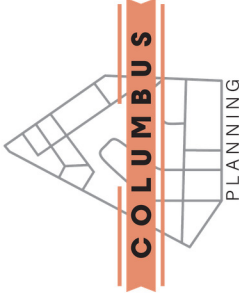
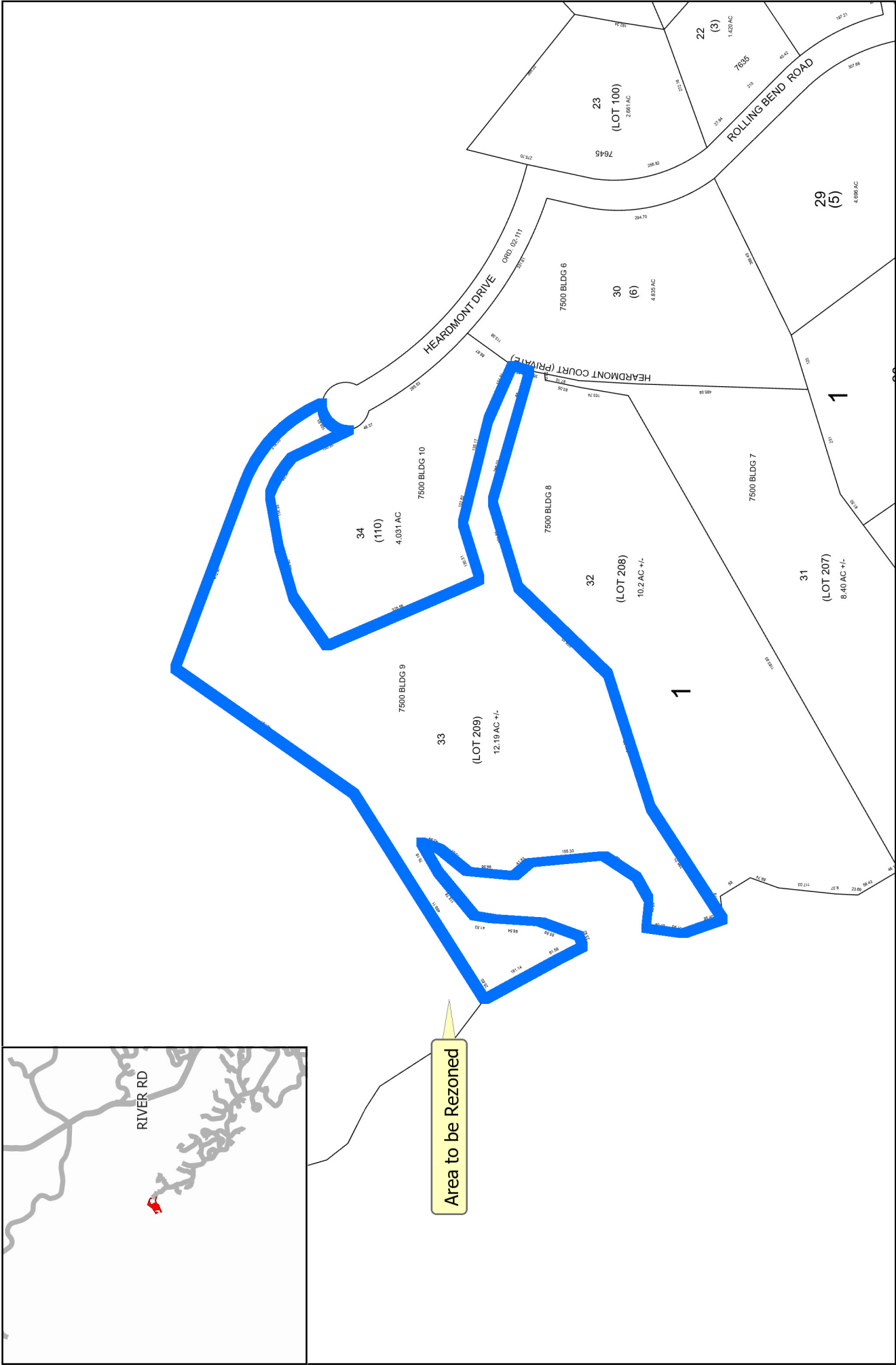
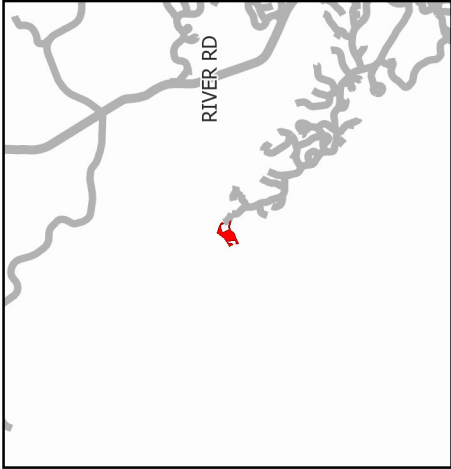


CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

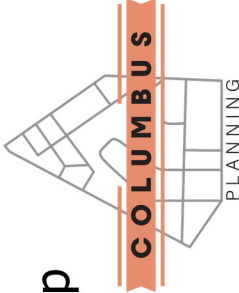
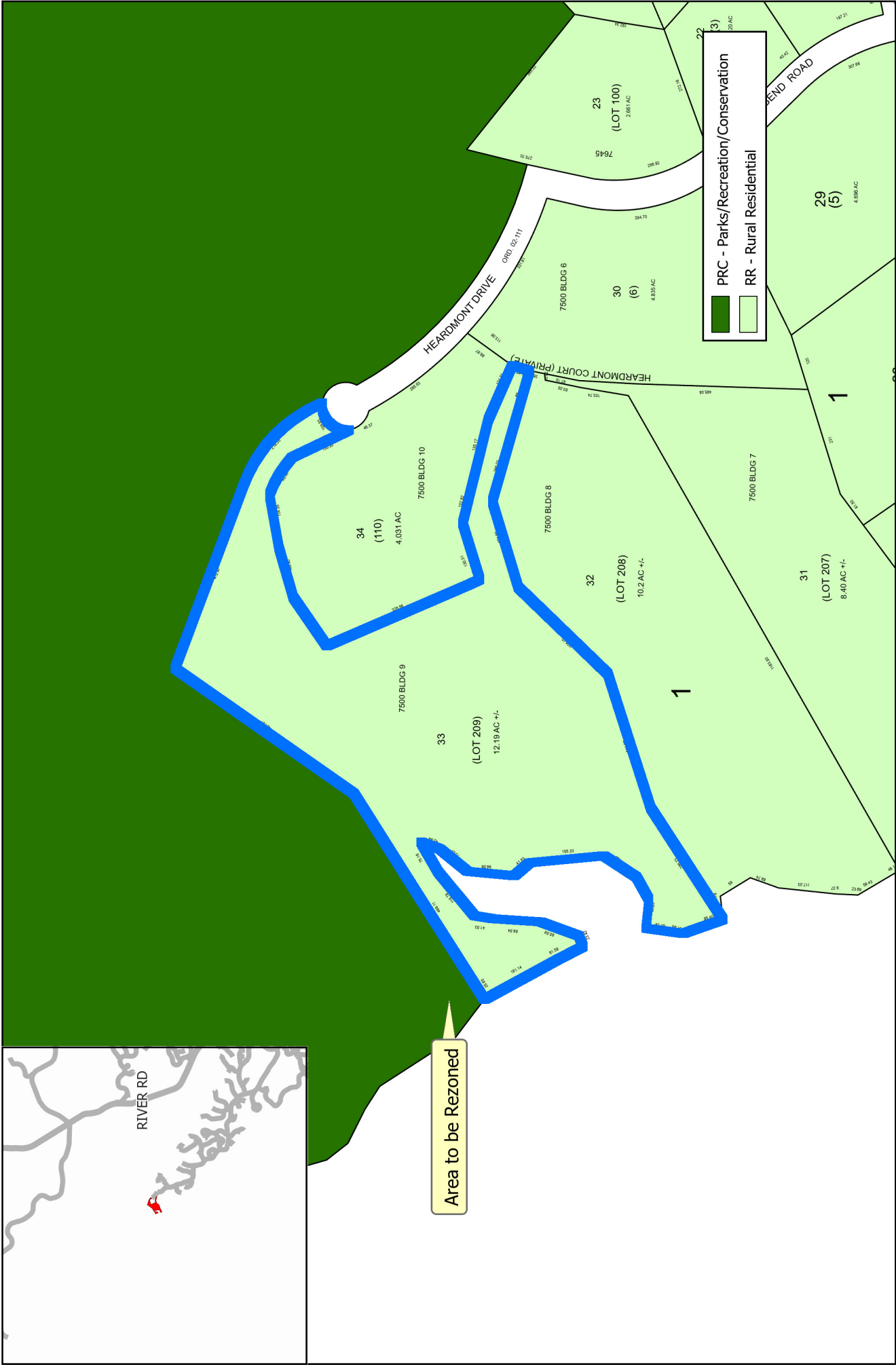
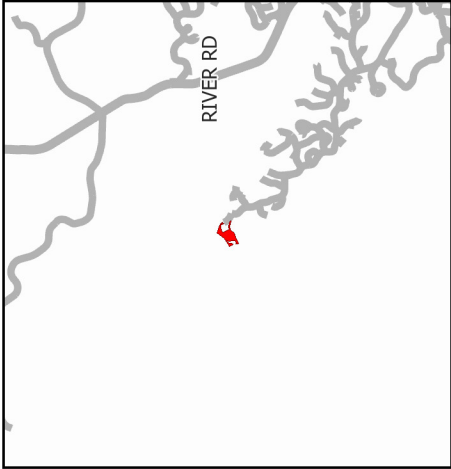
COUNCIL STAFF REPORT REZN-08-26-1656

