

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

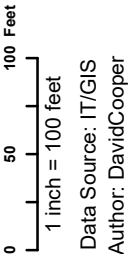
REZN-01-25-0153

Applicant:	Jermaine Morgan
Owner:	Divine Investment LLC
Location:	3051 Reese Road
Parcel:	084-013-075
Acreage:	0.58 Acres
Current Zoning Classification:	Single Family Residential - 4
Proposed Zoning Classification:	Single Family Residential – 2
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 1 (Hickey)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing and future 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:		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	Single Family Residential – 2 (SFR2)
	South	Single Family Residential – 3 (SFR3)
	East	Single Family Residential – 2 (SFR2)
	West	Single Family Residential – 3 (SFR3)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Forty (40) 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:		Purpose is to create two single family lots.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

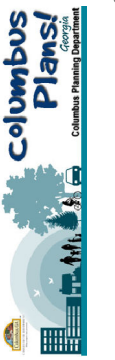


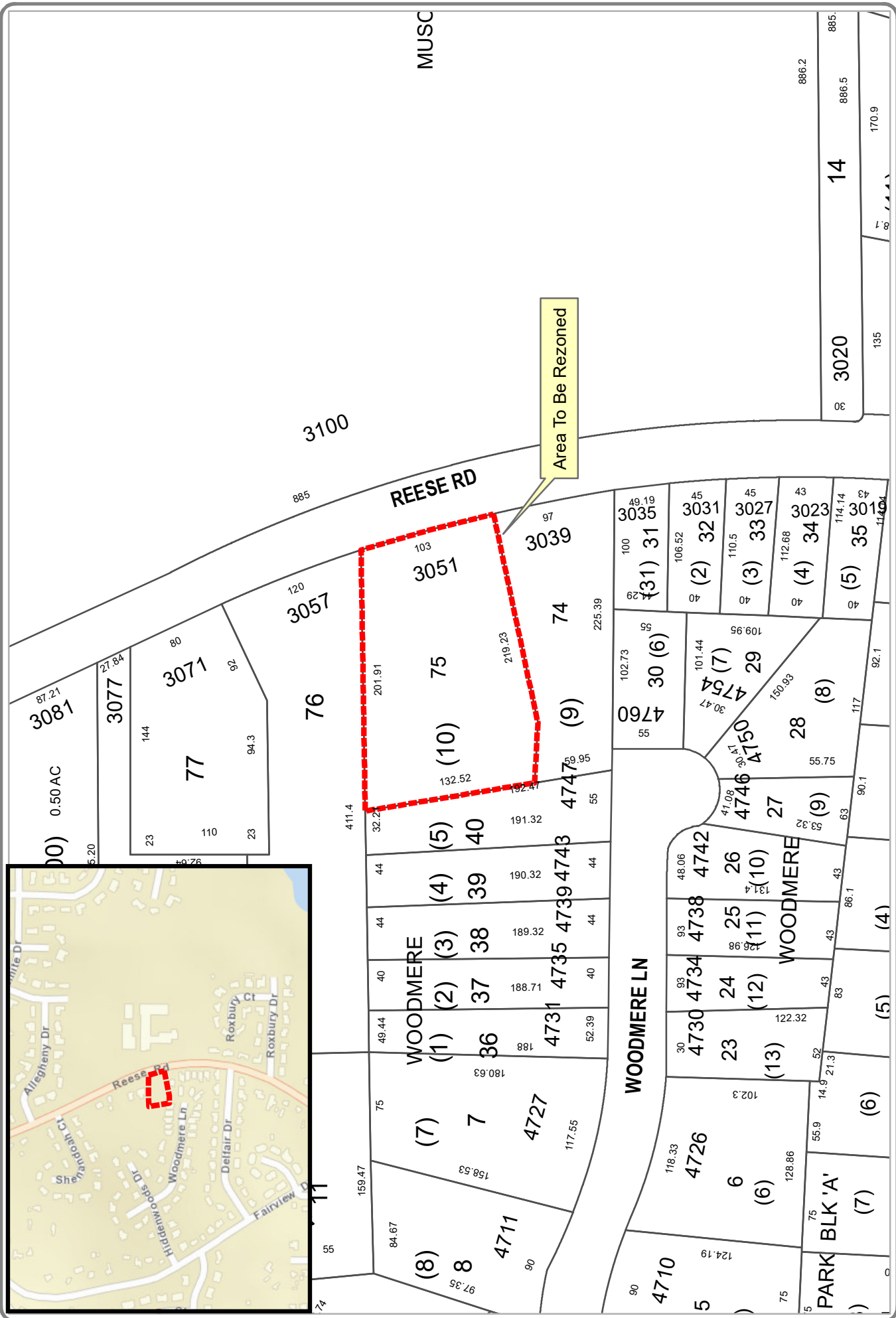
Area To Be Rezoned



Aerial Map for REZN 01-25-0153
 Map 084 Block 013 Lot 075
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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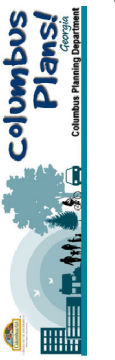


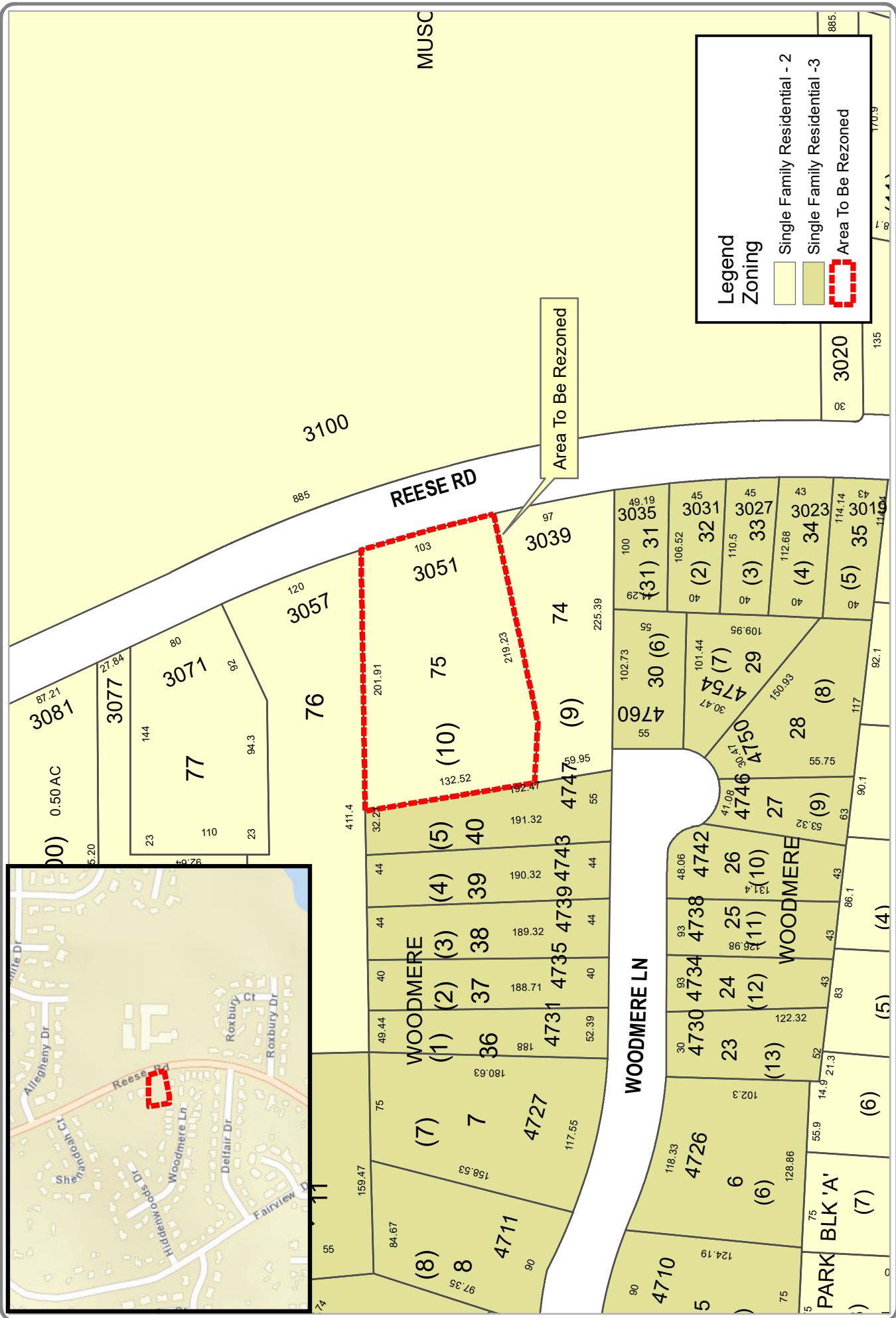


0 50 100 Feet
 1 inch = 100 feet
 Data Source: IT/GIS
 Author: DavidCooper

Location Map for REZN 01-25-0153
 Map 084 Block 013 Lot 075
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Legend
Zoning

