

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-23-0895

Applicant:	Ann Vaughn Cook Tilley
Owner:	Ann Vaughn Cook Tilley
Location:	7150 Schomburg Road
Parcel:	101-001-003 / 101-001-003H
Acreage:	5.17 Acres
Current Zoning Classification:	Residential Estate - 1 (RE1)
Proposed Zoning Classification:	General Commercial (GC) and Residential Multifamily - 2 (RMF2)
Current Use of Property:	Vacant
Proposed Use of Property:	Shopping and Multifamily Residential
Council District:	District 6 (Allen)
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 A
Current Land Use Designation:	Rural Residential

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 610 trips up from 49 trips if used for commercial and residential mixed use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial and residential usage. A protected left turn into the development will be required.
Surrounding Zoning:	North South East West	General Commercial (GC) Residential Multifamily - 2 (RMF2) General Commercial (GC) Single Family Residential - 3 (SFR3)
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 for all property lines in which <u>GC is bordered by the RMF2</u> 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. The site shall include a Category A buffer for all property lines in which <u>RMF2 is bordered by the GC</u> zoning district. The 3 options under Category C

are:

- 1) **5 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) **20 feet** undisturbed natural buffer.

Attitude of Property Owners:

Twenty-One (21) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **two** calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 2 Responses

Additional Information:

The proposed GC zoning will apply to Parcel A, 2.50 acres. Three commercial buildings are proposed: retail, urgent care/ pharmacy and restaurant.

The proposed RMF2 zoning will apply to Parcel B, 2.50 acres. 24 proposed units total, each building is 4 units, 6 buildings total.

Attachments:

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



Area To Be Rezoned



0 125 250 Feet
 1 inch = 250 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 05-23-0895
 Map 101 Block 001 Lots 003 & 003H
 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: 5/19/2023

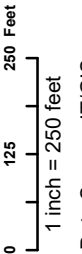
Area To Be Rezoned



3
5.168 AC

4
12.182 AC

18
11.2847 AC



Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 05-23-0895
Map 101 Block 001 Lots 003 & 003H
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Area To Be Rezoned

Legend Zoning

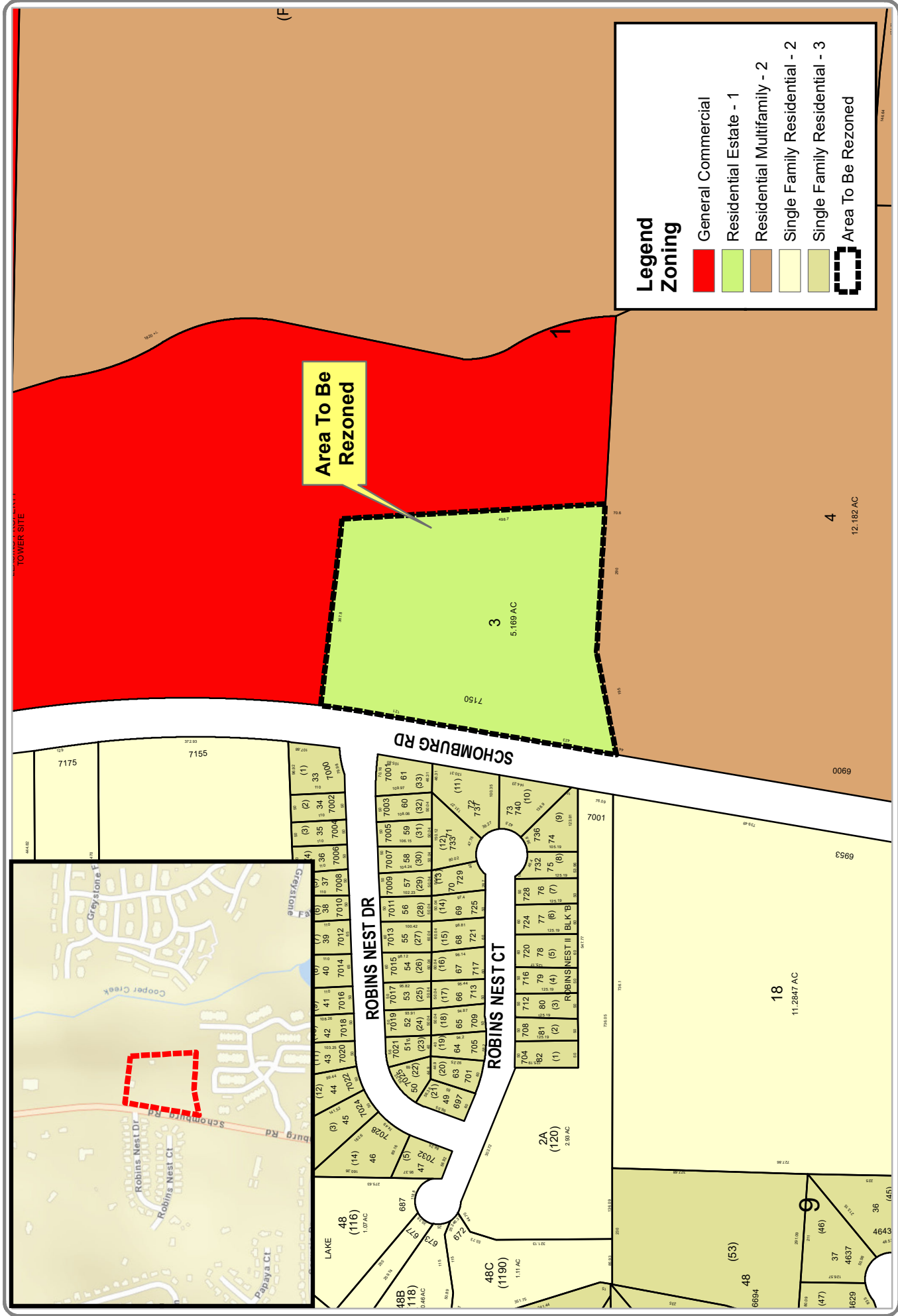
- General Commercial
- Residential Estate - 1
- Residential Multifamily - 2
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

