

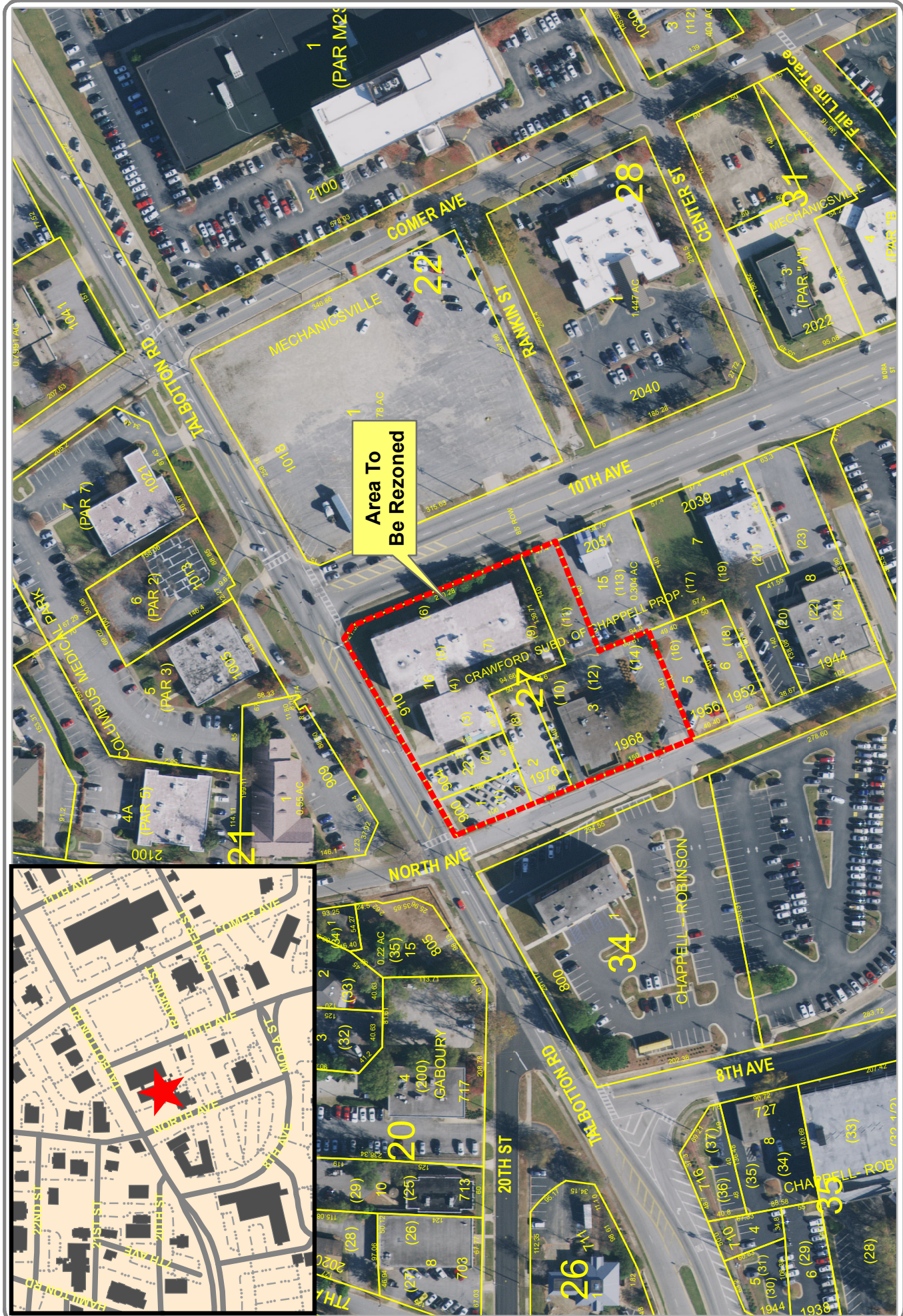
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

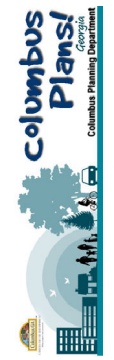
REZN-04-23-0630

Applicant:	Planning Department
Owner:	Bosporus RE, LLC
Location:	910 Talbotton Road
Parcel:	016-027-016
Acreage:	1.34 Acres
Current Zoning Classification:	Neighborhood Commercial (NC)
Proposed Zoning Classification:	Residential Office (RO)
Current Use of Property:	Vacant
Proposed Use of Property:	Medical Research
Council District:	District 7 (Cogle)
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:	Consistent Planning Area D
Current Land Use Designation:	Public/Institutional

