

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-04-26-0739**

<b>Applicant:</b>	Frank Walden
<b>Owner:</b>	Kulwaut Singh
<b>Location:</b>	6909 Buena Vista Road
<b>Parcel:</b>	115-008-029
<b>Acreage:</b>	1.29 Acres
<b>Current Zoning Classification:</b>	Single Family Residential -2
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	Convenience Store with Gas Sales
<b>Council District:</b>	District 4
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	Vacant/Undeveloped

<b>Future Land Use Designation:</b>		Public/Institutional
<b>Compatible with Existing Land-Uses:</b>		No
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by public water only.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential 2
	<b>South</b>	General Commercial/ Single Family Residential 2
	<b>East</b>	General Commercial
	<b>West</b>	Single Family Residential 2
<b>Reasonableness of Request:</b>		The request is incompatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		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) 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.
<b>Attitude of Property Owners:</b>		<b>Fourteen</b> 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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>3</b> Responses
<b>Additional Information:</b>		Purpose is to replat the 1.29 ac with adjacent GC

lot, 1.74 ac and develop as a Convenience store, 3,812 sq ft, with gas sales, 12 fuel pumps and attached retail space, 1,200 sq ft.

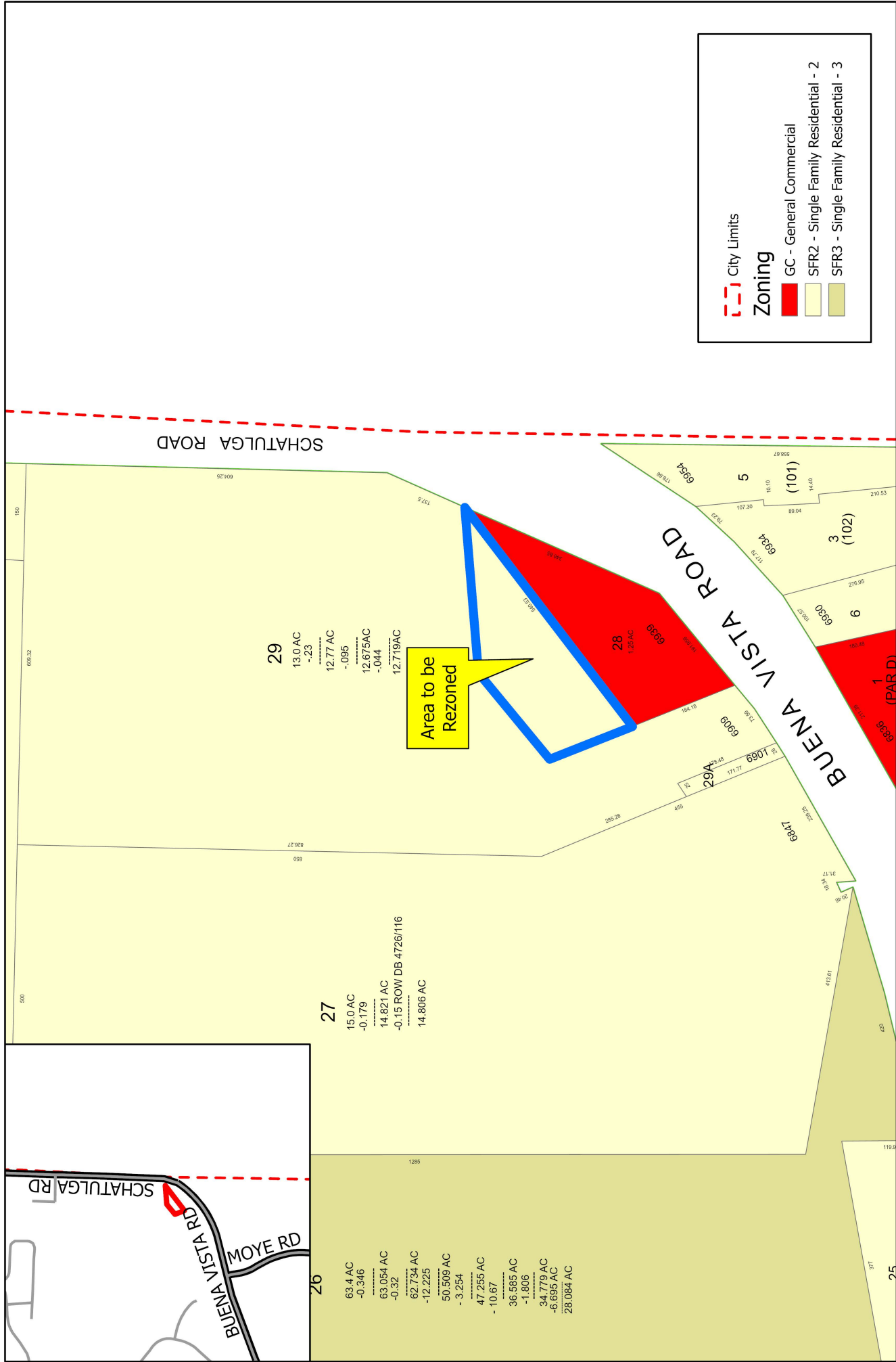
Adjacent property, 6939 Buena Vista Rd, is subject to Ordinance number 11-68 restricting the property to the following uses:

