



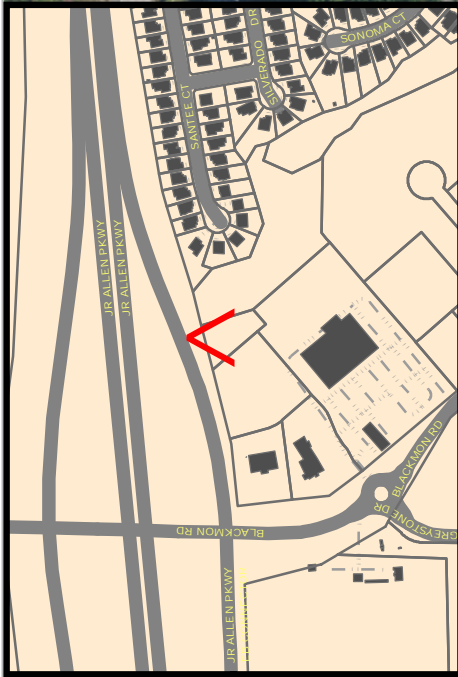
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

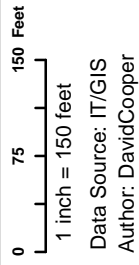
REZN-07-20-2197

Applicant:	Ben Billings
Owner:	Blackmon Village Center, LLC
Location:	7290D Blackmon Road
Parcel:	101-030-007
Acreage:	0.66 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	RE1 (Residential Estate 1)
Current Use of Property:	Detention Pond
Proposed Use of Property:	Detention Pond
Council District:	District 6 (Allen)
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 B
Current Land Use Designation:	General Commercial
Future Land Use Designation:	General Commercial
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:		N/A
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North South East West	JR Allen Parkway GC (General Commercial) RE1 (Residential Estate 1) GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Ten (10) 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 Opposition	0 Responses 0 Responses
Additional Information:		Applicant interested in combining parcels to incorporate this parcel into the detention pond. Replat lot combination denied due to parcel #101-030-007 being GC (General Commercial) and parcel #101-030-004 being RE1 (Residential Estate 1). We do not allow lots to be combined that have 2 different zoning classifications.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Site Plan



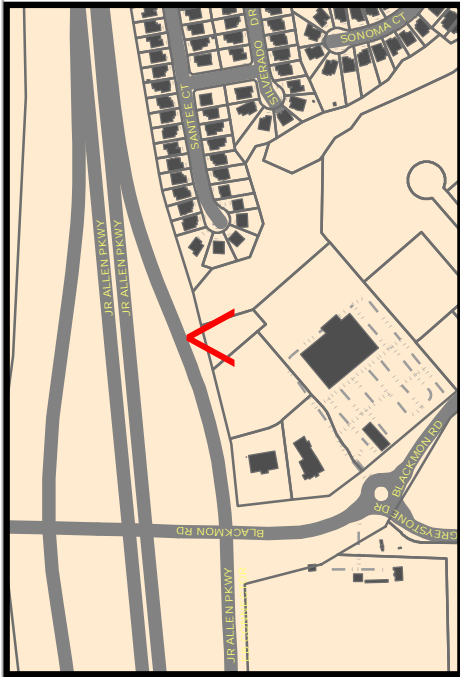
Area To Be Rezoned



Aerial Map for REZN 07 - 20 - 2197
 Map 101 Block 030 Lot 007
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