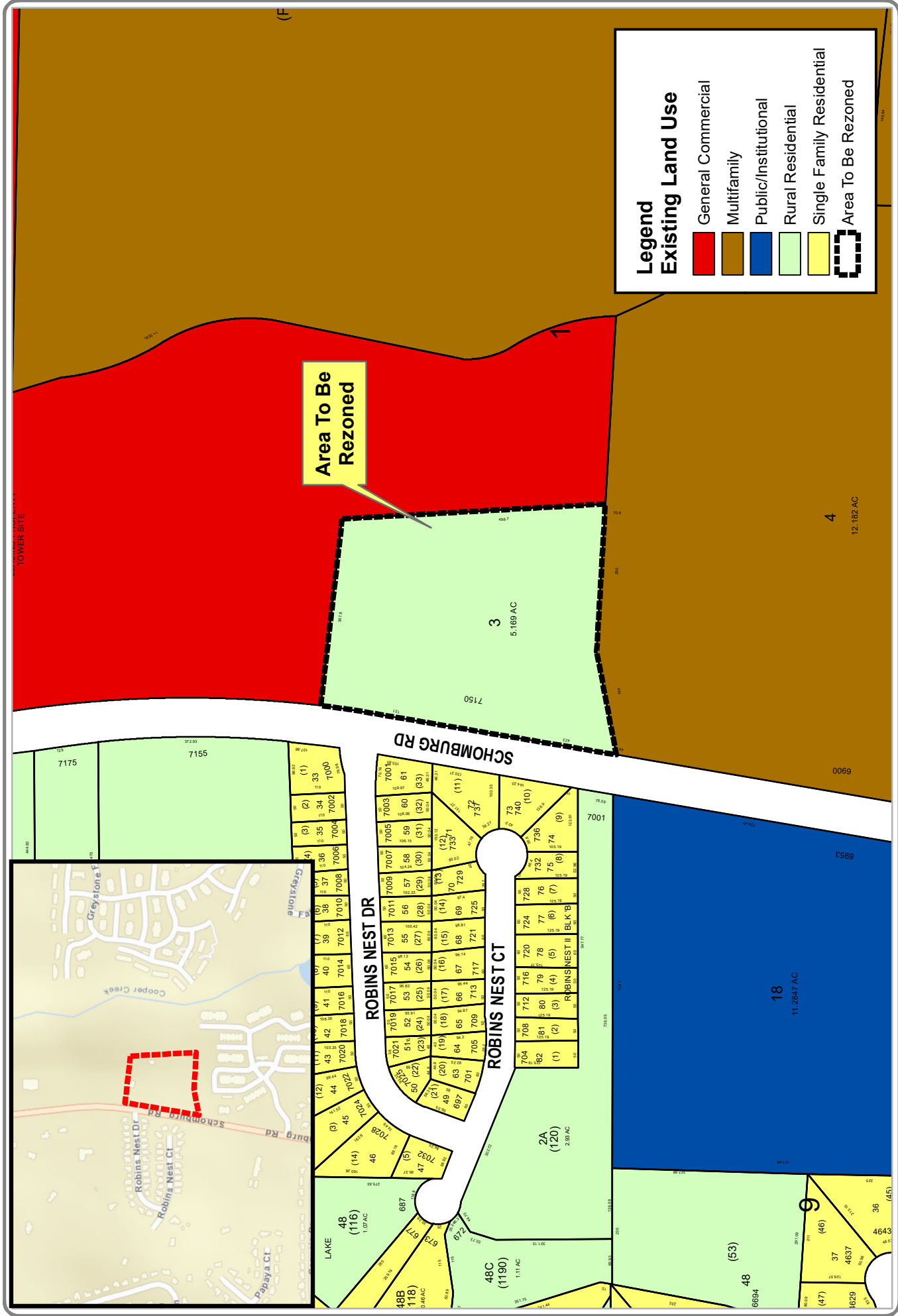
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Zoning Map for REZN 05-23-0895
Map 101 Block 001 Lots 003 & 003H
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Legend Existing Land Use

