

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-06-22-1184

**Applicant:** CCG – The Planning Department

**Owner / Location / Parcel:**

Nittaya Johnson  
10257 Greenfield Dr  
132-018-049

Michael Lavergne  
10261 Greenfield Dr  
132-018-052

Michael Roman  
10265 Greenfield Dr  
132-018-053

Ronald Leohr  
10273 Greenfield Dr  
132-018-055

Kalvin Baker  
8141 Green Glen Dr  
132-021-047

James Saad  
8149 Green Glen Dr  
132-021-046

Louis Miller  
8157 Green Glen Dr  
132-021-045

Lawanda Dillard  
8165 Green Glen Dr  
132-021-044

Chris Turner  
10226 Sable Oaks Dr  
132-021-037

Kevin Aviles  
10234 Sable Oaks Dr  
132-021-038

Ebony Arceneaux  
10250 Sable Oaks Dr  
132-021-040

Robert Hunt  
10258 Sable Oaks Dr  
132-021-041

Juan Rodriguez  
10266 Sable Oaks Dr  
132-021-042

Matthew Houser  
10274 Sable Oaks Dr  
132-021-043

**Acreage:** 0.50 Acres (14 Parcels)

**Current Zoning Classification:** RE1 (Residential Estate 1)

**Proposed Zoning Classification:** SFR2 (Single Family Residential 2)

**Current Use of Property:** Residential Homes

**Proposed Use of Property:** Residential Homes

**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.

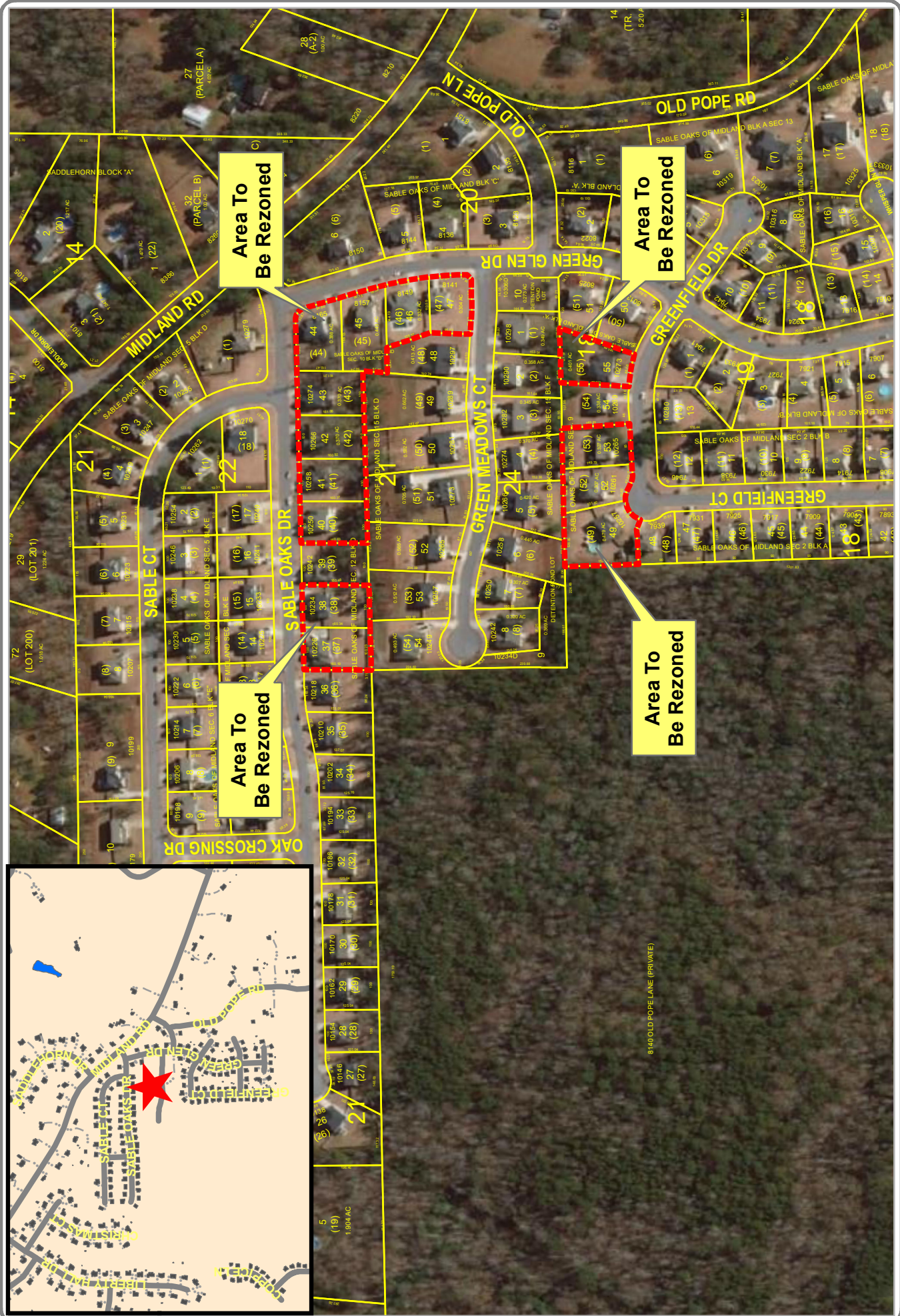
