

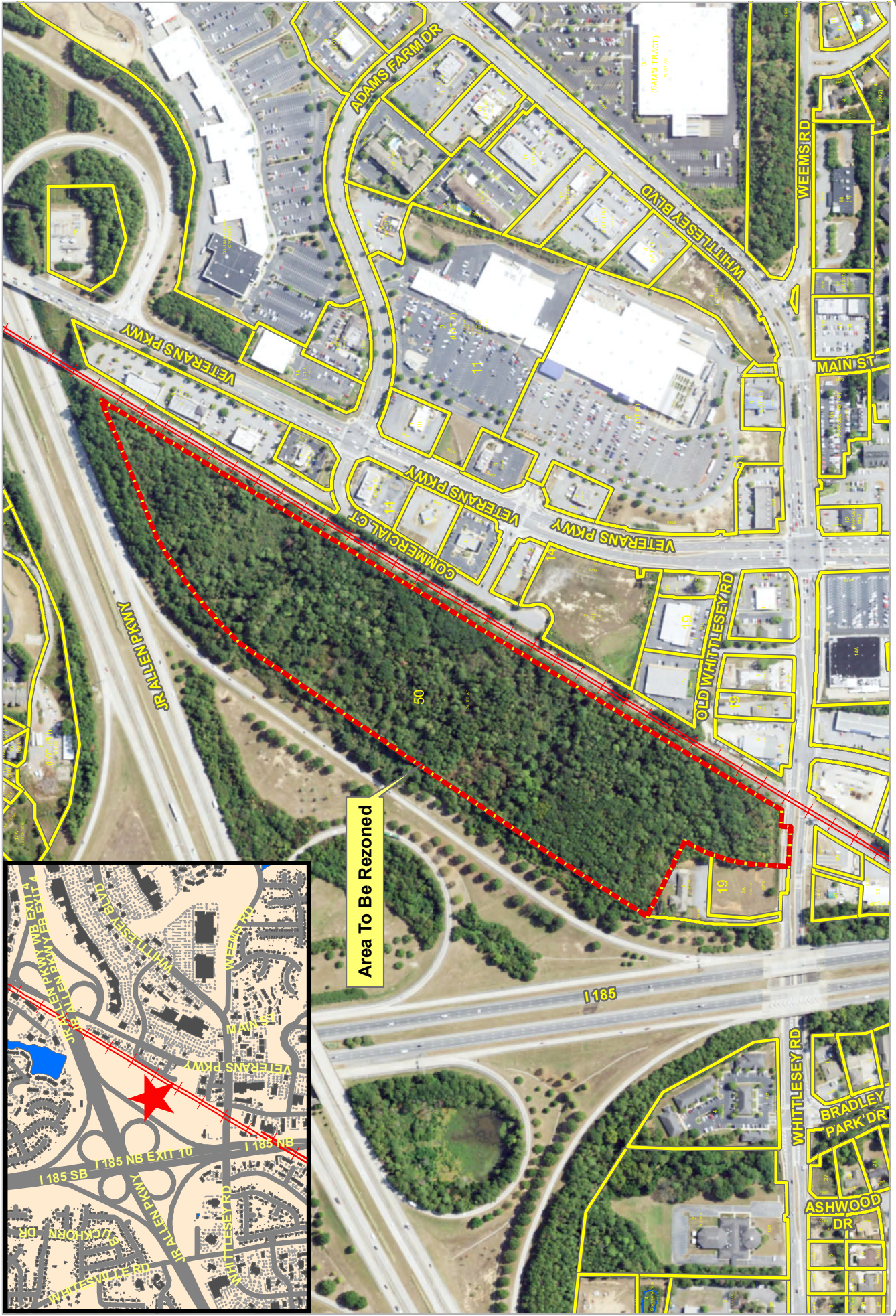
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-21-0891

Applicant:	Greystone Properties, LLC
Owner:	Thomas Edwin Adams
Location:	0 Whittlesey Road
Parcel:	190-050-001
Acreage:	35.00 Acres
Current Zoning Classification:	LMI (Light Manufacturing / Industrial)
Proposed Zoning Classification:	RO (Residential Office) / GC (General Commercial)
Current Use of Property:	Vacant / Undeveloped
Proposed Use of Property:	Multifamily / Retail
Council District:	District 2 (Davis)
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 – GC / Inconsistent - RO Planning Area A
Current Land Use Designation:	Vacant / Undeveloped
Future Land Use Designation:	General 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 2,601 total trips if used for commercial and multifamily use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North South East West	JR Allen Parkway GC (General Commercial) GC (General Commercial) Interstate 185
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Twenty-five (25) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one (1) 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 Site Plan PowerPoint Plat



Area To Be Rezoned

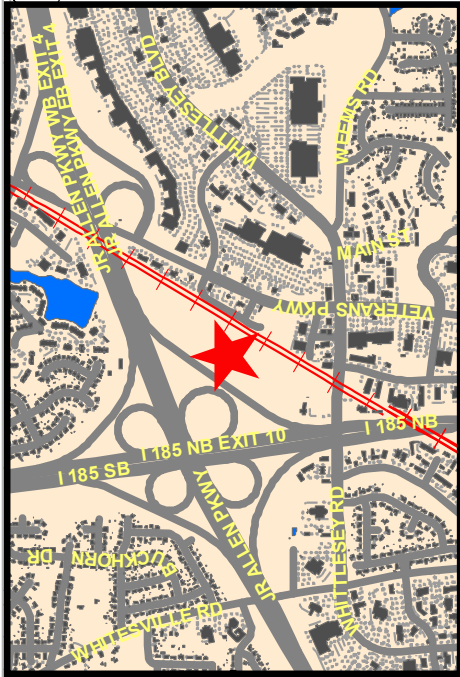


0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: DavidCooper

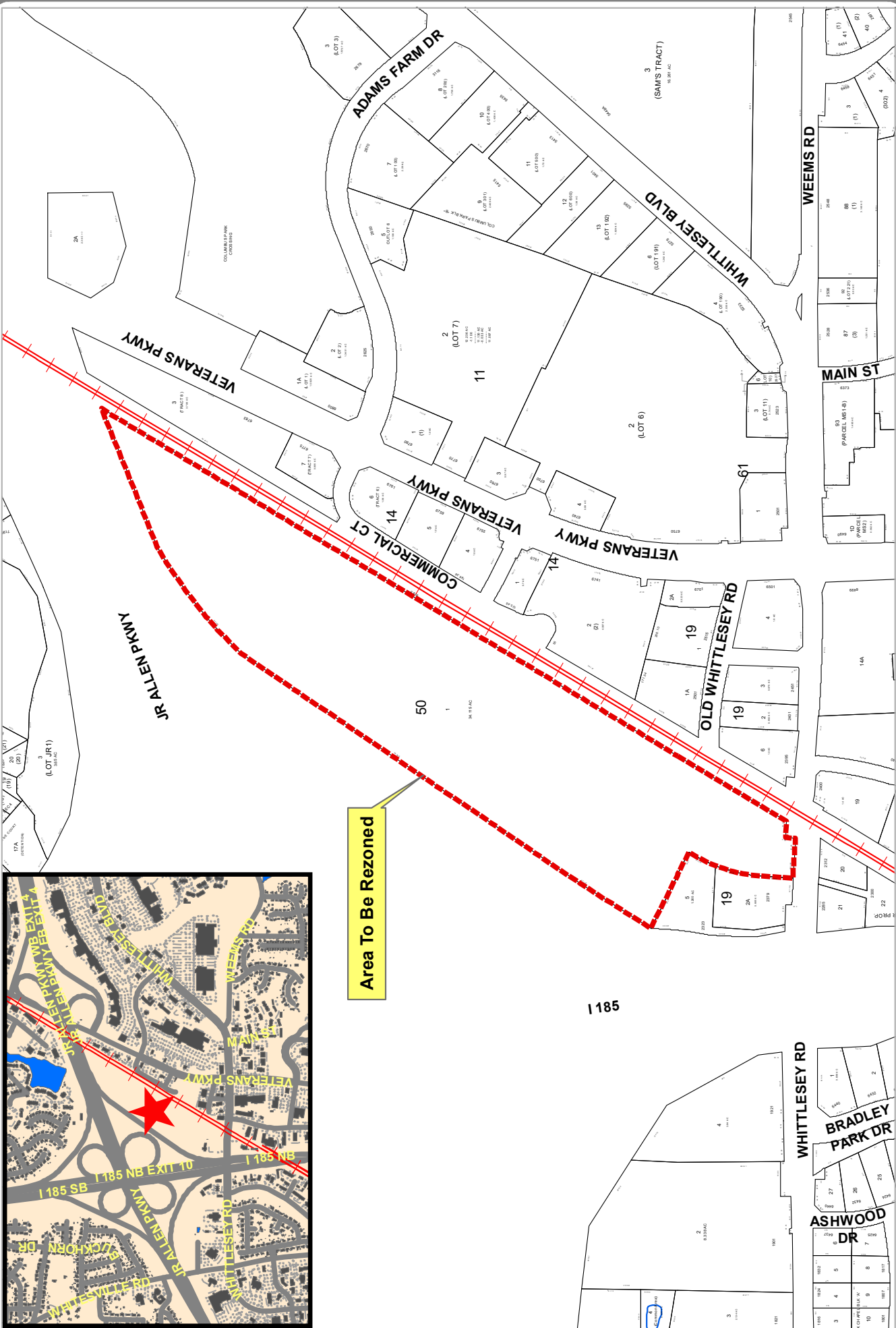
Aerial Map for REZN 05-21-0891
Map 190 Block 050 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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.





