



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT REZN-02-23-0216

Applicant:	Columbus Storage, LLC
Owner:	Same
Location:	5436 Forrest Road
Parcel:	096-022-015
Acreage:	1.64 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Self Service Storage
Council District:	District 1 (Barnes)
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:	Inconsistent Planning Area E
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Neighborhood Commercial
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 decrease to 85 trips down from 233 trips if used for commercial use. The Level of Service (LOS) will remain at level B.

Traffic Engineering:

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

Surrounding Zoning:

North
South
East
West

NC (Neighborhood Commercial)
GC (General Commercial)
GC (General Commercial)
SFR3 (Single Family Residential 3)

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 SFR3 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:

Fifty-five (55) 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
Opposition

0 Responses
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

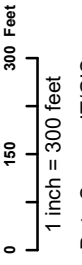


Area To Be Rezoned



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Date: 2/14/2023



Aerial Map for REZN 02-23-0216

Map 096 Block 022 Lot 015

Planning Department-Planning Division

Prepared By Planning GIS Tech

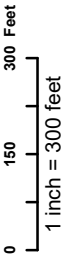
Data Source: IT/GIS

Author: DavidCooper





Area To Be Rezoned



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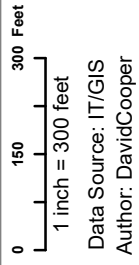
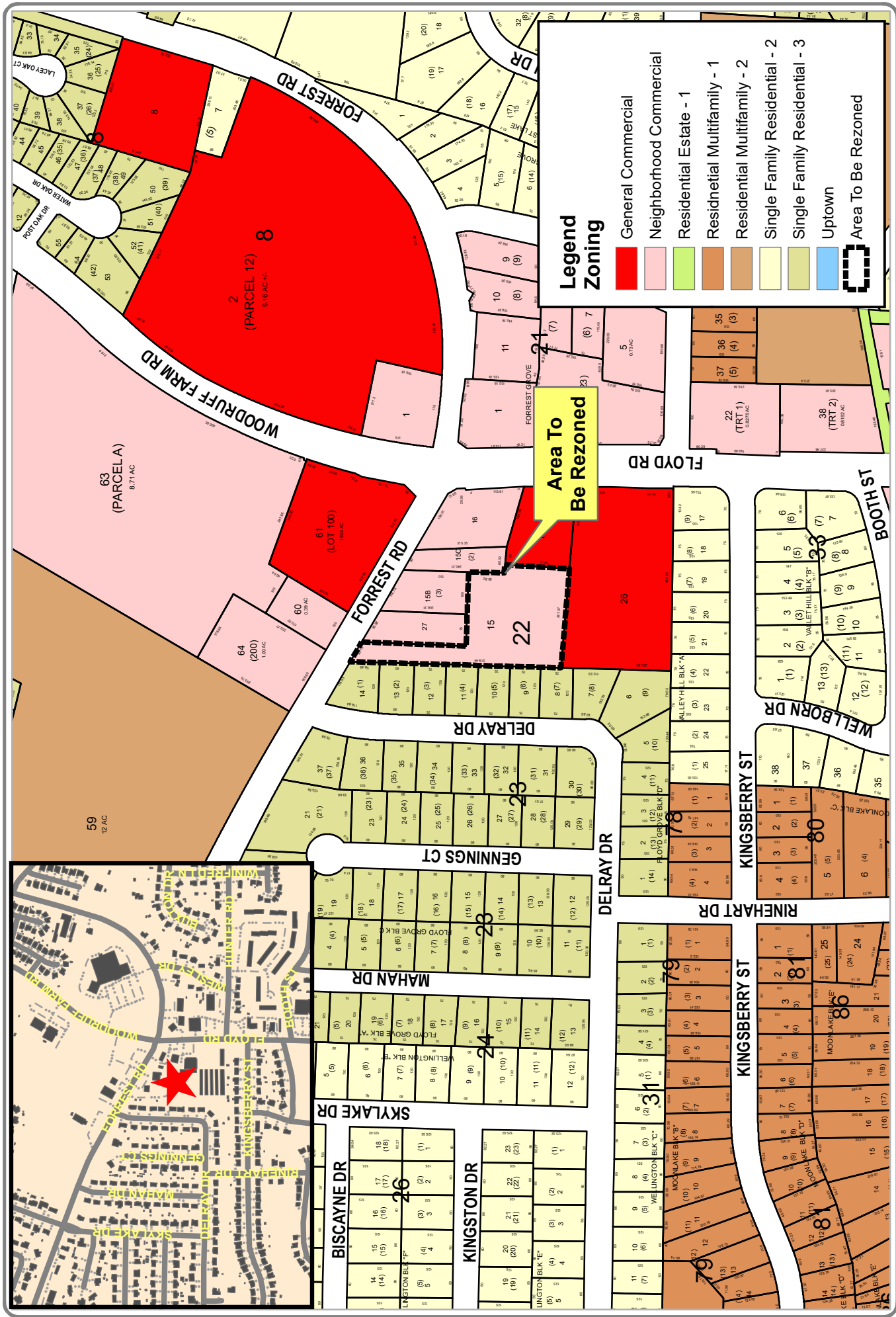
Location Map for REZN 02-23-0216
 Map 096 Block 022 Lot 015
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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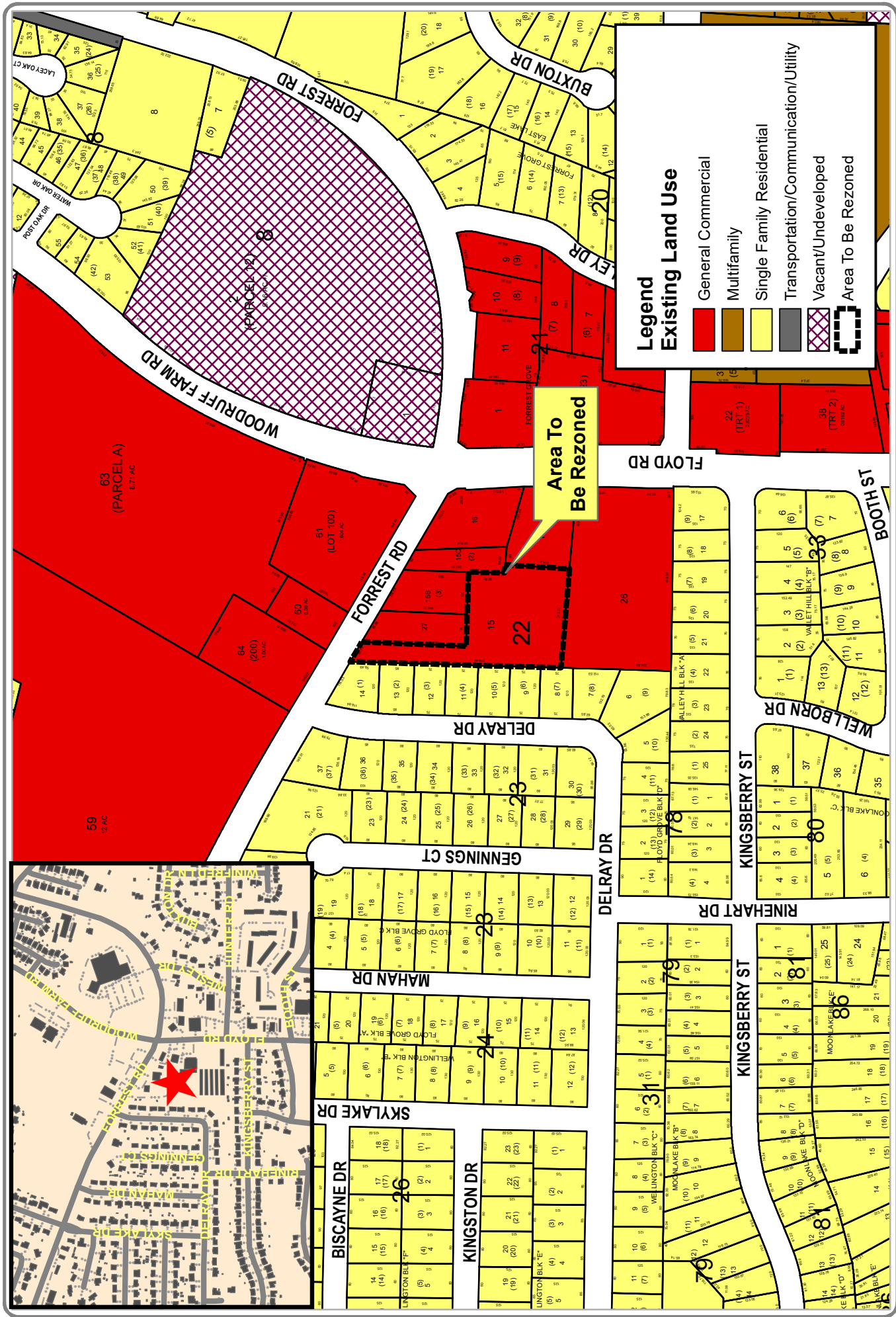




