

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-19-6826

Applicant: Teramore Development, LLC

Owner: Cottle Properties, LLC

Location: 1308 Rhodes Street & 1622 / 1620 / 1616 / 1612
13th Avenue & 1307 / 1309 / 1319 16th Street

Parcel: 027-015-009 / 010 / 011 / 012 / 013 / 014 / 015 /
016

Acreage: 1.40 Acres

Current Zoning Classification: NC (Neighborhood Commercial) and RMF1
(Residential Multifamily 1)

Proposed Zoning Classification: GC (General Commercial)

Current Use of Property: Vacant

Proposed Use of Property: General Retail

Council District: District 7 (Woodson)

PAC Recommendation: **Conditional Approval** based on the Staff Report
and compatibility with existing land uses.

Planning Department Recommendation: **Conditional Approval** based on compatibility with
existing land uses. Those conditions are as follows:

1) Reduce Southern Front Setback by 9'.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

General Land Use:		Inconsistent Planning Area D
Current Land Use Designation:		Vacant
Future Land Use Designation:		Single Family Residential
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 increase by 815 trips if used for commercial 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 commercial usage.
Surrounding Zoning:	North South East West	GC (General Commercial) RO (Residential Office) RMF1 (Residential Multifamily 1) NC (Neighborhood Commercial)
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 RMF1 zoning district. The 3 options under Category C are: <ol style="list-style-type: none"> 1) 20 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) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Seventy-five (75) 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.

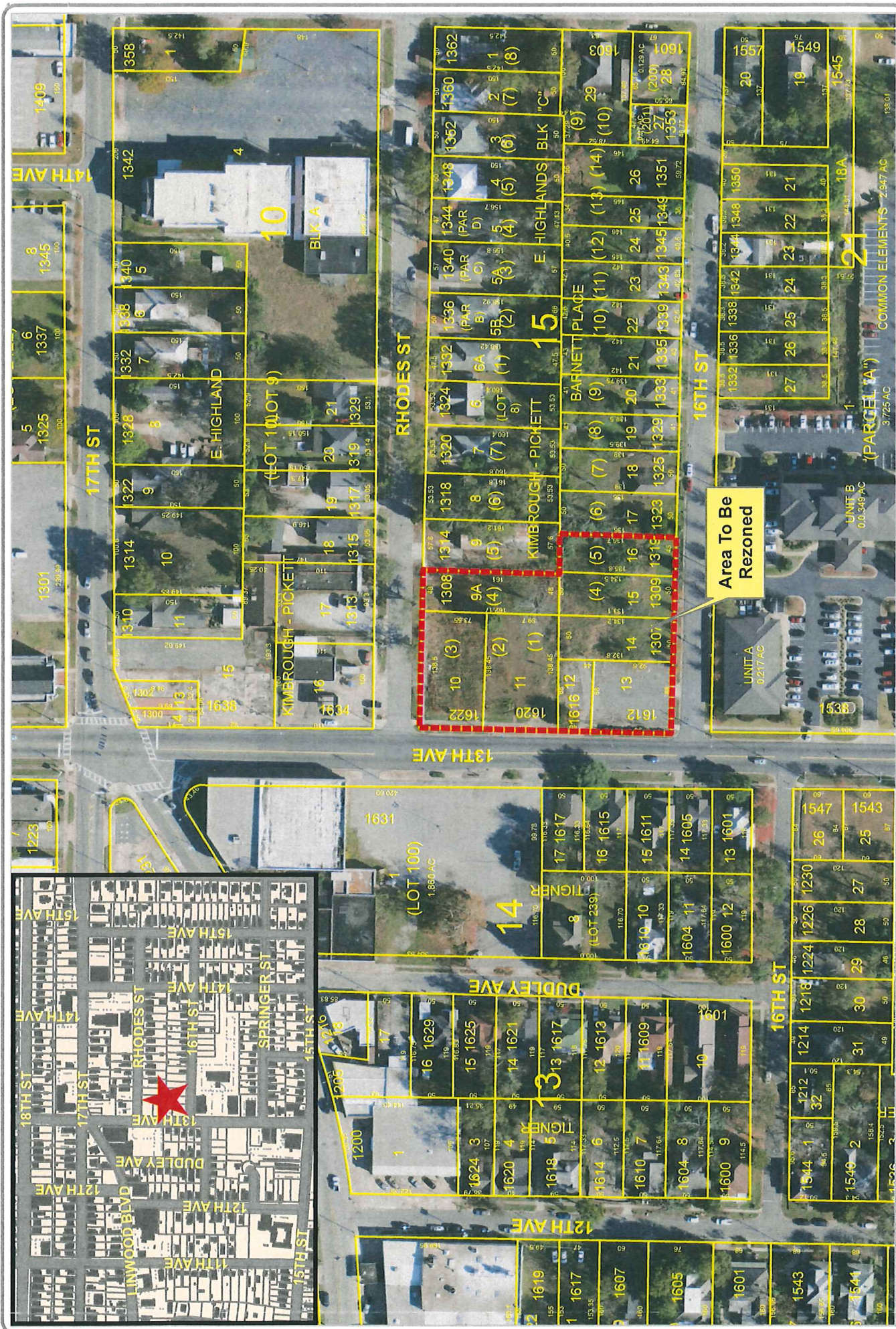
Approval 0 Responses
Opposition 0 Responses

Additional Information:

N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan
PowerPoint Presentation
Midtown, Inc – Letter of Support

