

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-11-21-2154

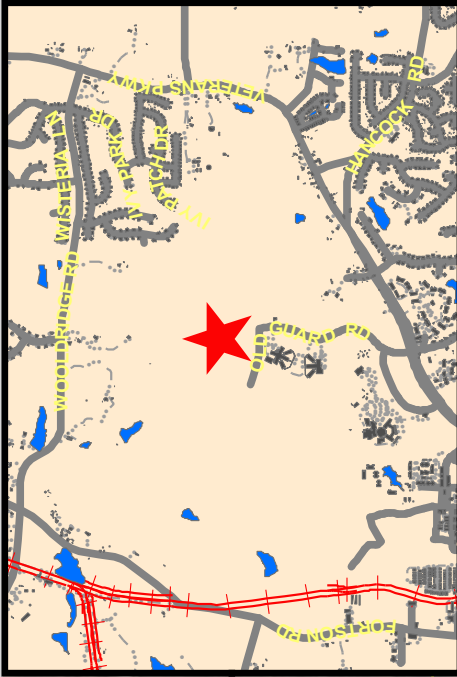
<b>Applicant:</b>	Banana Bay, LLC
<b>Owner:</b>	Same
<b>Location:</b>	0 Old Guard Road
<b>Parcel:</b>	079-001-001
<b>Acreage:</b>	49.27 Acres
<b>Current Zoning Classification:</b>	RE1 (Residential Estate 1)
<b>Proposed Zoning Classification:</b>	SFR4 (Single Family Residential 4)
<b>Current Use of Property:</b>	Vacant / Raw Land
<b>Proposed Use of Property:</b>	Single Family Residential Subdivision
<b>Council District:</b>	District 2 (Davis)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Denial</b> based on need for traffic and school impact study.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	Vacant / Undeveloped
<b>Future Land Use Designation:</b>	Mixed Use

<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will <b>increase</b> to 1,110 from 469 trips if used for residential use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RE1 (Residential Estate 1)
	<b>South</b>	RE1 (Residential Estate 1)
	<b>East</b>	RE1 (Residential Estate 1)
	<b>West</b>	RE1 (Residential Estate 1)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Thirty-five (35)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		PAC tabled this case on December 15, 2021 requesting that the applicant provide a traffic study and school impact study. Applicant has declined to do this and has requested to move forward with PAC Hearing.
		Muscogee County School District is concerned with the increased traffic along Old Guard Road and at the intersection of Veterans Parkway. Both schools located along Old Guard Road are at or near

capacity.

**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Site Plan



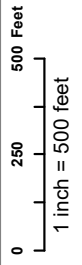
**Area To Be Rezoned**



Date: 11/18/2021

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.

