

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-21-1522

Applicant:	Lashmi Karthik
Owner:	Betty Wells / The Vine Trust
Location:	6500 / 6516 Lynch Road
Parcel:	129-001-001 / 129-001-002
Acreage:	2.58 Acres
Current Zoning Classification:	SFR2 (Single Family Residential 2)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Single Family Residence
Proposed Use of Property:	Retail / Restaurant / Convenience Store, with Gas Sales
Council District:	District 6 (Allen)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: <ol style="list-style-type: none">1) A septic tank shall not be permitted for this location. Connection to the existing city sewer shall be required.2) No access shall be permitted along Beaver Run/US Highway 80.3) Future access for interconnection shall be required for parcels located to east of our property.4) 20' buffers and a wall/fence shall be required

along North and East property lines.
5) In accordance with the US Highway 80 Overlay, Gas Canopies shall not be placed along Beaver Run/US Highway 80.

Fort Benning's Recommendation:	N/A								
DRI Recommendation:	N/A								
General Land Use:	Inconsistent Planning Area B								
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 by 386 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:	<table><tr><td>North</td><td>SFR2 (Single Family Residential 2)</td></tr><tr><td>South</td><td>HMI (Heavy Manufacturing / Industrial)</td></tr><tr><td>East</td><td>SFR2 (Single Family Residential 2)</td></tr><tr><td>West</td><td>RE1 (Residential Estate 1)</td></tr></table>	North	SFR2 (Single Family Residential 2)	South	HMI (Heavy Manufacturing / Industrial)	East	SFR2 (Single Family Residential 2)	West	RE1 (Residential Estate 1)
North	SFR2 (Single Family Residential 2)								
South	HMI (Heavy Manufacturing / Industrial)								
East	SFR2 (Single Family Residential 2)								
West	RE1 (Residential Estate 1)								
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 SFR2 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:

Ten (10) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one (1)** calls and/or emails regarding the rezoning.

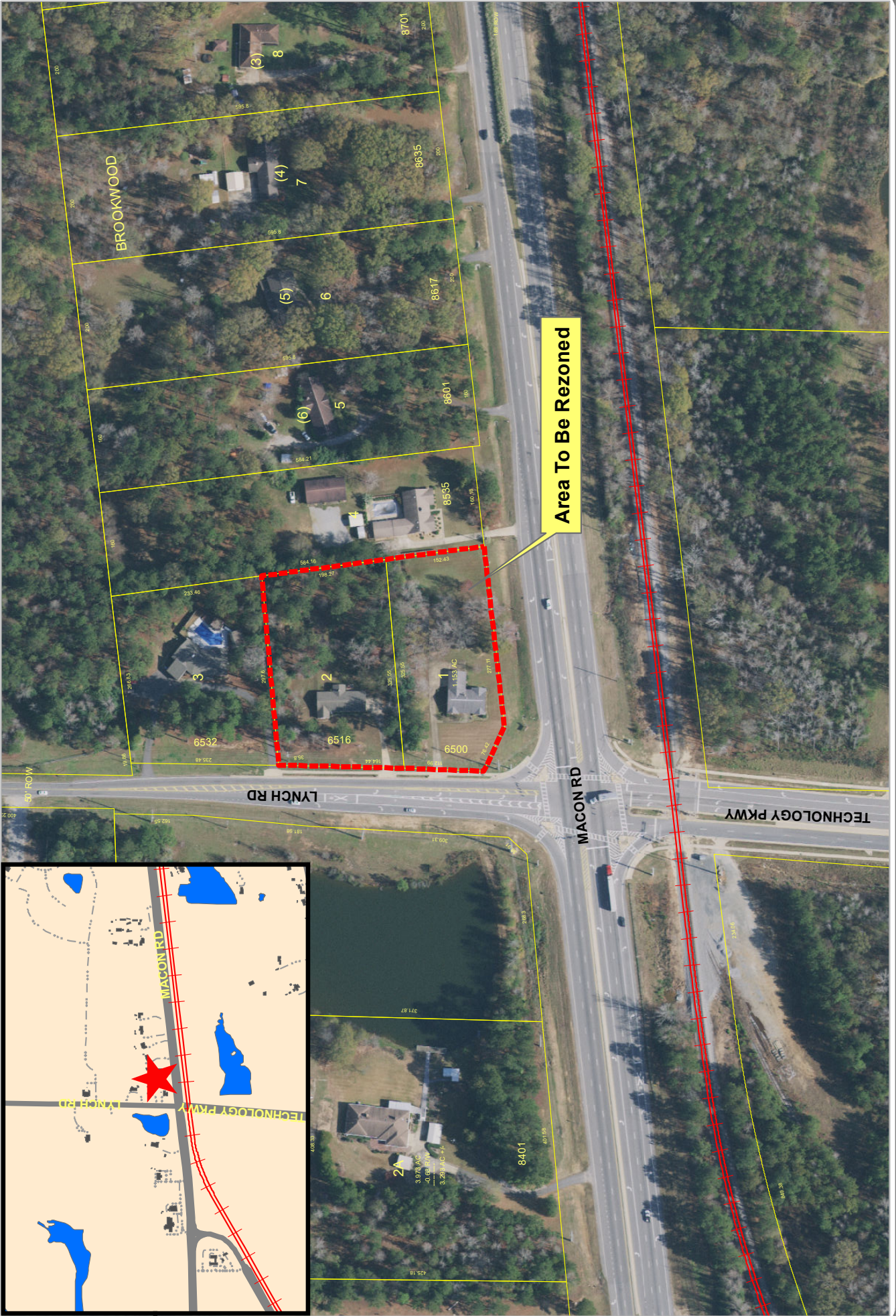
Approval 0 Responses
Opposition 1 Responses

