

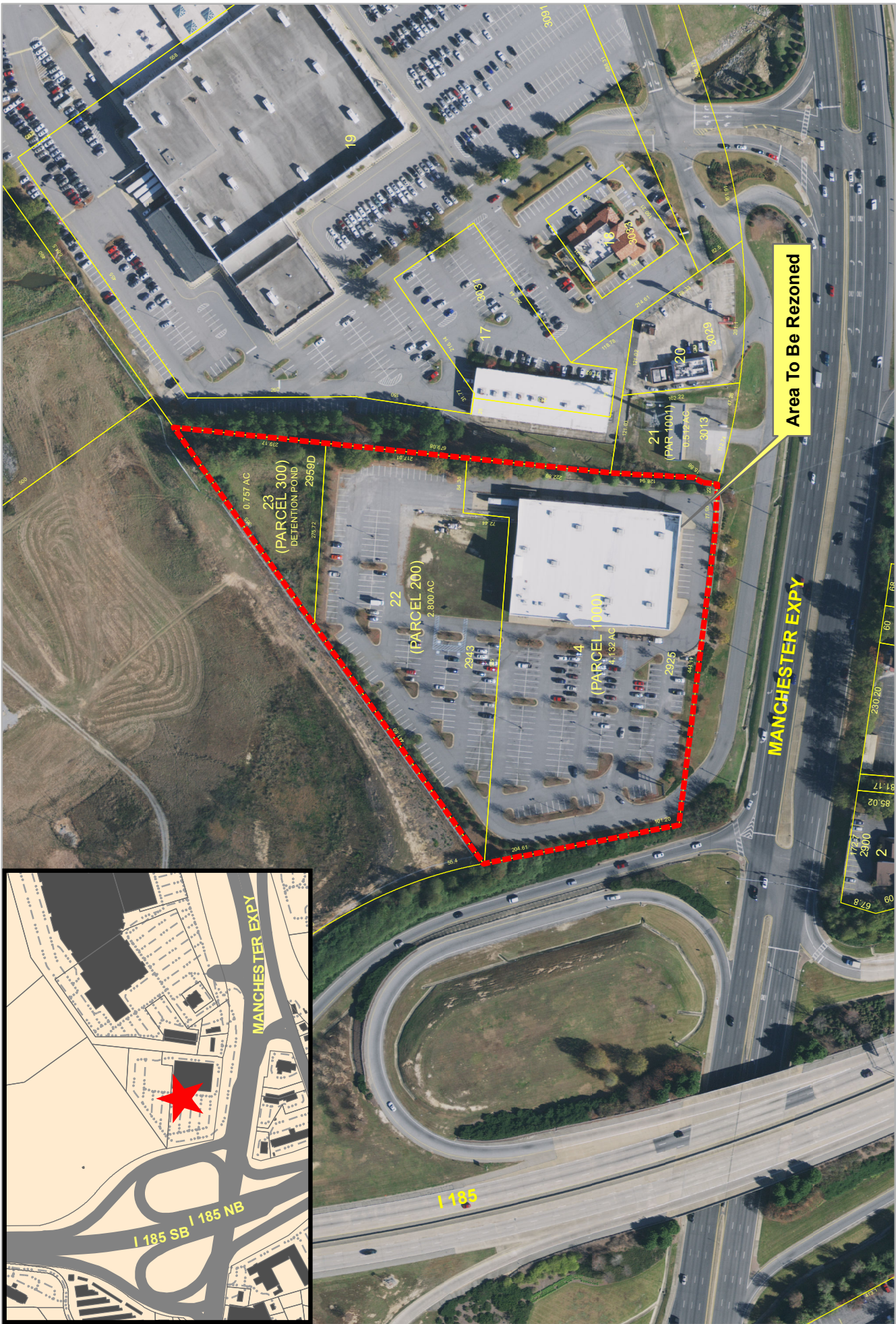
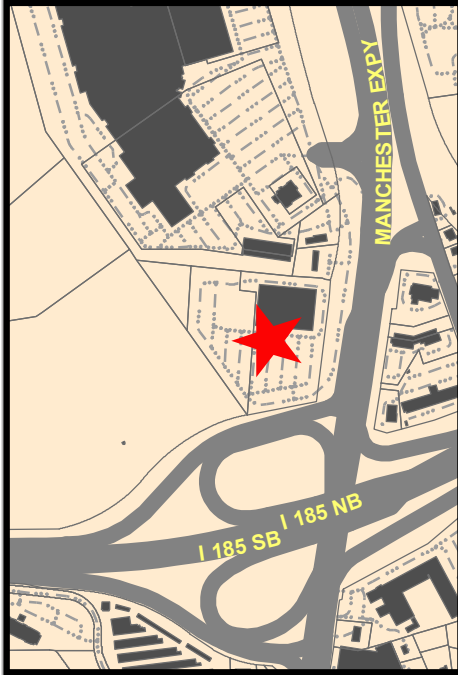
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-01-21-0125

<b>Applicant:</b>	Icarus Alternative Investment
<b>Owner:</b>	Best Buy, LP
<b>Location:</b>	2925 Manchester Expressway
<b>Parcel:</b>	069-008-004 / 022 / 023
<b>Acreage:</b>	7.68 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial)
<b>Proposed Zoning Classification:</b>	LMI (Light Manufacturing / Industrial)
<b>Current Use of Property:</b>	Vacant - Best Buy
<b>Proposed Use of Property:</b>	Fulfillment / Distribution Center
<b>Council District:</b>	District 5 (Crabb)
<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 A
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	General Commercial

<b>Compatible with Existing Land-Uses:</b>		Yes
<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 all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will decrease by 126 trips if used for industrial use. The Level of Service (LOS) will remain at level B.
<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>	LMI (Light Manufacturing / Industrial)
	<b>South</b>	GC (General Commercial)
	<b>East</b>	GC (General Commercial)
	<b>West</b>	Interstate-185
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Twenty (20)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		N/A
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan



**Area To Be Rezoned**



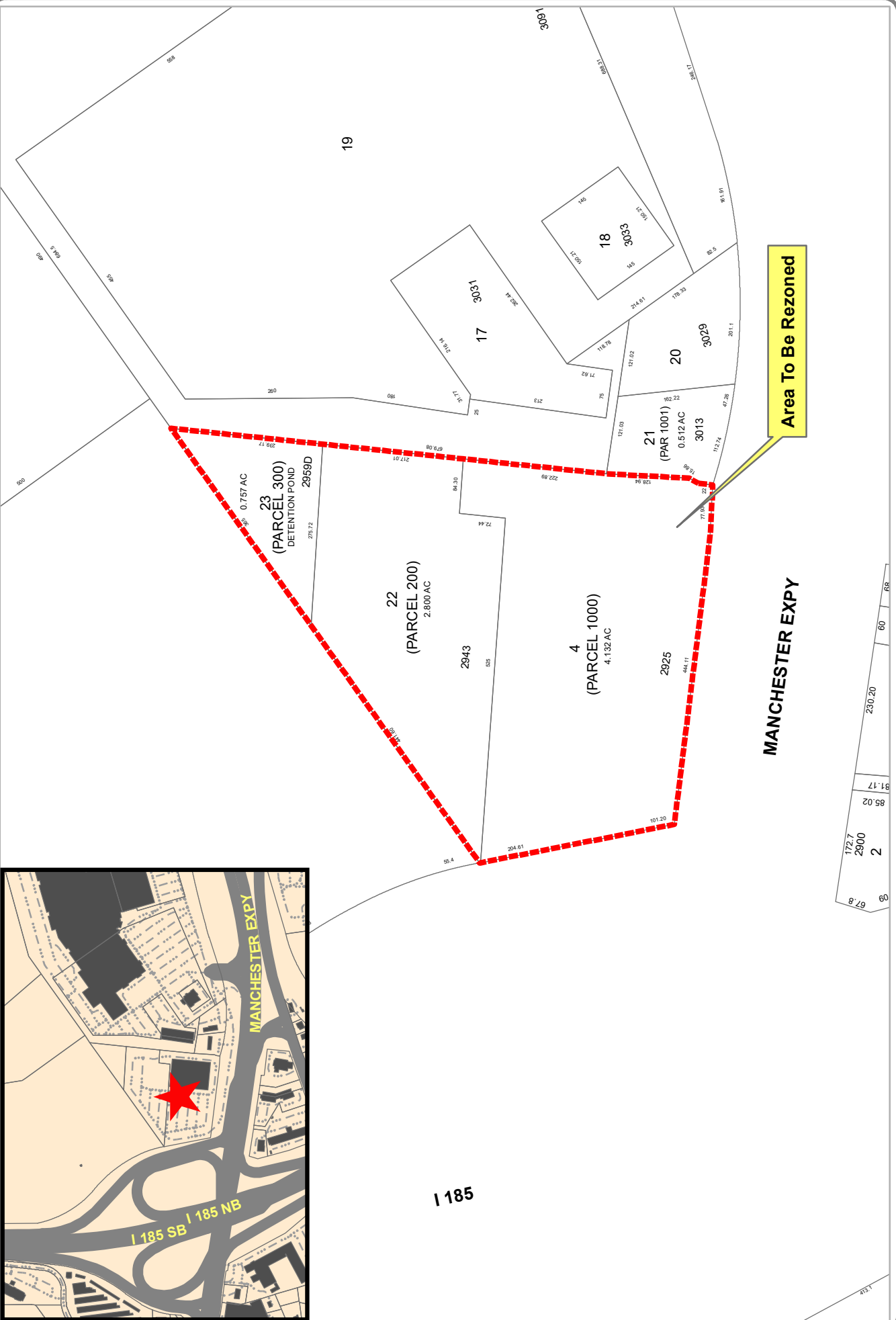
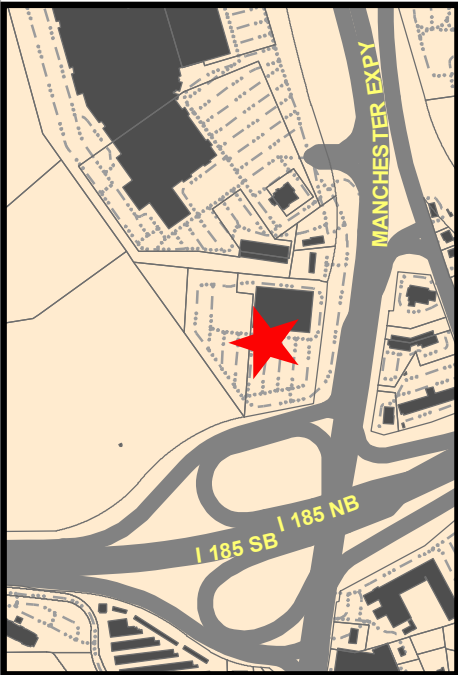
Date: 1/21/2021

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.

**Aerial Map for REZN 01-21-0125**  
**Map 069 Block 008 Lots 004, 022 & 023**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

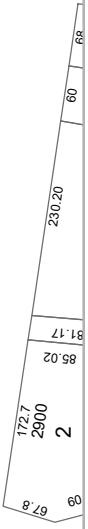
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 Author: DavidCooper





**Area To Be Rezoned**

**MANCHESTER EXPY**



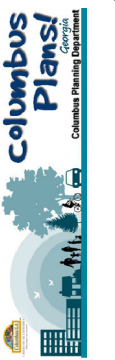
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Author: David Cooper

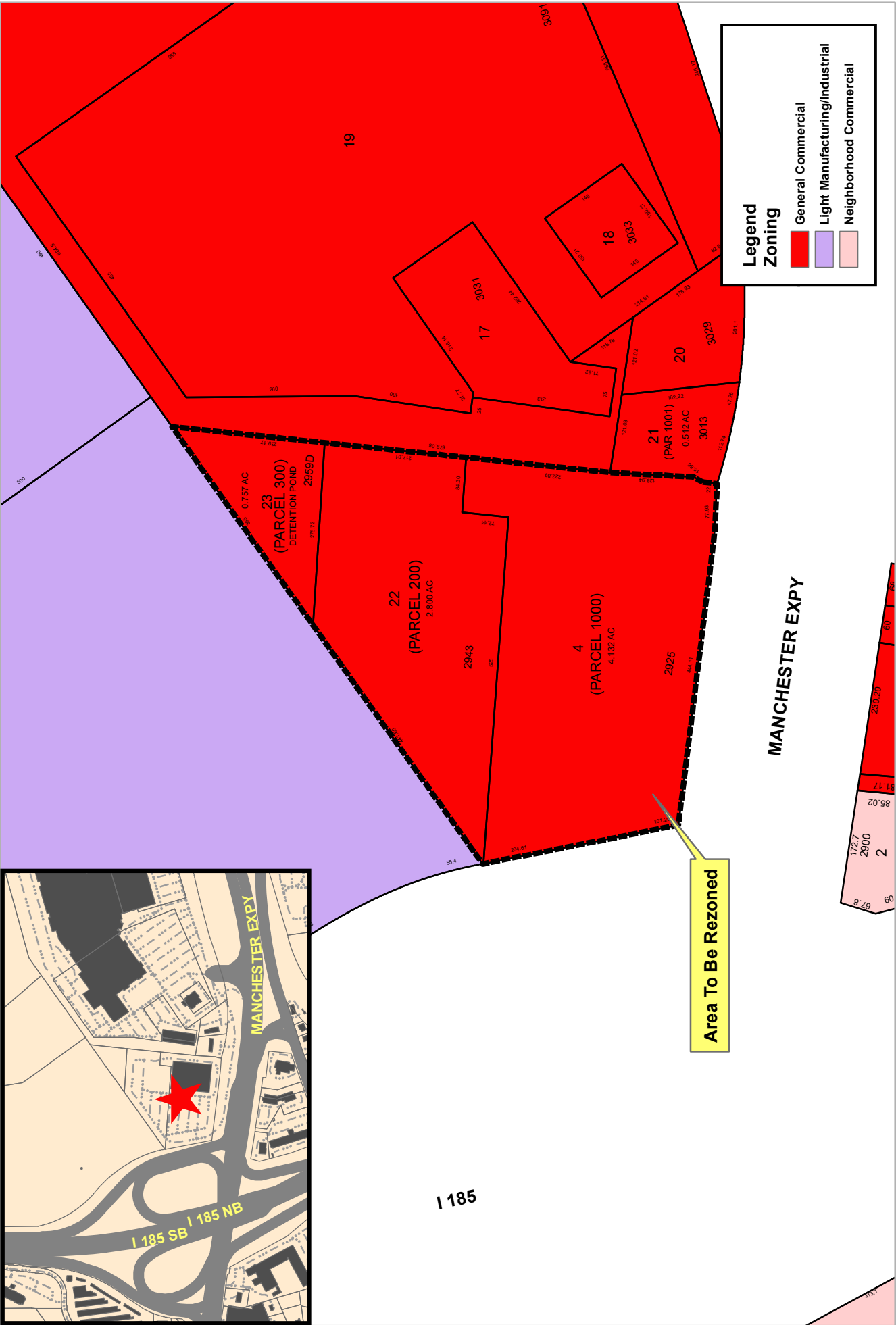
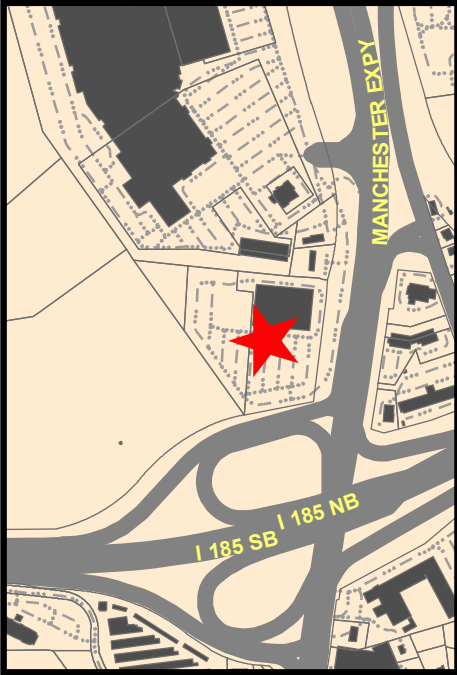
Location Map for REZN 01-21-0125  
Map 069 Block 008 Lots 004, 022 & 023  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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Date: 1/21/2021