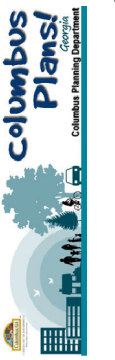
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

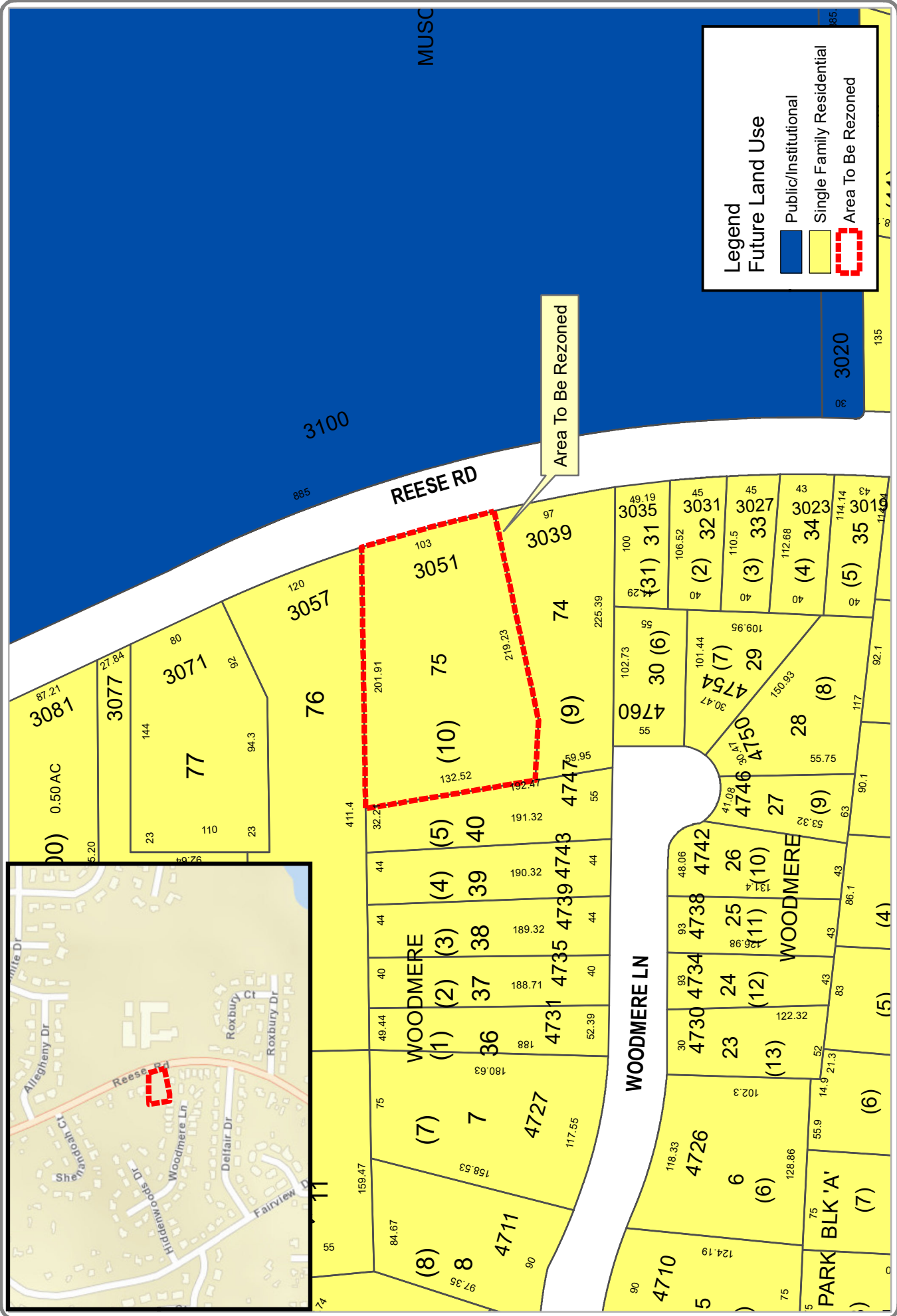
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Zoning Map for REZN 01-25-0153
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Date: 2/13/2025

