

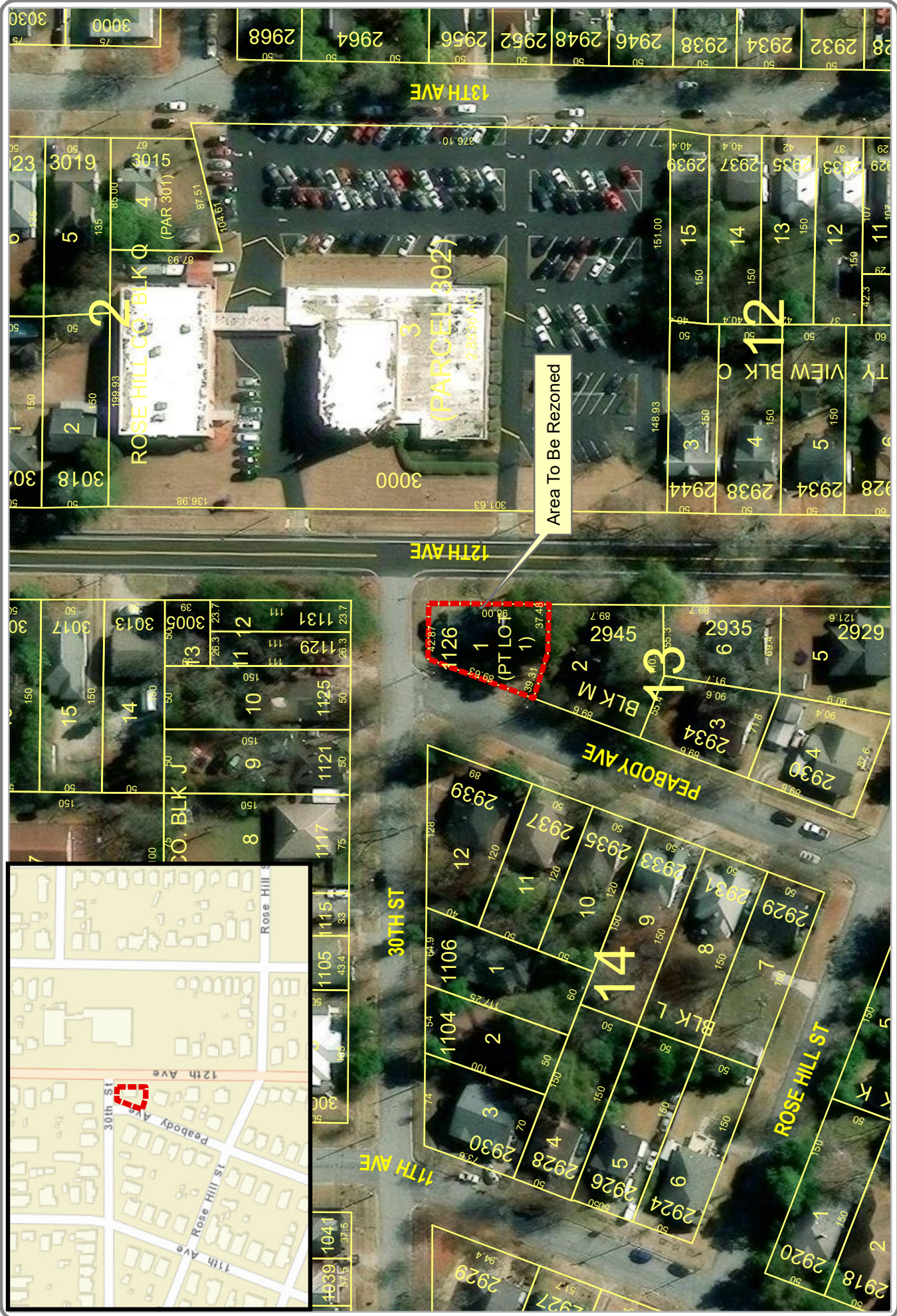
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-24-2232

| | |
|--|--|
| Applicant: | Howard Jefferson |
| Owner: | Marty Sanders |
| Location: | 1126 30 th Street |
| Parcel: | 029-013-001 |
| Acreage: | 0.17 Acres |
| Current Zoning Classification: | Neighborhood Commercial |
| Proposed Zoning Classification: | Residential Multifamily |
| Current Use of Property: | Single Family Residential |
| Proposed Use of Property: | Single Family Residential |
| Council District: | District 8 (Garrett) |
| 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 Moore's Recommendation: | N/A |
| DRI Recommendation: | N/A |
| General Land Use: | Consistent Planning Area D |
| Current Land Use Designation: | Single Family Residential |