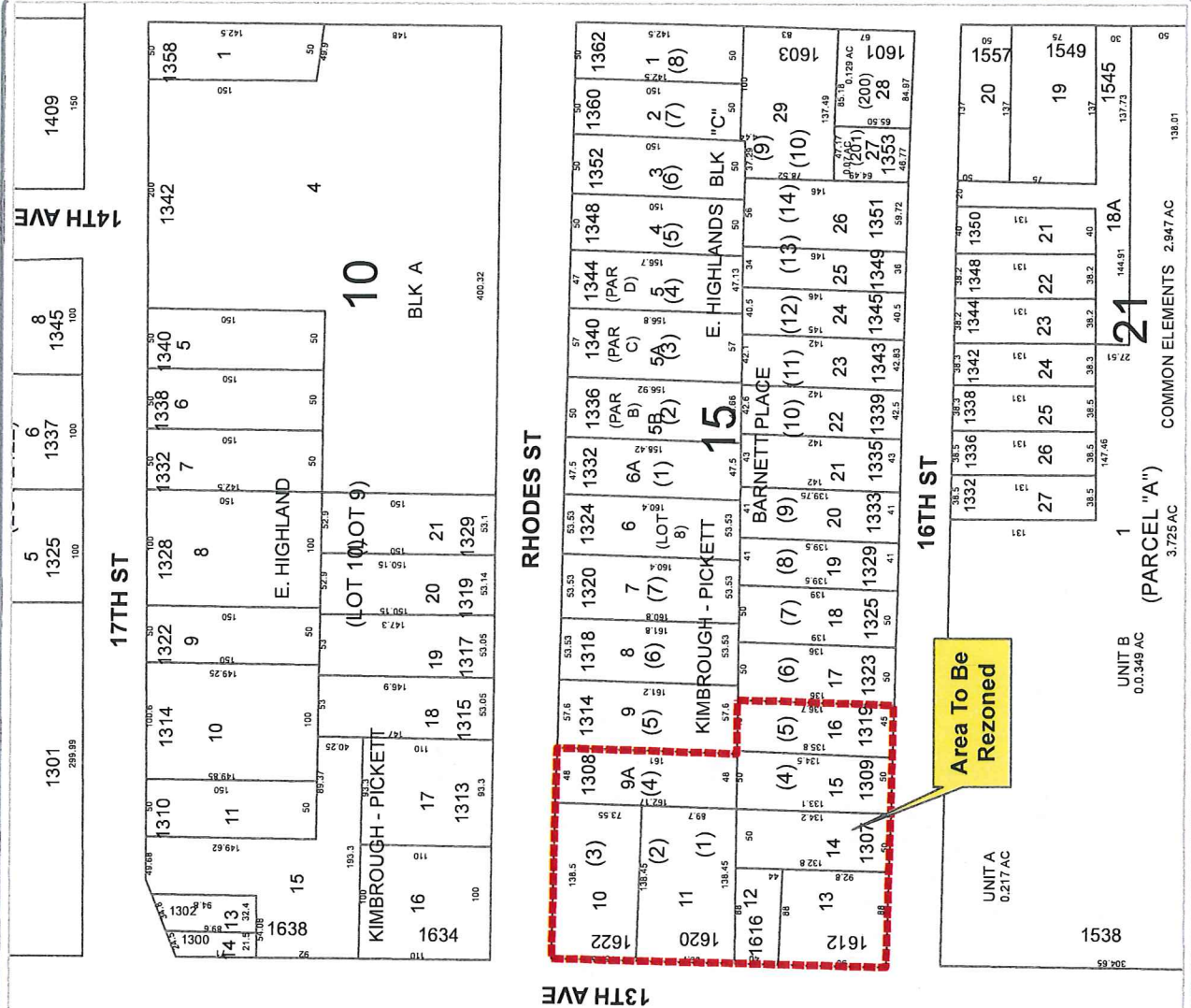
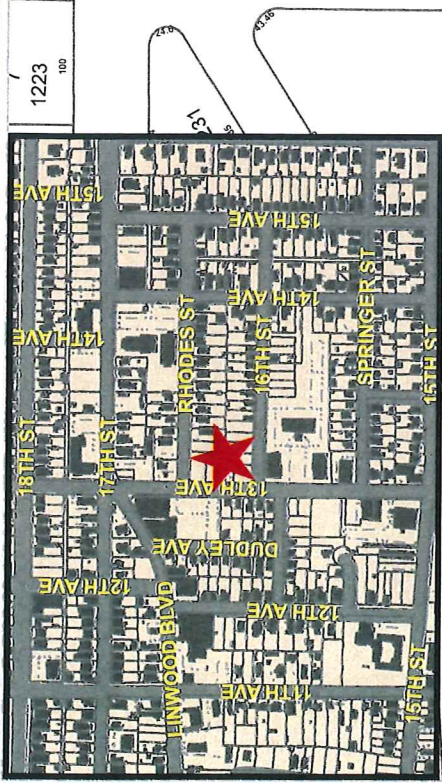


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 11-19-6826
 Map 027 Block 015 Lots 10 - 16
 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: 11/25/2019