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:		No traffic study available for this location.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	General Commercial (GC)
	South	Residential Office (RO)
	East	Neighborhood Commercial (NC)
	West	Residential Office (RO)
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Nineteen (19) 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	0 Responses
	Opposition	0 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



**Area To
Be Rezoned**



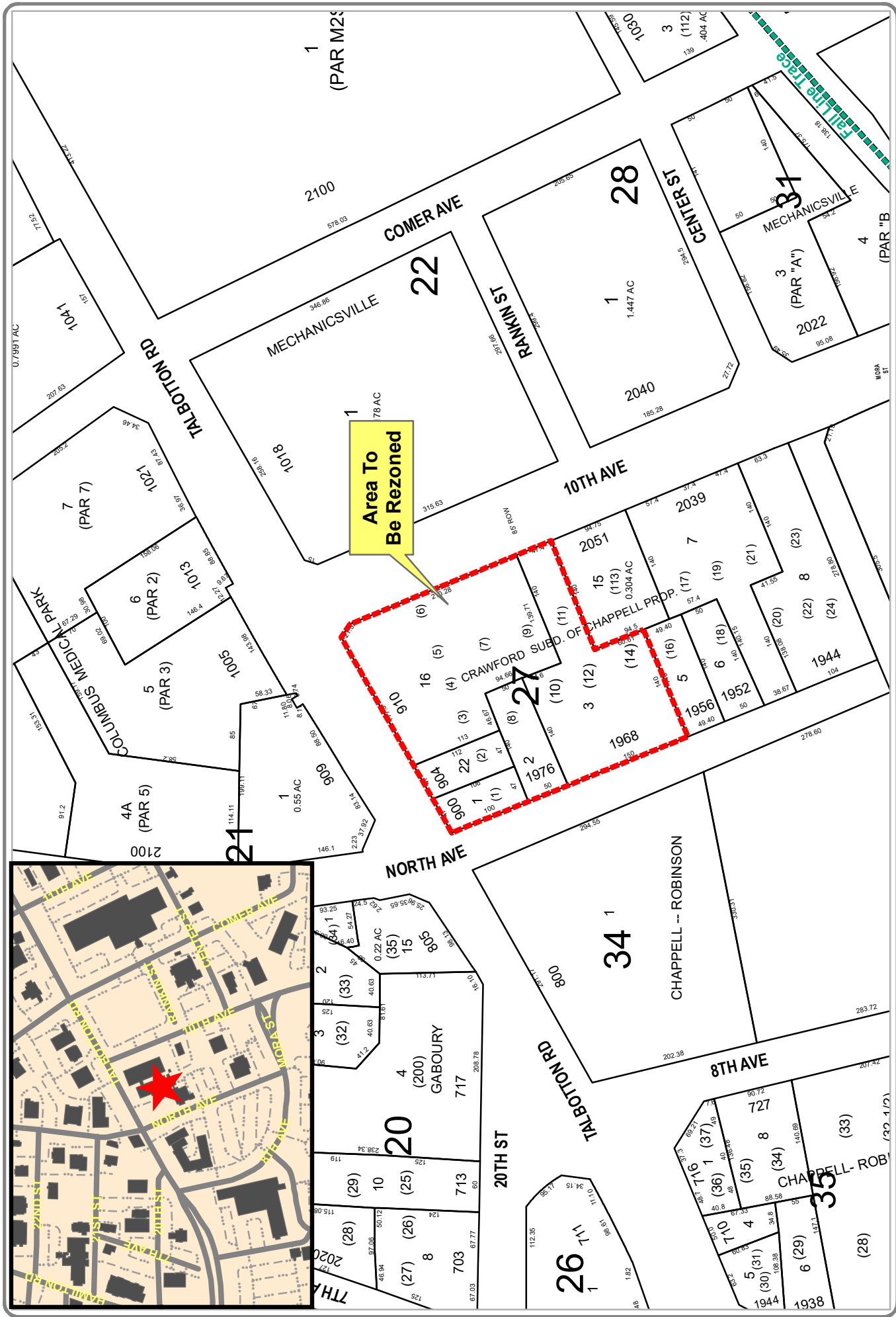
150 Feet
75
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1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 04-23-0630
Map 016 Block 027 Lots 001, 002, 003, 016 & 022
 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: 4/6/2023

