

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-24-0918

Applicant:	GA Petro Operations, LLC
Owner:	RAPA Partnership, LLP
Location:	1953 7 th Avenue
Parcel:	016-025-001
Acreage:	0.92 Acres
Current Zoning Classification:	Residential Office
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Convenience Store with Gas Sales & Restaurant with the following condition: 1. Access on 20 th Street will not interrupt flow on Talbotton Road or Hamilton Road.
Council District:	District 7 (Cogle)
PAC Recommendation:	Denial based on incompatibility with Future Land Use designation and adjacent land uses.
Planning Department Recommendation:	Conditional Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent 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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage. 7 th Street shall not be modified or constructed to connect to Talbotton Road.
Surrounding Zoning:	North	Residential Office (RO)
	South	Neighborhood Commercial (NC)
	East	Residential Office (RO)
	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:		Twenty-Four (24) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 9 calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	9 Responses
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

Concept Plan



Area To Be Rezoned

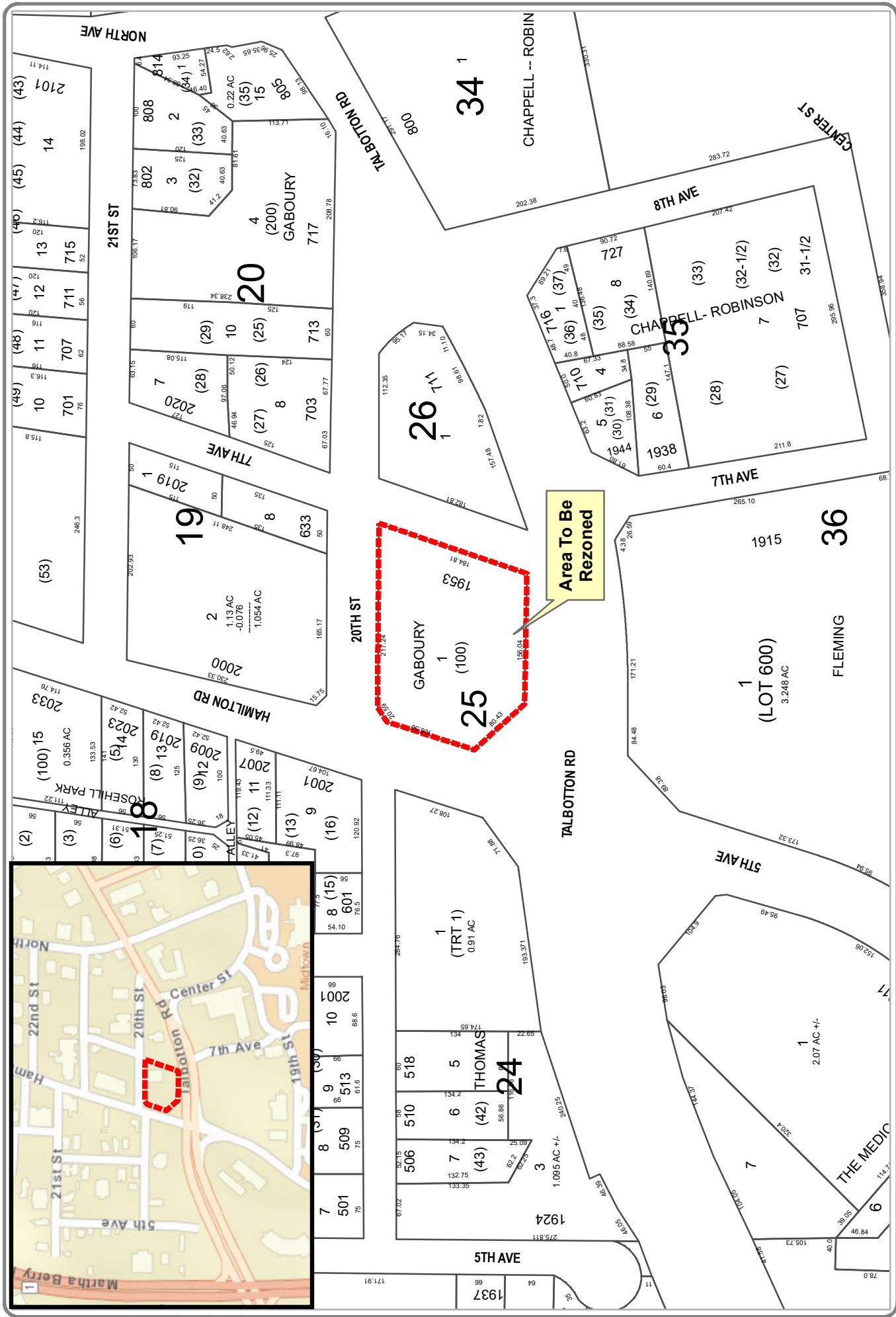


150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Aerial Map for REZN 05-24-0918
Map 016 Block 024 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 5/23/2024



