

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

**REZN-08-23-0159**

<b>Applicant:</b>	Justin Krieg
<b>Owner:</b>	Bibb City Lofts LLLP
<b>Location:</b>	3617 2 <sup>nd</sup> Avenue
<b>Parcel:</b>	008-009-010
<b>Acreage:</b>	0.13 Acres
<b>Current Zoning Classification:</b>	Residential Office
<b>Proposed Zoning Classification:</b>	Single Family Residential - 4
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Inconsistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential

<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	Residential Office (RO)
	<b>South</b>	Residential Office (RO)
	<b>East</b>	General Commercial (GC)
	<b>West</b>	Residential Office (RO)
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.	
<b>School Impact:</b>	N/A	
<b>Buffer Requirement:</b>	<p>The site shall include a Category A buffer for all property lines bordered by the RO zoning district. The 3 options under Category A are:</p> <ol style="list-style-type: none"> <li>1) <b>5 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>20 feet</b> undisturbed natural buffer.</li> </ol>	
<b>Attitude of Property Owners:</b>	<b>Forty-three (43)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.	
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>	The applicant is requesting to rezone the lot for a single-family residence. A house will be moved	

onto the property.

The applicant is requesting a ten-foot front yard setback be allowed. The minimum front yard setback in SFR4 is 20 feet. The purpose is for consistency with the front setback of the neighboring houses.

**Table 2.2.10**

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
SFR4										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	

**Attachments:**

- Aerial Land Use Map
- Location Map
- Zoning Map
- Existing Land Use Map
- Future Land Use Map
- Flood Map
- Site Plan



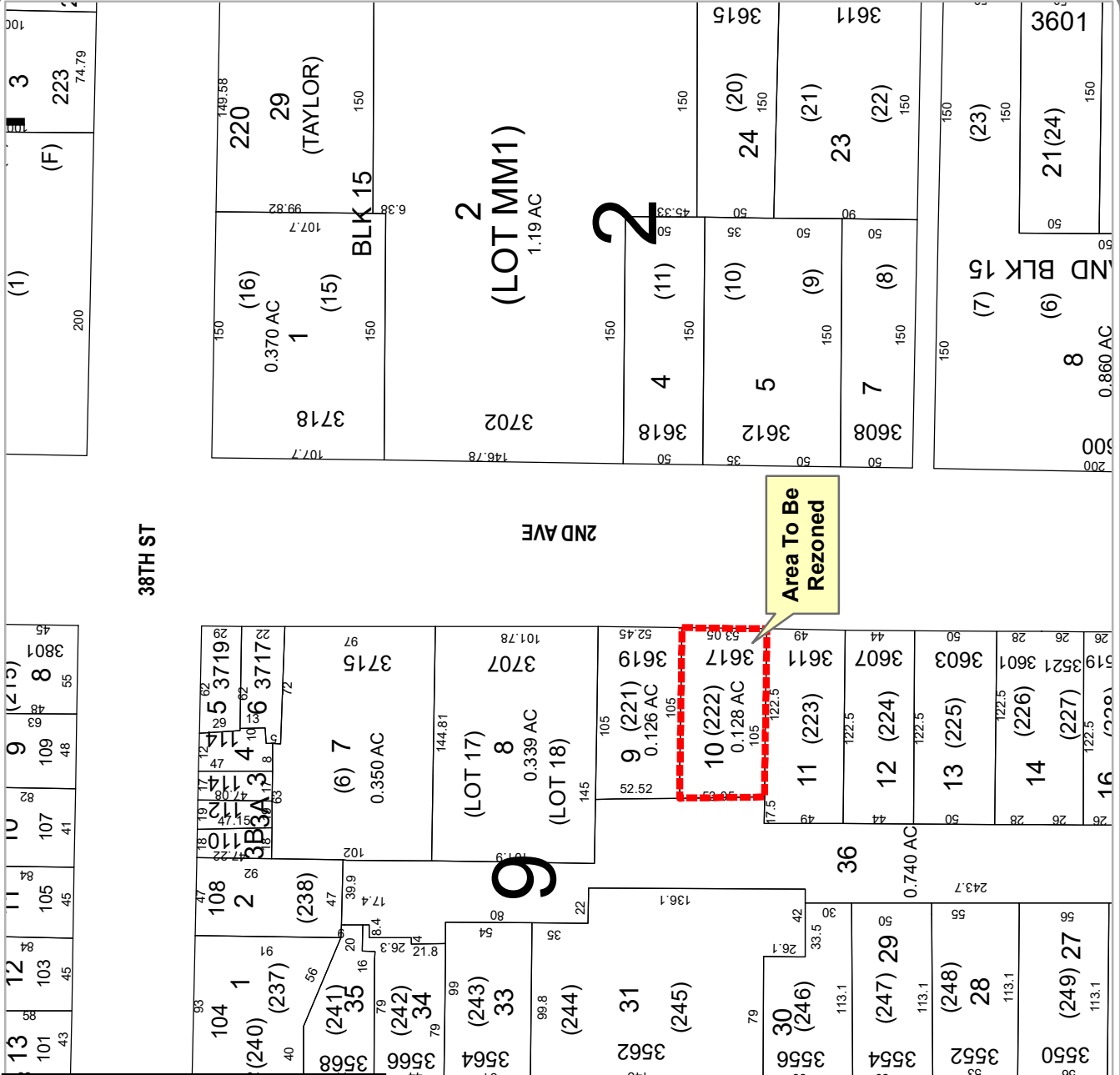
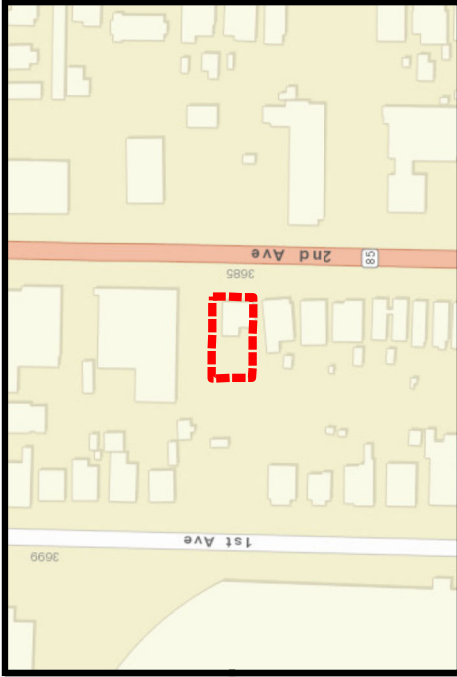
0 50 100 Feet  
 1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Aerial Map for REZN 08-23-0159  
 Map 008 Block 009 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



Date: 8/28/2023



1 inch = 100 feet  
 0 50 100 Feet

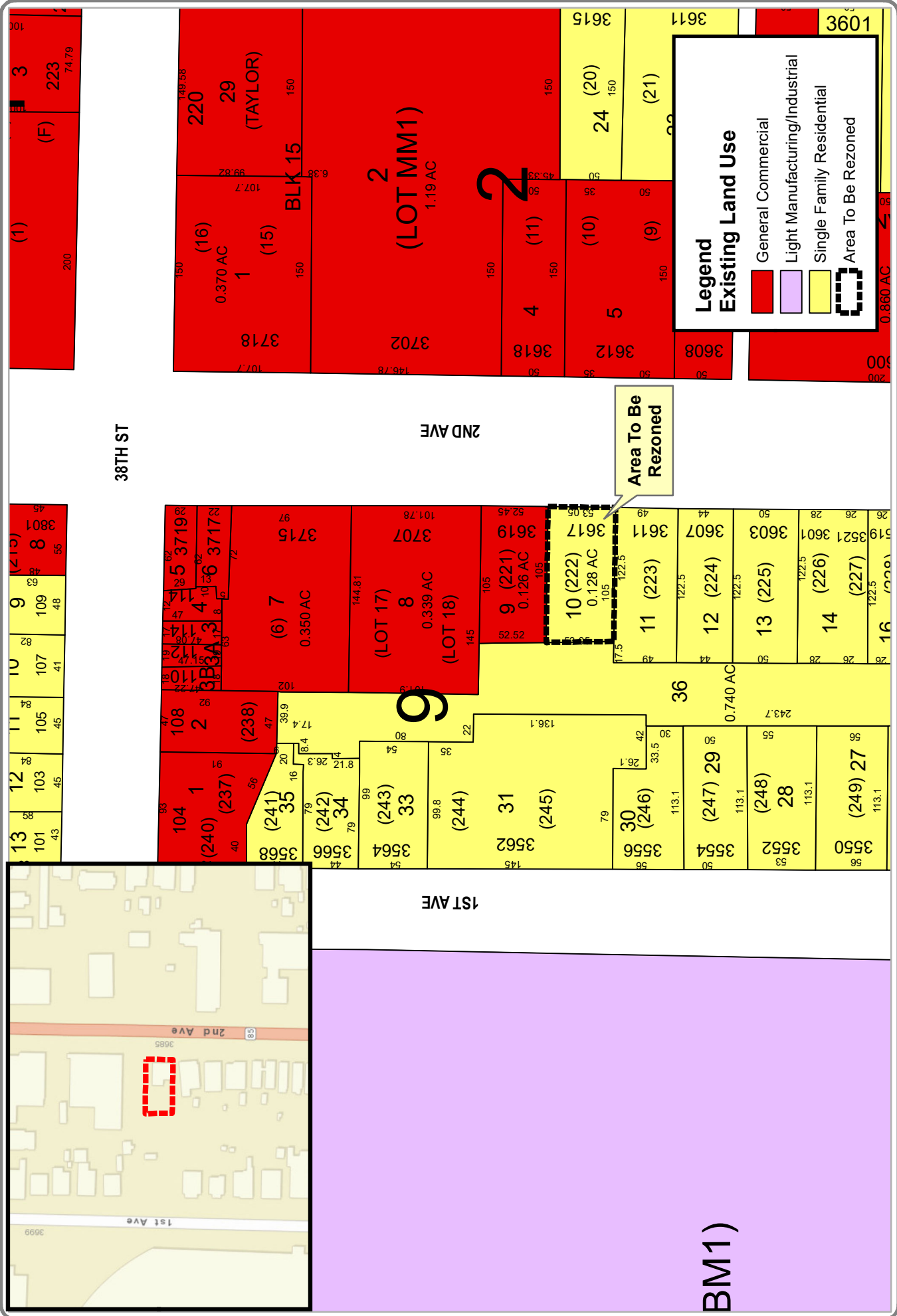
Location Map for REZN 08-23-0159  
 Map 008 Block 009 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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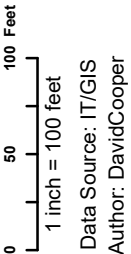






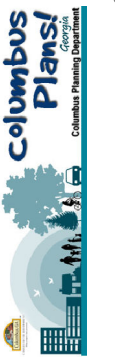
**Legend**  
**Existing Land Use**

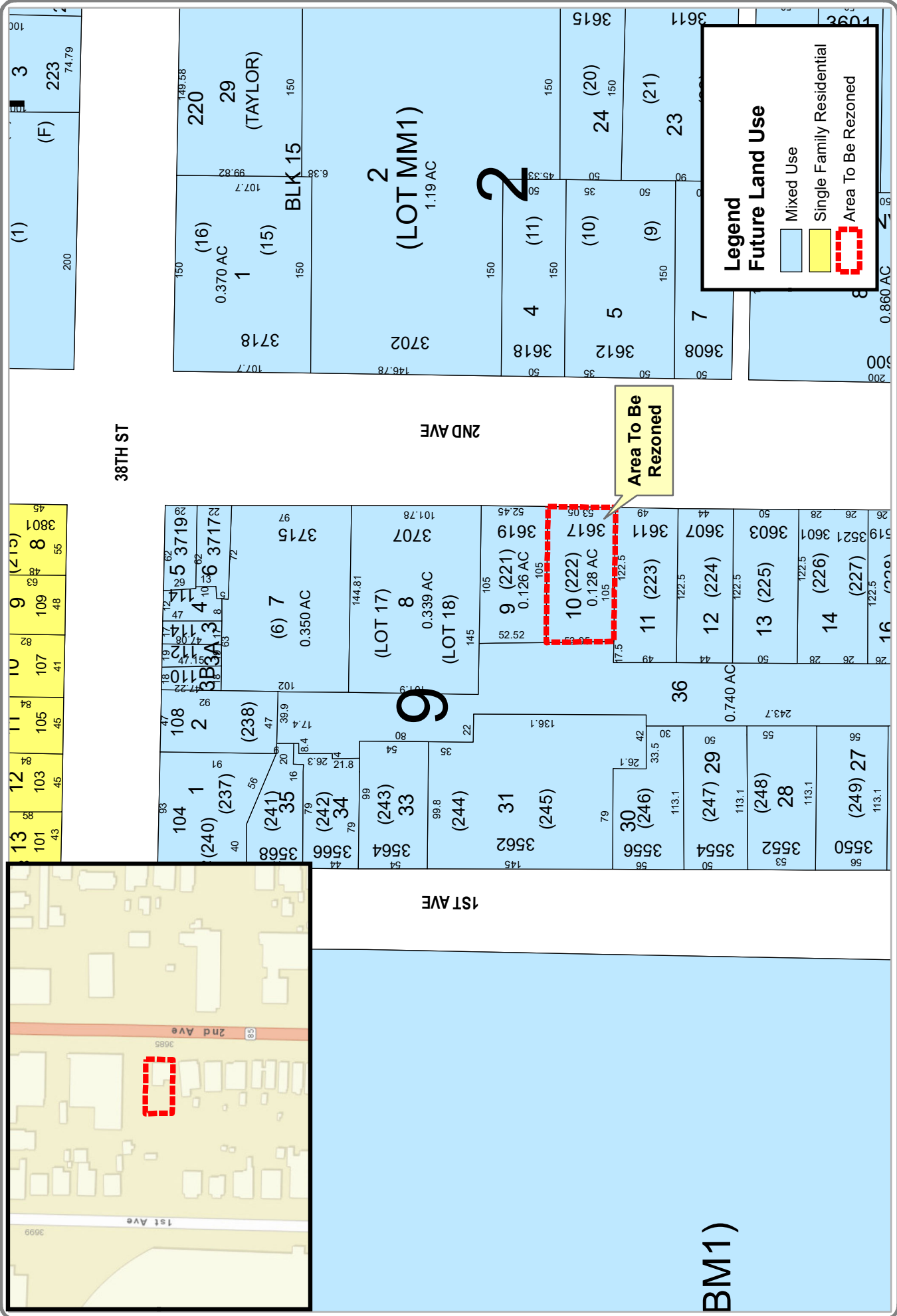
- General Commercial
- Light Manufacturing/Industrial
- Single Family Residential
- Area To Be Rezoned



Existing Land Use Map for REZN 08-23-0159  
 Map 008 Block 009 Lot 010  
 Planning Department-Planning Division  
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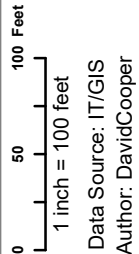
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**Legend**  
**Future Land Use**

- Mixed Use (Blue)
- Single Family Residential (Yellow)
- Area To Be Rezoned (Red Dashed Box)



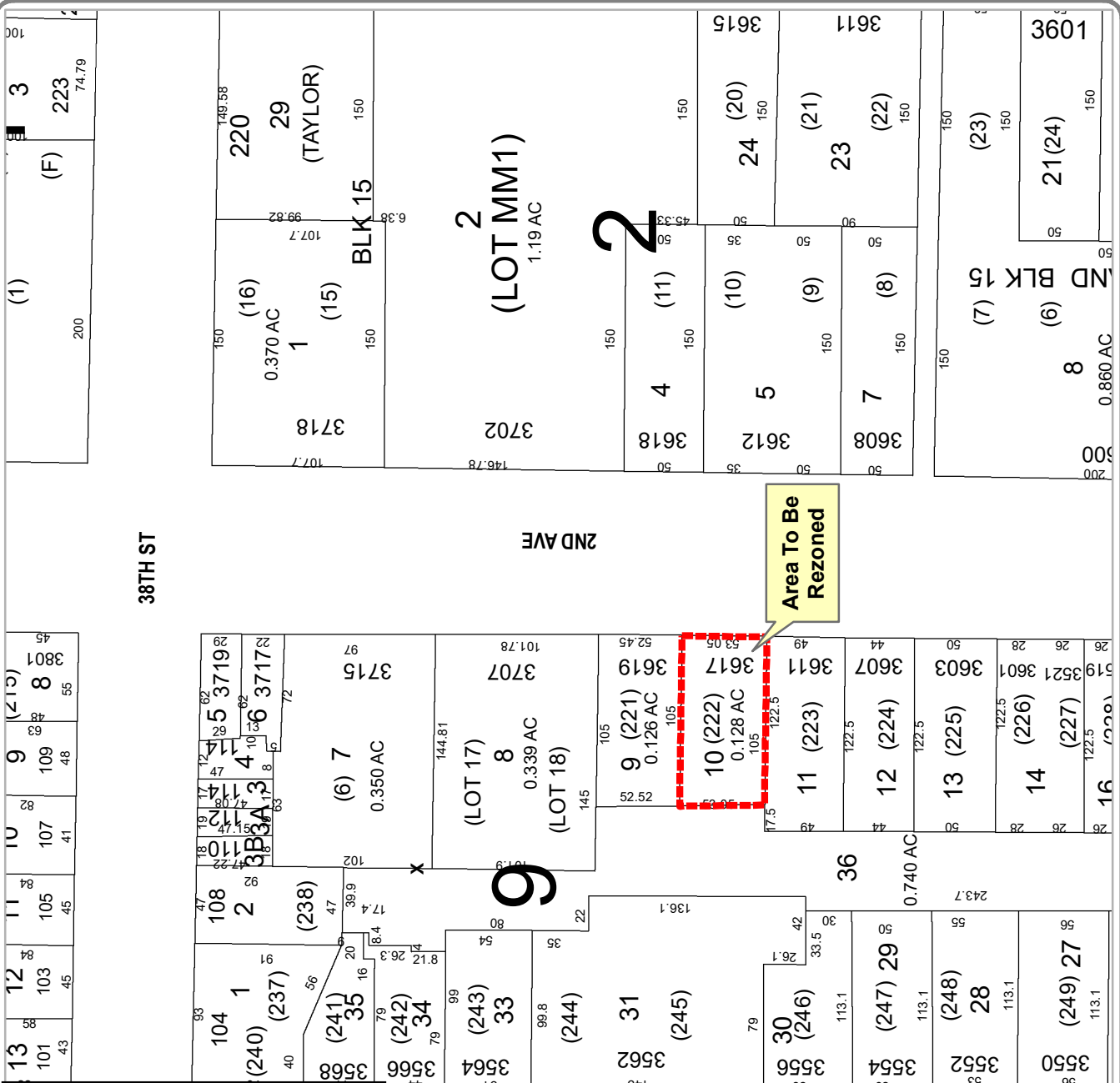
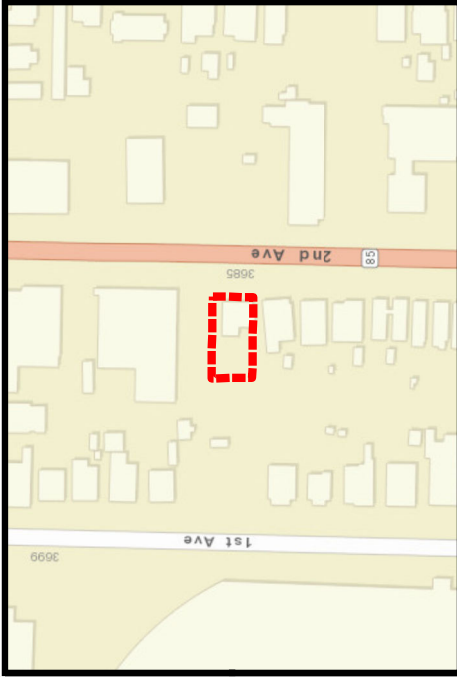
**Future Land Use Map for REZN 08-23-0159**  
 Map 008 Block 009 Lot 010  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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**BM1)**



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**Flood Hazard Map for REZN 08-23-0159**  
**Map 008 Block 009 Lot 010**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

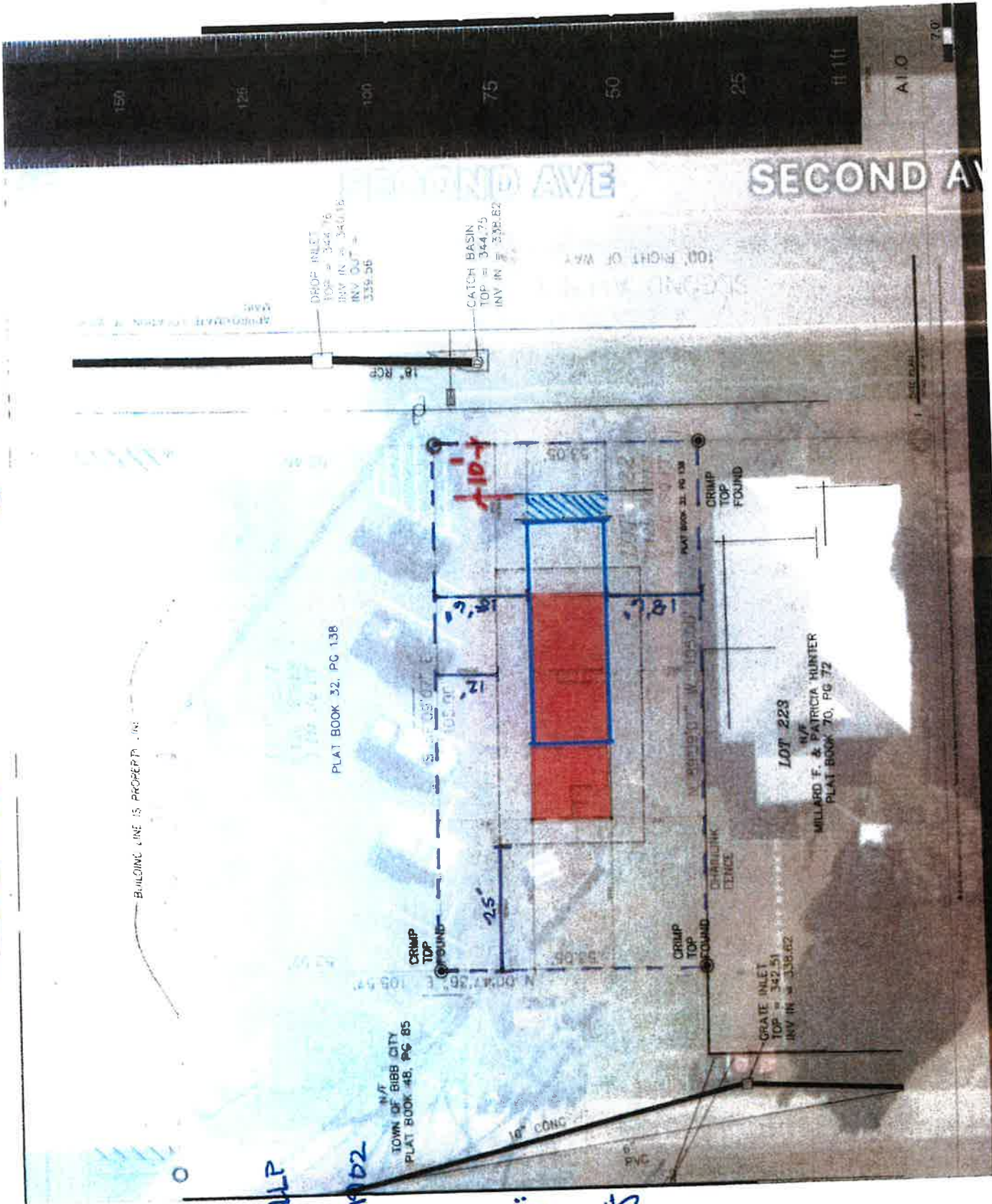
0 50 100 Feet  
 1 inch = 100 feet  
 Data Source: IT/GIS  
 Author: DavidCooper



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2

Concept Plan (proposed building footprint shown in blue)



Owner:  
 3116 City Lights WLP  
 PO Box 2291  
 Columbus, GA 31902

Proposed Use:  
 Residential

Current Zoning:  
 R0

Proposed Zoning:  
 SFR 4