

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-09-21-1842

<b>Applicant:</b>	Bloomers Lawn Garden & More, LLC
<b>Owner:</b>	Same
<b>Location:</b>	6301 / 6313 Macon Road
<b>Parcel:</b>	111-008-003 / 111-008-003A
<b>Acreage:</b>	1.92 Acres
<b>Current Zoning Classification:</b>	NC (Neighborhood Commercial)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Greenhouse & Nursery, Retail
<b>Proposed Use of Property:</b>	Convenience Store with Gas Sales / Retail
<b>Council District:</b>	District 5 (Crabb)
<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) Hours of operation limited to 6:00am until 11:00pm.</li><li>2) No garbage pick-up or deliveries shall be permitted between the hours of 5:00pm and 7:00am.</li><li>3) Fuel trucks shall not exceed 33-feet in length.</li></ol>
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A

<b>General Land Use:</b>		Consistent Planning Area B
<b>Current Land Use Designation:</b>		General Commercial
<b>Future Land Use Designation:</b>		General 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 decrease to 690 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>	SFR2 (Single Family Residential 2)
	<b>South</b>	NC (Neighborhood Commercial)
	<b>East</b>	NC (Neighborhood Commercial)
	<b>West</b>	NC (Neighborhood 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 SFR2 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:**

**Thirty-five (35)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **twelve (12)** calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>12</b> Responses

**Additional Information:**

N/A

**Attachments:**

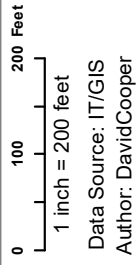
Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Site Plan





Area To Be Rezoned

8



Data Source: IT/GIS  
 Author: DavidCooper

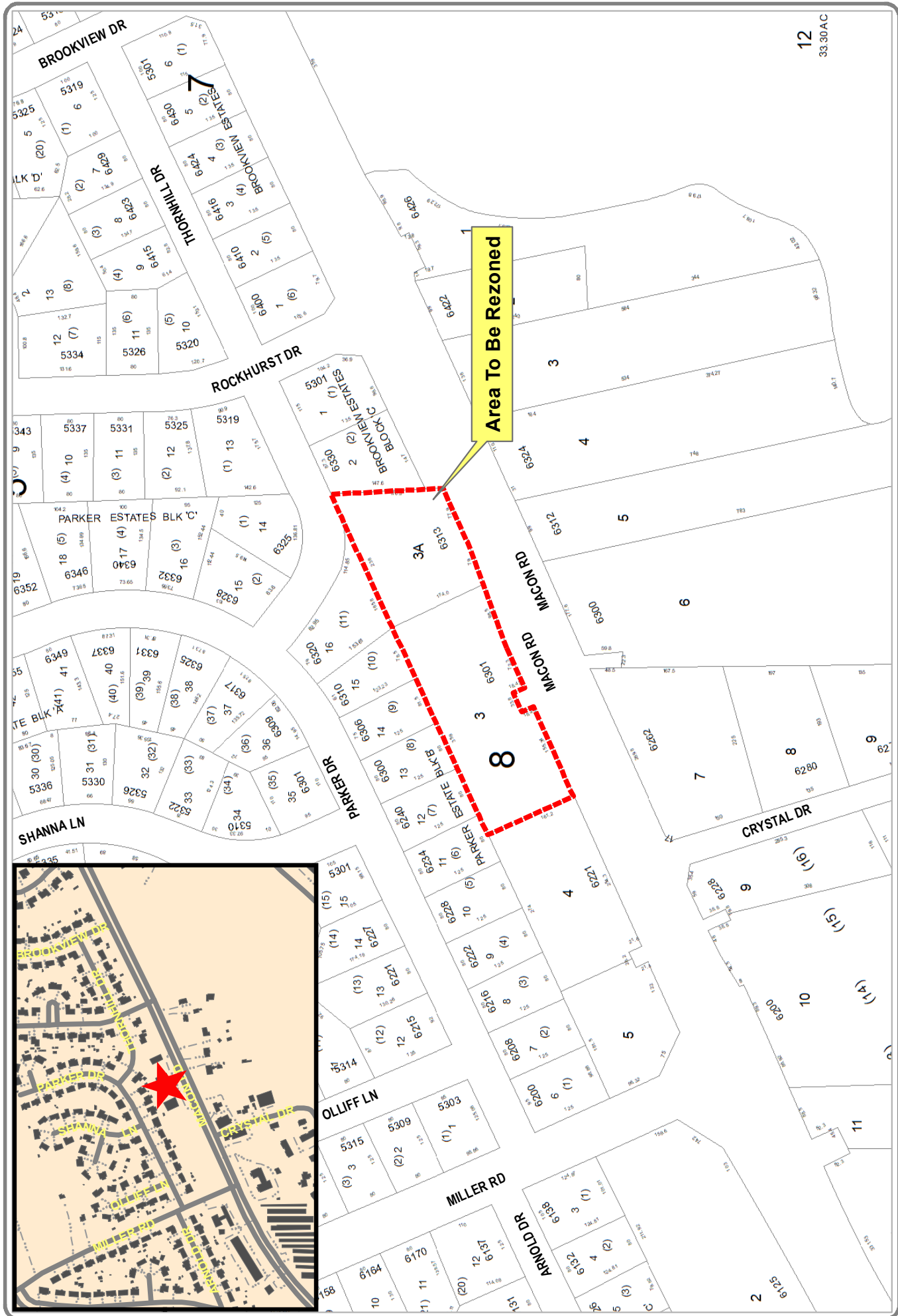
Aerial Map for REZN 09-21-1842  
 Map 111 Block 008 Lot 003 & 003A  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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: 9/29/2021



