



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-03-21-0585

Applicant:	Carson Cummings
Owner:	Muscogee County School District
Location:	4322 Rosemont Drive
Parcel:	187-002-001
Acreage:	7.06 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	RO (Residential Office)
Current Use of Property:	Vacant
Proposed Use of Property:	Apartments
Council District:	District 8 (Garrett)
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 D
Current Land Use Designation:	Public / Institutional
Future Land Use Designation:	Single Family Residential

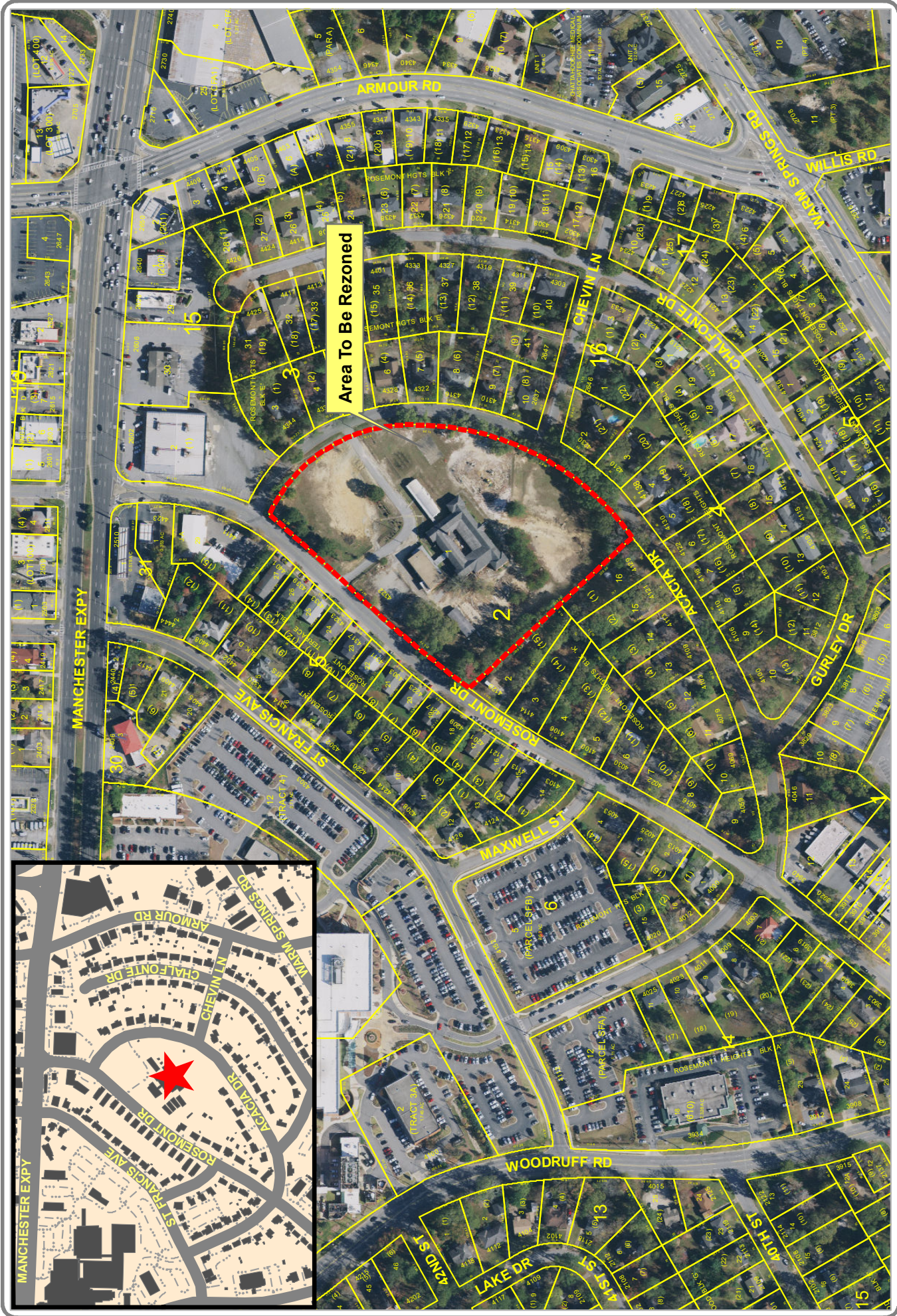
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 505 trips if used for residential use. The Level of Service (LOS) will remain at level C.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	GC (General Commercial)
	South	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	West	RMF2 (Residential Multifamily 2)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 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) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Eighty-five (85) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received forty-nine (49) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	49 Responses

Additional Information:

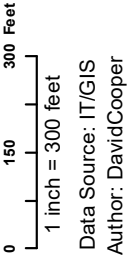
- 72 to 76 Market Rate Units.
- 2 story buildings with a height of no more than 32' to the top of the roof.
- 1 ingress and egress along Acacia Drive if UDO allows for it.

