

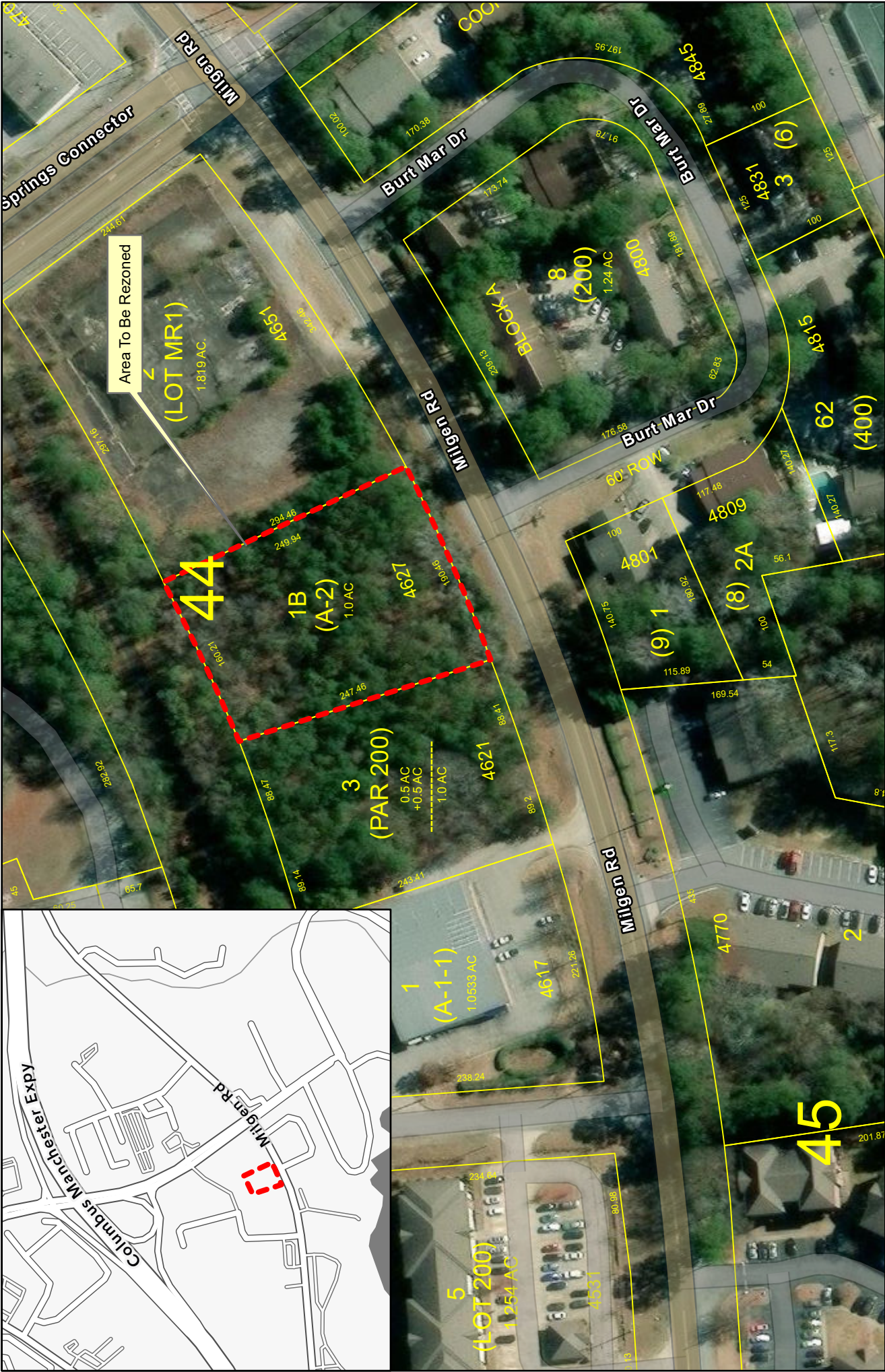
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-08-25-1513**