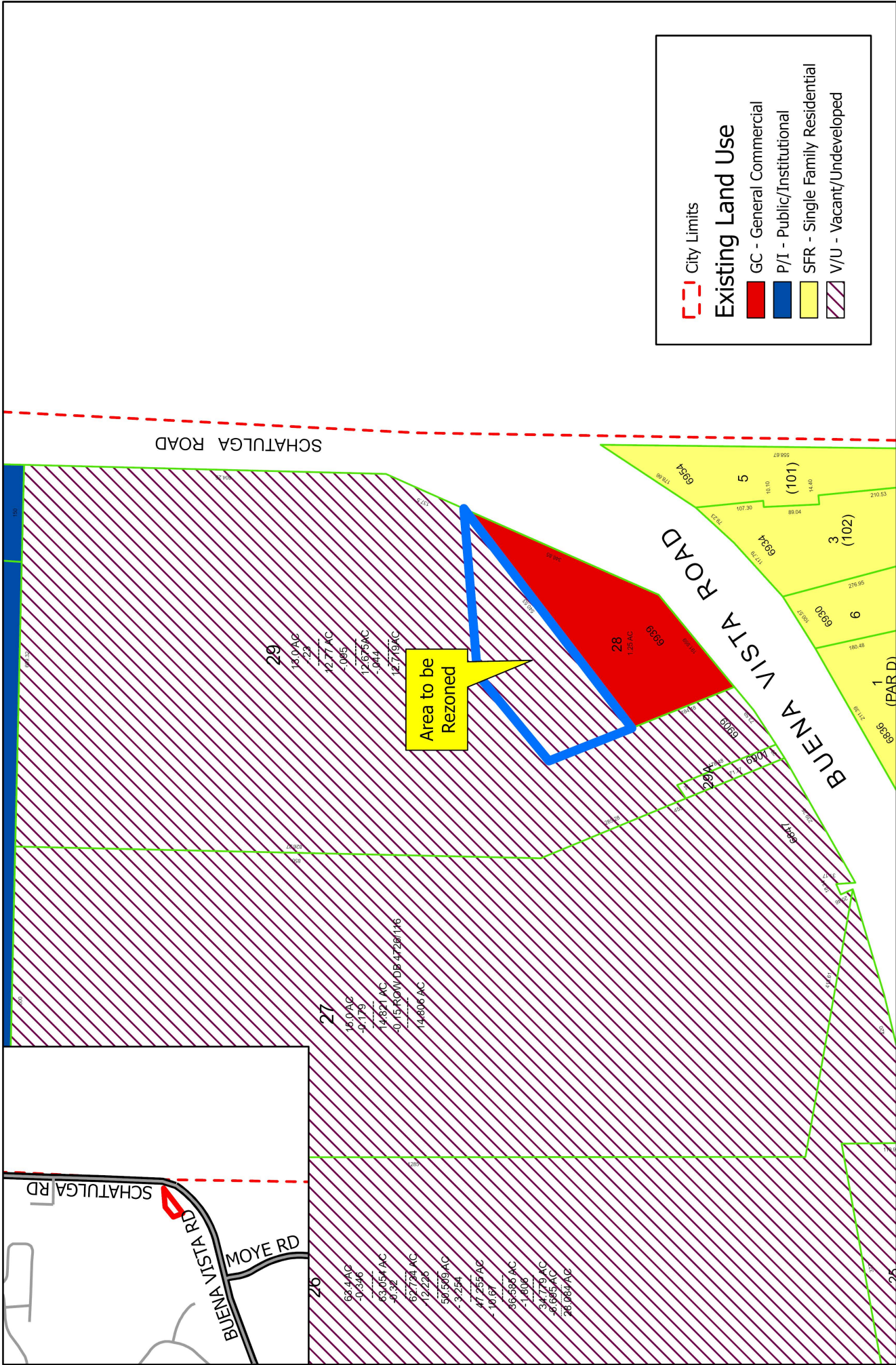
1. Auto/Truck Wash and Detail Facility
2. Check Cashing Office.
3. Convenience Store, With Gas Sales
4. Dry Cleaning and Laundry, General.
5. Dry Cleaning and Laundry Station.
6. Hotel, Motel or Inn.
7. Laundry, Coin Operated.
8. Personal Services.
9. Restaurant, General.
10. Restaurant, Specialty.
11. Restaurant, Take Out.
12. Self Service Storage.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map  
Site Plan  
Floor Plan  
Ordinance #11-68