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

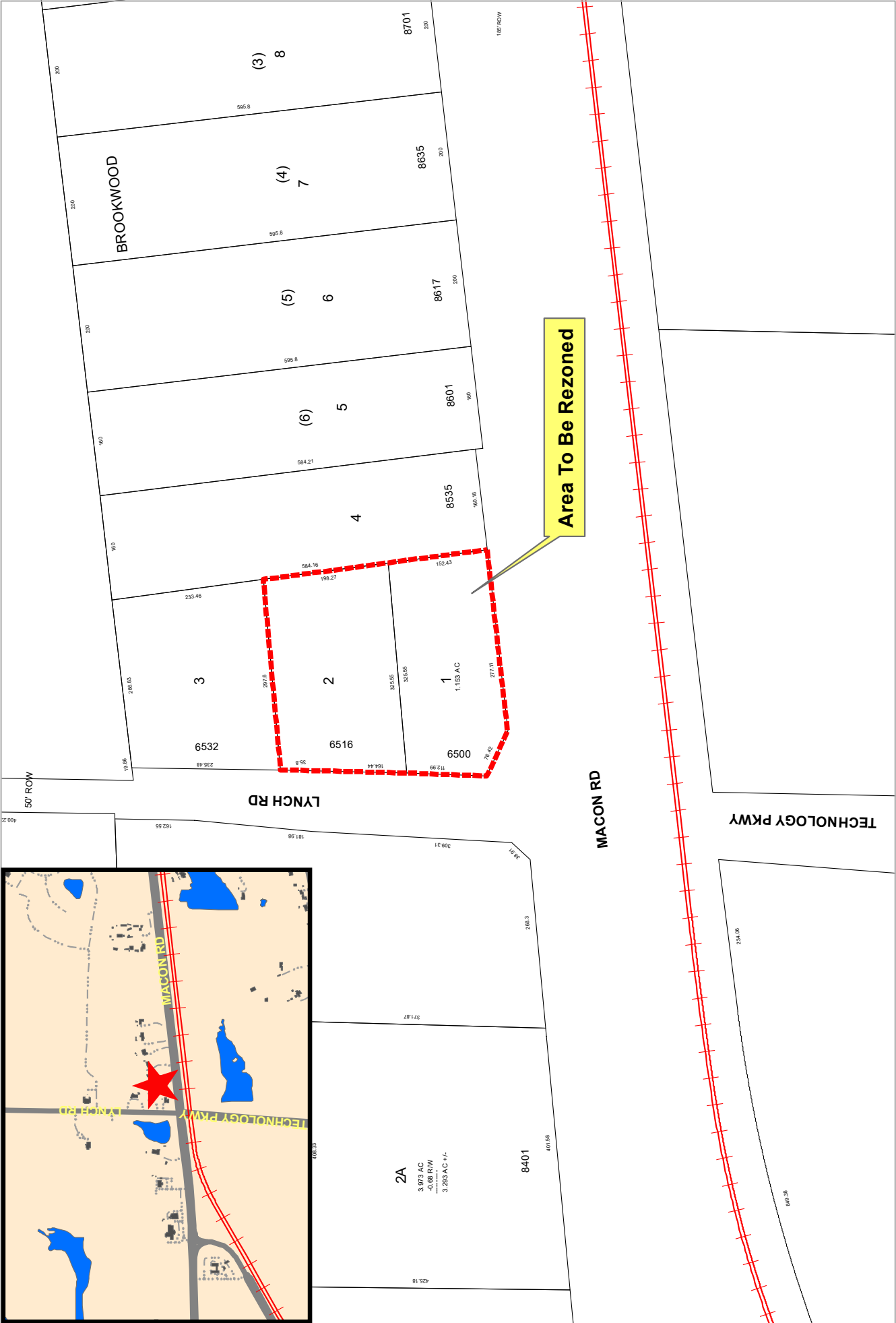
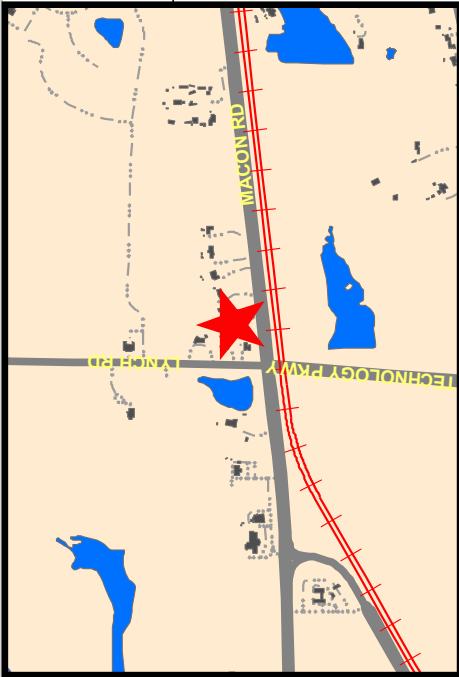


