

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-24-2210

Applicant:	Wizer Home Builders, LLC
Owner:	Calhoun Investments, LLC
Location:	5201 Macon Road
Parcel:	098-001-002
Acreage:	111.56 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Single Family Residential – 3 (100.88 ac) with Conditions & Residential Multifamily – 1 (10.68 ac)
Proposed Conditions:	<ol style="list-style-type: none">1. Oversize boundary lots - 10,000 sq. ft. minimum area for all lots touching immediately adjacent to existing SFR2 lots along Sears Road, Brentwood Drive, Saddle Ridge Drive and Wilmington Drive (herein referred to as Boundary Lots). Shown as yellow lots on revised site concept plan.2. Boundary fencing - If an existing fence is not already in place, developer will install a fence along the common boundary with the Boundary Lots noted in #1.3. Planted screening - A planted screen will be installed along the common boundary of Boundary Lots in #1 above. Screen to be tall growth Holly plants or similar evergreen plants planted five (5) feet on center.4. Identifying subdivision signs - An identifying subdivision sign shall be installed at each entrance to the 5201 Macon Road development with the subdivision name.

5. Homeowners Association - A Home Owners Association will be in effect for the subdivision.

6. Modified front setback - A 20 feet front setback will be in effect for all lots.

7. Fifty (50) foot right of way dimension -A fifty (50) foot right of way within the subdivision shall be approved for road A, B and C assuming not more than 30 lots are served from any one of these roads.

8. Modified Stream Buffer - The state of Georgia twenty-five (25) foot stream buffer will be the default standard for stream buffering along the stream corridor from point X to point Y as shown on the revised site concept plan.

9. Flag lot variance approval - Flag lots are approved as a condition of the rezoning approval are noted on the concept plan as supplemental pages Var B, Var C and Var D (entry locations noted in RED).

10. Macon setback variance - A variance shall be approved for a setback along Macon Road consistent with the SFR3 zoning setback plus future widening requirements per UDO 7.3.5 F.

11. New Macon Road intersection entry point - For the new subdivision entry off Macon Road, the new street requirement shall be at the discretion of the Georgia Department of Transportation per UDO 7.9.6, the approved entry shall satisfy the street separation requirement of UDO 7.3.

Conditions Proposed by Staff:

1. Remove Condition number 7 and 8.
2. Revise Condition number 11 to state Access onto a State Road will require compliance with both City's and GDOT requirements.

Current Use of Property:

Vacant/Undeveloped

Proposed Use of Property:

Single and Multi Family Residential

Council District:

District 1 (Hickey)

PAC Recommendation:

Denial based on incompatibility with existing land uses.

Planning Department Recommendation:	Conditional Approval based on compatibility with the Future Land Use Plan (single family); transitional zoning bordering the RMF2 property to the east (townhomes); compatible with existing land uses; and the traffic study states low impact to the transportation network.								
Fort Moore’s Recommendation:	N/A								
DRI Recommendation:	N/A								
General Land Use:	Inconsistent Planning Area E								
Current Land Use Designation:	Vacant/Undeveloped								
Future Land Use Designation:	Single Family Residential								
Compatible with Existing Land-Uses:	Yes (Single Family Residential)								
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:	A preliminary traffic study projects a trip generation of approximately 2,960 total net new daily trips (1,480 in and 1,480 out), 211 AM peak hour trips, and 284 PM peak hour trips, once fully developed.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table border="0"> <tr> <td>North</td> <td>Single Family Residential – 2 (SFR1)</td> </tr> <tr> <td>South</td> <td>Single Family Residential – 3 (SFR1)</td> </tr> <tr> <td>East</td> <td>Residential Multifamily - 2 (RMF2)</td> </tr> <tr> <td>West</td> <td>Single Family Residential – 1 (SFR1)</td> </tr> </table>	North	Single Family Residential – 2 (SFR1)	South	Single Family Residential – 3 (SFR1)	East	Residential Multifamily - 2 (RMF2)	West	Single Family Residential – 1 (SFR1)
North	Single Family Residential – 2 (SFR1)								
South	Single Family Residential – 3 (SFR1)								
East	Residential Multifamily - 2 (RMF2)								
West	Single Family Residential – 1 (SFR1)								
Reasonableness of Request:	The single-family residential request is compatible with existing land uses.								
School Impact:	The School District does not have any concerns; they have anticipated development in this area and								

have been preparing for additional growth.

Buffer Requirement:

The site shall include a Category B buffer along all property lines bordered by the SFR2 zoning district. The 3 options under Category B are:

1) 15 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.

Attitude of Property Owners:

One Hundred and Twenty (120) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 49 calls and/or emails regarding the rezoning.