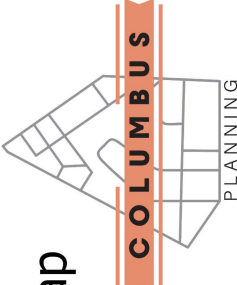






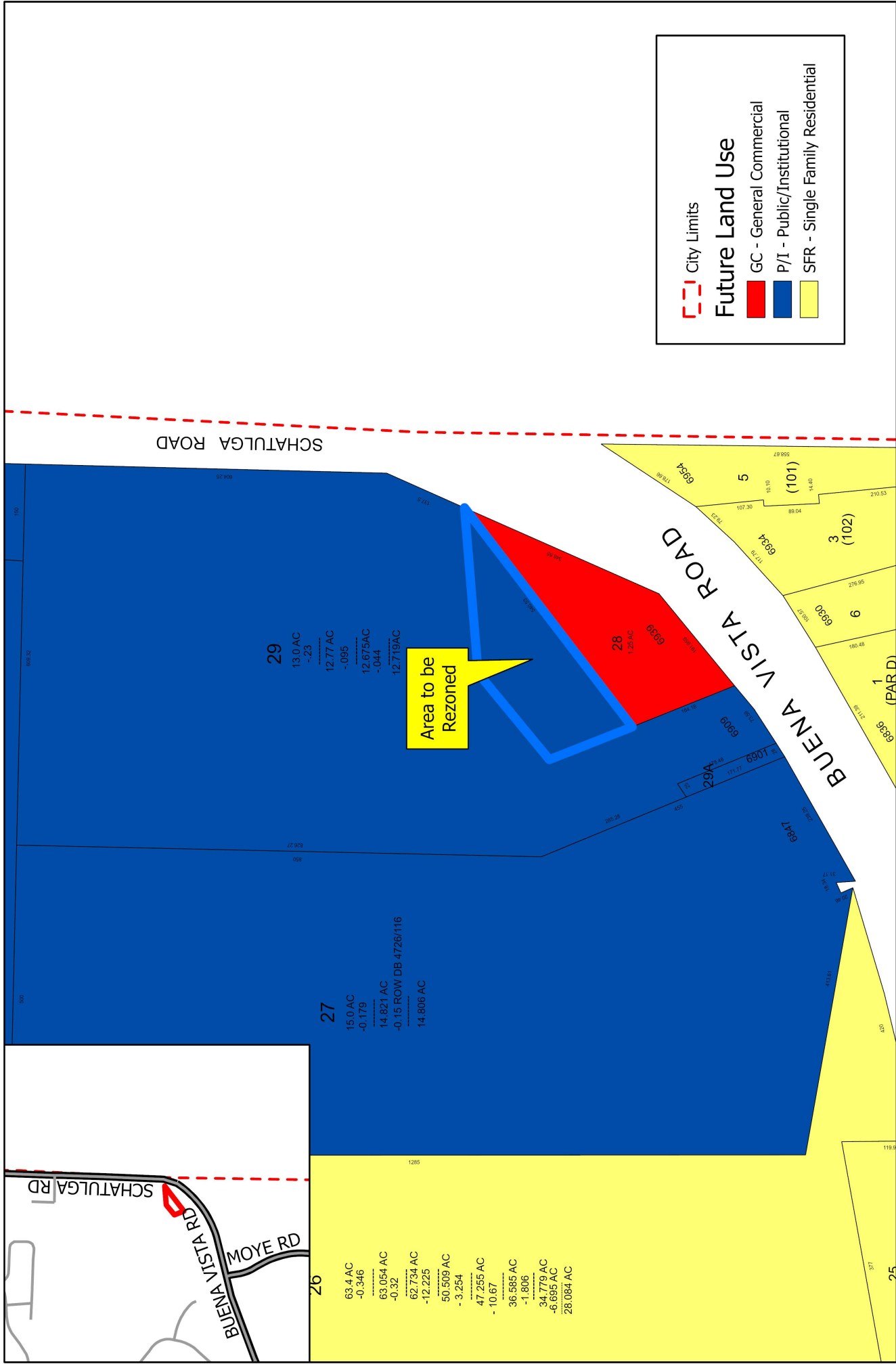
# REZN 04-26-0739 : Existing Land Use Map

## CCG Planning Department



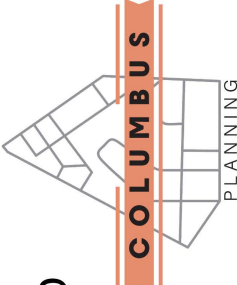
This material is made available as a public service.  
 Maps and data are to be used for reference purposes only.

The data contained is subject to constant change.  
 Map information is believed to be correct but is not guaranteed.