Area To Be Rezoned



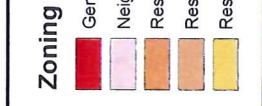
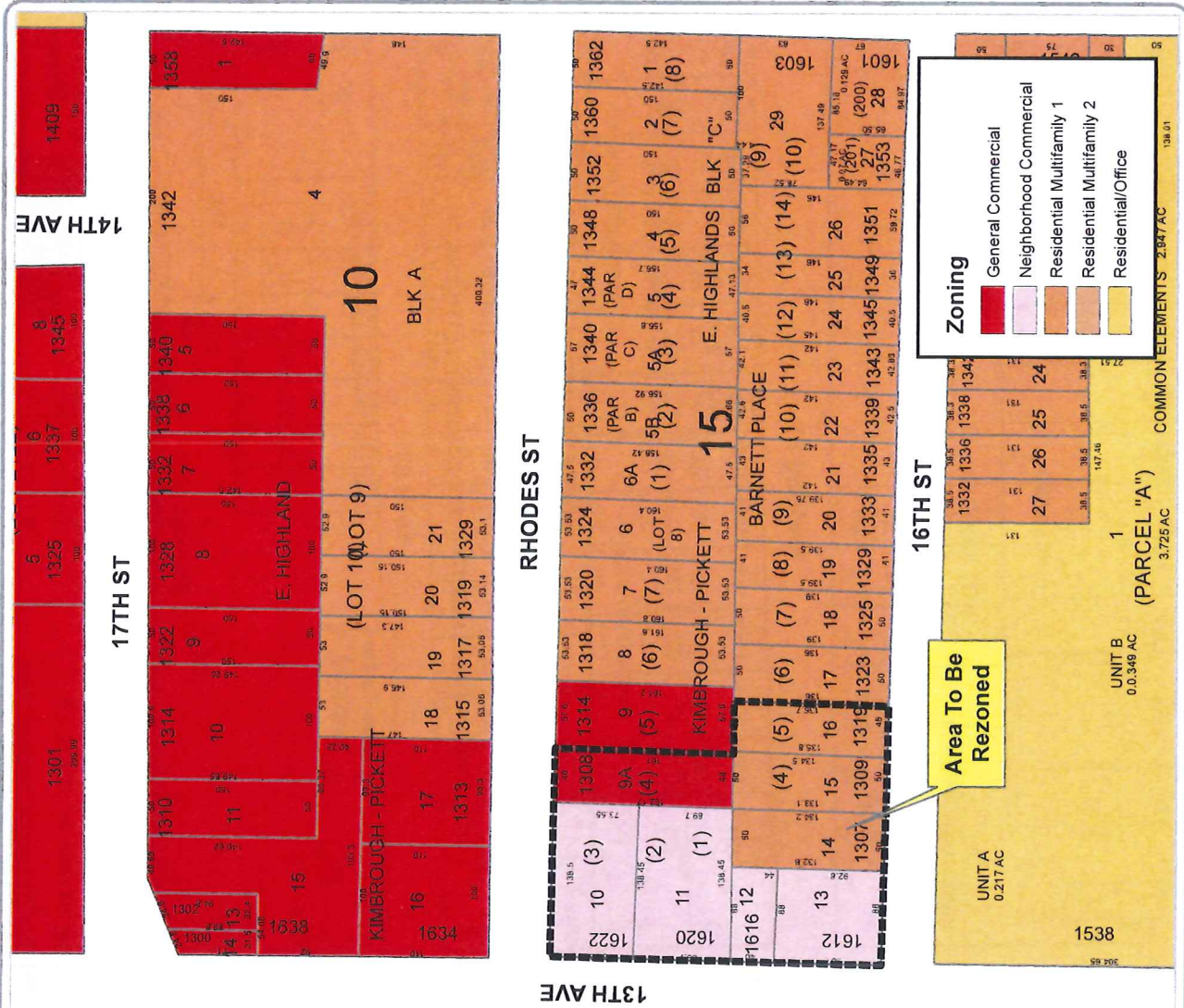
150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 11-19-6826
Map 027 Block 015 Lots 10 - 16
Planning Department-Planning Division
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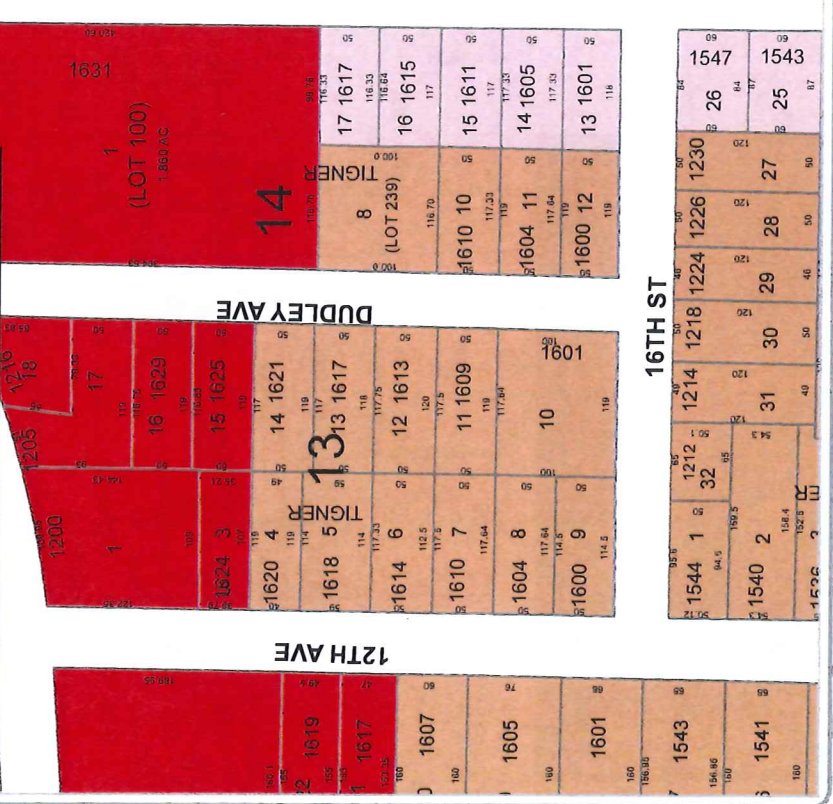
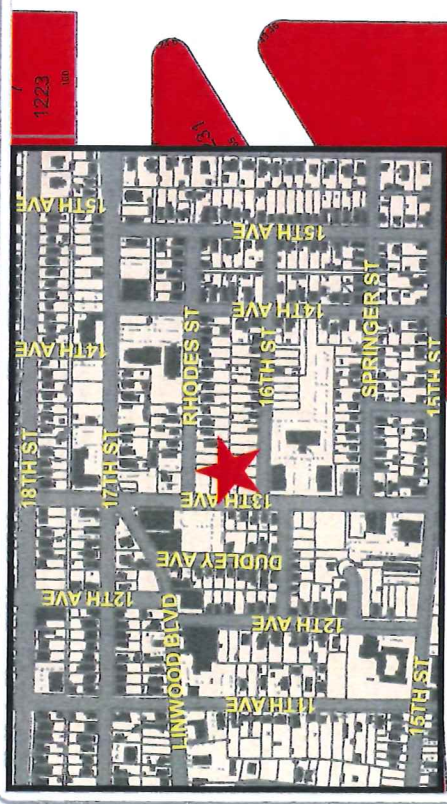


