

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-22-0339

Applicant:	Deals N Steals Outlet, Inc.
Owner:	Same
Location:	1118 10th Avenue
Parcel:	018-016-002
Acreage:	0.11 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant Building
Proposed Use of Property:	Retail, General
Council District:	District 7 (Woodson)
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.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Light Manufacturing / Industrial
Future Land Use Designation:	Mixed Use

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 132 trips from 6 trips if used for commercial use. The Level of Service (LOS) will remain at level A.

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:	North	LMI (Light Manufacturing / Industrial)
	South	GC (General Commercial)
	East	RMF2 (Residential Multifamily 2)
	West	LMI (Light Manufacturing / Industrial)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:

- 1) **20 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

Attitude of Property Owners: **Fifteen (15)** 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.

Approval	0 Responses
Opposition	0 Responses

Additional Information:

N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



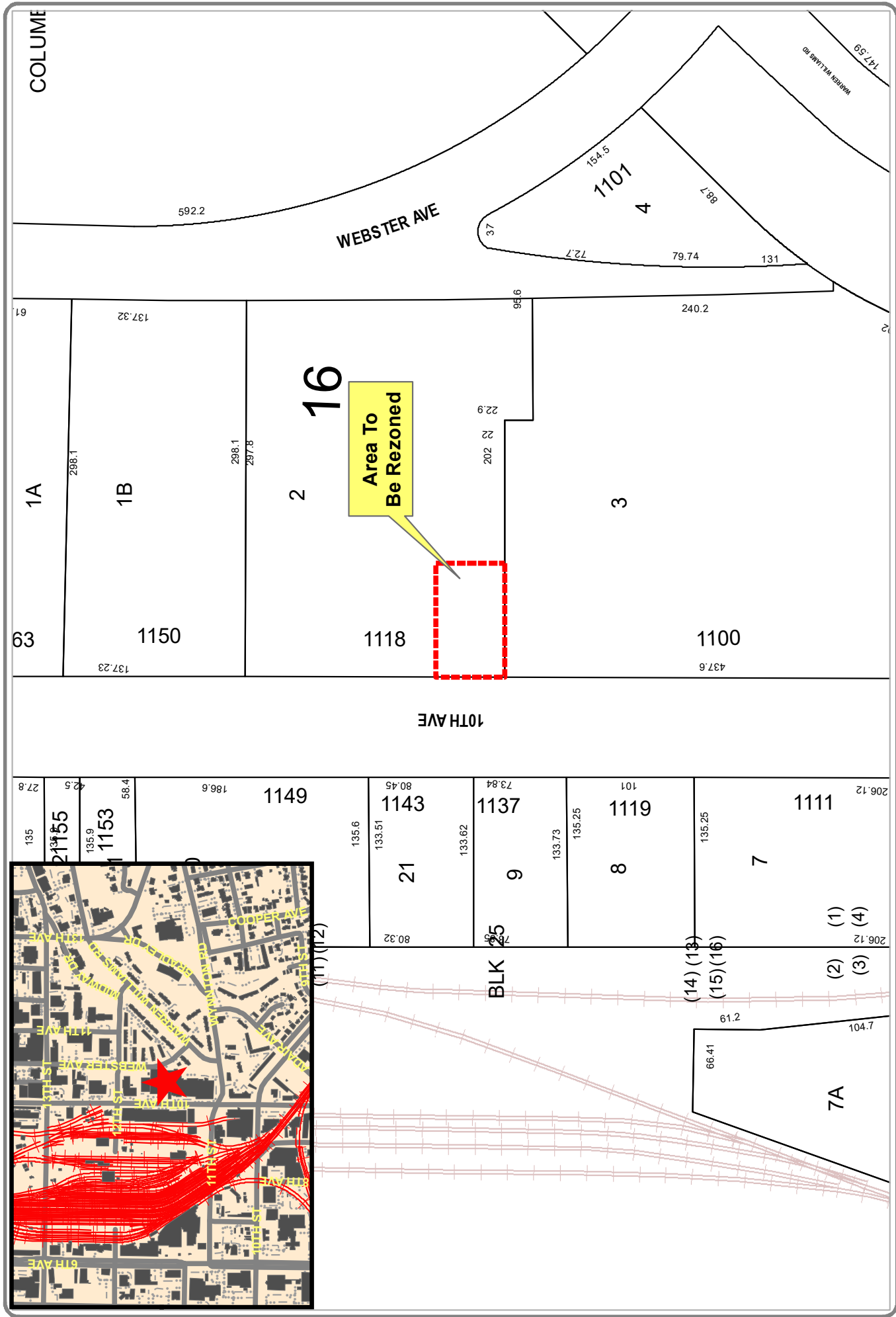
0 50 100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 02-22-0339
Map 018 Block 016 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.



