

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

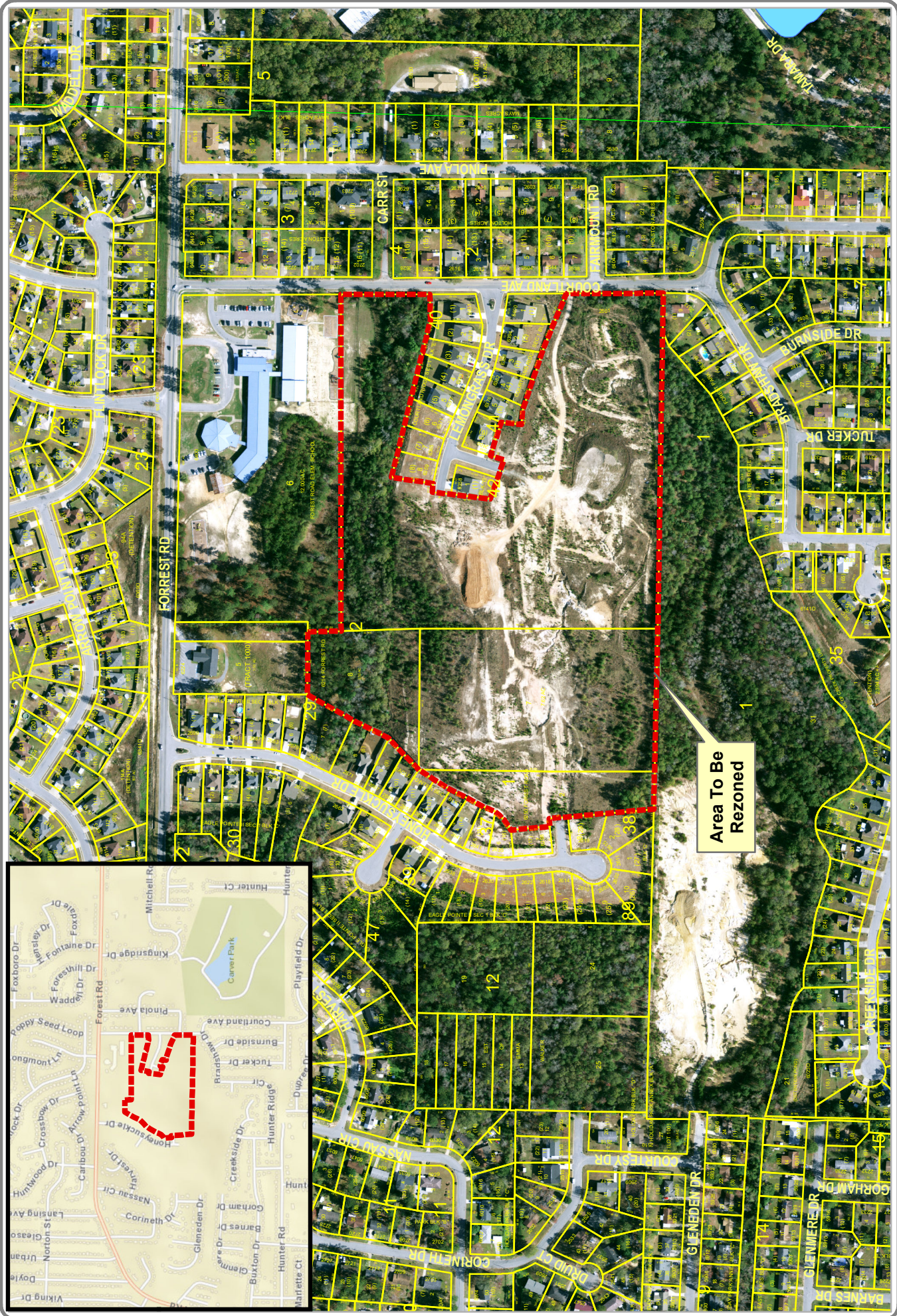
# COUNCIL STAFF REPORT

## REZN-04-24-0772

|  |   |
|--|---|
| <b>Applicant:</b>                          | Wizer Homes, LLC  |
| <b>Owner:</b>                              | GCW Development Company, LLC & Woodruff<br>George C Company                             |
| <b>Location:</b>                           | 2601 Courtland Ave, 6250/6214/0 Forrest Road  |
| <b>Parcel:</b>                             | 114-001-008/7, 114-001-002, 113-002-008   |
| <b>Acreage:</b>                            | 31.64 Acres   |
| <b>Current Zoning Classification:</b>      | Single Family Residential - 3   |
| <b>Proposed Zoning Classification:</b>     | Single Family Residential - 4   |
| <b>Current Use of Property:</b>            | Vacant/Undeveloped  |
| <b>Proposed Use of Property:</b>           | Single Family Residential   |
| <b>Council District:</b>                   | District 4 (Tucker)   |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on the Staff Report and<br>compatibility with existing land uses. |
| <b>Planning Department Recommendation:</b> | <b>Approval</b> based on compatibility with existing land<br>uses.                      |
| <b>Fort Benning's Recommendation:</b>      | N/A   |
| <b>DRI Recommendation:</b>                 | N/A   |
| <b>General Land Use:</b>                   | Consistent<br>Planning Area E   |
| <b>Current Land Use Designation:</b>       | Single Family Residential   |

|  |                   |  |
|--|-------------------|--|
| <b>Future Land Use Designation:</b>        |                   | Single Family Residential  |
