

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-06-23-0113

<b>Applicant:</b>	Rodney V. Milner
<b>Owner:</b>	Rodney V. Milner
<b>Location:</b>	1720/28/30/44 Warm Springs Road & 1818 Spring Circle
<b>Parcel:</b>	036-013-002/3/4/5/7/8
<b>Acreage:</b>	0.79 Acres
<b>Current Zoning Classification:</b>	Neighborhood Commercial (NC)
<b>Proposed Zoning Classification:</b>	General Commercial (GC)
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Convenience Store with Gas Sales and Laundramat
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	General Commercial

<b>Future Land Use Designation:</b>		Genral Commercial
<b>Compatible with Existing Land-Uses:</b>		Yes
<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 Impact:</b>		Average Annual Daily Trips (AADT) will increase by 145 trips if used for commercial use.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.  Protected left turn lane will be required.
<b>Surrounding Zoning:</b>	<b>North</b>	Neighborhood Commercial (NC)
	<b>South</b>	Residential Multifamily - 2 (RMF2)
	<b>East</b>	Neighborhood Commercial (NC)
	<b>West</b>	Neighborhood Commercial (NC)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Forty-Seven (47)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		The proposed plan includes a Convenience Store of approximately 3,000 sq ft and laundromat, approximately 1,900 sq ft.
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map