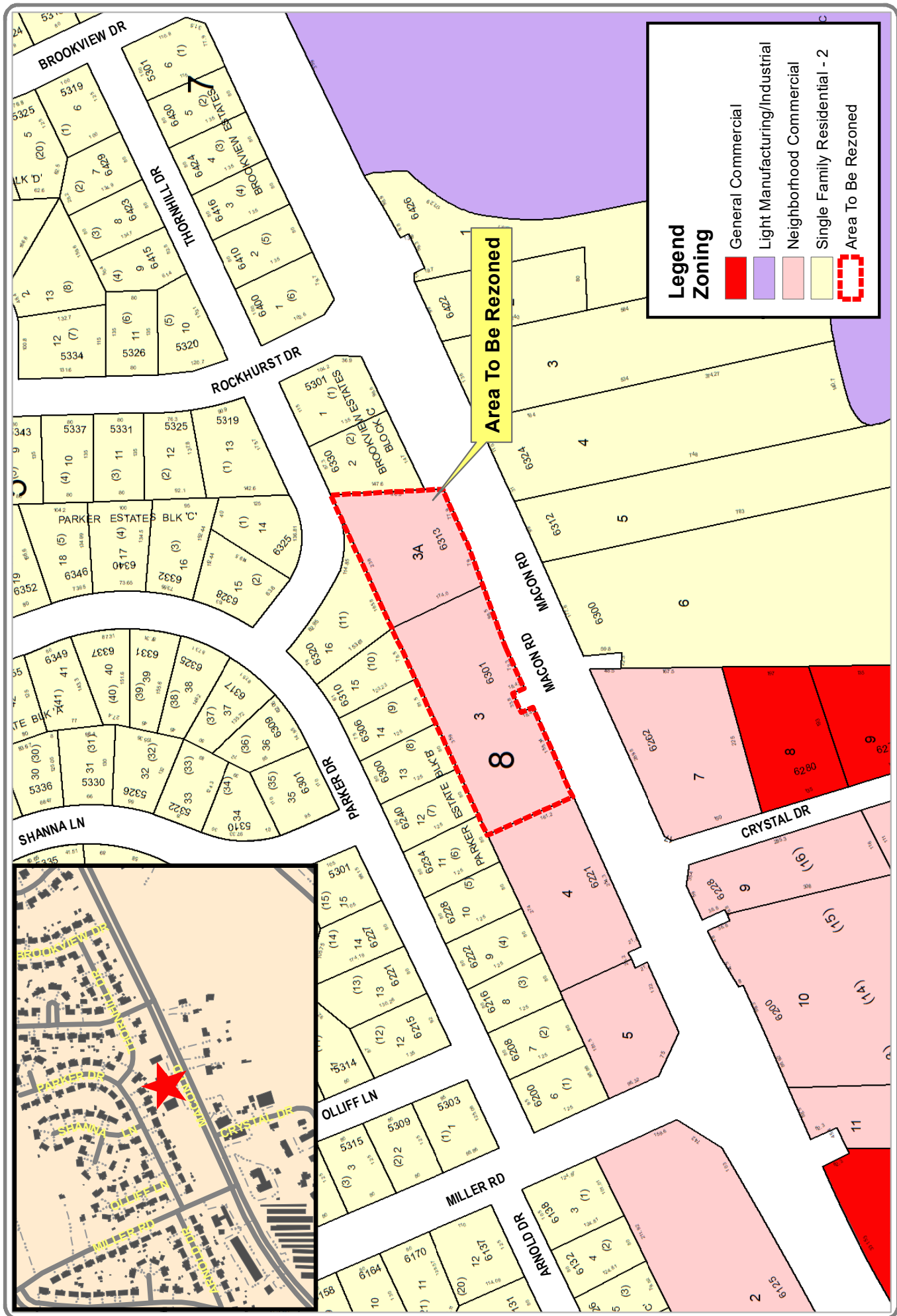


0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Location Map for REZN 09-21-1842  
 Map 111 Block 008 Lot 003 & 003A  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Area To Be Rezoned

