

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-23-1964

Applicant:	Benjamin Foster
Owner:	Benjamin Foster
Location:	4070 Macon Road
Parcel:	085-051-014
Acreage:	0.51 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Neighborhood Commercial (NC)
Current Use of Property:	Vacant
Proposed Use of Property:	Retail
Council District:	District 1 (Barnes)
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 E
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:		Neighborhood Commercial
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:		Average Annual Daily Trips (AADT) will increase by 67 trips if used for commercial use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	Neighborhood Commercial (NC)
	South	Single Family Residential – 2 (SFR2)
	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:		The site shall include a Category C buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Fifteen (15) 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

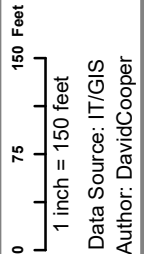
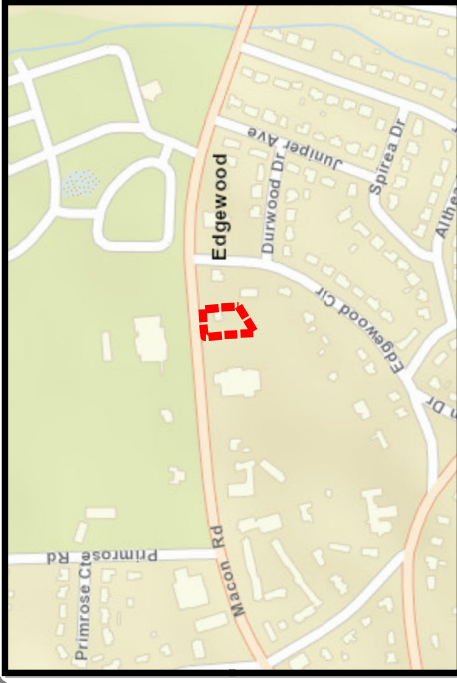
Opposition 0 Responses

Additional Information:

N/A

Attachments:

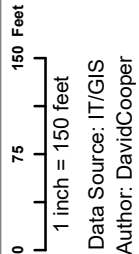
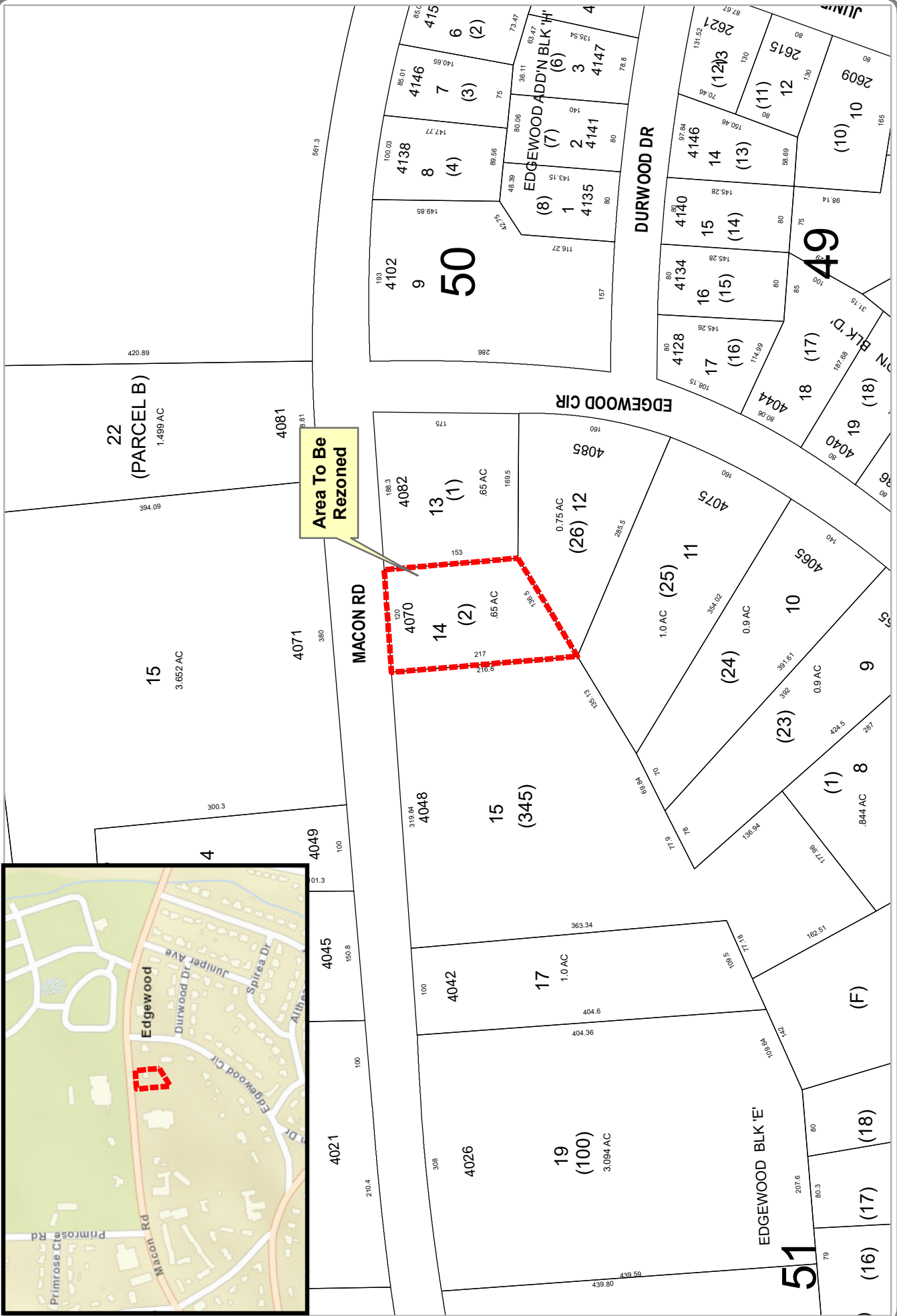
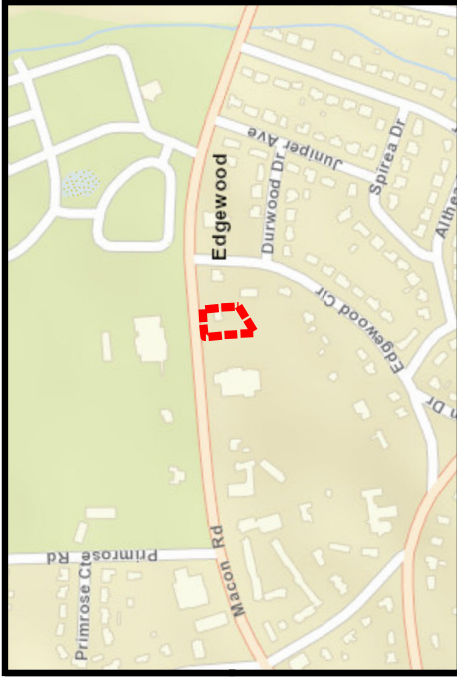
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Traffic Report



