

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-10-25-1930

<b>Applicant:</b>	Jonathan Hunt
<b>Owner:</b>	Sawan Shah
<b>Location:</b>	2047 Cusseta Road
<b>Parcel:</b>	041-003-003
<b>Acreage:</b>	0.26 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily – 2
<b>Proposed Zoning Classification:</b>	Neighborhood Commercial
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Laundromat with Retail
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on property's historic use as commercial
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area C
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential

<b>Compatible with Existing Land-Uses:</b>	No	
<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 commercial usage.	
<b>Traffic Impact</b>	The proposed rezoning from RMF2 to NC for a retail laundromat at 2047 Cusseta Road will generate minimal additional traffic (76 daily trips), representing no measurable impact on the existing road network or level of service. Current LOS A conditions will persist, with ample capacity for projected growth.	
<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<b>West</b>	Residential Multifamily – 2 (RMF2)
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.	
<b>School Impact:</b>	N/A	
<b>Buffer Requirement:</b>	<p>The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> <li>1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) 30 feet undisturbed natural buffer.</li> </ol>	
<b>Attitude of Property Owners:</b>	<b>Thirty (33)</b> 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. Petition of support received.

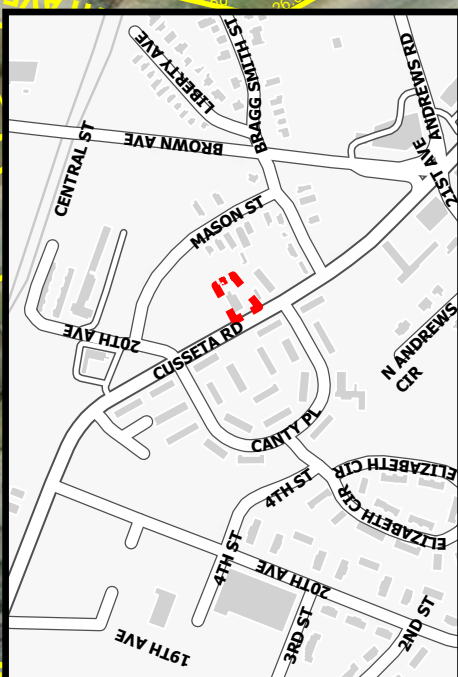
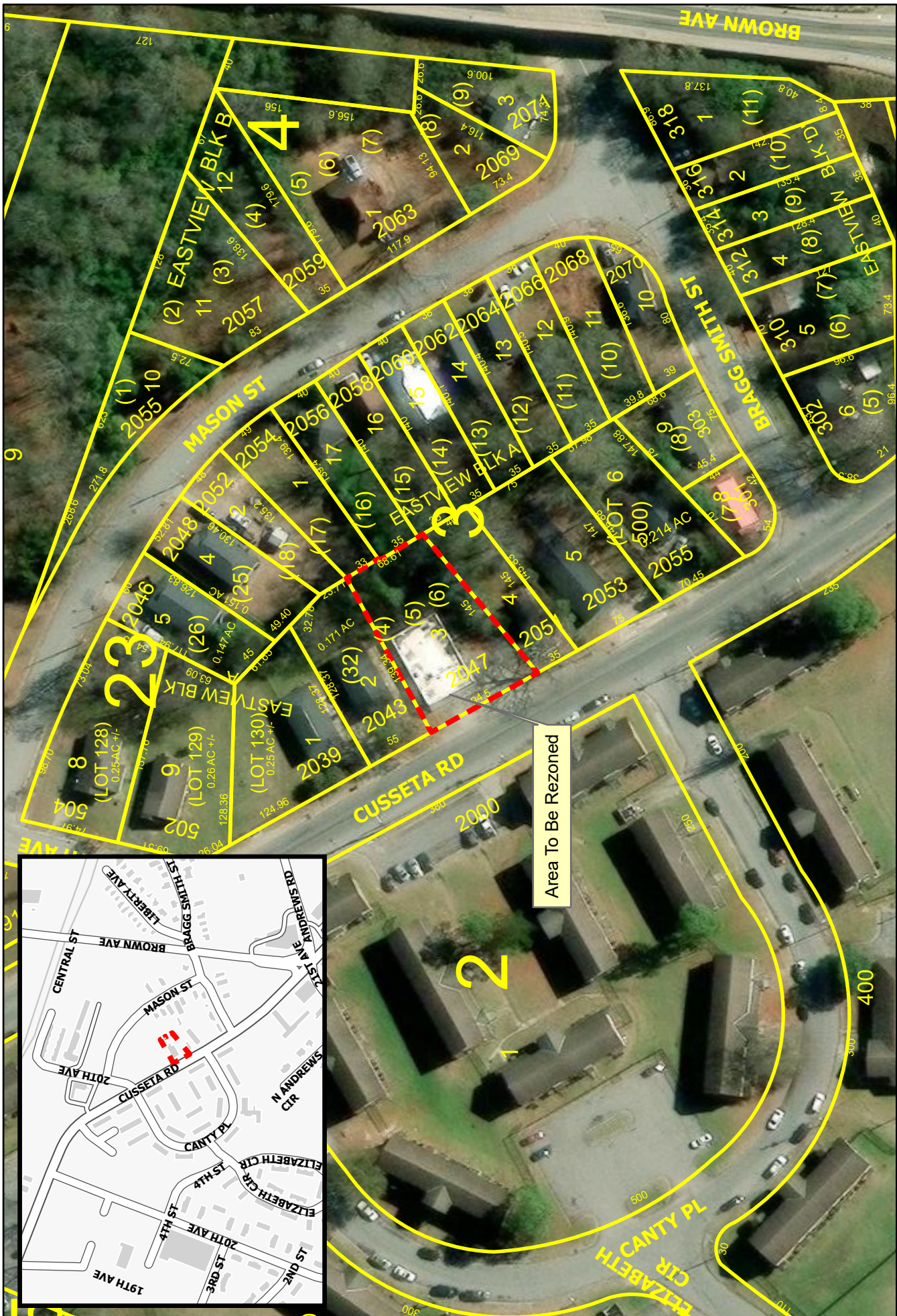
<b>Approval</b>	<b>63</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:**