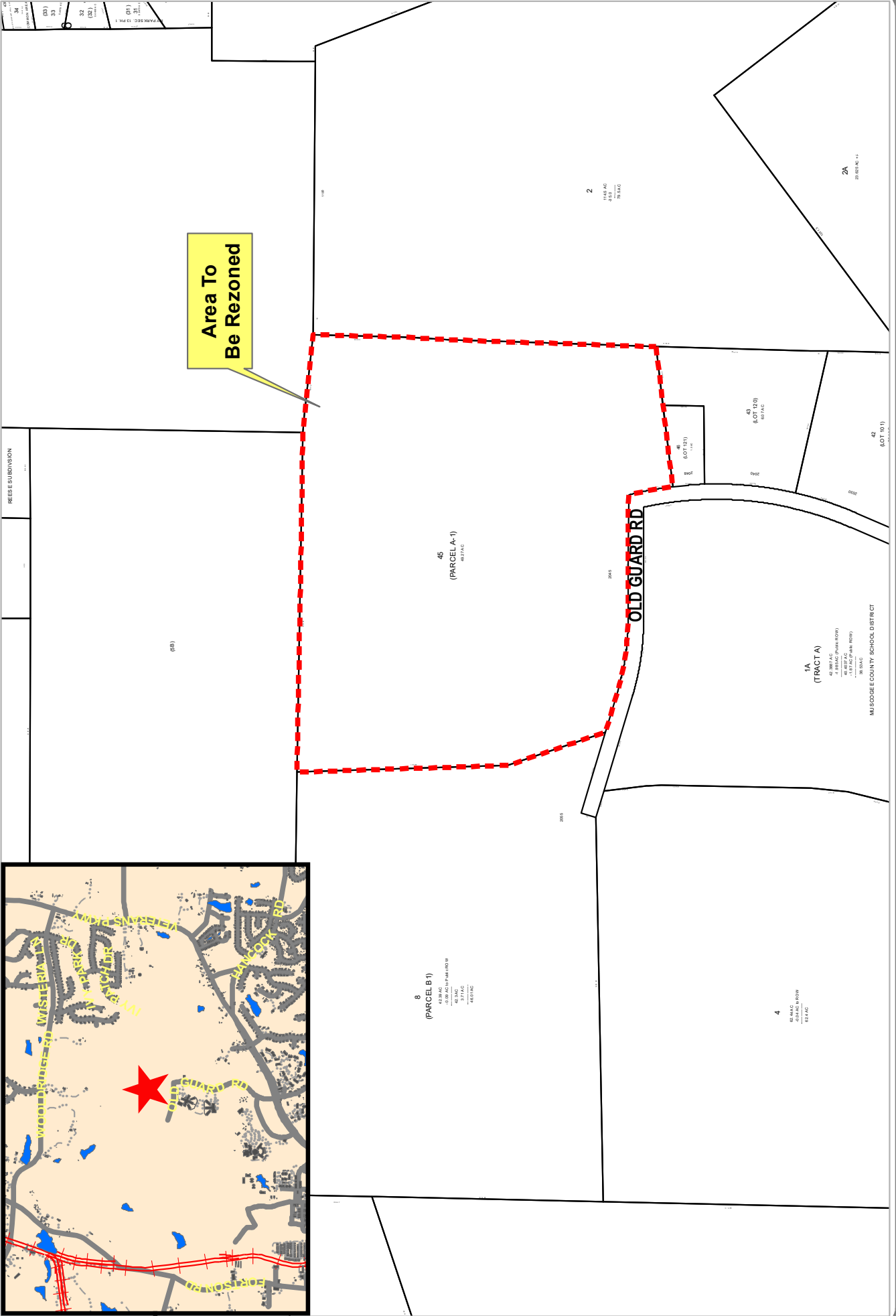
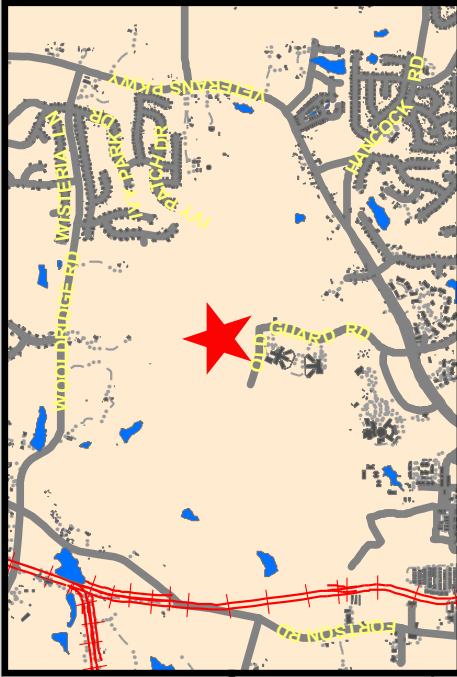
**Aerial Map for REZN 11-21-2154**  
**Map 079 Block 001 Lot 045**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech



Data Source: IT/GIS  
 Author: DavidCooper





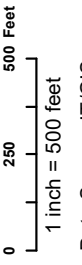


**Area To Be Rezoned**



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.