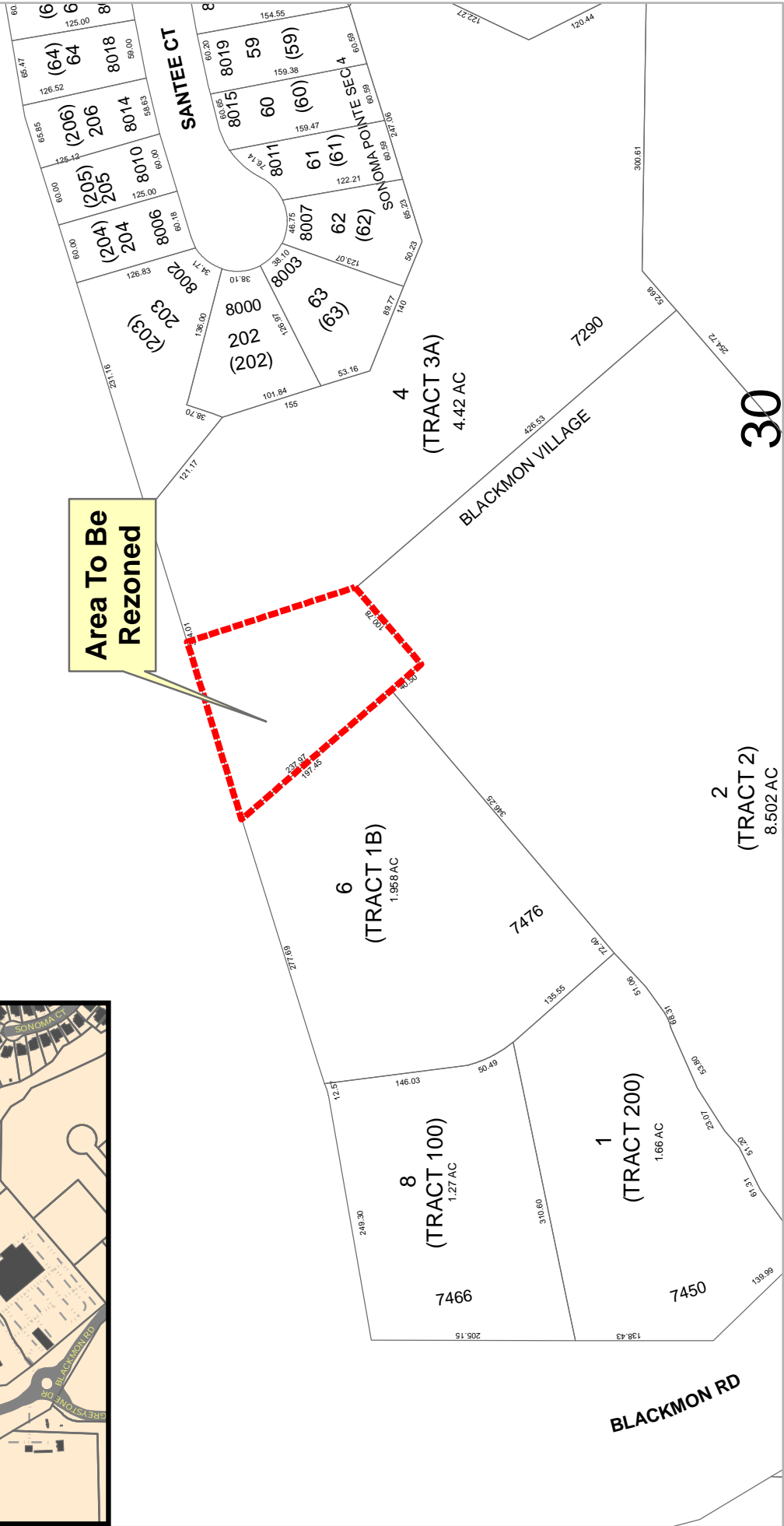
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JR ALLEN PKWY

Area To Be Rezoned



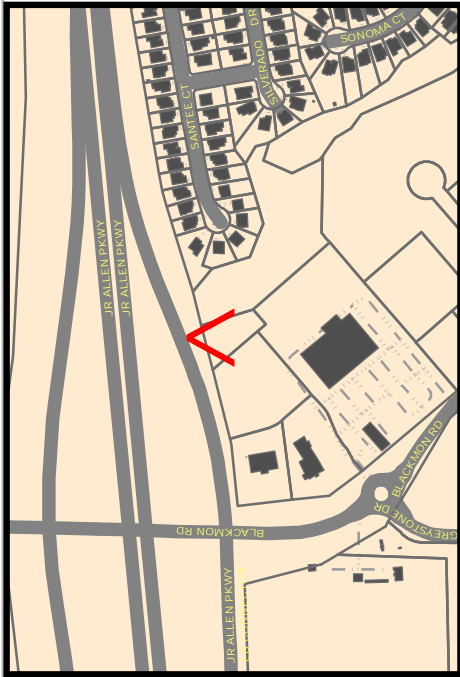
0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 07 - 20 - 2197
Map 101 Block 030 Lot 007
Planning Department-Planning Division
Prepared By Planning GIS Tech

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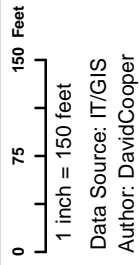
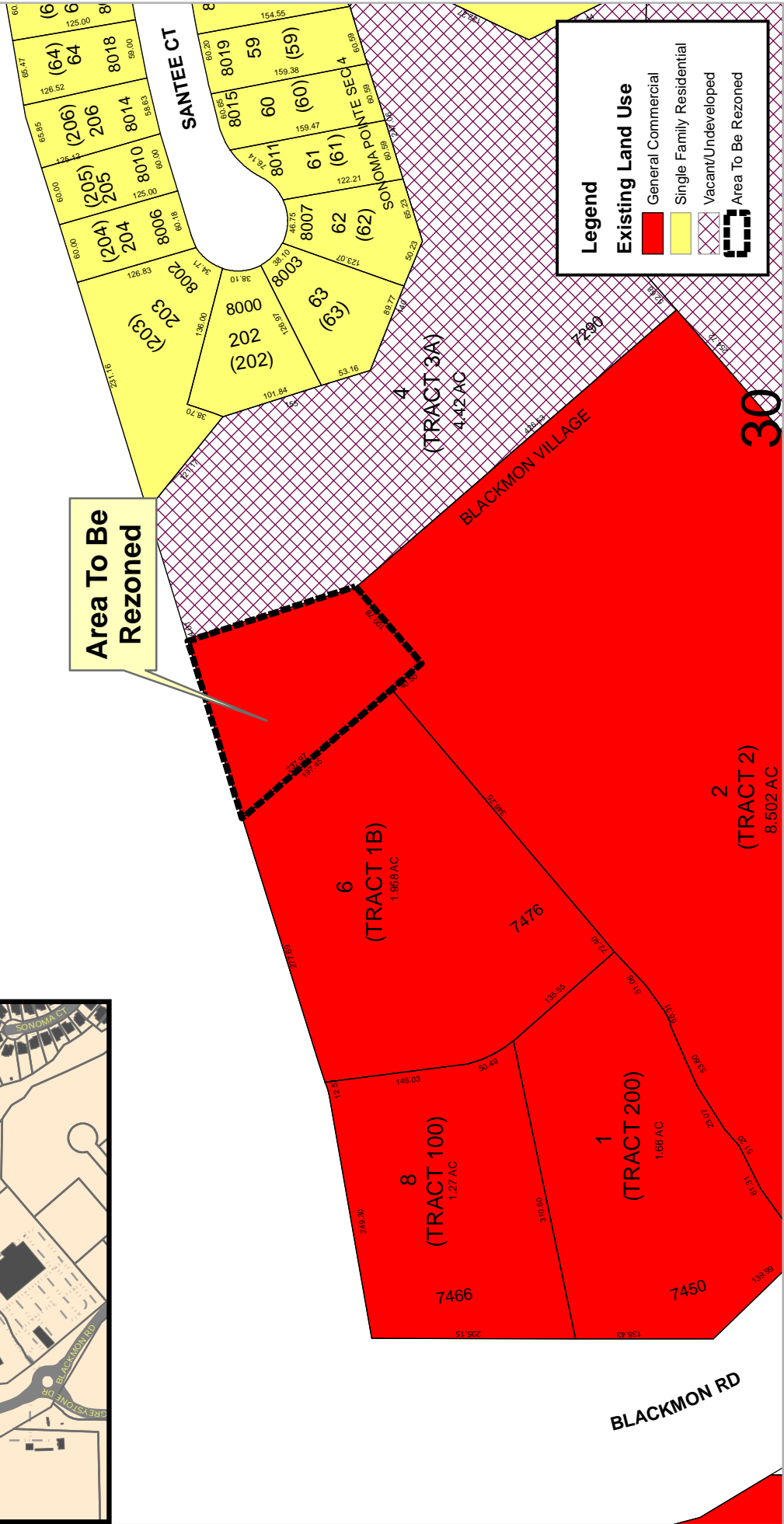


Date: 7/27/2020



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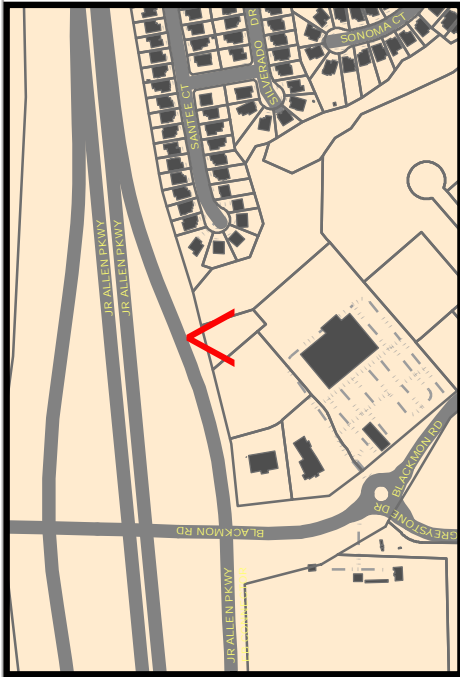
Area To Be Rezoned



Existing Land Use Map for REZN 07 - 20 - 2197
 Map 101 Block 030 Lot 007
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

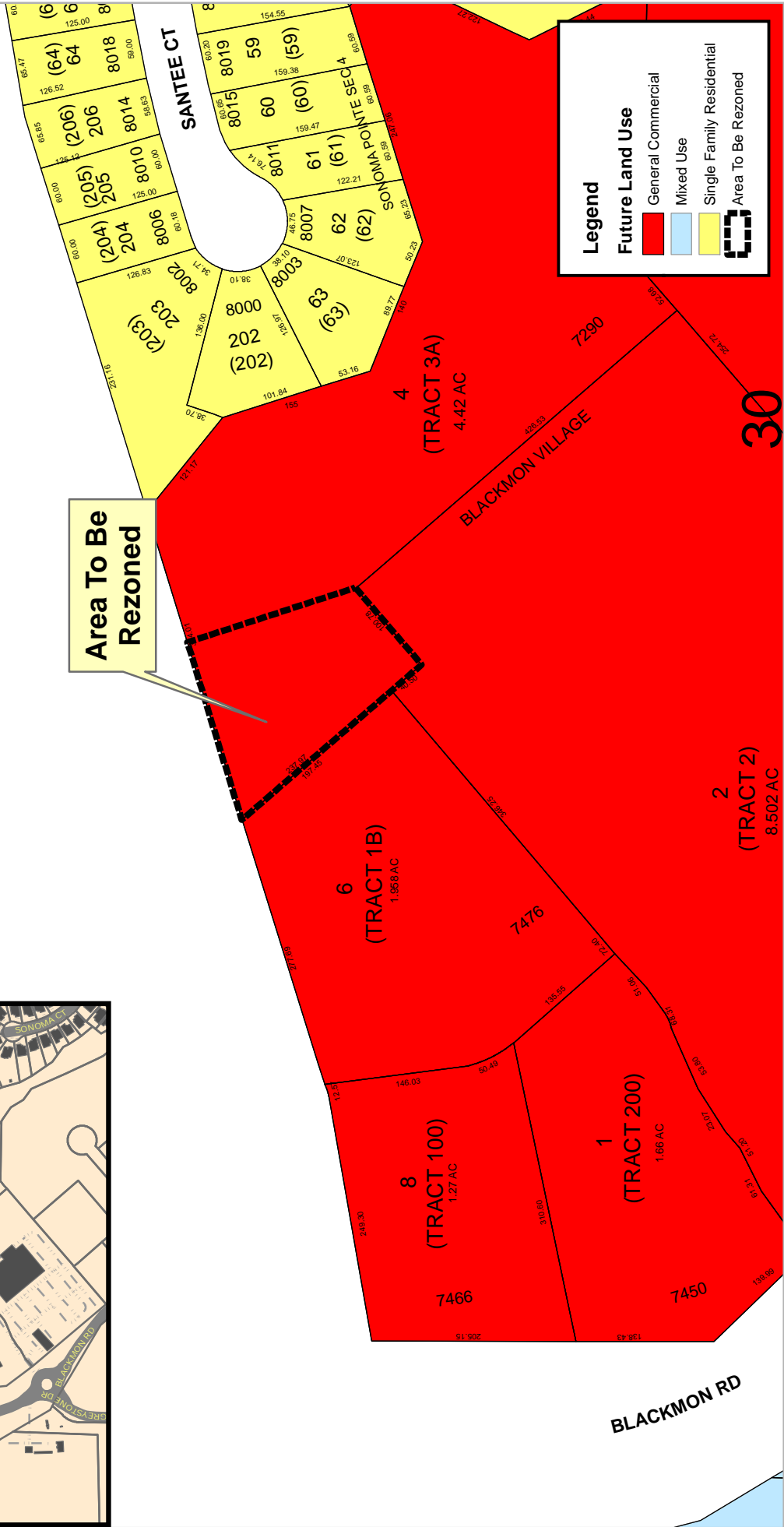
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Area To Be Rezoned



Legend

Future Land Use

- General Commercial
- Mixed Use
- Single Family Residential
- Area To Be Rezoned

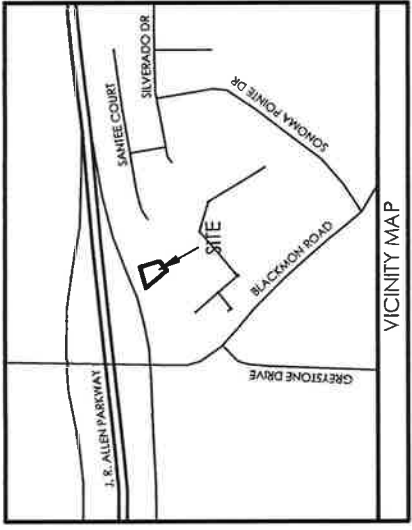
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 07 - 20 - 2197
 Map 101 Block 030 Lot 007
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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LINE LEGEND

PROPERTY LINE	---
RIGHT OF WAY	---
EASEMENT	---
WATER LINE	---
STORM DRAIN	---
DETENTION POND	---
SANITARY SEWER	---

J.R. ALLEN PARKWAY (US HIGHWAY 80)

TRACT 1C
N 17°18'37" E 187.88'
0.657 ACRES +/-
28,633 SQ.FT. +/-

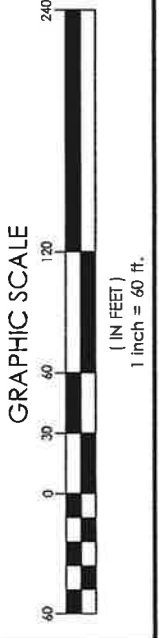
TRACT 1B
N/F
KUMARA, INC.
ZONED GC

TRACT 3
N/F
BEN FRANK BILLINGS, III, ET.AL.
ZONED RE1

TRACT 100
N/F
SHYAM SUNDAR INVESTMENTS, LLC
ZONED GC

TRACT 200
N/F
BLACKMON VILLAGE CENTER, LLC
ZONED GC

TRACT 2
N/F
WAL-MART REAL ESTATE BUSINESS TRUST
ZONED GC



LEGAL DESCRIPTION TRACT 1C:
ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 31, 9TH DISTRICT, MUSCOGEE COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BLACKMON ROAD (RIGHT-OF-WAY VARIES) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF J.R. ALLEN PARKWAY (RIGHT-OF-WAY VARIES); THENCE SOUTHERLY ALONG THE SOUTHERLY RIGHT-OF-WAY OF J.R. ALLEN PARKWAY, N 89°14'11" E A DISTANCE OF 249.30' TO A CONCRETE MONUMENT; THENCE RUM N 79°18'37" E A DISTANCE OF 290.26' TO THE POINT OF BEGINNING; THENCE CONTINUING WITH THE SOUTHERLY RIGHT-OF-WAY OF J.R. ALLEN PARKWAY, RUM N 79°18'37" E A DISTANCE OF 187.88' TO AN IRON PIN; THENCE LEAVING THE RIGHT-OF-WAY OF J.R. ALLEN PARKWAY, RUM S 16°46'36" E A DISTANCE OF 177.33' TO AN IRON PIN; THENCE RUM S 49°35'54" W A DISTANCE OF 100.78' TO A POINT; THENCE RUM N 40°24'08" W A DISTANCE OF 237.95' TO THE POINT OF BEGINNING.

SAID LAND TRACT OR PARCEL CONTAINING 0.657 ACRES MORE OR LESS.

**PLAT FOR REZONE OF
TRACT 1C
PART OF LAND LOT 31, 9TH DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
FOR
BLACKMON VILLAGE CENTER, LLC**

SCALE: 1" = 80' JULY 16, 2020

Billing Address:
3821 Willow Bend Run
Columbus, GA 31907
www.beckersurvey.com

Field Office:
7000 Storage Court, Suite 7
Columbus, GA 31907
Office: 706 562-8714
Fax: 800 786-2978
C.O.A.: 13451734
EXP.: 04-30-2021

- NOTES:**
- OWNER: BLACKMON VILLAGE CENTER, LLC
681 TILBORN LANE, SUITE 200
COLUMBUS, GEORGIA 31909
706-381-3979
- TOTAL AREA TO BE REZONED FROM GC TO RE1 = 0.657 ACRES
 - THE PROPERTY TO BE REZONED IS CURRENTLY AND WILL CONTINUE TO BE USED FOR STORM WATER DETENTION.
 - EQUIPMENT USED: TOPCON HYPER+ RTK GPS UNITS, THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A MAXIMUM RELATIVE POSITIONAL ACCURACY OF 0.083 FEET.
 - THERE IS EXISTING WATER AND SANITARY SERVICE RUNNING ALONG BLACKMON ROAD WHICH WILL SERVICE THE PROPERTY TO BE REZONED.