

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

April 9, 2026

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

**Subject: (EXCP-03-26-0416) Special Exception Use request to allow for a Convenience Store with Gas Sales with a lot size between a half-acre and one acre at 5385 Veterans Parkway.**

Highland Asset Veterans Parkway LLC has submitted an application for the Special Exception Use cited above. The property is located in a General Commercial (GC) *\*proposed\** zoning district. The site for the proposed Convenience Store with Gas Sales located at 5385 Veterans Parkway. The purpose of the Special Exception Use is to allow for the operation of a Convenience Store with Gas Sales with a lot size between 0.5 and 1.0 acre:

**(1) Access: Is or will the type of street providing access to the use be adequate to serve the proposed special exception use?**

Veterans Parkway is an arterial road, it will provide adequate free flow movement. Access has been reviewed by the Engineering Department.

**(2) Traffic and Pedestrian Safety : Is or will access into and out of the property be adequate to provide for traffic and pedestrian safety, the anticipated volume of the traffic flow, and access by emergency vehicles?**

Access into and out of the property in question will provide for adequate traffic and pedestrian safety and emergency access.

**(3) Adequacy of Public Facilities: Are or will public facilities such as school, water, or sewer utilities and police and fire protection be adequate to serve the special exception use?**

Services such as water, utilities, police, and fire protection are adequate.

**(4) Protection from Adverse Affects: Are or will refuse, service, parking and loading areas on the property be located or screened to protect other properties in the area from such adverse effects as noise, light, glare or odor?**

The property is surrounded by commercial use.

**(5) Hours of Operation: Will the hours and manner of operation of the special exception use have no adverse effects on other properties in the area?**

The hours of operation for this use will be consistent with the neighboring properties in the area.

**(6) Compatibility: Will the height, size, or location of the buildings or other structures on the property be compatible with the height, size, character, or location of buildings**

**or other structures on neighboring properties?**

Yes, the proposed building is one story.

**Council District:** District 8

27 property owners within 300 feet of the property have been notified by mail of the proposed Special Exception Use. The Planning Department received no calls and/or emails regarding the rezoning.

