

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-26-1373

Applicant:	Bryan S Mitchell
Owner:	Same
Location:	3813 Meritas Drive
Parcel:	014-004-005
Acreage:	0.15 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Residential Multifamily – 1
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8 (Garrett)
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.
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Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
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Surrounding Zoning:	North	Residential Multifamily – 1 (RMF1)
	South	PMUD
	East	General Commercial
	West	General Commercial

Reasonableness of Request:	The request is compatible with existing land uses.
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School Impact:	N/A
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Buffer Requirement:	The site shall include a Category A buffer along all property lines bordered by the GC zoning district. The 3 options under Category A are: 1) 5 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) 20 feet undisturbed natural buffer.
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Attitude of Property Owners:	Forty (40) 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.
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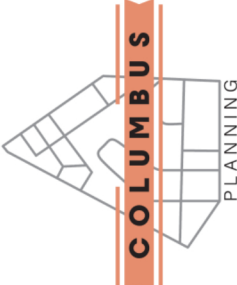
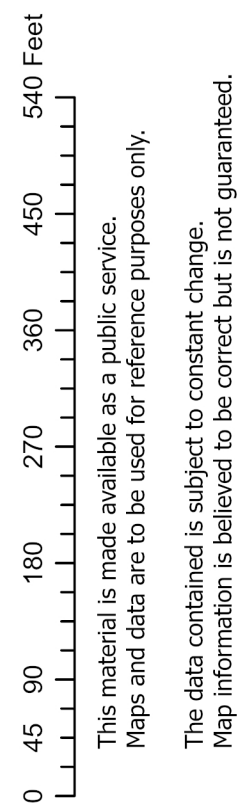
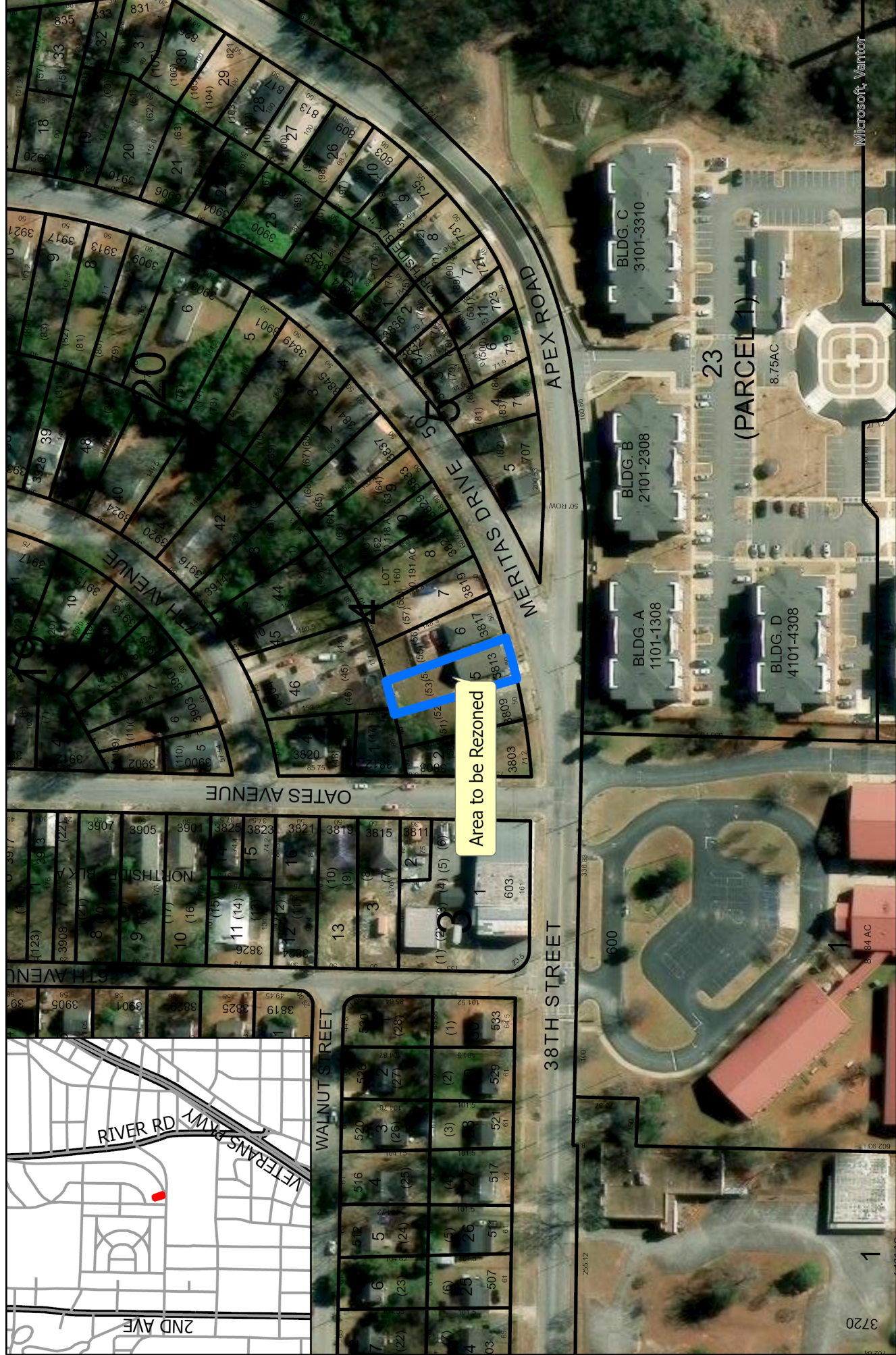
Approval	0 Responses
Opposition	0 Responses

