

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-21-1932

Applicant:	All Good Storage Solutions, LLC
Owner:	Ben Billings
Location:	6672 Billings Road
Parcel:	101-031-002
Acreage:	8.61 Acres
Current Zoning Classification:	NC (Neighborhood Commercial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant
Proposed Use of Property:	Self Service Storage
Council District:	District 6 (Allen)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses. Those conditions are as follows: 1) 50' landscape buffer with wall/fence shall be required along Southern and Eastern property lines.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area B

Current Land Use Designation:		Vacant/Undeveloped
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 decrease to 104 trips if used for commercial 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 commercial usage.
Surrounding Zoning:	North	NC (Neighborhood Commercial)
	South	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 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) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Seventy-five (75) property owners within 300 feet of the subject properties were notified of the

rezoning request. The Planning Department received **three (3)** calls and/or emails regarding the rezoning.

Approval 0 Responses

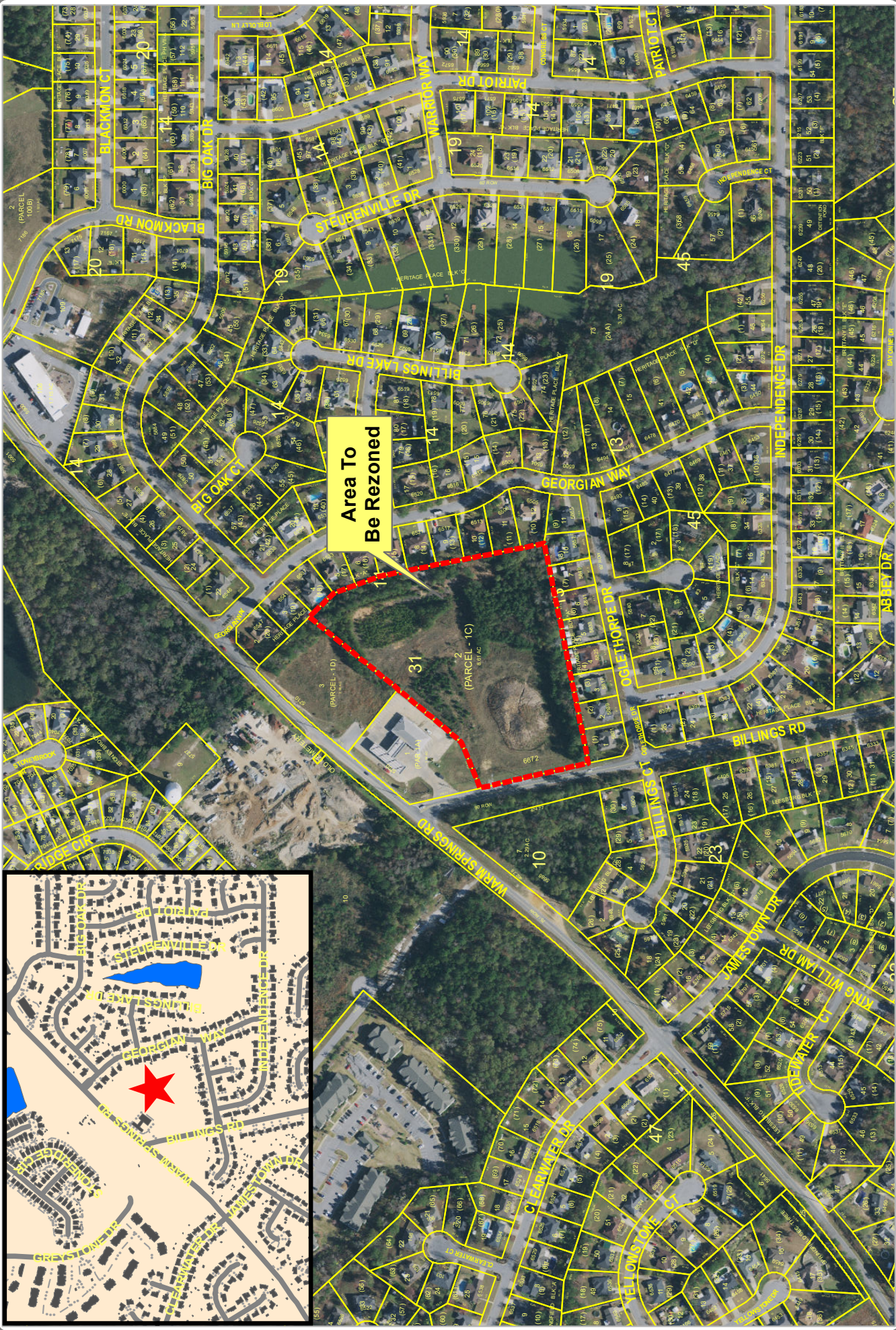
Opposition 3 Responses

Additional Information:

In 2015 Ben Billings filed a rezoning to build 38 single family lots (SFR4). PAC and the Planning Department recommended approval. However, Council denied the application

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report



**Area To
Be Rezoned**



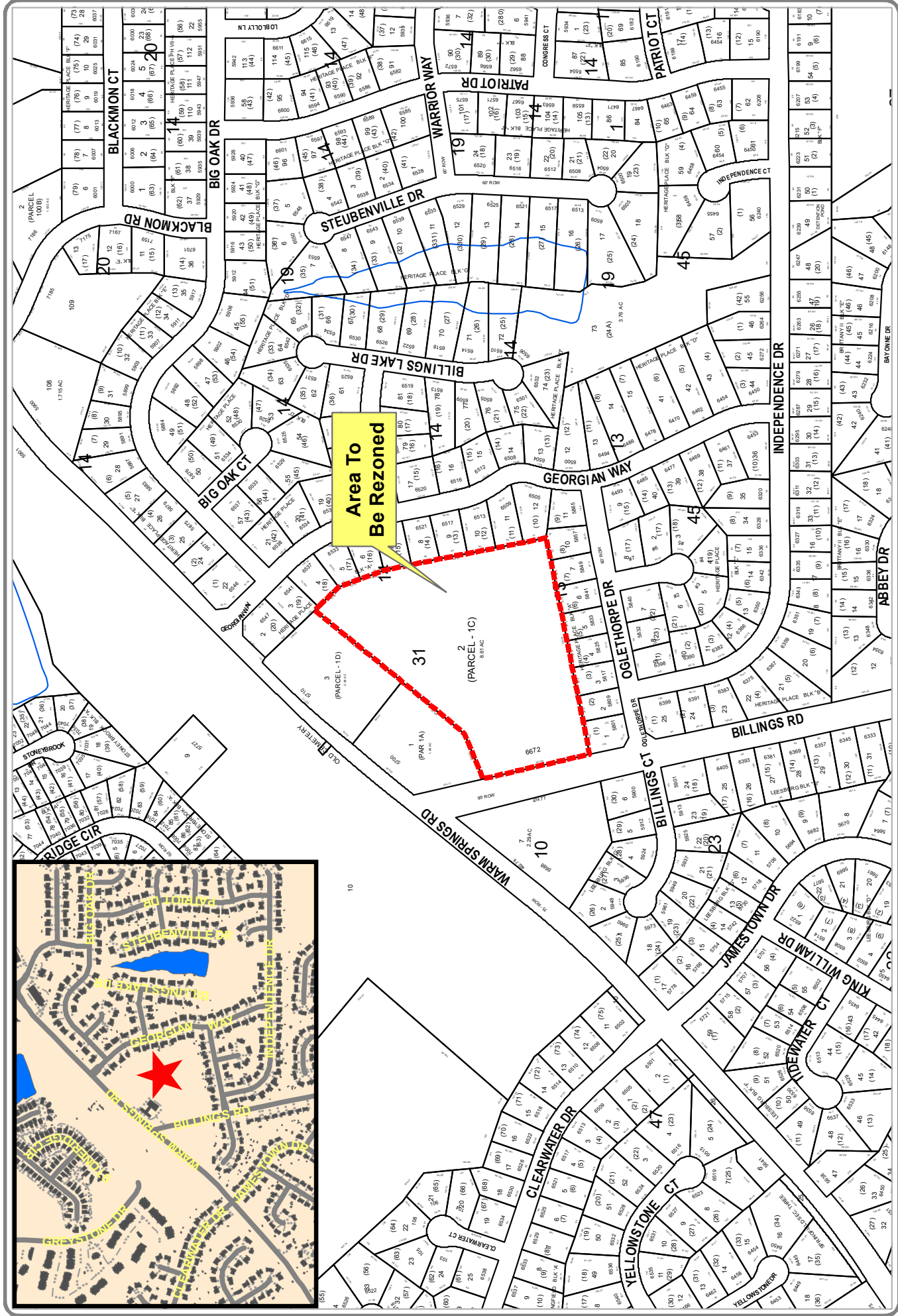
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1 inch = 400 feet
Data Source: IT/GIS
Author: David Cooper