Attachments:

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



Area To Be Rezoned

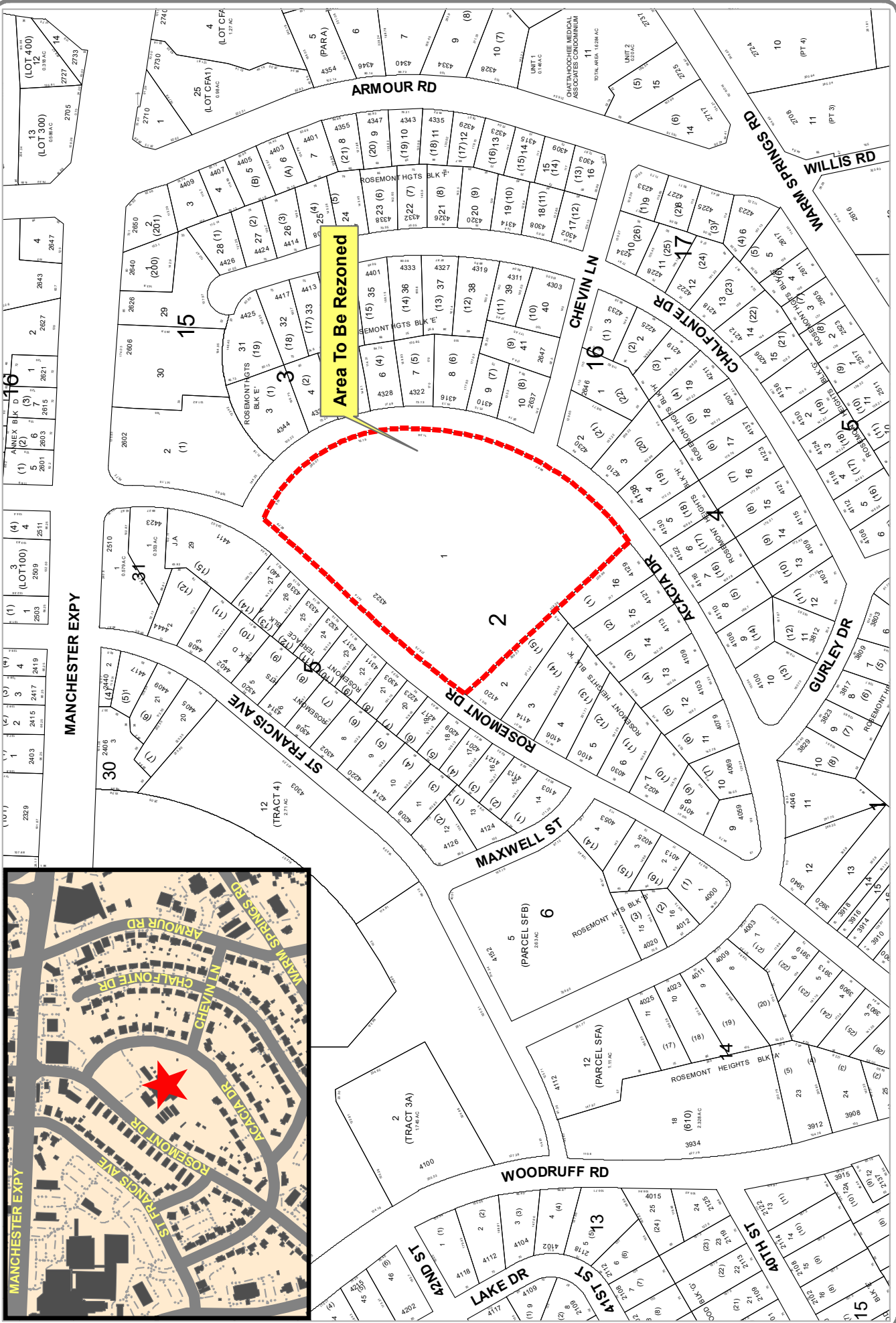
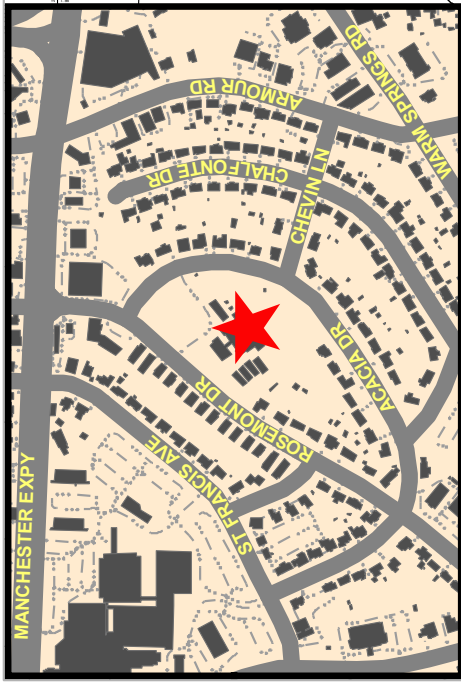