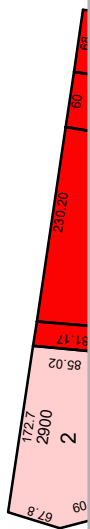


**Legend**  
**Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial

**Area To Be Rezoned**

**MANCHESTER EXPY**



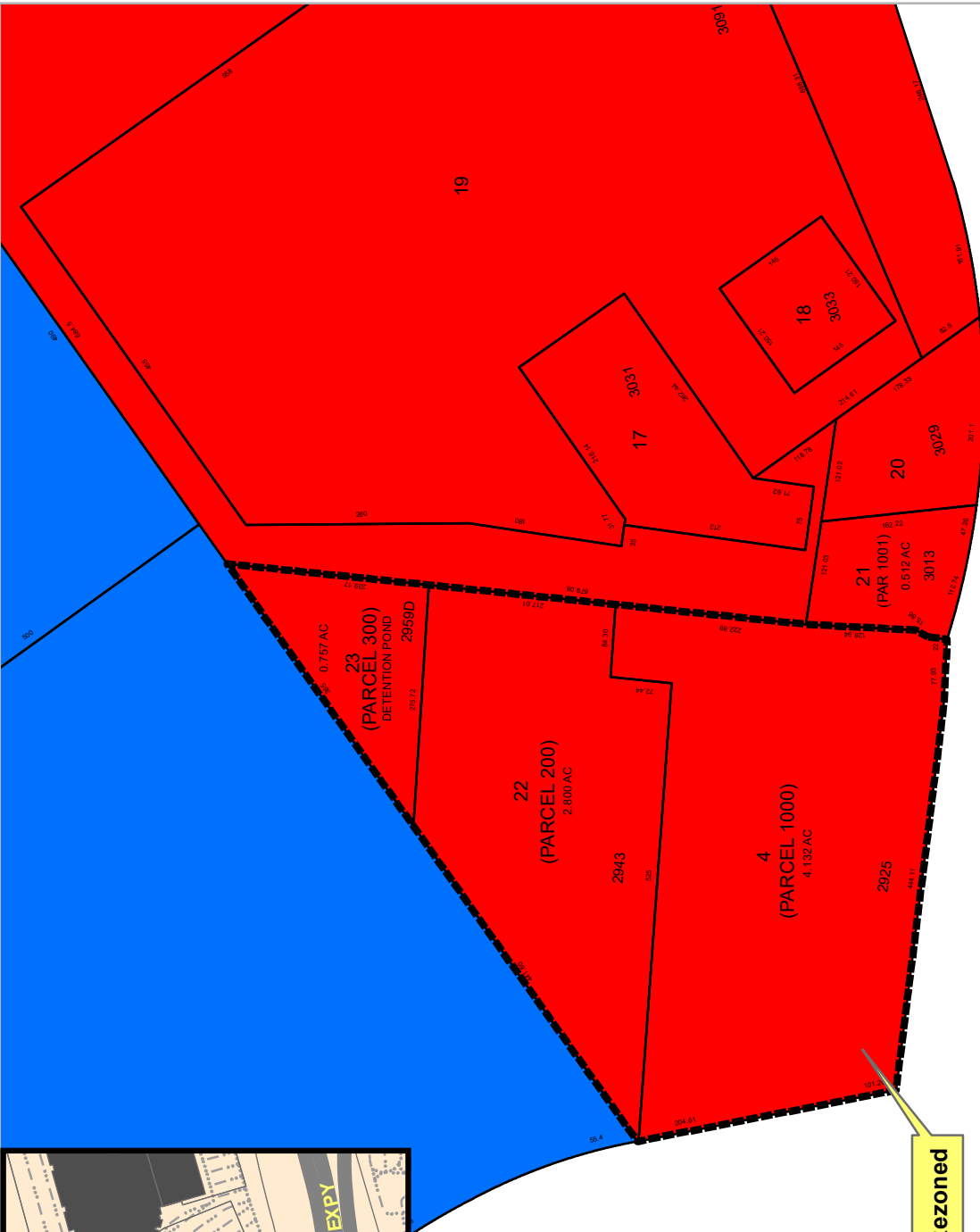
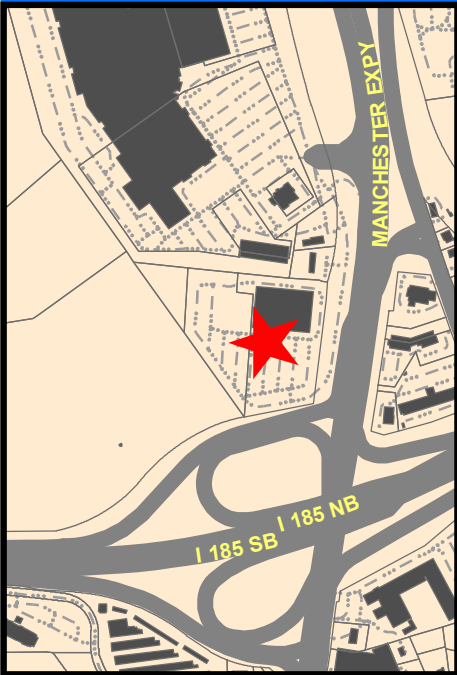
0 100 200 Feet  
1 inch = 200 feet  
Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 01-21-0125  
Map 069 Block 008 Lots 004, 022 & 023  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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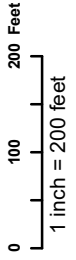
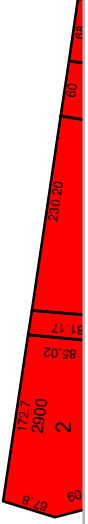
**Legend**