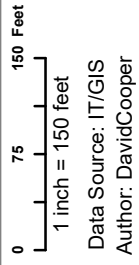
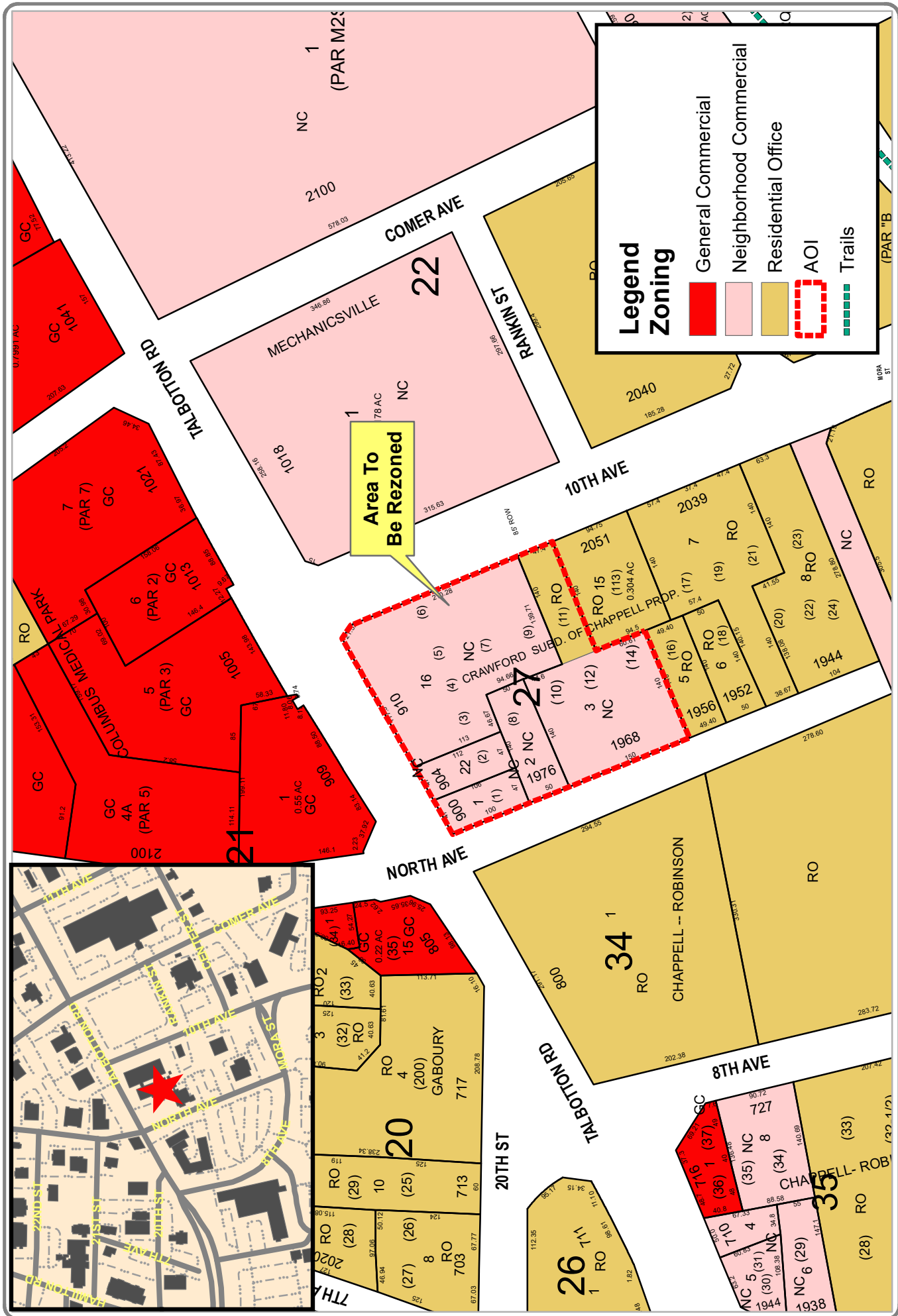