**Approval:** 0 Responses

**Opposition:** 0 Responses

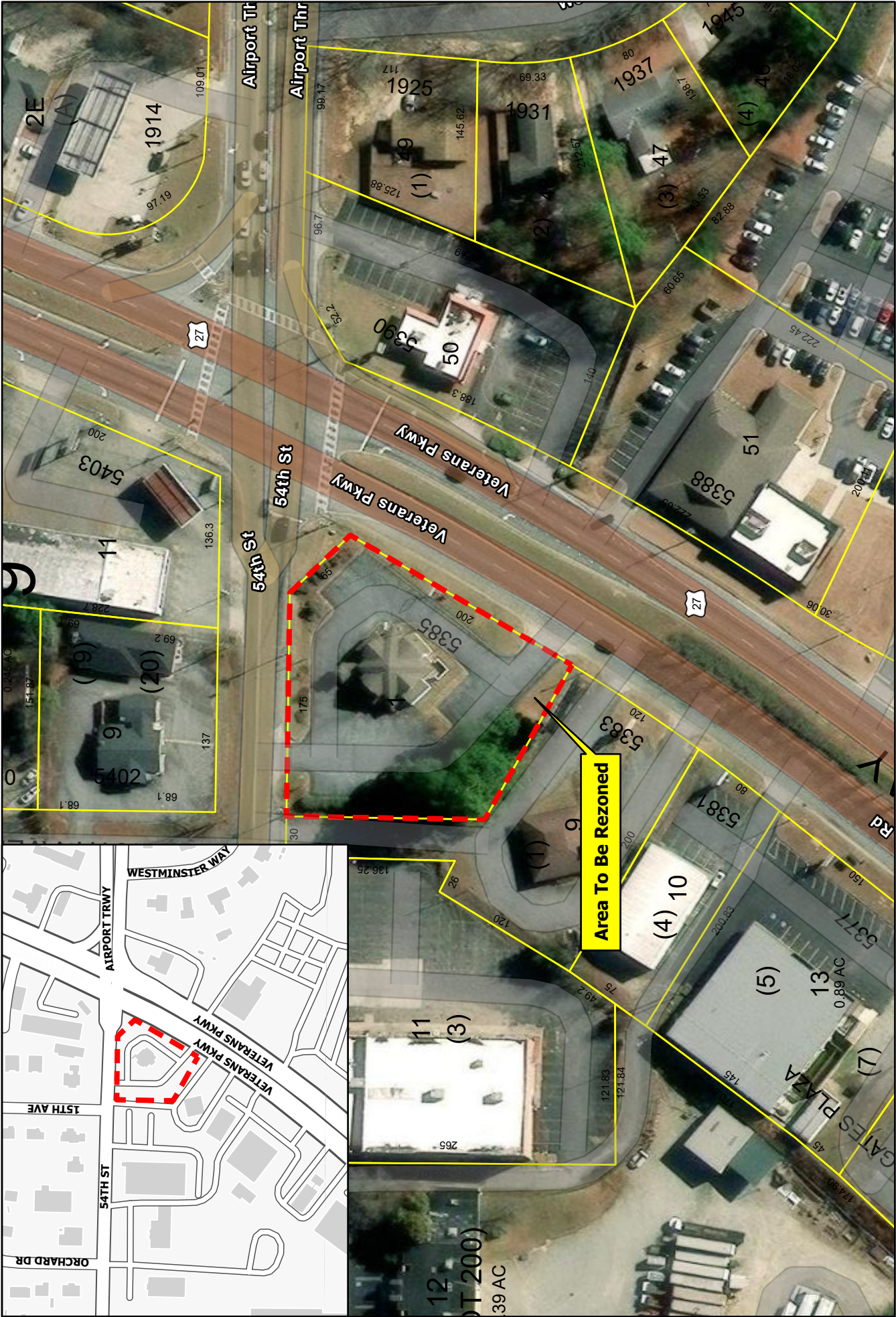
**Additional Information:** N/A

Respectfully,

Will Johnson  
Director, Planning Department