| | | |
|--|-------------------|---|
| Future Land Use Designation: | | Single Family Residential |
| 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 residential usage. |
| Surrounding Zoning: | North | Neighborhood Commercial (NC) |
| | South | Residential Multifamily – 1 (RMF1) |
| | East | Neighborhood Commercial (NC) |
| | West | Residential Multifamily – 1 (RMF1) |
| Reasonableness of Request: | | The request is compatible with existing land uses. |
| School Impact: | | N/A |
| Buffer Requirement: | | N/A |
| Attitude of Property Owners: | | Forty-Six (46) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received two inquiry calls and/or emails regarding the rezoning. |
| | Approval | 0 Responses |
| | Opposition | 0 Responses |
| Additional Information: | | Existing home will continue to be used as Single-Family Residential. |
| Attachments: | | Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map |



0 50 100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 10-24-2232
 Map 029 Block 013 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

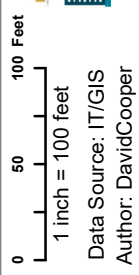
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Date: 11/18/2024



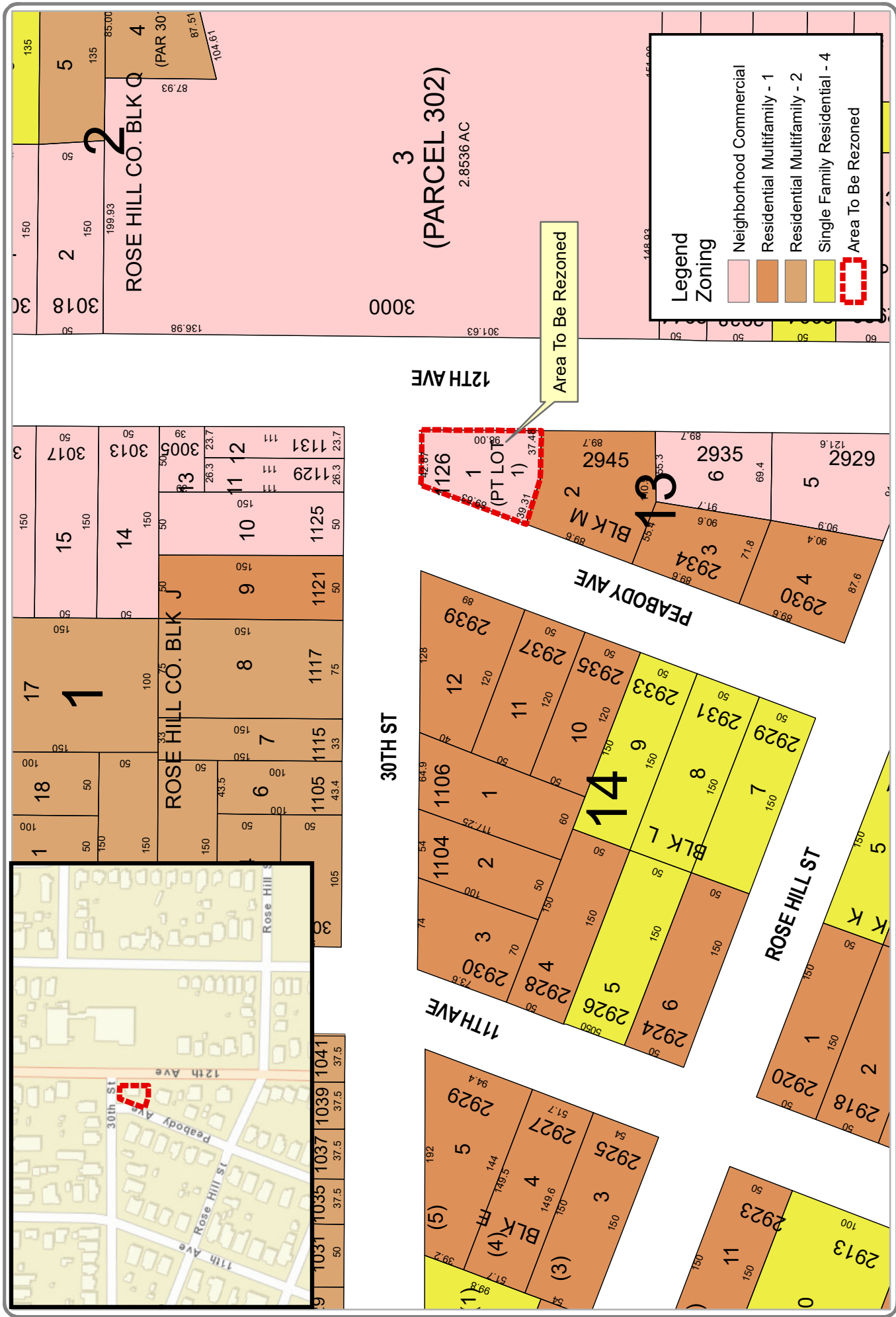
Area To Be Rezoned



Location Map for REZN 10-24-2232
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12TH AVE

Area To Be Rezoned

Legend

Zoning

- Neighborhood Commercial
- Residential Multifamily - 1
- Residential Multifamily - 2
- Single Family Residential - 4
- Area To Be Rezoned