Applicant:	Raymond Blair
Owner:	Jenifer Amos
Location:	7500 Heardmont Court, Lot 9
Parcel:	167-001-033
Acreage:	12.19 Acres
Current Zoning Classification:	Residential Estate 10
Proposed Zoning Classification:	Residential Estate 5
Proposed Condition:	1. Minimum lot width of 50 feet.
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 2
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 A
Current Land Use Designation:	Rural Residential

Future Land Use Designation:		Rural Residential
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does 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.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North	Residential Estate 1
	South	Residential Estate 1
	East	Residential Estate 1
	West	Residential Estate 1
Attitude of Property Owners:		Five 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:		Split parcel into two lots
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Plat Map



REZN 08-26-1656: Location Map
CCG Planning Department



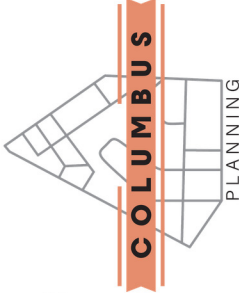
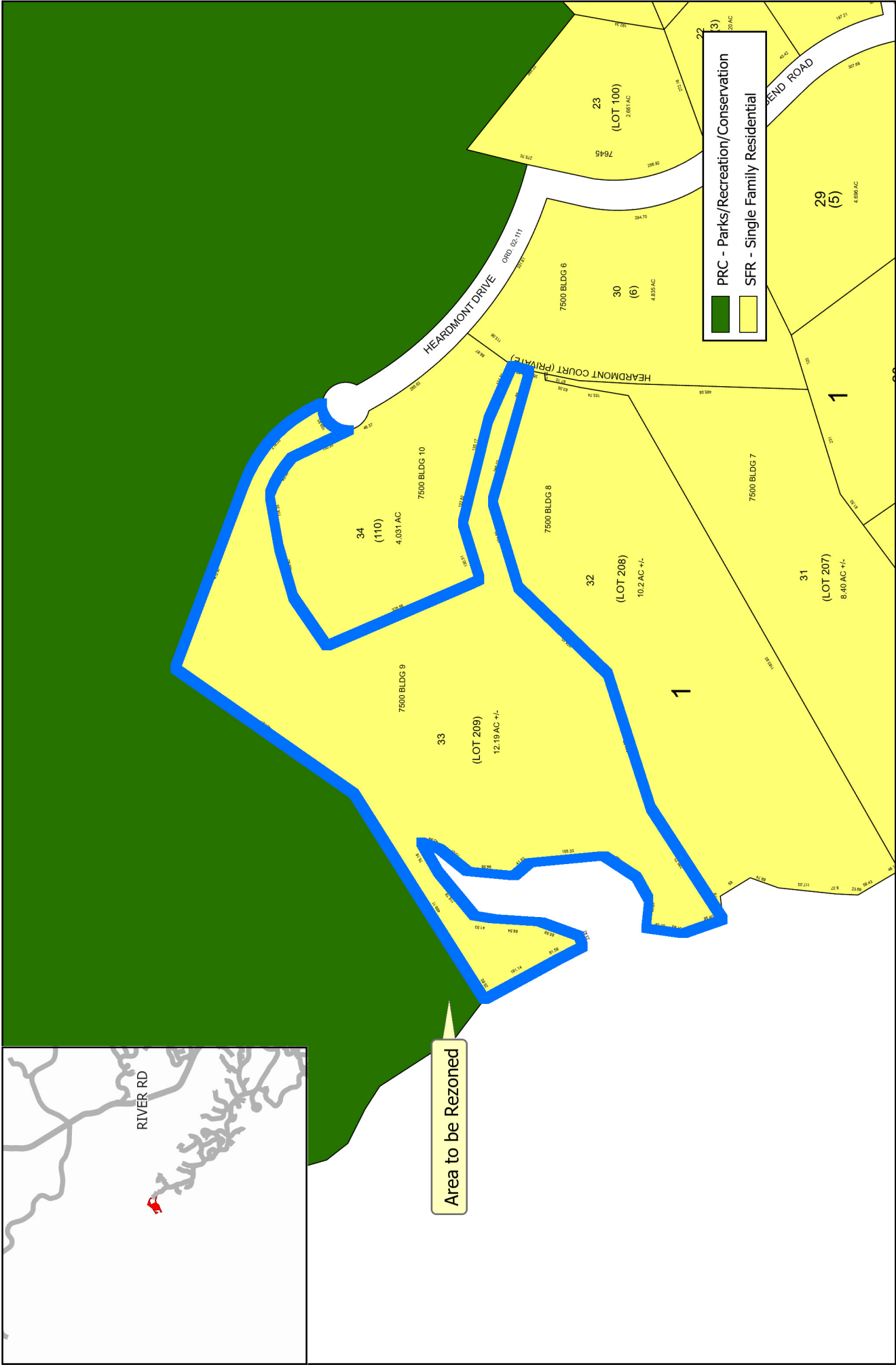
REZN 08-26-1656: Existing Land Use Map