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Location Map for REZN 04-23-0630
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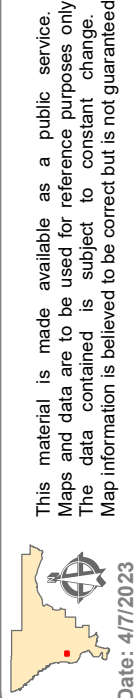


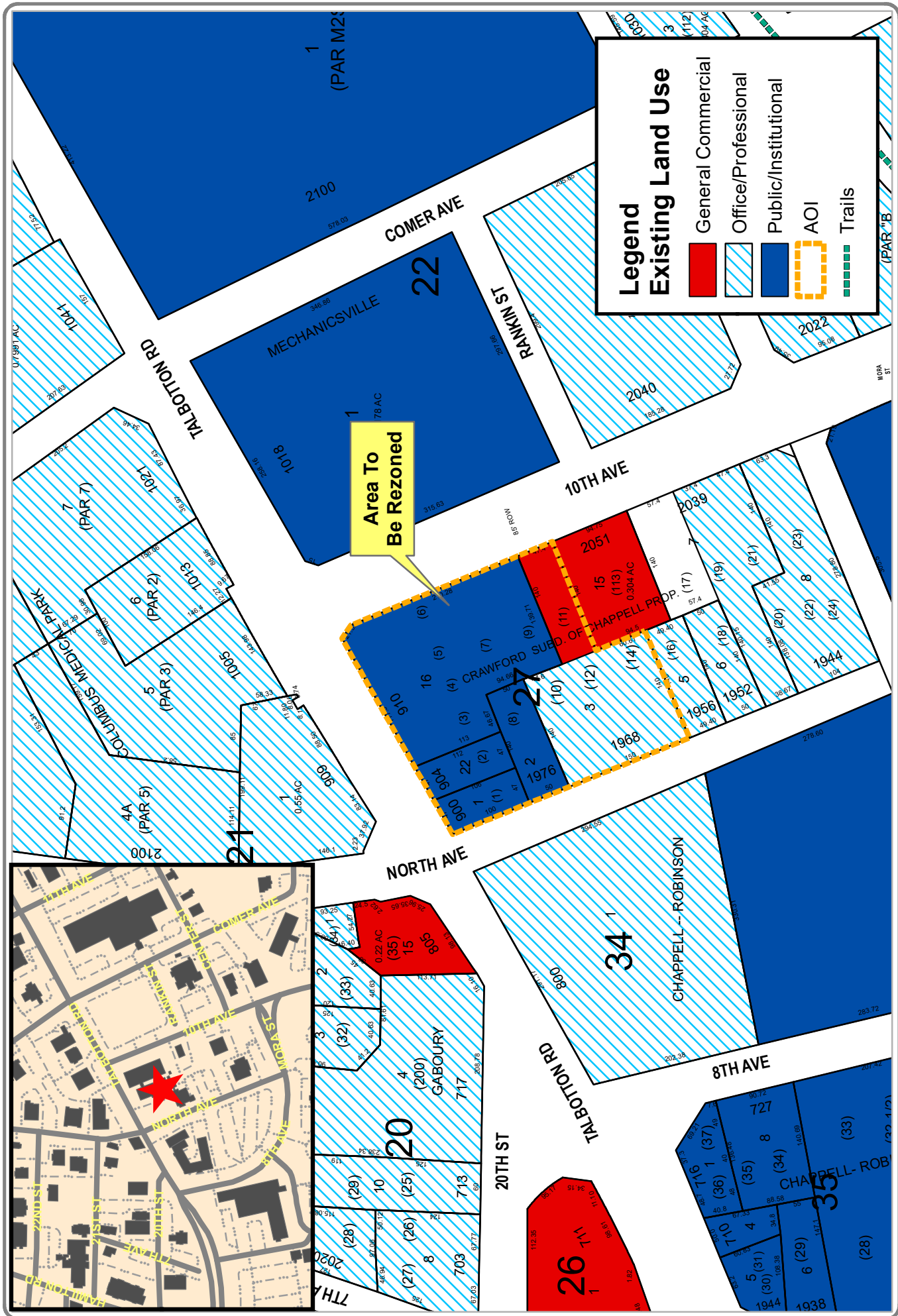