- General Commercial
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Area To Be Rezoned

0 125 250 Feet
 1 inch = 250 feet
 Data Source: IT/GIS
 Author: DavidCooper

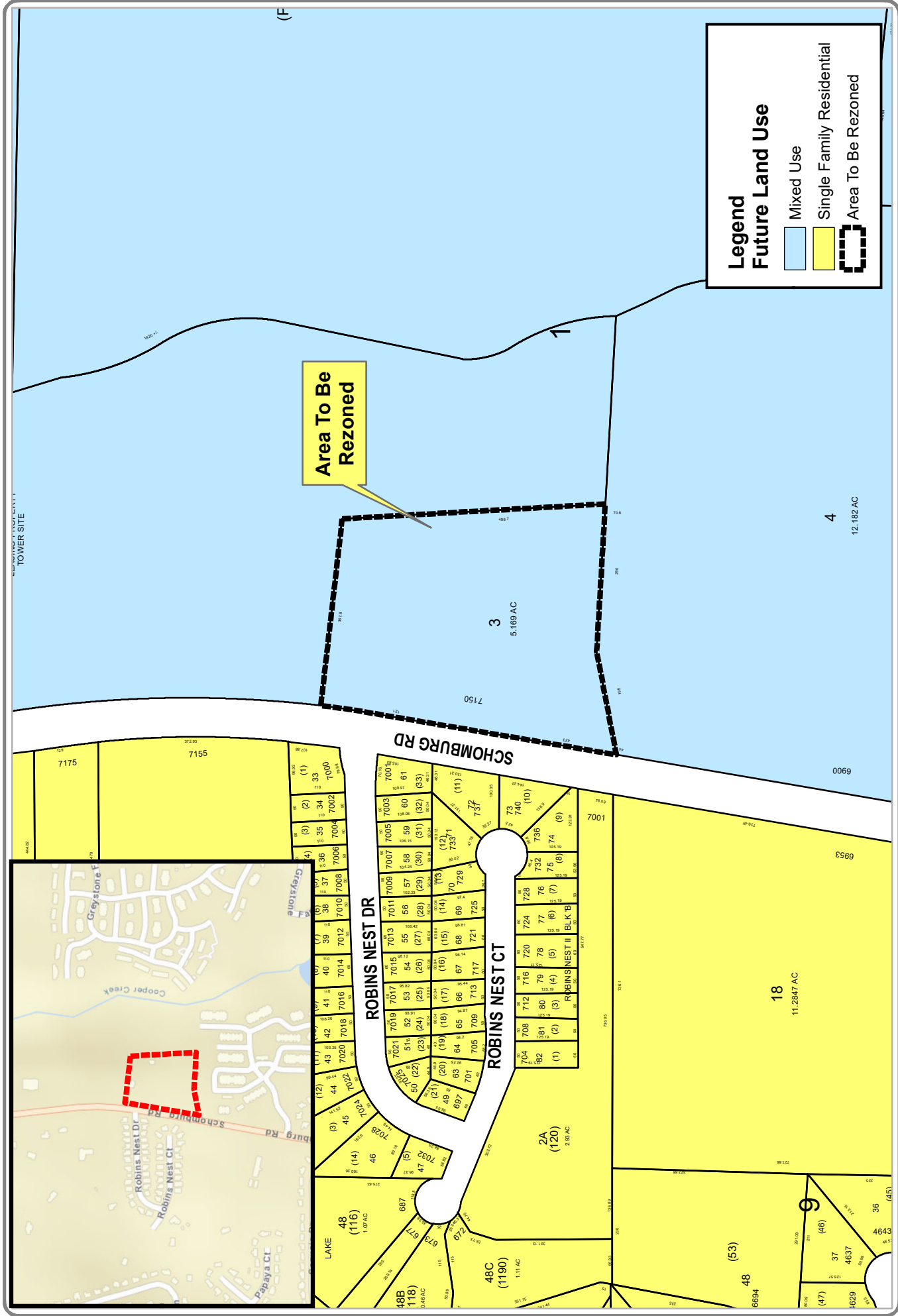
Existing Land Use Map for REZN 05-23-0895
