

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

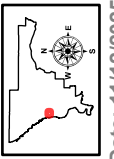
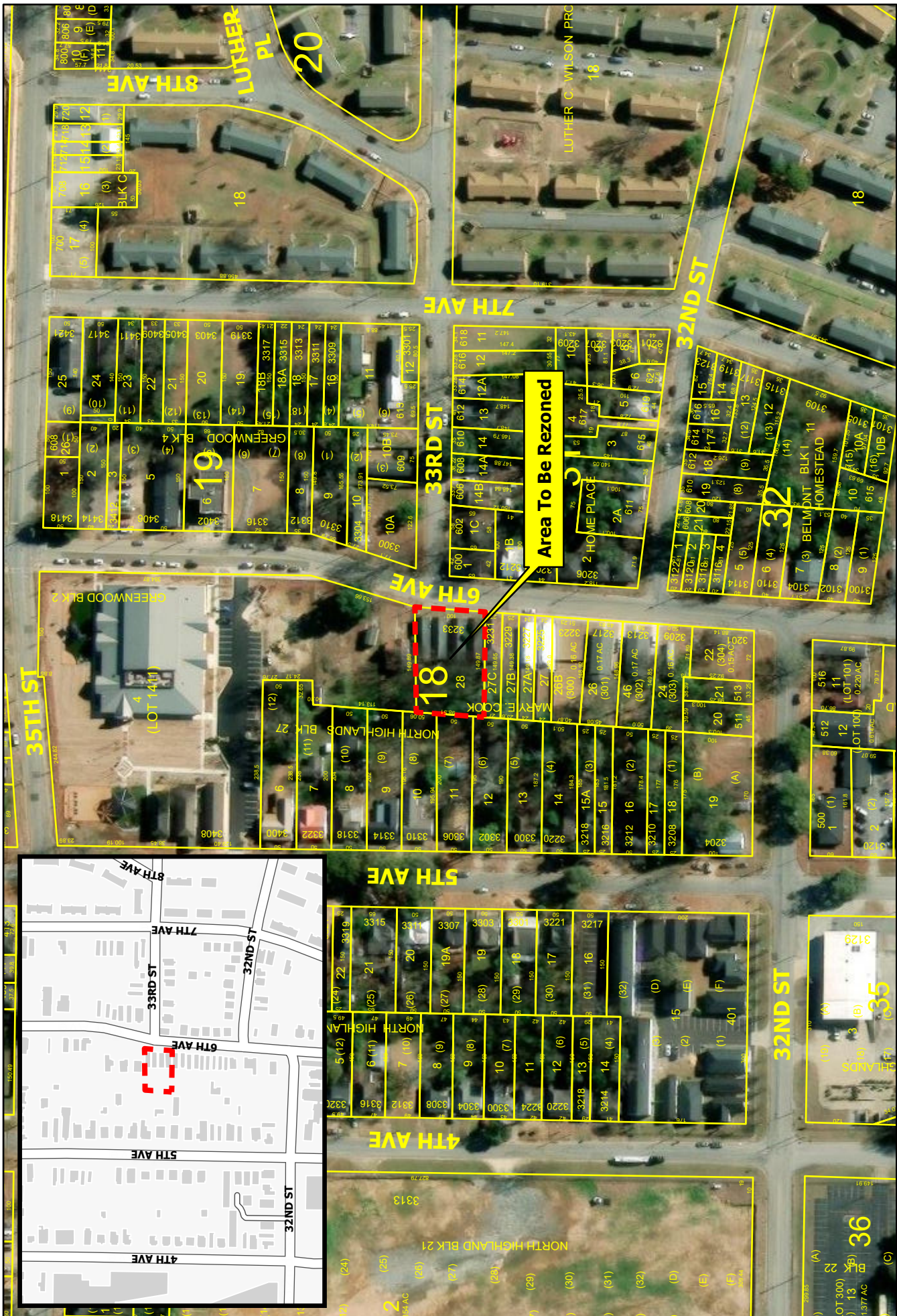
COUNCIL STAFF REPORT

REZN-11-25-2173

Applicant:	Truth Spring
Owner:	Truth Spring Inc and Truth Spring Real Estate LLC
Location:	3233 6th Avenue
Parcel:	014-018-028
Acreage:	0.34 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 3,000 sq ft 2. Minimum lot width of 20 feet
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8
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 F