CCG Planning Department

This material is made available as a public service.
Maps and data are to be used for reference purposes only.

Prepared by Rex Wilkinson 9/10/2026

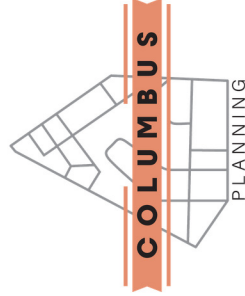
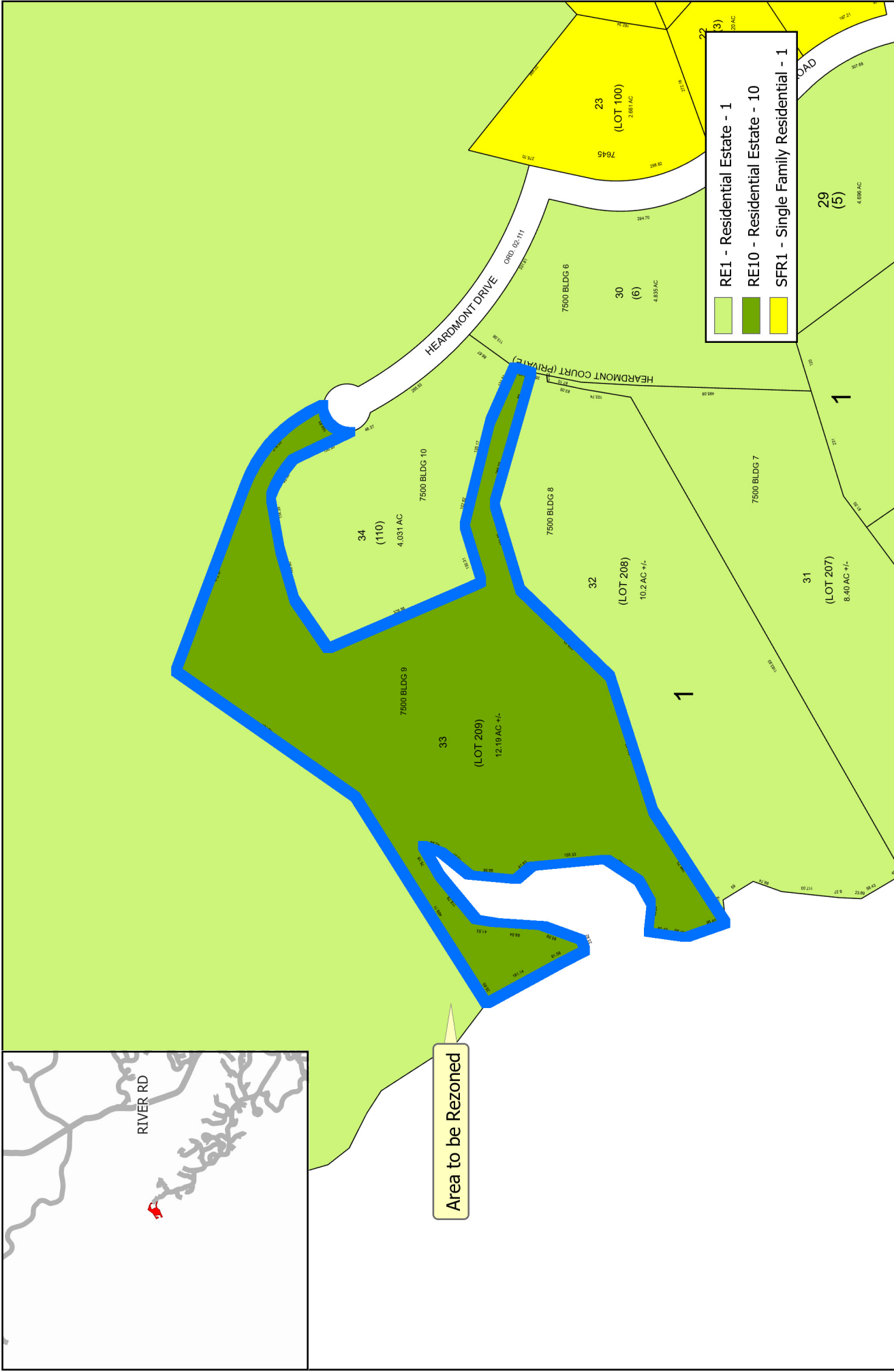
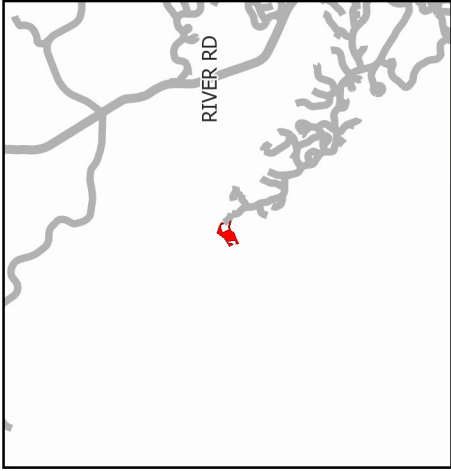
The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.