**Area To Be
Rezoned**



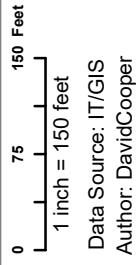
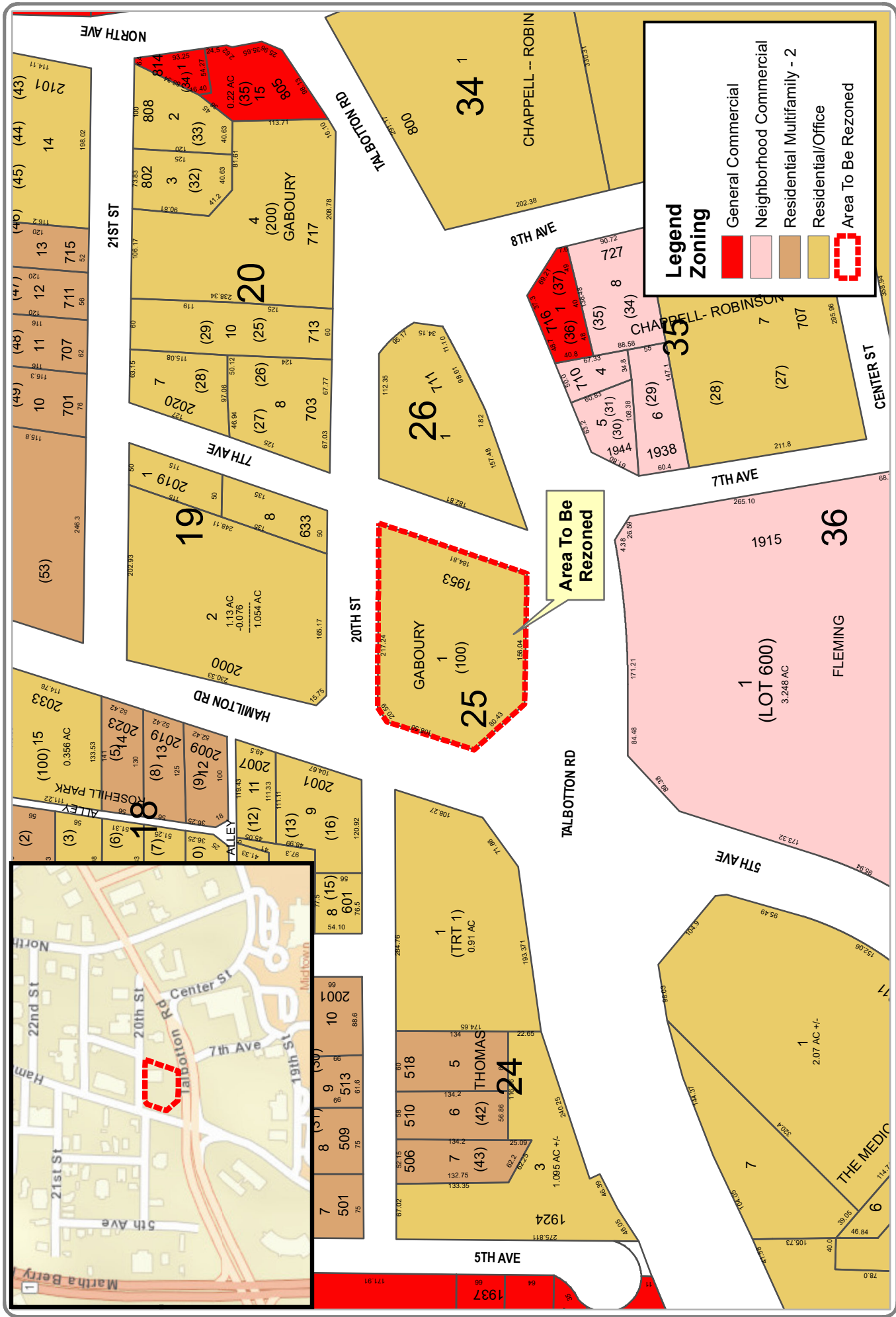
0 75 150 Feet
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 05-24-0918