**Existing Land Use**

- General Commercial
- Public/Institutional

**MANCHESTER EXPY**

**Area To Be Rezoned**



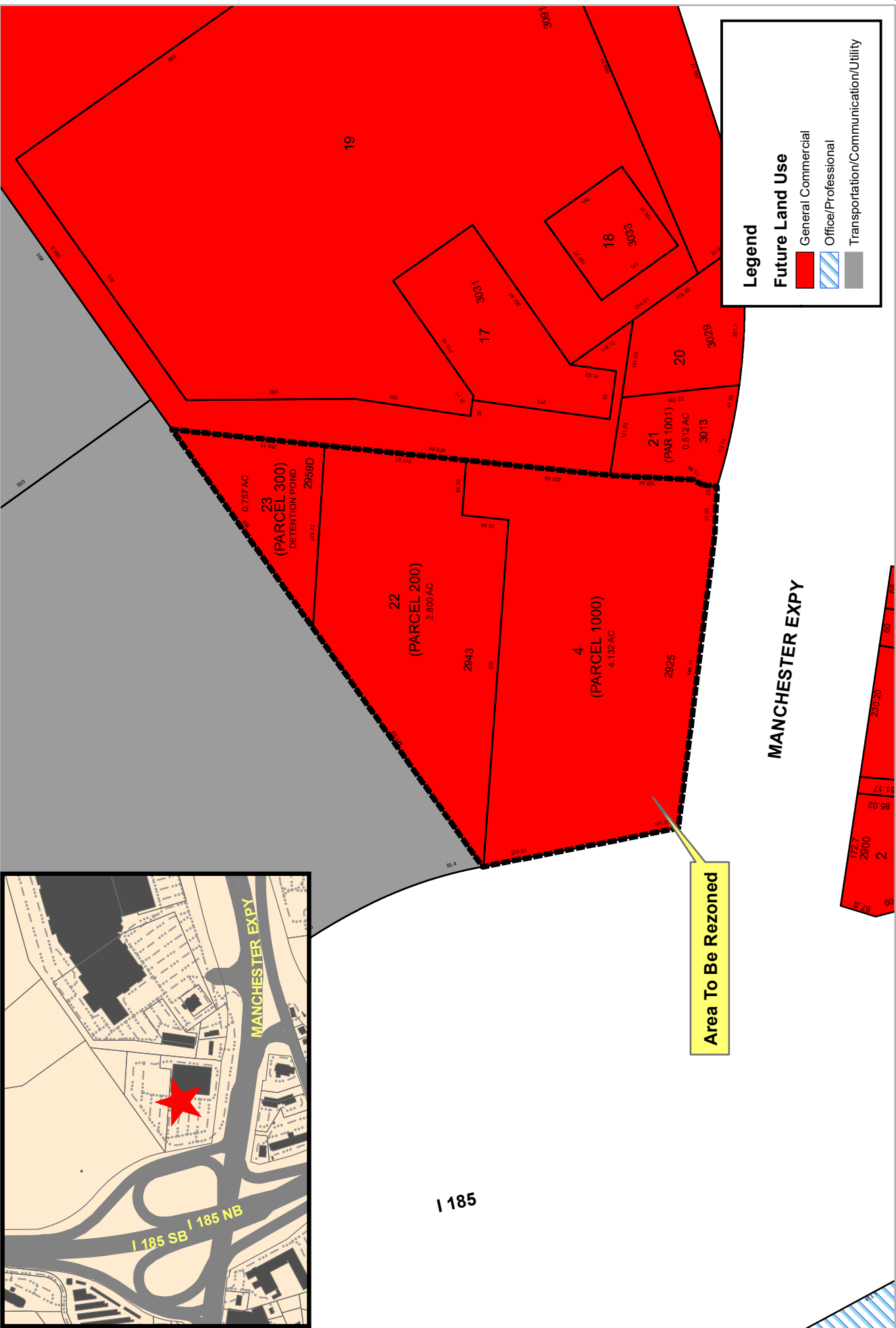
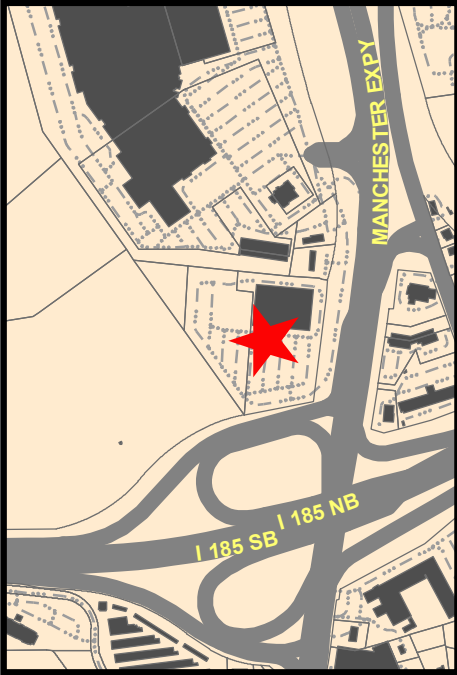
Data Source: IT/GIS  
 Author: David Cooper

**Existing Land Use Map for REZN 01-21-0125**  
**Map 069 Block 008 Lots 004, 022 & 023**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**Columbus Plans!**  
 Georgia  
 Columbus Planning Department

Date: 1/21/2021



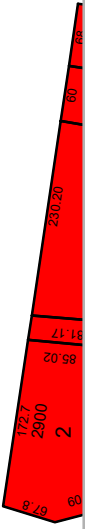
**Area To Be Rezoned**

**MANCHESTER EXPY**

**Legend**

**Future Land Use**

- General Commercial
- Office/Professional
- Transportation/Communication/Utility

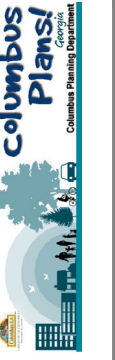


Data Source: IT/GIS  
 Author: David Cooper

**Future Land Use Map for REZN 01-21-0125**  
**Map 069 Block 008 Lots 004, 022 & 023**  
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Date: 1/21/2021



# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 01-21-0125  
**PROJECT** 2925 Manchester Expressway  
**CLIENT**  
**REZONING REQUEST** GC to LMI

**LAND USE**

Trip Generation Land Use Code\* 814 & 150  
 Existing Land Use General Commercial (GC)  
 Proposed Land Use Light Manufacturing - Industrial - (LMI)  
 Existing Trip Rate Unit GC - Acreage converted to square footage.  
 Proposed Trip Rate Unit LMI - Acreage converted to square footage.

**TRIP END CALCULATION \***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Specialty Retail Center	814	GC	7.681 Acres	44.32	185
				42.04	176
				20.43	85
				<b>Total</b>	<b>446</b>
<b>Daily (Proposed Zoning)</b>					
Warehousing	150	LMI	7.681 Acres	3.56	80
				1.23	28
				0.78	18
				<b>Total</b>	<b>126</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (GC)**

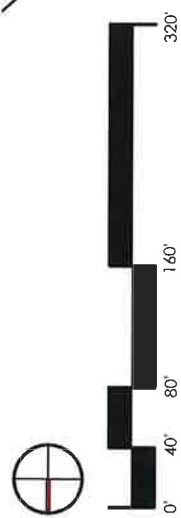
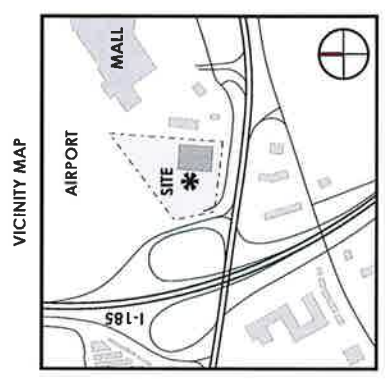
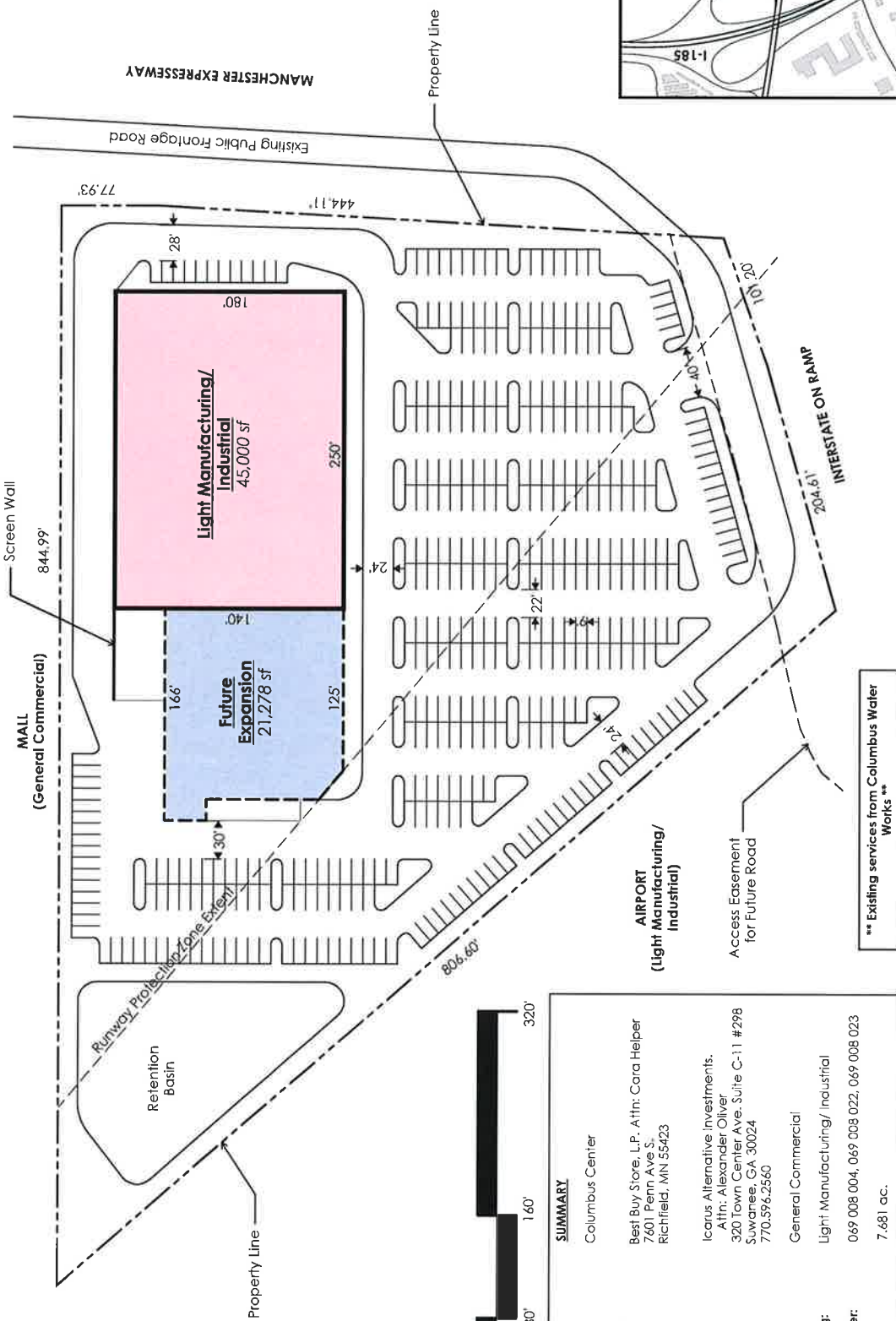
Name of Street	Manchester Expressway
Street Classification	Divided Expressway
No. of Lanes	6
City Traffic Count (2019)	50,700
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	446
Total Projected Traffic (2021)	51,146
Projected Level of Service (LOS)**	C