Aerial Map for REZN 10-23-1964
Map 085 Block 051 Lot 014
 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.

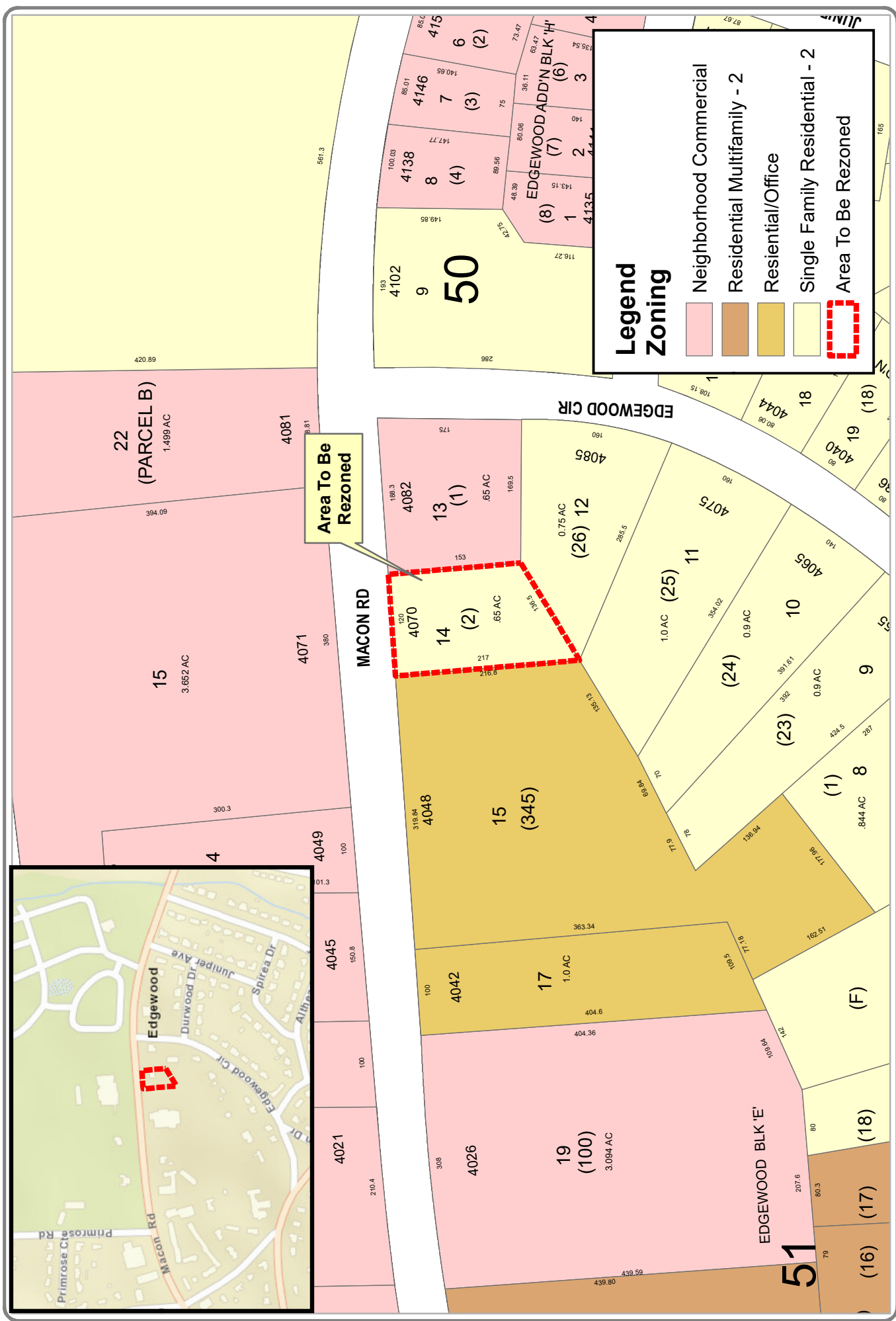




Location Map for REZN 10-23-1964
Map 085 Block 051 Lot 014
Planning Department-Planning Division
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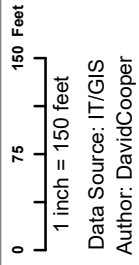
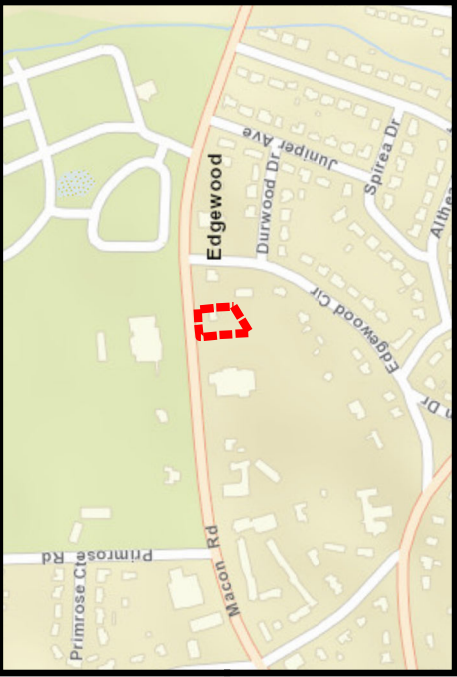




