



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

**COUNCIL
STAFF REPORT**

REZN-07-20-2104

Applicant: JMC Flatrock Partners

Owner: Reid Furniture Company

Location / Parcel:

4947 Dekalb Drive	790-020-009
4951 Dekalb Drive	790-020-010
4955 Dekalb Drive	790-020-011
4959 Dekalb Drive	790-020-012
4963 Dekalb Drive	790-020-013
4967 Dekalb Drive	790-020-014
4950 Dekalb Drive	790-030-010
4946 Dekalb Drive	790-030-011
4942 Dekalb Drive	790-030-012
4333 Hancock Road	790-030-002
4339 Hancock Road	790-030-003
4343 Hancock Road	790-030-004
4347 Hancock Road	790-030-005
4353 Hancock Road	790-030-006
4357 Hancock Road	790-030-007
4361 Hancock Road	790-030-008
8740 Veterans Parkway	790-030-013
8732 Veterans Parkway	790-030-014
8724 Veterans Parkway	790-030-015
8716 Veterans Parkway	790-030-016
8708 Veterans Parkway	790-030-017

Acreage: 10.19 Acres

Current Zoning Classification: SFR1 (Single Family Residential 1) & NC
(Neighborhood Commercial)

Proposed Zoning Classification: GC (General Commercial)

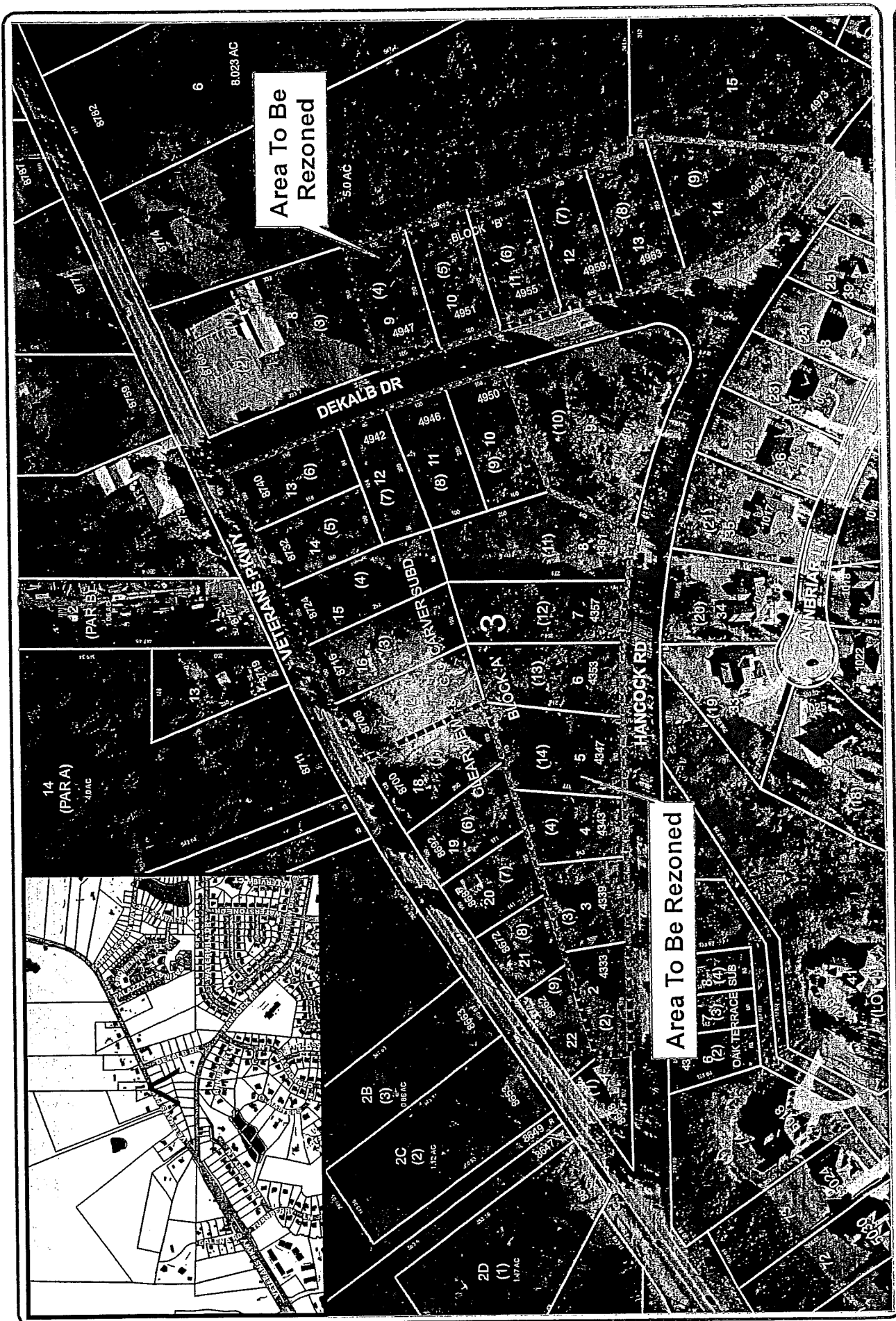
Current Use of Property: Residential / Vacant Land

