



CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

STAFF REPORT

REZN-09-16-1845

Applicant: George W. Mize Jr.

Owner: Spring Hill Land Trust

Location: 4540, 4550 & 4554 Reese Road as well as 3747 Gentian Boulevard, Parcel #'s (084-023-003, 084-023-003, 084-023-002, 084-023-001)

Acreage: 1.2330 Acre

Current Zoning Classification: NC (Neighborhood Commercial)

Proposed Zoning Classification: GC (General Commercial)

Current Use of Property: Neighborhood Retail

Proposed Use of Property: General Retail

Council District: District 5 (Baker)

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

Planning Department's Recommendation: **Conditional approval** based on compatibility with existing land uses.
Conditions are –

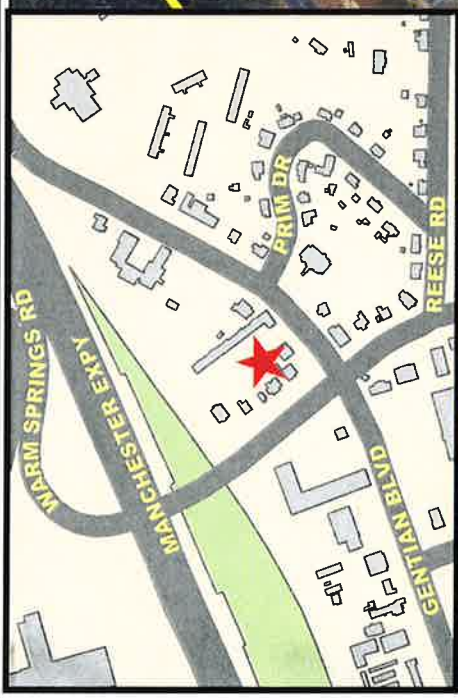
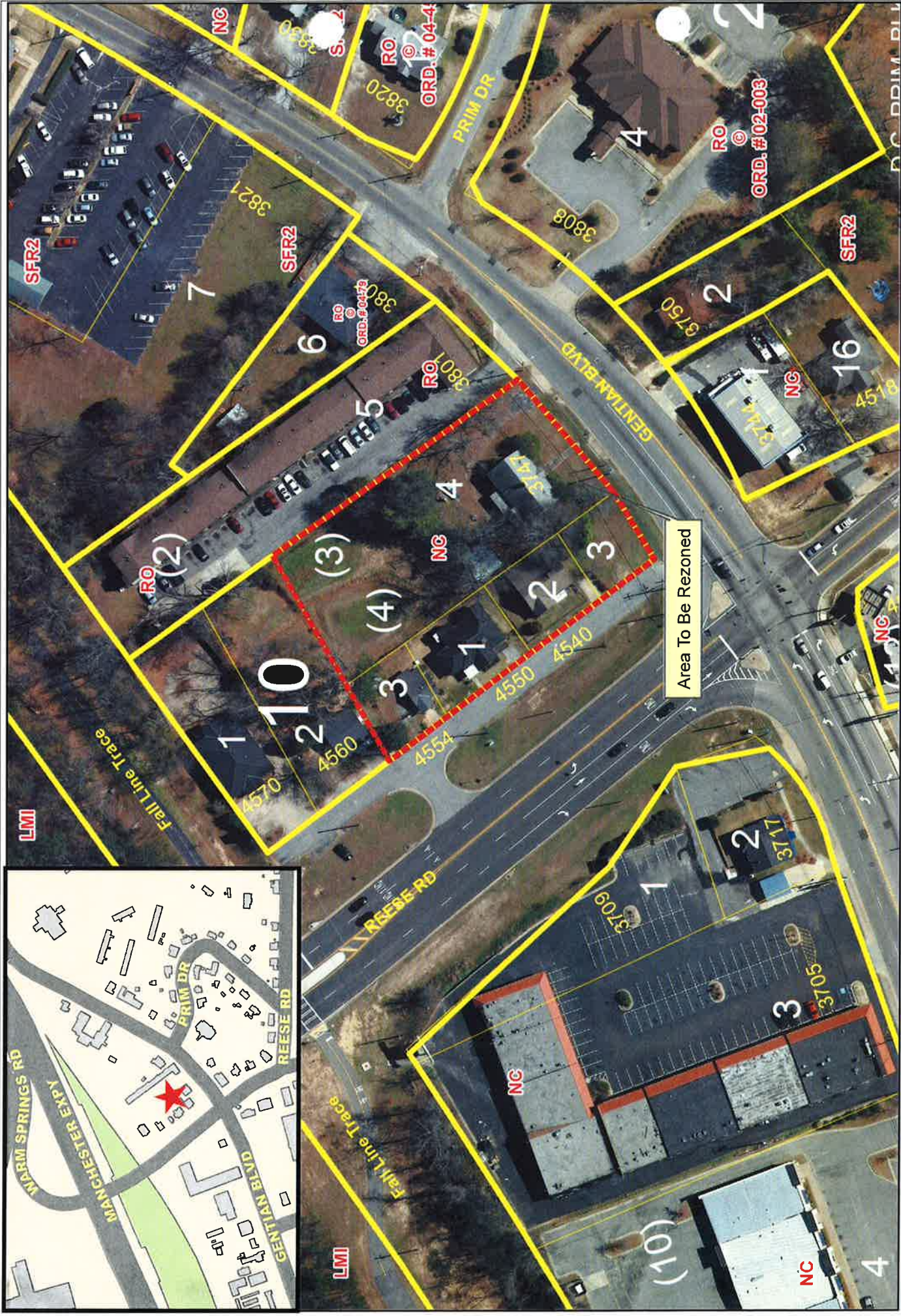
1. The portion of Old Reese Road that will be used for a 10-foot multi-use trail shall be approved by the Department of Engineering to their standards.
2. The exterior of the building walls shall be of brick or masonry material like brick and other materials for