Legend Zoning

- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Area To Be Rezoned

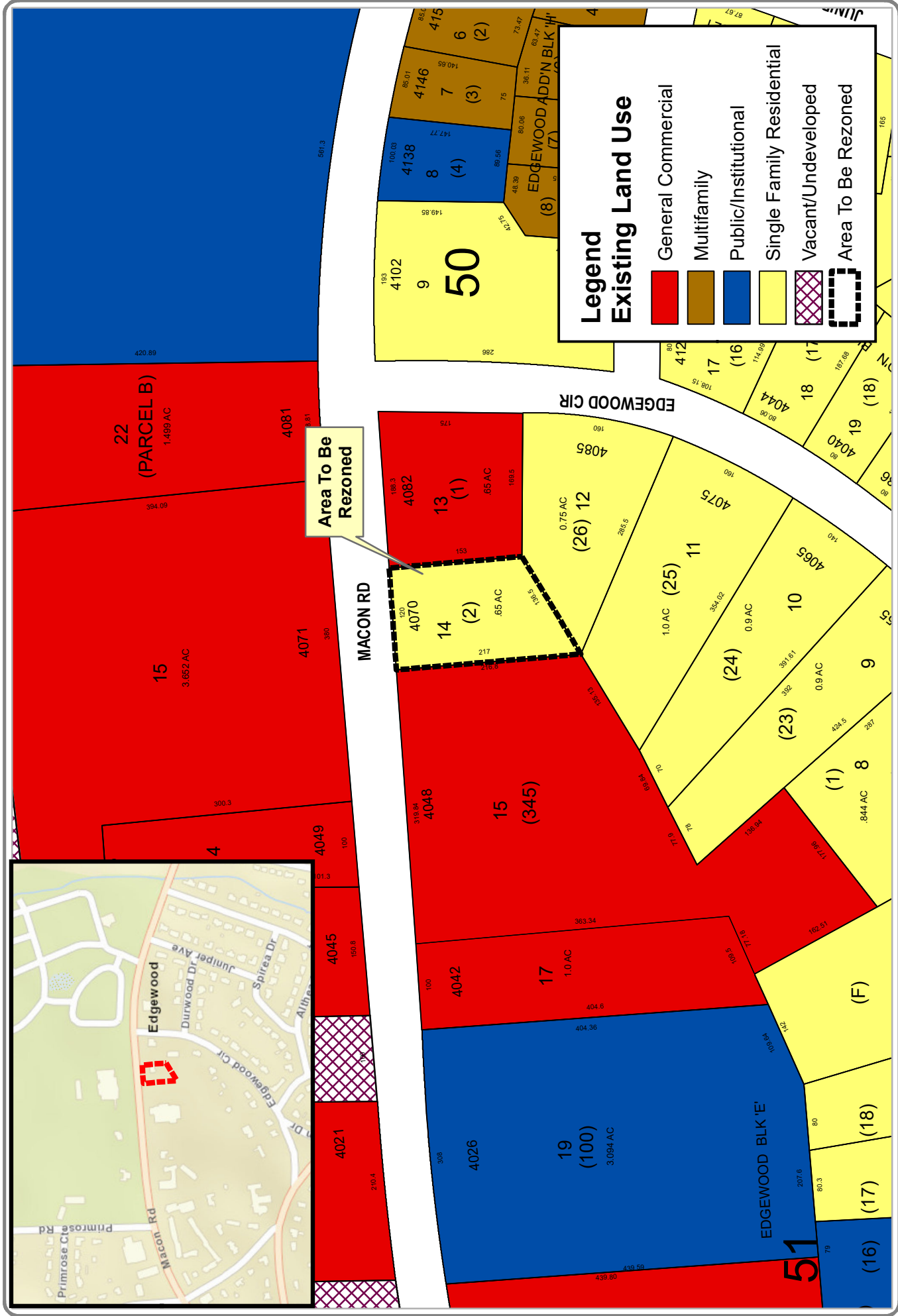
Area To Be Rezoned



Zoning Map for REZN 10-23-1964