Data Source: IT/GIS
Author: DavidCooper

Zoning Map for REZN 04-23-0630
Map 016 Block 027 Lots 001, 002, 003, 016 & 022
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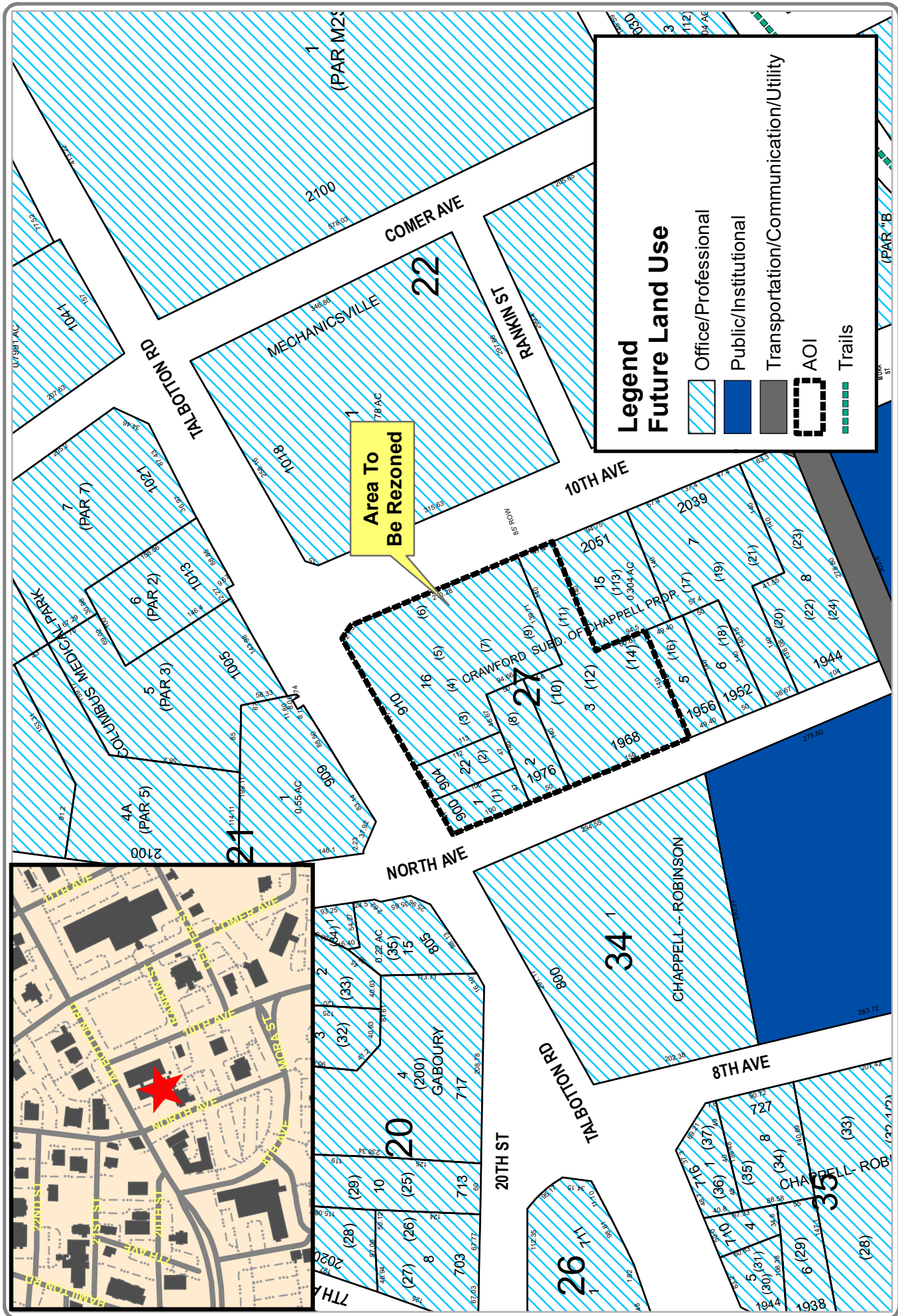


