

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-21-2155

Applicant:	Fuller Psalmond Investments, LLC
Owner:	Phillip Psalmond, Cain Fuller, Steve Fuller
Location:	0 Warm Springs Road
Parcel:	109-001-008A
Acreage:	5.37 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	RMF2 (Residential Multifamily 2)
Current Use of Property:	Wood Lot / Vacant
Proposed Use of Property:	Multifamily Apartments
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:	Inconsistent Planning Area B
Current Land Use Designation:	Vacant / Undeveloped

Future Land Use Designation:		Parks / Recreation / Conservation
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 499 from 3,123 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 residential usage.
Surrounding Zoning:	North South East West	SFR2 (Single Family Residential 2) SFR1 (Single Family Residential 1) RE1 (Residential Estate 1) 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:		Thirty-five (35) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received five (5) calls and/or emails regarding the rezoning.

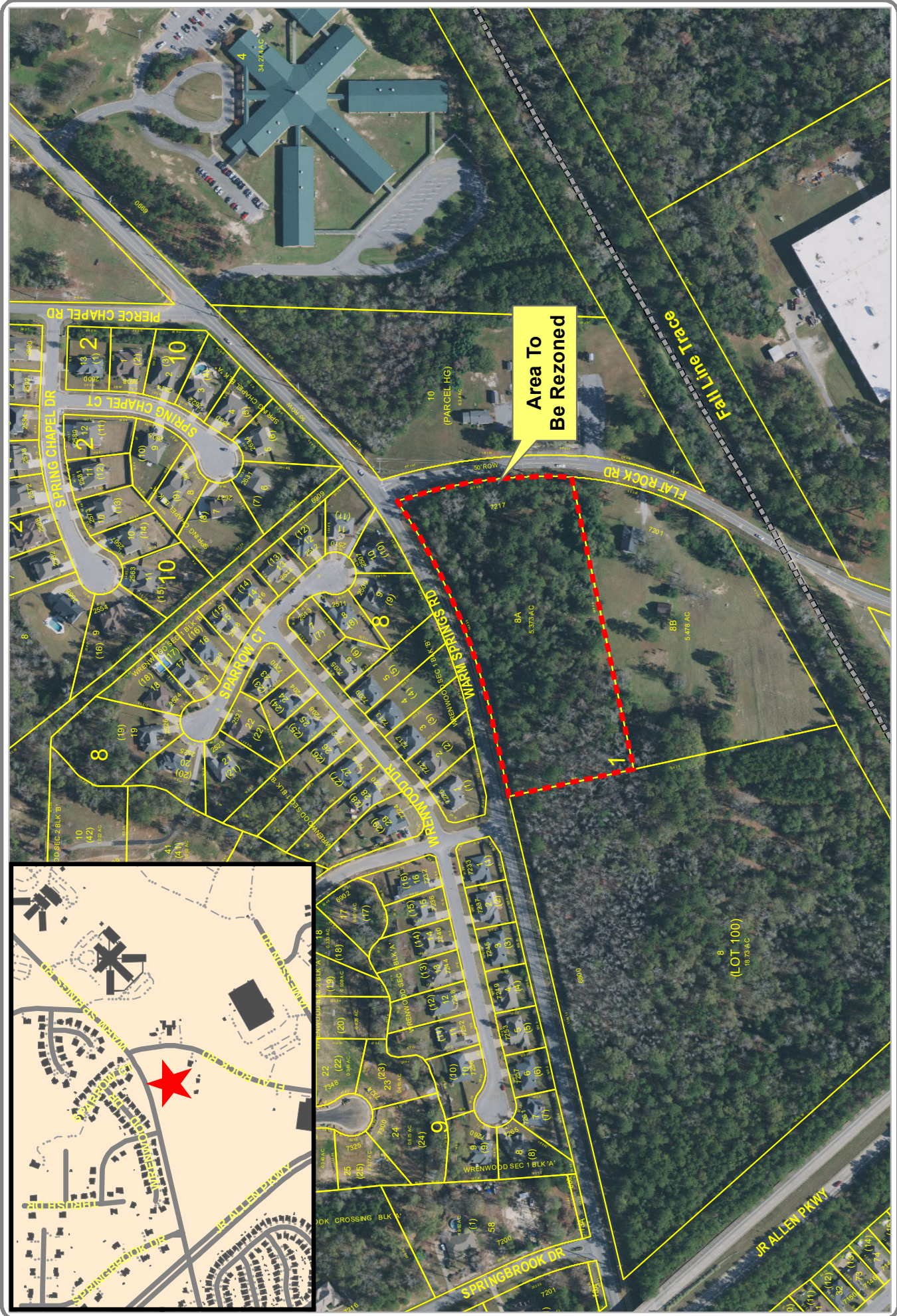
Approval 0 Responses
Opposition 5 Responses

Additional Information:

A Public Meeting was held January 13, 2022, at the Psalmond Road Recreation Center to discuss this development. The developer answered all questions citizens of the surrounding area had. The Planning Department as well as Councilor Allen were in attendance.

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



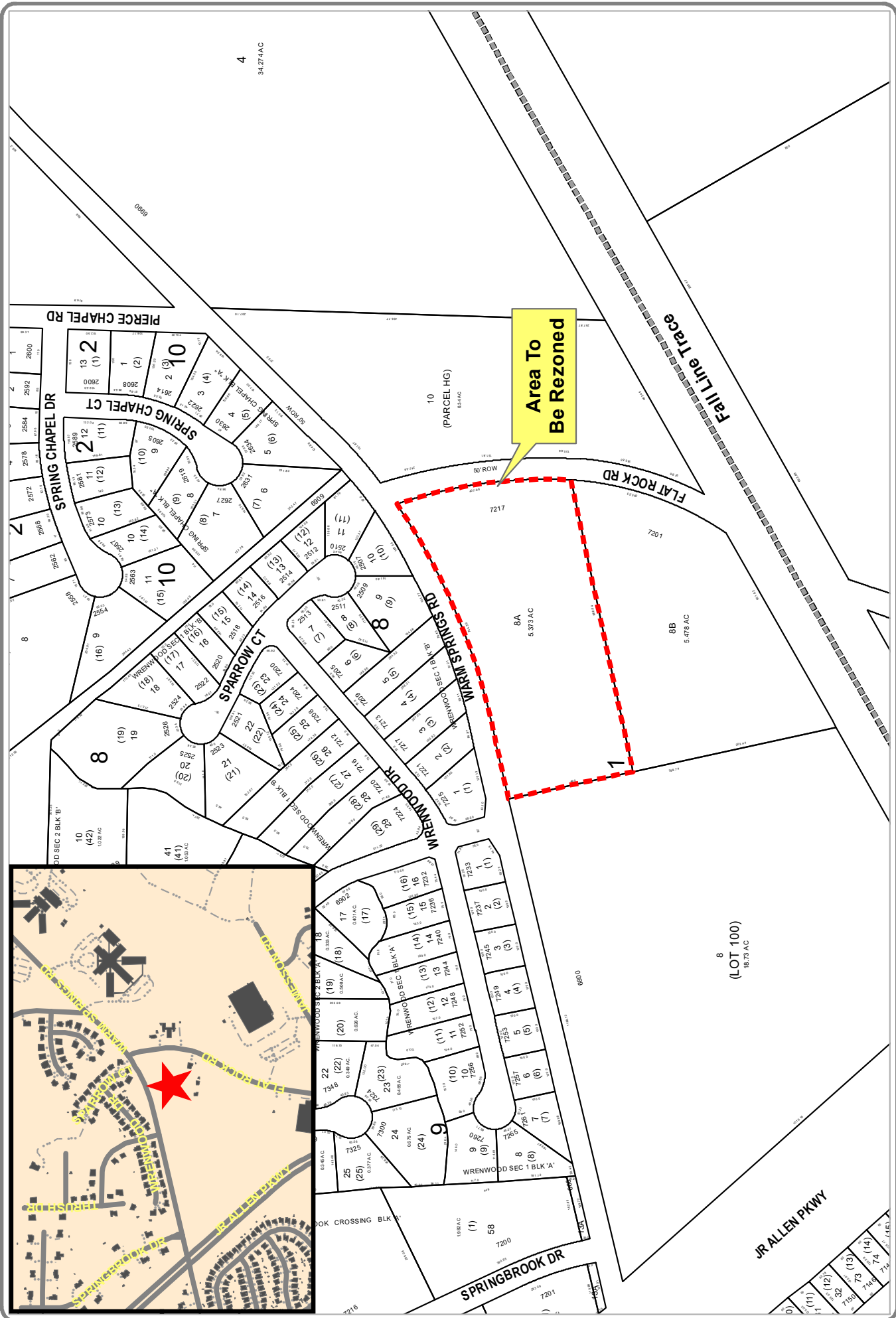
0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 11-21-2155
Map 109 Block 001 Lot 008A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