| <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 Impact:</b>                     |                   | Average Annual Daily Trips (AADT) will increase by 433 trips if used for residential use.  |
| <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>      | Single Family Residential – 2 (SFR2)   |
|  | <b>South</b>      | Single Family Residential – 2 (SFR2)   |
|  | <b>East</b>       | Single Family Residential – 2 (SFR2)   |
|  | <b>West</b>       | Single Family Residential – 3 (SFR3)   |
| <b>Reasonableness of Request:</b>          |                   | The request is compatible with existing land uses.   |
| <b>School Impact:</b>                      |                   | N/A  |
| <b>Buffer Requirement:</b>                 |                   | N/A  |
| <b>Attitude of Property Owners:</b>        |                   | <b>One Hundred and Nineteen (119)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>one</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>             |                   | 92 homes proposed. Access via existing street stub outs on Morning Dew Drive and Lemongrass Drive.   |
| <b>Attachments:</b>                        |                   | Aerial Land Use Map<br>Location Map<br>Zoning Map<br>Existing Land Use Map<br>Future Land Use Map<br>Flood Map   |

Traffic Report  
Concept Plan



Area To Be Rezoned



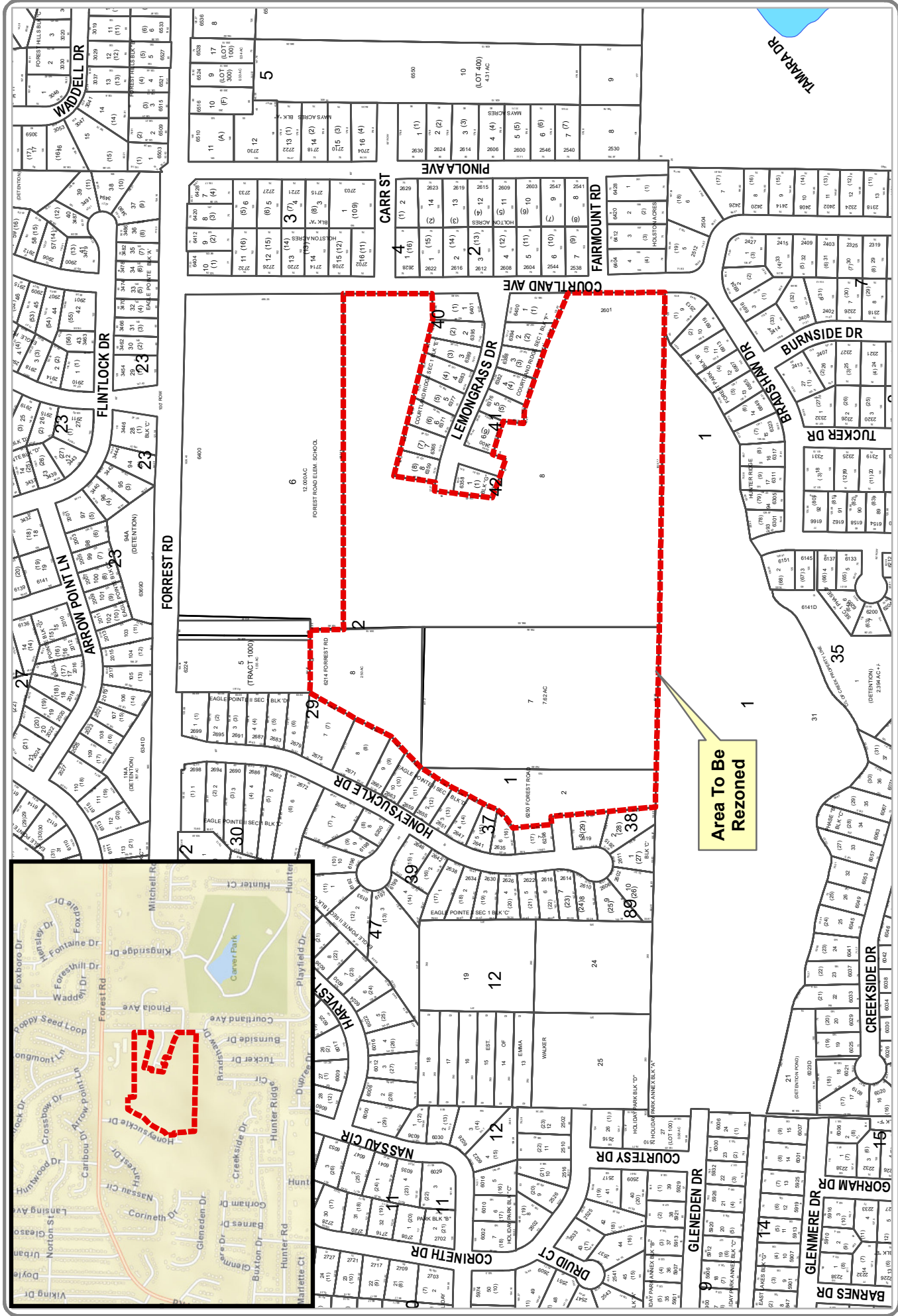
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 1 inch = 400 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Aerial Map for REZN 04-24-0772  
 Map 113 & 114 Blocks 002 & 001 Lots 008, 002, 007 & 008  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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 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: 4/30/2024