**Fort Benning's Recommendation:** N/A

**DRI Recommendation:** N/A

<b>General Land Use:</b>		Consistent Planning Area B
<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Rural 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>		N/A
<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>	SFR2 (Single Family Residential 2)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	RE1 (Residential Estate 1)
	<b>West</b>	RE1 (Residential Estate 1)
<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 (100)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</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>		This request is to correct an error in zoning classification when this subdivision was developed. These parcels do not meet the RE1 – Residential Estate 1 one-acre lot minimum.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map



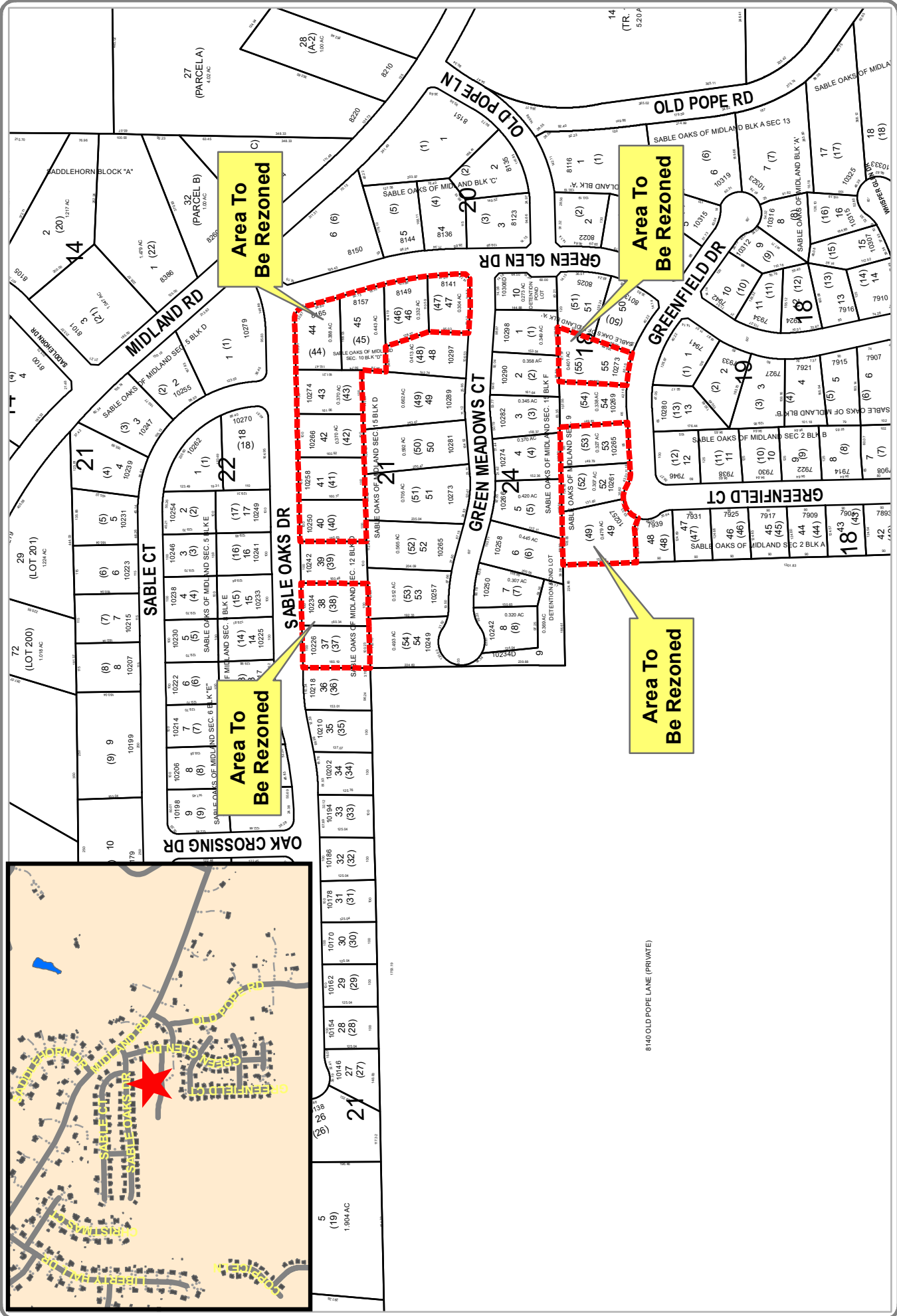
0 150 300 Feet  
1 inch = 300 feet  
Data Source: IT/GIS  
Author: David Cooper