0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 08 -21 -1522
Map Map 129 Block 001 - 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.



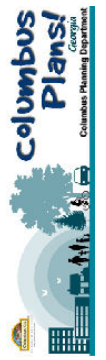


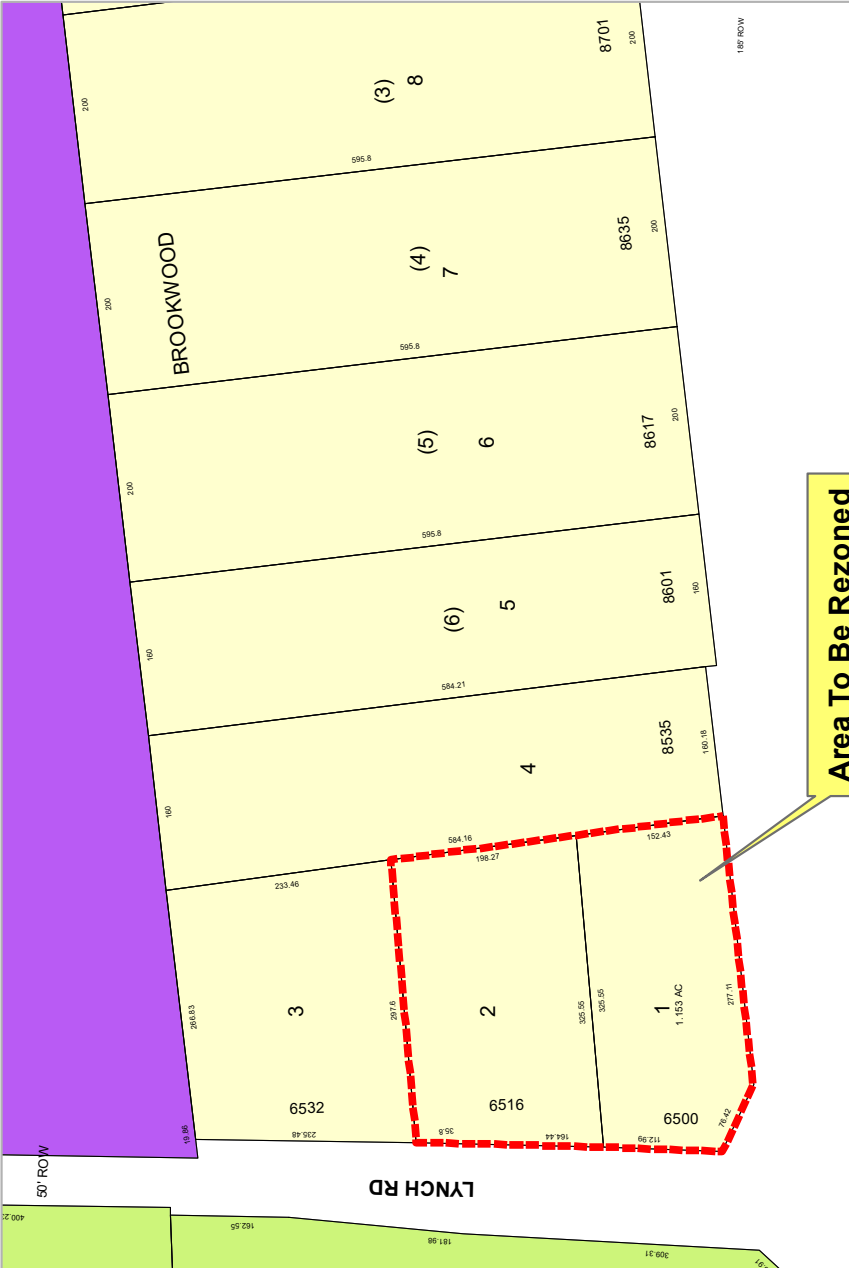
Date: 8/6/2021

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Location Map for REZN 08 -21 -1522
 Map Map 129 Block 001 - 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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

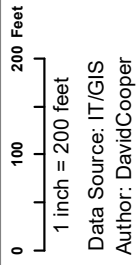




Area To Be Rezoned

Legend Zoning

- Heavy Manufacturing/Industrial
- Residential Estate - 1
- Single Family Residential - 2
- Area To Be Rezoned
- Railroad