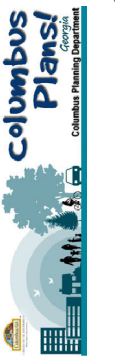


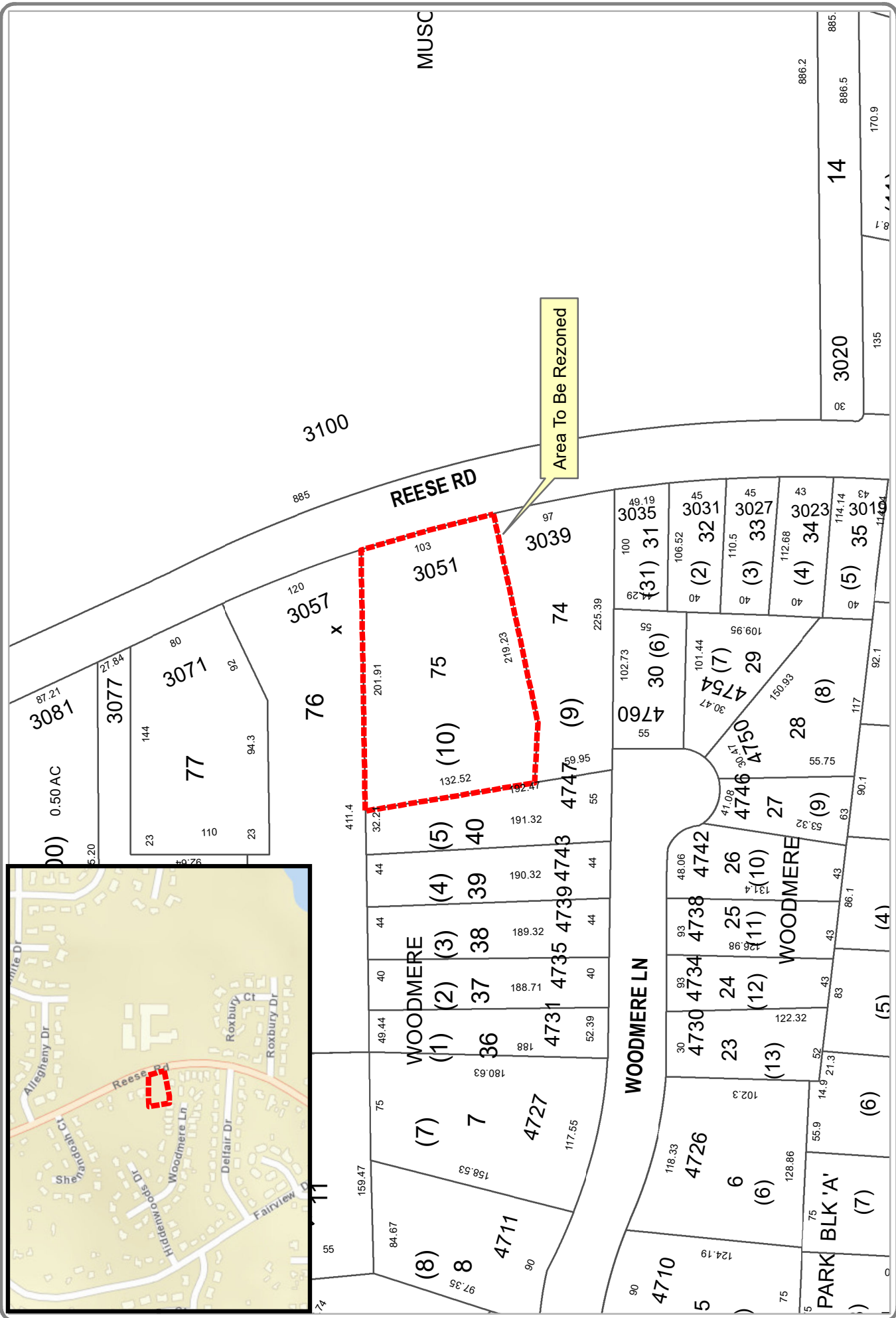


Future Land Use Map for REZN 01-25-0153
 Map 084 Block 013 Lot 075

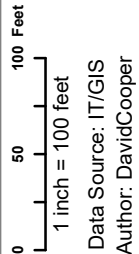
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Area To Be Rezoned



Flood Hazard Map for REZN 01-25-0153
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