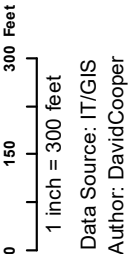
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Date: 11/18/2021



Area To Be Rezoned



Location Map for REZN 11-21-2155
Map 109 Block 001 Lot 008A
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4
34.274AC

8
(LOT 100)
18.73 AC

10
(PARCEL HG)
0.51AC

8A
5.93AC

8B
5.478 AC

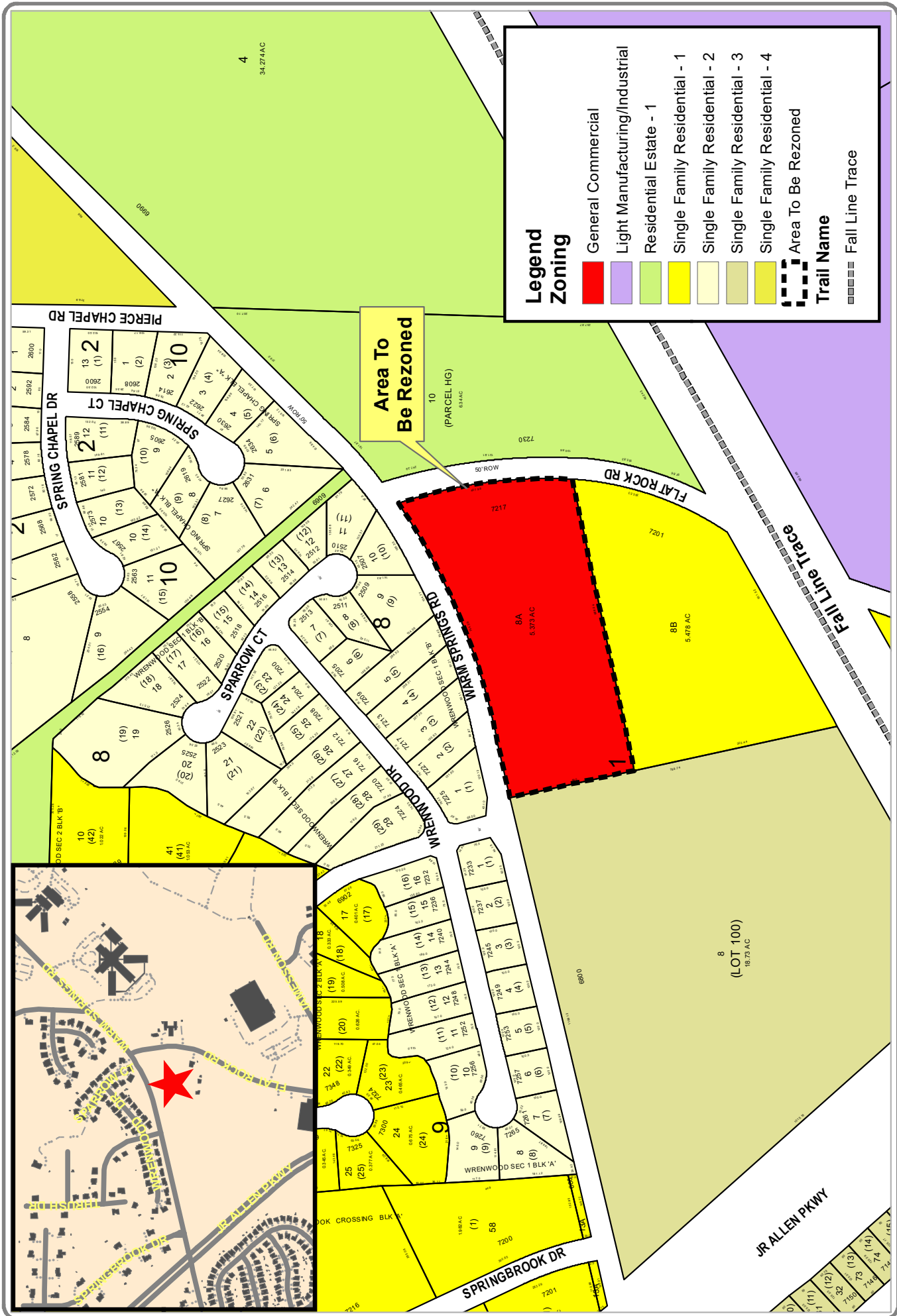
56
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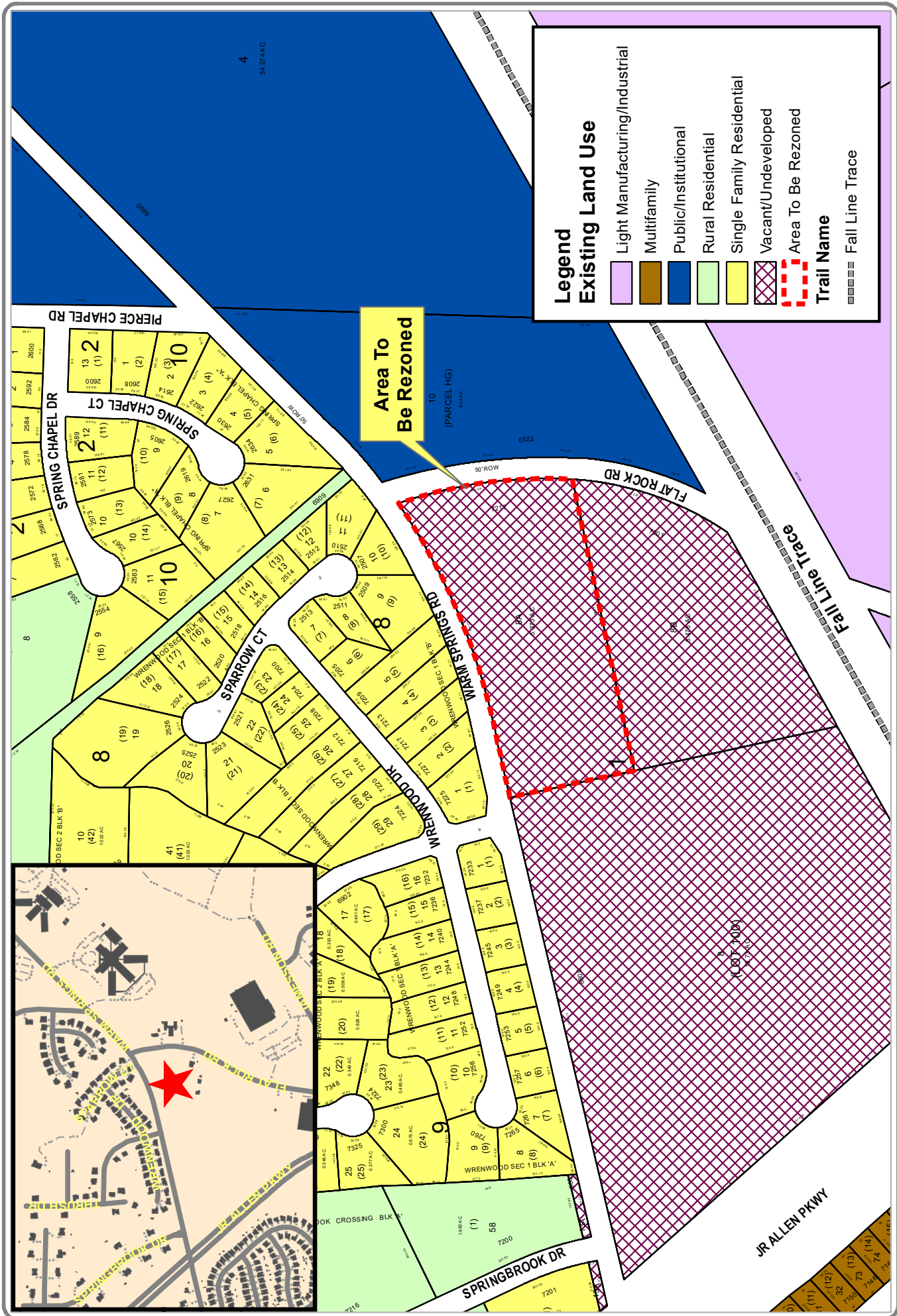
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0 150 300 Feet
 1 inch = 300 feet
 Data Source: I7/GIS
 Author: David Cooper