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Author: DavidCooper

Existing Land Use Map for REZN 04-23-0630
Map 016 Block 027 Lots 001, 002, 003, 016 & 022
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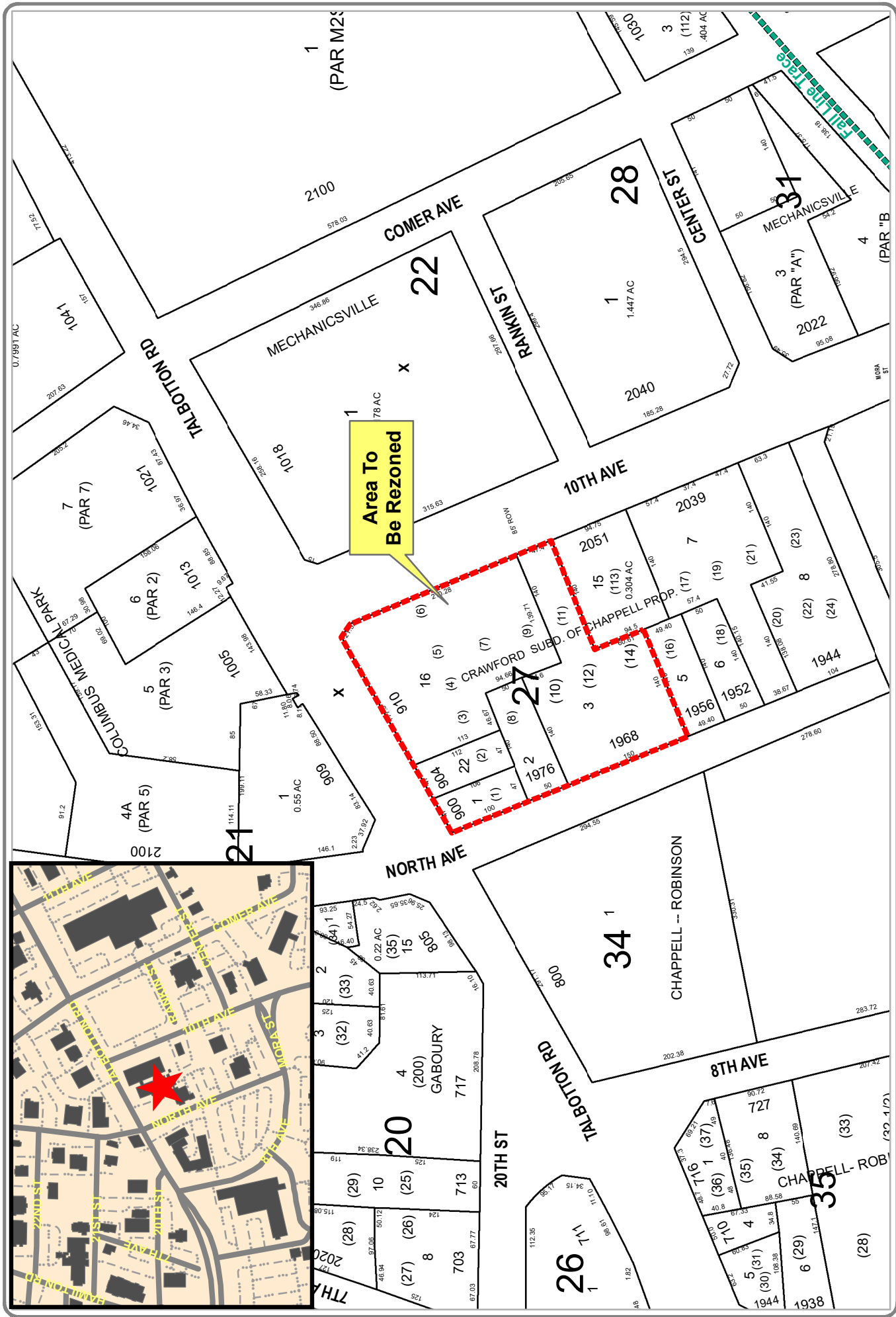
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Future Land Use Map for REZN 04-23-0630
Map 016 Block 027 Lots 001, 002, 003, 016 & 022
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Date: 4/7/2023