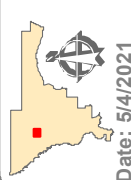
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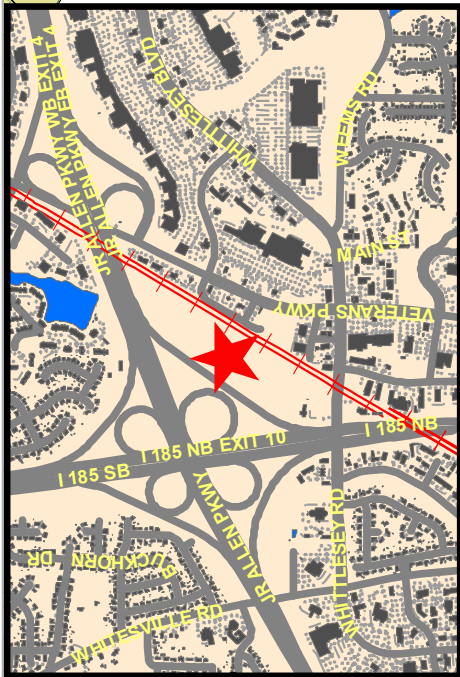


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1 inch = 500 feet
Data Source: IT/GIS
Author: David Cooper

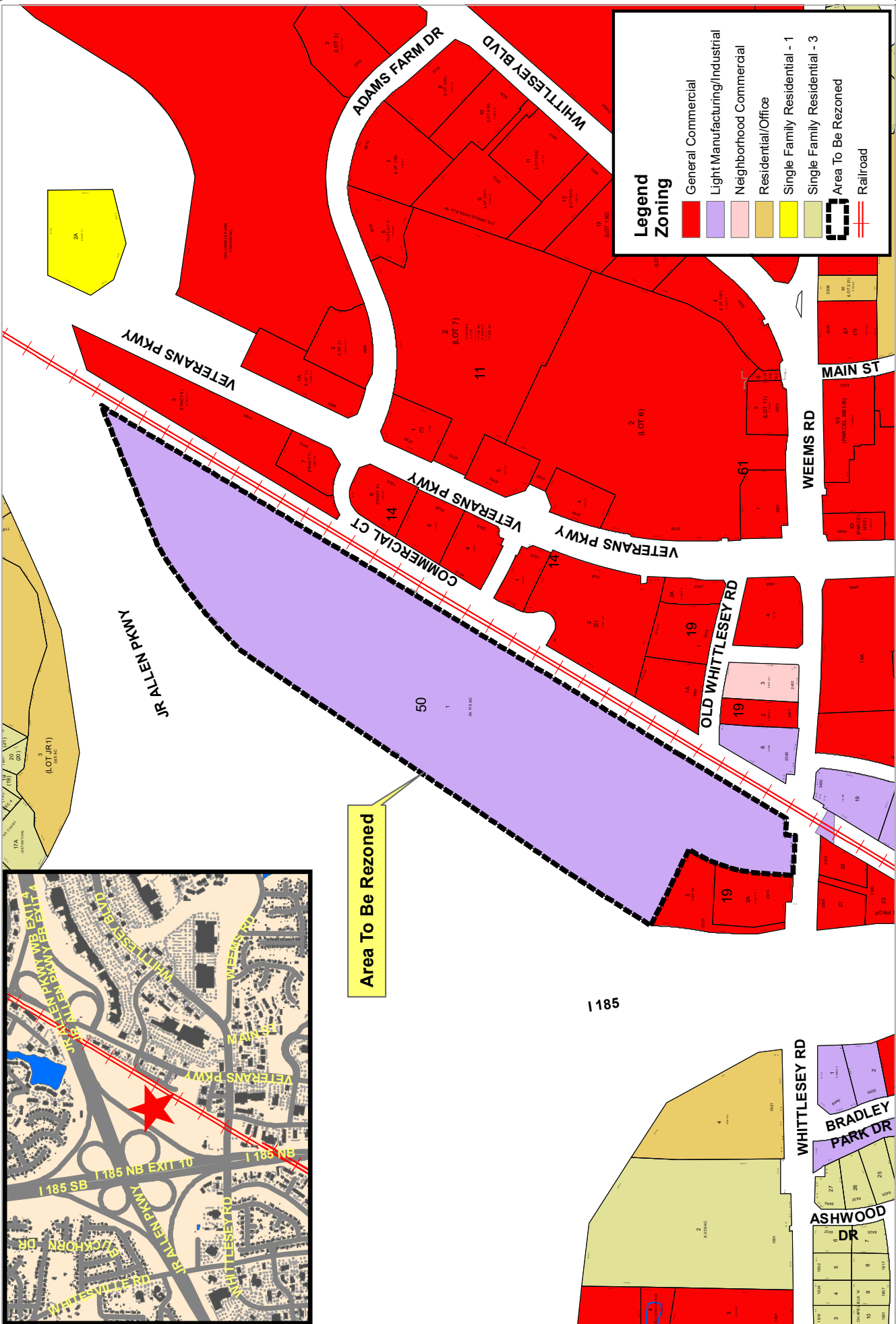
Location Map for REZN 05-21-0891
Map 190 Block 050 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Area To Be Rezoned



Legend

Zoning

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential/Office
- Single Family Residential - 1
- Single Family Residential - 3
- Area To Be Rezoned
- Railroad

