

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-07-22-1377

**Applicant:** Highland Community Church

**Owner:** Same

**Location / Parcel:**

3408 5th Avenue	014 018 004
3414 5th Avenue	014 018 002
500 35th Street	014 018 001
502 35th Street	014 018 045
504 35th Street	014 018 044
506 35th Street	014 018 043
508 35th Street	014 018 042
3419 6th Avenue	014 018 038
3417 6th Avenue	014 018 037
3413 6th Avenue	014 018 036
3411 6th Avenue	014 018 035
3409 6th Avenue	014 018 034
3403 6th Avenue	014 018 034A
3401 6th Avenue	014 018 034B
3319 6th Avenue	014 018 033
3317 6th Avenue	014 018 032
3313 6th Avenue	014 018 031
3309 6th Avenue	014 018 030
3305 6th Avenue	014 018 029A

**Acreage:** 2.83 Acres

**Current Zoning Classification:** RMF1 (Residential Multifamily 1)  
RMF2 (Residential Multifamily 2)

**Proposed Zoning Classification:** RMF2 (Residential Multifamily 2)

**Current Use of Property:** Church / Residential

**Proposed Use of Property:** Place of Worship

**Council District:** District 8 (Garrett)

<b>PAC Recommendation:</b>		<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>		<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Consistent Planning Area F
<b>Current Land Use Designation:</b>		Public / Institutional
<b>Future Land Use Designation:</b>		Single Family Residential
<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 increase to 527 trips up from 168 trips if used for commercial use. The Level of Service (LOS) will remain at level A.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	RMF1 (Residential Multifamily 1) RMF2 (Residential Multifamily 2)
	<b>South</b>	RMF1 (Residential Multifamily 1) RMF2 (Residential Multifamily 2)
	<b>East</b>	RMF1 (Residential Multifamily 1) NC (Neighborhood Commercial)
	<b>West</b>	RMF1 (Residential Multifamily 1) GC (General Commercial)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A

**Buffer Requirement:** N/A

**Attitude of Property Owners:** **One Hundred (100)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received **One (1)** calls and/or emails regarding the rezoning.