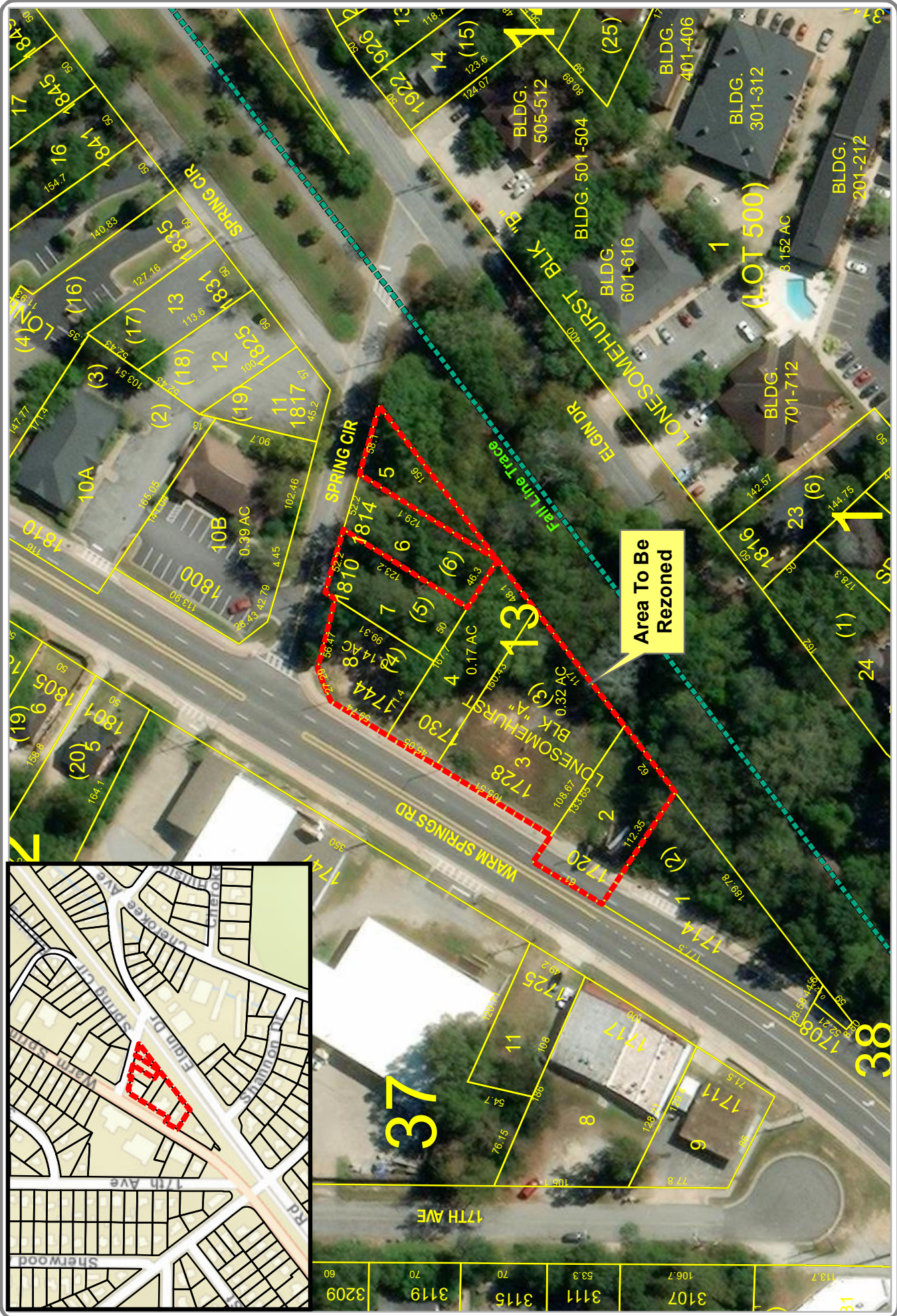
Existing Land Use Map

Future Land Use Map

Flood Map

Traffic Report

Concept Plan



**Area To Be Rezoned**

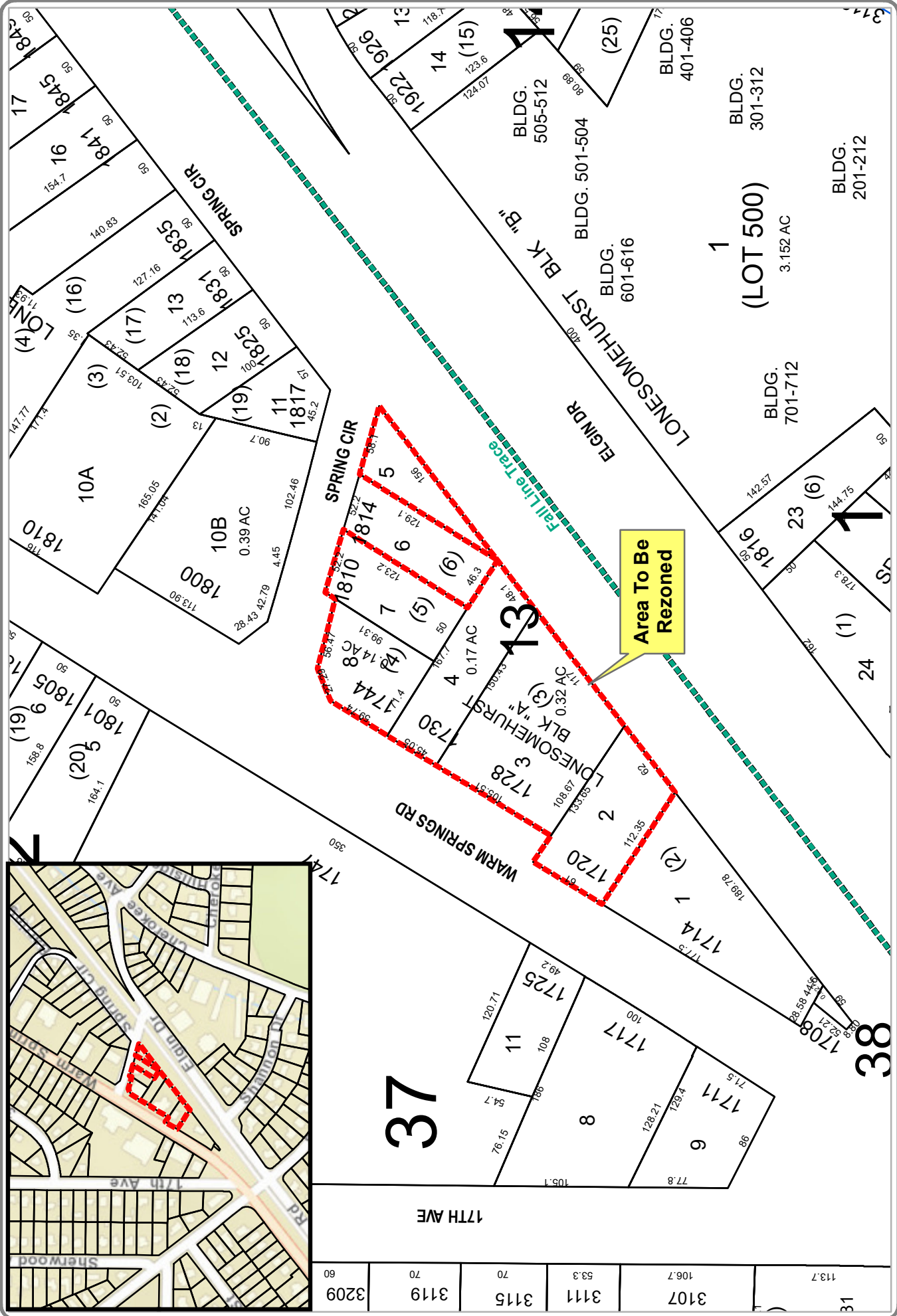


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1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Aerial