REZN 08-26-1656: Future Land Use Map CCG Planning Department

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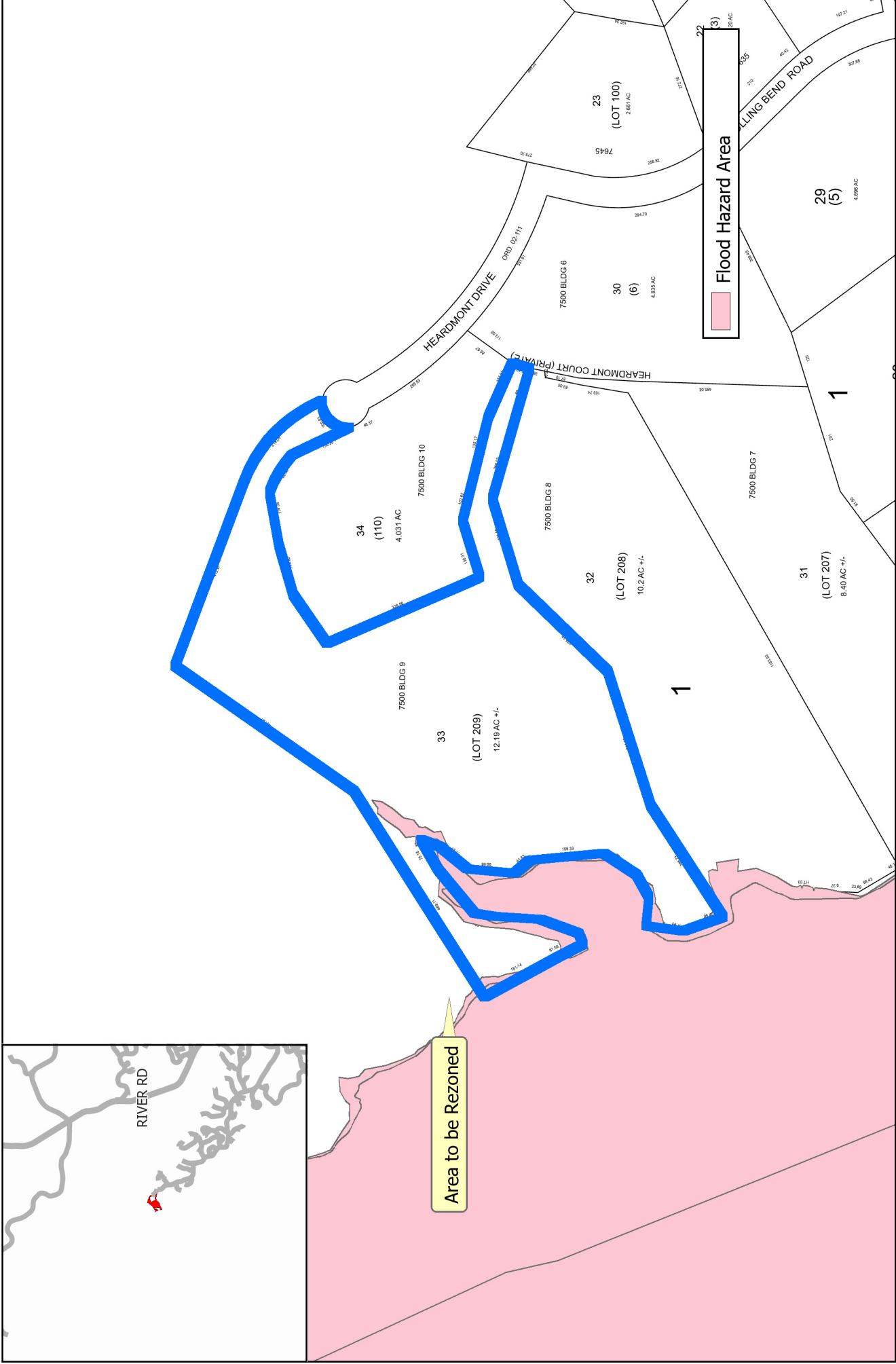
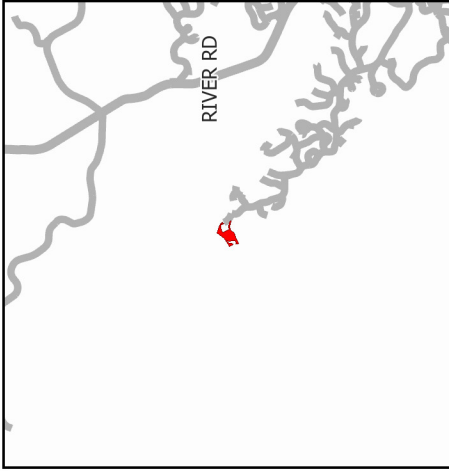
The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.