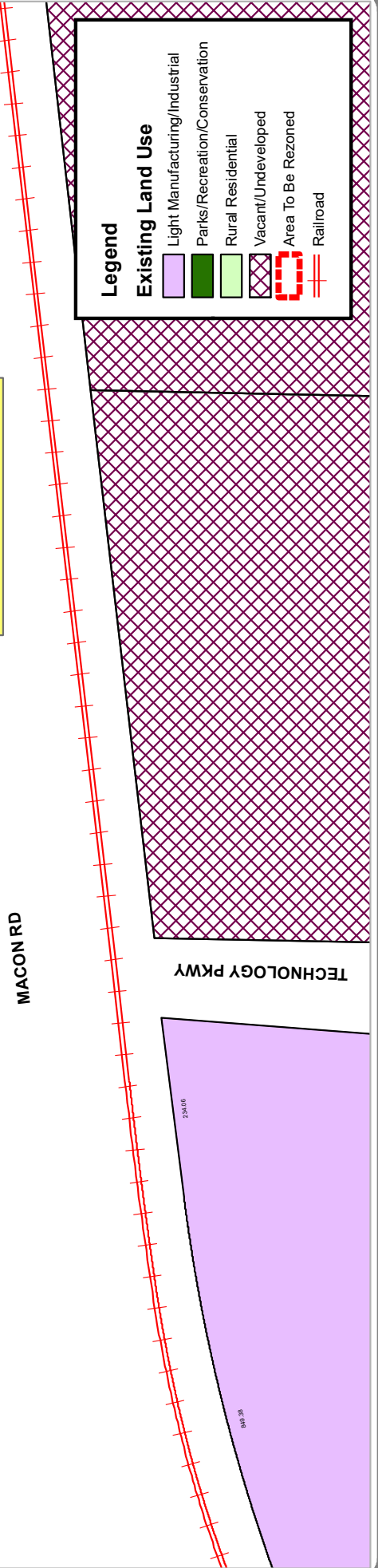
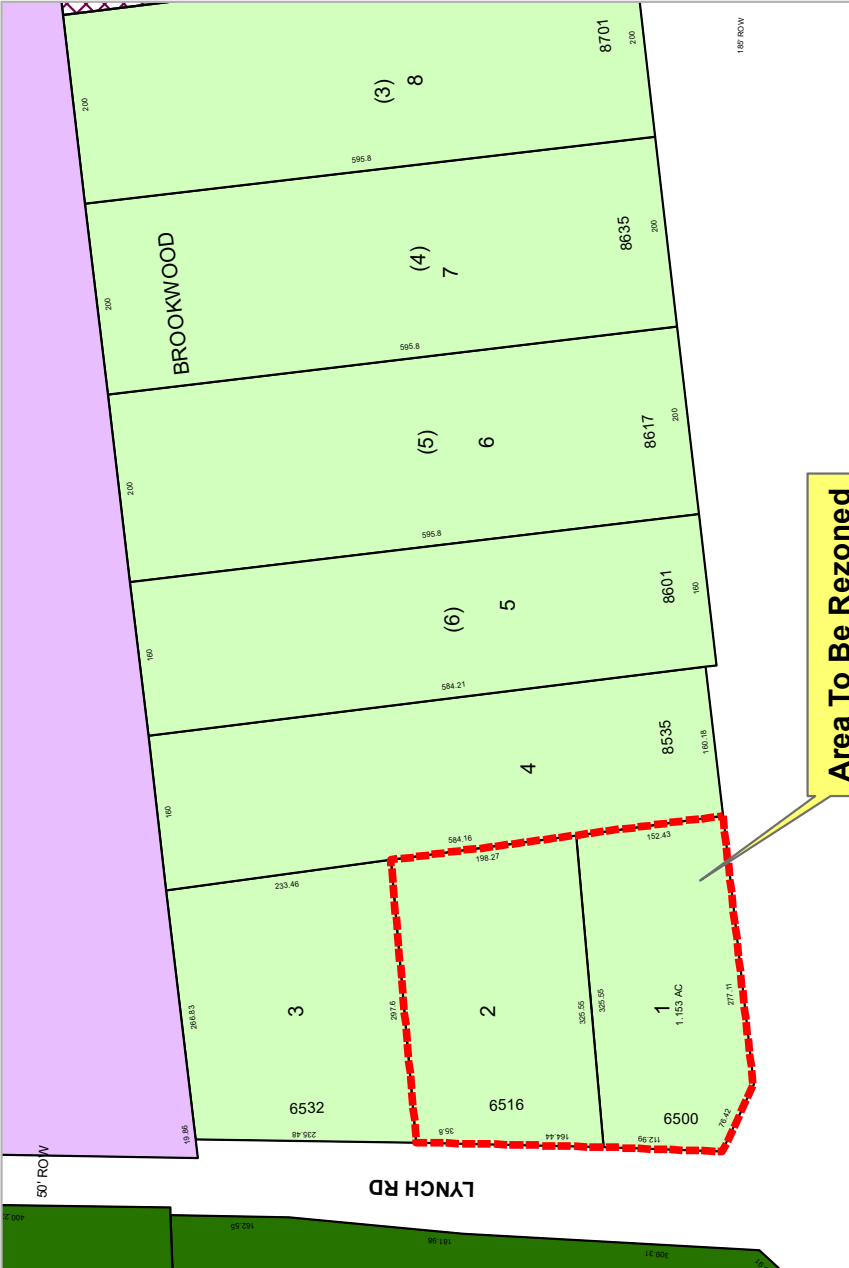


