

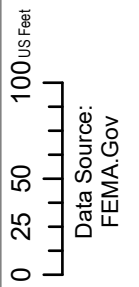
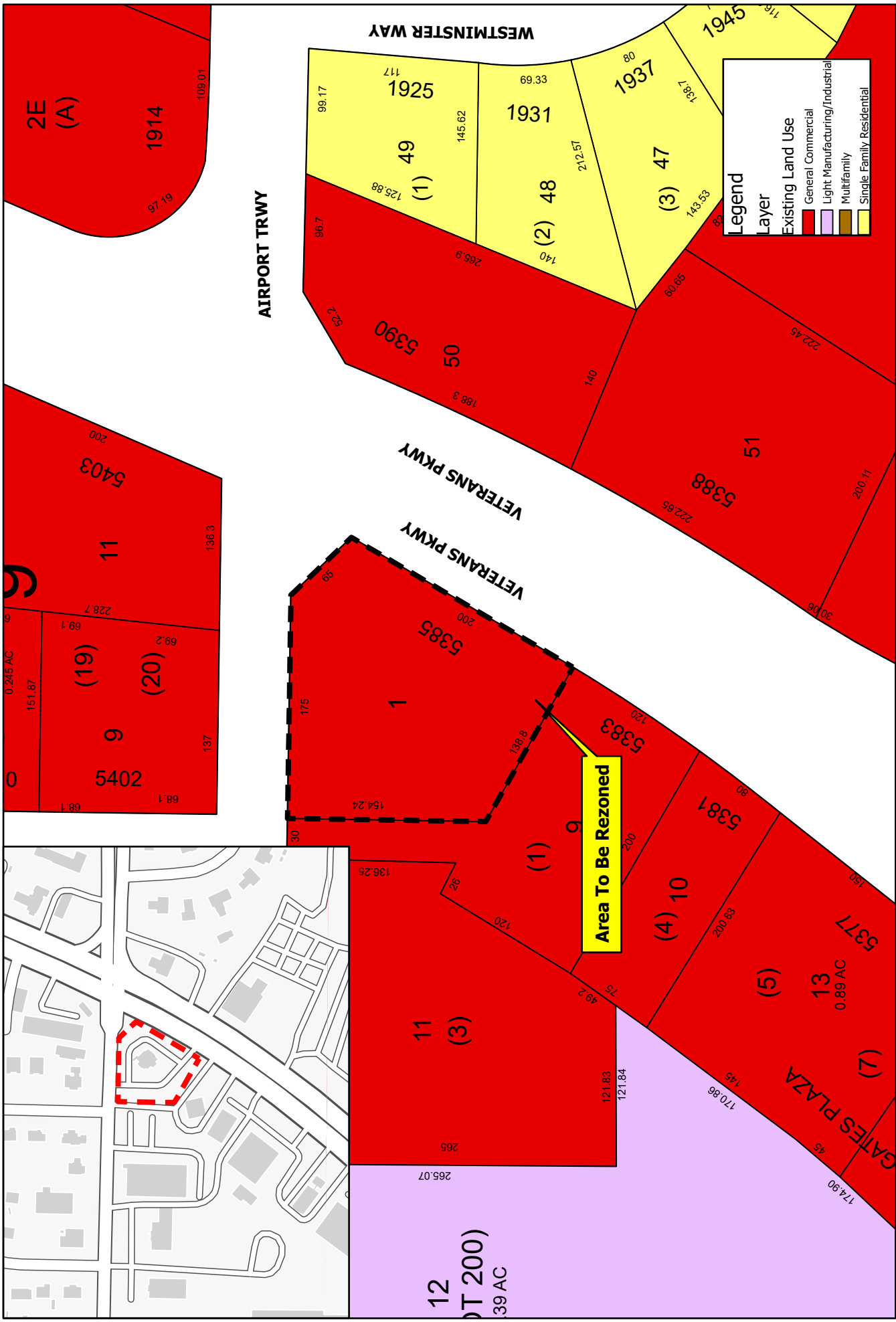
CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-26-0416

Applicant:	Highland Asset Veterans Parkway LLC
Owner:	Highland Asset Veterans Parkway LLC
Location:	5385 Veterans Parkway
Parcel:	188-020-001
Acreage:	0.85 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Convenience Store with Gas Sales
Council District:	District 8
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 E
General Land Use:	Consistent Planning Area F