Date: 4/19/2022

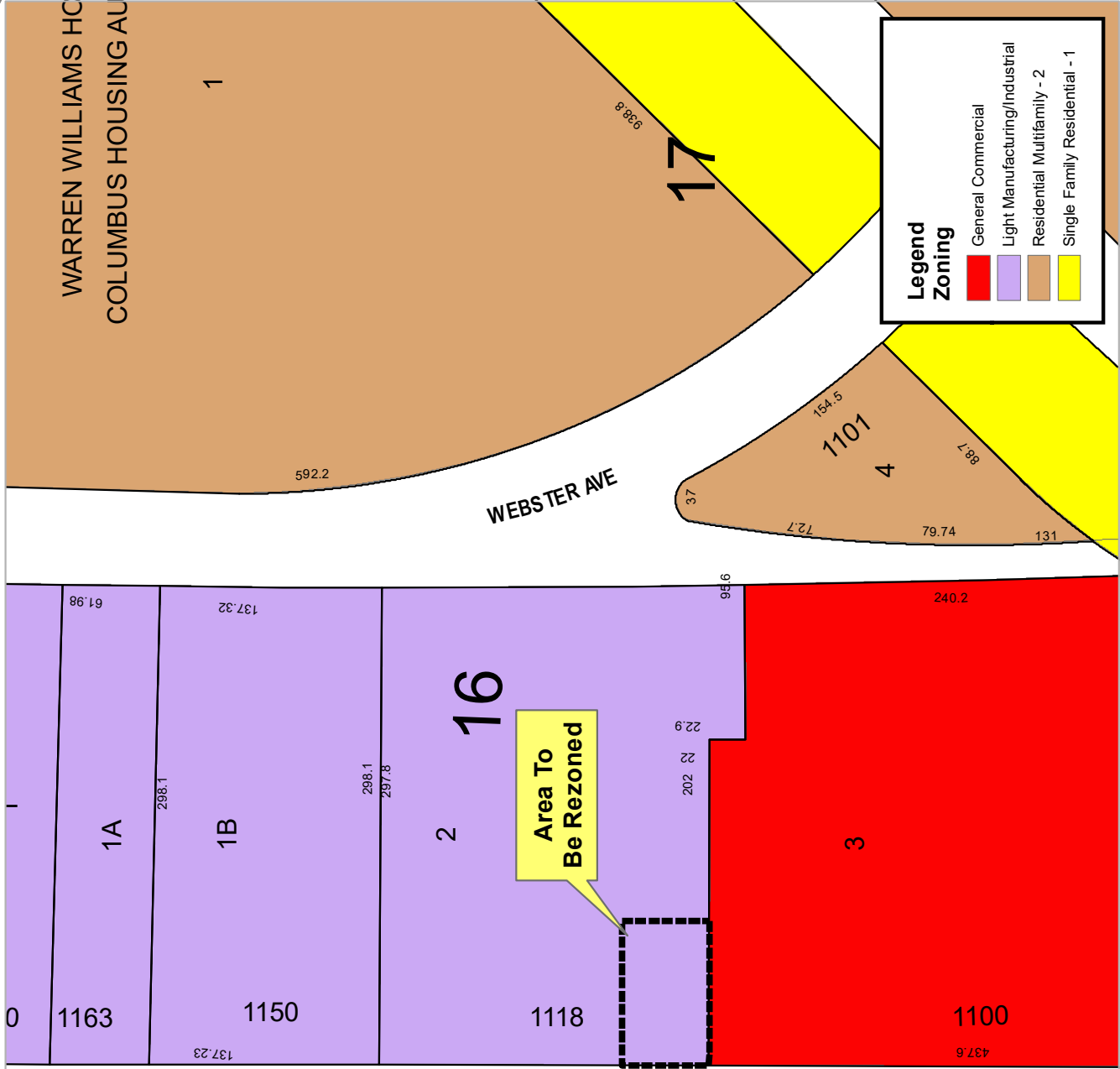


100 Feet
50
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 02-22-0339
Map 018 Block 016 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Legend Zoning