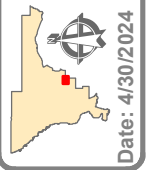


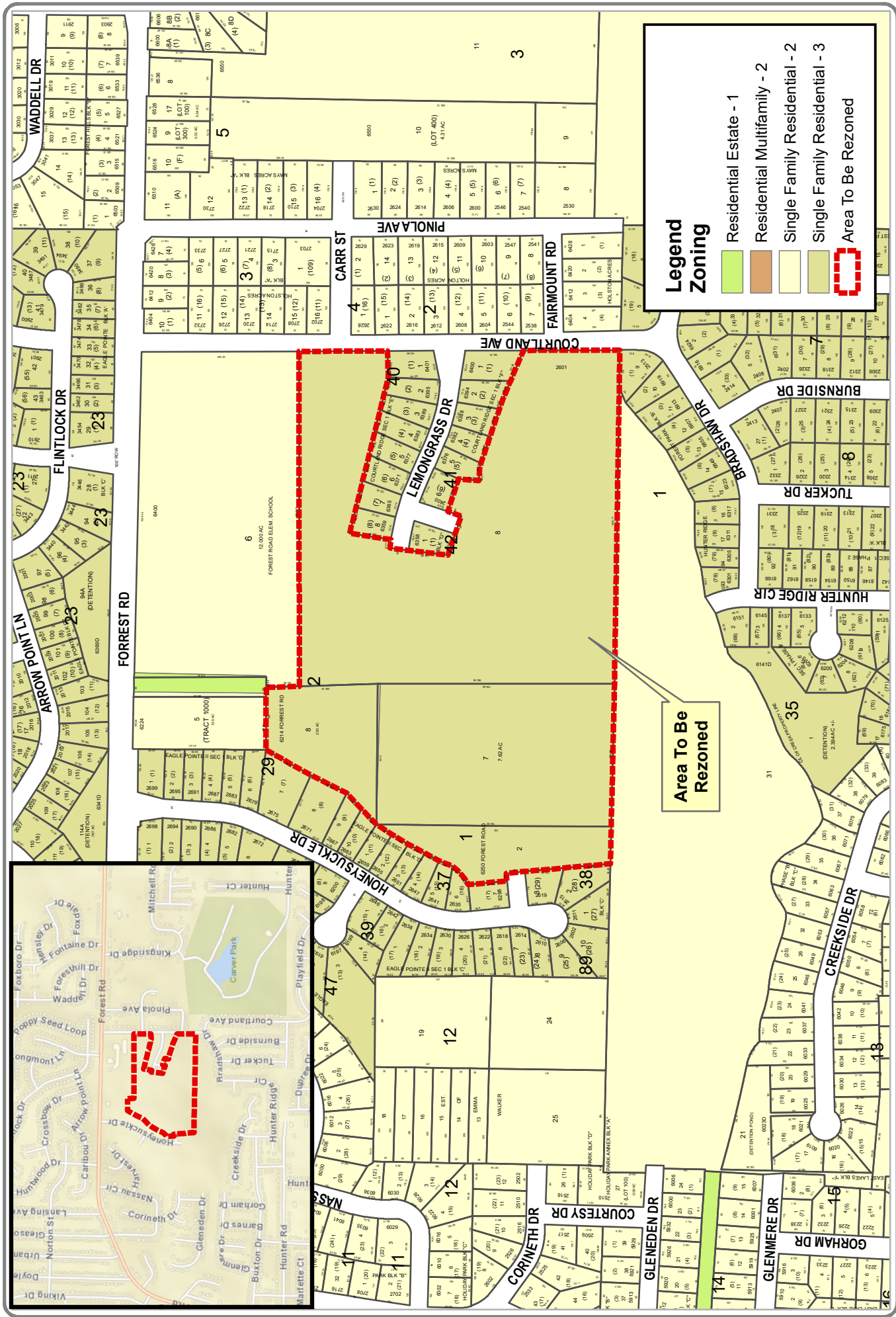
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Location Map for REZN 04-24-0772  
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**Legend  
Zoning**