<b>Applicant:</b>	Sun Molina
<b>Owner:</b>	Sun Molina
<b>Location:</b>	4627 Milgen Road
<b>Parcel:</b>	083-044-001B
<b>Acreage:</b>	1.0 Acres
<b>Current Zoning Classification:</b>	Light Manufacturing/ Industrial
<b>Proposed Zoning Classification:</b>	General Commercial
<b>Current Use of Property:</b>	Vacant/Undeveloped
<b>Proposed Use of Property:</b>	General Commercial
<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 E
<b>Current Land Use Designation:</b>	Vacant/Undeveloped

<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes
<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 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>	Light Manufacturing/ Industrial (LMI)
	<b>South</b>	Residential Multifamily 2 (RMF2)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Light Manufacturing/ Industrial (LMI)
<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>Ten (10)</b> 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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		Retail Development
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map



Date: 8/18/2025

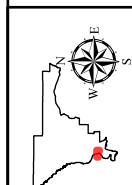
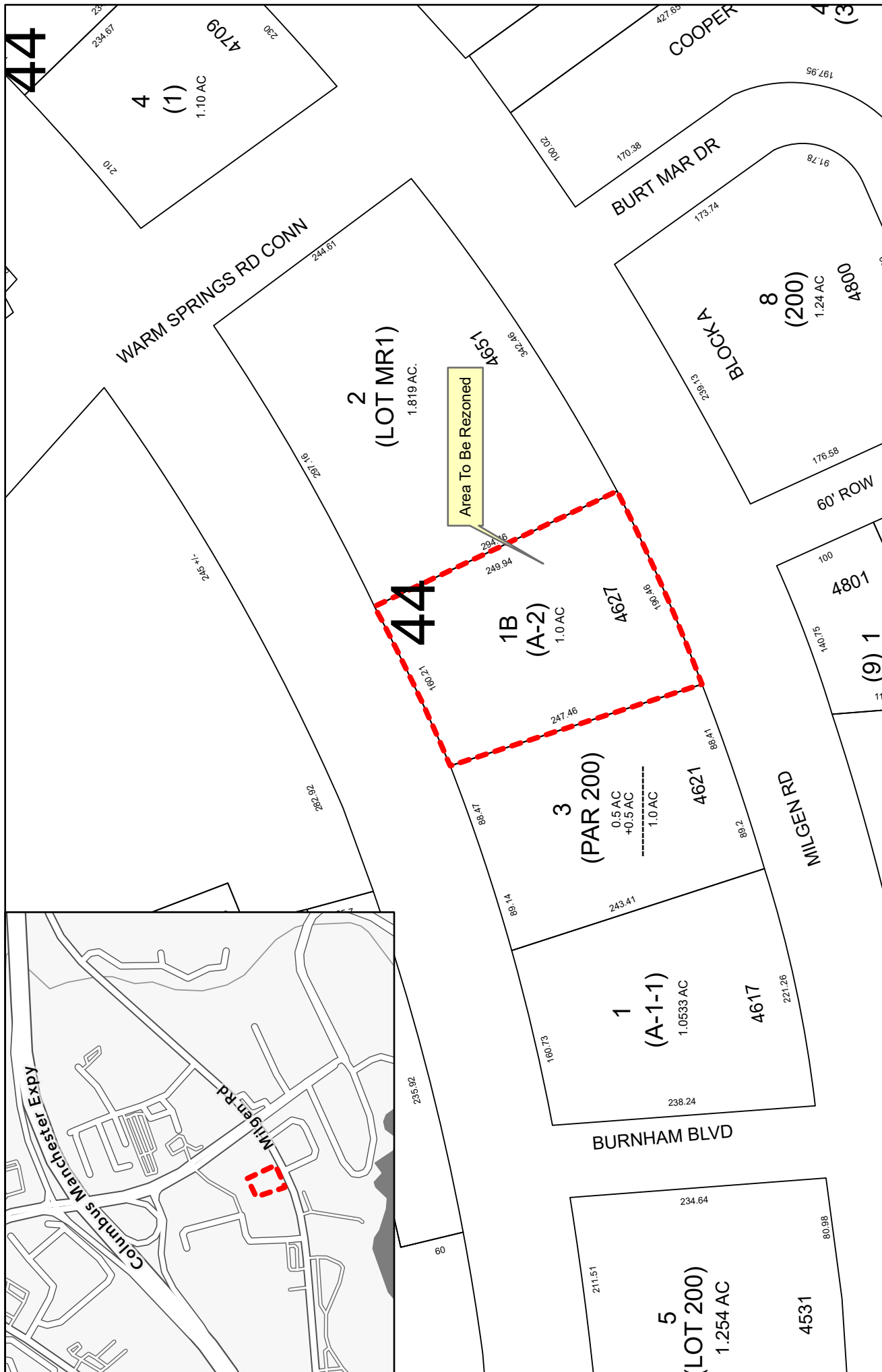
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map Map for REZN 08-25-1513  
Map 083 Block 44 Lot 001B