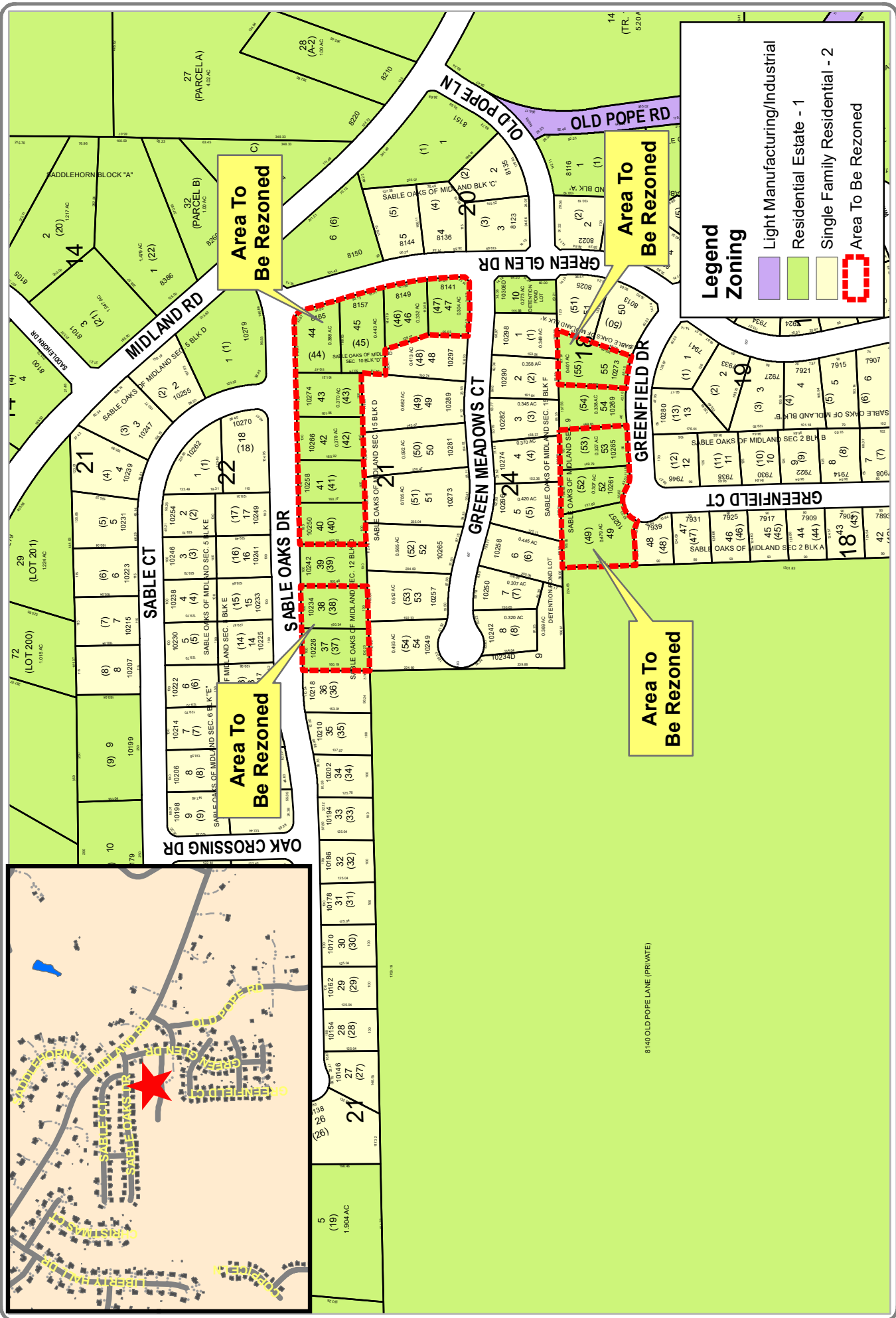
**Flood Zone Map for REZN 06-22-1184**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