**Attachments:**

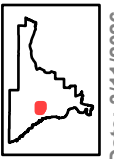
Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map  
Concept Plan



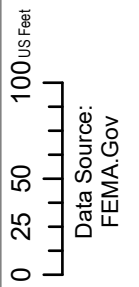
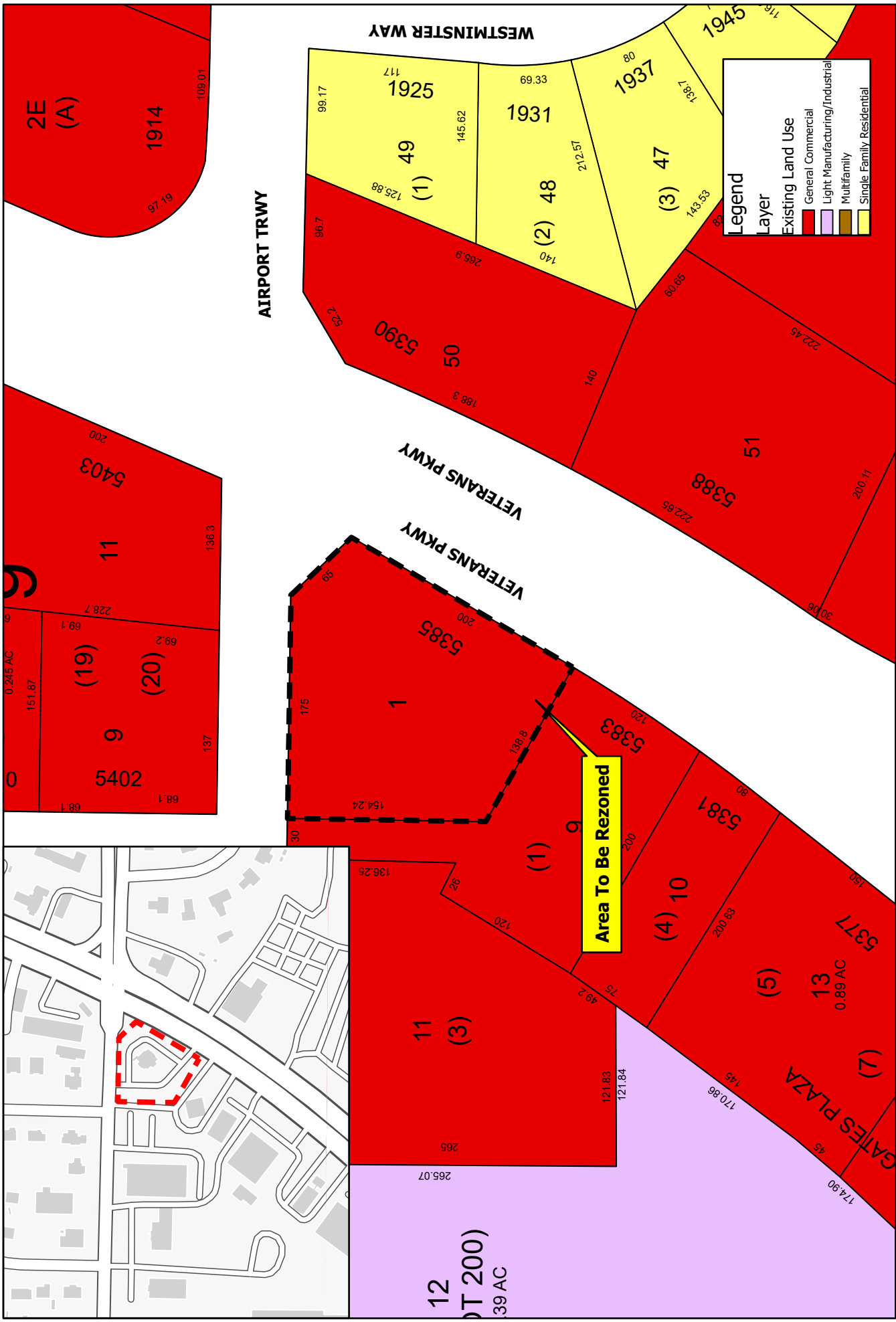
Data Source:  
FEMA.Gov