Aerial Map for REZN 10-21-1932
Map Map 101 Map 031 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

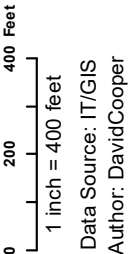
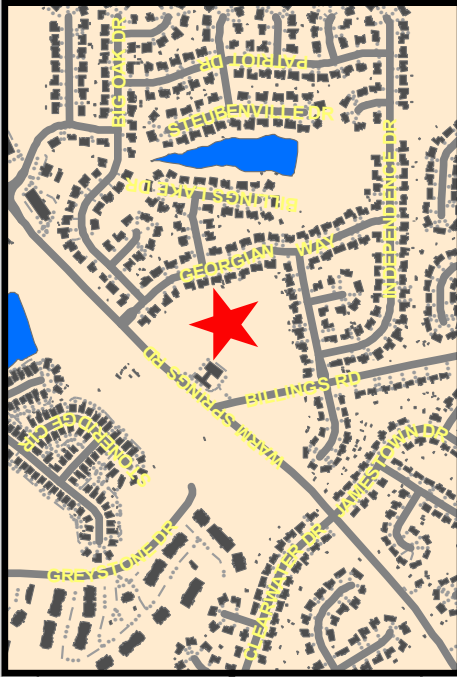
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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.



Date: 10/22/2021



Area To Be Rezoned



Location Map for REZN 10-21-1932
 Map Map 101 Map 031 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