Area To Be Rezoned



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Author: David Cooper

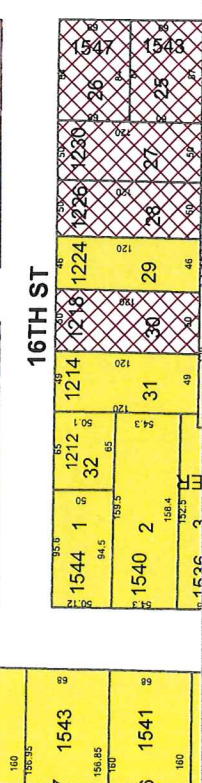
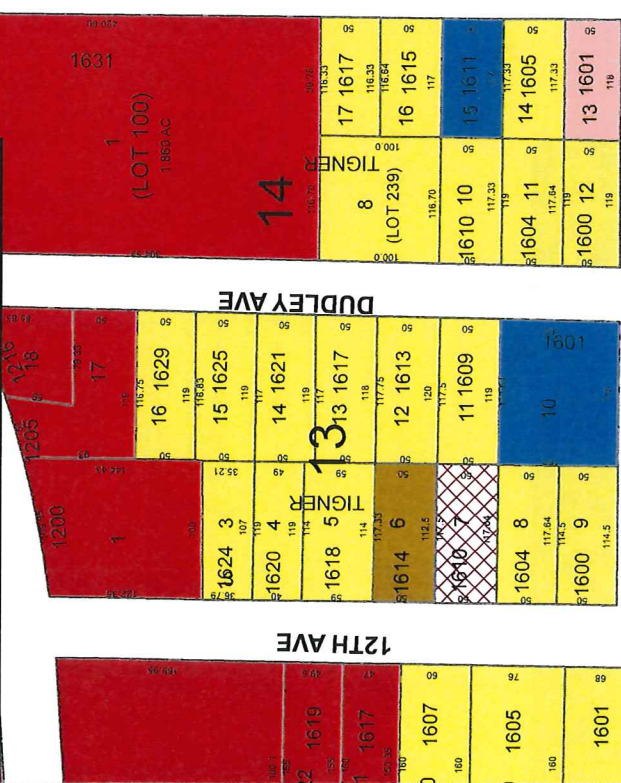
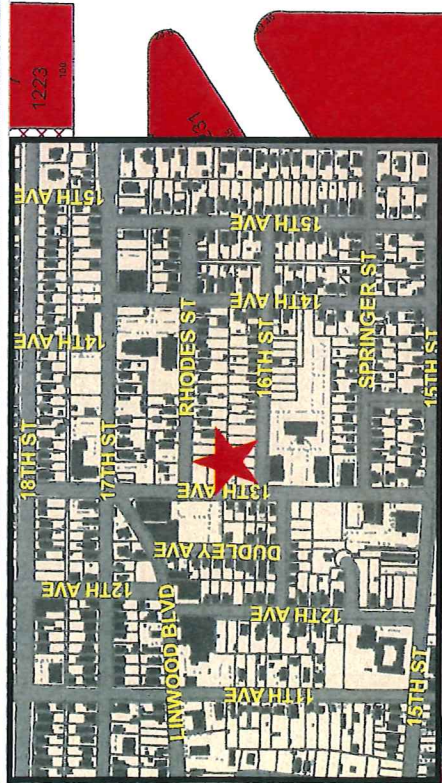
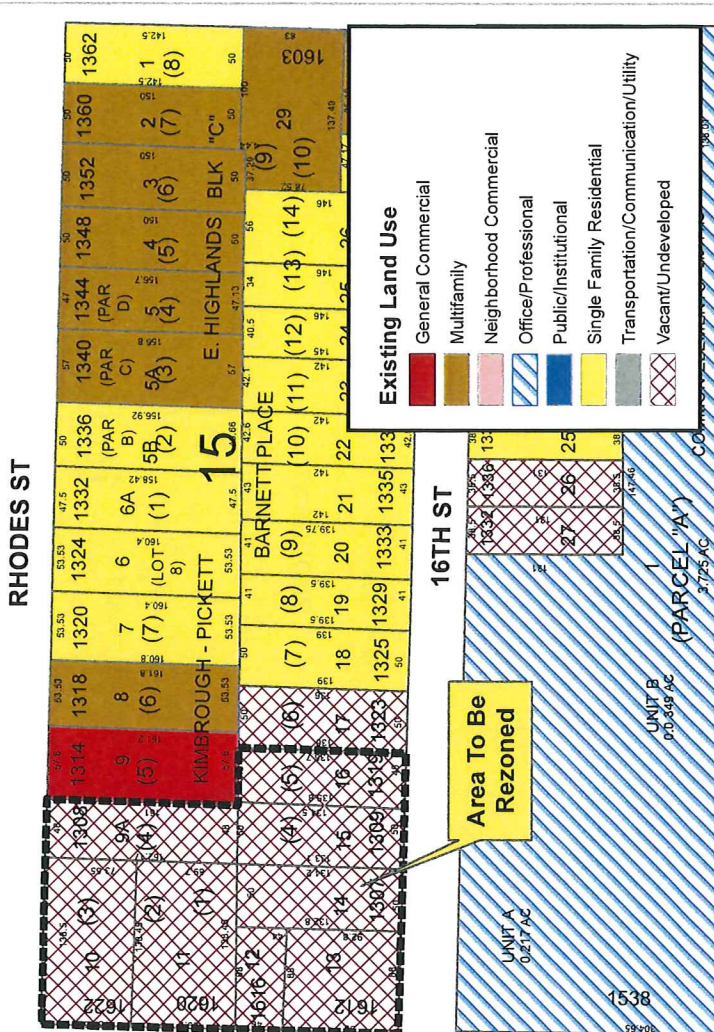
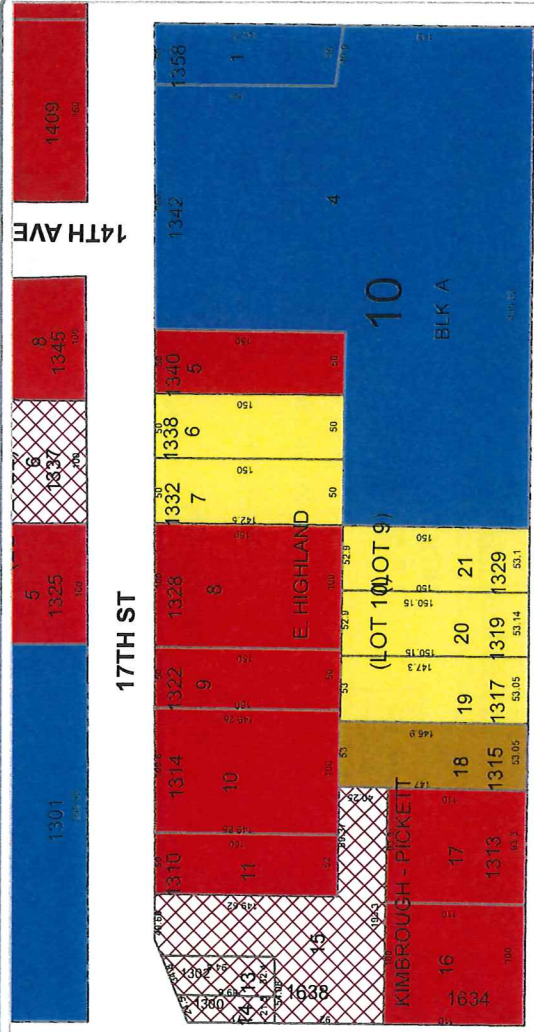
Zoning Map for REZN 11-19-6826
Map 027 Block 015 Lots 10 - 16
Planning Department-Planning Division
Prepared By Planning GIS Tech