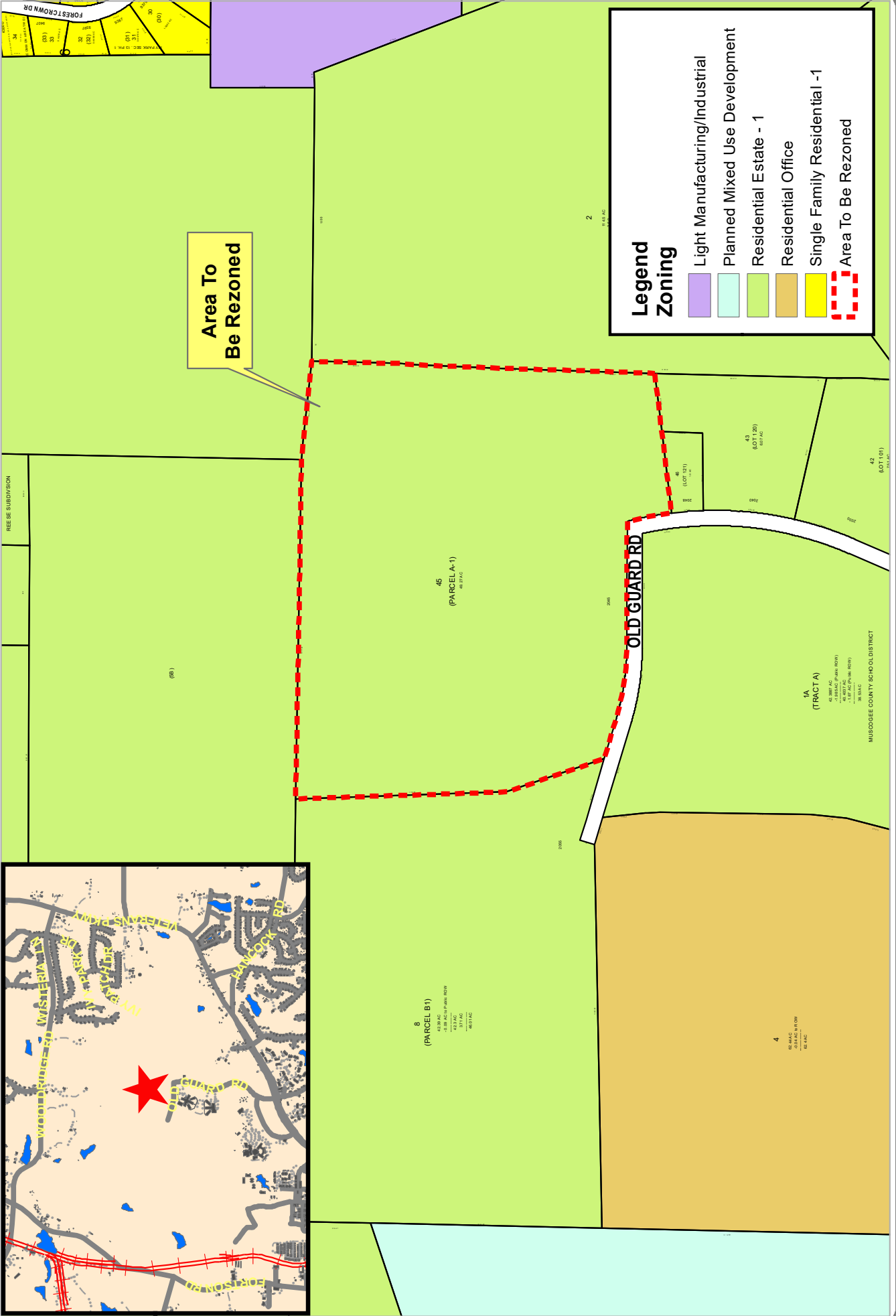
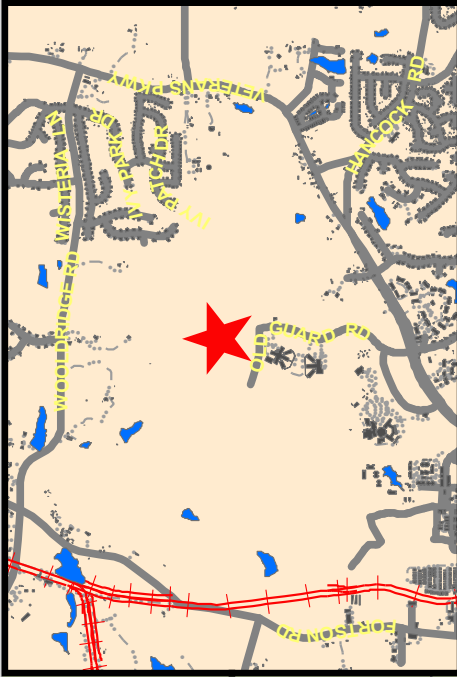
**Location Map for REZN 11-21-2154**  
**Map 079 Block 001 Lot 045**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech



Data Source: IT/GIS  
 Author: David Cooper



Date: 11/18/2021



### Legend Zoning

- Light Manufacturing/Industrial
- Planned Mixed Use Development
- Residential Estate - 1
- Residential Office
- Single Family Residential -1
- Area To Be Rezoned