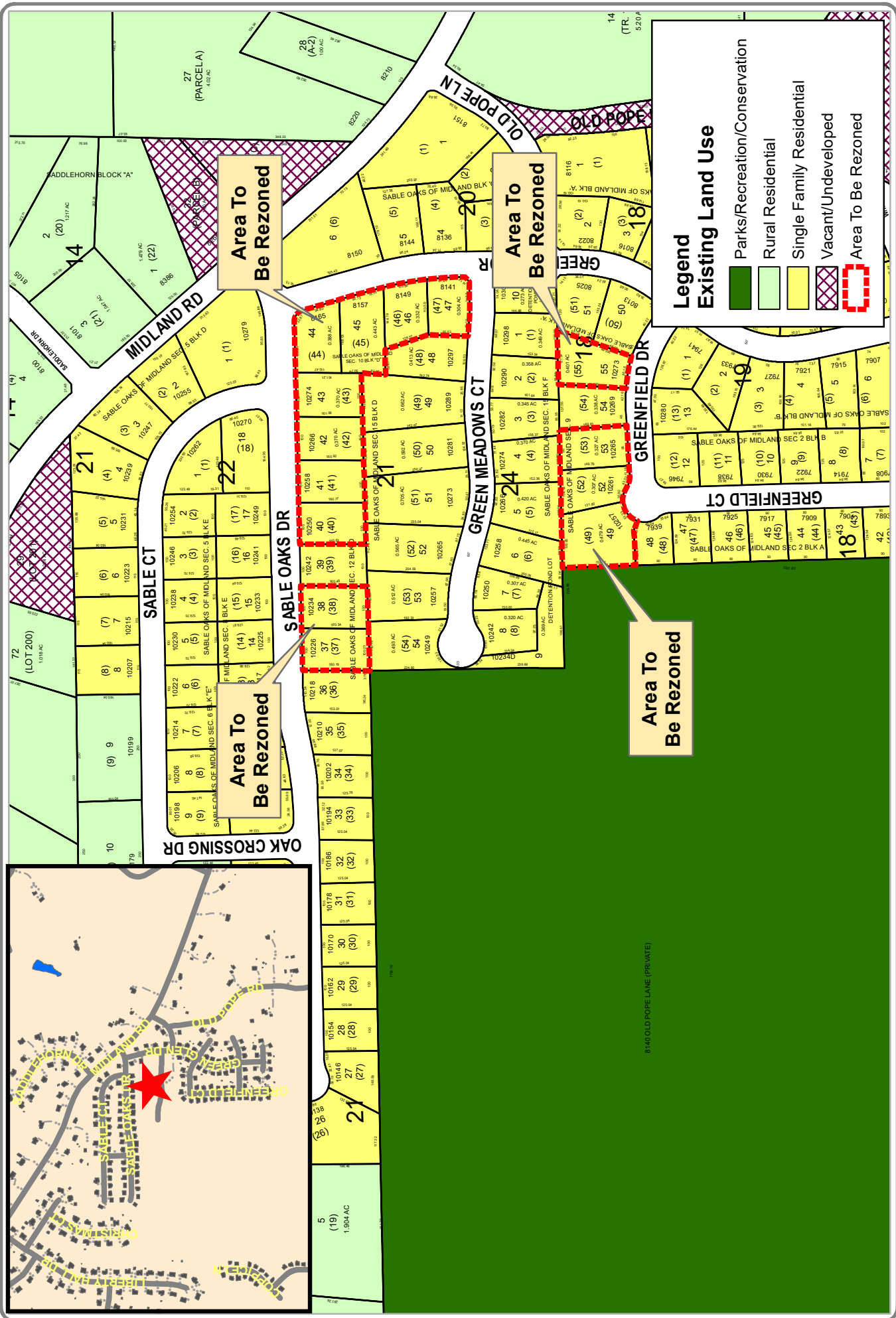
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Date: 6/24/2022