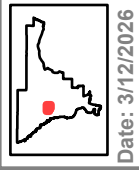
Current Land Use Designation:		General Commercial
Future Land Use Designation:		Light Manufacturing/ Industrial
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Neighborhood Commercial
	South	General Commercial
	East	Neighborhood Commercial
	West	Neighborhood Commercial
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		27 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	0 Responses
	Opposition	0 Responses
Additional Information:		Convenience store with 10 fuel pumps
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Concept Plan



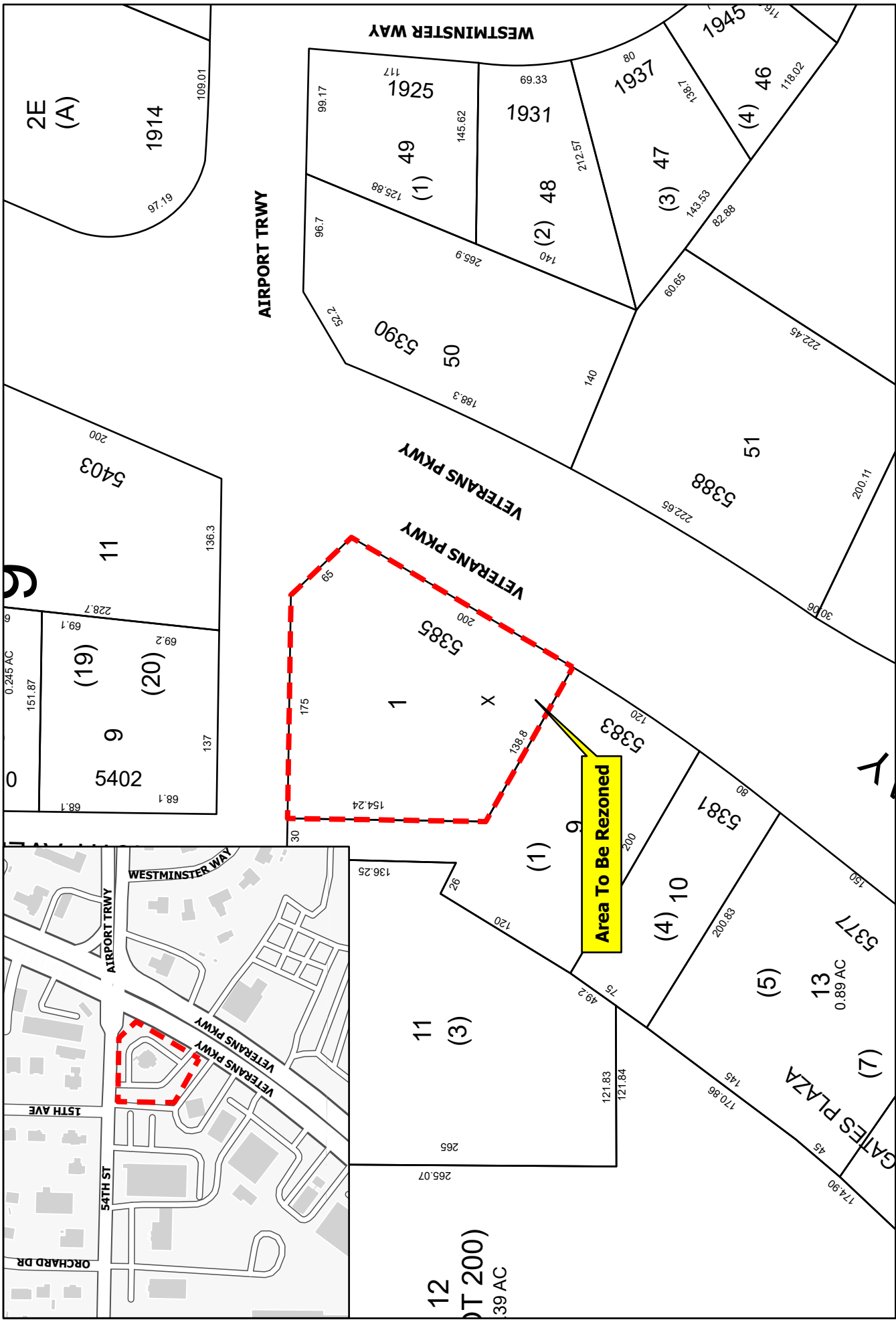
0 25 50 100 US Feet
 Data Source:
 FEMA.Gov

Existing Land Use Map for
 EXCP 0416
 Map 188 Block 020 Lot 001
 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.