Existing building with history of commercial use

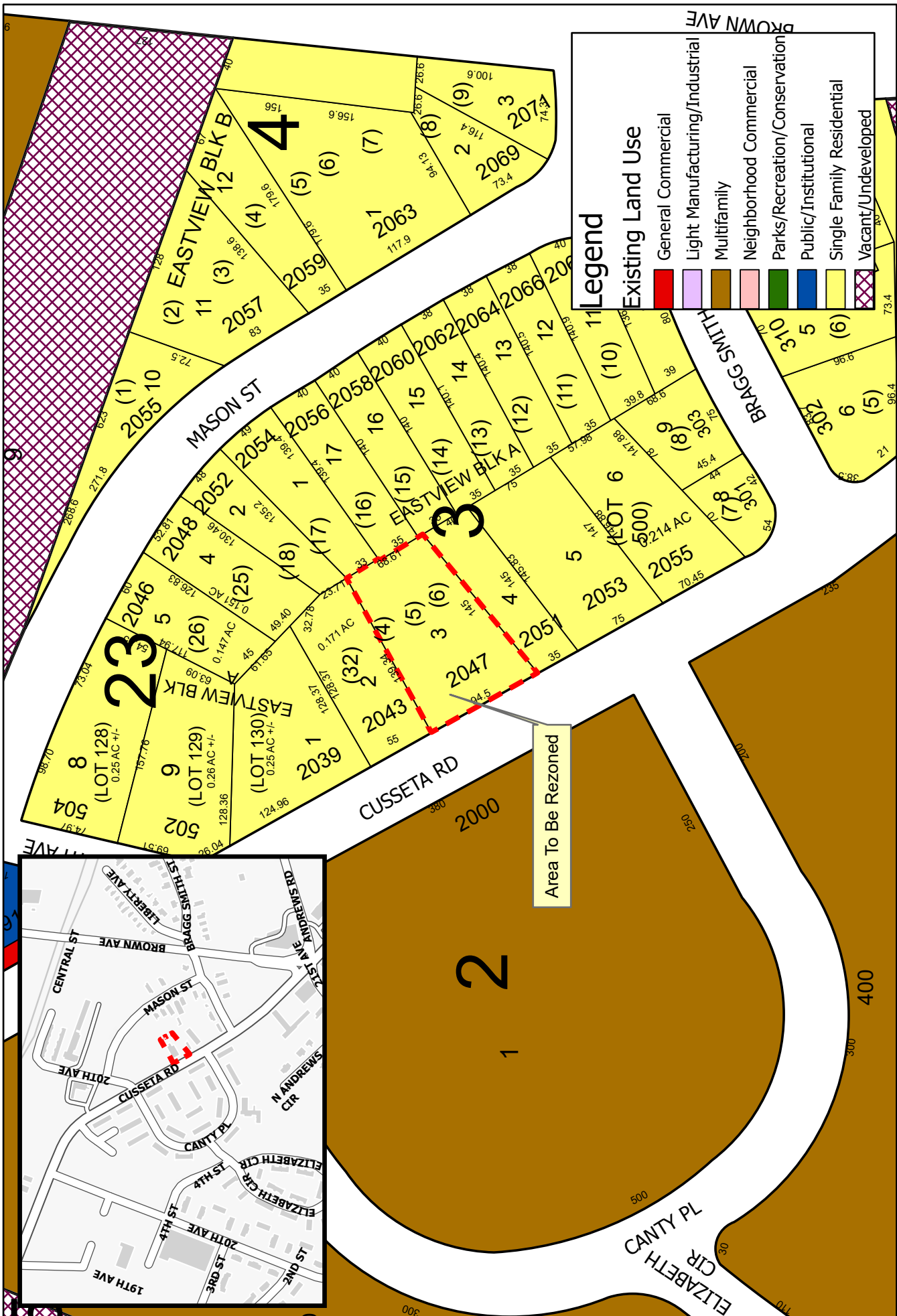
**Attachments:**

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





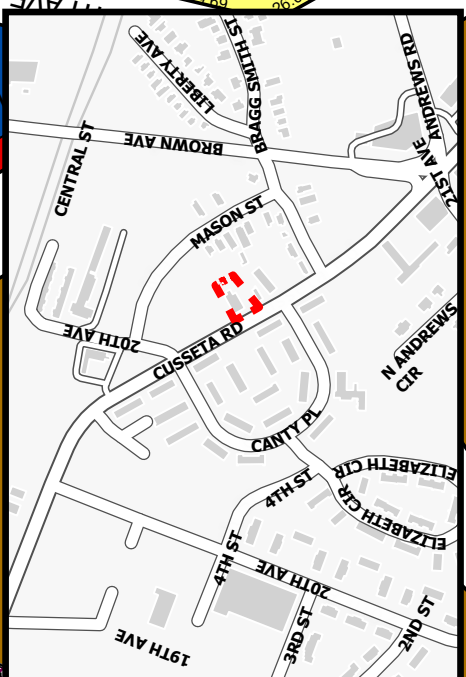




**Legend**

**Existing Land Use**

General Commercial	Light Manufacturing/Industrial	Multifamily	Neighborhood Commercial	Parks/Recreation/Conservation	Public/Institutional	Single Family Residential	Vacant/Undeveloped
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**Columbus Plans!**  
Georgia  
Columbus Planning Department

