

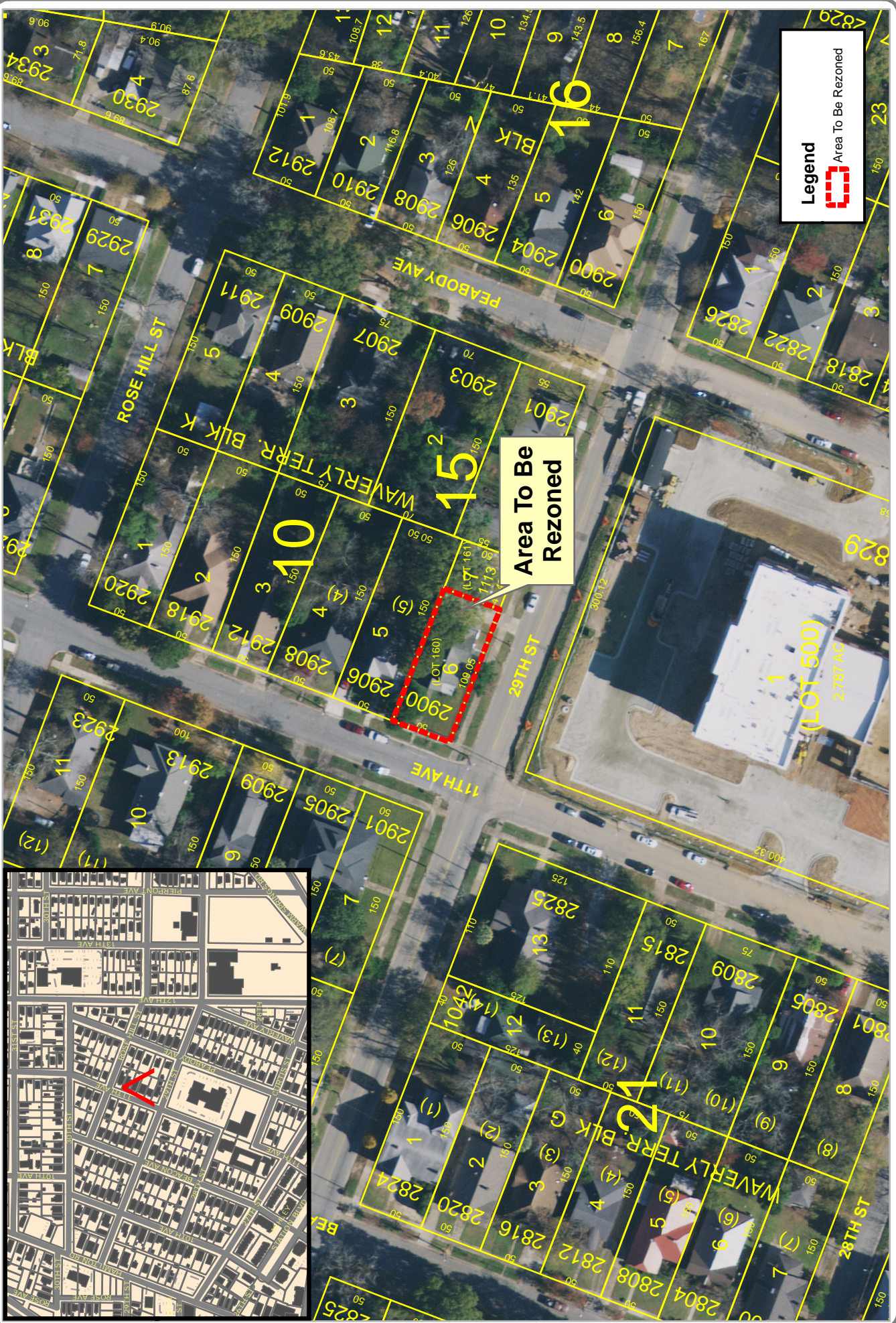
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-20-1775