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- accent sections.
3. Buffering shall include a 15-foot landscape buffer along the NE or Eastern line, between the property and Gentian Square Apartments; along the SE line of the Property (Gentian Boulevard) the developer shall put in an 8-foot landscape buffer; and along the SW line of the property (Reese Road), the developer shall put in a 5-foot landscape buffer.
 4. Along the NE or East line of the development, the developer will construct an 8-foot shadow box opaque fence between the property and Gentian Square Apartments.
 5. No truck deliveries shall be permitted prior to 9 A.M. or after 4 P.M.
 6. Left turns out of the property on to Gentian Boulevard is prohibited to vehicular traffic.

Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area E
Future Land Use Designation:	LMI (Light Manufacturing and Industrial)
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:	Properties are served by all city services.
Traffic Impact:	Traffic Impact will increase by 296 AADT (Average Annual Daily Trips) on 3747 Gentian and Reese Road. LOS should remain at B for Reese road.
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:	<p>North – RO (Residential Office) South – NC (Neighborhood Commercial) East – NC (Neighborhood Commercial) West – NC (Neighborhood Commercial)</p>
Reasonableness of Request:	The request is compatible with existing land-uses. This use could be a catalyst to spur growth in an existing vacant commercial node.
School Impact:	N/A
Buffer Requirement:	The site shall include no buffer along all property lines bordered by the NC and/or RO zoning districts.
Attitude of Property Owners:	Fifteen (15) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received zero calls and zero emails regarding the rezoning.
Attachments:	<p>Aerial Land Use Map Future Land-Use Map Site Plan</p>