**PROPOSED ZONING (LMI)**

Name of Street	Manchester Expressway
Street Classification	Divided Expressway
No. of Lanes	6
City Traffic Count (2019)	50,700
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	126
Total Projected Traffic (2021)	50,826
Projected Level of Service (LOS)**	C

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)

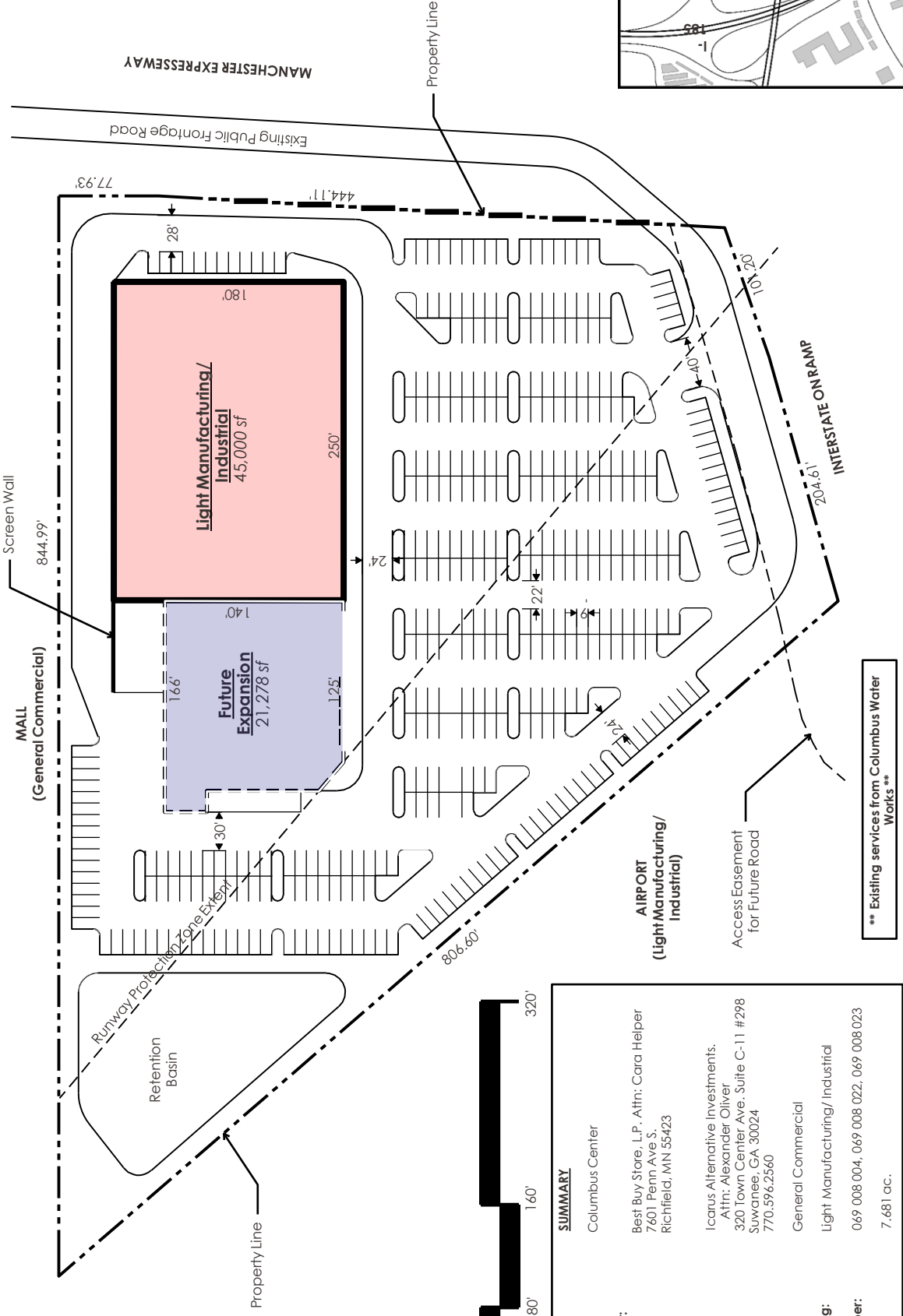




SUMMARY	
<b>Project Name:</b>	Columbus Center
<b>Property Owner:</b>	Best Buy Store, L.P., Attn: Cara Helper 7601 Penn Ave S, Richfield, MN 55423
<b>Applicant:</b>	Icarus Alternative Investments, Attn: Alexander Oliver
<b>Address:</b>	320 Town Center Ave, Suite C-11 #298 Suwanee, GA 30024
<b>Telephone:</b>	770.594.2560
<b>Present Zoning:</b>	General Commercial
<b>Proposed Zoning:</b>	Light Manufacturing/ Industrial
<b>Parcel ID Number:</b>	069 008 004, 069 008 022, 069 008 023
<b>Total Acres:</b>	7.681 ac.