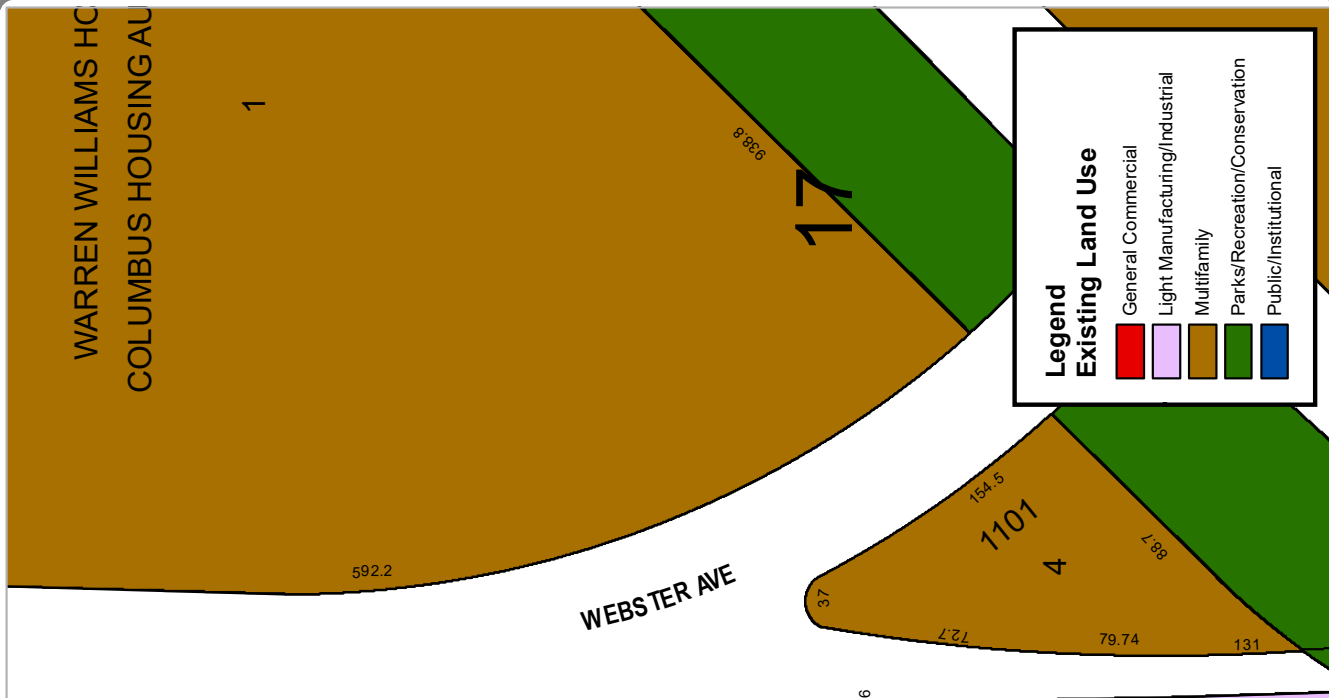
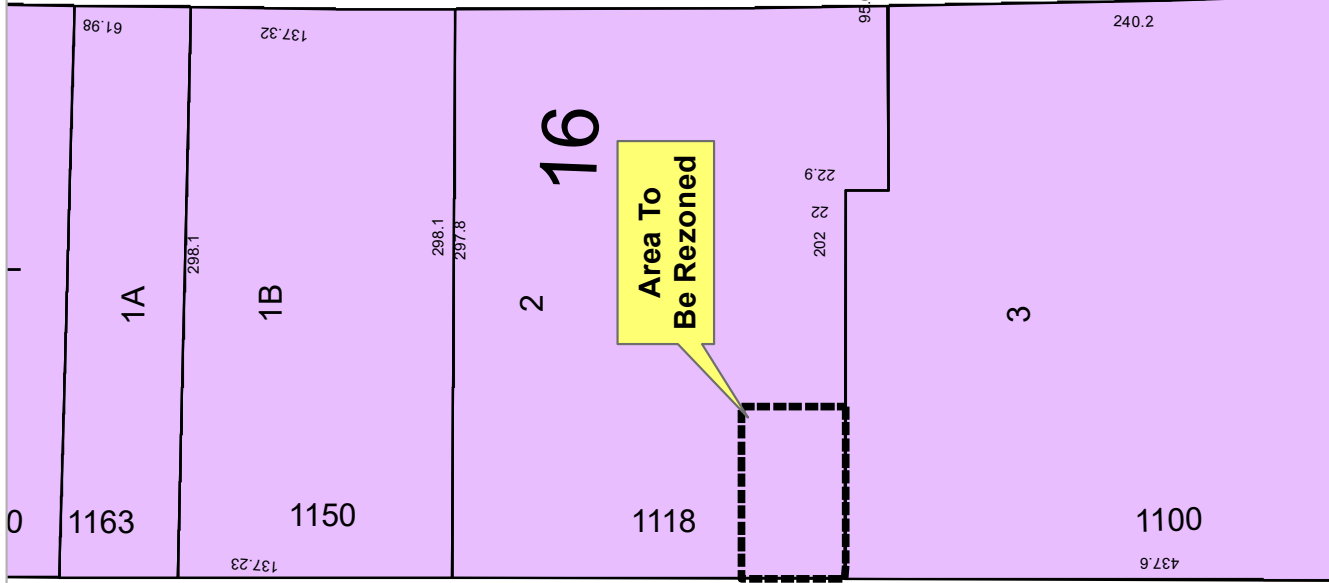
- General Commercial
- Light Manufacturing/Industrial
- Residential Multifamily - 2
- Single Family Residential - 1

0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Zoning Map for REZN 02-22-0339
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Date: 4/19/2022