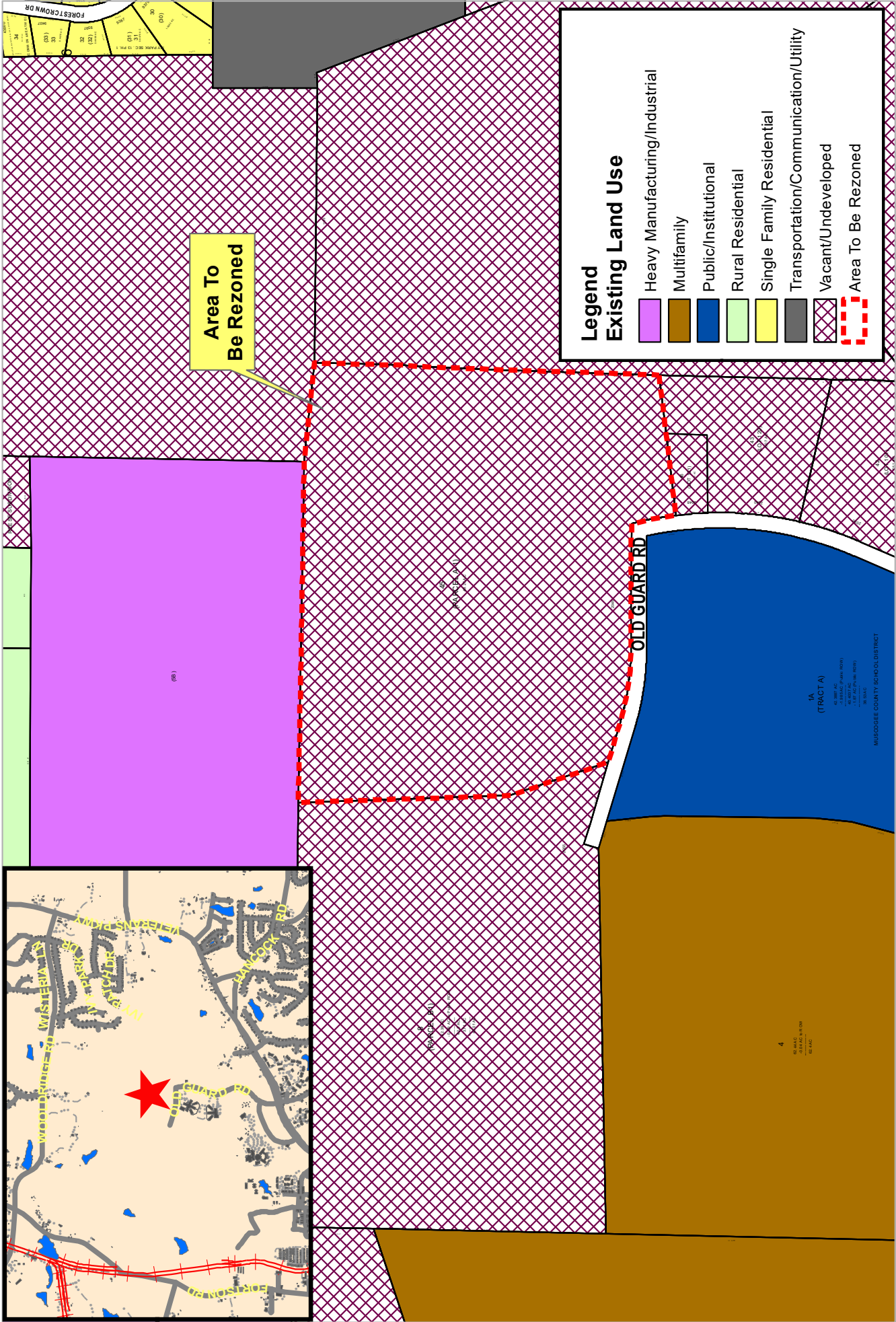
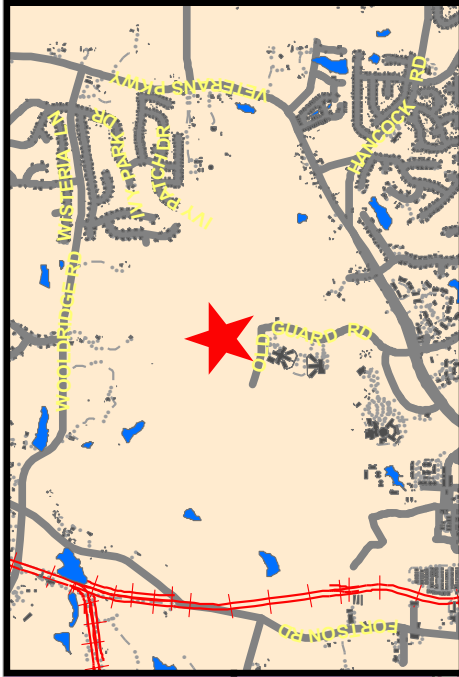
Date: 11/18/2021

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.

