

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT REZN-11-22-2153

<b>Applicant:</b>	JSA Legacy
<b>Owner:</b>	Same
<b>Location:</b>	212 Railroad Street
<b>Parcel:</b>	005-007-010
<b>Acreage:</b>	0.35 Acres
<b>Current Zoning Classification:</b>	GC (General Commercial)
<b>Proposed Zoning Classification:</b>	UPT (Uptown)
<b>Current Use of Property:</b>	Vacant Houses
<b>Proposed Use of Property:</b>	Single Family, Detached
<b>Council District:</b>	District 7 (Cogle)
<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>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Multifamily
<b>Future Land Use Designation:</b>	Office / Professional
<b>Compatible with Existing Land-Uses:</b>	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 47 trips from 61 trips if used for residential 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 residential usage.

<b>Surrounding Zoning:</b>	<b>North</b>	GC (General Commercial)
	<b>South</b>	GC (General Commercial))
	<b>East</b>	UPT (Uptown)
	<b>West</b>	GC (General Commercial)

**Reasonableness of Request:** The request is compatible with existing land uses.

**School Impact:** N/A

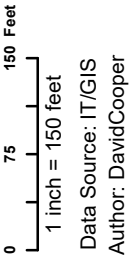
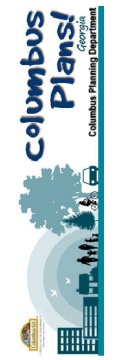
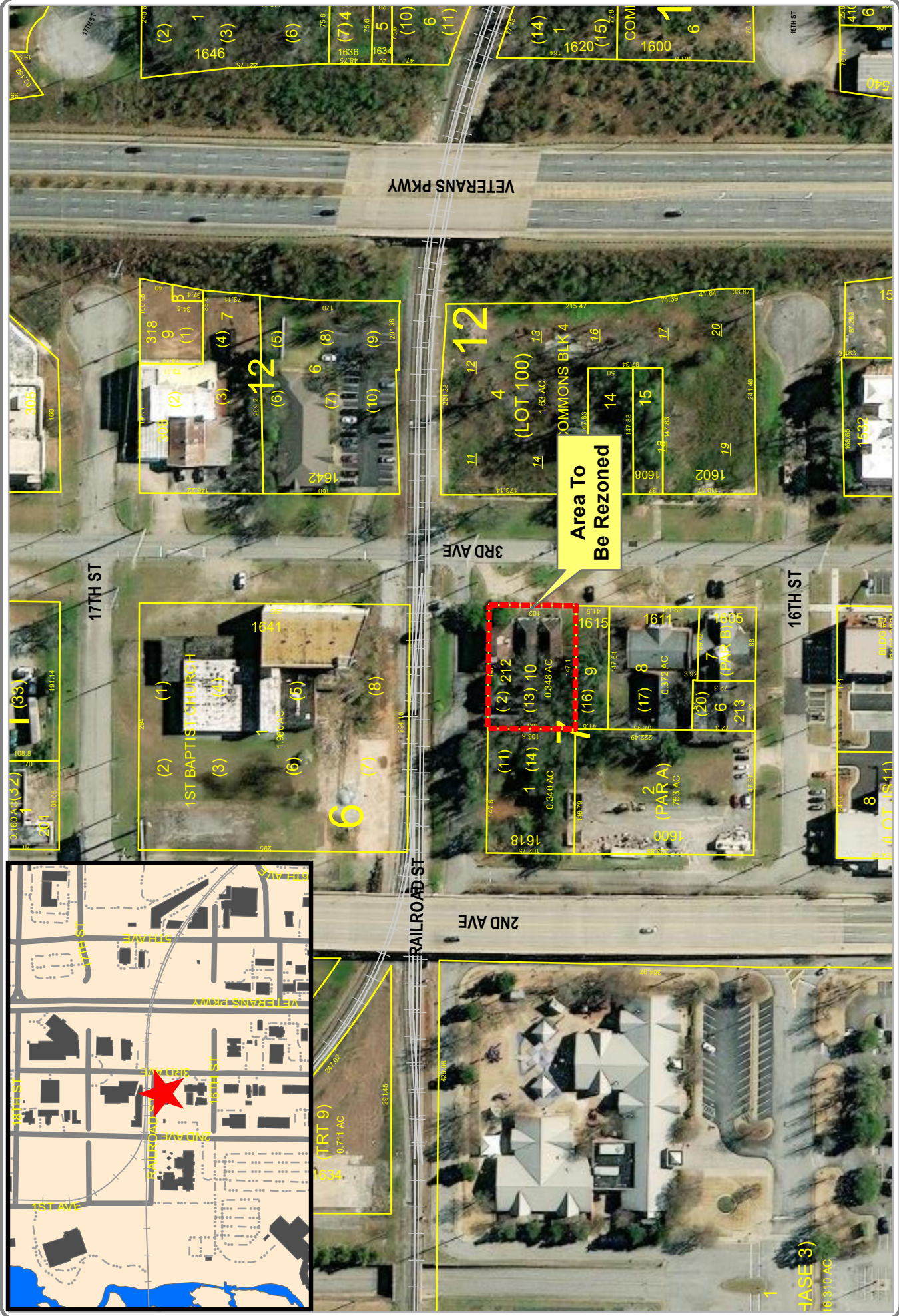
**Buffer Requirement:** N/A