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Legend Existing Land Use

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

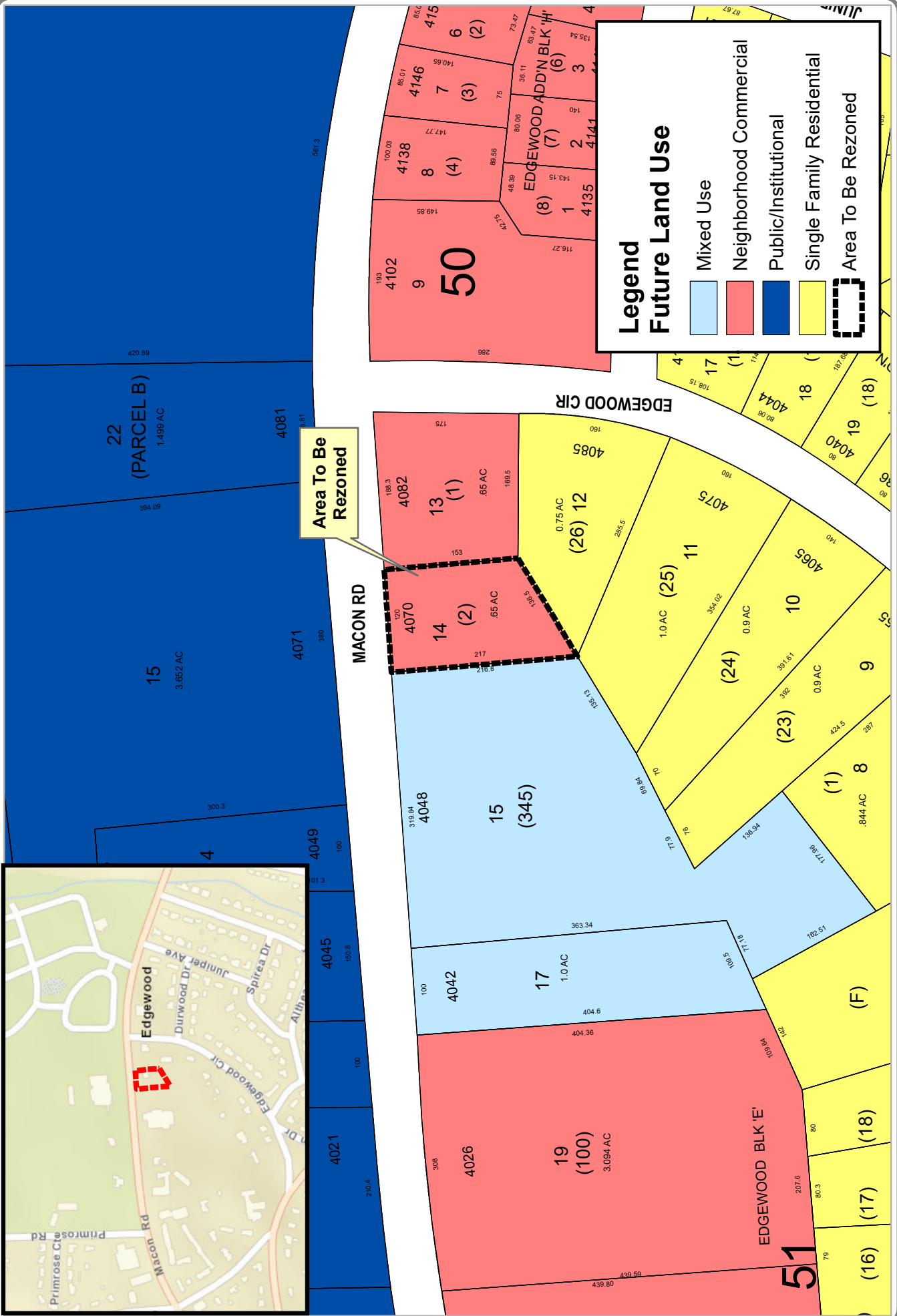
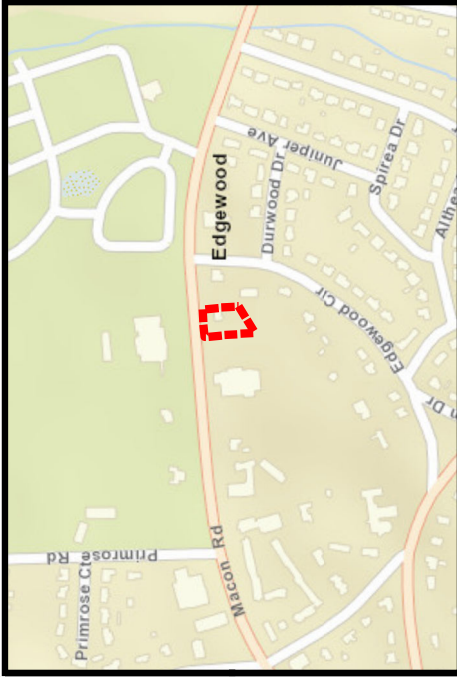