Additional Information:

Existing Single Family residence

Attachments:

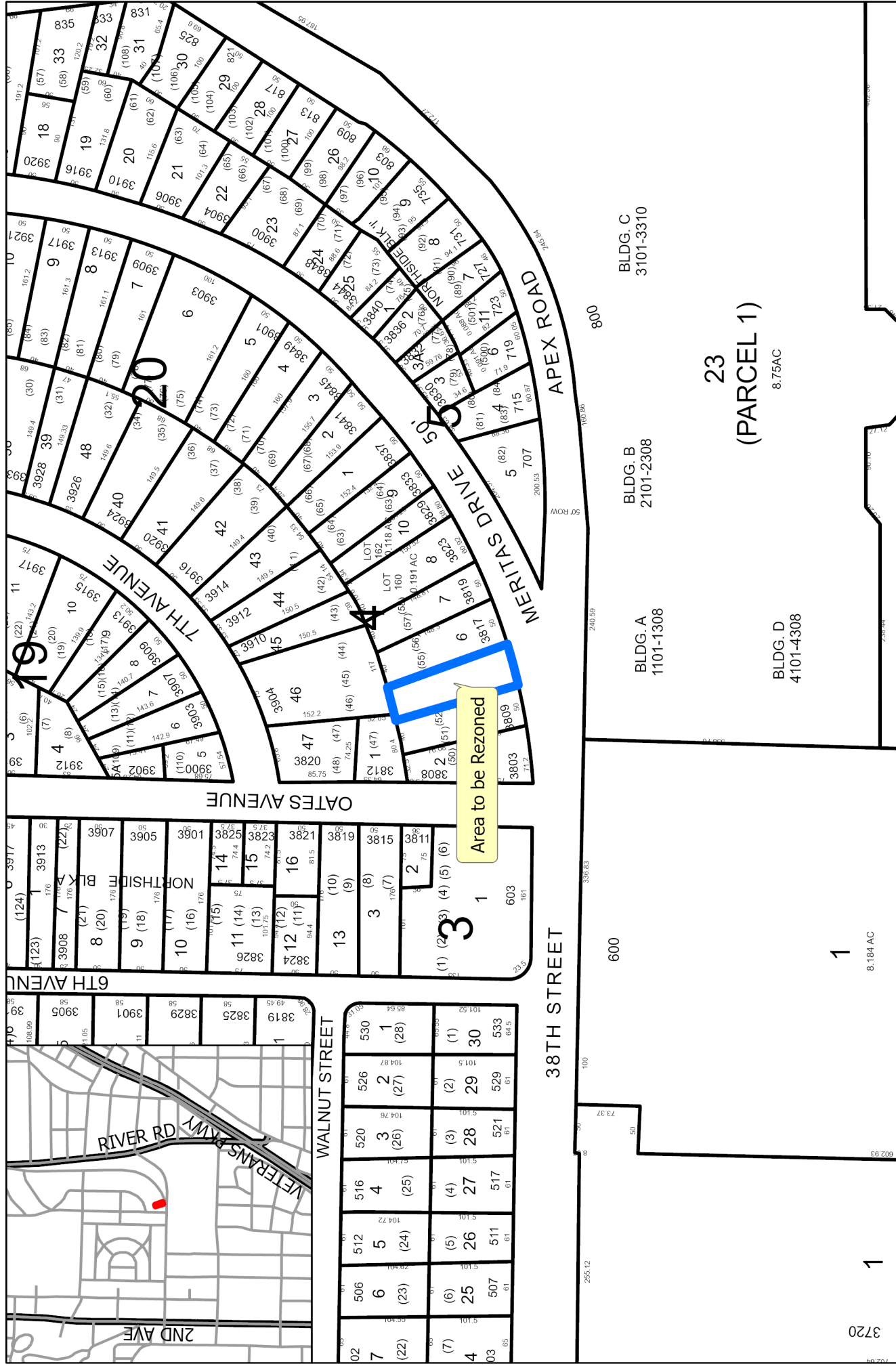
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