Legend
Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional

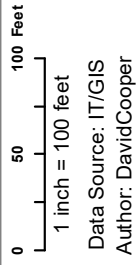
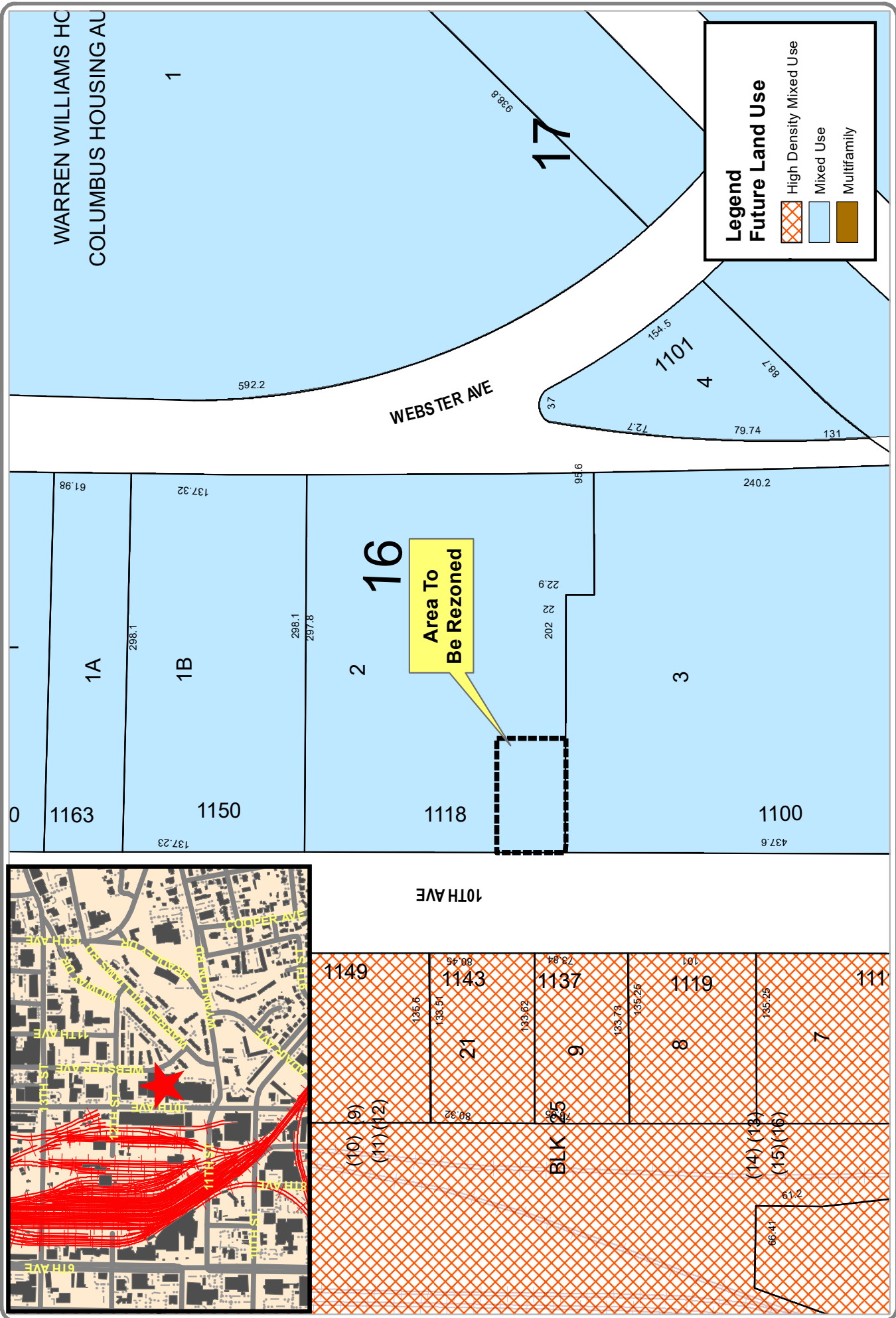
0 50 100 Feet
1 inch = 100 feet
Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 02-22-0339
Map 018 Block 016 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Columbus Plans!
Greater Columbus Planning Department

Date: 4/19/2022



Future Land Use Map for REZN 02-22-0339
Map 018 Block 016 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-22-0339
PROJECT 1118 10th Avenue
CLIENT
REZONING REQUEST LMI to GC

LAND USE

Trip Generation Land Use Code* 110 & 814
 Existing Land Use Light Manufacturing - Industrial - (LMI)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit LMI - Acreage converted to square footage.
 Proposed Trip Rate Unit GC - Acreage converted to square footage.

