

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-11-25-2127

Applicant:	Ernest Smallman IV
Owner:	Foskey Properties LLC & Foskey Family Holding LLP
Location:	6213 & 6221 Macon Road
Parcel:	011-008-005/4
Acreage:	0.92/1.25 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Commercial flex space
Council District:	District 5
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 B
Current Land Use Designation:	Vacant/Undeveloped

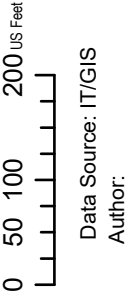
Future Land Use Designation:	General Commercial								
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Single Family Residential 2 (SFR2)</td></tr> <tr> <td>South</td><td>Neighborhood Commercial (NC)</td></tr> <tr> <td>East</td><td>General Commercial (GC)</td></tr> <tr> <td>West</td><td>Neighborhood Commercial (NC)</td></tr> </table>	North	Single Family Residential 2 (SFR2)	South	Neighborhood Commercial (NC)	East	General Commercial (GC)	West	Neighborhood Commercial (NC)
North	Single Family Residential 2 (SFR2)								
South	Neighborhood Commercial (NC)								
East	General Commercial (GC)								
West	Neighborhood Commercial (NC)								
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: 1) 5 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) 20 feet undisturbed natural buffer.								
Attitude of Property Owners:	Ninety-Seven (97) 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

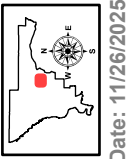
Attachments:

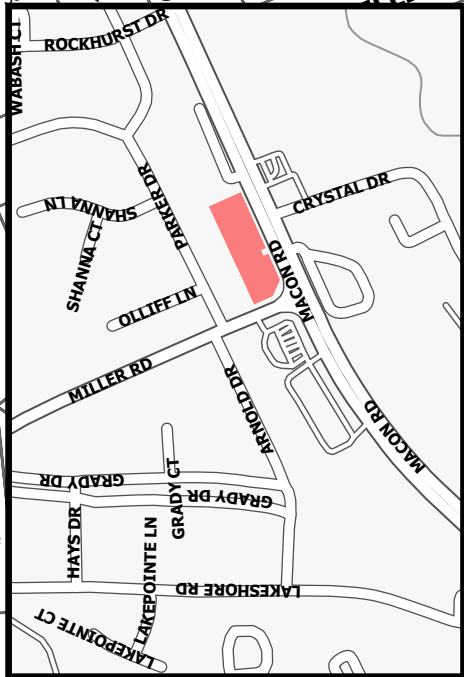
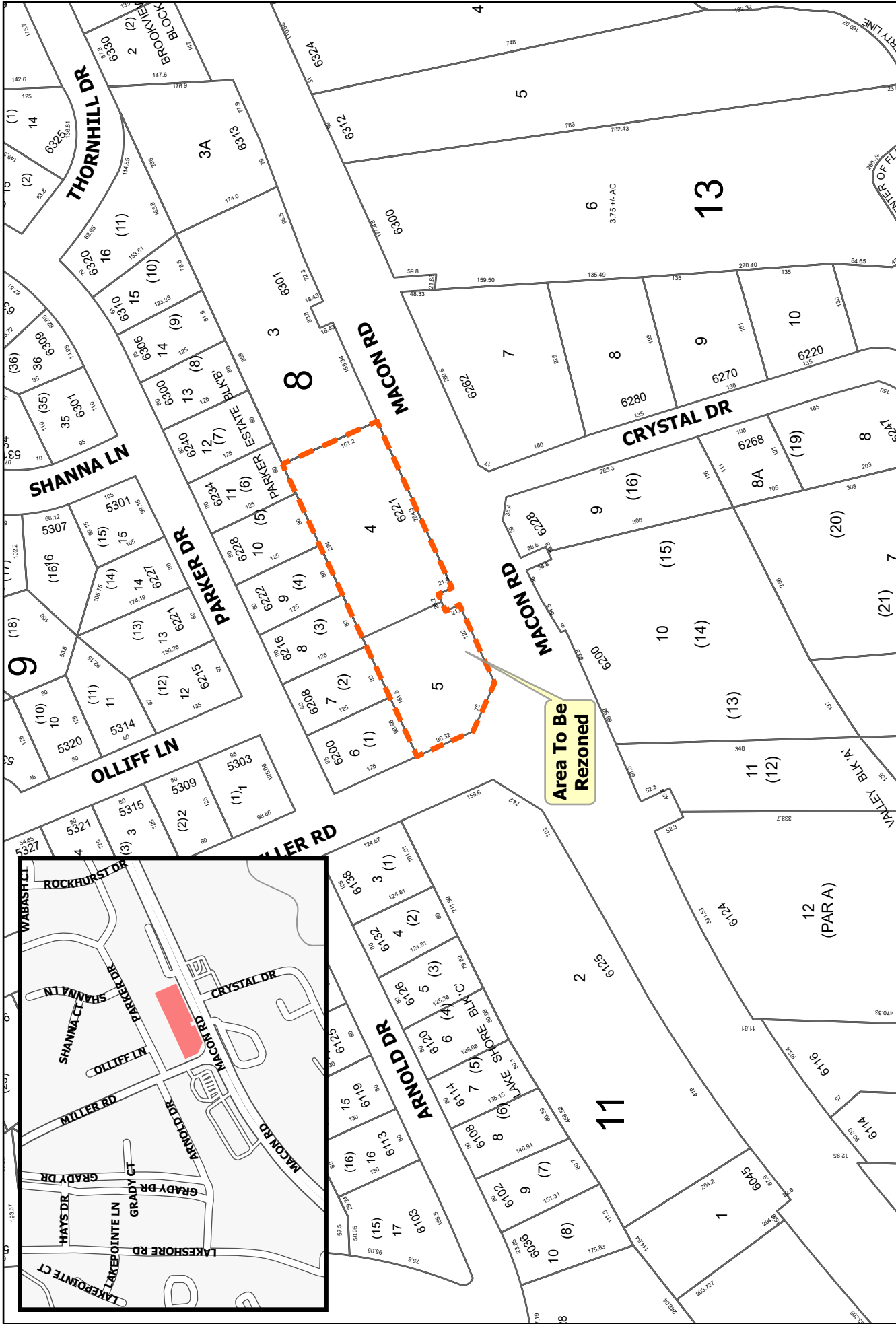
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Concept Plan

