



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-21-0799

Applicant:	Flat Rock Property Management, LLC
Owner:	Lynn Susan Wood Revocable Trust
Location:	8300 / 8350 Fortson Road
Parcel:	074-001-016 / 074-001-017
Acreage:	10.88 Acres
Current Zoning Classification:	RE1 (Residential Estate 1)
Proposed Zoning Classification:	LMI (Light Manufacturing / Industrial)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Manufacturing / Office (Exterior Finish Systems)
Council District:	District 2 (Davis)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	Light Manufacturing / Industrial

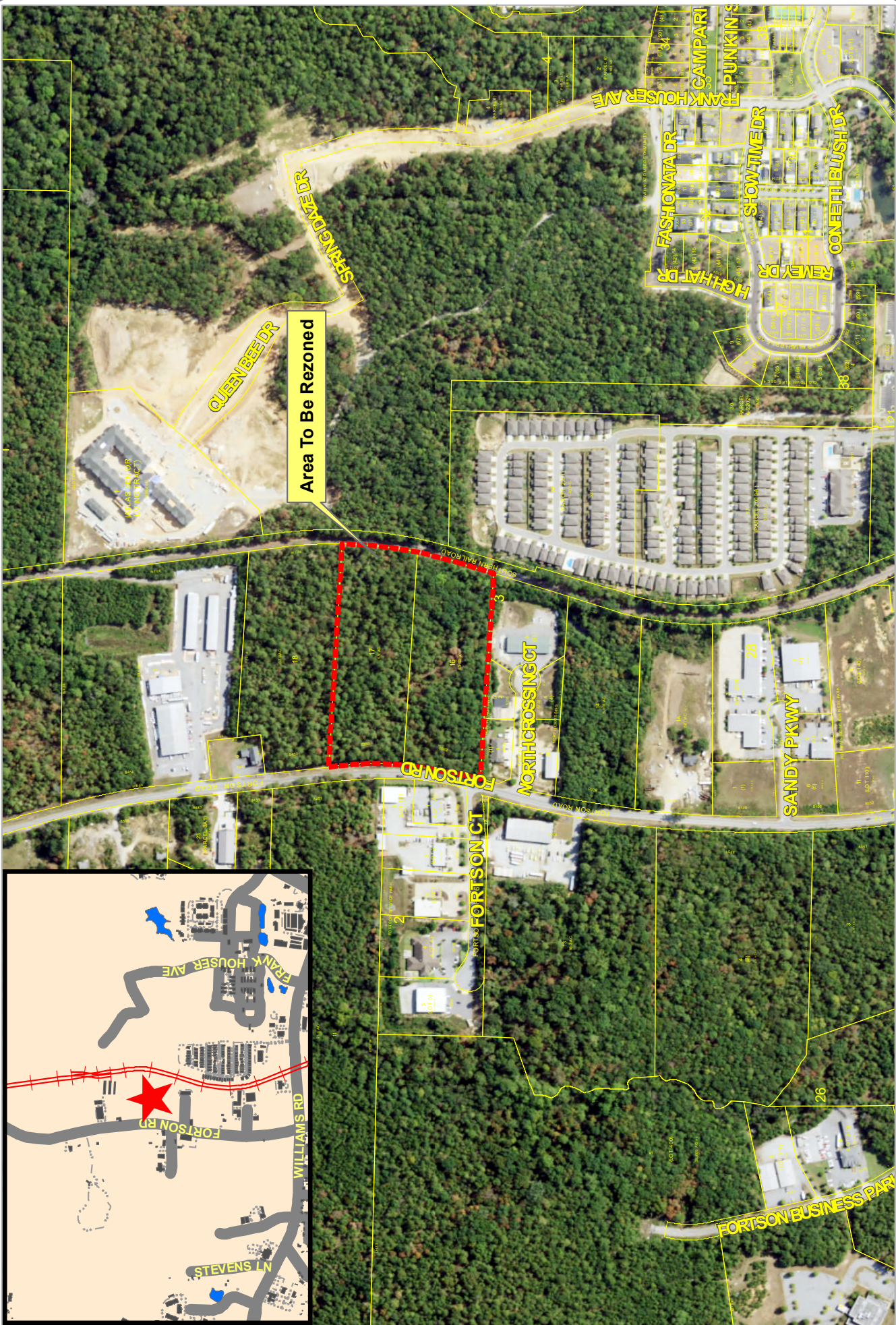
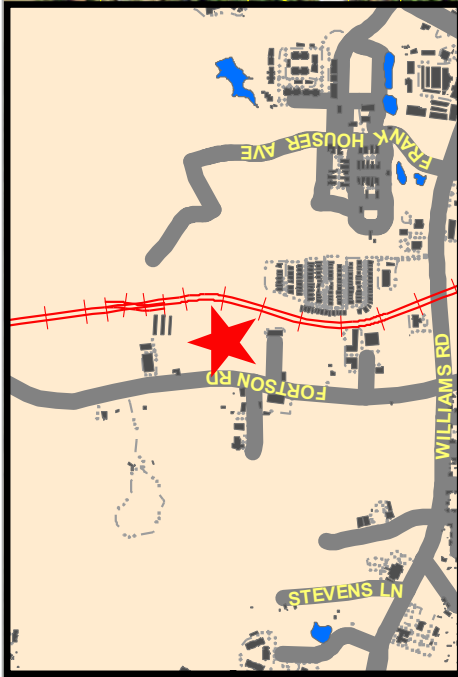
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 374 trips if used for industrial use. The Level of Service (LOS) will remain at level A.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Surrounding Zoning:	North	RE1 (Residential Estate 1)
	South	GC (General Commercial)
	East	PMUD (Planned Mixed Use Development)
	West	GC (General 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 GC 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 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:		Twenty-five (25) 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