Planning Department-Planning Division  
Prepared By Planning GIS Tech







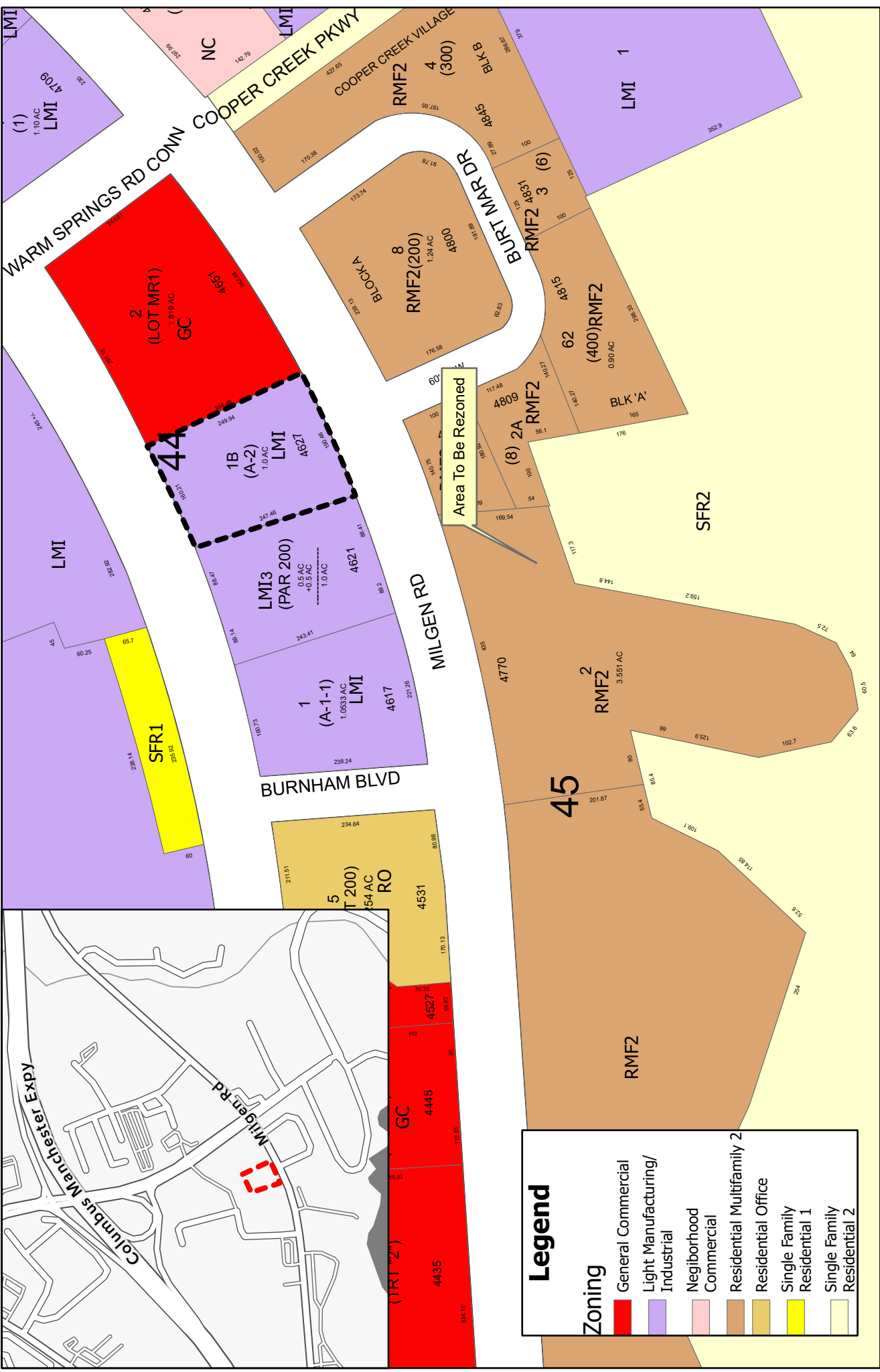
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Location Map Map for REZN 08-25-1513  
Map 083 Block 44 Lot 001B

