

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-26-1357

Applicant:	Jackson Wells
Owner:	DMH Asset Group, LLC
Location:	3604 Arkansas Drive
Parcel:	068-023-001
Acreage:	1.96 Acres
Current Zoning Classification:	Single Family Residential -2
Proposed Zoning Classification:	Residential Multifamily – 2
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily Residential
Council District:	District 5 (Crabb)
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:	Vacant/Undeveloped

Future Land Use Designation:	Public/Institutional	
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	RMF1/SFR2
	South	Neighborhood Commercial
	East	Residential Multifamily 2
	West	RO/NC
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:	3 story apartment building, maximum 32 units by RMF2 regulations.	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Concept Plan	

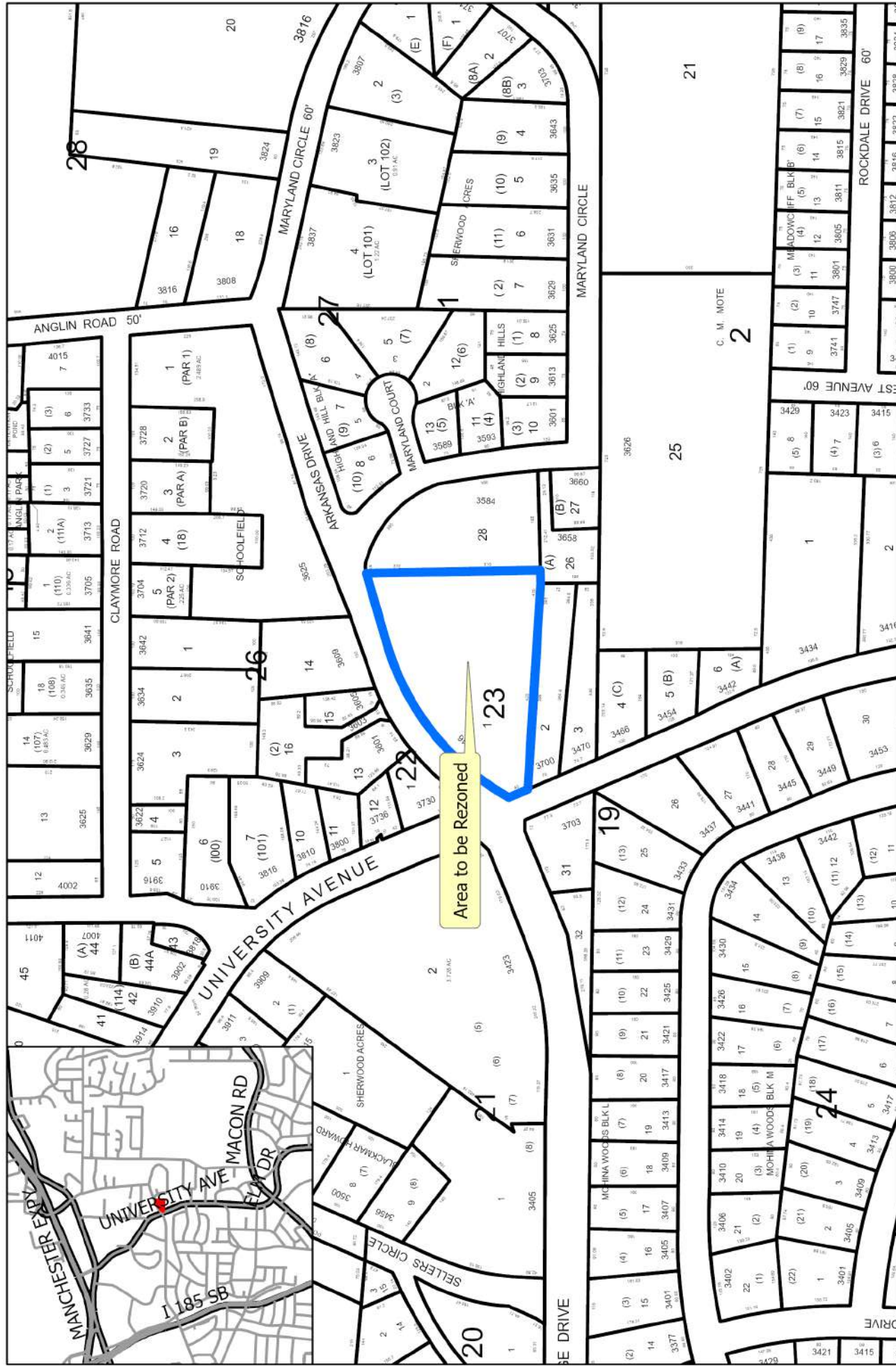


0 80 160 320 480 640 800 960 Feet

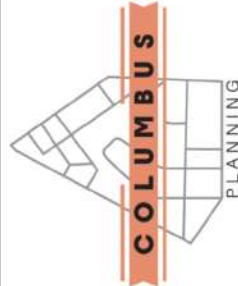
REZN 07-26-1357: Aerial Map

CCG Planning Department

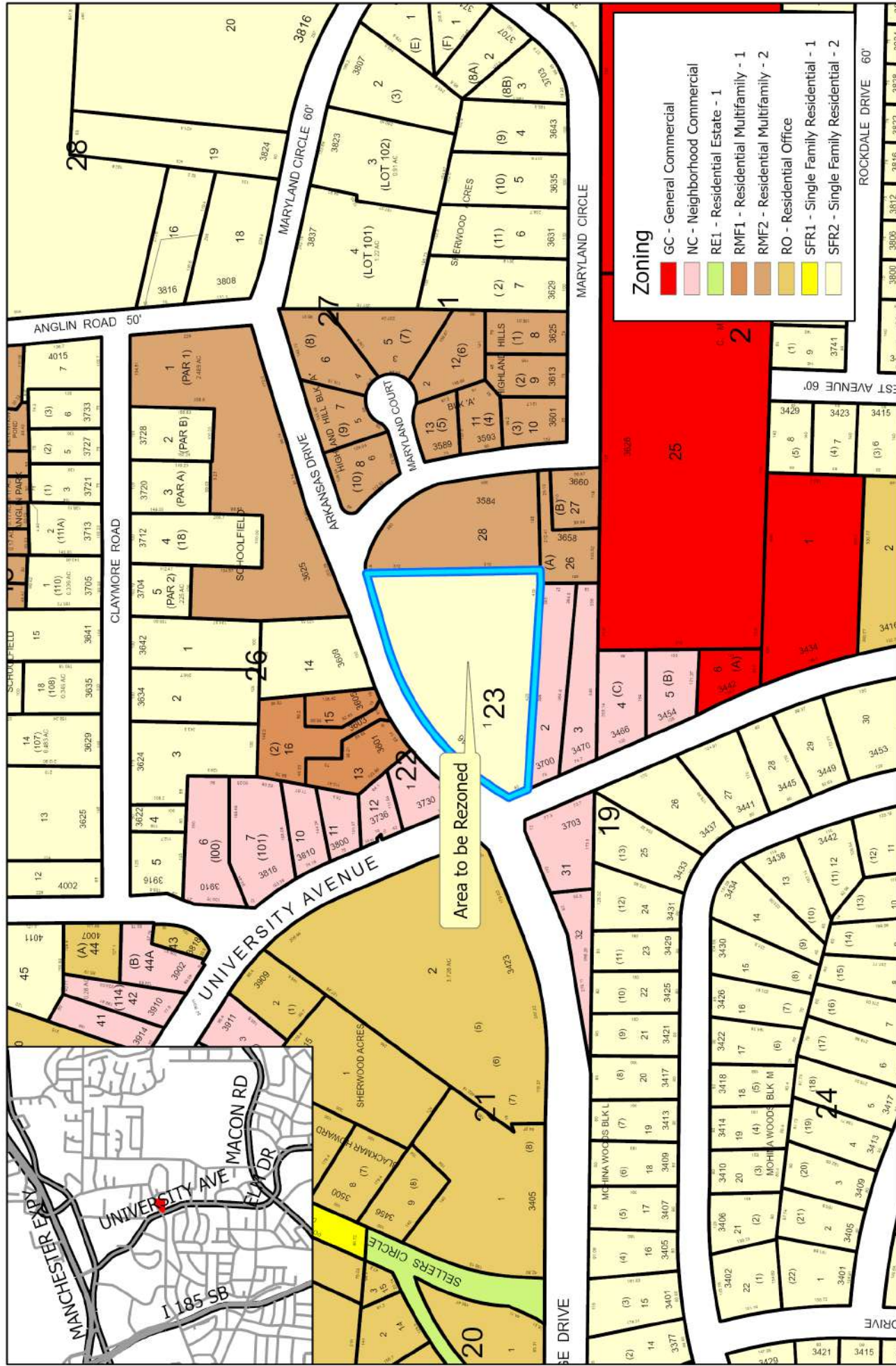
This material is made available as a public service.
Maps and data are to be used for reference purposes only.