**Attitude of Property Owners:** **Thirty-five (15)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **one (1)** calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>1</b> Responses

**Additional Information:** Section 3.2.30.1 – A single-family detached dwelling is permitted within the High Uptown Historic District

**Attachments:** Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Flood Map

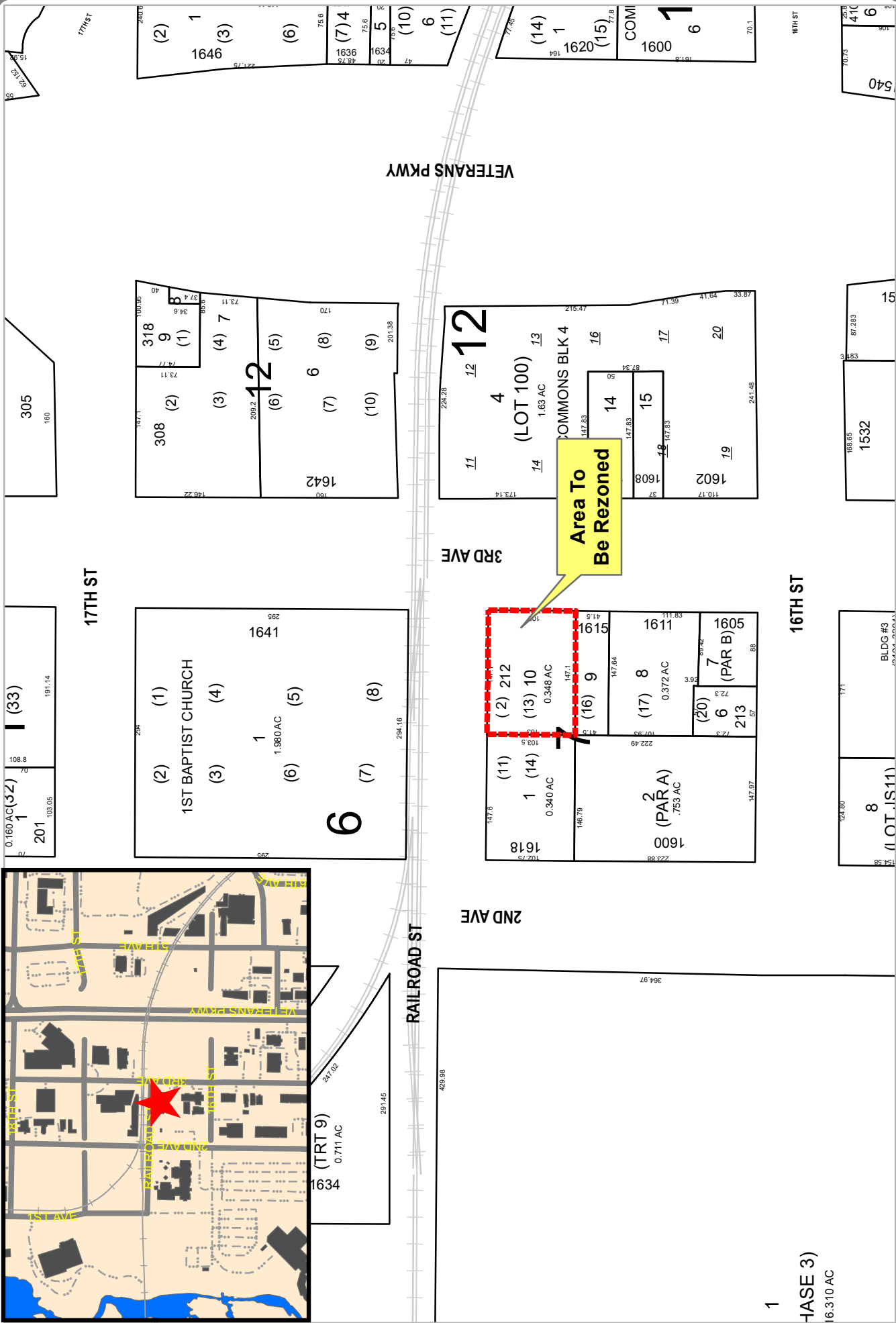
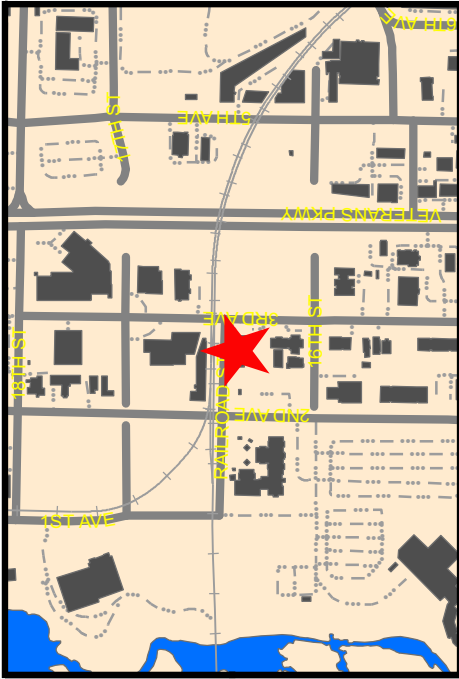