0 250 500 Feet

1 inch = 500 feet

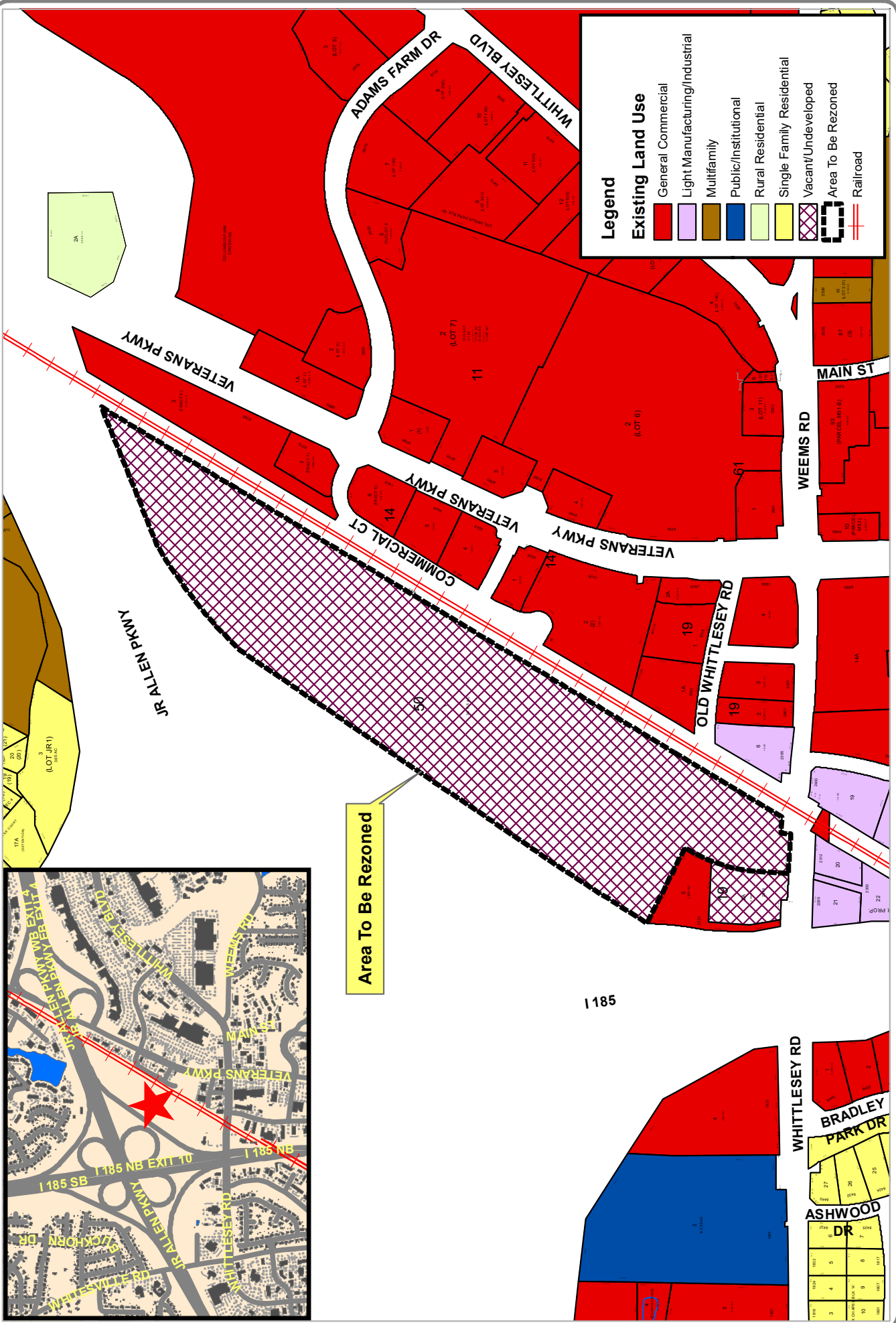
Data Source: IT/GIS

Author: David Cooper

Zoning Map for REZN 05-21-0891
 Map 190 Block 050 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 5/4/2021



Legend

Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned
- Railroad

Area To Be Rezoned



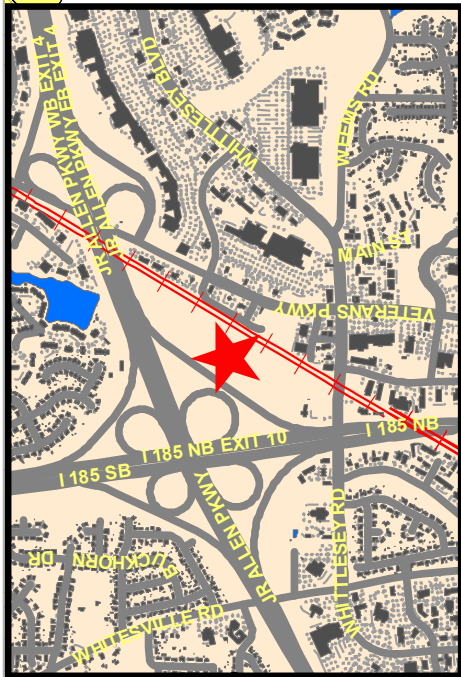
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Existing Land Use Map for REZN 05-21-0891
 Map 190 Block 050 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

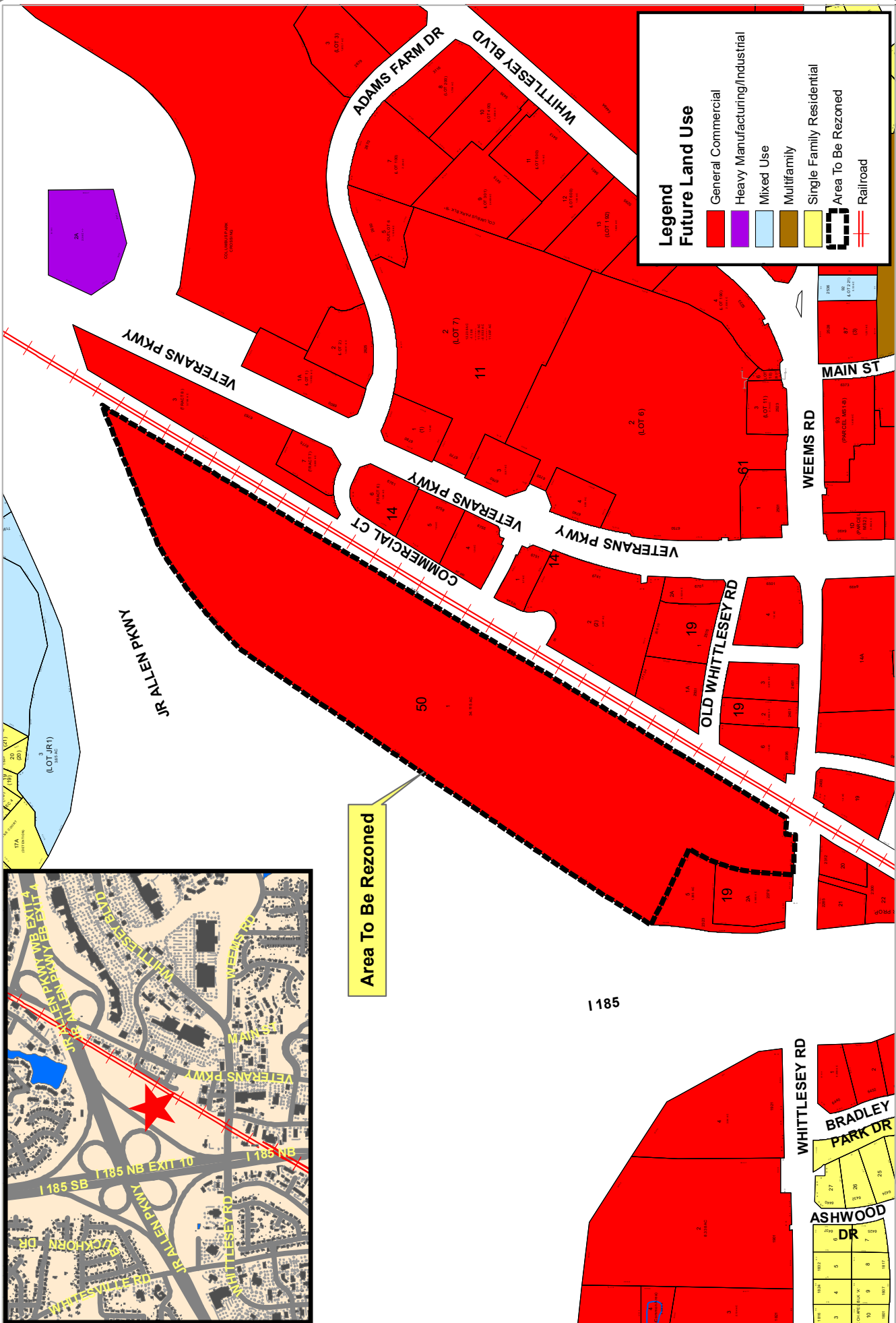
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Date: 5/4/2021