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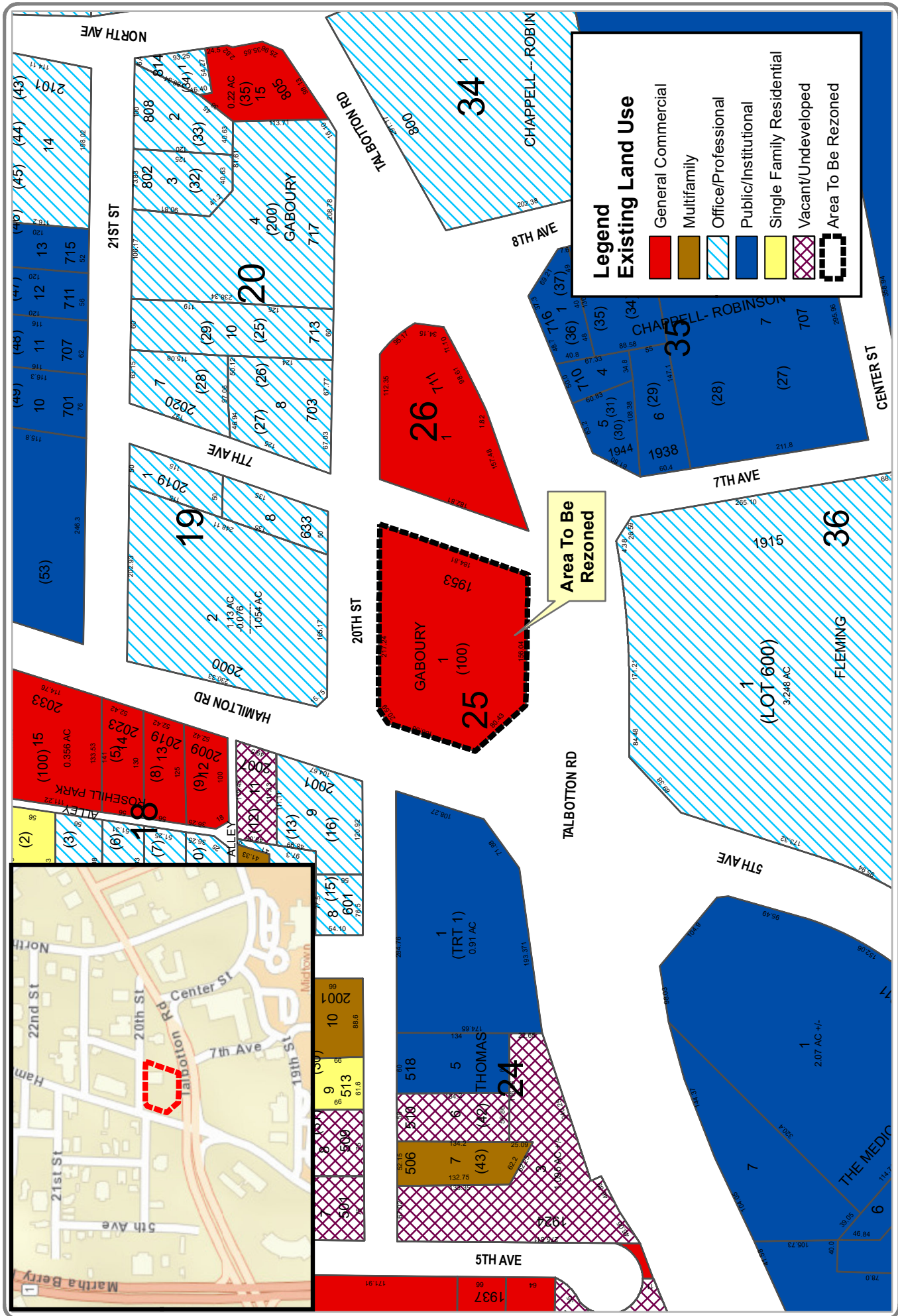
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Author: DavidCooper