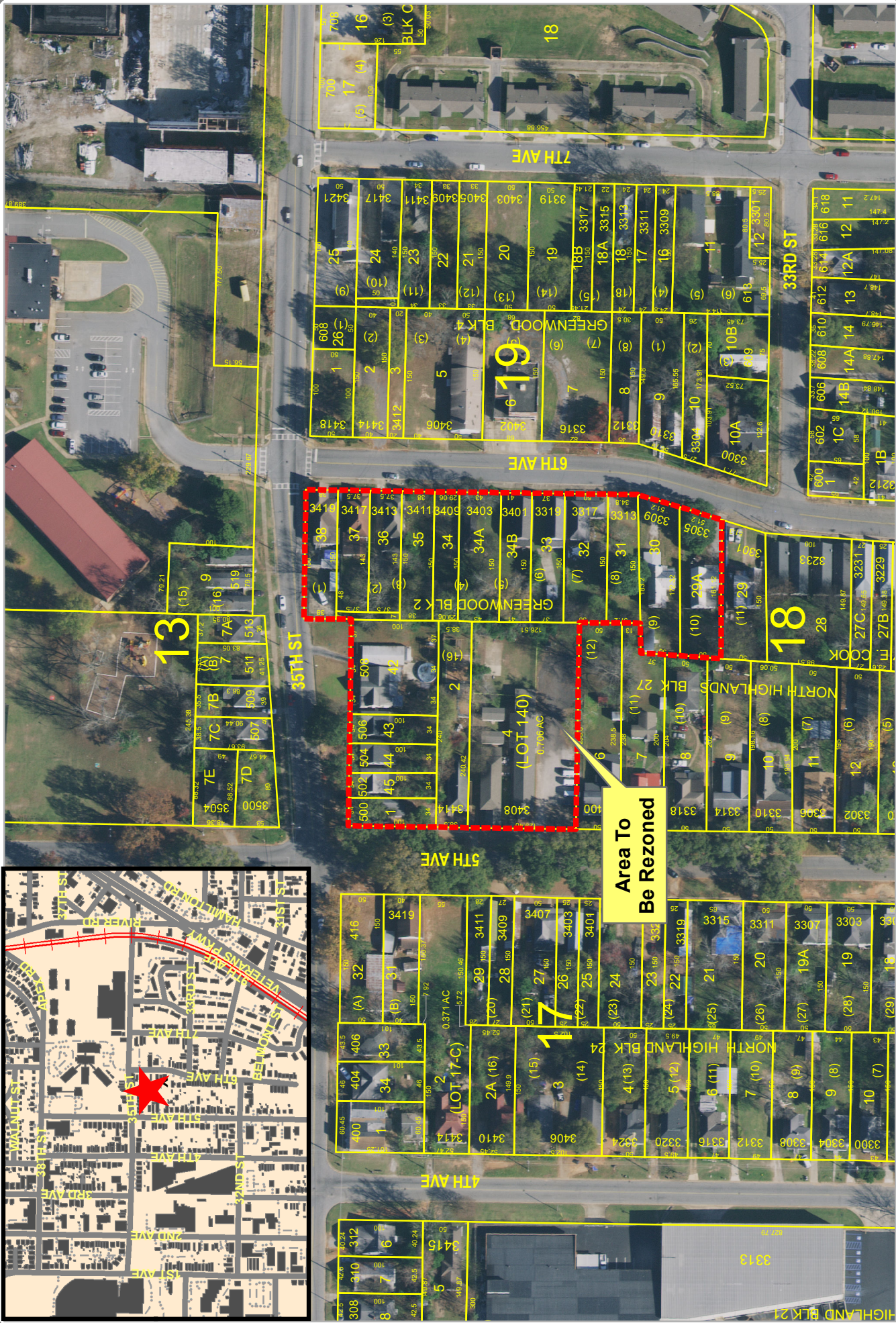
**Approval** 1 Responses

**Opposition** 0 Responses

**Additional Information:** N/A

**Attachments:** Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report  
Flood Map



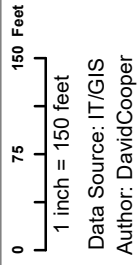


**Area To Be Rezoned**



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Aerial Map for REZN 07-22-1377  
 Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

Data Source: IT/GIS  
 Author: David Cooper







308	310	312	315
42.5	42.5	40.24	50
149.87	149.87	40.24	300
5	6	7	8
3415	310	312	315

3414	3410	3406	3324	3320	3316	3312	3308	3304	3300
52.47	52.45	102.5	50	49.5	47	49	47	44	43
0.371 AC	148.9	102.5	150	150	150	150	150	150	150
2	2A (16)	3	4 (13)	5 (12)	6 (11)	7 (10)	8 (9)	9 (8)	10 (7)
7.92	148.9	102.5	150	150	150	150	150	150	150
32	29	28	27	26	25	24	23	22	21
150.37	150.46	150	150	150	150	150	150	150	150
(A)	(B)	(15)	(14)	(13)	(12)	(11)	(10)	(9)	(8)
32	31	30	29	28	27	26	25	24	23
416	414	411	409	407	405	403	401	399	397

**Area To Be Rezoned**

3408	3404	3400	3396	3392	3388	3384	3380	3376	3372
126.51	126.51	126.51	126.51	126.51	126.51	126.51	126.51	126.51	126.51
4	5	6	7	8	9	10	11	12	13
(LOT 140)	0.706 AC	0.706 AC	0.706 AC	0.706 AC	0.706 AC	0.706 AC	0.706 AC	0.706 AC	0.706 AC
3408	3404	3400	3396	3392	3388	3384	3380	3376	3372
3414	3410	3406	3402	3398	3394	3390	3386	3382	3378
240.42	240.42	240.42	240.42	240.42	240.42	240.42	240.42	240.42	240.42
2	3	4	5	6	7	8	9	10	11
(16)	(15)	(14)	(13)	(12)	(11)	(10)	(9)	(8)	(7)
508	506	504	502	500	498	496	494	492	490
100	100	100	100	100	100	100	100	100	100
42	43	44	45	46	47	48	49	50	51
143	143	143	143	143	143	143	143	143	143
37	38	39	40	41	42	43	44	45	46
3417	3413	3409	3405	3401	3397	3393	3389	3385	3381
147	147	147	147	147	147	147	147	147	147
38	37	36	35	34	33	32	31	30	29
150	150	150	150	150	150	150	150	150	150
38	37	36	35	34	33	32	31	30	29
6174	6170	6166	6162	6158	6154	6150	6146	6142	6138