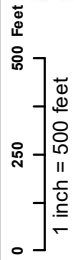
Area To Be Rezoned



Date: 4/26/2021

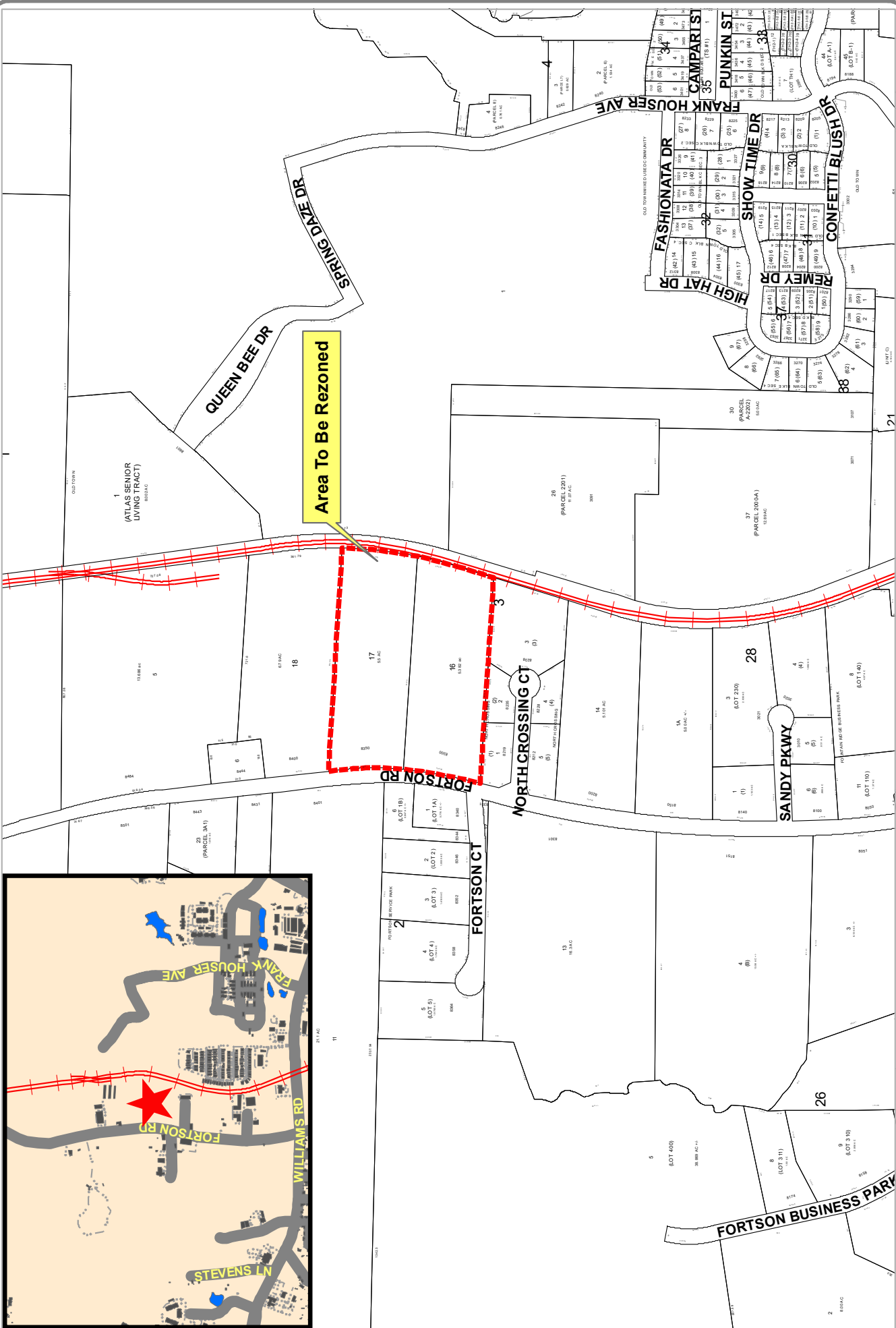
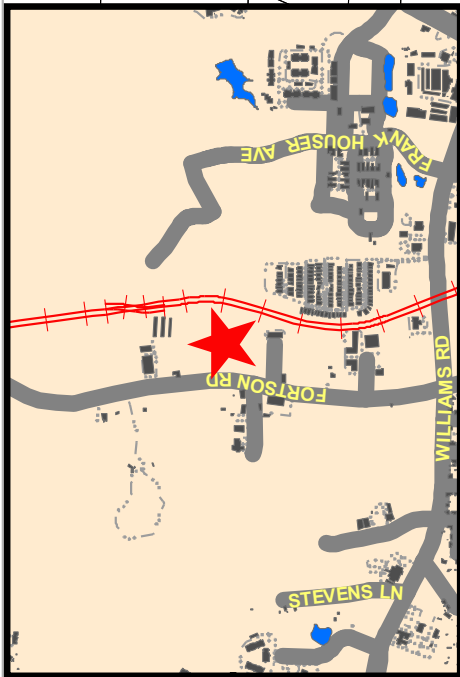
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 Maps and data are to be used for reference purposes only.
 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 04-021-0799
 Map 074 Block 001 Lots 016 & 017
 Planning Department-Planning Division
 Prepared By Planning GIS Tech