Zoning Map for REZN 02-23-0216
 Map 096 Block 022 Lot 015
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

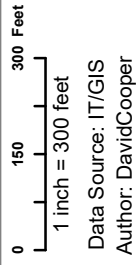
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Legend Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned



Existing Land Use Map for REZN 02-23-0216
Map 096 Block 022 Lot 015

Planning Department-Planning Division
Prepared By Planning GIS Tech

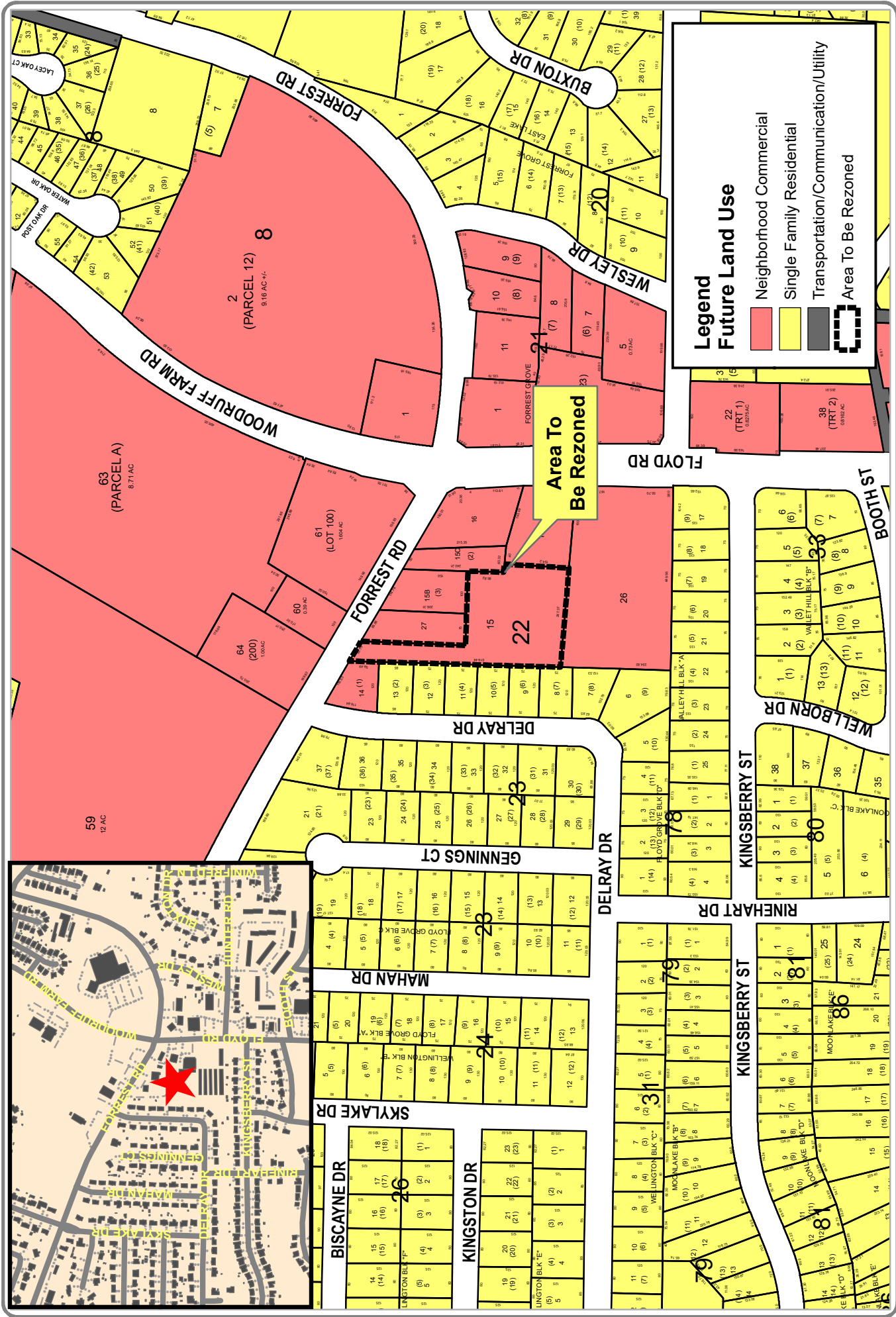
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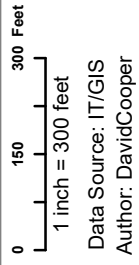
Data Source: IT/GIS
Author: DavidCooper