Proposed Use of Property: Convenience Store / Office / Storage

Council District: District 6 (Allen)

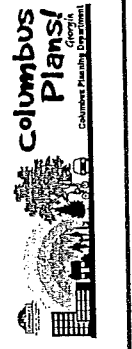
- 9) Open storm drainage and detention areas visible from the corridor shall not be fenced, but shall be landscaped and incorporated into the design of the development as an attractive amenity. Wet-bottom basins are encouraged.

Fort Benning's Recommendation:		N/A
DRI Recommendation:		N/A
General Land Use:		Inconsistent Planning Area A
Current Land Use Designation:		Vacant / Undeveloped
Future Land Use Designation:		Neighborhood 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 by 155 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North South East West	SFR1 (Single Family Residential 1) SFR1 (Single Family Residential 1) SFR2 (Single Family Residential 2) 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 SFR1 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



Area To Be Rezoned

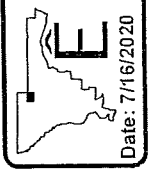
Area To Be Rezoned

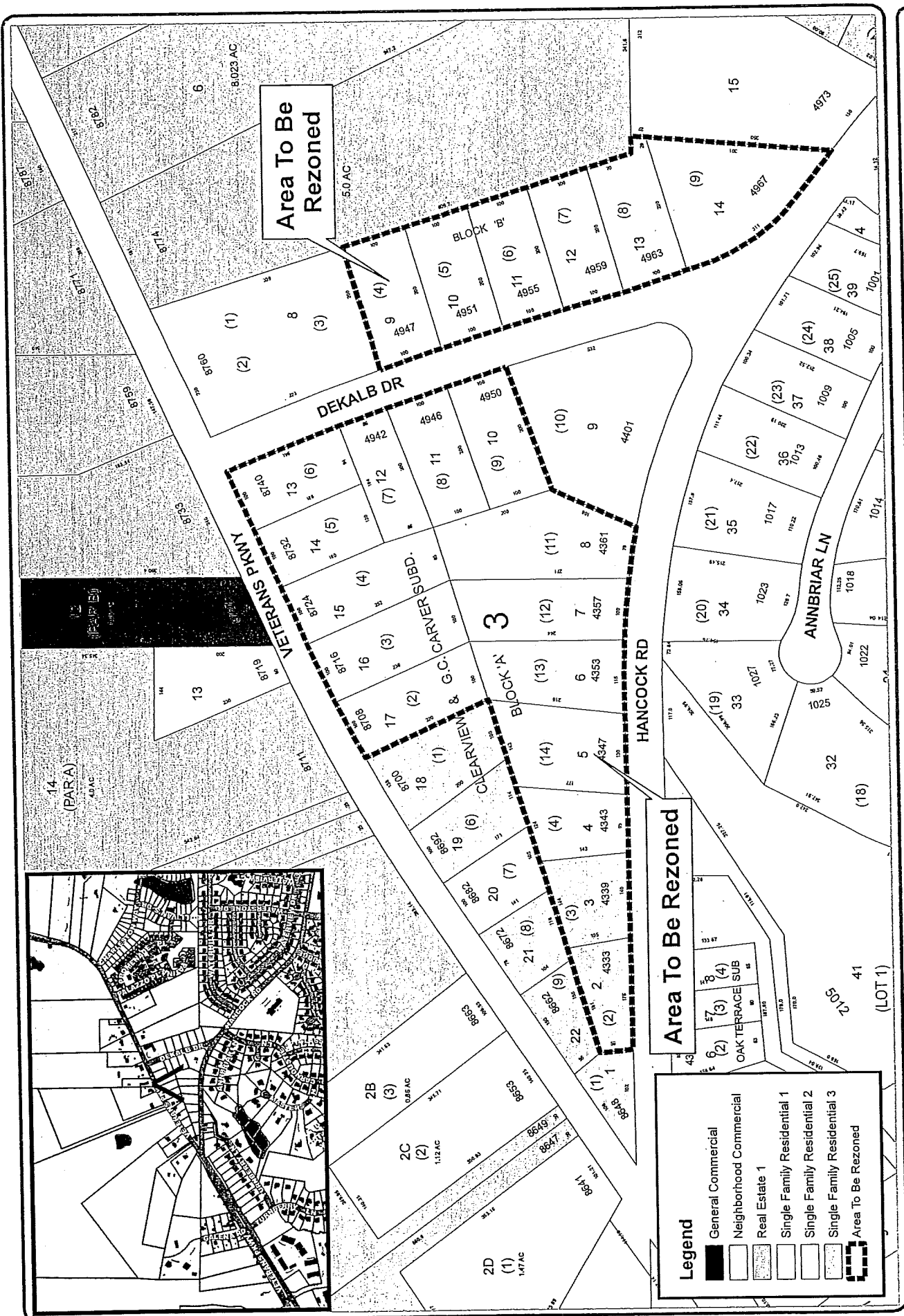


0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 07 - 20 - 2104
 Map 079 Block 003 Lots 002 - 017
 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.





Area To Be Rezoned

Area To Be Rezoned

Legend

- General Commercial
- Neighborhood Commercial
- Real Estate 1
- Single Family Residential 1
- Single Family Residential 2
- Single Family Residential 3
- Area To Be Rezoned



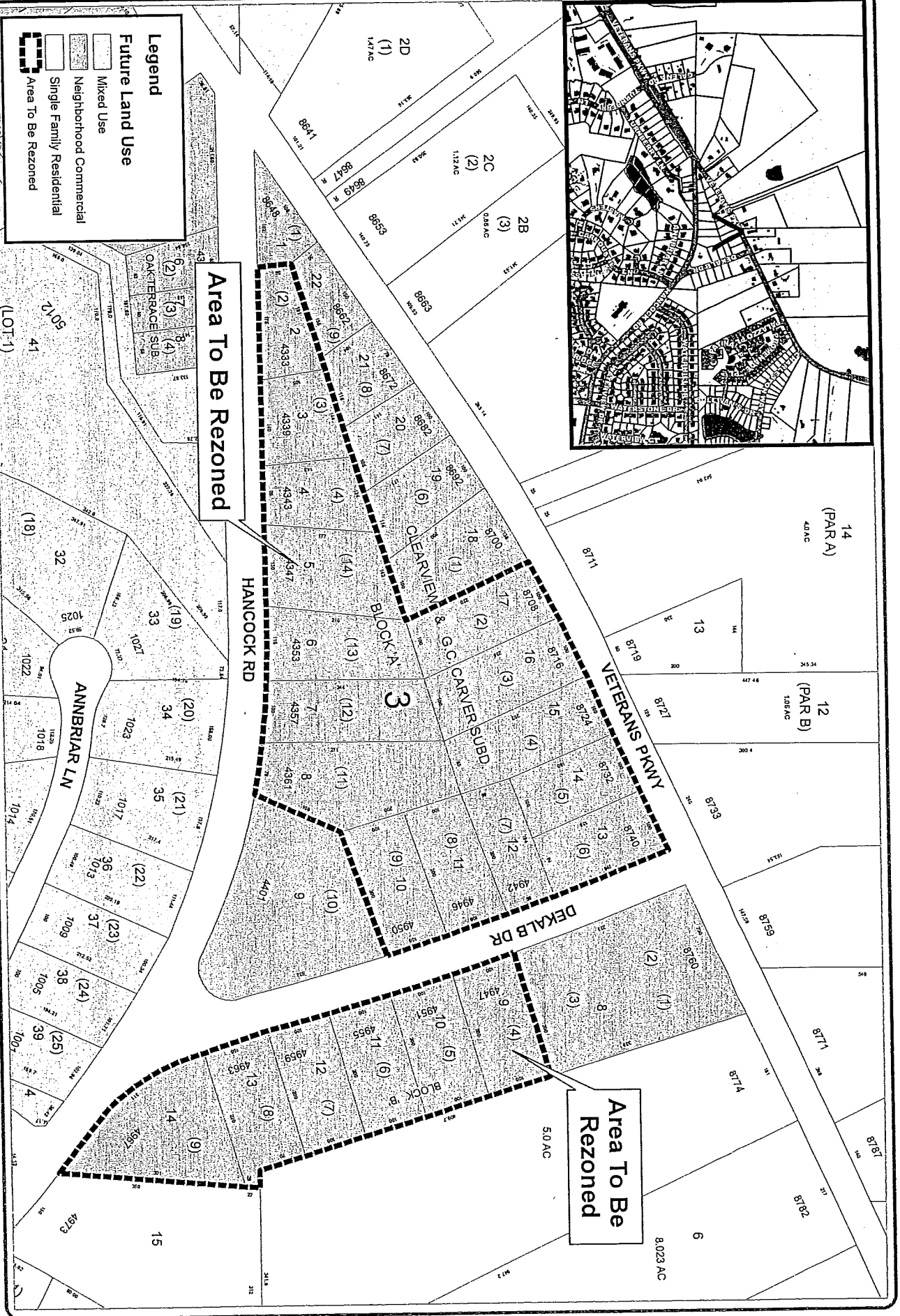
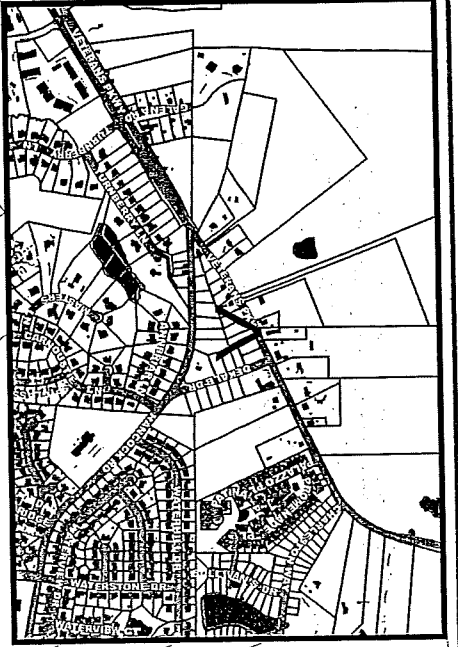
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Zoning Map for REZN 07 - 20 - 2104
 Map 079 Block 003 Lots 002 - 017
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 7/16/2020