3300	3304	3308	3312	3316	3320	3324	3328	3332	3336
122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6	122.6
10A	10B	11	12	13	14	15	16	17	18
609	609	609	609	609	609	609	609	609	609
75	75	75	75	75	75	75	75	75	75
3300	3304	3308	3312	3316	3320	3324	3328	3332	3336
100	100	100	100	100	100	100	100	100	100
10A	10B	11	12	13	14	15	16	17	18
609	609	609	609	609	609	609	609	609	609
75	75	75	75	75	75	75	75	75	75
3300	3304	3308	3312	3316	3320	3324	3328	3332	3336
100	100	100	100	100	100	100	100	100	100
10A	10B	11	12	13	14	15	16	17	18
609	609	609	609	609	609	609	609	609	609
75	75	75	75	75	75	75	75	75	75
3300	3304	3308	3312	3316	3320	3324	3328	3332	3336
100	100	100	100	100	100	100	100	100	100
10A	10B	11	12	13	14	15	16	17	18
609	609	609	609	609	609	609	609	609	609
75	75	75	75	75	75	75	75	75	75
3300	3304	3308	3312	3316	3320	3324	3328	3332	3336
100	100	100	100	100	100	100	100	100	100
10A	10B	11	12	13	14	15	16	17	18
609	609	609	609	609	609	609	609	609	609
75	75	75	75	75	75	75	75	75	75

3421	3417	3413	3409	3405	3401	3397	3393	3389	3385
100	100	100	100	100	100	100	100	100	100
1	2	3	4	5	6	7	8	9	10
608	608	608	608	608	608	608	608	608	608
75	75	75	75	75	75	75	75	75	75
3421	3417	3413	3409	3405	3401	3397	3393	3389	3385
100	100	100	100	100	100	100	100	100	100
1	2	3	4	5	6	7	8	9	10
608	608	608	608	608	608	608	608	608	608
75	75	75	75	75	75	75	75	75	75
3421	3417	3413	3409	3405	3401	3397	3393	3389	3385
100	100	100	100	100	100	100	100	100	100
1	2	3	4	5	6	7	8	9	10
608	608	608	608	608	608	608	608	608	608
75	75	75	75	75	75	75	75	75	75