Zoning Map for REZN 11-21-2154  
 Map 079 Block 001 Lot 045  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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





**Legend**

**Existing Land Use**

- Heavy Manufacturing/Industrial
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Vacant/Undeveloped
- Area To Be Rezoned



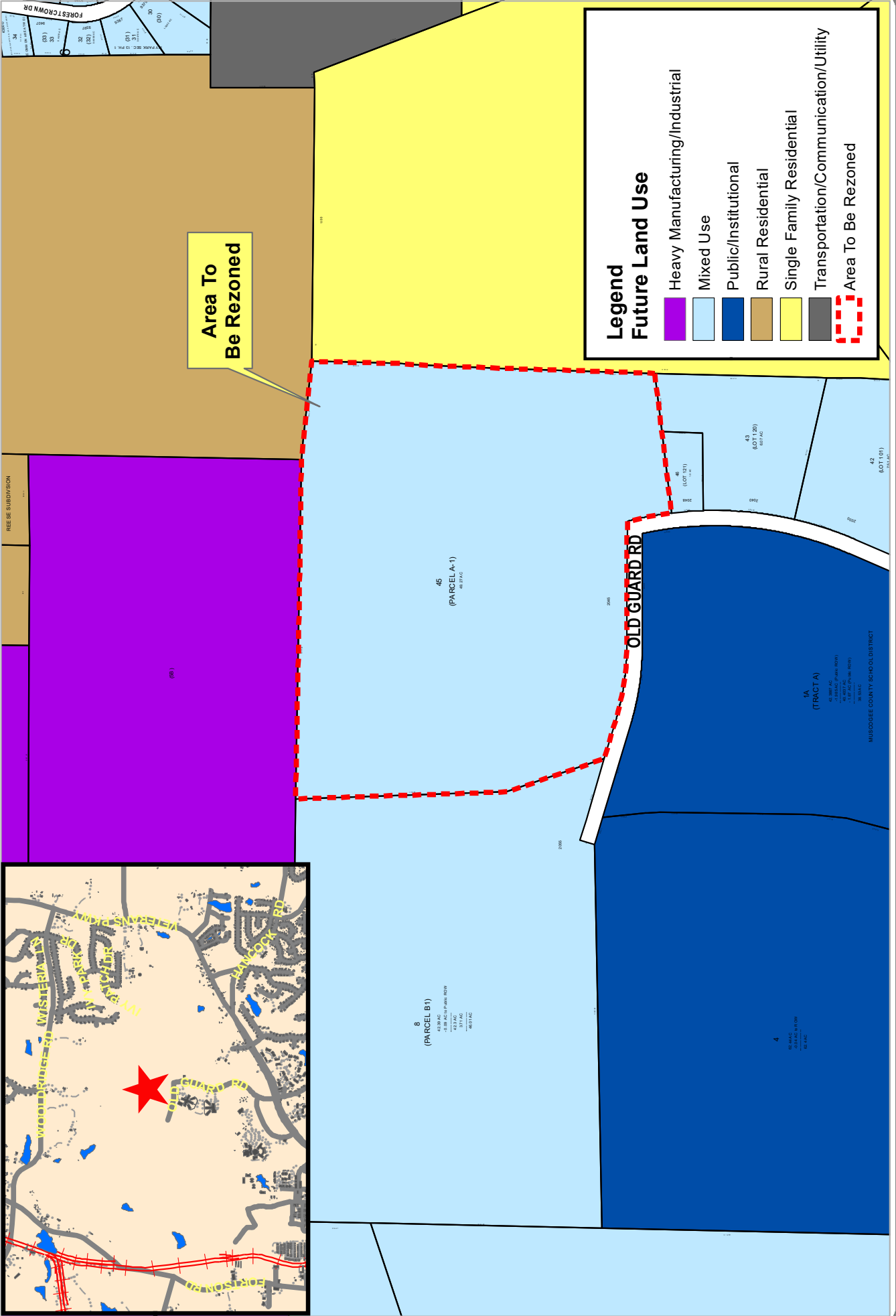
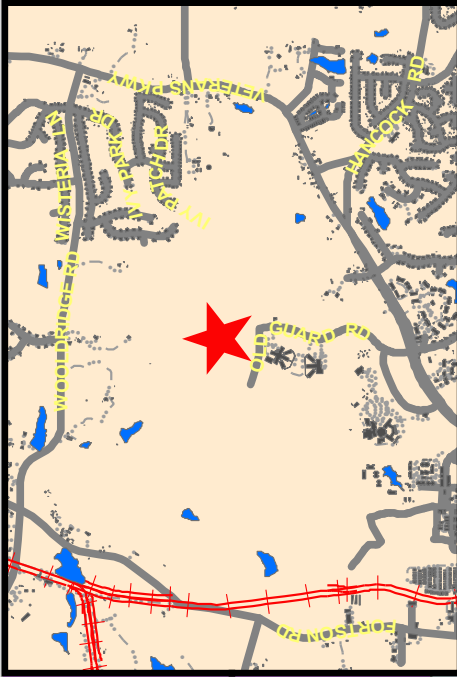
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Existing Land Use Map for REZN 11-21-2154  
 Map 079 Block 001 Lot 045  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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