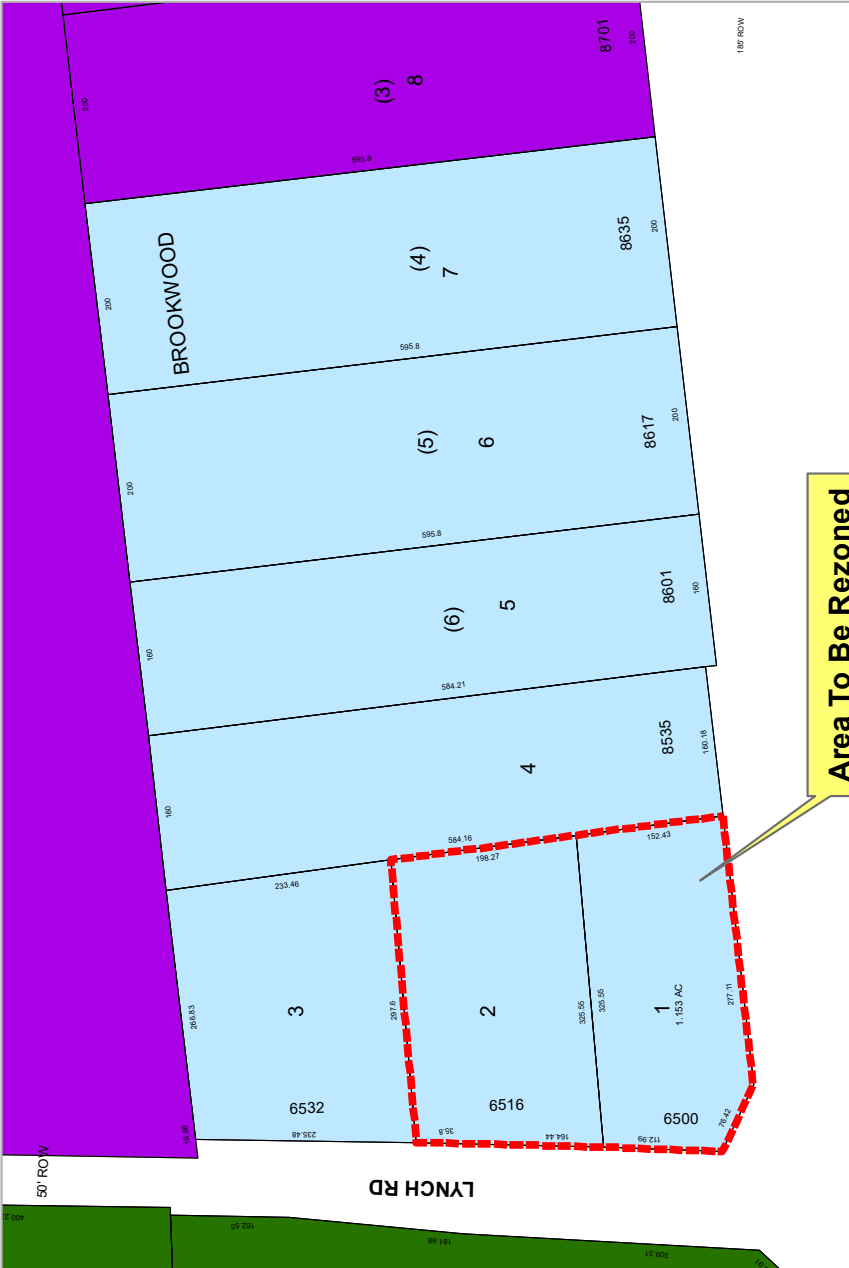
Zoning Map for REZN 08 -21 -1522
 Map Map 129 Block 001 - 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 8/9/2021







Legend

Future Land Use

- Heavy Manufacturing/Industrial
- Mixed Use
- Parks/Recreation/Conservation
- Area To Be Rezoned
- Railroad

MACON RD

TECHNOLOGY PKWY

0 100 200 Feet

1 inch = 200 feet

Data Source: IT/GIS

Author: David Cooper

Future Land Use Map for REZN 08 -21 -1522
Map Map 129 Block 001 - 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 8/9/2021



REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 08-21-1522
PROJECT 6500 & 6516 Lynch Road
CLIENT
REZONING REQUEST SFR2 to GC

