

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-09-21-1744

Applicant:	Burnt Investments, LLC
Owner:	Same
Location:	2019 Warm Springs Road
Parcel:	036-005-013
Acreage:	0.88 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Convenience Store with Gas Sales
Council District:	District 8 (Walker)
PAC Recommendation:	Denial 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) Hours of operation limited to 6:00am until 11:00pm.2) No garbage pick-up or deliveries shall be permitted between the hours of 5:00pm and 7:00am.3) Fuel trucks shall not exceed 33-feet in length.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A

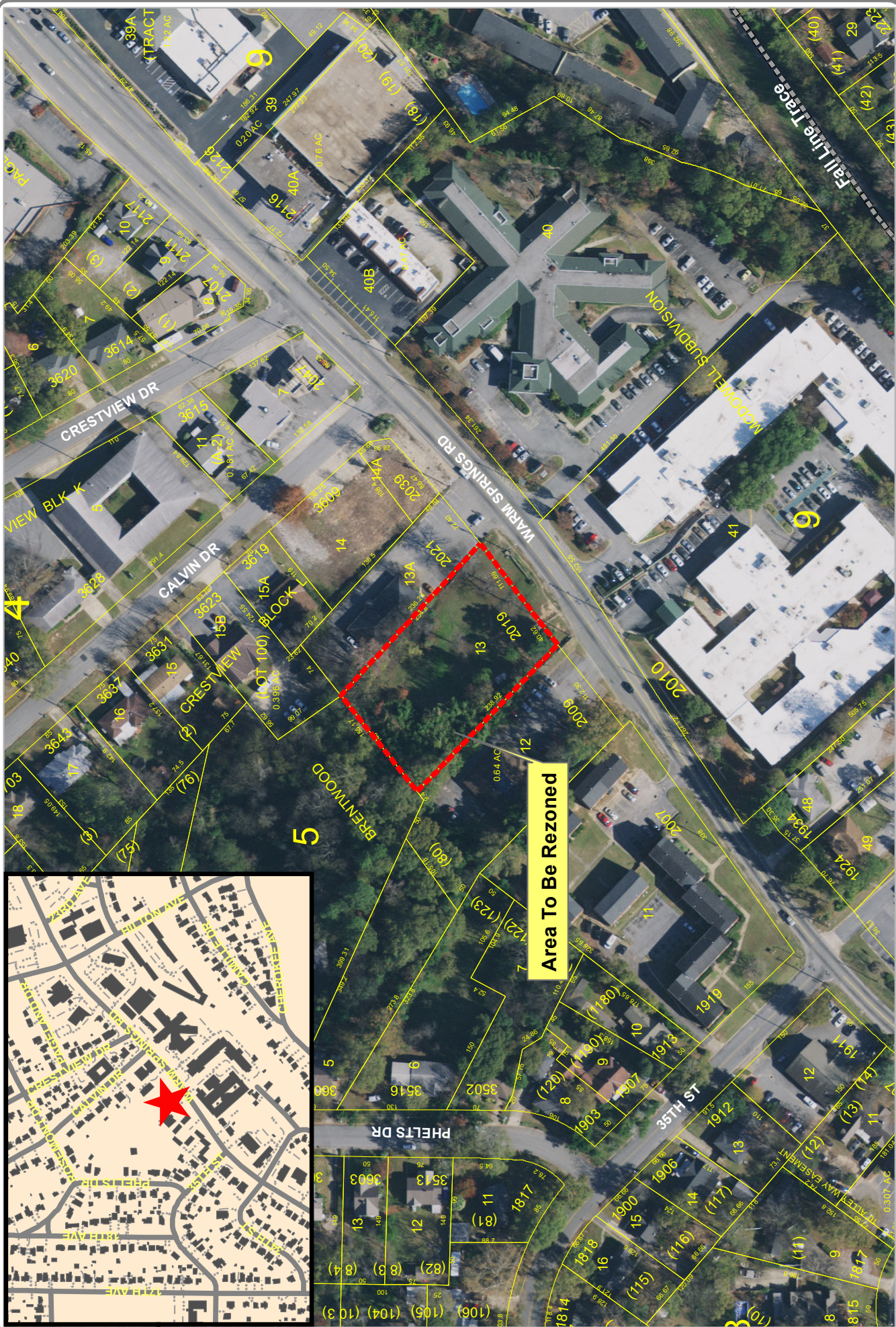
General Land Use:		Consistent Planning Area D
Current Land Use Designation:		General Commercial
Future Land Use Designation:		General Commercial
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need 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 96 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	SFR3 (Single Family Residential 3)
	South	RO (Residential Office)
	East	NC (Neighborhood Commercial)
	West	RO (Residential Office)
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: <ul style="list-style-type: none"> 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 (30) property owners within 300 feet of the