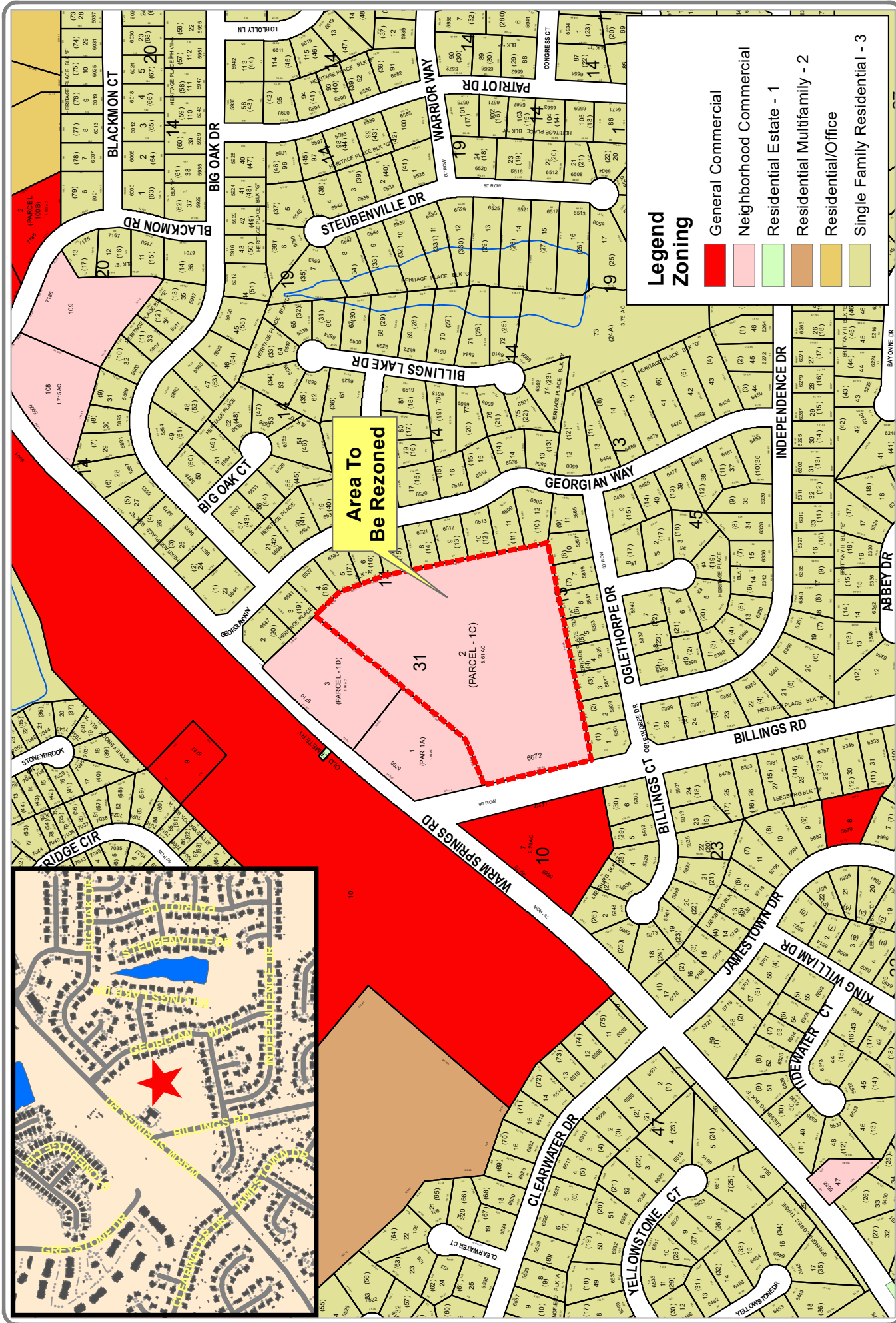
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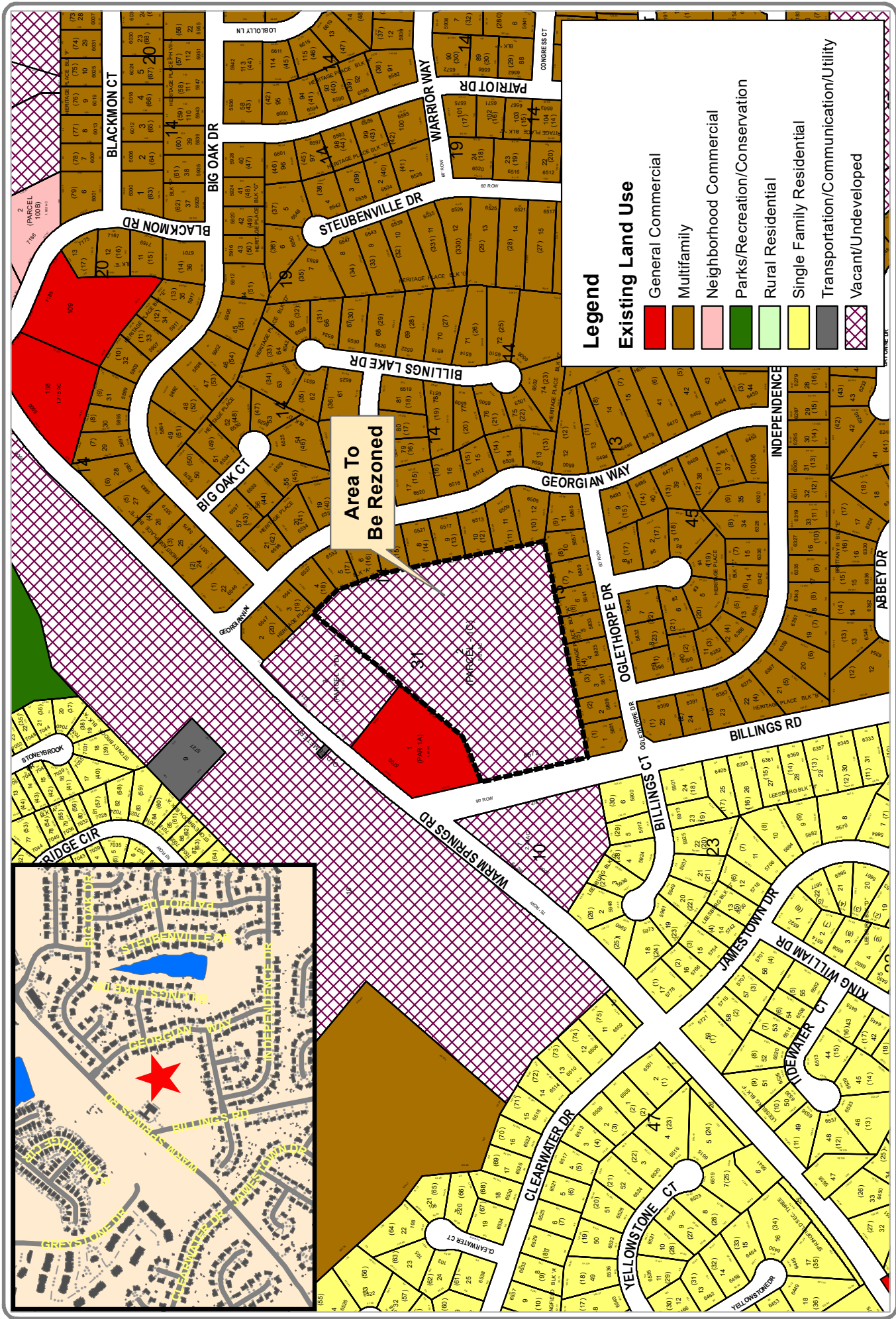


0 200 400 Feet
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Author: David Cooper

Zoning Map for REZN 10-21-1932
Map Map 101 Map 031 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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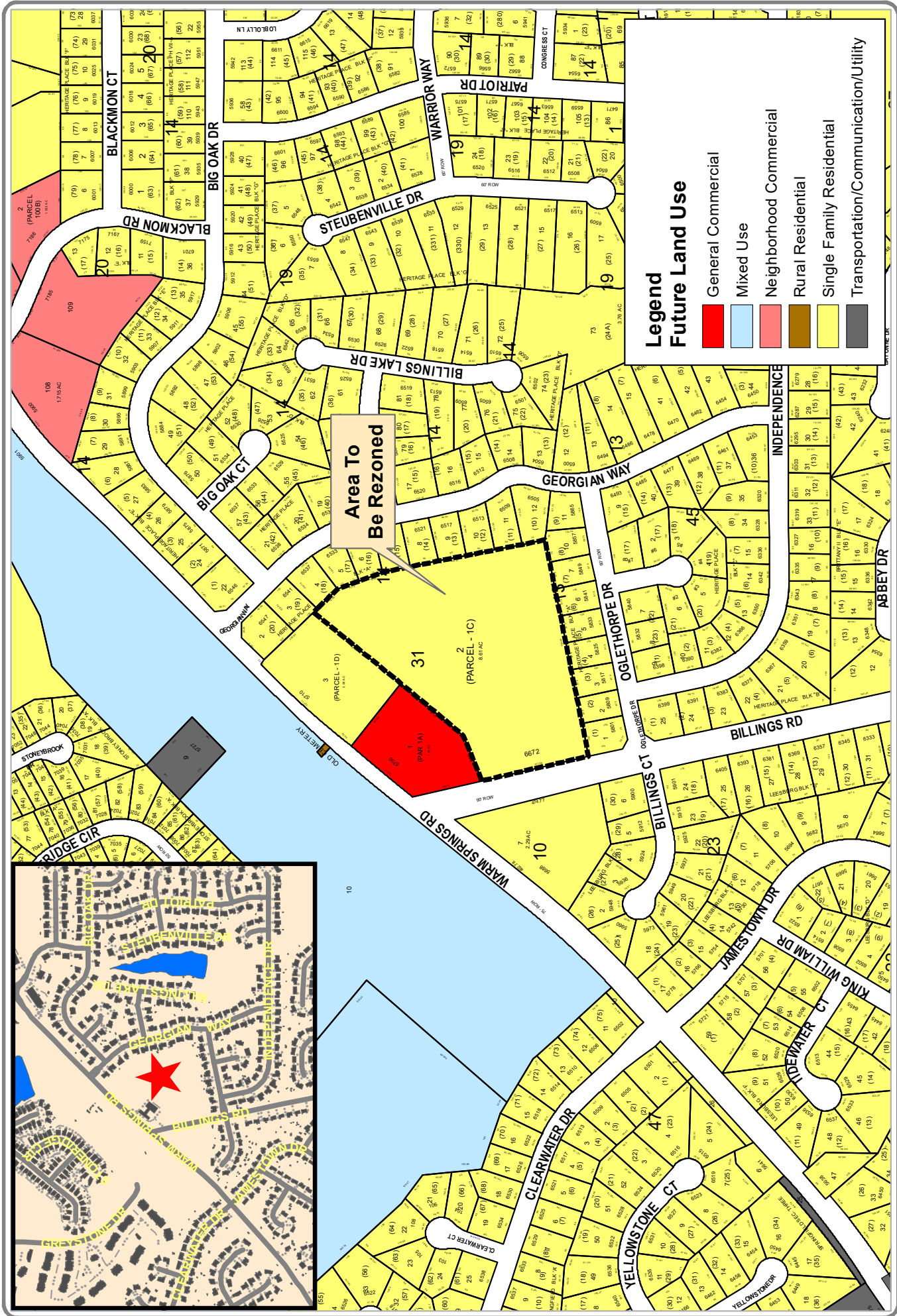


Existing Land Use Map for REZN 10-21-1932
 Map Map 101 Map 031 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Future Land Use Map for REZN 10-21-1932
 Map 101 Map 031 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 200 400 Feet
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±8.61 ACRE CONCEPTUAL LAYOUT
6672 BILLINGS ROAD
 LYING IN LAND LOT 30, 9th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA



NEIGHBORHOOD MAP

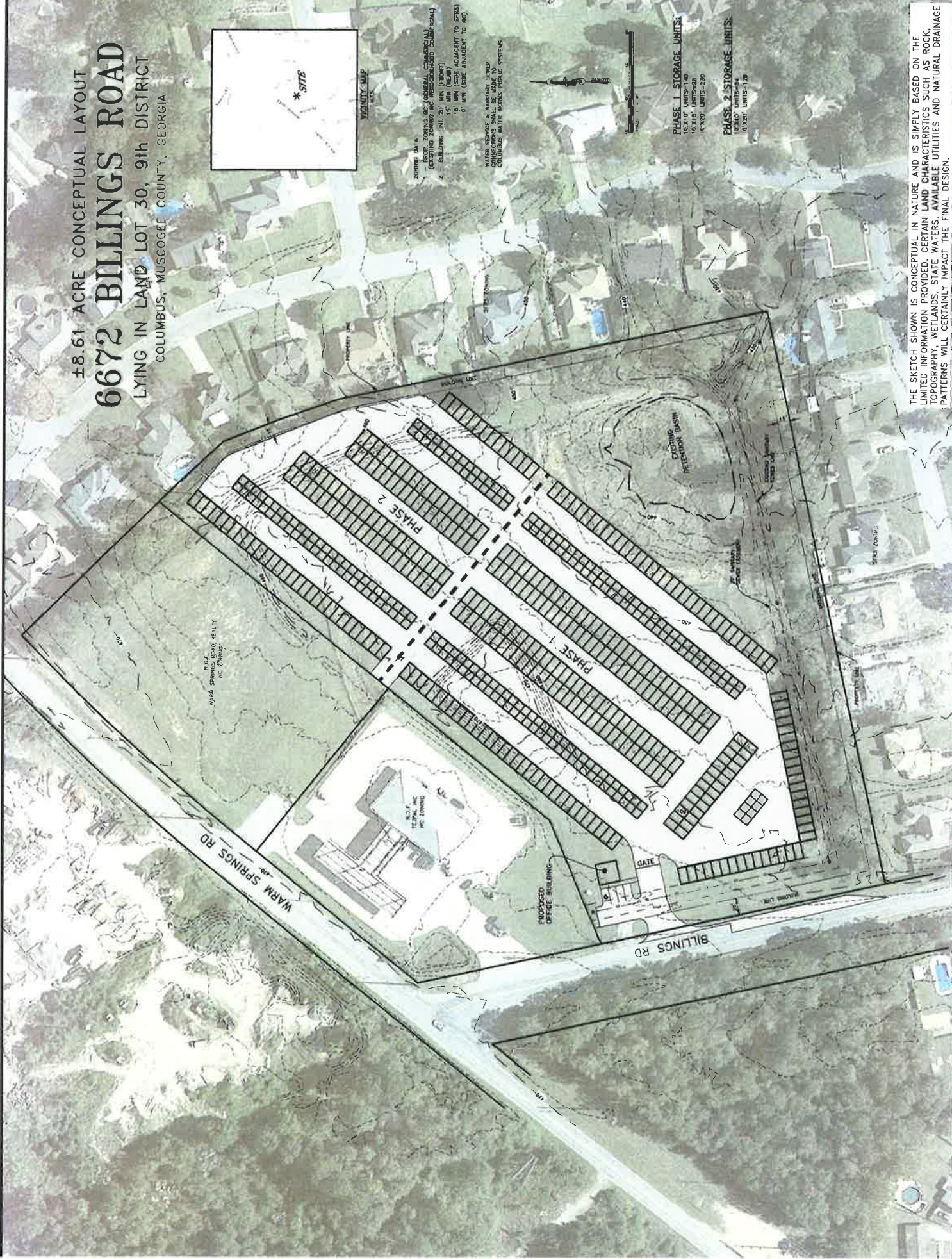
ZONING DATA:
 1 - EXISTING ZONING IS UNDESIGNATED (UNZONED)
 2 - BUILDING LING 20' MIN (FLOOR)
 15' MIN (CEILING)
 01' MIN (SIDE YARD)
 01' MIN (SIDE YARD) TO 40'

WATER SERVICES & SANITARY SERVICES
 CONNECTIONS SHALL BE MADE TO
 COLUMBIAN WATER WORKS PUBLIC SYSTEMS



PHASE 1 STORAGE UNITS:
 10'X10' UNITS=140
 10'X16' UNITS=28
 10'X20' UNITS=280

PHASE 2 STORAGE UNITS:
 10'X10' UNITS=140
 10'X16' UNITS=28



THE SKETCH SHOWN IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE FINAL DESIGN.