Approval **0** Responses

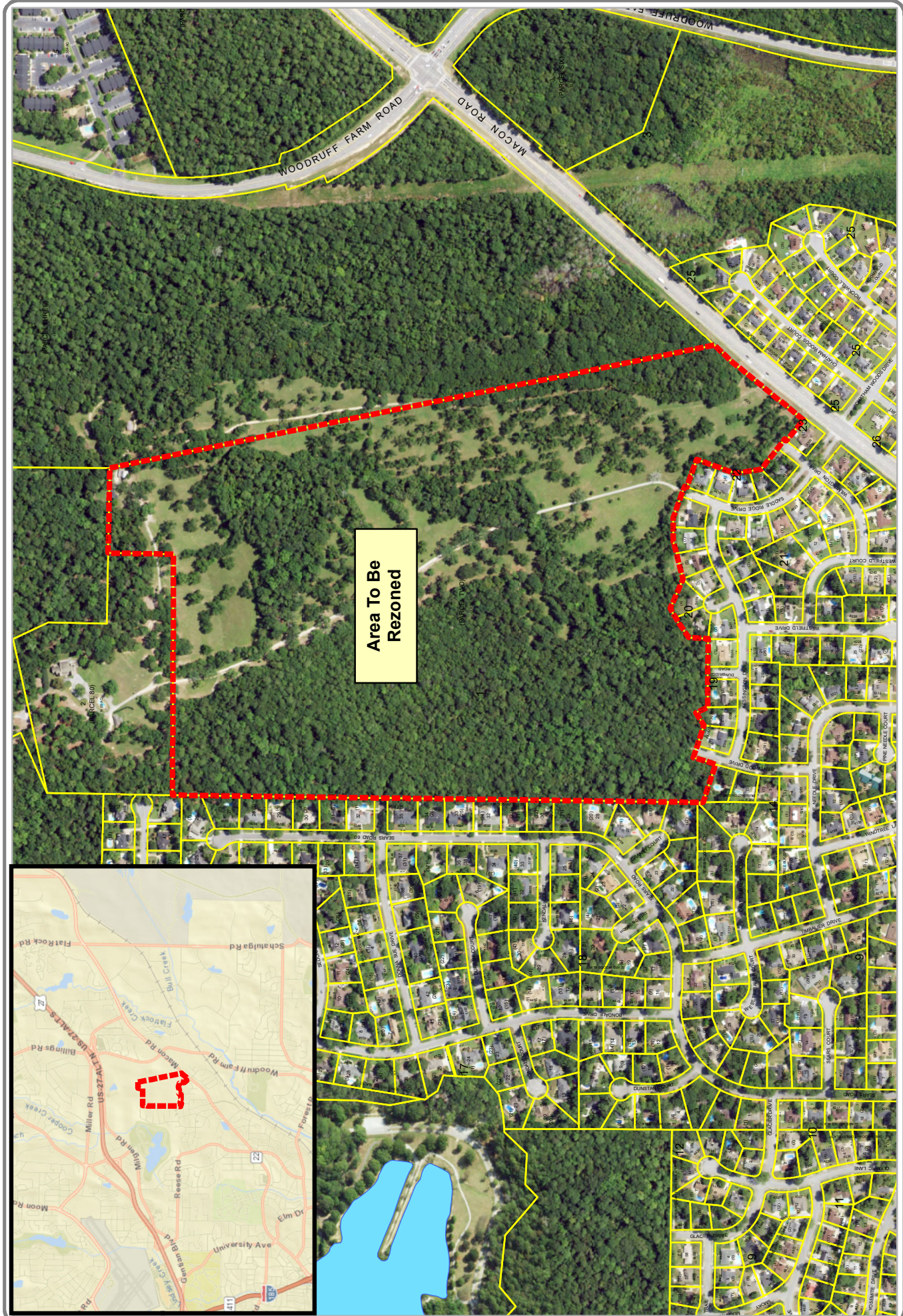
Opposition **849** Responses (Petition with 800 names opposed was submitted)

Additional Information:

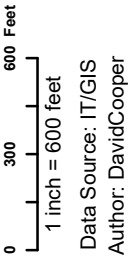
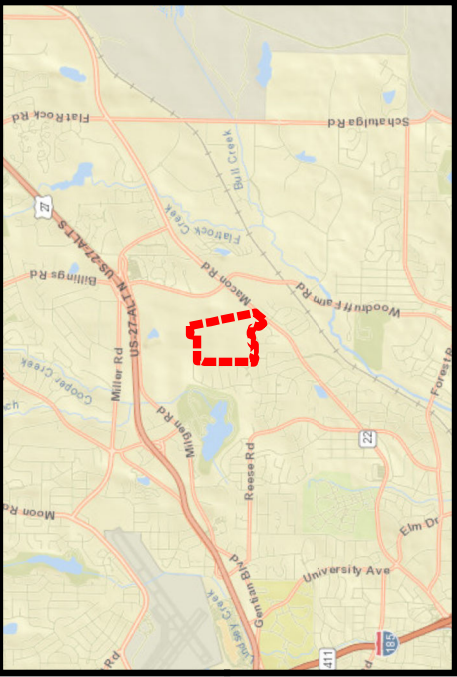
84 townhomes and 253 single family homes proposed. A total of 337 residential units.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report
Concept Plan