**Legend**

**Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Single Family Residential - 2
- Area To Be Rezoned

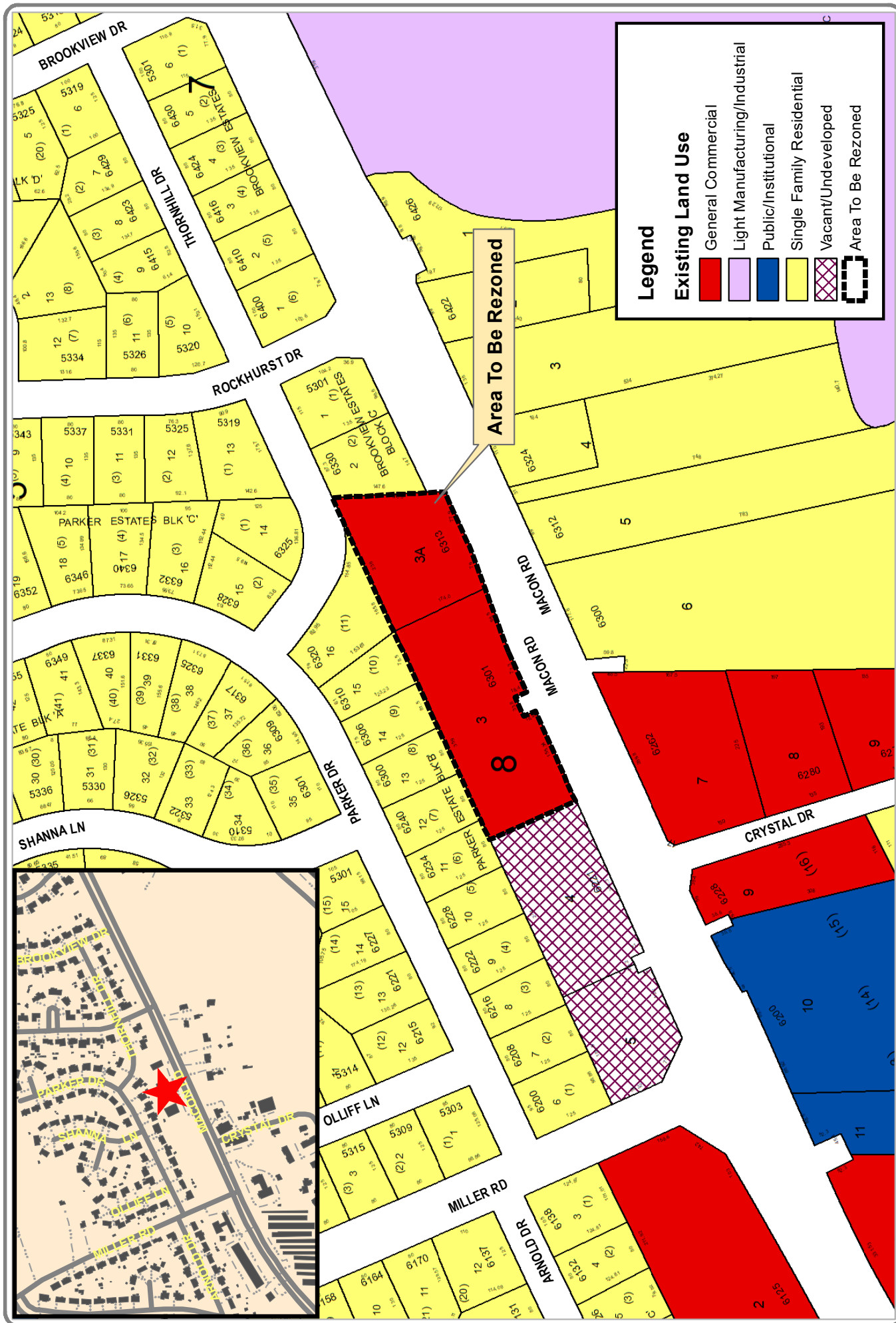
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Zoning Map for REZN 09-21-1842  