REZN 08-26-1656: Zoning Map CCG Planning Department

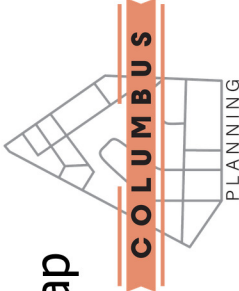
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The data contained is subject to constant change.
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Area to be Rezoned

Flood Hazard Area



REZN 08-26-1656: Flood Hazard Area Map

CCG Planning Department



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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

STATE OF GEORGIA
COUNTY OF MUSCOGEE

THE UNDERSIGNED CERTIFY THAT THEY ARE THE FEE
SIMPLE OWNERS OF THE LAND SHOWN ON THIS PLAT AND
THAT THE PLAT AND THE PUBLIC IMPROVEMENTS
CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL
APPLICABLE REQUIREMENTS AND STANDARDS OF THE
COLUMBUS UNIFIED DEVELOPMENT CODE.

OWNER:

ADDRESS:

DATE:

SIGNED:

CERTIFICATE OF ENGINEERING APPROVAL

STREETS AND STORM DRAIN DESIGN, CONSTRUCTION
PLANS AND EASEMENTS MEET THE REQUIREMENTS
OF THE COUNCIL OF COLUMBUS, GEORGIA AND ARE
APPROVED BY THE DEPARTMENT OF ENGINEERING
OF COLUMBUS, GEORGIA.

DATE:

BY:

DEPARTMENT OF ENGINEERING

CERTIFICATE OF FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE COLUMBUS UNIFIED
DEVELOPMENT CODE HAVING BEEN REPRESENTED AS
FULFILLED BY THIS PLAT, THE UNDERSIGNED,
ACTING UNDER THE AUTHORITY OF THE CITY
COUNCIL OF THE COLUMBUS CONSOLIDATED
GOVERNMENT, HEREBY APPROVES THIS PLAT FOR
RECORDATION BY THE CLERK OF THE SUPERIOR
COURT.

DATE:

BY:

PLANNING DIVISION

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND
CORRECT AND WAS PREPARED FROM AN ACTUAL
SURVEY OF THE PROPERTY BY ME OR UNDER MY
SUPERVISION; THAT ALL MONUMENTS ACTUALLY EXIST
AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE
CORRECTLY SHOWN. THE SURVEY WAS PREPARED IN
CONFORMITY WITH THE TECHNICAL STANDARDS FOR
PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN
CHAPTER 180-7 OF THE RULES OF THE GEORGIA PLAT
ACT O.C.G.A. 15-6-67

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS
A CLOSURE PRECISION OF ONE FOOT IN 38,687 FEET,
AN ANGULAR ERROR OF 3.06 SECONDS PER ANGLE
POINT, AND WAS NOT ADJUSTED.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND
IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN
291,281.71 FEET.