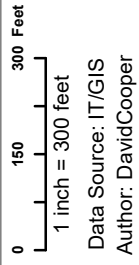






### Legend Existing Land Use

- Parks/Recreation/Conservation
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Data Source: IT/GIS  
Author: David Cooper

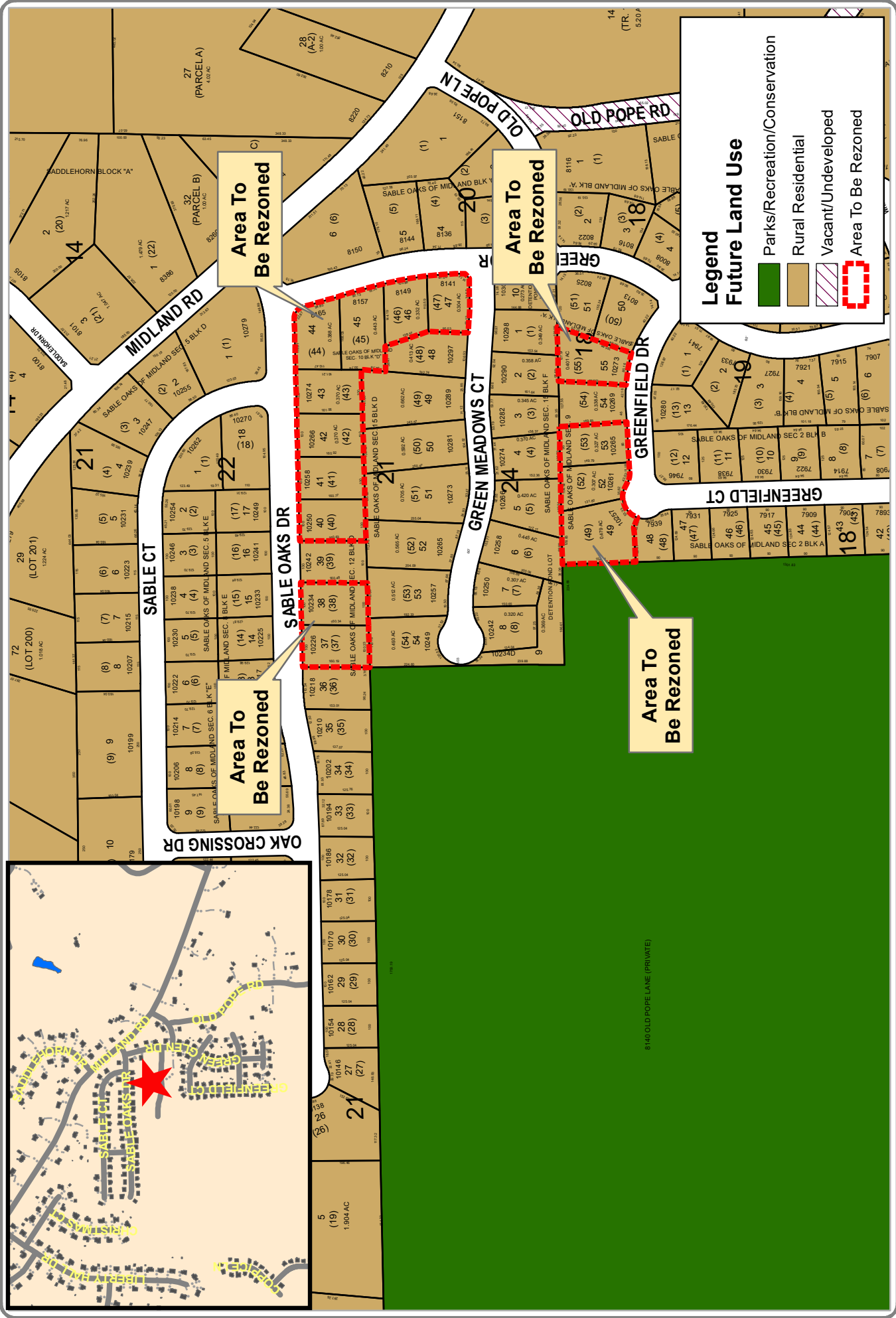
**Existing Land Use Map for REZN 06-22-1184**

