



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-10-21-2007

<b>Applicant:</b>	Sonic Development, LLC
<b>Owner:</b>	Whatley Oil & Auto Parts Company
<b>Location:</b>	6100 Whitesville Road
<b>Parcel:</b>	189-026-003
<b>Acreage:</b>	2.00 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Office (Vacant)
<b>Proposed Use of Property:</b>	Auto/Truck Sales, New & Used
<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>Conditional Approval</b> based on compatibility with existing land uses. Those conditions are as follows:  <ol style="list-style-type: none"><li>1) Waive the requirement for the construction of a six-foot opaque wall under section 3.2.8.H of the UDO.</li><li>2) Reduce the required distance under Section 3.2.8.O.2 of the UDO, from the proposed vehicle detailing area to the residential property to the North from 100 feet to 90 feet.</li></ol>
<b>Fort Benning's Recommendation:</b>	N/A

<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Inconsistent Planning Area A
<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		Single Family Residential
<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 to 401 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	SFR3 (Single Family Residential 3) NC (Neighborhood Commercial) GC (General Commercial) GC (General Commercial)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>

**Attitude of Property Owners:**

**Twenty-five (25)** 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

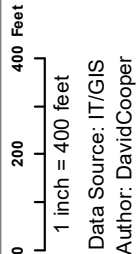
**Attachments:**

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





**Area To  
Be Rezoned**



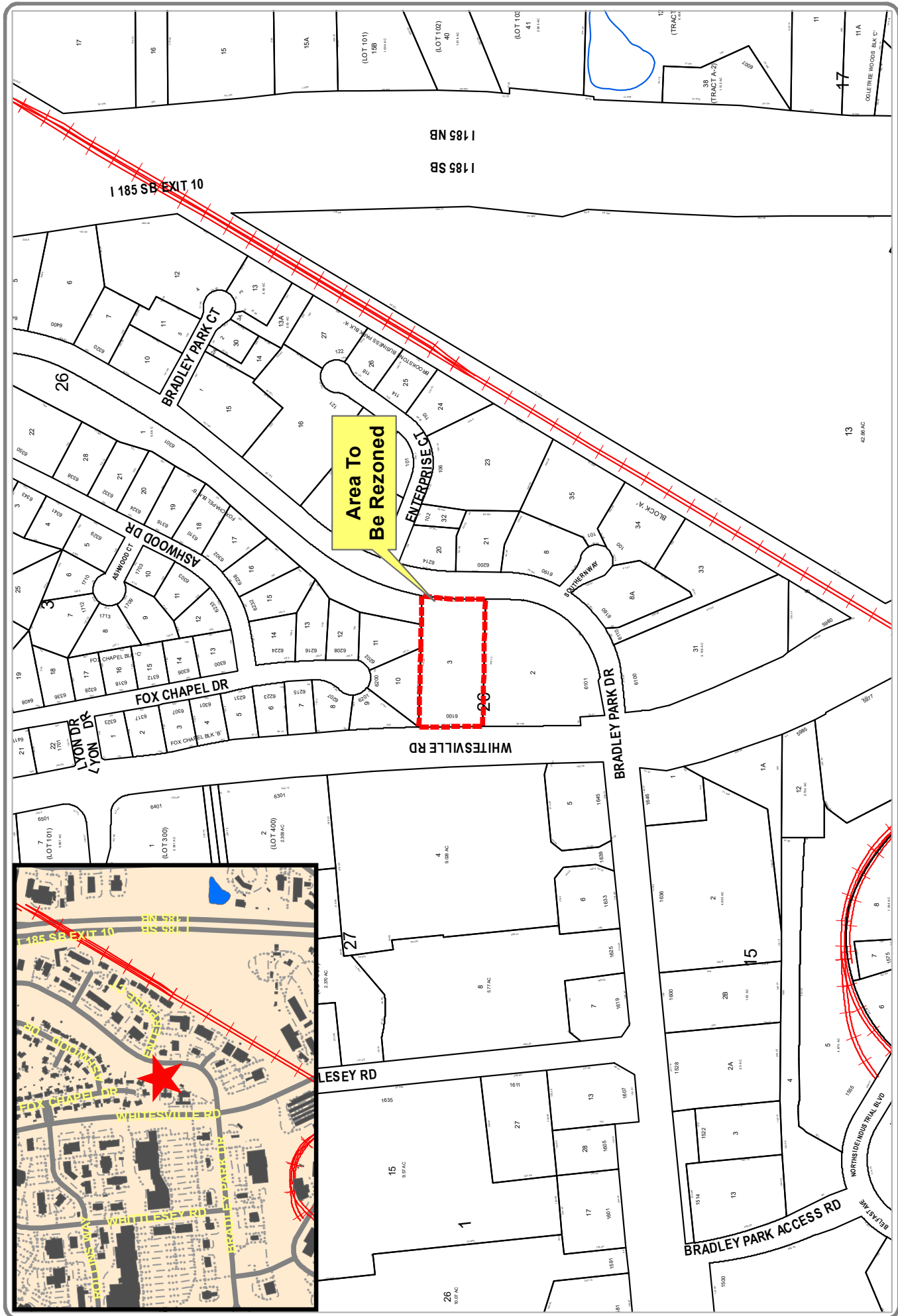
Data Source: IT/GIS  
Author: David Cooper