Zoning Map for REZN 05-24-0918
Map 016 Block 024 Lot 001
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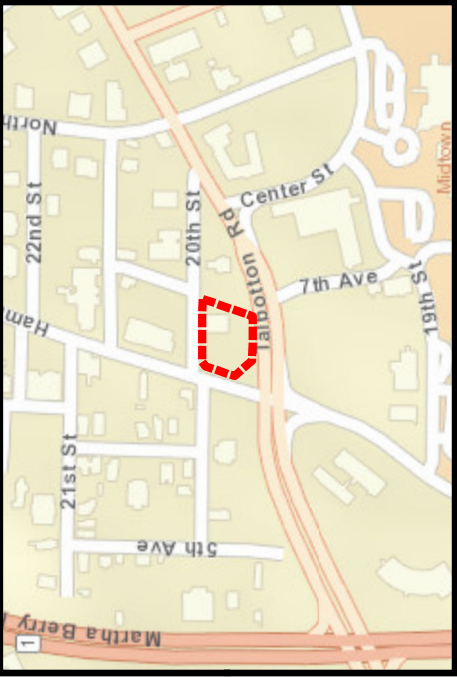
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Legend Existing Land Use

- General Commercial
- Multifamily
- Office/Professional
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



0 75 150 Feet
1 inch = 150 feet

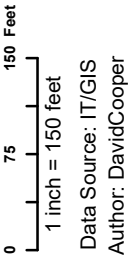
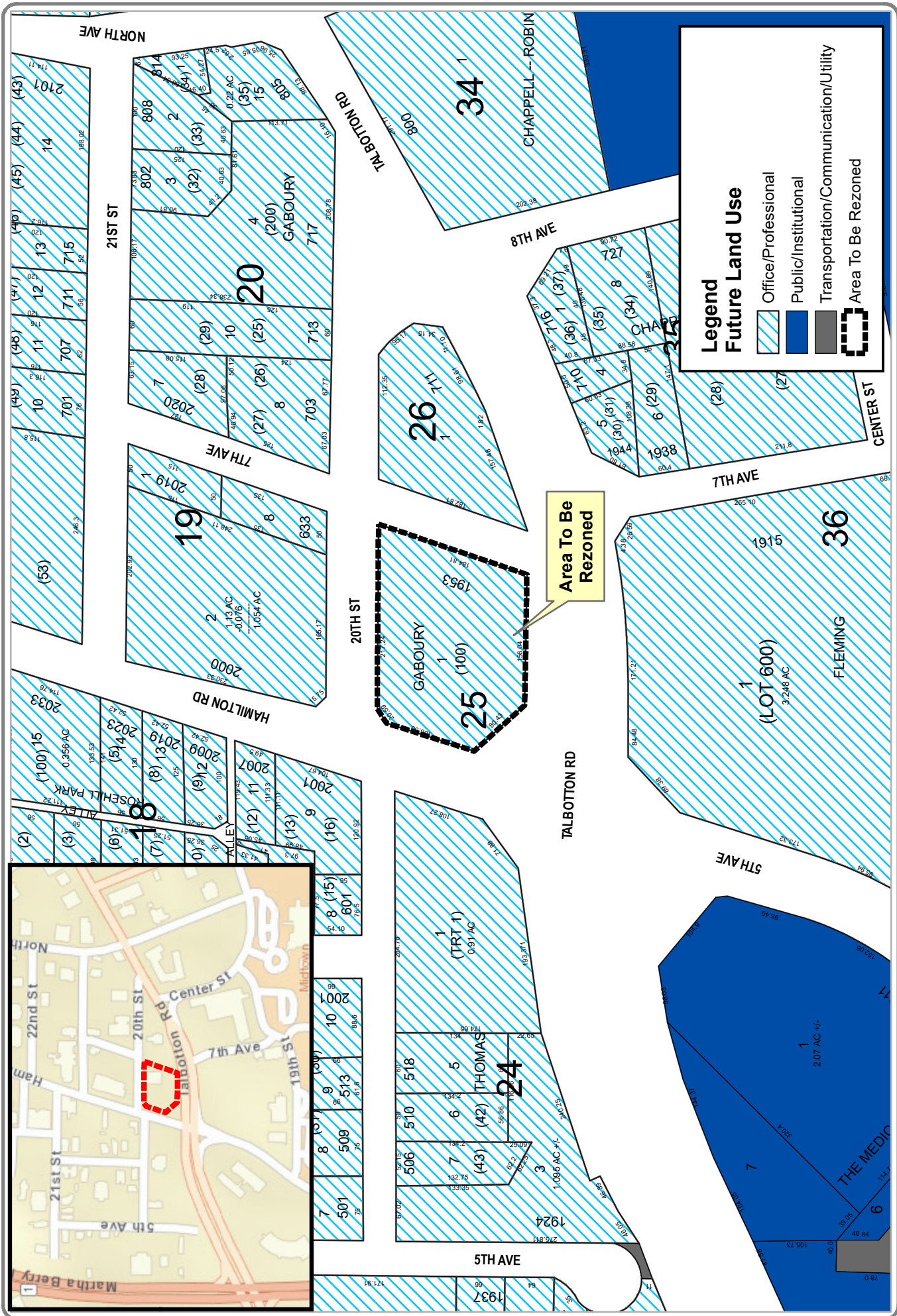
Existing Land Use Map for REZN 05-24-0918
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Planning Department