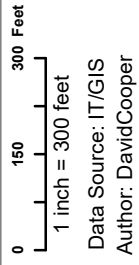
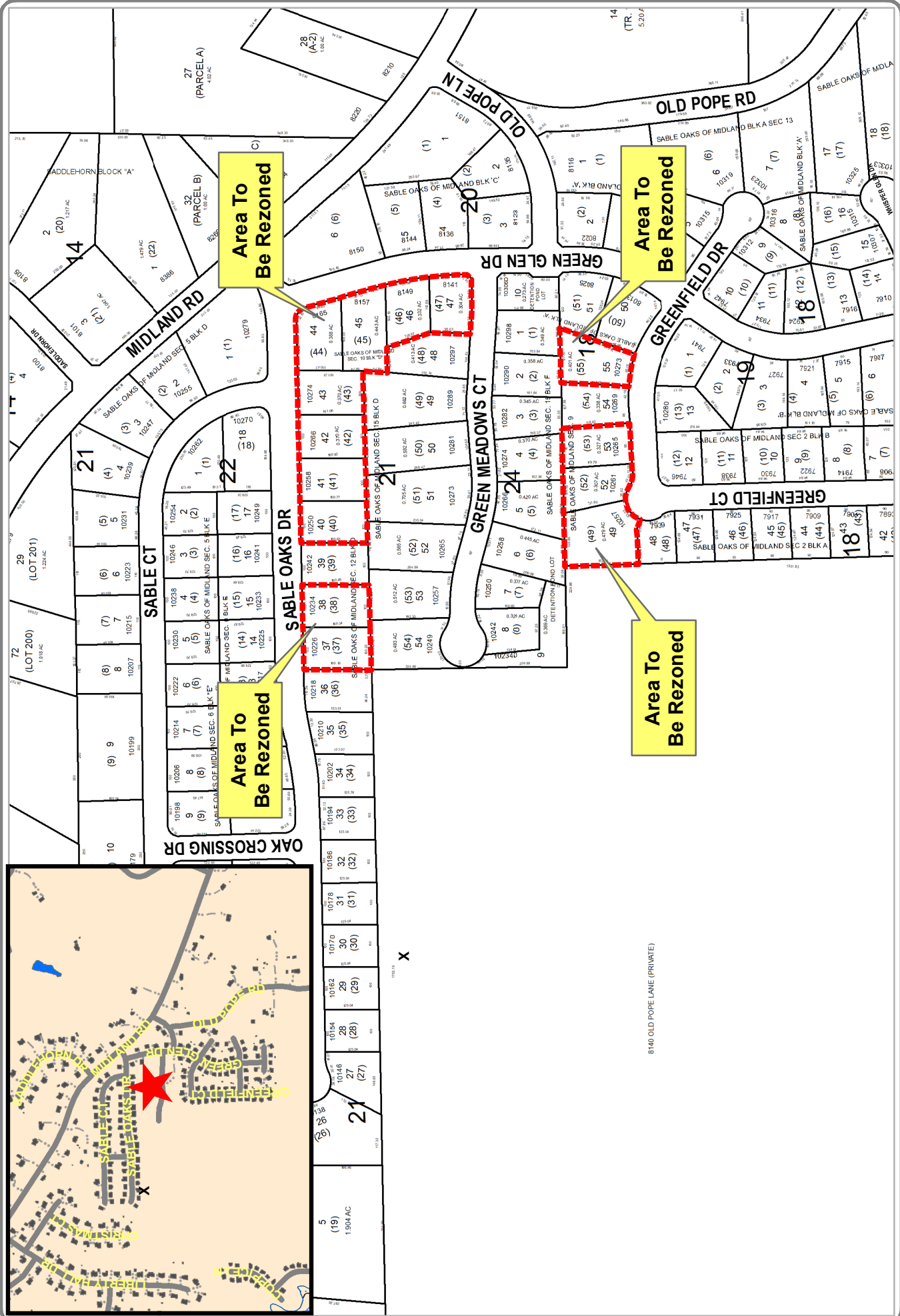
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Date: 6/27/2022







Data Source: IT/GIS  
Author: David Cooper

**Flood Zone Map for REZN 06-22-1184**  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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