Data Source: IT/GIS
 Author: David Cooper





Area To Be Rezoned

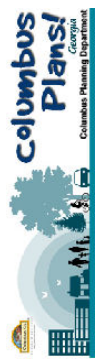


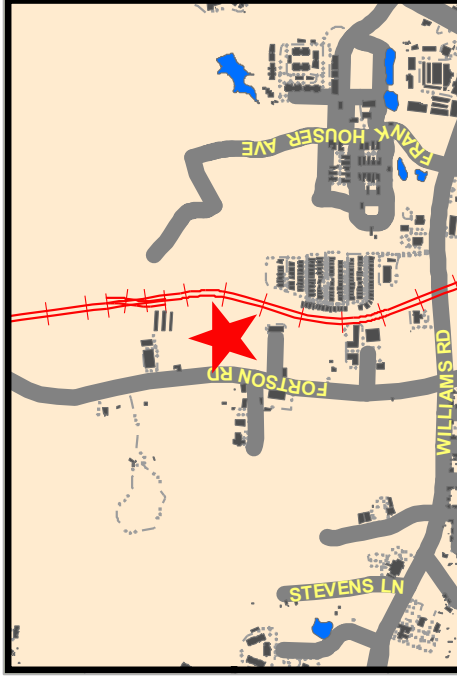
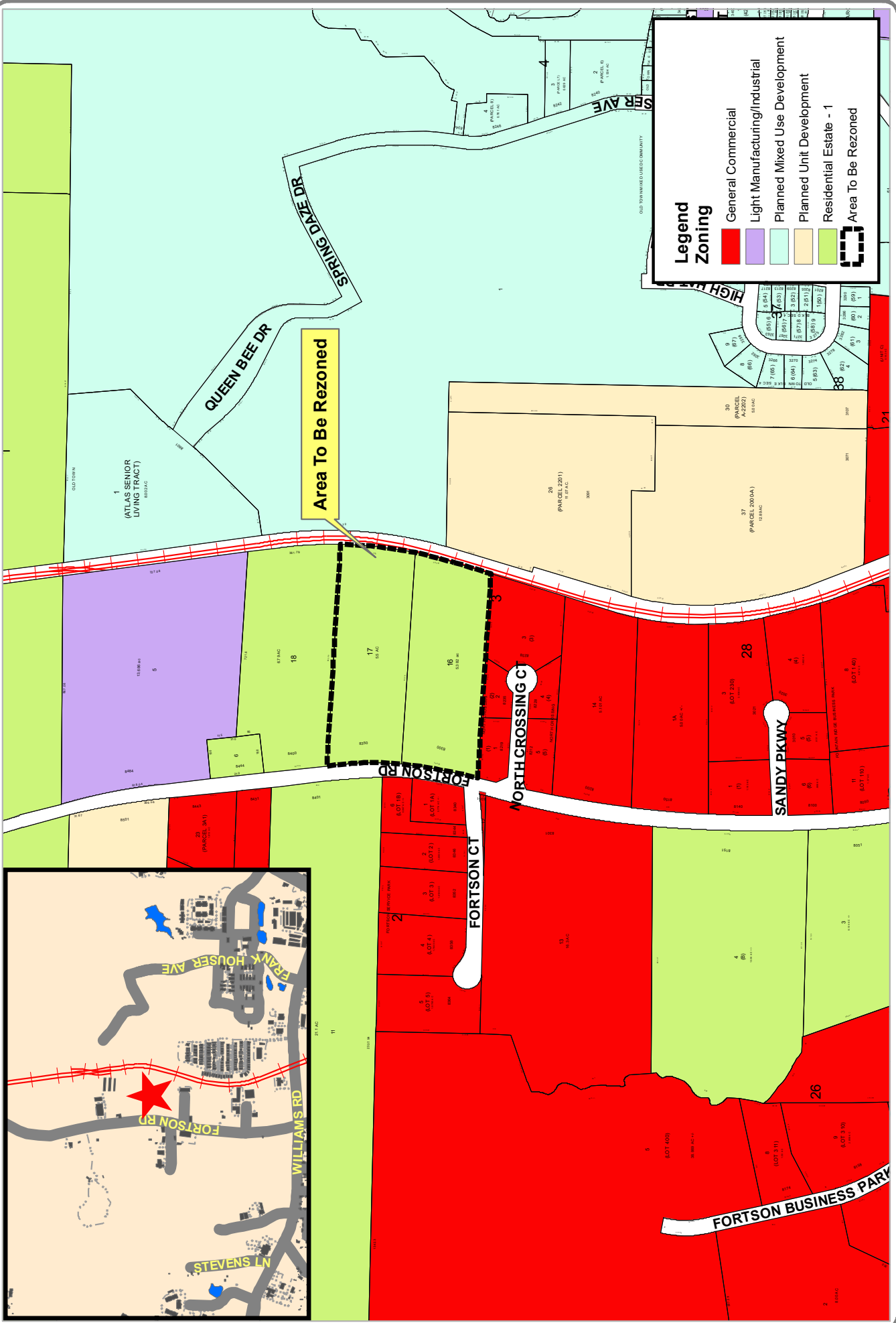
0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper

Location Map for REZN 04-021-0799
Map 074 Block 001 Lots 016 & 017
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 4/23/2021