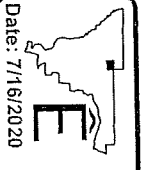
Legend

Future Land Use

- Mixed Use
- Neighborhood Commercial
- Single Family Residential
- Area To Be Rezoned

Area To Be Rezoned

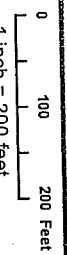
Area To Be Rezoned



Date: 7/16/2020

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Future Land Use Map for REZN 07 - 20 - 2104
 Map 079 Block 003 Lots 002 - 017
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: David Cooper

1. This Ordinance shall apply to all properties lying within the Veterans Parkway Corridor, as shown on the official zoning map and the overlay district map, which is hereby adopted and made a part of this Ordinance. Single-family residential homes are excluded from this ordinance. No clearing or other disturbance of land shall occur, and no building, structure or use shall be established, except in compliance with the provisions of this Ordinance and the Unified Development Ordinance.

C. Applicability.

Focus areas: An area of land within the Corridor, at the intersection of the Corridor and any other intersecting public road. Unless more specifically shown on the corridor overlay map, a focus area shall be generally limited to a square parcel of land extending 750 feet from the intersection to which it pertains, in both directions along the road rights-of-way. The focus area includes approximately seventeen (17) acres at each quadrant and can be larger or smaller by mutual agreement of the City and other interested parties.

Corridor: All lands that are undeveloped and/or any developed lands that are redeveloped after the date of adoption of this ordinance which are located within 750 feet of the right-of-way of Veterans Parkway (from Williams Road/Moon Road, North to the County Line) with a 750-foot depth at each intersection, or as shown on the official zoning, land use, or corridor maps.

B. Definitions.

Amenity: Pedestrian shelters, gazebos, decorative paving, pathways and sidewalks, trees, landscaping, retention ponds when designed according to the specifications of this Ordinance, signage when scaled to the pedestrian and constructed of materials and sizes specified in this Ordinance and other aesthetic features and characteristics approved by the City.