Applicant:	Matthew Hagerty
Owner:	Same
Location:	2900 11 th Avenue
Parcel:	015-010-006
Acreage:	0.13 Acres
Current Zoning Classification:	SFR4 (Single Family Residential 4)
Proposed Zoning Classification:	RMF1 (Residential Multifamily 1)
Current Use of Property:	Single Family Home
Proposed Use of Property:	Triplex
Council District:	District 7 (Woodson)
PAC Recommendation:	Denial based on the Staff Report and previous rezonings of the property.
Planning Department Recommendation:	Denial based on previous rezonings completed in 2017 by the Planning Department at the request of Waverly Terrace Historic District residents to move towards Single Family Residential Housing. This property was one of the parcels that agreed to be rezoned from RMF1 (Residential Multifamily 1) to SFR4 (Single Family Residential 4) during the combined rezoning efforts.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:		Single Family Residential
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 96 trips if used for residential use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	SFR4 (Single Family Residential 4)
	South	RMF1 (Residential Multifamily 1)
	East	RMF1 (Residential Multifamily 1)
	West	RMF1 (Residential Multifamily 1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Fifty (50) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received fifty (50) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	50 Responses
Additional Information:		Waverly Terrace Petition
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Waverly Terrace Petition



Legend

Area To Be Rezoned

**Area To Be
Rezoned**

0 50 100 Feet

1 inch = 100 feet

Data Source: IT/GIS

Author: DavidCooper

Aerial Map for REZN 05 - 20 - 1775

Map 015 Block 010 Lot 006

Planning Department-Planning Division

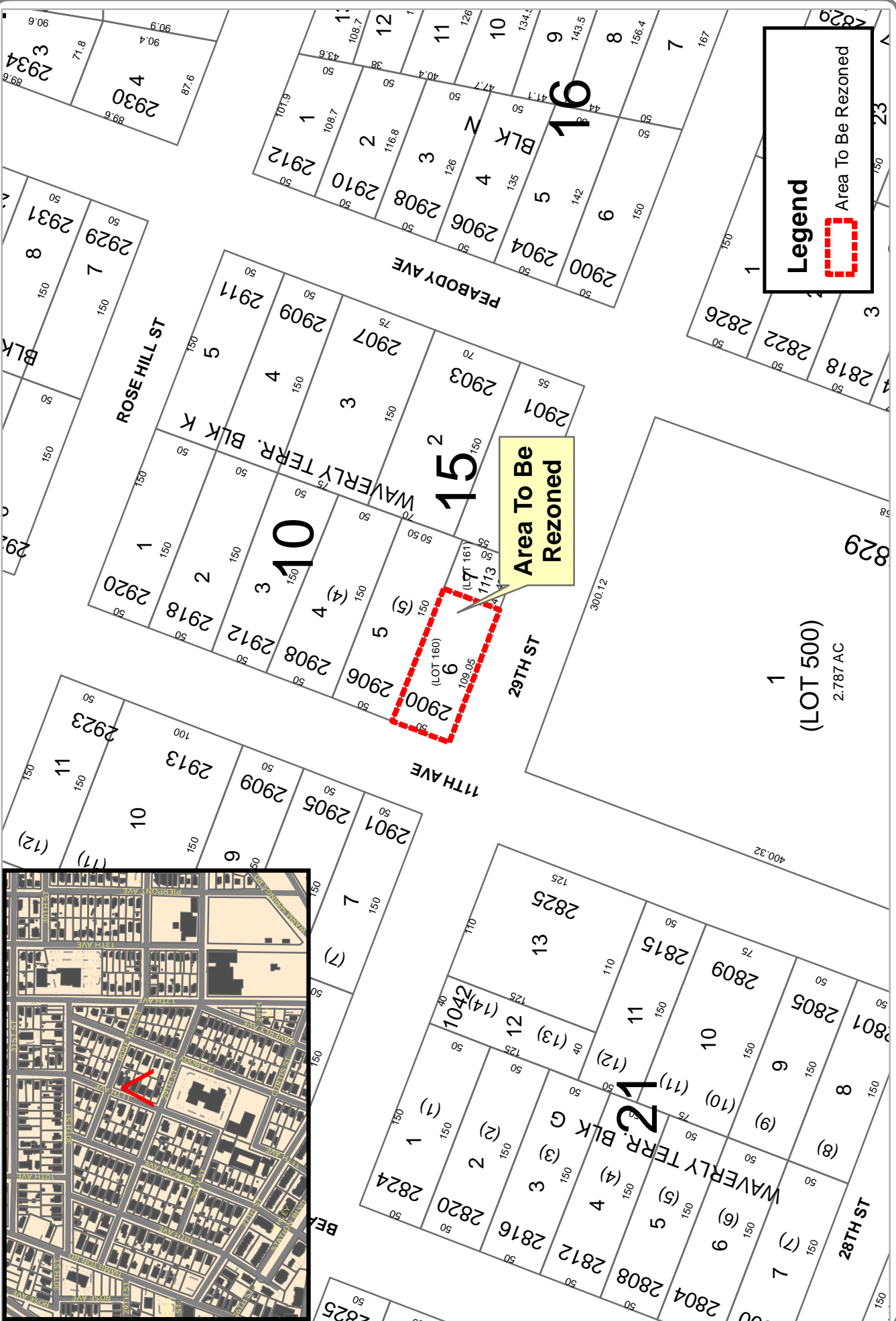
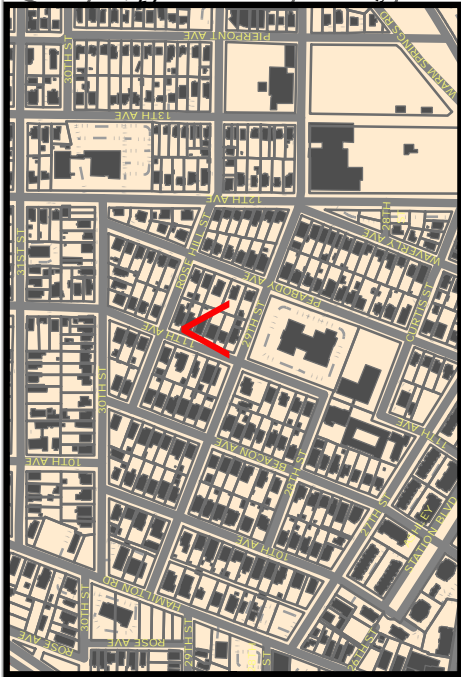
Prepared By Planning GIS Tech