Aerial Map for REZN 03-21-0585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.



Data Source: IT/GIS
Author: DavidCooper



Area To Be Rezoned

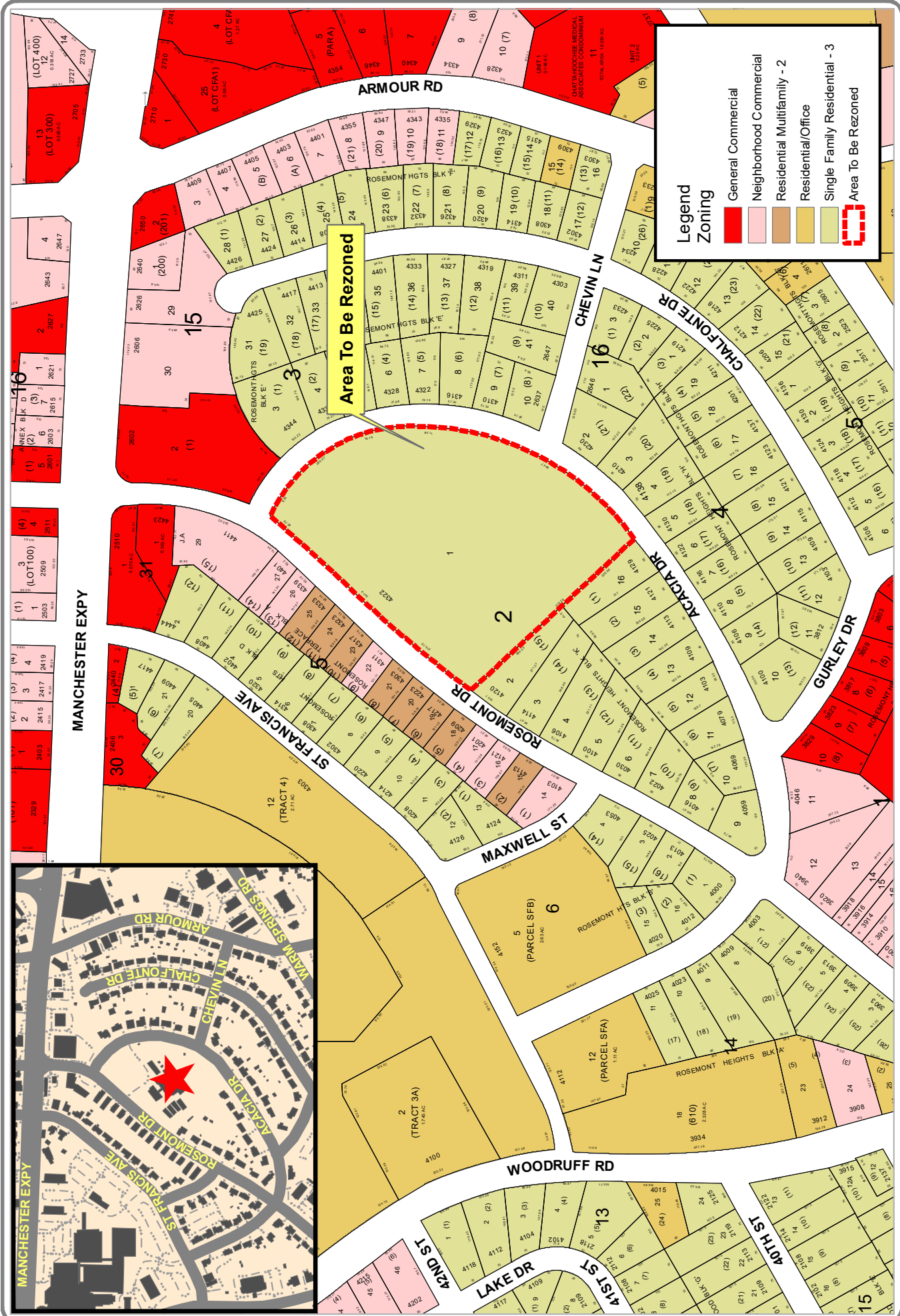


0 150 300 Feet
1 inch = 300 feet
Data Source: IT/GIS
Author: David Cooper

Location Map for REZN 03-21-0585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 3/30/2021