Area To Be Rezoned

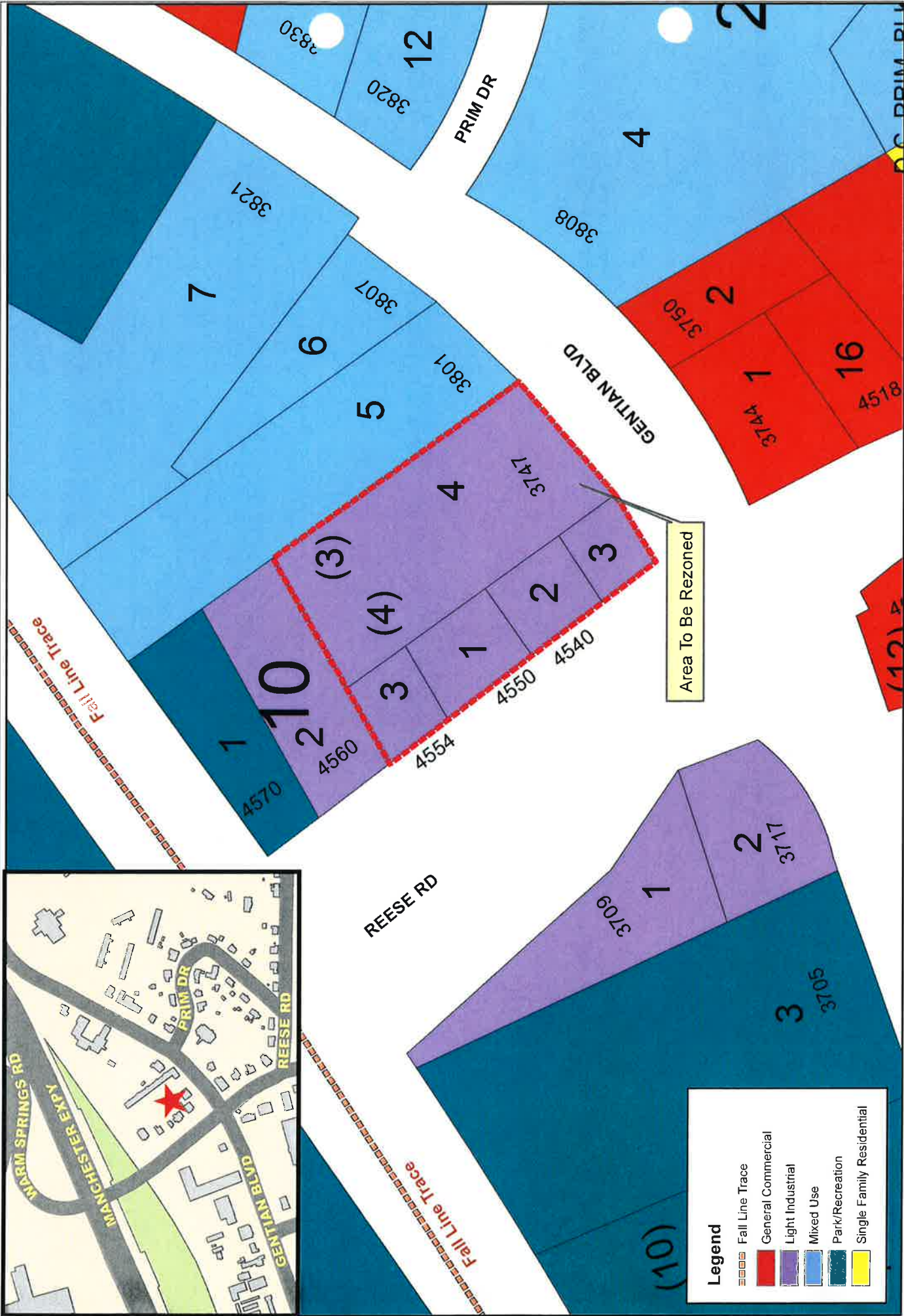
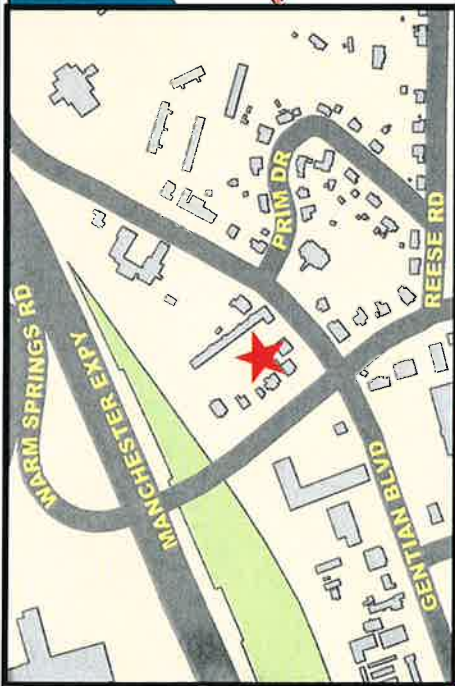


1 inch = 100 feet
Data Source: IT/GIS
Author: Dave Cooper

Land Use & Zoning Map for REZN 09-16-1845
North East Corner Intersection of Reese Rd & Gentian Blvd
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: 9/14/2016



Area To Be Rezoned

Legend

- Fall Line Trace
- General Commercial
- Light Industrial
- Mixed Use
- Park/Recreation
- Single Family Residential



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Date: 9/14/2016

Future Land Use Map for REZN 09-16-1845
 North East Corner Intersection of Reese Rd & Gentian Blvd
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 50 100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: Dave Cooper



SITE INFORMATION
 ADDRESS: 2475 GENTIAN BLVD, COLLEGE PARK, GEORGIA
 PROPERTY OWNER: JAMAL AC
 PREPARED FOR: JAMAL AC
 PREPARED BY: EMC ENGINEERING, INC.
 DATE: 08/11/2023