0 25 50 100 US Feet

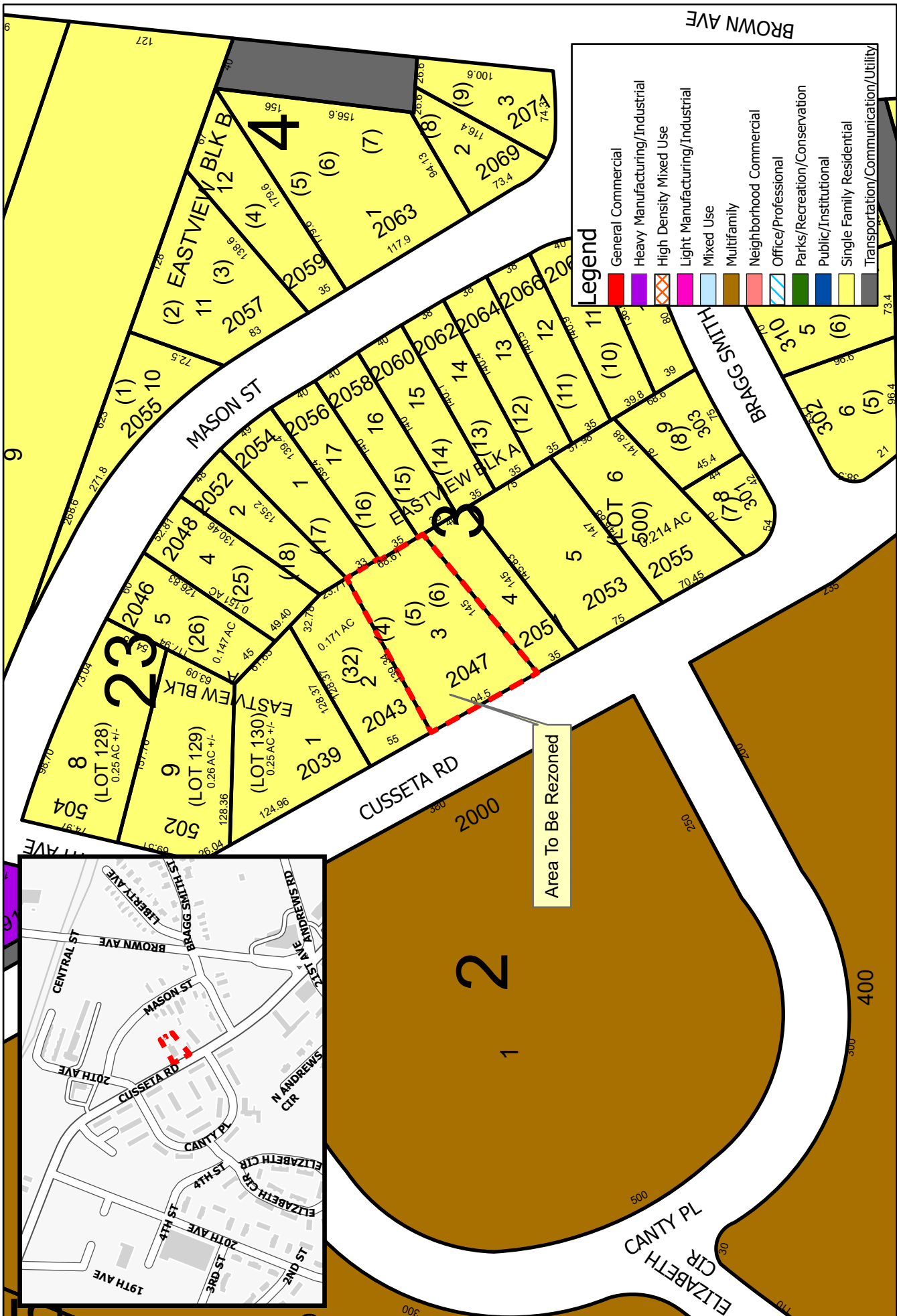
Map 041 Block 003 Lot 003  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

Existing Land Use Map for REZN 10-25-1930

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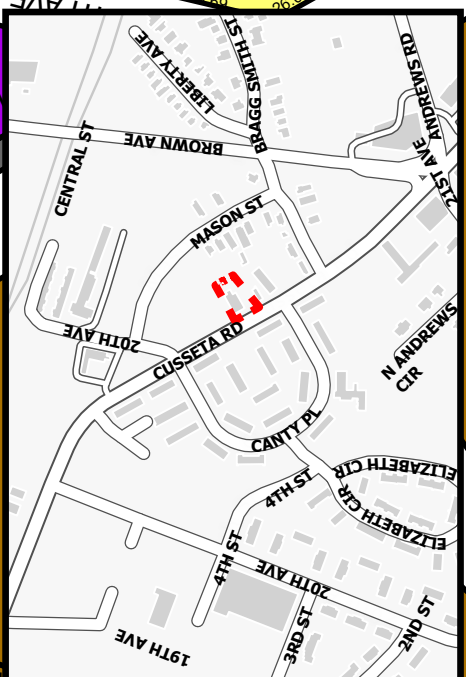
Date: 10/8/2025

Data Source: IT/GIS  
Author:




**Legend**

[Red]	General Commercial
[Purple]	Heavy Manufacturing/Industrial
[Orange]	High Density Mixed Use
[Pink]	Light Manufacturing/Industrial
[Light Blue]	Mixed Use
[Brown]	Multifamily
[Light Green]	Neighborhood Commercial
[Blue]	Office/Professional
[Dark Green]	Parks/Recreation/Conservation
[Dark Blue]	Public/Institutional
[Yellow]	Single Family Residential
[Grey]	Transportation/Communication/Utility