Legend

Future Land Use

- Neighborhood Commercial
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



Future Land Use Map for REZN 02-23-0216
 Map 096 Block 022 Lot 015
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0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper

Flood Zone Map for REZN 02-23-0216
 Map 096 Block 022 Lot 015
 Planning Department-Planning Division
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 02-23-0216
PROJECT 5436 Forrest Road
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 715 & 151
 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 - Acreage converted to square footage.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Tenant Office Building	715	NC	1.64 Acres	13.07	233
Total					233
Daily (Proposed Zoning)					
Mini-Warehouse	151	GC	1.64 Acres	1.45	26
				1.77	32
				1.50	27
Total					85

Weekday
 Saturday
 Sunday

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

TRAFFIC PROJECTIONS

EXISTING ZONING (NC)

Name of Street	Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2021)	14,200
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	233
Total Projected Traffic (2021)	14,433
Projected Level of Service (LOS)**	B

PROPOSED ZONING (GC)

Name of Street	Forrest Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2021)	14,200
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	85
Total Projected Traffic (2021)	14,285
Projected Level of Service (LOS)**	B

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



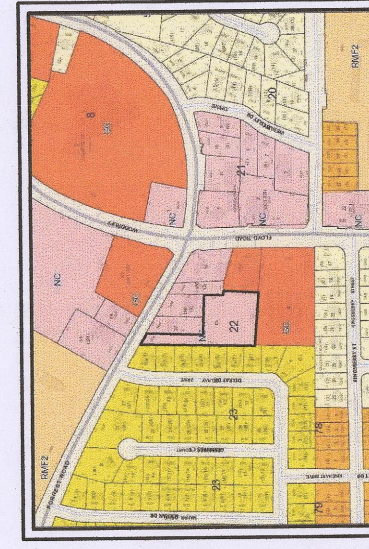
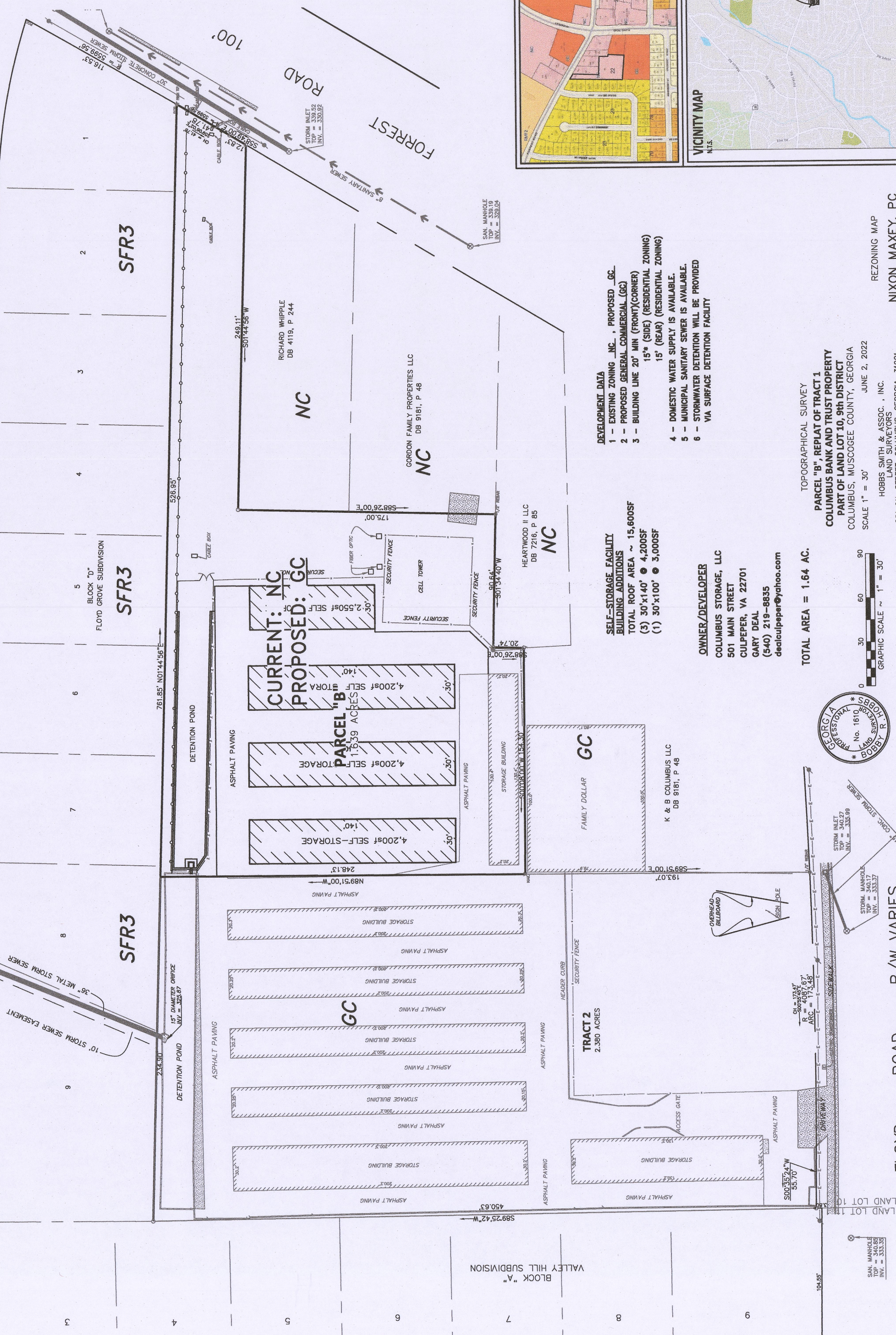
DELRAY DRIVE 60'