Aerial Map for REZN 11-22-2153  
 Map 005 Block 007 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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 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**

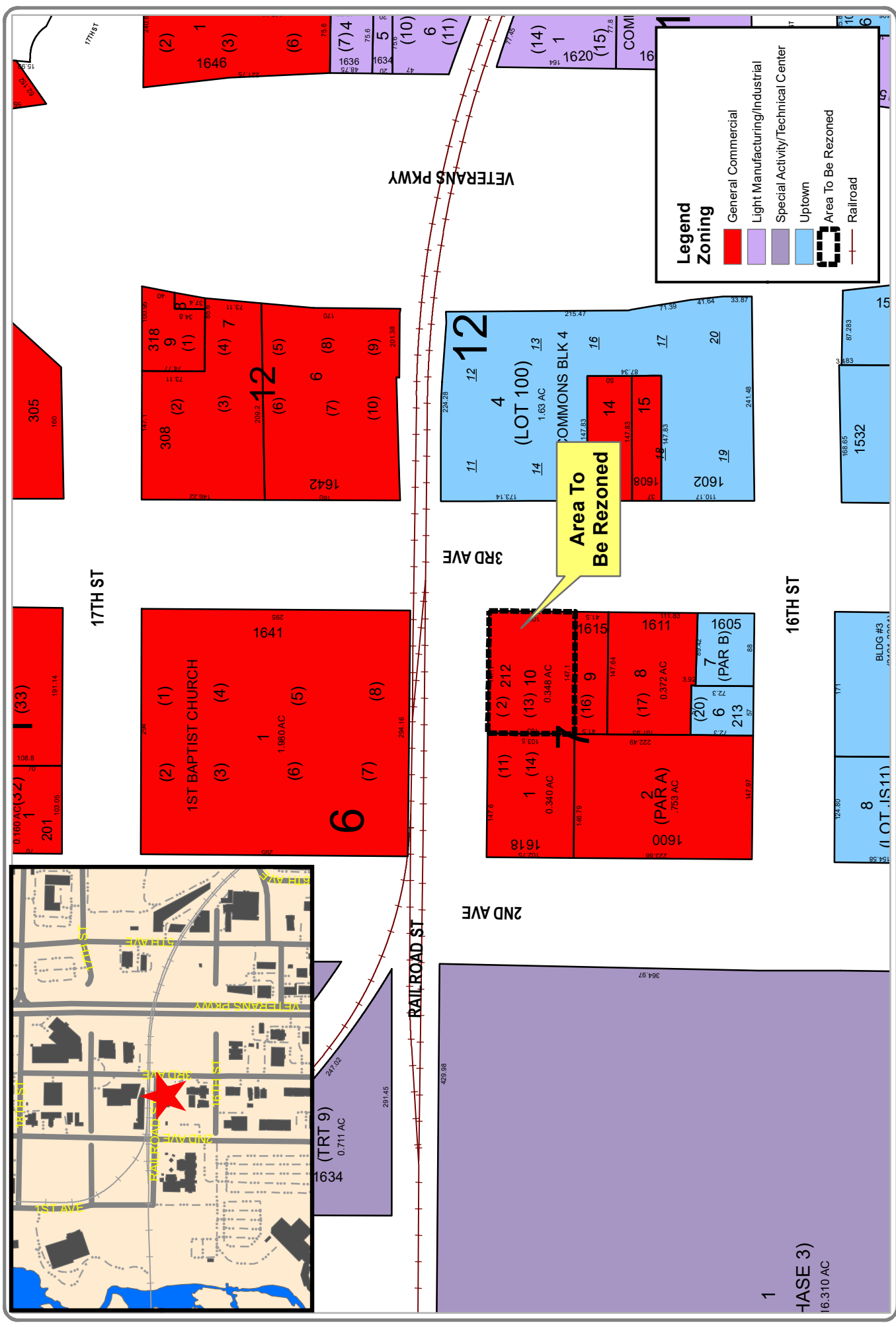


0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Location Map for REZN 11-22 - 2153  