Aerial Map for  
EXCP 0416  
Map 188 Block 020 Lot 001  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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



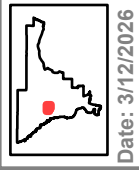
Date: 3/11/2026



0 25 50 100 US Feet  
 Data Source:  
 FEMA.Gov

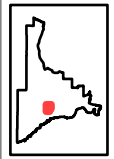
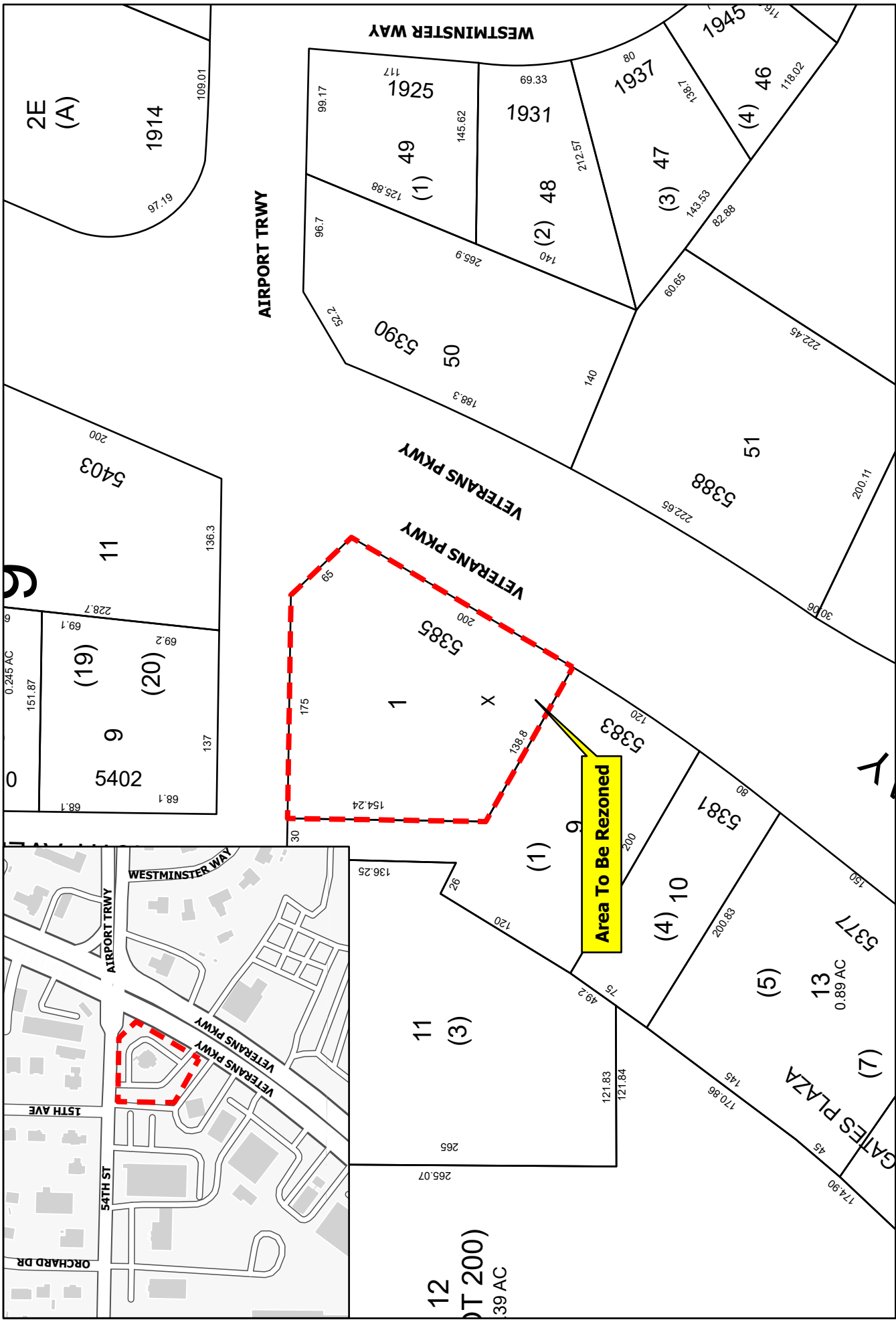
Existing Land Use Map for  
 EXCP 0416  
 Map 188 Block 020 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 3/12/2026





Date: 3/11/2026

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.

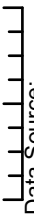
Flood Hazard Map for EXCP 0416

Map 188 Block 020 Lot 001

Planning Department-Planning Division

Prepared By Planning GIS Tech

0 25 50 100 US Feet



Data Source: FEMA.Gov



**REZONING MEMORANDUM**  
**5385 Veterans Parkway**  
**Columbus, Georgia**  
**Parcel ID: 188 020 001**

Applicant: Edward French of Highland Asset Veterans Pkwy LLC

Request: Rezoning from NC (Neighborhood Commercial) to GC (General Commercial) with Special Exception

Ordinance Reference: Ordinance No. 24-069

### **I. Property Overview**

The subject property consists of approximately 0.85 acres located at 5385 Veterans Parkway in Columbus, Georgia (Parcel ID 188 020 001). The site fronts Veterans Parkway, a major arterial corridor serving established commercial development in north Columbus.

The applicant seeks to rezone the property from NC (Neighborhood Commercial) to GC (General Commercial) to allow for development of a convenience store with fuel sales consistent with the character and intensity of the surrounding corridor.

### **II. Compliance with Ordinance No. 24-069**

#### **Section 1(G) – Separation from Existing Fuel Sales**

Ordinance 24-069 requires a minimum 2,000-foot separation between convenience stores with fuel sales located on the same side of the street.

The property line-to-property line distance between the subject property and the nearest existing convenience store with fuel sales located on the same side of Veterans Parkway (5731 Veterans Parkway – Chevron) exceeds 2,300 feet.

Accordingly, the subject property satisfies and exceeds the required same-side separation standard under Ordinance 24-069.

#### **Section 1(H) – Major Arterial Requirement**

The subject property fronts Veterans Parkway, which is classified as a major arterial roadway. This requirement is fully satisfied.

#### **Section 1(I) – Special Exception (Lot Size)**

The subject parcel contains approximately 0.85 acres.