Legend Zoning

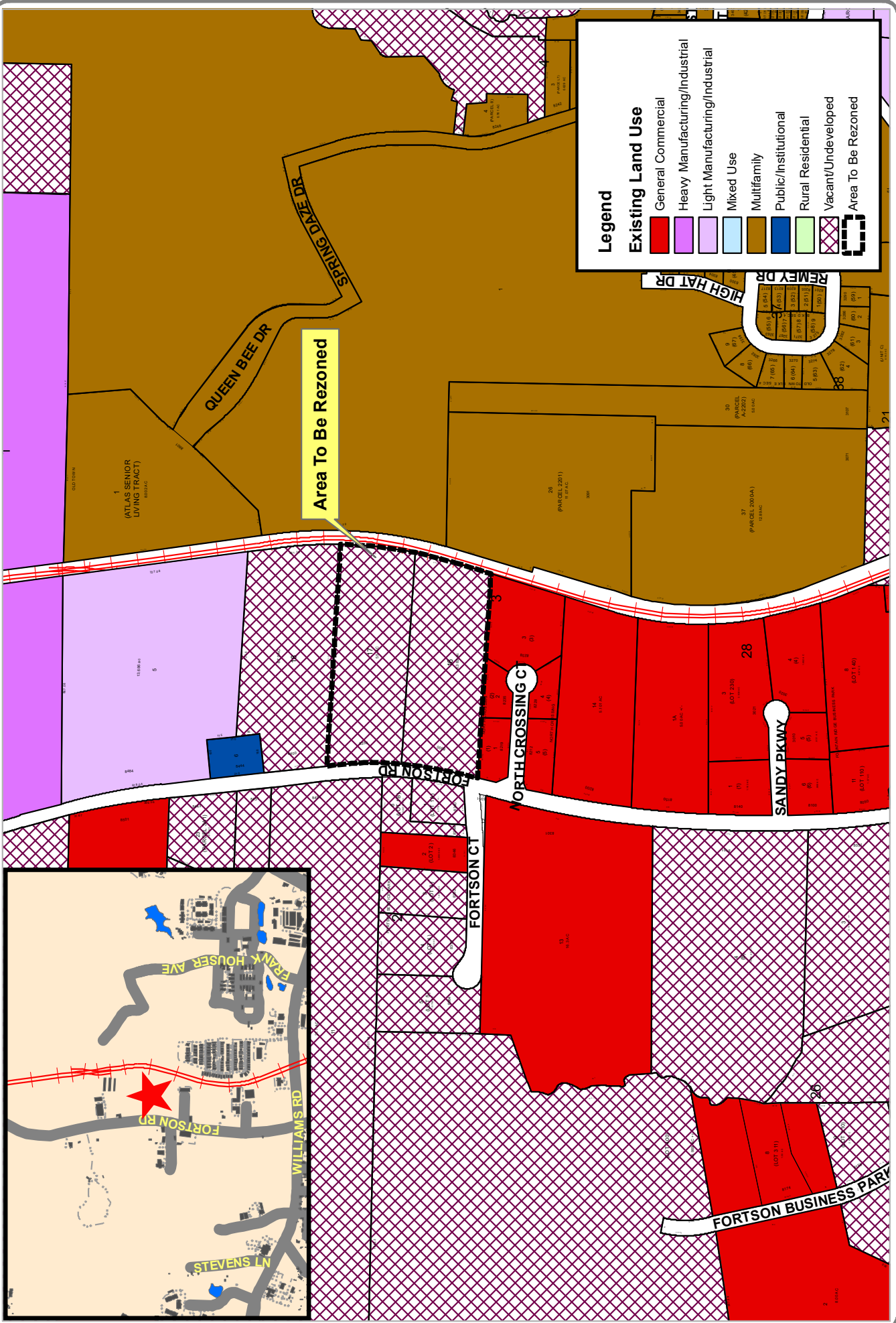
- General Commercial
- Light Manufacturing/Industrial
- Planned Mixed Use Development
- Planned Unit Development
- Residential Estate - 1
- Area To Be Rezoned