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 Map information is believed to be correct but is not guaranteed.



Date: 5/26/2020





Legend



Area To Be Rezoned



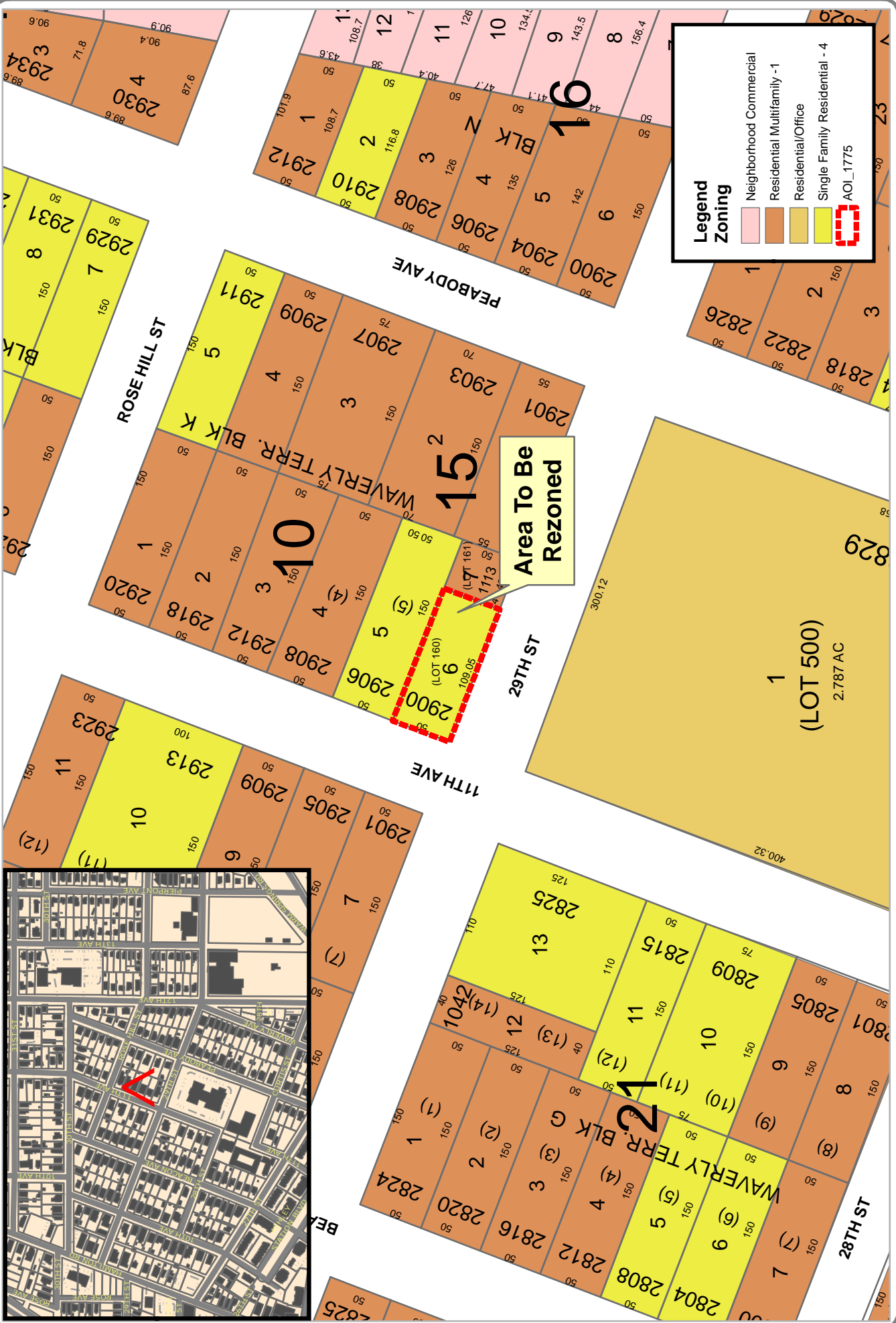
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Location Map for REZN 05 - 20 - 1775
 Map 015 Block 010 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 50 100 Feet
 1 inch = 100 feet
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Legend Zoning

