

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT REZN-08-26-1527

Applicant:	Alberi Properties LLC
Owner:	Alberi Properties LLC
Location:	6800 Macon Road
Parcel:	111-014-030
Acreage:	24.18 Acres
Current Zoning Classification:	Residential Office
Proposed Zoning Classification:	Heavy Manufacturing/ Industrial
Current Use of Property:	Vacant
Proposed Use of Property:	Asphalt Plant
Council District:	District 4
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 E
Current Land Use Designation:	Light Manufacturing/ Industrial
Future Land Use Designation:	Light Manufacturing/ Industrial
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 industrial usage.

School Impact: N/A

Buffer Requirement: N/A

Fort Moore's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	General Commercial
	South	Light Manufacturing/ Industrial (LMI)
	East	Light Manufacturing/ Industrial (LMI)
	West	Light Manufacturing/ Industrial (LMI)

Attitude of Property Owners: **Seventeen** 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

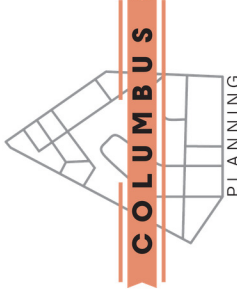
Additional Information: Asphalt Plant

Attachments: Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map



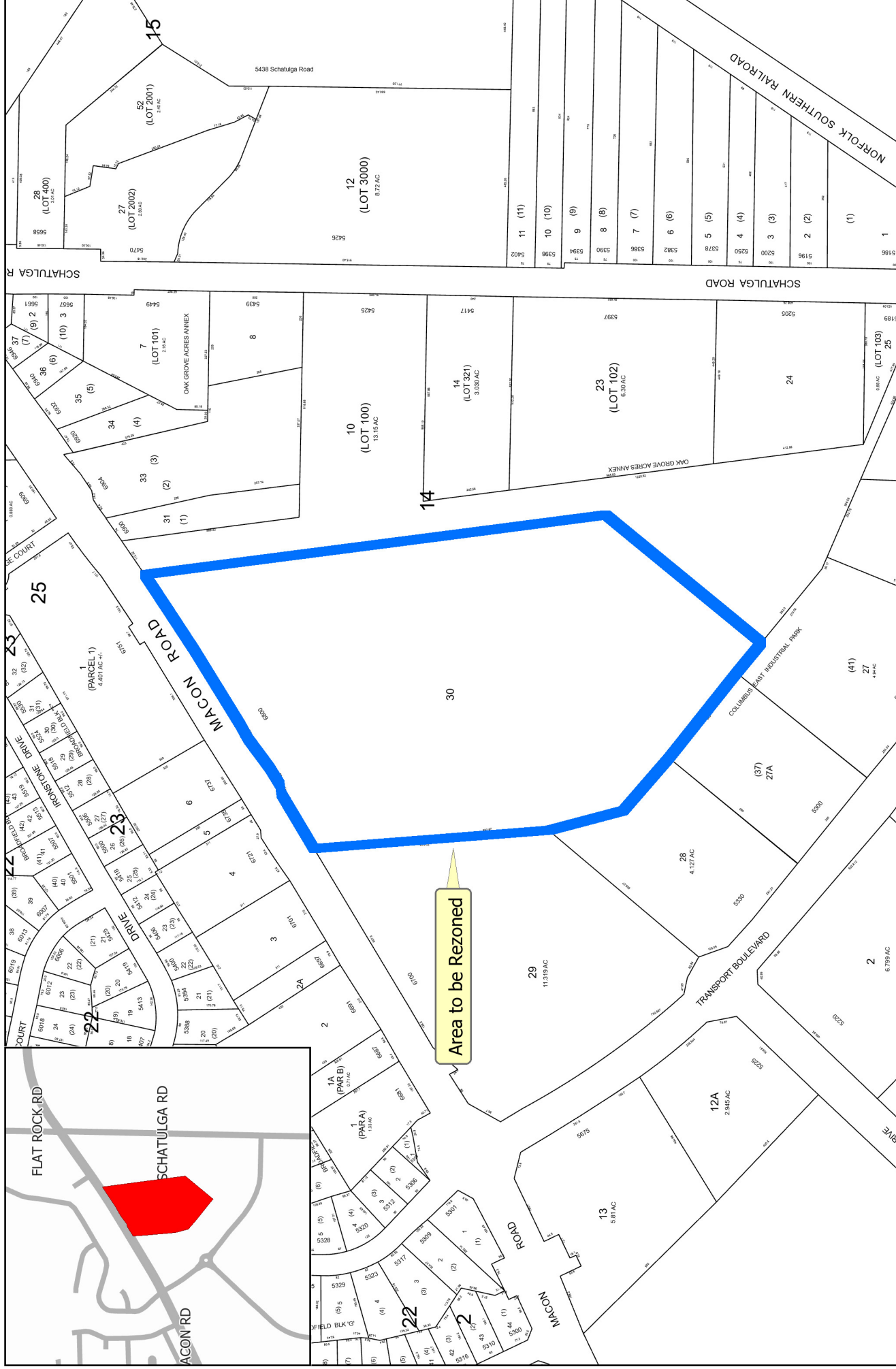
REZN 08-26-1527: Aerial Map

CCG Planning Department



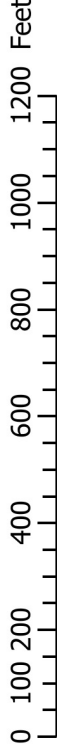
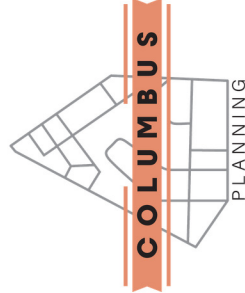
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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.