 Map 005 Block 007 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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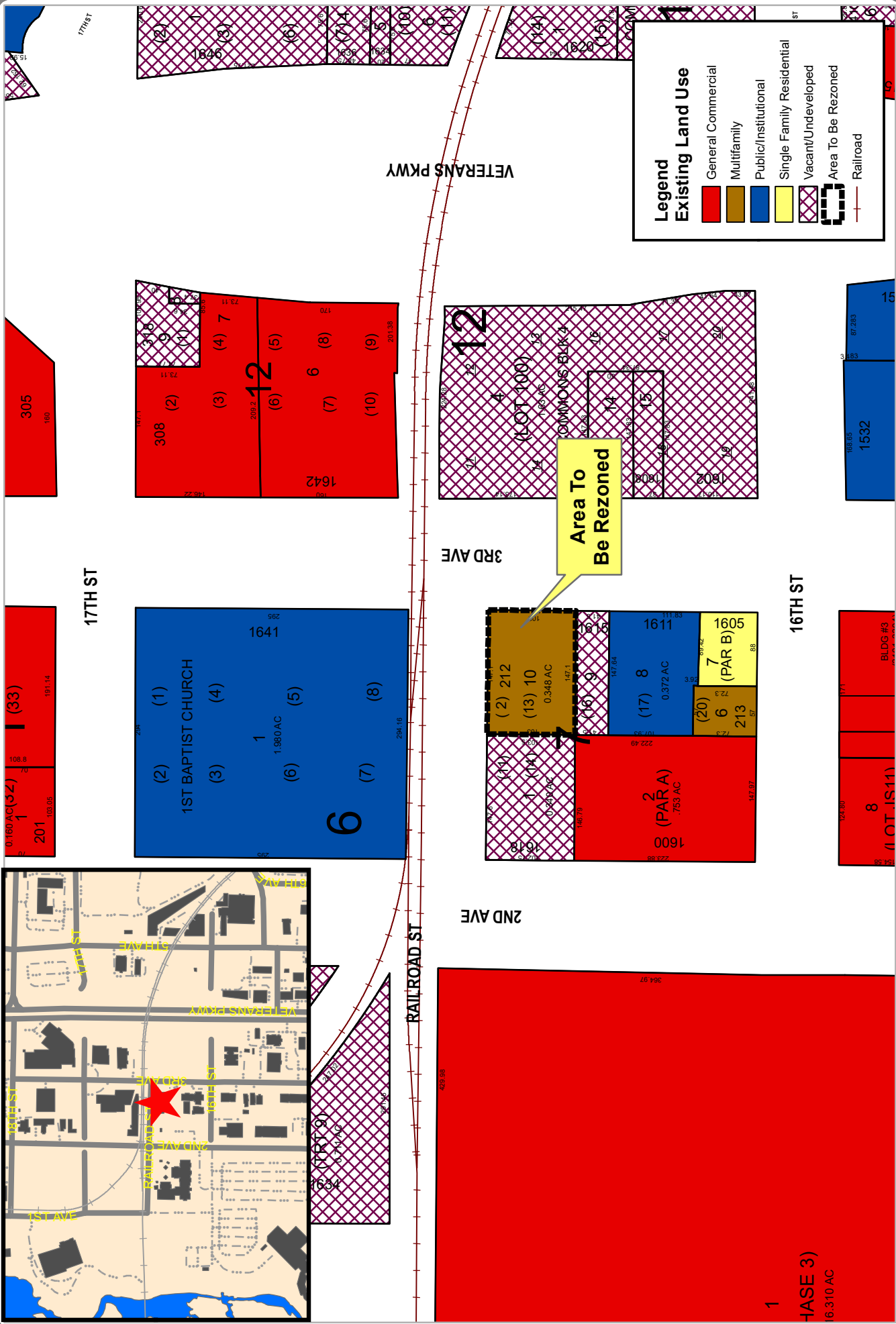
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**Zoning Map for REZN 11 - 22 - 2153**  
**Map 005 Block 007 Lot 010**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