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
General Light Industrial	110	LMI	0.1137 Acres	6.97	5
				1.32	1
				Total	6
Daily (Proposed Zoning)					
Specialty Retail Center	814	GC	0.1137 Acres	44.32	55
				42.04	52
				20.43	25
				Total	132

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

TRAFFIC PROJECTIONS

EXISTING ZONING (LMI)

Name of Street	10th Avenue
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2020)	7,430
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	6
Total Projected Traffic (2021)	7,436
Projected Level of Service (LOS)**	A

PROPOSED ZONING (GC)

Name of Street	10th Avenue
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2020)	7,430
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	132
Total Projected Traffic (2021)	7,562
Projected Level of Service (LOS)**	A

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

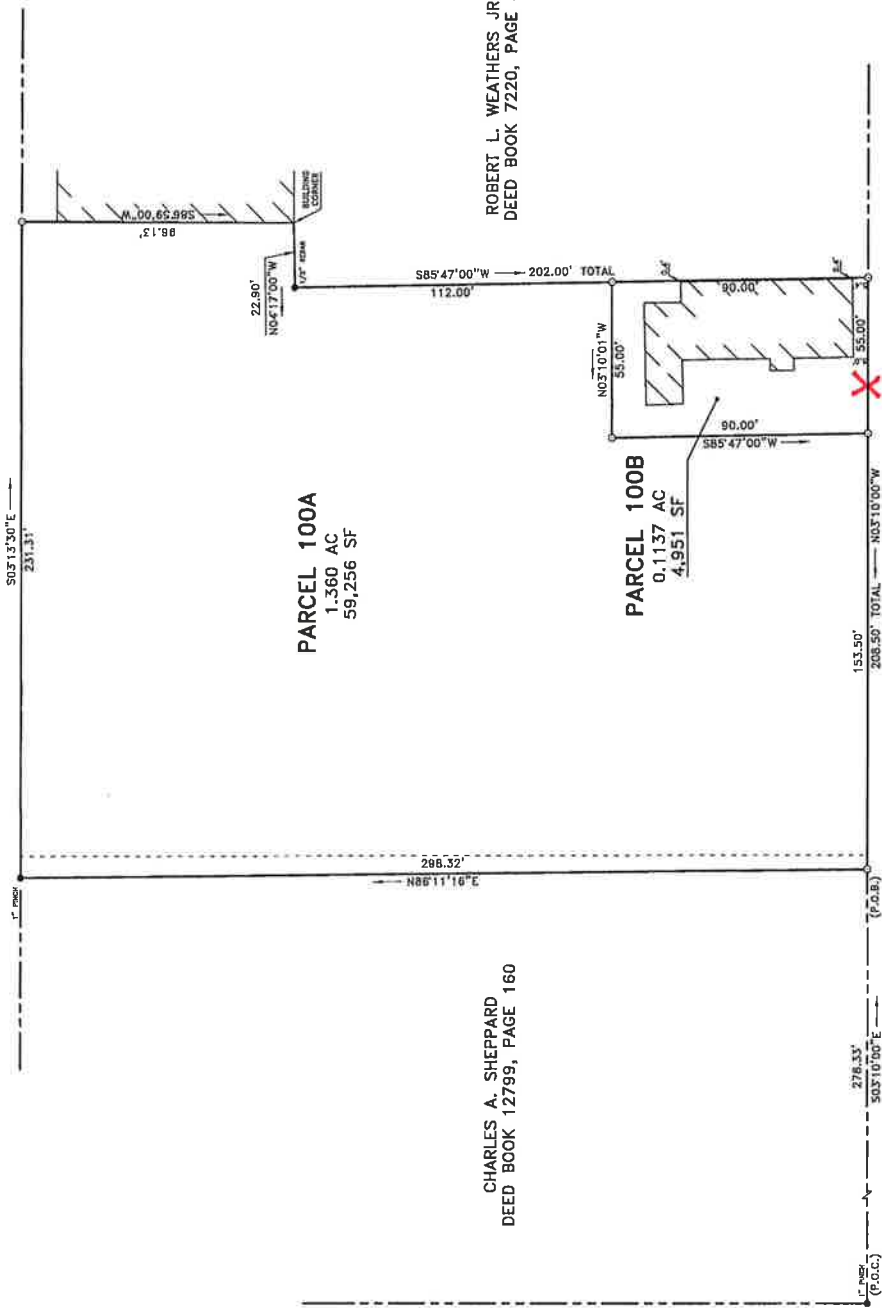
NOT ALL IMPROVEMENTS ARE SHOWN AT THIS TIME.