Area To Be Rezoned



Legend
Future Land Use

- General Commercial
- Heavy Manufacturing/Industrial
- Mixed Use
- Multifamily
- Single Family Residential
- Area To Be Rezoned
- Railroad

0 250 500 Feet
1 inch = 500 feet
Data Source: IT/GIS
Author: DavidCooper

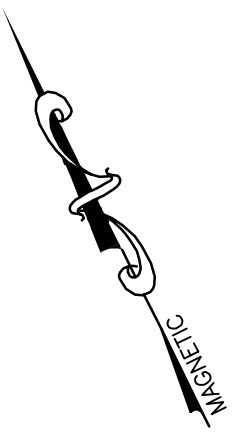
Future Land Use Map for REZN 05-21-0891
Map 190 Block 050 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 5/4/2021



- NOTES: 1. ALL DRAINAGEWAY BANKS ARE SUBJECT TO NATURAL EROSION. THE CONSOLIDATED GOVERNMENT OF COLUMBUS HAS THE AUTHORITY TO TAKE NECESSARY ACTION TO STABILIZE OR THE STABILIZATION THEREOF.
2. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY, ON ANY OF THESE LOTS, A TREE PROTECTION/PLANTING PLAN MUST BE APPROVED FOR A MINIMUM OF 10 TREE DENSITY UNITS PER ACRE AND COMPLY WITH THE APPLICABLE SECTIONS OF CITY ORDINANCE NO. 02-43.
3. REFERENCE DEED RECORDED IN DEED BOOK 10592, PAGE 146, MUSCOGEE COUNTY, GEORGIA RECORDS.



INTERSTATE 185
R/W VARIES

RAMP FROM I-185 TO US HIGHWAY 80
(J.R. ALLEN PARKWAY)

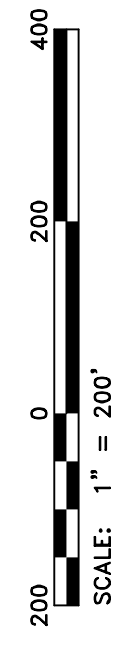
J.R. ALLEN PARKWAY / US HIGHWAY 80
R/W VARIES

33.37 AC.

1.71 AC.

NORFOLK - SOUTHERN RAILROAD
COMMERCIAL COURT

WHITTLESEY ROAD
EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES AND UTILITIES



I have, this date, examined the FLOOD INSURANCE RATE MAP, dated September 5, 2007, covering Columbus, Georgia (Community No. 135158). Subject Properties are located on Panel 24F of said map and are not shown in a special flood hazard area.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for properly surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT // is the fee simple owner of the land shown on this plat and that the plat and the public improvements contained therein or associated therewith meet all applicable requirements and standards of the Columbus Unified Development Code.

OWNER'S NAME: _____
 OWNER'S ADDRESS: _____
 COLUMBUS, GA. 31907 DATE: _____
 OWNER'S SIGNATURE _____

SURVEYOR'S CERTIFICATE

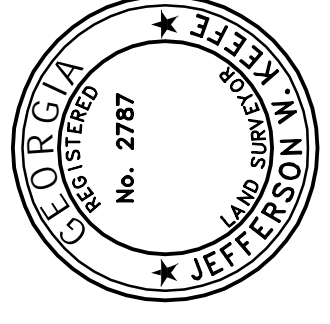
IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND THAT THE SURVEYOR HAS PERSONALLY EXAMINED THE PLAT AND UNDER MY SUPERVISION THAT ALL MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 74,050 FEET, AND AN ANGLE PRECISION OF 01" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

THE FOLLOWING TYPE EQUIPMENT WAS USED TO OBTAIN THE LINK AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: TOPCON GPT-3200 TOTAL STATION.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN MORE THAN 40,000 FEET.

JEFFERSON W. KEEFE
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2787
 100 SOUTHERN WAY, SUITE A, COLUMBUS, GEORGIA 31904
 (706) 327-8306



CERTIFICATE FOR ENGINEERING APPROVAL

STREETS AND STORM DRAINAGE DESIGN, CONSTRUCTION PLANS AND EASEMENTS MEET THE REQUIREMENTS OF THE COUNCIL OF COLUMBUS, GEORGIA AND ARE APPROVED BY THE DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.

DATE: _____
 DEPARTMENT OF ENGINEERING

CERTIFICATE FOR FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE CITY COUNCIL OF THE COLUMBUS CONSOLIDATED GOVERNMENT HEREBY APPROVES THIS PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

DATE: _____
 DIRECTOR OF PLANNING

LINE#	BEARING	DISTANCE
L1	N89°59'14"W	76.40'
L2	S00°00'46"W	50.00'
L3	N89°59'14"W	87.89'
L4	S02°28'47"E	119.03'
L5	S26°18'52"W	27.94'
L6	N02°28'47"W	116.37'
L7	N26°18'52"E	20.98'