REZN 07-26-1373: Aerial Map

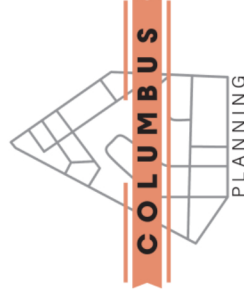
CCG Planning Department

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



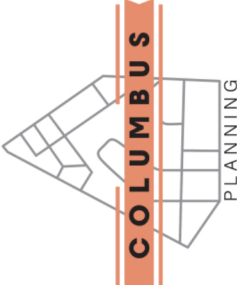
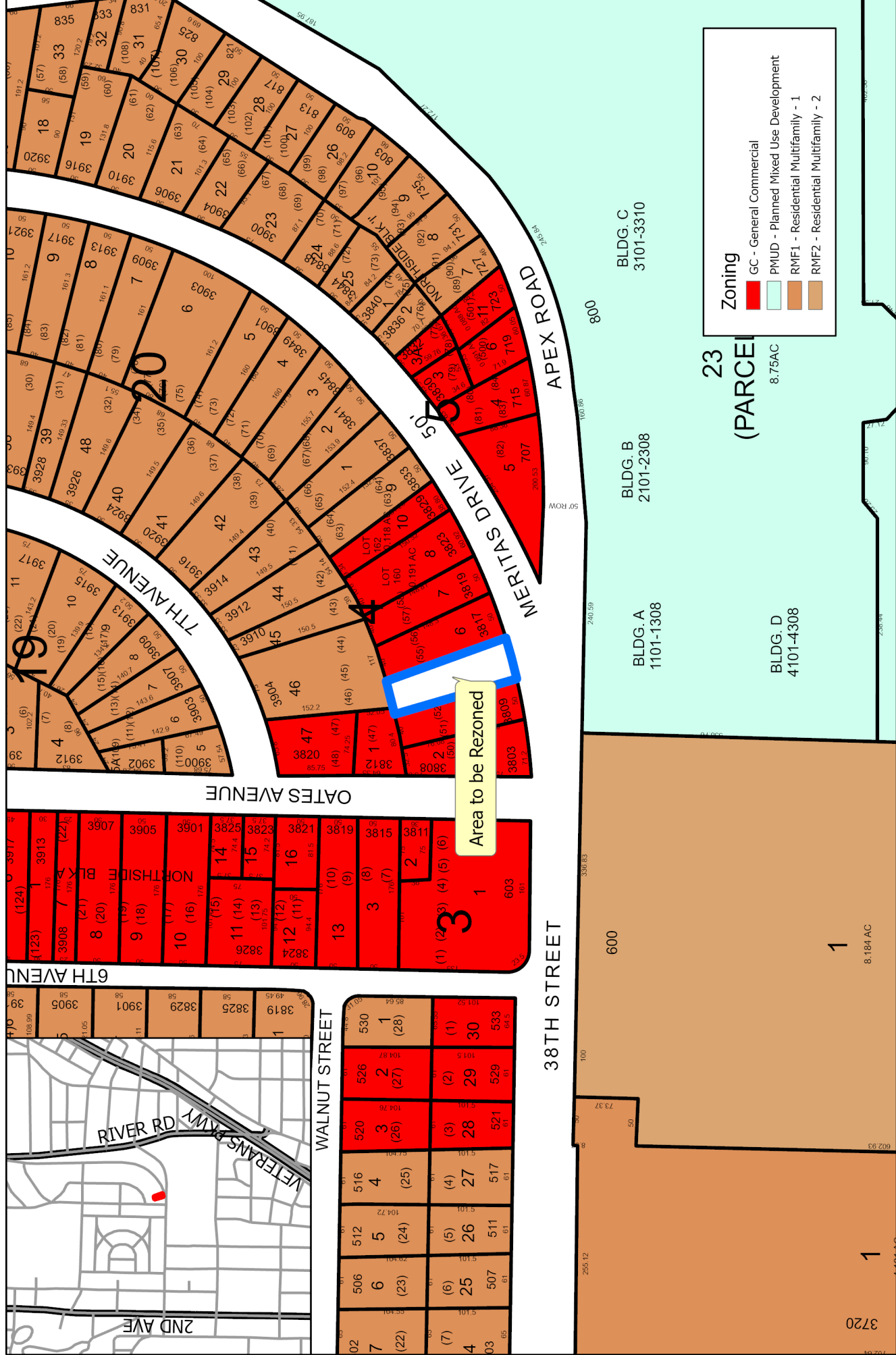
REZN 07-26-1373: Location Map CCG Planning Department