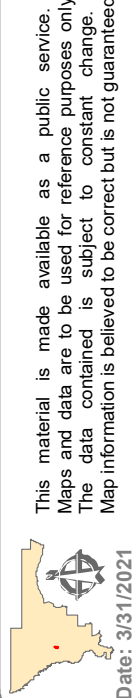


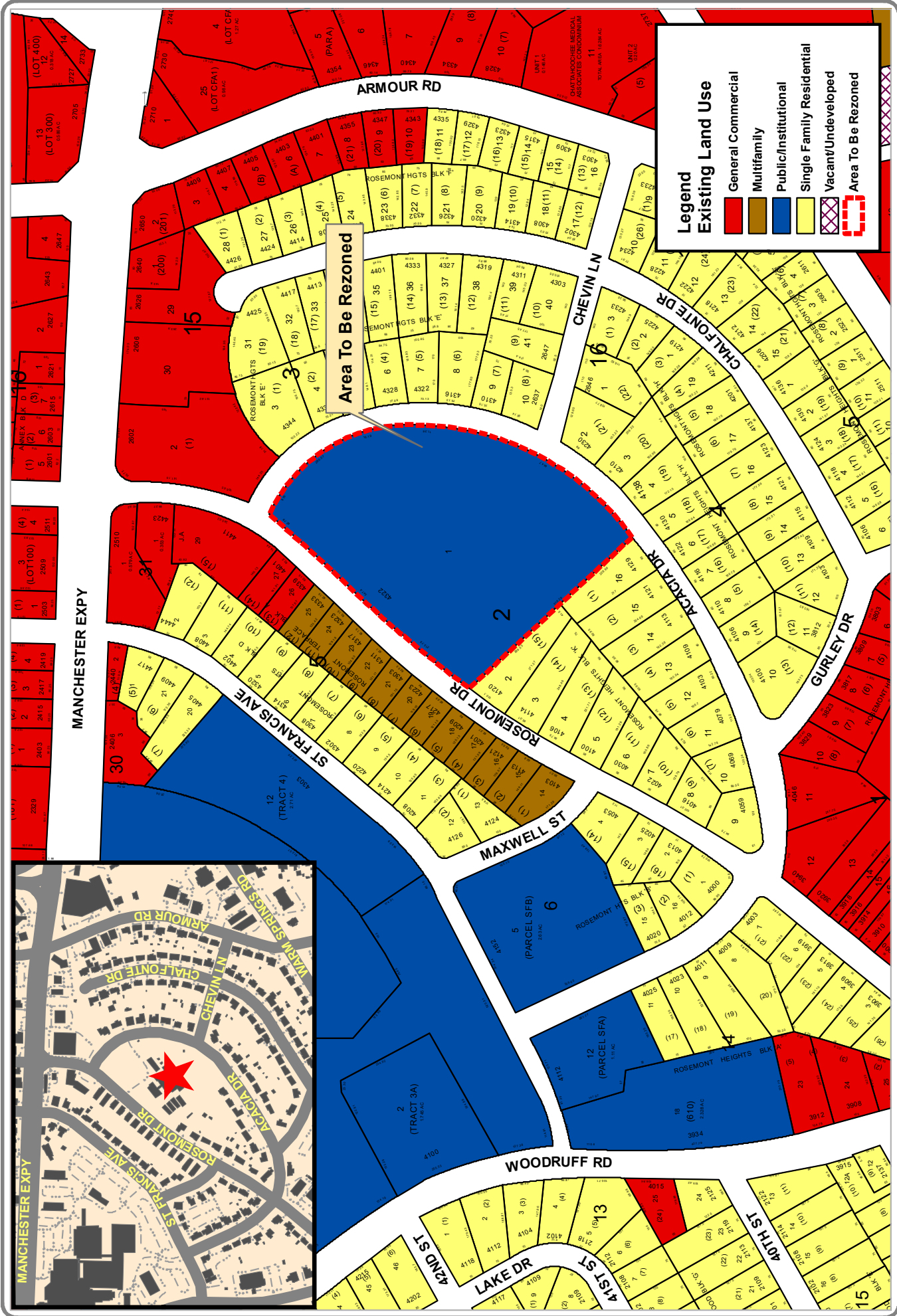
300 Feet
150
0 150 300 feet
1 inch = 300 feet