**Aerial Map for REZN 10-21-2007**  
**Map Map 189 Map 026 Lot 003**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

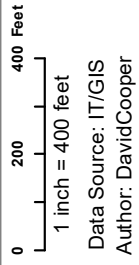
This material is made available as a public service.  
 Maps and data are to be used for reference purposes only.  
 The data contained is subject to constant change.  
 Map information is believed to be correct but is not guaranteed.







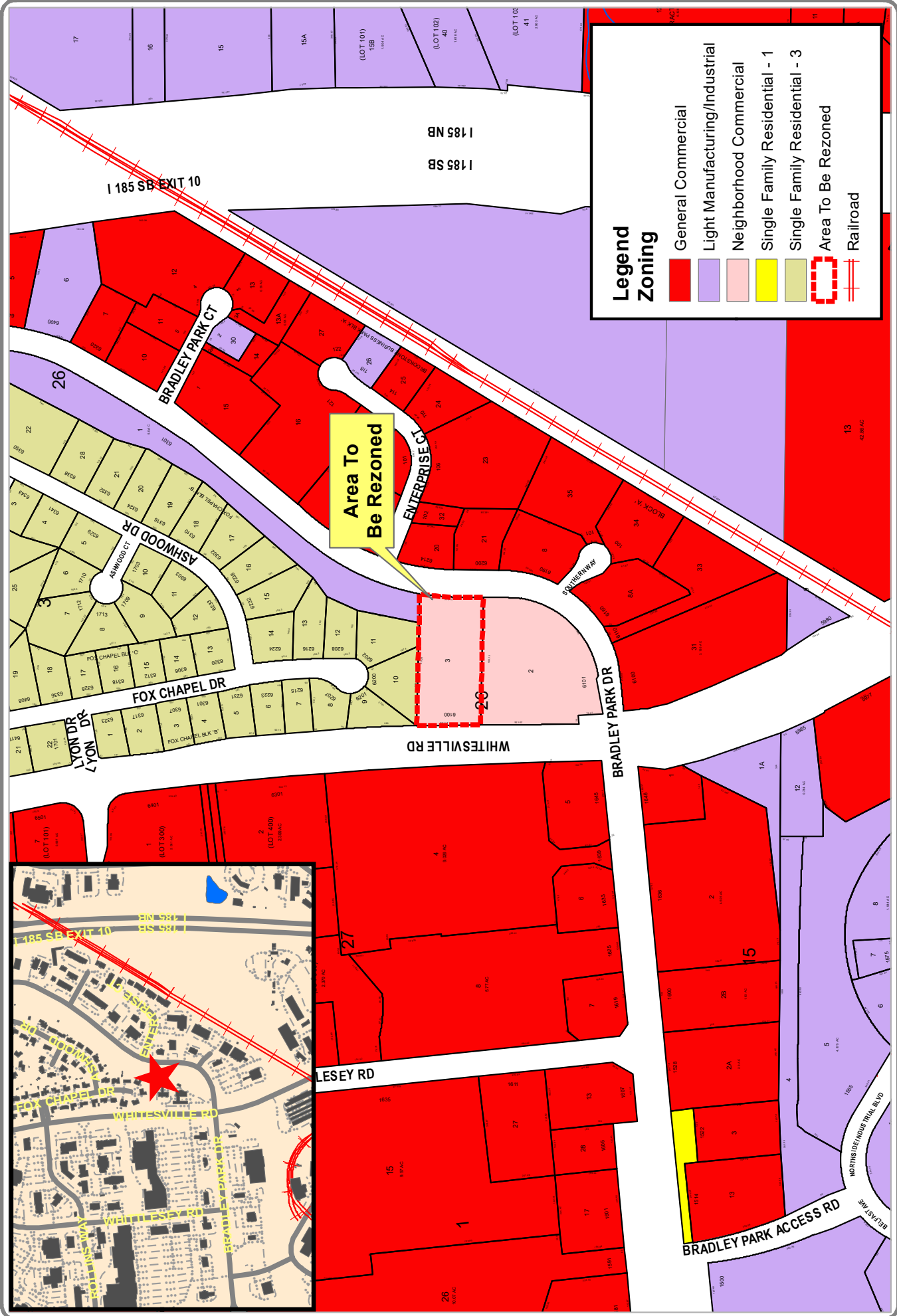
**Area To  
Be Rezoned**



Location Map for REZN 10-21-2007  
 Map Map 189 Map 026 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Legend**

**Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Single Family Residential - 1
- Single Family Residential - 3
- Area To Be Rezoned
- Railroad