subject properties were notified of the rezoning request. The Planning Department received **two (2)** calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 2 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



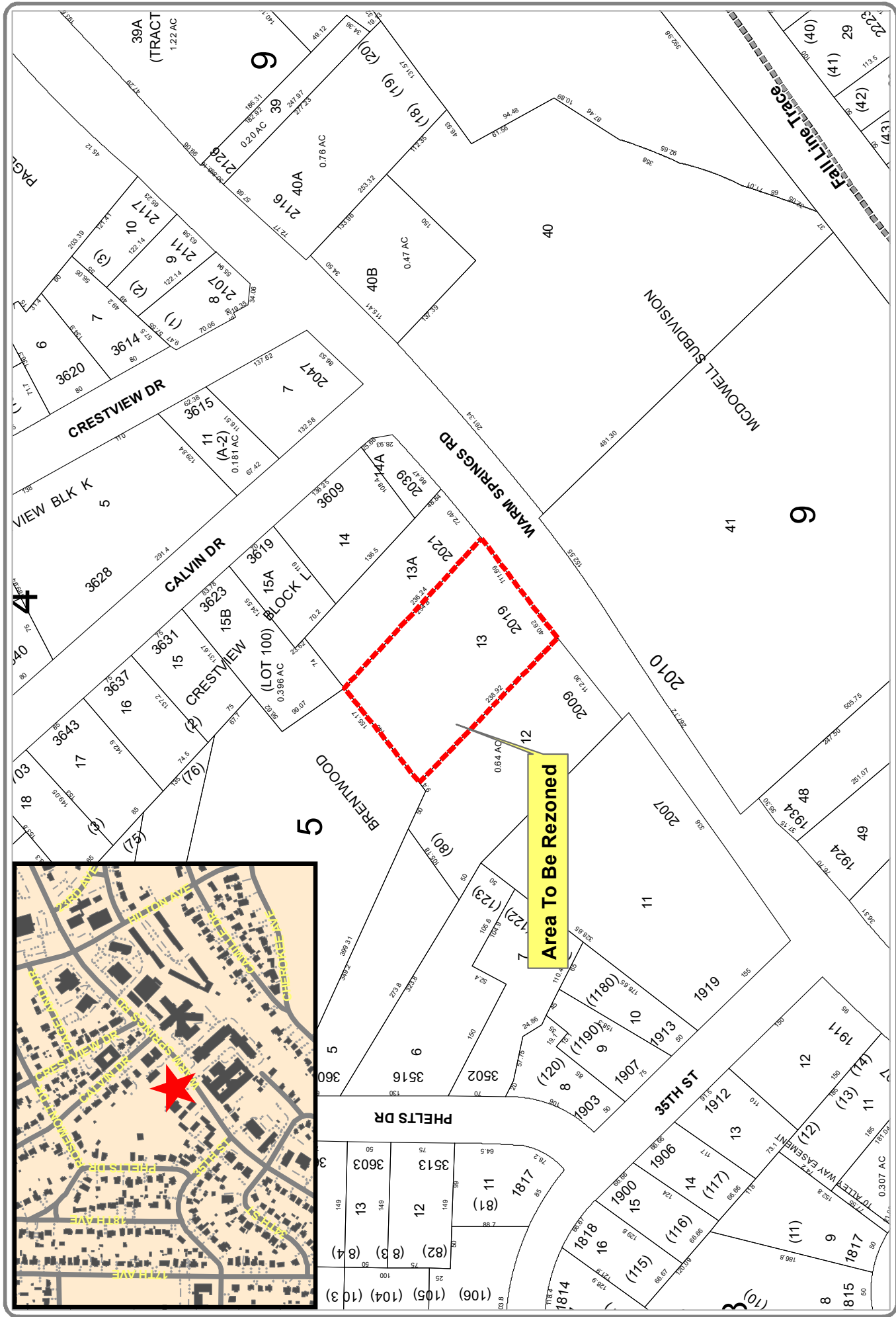
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Date: 9/10/2021