- Neighborhood Commercial
- Residential Multifamily - 1
- Residential/Office
- Single Family Residential - 4
- AOI_1775



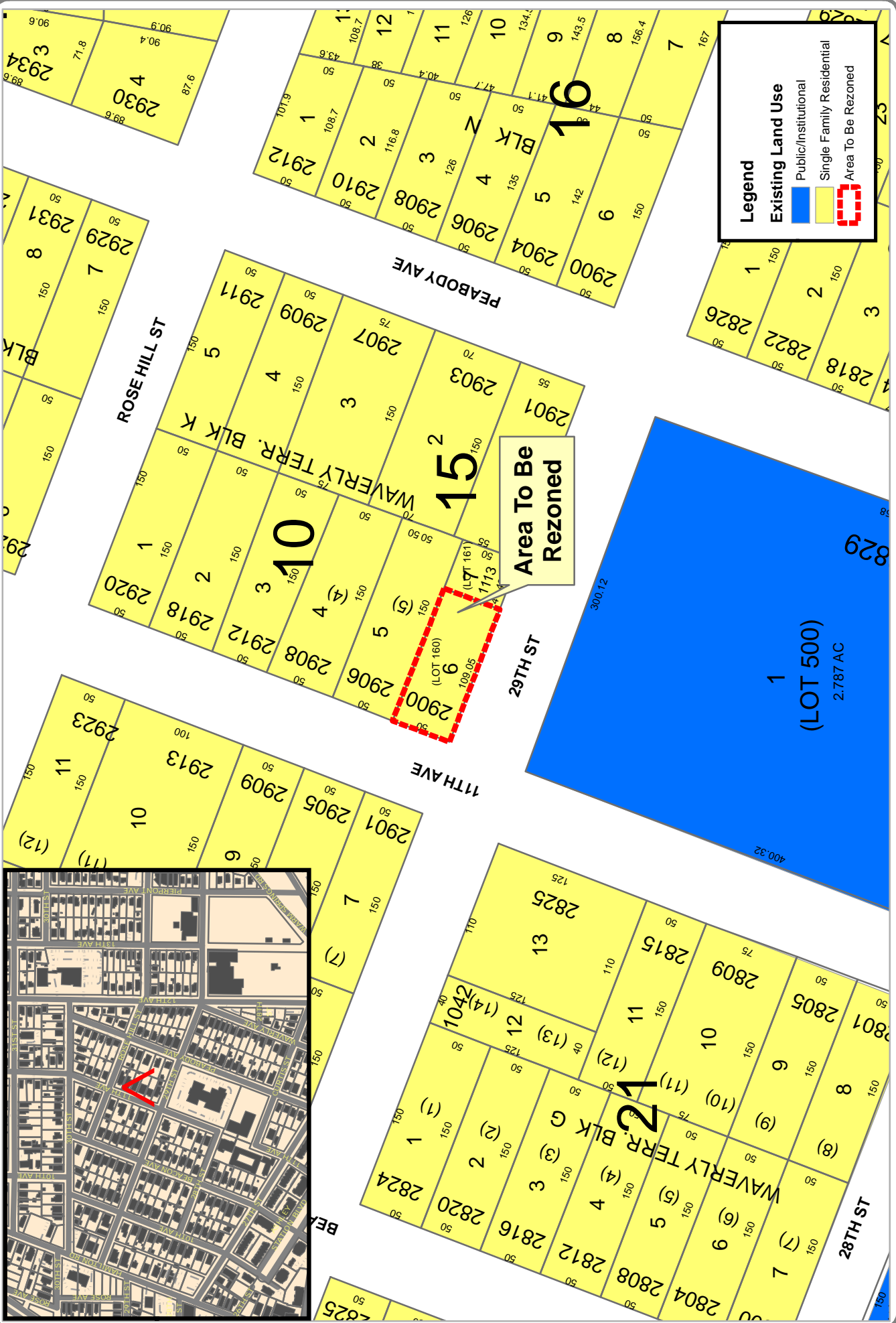
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Zoning Map for REZN 05 - 20 - 1775
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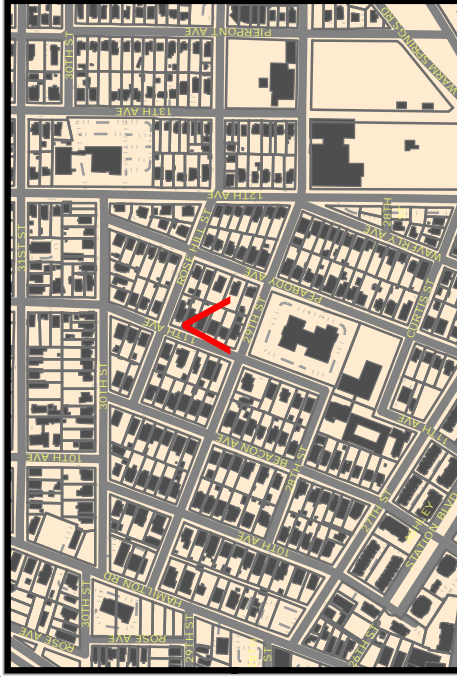