7. Provide greater control over the aesthetic and functional characteristics of development along major thoroughfares and roadways that serve as major entrances to the community, where higher development standards can effectively enhance the City's image as a desirable place to live, work and shop.

1. Promote and enhance the aesthetic qualities of development within the arterial road corridor of Veterans Parkway through the implementation of land use regulations, and within which amenity features are encouraged.
2. Provide management of the location and intensity of development within the arterial road corridor and to concentrate development in focus areas.
3. Provide safe access by vehicles and pedestrians to destinations in the corridor in a manner that does not conflict with access to individual developments or the roadway's primary purpose.
4. Promote the minimization of visual clutter along the City's major roadways.
5. Provide a quality and sustainable living environment for the citizens of Columbus.
6. Provide effective transitions between different uses, by planting trees, shrubs, groundcover and other landscaping material in open space areas, which enhance development of the urban environment by promoting shade, cooling the air through evaporation, restoring oxygen to the atmosphere, reducing glare and noise levels, and promoting an ecological habitat for animal and plant species.
7. Provide greater control over the aesthetic and functional characteristics of development along major thoroughfares and roadways that serve as major entrances to the community, where higher development standards can effectively enhance the City's image as a desirable place to live, work and shop.

A. Purpose and Intent.

Section 2.5.20 Veterans Parkway Overlay District Ordinance

The purposes of this section are to:

Article 5 of the Unified Development Ordinance of Columbus, Georgia is hereby amended by adding a new Section 2.5.20 to read as follows:

SECTION 1.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia so as to establish an overlay district for Veterans Parkway; and for other purposes.

AN ORDINANCE
NO. 09-17

C.A. 05-12-09(1)
C.A. 05-26-09(1)
09-17

18-A-09-Planning Dept)

- (A) *Location of Parking Areas.* Buildings should be located at the corner of sites closest to the road intersection, so that the parking areas are screened by the building from view of any public road, and so that the travel path from public sidewalks is shortened. Parking must be located in a way that is not visually dominant. Parking between buildings and an arterial road is discouraged, but if necessary, requirements of section 2.5.19.E.5. (D) (*Screening of Parking Areas*) must be met. If parking is located in the side or rear yards, any screening may be clustered and need not cover 100% of frontage.
- (B) Up to 25% of the required parking spaces for any development may be reduced in total area, width, or depth for designated small vehicle parking. Each small vehicle parking space shall not be less than eight feet in width and seventeen (17) feet in depth.
- (C) All nonresidential developments shall meet the at least one of the following requirements:

5. *Parking/Yard, Height and Setback*

- (A) *General.* All developments shall be landscaped, screened, and buffered in accordance with Articles 5 and 6 of Chapter 4 of the Unified Development Ordinance except twenty (20) Tree Density Unit (TDU) per acre for all non-residential development shall be required. If the TDU requirement cannot be met, an administrative variance or tree replacement fund may be granted by the City Arborist according to Chapter 4, Articles 5 and 6 of the Unified Development Ordinance.
- (B) A minimum fifteen-foot wide landscaped strip adjacent to all road rights-of-way in non-residential developments shall be provided. Parking, merchandise displays, and off-street loading are prohibited in the landscaped strip.
- (C) A minimum ten-foot wide landscaped strip shall be provided between primary developments and adjacent out parcels in accordance with Section 4.5.8 of the Unified Development Ordinance.
- (D) A minimum of one (1) large-maturing tree per forty (40) linear feet of frontage shall be planted in the fifteen-foot wide landscaped strip as required above. Clustering of trees may be permitted if approved by the City Arborist.

4. *Landscaping Requirements*

- 3. *Utility Location.* All new utility lines serving a development constructed after the effective date of this ordinance shall be located underground.
- 2. *Retail Developments.* For retail developments totaling 200,000 square feet or more of gross leasable area; or uses that result in a building of 100,000 square feet or more of gross leasable area whether by new construction or by expansion of existing uses, such developments shall also comply with the Retail Developments of Community Significance section of this Unified Development Ordinance.