Zoning Map for REZN 11-21-2155
 Map 109 Block 001 Lot 008A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Legend

Existing Land Use

- Light Manufacturing/Industrial
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

Trail Name

- Fall Line Trace

Area To Be Rezoned

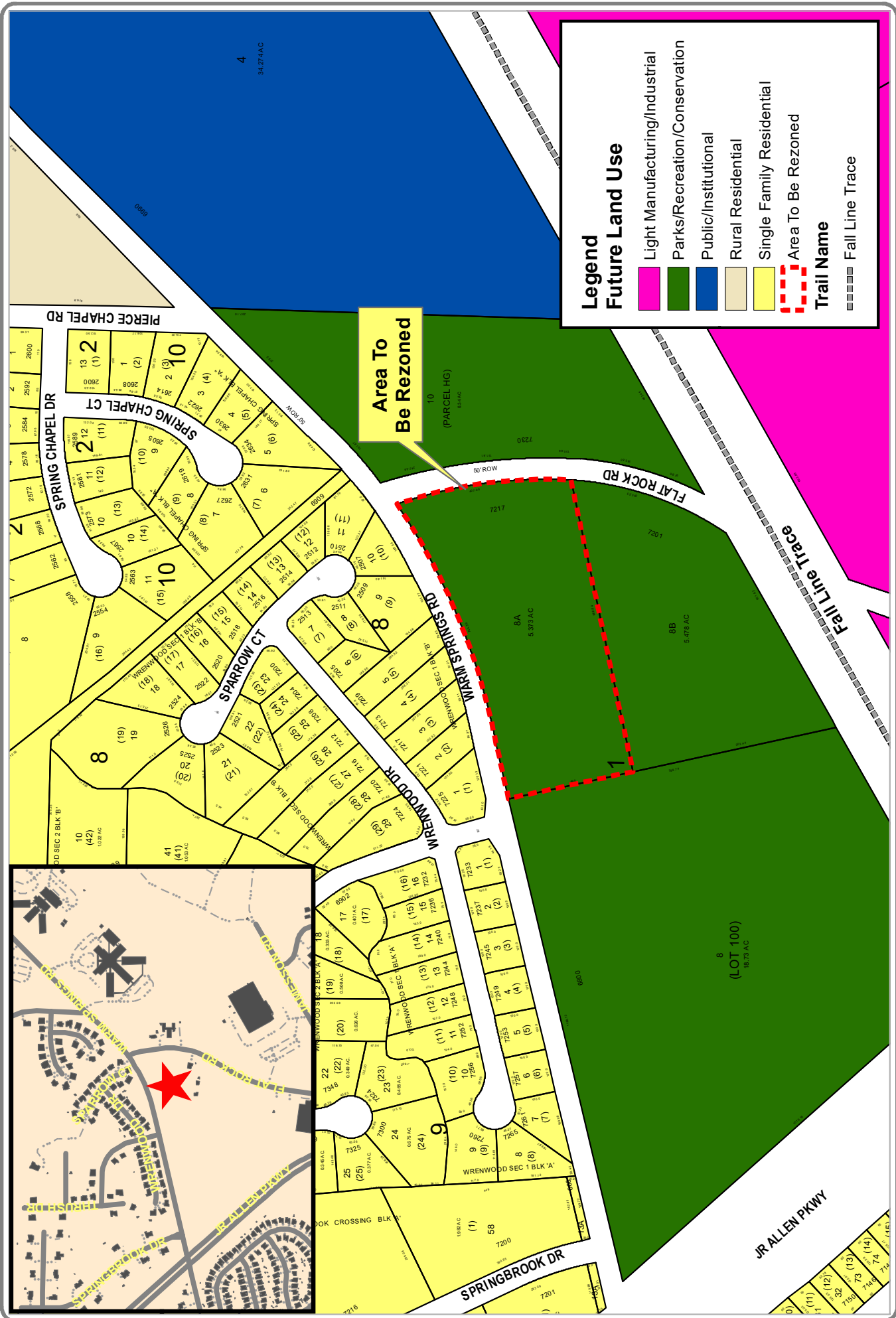


0 150 300 Feet
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Existing Land Use Map for REZN 11-21-2155
 Map 109 Block 001 Lot 008A
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Legend

Future Land Use

- Light Manufacturing/Industrial
- Parks/Recreation/Conservation
- Public/Institutional
- Rural Residential
- Single Family Residential
- Area To Be Rezoned

Trail Name

- Fall Line Trace

Area To Be Rezoned

0 150 300 Feet
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 Author: David Cooper

Future Land Use Map for REZN 11-21-2155
 Map 109 Block 001 Lot 008A
 Planning Department-Planning Division
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 11-21-2155
PROJECT Warm Springs Road
CLIENT
REZONING REQUEST GC to RMF4

LAND USE

Trip Generation Land Use Code* 220 & 814
 Existing Land Use General Commercial (GC)
 Proposed Land Use Residential Multi-Family 4 - (RMF4)
 Existing Trip Rate Unit GC - Acreage converted to square footage.
 Proposed Trip Rate Unit RMF4 - Number of units

TRIP END CALCULATION*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Specialty Retail Center	814	GC	5.37 Acres	44.32	1,296
				42.04	1,230
				20.43	597
					Weekday
					Saturday
					Sunday
				Total	3,123
Daily (Proposed Zoning)					
Apartment	220	RMF4	75 Units	6.65	499
				Total	499

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