0 250 500 Feet
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 Data Source: IT/GIS
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Zoning Map for REZN 04-021-0799
 Map 074 Block 001 Lots 016 & 017
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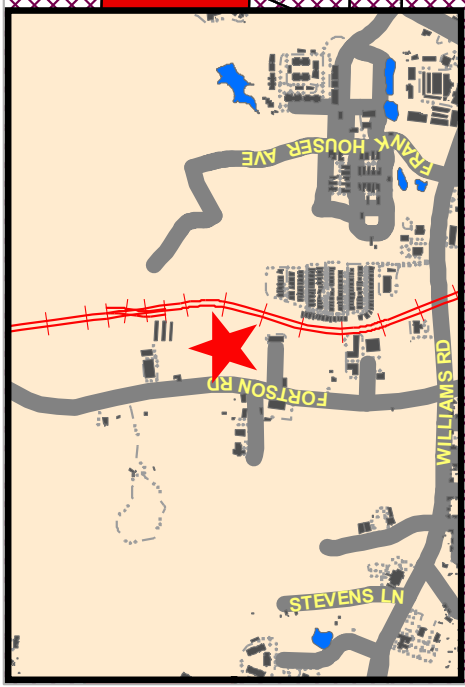
Date: 4/26/2021



Legend

Existing Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Public/Institutional
- Rural Residential
- Vacant/Undeveloped