150 Feet  
0 75 150 Feet  
1 inch = 150 feet

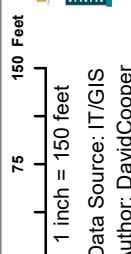
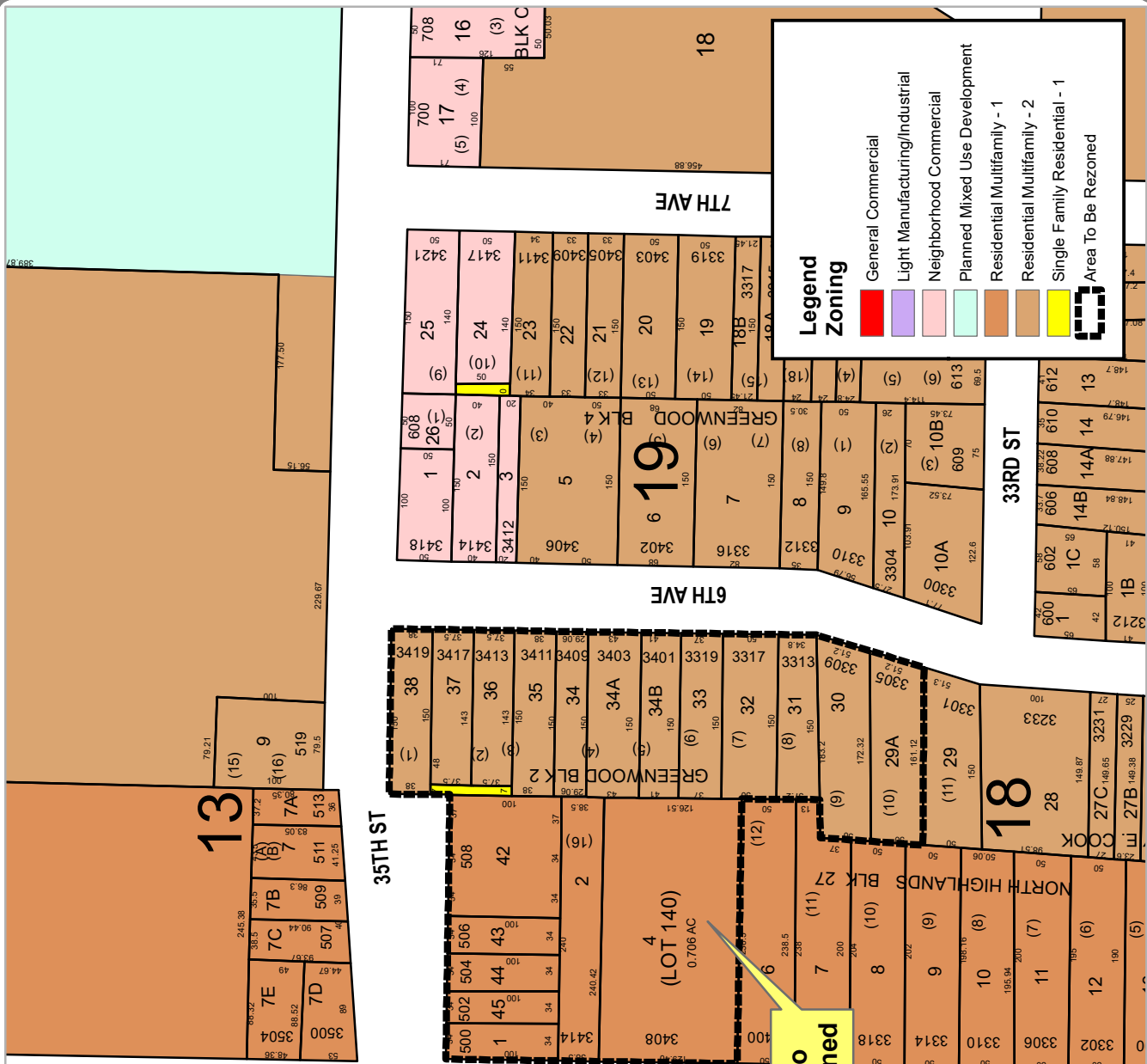
Location Map for REZN 07-22-1377  
Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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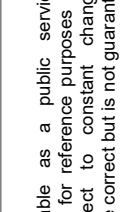