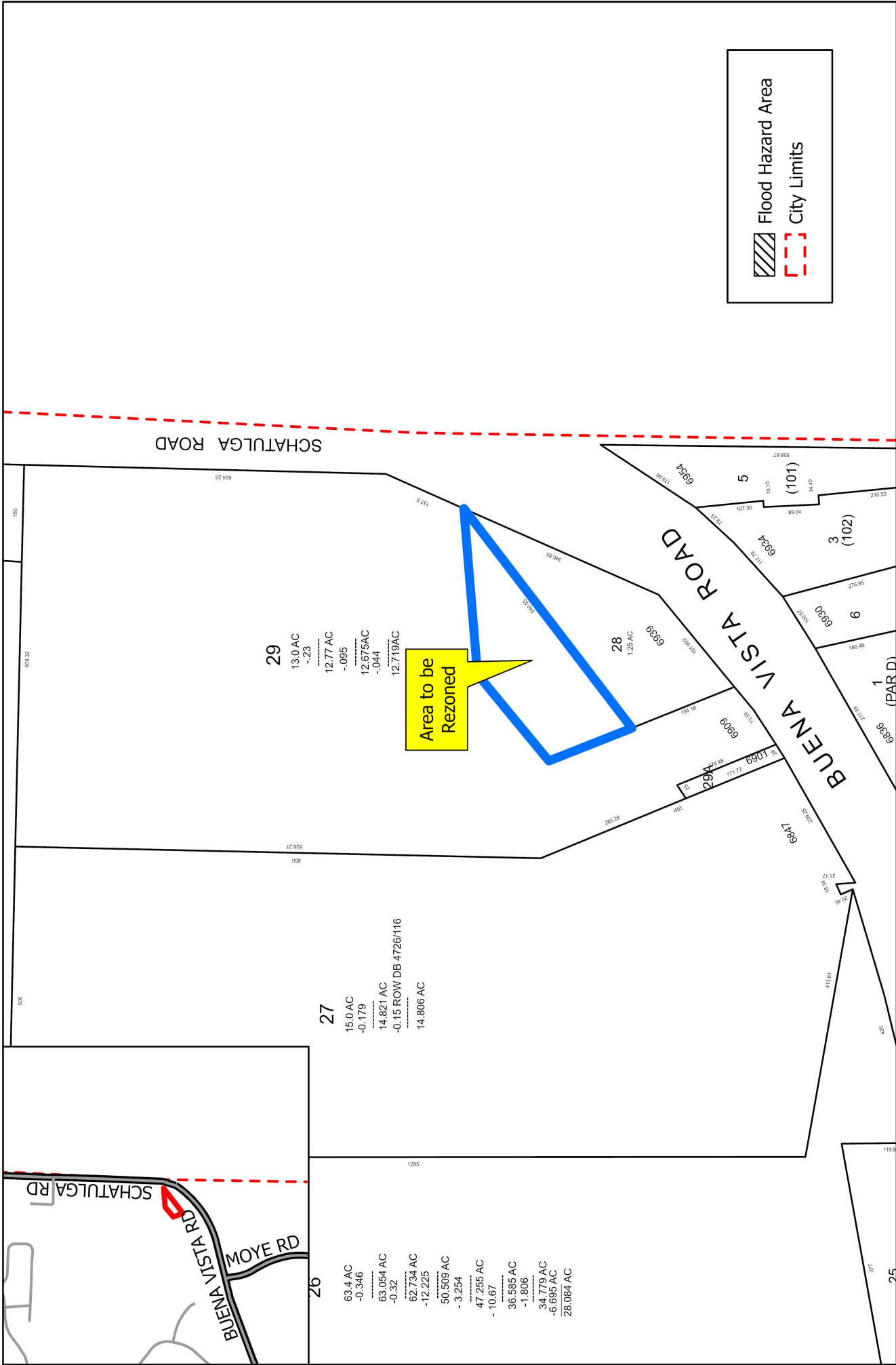
# REZN 04-26-0739 : Future Land Use Map

## CCG Planning Department



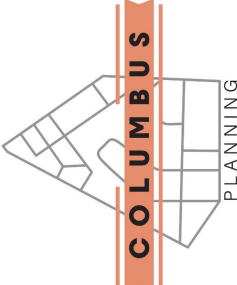
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# REZN 04-26-0739 : Flood Hazard Map