- Area To Be Rezoned



0 250 500 Feet

1 inch = 500 feet

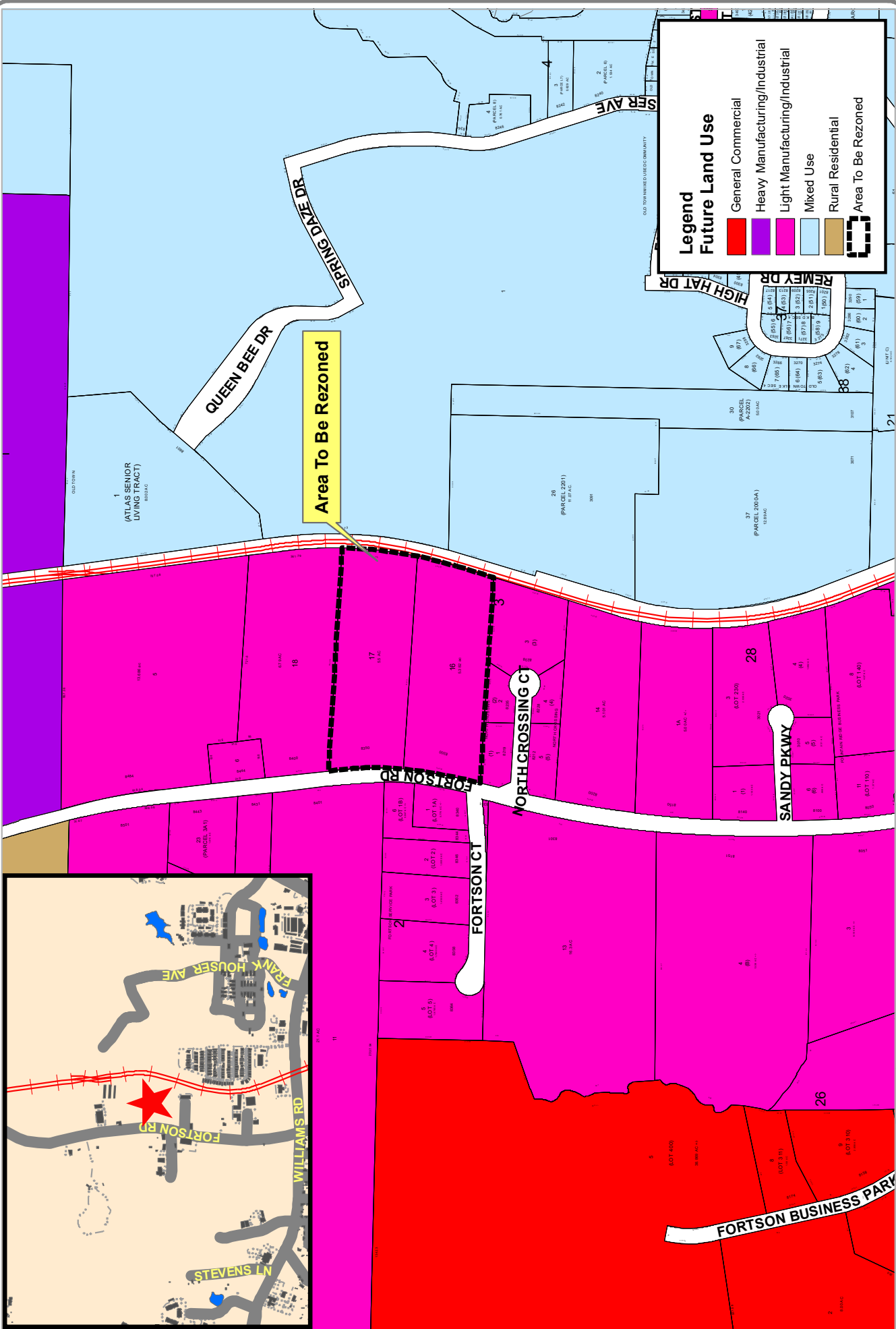
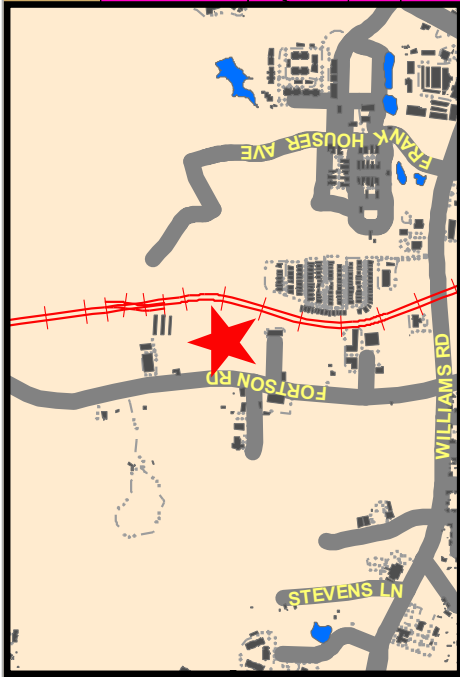
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Existing Land Use Map for REZN 04-021-0799
Map 074 Block 001 Lots 016 & 017
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Legend
Future Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Light Manufacturing/Industrial
- Mixed Use
- Rural Residential
- Area To Be Rezoned