- Residential Estate - 1
- Residential Multifamily - 2
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

**Area To Be  
Rezoned**



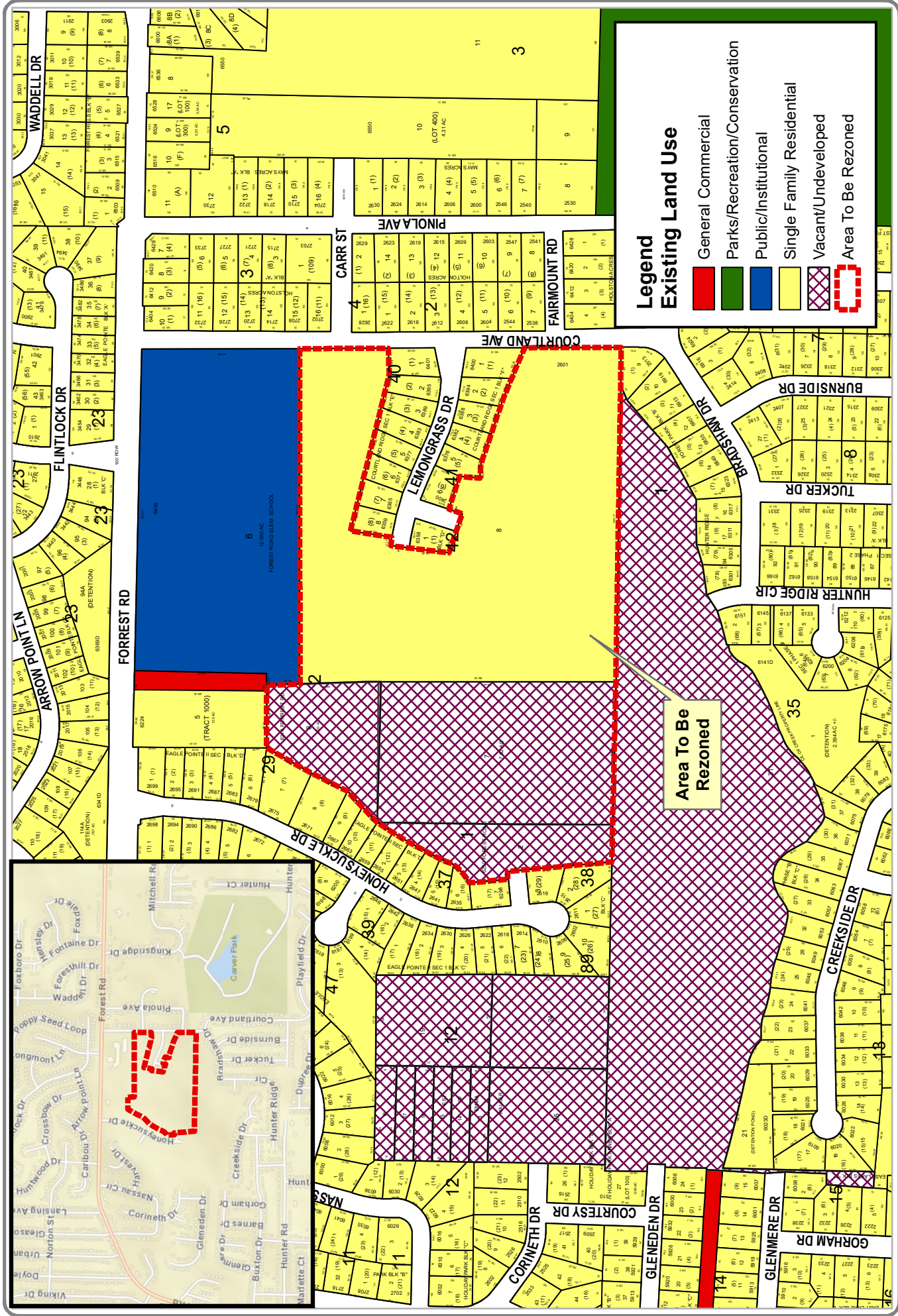
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Zoning Map for REZN 04-24-0772  
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### Legend Existing Land Use