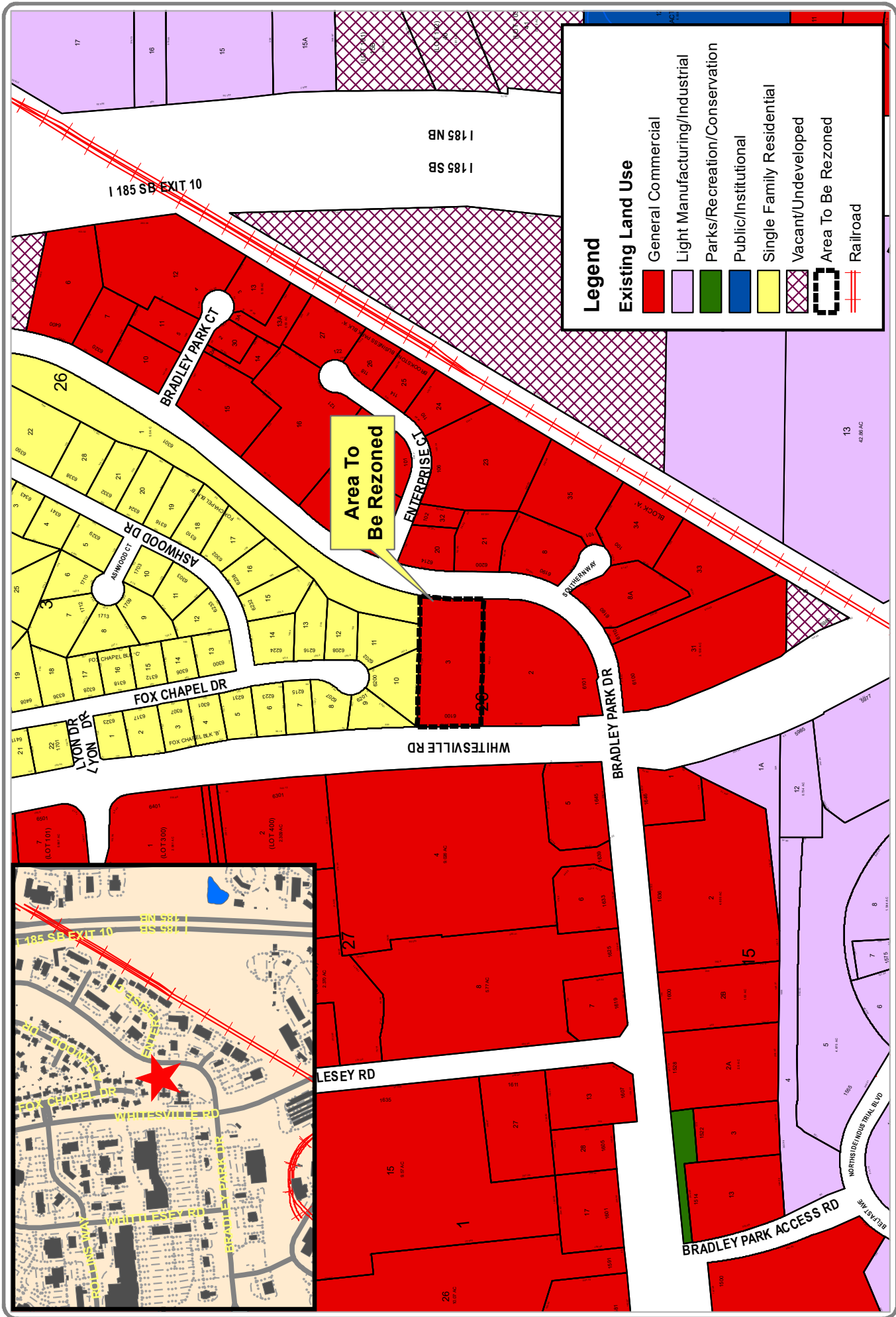
0 200 400 Feet  
 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Zoning Map for REZN 10-21-2007  
 Map Map 189 Map 026 Lot 003  
 Planning Department-Planning Division  
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Date: 11/8/2021



### Legend

**Existing Land Use**

- General Commercial
- Light Manufacturing/Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned
- Railroad

**Area To Be Rezoned**



0 200 400 Feet  
 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: David Cooper