Map for REZN 06-23-0113  
Map 036 Block 013 Lots 002, 003, 004, 005, 007 & 008  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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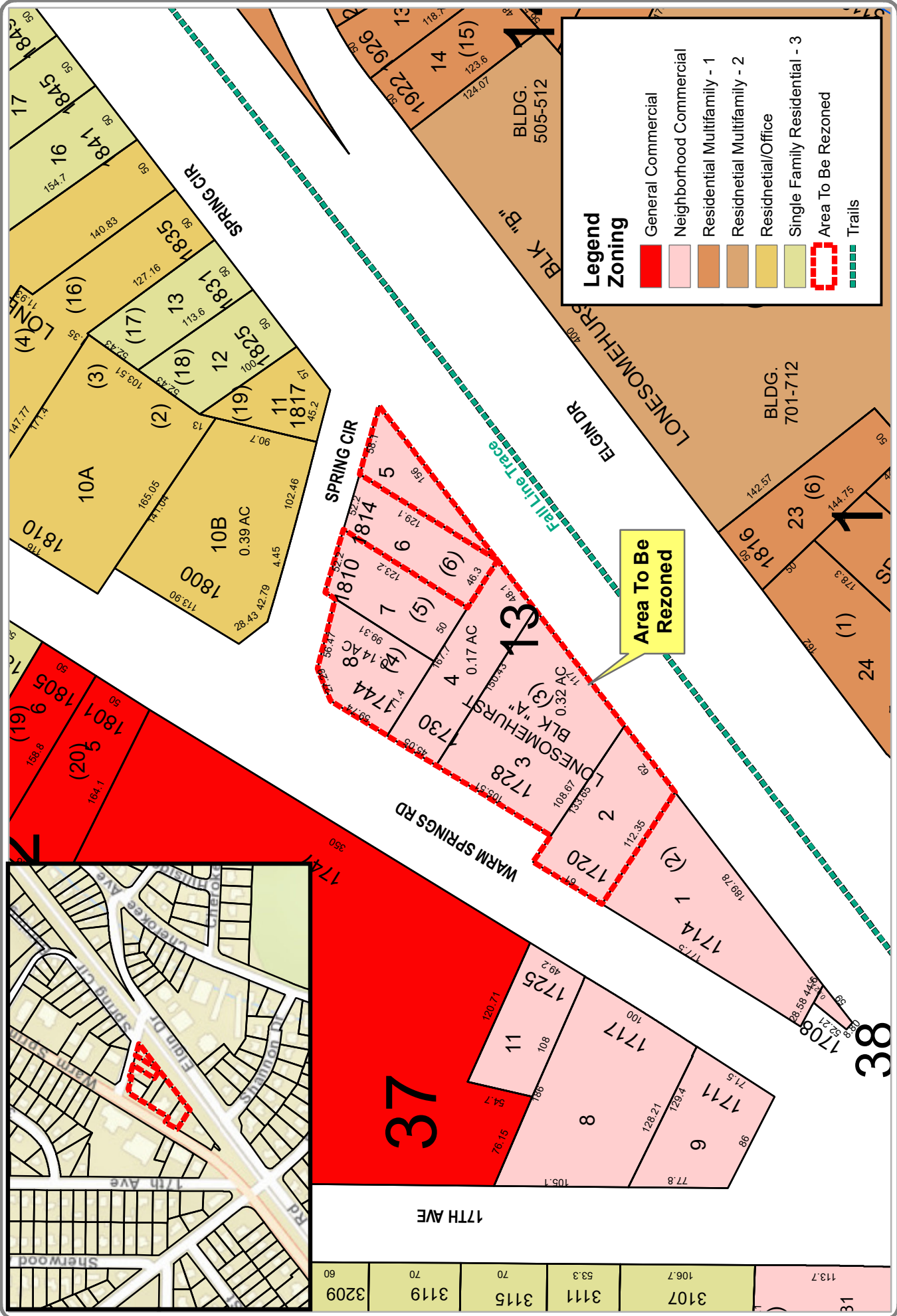