Data Source: IT/GIS
Author: David Cooper

Zoning Map for REZN 03-21-0585
Map187 Block 002 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Legend
Existing Land Use

- General Commercial
- Multifamily
- Public/Institutional
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

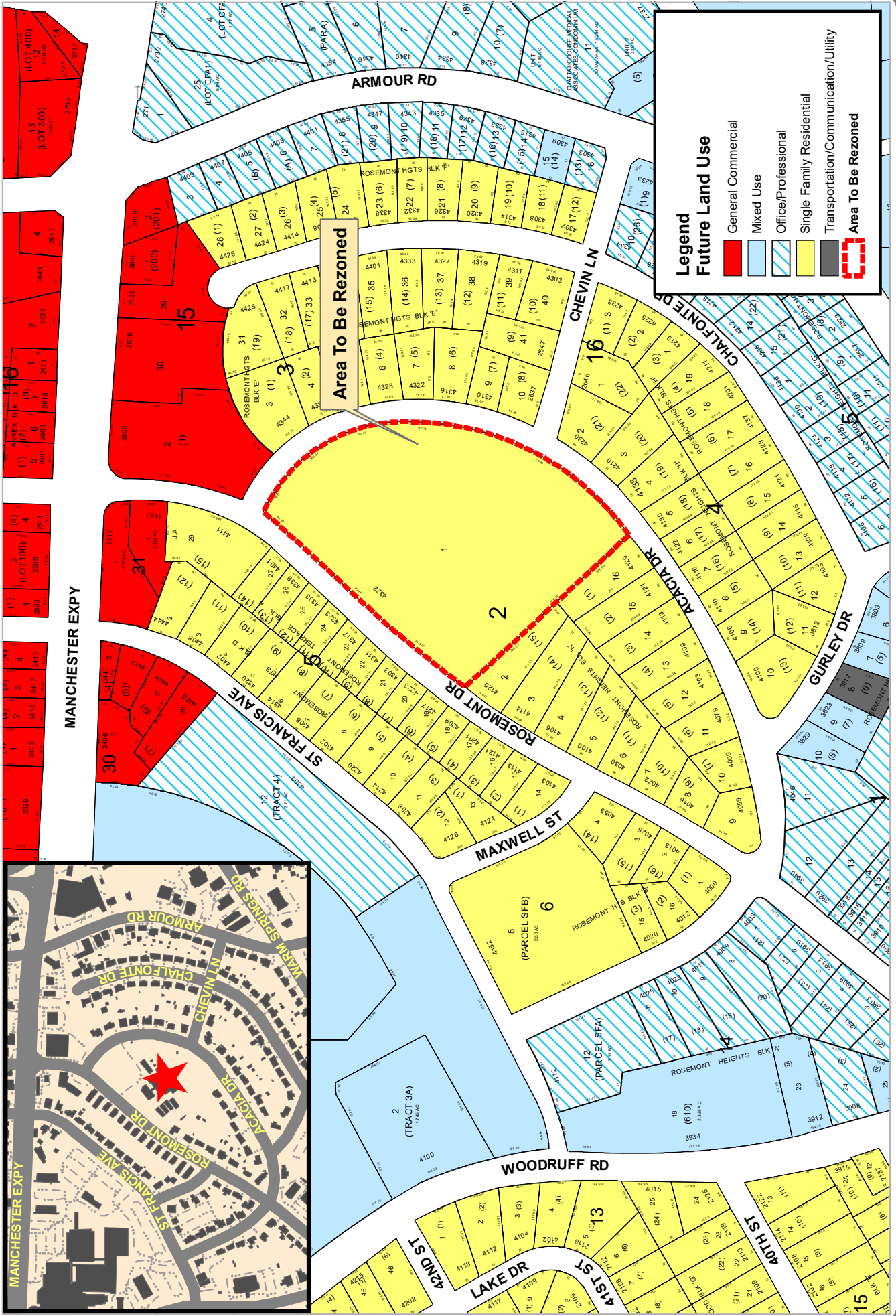


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Existing Land Use Map for REZN 03-21-0585
 Map 187 Block 002 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Legend