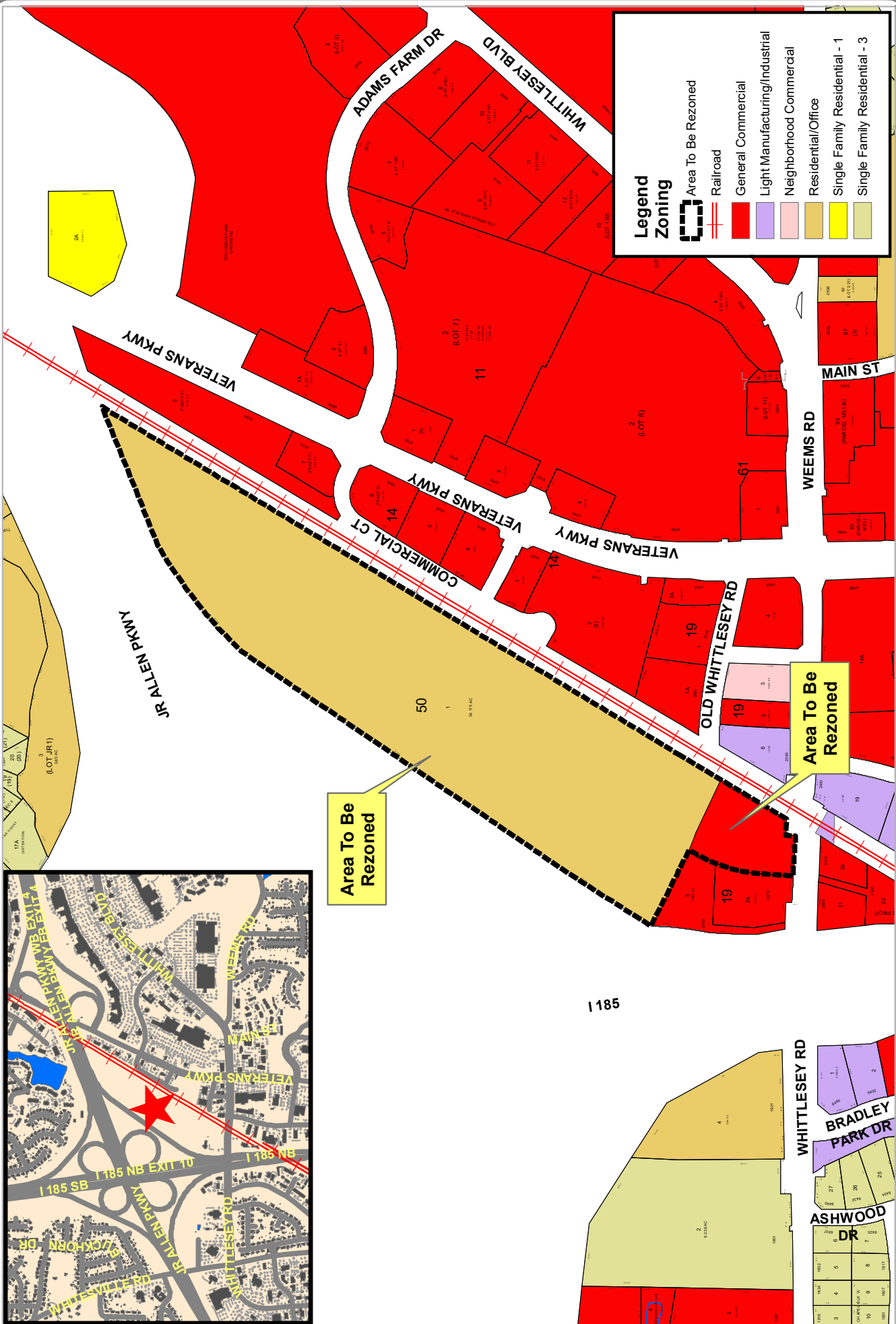
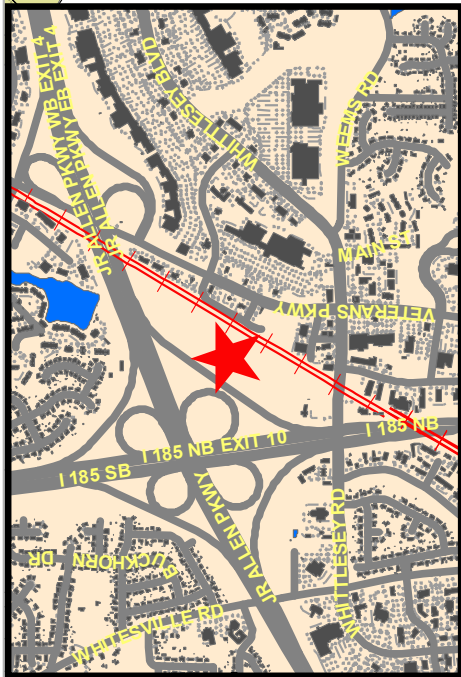
CURVE #	RADIUS	ARC	CHORD BEARING	CHORD DIST.
C1	2914.77	35.15'	N89°31'10"W	35.15'
C2	438.28	227.53'	S11°54'22"W	224.99'
C3	2914.77	70.04'	S89°26'48"W	70.04'
C4	508.28	163.06'	N06°15'24"E	162.37'
C5	508.28	103.04'	N21°14'20"E	102.87'

- LEGEND
- PINCH FOUND
 - REBAR FOUND
 - 1/2" REBAR & CAP SET (MMA LSF 87)
 - CONCRETE MONUMENT FOUND
 - WIRE OR CHAIN LINK FENCE

PRELIMINARY REPLAT OF PART OF LAND LOTS 43 & 58, 8th DISTRICT

COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 Scale 1" = 200'
 11 May 2021
MOON MEES & ASSOCIATES, INC.
 (GA. REG. NO. H206465)

Civil Engineers - Land Surveyors
 100 Southern Way, Suite A, Columbus, Georgia 31904
 (706) 327-8306



Legend

Zoning

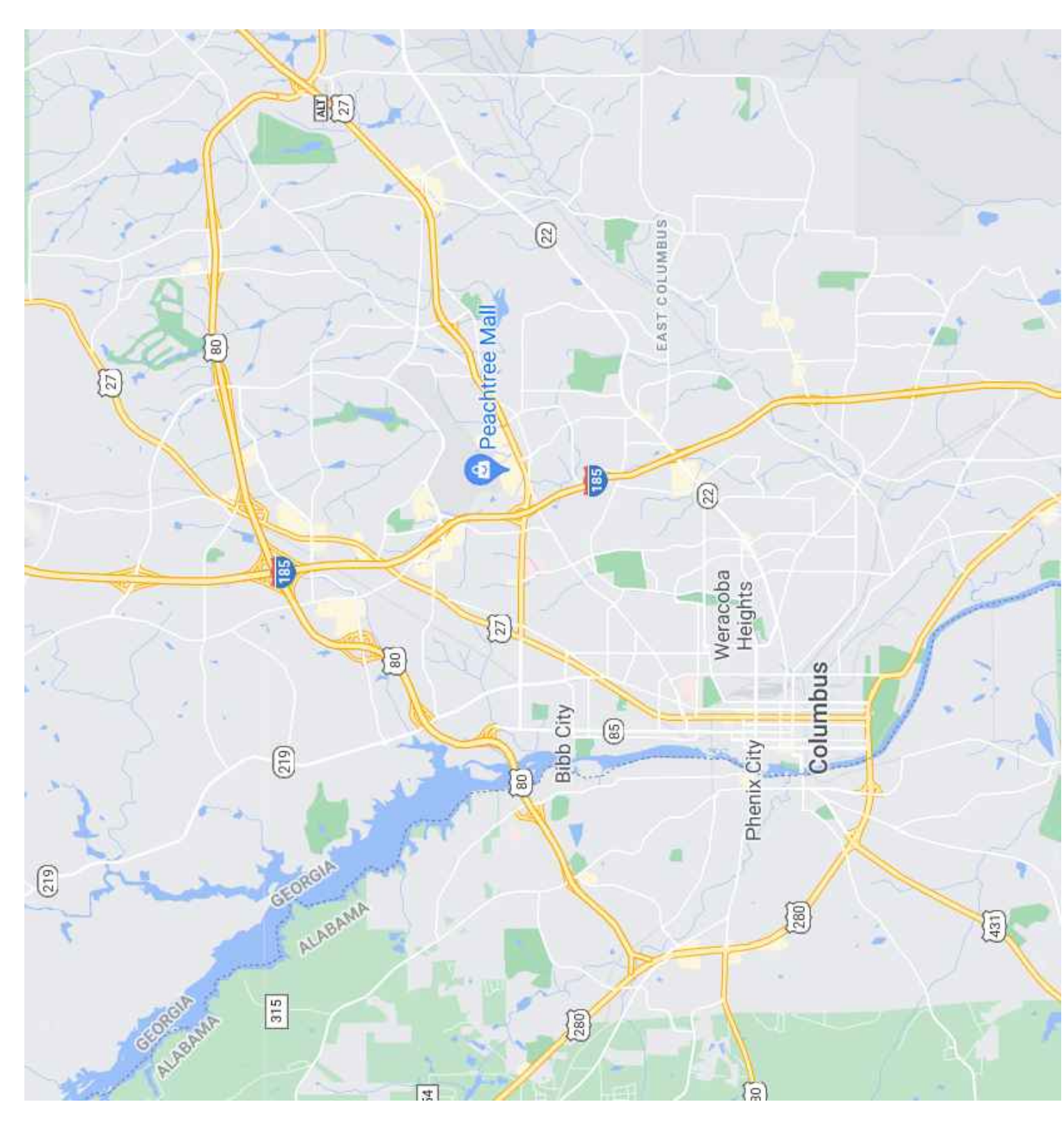
- Area To Be Rezoned
- Railroad
- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential/Office
- Single Family Residential - 1
- Single Family Residential - 3