0 50 100 Feet

1 inch = 100 feet

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Author: DavidCooper

Zoning Map for REZN 10-24-2332

Map 029 Block 013 Lot 001

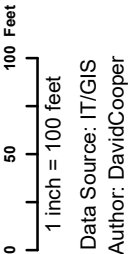
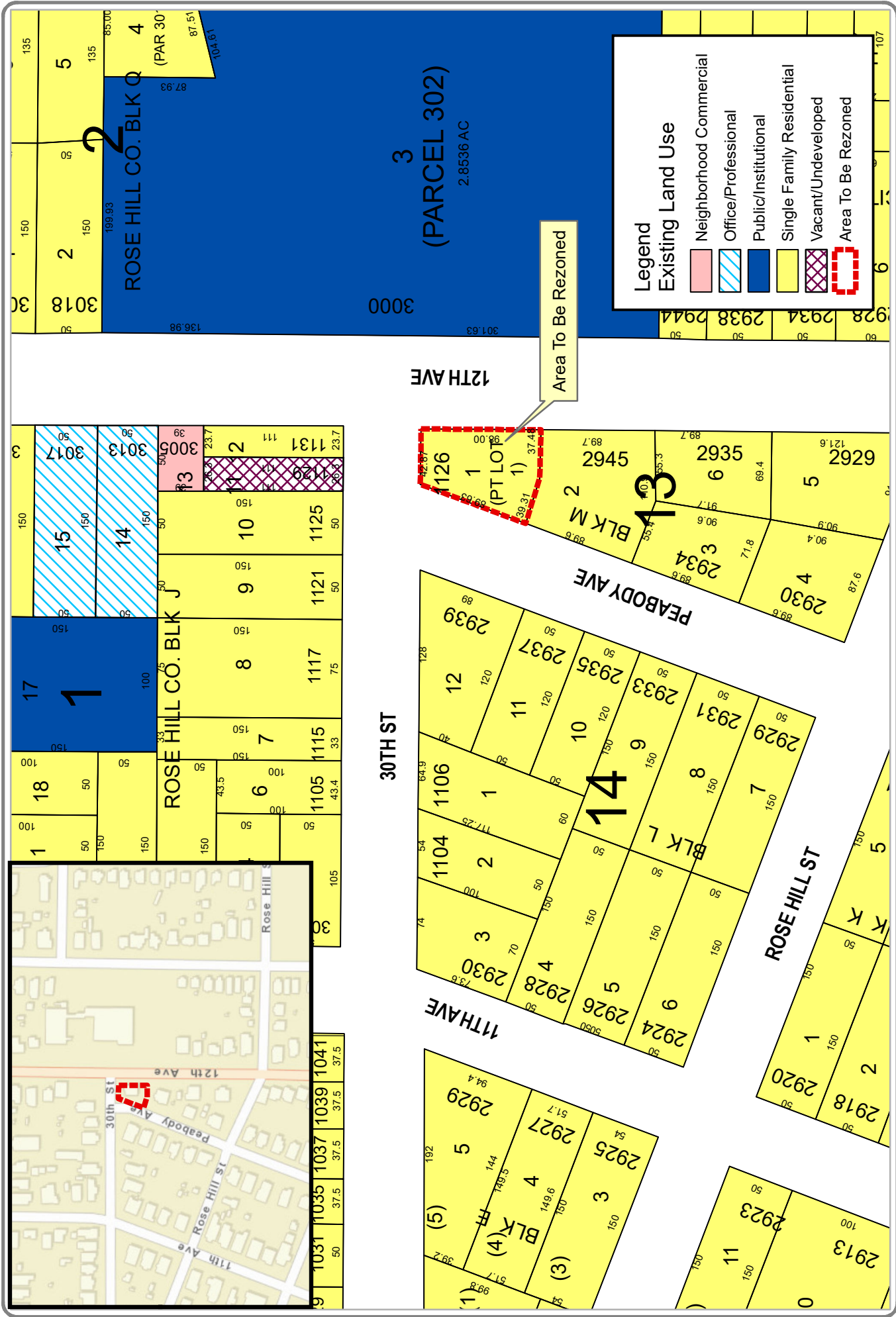
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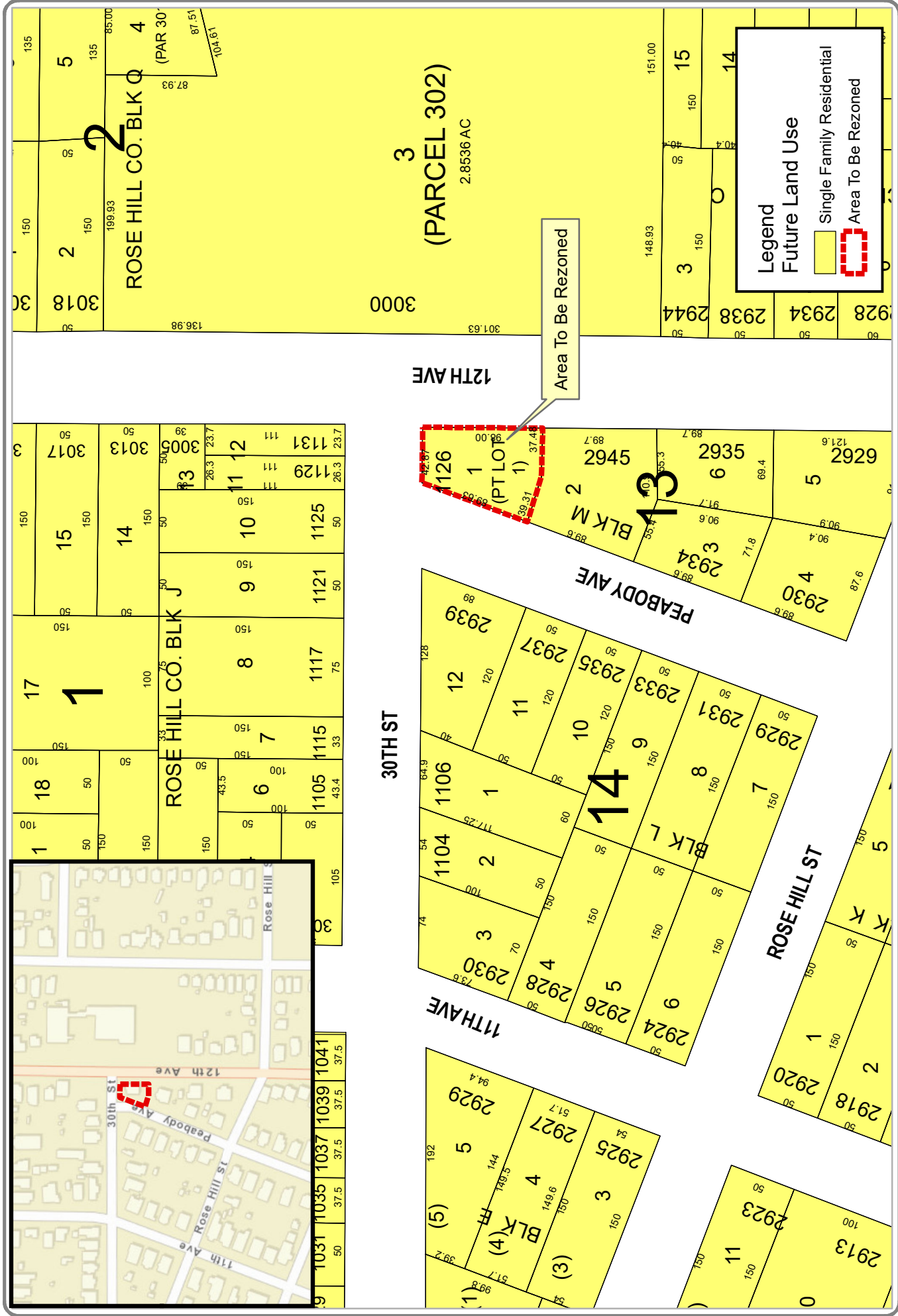
Existing Land Use Map for REZN 10-24-2232
 Map 029 Block 013 Lot 001