DRIVE 60'

DRIVE 60'

DRIVE 60'

DRIVE 60'



- DEVELOPMENT DATA**
- 1 - EXISTING ZONING NC, PROPOSED GC
 - 2 - PROPOSED GENERAL COMMERCIAL (GC)
 - 3 - BUILDING LINE 20' MIN (FRONT)(CORNER) 15' (SIDE) (REAR) (RESIDENTIAL ZONING)
 - 4 - DOMESTIC WATER SUPPLY IS AVAILABLE.
 - 5 - MUNICIPAL SANITARY SEWER IS AVAILABLE.
 - 6 - STORMWATER DETENTION WILL BE PROVIDED VIA SURFACE DETENTION FACILITY

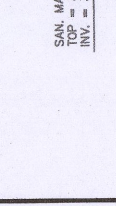
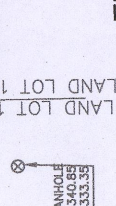
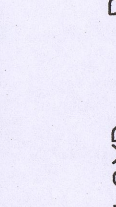
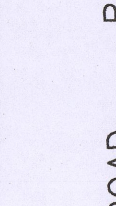
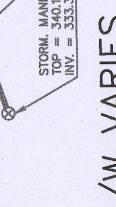
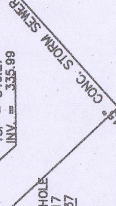
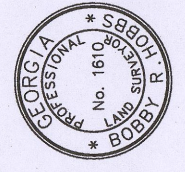
SELF-STORAGE FACILITY BUILDING ADDITIONS
 TOTAL ROOF AREA ~ 15,600SF
 (3) 30'x140' @ 4,200SF
 (1) 30'x100' @ 3,000SF

OWNER/DEVELOPER
 COLUMBUS STORAGE, LLC
 501 MAIN STREET
 CULPEPER, VA 22701
 GARY DEAL
 (540) 219-8835
 dealculpeper@yahoo.com

TOTAL AREA = 1.64 AC.

TOPOGRAPHICAL SURVEY
PARCEL "B", REPLAT OF TRACT 1
COLUMBUS BANK AND TRUST PROPERTY
PART OF LAND LOT 10, 9th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 SCALE 1" = 30'
 JUNE 2, 2022

HOBBS SMITH & ASSOC., INC.
 LAND SURVEYORS
 221 9th STREET, COLUMBUS, GEORGIA, 31901
 REZONING MAP
 NIXON MAXEY, PC
 (706) 536-9386



FLOYD ROAD R/W VARIES

LAND LOT 10

VALLEY HILL SUBDIVISION