- (D) *Medians.* Private roads and entrances to developments connecting with the arterial road in the Corridor or serving development in a Focus Area shall include center medians. Such roadway designs will be based upon projected traffic volume and the number of parking spaces. Medians are desired because they improve traffic safety and can be planted to enhance the overall appearance of the Focus Area, as well as provide refuge for pedestrians.
- (E) *Sidewalks.* Sidewalks shall be required, located, and constructed as established under Chapter 7, Article 10, Subsections 7.10.2 and 7.10.3 of the Unified Development Ordinance and shall be adjacent to all non-limited access public rights-of-way.
- (F) *Pedestrian Access.* Pedestrian access should be provided to individual developments from any sidewalk, unless topography prohibits construction of facilities meeting Americans with Disabilities Act (ADA) requirements. Where medians are required, pedestrian access shall be provided across the median as approved by the Director of Engineering.

Open storm drainage and detention areas visible from the corridor shall not be fenced, but shall be landscaped and incorporated into the design of the development as an attractive amenity. Wet-bottom basins are encouraged.

J. Stormwater Detention Facilities.

- (F) No products containing toxic chemicals, such as fertilizers, insecticides, herbicides, cement, etc., shall be stored in any uncovered outside location where they might enter the stormwater drainage system in the event of any spillage, breakage, or tearing of the container.
- (E) Areas for the storage and sale of all other merchandise shall not be located in parking lots, and shall be permanently defined and confined to areas shown on the initial plans submitted for approval to the City.
- (D) Seasonal merchandise such as Christmas trees, Halloween pumpkins, bedding plants, etc. may be displayed in any outdoor area up to four times per calendar year for a cumulative total not to exceed eight weeks per year.
- (C) Outdoor storage, trash collection and/or compaction, loading or other such uses shall be located in the rear of the lot. If, because of lot configuration, the Director of Inspections and Code determines that such placement is not feasible, then the side yard may be used, but in no case shall such area(s) be open or face the corridor within a minimum of 100 ft from the right-of-way along Veterans Parkway.
- (B) Outdoor storage, loading, and operations shall be attractively screened from adjacent parcels and streets.
- (A) Areas for truck parking and loading shall be screened by a combination of structures and evergreen landscaping to minimize visibility from adjacent streets and residential district lines.

1. Exterior storage structures or uses, including the parking or storage of service vehicles, trailers, equipment, containers, crates, pallets, merchandise, materials, fork lifts, trash, recyclables, and all other items shall be permitted only where clearly depicted and labeled on the approved site plan. Such outdoor storage uses and areas shall be appropriately screened as required by this ordinance. The following standards are intended to reduce the impacts of outdoor storage, loading and operations areas on adjacent land uses, and to protect the outdoor area of the subject property.

I. Outside Display and Storage and Service Areas.

Gas station pump islands must be mostly obscured from view from the Highway, either through location or by plantings or other methods. Pump islands shall only have architectural style and cleaning materials, and trash receptacles. Canopies for gas pumps shall have architectural style and detail such as gabled or hip roofs with a three to twelve roof pitch or higher. All support columns shall be brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline shall comply with section 2.5.20.K (*Architecture*). Canopies shall only display logo identification signs. No other advertising is allowed.

H. Gas Station Pump Islands.

- 3. *Drive-Through Facilities.* Drive-through facilities shall be located to the rear or side of the building and shall not abut an amenity zone or face the Corridor arterial roadway.
- 2. *Fences and Walls.* Where provided and where visible from the right of way of a public road, fences and walls shall be composed of iron, stone, masonry, or concrete. Landscaping should be used to minimize or soften the appearance from the public right-of-way. Chain link fencing shall not be permitted except in side or rear yards of residential developments and shall be screened with vegetation to a height of six (6) feet.
- 1. *Communication Towers.* Communication towers shall only be allowed under the provisions for a Concealed Support Structure as defined under the Unified Development Ordinance.

G. Provisions For Specific Uses.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 2.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 12th day of May, 2009, introduced a second time at a regular meeting of said Council held on the 26th day of May, 2009, and adopted at said meeting by the affirmative vote of seven members of said Council

- Councilor Allen voting YES
- Councilor Anthony voting YES
- Councilor Baker voting YES
- Councilor Barnes voting YES
- Councilor Davis voting YES
- Councilor Henderson voting YES
- Councilor Hunter voting YES
- Councilor McDaniel voting ABSENT
- Councilor Pugh voting YES
- Councilor Woodson voting YES

Jim B. Wetherington
Jim B. Wetherington, Clerk

Jim Wetherington
Jim Wetherington, Mayor

This ordinance submitted to the Mayor for his signature, this the 28th day of MAY, 2009.