Date: 11/18/2021



**Area To Be Rezoned**

**Legend  
Future Land Use**

- Heavy Manufacturing/Industrial
- Mixed Use
- Public/Institutional
- Rural Residential
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



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

**Future Land Use Map for REZN 11-21-2154**  
**Map 079 Block 001 Lot 045**  
 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.

Date: 11/18/2021







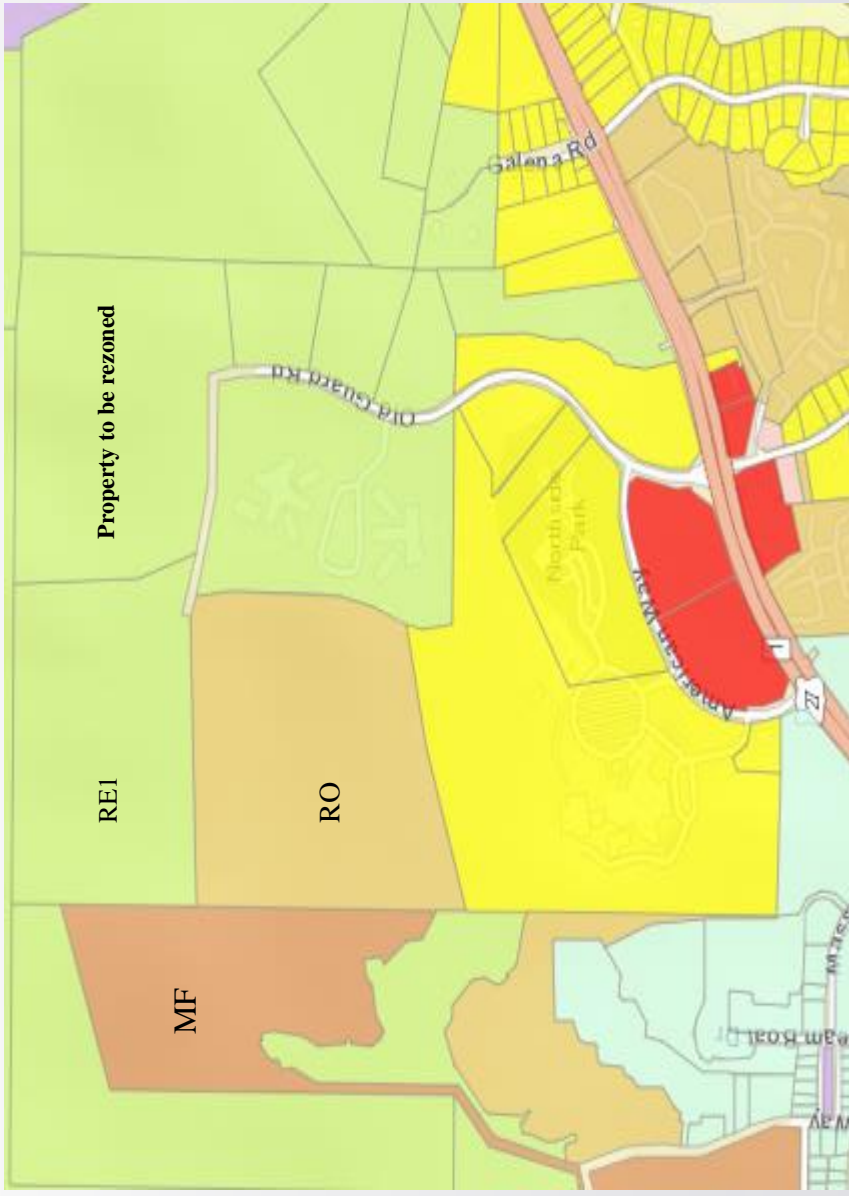


0 OLD GUARD ROAD  
REZN -- 11-21-2154





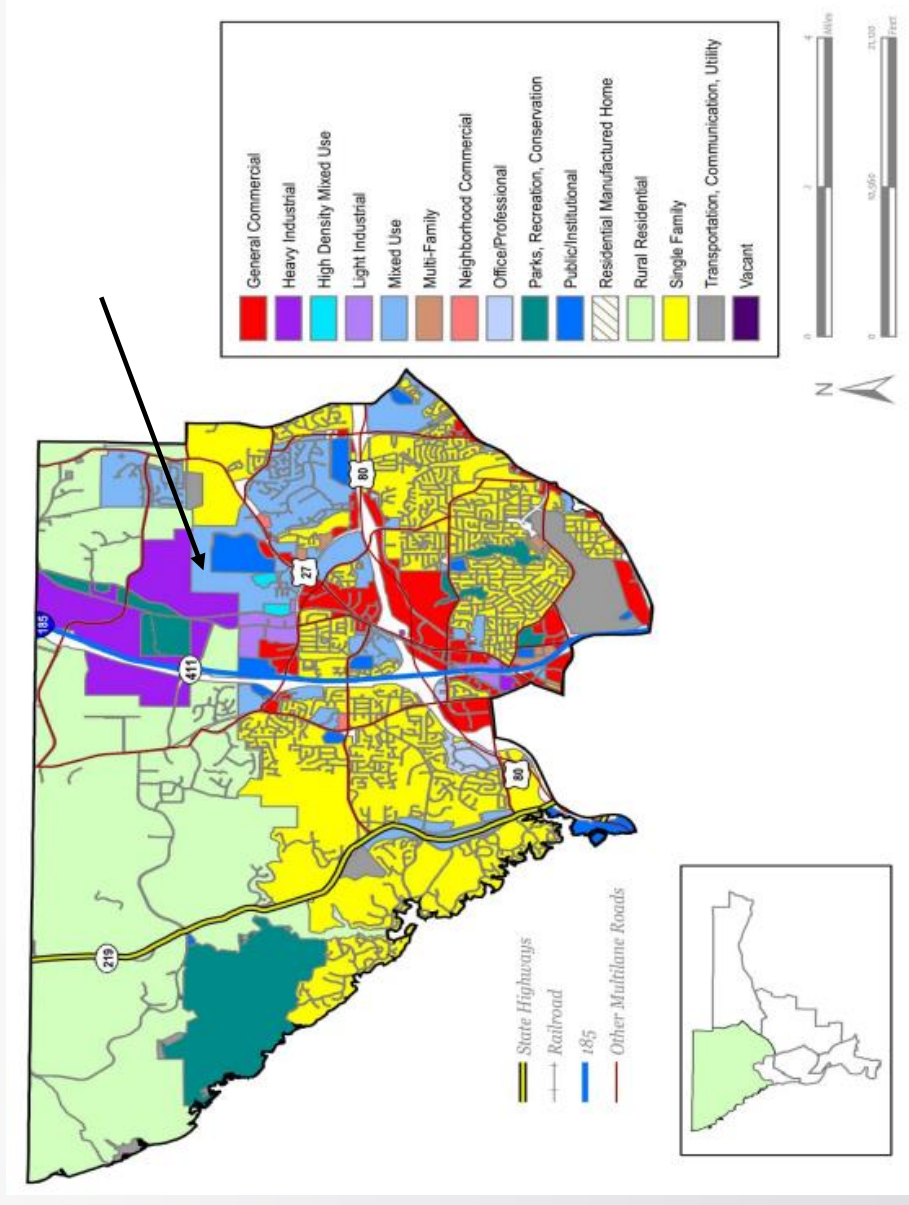
# CURRENT ZONING – RE1







# FUTURE LAND USE – MIXED USE







# Contact

Frank “Kel” Bowers

706-221-6900

[kel@bowersinvestmentgrp.com](mailto:kel@bowersinvestmentgrp.com)