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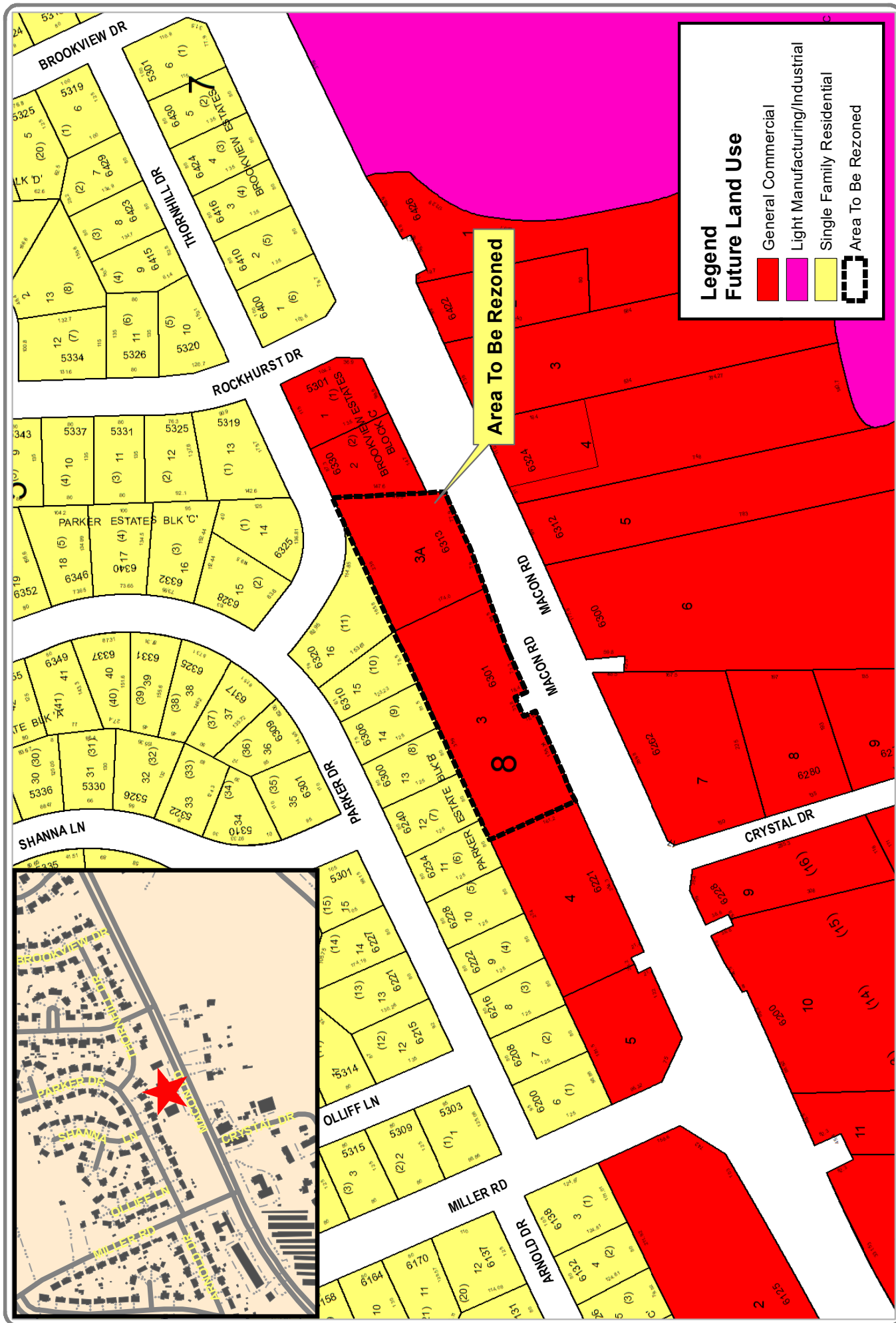
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Existing Land Use Map for REZN 09-21-1842  
 Map 111 Block 008 Lot 003 & 003A  
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### Legend Future Land Use