150 Feet
75
0
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 10-23-1964
Map 085 Block 051 Lot 014
Planning Department-Planning Division
Prepared By Planning GIS Tech

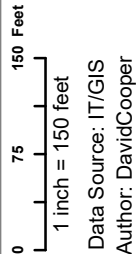
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Legend Future Land Use

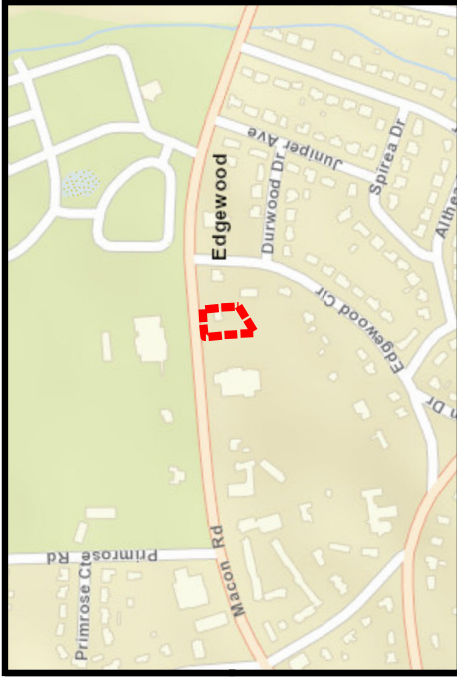
- Mixed Use
- Neighborhood Commercial
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned



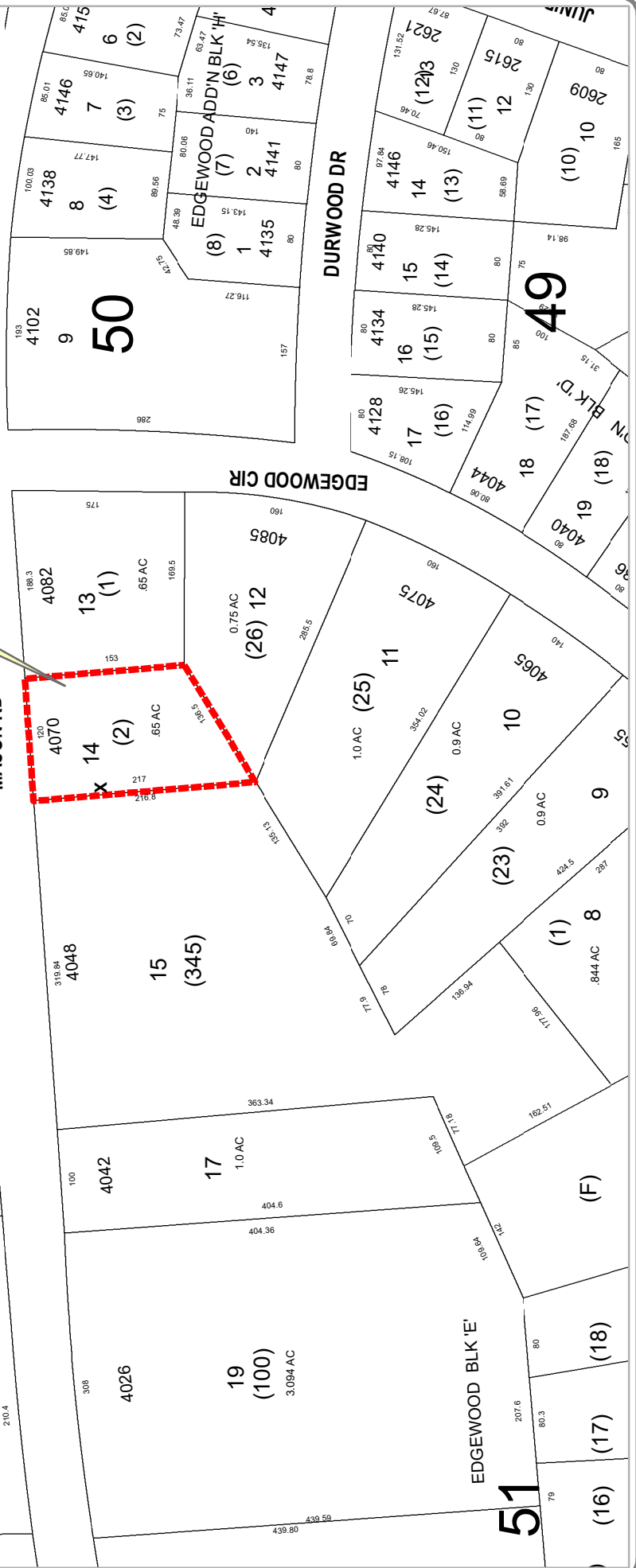
Future Land Use Map for REZN 10-23-1964
Map 085 Block 051 Lot 014
 Planning Department-Planning Division
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**Area To Be
Rezoned**