0 250 500 Feet
 1 inch = 500 feet
 Data Source: IT/GIS
 Author: David Cooper

Zoning Map for REZN 05-21-0891
 Map 190 Block 050 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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LOCATION MAP



Conceptual Plan - Development Summary
Greystone - Whittlesey - Unit and Parking Summary
 04.22.21

Unit/Bldg. Type	1 Bdrm.	2 Bdrm.	3 Bdrm.	Story
1 A2	12			3
2 BB	12			3
3 A2	12			3
4 BB	8			2
5 BAAB	8			2
6 BB8B	16			2
7 BB8B	16			2
8 BAAB	8			2
9 BAAB	8			2
10 BB8B	16			2
11 CAAC	8			2
12 BB	8			2
13 CAAC	8			2
14 CAAC	8			2
15 CAAC	8			2
Carriage 1 Bld	8			3
Carriage 2 Bld	8			2
Total	88	120	32	Parking
Total Units	37%	50%	13%	501

17% Client Requirement
Parking Spaces Provided (including garages)

GENERAL PROPERTY NOTES:
 OWNER: GREYSTONE PROPERTIES, LLC
 7208 SCHOMBURG ROAD
 COLUMBUS, GA 31909
 APPLICANT: GREYSTONE PROPERTIES, LLC
 7208 SCHOMBURG ROAD
 COLUMBUS, GA 31909
 (706) 221-8810
MULTIFAMILY SUMMARY:
 EXISTING ZONING: LM
 PROPOSED ZONING: RO
 GROSS ACREAGE: 63.97 AC
 NET SITE AREA: 30.48 AC
 MAX DENSITY = 43 UNITS PER ACRE
 PROPOSED DENSITY = 240 UNITS / 30.48 ACRES = 7.87 UNITS/ACRE
 PROPOSED NET DENSITY = 240 UNITS / 30.48 ACRES = 7.87 UNITS/ACRE
MINIMUM REQUIRED YARD/SETBACK:
 FRONT: 10'
 SIDE: 12'
 REAR: 40'
 DOMESTIC WATER SUPPLY OFF OF CITY MAIN
 SANITARY SEWER TO BE CONNECTED TO CITY SYSTEM

GENERAL COMMERCIAL SUMMARY:
 EXISTING ZONING: LM
 PROPOSED ZONING: CC
 GROSS ACREAGE: 1.71 AC
 NET SITE AREA: 1.71 AC
MINIMUM REQUIRED YARD/SETBACK:
 FRONT: 0'
 SIDE: 0'
 REAR: 0'

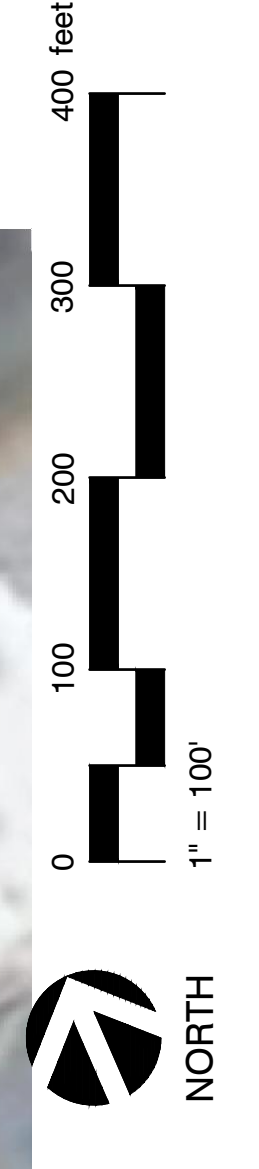


LINE TABLE

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L3	N89°59'14"W	87.89'
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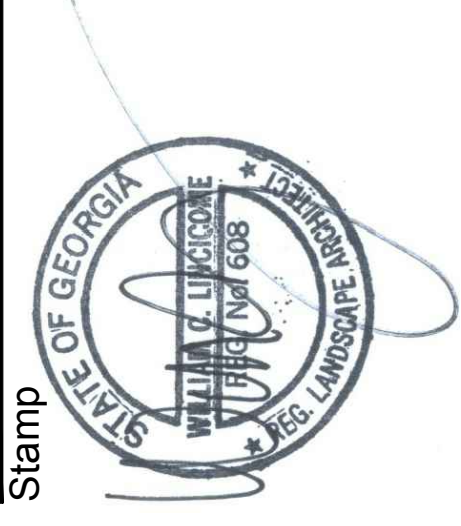
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C5	508.28	103.04'	N21°14'20"E	102.87'



GREYSTONE WHITTLESEY
 LYING IN LAND LOTS 58 AND 43, 8TH DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 PREPARED FOR GREYSTONE PROPERTIES, LLC

Project Number: 2021-004
 Stamp



No. Drawing Release Date
 01 Review 05/25/21

Sheet Title
CONCEPTUAL MASTER PLAN

Sheet Number

L-1.0
 Not for Construction



L-10

CONCEPTUAL MASTER PLAN

NO. OF LOTS	10
NO. OF UNITS	10
NO. OF PARKING SPACES	10
NO. OF TRUCK SPACES	10
NO. OF BIKE SPACES	10
NO. OF STORAGE SPACES	10
NO. OF COMMERCIAL SPACES	10
NO. OF INDUSTRIAL SPACES	10
NO. OF OFFICE SPACES	10
NO. OF RETAIL SPACES	10
NO. OF RESTAURANT SPACES	10
NO. OF SERVICE SPACES	10
NO. OF OTHER SPACES	10



GREYSTONE WHITTLESEY
 PREPARED FOR GREYSTONE PROPERTIES, LLC
 1700 INLAND LOTS 26 AND 42, 8TH DISTRICT
 COLUMBUS, MORGAN COUNTY, GEORGIA



LOCATION MAP

PREPARED BY:
 GREYSTONE PROPERTIES, LLC
 1700 INLAND LOTS 26 AND 42, 8TH DISTRICT
 COLUMBUS, MORGAN COUNTY, GEORGIA
 31906-1000
 (706) 325-1000
 www.greystoneproperties.com

DESIGNED BY:
 GREYSTONE PROPERTIES, LLC
 1700 INLAND LOTS 26 AND 42, 8TH DISTRICT
 COLUMBUS, MORGAN COUNTY, GEORGIA
 31906-1000
 (706) 325-1000
 www.greystoneproperties.com