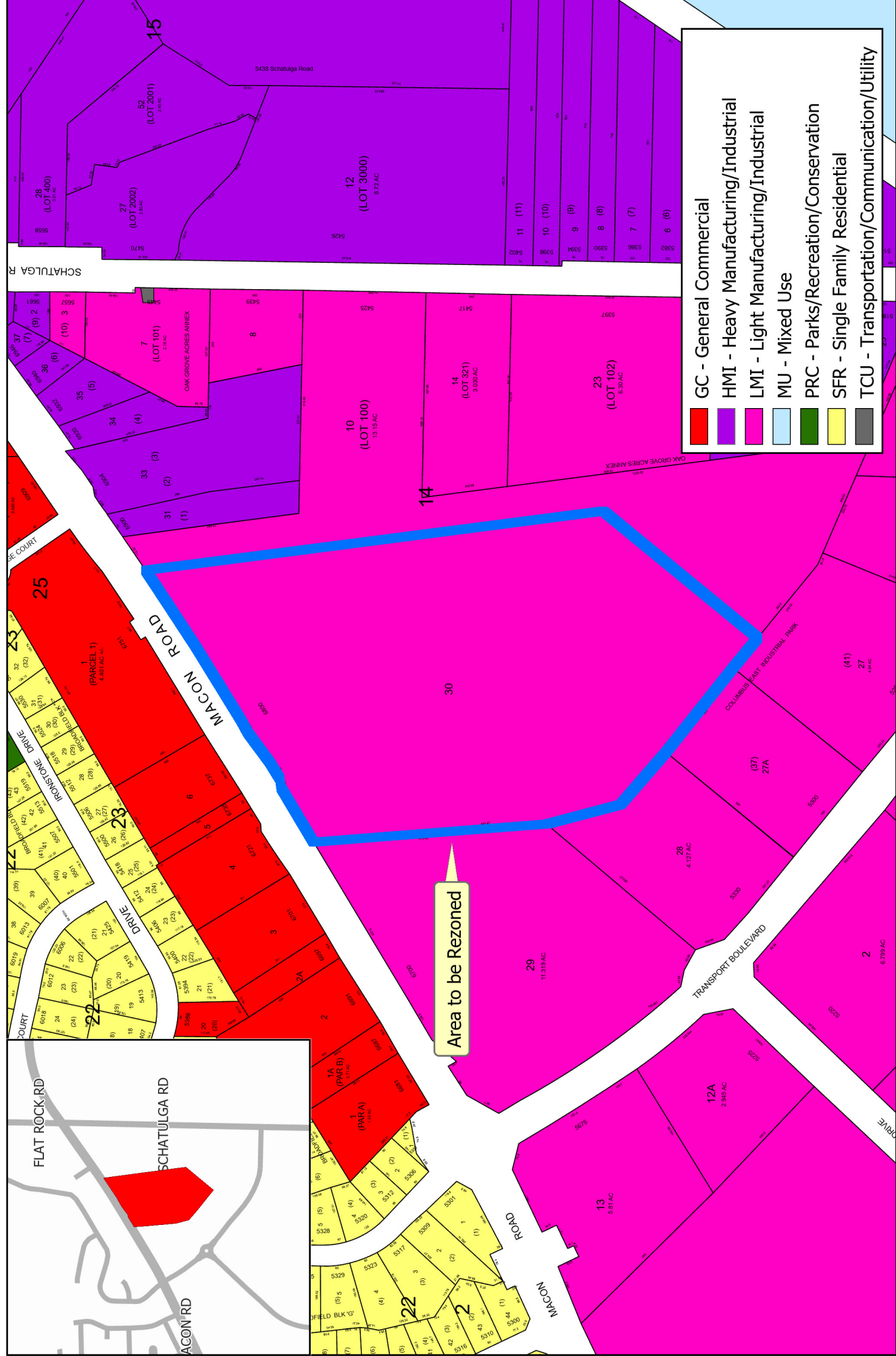
Area to be Rezoned

REZN 08-26-1527: Location Map CCG Planning Department



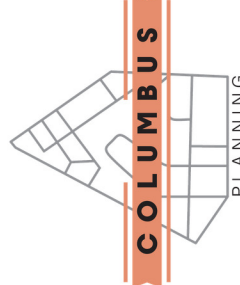