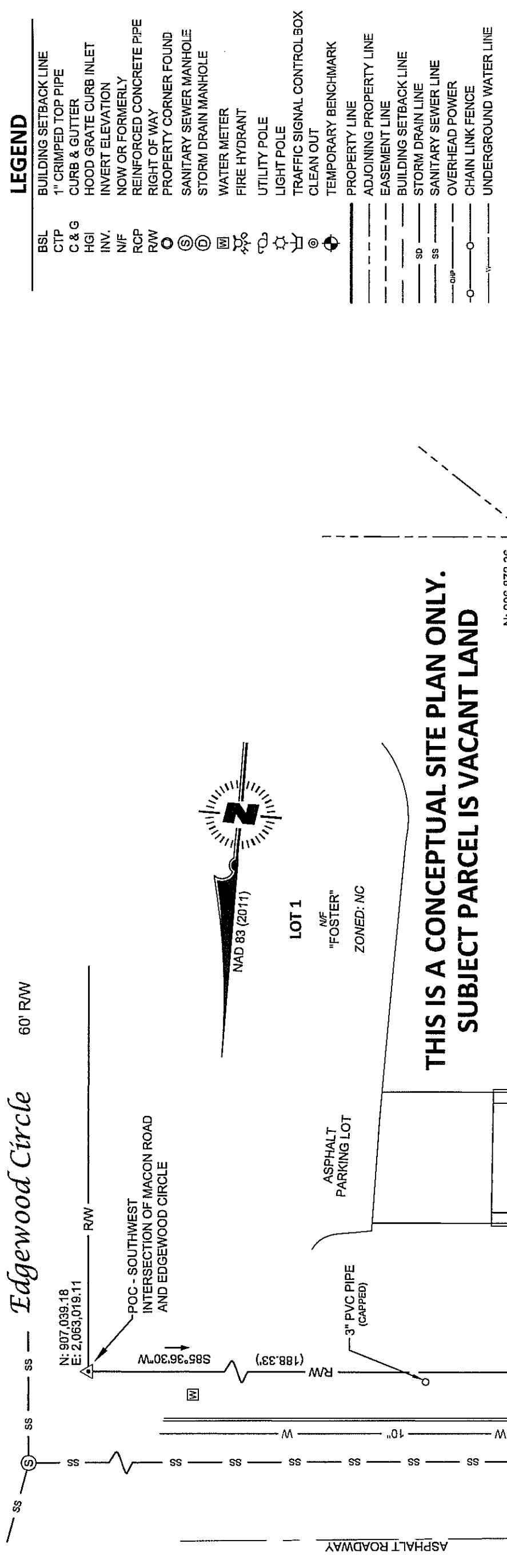
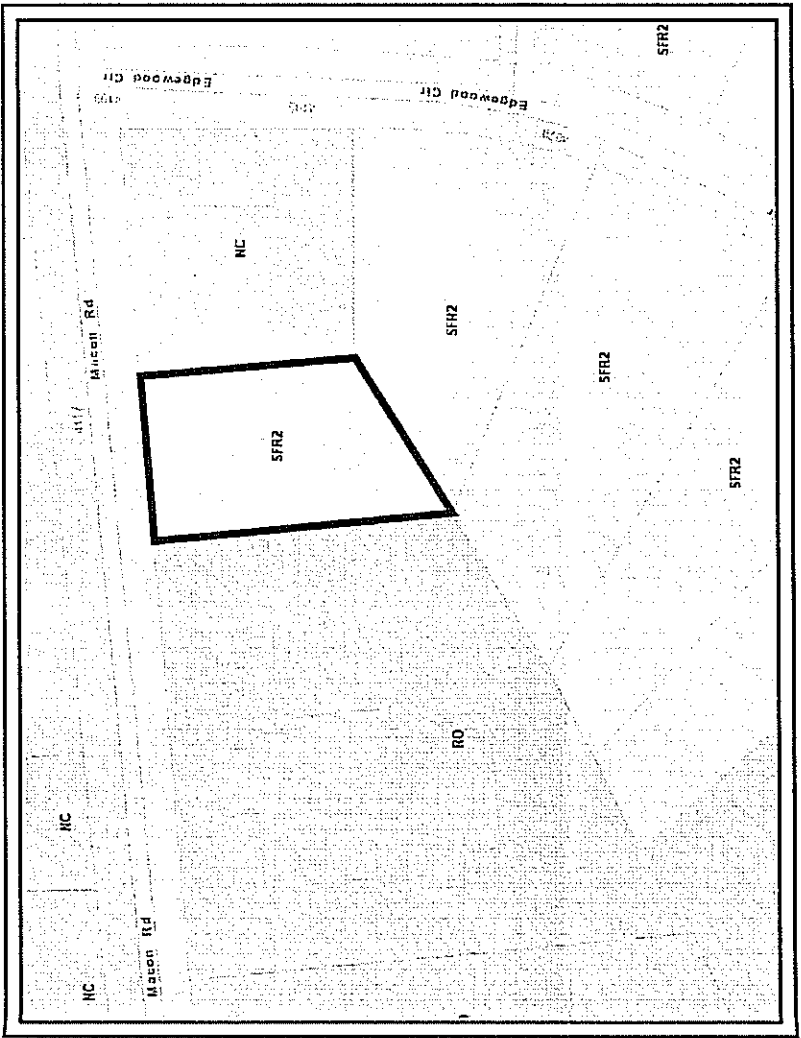
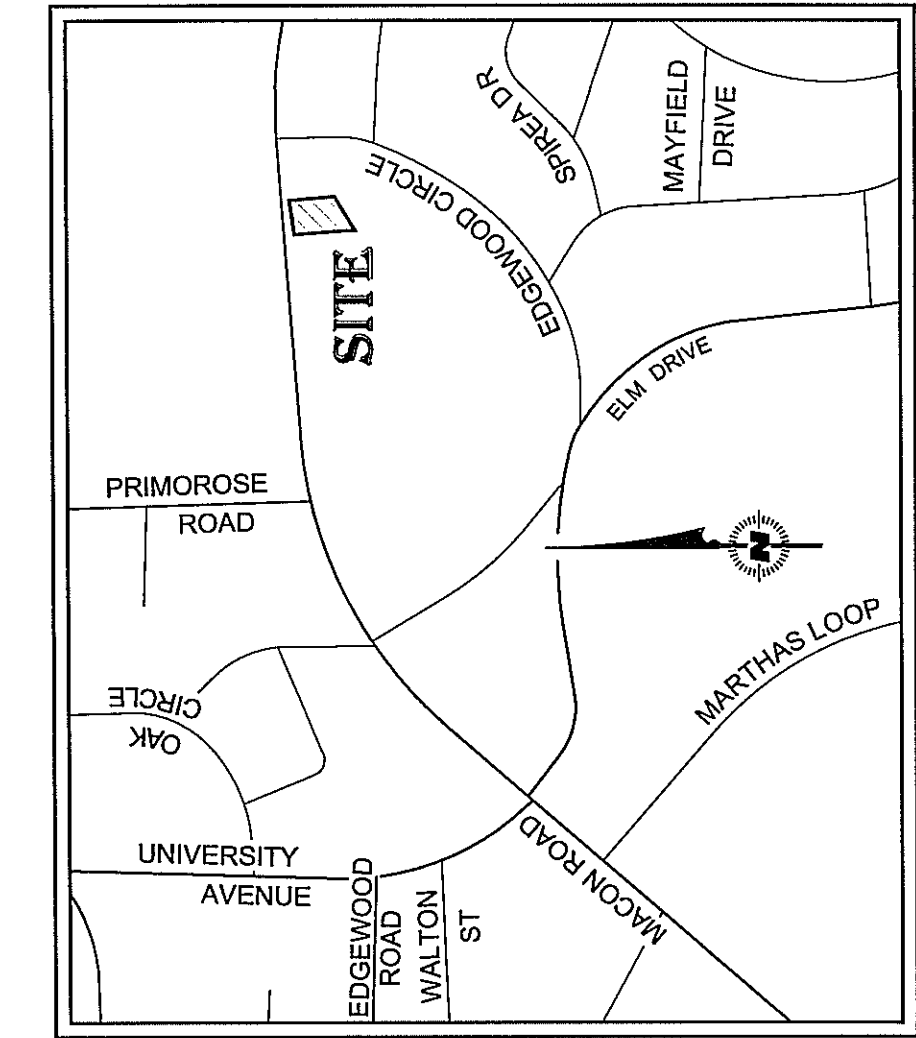