\*\*\* Existing services from Columbus Water Works \*\*\*

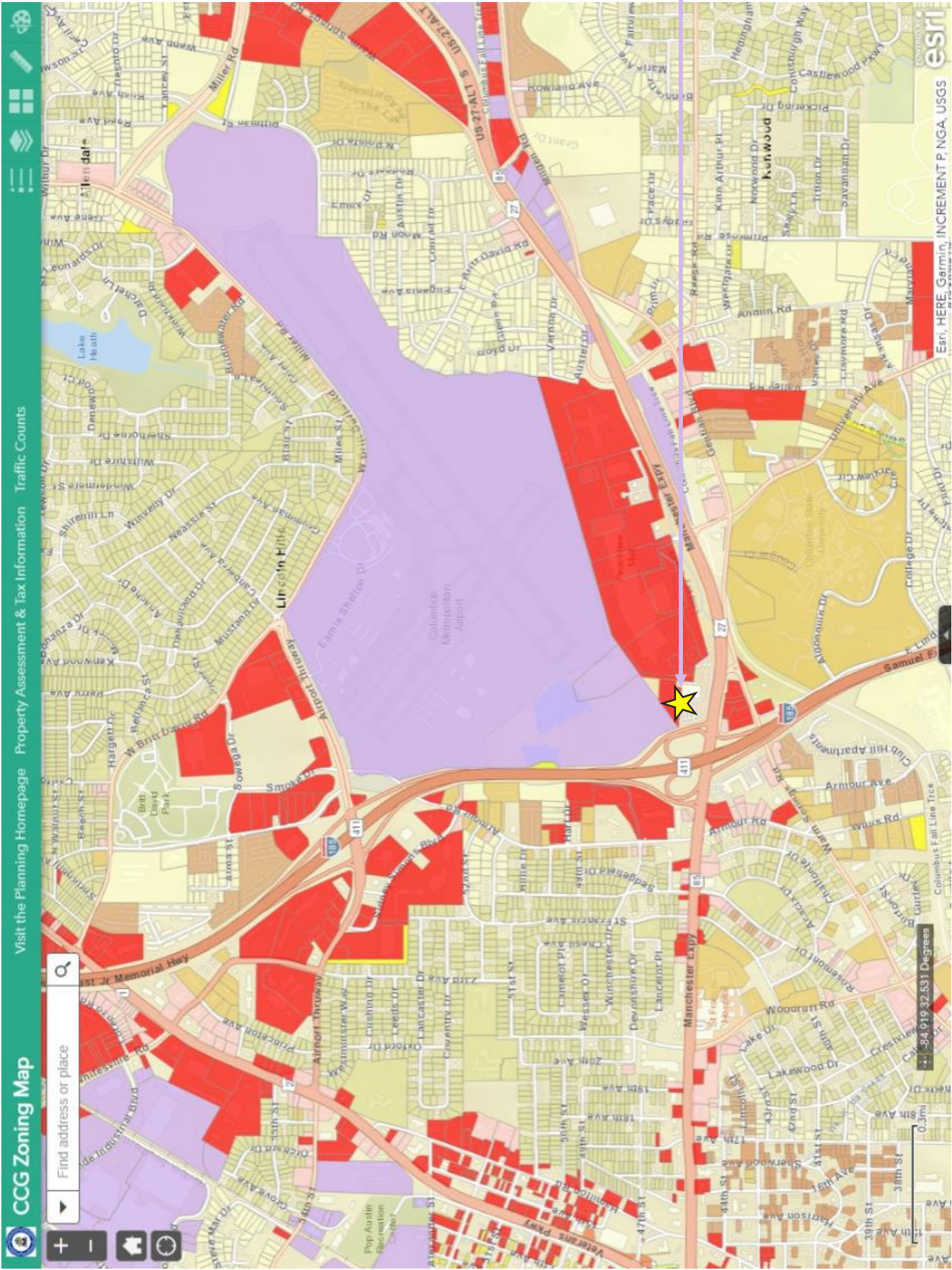




\*\* Existing services from Columbus Water Works \*\*



SUMMARY	
<b>Project Name:</b>	Columbus Center
<b>Property Owner:</b>	Best Buy Store, L.P. Attn: Cara Helper
<b>Name:</b>	7601 Penn Ave S.
<b>Address:</b>	Richfield, MN 55423
<b>Applicant:</b>	Icarus Alternative Investments.
<b>Name:</b>	Attn: Alexander Oliver
<b>Address:</b>	320 Town Center Ave. Suite C-11 #298
<b>Telephone:</b>	Suwanee, GA 30024
<b>Present Zoning:</b>	770.596.2560
<b>Proposed Zoning:</b>	General Commercial
<b>Parcel ID Number:</b>	Light Manufacturing/ Industrial
<b>Total Acres:</b>	0.69 008 004, 0.69 008 022, 0.69 008 023
	7.681 ac.



Subject Property

**Confidential**

# Abandoned Dealership to Lyft Driver Support Center



**Confidential**

# Abandoned Dealership to Lyft Driver Support Center



**Confidential**

# Abandoned Dealership to Lyft Driver Support Center



**Confidential**

# 1980s Vintage Office to Millennial Working Hub



**Confidential**

# 1980s Vintage Office to Millennial Working Hub





**Confidential**

# Single Story Warehouse to Fully Leased Office



**Confidential**

# Single Story Warehouse to Fully Leased Office



# Trip Generation Estimates

Table 1 – ESTIMATED TRIP GENERATION, PREVIOUS BEST BUY STORE			
PARCEL	ITE LAND-USE CODE	SIZE	DAILY (2 Way)
Previous Best Buy Store	863	45,000 SF	1847

Table 2 – ESTIMATED TRIP GENERATION, PROPOSED DISTRIBUTION CENTER			
PARCEL	ITE LAND-USE CODE	SIZE	DAILY (2 Way)
Last Mile Distribution Center	155	45,000 SF	368
Expansion	155	21,278 SF	174
Total		66,278	542

# Trip Generation Study

## Last Mile Distribution Center Columbus, GA

February 5, 2021

Submitted by  
Maldino & Wilburn, LLC

February 5, 2021

## Traffic Generation Study

Prepared For:  
Icarus Alternative Investments  
Mr. Alex Oliver  
Alex.oliver@icarusai.com

Prepared By:  
Vern Wilburn, PE, PTOE  
Maldino & Wilburn  
1864 Lower Fayetteville Rd  
Newnan, GA 30265  
770.362.6184  
vern@mwtraffic.com

Additional investigation by:  
Mallory Maldino, EIT

Maldino & Wilburn Project No.: 21-08

# Table of Contents

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Proposed Development .....	2
2. Trip Generation Estimates .....	3
3. Summary of Findings .....	4
Appendices .....	5
A. Site Plan	
B. Trip Generation Reports	

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Figure 1: Study Vicinity Map .....	1
Figure 2: Conceptual Site Plan .....	2