ON: 8-15-16

BY:

CHEYNE L. MCLEAN, RLS

GEORGIA REGISTRATION NO. 3275

GENERAL NOTES:

1. A TOPCON PS-103 ROBOTIC TOTAL STATION WAS USED
TO PERFORM THE SURVEY DEPICTED HEREON.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS PLAT
163 PAGE 188, RECORDED IN THE OFFICE OF THE CLERK
OF SUPERIOR COURT OF MUSCOGEE COUNTY, GEORGIA.
3. THERE ARE STRUCTURES AND OTHER IMPROVEMENTS
NOT SHOWN ON THIS PLAT.
4. CERTIFICATE OF AUTHORIZATION: LSF#0000051

FLOODPLAIN INFORMATION:

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, HAVE
CONSULTED THE FLOOD INSURANCE RATE MAP AND FOUND
THAT THE SURVEY ABOVE IS LOCATED ON
COMMUNITY-PANEL NO. 135158008F, DATED SEPTEMBER 5,
2007. IT IS SHOWN IN ZONE "AE". THIS PROPERTY IS
LOCATED ON THE GEORGIA POWER COMPANY LAKE OLIVER
IMPONDMENT; GEORGIA POWER COMPANY RESERVES THE
RIGHT TO FLOOD UP TO THE 342 CONTOUR SHOWN HEREON.

20160023700 B: 165 P: 51 PLAT
08/23/2016 09:30:22 AM Page 1 of 1
M. Linda Pierce County Recorder
Muscoogee County County, GA
eFile Participant IDs:



DATE:

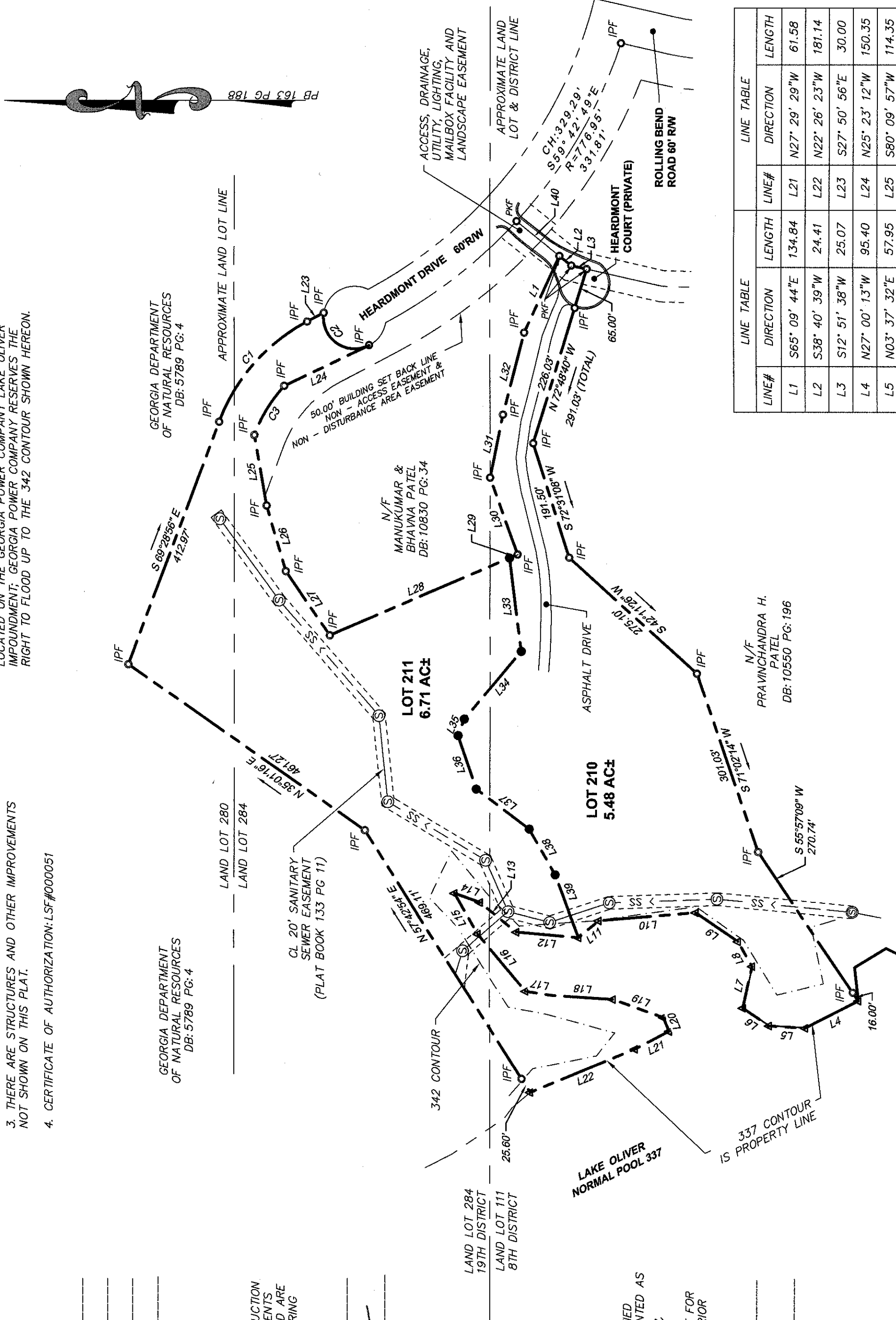
GRAPHIC SCALE: 1"=150'