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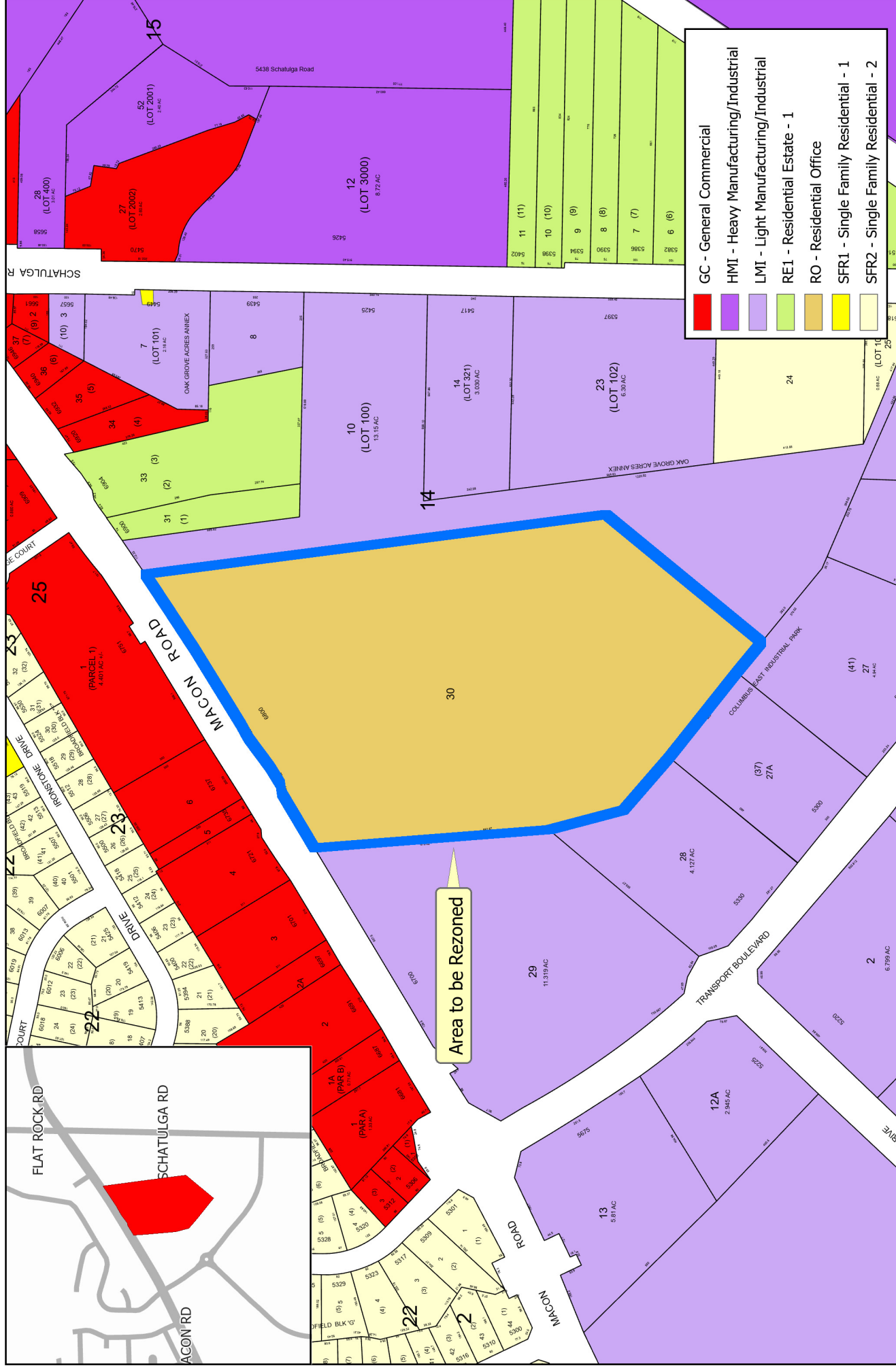
REZN 08-26-1527: Future Land Use Map