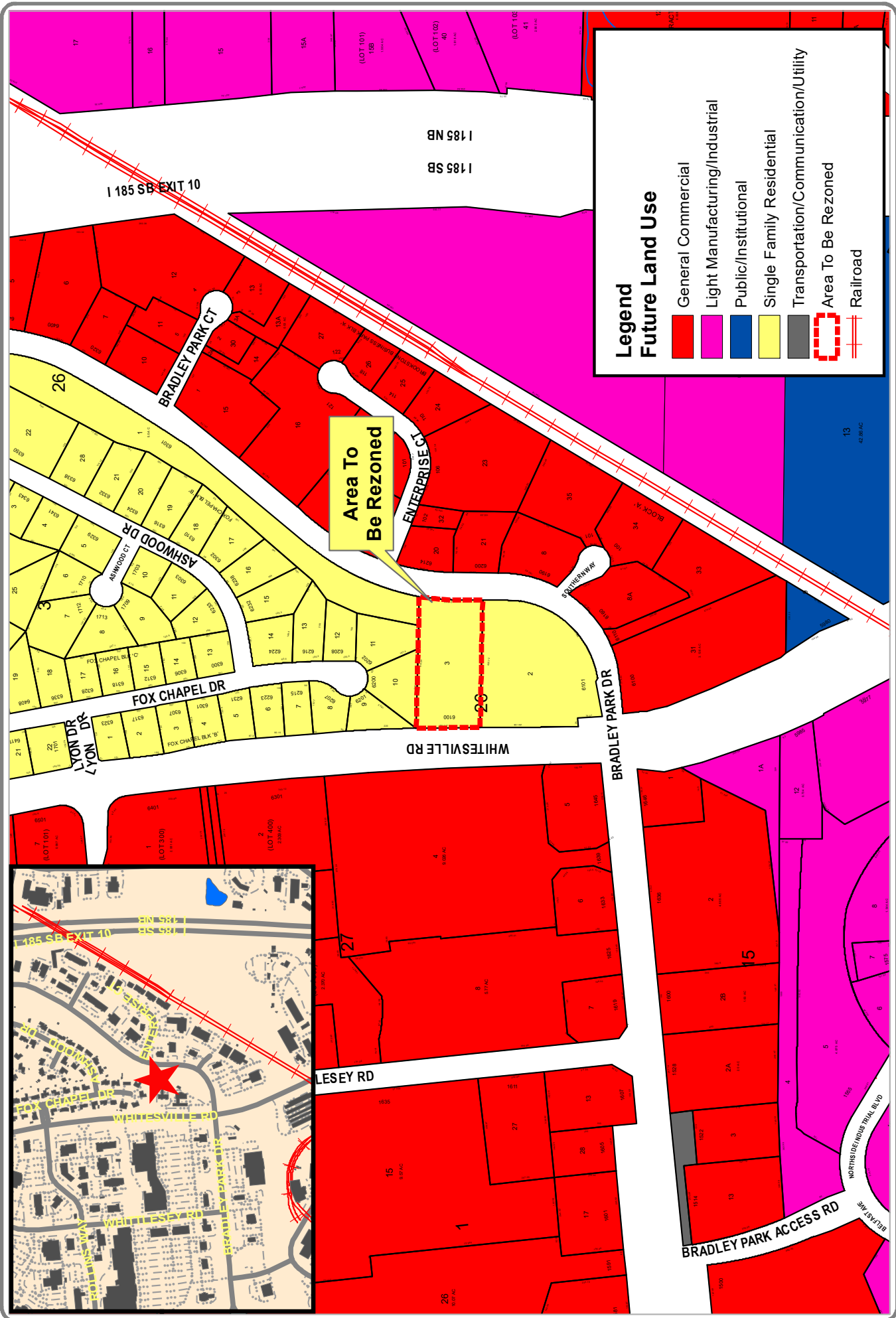
Existing Land Use Map for REZN 10-21-2007  
 Map 189 Map 026 Lot 003  
 Planning Department-Planning Division  
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### Legend Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned
- Railroad

0 200 400 Feet  
1 inch = 400 feet  
Data Source: IT/GIS  
Author: David Cooper

Future Land Use Map for REZN 10-21-2007  
Map 189 Map 026 Lot 003  
Planning Department-Planning Division  
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# Proposed Site Plan



Site circulation for delivery path

### Signages

- 1 Wall Signage  
Approx. Size: 8'-0" X 2'-7"  
Total Square Footage: 20.66 SF
- 2 Existing Pylon Cabinet  
Approx. Size: 9'-4" X 4'-2"  
Total Square Footage: 40.42 SF

\* All dimensions are approximate and subject to normal construction variances and tolerances.

### On-Site Parking

- 1 Covered Delivery Stall
- 25 Guest Parkings / Outdoor delivery Stalls
- 2 Accessible Parkings

Total Parking : 28

New Pylon Sign Cabinet, existing pylon structure to remain























EchoPark - Columbus, GA: Concept

## Building Exterior Entry - Proposed





EchoPark - Columbus, GA: Concept

## Building Exterior Service Bay - Proposed





## Retail Environment

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### Before and After Examples



BEFORE



BEFORE



BEFORE



AFTER



AFTER



AFTER



## Interiors





## **CONDITIONS**

1. Waive the requirement for the construction of a six-foot opaque wall under Section 3.2.8.H. of the UDO.
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