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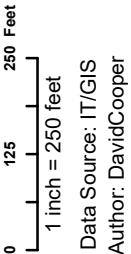
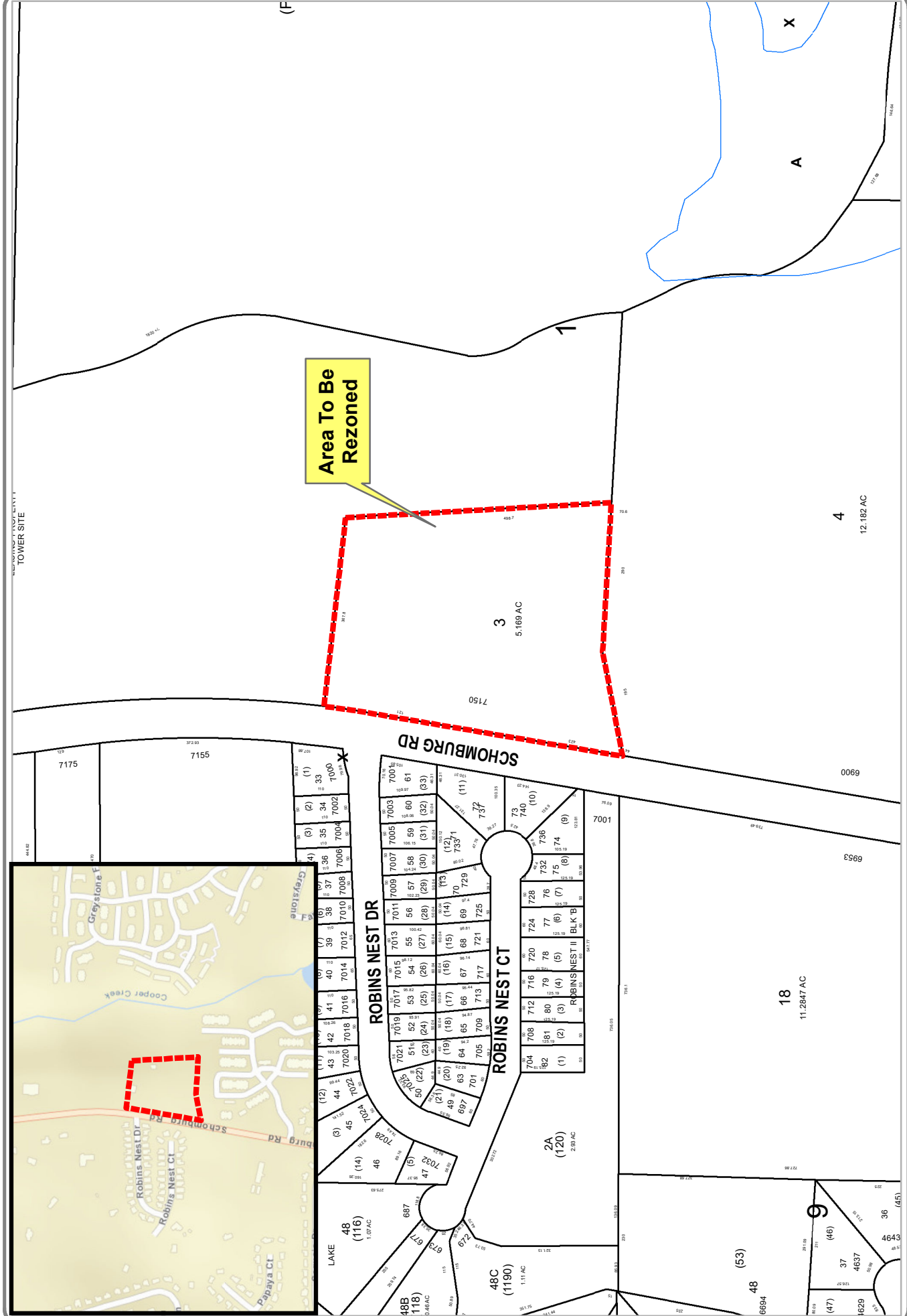
Scale: 0 125 250 Feet
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Future Land Use Map for REZN 05-23-0895
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Area To Be Rezoned