Aerial Map for REZN 08-21-1744
Map Map 036 Block 005 Lot 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper





Area To Be Rezoned



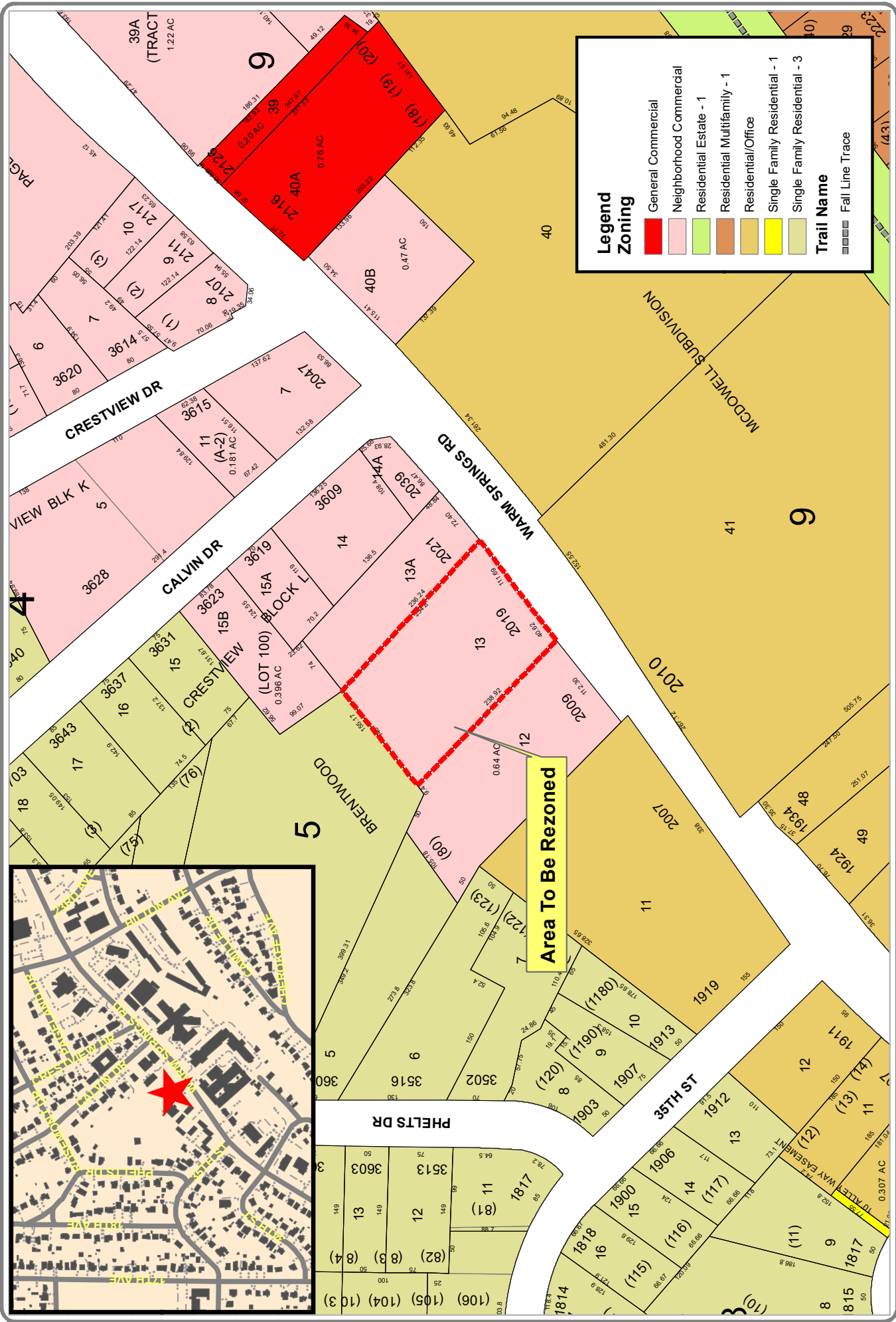