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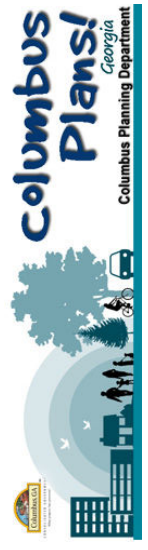
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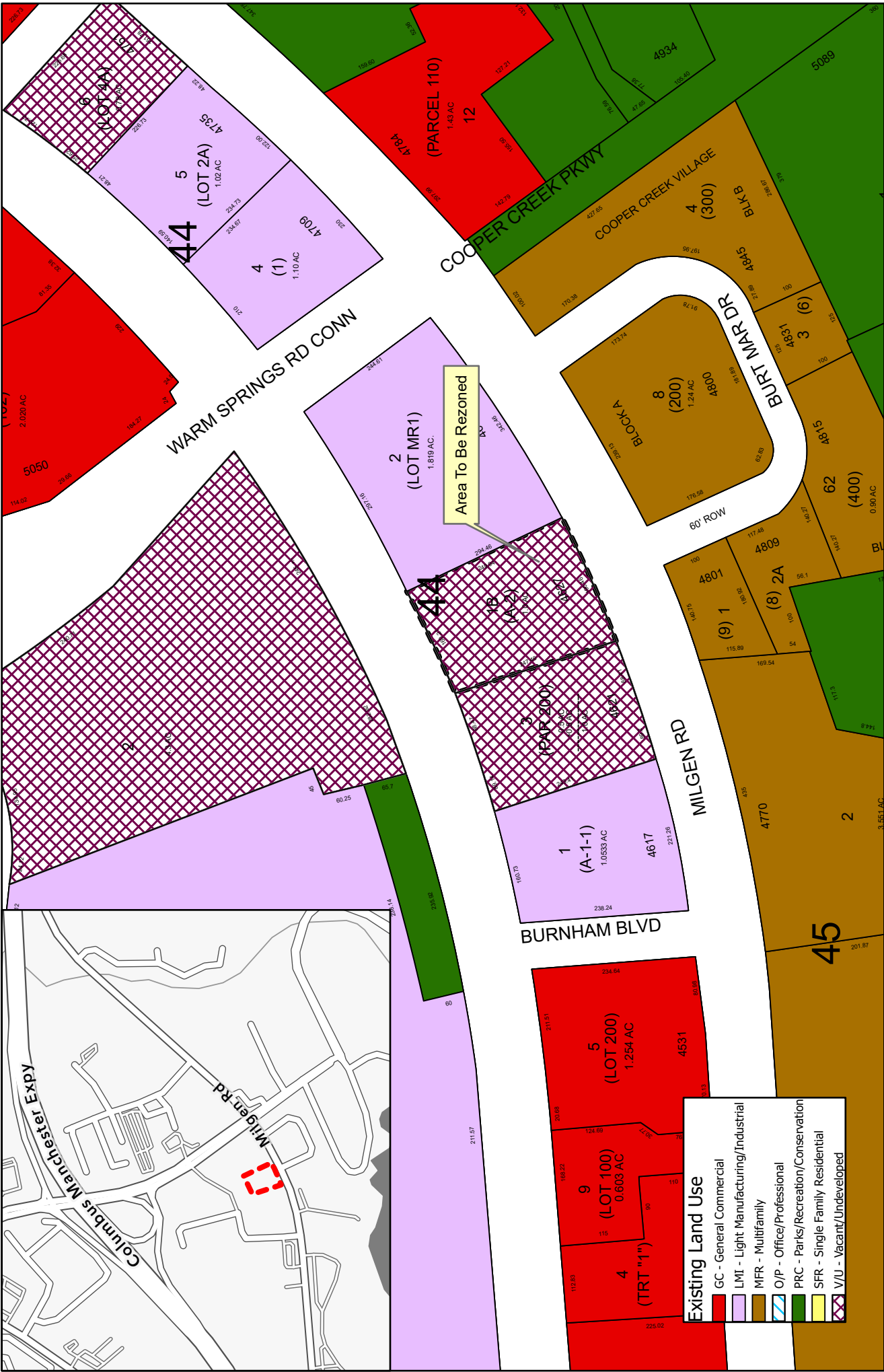