Planning Department-Planning Division
 Prepared By Planning GIS Tech

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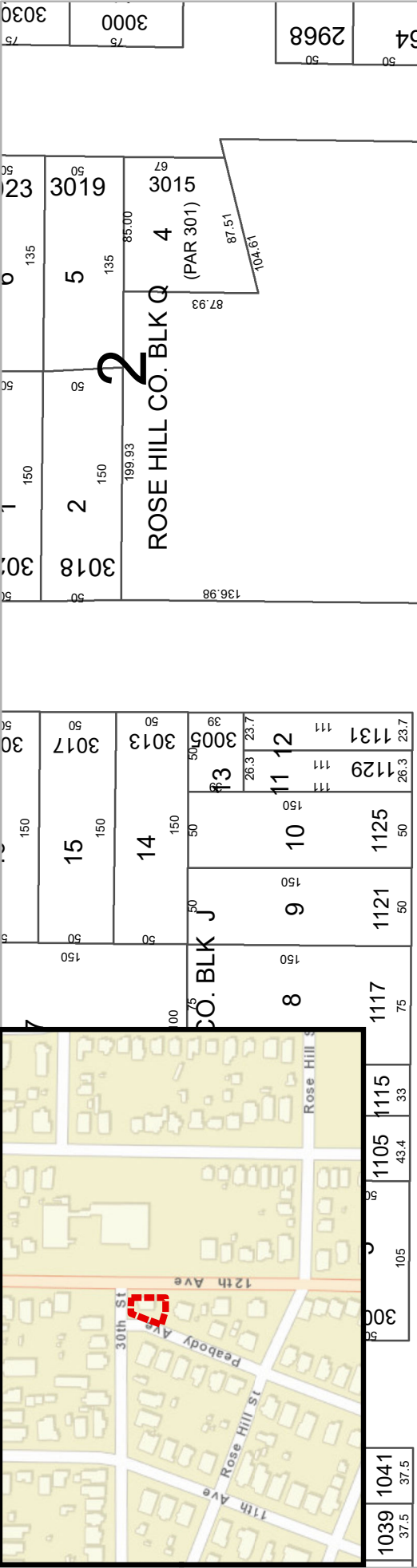
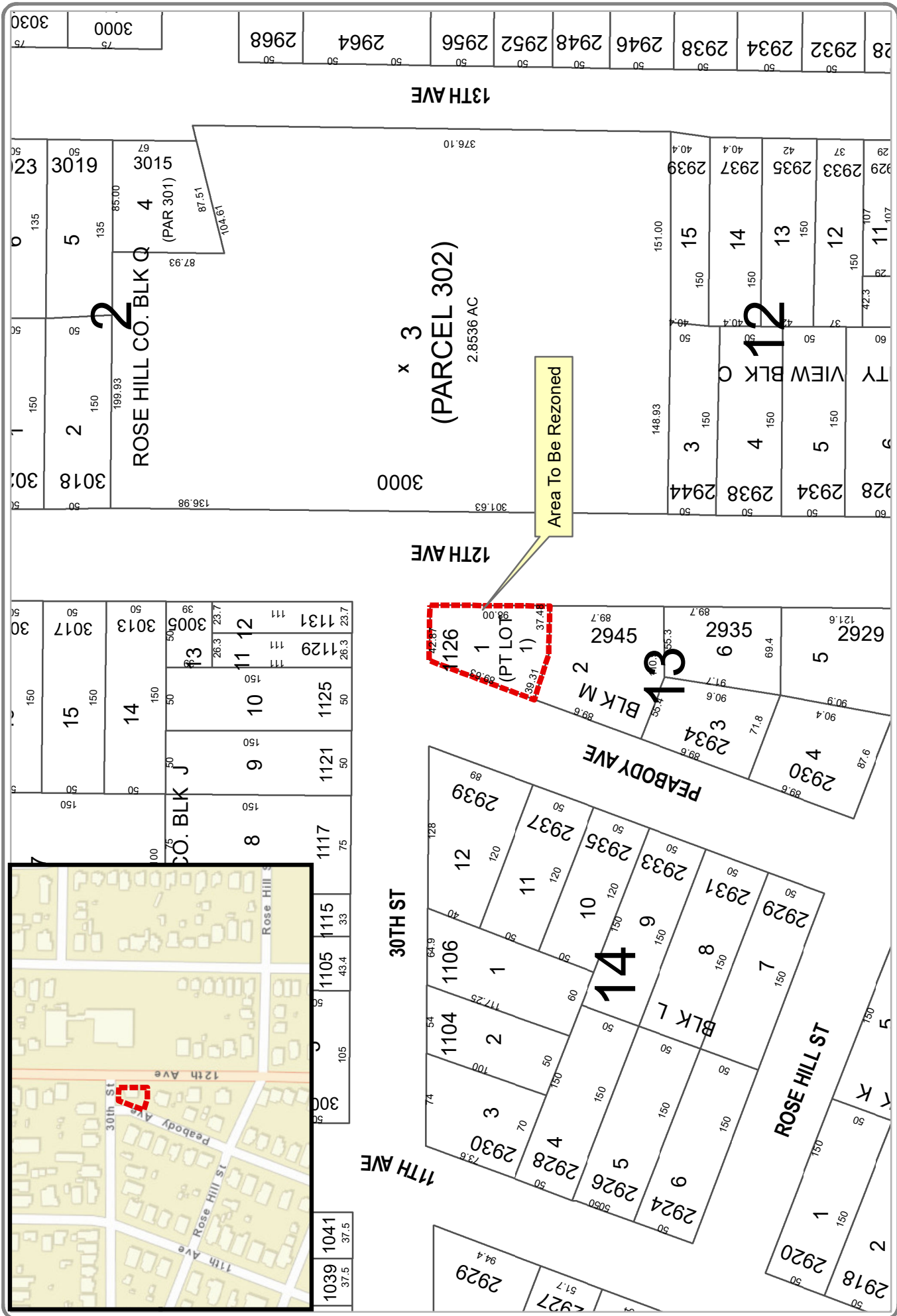