Prepared by Rex Wilkinson 7/30/2026



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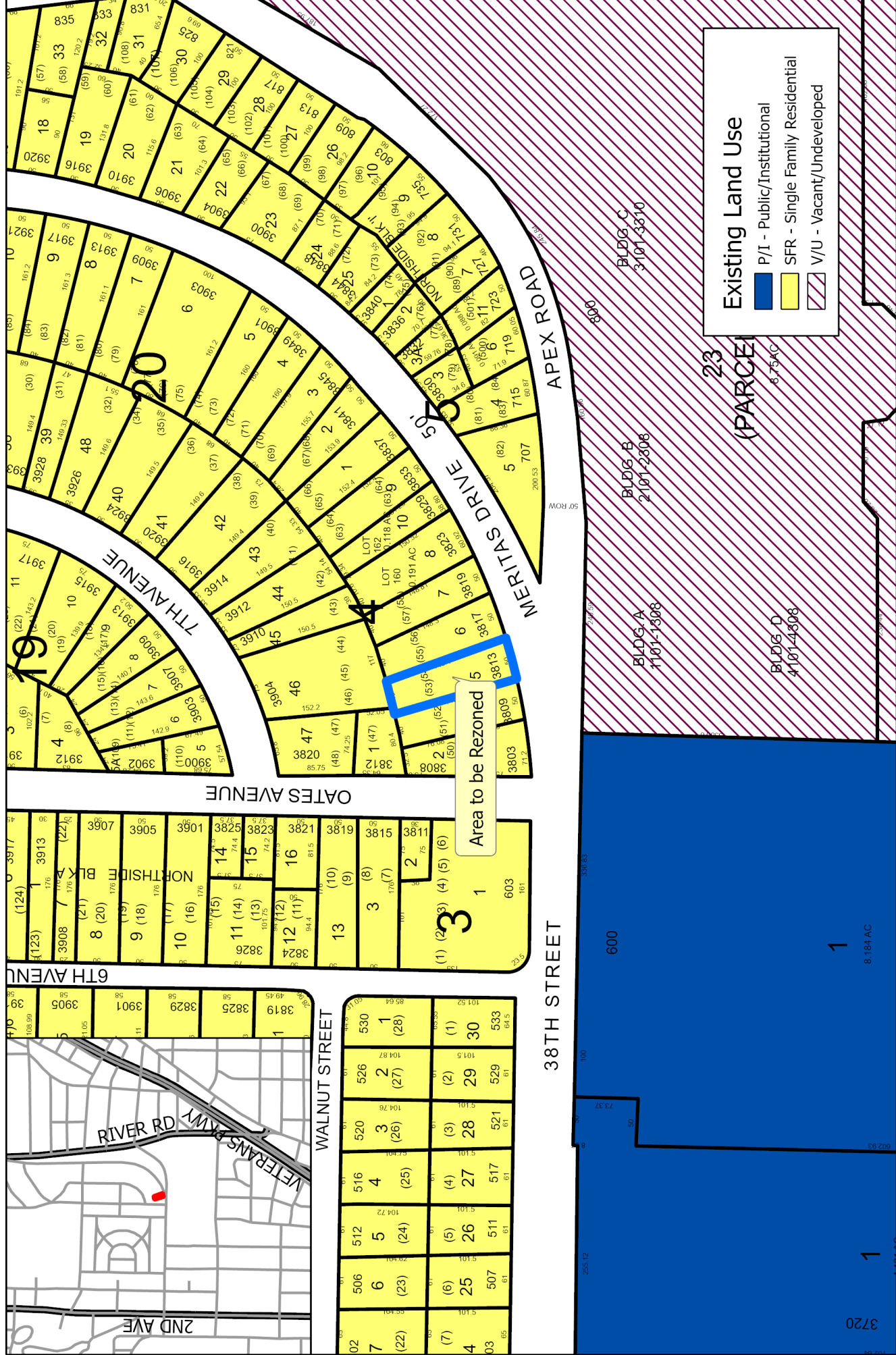
REZN 07-26-1373: Zoning Map

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Prepared by Rex Wilkinson 7/30/2026