Prior to commencing any land disturbing activity on any lot, a site plan, showing all proposed improvements, must be approved by the City of Columbus. The City Engineer will issue a Certificate of Compliance with the applicable sections of City Ordinance No. 02-43.

Parcel 1000A is a "SITE DEVELOPMENT PLAN" and must be approved by the Department of Engineering of Columbus, Georgia.

All structures, buildings, and other improvements shown on this plat must be constructed in accordance with the requirements of the City of Columbus. The City Council of the City of Columbus, Georgia, and the Department of Engineering of Columbus, Georgia, are hereby approving this plat for recordation by the Clerk of the Superior Court.

WEBSTER AVENUE R/W VARIES
(DEED BOOK 475, PAGE 2)



ROBERT L. WEATHERS JR.
DEED BOOK 7220, PAGE 4

CHARLES A. SHEPPARD
DEED BOOK 12799, PAGE 160

10TH AVENUE R/W VARIES

re-zoning sign



SURVEYOR'S CERTIFICATE

I, Bobby R. Hobbs, a duly Licensed Professional Land Surveyor in the State of Georgia, do hereby certify that the foregoing plat was prepared by me or under my supervision, that all measurements were taken by me or under my supervision, and that the location, size, type and material are correctly shown.

The field data upon which this plat is based has a maximum error of 0.0005' per angle point, and was adjusted using the compass rule.

The following type of equipment was used to obtain the linear and angular measurements used in the preparation of this plat: TOPCON 211D TOTAL STATION.

This plat is calculated for closure and is found to be accurate within one foot in 100,000+ feet.

By: *Bobby R. Hobbs*
Bobby R. Hobbs
Georgia Land Surveyor No. 1610
2015
Columbus, Ga 31901
706-333-3306

DATE: 01/21/2023

OWNER'S CERTIFICATE
STATE OF GEORGIA
COUNTY OF MUSCOGEE

The undersigned certifies that he or she is the fee simple owner of the land shown on this plat and that the plat and the public improvements contained hereon conform to the requirements and standards of the Unified Development Code.

Owner's name: DEALS-N-STEALS OUTLET, INC.
Owner's address: P.O. BOX 8807, ATLANTA, GEORGIA 30315

DATE: _____
BY: JEFFREY BAKER

Denotes Iron Pin Found
Denotes 5/8" Rebar & Cap Set

GRAPHIC SCALE: 1"=30'

COWETA RESERVE REPLAT JAN 2022 DWG / CORRECTS CRD.

I have this date examined the OFFICIAL FLOOD INSURANCE RATE MAP dated November 05, 2007, showing Columbus, GA, Community No. 15151B, and find that the property shown on this plat is not in a 100 year flood zone with the exception of that part of this property shown as being in a solid flood zone.

By: *Bobby R. Hobbs*
Bobby R. Hobbs, Land Surveyor
Georgia Reg. No. 1610

CERTIFICATE OF FINAL PLAT APPROVAL
All requirements for the Unified Development Code have been met. This plat is approved under authority of the City Council of the Columbus Consolidated Government hereby approves this plat for recordation by the Clerk of the Superior Court.

Planning Division
Date: _____

CERTIFICATE OF FINAL PLAT APPROVAL
Stipule, storm drainage design, construction plans and easements meet the requirements of the Council of Columbus, Georgia and are approved by the Department of Engineering of Columbus, Georgia.