Date: 5/26/2020



Legend

- Existing Land Use
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



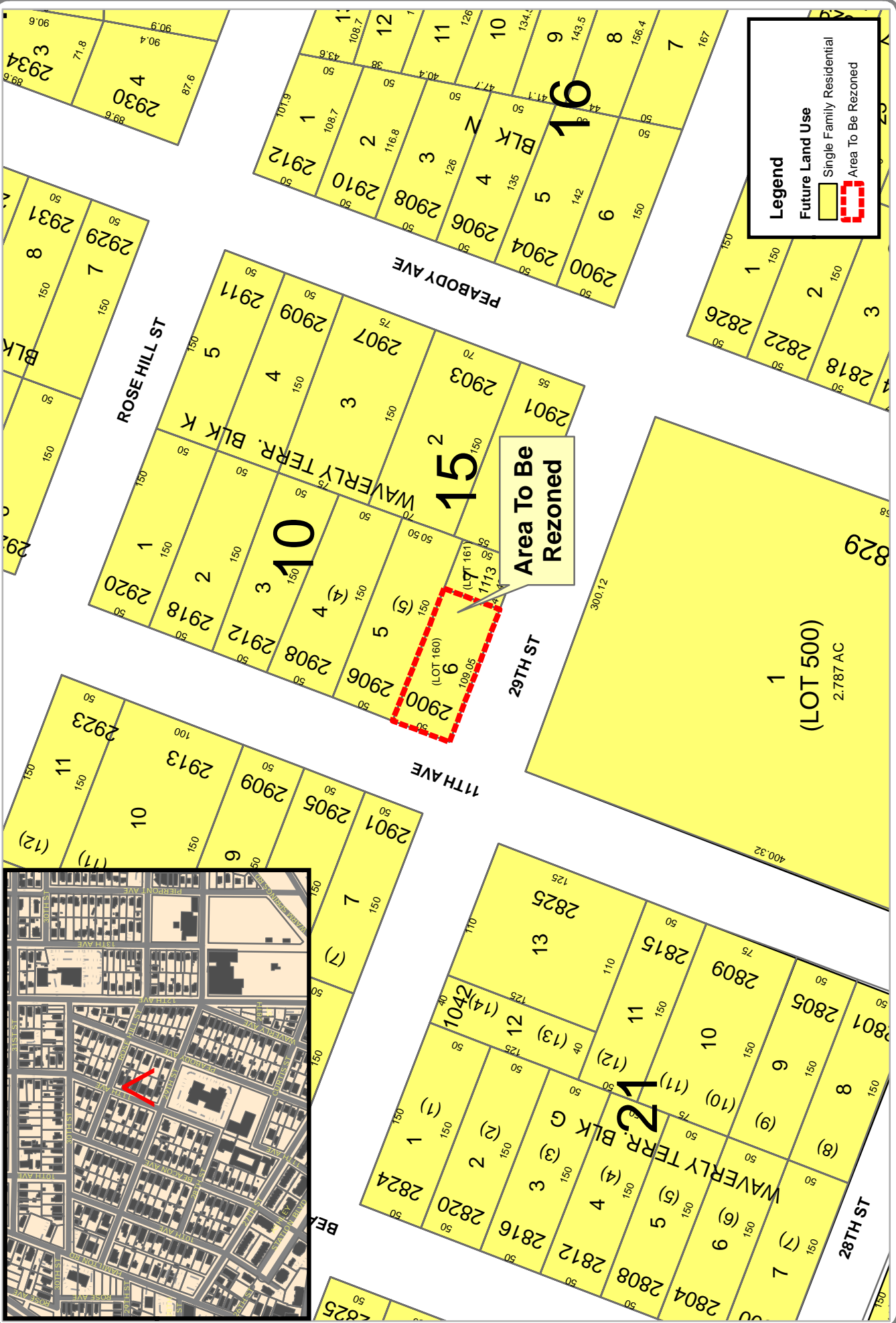
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 Author: David Cooper

Existing Land Use Map for REZN 05 - 20 - 1775
 Map 015 Block 010 Lot 006
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Legend

Future Land Use

- Single Family Residential
- Area To Be Rezoned

Area To Be Rezoned

Future Land Use Map for REZN 05 - 20 - 1775
 Map 015 Block 010 Lot 006
 Planning Department-Planning Division
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Date: 5/26/2020

Petition of Concerned Citizens Against Rezoning 2900 11th Ave. Columbus, GA

Reference REZN-05-20-1775_2900 11th Avenue_ Matthew Hagerty

Petition Summary: Join us to petition for denial of rezoning 2900 11th Avenue, Columbus, GA *from* a Single Family residence (SFR4) *to* multi-family (RMF1) as requested by Freaky Fast Home Buyers & Investments. They plan to rent the home as a triplex (Three different residents in the same house). By signing this petition, you will help preserve and protect residents' home values and the history of Waverly Terrace Historic District, Columbus' first planned neighborhood.

Action Petitioned For: We, the undersigned concerned citizens, urge Columbus leadership to:
Deny rezoning 2900 11th Avenue to RMF1 (Residential Multifamily 1).