ARCHITECT:
 GREYSTONE PROPERTIES, LLC
 1700 INLAND LOTS 26 AND 42, 8TH DISTRICT
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 (706) 325-1000
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ENGINEER:
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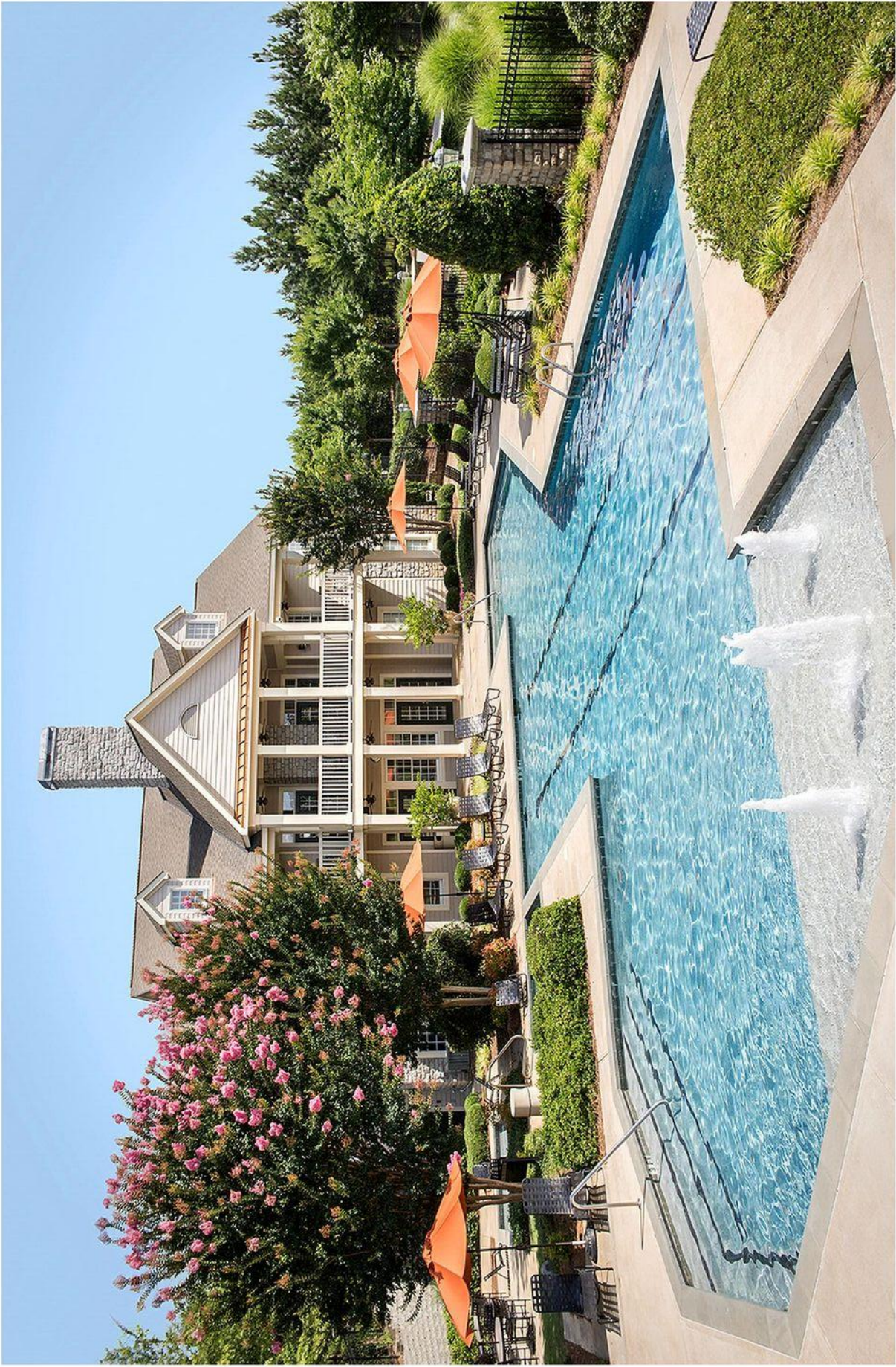
Conceptual Plan - Development Summary

NO.	DESCRIPTION	AREA (SQ. FT.)	PERCENTAGE
1	RESIDENTIAL	10,000	100%
2	PARKING	10,000	100%
3	LANDSCAPING	10,000	100%
4	WATER	10,000	100%
5	SEWER	10,000	100%
6	STREET LIGHTS	10,000	100%
7	UTILITIES	10,000	100%
8	OTHER	10,000	100%
TOTAL	TOTAL	100,000	100%

Notes:
 1. All areas are approximate.
 2. All areas are subject to change without notice.
 3. All areas are subject to final engineering review.



Greystone Farms Reserve, Columbus, GA.



Greystone at Columbus Park, Columbus, GA.





Greystone Summit, Columbus, GA.