**Columbus Plans!**  
 Columbus Planning Department

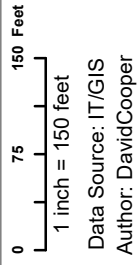
0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Date: 12/7/2022



**Legend Existing Land Use**

- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned
- Railroad



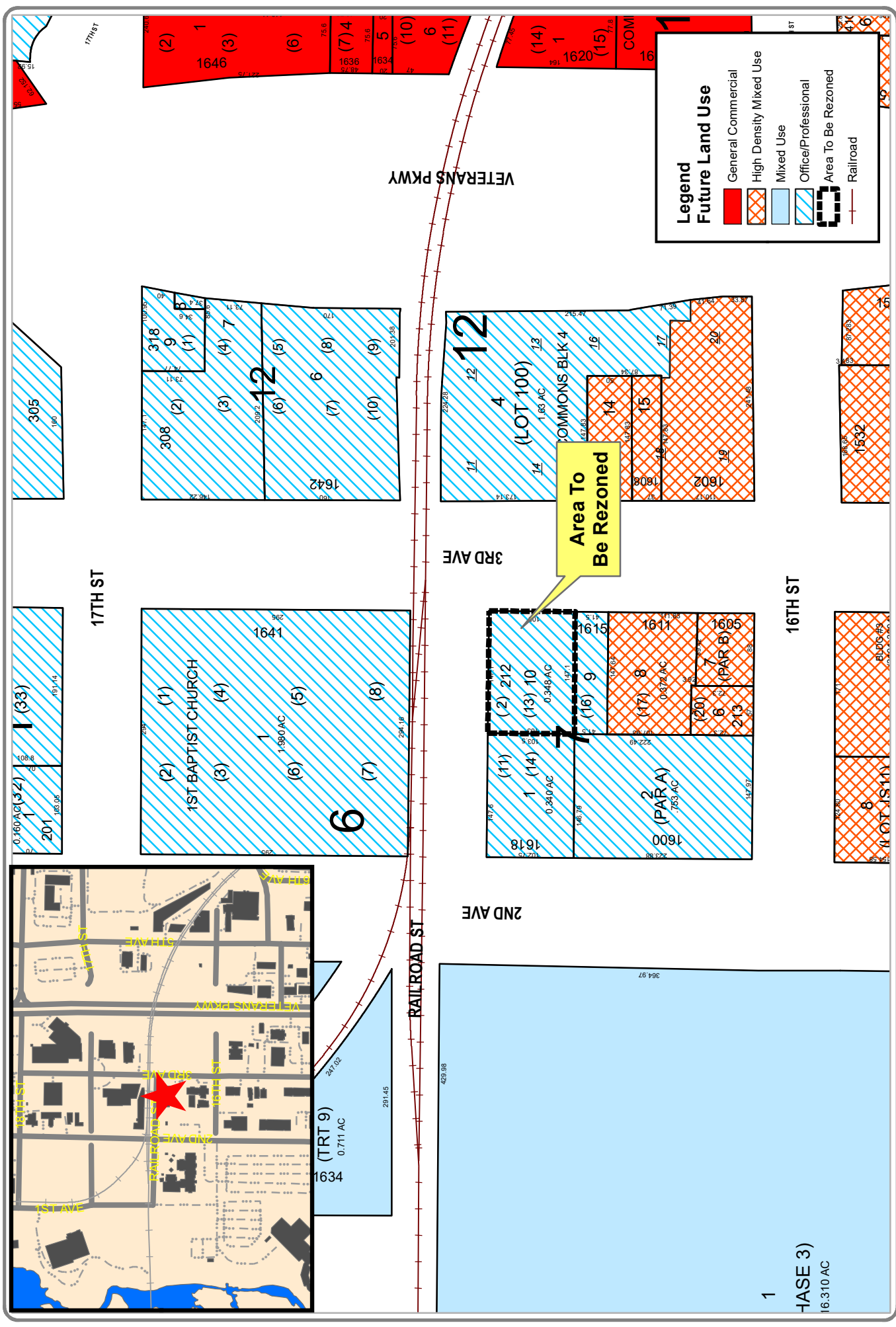
Existing Land Use Map for REZN 11-22-2153  
 Map 005 Block 007 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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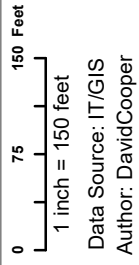
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**Legend  
Future Land Use**