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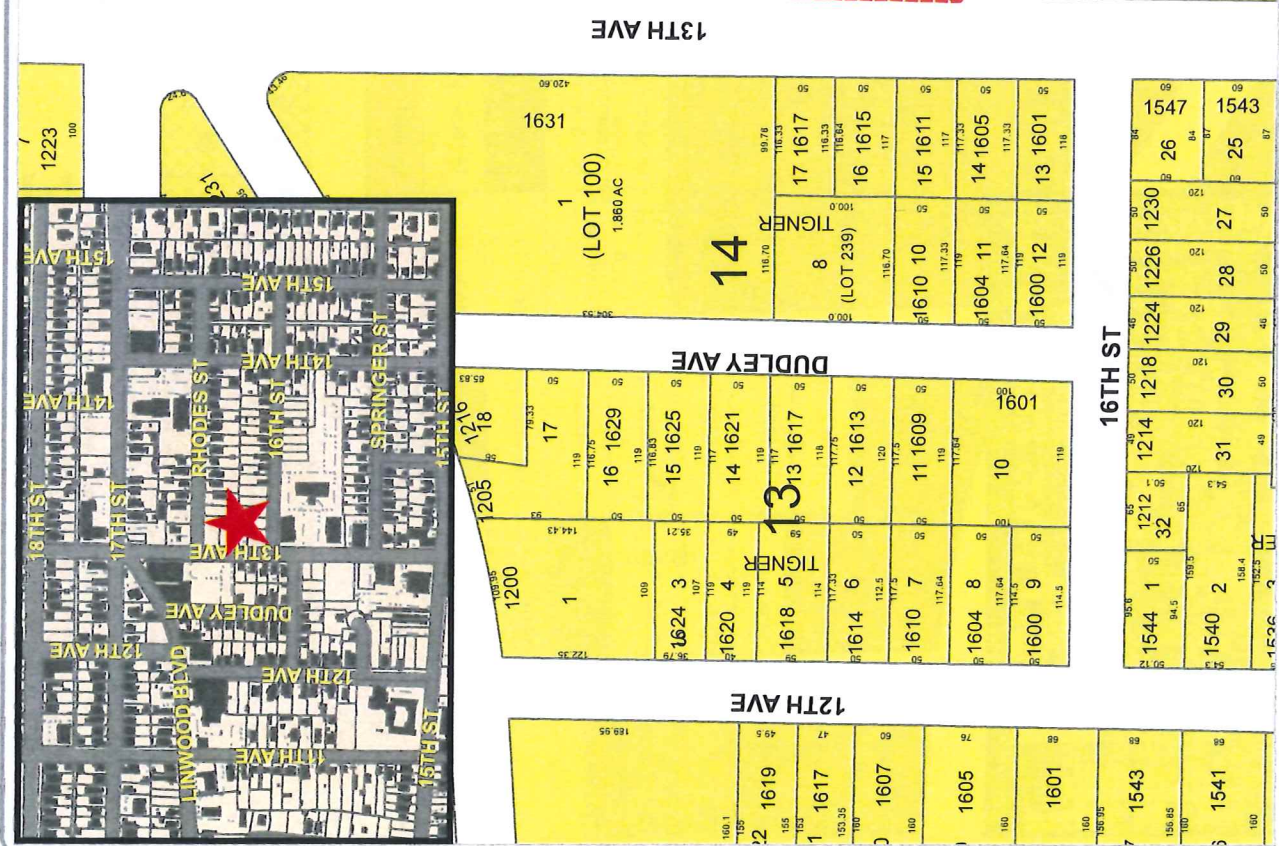
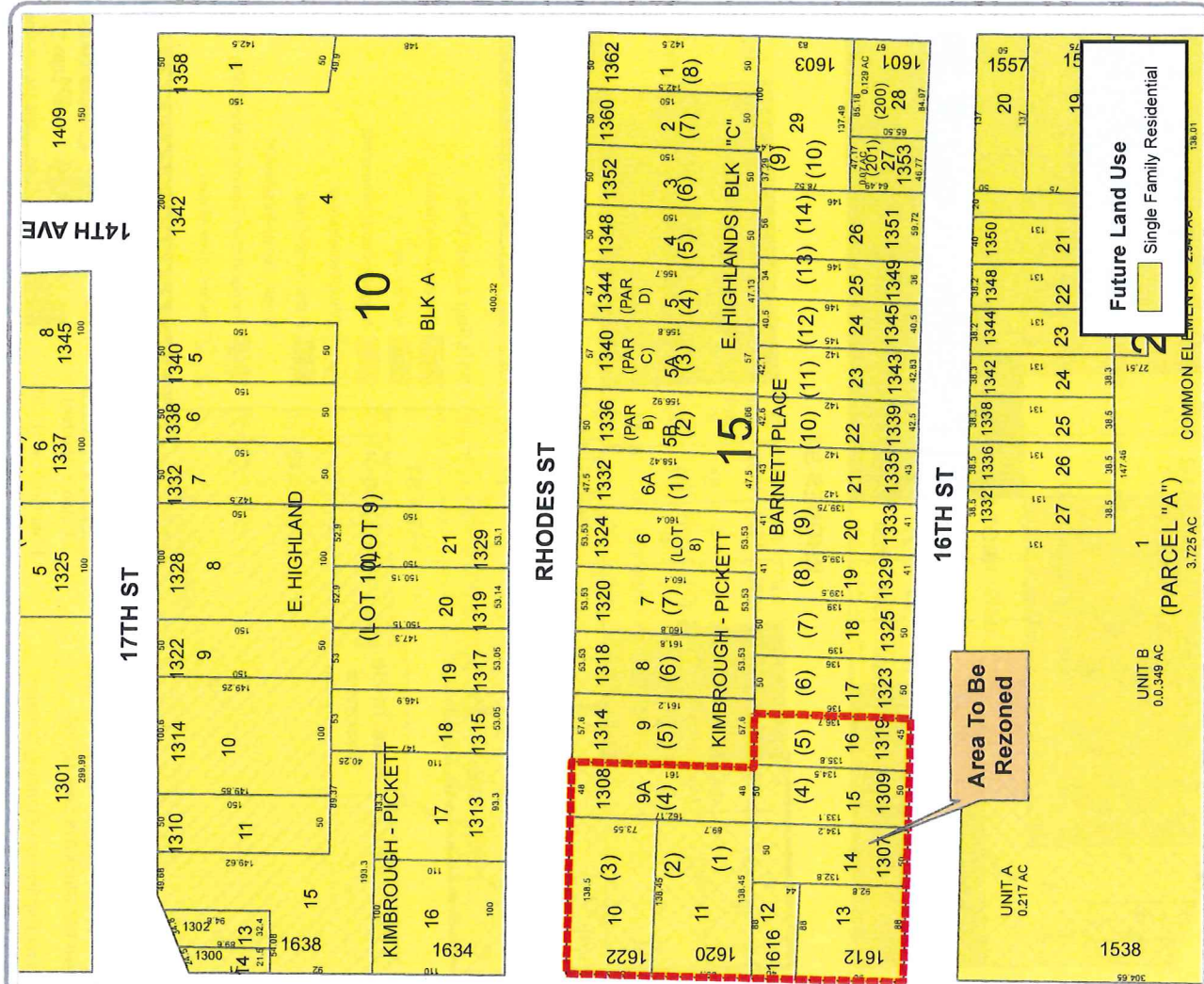
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Existing Land Use Map for REZN 11-19-6826
 Map 027 Block 015 Lots 10 - 16
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 11/25/2019



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 Author: David Cooper

Future Land Use Map for REZN 11-19-6826
 Map 027 Block 015 Lots 10 - 16
 Planning Department-Planning Division
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Date: 11/25/2019

SITE INFORMATION:
 ADDRESS: 180 17th St Columbus, Ga 31901
 PROPERTY AREA: 41.4 ACRES
 PROPERTY ZONING: NC NEIGHBORHOOD COMMERCIAL
 BUILDING FOOTPRINT: 20,000 SQ FT
 SIDE YARD: 20'
 FRONT YARD: 20'