(Signer documentation can be requested from Mike Johnson at waverlyterracewm@gmail.com)

Signature	Printed Name	Comment
By email	Libby Smith	... I do not want to see this property or any additional homes in this historic district rezoned from single family to multi-family...
By email	Mike Johnson	We have worked so hard for so long to improve Waverly Terrace. I do not accept having to take a step back. Deny this rezoning.
By email	Don Smith	I, Don Smith, Approve of the Petition above.
By email	Holly Talley	No comment
By text	Bert Talley	No comment
By email	Peri Johnson	No comment
By email	Claire Foster	No comment
By email	Cody Phillips	No comment

By email	Jon Magee	This is Jon Magee, and Alli Magee, and we approve this petition.
By email	Alli Magee	This is Jon Magee, and Alli Magee, and we approve this petition.
By email	Brenda Hall	No comment
By email	Jan Terrell Crawford	I will fully support your petition to fight the rezoning to a multiple family area.
By email	Starla Mandeville	I am opposed to this rezoning of this property! I am a homeowner on Peabody avenue. This is unacceptable! We only want single family homes in this area!
By email	Angela Johnson	Vote NO
By email	Jill Yates	I support this petition against rezoning 2900 111th Ave. from a single family to a multi family residence. That area is where my father grew up in and I think it is important to retain this part of history in our community.
By email	Judy Whitt	Please add my name to the petition to retain single family homes in Waverly Terrace.
By email	Randy Whitt	Please add my name to the petition to retain the single family zoning.
By email	Becky Williams	Please put my name on petition to retain single family housing in Waverly Terrace.
By email	Marcia Foster	I agree that rezoning to multi-family housing would be a detriment to Waverly Terrace.

By email	Gail Sinkule	Please add my name to support your proposal to NOT redone the Waverly Terrace area
By email	Bob Capion	...I would like to see it [Waverly Terrace] continue to become an owner occupied neighborhood and not a real estate investment rental community. See complete comment in email
By email	Raymond Gonzalez	... [l] Request Columbus leadership to: Deny re-zoning 2900 11th Avenue to RMF1 (Residential Multifamily 1). See complete comment in email
By email	Richard Parker	Please add my name to the petition against rezoning the referenced property from single family to multiple-family.
By email	Pamela Parker	Please add my name to the petition against rezoning the referenced property from single family to multiple-family.
By email	Joseph Forant	2900 11th Ave should remain zoned as a single family home not a multi-family resident
By email	Dianne Armstrong	...it undermines everything we fought for and opens the door for more violations of our efforts to improve the neighborhood. Please add my name to the petition.
By email	Abbie Lloyd	Approved
By email	Betty J Middleton	I agree to the denial to rezone 2900 11th Avenue.
By email	Mary-Kay Nester	Please add my name to the petition.

By email	Linda Boone	... THIS IS NOT GOOD FOR OLDER CITIZENS AND HOME OWNERS ... See complete comment in email
By Text	Marc Antrobious	No comment
By Text	Becky Antrobious	No comment
By email	Sandra Schmidt	I am sending you an email to show my support for the signing of the petition against the rezoning.
By email	Margo Bramlett	Please add us to the petition:
By email	Hunter Bramlett	Please add us to the petition:
By email	Rebecca Posey George	You can add my name to the petition...
By email	Bill Gaddy	I would like to add my name to the petition.
By text	Karen Holloman	Approved
By email	Chris Dubose	... Request to be added to the petition.
By email	Stephanie Dubose	... Request to be added to the petition.
By email	Rebekah Hoyt	...I believe this to be outrageous at best to change the zoning... See complete comment in email
By email	Courtney George	Add me to the petition
By email	Steff Smith	We strongly oppose the proposed rezoning of this property as it is direct conflict with the work being done to restore Waverly Terrace to a single family residence neighborhood and to preserve its

		important place in the history of Columbus.
By email	Tom Smith	We strongly oppose the proposed rezoning of this property as it is direct conflict with the work being done to restore Waverly Terrace to a single family residence neighborhood and to preserve its important place in the history of Columbus.
By email	Justin Krieg	Add me to the petition. Thanks
By email	Danyail Sawyer	add me to the petition please
By email	Mckinley Patterson	add me to the petition please
By email	Janet Lynn Jackson	add me to the petition please
By email	Amanda Haskell	add me to the petition please
By email	Alex Reddick	I, Alex Reddick, request to be added to the petition
By email	Roy J. Vogel	I, Roy J. Vogel, request to be added to the petition
By Text	Brandy Patterson	We don't want it to be rezoned to multi family
By Text	Karen Barber	Owner next door, We don't want it to be rezoned to multi family