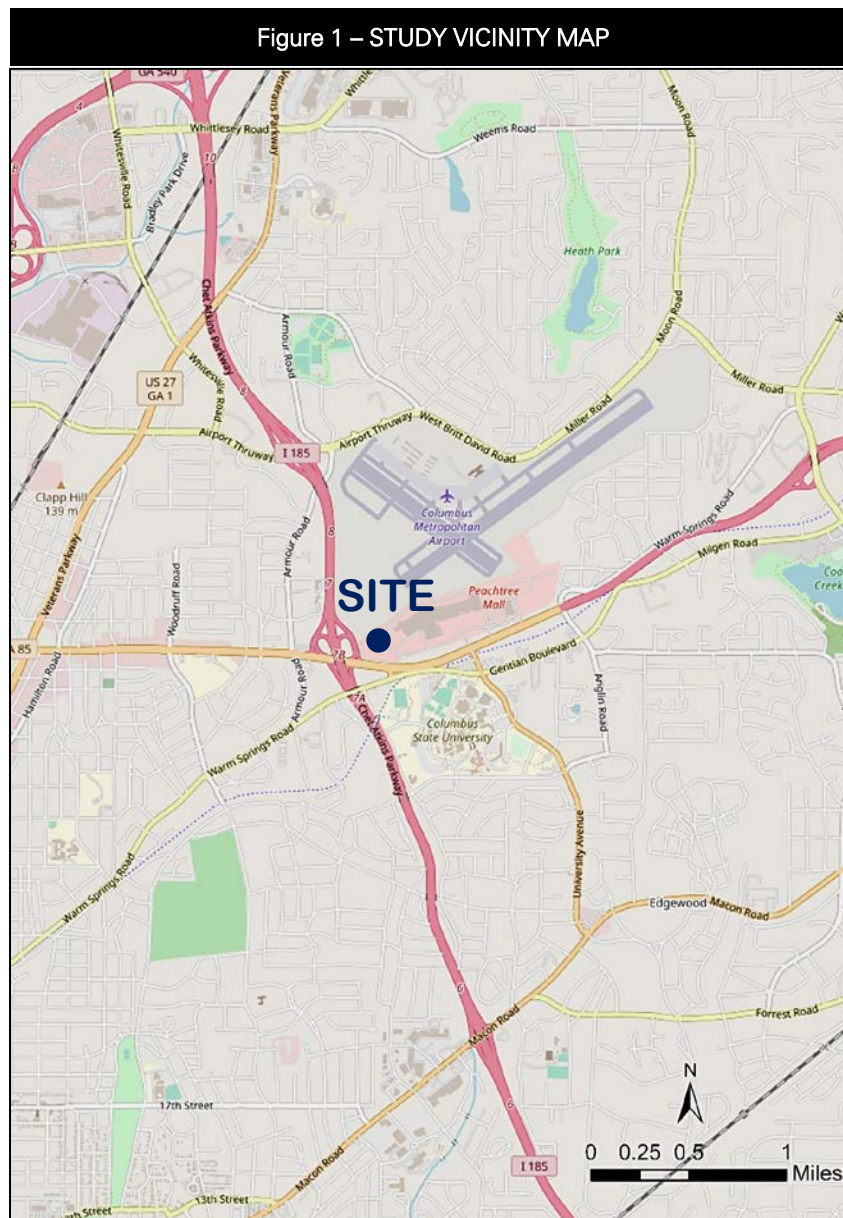
# List of Tables

Table 1: Estimated Trip Generation, Previous Best buy Store .....	3
Table 2: Estimated Trip Generation, Proposed Distribution Center .....	3

# 1. Introduction

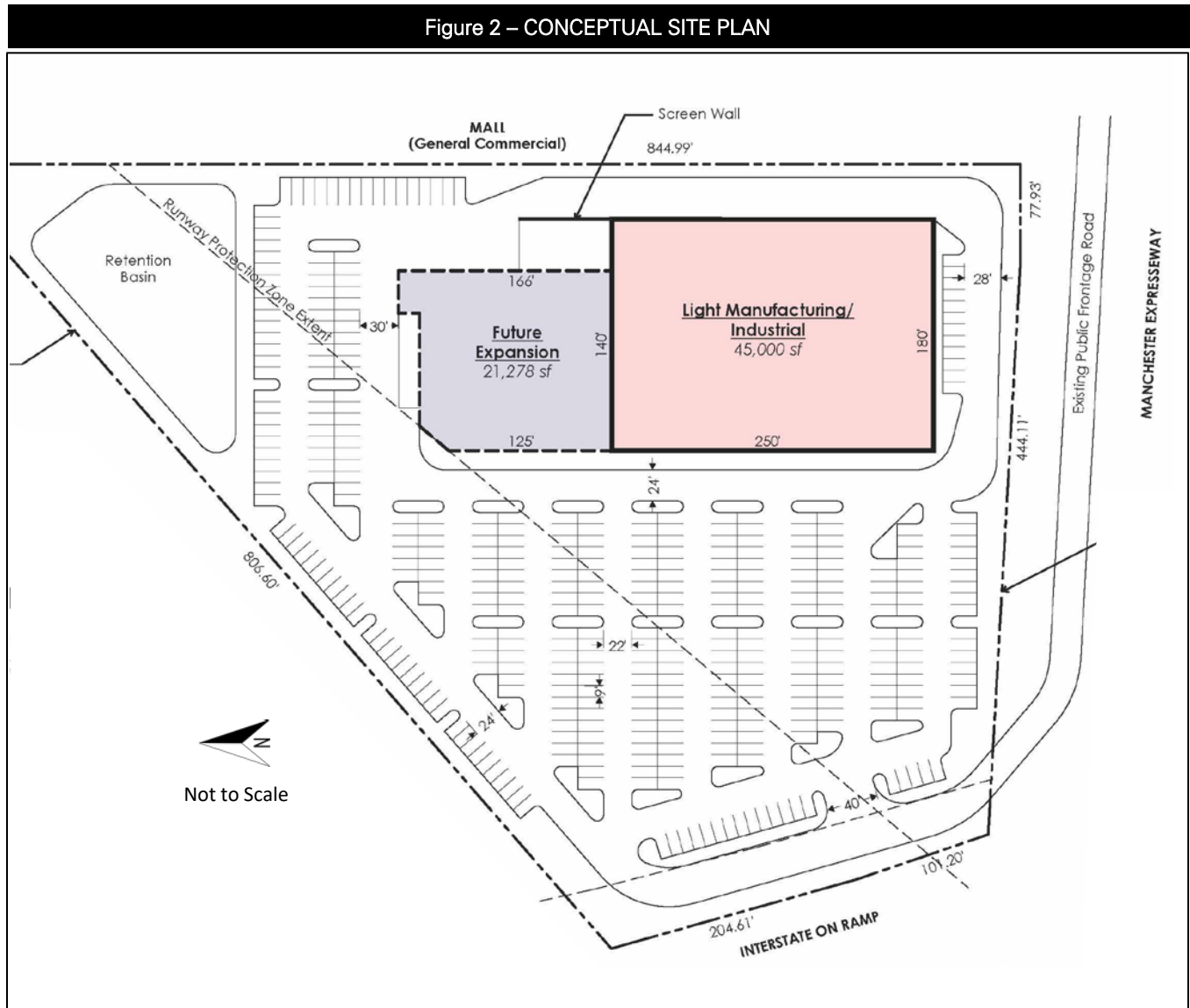
Icarus is proposing to convert a now vacant site that was previously used as a Best Buy store. The existing building is proposed to be used as a last mile distribution center. This report estimates trip generation associated with the proposed use and the previous use.

Figure 1 is a vicinity map showing the general location of the site to the northeast of I-185 and Manchester Expressway in Columbus.



## Proposed Development

Figure 2 shows a portion of the conceptual site plan of the proposed re-use of the 45,000 square feet building which was previously a Best Buy store. The plan also shows a future 21,278 square feet expansion. The full site plan is included as Appendix A.





## 2. Trip Generation Estimates

The trips expected to be generated by the development were estimated based on trip rates from the Institute of Transportation Engineers (ITE) publication Trip Generation, 10th Edition, using TripGen 10 software by Trafficware. The estimated daily trip generation is summarized below in Table 2 for the previous use and Table 2 for the proposed use. Trip generation reports are provided in Appendix B.

Table 1 – ESTIMATED TRIP GENERATION, PREVIOUS BEST BUY STORE			
PARCEL	ITE LAND-USE CODE	SIZE	DAILY (2 Way)
Previous Best Buy Store	863	45,000 SF	1847

Table 2 – ESTIMATED TRIP GENERATION, PROPOSED DISTRIBUTION CENTER			
PARCEL	ITE LAND-USE CODE	SIZE	DAILY (2 Way)
Last Mile Distribution Center	155	45,000 SF	368
Expansion	155	21,278 SF	174
Total		66,278	542

### 3. Summary of Findings

The proposed development is to convert a 45,000 square foot building previously used as a Best Buy Store to a Last Mile Distribution Center.

The following summarizes the findings of the trip generation study:

1. The previous Best Buy store generated an estimated 1847 daily trips. This is the total inbound plus outbound trips.
2. The proposed use of the old Best Buy building as a Last Mile Distribution Center would generate an estimated 368 daily two-way trips.
3. The proposed expansion would generate an estimated 174 daily two-way trips.
4. The proposed use as a Last Mile Distribution Center with an expansion of 21,278 square feet would generate an estimated 542 total daily trips. The estimated daily trips of the proposed use is less than 30% of the trip making associated with the previous use.