- General Commercial
- High Density Mixed Use
- Mixed Use
- Office/Professional
- Area To Be Rezoned
- Railroad

Area To Be Rezoned



Future Land Use Map for REZN 11-22-2153  
Map 005 Block 007 Lot 010

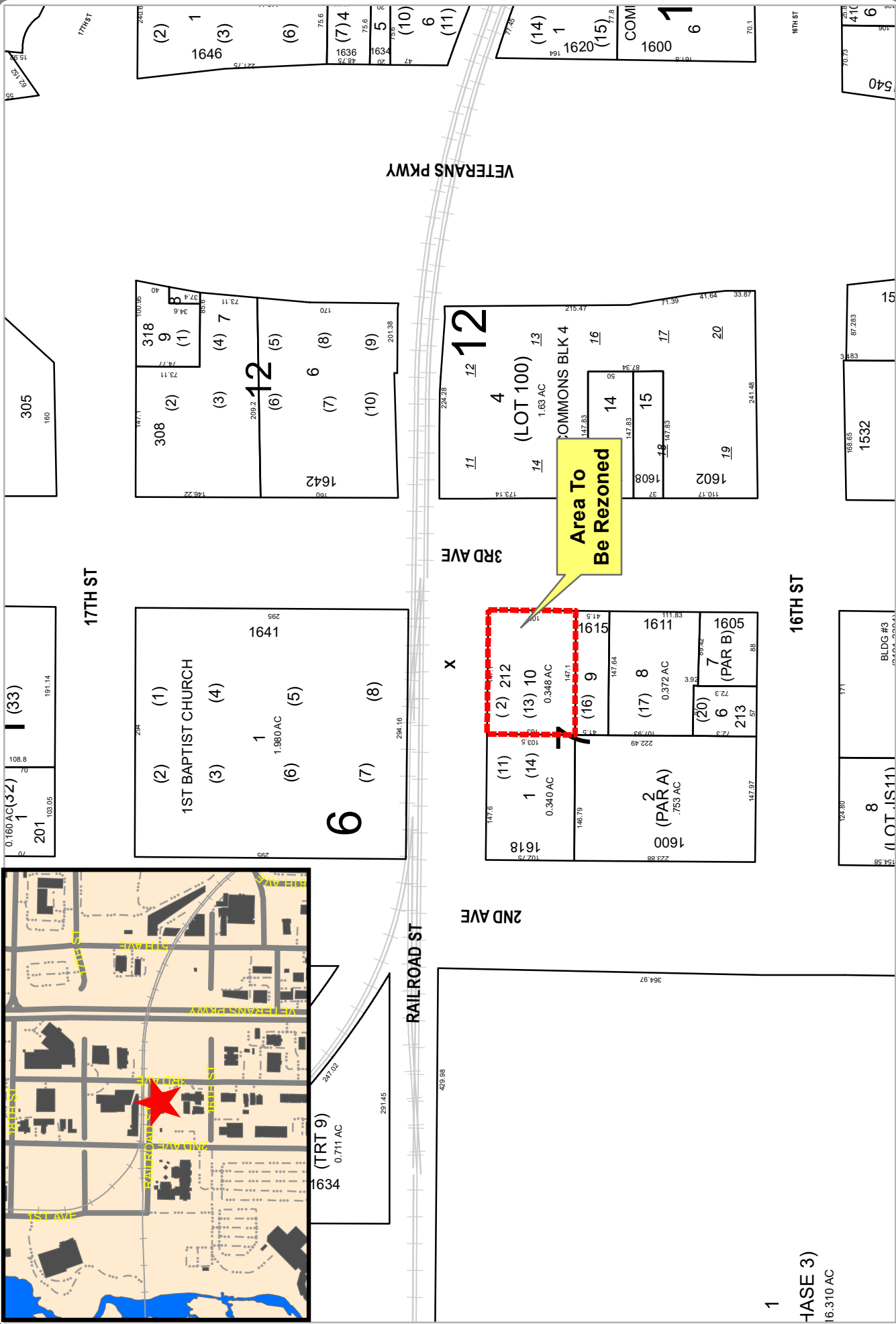
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Date: 12/7/2022