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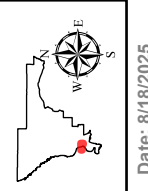
Zoning Map Map for REZN 08-25-1513  
 Map 083 Block 44 Lot 001B  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech





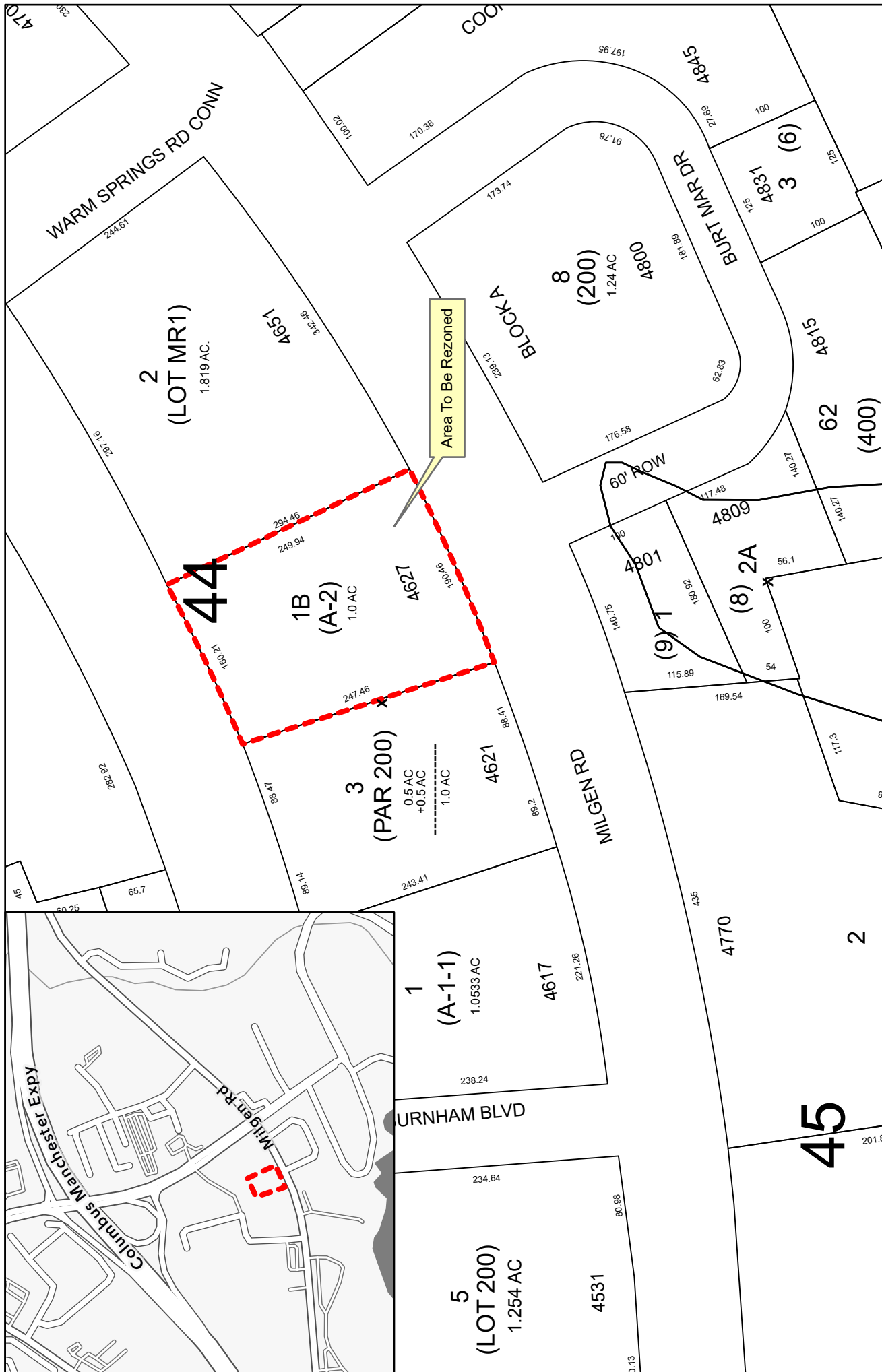
Existing Land Use Map for REZN 08-25-1513  
 Map 083 Block 44 Lot 001B  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Flood Hazard Map Map for REZN 08-25-1513  
Map 083 Block 44 Lot 001B