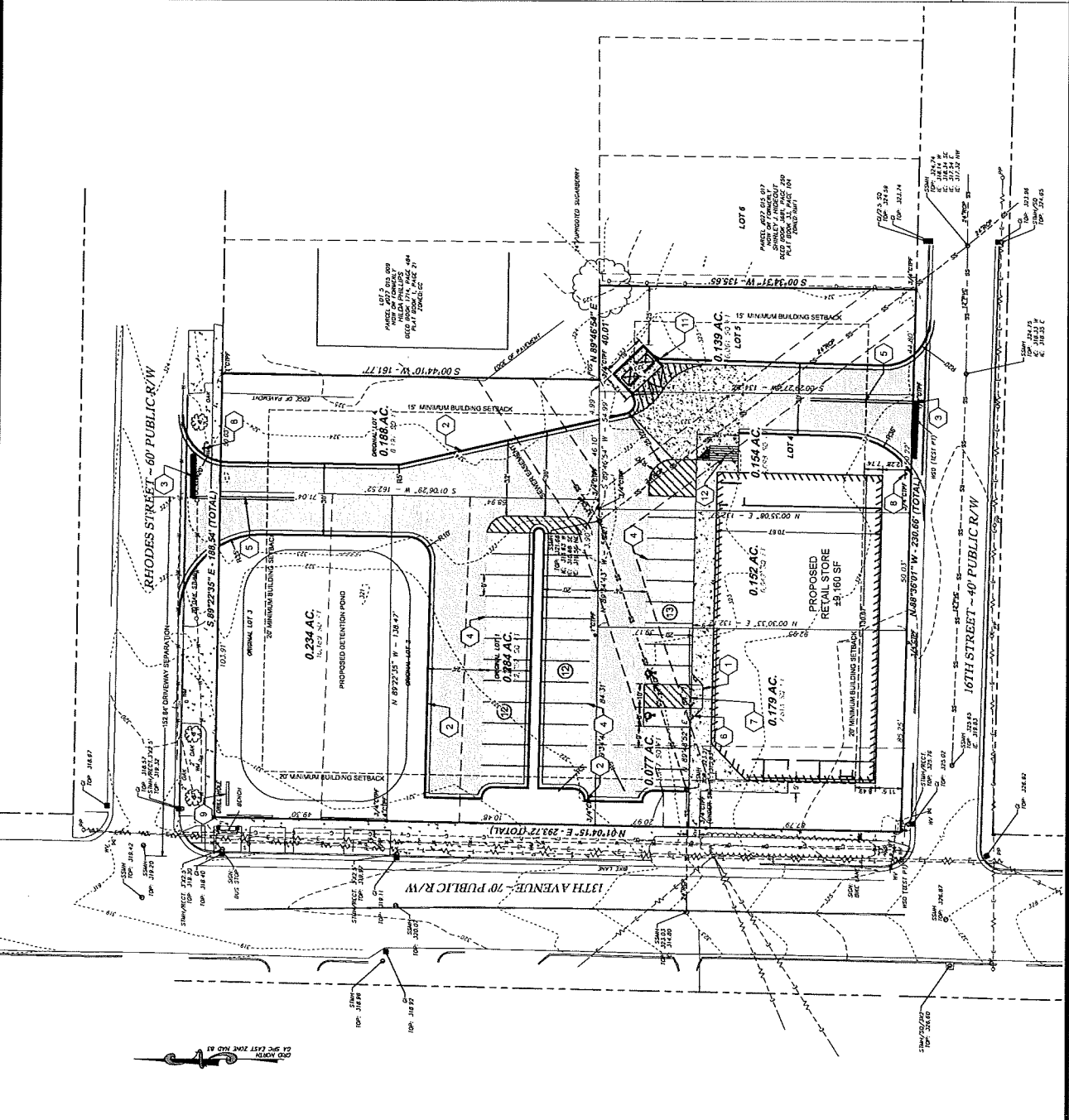
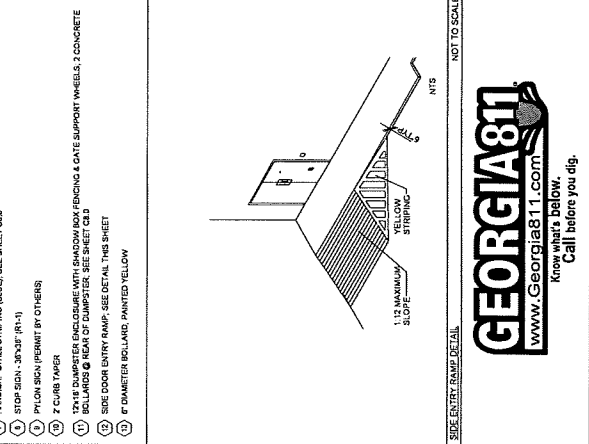
PARKING NOTE:
 PARKING PROVIDED: 22 SPACES
 22 HANDICAPPED SPACES
 37 TOTAL SPACES

SITE LAYOUT AND STAKING NOTES:
 1. IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC. AT 706-439-7878 FOR CLARIFICATION IMMEDIATELY.
 2. ALL NOTING AND DATING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
 3. CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
 4. ALL STAKING SHALL BE WELL DRAINED AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
 5. ALL STAKING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) LATEST EDITION. PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDDROPPED STRIPING.
 6. ALL HANDICAPPED PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITIES ACT (ADA) AND THE ADA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND PUBLIC ACCESIBLE ROUTES (AGOR).
 7. DIMENSIONS AND SIGN PLACEMENT SHALL BE TO FACE OF CURB, UNLESS NOTED OTHERWISE. OTHER DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING JAWOUT AND DIMENSIONS.

HATCH LEGEND:

[Hatch Pattern]	HEAVY DUTY ASPHALT PAVEMENT
[Hatch Pattern]	PROPOSED CONCRETE SIDEWALK
[Hatch Pattern]	HEAVY DUTY CONCRETE PAVEMENT
[Hatch Pattern]	LIGHT DUTY ASPHALT PAVEMENT

SPECIAL NOTES:
 1. HANDICAP RAMP: CONSTRUCT AT 1% MAXIMUM SLOPE, SEE SHEET C7.3
 2. 2" WIDE WHITE STOP BAR STRIPING
 3. 2" WIDE YELLOW CENTERLINE STRIPING
 4. 6" WIDE YELLOW CENTERLINE STRIPING
 5. HANDICAP SIGN AND VAN ACCESSIBLE SIGN (RT-4 & RT-9) ON ISLAND, SEE DETAIL C7.9
 6. HANDICAP STALL STRIPING (BLUB), SEE SHEET C8.0
 7. STOP SIGN - 36" X 36" (R-1)
 8. Pylon SIGN (PERMIT BY OTHERS)
 9. 2 CURB TAPER
 10. 12" X 12" DUMPSTER ENCLOSURE WITH SHADOW BOX FENCING & GATE SUPPORT WHEELS, 2 CONCRETE BOLLARDS @ REAR OF DUMPSTER, SEE SHEET C8.0
 11. 6" DIAMETER BOLLARD, PAINTED YELLOW