TRAFFIC PROJECTIONS

EXISTING ZONING (GC)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	3,920
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	3,123
Total Projected Traffic (2021)	7,043
Projected Level of Service (LOS)**	B

PROPOSED ZONING (RMF4)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2020)	3,920
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	499
Total Projected Traffic (2021)	4,419
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)*



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MUSCOGEE COUNTY
MIDLAND TRAILS
0 WARM SPRINGS ROAD, COLUMBUS, GA 31906
PREPARED FOR:
FULLER PSALMOND INVESTMENTS LLC
TAX PARCEL ID: 199 001 909A
ET 2 P.L.L. 24 63 97M DIST

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VICINITY MAP
N.C.S.

SITE LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- WOODS FENCE
- CHAIN LINK FENCE
- COUNTRY ROAD (10 FT. STALL)
- CONCRETE DRIVE (10 FT. STALL)
- CONCRETE DRIVE (10 FT. STALL)
- STOP SIGN (PAVEMENT MARKING)
- TRAFFIC FLOW ARROW (PAVEMENT MARKING)
- "NO PARKING" LINE (PAVEMENT MARKING)
- "NO PARKING" SIGN (PAVEMENT MARKING)
- DIRECTIONAL ARROW (PAVEMENT MARKING)
- "ONLY IN DIRECTION" ARROW (PAVEMENT MARKING)
- "ONLY IN DIRECTION" SIGN (PAVEMENT MARKING)
- "NO PARKING" SIGN (PAVEMENT MARKING)
- "ONLY IN DIRECTION" SIGN (PAVEMENT MARKING)
- WHEEL STOP
- A.P.A. STD HANGAR PAUP
- RECYCLED LIGHT POLE
- GROUP OF FOUR SQUARE LIGHTS
- STANDARD WALL LIGHTS AT ENDS BY OTHERS
- HEAVY DUTY PARKING
- CONCRETE CURBSTOP AND CURBSTOP (8" TALL)
- PARKING SPACE COUNT #1-10'
- COMPACT PARKING SPACE #11-16'
- STORM SWAMP DATE
- SITE LIGHTING FIXTURES
- NON-PAVED TO BE REVEALED