LAND USE

Trip Generation Land Use Code* 210 & 945
 Existing Land Use Single Family Residential 2 - (SFR2)
 Proposed Land Use General Commercial - (GC)
 Existing Trip Rate Unit SFR2 - 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
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR2	2.58 Acres	9.57	108
					Total
					108
Daily (Proposed Zoning)					
Gasoline/Service Station with Convenience Market	945	GC	16 Pumps	10.56	169 AM Peak
					217 PM Peak
					Total
					386

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

TRAFFIC PROJECTIONS

EXISTING ZONING (SFR2)

Name of Street	Beaver Run Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2019)	14,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	108
Total Projected Traffic (2021)	14,808
Projected Level of Service (LOS)**	B

PROPOSED ZONING (GC)

Name of Street	Beaver Run Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2019)	14,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	386
Total Projected Traffic (2021)	15,086
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)*

**PRELIMINARY
FOR REVIEW ONLY**

GASWCC# 53175
MMA# 202117
DATE: 11/15/21
SCALE: 1" = 40'

SHEET No.

E

**REZONING CONCEPT E
FOR
LYNCH ROAD & MACON ROAD
COLUMBUS, MUSCOGEE COUNTY, GEORGIA**

MOON MEKES & ASSOCIATES, INC.
CIVIL ENGINEERS LAND SURVEYORS
100 SOUTHERN WAY, SUITE A
COLUMBUS, GA 31904
WWW.MOONMEKES.COM
PHONE: (706) 327-8306
FAX: (706) 323-0424
RD. BOX 4748 (31914)



THIS SKETCH IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON VISUAL INFORMATION. IT DOES NOT REPRESENT ANY GUARANTEED CHARACTERISTICS SUCH AS ROCK TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE ULTIMATE SITE DESIGN.

PROPOSED ZONING DATA
1 - PROP. ZONING GC (GENERAL COMMERCIAL)
EXISTING ZONING SFR2 (FRONT)
2 - BUILDING LINE
15' MIN (FRONT)
15' MIN (SIDE)

OWNER INFORMATION
PARKS BOICE H & VANESSA B
7224 WINDING RIDGE RD
COLUMBUS, GA 31906
PHONE: (706) 888-2737
WATER SERVICE AND SANITARY SEWER CONNECTIONS SHALL BE MADE TO COLUMBUS WATER WORKS PUBLIC SYSTEMS.

**BUFFER REQUIREMENTS
BUFFER REQUIRED BETWEEN PROPOSED FACILITY (ZONED LM)**

LANDS TO NORTHWEST AND EAST (ZONED SFR2).
TYPE C BUFFER - 10' OPTION
1. 20 SHRUBS AND ORNAMENTAL GRASSING PER 100 LINEAL FEET
2. WOOD STORAGE FENCE OR MASSIVE WALL, MINIMUM 6 FEET IN HEIGHT
LANDS TO NORTH (ZONED HM)
TYPE C BUFFER - 30' OPTION
1. 30' UNDISTURBED NATURAL VEGETATION

**STREET BUFFER REQUIREMENTS
PARCEL GREATER THAN 2 ACRES**

10 FEET PLANTED STRIP ADJACENT TO PUBLIC RIGHT-OF-WAY
1. LARGE MATURING TREE PER 100 LINEAL FEET OF RIGHT-OF-WAY
2. 25 SHRUBS PER 100 LINEAL FEET OF RIGHT-OF-WAY

PARKING REQUIREMENTS:

AS PER U.D.O. TABLE 4.3.3 (RESTAURANT, FAST FOOD, CONVENIENCE STORE WITH GAS SALES)
1. SPACE PER 75 GSF RESTAURANT, FAST FOOD
GSF = 4,000 SF
4,000/75 = 54 SPACES REQUIRED/ALLOWED
1. SPACE PER 250 GSF CONVENIENCE STORE WITH GAS SALES/RETAIL SALES
GSF = 6,000 SF
6,000/250 = 24 SPACES REQUIRED/ALLOWED
TOTAL SPACES REQUIRED/ALLOWED=78 SPACES
SPACES PROVIDED = 71 SPACES
(WITHIN 10% OF ALLOWED SPACES, NO VARIANCE REQUIRED)

REVISIONS:

