

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

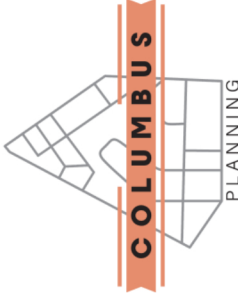
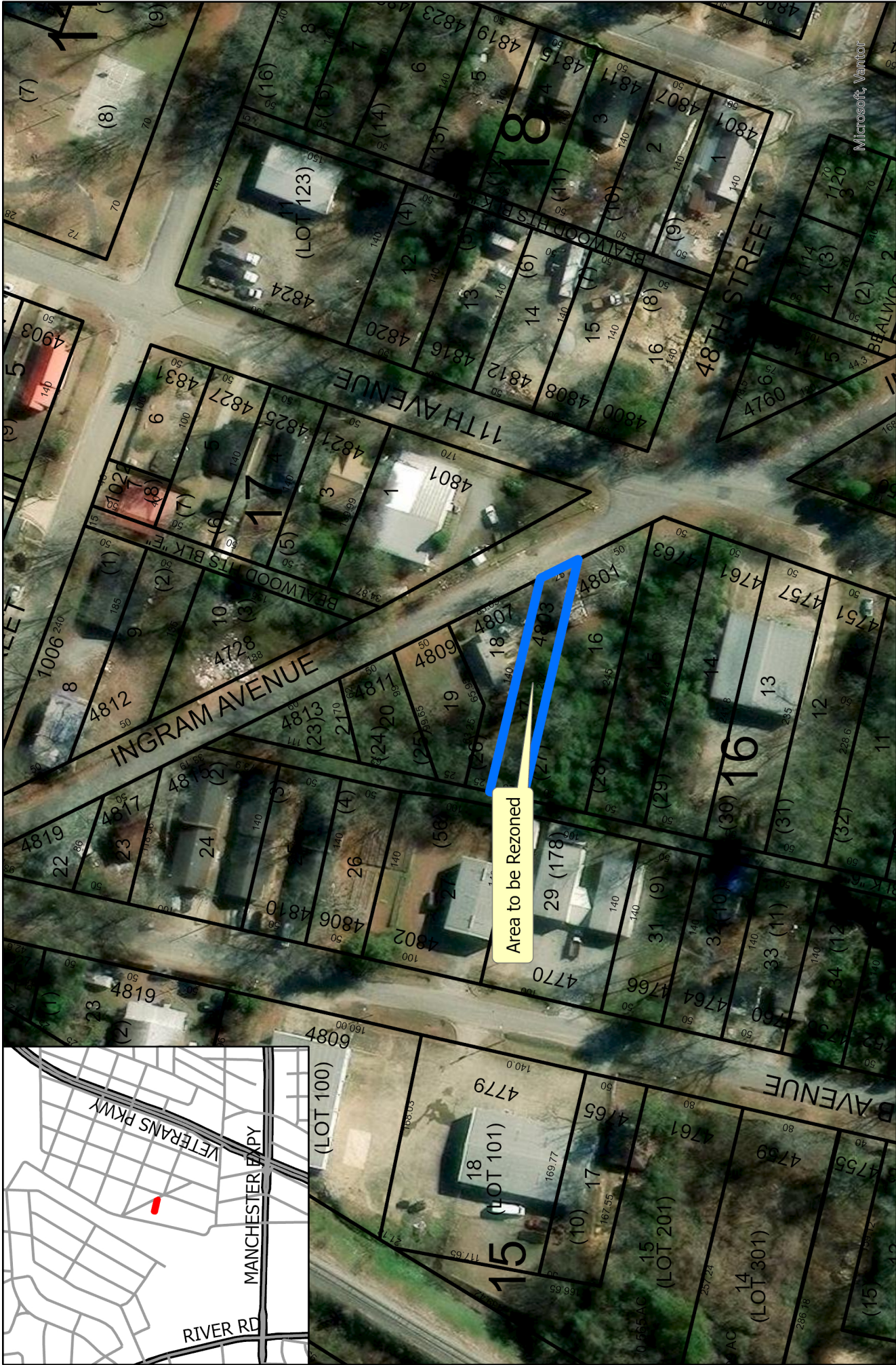
COUNCIL STAFF REPORT REZN-08-26-1510

Applicant:	Ryan Clements, Aaron & Clements Inc
Owner:	Melvin Crouch
Location:	4803 Ingram Avenue
Parcel:	032-016-017
Acreage:	0.10 Acres
Current Zoning Classification:	General Commercial (GC)
Proposed Zoning Classification:	Single Family Residential – 4 (SFR4)
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8
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 F
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.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A 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.
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	North South East West	General Commercial (GC) Single Family Residential – 4 (SFR4) General Commercial (GC) General Commercial (GC)
Attitude of Property Owners:		Fifty (50) 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:		To be replatted with adjoining SFR4 lots for single family residential.

Attachments:

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



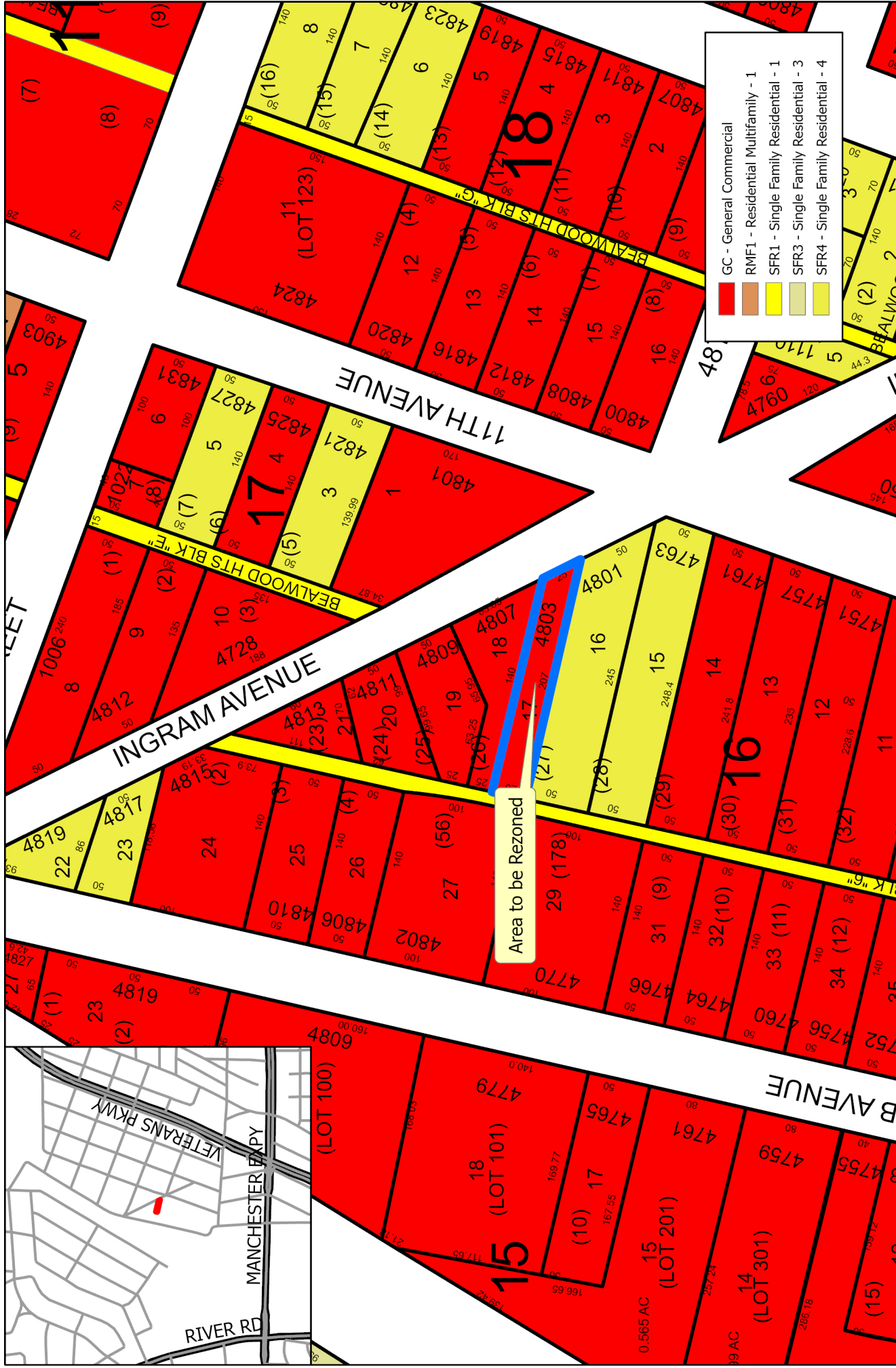
REZN 08-26-1510: Aerial Map

CCG Planning Department

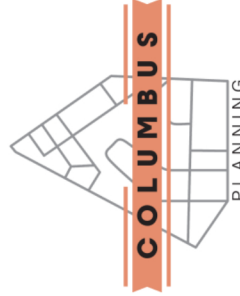
Prepared by Rex Wilkinson 8/5/2026

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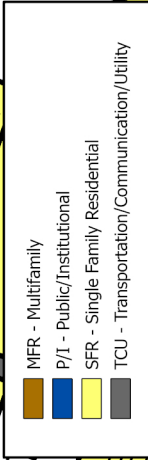
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Map information is believed to be correct but is not guaranteed.