Department of Engineering
Date: _____

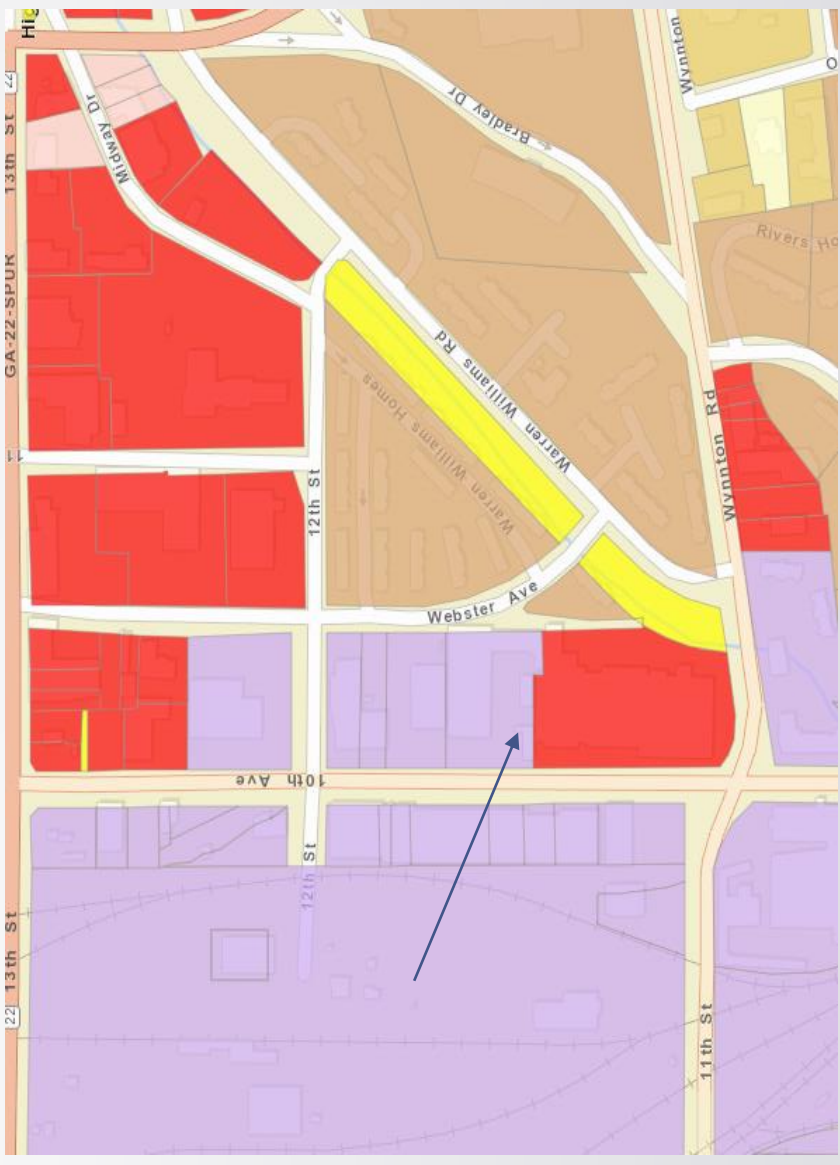
REPLAT FOR
JEFFREY BAKER
PART OF THE COWETA RESERVE
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
JANUARY 21, 2022
SCALE 1" = 30'
HOBBS SMITH & ASSOC., INC.
LAND SURVEYORS
221 9th STREET, COLUMBUS, GEORGIA, 31901



1118 10th Avenue
REZN – 02-22-0339

APPLICANT: DEALS -N- STEALS OUTLETS, INC.

CURRENT ZONING - LMI



PROPOSED ZONING – GC
PROPOSED USE – BEAUTY SALON



FUTURE LAND USE – MIXED USE