Section 1(I)(2) allows for a special exception for parcels between one-half ( $\frac{1}{2}$ ) acre and one (1) acre. The applicant respectfully requests this special exception as part of this application.

### **Section 1(J) – Pump Count Requirement**

The ordinance requires that a qualifying convenience store with fuel sales include six (6) or more fueling positions.

The proposed site plan includes ten (10) fueling positions. This requirement is fully satisfied.

### **III. Alcohol Distance Compliance (Future Beer & Wine Sales)**

Although not part of the zoning request itself, the applicant has reviewed applicable alcohol distance requirements for future licensing compliance.

The door-to-door travel distance from the proposed store entrance to the nearest church exceeds 300 feet, satisfying the applicable separation requirement.

With respect to residential separation provisions, the surrounding corridor is predominantly zoned GC and NC. The UDO provides that the 200-foot private residence restriction does not apply where a majority of land within the prohibited distance is zoned UPT, NC, GC, RO, LMI, HMI, or PMUD. The subject property is located within a commercially zoned corridor meeting this standard.

The proposed development is compliant with applicable local alcohol distance provisions.

### **IV. Corridor Character & Consistency**

Veterans Parkway is a developed commercial arterial corridor characterized by General Commercial (GC) zoning, Neighborhood Commercial (NC) zoning, established retail and service uses, and existing commercial infrastructure.

Rezoning the subject property to GC aligns the zoning classification with the functional character of the corridor and permits a use contemplated under Ordinance 24-069.

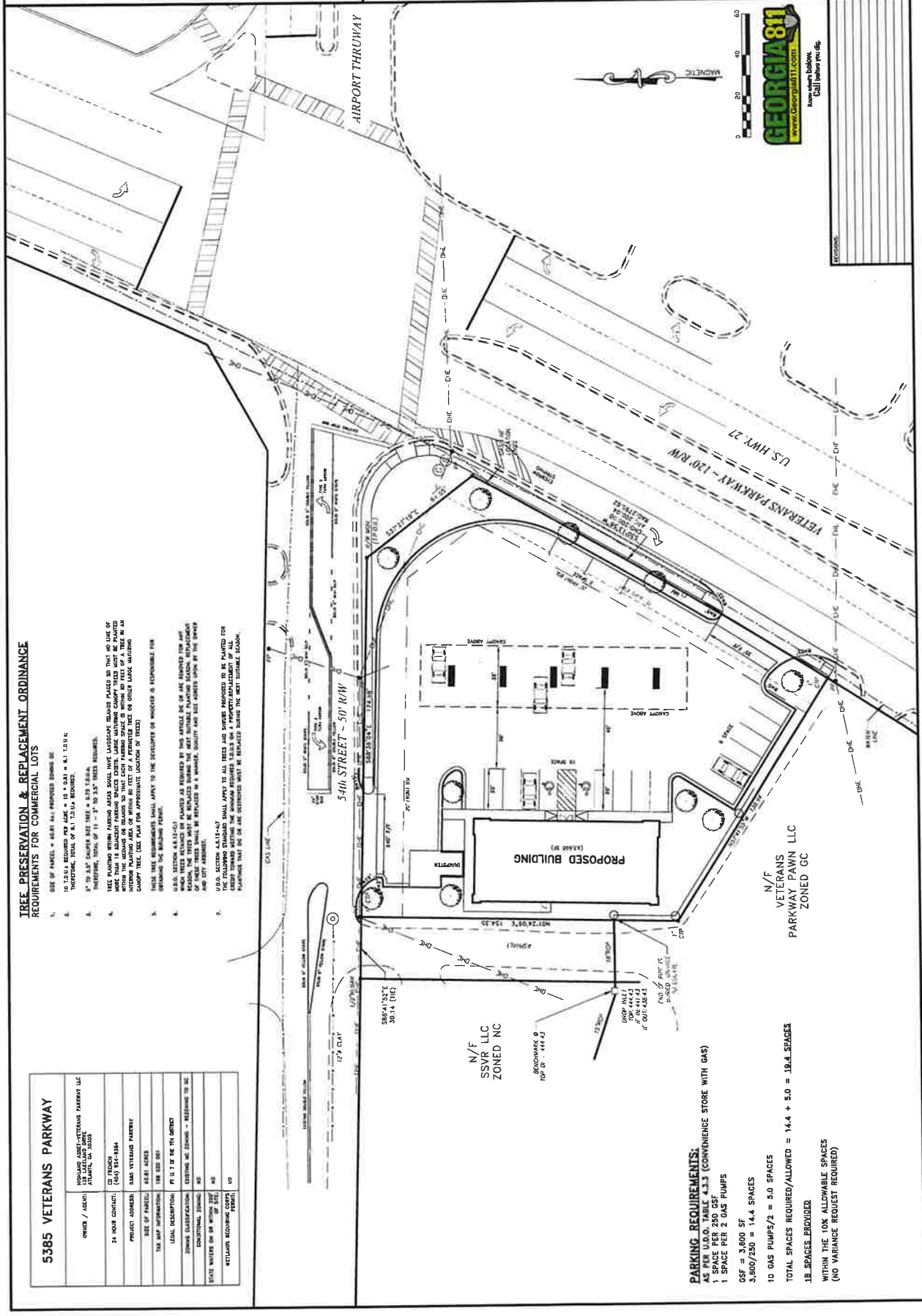
The request does not introduce an incompatible land use but instead reflects the established commercial pattern along Veterans Parkway.