REZN 08-26-1510: Zoning Map CCG Planning Department



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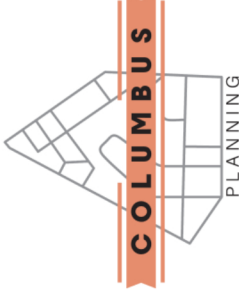
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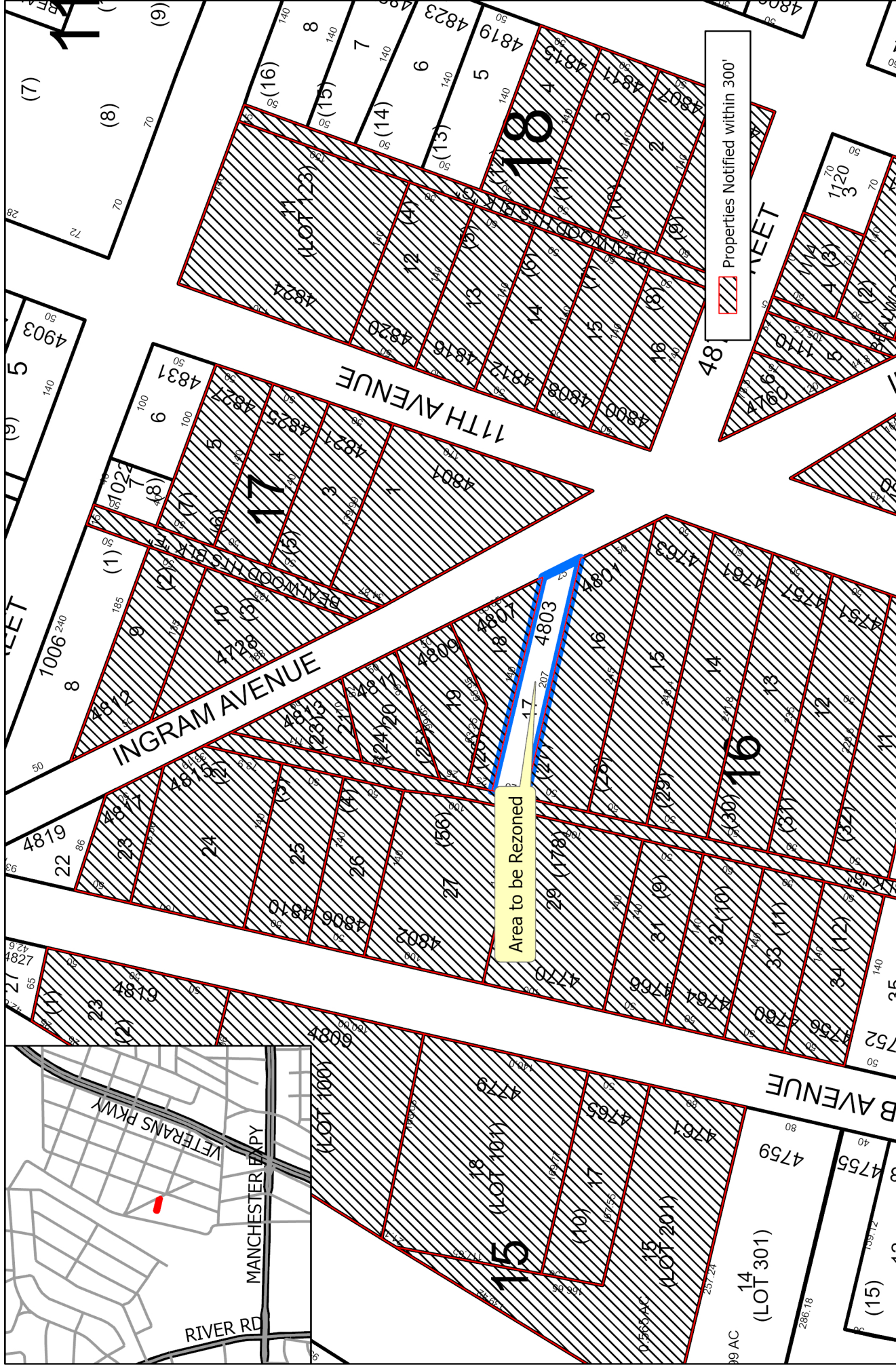


REZN 08-26-1510: Location Map

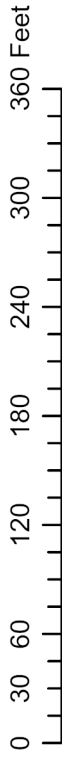
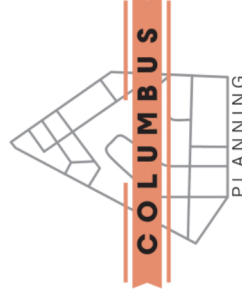
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REZN 08-26-1510: Notification Map CCG Planning Department



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