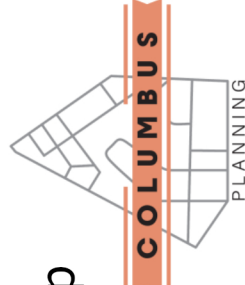
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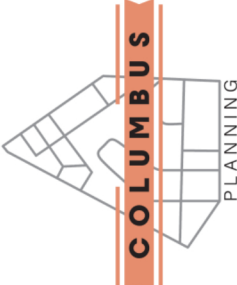
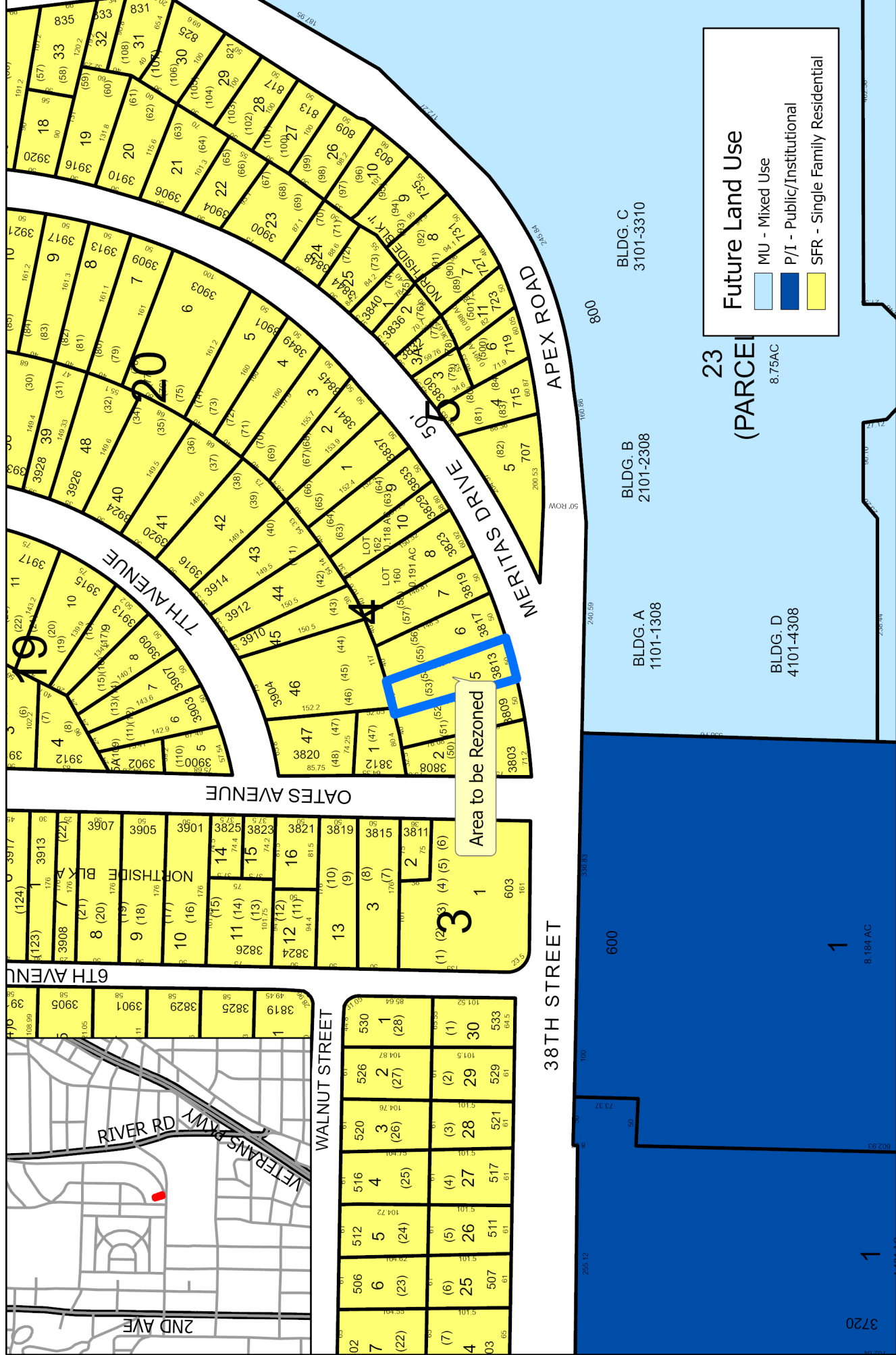
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REZN 07-26-1373: Existing Land Use Map

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REZN 07-26-1373: Future Land Use Map