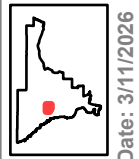


Date: 3/12/2026



Flood Hazard Map for
EXCP 0416
Map 188 Block 020 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 3/11/2026

REZONING MEMORANDUM
5385 Veterans Parkway
Columbus, Georgia
Parcel ID: 188 020 001

Applicant: Edward French of Highland Asset Veterans Pkwy LLC

Request: Rezoning from NC (Neighborhood Commercial) to GC (General Commercial) with Special Exception

Ordinance Reference: Ordinance No. 24-069

I. Property Overview

The subject property consists of approximately 0.85 acres located at 5385 Veterans Parkway in Columbus, Georgia (Parcel ID 188 020 001). The site fronts Veterans Parkway, a major arterial corridor serving established commercial development in north Columbus.

The applicant seeks to rezone the property from NC (Neighborhood Commercial) to GC (General Commercial) to allow for development of a convenience store with fuel sales consistent with the character and intensity of the surrounding corridor.

II. Compliance with Ordinance No. 24-069

Section 1(G) – Separation from Existing Fuel Sales

Ordinance 24-069 requires a minimum 2,000-foot separation between convenience stores with fuel sales located on the same side of the street.

The property line-to-property line distance between the subject property and the nearest existing convenience store with fuel sales located on the same side of Veterans Parkway (5731 Veterans Parkway – Chevron) exceeds 2,300 feet.

Accordingly, the subject property satisfies and exceeds the required same-side separation standard under Ordinance 24-069.

Section 1(H) – Major Arterial Requirement

The subject property fronts Veterans Parkway, which is classified as a major arterial roadway. This requirement is fully satisfied.

Section 1(I) – Special Exception (Lot Size)

The subject parcel contains approximately 0.85 acres.

Section 1(I)(2) allows for a special exception for parcels between one-half ($\frac{1}{2}$) acre and one (1) acre. The applicant respectfully requests this special exception as part of this application.

Section 1(J) – Pump Count Requirement

The ordinance requires that a qualifying convenience store with fuel sales include six (6) or more fueling positions.

The proposed site plan includes ten (10) fueling positions. This requirement is fully satisfied.

III. Alcohol Distance Compliance (Future Beer & Wine Sales)

Although not part of the zoning request itself, the applicant has reviewed applicable alcohol distance requirements for future licensing compliance.

The door-to-door travel distance from the proposed store entrance to the nearest church exceeds 300 feet, satisfying the applicable separation requirement.

With respect to residential separation provisions, the surrounding corridor is predominantly zoned GC and NC. The UDO provides that the 200-foot private residence restriction does not apply where a majority of land within the prohibited distance is zoned UPT, NC, GC, RO, LMI, HMI, or PMUD. The subject property is located within a commercially zoned corridor meeting this standard.

The proposed development is compliant with applicable local alcohol distance provisions.

IV. Corridor Character & Consistency

Veterans Parkway is a developed commercial arterial corridor characterized by General Commercial (GC) zoning, Neighborhood Commercial (NC) zoning, established retail and service uses, and existing commercial infrastructure.

Rezoning the subject property to GC aligns the zoning classification with the functional character of the corridor and permits a use contemplated under Ordinance 24-069.

The request does not introduce an incompatible land use but instead reflects the established commercial pattern along Veterans Parkway.

V. Conclusion

The requested rezoning from NC to GC with Special Exception:

- Meets separation requirements under Ordinance 24-069
- Satisfies arterial frontage requirements
- Qualifies for special exception lot size consideration
- Meets pump count requirements
- Is consistent with the commercial character of the Veterans Parkway corridor
- Complies with applicable alcohol distance standards

The applicant respectfully requests approval of the rezoning and associated special exception.