# Appendices

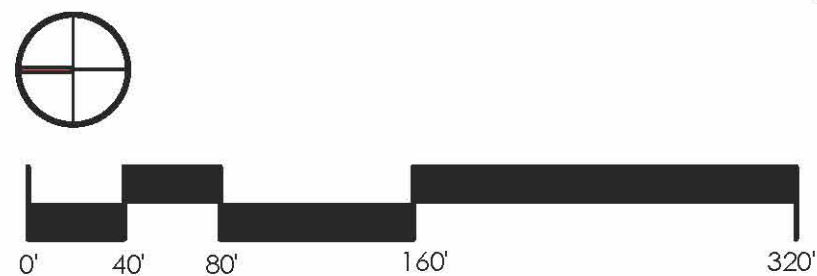
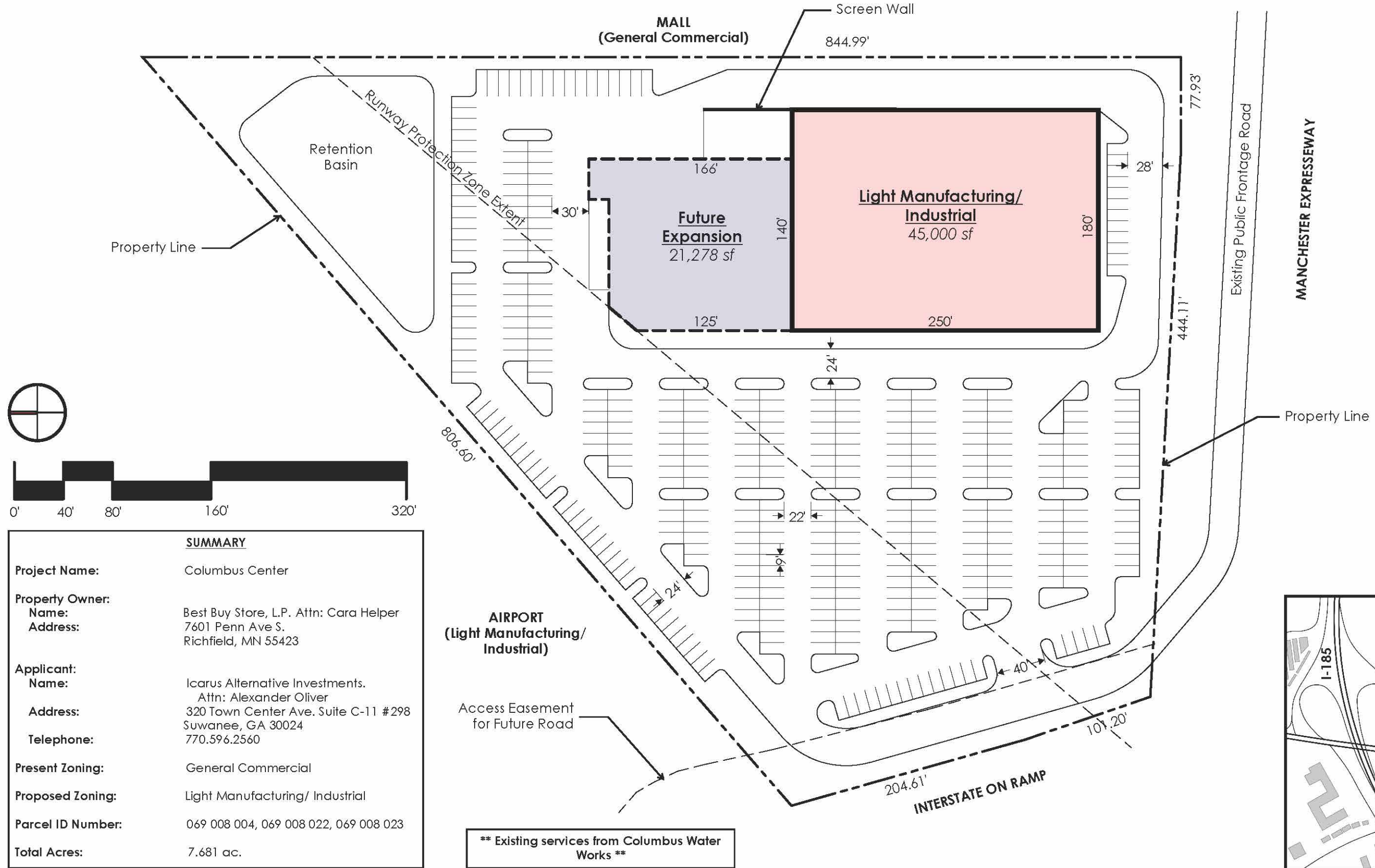
- A. Site Plan
- B. Trip Generation Reports

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Appendix A  
Site Plan

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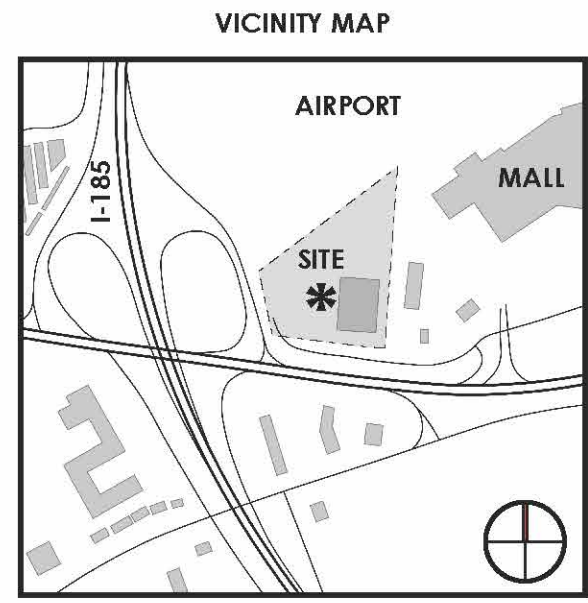


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Name:	Attn: Alexander Oliver
Address:	320 Town Center Ave. Suite C-11 #298
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Present Zoning:	770.596.2560
Proposed Zoning:	General Commercial
Parcel ID Number:	Light Manufacturing/ Industrial
Total Acres:	069 008 004, 069 008 022, 069 008 023
	7.681 ac.

**AIRPORT (Light Manufacturing/Industrial)**

Access Easement for Future Road

**\*\* Existing services from Columbus Water Works \*\***



Columbus Center - Site Plan  
 2925 Manchester Parkway  
 Columbus, GA 31909

Proposed Light Industrial/Manufacturing

Scale: 1" = 80'-0"  
 01.15.2021



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Appendix B  
Trip Generation Reports

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## Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 2/5/2021

Project: Previous Best Buy Store

Analysis Date: 2/5/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
863	SUPERSTOREELEC 1 45 1000 Sq. Ft. GFA		924	923	1847		9	5	14		94	98	192
Unadjusted Volume			924	923	1847		9	5	14		94	98	192
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		38	38	76
Volume Added to Adjacent Streets			924	923	1847		9	5	14		56	60	116

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

**TRIP GENERATION 10, TRAFFICWARE, LLC**

## Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 2/5/2021

Project: Last Mile Distribution

Analysis Date: 2/5/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
155	WAREHOUSE-HCFC 1 45      1000 Sq. Ft. GFA		184	184	368				27				62
Unadjusted Volume			184	184	368		0	0	0		0	0	0
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			184	184	368		0	0	0		0	0	0

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.



## Trip Generation Summary

Alternative: Alternative 1

Phase:

Open Date: 2/5/2021

Project: Expansion

Analysis Date: 2/5/2021

ITE	Land Use	Weekday Average Daily Trips			Weekday AM Peak Hour of Adjacent Street Traffic			Weekday PM Peak Hour of Adjacent Street Traffic					
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
155	WAREHOUSE-HCFC 1 21.28 1000 Sq. Ft. GFA		87	87	174				13				29
Unadjusted Volume			87	87	174		0	0	0		0	0	0
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		0	0	0
Volume Added to Adjacent Streets			87	87	174		0	0	0		0	0	0

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

\* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 10th Edition

**TRIP GENERATION 10, TRAFFICWARE, LLC**

P. 1