Flood Zone Hazard Map for REZN 05-23-0895
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 05-23-0895
PROJECT 7150 Schomburg Road
CLIENT
REZONING REQUEST RE1 to GC & RMF2

LAND USE

Trip Generation Land Use Code* 210, 220, 630, 814, & 932
 Existing Land Use Residential Estate 1 - (RE1)
 Proposed Land Use General Commercial - (GC) & Residential Multi-Family 2 - (RMF2)
 Existing Trip Rate Unit RE1 - One Acre Lots
 Proposed Trip Rate Unit GC - Square footage of buildings & RMF2 - Number of units

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	RE1	5.17 Acres	9.43	49
Total					49
Daily (Proposed Zoning)					
Multi-family Housing (Low Rise)	220	RMF2	24 Units	6.74	162
Clinic	630	GC	6,600 Sq. Ft.		51
Variety Store	814	GC	8,200 Sq. Ft.		163
High-Turnover (Sit-Down) Restaurant	932	GC	3500 Sq. Ft.		234
Total					610

There are no traffic counts located on the two lane section of Schomburg. The only count station is located on the 4-lane segment at the bridge over J.R. Allen

Peak Hour Trips Rate Used for AM & PM (Weekday)
 Peak Hour Trips Rate for AM & PM (Weekday & Weekends)
 Peak Hour Trips Rate for AM & PM (Weekday & Weekends)

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RE1)

Name of Street	7150 Schomburg Road
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	
Existing Level of Service (LOS)**	
Additional Traffic due to Existing Zoning	49
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

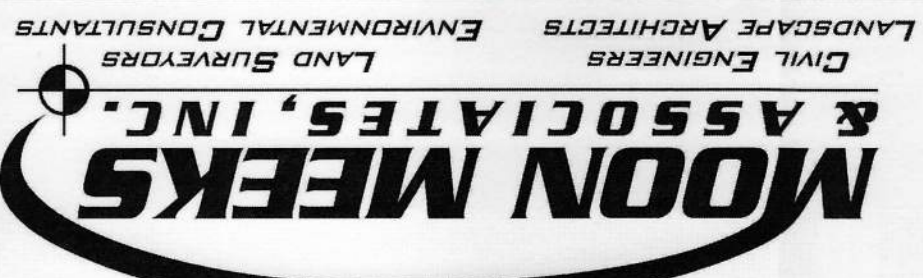
PROPOSED ZONING (GC & RMF2)

Name of Street	7150 Schomburg Road
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	
Existing Level of Service (LOS)**	
Additional Traffic due to Proposed	610
Total Projected Traffic (2021)	
Projected Level of Service (LOS)**	

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

7150 SCHOMBERG ROAD

OWNER / AGENT:	H.B. SPRINGS CO. REAL ESTATE 2511 N. OAK STREET MYRTLE BEACH, SC. 29577
PROJECT ADDRESS:	7150 SCHOMBERG RD. COLUMBUS, GA 31909
SIZE OF PARCEL:	5.0 ACRES
TAX MAP INFORMATION:	101 001 003
EXISTING ZONING:	RE1
PROPOSED ZONING:	PARCEL "A" (±2.5 ACRES) PROPOSED ZONING: GC PARCEL "B" (±2.5 ACRES) PROPOSED ZONING: RO

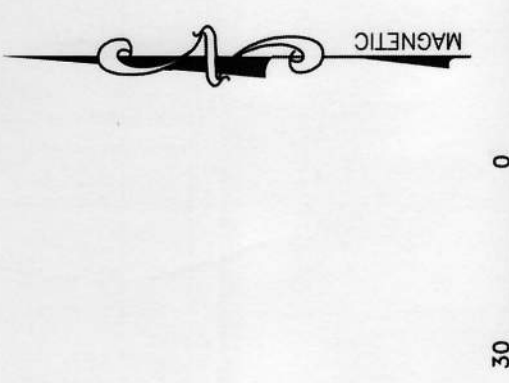


REZONING CONCEPT
FOR
7150 SCHOMBERG ROAD
LYING IN LAND LOT 2 OF THE 9TH DISTRICT
MUSCOGEE COUNTY, GEORGIA

**PRELIMINARY
FOR REVIEW ONLY**

MMA# 2023029
DATE: 5/5/23
SCALE: 1" = 30'

SHEET No.
C



WATER SERVICE AND SANITARY SEWER CONNECTIONS SHALL BE MADE TO COLUMBUS WATER WORKS AND PUBLIC SYSTEMS.

THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.



REVISIONS: