

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-20-2912

Applicant: Midtown Office & Storage Solutions, LLC

Owner: PH Columbus Land Holdings, LLC

Location: 2357 Warm Springs Road & 3705 / 3713 / 3721 / 3803 / 3809 / 3817 / 3823 / 3829 Gurley Drive

Parcel: 187-001-001 / 003 / 004 / 005 / 006 / 007 / 008 / 009 / 010

Acreage: 9.94 Acres

Current Zoning Classification: RO (Residential Office)

Proposed Zoning Classification: GC (General Commercial)

Current Use of Property: Vacant BC/BS Building

Proposed Use of Property: Office and Self Service Storage

Council District: District 8 (Garrett)

PAC Recommendation: **Approval** based on the Staff Report and compatibility with existing land uses.

Planning Department Recommendation: **Conditionally Approval** based on compatibility with existing land uses. Those conditions are as follows:

- 1) No additional parking, buffering shall be required provided that the footprint of the existing buildings on site do not change.
- 2) If the developer requests a traffic signal at the ingress and egress point on Warm Springs

Attitude of Property Owners:

One Hundred (100) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 4 (four) calls and/or emails regarding the rezoning.

**Approval
Opposition**

**0 Responses
4 Responses**

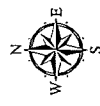
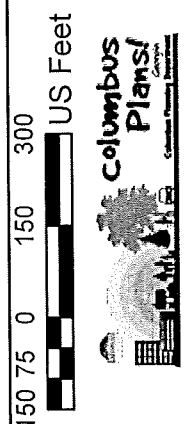
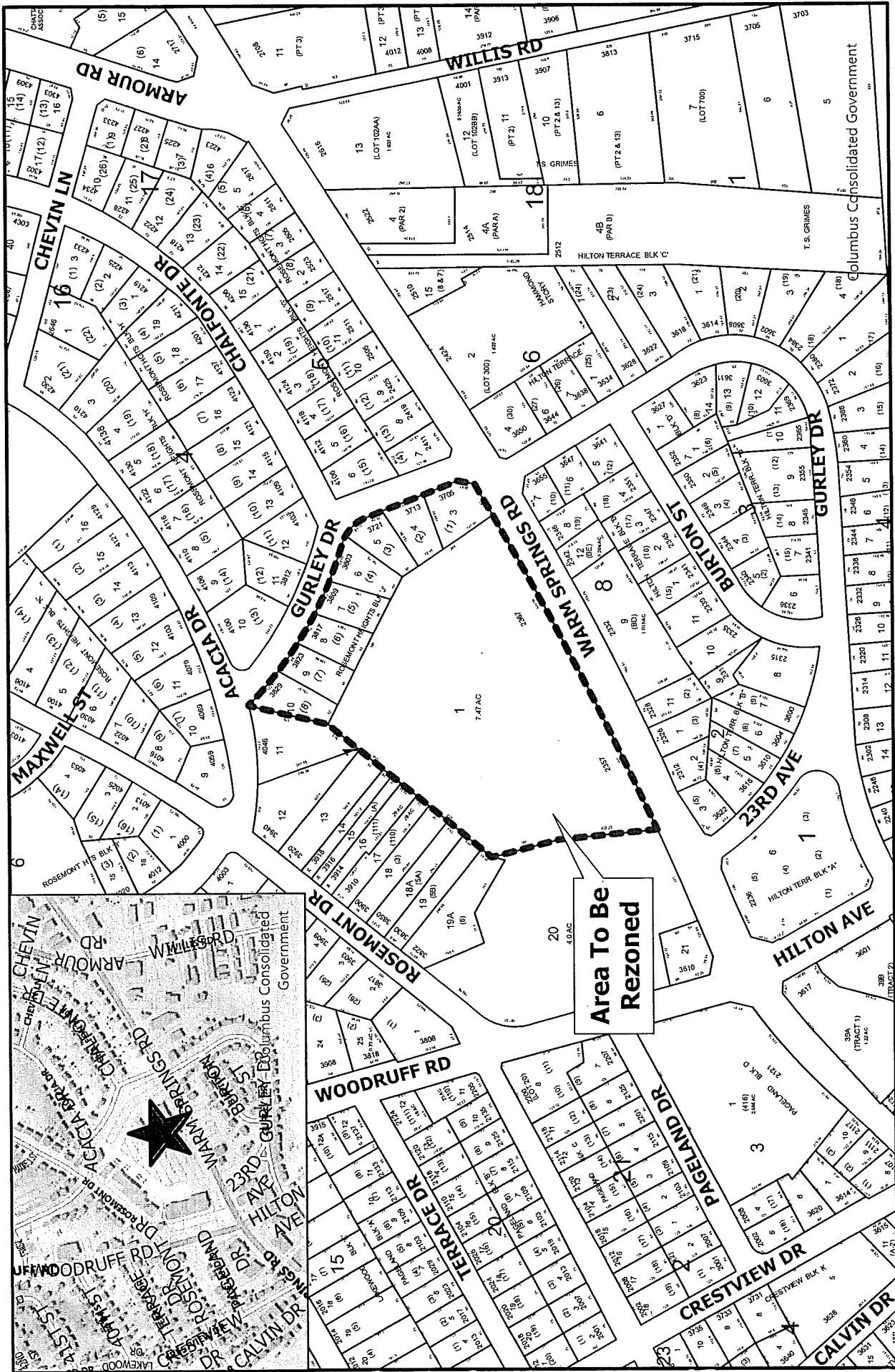
Additional Information:

Ordinance #17-44

Original rezoning requested included 2332 Warm Springs Road (187-008-009) but was removed during PAC due to opposition due to GC – General Commercial backing up to a residential neighborhood.

Attachments:

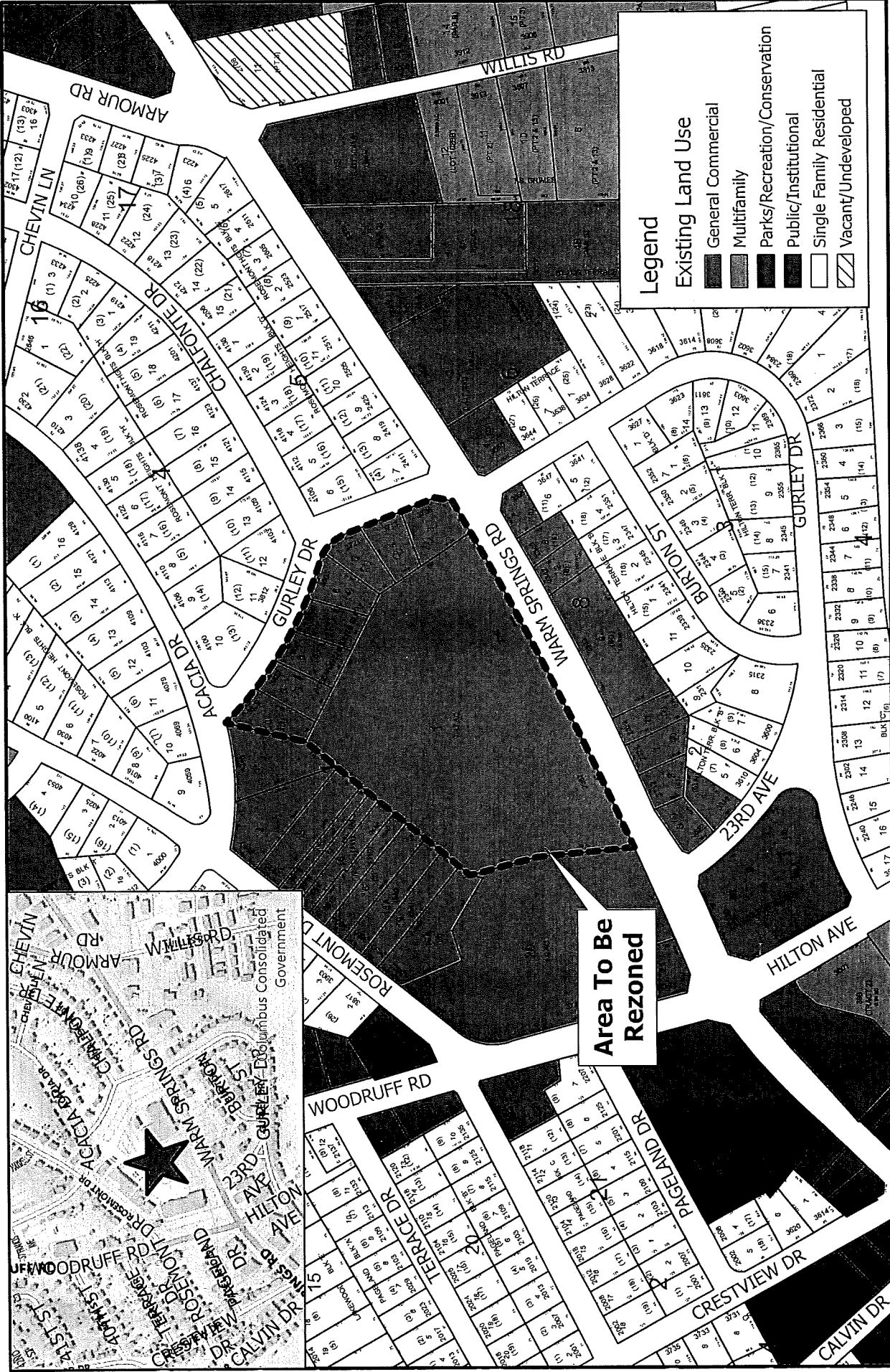
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report
Site Plan



Location Map for REZN-11-20-2912
 Map 187 Block 001 Lot 001, 003 - 010
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

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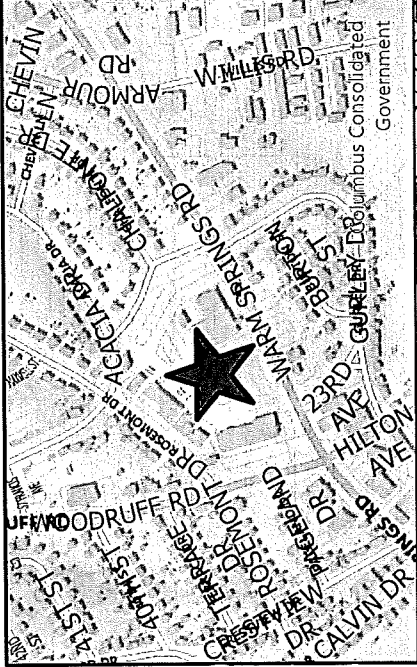
032	034	069
031	187	068
030	036	068



Legend

- Existing Land Use
- General Commercial
- Multifamily
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped

Area To Be Rezoned



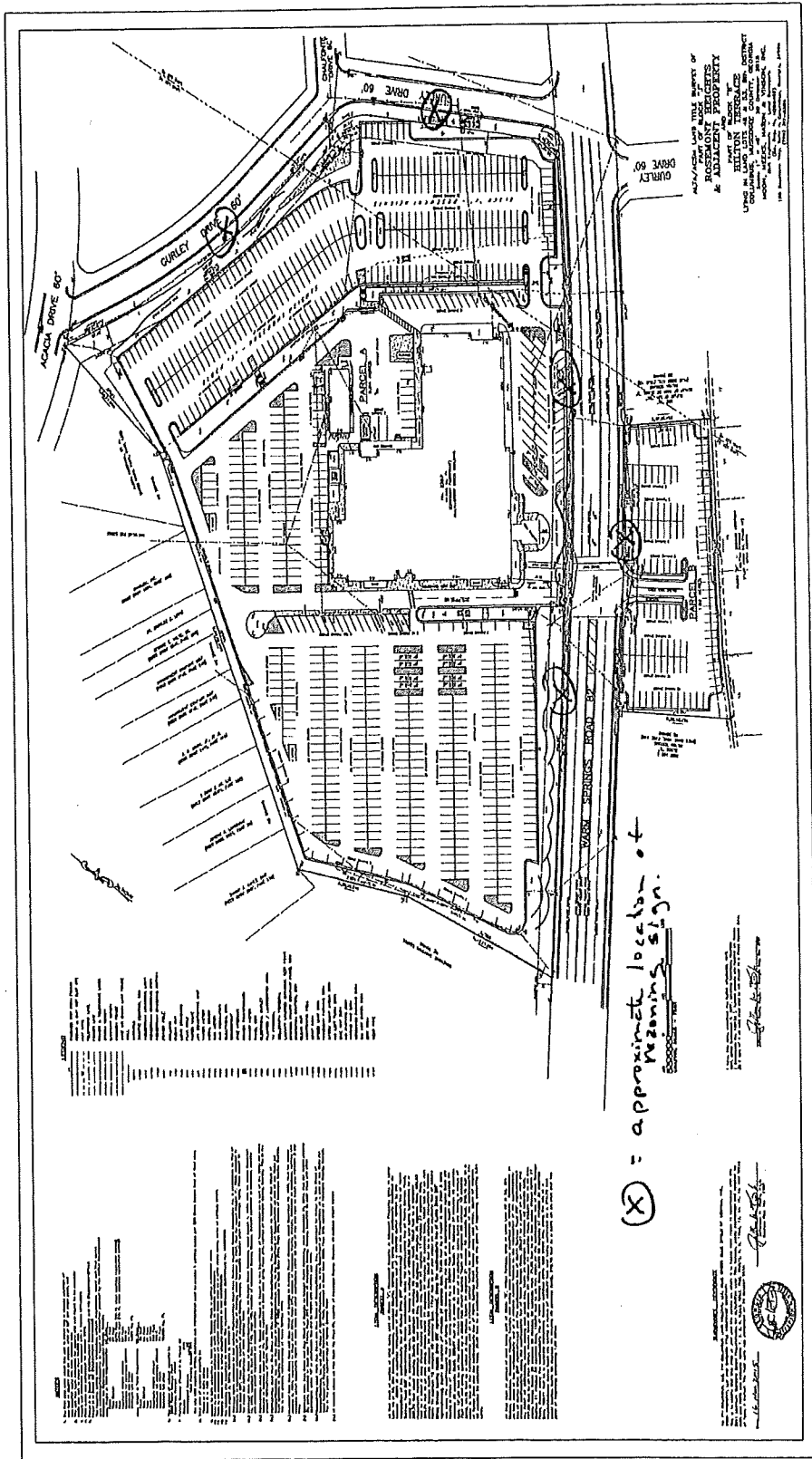
150 75 0 150 300 US Feet

Columbus Plans!

Existing Land Use Map for REZN-11-20-2912
 Map 187 Block 001 Lot 001, 003 - 010
 Planning Department - Planning Division
 Prepared by Planning GIS Tech

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032	034		069
	035	187	
031		186	068
030	036	186	068



PROPERTY OF
 ADCOCK DRIVE 80'
 GURLEY DRIVE 60'
 DRIVE 60'

APPROXIMATE LOCATION OF MISSING SIGN

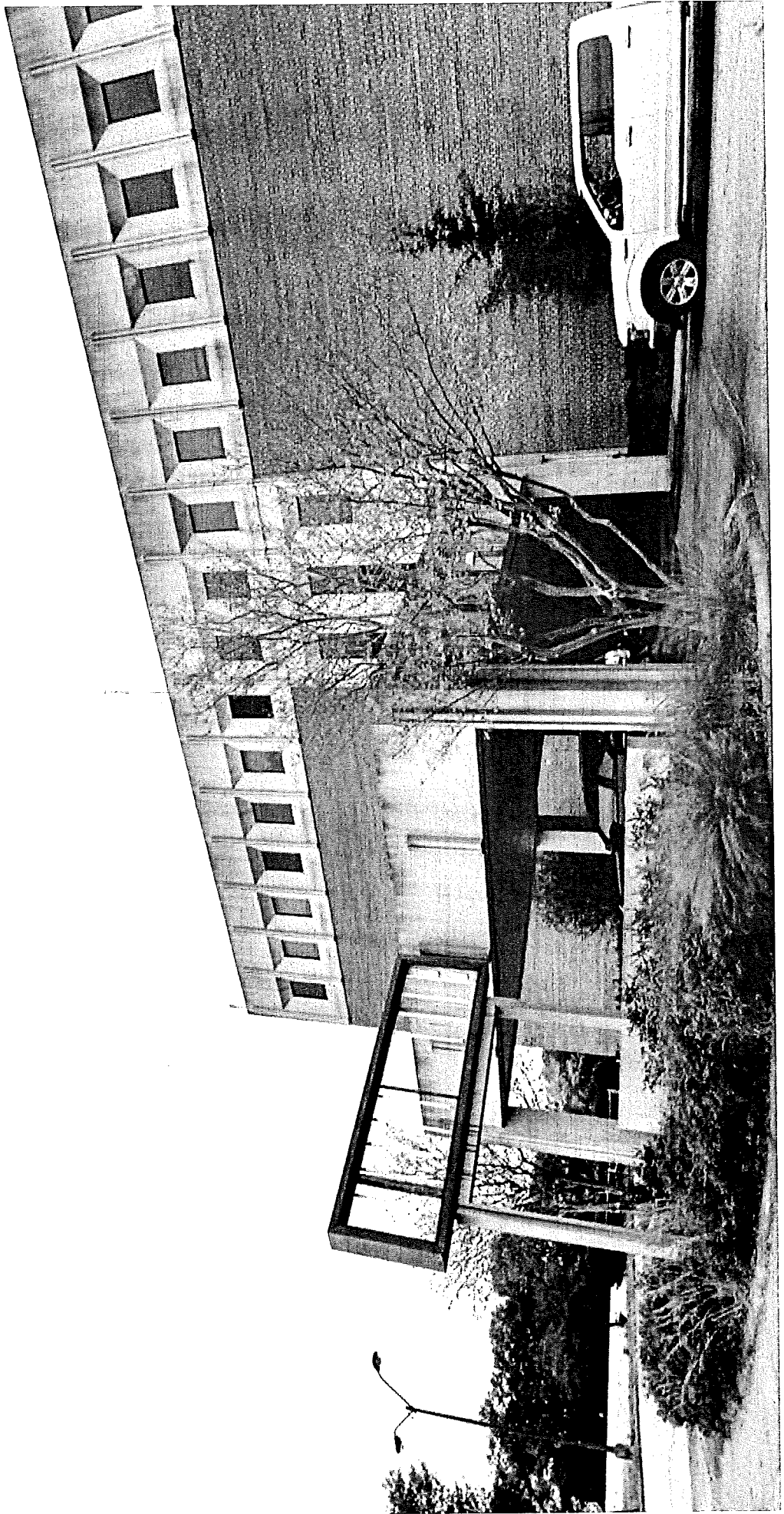
APPROXIMATE LOCATION OF MISSING SIGN

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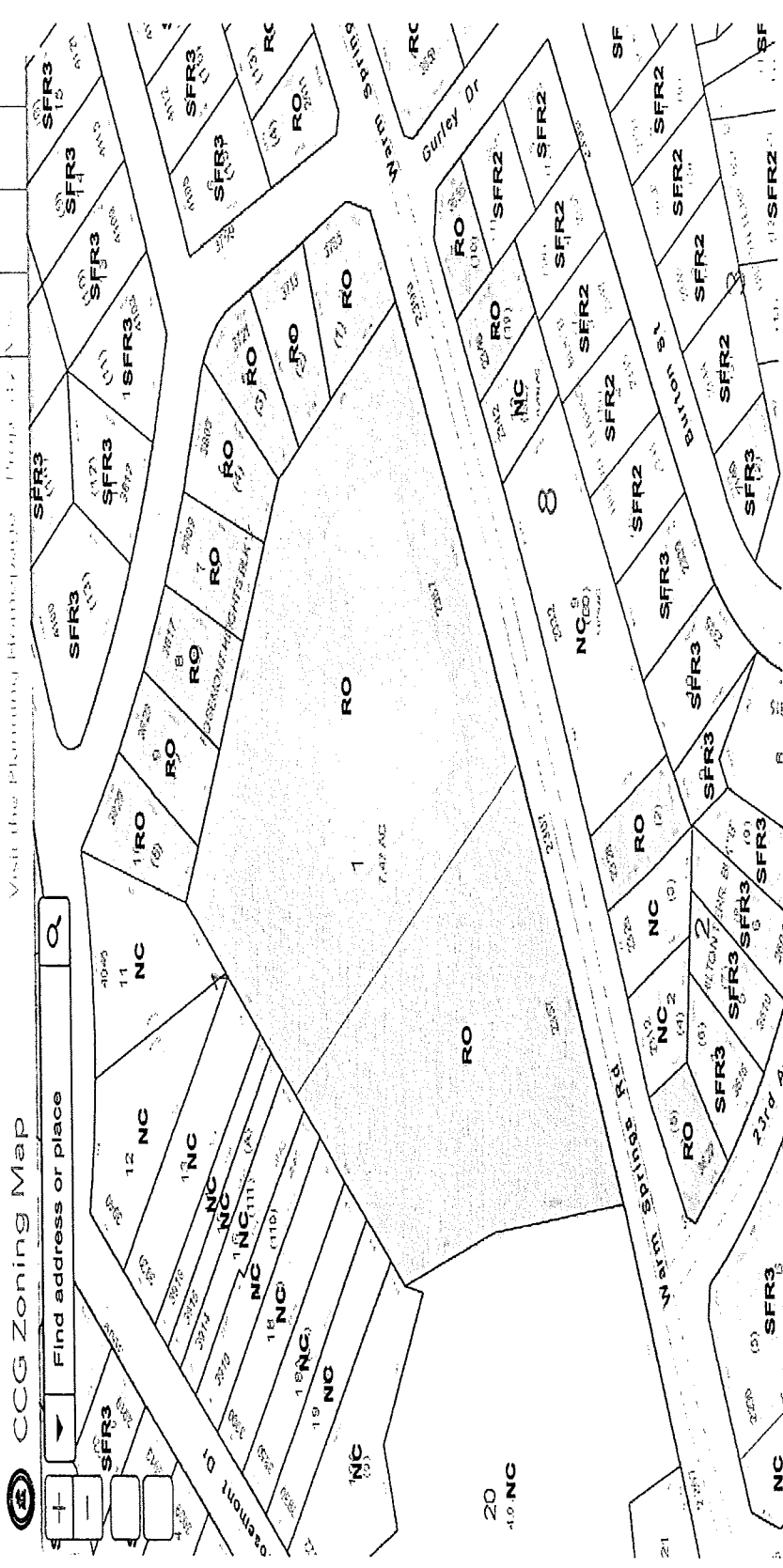
APPROXIMATE LOCATION OF MISSING SIGN





9/30/2020

CCG Zoning Map



200ft

84,953 32,500 Datasets

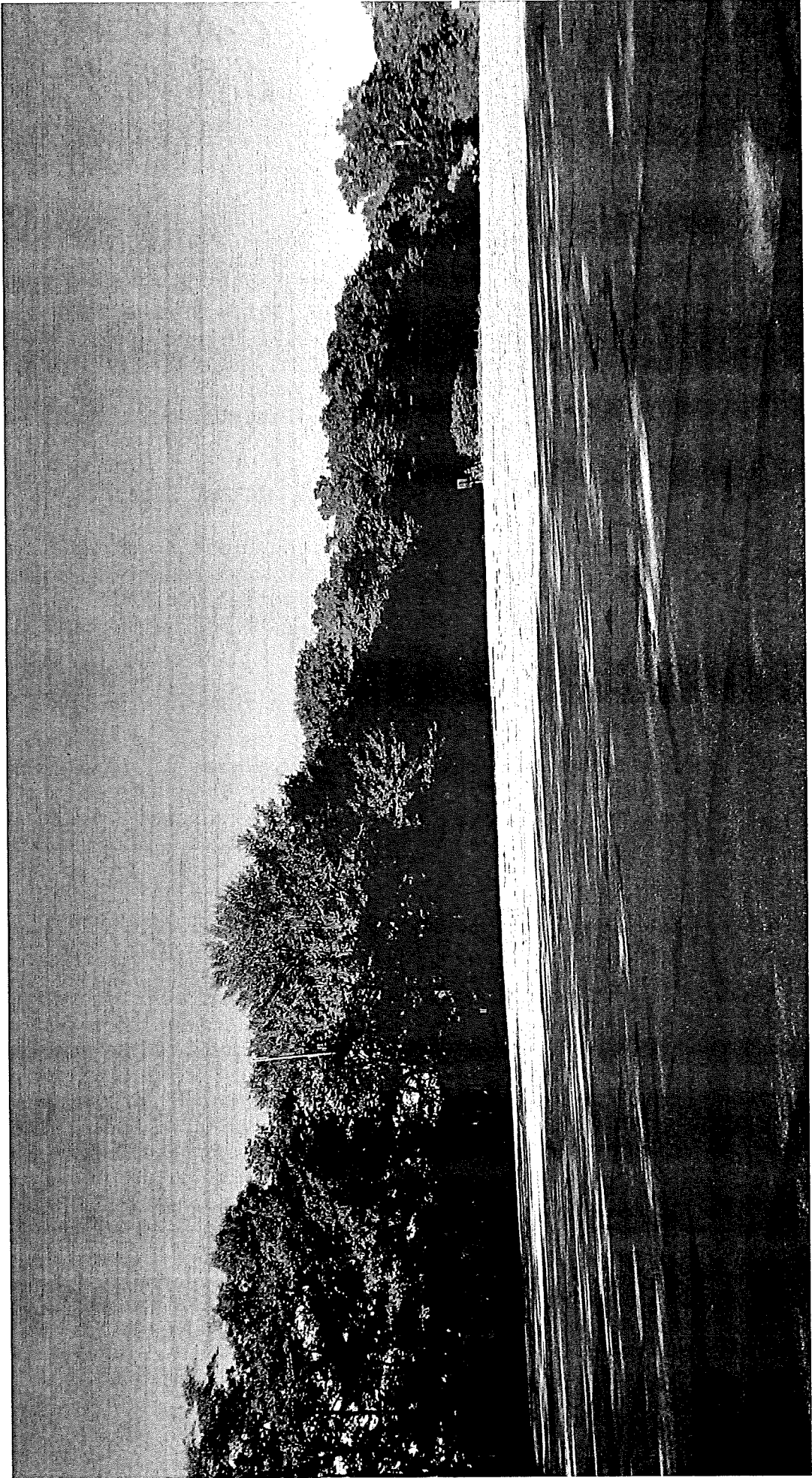
<https://ccg.maps.arcgis.com/apps/webappviewer/index.html?id=7336ed55b2fd4c0ea79c414bb7b29b14>

CONDITION

“As long as the footprints of the existing buildings remain the same and no additional buildings, other than vehicle/RV/boat canopies to provide covered parking, are placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is.”







5 calls are along the southwesterly line of Gurley Drive) thence along the arc of a counterclockwise curve (said arc having a radius of 720.90 feet and being subtended by a 236.99 foot chord bearing South 62 degrees 04 minutes 25 seconds East), 238.07 feet to a rebar & cap; thence South 71 degrees 37 minutes 42 seconds East, 121.36 feet to an iron stake; thence along the arc of a clockwise curve said arc having a radius of 75.0 feet and being subtended by a 59.99 foot chord bearing South 48 degrees 03 minutes 10 seconds East), 61.72 feet to a rebar & cap; thence South 24 degrees 21 minutes 56 seconds east, 240.16 feet to a rebar & cap at the northeasterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive and the northwesterly line of warm springs Road; thence along said miter, South 07 degrees 52 minutes 20 seconds West, 33.49 feet to a concrete monument and the point of beginning; containing 9.94 acres.

Parcel Two:

All that tract or parcel of land being part of Block "B", Hilton Terrace, lying in Land Lots 48 & 53, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Commence at an iron stake at the northwesterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive (60' right-of-way) and the southeasterly line of Warm Springs Road (82' right-of-way); thence southwesterly along the southeasterly line of Warm Springs Road, 236.31 feet to a point on an inlet and the POINT OF BEGINNING; thence leaving said street line, South 34 degrees 25 minutes 43 seconds East, 121.85 feet to an iron stake; thence South 55 degrees 58 minutes 44 seconds West, 263.55 feet to an iron stake; thence South 50 degrees 50 minutes 58 seconds West, 71.39 feet to an iron stake; thence North 27 degrees 51 minutes 08 seconds West, 158.04 feet to an iron stake on the southeasterly line of Warm Springs Road; thence along the southeasterly line of Warm Springs Road, North 62 degrees 07 minutes 36 seconds East, 102.41 feet to a concrete monument; thence continue along said street line, along the arc of a counterclockwise curve (said arc having a radius of 4338.22 feet and being subtended by a 215.73 foot chord bearing North 60 degrees 44 minutes 45 seconds East), 215.75 feet to a point on an inlet and the point of beginning; containing 1.02 acres.

C.A. 06-20-17(12)
C.A. 07-11-17(5)

AN ORDINANCE

7-11-17

Revised Ordinance

An Ordinance a Government of Colum boundaries of a dist as well as 3705, 371 Drive (Parcel #'s 18 004, 187-001-005, 18 010) from NC (Neigh and RE1 (Residential conditions Zoning Di

Final
#5

he Consolidated changes certain rm Springs Road 3 & 3829 Gurley 1-003, 187-001- 1-009 & 187-001- dential Office) 1 Office) with

THE COUNCIL

ORDAINS:

That the Zoning Department is hereby amended by changing the aforementioned property from NC (Neighborhood Commercial) / RO (Residential Office) and RE1 (Residential Estate 1) to RO (Residential Office) with conditions Zoning District:

Parcel One:

All that tract or parcel of land being part of Block "J", Rosemont Heights & Adjacent Property, lying in Land Lots 48 & 53, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: BEGIN at a concrete monument at the southwesterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley drive (60' right-of-way) and the northwesterly line of Warm Springs Road (82' right-of-way); thence southwesterly along the northwesterly line of Warm Springs Road, along the arc of a clockwise curve, (said arc having a radius of 4256.22 feet and being subtended by a 507.70 foot chord bearing South 58 degrees 40 minutes 50 seconds West), 508.0 feet to a concrete monument; thence continue along said street line, South 62 degrees 07 minutes 36 seconds West, 402.93 feet to a rebar & cap; thence leaving said street line, North 07 degrees 17 minutes 27 seconds West, 222.75 feet to an iron stake; thence North 19 degrees 54 minutes 37 seconds East, 97.45 feet to a rebar & cap; (next 5 calls are along the southwesterly line of Gurley Drive) thence along the arc of a counterclockwise curve (said arc having a radius of 720.90 feet and being subtended by a 236.99 foot chord bearing South 62 degrees 04 minutes 25 seconds East), 238.07 feet to a rebar & cap; thence South 71 degrees 37 minutes 42 seconds East, 121.36 feet to an iron stake; thence along the arc of a clockwise curve (said arc having a radius of 75.0 feet and being subtended by

2. If the developer requests a traffic signal at the ingress and egress point on Warm Springs Road, they will be required to submit a traffic impact analysis. If the analysis meets required warrants then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 20th day of June, 2017; introduced a second time at a regular meeting of said council held on the ____ day of _____, 2017 and adopted at said meeting by the affirmation vote of ____ members of Council.

Councilor Allen	voting	_____
Councilor Baker	voting	_____
Councilor Barnes	voting	_____
Councilor Davis	voting	_____
Councilor Garrett	voting	_____
Councilor Henderson	voting	_____
Councilor Huff	voting	_____
Councilor Thomas	voting	_____
Councilor Pugh	voting	_____
Councilor Woodson	voting	_____

Tiny B. Washington
Clerk of Council

Teresa Pike Tomlinson
Mayor

**Planning Department's
Recommendation:**

Approval with condition based on compatibility with existing land uses.

1. As long as the footprint of the existing building(s) remains the same and/or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is. If the footprint of the existing building(s) change or new construction is started then all buffers shall be in effect.
2. If the developer requests a traffic signal at the ingress and egress point on Warm Springs Road, they will be required to submit a traffic impact analysis. If the analysis meets required warrants then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.

Fort Benning's Recommendation:

N/A

DRI Recommendation:

N/A

General Land Use:

Consistent
Planning Area D
Land Use Designation: Mixed-use and Office Professional; Mixed-use is the predominant land uses to be encouraged in Midtown. These properties lie within the intersection area of Woodruff Road/Hilton Avenue and Warm Springs Road.

Future Land Use Designation:

OP (Office/Professional)

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.

Attitude of Property Owners:

Seventy two (72) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received zero calls and zero emails regarding the rezoning.

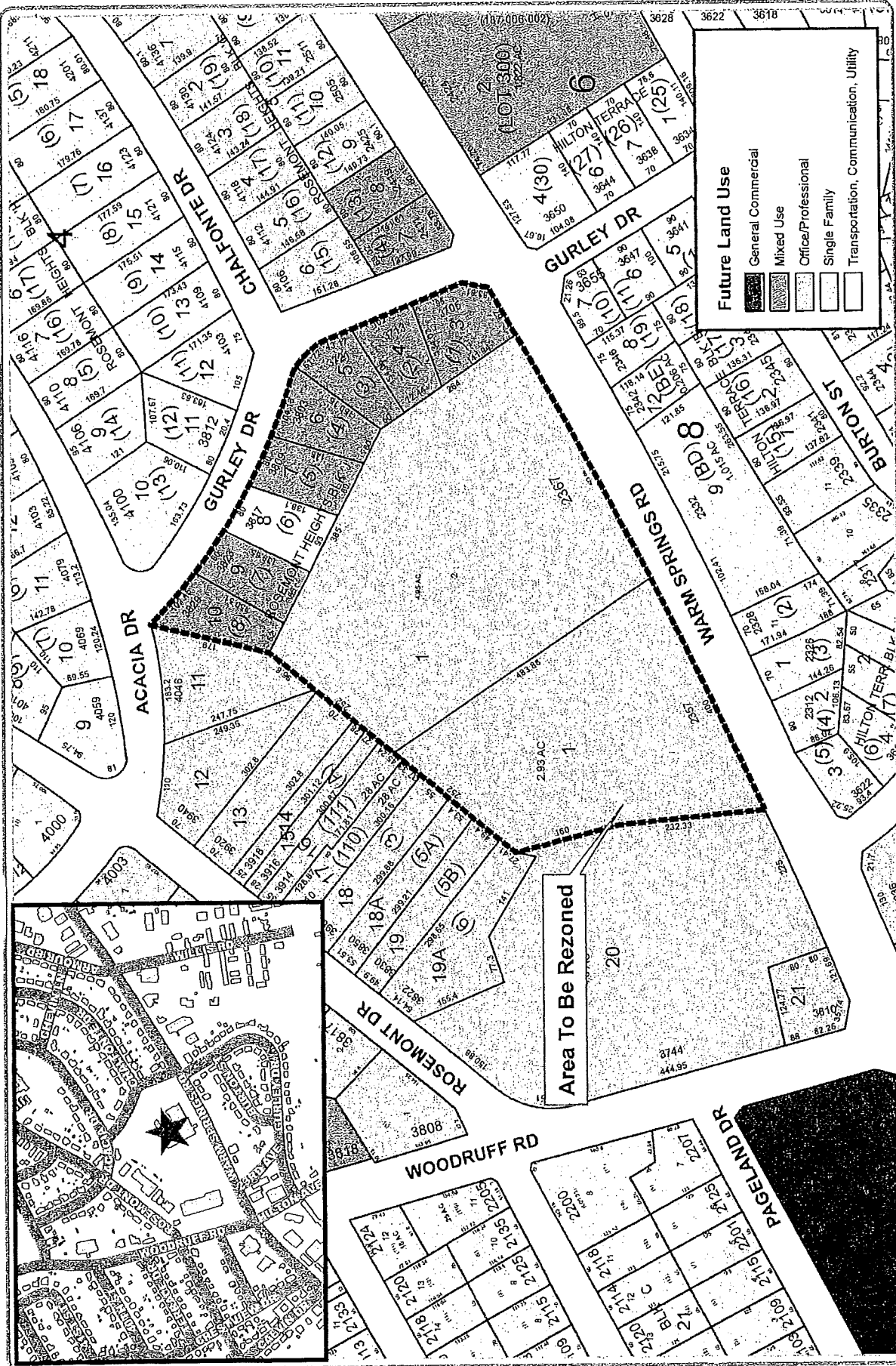
Additional Information:

This building was previously zoned C-2 before the adoption of the UDO in 2005. During the conversion, the property changed to NC. This zoning has maximum gross square feet of 5,000. The current structure is well over the districts maximum and has been vacant for over 6 month. Thus, making the current structure unusable under the current zoning.

The developer is requesting that should the office building be remodeled for another office use (with interior alteration of the building only) that as long as the footprint of the existing building(s) remain the same and/or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is.

Attachments:

Aerial Land Use Map
Future Land-Use Map
Site Plan



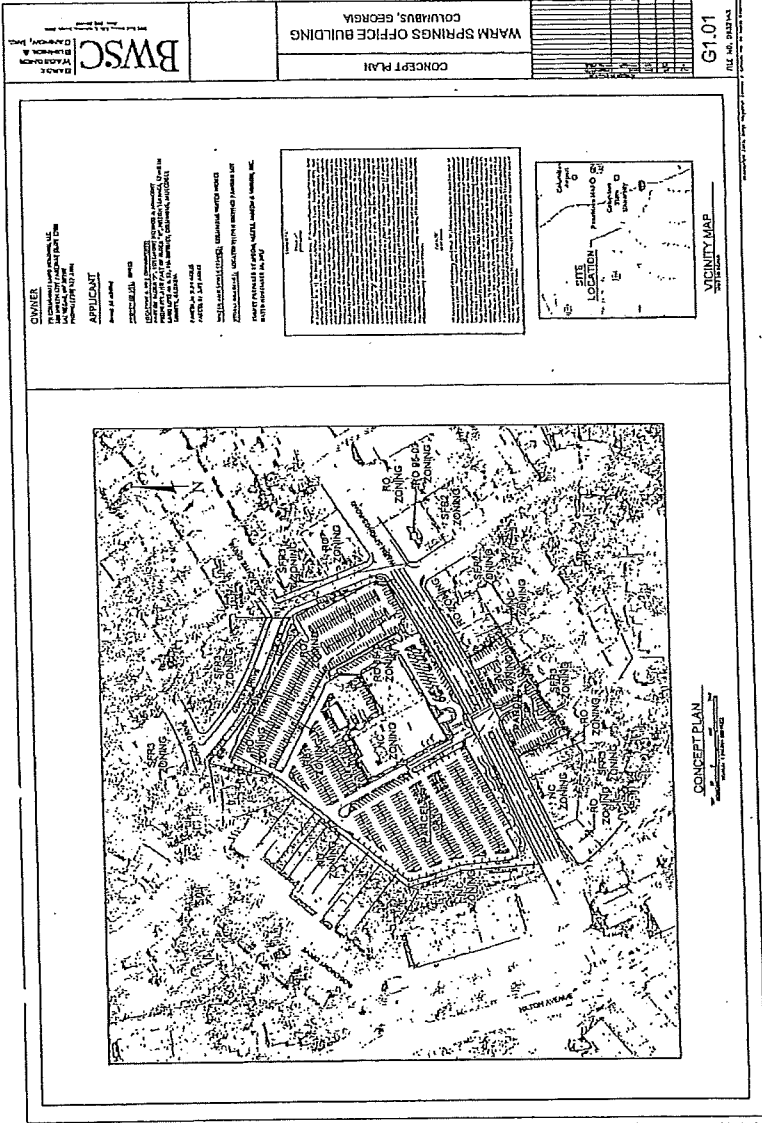
Columbus Plans!

1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 04-17-0657
 Part of Block "J", Rosemont Heights and Adjoining Property
 and Part of Block "B", Hilton Terrace,
 Lying in Land Lots 48 & 53, 8th District
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 4/12/2017



BWSC
 ARCHITECTS
 1000 Peachtree Street, N.E.
 Atlanta, Georgia 30309
 Telephone: (404) 525-1100
 Fax: (404) 525-1101

WARM SPRINGS OFFICE BUILDING
 CONCEPT PLAN
 COLUMBUS, GEORGIA

1.0	INTRODUCTION
2.0	GENERAL NOTES
3.0	CONCEPT PLAN
4.0	CONCEPT PLAN
5.0	CONCEPT PLAN
6.0	CONCEPT PLAN
7.0	CONCEPT PLAN
8.0	CONCEPT PLAN
9.0	CONCEPT PLAN
10.0	CONCEPT PLAN
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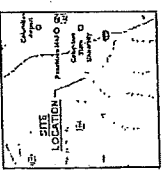
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OWNER
 THE UNIVERSITY OF GEORGIA
 100 UNIVERSITY DRIVE
 ATHENS, GEORGIA 30602
 PHONE: (706) 542-1000

APPLICANT
 BWS&C ARCHITECTS
 1000 PEACHTREE STREET, N.E.
 ATLANTA, GEORGIA 30309
 PHONE: (404) 525-1100

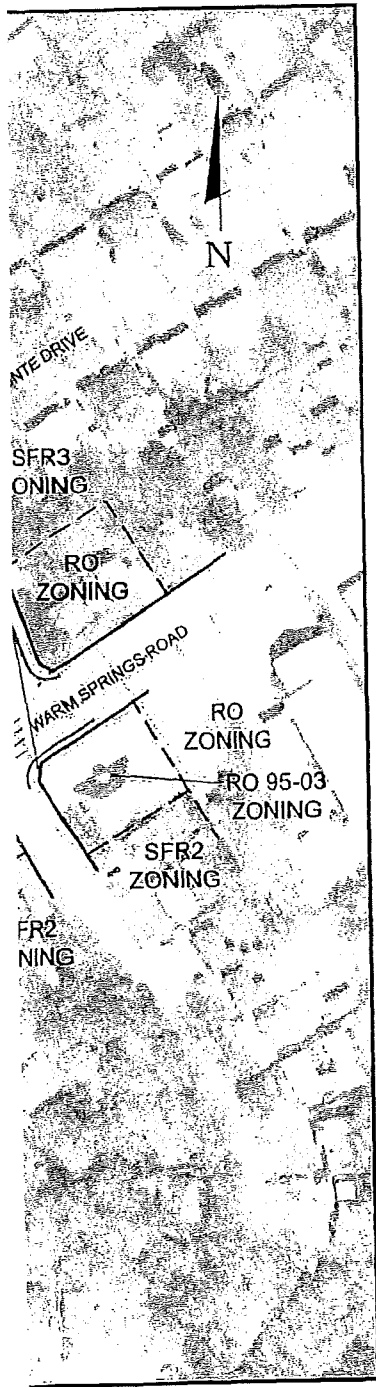
DESIGNER
 BWS&C ARCHITECTS
 1000 PEACHTREE STREET, N.E.
 ATLANTA, GEORGIA 30309
 PHONE: (404) 525-1100

GENERAL NOTES
 1. THE CONCEPT PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE CITY OF COLUMBUS.
 3. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE STATE OF GEORGIA.
 4. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE UNIVERSITY OF GEORGIA.
 5. THE CONCEPT PLAN IS SUBJECT TO THE APPROVAL OF THE ARCHITECTURAL BOARD OF GEORGIA.



VICINITY MAP
 SCALE: 1" = 100'

CONCEPT PLAN
 SCALE: 1" = 100'



OWNER

PH COLUMBUS LAND HOLDING, LLC
 100 NORTH CITY PARKWAY SUITE 1700
 LAS VEGAS, NV 89106
 PHONE: (770) 817-3081

APPLICANT

SAME AS ABOVE

PROPOSED USE: OFFICE

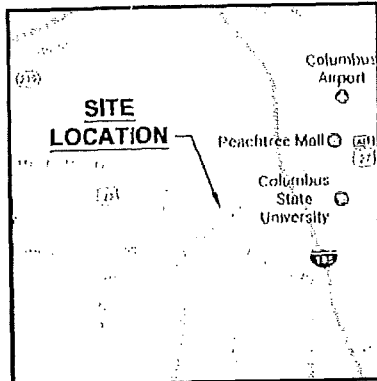
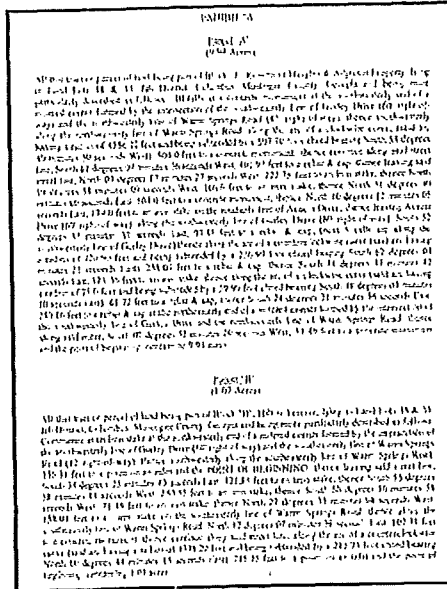
LOCATION & SIZE OF PROPERTY:
 PART OF BLOCK "J", ROSEMONT HEIGHTS & ADJACENT
 PROPERTY AND PART OF BLOCK "B", HILTON TERRACE, LYING IN
 LAND LOTS 48 & 53, 8th DISTRICT, COLUMBUS, MUSCOGEE
 COUNTY, GEORGIA

PARCEL A: 9.94 ACRES
 PARCEL B: 1.02 ACRES

WATER AND SEWER SERVICE: COLUMBUS WATER WORKS

STORM DRAINAGE: LOCATED WITHIN EXISTING PARKING LOT

SURVEY PREPARED BY: MOON, MEEKS, MASON & VINSON, INC.
DATED: NOVEMBER 16, 2015



VICINITY MAP
 NOT TO SCALE

BARGE
WAGBORN
BURNER
&
CANNON, INC.

BWSC

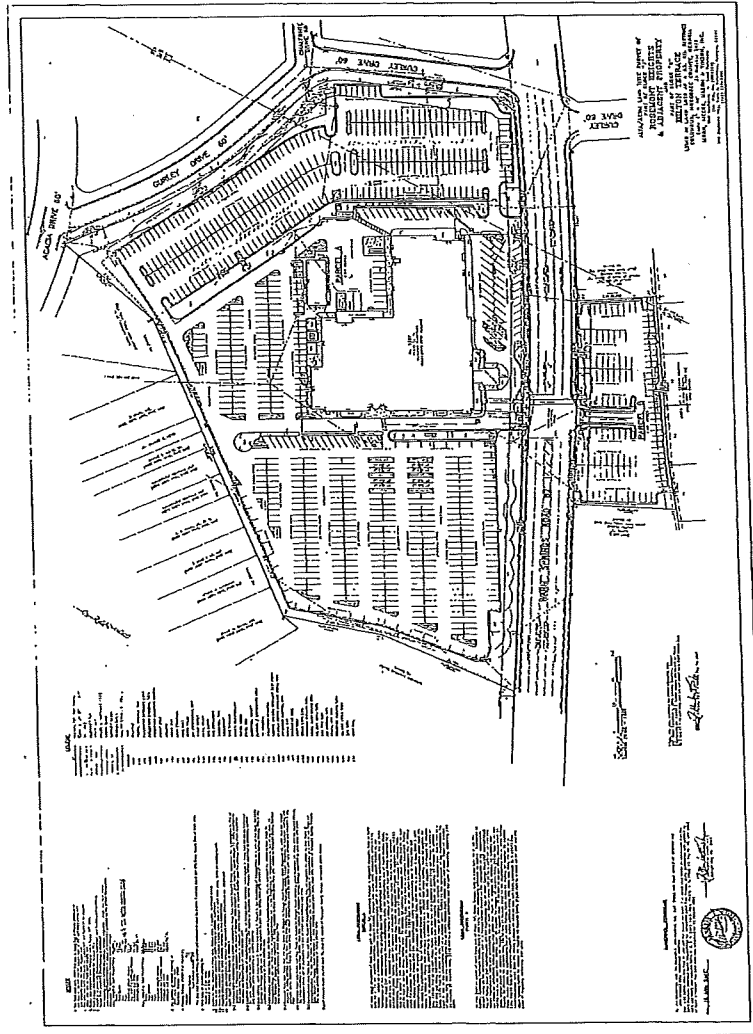
1301 First Avenue, Suite F, Columbus, Georgia 31906
 Phone: (706) 321-4500

CONCEPT PLAN

WARM SPRINGS OFFICE BUILDING
 COLUMBUS, GEORGIA

NO.	DATE	BY	DESCRIPTION
1	11/16/15	JM	PRELIMINARY
2	12/15/15	JM	FINAL ISSUE
3			
4			
5			
6			
7			
8			
9			
10			

G1.01
 FILE NO. D932143



1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA BUILDING CODE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES ON THE CONSTRUCTION SITE.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE ARCHITECT AND OTHER STAKEHOLDERS.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE QUALITY CONTROL MEASURES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ENVIRONMENTAL PROTECTION MEASURES.

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24. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES ON THE CONSTRUCTION SITE.

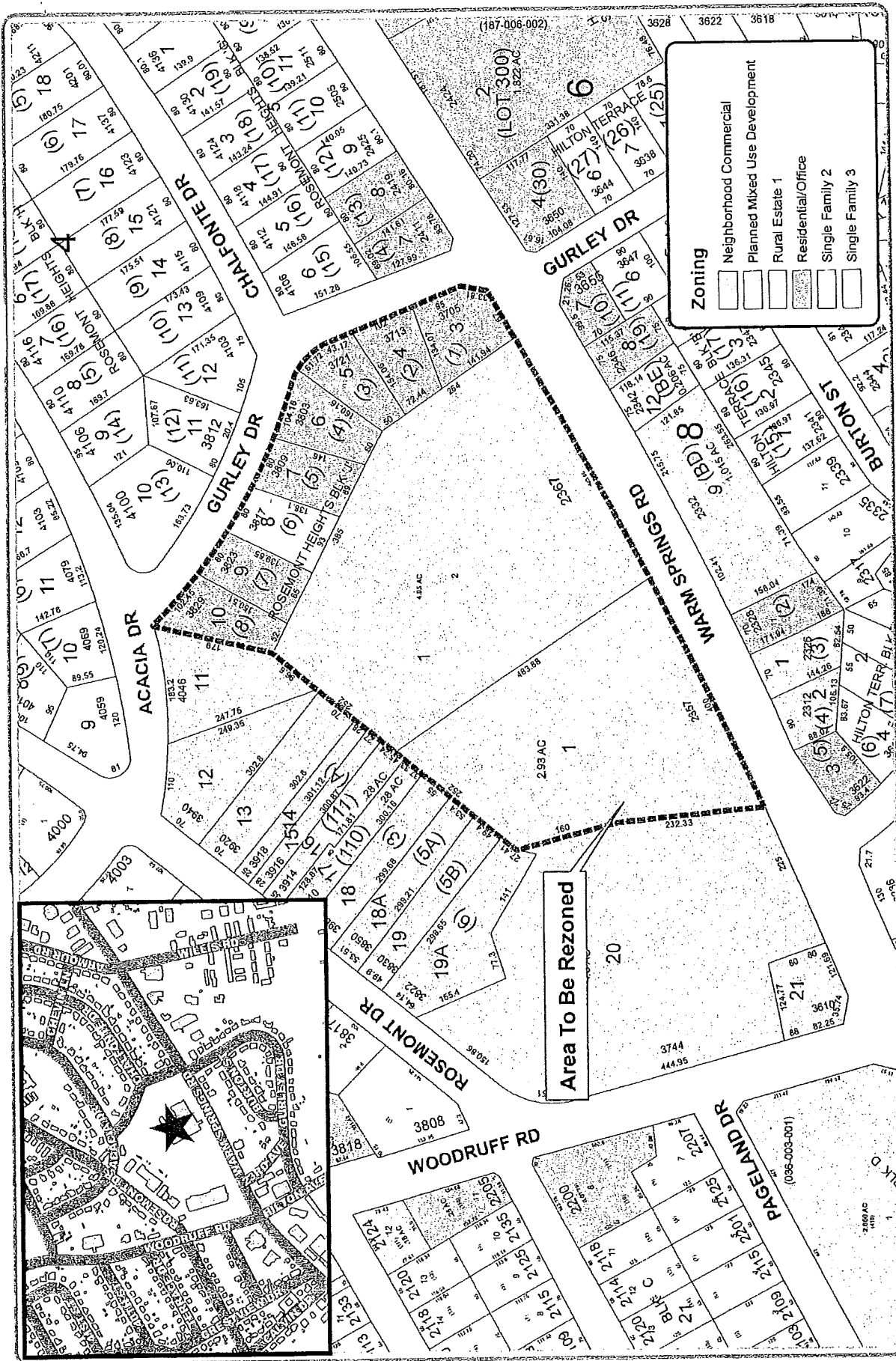
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28. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODE AND THE CALIFORNIA BUILDING CODE.





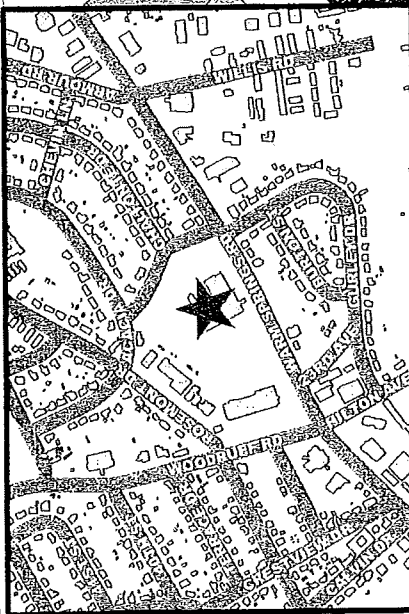
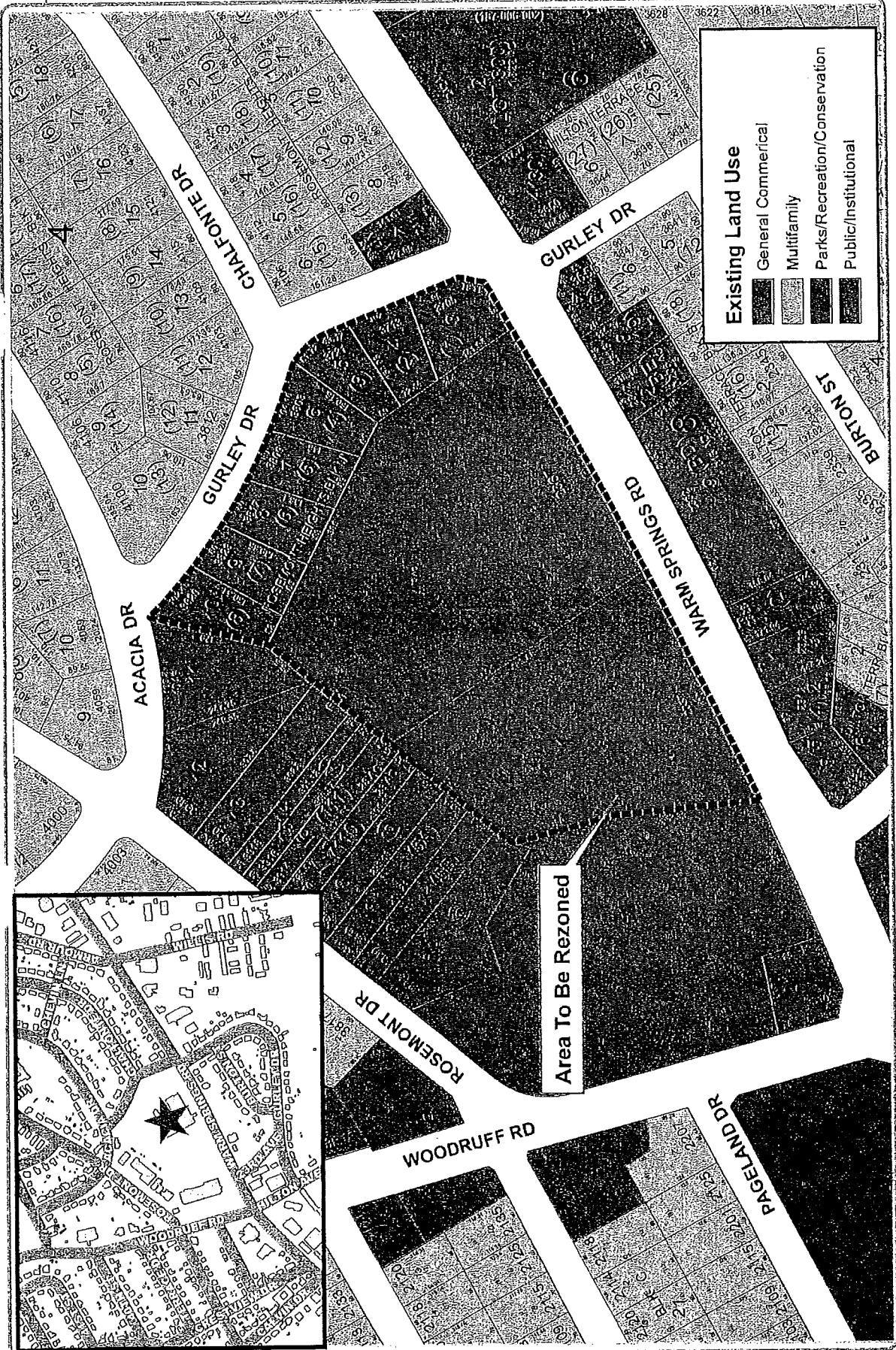
Columbus Plans!

Zoning Map for REZN 04-17-0657
 Part of Block "J", Rosemont Heights and Adjoining Property
 and Part of Block "B", Hilton Terrace,
 Lying in Land Lots 48 & 53, 8th District
 Planning Department-Planning Division
 Prepared By Planning GIS Tech





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1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

Date: 4/12/2017




Existing Land Use

-  General Commercial
-  Multifamily
-  Parks/Recreation/Conservation
-  Public/Institutional

Area To Be Rezoned

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Existing Land Use Map for REZN 04-17-0657
 Part of Block "J", Rosemont Heights and Adjoining Property of
 and Part of Block "B", Hilton Terrace,
 Lying in Land Lots 48 & 53, 8th District
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

1 inch = 200 feet
 Data Source: IT/GIS
 Author: David Cooper

0 100 200 Feet

Date: 4/12/2017



City Services:

Property is served by all city services.

Traffic Impact:

This rezoning request will have a positive impact on the projected traffic on Warm Springs Road should the buildout and completion of the development take place. The level of service (LOS) for the connecting street of Warm Springs Road will not change the LOS of C. The projected increase of traffic generated from this development would be 658 AADT. The estimated trip generation for an office building with current square footage for this site is 950 AADT.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential and commercial/industrial usage.

Surrounding Zoning:

North – SFR3 (Single Family Residential) and NC (Neighborhood Commercial)
South – RO (Residential Office) and NC (Neighborhood Commercial)
East – SFR3 (Single Family Residential) and RO (Residential Office)
West – RO (Residential Office), SFR3 (Single Family Residential) and NC (Neighborhood Commercial)

Reasonableness of Request:

The request is compatible with existing land-uses.

School Impact:

N/A

Buffer Requirement:

As long as the footprint of the existing building(s) remains the same and/or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is. If the footprint of the existing building(s) change or new construction is started then all buffers shall be in effect.



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

STAFF REPORT

REZN-04-17-0657

Applicant: George W. Mize Jr.

Owner: PH Columbus Land Holding, LLC.

Location: 2357 & 2367 Warm Springs Road as well as 3705, 3713, 3721, 3803, 3809, 3817, 3823 & 3829 Gurley Drive Parcels # 187-001-001, 187-001-002, 187-001-003, 187-001-004, 187-001-005, 187-001-006, 187-001-007, 187-001-009 & 187-001-010.

Acreage: 10.96 Acres

Current Zoning Classification: NC (Neighborhood Commercial) / RO (Residential Office) and RE1 (Residential Estate 1)

Proposed Zoning Classification: RO (Residential Office) with condition for buffering if the structures footprint is not changed

Current Use of Property: Vacant land (Old Blue Cross Blue Shield Building)

Proposed Use of Property: Office

Council District: District 8 (Garrett)

Planning Advisory Commission's Recommendation: **Approval with condition** based on the staff report and compatibility with existing land uses.

P.O. Box 1340
420 10th Street
Columbus, GA 31902

Phone: 706-653-4421
Fnx: 706-653-4534

Email:
CPCMPO@columbusga.org
www.columbusga.com/planning

a 59.99 foot chord bearing South 48 degrees 03 minutes 10 seconds East), 61.72 feet to a rebar & cap ; thence South 24 degrees 21 minutes 56 seconds east, 240.16 feet to a rebar & cap at the northeasterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive and the northwesterly line of warm springs Road; thence along Said Miter, South 07 degrees 52 minutes 20 seconds West, 33.49 feet to a concrete monument and the point of beginning; containing 9.94 acres.

Parcel Two:

All that tract or parcel of land being part of Block "B", Hilton Terrace, lying in Land Lots 48 & 53, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Commence at an iron stake at the northwesterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive (60' right-of-way) and the southeasterly line of Warm Springs Road (82' right-of-way); thence southwesterly along the southeasterly line of Warm Springs Road, 236.31 feet to a point on an inlet and the POINT OF BEGINNING; thence leaving said street line, South 34 degrees 25 minutes 43 seconds East, 121.85 feet to an iron stake; thence South 55 degrees 58 minutes 44 seconds West, 263.55 feet to an iron stake; thence South 450 degrees 50 minutes 58 seconds West, 71.39 feet to an iron stake; thence North 27 degrees 51 minutes 08 seconds West, 158.04 feet to an iron stake on the southeasterly line of Warm springs Road; thence along the southeasterly line of Warm Springs Road, North 62 degrees 07 minutes 36 seconds East, 102.41 feet to a concrete monument; thence continue along said street line, along the arc of a counterclockwise curve (said arc having a radius of 4338.22 feet and being subtended by a 215.73 foot chord bearing North 60 degrees 44 minutes 45 seconds East), 215.75 feet to a point on an inlet and the point of beginning; containing 1.02 acres.

The above-described property is being rezoned with the following conditions:

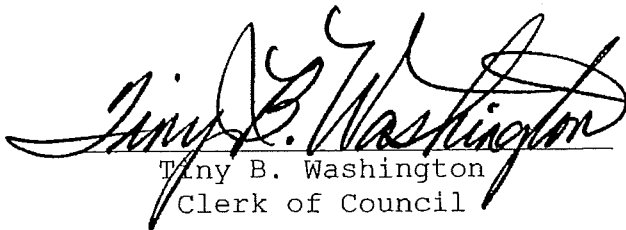
1. As long as the footprint of the existing building(s) remains the same and /or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is. If the footprint of the existing building(s) change or new construction is started then all buffers shall be in effect.


The above-described property is being rezoned with the following conditions:

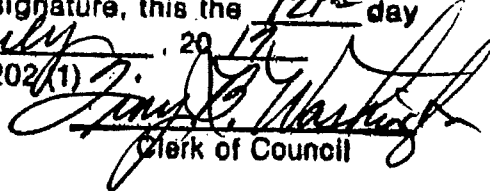
1. As long as the footprint of the existing building(s) remains the same and /or no additional building is placed or constructed on the property, then the existing parking, buffering and tree densities shall be permitted and allowed to remain as is. If the footprint of the existing building(s) change or new construction is started then all buffers shall be in effect.
2. If the developer requests a traffic signal at the ingress and egress point on Warm Springs Road, they will be required to submit a traffic impact analysis. If the analysis meets required warrants then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.

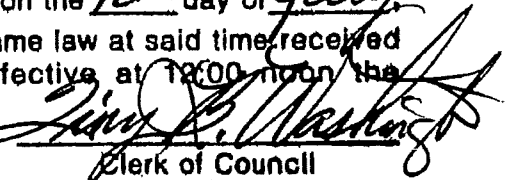
Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 20th day of June, 2017; introduced a second time at a regular meeting of said council held on the 11th day of July, 2017 and adopted at said meeting by the affirmation vote of seven members of Council.

Councilor Allen	voting	<u>YES</u>
Councilor Baker	voting	<u>YES</u>
Councilor Barnes	voting	<u>ABSENT FOR VOTE</u>
Councilor Davis	voting	<u>YES</u>
Councilor Garrett	voting	<u>YES</u>
Councilor Henderson	voting	<u>ABSENT FOR VOTE</u>
Councilor Huff	voting	<u>YES</u>
Councilor Thomas	voting	<u>YES</u>
Councilor Pugh	voting	<u>ABSENT FOR VOTE</u>
Councilor Woodson	voting	<u>YES</u>


 Tiny B. Washington
 Clerk of Council


 Teresa Pike Tomlinson
 Mayor

This ordinance submitted to the Mayor for his signature, this the 12th day of July, 2017.
 Sec: 3-202 (1) 
 Clerk of Council

This ordinance received, signed by the Mayor at 3:47 P.M. on the 12th day of July, 2017, and became law at said time received and became effective at 12:00 noon the following day.
 Sec: 3-202 (2) 
 Clerk of Council

C.A. 06-20-17(12)
C.A. 07-11-17(5)

AN ORDINANCE

NO. 17-44

17-44

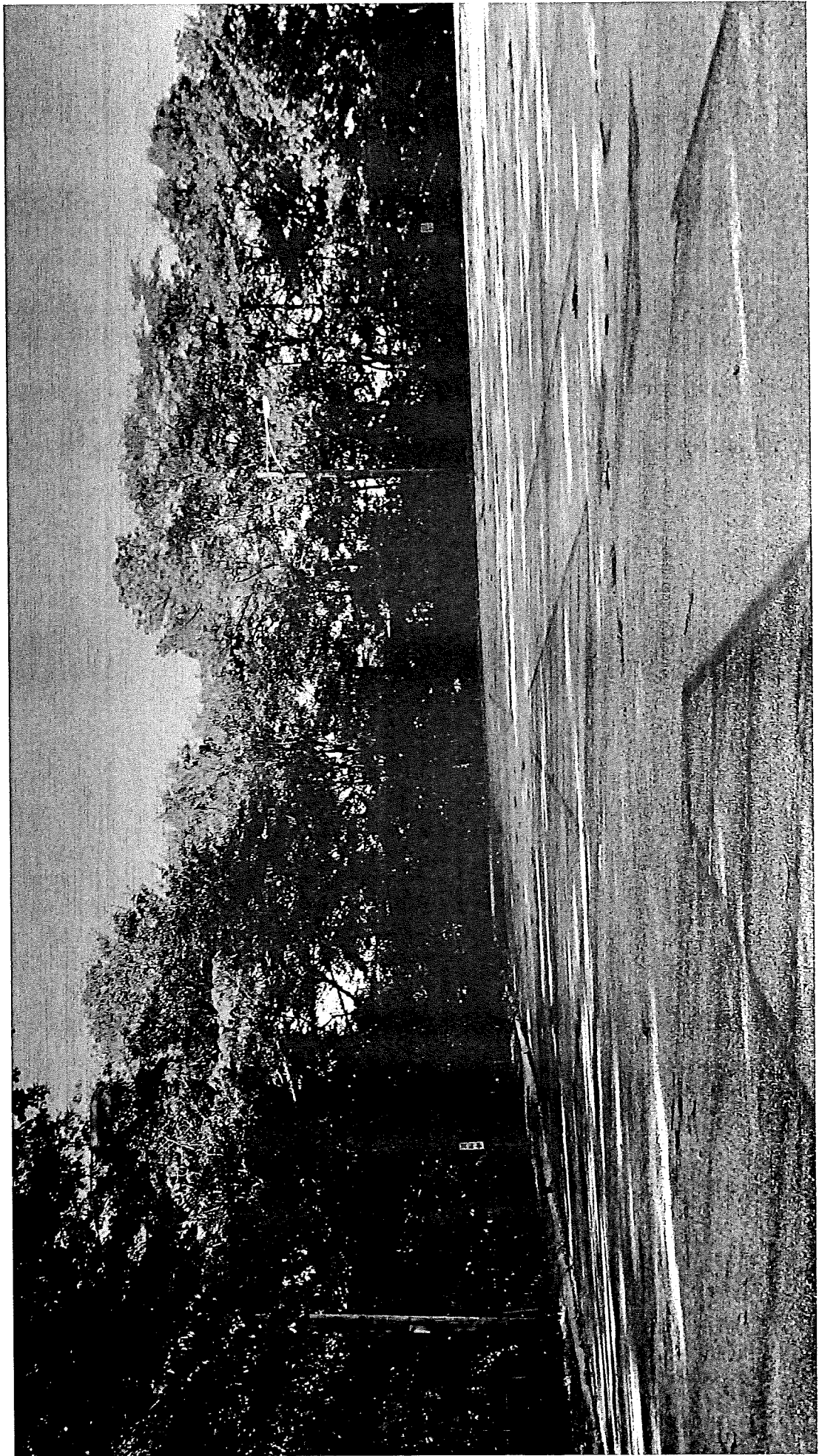
An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at 2357 & 2367 Warm Springs Road as well as 3705, 3713, 3721, 3803, 3809, 3817, 3823 & 3829 Gurley Drive (Parcel #'s 187-001-001, 187-001-002, 187-001-003, 187-001-004, 187-001-005, 187-001-006, 187-001-007, 187-001-009 & 187-001-010) from NC (Neighborhood Commercial) / RO (Residential Office) and RE1 (Residential Estate 1) to RO (Residential Office) with conditions Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

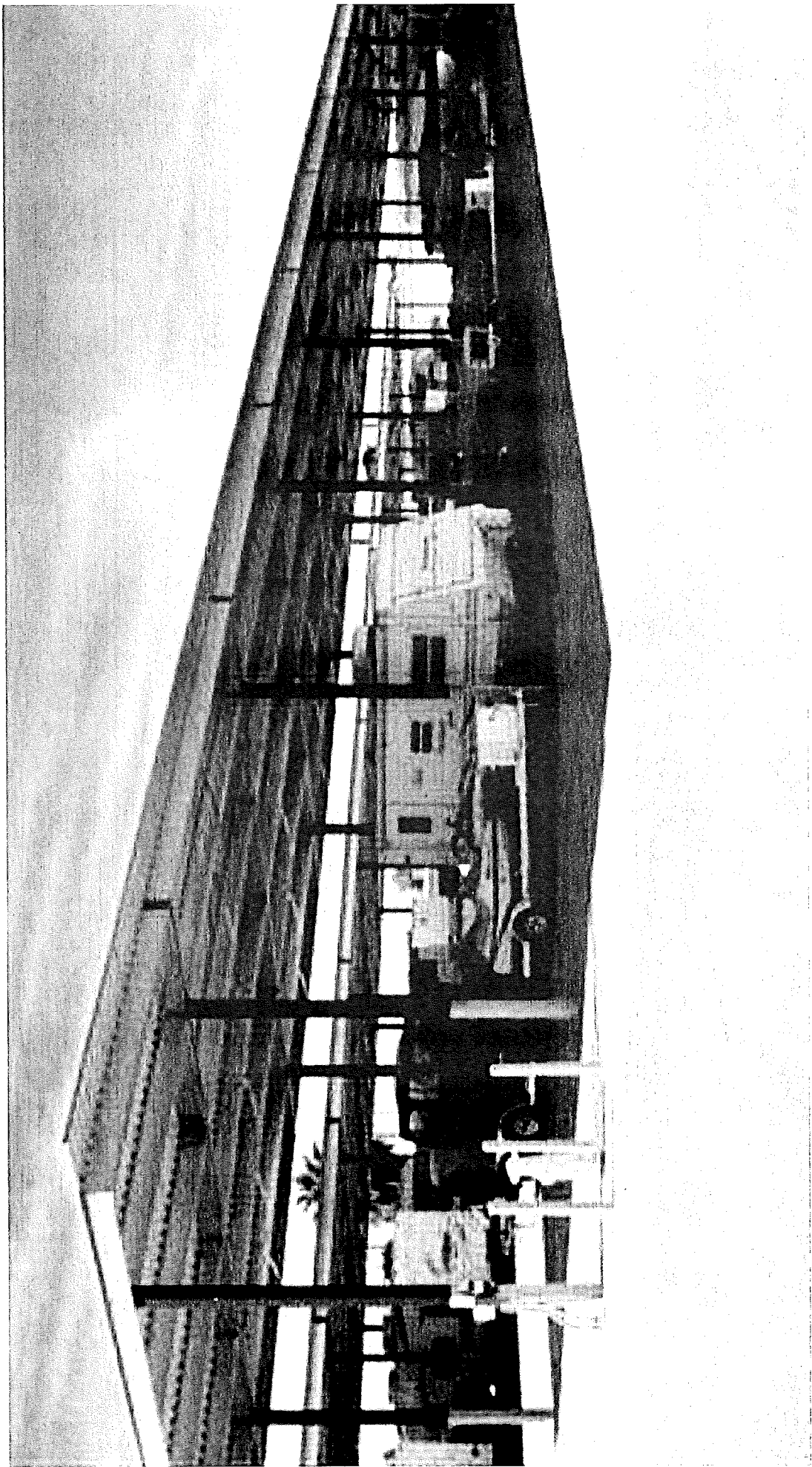
That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from NC (Neighborhood Commercial) / RO (Residential Office) and RE1 (Residential Estate 1) to RO (Residential Office) with conditions Zoning District:

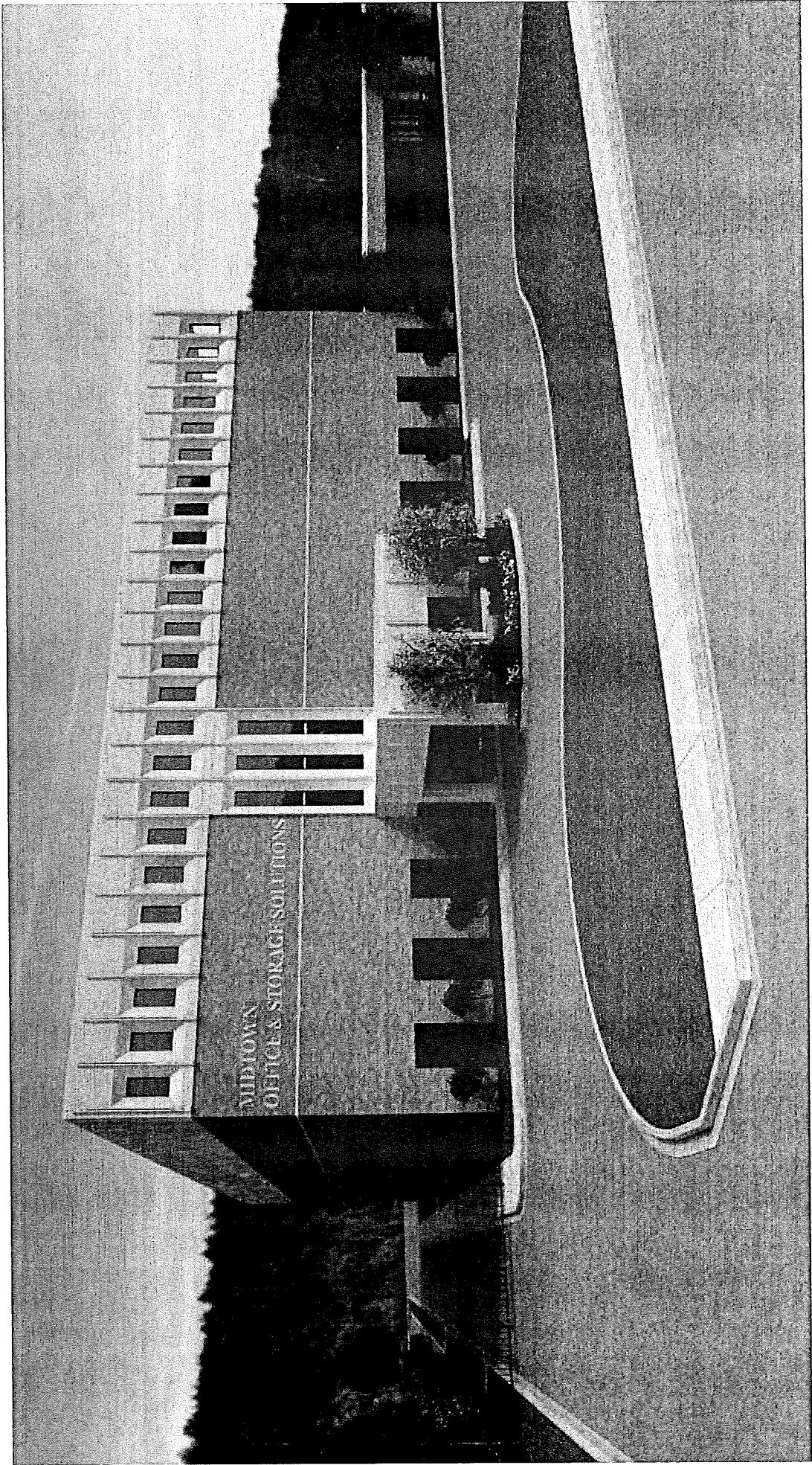
Parcel One:

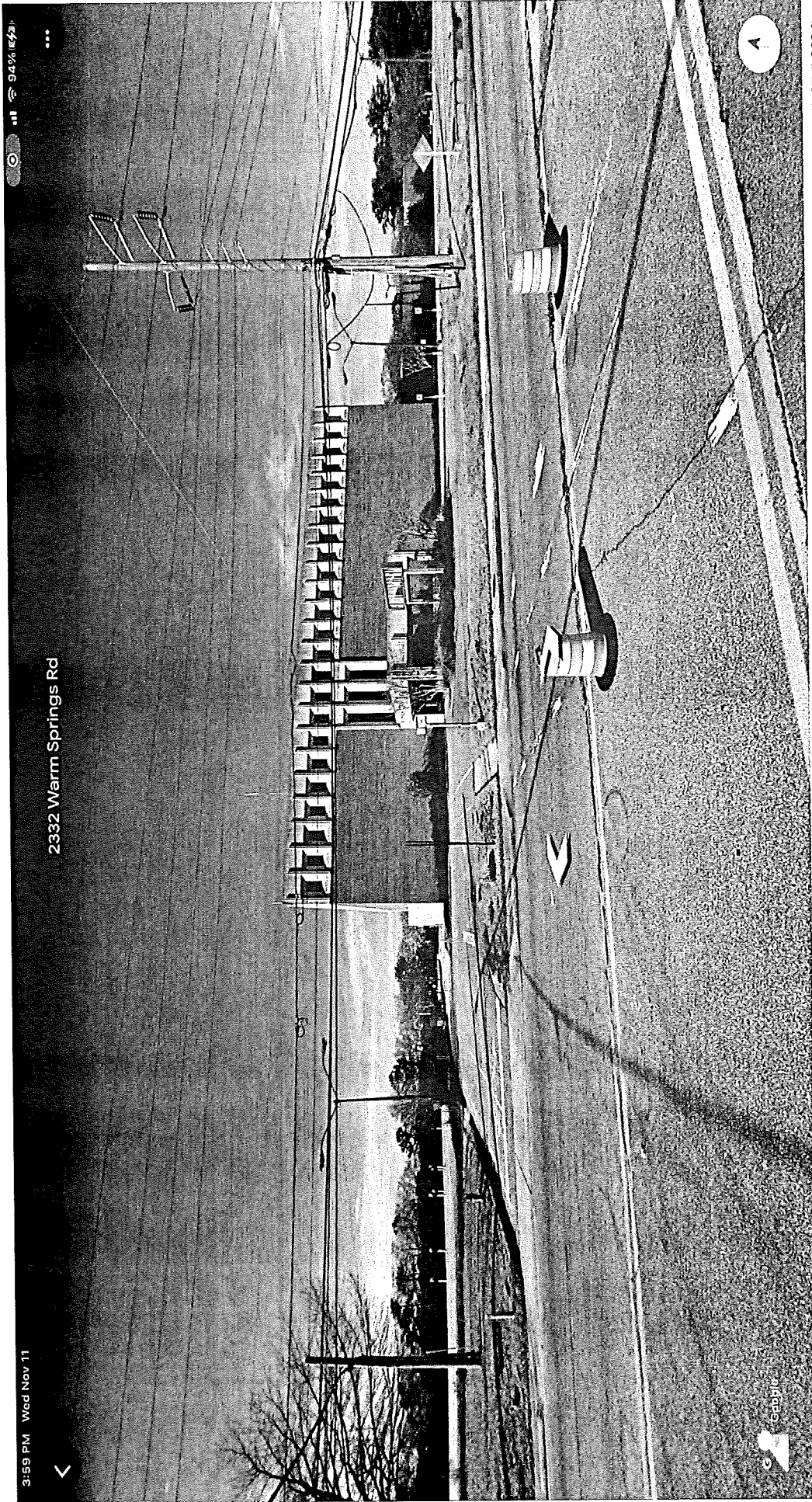
All that tract or parcel of land being part of Block "J", Rosemont Heights & Adjacent Property, lying in Land Lots 48 & 53, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: BEGIN at a concrete monument at the southwesterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley drive (60' right-of-way) and the northwesterly line of Warm Springs Road (82' right-of-way); thence southwesterly along the northwesterly line of Warm Springs Road, along the arc of a clockwise curve, (said arc having a radius of 4256.22 feet and being subtended by a 507.70 foot chord bearing South 58 degrees 40 minutes 50 seconds West), 508.0 feet to a concrete monument; thence continue along said street line, South 62 degrees 07 minutes 36 seconds West, 402.93 feet to a rebar & cap; thence leaving said street line, North 07 degrees 17 minutes 27 seconds West, 222.75 feet to an iron stake; thence North 19 degrees 54 minutes 09 seconds West, 160.0 feet to an iron stake; thence North 36 degrees 30 minutes 00 seconds East, 504.0 feet to a concrete monument; thence North 10 degrees 12 minutes 05 seconds East, 179.0 feet to an iron stake on the southerly line of Acacia Drive; thence leaving Acacia Drive (60' right-of-way), along the southwesterly line of Gurley Drive (60' right-of way), South 52 degrees 37 minutes 37 seconds East, 97.45 feet to a rebar & cap; (next











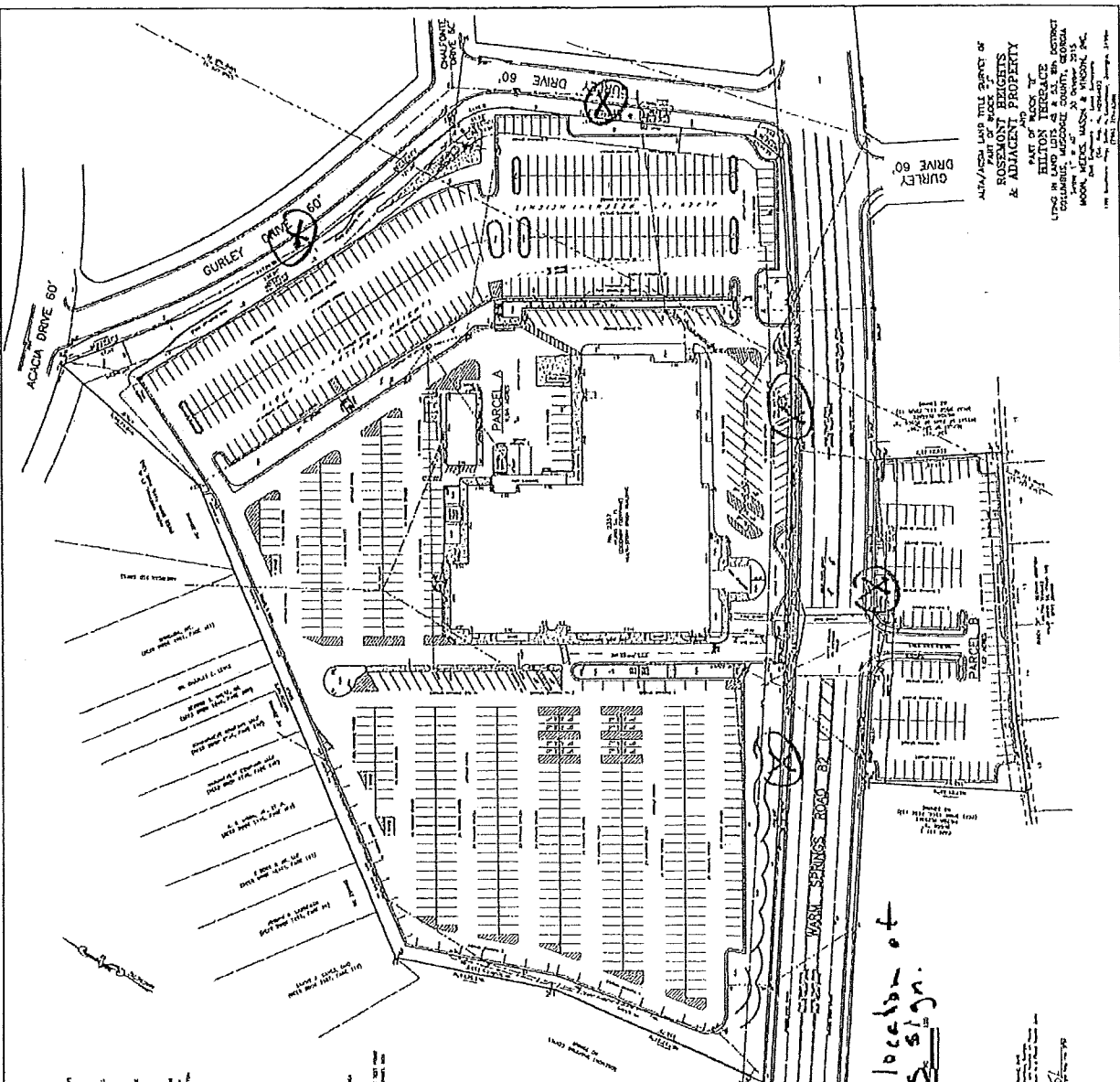
3:59 PM Wed Nov 11

2332 Warm Springs Rd

© 2020 Google (32°30'00"N 84°57'26"W) 369 ft



Google



THIS PLAN IS THE PROPERTY OF
 THE ARCHITECTS AND ENGINEERS
 ASSOCIATION OF THE DISTRICT OF COLUMBIA
 AND IS NOT TO BE REPRODUCED OR
 TRANSMITTED IN ANY FORM OR BY ANY
 MEANS, ELECTRONIC OR MECHANICAL,
 INCLUDING PHOTOCOPYING, RECORDING,
 OR BY ANY INFORMATION STORAGE AND
 RETRIEVAL SYSTEM, WITHOUT THE
 WRITTEN PERMISSION OF THE ARCHITECTS
 AND ENGINEERS ASSOCIATION OF THE
 DISTRICT OF COLUMBIA.

- LEGEND**
- 1. WALLS
 - 2. EXTERIOR FINISH
 - 3. INTERIOR FINISH
 - 4. FLOOR FINISH
 - 5. CEILING FINISH
 - 6. ROOF FINISH
 - 7. DRIVEWAYS
 - 8. PARKING SPACES
 - 9. LANDSCAPE
 - 10. UTILITIES
 - 11. ELEVATIONS
 - 12. SECTION
 - 13. FOUNDATION
 - 14. STRUCTURE
 - 15. MECHANICAL
 - 16. ELECTRICAL
 - 17. PLUMBING
 - 18. FIRE PROTECTION
 - 19. SIGNAGE
 - 20. FENCES
 - 21. GARDENS
 - 22. TREES
 - 23. SHRUBS
 - 24. GRASS
 - 25. PAVEMENT
 - 26. CURBS
 - 27. DRIVEWAYS
 - 28. SIDEWALKS
 - 29. STAIRS
 - 30. ELEVATORS
 - 31. ESCAPE ROUTES
 - 32. ENTRANCES
 - 33. WINDOWS
 - 34. DOORS
 - 35. PARTITIONS
 - 36. CLOSETS
 - 37. BATHS
 - 38. KITCHENS
 - 39. LIVING AREAS
 - 40. BED ROOMS
 - 41. HALLS
 - 42. STAIRS
 - 43. ELEVATORS
 - 44. ESCAPE ROUTES
 - 45. ENTRANCES
 - 46. WINDOWS
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 - 94. STAIRS
 - 95. ELEVATORS
 - 96. ESCAPE ROUTES
 - 97. ENTRANCES
 - 98. WINDOWS
 - 99. DOORS
 - 100. PARTITIONS

(X) = approximate location of reasoning sign.

15-10-2015

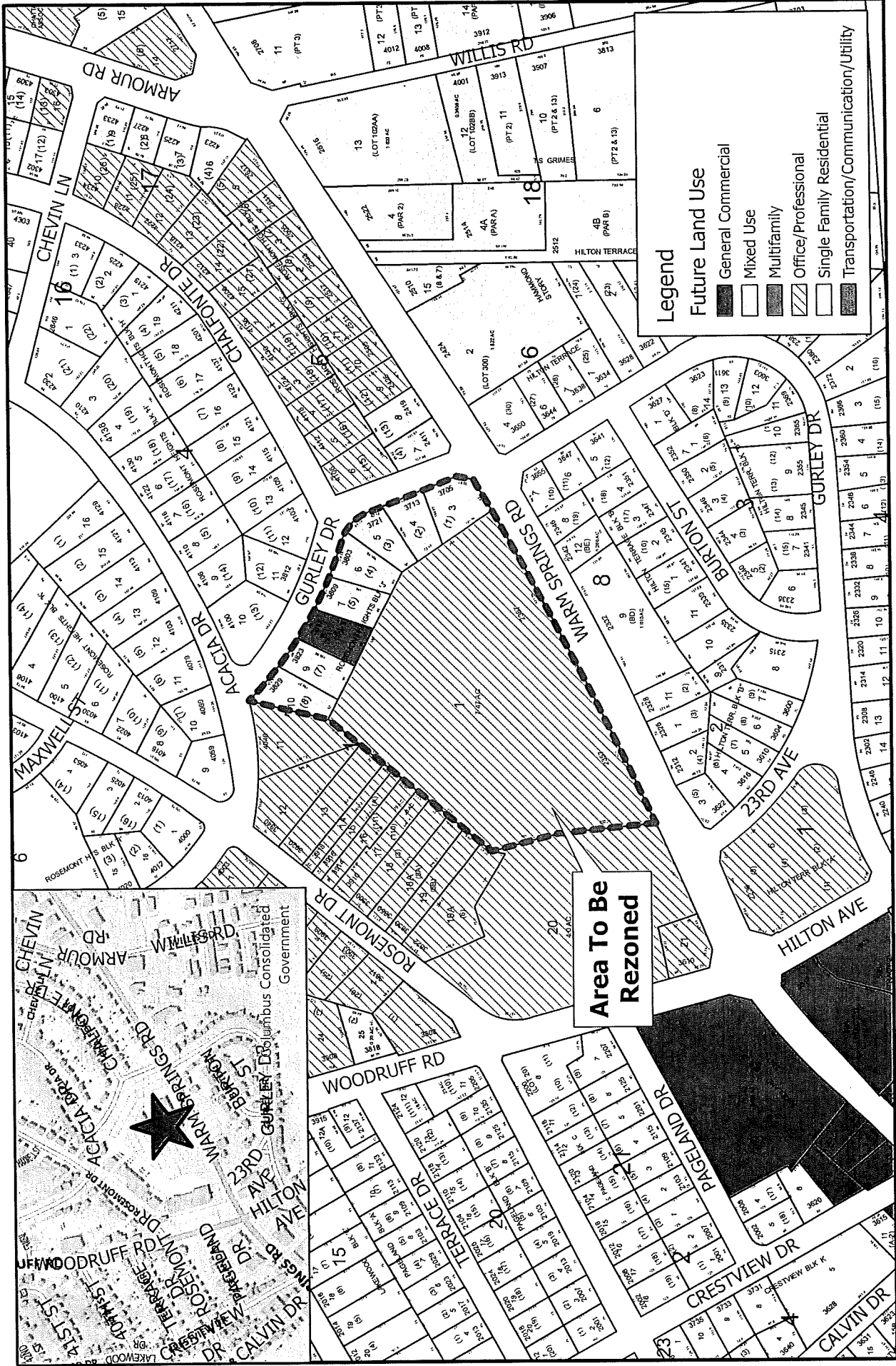
[Signature]

ARCHITECTS AND ENGINEERS ASSOCIATION OF THE DISTRICT OF COLUMBIA

1100 K STREET, N.W. WASHINGTON, D.C. 20004

TEL: 202-462-1000 FAX: 202-462-1001

WWW.AEADISTRICTOF.COLUMBIA.ORG



**Area To Be
Rezoned**

Legend

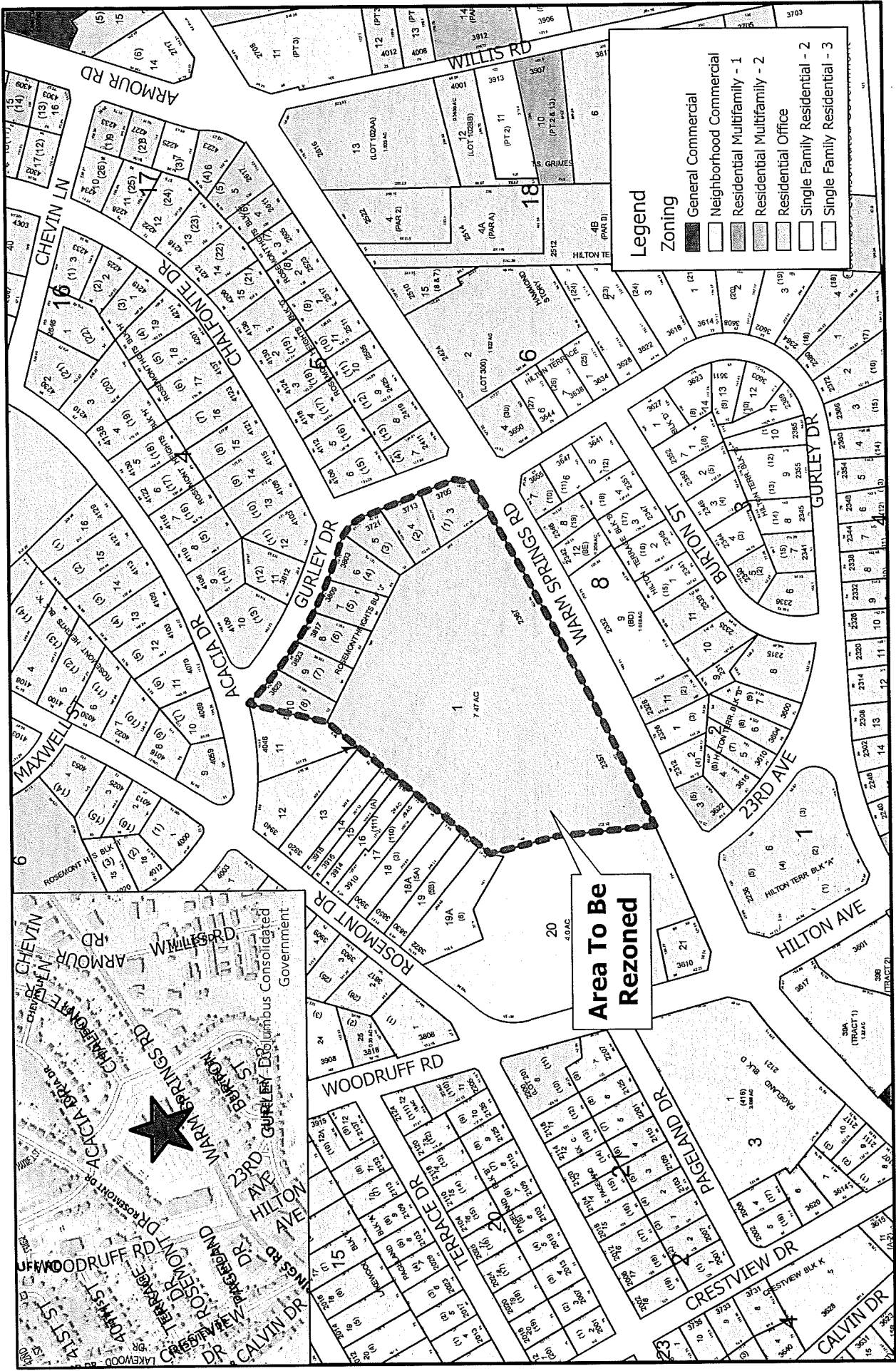
- General Commercial
- Mixed Use
- Multifamily
- Office/Professional
- Single Family Residential
- Transportation/Communication/Utility

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.

032	034	069
035	187	068
031		186
030	036	

Future Land Use Map for REZN-11-20-2912
 Map 187 Block 001 Lot 001, 003 - 010
 Planning Department - Planning Division
 Prepared by Planning GIS Tech





Area To Be Rezoned

- Legend**
Zoning
- General Commercial
 - Neighborhood Commercial
 - Residential Multifamily - 1
 - Residential Multifamily - 2
 - Residential Office
 - Single Family Residential - 2
 - Single Family Residential - 3



Zoning Map for REZN-11-20-2912
Map 187 Block 001 Lot 001, 003 - 10
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.

032	034	069
035	187	068
031		
030	036	186

Road, they will be required to submit a traffic impact analysis. If the analysis meets required warrants then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.

Fort Benning's Recommendation:	N/A								
DRI Recommendation:	N/A								
General Land Use:	Consistent Planning Area D								
Current Land Use Designation:	General Commercial								
Future Land Use Designation:	Office / Professional								
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 by 778 trips if used for Office and Self Service Storage 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:	<table><tr><td>North</td><td>NC (Neighborhood Commercial)</td></tr><tr><td>South</td><td>Warm Springs Road</td></tr><tr><td>East</td><td>RO (Residential-Office / SFR3 (Single Family Residential 3)</td></tr><tr><td>West</td><td>NC (Neighborhood Commercial)</td></tr></table>	North	NC (Neighborhood Commercial)	South	Warm Springs Road	East	RO (Residential-Office / SFR3 (Single Family Residential 3)	West	NC (Neighborhood Commercial)
North	NC (Neighborhood Commercial)								
South	Warm Springs Road								
East	RO (Residential-Office / SFR3 (Single Family Residential 3)								
West	NC (Neighborhood Commercial)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								