150 Feet
75
0
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for REZN 10-23-1964
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**THIS IS A CONCEPTUAL SITE PLAN ONLY.
SUBJECT PARCEL IS VACANT LAND**

LEGEND

- BSL BUILDING SETBACK LINE
- CTP 1" CRIMPED TOP PIPE
- C & G CURB & GUTTER
- HGI HOOD GRATE CURB INLET
- INV. INVERT ELEVATION
- NIF NOW OR FORMERLY
- RCP REINFORCED CONCRETE PIPE
- RWF RIGHT OF WAY
- OC PROPERTY CORNER FOUND
- SM SANITARY SEWER MANHOLE
- SD STORM DRAIN MANHOLE
- WM WATER METER
- WH FIRE HYDRANT
- UP UTILITY POLE
- TS TRAFFIC SIGNAL CONTROL BOX
- CO CLEAN OUT
- TB TEMPORARY BENCHMARK
- PL PROPERTY LINE
- AL ADJOINING PROPERTY LINE
- EL EASEMENT LINE
- BL BUILDING SETBACK LINE
- SD STORM DRAIN LINE
- SS SANITARY SEWER LINE
- OP OVERHEAD POWER
- CF CHAIN LINK FENCE
- UL UNDERGROUND WATER LINE

REV	REVISION DESCRIPTION	DATE

JOB NUMBER: N/A DRAWN BY: **D.J. LARK**

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MCGILL, INC.

McBride & McGill, Inc.
Civil Engineering & Land Surveying

2505 Crawford Road, Phenix City, AL 36867
Office: (334) 297-5717 ~ Fax: (334) 297-1066
E-mail: comments@mcbride-mcgill.com
Website: www.mcbride-mcgill.com

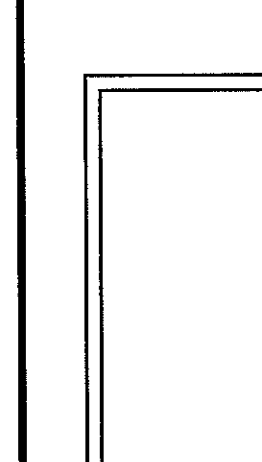
McBRIDE-McGILL, INC. CA # LSF000899

" 4070 Macon Road Rezone "
REZONING PLAN

LOT 2, BLOCK "E", EDGEWOOD SUBDIVISION,
LYING IN LAND LOT 12, 8th LAND DISTRICT,
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:
Ben & Natalie Foster
14234 CROSS CREEK ROAD, UPATOI, GA 31829

DATE: SEPT. 22, 2023
SCALE: 1" = 20'
SHEET NO: 1 OF 1



DEVELOPMENT DATA

- 1) CURRENT ZONING: SFR2, PROPOSED ZONING: NC
- 2) BUILDING SETBACKS FOR ZONE NC:
FRONT (CORNER) SETBACK: 20 FT
SIDE: 15 FT (WHEN ABUTTING RESIDENTIAL)
REAR: 15 FT (WHEN ABUTTING RESIDENTIAL)
- 3) DOMESTIC WATER SUPPLY IS AVAILABLE.
- 4) STORMWATER DETENTION WILL BE PROVIDED VIA SURFACE DETENTION FACILITY.
- 5) SANITARY SEWER ACCESS IS AVAILABLE.

NOTES

- 1) BOUNDARY LINES SHOWN ARE PER MONUMENTATION FOUND AND REFERENCED MATERIAL ONLY.
- 2) BEARINGS SHOWN ARE RELATIVE TO GRID NORTH (NAD 83, 2011); GA. WEST ZONE) ESTABLISHED WITH A MINIMUM 3 MINUTE GPS OBSERVATION.
- 3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) SUBJECT PROPERTY IS ZONED "SFR2". ADJACENT PROPERTIES ARE ZONED AS SHOWN.
- 5) ELEVATION DATUM IS RELATIVE TO NAVD 88 (LMSL).

REFERENCES

- 1) DEED BOOK 13658, PAGE 320
- 2) PLAT BOOK 90, PAGE 426
- 3) PLAT BOOK 144, PAGE 67

NOTE: THIS DRAWING WAS PREPARED TO ACCOMPANY
A PETITION TO REZONE PROPERTY ONLY.