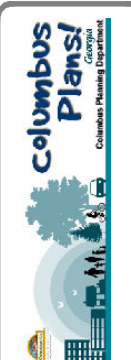


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Future Land Use Map for REZN 04-021-0799
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REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 04-21-0799
PROJECT 8300 & 8350 Fortson Road
CLIENT
REZONING REQUEST RE1 to LMI

LAND USE

Trip Generation Land Use Code* 210 & 140
 Existing Land Use Residential-Estate - RE1
 Proposed Land Use Light Manufacturing-Industrial - LMI
 Existing Trip Rate Unit RE-1 - One Acres Lots based on Acres
 Proposed Trip Rate Unit LMI - Acreage converted to square footage

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	RE1	10.882 Acres	9.57	105
Total					105
Daily (Proposed Zoning)					
Manufacturing	140	LMI	10.882 Acres	3.82	241
				1.49	94
				0.62	39
				Weekday	
				Saturday	
				Sunday	
Total					374

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

TRAFFIC PROJECTIONS

EXISTING ZONING (RE1)

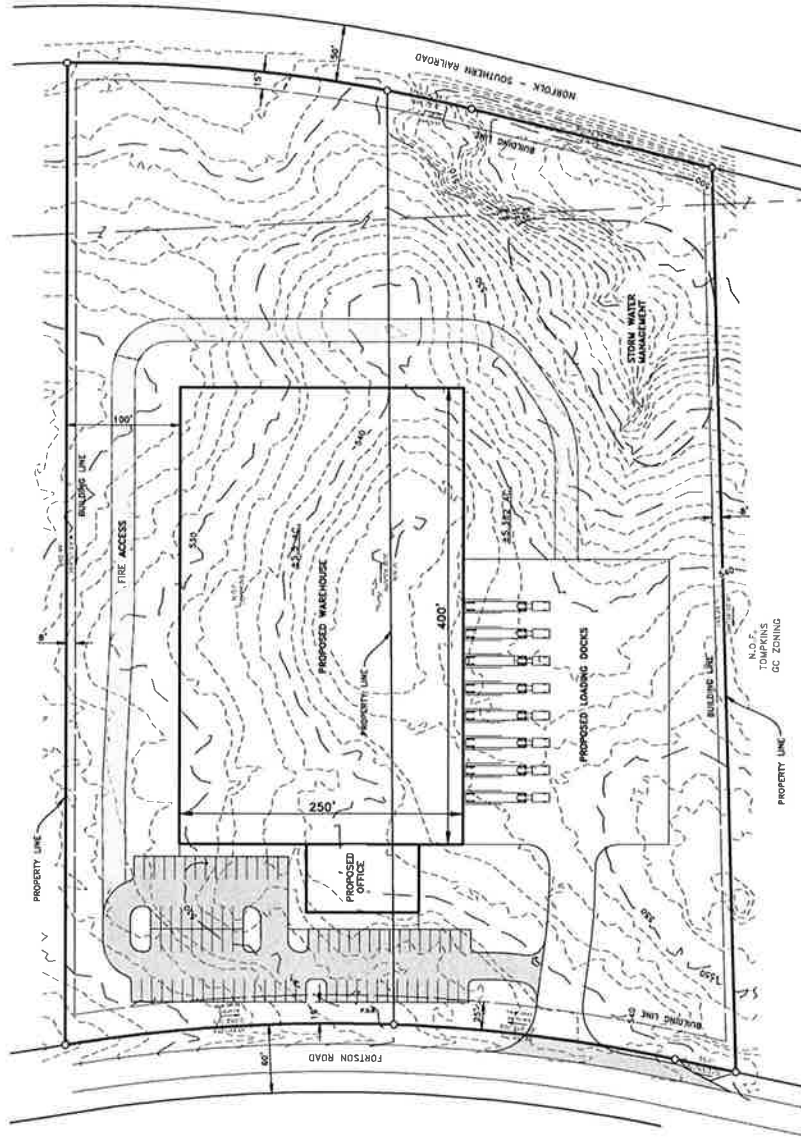
Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	2,460
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	105
Total Projected Traffic (2021)	2,565
Projected Level of Service (LOS)**	A

PROPOSED ZONING (LMI)

Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2019)	2,460