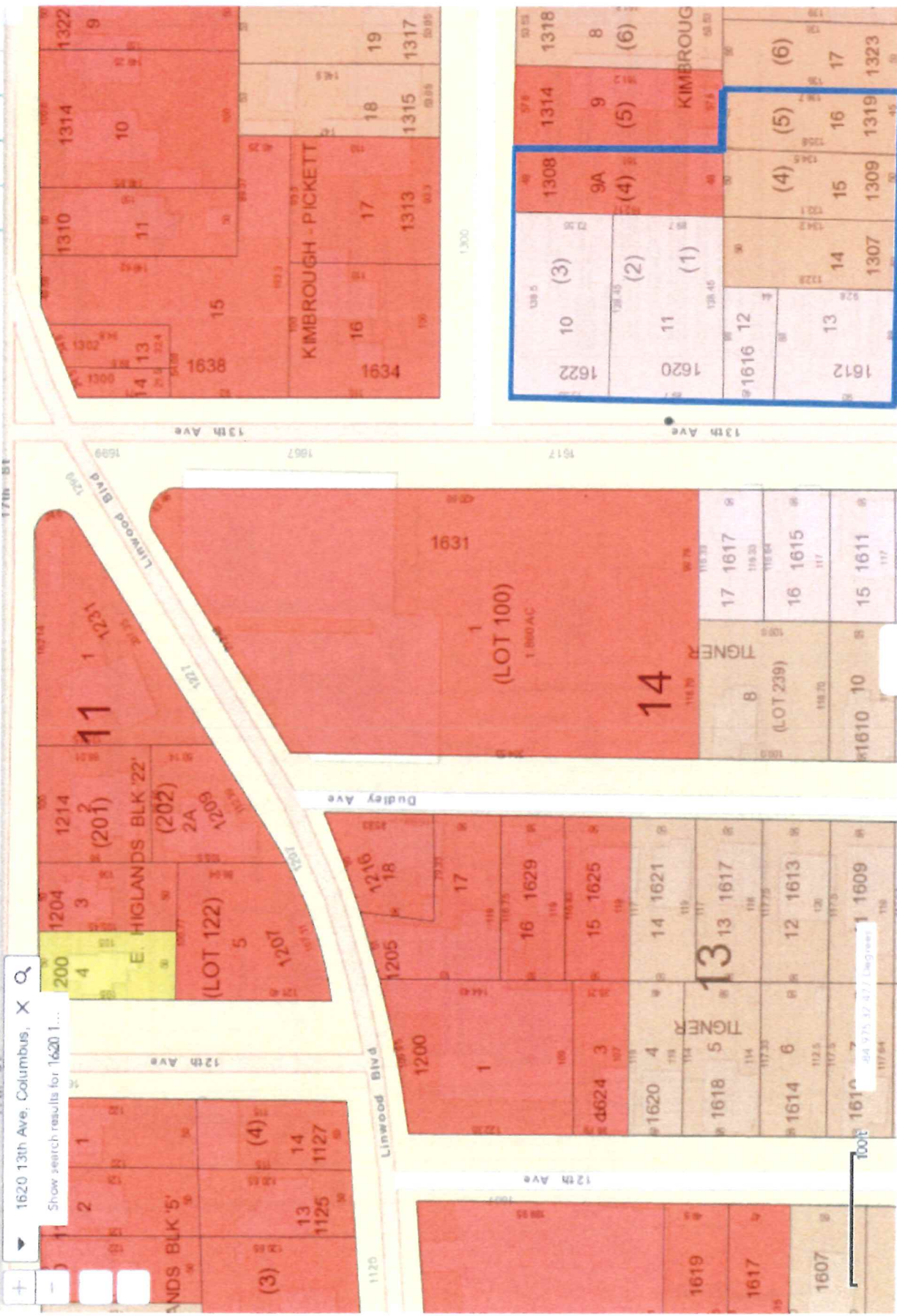


NOT TO SCALE

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visit the Planning Homepage Property Assessment & Tax Information Traffic Counts











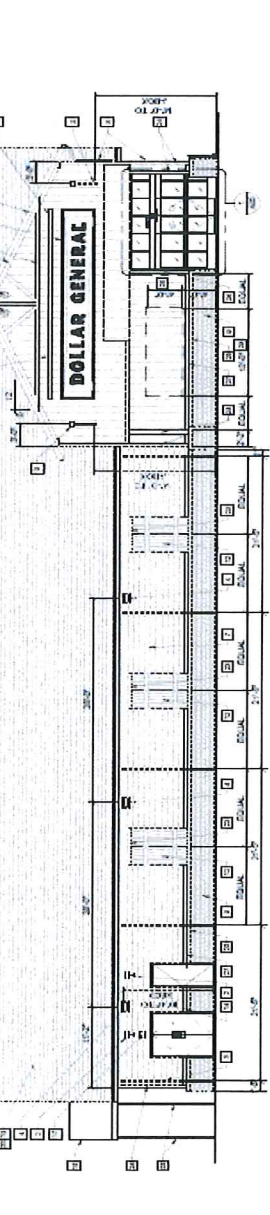
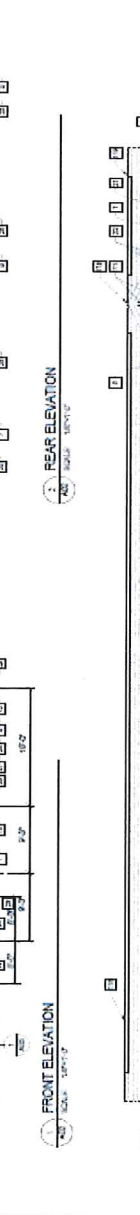
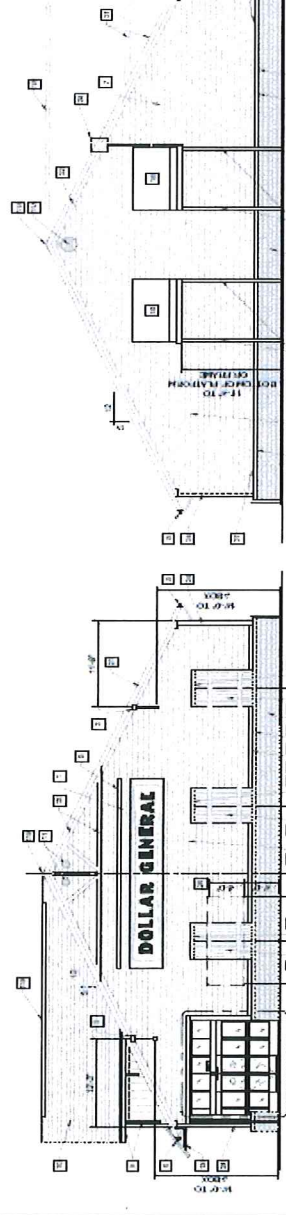




EXTERIOR FINISHES	INTERIOR FINISHES	PAINTS	GLASS
<ul style="list-style-type: none"> 1. ALL FINISHES TO BE SUBMITTED FOR APPROVAL TO THE CITY OF BIRMINGHAM PRIOR TO START OF CONSTRUCTION. 2. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 3. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 	<ul style="list-style-type: none"> 1. ALL FINISHES TO BE SUBMITTED FOR APPROVAL TO THE CITY OF BIRMINGHAM PRIOR TO START OF CONSTRUCTION. 2. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 3. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 	<ul style="list-style-type: none"> 1. ALL FINISHES TO BE SUBMITTED FOR APPROVAL TO THE CITY OF BIRMINGHAM PRIOR TO START OF CONSTRUCTION. 2. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 3. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 	<ul style="list-style-type: none"> 1. ALL FINISHES TO BE SUBMITTED FOR APPROVAL TO THE CITY OF BIRMINGHAM PRIOR TO START OF CONSTRUCTION. 2. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION. 3. FINISHES TO BE SUBMITTED TO THE ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO START OF CONSTRUCTION.