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

Floodzone Map for REZN 04-23-0630
Map 016 Block 027 Lots 001, 002, 003, 016 & 022
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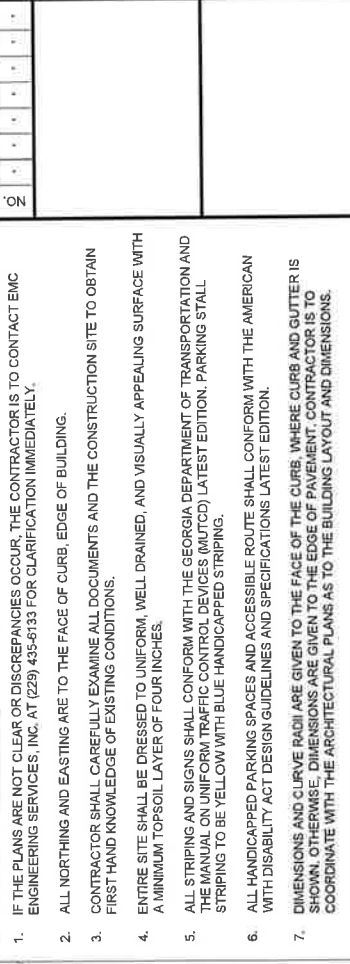
NO.	REVISION DESCRIPTION	DATE

SITE INFORMATION:
 ADDRESS: NORTH AVE AND TALBOTTON RD
 MUSCOGEE COUNTY, COLUMBUS, GA
 PROPERTY ZONING: NEIGHBORHOOD COMMERCIAL (NC)
PARKING NOTES:
 PARKING STALL DIMENSIONS: 9' X 20'
 AVAILABLE PARKINGS: 70
 DRIVE AISLE WIDTH: MIN 24'

SITE LAYOUT AND STAKING NOTES:
 1. IF THE PLANS ARE NOT CLEAR OR DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT EMC ENGINEERING SERVICES, INC. AT (229) 435-6133 FOR CLARIFICATION IMMEDIATELY.
 2. ALL NORTHING AND EASTING ARE TO THE FACE OF CURB, EDGE OF BUILDING.
 3. CONTRACTOR SHALL CAREFULLY EXAMINE ALL DOCUMENTS AND THE CONSTRUCTION SITE TO OBTAIN FIRST HAND KNOWLEDGE OF EXISTING CONDITIONS.
 4. ENTIRE SITE SHALL BE DRESSED TO UNIFORM, WELL DRAINED, AND VISUALLY APPEALING SURFACE WITH A MINIMUM TOPSOIL LAYER OF FOUR INCHES.
 5. ALL STRIPING AND SIGNS SHALL CONFORM WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PARKING STALL STRIPING TO BE YELLOW WITH BLUE HANDICAPPED STRIPING.
 6. ALL HANDICAPPED PARKING SPACES AND ACCESSIBLE ROUTE SHALL CONFORM WITH THE AMERICAN WITH DISABILITY ACT DESIGN GUIDELINES AND SPECIFICATIONS LATEST EDITION.
 7. DIMENSIONS AND CURVE RADI ARE GIVEN TO THE FACE OF THE CURB, WHERE CURB AND GUTTER IS SHOWN. OTHERWISE, DIMENSIONS ARE GIVEN TO THE EDGE OF PAVEMENT. CONTRACTOR IS TO COORDINATE WITH THE ARCHITECTURAL PLANS AS TO THE BUILDING LAYOUT AND DIMENSIONS.
 8. ALL RADII ARE 5 FT UNLESS OTHERWISE NOTED.

HATCH LEGEND:

 EXISTING ASPHALT PAVEMENT
 PROPOSED CONCRETE SIDEWALK
 PROPOSED ASPHALT PAVEMENT
 PROPOSED CONCRETE PAVEMENT



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EMC ENGINEERING ENVIRONMENTAL CIVIL MARINE 3575 Macon Rd., Suite 15 Columbus, GA 31907 Ph: (706) 565-5985 Fax: (706) 565-5983 columbus@emc-eng.com www.emc-eng.com	

Prepared for:
 MUSCOGEE COUNTY, COLUMBUS, GA
 NORTH AVE AND TALBOTTON RD
 CENTRICITY RESEARCH FACILITIES
 SITE PLAN
 IFACT

PROJECT NO: 22-0294	DATE: 9/18/22
DRAWN BY: GSD	CHECKED BY: GEB
DESIGNED BY: BRW/JDM	SCALE: 1" = 20'
SURVEY DATE: 2/26/22	DATE: 9/18/22
CHECKED BY: GEB	SCALE: 1" = 20'
SHEET 4 OF 10	

Know what's below.
 Call before you dig.
 Utilities Protection Center, Inc.