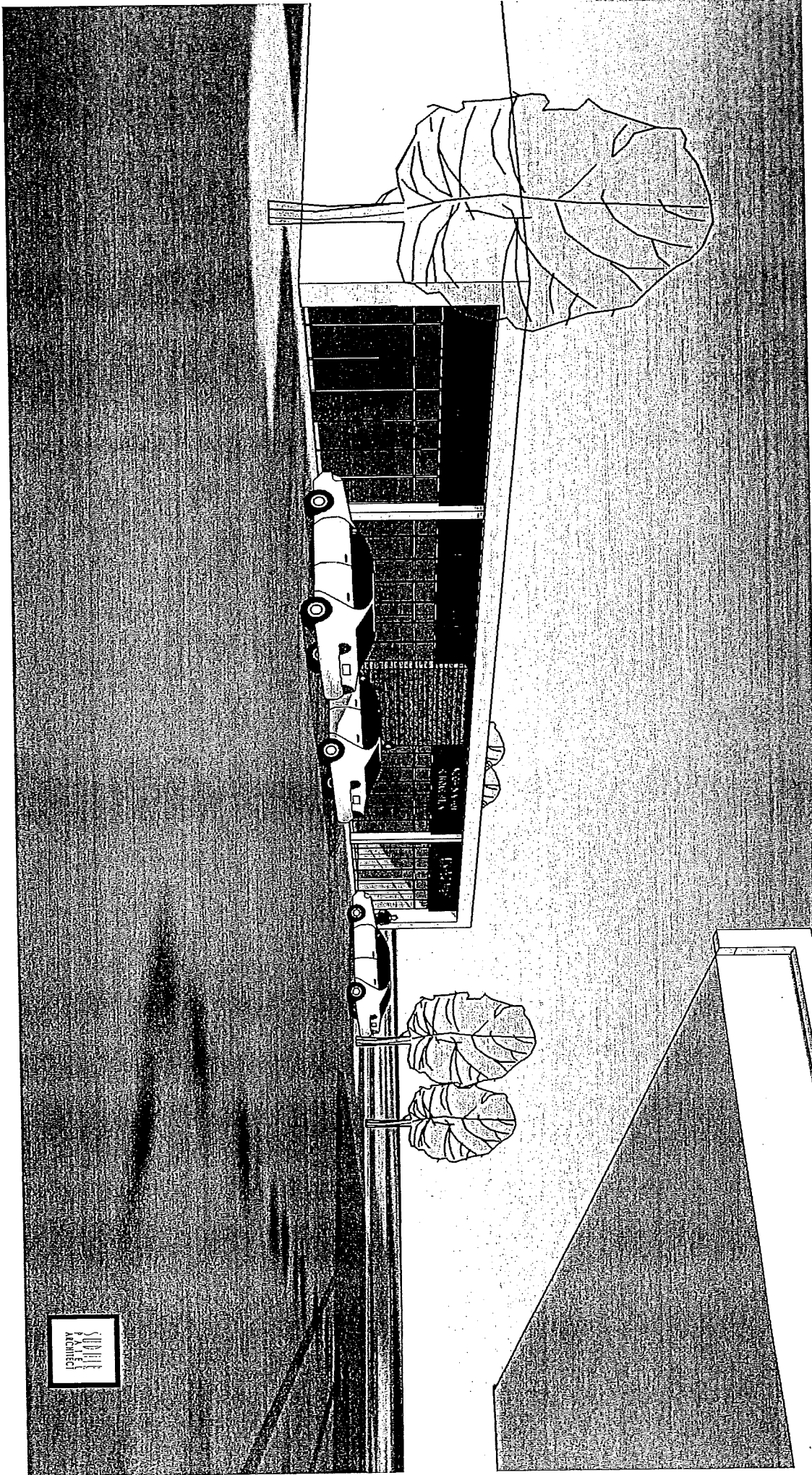
Jim B. Wetherington
Clerk of Council

Sec: 3-202 (1)

This ordinance received, signed by the Mayor at 11:35 A.M. on the 29th day of MAY, 2009, and became law at said time received and became effective at 12:00 noon the following day.

Jim B. Wetherington
Clerk of Council

Sec: 3-202 (2)



SHANE
KAY
ARCHITECTS