

Tiny Washington

From: Angie Holley <dangieconstruction@gmail.com>
Sent: Wednesday, October 4, 2017 12:34 PM
To: Tiny Washington
Subject: Rezoning Parcel #079-001-19

Ms. Washington,

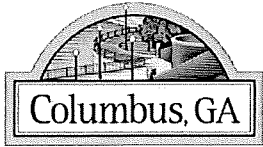
I am requesting a council call for parcel #079-001-019 at 8541 Veterans Parkway, Columbus, Georgia that has been denied rezoning from SFR1 to General Commercial.

Thank you,

Danny Holley
Dangie Construction Inc.
P.O. Box 2077
Fortson, GA 31808
706-221-0001
706-575-1795 (cell)



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PLANNING DEPARTMENT

STAFF REPORT

REZN-08-17-1685

Applicant: Danny Holley Jr. and Manukumar Patel

Owner: Ora E. Powell

Location: 8541 Veterans Parkway, 079-001-019

Acreage: 3.45 Acre

Current Zoning Classification: SFR1 (Single Family Residential 1)

Proposed Zoning Classification: GC (General Commercial)

Current Use of Property: Vacant

Proposed Use of Property: Neighborhood store with gas station (site plan shows restaurant inside store).

Council District: District 2 (Davis)

Planning Advisory Commission's Recommendation: **Denial** based on the staff report and compatibility with existing land uses.

Planning Department's Recommendation: **Denial** based on compatibility with existing land uses and the impact on single family residential housing adjacent to the requested location.

Fort Benning's Recommendation: N/A

DRI Recommendation: N/A

General Land Use: Inconsistent
Planning Area E

Future Land Use Designation: MU (Mixed-use)

P.O. Box 1340
420 10th Street
Columbus, GA 31902

Phone: 706-653-4421
Fax: 706-653-4534

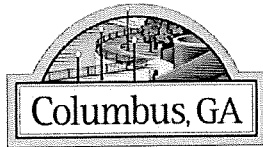
Email:
CPCMPO@columbusga.org
www.columbusga.com/planning

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:	Traffic will increase by 613 Annual Average Daily Trips (AADT). Once the Veteran's Parkway widening project is completed, this roadway will function with a Level of Service (LOS) of B.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	<p>North – SFR1 (Single Family Residential 1)</p> <p>South – SFR1 (Single Family Residential 1)</p> <p>East – SFR1 (Single Family Residential 1) and NC (Neighborhood Commercial)</p> <p>West – SFR1 (Single Family Residential 1)</p>
Reasonableness of Request:	The request is compatible with existing land-uses.
School Impact:	N/A
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the SFR1 and RE1 zoning district. The 3 options under Category C are:</p> <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:	Thirty four (34) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and emails regarding the rezoning.
Additional Information:	A development of this nature would need to

be on a level lot. The topography on this parcel should require a considerable amount of site work with movement of soils around the site. The easterly portion is lower in elevation than the westerly portion. Four parcels abut the parcel in question off Galena Road. These parcels may need a retaining wall to hold up their property during and after the site development phase. This parcel lies within the Veterans Parkway Overlay District.

Attachments:

Aerial Land Use Map
Future Land-Use Map



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October 6, 2017

Danny Holley Jr. and Manukummar Patel
8031 Wellington Lane
Midland, GA 31820

Dear Mr. Holley Jr. and Mr. Patel.:

The Planning Department has recommended to the Council of Columbus that the rezoning of approximately 3.45 acres of the property located at **8541 Veterans Parkway, (Parcel 079-001-019)**, be *denied*. A copy of the Staff Report is enclosed for your information.

When the Planning Department submits a recommendation for **denial**, the applicant must appeal the decision to Council. If you desire further consideration or a public hearing before Council, you must contact Tiny Washington, Clerk of Council, at (706) 653-4013, and she can arrange for you to appear before Council to request a public hearing. If you request a public hearing, the Zoning Administrator will set the date for the hearing which must be no sooner than fifteen (15) days after the legal notice of the hearing has been published. If you do not ask for a public hearing before **October 07, 2017**, the Council will not consider a new rezoning application until the lapse of one (1) year for the same zoning classification or six months (6) for a different zoning classification.

If you have any questions, you may contact our office at (706) 653-4116.

Respectfully,

Rick Jones, AICP
Director, Planning Department

Enclosure

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Columbus, GA 31902

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Fax: 706-653-4534

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