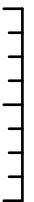


Area To Be Rezoned



**Columbus Plans!**  
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0 25 50 100 US Feet



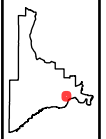
**Future Land Use Map for REZN 10-25-1930**

Map 041 Block 003 Lot 003

Planning Department-Planning Division

Prepared By Planning GIS Tech

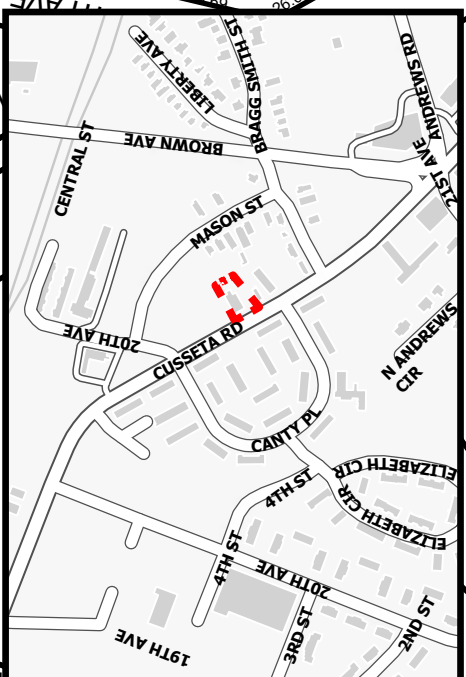
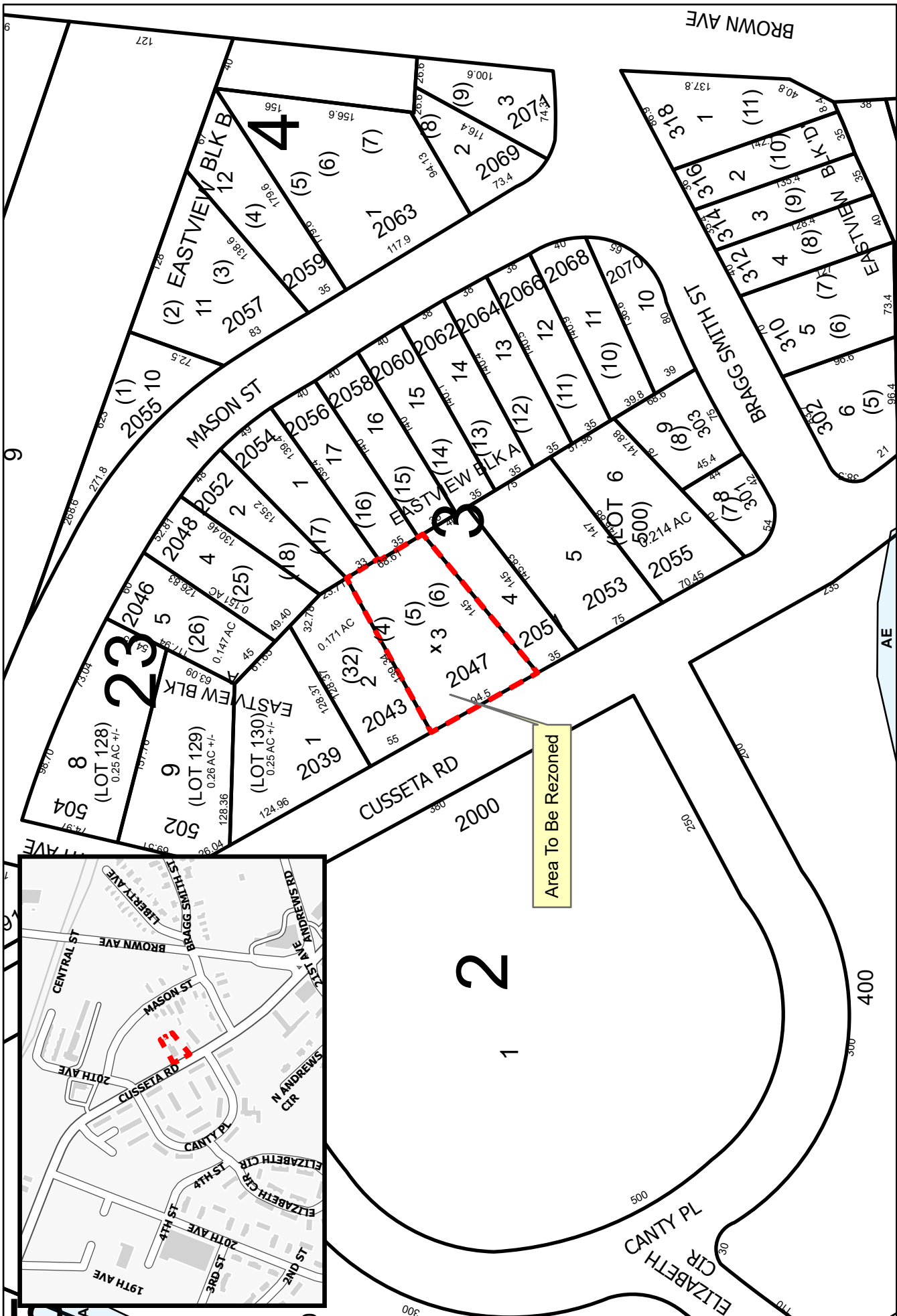
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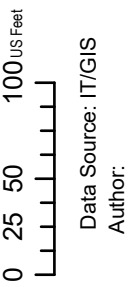
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Author:

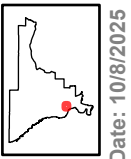


Area To Be Rezoned



Flood Hazard Map for REZN 1- 25 1930  
 Map 041 Block 003 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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# ITE Traffic Impact Report: Rezoning from RMF2 to NC at 2047 Cusseta Road, Columbus, GA

## Project Overview

- **Address:** 2047 Cusseta Road, Columbus, Georgia 31903
- **Current Zone:** RMF2 (Residential Multi-Family 2) – A zoning district permitting medium-density multi-family residential uses, such as apartments or townhomes, with allowances for limited non-residential uses like places of worship or day care.
- **Current Use:** Vacant (no existing development or traffic generation).
- **Proposed Zone:** NC (Neighborhood Commercial) – A low-intensity commercial district designed for day-to-day retail, services, and personal care uses that serve nearby residential areas with minimal external impacts.
- **Proposed Use:** Retail / Laundromat.
- **Acreage:** 0.26 acres (approximately 11,326 square feet).

This report evaluates the traffic implications of rezoning the site using methodologies from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Assumptions include a proposed laundromat building size of 2,000 square feet (a typical size for a small neighborhood facility on this parcel), based on industry standards. All analyses focus on daily traffic volumes for simplicity, with peak-hour considerations noted where relevant.

## Road Characteristics

Cusseta Road (State Route 520) is a key east-west corridor in southern Columbus, providing access to Fort Moore (formerly Fort Benning) and connecting to Interstate 185. The segment near 2047 Cusseta Road is classified as a minor arterial, supporting regional travel with commercial and residential frontage.

Characteristic	Details
Street Classification	Minor Arterial (State Route 520 / South Georgia Parkway)
Number of Lanes	4 lanes total (2 lanes in each direction, undivided)
Existing Traffic Count	Approximately 10,000 Average Daily Traffic (ADT), based on regional GDOT data for similar SR 520 segments in Muscogee County.

Characteristic	Details
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Existing Level of Service (LOS)	LOS A (very free flow; volume-to-capacity ratio < 0.30). Daily capacity for a 4-lane minor arterial is estimated at 40,000 vehicles, yielding a v/c ratio of 0.25.
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### Trip Generation

Trip generation estimates use ITE Land Use Codes: 220 for Multifamily Housing (Low-Rise) under current zoning and 820 for Laundromat under proposed zoning. Current trips are zero due to vacancy. For the proposed laundromat, rates are applied to 2,000 square feet of gross floor area (GFA).

Zoning / Use	ITE Code	Independent Variable	Daily Trip Rate (per unit)	Total Daily Trips	Notes
Current (RMF2 / Vacant)	220	Dwelling Units	6.65 per dwelling unit	0	Site is undeveloped; assumes 0 units. If fully developed (e.g., 4-6 units on 0.26 acres), ~27-40 trips possible, but not applicable here.
Proposed (NC / Laundromat)	820	1,000 sq ft GFA	37.91 per 1,000 sq ft GFA	76	Based on 2,000 sq ft; includes ~50% pass-by trips typical for service-oriented retail (net new ~38 trips). PM peak-hour: ~7 trips (3.40 rate).

### Comparison

- **Net Increase:** +76 daily trips (100% from proposed use).
- The proposed laundromat would generate low-volume, short-duration trips (e.g., drop-off/pick-up patterns), with minimal concentration during peak hours. This represents a negligible increase (<1%) relative to existing ADT on Cusseta Road.

### Traffic Impact Analysis

#### Total Projected Traffic

- **Existing ADT on Cusseta Road:** 10,000 vehicles/day.
- **Projected ADT with Development:** 10,076 vehicles/day (+0.76% increase).

- The additional 76 trips would distribute across the network, with ~40% entering/exiting directly onto Cusseta Road (32 trips) and the remainder via local connectors.

### Projected Level of Service

- **Methodology:** LOS calculated using volume-to-capacity (v/c) ratios per Highway Capacity Manual principles, adapted for daily volumes (daily capacity = 10,000 vehicles per lane for minor arterials).
- **Projected LOS:** Remains LOS A (v/c = 0.25). The incremental volume is insignificant and does not degrade operations at intersections or mid-block segments.
- **Peak-Hour Sensitivity:** During PM peak (4-6 PM), ~7 added trips yield <0.5% volume increase, maintaining LOS B or better at nearby signals (e.g., Cusseta Road / I-185 ramps).

### Road Network

- **Primary Corridor:** Cusseta Road functions as a minor arterial with connections to I-185 (southbound access ~0.5 miles west) and local streets like Farr Road and Old Cusseta Road. Ongoing GDOT improvements (e.g., I-185 interchange expansion, 56% complete as of 2025) will enhance capacity.
- **Nearby Intersections:** Key nodes include Cusseta Road / I-185 ramps (high-volume) and Cusseta Road / Fort Benning Road (moderate). No queuing or delay issues anticipated from project trips.
- **Network Capacity:** Regional modeling from the Columbus-Phenix City Transportation Study (2045 MTP) indicates adequate future capacity through 2050, even with growth.

### Access

- **Site Access:** Single full-access driveway proposed on Cusseta Road, with right-in/right-out auxiliary lane if volumes warrant (not required here due to low trips). Internal circulation for 10-15 parking spaces.
- **Pedestrian/Bicycle:** Sidewalks exist along Cusseta Road; proposed development to include ADA-compliant ramps. Multi-use trail improvements planned under regional TIP (2024-2027).
- **Safety:** Sight distance adequate (>500 ft); no crash history hotspots per GDOT data.

### Community Context

- **Surrounding Area:** The site is in a mixed residential-commercial corridor near Fort Moore, serving military families and local residents. Adjacent uses include single-family homes (RMF zones) and small retail. The NC rezoning aligns with neighborhood-scale services, reducing travel distances for laundry needs.
- **Equity Considerations:** Low-income areas (per census tracts) benefit from accessible retail without inducing cut-through traffic. No disproportionate impacts on transit (METRA routes nearby) or vulnerable users.

## **Conclusions and Recommendations**

The proposed rezoning from RMF2 to NC for a retail laundromat at 2047 Cusseta Road will generate minimal additional traffic (76 daily trips), representing no measurable impact on the existing road network or level of service. Current LOS A conditions will persist, with ample capacity for projected growth.

### **Recommendations:**

1. Approve the rezoning with standard conditions (e.g., driveway spacing per GDOT standards).
2. Require a site plan review to confirm access design and stormwater management.
3. Monitor post-development volumes if expansion beyond 2,000 sq ft occurs.
4. Encourage pedestrian-friendly features (e.g., crosswalks) to integrate with community paths.

This analysis confirms the project's compatibility with local transportation goals under the 2045 Metropolitan Transportation Plan. For detailed modeling or updates, contact Columbus Planning Department.

*Report prepared October 8, 2025. Data sourced from ITE Trip Generation Manual (11th Ed.), GDOT traffic resources, and Columbus Consolidated Government planning documents.*