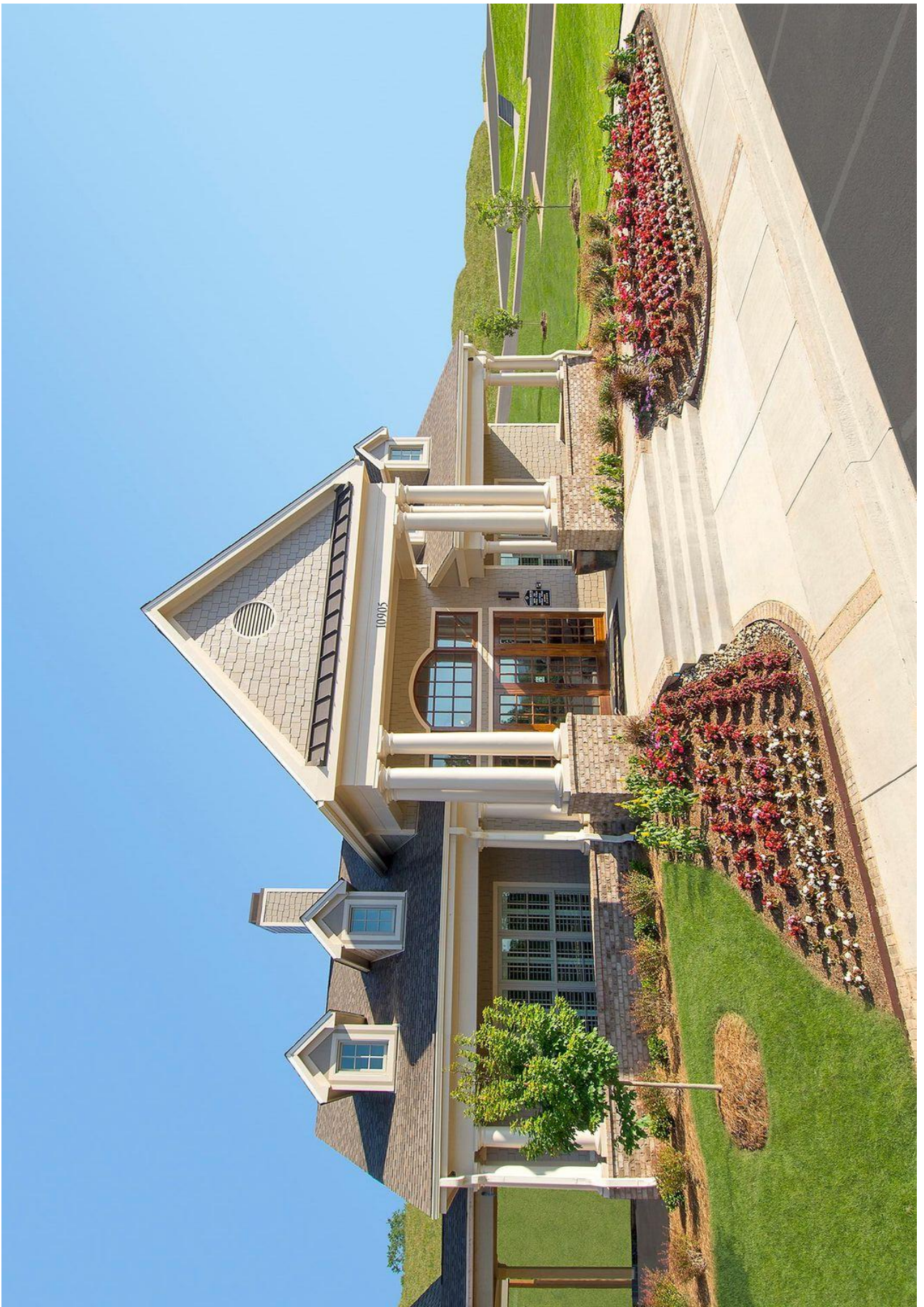


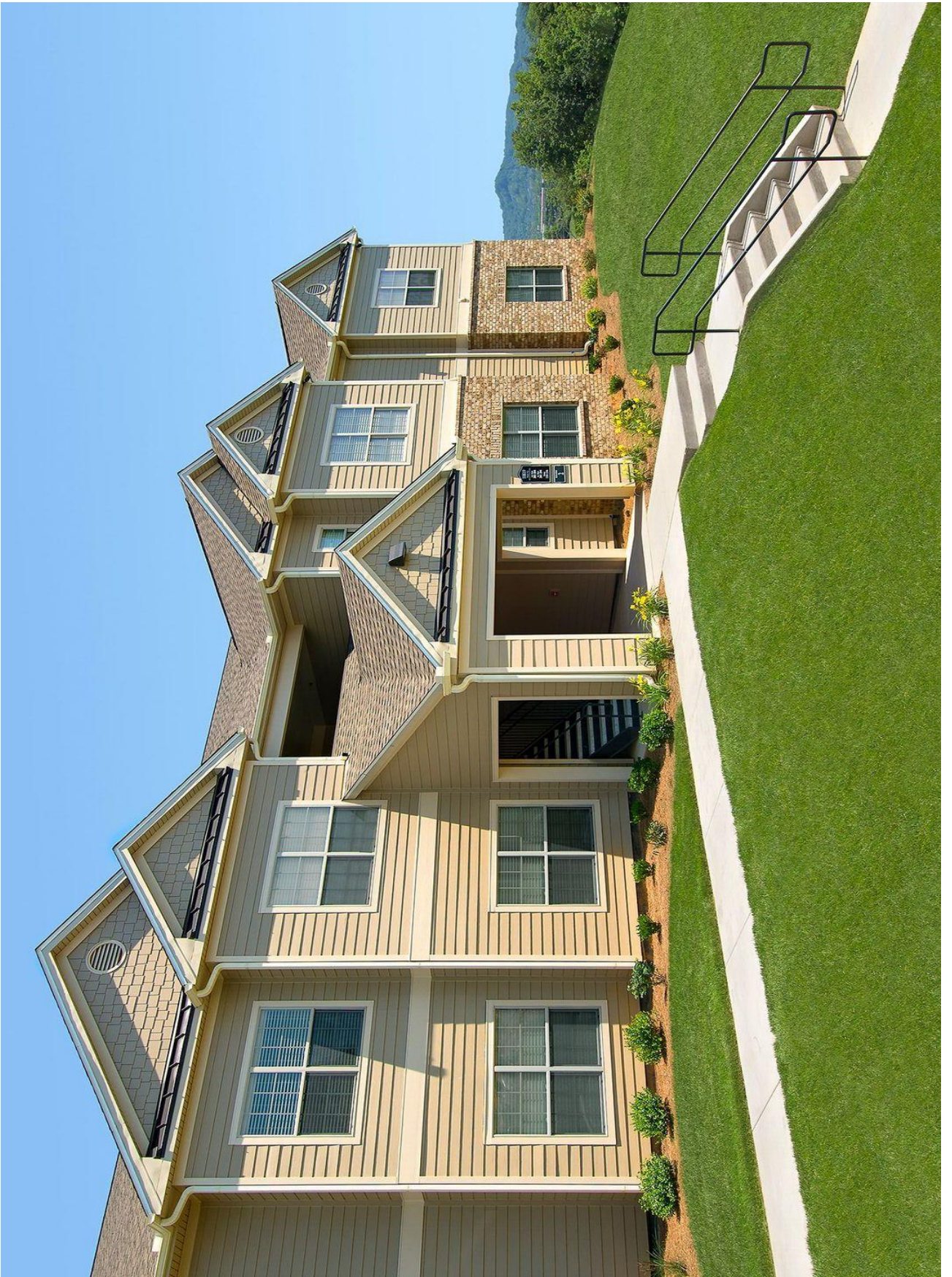
Greystone at Columbus Park, Columbus, GA.



Greystone at RiverChase, Lee County, AL.



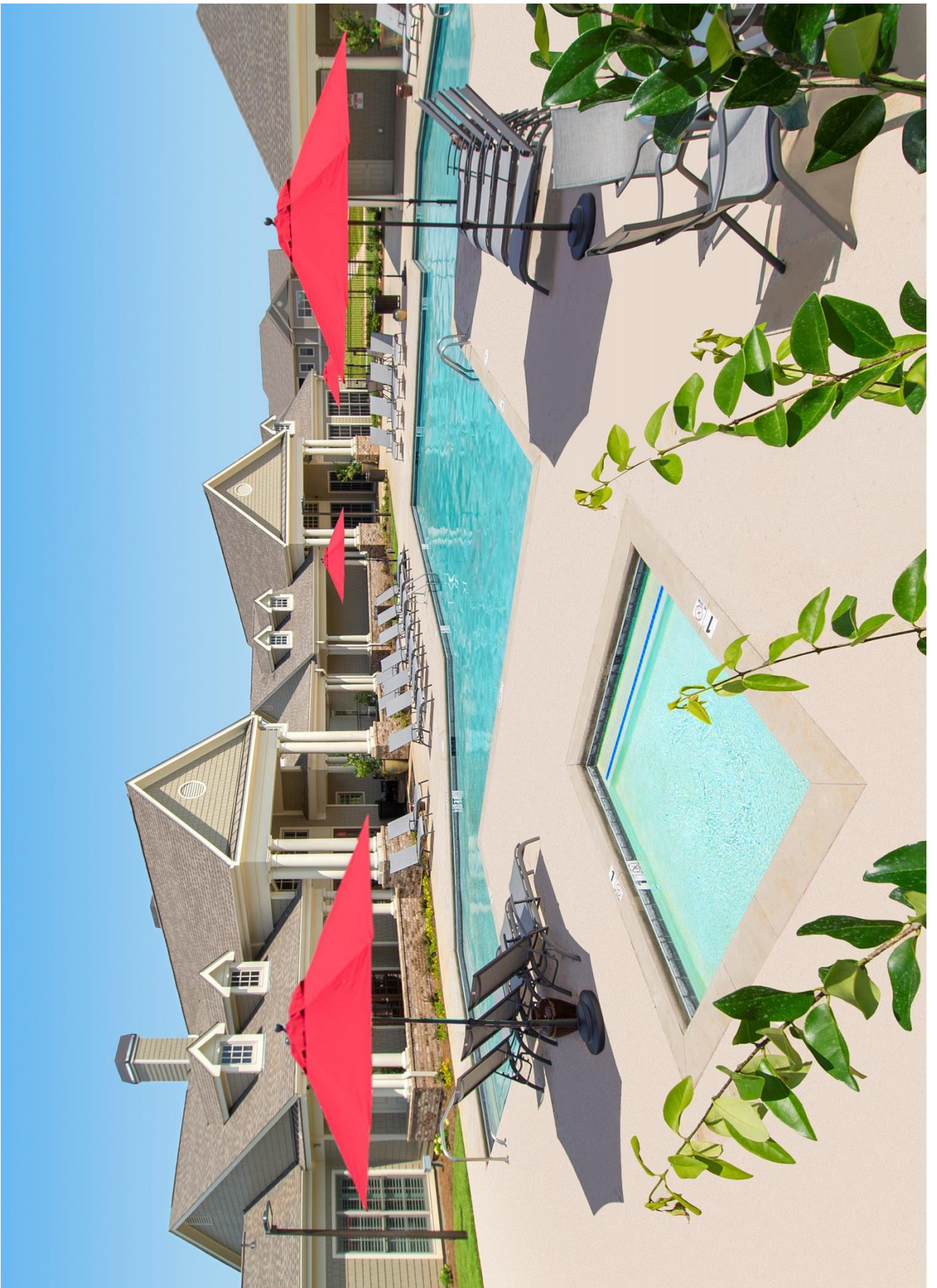












GREYSTONE AT AUBURN

AUBURN, ALABAMA