PARKING NOTE
 PROPOSED RETAIL STORE
 7,500 S.F.
 2,000 S.F. OF PAVED ASPHALT
 5,500 S.F. OF PAVED ASPHALT

LANDSCAPE FEATURES
 LANDSCAPE FEATURES
 15' BUILDING SETBACK
 15' SETBACK
 15' SETBACK
 15' SETBACK

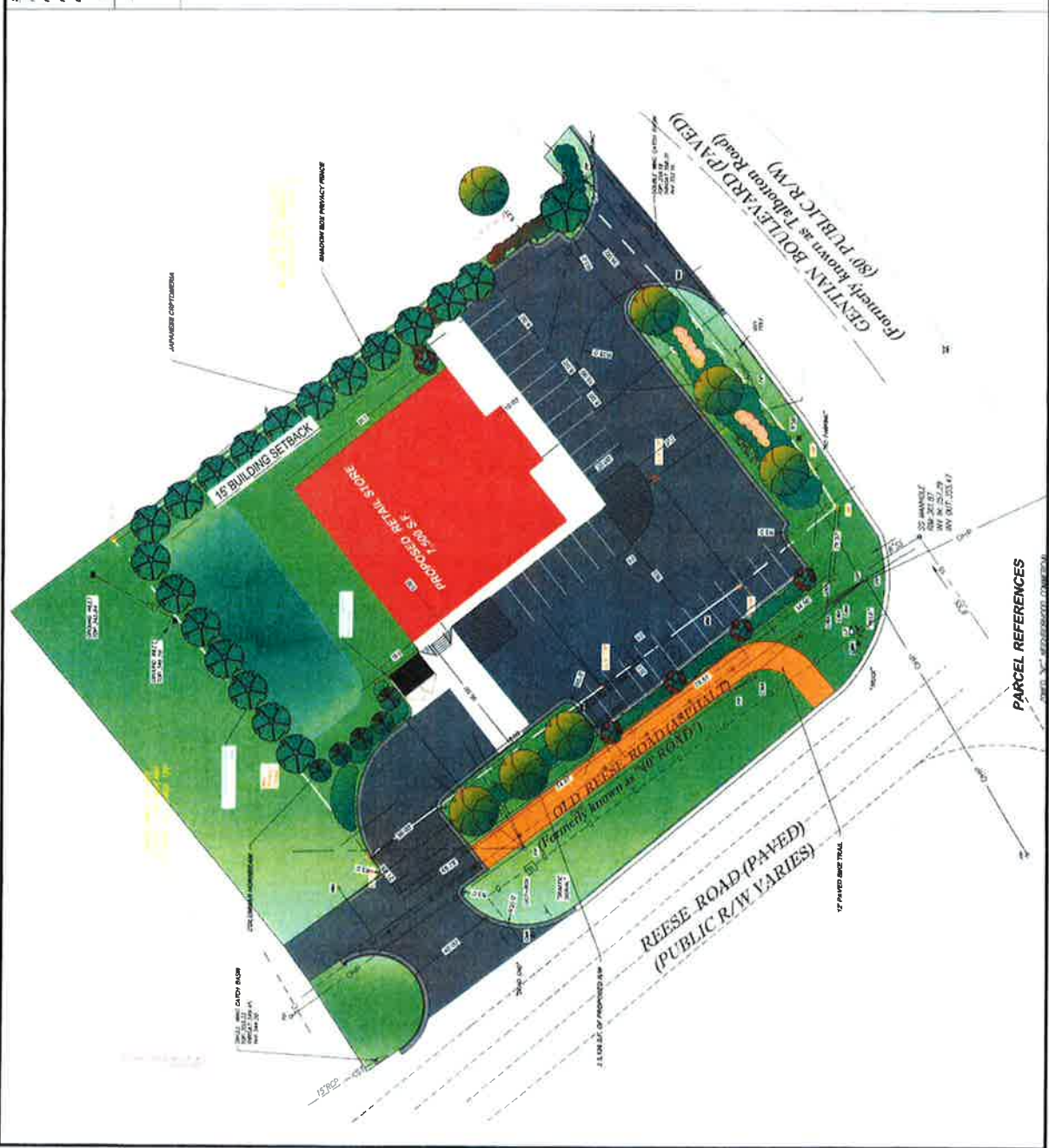


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CONCEPTUAL SITE PLAN
RETAIL STORE
 LAND LOT 27, EIGHTH LAND DISTRICT
 MUSCOGEE COUNTY, GA
 Prepared for:
 TERAMORE DEVELOPMENT, LLC

PROJECT NO.	2475 GENTIAN
DATE	08/11/2023
SCALE	AS SHOWN
DESIGNED BY	JAMAL AC
CHECKED BY	JAMAL AC
APPROVED BY	JAMAL AC
DATE	08/11/2023
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PARCEL REFERENCES
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