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Location Map for REZN 08-21-1744
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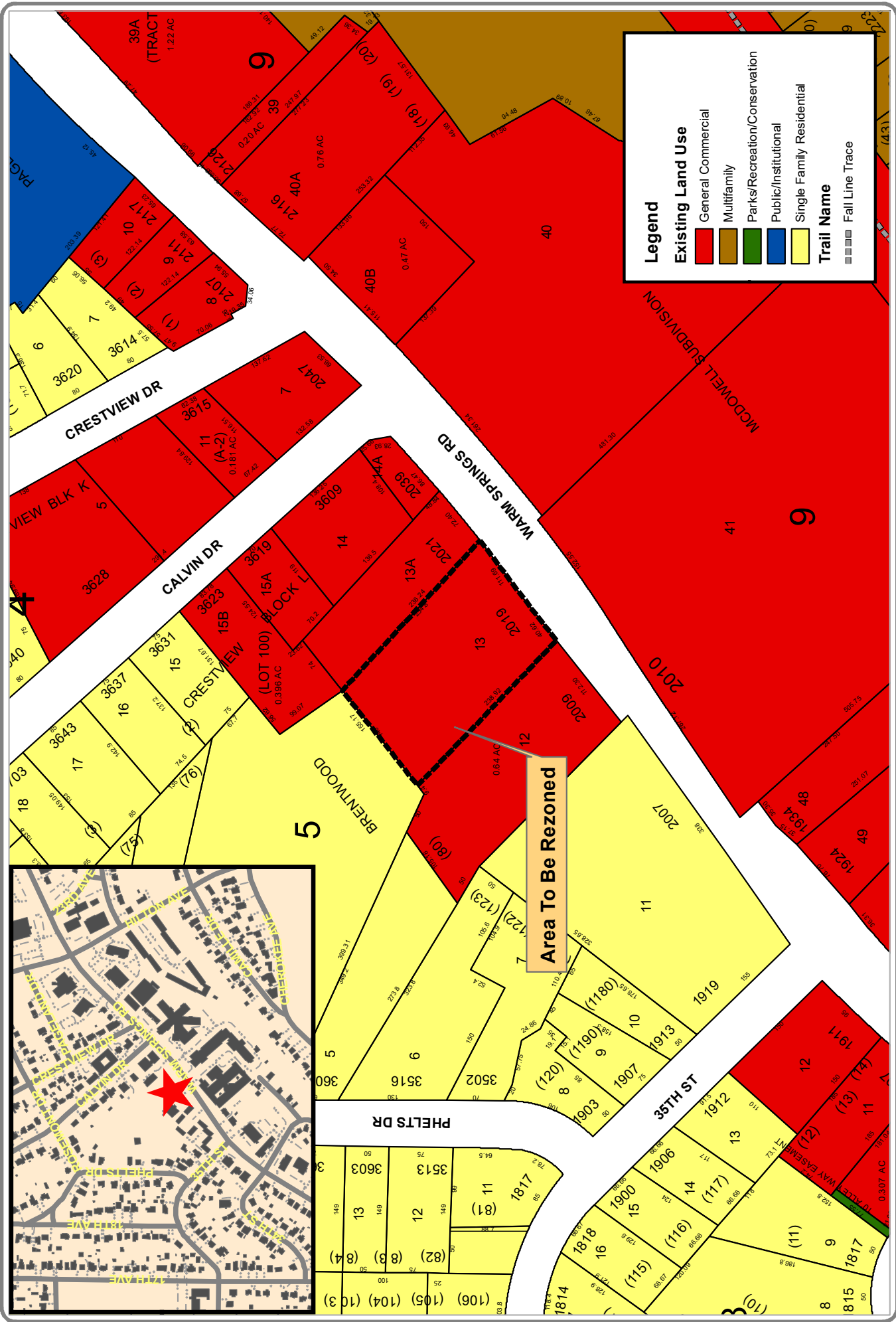