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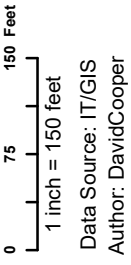
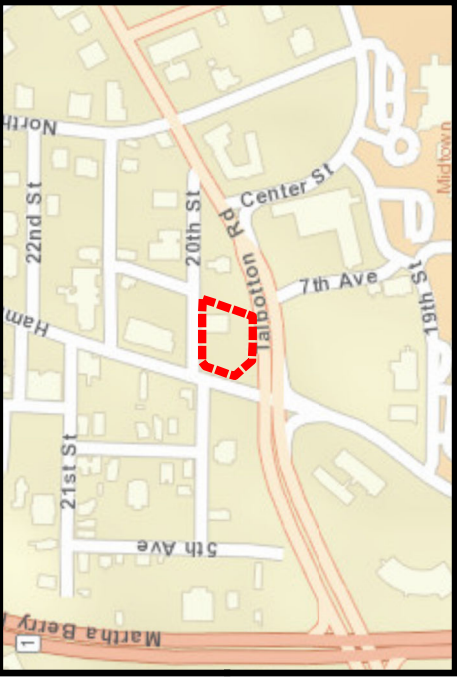
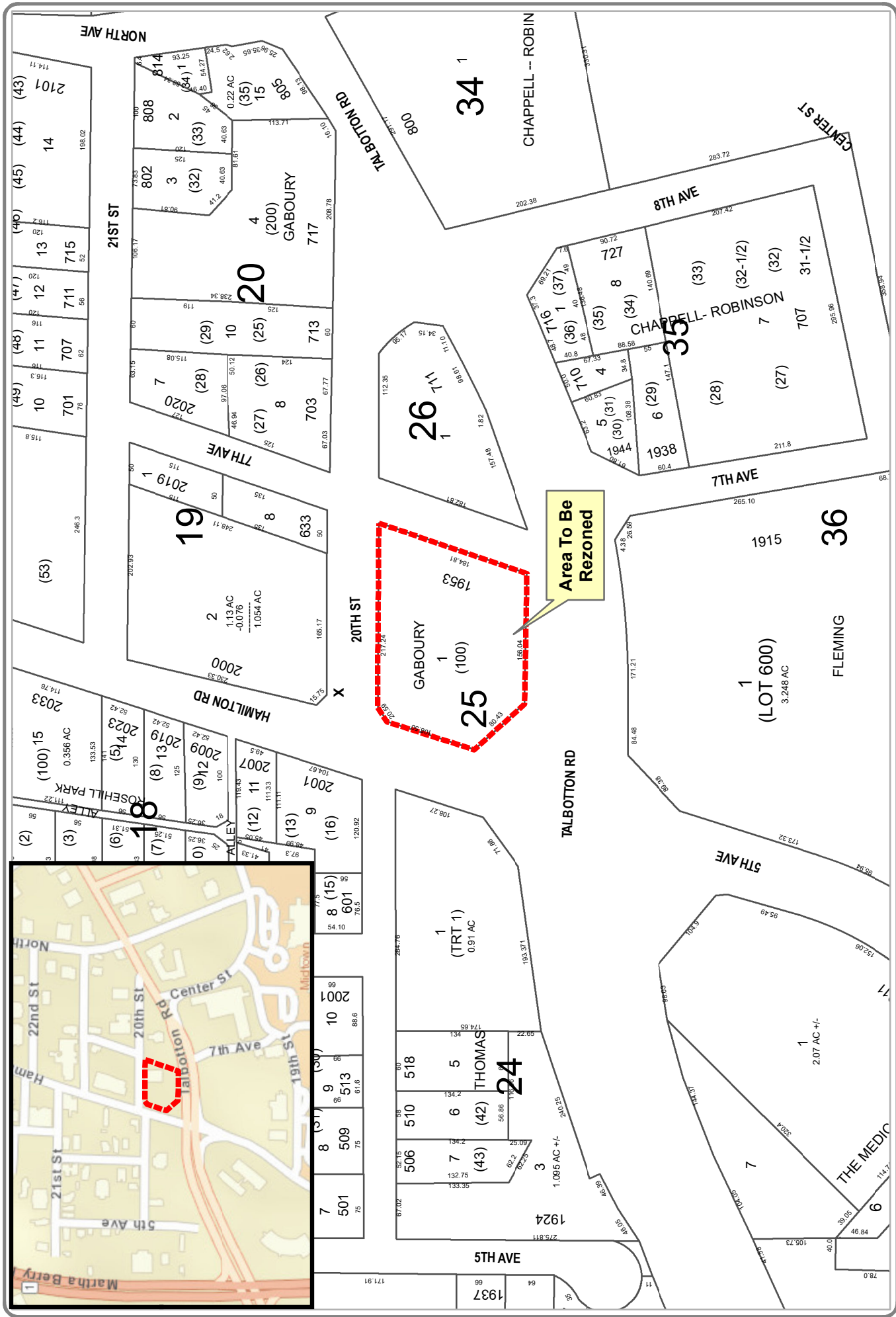
Future Land Use Map for REZN 05-24-0918
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Flood Plain Map for REZN 05-24-0918

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CONCEPT PLAN