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	374
Total Projected Traffic (2021)	2,834
Projected Level of Service (LOS)**	A

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)*

±10.88 ACRE CONCEPTUAL LAYOUT
MASTER WALL INC.
 LYING IN LAND LOT 271, 19th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA



THIS SITE PLAN IS CONCEPTUAL IN NATURE AND IS ONLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, NATURAL DRAINAGE PATTERNS WILL CERTAINLY AFFECT THE ULTIMATE LAYOUT.

- PROPOSED ZONING DATA
- 1 - PROSP. ZONING LUL (LIGHT INDUSTRIAL)
 (CLEARANCE MIN. 15' MIN (FRONT)
 - 2 - BUILDING LINE 15' MIN (REAR)
 8 MIN (SIDE)

OWNER INFORMATION:
 MASTER WALL INC.
 1000 W. 10TH ST.
 MARIETTA, GA 30060
 PHONE: (404) 755-0825

WATER SERVICE & SANITARY SEWER
 CONNECTIONS SHALL BE MADE TO COLUMBUS
 WATER WORKS PLANT SYSTEMS.

MOON MEERS & ASSOCIATES, INC.
 CIVIL ENGINEERS, LAND SURVEYORS
 1000 W. 10TH ST., SUITE 100
 MARIETTA, GA 30060
 PHONE: (404) 755-0825
 FAX: (404) 755-0825
 WWW.MOONMEERS.COM



CONCEPTUAL LAYOUT
 FOR
MASTER WALL
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PRELIMINARY
 FOR REVIEW ONLY

CADWCCY 202133
 MMWJ 202133
 DATE: 04/13/21
 SCALE: 1" = 30'

SHEET No. **1**

DATE PLOTTED: 04/13/21 10:51:11 AM