

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-23-0714

| | |
|--|--|
| Applicant: | Leary & Brown, Inc |
| Owner: | Leary & Brown, Inc |
| Location: | 6700/6708 Green Island Drive |
| Parcel: | 180-006-002/3 |
| Acreage: | 0.60 Acres |
| Current Zoning Classification: | Single Family Residential - 1 |
| Proposed Zoning Classification: | Single Family Residential - 2 |
| Current Use of Property: | Single Family Residential |
| Proposed Use of Property: | Single Family Residential |
| Council District: | District 2 (Davis) |
| 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: | Inconsistent Planning Area A |
| Current Land Use Designation: | Single Family Residential |

| | | |
|--|-------------------|---|
| Future Land Use Designation: | | Mixed Use |
| 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 increase to 25 trips (SFR2) up from 16 trips (SFR1) if used for residential use. |
| Traffic Engineering: | | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage. |
| Surrounding Zoning: | North | Single Family Residential – 1 (SFR1) |
| | South | Residential Estates – 1 (RE1) |
| | East | Single Family Residential – 1 (SFR1) |
| | West | Single Family Residential – 1 (SFR1) |
| Reasonableness of Request: | | The request is compatible with existing land uses. |
| School Impact: | | N/A |
| Buffer Requirement: | | N/A |
| Attitude of Property Owners: | | Thirteen (13) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 3 calls and/or emails regarding the rezoning. |
| | Approval | 0 Responses |
| | Opposition | 2 Responses |
| Additional Information: | | N/A |
| Attachments: | | Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Traffic Report |



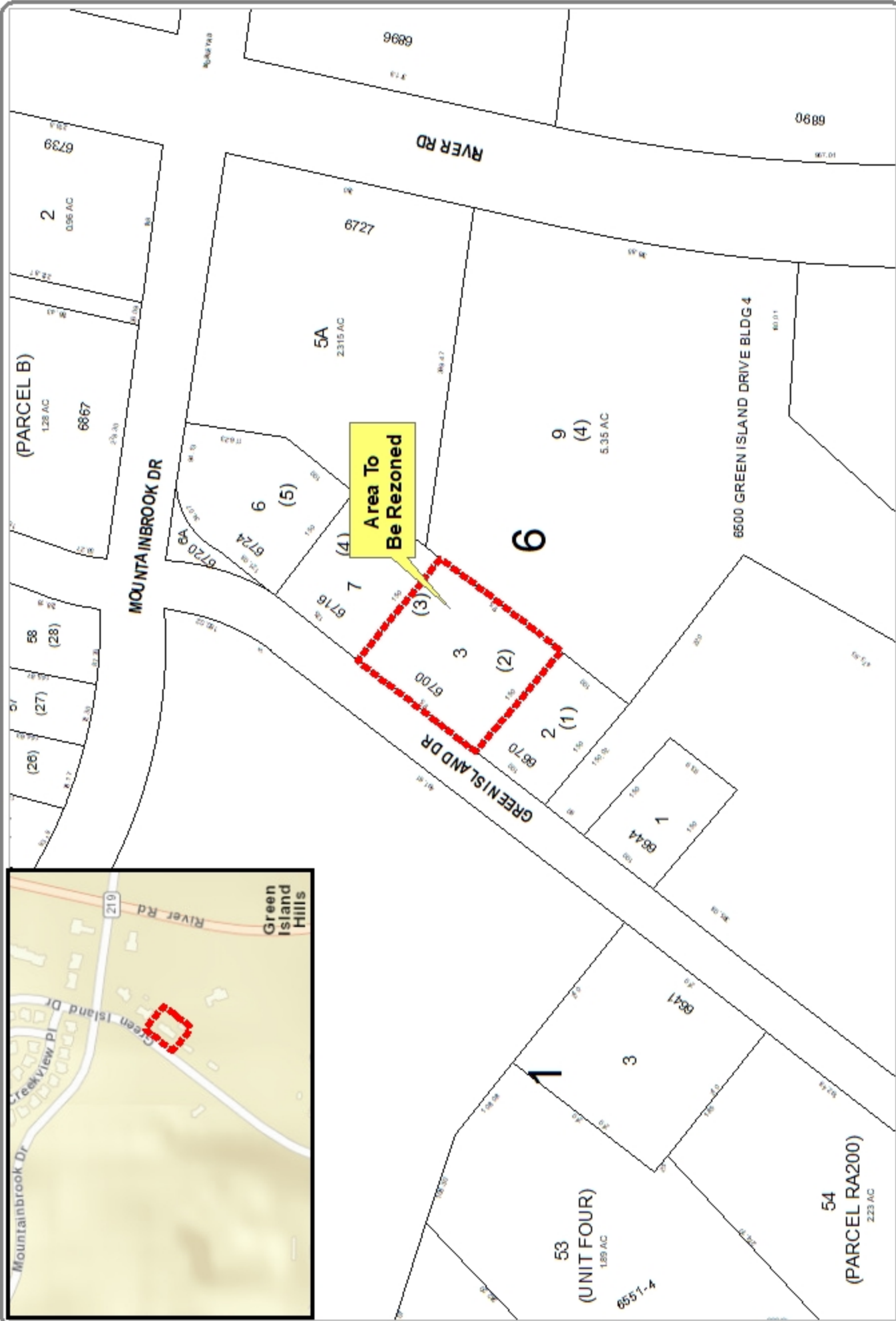
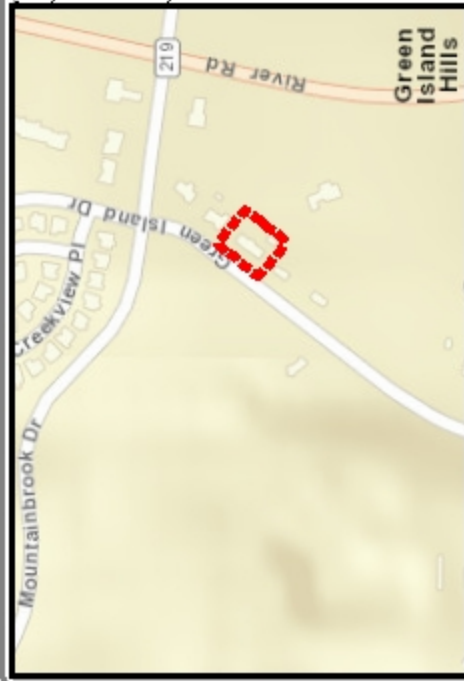
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Date: 4/24/2023

Aerial Map for REZN 04-23-0714
 Map 180 Block 006 Lots 002 & 003
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper





Area To Be Rezoned

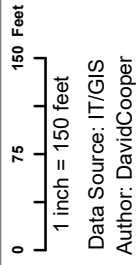
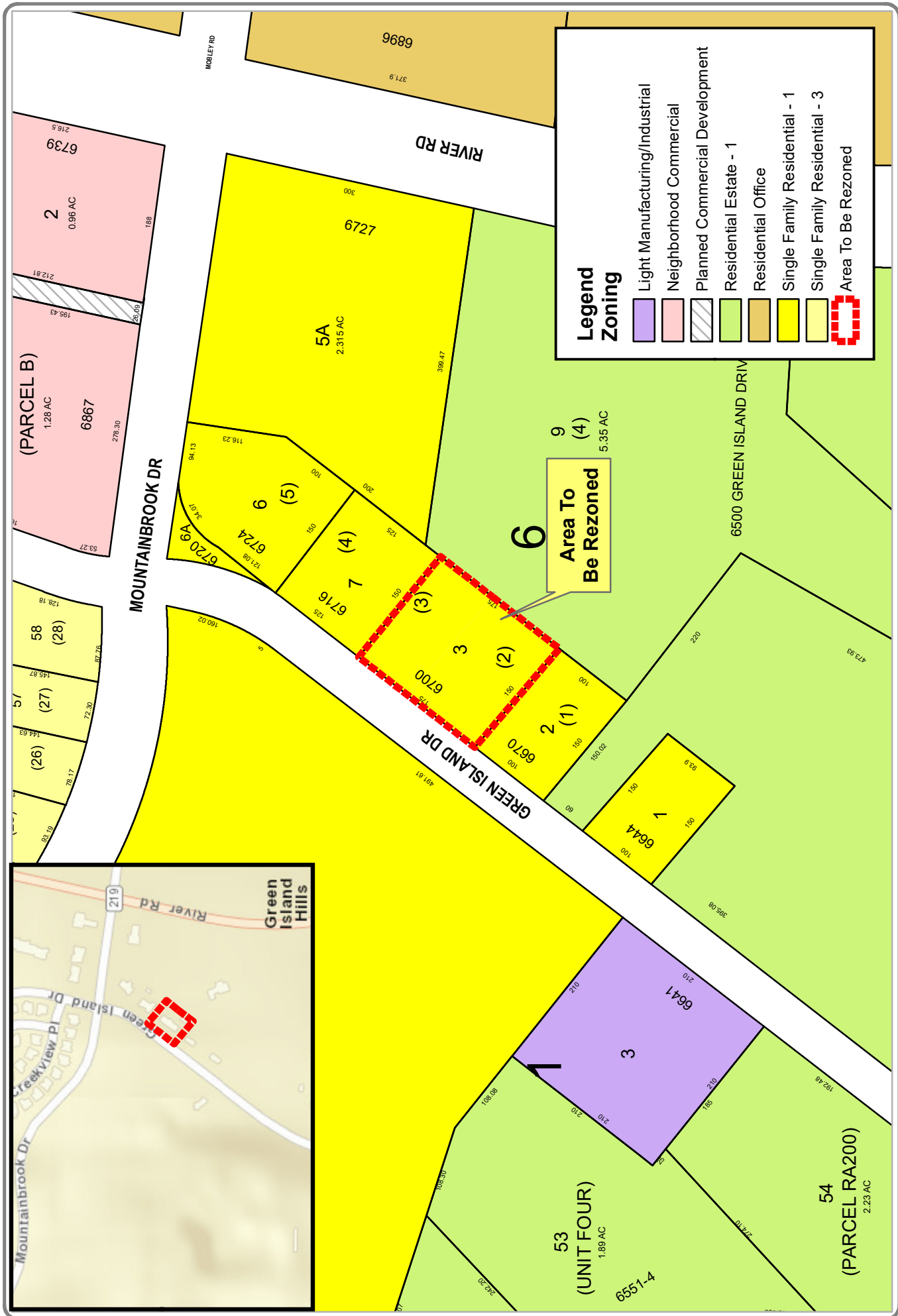


0 75 150 Feet
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Location Map for REZN 04-23-0714
Map 180 Block 006 Lots 002 & 003
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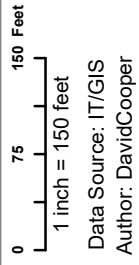
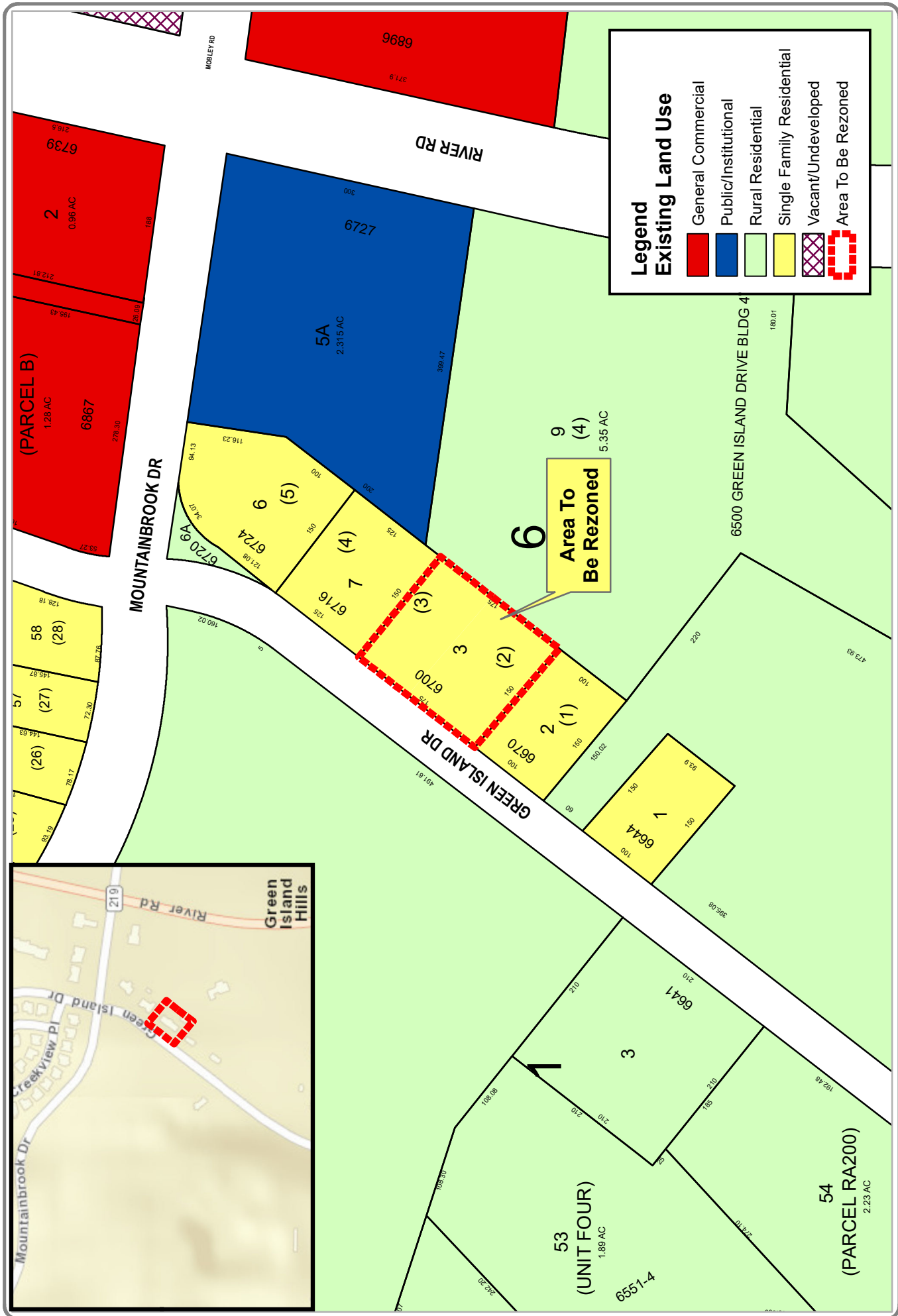
Zoning Map for REZN 04-23-0714
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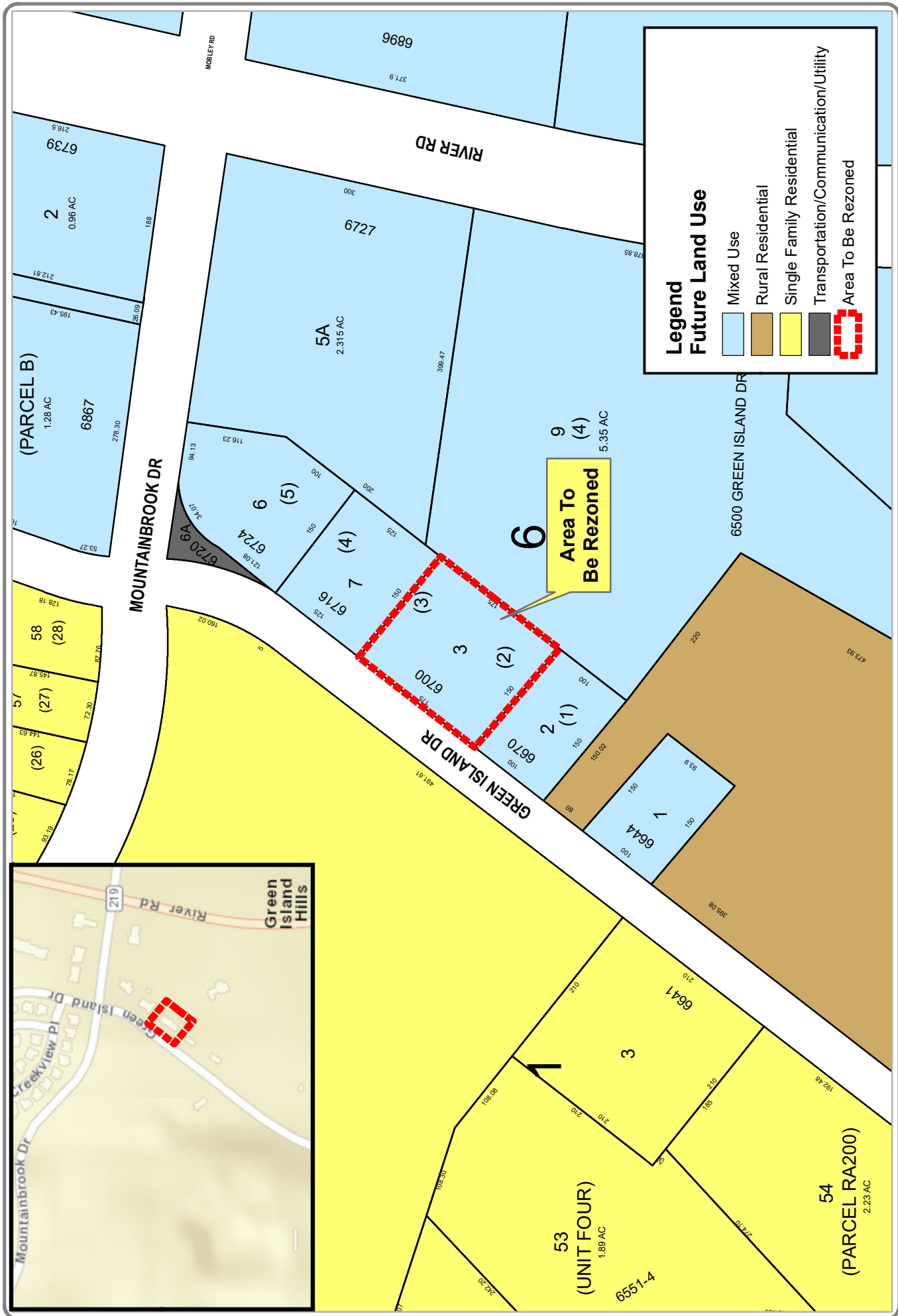
Existing Land Use Map for REZN 04-23-0714
Map 180 Block 006 Lots 002 & 003
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**Legend
Future Land Use**

- Mixed Use
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

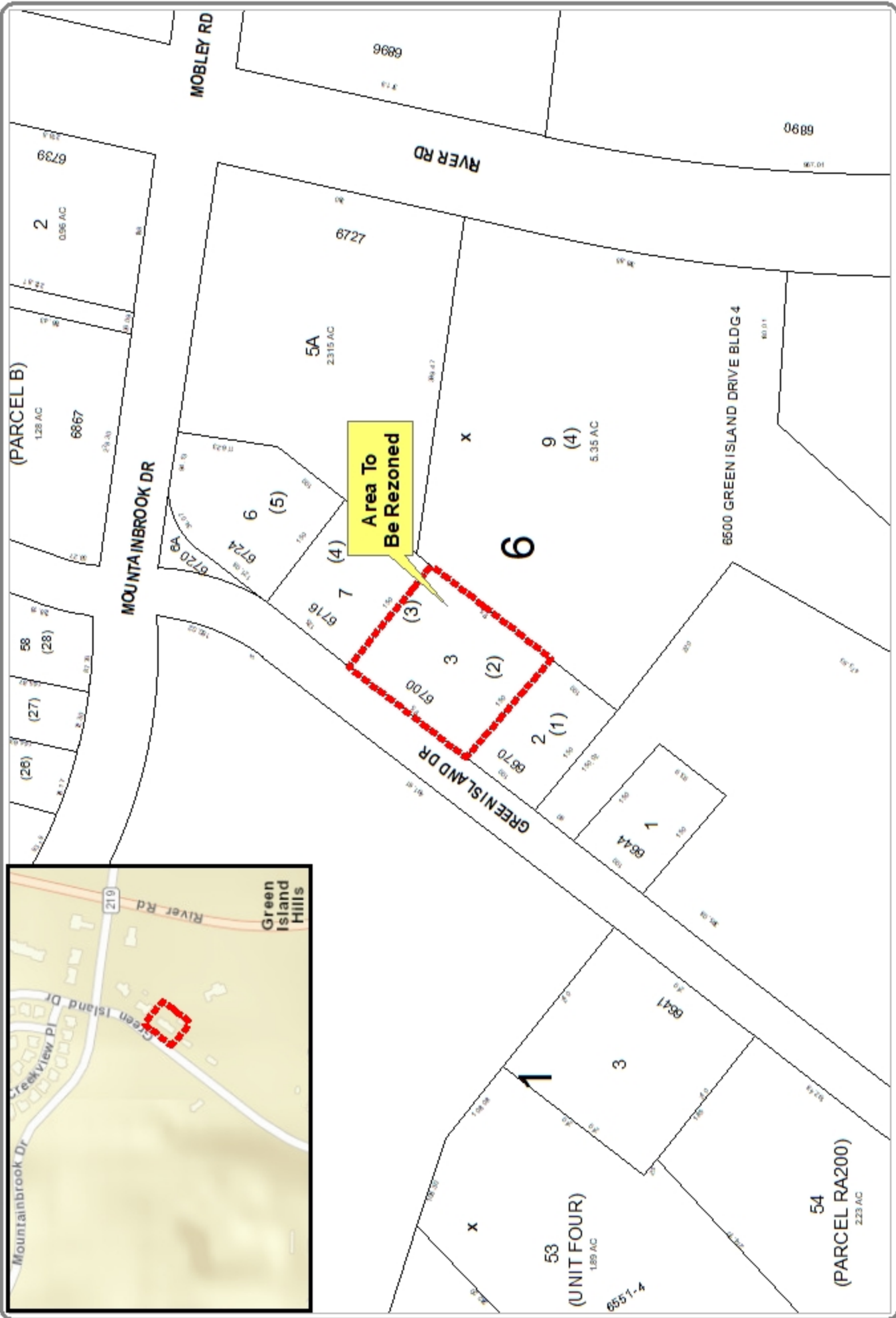
**Future Land Use Map for REZN 04-23-0714
Map 180 Block 006 Lots 002 & 003**
Planning Department-Planning Division
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FEMA Map for REZN 04-23-0714
Map 180 Block 006 Lots 002 & 003
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CONCEPTUAL PLAN

BARBARA B. KAMENSKY
(DEED BOOK 12553, PAGE 302)

NOTES:
1. UNLAWFUL BUILDINGS ARE SUBJECT TO REMOVAL.
2. EXISTING UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS TO SAID
3. BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY ON
4. EITHER OF THESE LOTS, A TREE PROTECTION/PRESERVATION PLAN
5. MUST BE SUBMITTED TO THE CITY ENGINEER AND APPROVED BY THE
6. SCHEMATIC OF CITY ORDINANCE NO. 92-2-1.
7. REFERENCED PLAT RECORDED IN PLAT BOOK 14, FOLIO 46,
8. SOUTHWEST CORNER, GEORGIA RECORDS.

LOT 300
0.2933 AC.
555'00"00"E
150.0'
85.0'
90.0'

LOT 200
0.310 AC.
555'00"00"E
150.0'
90.0'

LOT 1
RUSSELL D. & PATTI CAREAKER
(DEED BOOK 12759, PAGE 347)
150.0'
90.0'

LOT 4 & PART LOT 3
LORETTA M. MARSHALL
(DEED BOOK 6433, PAGE 342)
555'00"00"E
150.0'
85.0'

MOBLEY ROAD

GREEN ISLAND DRIVE 50'

LEGEND
PINCHED TOP IRON FOUND
REBAR & CAP SET (MAMV LSF 87)



As required by subsection (d) of O.C.G.A. Section 47-1-1, this plat is to be recorded by the local jurisdiction for recording as evidenced by applicable local certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be made by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for registration of Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 47-1-15-6-67.



Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

CERTIFICATE FOR ENGINEERING APPROVAL
STREETS AND STORM DRAINAGE DESIGN, CONSTRUCTION PLANS AND EXISTING UTILITIES OF THE ABOVE DESCRIBED PROPERTY IN THE CITY OF COLUMBUS, GEORGIA.

DATE: _____
DEPARTMENT OF ENGINEERING

CERTIFICATE FOR FINAL PLAT APPROVAL
ALL REQUIREMENTS OF THE COLUMBUS UTILITY DEVELOPMENT CODE AND THE UNDERSTANDING AND AGREEMENT OF THE CITY COUNCIL OF COLUMBUS, GEORGIA, HAVE BEEN MET AND THIS PLAT IS FOR RECORDATION AT THE CLERK OF THE SUPERIOR COURT.

DATE: _____
DIRECTOR OF PLANNING

OWNERS' CERTIFICATE
THE UNDERSIGNED CERTIFIES THAT THEY ARE THE FEE SIMPLE OWNERS OF THE LAND SHOWN ON THIS PLAT, AND THAT ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE COLUMBUS UTILITY DEVELOPMENT CODE.

OWNER'S NAME: EVIDS GREEN ISLAND DRIVE
OWNER'S ADDRESS: 3100 GREEN ISLAND DRIVE
COLUMBUS, GA 31904
DATE: _____
EVIDS GREEN ISLAND DRIVE

SURVEYOR'S CERTIFICATE
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND THAT THE MEASUREMENTS AND CALCULATIONS THEREON ARE ACCURATE AND CORRECTLY SHOWN.

THIS FIELD DATA UPON WHICH THIS PLAT IS BASED WAS OBTAINED BY MEASUREMENTS MADE BY ME AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. THE ANGULAR ERROR OF 30" PER ANGLE POINT AND WAS ADJUSTED BY THE METHOD OF LEAST SQUARES. THE LINEAR AND ANGULAR MEASUREMENTS LISTED IN THE PREPARATION OF THIS PLAT, TOPSOIL 0.07-0.200 TOTAL STATION.
THIS PLAT HAS BEEN CALCULATED FOR UNDERSTANDING AND AGREEMENT OF THE CITY COUNCIL OF COLUMBUS, GEORGIA, AND AS SET FORTH IN O.C.G.A. SECTION 47-1-15-6-67.

JEFFERSON W. KEEFE
REGISTERED GEORGIA LAND SURVEYOR NO. 2787
COLUMBUS, GEORGIA, 31904
(706) 377-8885

REPLAT OF
LOT 2 & PART OF LOT 3
SURVEY OF PART OF
GERSON PROPERTY
LYING IN LAND LOT 95, 8TH DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
Scale 1" = 20'
1 July 2020
MOON MEES & ASSOCIATES, INC.
(GA. REG. NO. H206465)
Civil Engineers - Land Surveyors
100 Southern Way, Suite A, Columbus, Georgia 31904
(706) 327-8306