Future Land Use

- General Commercial
- Mixed Use
- Office/Professional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



0 150 300 Feet
 1 inch = 300 feet
 Data Source: IT/GIS
 Author: David Cooper

Future Land Use Map for REZN 03-21-0585
 Map 187 Block 002 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 3/30/2021

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 03-21-0585
 PROJECT 4322 Rosemont Drive
 CLIENT
 REZONING REQUEST SFR3 to RO

LAND USE

Trip Generation Land Use Code* 210 & 220
 Existing Land Use Single Family Residential 3 - (SFR3)
 Proposed Land Use Residential Office - (RO)
 Existing Trip Rate Unit SFR3 - Acreage converted to square footage.
 Proposed Trip Rate Unit RO - Number of units that will be built.

TRIP END CALCULATION *

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
Daily (Existing Zoning)					
Single Family Detached Housing	210	SFR3	7.06 Acres	9.57	392
Total					392
Daily (Proposed Zoning)					
Apartments	220	RO	76 Units	6.65	505
Total					505

*Note: * Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers*

TRAFFIC PROJECTIONS

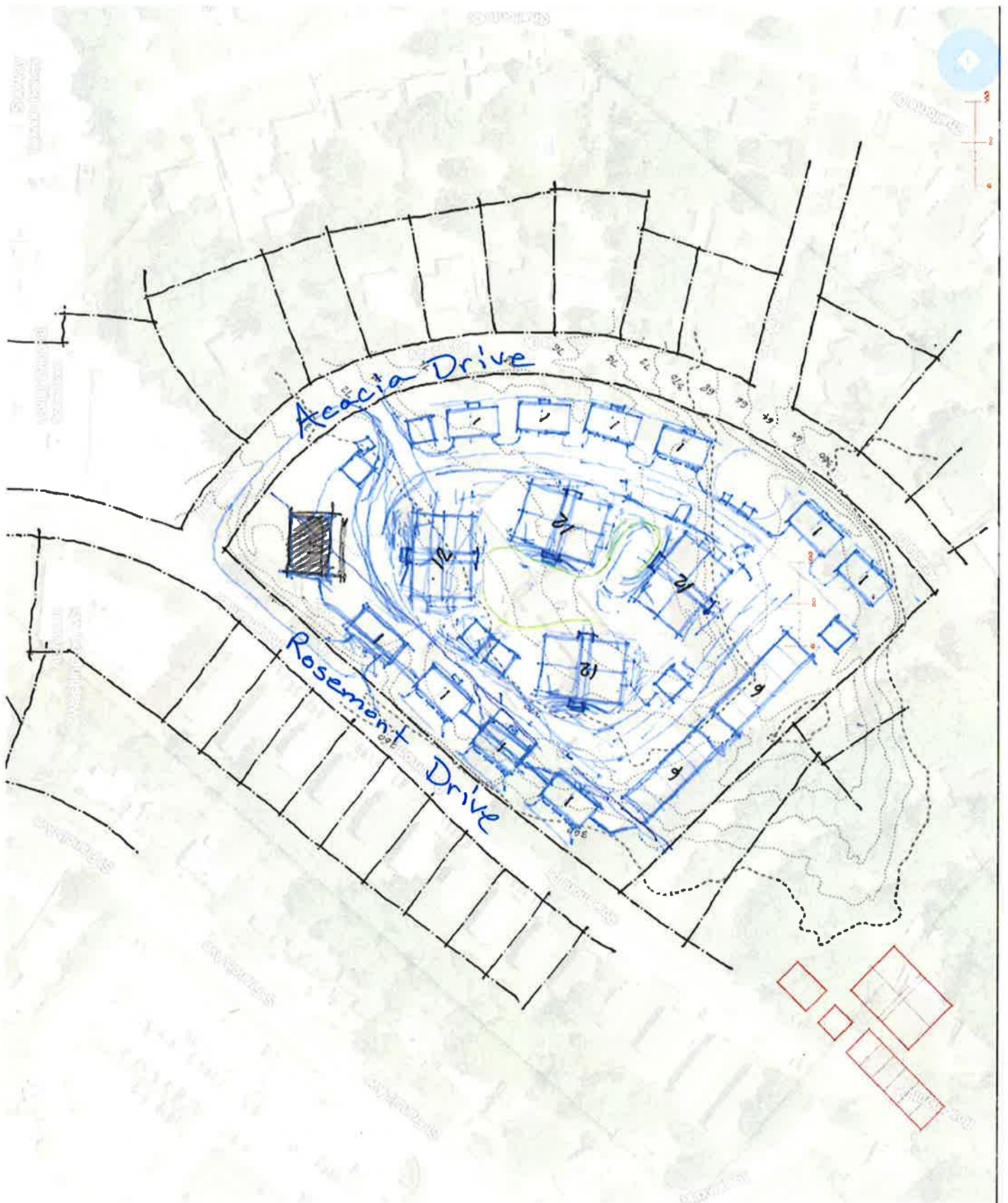
EXISTING ZONING (SFR3)