REZN 07-26-1357: Location Map CCG Planning Department



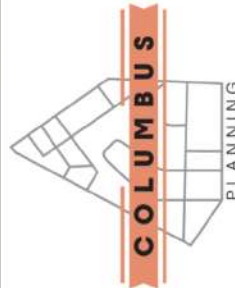
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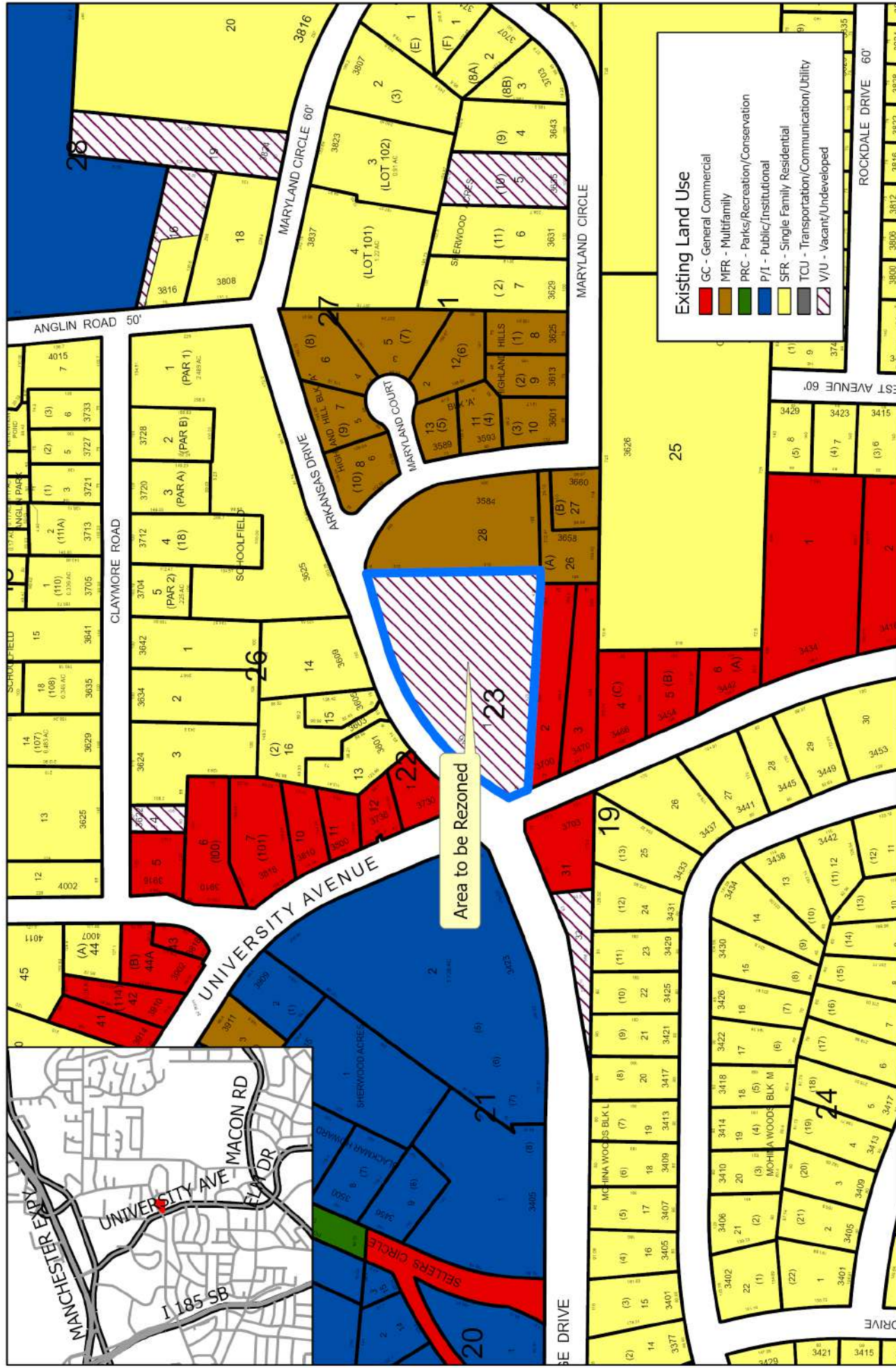


REZN 07-26-1357: Zoning Map CCG Planning Department

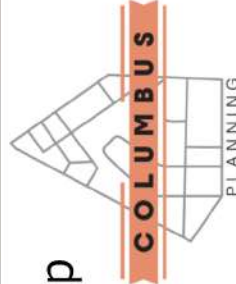
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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.



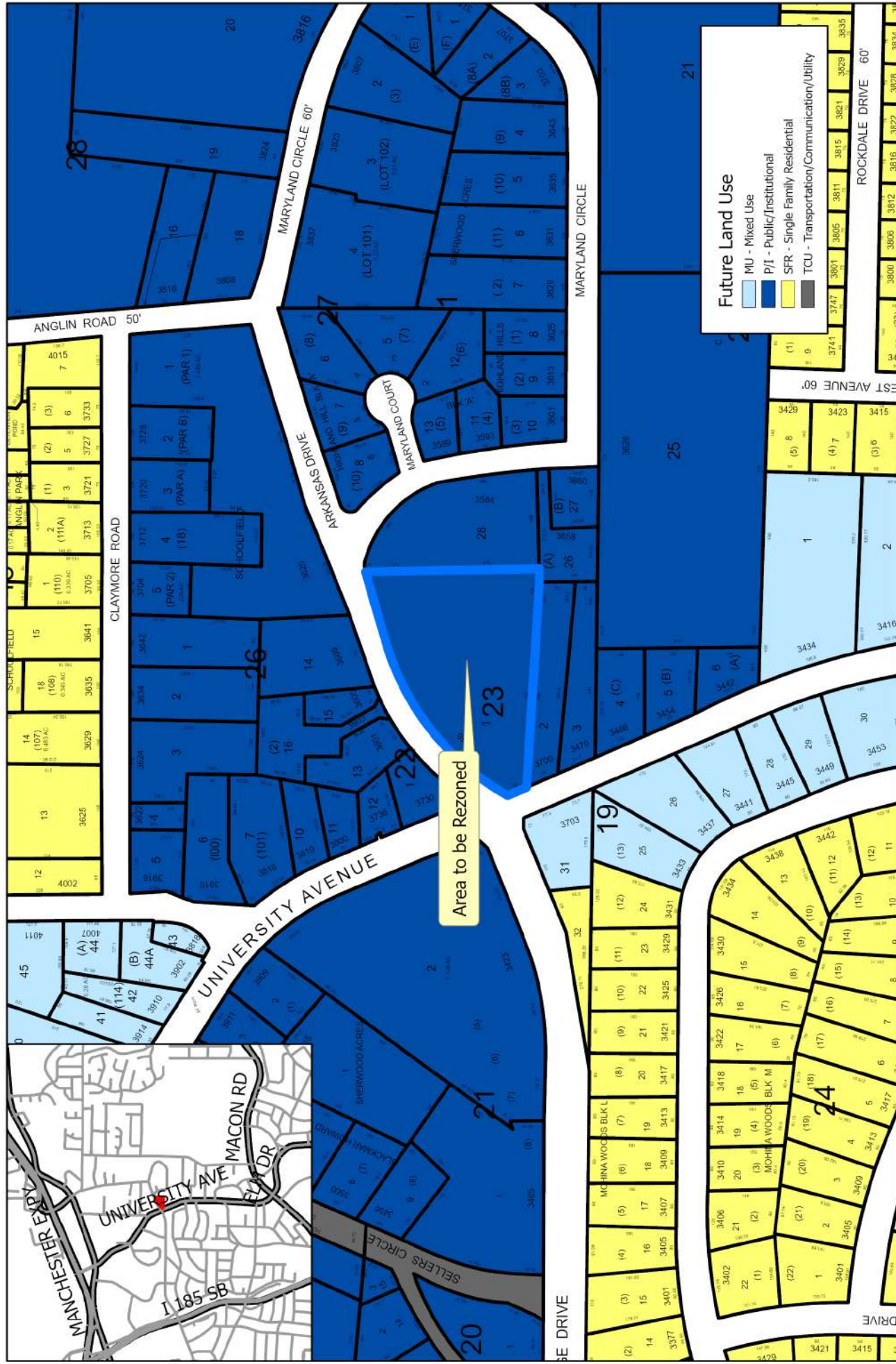


REZN 07-26-1357: Existing Land Use Map CCG Planning Department