### **V. Conclusion**

The requested rezoning from NC to GC with Special Exception:

- Meets separation requirements under Ordinance 24-069
- Satisfies arterial frontage requirements
- Qualifies for special exception lot size consideration
- Meets pump count requirements
- Is consistent with the commercial character of the Veterans Parkway corridor
- Complies with applicable alcohol distance standards

The applicant respectfully requests approval of the rezoning and associated special exception.



**TREE PRESERVATION & REPLACEMENT ORDINANCE REQUIREMENTS FOR COMMERCIAL LOTS**

1. SIZE OF PARCEL = 6.61 AC. PROPOSED IMPROVEMENTS TO EXISTING PARCEL = 41,100 SF.
2. TOTAL AREA OF EXISTING TREES = 1,230.00 SQ. FT.
3. TOTAL AREA OF NEW TREES TO BE PLANTED = 1,230.00 SQ. FT.
4. TREE PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF COLUMBUS TREE PRESERVATION AND REPLACEMENT ORDINANCE. TREE REPLACEMENT SHALL BE PLANTED WITHIN 90 DAYS OF THE DATE OF THE PERMIT. TREE REPLACEMENT SHALL BE PLANTED WITHIN 90 DAYS OF THE DATE OF THE PERMIT. TREE REPLACEMENT SHALL BE PLANTED WITHIN 90 DAYS OF THE DATE OF THE PERMIT.
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5385 VETERANS PARKWAY	
OWNER / AGENT	5385 VETERANS PARKWAY LLC ATLANTA, GA 30325
24 HOUR CONTACT	LO RENNY (404) 954-1884
PROJECT ADDRESS	5385 VETERANS PARKWAY
SIZE OF PARCEL	6.61 ACRES
TAX MAP INFORMATION	188 222 001
LEGAL DESCRIPTION	P1 L17 OF 16 TH DISTRICT
ZONING CLASSIFICATION	EXTENSIVE USE ZONING - RESIDENTIAL USE
CONDITIONAL ZONING	N/A
STATE WATER OR AIR WAYS DISTRICT	N/A
WETLANDS COLORADO ZONING	10

**PARKING REQUIREMENTS:**  
 AS PER U.D.O. TABLE 4.3.3 (CONVENIENCE STORE WITH GAS)  
 1 SPACE PER 250 GSF  
 1 SPACE PER 2 GAS PUMPS  
 GSF = 3,600 SF  
 3,600/250 = 14.4 SPACES  
 10 GAS PUMPS/2 = 5.0 SPACES  
 TOTAL SPACES REQUIRED/ALLOWED = 14.4 + 5.0 = 19.4 SPACES  
 18 SPACES PROVIDED  
 WITHIN THE 10% ALLOWABLE SPACES  
 (NO VARIANCE REQUEST REQUIRED)

N/F  
 VETERANS PARKWAY PAVN LLC  
 ZONED GC

N/F  
 SSVR LLC  
 ZONED NC