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1 inch = 100 feet  
Data Source: IT/GIS  
Author: DavidCooper

Location Map for REZN 06-23-0113  
Map 036 Block 013 Lots 002, 003, 004, 005, 007 & 008  
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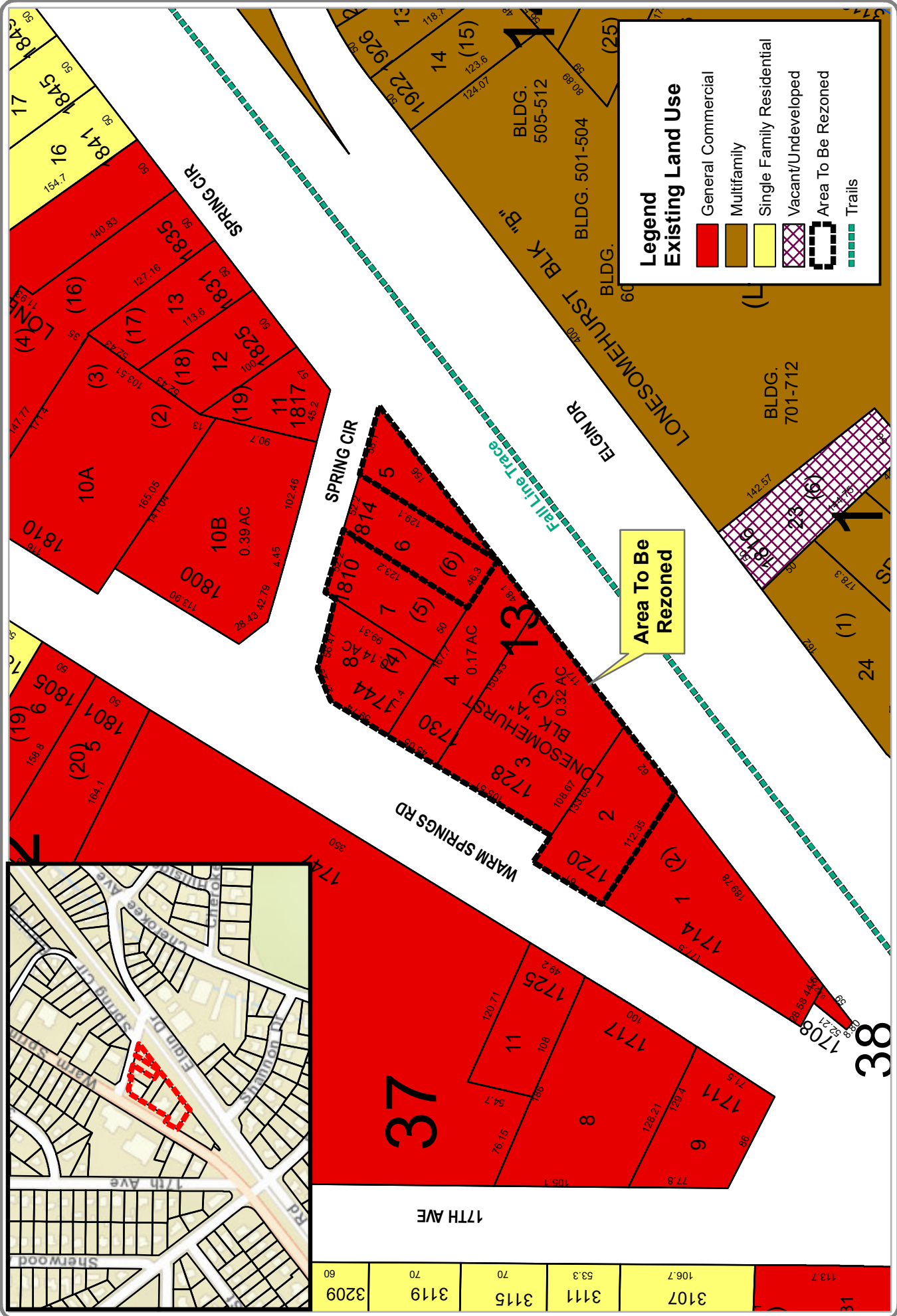