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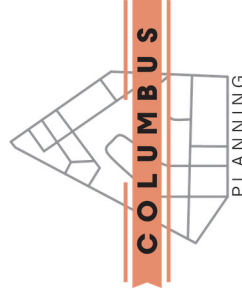
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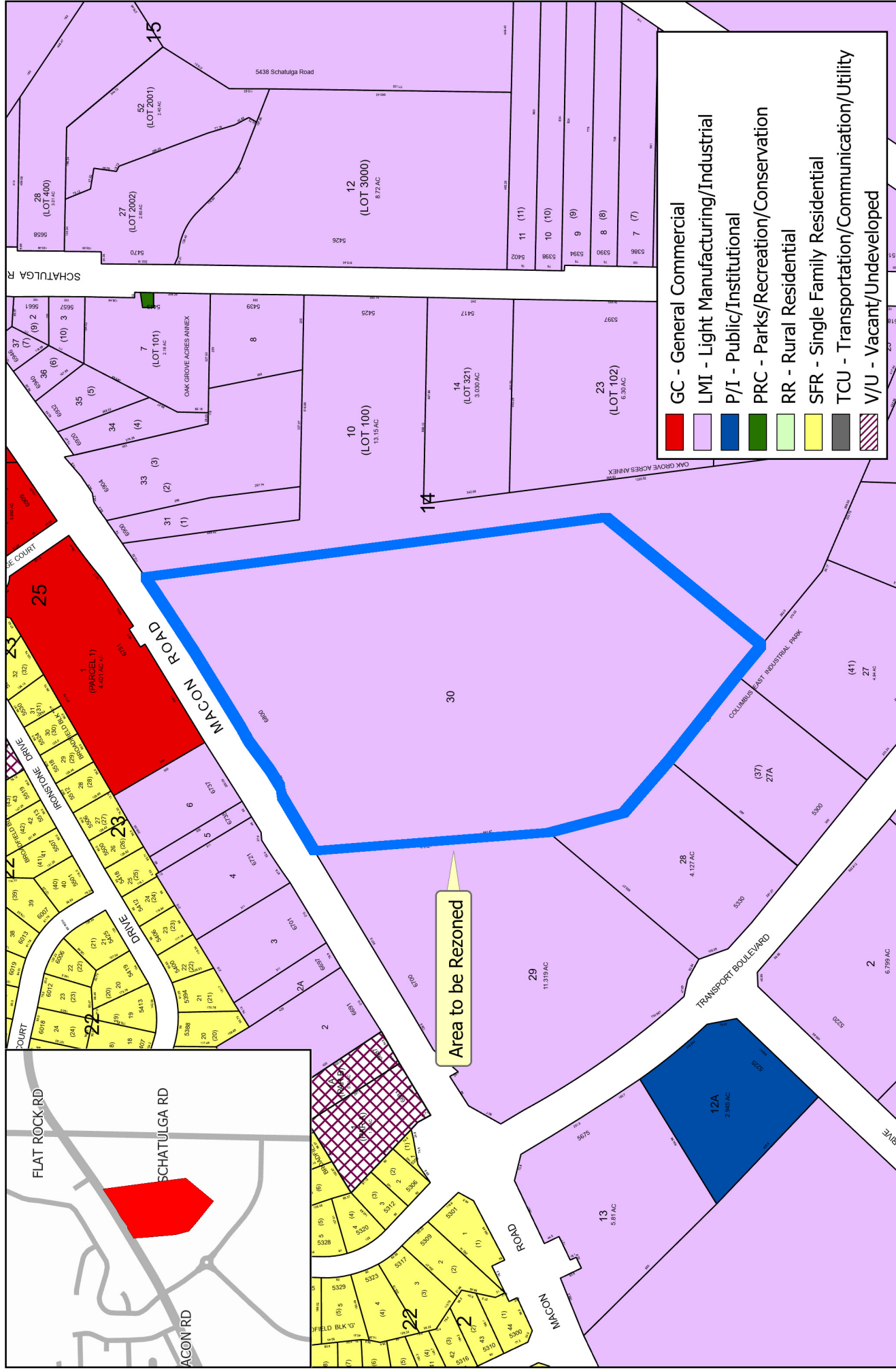
REZN 08-26-1527: Zoning Map

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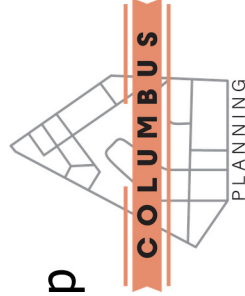


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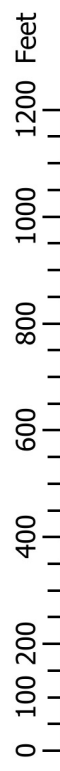
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- GC - General Commercial
- LMI - Light Manufacturing/Industrial
- P/I - Public/Institutional
- PRC - Parks/Recreation/Conservation
- RR - Rural Residential
- SFR - Single Family Residential
- TCU - Transportation/Communication/Utility
- V/U - Vacant/Undeveloped