EMC ENGINEERING
3575 MACON ROAD
SUITE 15
COLUMBUS, GEORGIA 31907
PHONE: (706) 565-5985
FAX: (706) 565-5983
columbus@emc-eng.com
ALBANY, ATLANTA, AUGUSTA, BRUNSWICK, COLUMBUS,
SAVANNAH, STATESBORO & VALDOSTA

**REPLAT OF
LOT 209, BLOCK "A"
ROLLING BEND ESTATES
PART OF LAND LOT 111, 8TH DISTRICT
AND PART OF LAND LOTS 280 AND 284, 19TH DISTRICT
COLUMBUS MUSCOGEE COUNTY, GEORGIA**

PROJECT NO.: 16-7072
DRAWN BY: CLM
DESIGNED BY: N/A
SURVEYED BY: DM
SURVEY DATE: 8/10/2016
CHECKED BY: CLM
SCALE: 1" = 150'
DATE: 8/15/2016

SHEET 1 OF 1



LINE TABLE			LINE TABLE		
LINE#	DIRECTION	LENGTH	LINE#	DIRECTION	LENGTH
L1	S65° 09' 44"E	134.84	L21	N27° 29' 29"W	61.58
L2	S38° 40' 39"W	24.41	L22	N22° 26' 23"W	181.14
L3	S12° 51' 38"W	25.07	L23	S27° 50' 56"E	30.00
L4	N27° 00' 13"W	95.40	L24	N25° 23' 12"W	150.35
L5	N03° 37' 32"E	57.95	L25	S80° 09' 57"W	114.35
L6	N34° 17' 14"E	50.40	L26	S73° 42' 15"W	108.95
L7	S77° 25' 39"E	68.26	L27	S55° 25' 37"W	124.17
L8	N60° 23' 44"E	45.51	L28	S23° 15' 23"E	312.45
L9	N34° 23' 14"E	81.85	L29	S23° 15' 23"E	14.11
L10	N04° 52' 16"W	155.33	L30	N70° 14' 49"E	130.31
L11	N39° 53' 18"W	41.83	L31	S78° 22' 46"E	102.62
L12	N05° 05' 02"E	99.56	L32	S75° 22' 04"E	135.17
L13	N38° 57' 39"E	75.67	L33	S82° 50' 42"W	150.07
L14	N19° 38' 28"E	42.99	L34	N49° 55' 49"W	141.31
L15	S60° 02' 17"W	75.16	L35	N69° 30' 04"W	27.95
L16	S50° 12' 44"W	118.78	L36	S71° 11' 30"W	90.24
L17	S09° 10' 56"W	41.53	L37	S37° 00' 17"W	106.12
L18	S03° 46' 16"W	98.54	L38	S60° 23' 25"W	83.78
L19	S19° 38' 37"W	85.59	L39	S69° 16' 19"W	107.10
L20	S67° 07' 55"W	23.92	L40	S38° 40' 39"W	88.67

CURVE TABLE			
CURVE #	BEARING	CHORD	RADIUS
C1	S48° 39' 37"E	213.28	300.00
C2	S35° 45' 31"W	89.30	50.00
C3	N58° 43' 04"W	91.91	240.00

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- PK NAIL FOUND
- CALCULATED POINT
- PROPERTY LINE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE