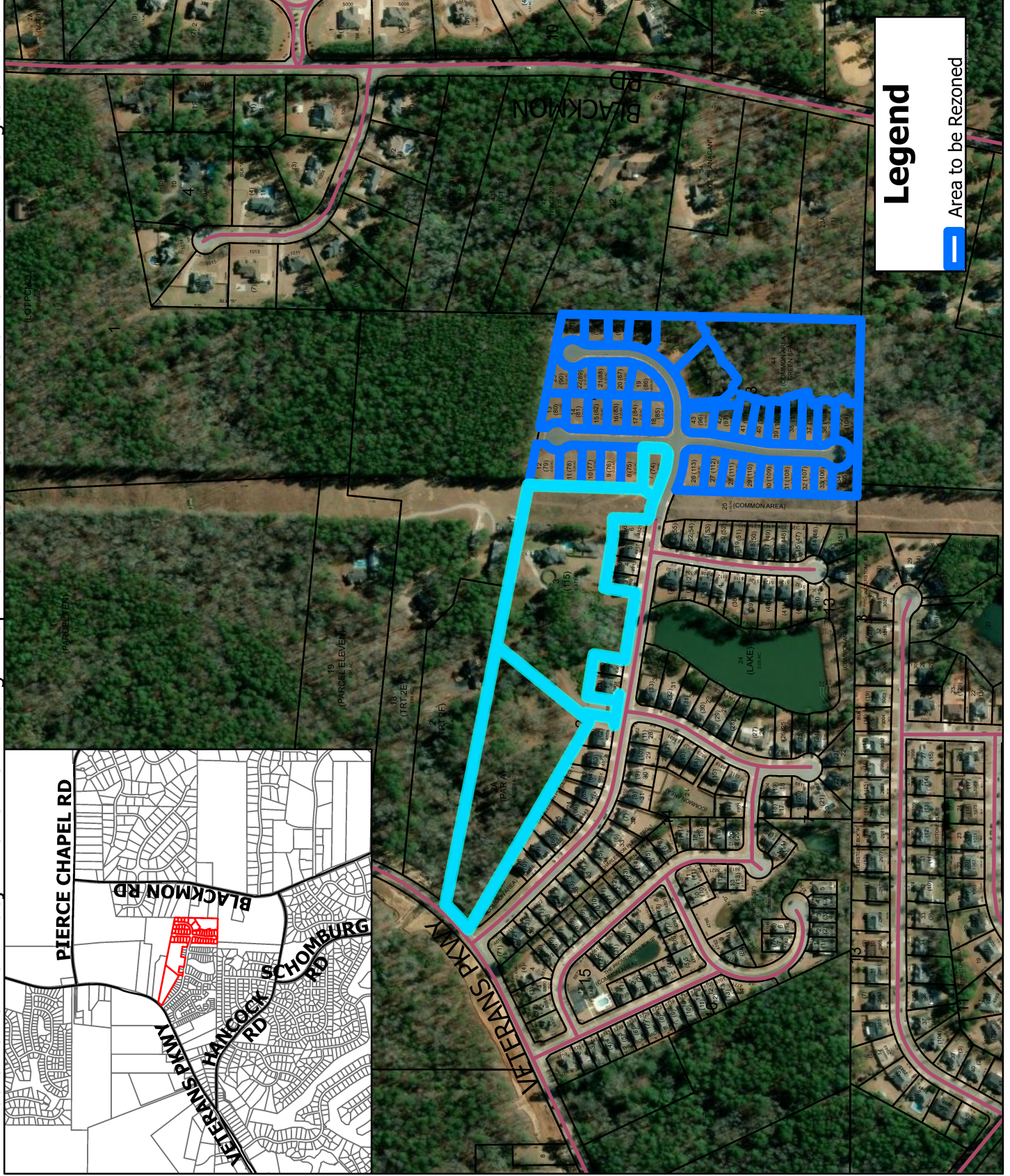
- Single Family Residential lots on 11.49 acres consistent with SFR2, approximately 15 lots with access from Sullivans Drive.
- Multifamily townhomes with access from Charleston Way on 18.10 acres, approximately 79 townhomes consistent with RMF1.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map  
Concept Plan  
Traffic Analysis

## REZN-07-25-1260 | 8828 Veterans Parkway | Aerial Map

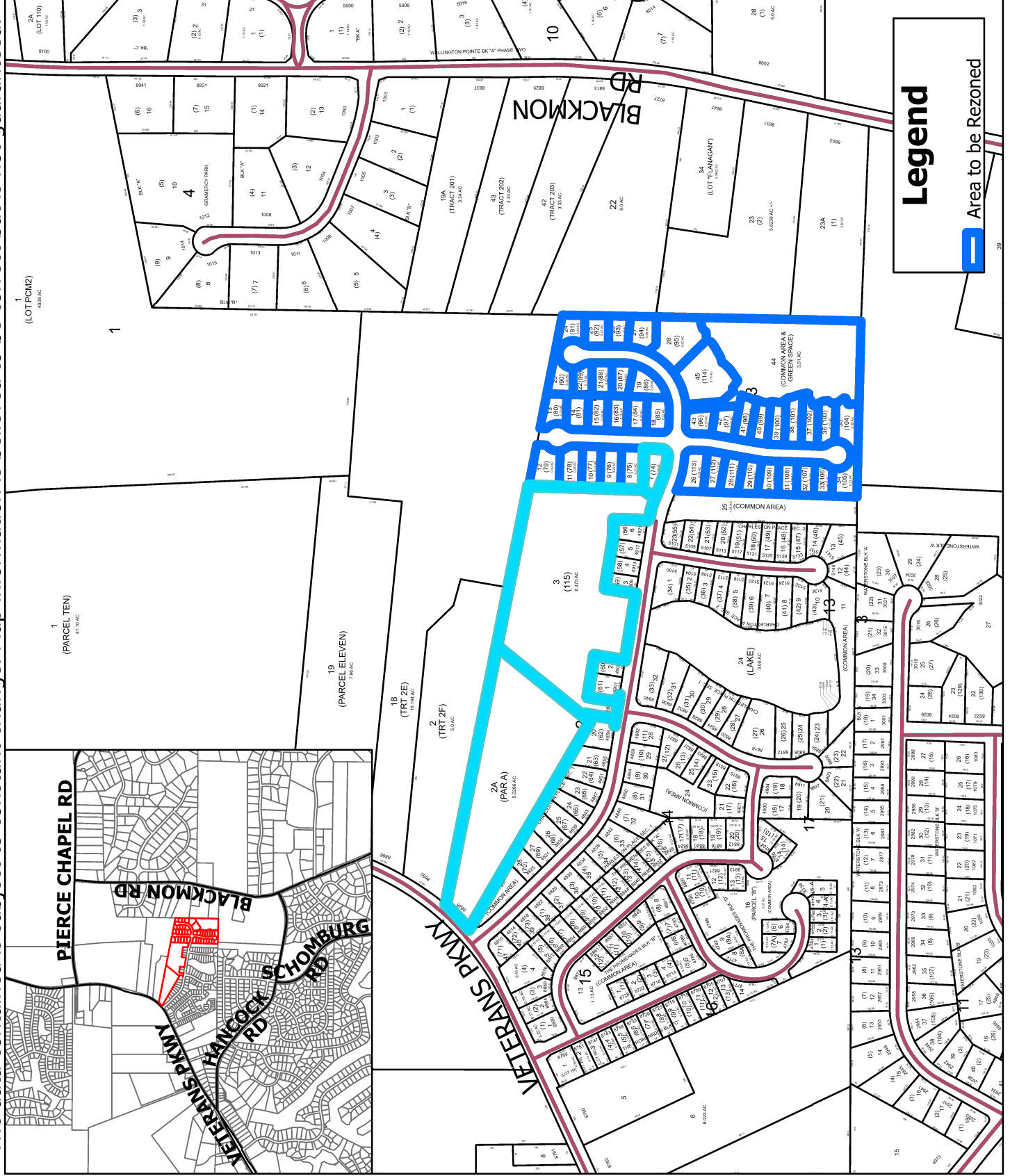
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.





# REZN-07-25-1260 | 8828 Veterans Parkway | Location Map

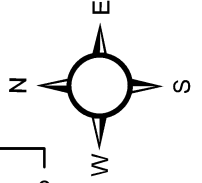
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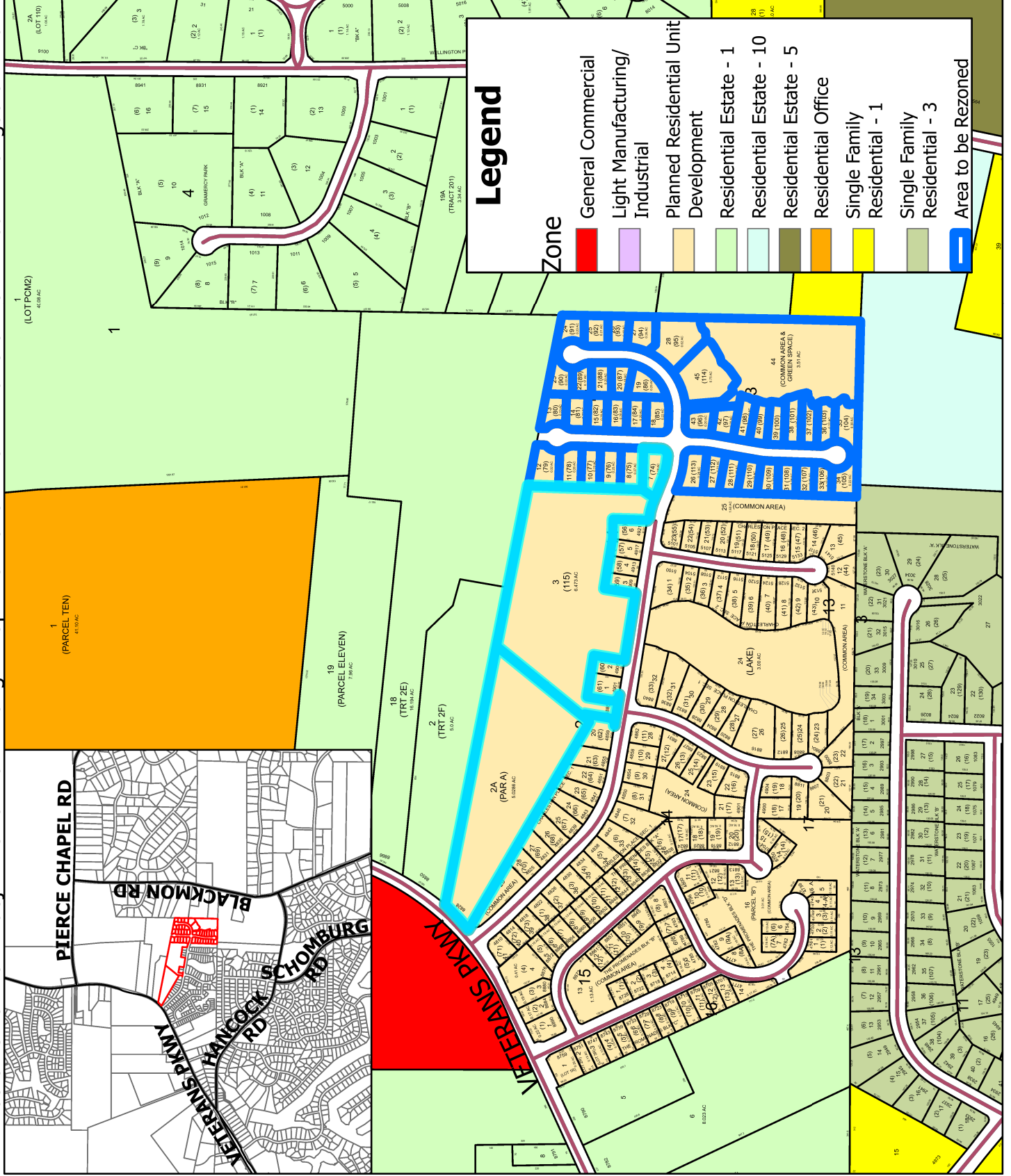
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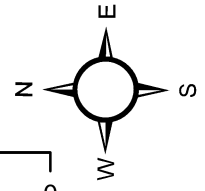
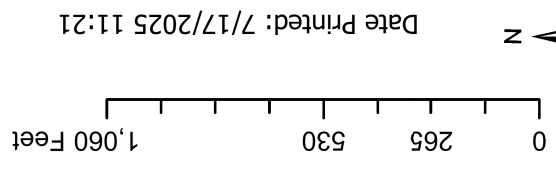
# REZN-07-25-1260 | 8828 Veterans Parkway | Zoning Map

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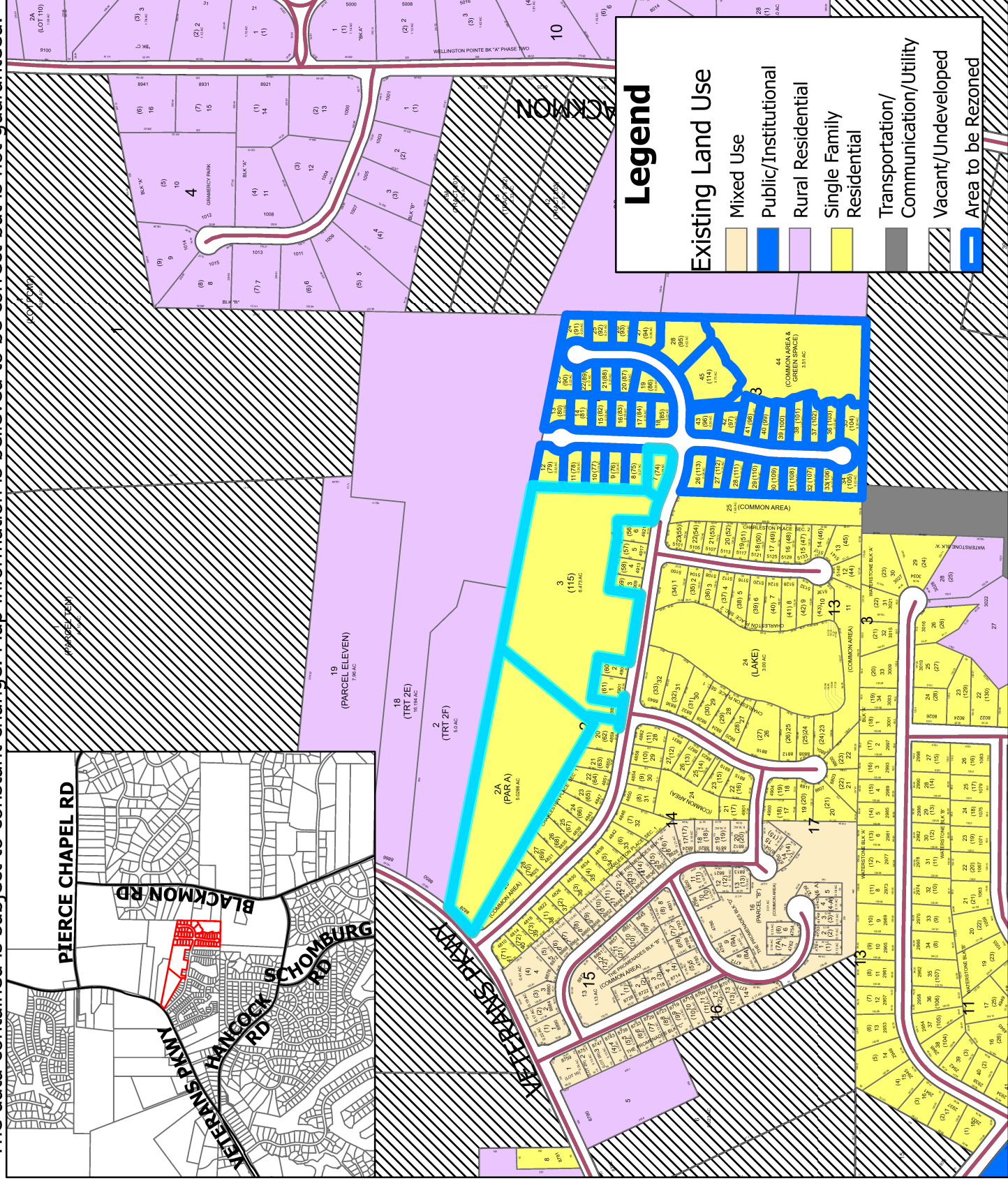


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# REZN-07-25-1260 | 8828 Veterans Parkway | Existing Land Use Map

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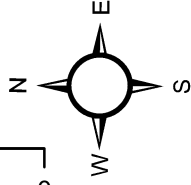
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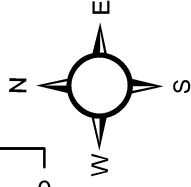
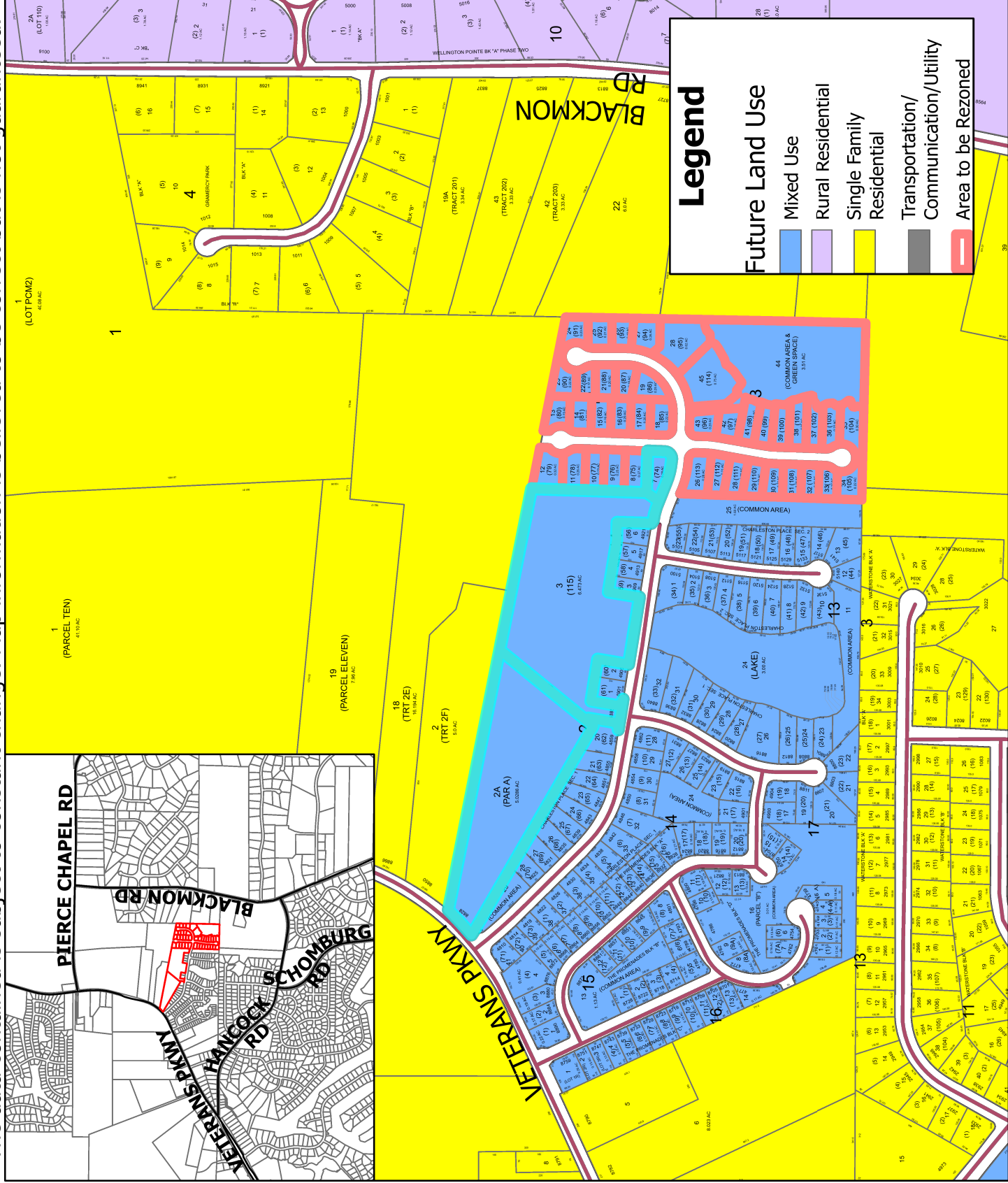
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1,060 Feet

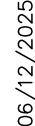


# REZN-07-25-1260 | 8828 Veterans Parkway | Future Land Use Map

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.







DESCRIPTION

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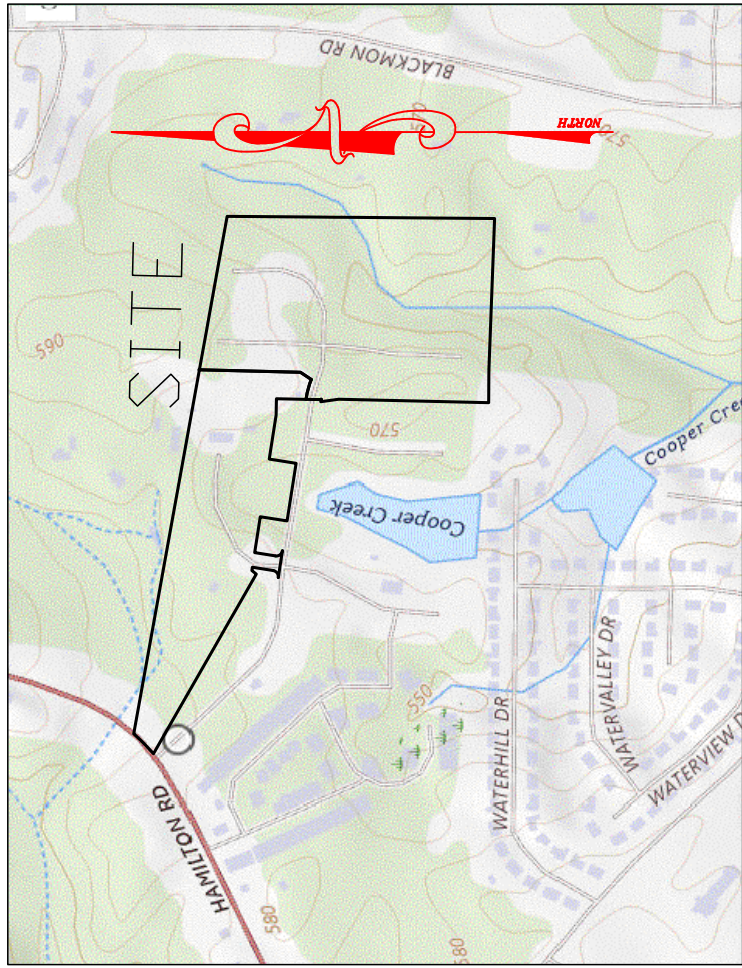
CONCEPT PLAN  
LOCATED IN  
LAND LOTS 17 & 48, 19TH LAND DISTRICT  
LAND LOT 266, 19TH LAND DISTRICT  
MUSCOGEE COUNTY, GEORGIA  
FOR  
TIGER CREEK DEVELOPMENT, INC



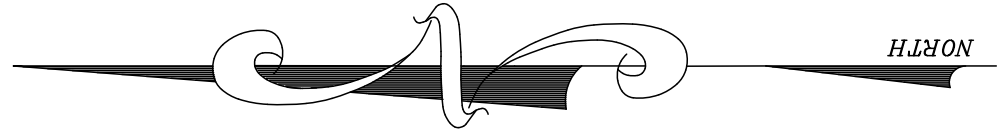
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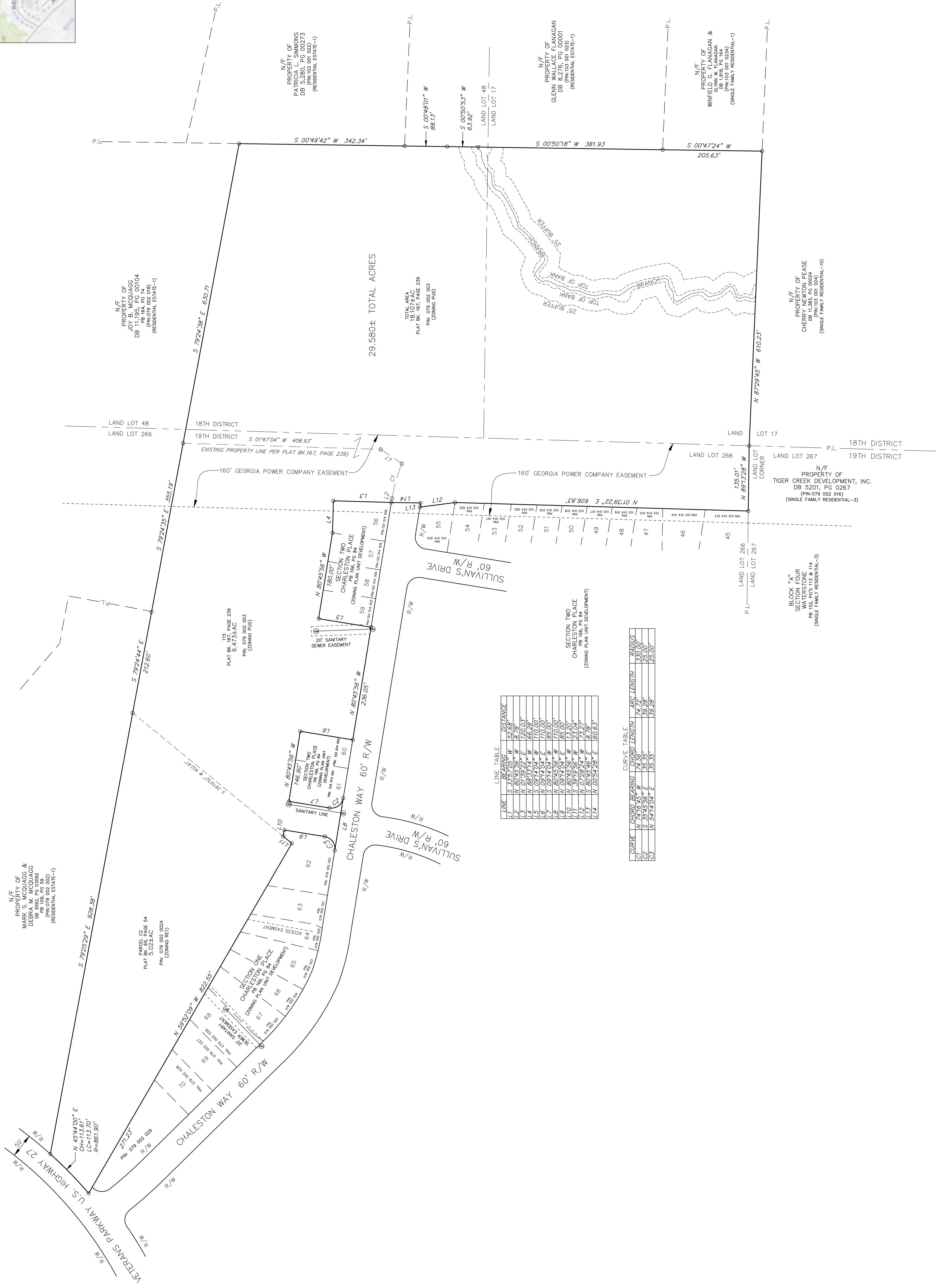
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VICINITY MAP  
(NOT TO SCALE)



PROPERTY OWNER / DEVELOPER:  
TIGER CREEK DEVELOPMENT, INC.  
2301 AIRPORT THRUWAY STE F6  
COLUMBUS, GEORGIA 31904



LINE	BEARING	DISTANCE
L1	S 33°57'05" E	52.68'
L2	N 80°45'56" W	8.78'
L3	N 01°39'22" E	66.20'
L4	N 88°33'14" W	120.03'
L5	S 09°14'04" W	110.00'
L6	N 09°14'04" E	110.00'
L7	S 09°14'04" W	85.00'
L8	N 80°45'56" W	110.00'
L9	N 09°14'04" E	85.00'
L10	N 80°45'56" W	13.20'
L11	S 39°19'56" W	23.04'
L12	N 07°28'24" W	73.27'
L13	N 00°45'46" E	8.78'
L14	N 00°54'28" E	60.63'

CURVE TABLE

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	N 74°16'45" W	74.56'	74.72'	330.00'
C2	S 35°45'56" E	35.35'	39.28'	25.00'
C3	N 54°14'04" E	35.35'	39.28'	25.00'







# **ITE Traffic Report for Rezoning at 8828 Veterans Parkway and 4885 Charleston Way, Columbus, Georgia**

## **Project Overview**

**Address:** 8828 Veterans Parkway and 4885 Charleston Way, Columbus, Georgia 31909

**Current Zone:** Planned Unit Development (PUD)

**Current Use:** Vacant

**Proposed Zone:** Planned Unit Development (PUD)

**Proposed Use:** Single-family houses at 8828 Veterans Parkway and townhomes at 4885 Charleston Way

**Acreage:** 21.70 acres

This report evaluates the traffic impacts of a proposed rezoning and development on a 21.70-acre vacant site in Columbus, Georgia. The development includes single-family houses and townhomes under the existing PUD zoning framework, maintaining flexibility for mixed-use development while adhering to community standards.

## **Road Characteristics**

### **Street Classification**

- **Veterans Parkway:** Classified as a principal arterial by the Georgia Department of Transportation (GDOT), serving as a major corridor for regional traffic in Columbus, connecting commercial and residential areas.
- **Charleston Way:** Classified as a local road, primarily providing access to adjacent residential neighborhoods.

### **Number of Lanes**

- **Veterans Parkway:** Four lanes (two in each direction) with a median and dedicated left-turn lanes at major intersections.
- **Charleston Way:** Two lanes (one in each direction) with no median, designed for low-volume local traffic.

### **Existing Traffic Count**

Based on available GDOT traffic data (2022), the Annual Average Daily Traffic (AADT) is:

- **Veterans Parkway:** Approximately 25,000 vehicles per day (vpd) near the project site.
- **Charleston Way:** Approximately 1,500 vpd, serving local residential traffic.

### Existing Level of Service (LOS)

- **Veterans Parkway:** LOS C during peak hours (AM and PM), indicating stable flow with acceptable delays at signalized intersections.
- **Charleston Way:** LOS A, reflecting free-flow conditions due to low traffic volumes.

### Trip Generation

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 77th Edition for the proposed land uses.

### Current Zoning (PUD, Vacant)

- **Current Use:** Vacant
- **Trip Generation:** 0 trips per day (no existing activity).

### Proposed Zoning (PUD, Single-Family Houses and Townhomes)

- **Proposed Use:**
  - **Single-Family Houses** (ITE Land Use Code 210): Assume 50 single-family detached units on 10 acres at 8828 Veterans Parkway.
  - **Townhomes** (ITE Land Use Code 215): Assume 80 townhome units on 11.7 acres at 4885 Charleston Way.
- **Trip Generation Estimates:**
  - **Single-Family Houses (50 units):**
    - Daily:  $9.43 \text{ trips/unit} \times 50 \text{ units} = 471.5 \text{ trips/day}$
    - AM Peak Hour:  $0.74 \text{ trips/unit} \times 50 \text{ units} = 37 \text{ trips}$  (26% entering, 74% exiting)
    - PM Peak Hour:  $0.99 \text{ trips/unit} \times 50 \text{ units} = 49.5 \text{ trips}$  (63% entering, 37% exiting)
  - **Townhomes (80 units):**
    - Daily:  $7.20 \text{ trips/unit} \times 80 \text{ units} = 576 \text{ trips/day}$
    - AM Peak Hour:  $0.52 \text{ trips/unit} \times 80 \text{ units} = 41.6 \text{ trips}$  (23% entering, 77% exiting)

- PM Peak Hour:  $0.62 \text{ trips/unit} \times 80 \text{ units} = 49.6 \text{ trips}$  (67% entering, 33% exiting)
- **Total Proposed Trips:**
  - Daily:  $471.5 + 576 = 1,047.5 \text{ trips/day}$
  - AM Peak Hour:  $37 + 41.6 = 78.6 \text{ trips}$  (20 entering, 58.6 exiting)
  - PM Peak Hour:  $49.5 + 49.6 = 99.1 \text{ trips}$  (64 entering, 35.1 exiting)

### Comparison

- **Current Zoning:** Generates 0 trips due to vacant land.
- **Proposed Zoning:** Generates approximately 1,048 trips/day, with 79 trips in the AM peak hour and 99 trips in the PM peak hour.
- **Net Increase:** 1,048 trips/day, entirely attributable to the proposed development.