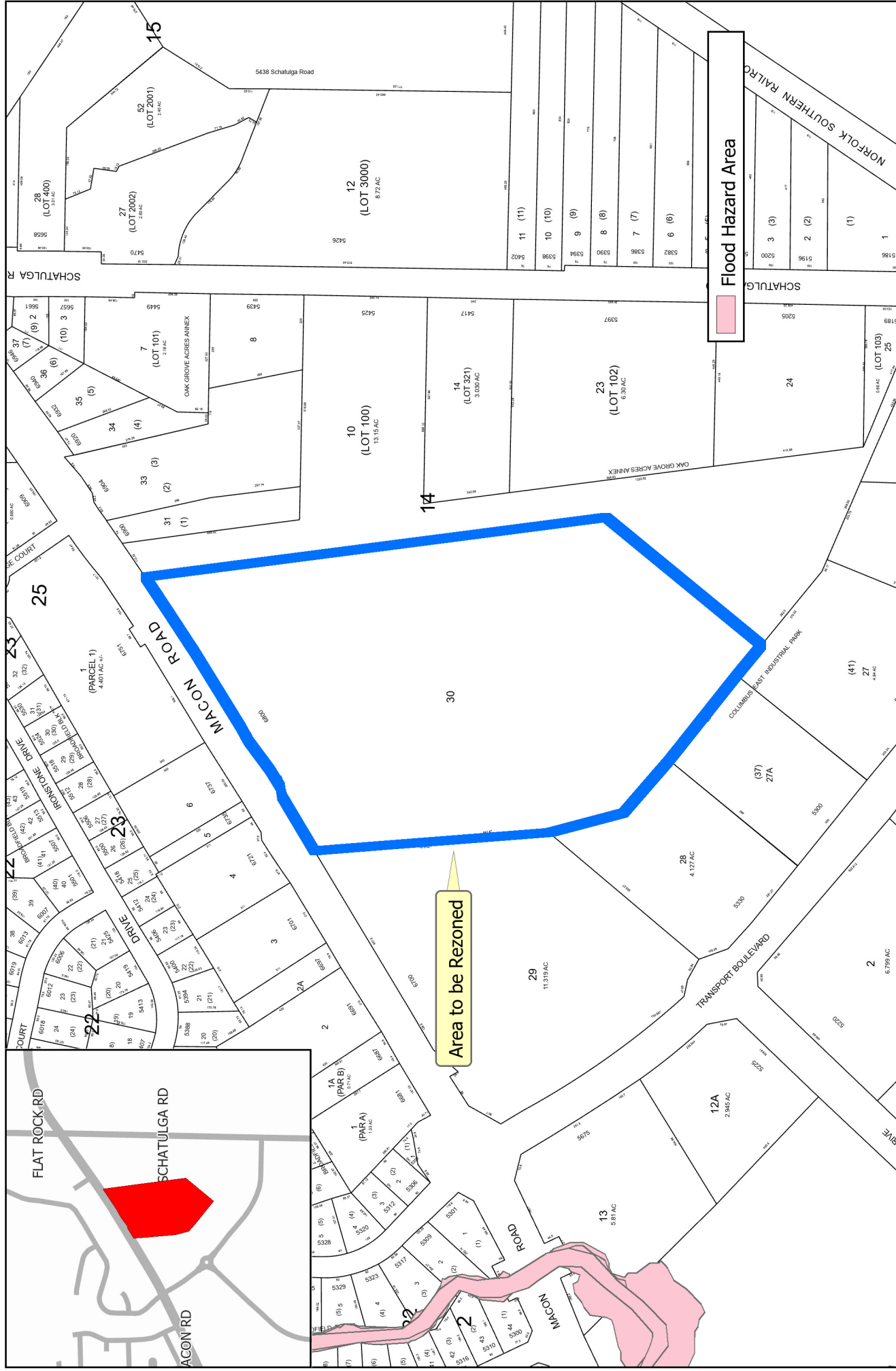


REZN 08-26-1527: Existing Land Use Map CCG Planning Department

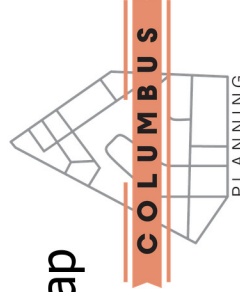


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REZN 08-26-1527: Flood Hazard Area Map CCG Planning Department



0 100 200 400 600 800 1000 1200 Feet

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