- General Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



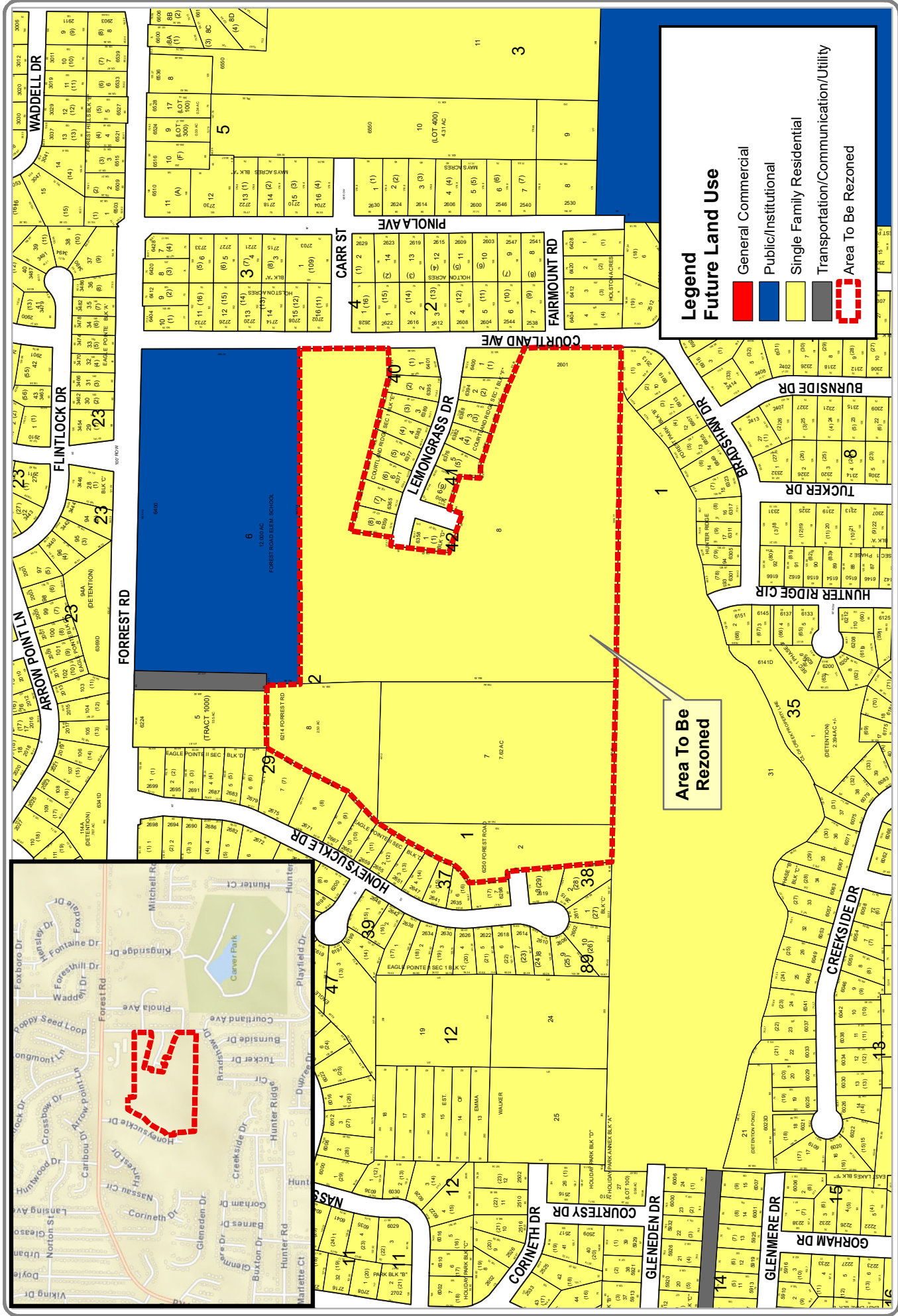
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Existing Land Use Map for REZN 04-24-0772  
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**Area To Be Rezoned**