Planning Department-Planning Division  
Prepared By Planning GIS Tech



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## ITE Traffic Report for Rezoning of 4627 Milgen Road, Columbus, Georgia

### Project Overview

- **Address:** 4627 Milgen Road, Columbus, Georgia 31907
- **Current Zoning:** LMI (Light Manufacturing Industrial)
- **Current Use:** Industrial Lot
- **Proposed Zoning:** GC (General Commercial)
- **Proposed Use:** Retail Development with 6 tenants
- **Acreage:** 1.00 acre

### Road Characteristics

- **Street Classification:** Milgen Road is classified as an arterial road, serving as a primary route for local and regional traffic in Columbus, Georgia.
- **Number of Lanes:** Milgen Road is a four-lane divided arterial with a center median and dedicated turn lanes at major intersections.
- **Existing Traffic Count:** Based on data from the Georgia Department of Transportation (GDOT) and local traffic studies, the Average Annual Daily Traffic (AADT) on Milgen Road near the project site is approximately 15,000 vehicles per day (vpd) as of the latest available counts.
- **Existing Level of Service (LOS):** The current LOS on Milgen Road during peak hours (AM and PM) is estimated at LOS C, indicating stable traffic flow with acceptable delays during rush hours.

### Trip Generation

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, for the respective land uses.

#### Current Zoning (LMI - Industrial Lot)

- **Land Use:** ITE Code 110 - General Light Industrial
- **Size:** 1.00 acre (assuming 10,000 sq. ft. of industrial space for estimation)
- **Trip Generation:**
  - **Daily Trips:** 4.96 trips per 1,000 sq. ft. x 10 = 49.6 trips/day

- **AM Peak Hour:** 0.70 trips per 1,000 sq. ft. x 10 = 7 trips (80% inbound, 20% outbound)
- **PM Peak Hour:** 0.67 trips per 1,000 sq. ft. x 10 = 7 trips (20% inbound, 80% outbound)

### **Proposed Zoning (GC - Retail Development)**

- **Land Use:** ITE Code 820 - Shopping Center (assuming a small retail strip with 6 tenants)
- **Size:** 1.00 acre (assuming 12,000 sq. ft. of retail space based on typical GC zoning density)
- **Trip Generation:**
  - **Daily Trips:** 37.75 trips per 1,000 sq. ft. x 12 = 453 trips/day
  - **AM Peak Hour:** 0.94 trips per 1,000 sq. ft. x 12 = 11 trips (60% inbound, 40% outbound)
  - **PM Peak Hour:** 3.81 trips per 1,000 sq. ft. x 12 = 46 trips (50% inbound, 50% outbound)