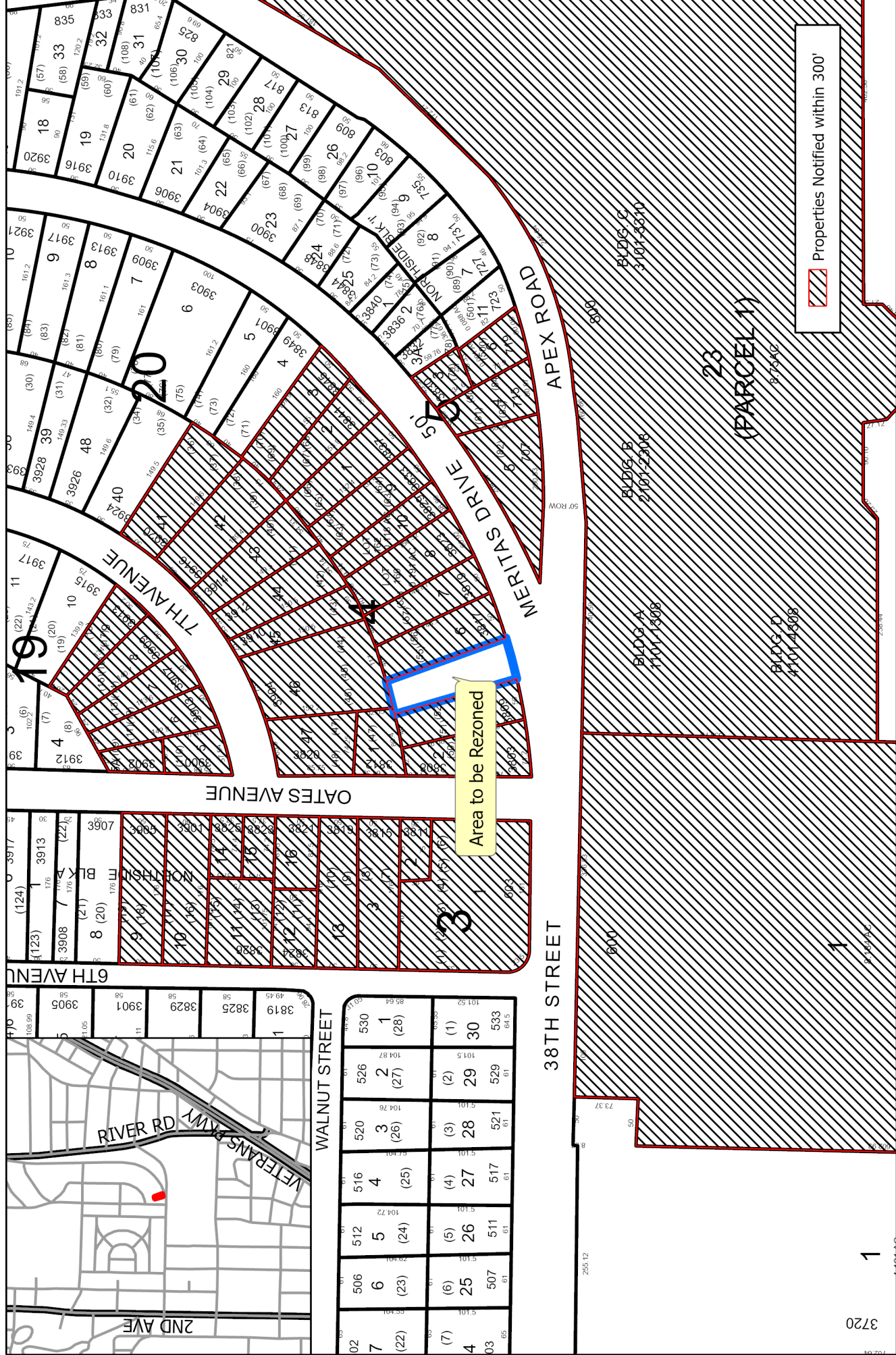
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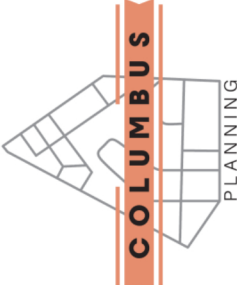
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REZN 07-26-1373: Notification Map

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