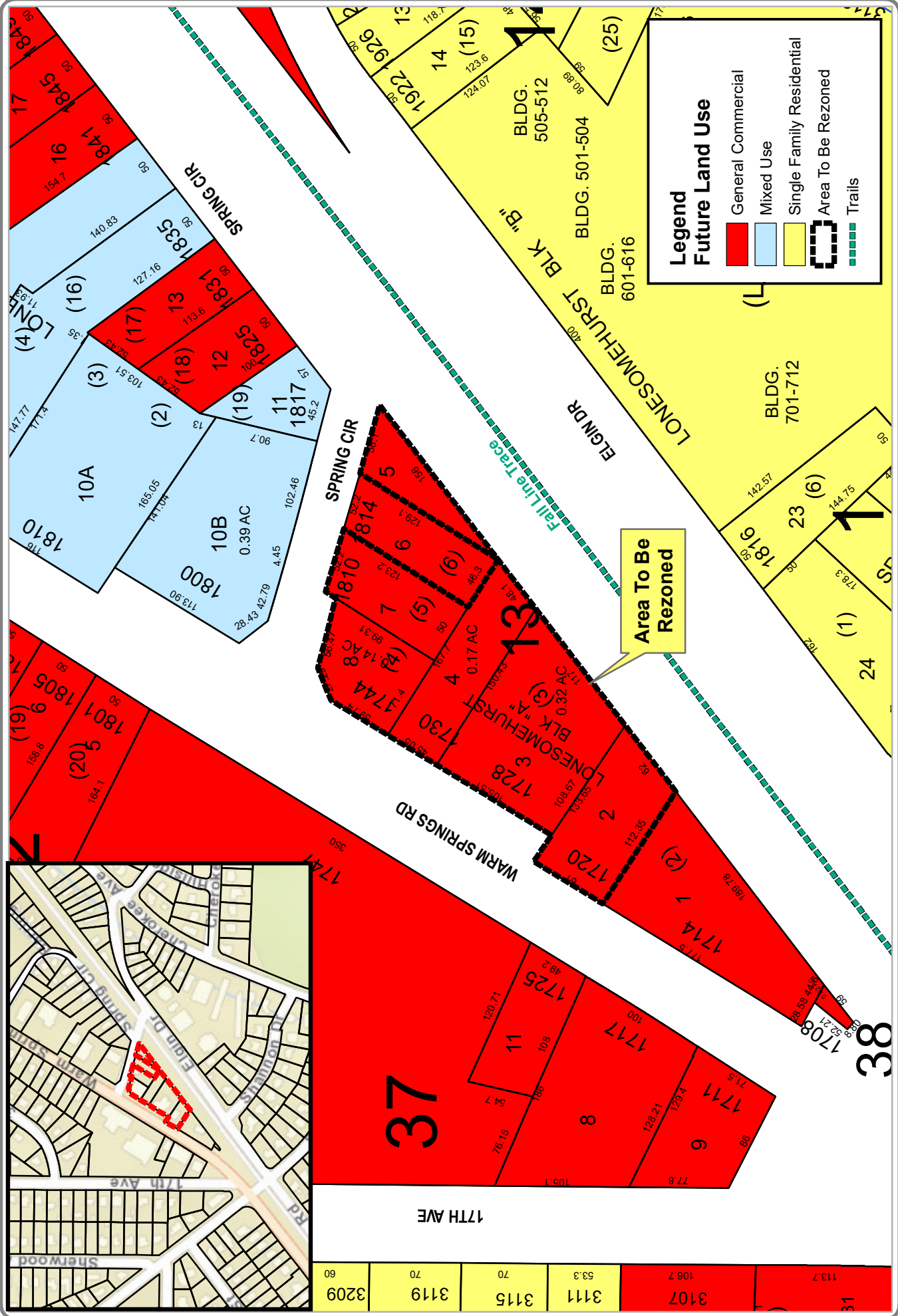
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Zoning Map for REZN 06-23-0113  
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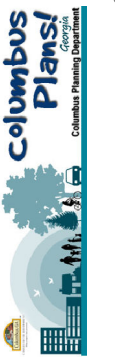
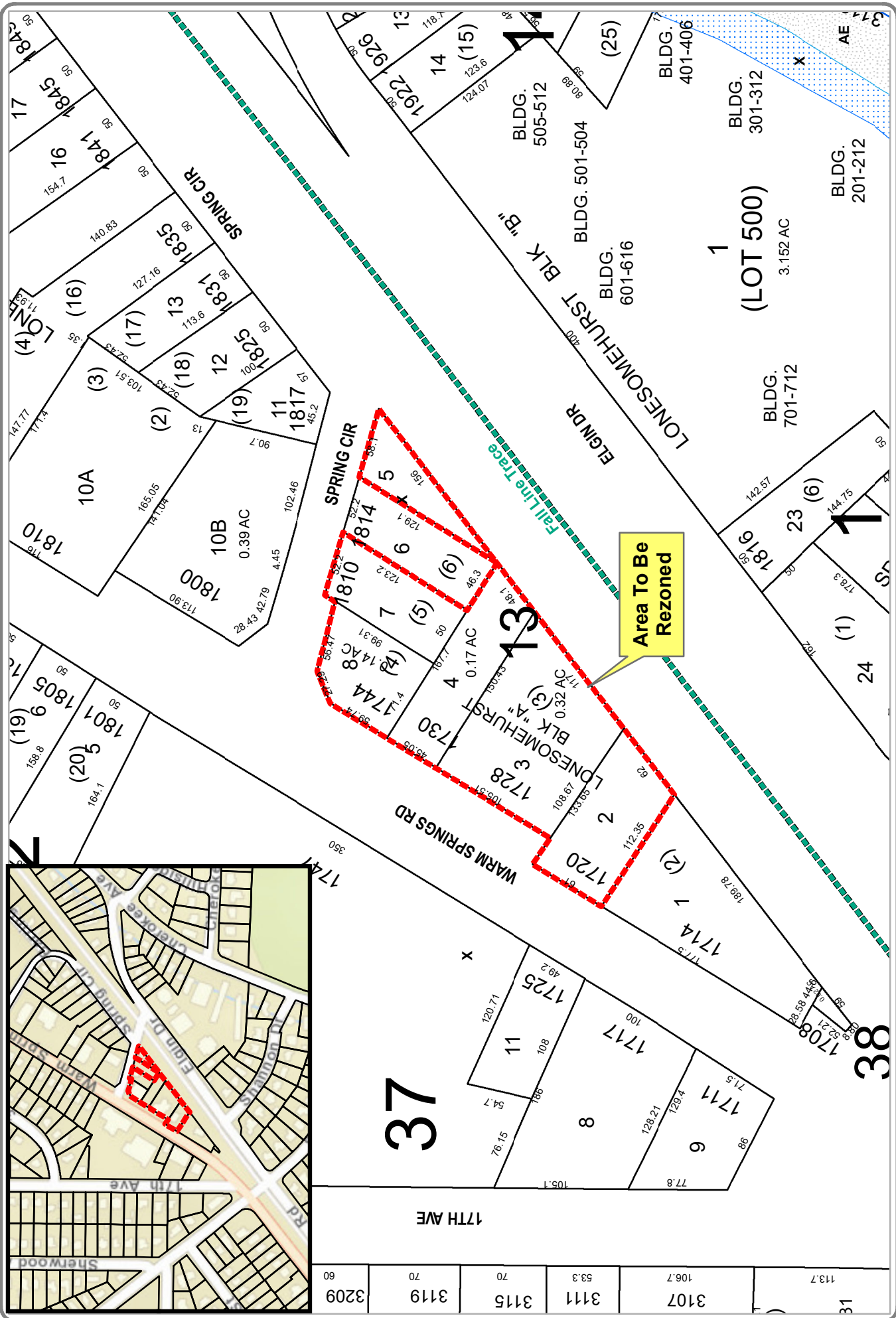
Future Land Use Map for REZN 06-23-0113  
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Flood Hazard Map for REZN 06-23-0113  
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