Name of Street	Manchester Expressway
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2019)	36,800
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	392
Total Projected Traffic (2021)	37,192
Projected Level of Service (LOS)**	C

PROPOSED ZONING (RO)

Name of Street	Manchester Expressway
Street Classification	Expressway
No. of Lanes	6
City Traffic Count (2019)	36,800
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	505
Total Projected Traffic (2021)	37,305
Projected Level of Service (LOS)**	C

*Note: ** Denotes Level of Service Based on National Standards for Different Facility Type (TABLE 1- General Highway Capacities by Facility Type)*



May 12, 2021

We, the undersigned, are opposed to the rezoning of the parcel of land that was once Rosemont School (#187-002-001). There are several factors that comprise our position.

1) Traffic

This is a small residential neighborhood basically encompassing Acacia Drive, Chevin Lane, Chalfonte Drive, Gurley Drive and Rosemont Drive. Chevin Lane is two blocks in length. Drivers use this street and Acacia Drive as a shortcut off of Armour Road to St. Francis Hospital, among other venues. The speed limit to these drivers must be 40-45 mph. So, if there are going to be 70+ units in the proposed apartment complex, one would surmise that at least 100 people would be there, which would be more people than the entire neighborhood, basically doubling the population. Most of these tenants would be driving, so there would be a tremendous increase in the volume of traffic. And if the entrance would be at the junction of Chevin Lane and Acacia Drive, there would be a large uptick in traffic right at that point.

Another point to consider is that these streets are not wide. If a person parks a vehicle (automobile or work trucks) on the curb, it is difficult for two vehicles to pass. And with the curvature on Acacia Drive, there are blind spots when one has to venture around a parked vehicle, going left of center, running a risk of a head-on collision.

Also, many residents walk the neighborhood. There are no sidewalks, so people walk in the street.

The last comment of traffic- getting out of the residents' driveways and/or turning onto Chevin Lane from Chalfonte Drive. In the mornings when people are going to work, I would think that there would be a backlog of vehicles trying to turn onto Armour Road.

2) Decrease in value of property.

This is a desirable location with being close to the interstate, CSU, Peachtree Mall and a variety of restaurants. It is by and large very quiet, with only the occasional Delta jet or corporate jets flying overhead. The Acacia Drive residents will have an apartment complex staring them in the face. There is increased noise with apartments. And it seems that apartments create environments where there is an increase in violence, as evidenced by Whisperwood Apartments.

We think there could be better usage of the property rather than apartments. One neighbor suggested a park with a walking trail. This was nixed after speaking with Mr. Renfro. This would not generate revenue, but be a nice addition. Other options could be single-family homes or an office complex. Mr. Renfro indicated that these ideas would be worse, although an office complex would only be busy during the work week.

There are roughly 73 homes in the Chalfonte, Acacia, Rosemont, Chevin, Gurley area. Some are not included in the outlined areas on the map, but they would feel the impact just as much. I have secured 45 names on the petition. There are 3 vacant houses on Chalfonte Drive and 2 vacant houses on Acacia drive. This represents almost 2/3 who

are opposed. Not all are homeowners, but again, the impact will be felt, regardless if one is a homeowner or a renter.

In closing, I would like to cite a quote from *Star Trek*: The needs of the many outweigh the needs of the few.

Attached are the pages with signatures of residents that are opposed to this rezoning.

Sincerely,

James R Weed Jr

James R Weed Jr
4327 Chalfonte Dr
706 576-4082 (H)
706 326-0572 (C)