DESIGNER NOTE: SCREENING IS REQUIRED FOR ALL GLASS SURFACES. SCREENING TO BE SUBMITTED TO THE CITY OF BIRMINGHAM PRIOR TO START OF CONSTRUCTION.

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ELEVATION KEYED NOTES

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DOLLAR GENERAL

70'-0" x 128'-0" x 9'-100 SF WOOD FRAME PROTO 'E'

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A02

EXTERIOR ELEVATIONS

DATE: 11-15-17

DRAWN BY: J. B. Y.

CHECKED BY: J. B. Y.

SCALE: AS SHOWN

BRANDS WE CARRY

Dollar General offers an assortment of everyday necessities and key items in a broad range of general merchandise categories from national and private brands. Major categories include:

- Paper and Cleaning Products
- Packaged foods
- Perishables
- Snacks
- Health and Beauty
- Pet Supplies and Pet Food
- Seasonal Products
- Home Products and Décor
- Apparel



Unilever



Nestlé

Good Food, Good Life



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OUR STORES



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NO.	REVISION DESCRIPTION	DATE



EBC ENGINEERING, INC.
 1066 E. HIGHWAY 10
 SUITE 100
 MARIETTA, GA 30067
 (770) 576-1100
 www.ebc-engineering.com

CONCEPTUAL SITE PLAN
 DG COLUMBUS GA
 LYING LAND LOT 88, COMETA RESERVE
 Colquhoun, Muscogee County, Ga
 Prepared for:
 TERNMORE DEVELOPMENT, LLC

DATE: 12/15/2023
 DRAWN BY: J. HAYES
 CHECKED BY: J. HAYES
 SCALE: AS SHOWN
 SHEET NO. 1 OF 1

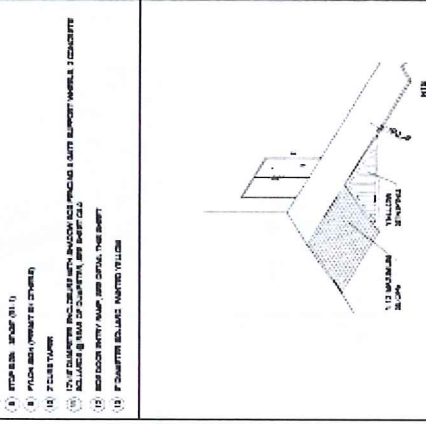
SITE INFORMATION
 ADDRESS: 1750 W. 15TH ST, Columbus, GA 31901
 PROPERTY AREA: 41.8 ACRES
 PROPERTY TAXES: 16,800,000
 COMMERCIAL

PROPOSED TRACKS
 15' WIDE SIDEWALK
 10' WIDE DRIVEWAY
 10' WIDE DRIVEWAY

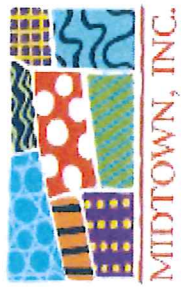
PROPOSED NOTE
 ALL WORK SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
 ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION (DOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.

PROPOSED CONCRETE
 ALL CONCRETE SHALL BE 4000 PSI STRENGTH, 3% AIR ENTRAINMENT, AND 4" MINIMUM SLAB THICKNESS UNLESS OTHERWISE NOTED.
 ALL CONCRETE SHALL BE PUMPED AND FINISHED WITH A BROOM OR BRUSH FINISH.
 ALL CONCRETE SHALL BE CURED WITH A CURING COMPOUND.
 ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF POURING.
 ALL CONCRETE SHALL BE TESTED AND REPORTED TO THE ENGINEER.
 ALL CONCRETE SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF POURING.

- SPECIAL NOTES**
1. HATCHES FOR CONCRETE SHALL BE AS SHOWN.
 2. ALL PAVEMENT SHALL BE 4" MINIMUM THICKNESS UNLESS OTHERWISE NOTED.
 3. ALL PAVEMENT SHALL BE PLACED AND FINISHED WITHIN 90 DAYS OF POURING.
 4. ALL PAVEMENT SHALL BE TESTED AND REPORTED TO THE ENGINEER.
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December 2, 2019

**Re: Rezoning of 1612, 1616, 1620 and 1622 13th Avenue, 1307, 1309 and 1319
16th Street and 1308 Rhodes Street for Dollar General Store**

To Whom It May Concern:

Midtown, Inc. would like to offer this letter of support on behalf of our organization. We, at Midtown, Inc., have reviewed the site plan, the proposed elevations, and other documents, and have had conversations with parties involved, sufficient to enable us to endorse and support this development and the rezoning of the captioned property from Neighborhood Commercial (NC), General Commercial (GC) and Residential Multi-Family 1 (RMF1) to General Commercial (GC). We believe that a Dollar General Store at this location will provide convenience and value to our residents and will be a welcomed addition to the neighborhood.

If you have any questions or would like to discuss our support of this development, please do not hesitate to contact me.

Sincerely,

George E. Wade, III
President

Julio A. Portillo
Executive Director

- Executive Committee**
 - George E. Wade, III
President
 - Anna R. Aronson
Immediate Past President
 - Maria S. Boudreau
President Elect
 - Thomas Don
Zimelis
 - Janet Murray
David Skopjeff
 - Yusef Prasad
Chairman
 - Christina Perin
Secretary
 - Christina M. Davis
Treasurer
 - Elizabeth
Program Director
 - John R. Stapp
Director Emerita
- Board of Directors**
 - 1620 Avenue
Christina Perin
 - Nancy Burgett
1622 Avenue
Tom Davis
 - John Fisher
 - Janet Murray
 - William P. Boyer
 - Christina M. Davis
 - Robert A. Malton
 - George F. Farris
 - Dr. Amanda Reed
Greenfield Hall
A.J. Seelye
 - John Douglas
 - John Fisher
 - Christopher Walker
 - John Ryan
- Executive Members**
 - Elizabeth Burdick
 - Pam Rucker
 - Christina Hall
 - Richard Williams
 - Lyn Williams
- Staff**
 - Julio A. Portillo
Executive Director
 - Richard Williams
Executive Director
 - Robert Williams
Manager
 - Christina M. Davis
Manager
 - John Fisher
Manager
 - John Ryan
Manager
 - Christina Perin
Manager
 - Elizabeth
Program Director
 - Christina M. Davis
Treasurer