**Legend**  
**Future Land Use**

- General Commercial
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



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 Author: David Cooper

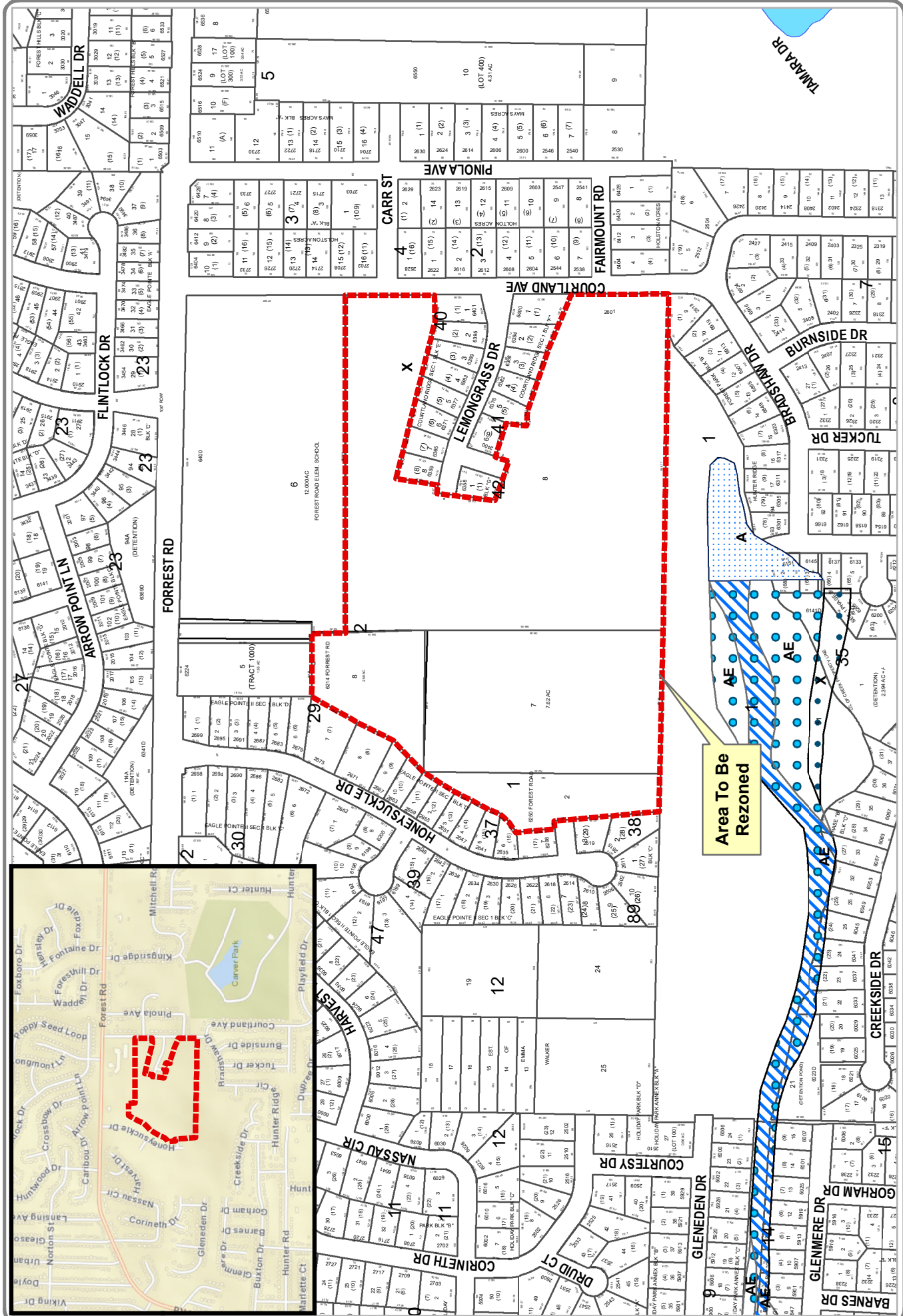
Future Land Use Map for REZN 04-24-0772  
 Map 113 & 114 Blocks 002 & 001 Lots 008, 002, 007 & 008  
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Author: DavidCooper