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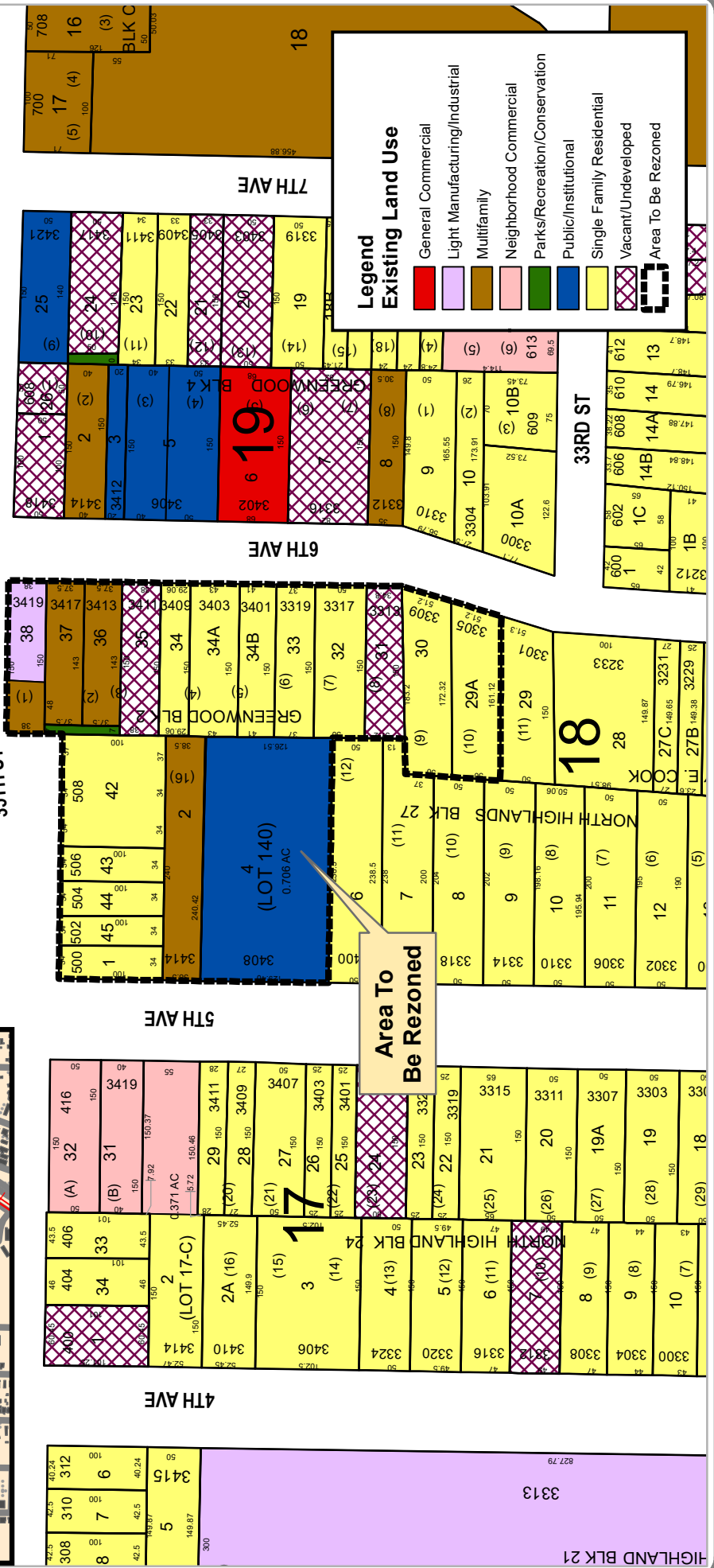
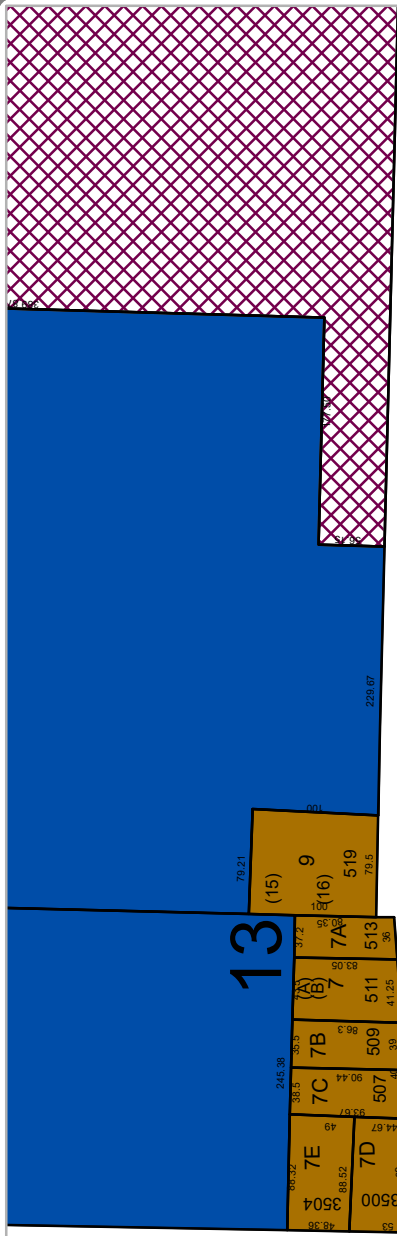
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Zoning Map for REZN 07-22-1377  
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**Area To Be Rezoned**