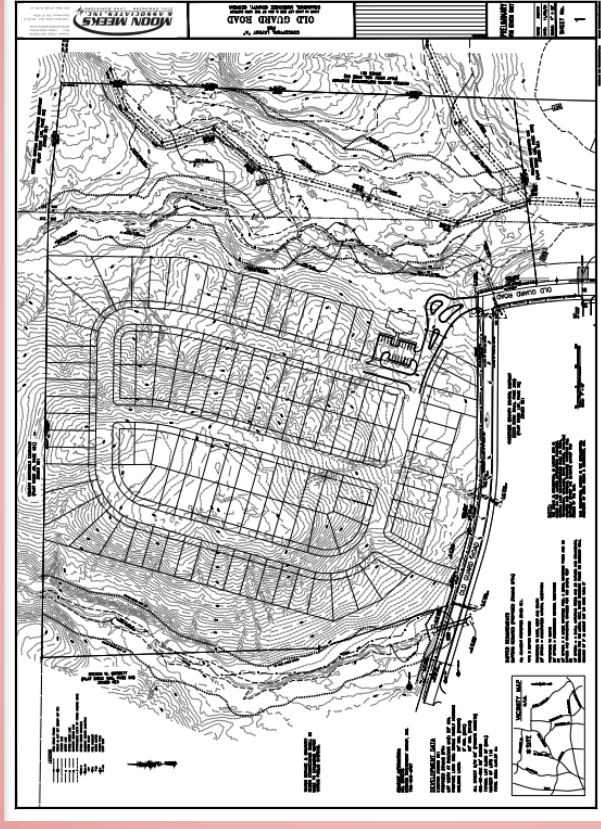
6053 Veterans Pkwy Ste.200  
Columbus, GA 31909

# Table of Contents

Development Summary	pg.3
Market Overview	pg.4
Property Overview	pg.7



# DEVELOPMENT SUMMARY

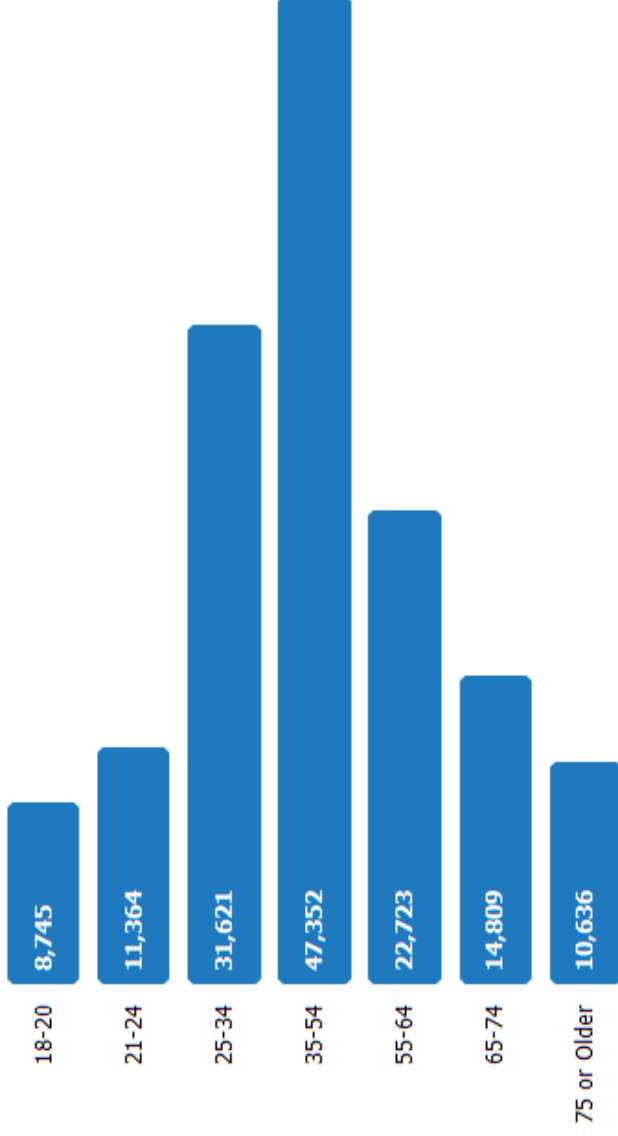


We are pleased to propose an age-focused single family housing opportunity in North Columbus located on Old Guard Rd.

# COLUMBUS “SENIOR” MARKET

## Population of Adults by Age Group

About this data



CHOOSE  
**Columbus**  
GEORGIA



We do amazing.



# TRAFFIC STATISTICS



**±100 Trips per Day**

**AAA Foundation for Traffic Safety Survey findings show “Senior Drivers” drive 35% less than other age groups.**

# PROPERTY OVERVIEW



EA  
UNION



6053 Veterans Pkwy. Ste.200, Columbus, GA 31909  
P:706-221-6900

**Frank “Kel” Bowers**

[kel@bowersinvestmentgrp.com](mailto:kel@bowersinvestmentgrp.com)