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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Residential Multifamily – 2 (RMF2)
	South	Residential Multifamily – 2 (RMF2)
	East	Residential Multifamily – 2 (RMF2)
	West	Residential Multifamily – 1 (RMF1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Forty-Eight (48) 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:		4 single family homes were built on one lot. The parcel will be divided into 4 lots, one for each existing house.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map

Flood Map
Lot Division

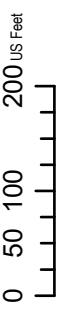


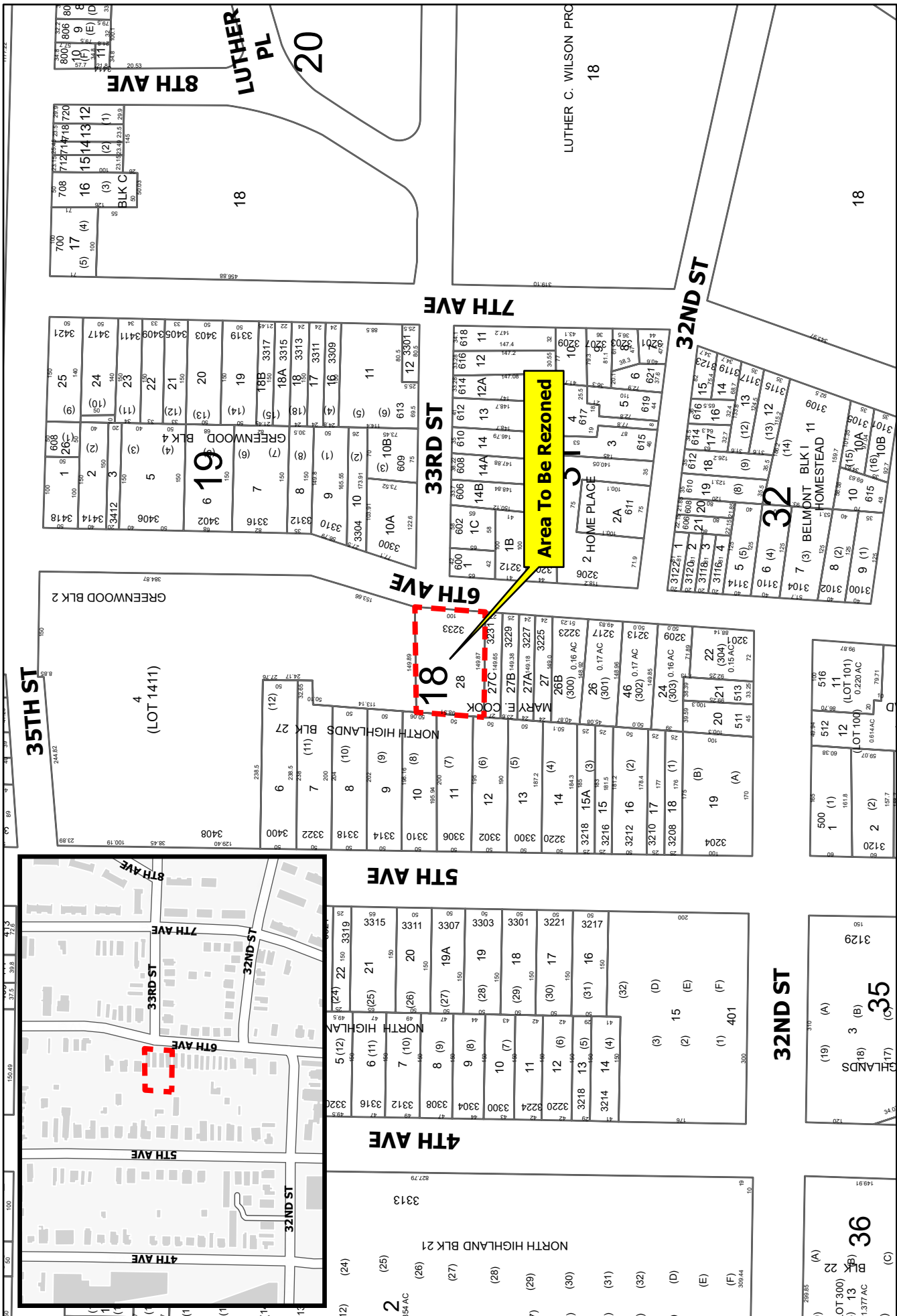
Date: 11/12/2025

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Aerial Map for For REZN 11-25-2173
Map 014 018 028
Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author:





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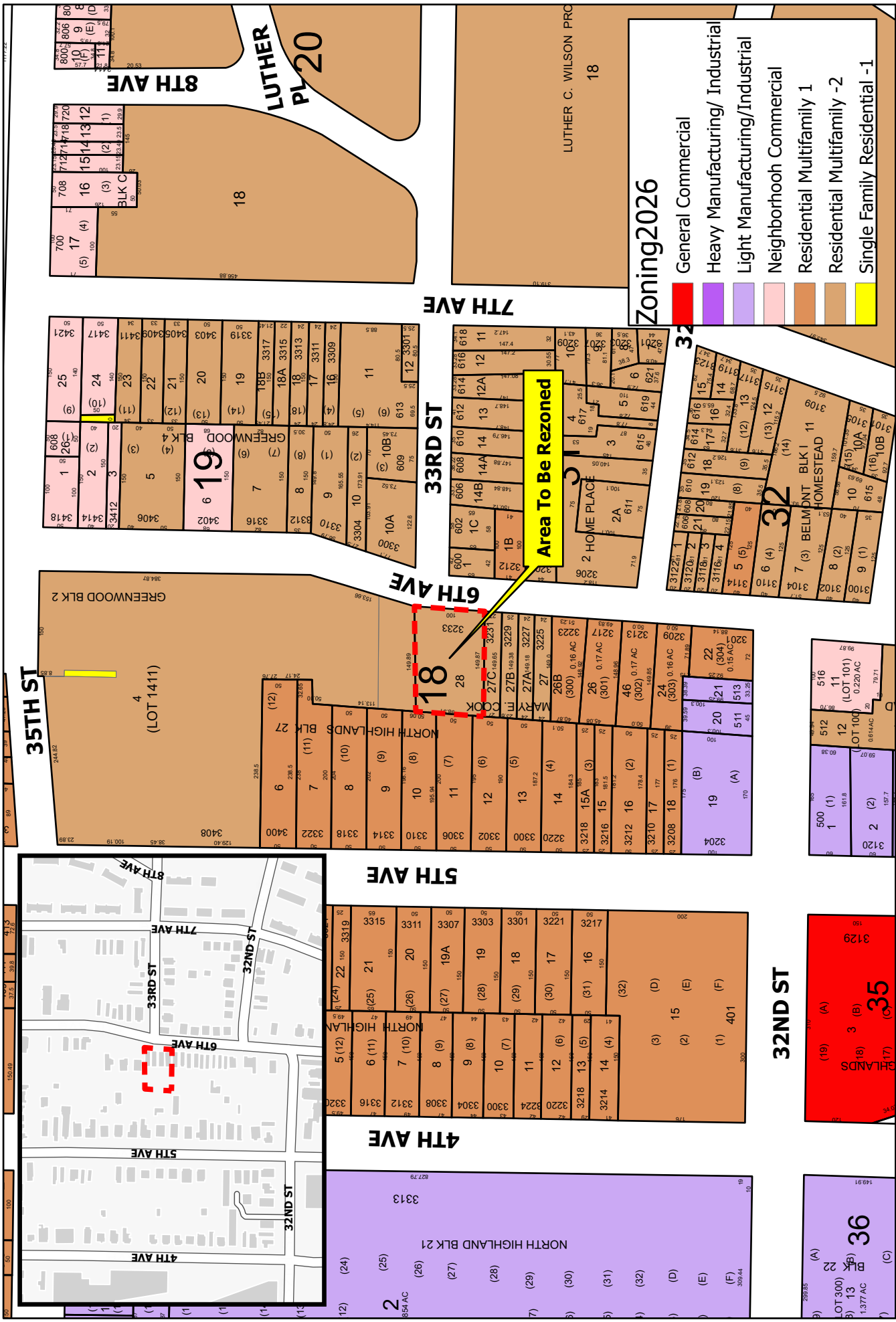
Location Map for For REZN 11-25-2173
Map 014 018 028
Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author:

0 50 100 200 US Feet



Columbus
Plans!
Georgia
Columbus Planning Department



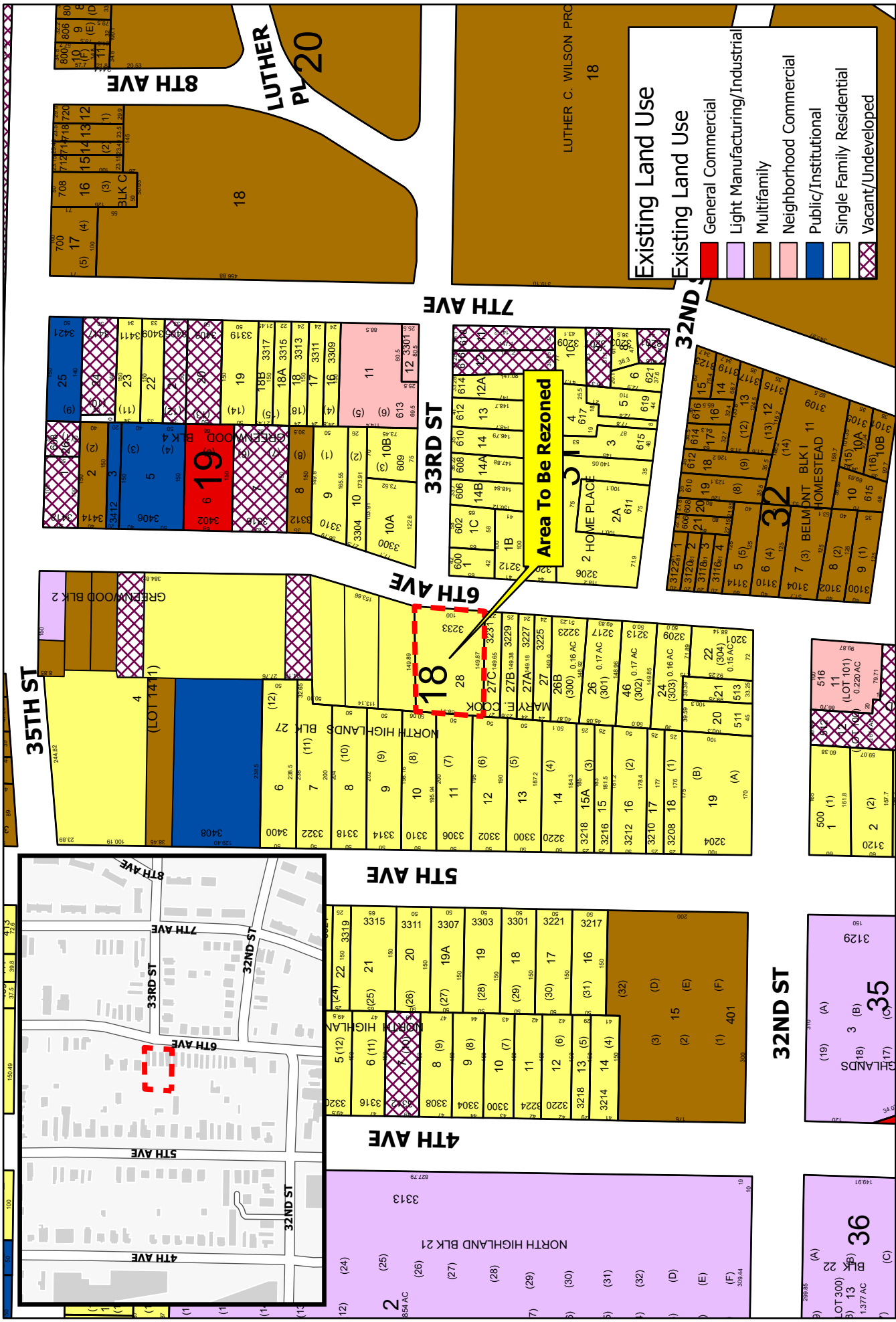
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Zoning Map for For REZN 11-25-2173
Map 014 018 028
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
Data Source: IT/GIS
Author:



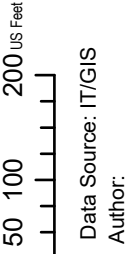
Date: 11/13/2025



Existing Land Use

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped

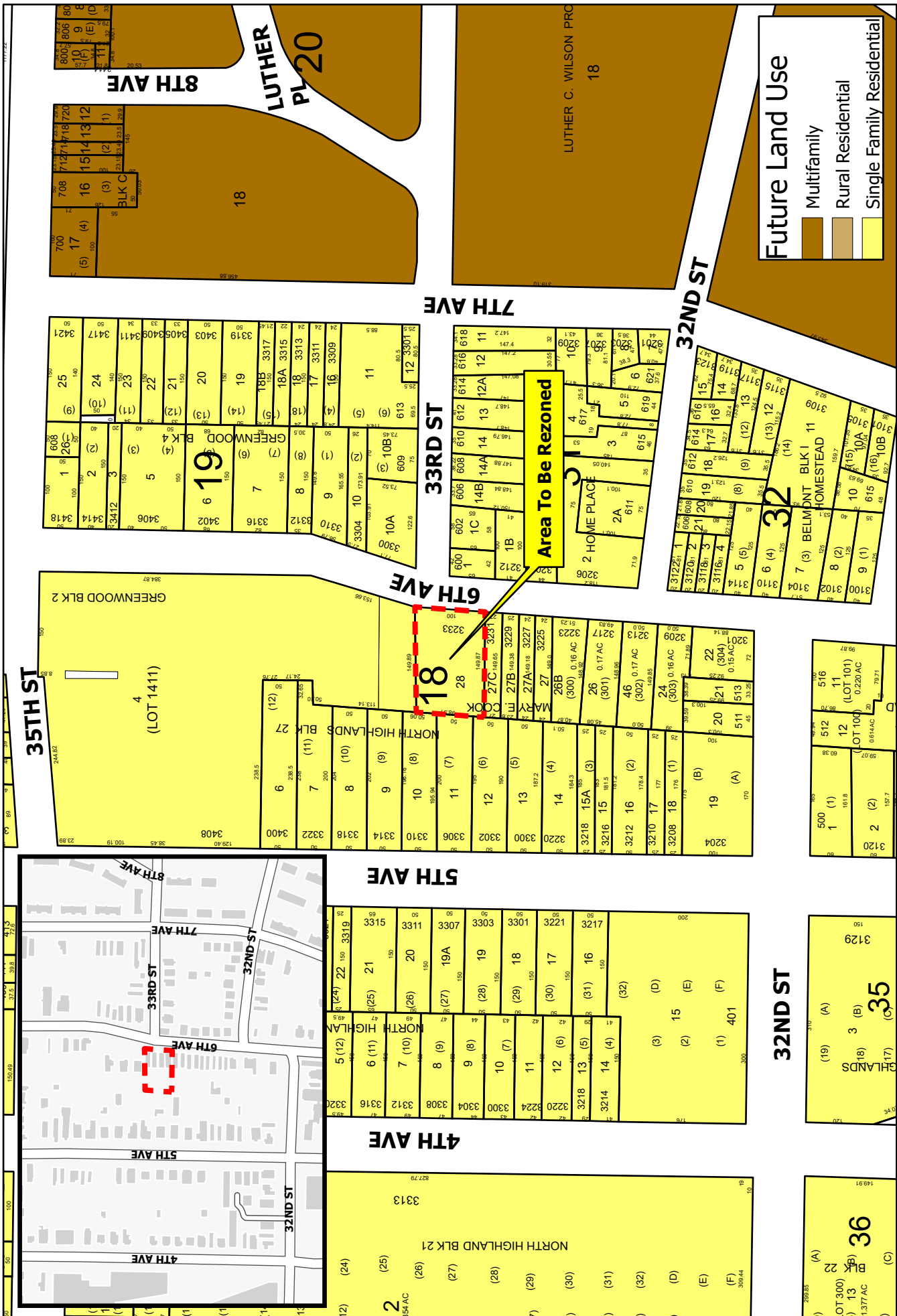


Existing Land Use Map for For REZN 11-25-2173
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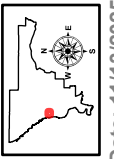
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Columbus Plans!
Columbus Planning Department