### **Comparison**

- **Daily Trips:**
  - Current (LMI): 49.6 trips/day
  - Proposed (GC): 453 trips/day
  - **Increase:** 403.4 trips/day (+813%)
- **AM Peak Hour:**
  - Current (LMI): 7 trips
  - Proposed (GC): 11 trips
  - **Increase:** 4 trips (+57%)
- **PM Peak Hour:**
  - Current (LMI): 7 trips
  - Proposed (GC): 46 trips
  - **Increase:** 39 trips (+557%)

The proposed retail development significantly increases trip generation, particularly during the PM peak hour, due to the higher traffic-generating nature of retail compared to light industrial use.

### **Traffic Impact Analysis**

- **Total Projected Traffic:**

- The proposed retail development is expected to generate 453 daily trips, with 11 trips during the AM peak hour and 46 trips during the PM peak hour.
- Assuming a 10% internal capture rate for multi-tenant retail (per ITE methodology), external trips are reduced to approximately 408 daily trips, 10 AM peak hour trips, and 41 PM peak hour trips.

- **Projected Level of Service:**

- With the additional 41 PM peak hour trips, the LOS on Milgen Road may degrade to LOS D during peak hours, indicating increased congestion and longer delays, particularly at nearby intersections.
- Intersections along Milgen Road, such as those with Reese Road or Veterans Parkway, may experience LOS D or lower without mitigation, based on typical arterial road performance under increased traffic loads.

- **Road Network:**

- Milgen Road is part of a well-connected arterial network with access to major routes like Veterans Parkway and I-185.
- The existing four-lane configuration can handle moderate traffic increases, but peak-hour congestion may worsen without improvements.

- **Access:**

- The site will require at least one full-access driveway on Milgen Road, designed to GDOT standards, with potential for a right-in/right-out secondary access to manage traffic flow.
- A dedicated left-turn lane may be necessary to accommodate inbound traffic during peak hours.

- **Community Context:**

- The surrounding area includes a mix of commercial, residential, and institutional uses, with nearby retail centers and schools contributing to existing traffic.
- The proposed retail development aligns with the commercial character of Milgen Road but may increase pressure on local roads, particularly during PM peak hours when retail activity peaks.
- Community concerns may include increased congestion, pedestrian safety, and potential impacts on nearby residential areas.

## **Conclusions and Recommendations**

- **Conclusions:**

- The rezoning from LMI to GC and development of a 12,000 sq. ft. retail center will significantly increase traffic, particularly during the PM peak hour, with a projected 403.4 additional daily trips.
- The existing LOS C on Milgen Road may degrade to LOS D during peak hours, indicating a need for mitigation to maintain acceptable traffic flow.
- The site's location on an arterial road supports the proposed retail use, but careful access design and traffic management are critical to minimize impacts.

- **Recommendations:**

1. **Access Design:** Install a full-access driveway with a dedicated left-turn lane on Milgen Road to accommodate inbound traffic. Consider a secondary right-in/right-out access to reduce congestion at the primary entrance.
2. **Traffic Signal Evaluation:** Conduct a signal warrant analysis at the nearest intersection (e.g., Milgen Road and Reese Road) to determine if signal upgrades or timing adjustments are needed.
3. **Pedestrian and Bicycle Facilities:** Include sidewalks and crosswalks along Milgen Road to enhance pedestrian safety, given the retail development's potential to attract foot traffic.
4. **Mitigation Measures:** Implement turn-lane extensions or intersection improvements if LOS degrades below D during peak hours, as determined by a detailed intersection analysis.



5. **Coordination with GDOT:** Consult with the Georgia Department of Transportation for driveway permitting and to ensure compliance with arterial road standards.

6. **Monitoring:** Conduct a post-development traffic study one year after opening to assess actual impacts and identify additional mitigation if necessary.

This report provides a preliminary assessment based on available data and ITE methodologies. A detailed Traffic Impact Study by a licensed traffic engineer is recommended to refine projections and mitigation strategies.