- General Commercial
- Light Manufacturing/Industrial
- Single Family Residential
- Area To Be Rezoned

0 100 200 Feet  
1 inch = 200 feet  
Data Source: IT/GIS  
Author: DavidCooper

Future Land Use Map for REZN 09-21-1842  
Map 111 Block 008 Lot 003 & 003A  
Planning Department-Planning Division  
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# REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 09-21-1842  
 PROJECT 6301 & 6313 Macon Road  
 CLIENT  
 REZONING REQUEST NC to GC

### LAND USE

Trip Generation Land Use Code\* 210, 715 & 945  
 Existing Land Use Neighborhood Commercial (NC)  
 Proposed Land Use General Commercial - (GC)  
 Existing Trip Rate Unit NC - Acreage converted to square footage.  
 Proposed Trip Rate Unit GC - Number of Vehicle Fueling Positions

### TRIP END CALCULATION\*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	NC	1.92 Acres	44.32	463
				42.04	440
				20.43	<b>214</b>
				<b>Total</b>	<b>1,117</b>
<b>Daily (Proposed Zoning)</b>					
Gasoline/Service Station with Convenience Market	945	GC	20 Pumps	10.56	211
				13.57	271
Specialty Retail Center	814	NC	1.92 Acres	44.32	86
				42.04	82
				20.43	40
				<b>Total</b>	<b>690</b>

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

### TRAFFIC PROJECTIONS

#### EXISTING ZONING (NC)

Name of Street	Macon Road
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2020)	9,460
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	1,117
Total Projected Traffic (2021)	10,577
Projected Level of Service (LOS)**	B

#### PROPOSED ZONING (GC)

Name of Street	Macon Road
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2020)	9,460
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	690
Total Projected Traffic (2021)	10,150
Projected Level of Service (LOS)**	B

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)



REVISIONS	DATE	DESCRIPTION

THIS CONCEPTUAL DESIGN SHOULD BE UTILIZED AS A GRAPHICAL REPRESENTATION OF A POSSIBLE DESIGN CHOICE. THE INFORMATION ON THIS PLAN WAS DESIGNED FOR CONCEPTUAL DESIGN PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS ALL APPLICABLE MATERIAL NEEDED HAS BEEN REVIEWED AND INCORPORATED.