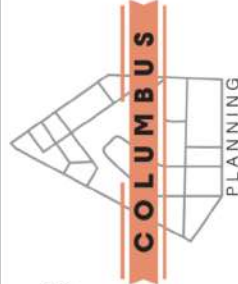


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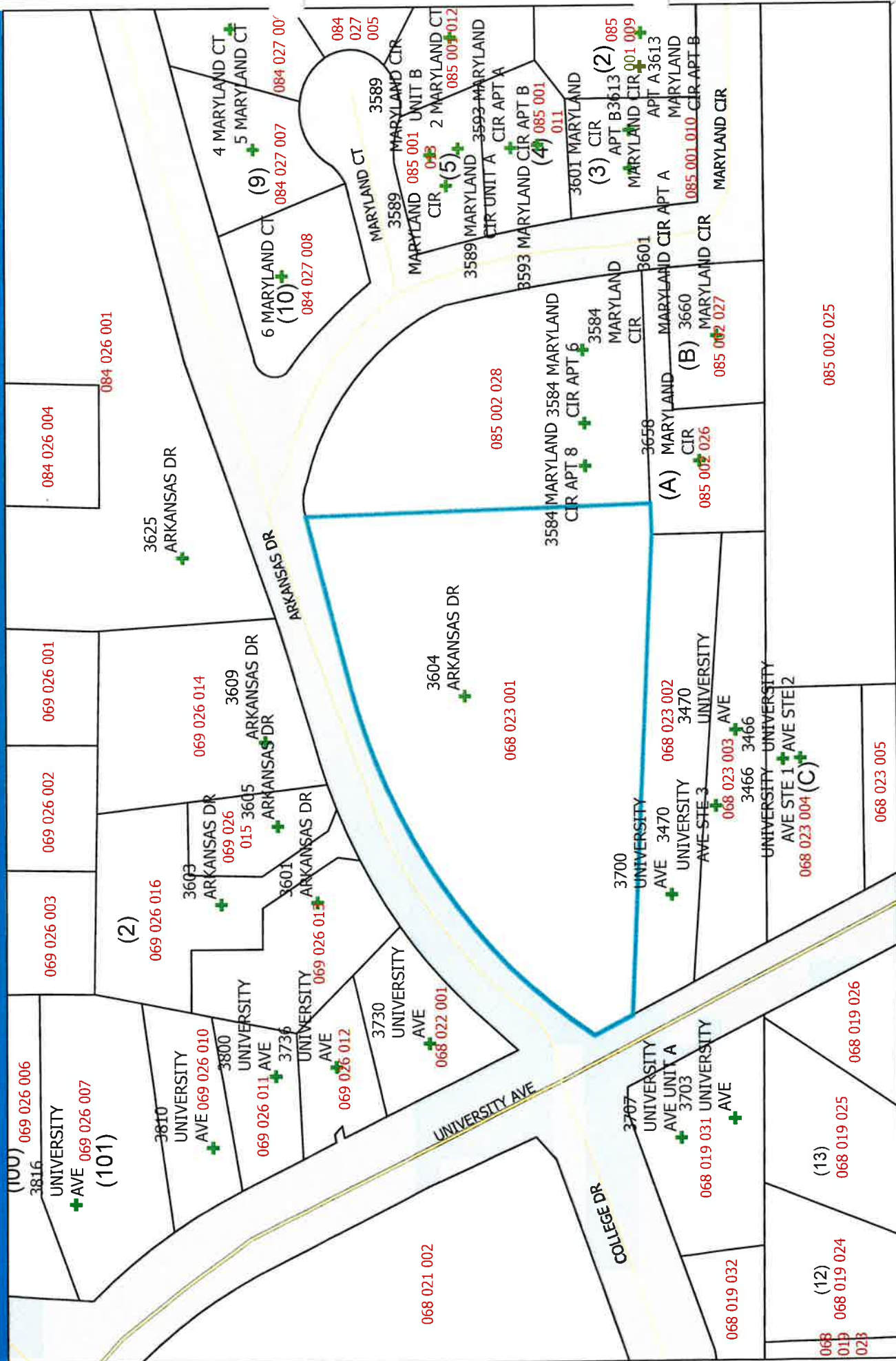
The data contained is subject to constant change.
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REZN 07-26-1357: Future Land Use Map CCG Planning Department



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COLUMBUS CONSOLIDATED GOVERNMENT
ENGINEERING DEPARTMENT - GIS DIVISION

Map Created By: Colin Campbell

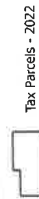
Date Saved: 6/22/2028 8:52 AM

Coordinates: NAD 1983 State Plane Georgia
Datum: North American 1983

GIS data is made available by the Columbus County - Jackson County Government as a public resource. Maps and data are to be used for reference purposes only. The data contained is subject to amendment without charge. Any information is believed to be correct but is not guaranteed or warranted for any specific purpose by the Columbus Consolidated Government or any of its individual departments or agencies.



We do amazing.



Tax Parcels - 2022

Public ROW



Railroad



Waterbodies



3) BOUNDARY LINES ARE SHOWN FROM A FIELD SURVEY COMPLETED ON JUNE 9, 2011. THE SUBJECT PROPERTY HAS BEEN RECENTLY REDEVELOPED. THE EXISTING TITLE RECORDS FOR THE SUBJECT PROPERTY HAVE NOT BEEN PROVIDED. IT IS NOT POSSIBLE THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.

4) ALL EASEMENTS ARE PRIVATELY MAINTAINED

5) GIS TAX PARCEL NO. 088 023 007

6) THE SUBJECT PROPERTY IS TO BE GIVEN NAD 83, 2011, CA. WEST ZONE ESTABLISHED WITH A MINIMUM 3 MONTHS PRIOR OBSERVATION.

7) THE PURPOSE OF THIS PLAT IS TO SERVE AS AN EXHIBIT FOR REZONING THE PROPERTY.

THE SUBJECT PROPERTY IS NOT LOCATED IN A FEMA DESIGNATED SFHA AS PER THE FLOOD INSURANCE RATE MAP OF THE CITY OF COLUMBUS - MUSCOGEE COUNTY, GEORGIA, MAP NUMBER 1351560011F, REVISED SEPTEMBER 5, 2007

EXISTING ZONE SFR2 (SINGLE-FAMILY RESIDENTIAL-2)	20 FT	7,500 SF
PROPOSED ZONE RMF2 (RESIDENTIAL MULTIFAMILY-2)	20 FT	60 FT
	30 FT	16.5 UNITS
		40%
		75 FT
FRONT/STREET SETBACK		
SIDE SETBACK		
REAR SETBACK		
MIN. LOT SIZE:		
MIN. LOT WIDTH		
MAX. DENSITY (PER ACRE)		
MAX. LOT COVERAGE		
MAX. BLDG. HEIGHT:		



LINE	LENGTH	BEARING
L1	4.83	S51°47'19"E
L2	9.35	N27°32'58"E
L3	5.00	N33°16'19"W
L4	20.03	N47°20'31"E
L5	5.00	S41°51'02"E
L6	9.28	N50°39'35"E
L7	4.95	N25°19'32"W
L8	17.88	N48°54'08"E

PARCEL "A"
PARCEL ID 083 003 026

MARYLAND PROPERTY LLC^{INC}
ZONED RMF2
(CEG 06 1423, PG 517)
(PLAT BR 98, PG 59)

PARCEL © 048 522 003
N/F
BETTER RENTALS LLC
ZONED NC
10000 BELLEVUE RD # 300
IRVING TX 75039, PG 212

Trained Professionals in Alabama & Georgia



GRAPHIC SCALE



SALE

REV	REVISION DESCRIPTION	DATE
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FIELD SURVEY COMPLETED ON: MAY 27 2026

0702'12 14M AND 0717 JMON 13AYNG 0711 I

CB NO: 1233.26	DRAWN BY: D. HARRIS
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Journal of Management Education 36(8) 907-924
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SCALE:

 $1'' = 30'$

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