Future Land Use Map for For REZN 11-25-21730
Map 014 018 028



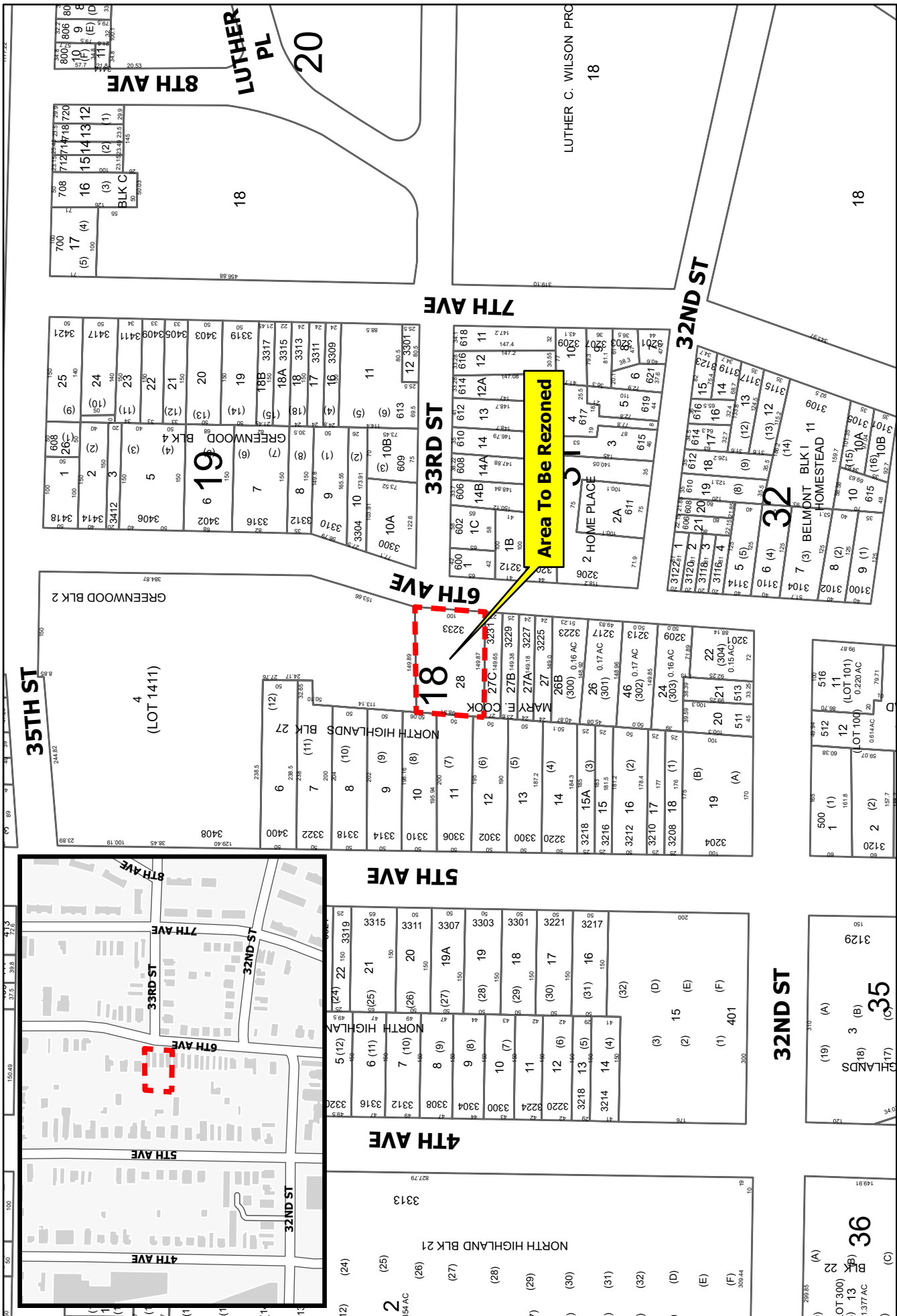
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Planning Department-Planning Division
Prepared By Planning GIS Tech

200 US Feet
0 50 100 150 200

Data Source: IT/GIS
Author:



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Flood Hazard Map for For REZN 11-25-2173
Map 014 018 028
Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author:

0 50 100 200 US Feet



(DEED BOOK 4908, PAGE 275A)

LOT 7
EVANS INEZ LIFE ESTATE
(DEED BOOK 9368, PAGE 256)

LOT 8
SFR3-030 LLC
(DEED BOOK 13516, PAGE 28)

LOT 9
ROBERT STRICKLAND

N04°11'57"E

25.75'

24.62'

24.80'

23.35'

LOT 3A

0.09 AC.

LOT 3B

0.09 AC.

LOT 3C

0.08 AC.

LOT 3D

0.08 AC.

WILLIAM HARPER
(DEED BOOK 11904, PAGE 336)

N89°28'48"W
149.87'

N89°11'19"W
149.80'

N89°19'49"W
149.81'

N89°24'12"W
149.80'

149.89'
N89°58'20"E

EXISTING
RESIDENCE

EXISTING
RESIDENCE

EXISTING
RESIDENCE

EXISTING
RESIDENCE

P.O.B.

25.0'

25.0'

25.0'

25.0'

S04°09'12"W

NAC
(GA)

LOT 1411
HIGHLAND COMMUNITY CHURCH, INC.
(PLAT BOOK 167, PAGE 306)