150 Feet
0 75 150
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Zoning Map for REZN 08-21-1744
Map Map 036 Block 005 Lot 013
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Legend

Existing Land Use

- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential

Trail Name

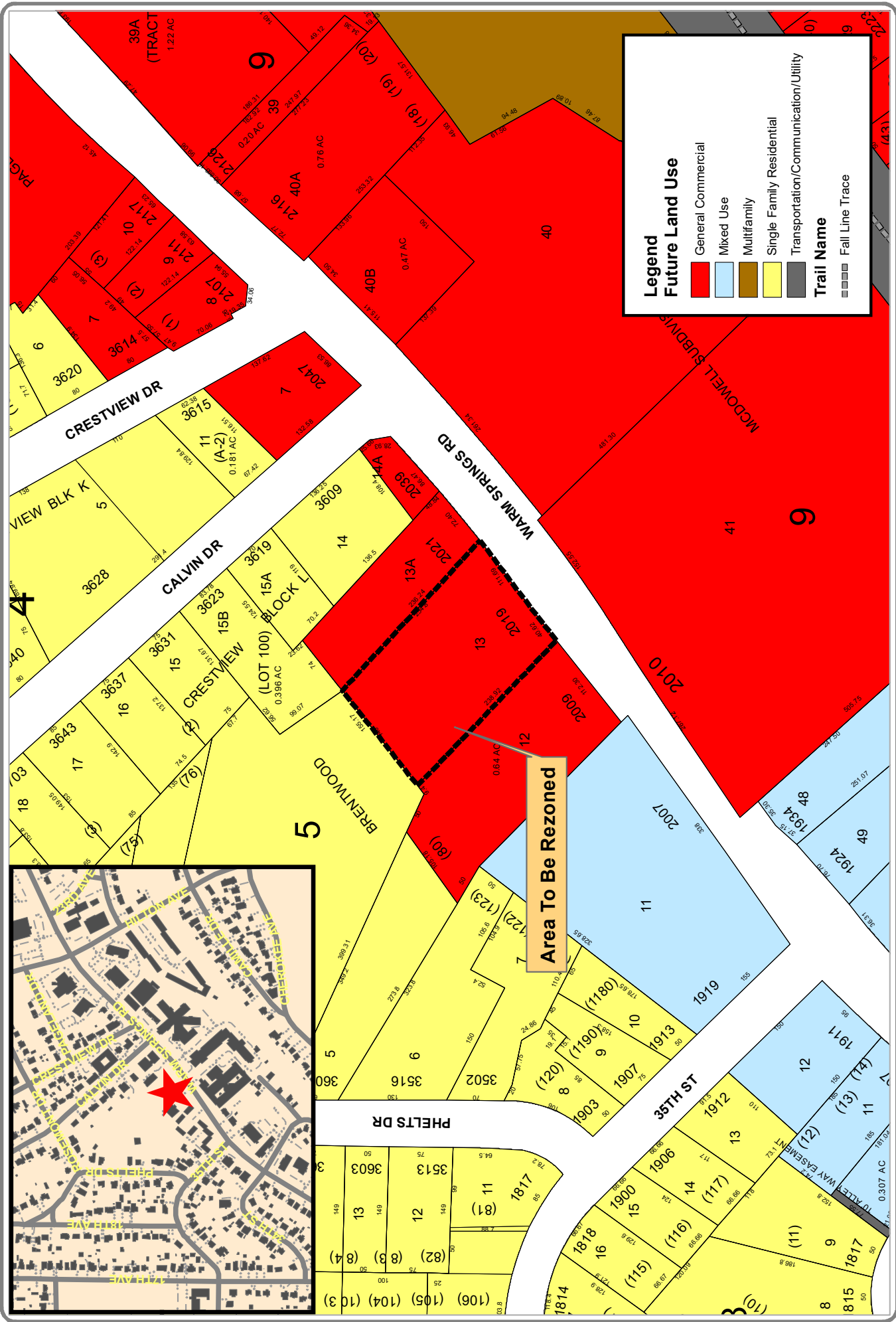
- Fall Line Trace

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Existing Land Use Map for REZN 08-21-1744
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Legend
Future Land Use

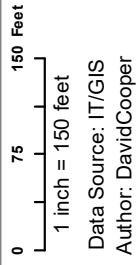
- General Commercial
- Mixed Use
- Multifamily
- Single Family Residential
- Transportation/Communication/Utility

Trail Name

- Fall Line Trace



Area To Be Rezoned



Future Land Use Map for REZN 08-21-1744
Map 036 Block 005 Lot 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Author: David Cooper

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 09-21-1744
PROJECT 2019 Warm Springs Road
CLIENT
REZONING REQUEST NC to GC

LAND USE

Trip Generation Land Use Code* 814 & 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
Daily (Existing Zoning)					
Specialty Retail Center	814	NC	0.88 Acres	44.32	213
				42.04	202
				20.43	99
					Weekday
					Saturday
					Sunday
			Total		514
Daily (Proposed Zoning)					
Gasoline/Service Station with Convenience Market	945	GC	4 Pumps	10.56	42
				13.57	54
					AM Peak
					PM Peak
			Total		96