Parcel #187-002-001 Former Rosemont School Property

Printed Name

Signature

Address

Telephone H/O

James R Weed Jr *James R Weed Jr* 4327 Chalfonte Dr 706 576 4082 Y

A. Victor King Jr *A.V.K. Jr* 2647 Chevin Ln 706 322 5404 Y

Barbara Diamond *Barbara Diamond* 2651 Chevin Lane 706-511-9640 31904 Y

HELEN S McHEEDY *Helen S. McLeod* 2632 CHEVIN LADE 706 571 9440 31904 Y

Travis Gallion *T. Gallion* 4230 Acacia Dr. 706-325-5755 706 329 3583 31904 Y

Jean Rose Hall *J. Hall* 4138 Acacia Dr. 706-505-0815 Y

Fredrick DENSON *Fredrick Denson* 4129 Acacia Dr. 229. 939.5545 Y

DEBRA ANN WILLIAMS *Debra Ann Williams* 4110 ACACIA DR 706 326 0169 Y

PAT Stumhofer *Pat Stumhofer* 4103 Acacia Dr 706 323 4964 Y

Jerry Anderson *Jerry Anderson* 4109 ACACIA DR 327-4722 Y

Elizabeth Cassidy *Erin Cassidy* 4079 Acacia Dr 706-577-3012 31904 Y

* DeLunche Martin *DeLunche Martin* 4344 Acacia Dr 706 750 3203 N

MARVIN Smith *Marvin Smith* 4338 ACACIA DR. 706 327-5578 Y

* Lasandra Ford *Lasandra Ford* 4310 Acacia Drive N 334 540 8209

Parcel #187-002-001 Former Rosemont School Property

Printed Name

Signature

Address

Telephone H/O

FRANKS SACRAMO Frank Sacramo

4320 Chalfonte Dr. 706 5736218
706 5736218 Y

* Leila Malinda Pryor Leila Malinda Pryor 4338 Chalfonte 706 325-3763 N

~~0000~~

Mary E HANSON Mary E Hanson 4413 Chalfonte 678-231-5005 Y

* Debr Day + Dennis Peterson 4414 Chalfonte Dr 706 445-9565 N

Marc Fleury ~~Mark Fleury~~ 4424 Chalfonte Dr 912 550 6272 Y

Sue Ellen Burgess 4136 Chalfonte Dr. Col, GA Sue Ellen Burgess Y

Stan Burgess Stan Burgess 4136 Chalfonte Dr. Col, GA 31904 Y
Kwan May 706 Y

KEVAN MALEY 4137 Chalfonte Dr Col, GA 31904 706 7394

Reba O'Neil 4123 Chalfonte Dr. Col, GA 31904 Y

Louise Barnes Spivey 4115 Chalfonte Dr. Columbus, GA 31904 706 987 4234 Y
Louise Barnes Spivey 706 1531

Jennifer Horne, 4103 Chalfonte Dr. 31904 Jennifer Horne Y

Cameron Aycock 4019 Chalfonte Dr. 706-587-5880
Hoveover Y

William Pitts William Pitts 4130 Chalfonte Dr. Y

WILLIAM H BURNLEY Wm H Burnley 4211 706 520 8947 Y
206 484 6222
CHALFONTE DR YES

STANLEY E. JAYERS 4219 Chalfonte Dr. 770-876-3331 Y

Ann C. DeLoach Ann C. DeLoach 4196 Acacia Dr. 706 323 4720 X

Cynthia McEvey 4069 Acacia Dr Cynthia McEvey 229-595-3415 Y

Parcel #187-002-001 Former Rosemont School Property

Printed Name	Signature	Address	Telephone	H/O
Richard Patterson		4022 Rosemont Dr.	706-718-2981	Y
* Bell Jackson		4106 Rosemont Dr.	706-404-8802	N
* Alison Cook		2646 Chevin Drive	808-225-4538	N
Gary Deltart		4218 Chalfonte Dr.	706 573 7663	N
Richenia Kemme		3222 Chalfonte	706-718-1211	Y
Carrol Weldy		4059 Acacia Dr.	706-322-3928	Y
Paul Patterson		4016 Rosemont Dr.	706-987-9388	Y
Wesley Williamson		4121 ACACIA DR	(706) 289-4905	Y
Phillip Cummings		4417 Chalfonte Dr.	(301) 943-3935	X
April Herring		4425 Chalfonte Dr.	706-42-6937	Y
* Chloe Jashinski		4311 Chalfonte Dr.	(706) 575-6323	N
* Margo Stevens		4334 Acacia DR.	31904	N
Chase Williamson		4116 Acacia Dr.	706-329-7521	Y
Tom Buxton		4118 Chalfonte Dr.	706-718-2981	Y
Andrew Butler		4322 ACACIA DR	706-393-5250	Y
* Natasha Bennefic		4206 Chalfonte Dr.	706-326-4703	Y
Tina Davis		4319 Chalfonte Dr.	706 926 0505	Y
* Lola Monroe		4206 Chalfonte Dr.	706 573-1125	N