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Future Land Use Map for REZN 10-24-2232
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Flood Hazard Map for REZN 10-24-2232
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Plat
 Recorded 3/7/2017 10:02 AM
 ANN L. HARDMAN
 Clerk of Superior Court
 Muscogee County, GA
 Book 165 Page 120
 Participant IDs: 40720816

30TH STREET

PEABODY AVENUE

12TH AVENUE



This Survey Approved For Filing By:

August Cedeno
 Engineering Dept.

Date: 3/7/2017

I have this date examined the official flood insurance rate map covering Columbus, Georgia and I have determined that this property is not in a 100 year flood zone.

Bobby R. Hobbs
 Bobby R. Hobbs, L.S.
 Georgia Reg. No. 1610

ALL PROPERTY CORNERS WERE FOUND IN PLACE.

NOTES:

- POWER POLE
- IRON PIN FOUND
- IRON PIN SET
- FENCE
- WALL
- CONCRETE

619-43

SCALE: 1" = 20'

DATE: MARCH 02, 2017



SURVEY OF
 PART LOT 1, BLOCK "M"
 WAVERLY TERRACE
 LYING IN THE 8TH DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

This survey was prepared in conformity with The Technical Standards for Property Surveys in Georgia as set forth in Chapter 180-7 of the rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plat Act O.C.G.A. 15-6-67.

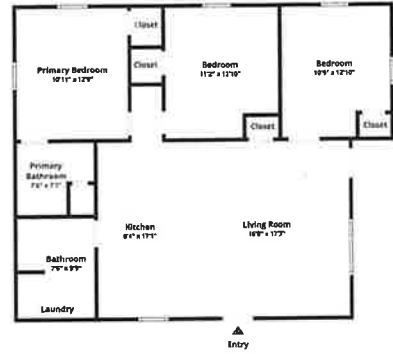
Bobby R. Hobbs
 Bobby R. Hobbs L.S.

Ga. Reg. No. 1610

Ala. Reg. No. 9052

Hobbs Smith & Associates, Inc. 221 9th St., Columbus, Ga 31901

MLS# G213976P



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