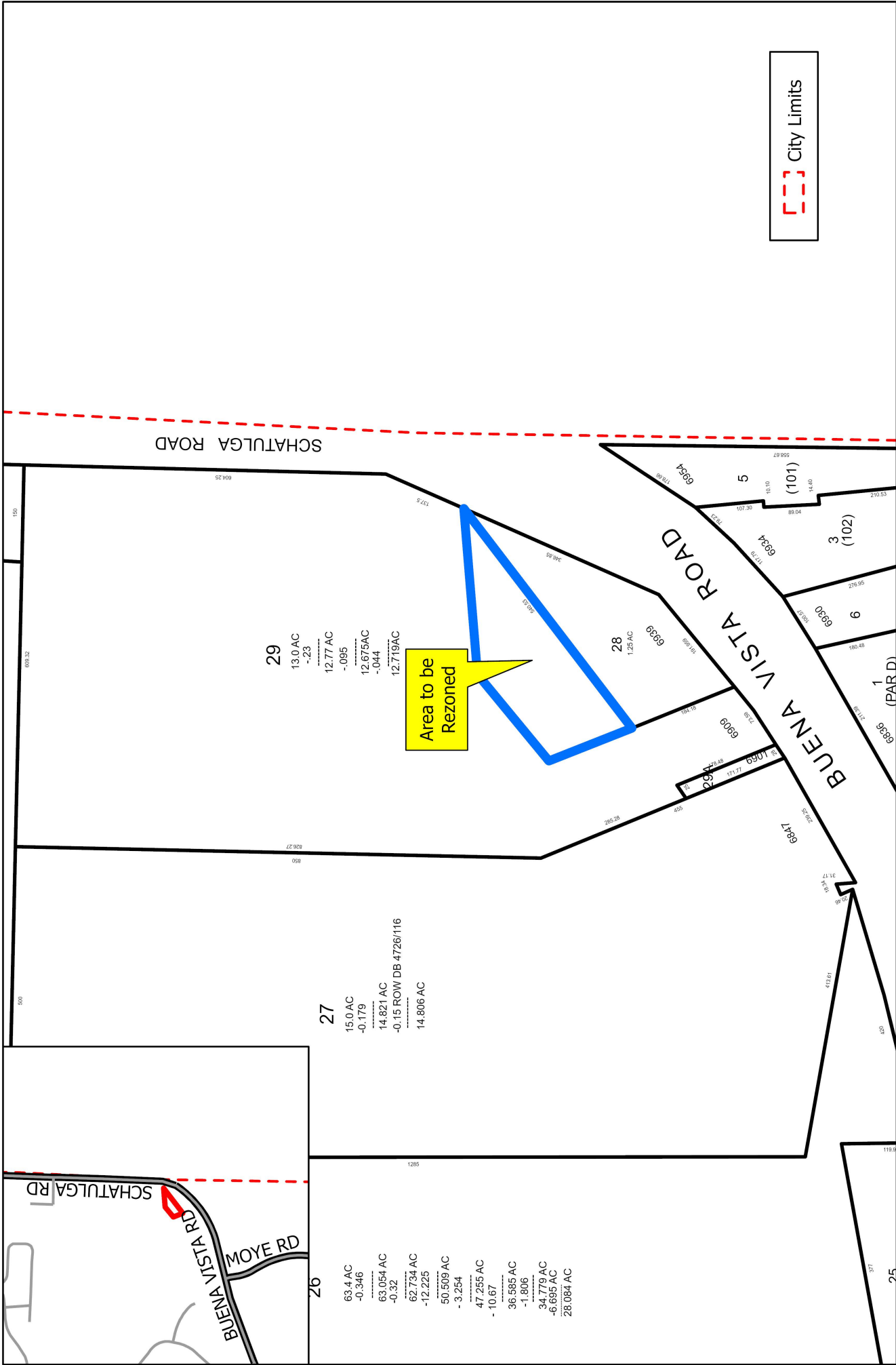
## CCG Planning Department



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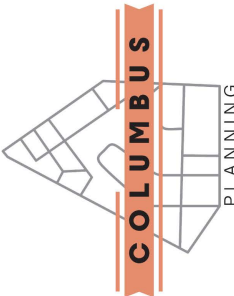
Prepared by Rex Wilkinson 5/26/2026

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# REZN 04-26-0739 : Location Map

## CCG Planning Department



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Prepared by Rex Wilkinson 5/26/2026

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PRELIMINARY  
FOR REVIEW ONLY