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

TRAFFIC PROJECTIONS

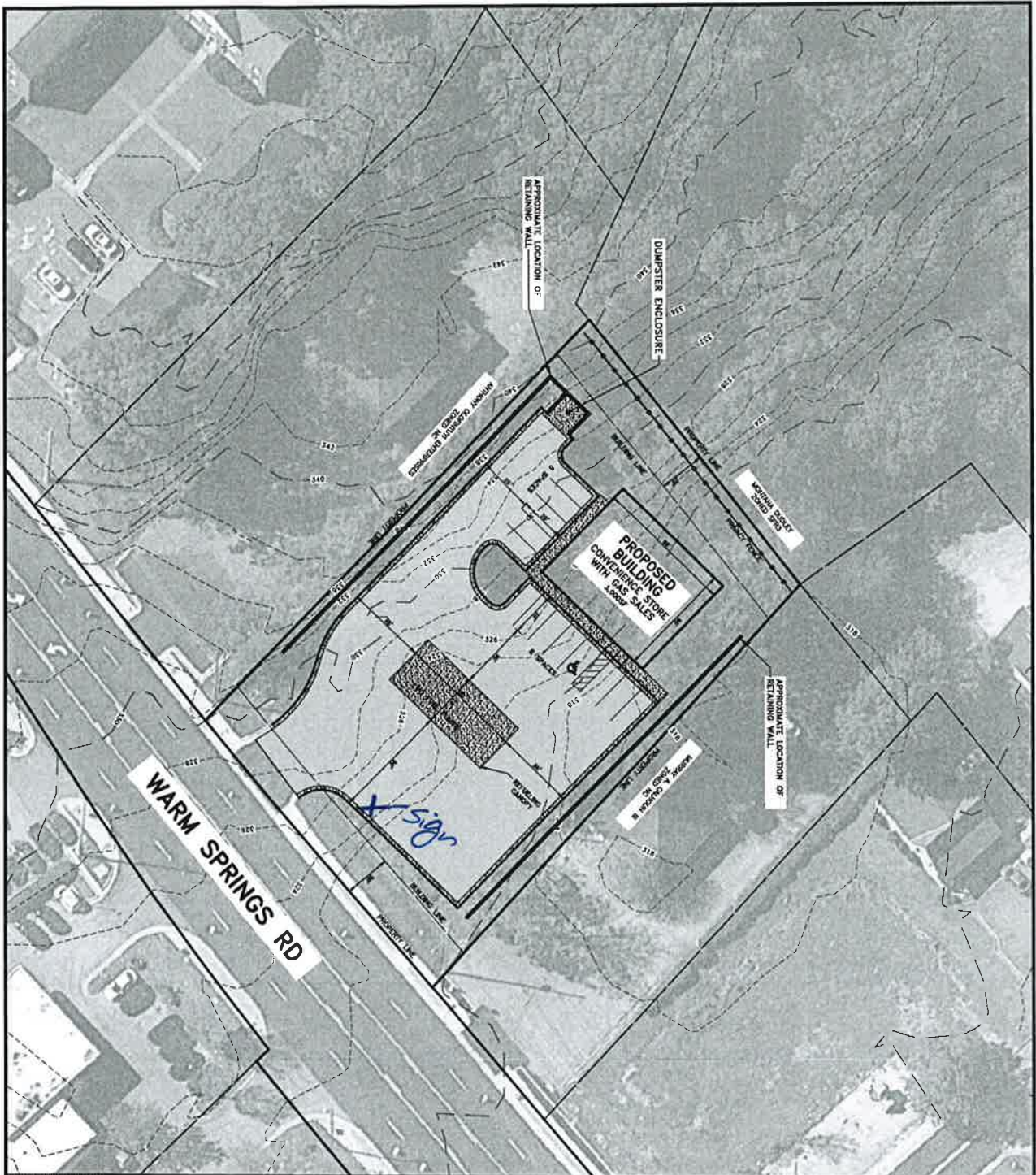
EXISTING ZONING (NC)

Name of Street	Warm Springs Rpad
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2019)	12,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	514
Total Projected Traffic (2021)	13,214
Projected Level of Service (LOS)**	B

PROPOSED ZONING (GC)

Name of Street	Warm Springs Road
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2019)	12,700
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	96
Total Projected Traffic (2021)	12,796
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)*



VICINITY MAP
N.T.S.

THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. THE SKETCH IS NOT TO BE USED FOR CONSTRUCTION. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE. THE SKETCH IS NOT TO BE USED FOR ANY OTHER PURPOSE.

PROPOSED ZONING DATA
 1 - (Zoning District) R-1
 2 - (Zoning District) R-2
 3 - (Zoning District) R-3

OWNER INFORMATION
 MOON MEEKS & ASSOCIATES, INC.
 100 BOWMAN BLVD., SUITE A
 COLUMBUS, GA 31904
 MO: 800 4768 (319) 41

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CONCEPTUAL LAYOUT D
FOR
2019 WARM SPRINGS ROAD
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

MOON MEEKS & ASSOCIATES, INC.
 CIVIL ENGINEERS LAND SURVEYORS

PHONE: (706) 327-8306
 FAX: (706) 327-0424
 WWW.MOONMEEKS.COM
 100 BOWMAN BLVD., SUITE A
 COLUMBUS, GA 31904
 MO: 800 4768 (319) 41

PRELIMINARY FOR REVIEW ONLY

D

SHEET NO.

DATE: 9/2/21

SCALE: 1" = 20'

CONTR: 53175

MAY: 2021(B)