**Legend Existing Land Use**

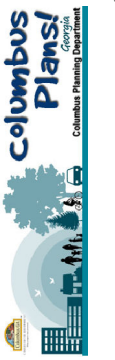
- General Commercial
- Light Manufacturing/Industrial
- Multifamily
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



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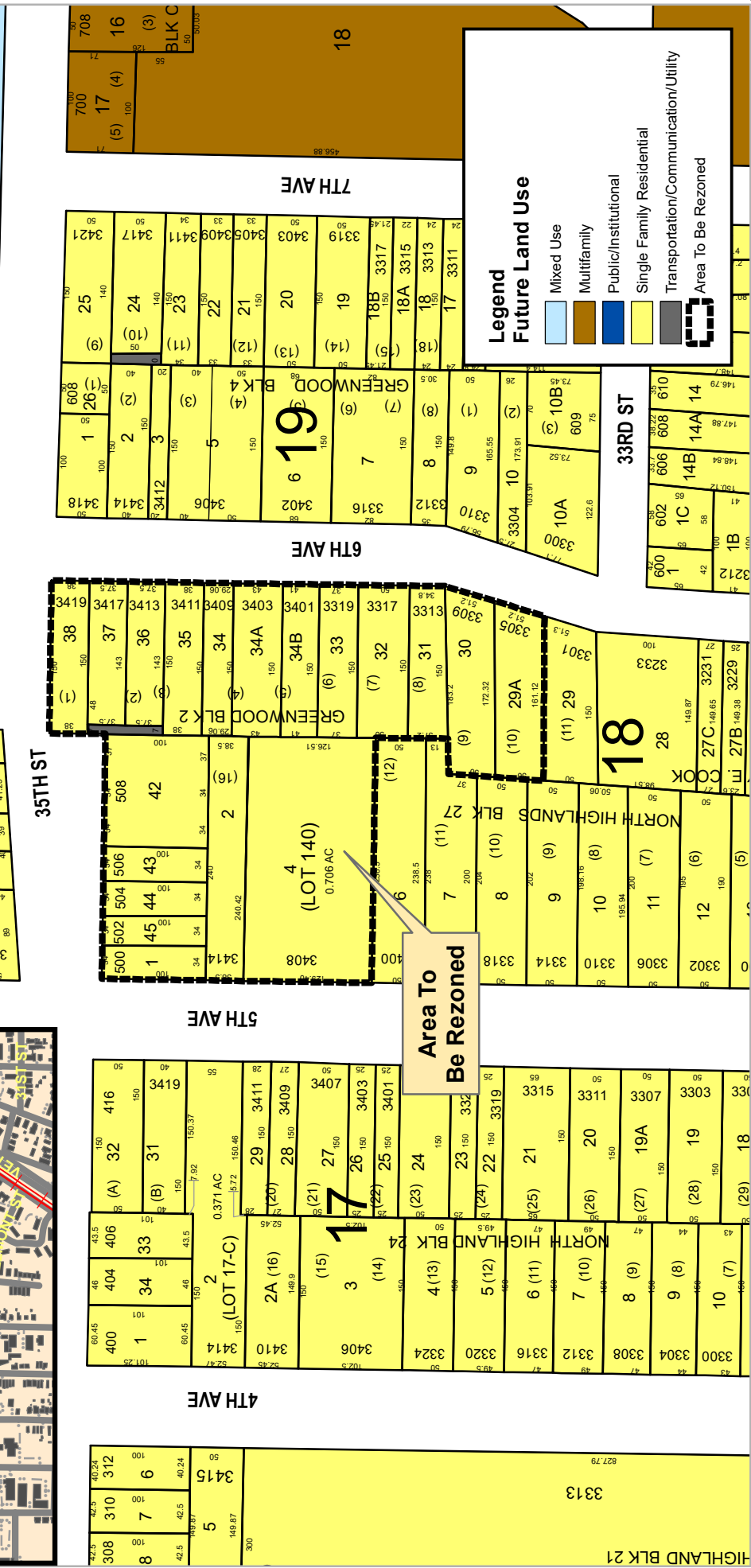
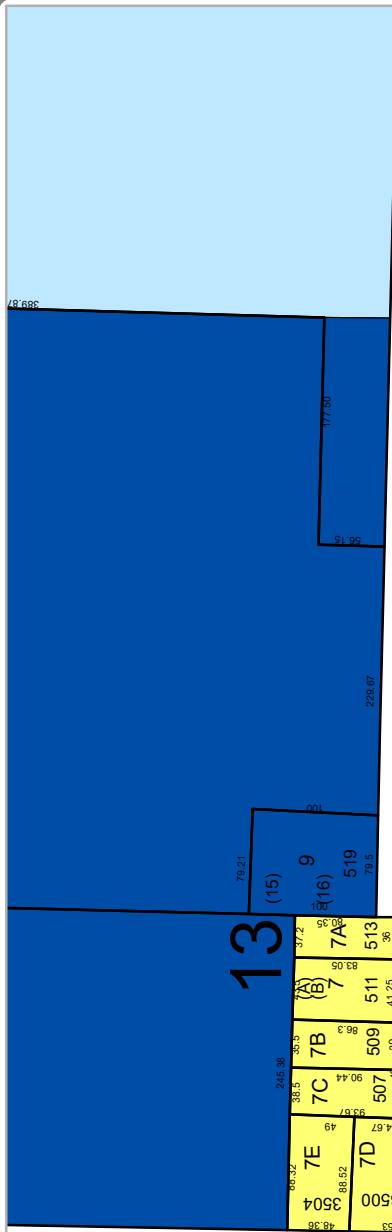
Existing Land Use Map for REZN 07-22-1377  
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 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

0 75 150 Feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: David Cooper



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**Legend Future Land Use**

- Mixed Use
- Multifamily
- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned

Area To Be Rezoned

1 inch = 150 feet

Data Source: IT/GIS

Author: David Cooper

Future Land Use Map for REZN 07-22-1377

Map 014 Block 018 Lots 029A - 038, 042 - 045, 001 - 002 & 004

Planning Department-Planning Division

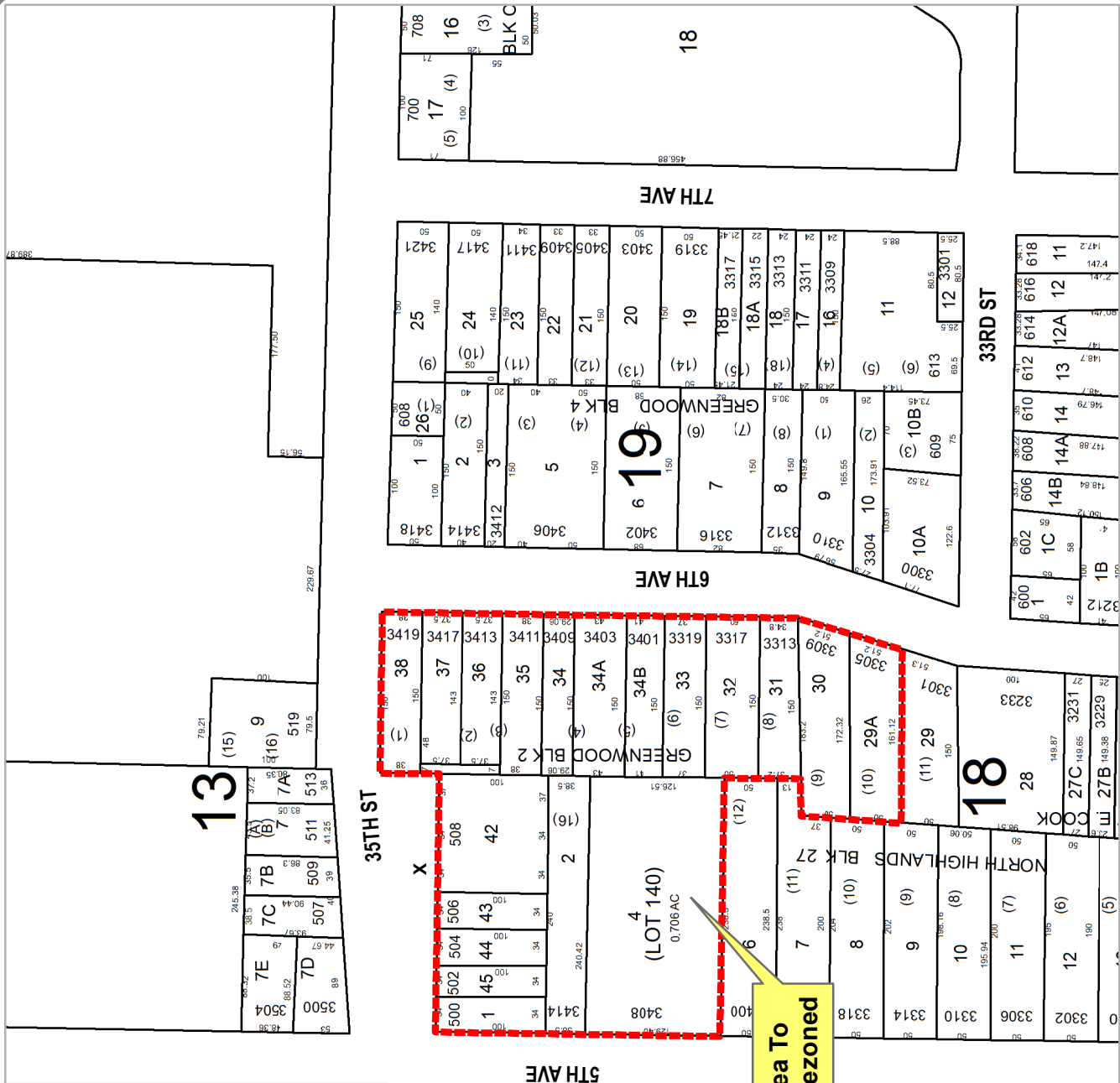
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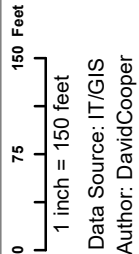
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**Area To Be Rezoned**