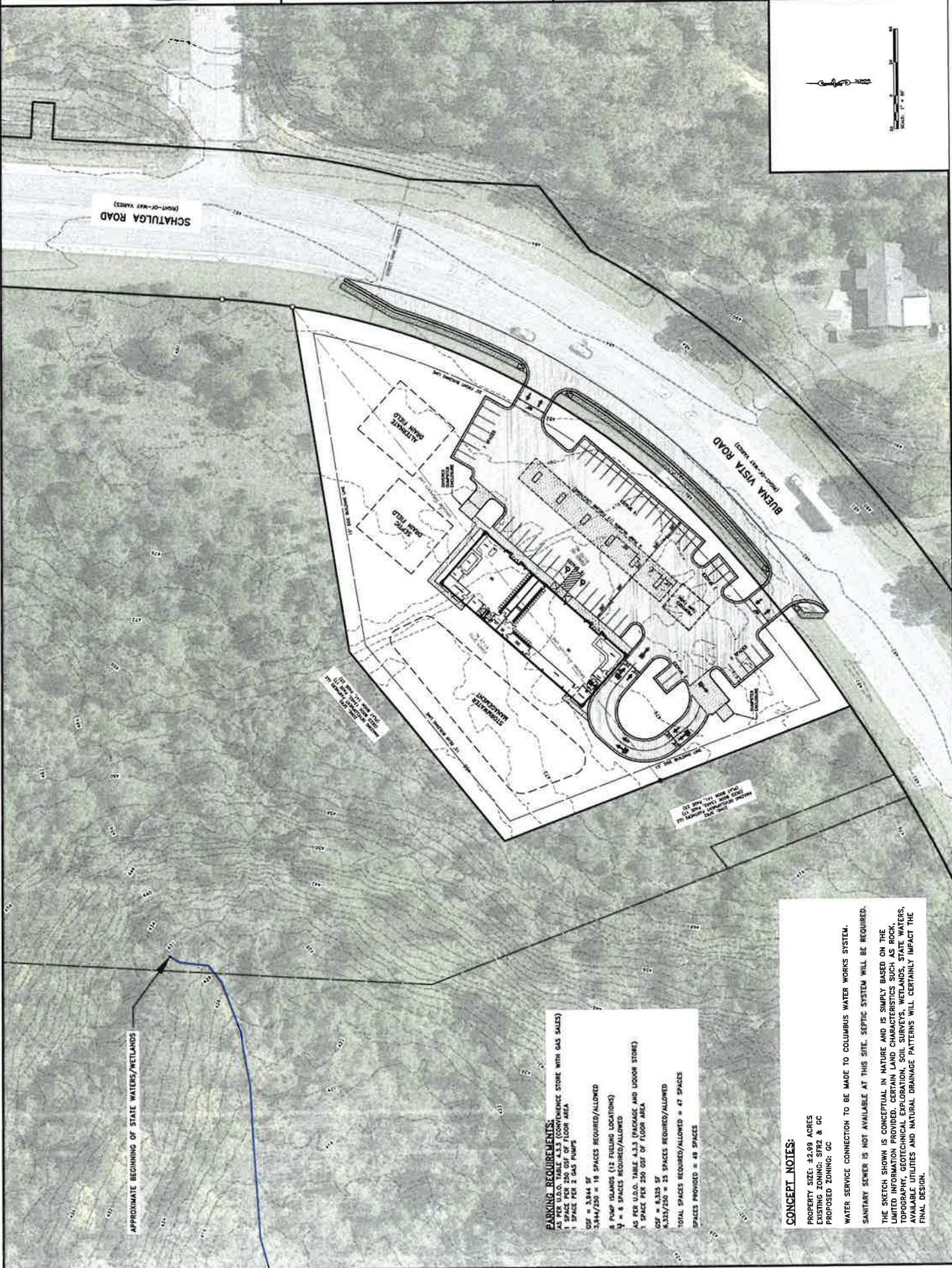
DATE: 01/06/2018  
SCALE: 1" = 30'

SHEET No.  
1

CONCEPTUAL LAYOUT  
FOR  
6939 BUENA VISTA ROAD  
PART OF LAND LOT 53 OF THE 9TH DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

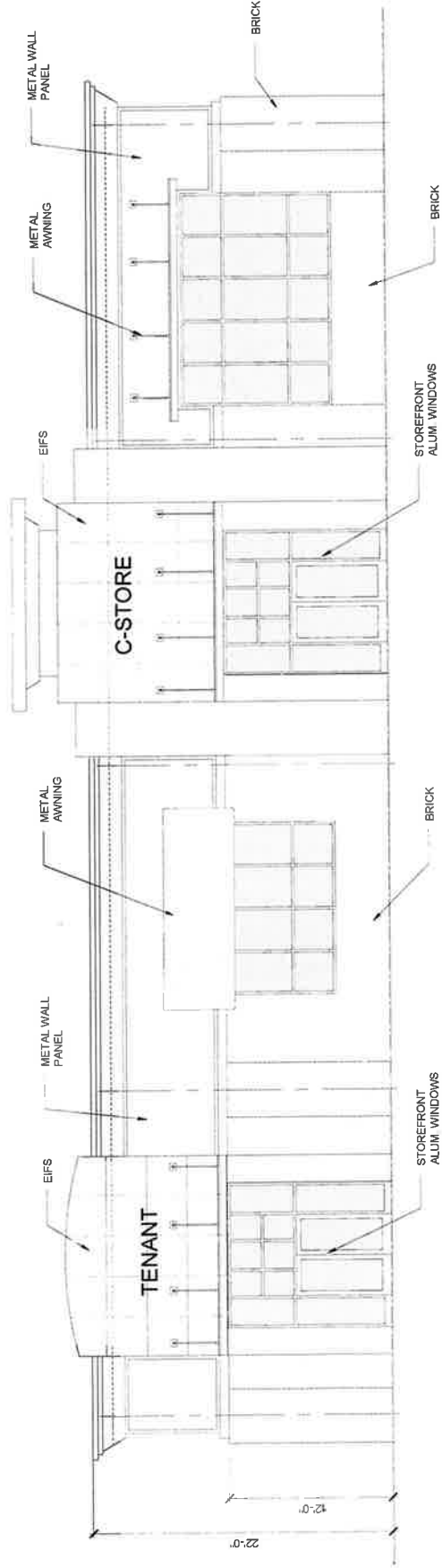


MOON MEAKS & ASSOCIATES, INC.  
100 RICHMOND WAY, SUITE 100  
COLUMBUS, GA 31904  
PHONE: (706) 237-8300  
FAX: (706) 237-8301