### Traffic Impact Analysis

#### Total Projected Traffic

- **Veterans Parkway:** Existing AADT (25,000 vpd) + proposed trips (1,048 vpd) = 26,048 vpd.
  - The additional 1,048 trips represent a 4.2% increase in daily traffic, considered moderate.
- **Charleston Way:** Existing AADT (1,500 vpd) + proposed trips (primarily townhomes, ~576 vpd) = 2,076 vpd.
  - The 38.4% increase on Charleston Way is significant due to its low existing volume.

#### Projected Level of Service

- **Veterans Parkway:** The additional 79 AM peak and 99 PM peak trips are unlikely to degrade LOS from C to D, as the arterial has sufficient capacity. Signalized intersections (e.g., near Woodruff Farm Road) may experience minor increases in delay but are expected to remain at LOS C with proper signal timing adjustments.
- **Charleston Way:** The increase in traffic (41.6 AM peak and 49.6 PM peak trips from townhomes) may degrade LOS from A to B during peak hours, still within acceptable limits for a local road.

## Road Network

- **Veterans Parkway:** A robust arterial with signalized intersections and turn lanes, capable of handling additional traffic. The corridor is part of GDOT's state route system, with ongoing maintenance and signal optimization (GDOT Quick Response Program).
- **Charleston Way:** A local road with limited capacity. The proposed townhome access may require widening or turn lanes to accommodate increased traffic.
- **Nearby Intersections:** The intersection of Veterans Parkway and Woodruff Farm Road (0.5 miles south) is a critical node. Existing signalization and turn lanes mitigate congestion, but additional trips may necessitate signal retiming.

## Access

- **8828 Veterans Parkway (Single-Family Houses):**
  - Primary access via a new entrance on Veterans Parkway, requiring a right-in/right-out configuration due to the median. A left-turn lane may be needed for southbound access, subject to GDOT approval.
  - Secondary access via an internal road connecting to Charleston Way, reducing direct trips on Veterans Parkway.
- **4885 Charleston Way (Townhomes):**
  - Primary access via Charleston Way, with a potential full-access driveway.
  - A secondary connection to the single-family development's internal road network is recommended to distribute traffic and reduce Charleston Way's load.
- **Considerations:** Access points must comply with GDOT's driveway permit requirements and Columbus's zoning ordinance for PUDs. A traffic signal warrant analysis may be needed if full access is proposed on Veterans Parkway.

## Community Context

The project is located in a growing area of Columbus, with nearby residential subdivisions (e.g., Sears Woods, Chatham Woods) and commercial centers along Veterans Parkway. Community concerns, as noted in local reports, include increased traffic impacting neighborhood quality and safety (Columbus Ledger-Enquirer, 2024). The proposed single-family houses and townhomes align with the area's residential character, but residents have expressed concerns about traffic on local roads like Charleston Way. The

development's design, with single-family units buffering existing neighborhoods, mitigates visual and noise impacts. A planned neighborhood commercial center (if included in the PUD) could reduce external trips by providing local amenities.

## **Conclusions and Recommendations**

The proposed development of 50 single-family houses and 80 townhomes at 8828 Veterans Parkway and 4885 Charleston Way will generate approximately 1,048 daily trips, with 79 AM peak and 99 PM peak trips. The impact on Veterans Parkway is minimal (4.2% increase), maintaining LOS C. Charleston Way will experience a significant increase (38.4%), potentially degrading LOS to B, which remains acceptable but warrants mitigation.

### **Recommendations:**

#### **1. Access Design:**

- Install a right-in/right-out driveway on Veterans Parkway for single-family houses, with a potential left-turn lane subject to GDOT approval.
- Provide a full-access driveway on Charleston Way for townhomes, with a turn lane if warranted by volume.
- Develop an internal road network connecting the single-family and townhome sections to distribute traffic.

#### **2. Traffic Signal Optimization:** Coordinate with GDOT to retime signals at Veterans Parkway and Woodruff Farm Road to accommodate additional trips.

#### **3. Road Improvements:** Consider widening Charleston Way or adding turn lanes to handle increased townhome traffic.

#### **4. Community Engagement:** Address resident concerns through public meetings, emphasizing traffic mitigation measures and the buffering effect of single-family units.

#### **5. Traffic Study:** Conduct a detailed intersection analysis at Veterans Parkway/Woodruff Farm Road and Charleston Way access points to confirm LOS and signal warrants post-development.

#### **6. Pedestrian and Bicycle Facilities:** Include sidewalks and bike lanes within the development to connect to existing trails, enhancing multimodal access and reducing vehicle trips.

This development aligns with Columbus's growth patterns but requires careful access planning and minor road improvements to maintain acceptable traffic conditions and community goodwill.