Flood Hazard Map for REZN 04-24-0772  
Map 113 & 114 Blocks 002 & 001 Lots 008, 002, 007 & 008  
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# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 04-24-0772  
**PROJECT** 6250, 6214, 0 Forrest Road and 2601 Courtland  
**CLIENT**  
**REZONING REQUEST** SFR3 to SFR4

### LAND USE

Trip Generation Land Use Code\* 210  
 Existing Land Use Single Family Residential 3 - (SFR3)  
 Proposed Land Use Single Family Residential 4 - (SFR4)  
 Existing Trip Rate Unit SFR3 - Acreage converted to square footage.  
 Proposed Trip Rate Unit SFR4 - Acreage converted to square footage.

### TRIP END CALCULATION \*

| Land Use                       | ITE Code | Zone Code | Quantity    | Trip Rate    | Total Trips  |
|--------------------------------|----------|-----------|-------------|--------------|--------------|
| <b>Daily (Existing Zoning)</b> |          |           |             |              |              |
| Single Family Detached Housing | 210      | SFR3      | 31.64 Acres | 9.43         | 1,733        |
|                                |          |           |             |              |              |
|                                |          |           |             |              |              |
|                                |          |           |             |              |              |
|                                |          |           |             | <b>Total</b> | <b>1,733</b> |
| <b>Daily (Proposed Zoning)</b> |          |           |             |              |              |
| Single Family Detached Housing | 210      | SFR4      | 31.64 Acres | 9.43         | 2,166        |
|                                |          |           |             |              |              |
|                                |          |           |             |              |              |
|                                |          |           |             |              |              |
|                                |          |           |             | <b>Total</b> | <b>2,166</b> |

*Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

### TRAFFIC PROJECTIONS

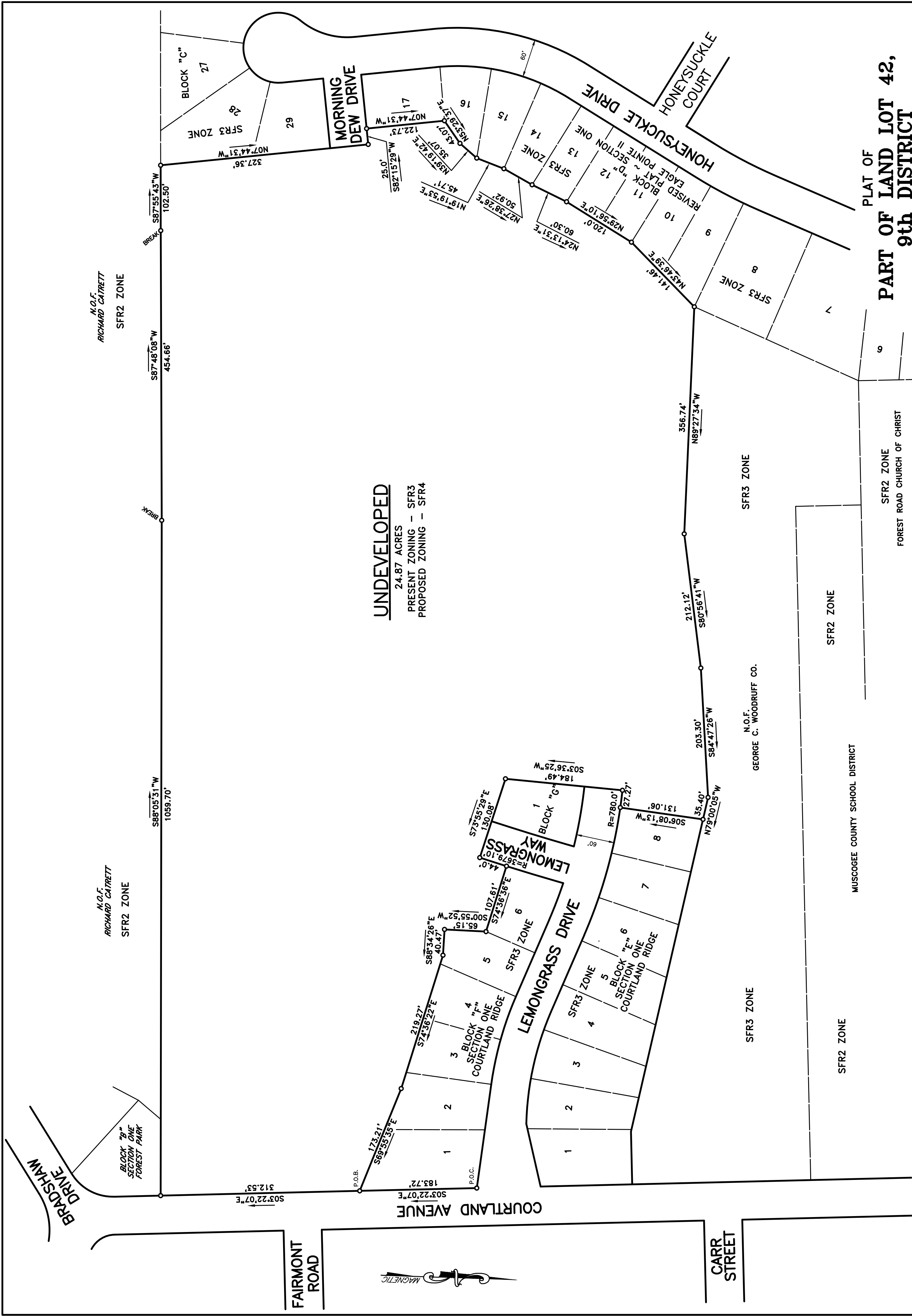
#### EXISTING ZONING (SFR3)

|   |                                |
|---|--------------------------------|
| Name of Street                            | Forrest Road                   |
| Street Classification                     | Undivided Arterial w/center In |
| No. of Lanes                              | 2                              |
| City Traffic Count (2023)                 | 5,720                          |
| Existing Level of Service (LOS)**         | B                              |
| Additional Traffic due to Existing Zoning | 1,733                          |
| Total Projected Traffic (2024)            | 7,453                          |
| Projected Level of Service (LOS)**        | B                              |

#### PROPOSED ZONING (SFR4)

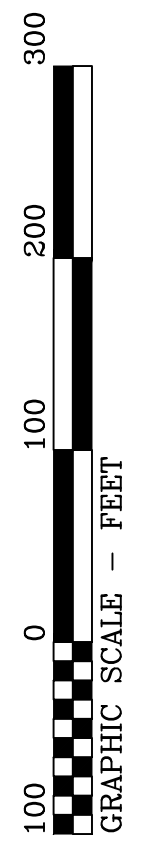
|                                    |                                |
|------------------------------------|--------------------------------|
| Name of Street                     | Forrest Road                   |
| Street Classification              | Undivided Arterial w/center In |
| No. of Lanes                       | 2                              |
| City Traffic Count (2023)          | 5,720                          |
| Existing Level of Service (LOS)**  | B                              |
| Additional Traffic due to Proposed | 2,166                          |
| Total Projected Traffic (2024)     | 7,886                          |
| Projected Level of Service (LOS)** | B                              |

*Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*



**UNDEVELOPED**  
 24.87 ACRES  
 PRESENT ZONING - SFR3  
 PROPOSED ZONING - SFR4

PLAT OF  
**PART OF LAND LOT 42,**  
**9th DISTRICT**  
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
 Scale 1" = 100' 15 April 2024  
**MOON MEEKS & ASSOCIATES, INC.**  
 Civil Engineers - Land Surveyors  
 100 Southern Way, Suite A, Columbus, Georgia, 31904  
 (706) 327-8306



THIS PLAT WAS PREPARED FROM PLATS AND DEEDS OF RECORD  
 TO ACCOMPANY A PETITION TO REZONE PROPERTY.

# 1" = 100' Concept Plan Courtyard Ave



PREVIOUS

DEVELOPER OR THE BUILDING

TREE PROT

1/2" STRAIN