Data Source: IT/GIS  
Author: David Cooper



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

**Flood Zone Map for REZN 11 -22- 2153**  
**Map 005 Block 007 Lot 010**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

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# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 11-22-2153  
**PROJECT** 212 Railroad Street  
**CLIENT**  
**REZONING REQUEST** GC to UPT

**LAND USE**

Trip Generation Land Use Code\* 210 & 814  
 Existing Land Use General Commercial (GC)  
 Proposed Land Use Uptown - (UPT)  
 Existing Trip Rate Unit GC - Acreage converted to square footage.  
 Proposed Trip Rate Unit UPT - Number of lots

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Variety Store	814	GC	0.35 Acres	2.97	11 Weekday - AM
				5.18	20 Weekday - PM
				3.86	15 Saturday
				4.05	15 Sunday
				<b>Total</b>	<b>61</b>
<b>Daily (Proposed Zoning)</b>					
Single Family Detached Housing	210	UPT	5 Lots	9.43	47
				<b>Total</b>	<b>47</b>

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

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (GC)**

Name of Street	2nd Avenue
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2021)	12,100
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	61
Total Projected Traffic (2021)	12,161
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)*

**PROPOSED ZONING (UPT)**

Name of Street	2nd Avenue
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count (2021)	12,100
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	47
Total Projected Traffic (2021)	12,147
Projected Level of Service (LOS)**	B

NO.	REVISION DESCRIPTION	DATE

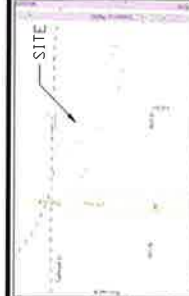
**PRELIMINARY DRAFT FOR REVIEW ONLY**

**EMC ENGINEERING**  
 2575 BUCKLE RD. SUITE 110  
 COLUMBUS, GA 31907  
 (706) 566-5660  
 www.emceng.com

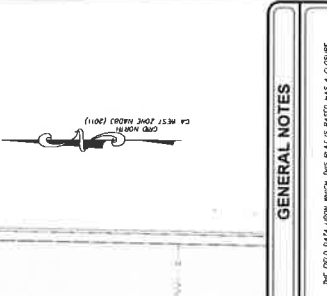
**EMC ENGINEERING**  
 2575 BUCKLE RD. SUITE 110  
 COLUMBUS, GA 31907  
 (706) 566-5660  
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Prepared for:  
**POWERS INVESTMENTS, LLC**  
 IN BLOCK 3 NORTH COMMONS  
 ALL OF LOT 13 AND PART OF LOT 12