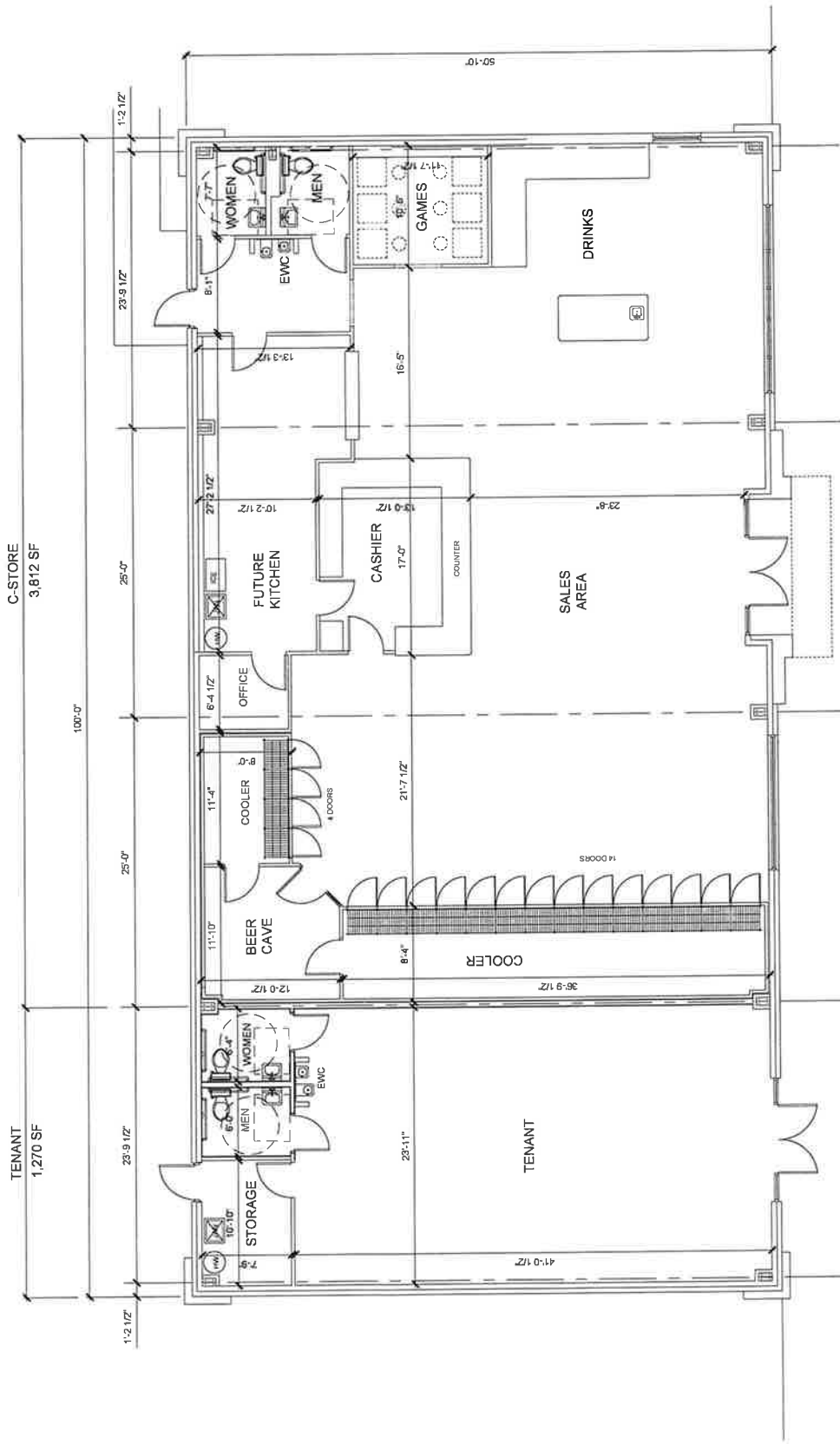
**PARKING REQUIREMENTS:**  
AS PER U.D.O. TABLE 4.3.3 (CONVENIENCE STORE WITH GAS SALES)  
1 SPACE PER 250 SQ FT OF FLOOR AREA  
1 SPACE PER 2 GAS PUMPS  
GSP = 3,944 SF  
3,944/250 = 16 SPACES REQUIRED/ALLOWED  
8 PUMP ISLANDS (12 FUELING LOCATIONS)  
U = 8 SPACES REQUIRED/ALLOWED  
AS PER U.D.O. TABLE 4.3.3 (PACKAGE AND LIQUOR STORE)  
1 SPACE PER 250 SQ FT OF FLOOR AREA  
GSP = 8,308 SF  
8,308/250 = 33 SPACES REQUIRED/ALLOWED  
TOTAL SPACES REQUIRED/ALLOWED = 47 SPACES  
SPACES PROVIDED = 49 SPACES