Flood Zone Map for REZN 07-22-1377  
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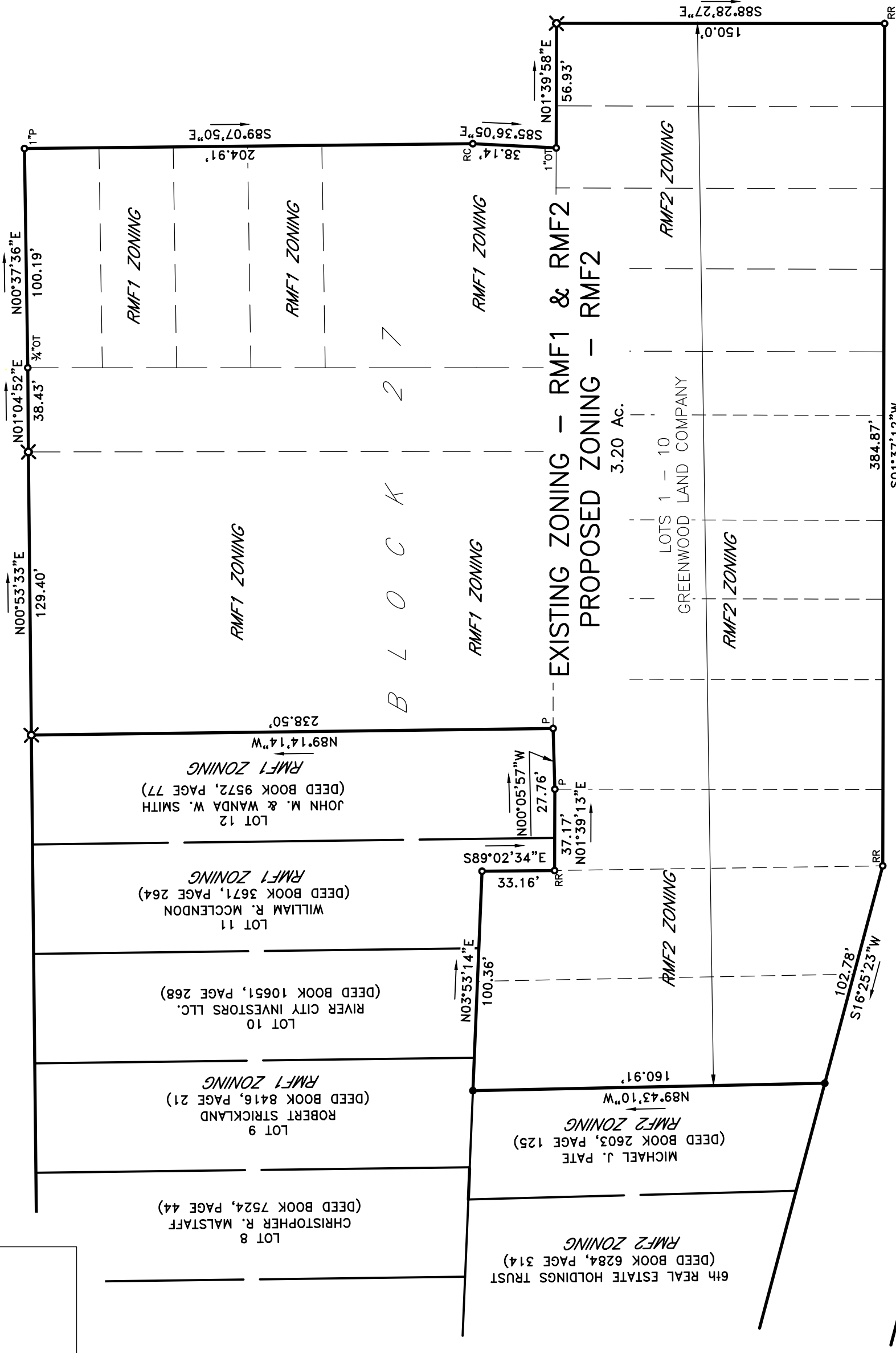
Data Source: IT/GIS  
 Author: David Cooper



<b>Number</b>	<b>Street</b>	<b>Parcel</b>
3408	5th Avenue	014 018 004
3414	5th Avenue	014 018 002
500	35th Street	014 018 001
502	35th Street	014 018 045
504	35th Street	014 018 044
506	35th Street	014 018 043
508	35th Street	014 018 042
3419	6th Avenue	014 018 038
3417	6th Avenue	014 018 037
3413	6th Avenue	014 018 036
3411	6th Avenue	014 018 035
3409	6th Avenue	014 018 034
3403	6th Avenue	014 018 034A
3401	6th Avenue	014 018 034B
3319	6th Avenue	014 018 033
3317	6th Avenue	014 018 032
3313	6th Avenue	014 018 031
3309	6th Avenue	014 018 030
3305	6th Avenue	014 018 029A



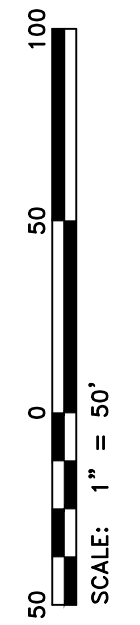
5th AVENUE 80'



35th STREET  
(RIGHT-OF-WAY VARIES)

6th AVENUE 60'

NOTE: THIS PLAT WAS PREPARED TO ACCOMPANY  
A PETITION TO REZONE PROPERTY.



- LEGEND**
- REBAR & CAP FOUND
  - PINCHED TOP IRON FOUND
  - RAILROAD IRON FOUND
  - OPEN TOP PIPE FOUND
  - DRILL HOLE FOUND
  - REBAR & CAP SET (MMMV LSF B7)
  - ||— WOODEN FENCE
  - X— WIRE OR CHAIN LINK FENCE

REZONING PLAT  
LOT 140, AND LOTS 16 & 17, BLOCK 27  
**NORTH HIGHLAND LAND IMPROVEMENT  
& MANUFACTURING CO.**  
AND LOTS 1 THRU 10, BLOCK 2  
**GREENWOOD LAND COMPANY**  
PART OF LAND LOT 72, 8th DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
Scale 1" = 50' 18 July 2022  
**MOON MEEKS & ASSOCIATES, INC.**  
(GA. REG. NO. H206465)  
Civil Engineers - Land Surveyors  
100 Southern Way, Suite A, Columbus, Georgia, 31904  
(706) 327-8306