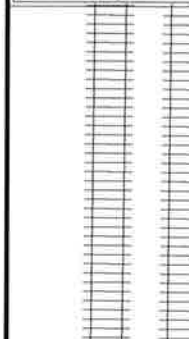
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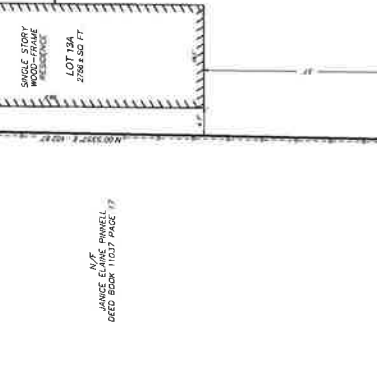
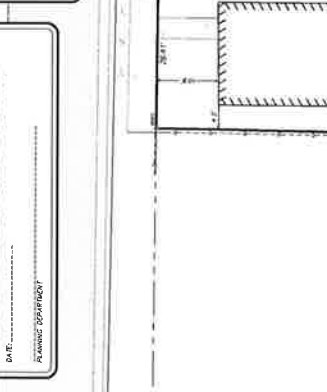
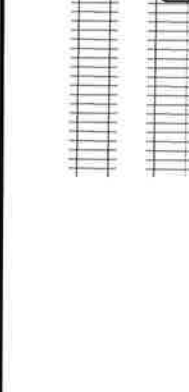
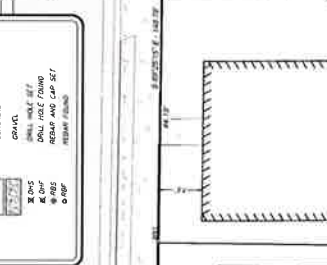
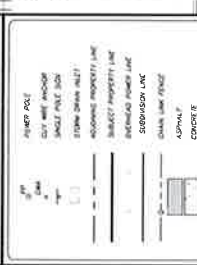
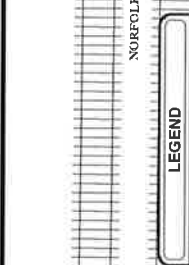
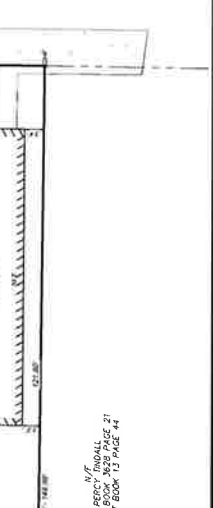
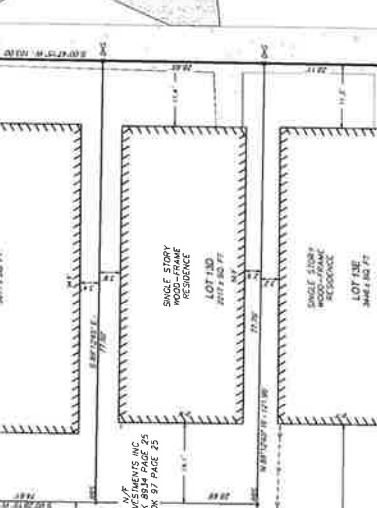
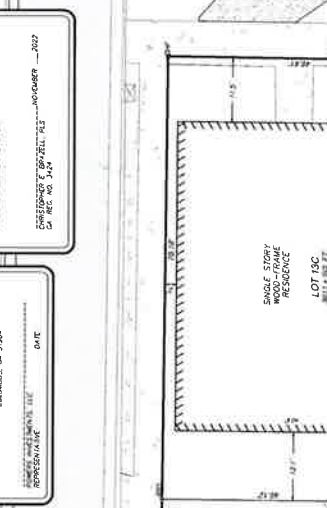
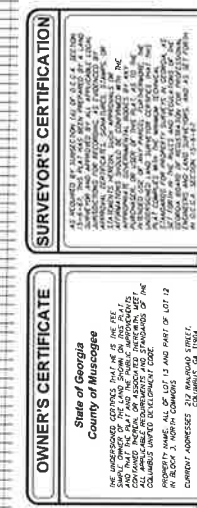
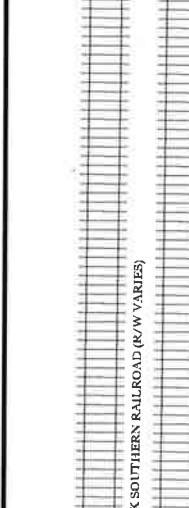
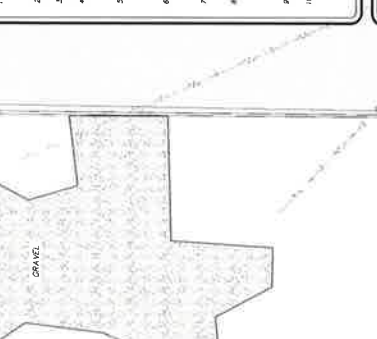
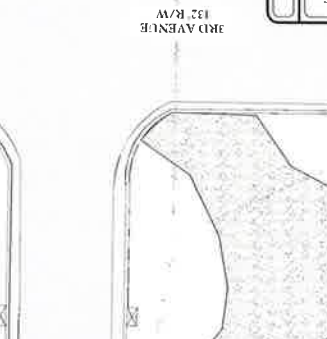
**ENGINEERING DEPARTMENT FINAL PLAT APPROVAL**  
 THESE AND STAFF DRAWING BEING CONSIDERED PLANS AND SPECIFICATIONS MEET THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING OF GEORGIA, AND ARE HEREBY APPROVED BY THE DEPARTMENT OF ENGINEERING.



**FLOODPLAIN INFORMATION**  
 THE PROPERTY SHOWN HEREON IS NOT IN A FLOODPLAIN AS SHOWN ON THE FLOOD HAZARD MAP AND CHARTERED COUNTY'S FLOODPLAIN MAP. HOWEVER, THE PROPERTY IS NOT A FLOOD HAZARD AREA AS SHOWN TO BE A FLOOD HAZARD AREA.



**SURVEYOR'S CERTIFICATION**  
 AS REQUIRED BY PARAGRAPH 14-2-1 OF THE OFFICIAL CODE OF GEORGIA, I HEREBY CERTIFY THAT I AM A LICENSED SURVEYOR IN THE STATE OF GEORGIA AND THAT I AM THE SURVEYOR OF RECORD FOR THIS PLAT.



**GEORGIA 811**  
 Utilities Protection Center, Inc.  
 Know what's below. Call before you dig.