**CONCEPT NOTES:**  
PROPERTY SIZE: 42.99 ACRES  
EXISTING ZONING: SFR2 & GC  
PROPOSED ZONING: GC  
WATER SERVICE CONNECTION TO BE MADE TO COLUMBUS WATER WORKS SYSTEM.  
SANITARY SEWER IS NOT AVAILABLE AT THIS SITE. SEPTIC SYSTEM WILL BE REQUIRED.  
THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, GEOTECHNICAL EXPLORATION, SOIL SURVEYS, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.



PRELIMINARY  
 6369 BUENA VISTA ROAD  
 RAY UNDERWOOD, ARCHITECT  
 JANUARY 20, 2025

**FRONT ELEVATION**  
 SCALE: 1/8"=1'-0"



TENANT  
1,270 SF

C-STORE  
3,812 SF

# FLOOR PLAN

SCALE: 1/8"=1'-0"

C-STORE = 3,812 SF  
TENANT SPACE = 1,270 SF  
TOTAL = 5,072 SF

PRELIMINARY  
6369 BUENA VISTA ROAD  
RAY UNDERWOOD, ARCHITECT  
JANUARY 20, 2025

AN ORDINANCE  
NO. 11-68

*C.A. 11-22-11(7)  
As Amended  
Consent Agenda 11-29-11(3)  
11-68*

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **6939 Buena Vista Road** from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department be, and the same is hereby amended by changing the aforementioned property of the following described property from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District:

All that lot, tract, or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as the certain 1.742 acre parcel shown on a certain map or survey entitled "SURVEY OF PART OF LAND LOT 53, 9<sup>TH</sup> DISTRICT, COLUMBUS, MUSCOGEE COUNTY, GEORGIA," prepared by Hobbs Smith & Associates, Inc. Civil Engineers, dated April 10, 2000 and recorded in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, in Plat Book 141, Page 23 to which reference is hereby made for a more particular location and description of said lot.

The above-described property is being rezoned subject to the following conditions:

1. Smoke and noise disclosure statements shall be included in all real estate documents.
  2. The Property shall be restricted to the following uses:
    1. Auto/Truck Wash and Detail Facility.
    2. Check Cashing Office.
    3. Convenience Store, With Gas Sales.
    4. Dry Cleaning and Laundry, General.
    5. Dry Cleaning and Laundry Station.
    6. Hotel, Motel or Inn.
    7. Laundry, Coin Operated.
    8. Personal Services.
    9. Restaurant, General.
    10. Restaurant, Specialty.
    11. Restaurant, Take Out.
    12. Self Service Storage.
-

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 22<sup>nd</sup> day of November, 2011; introduced a second time at a regular meeting of said Council held on the 27<sup>th</sup> day of November, 2011 and adopted at said meeting by the affirmative vote of ten members of said Council.

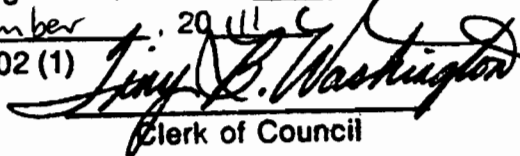
Councilor Allen voting YES .  
Councilor Baker voting YES .  
Councilor Barnes voting YES .  
Councilor Davis voting YES .  
Councilor Henderson voting YES .  
Councilor Huff voting YES .  
Councilor McDaniel voting YES .  
Councilor Pugh voting YES .  
Councilor Thomas voting YES .  
Councilor Woodson voting YES .

  
TINY B. WASHINGTON, CLERK

  
TERESA PIKE TOMLINSON, MAYOR

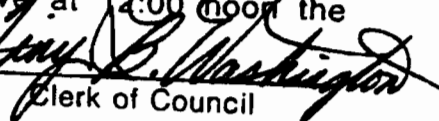
This ordinance submitted to the Mayor for his signature, this the 5<sup>th</sup> day of December, 2011.

Sec: 3-202 (1)

  
Clerk of Council

This ordinance received, signed by the Mayor at 3:17 P.M. on the 6<sup>th</sup> day of Dec, 2011, and became law at said time received and became effective at 12:00 noon the following day.

Sec: 3-202 (2)

  
Clerk of Council