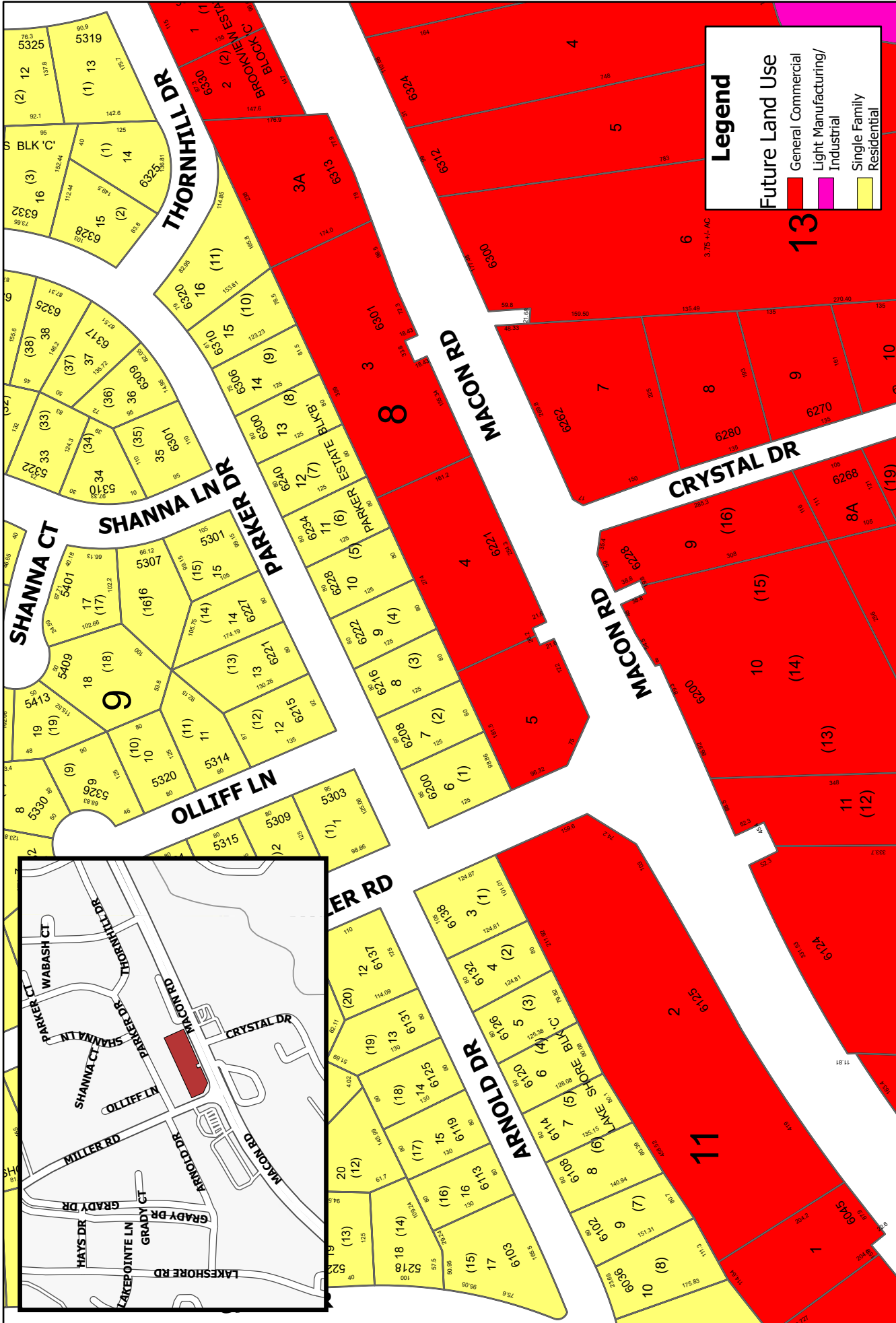


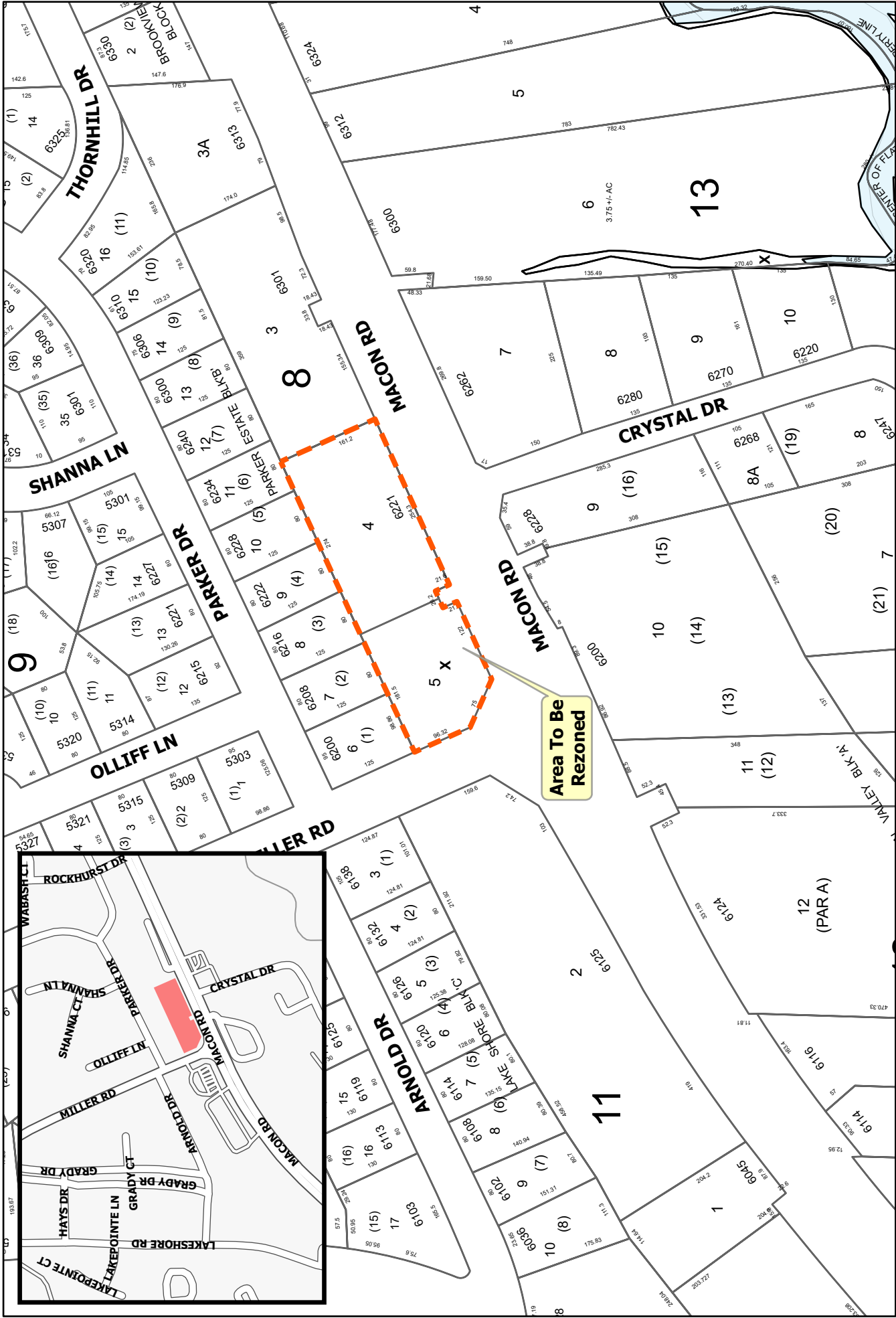
Aerial Map for REZN 11 25 2127
 Map 111 Block 008 Lots 004 & 005
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.









Flood Hazard Map for REZN 11 25 2127
Map 111 Block 008 Lots 004 & 005
Planning Department-Planning Division
Prepared By Planning GIS Tech

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THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN PLAN AND SECTION. ANY CABLES AND/OR GAS PIPES ARE INDICATED BY THE VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DEVELOP THE EXACT LOCATION OF ALL EXISTING UTILITIES IN-PORE COMMENCE WORK AND AGREES TO FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES WHICH MIGHT BE INCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRE-SERVE ANY AND ALL UNDERGROUND UTILITIES.

24 HOUR CONTACT
MR. BIRK STALLINGS 17001 581 5060

CIVIL ENGINEER
CIVITERRA LLC
233 12TH STREET
SUITE 902 B
COLUMBUS, GA 31901
(229) 539-5515

mc,ict

PROJECT ADDRESS
6213GA HWY 219 AND GA HWY
116 HARRIS COUNTY, GEORGIA

Outside

NO	REVISION/DESCRIPTION	DATE
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Source: U.S. Forest Service, *Forest Management Planning Handbook*, 1997.