Area To Be
Rezoned

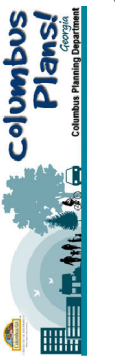


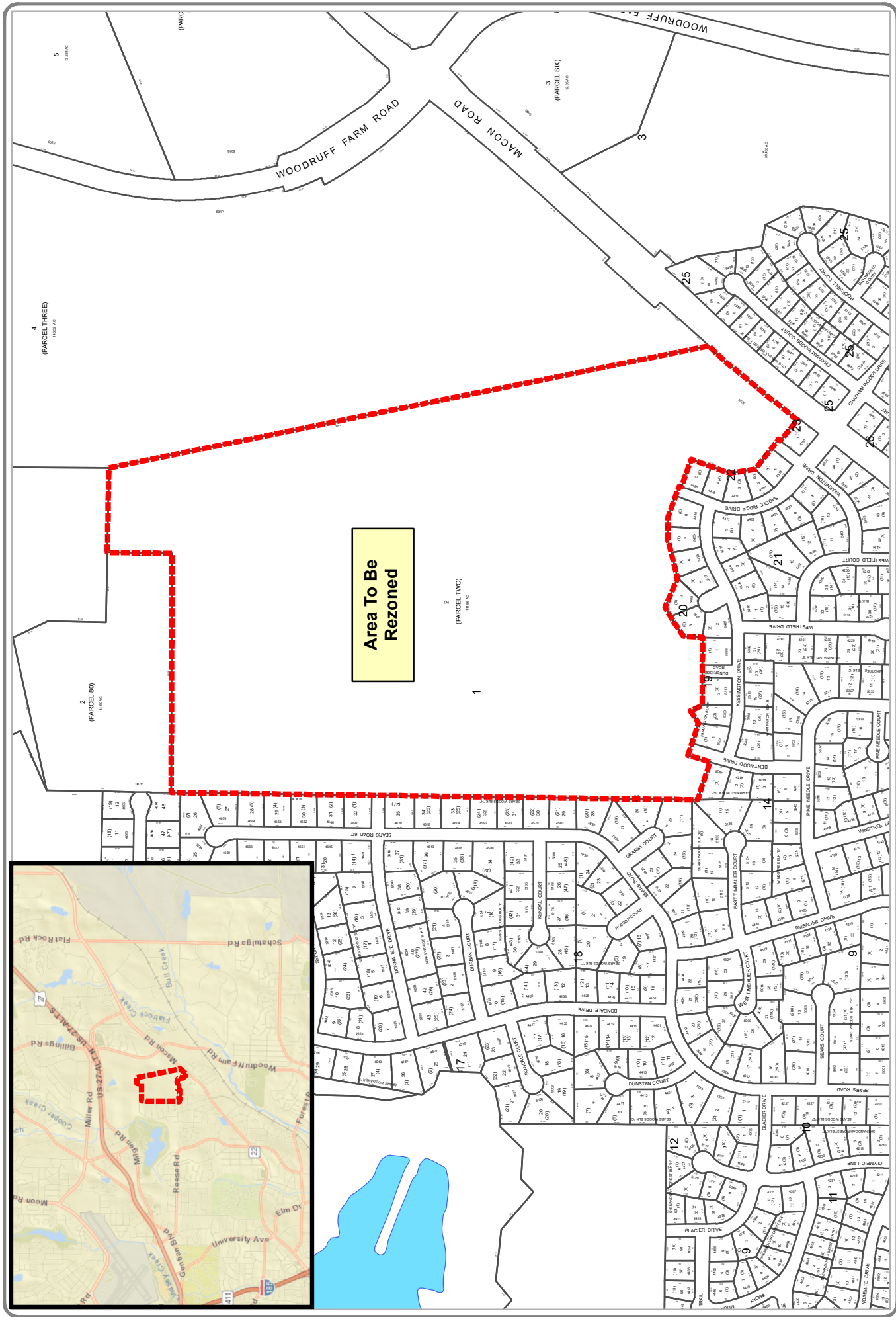
Aerial Map for REZN 10-24-2210
Map 098 Block 001 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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: 10/23/2024





Area To Be
Rezoned

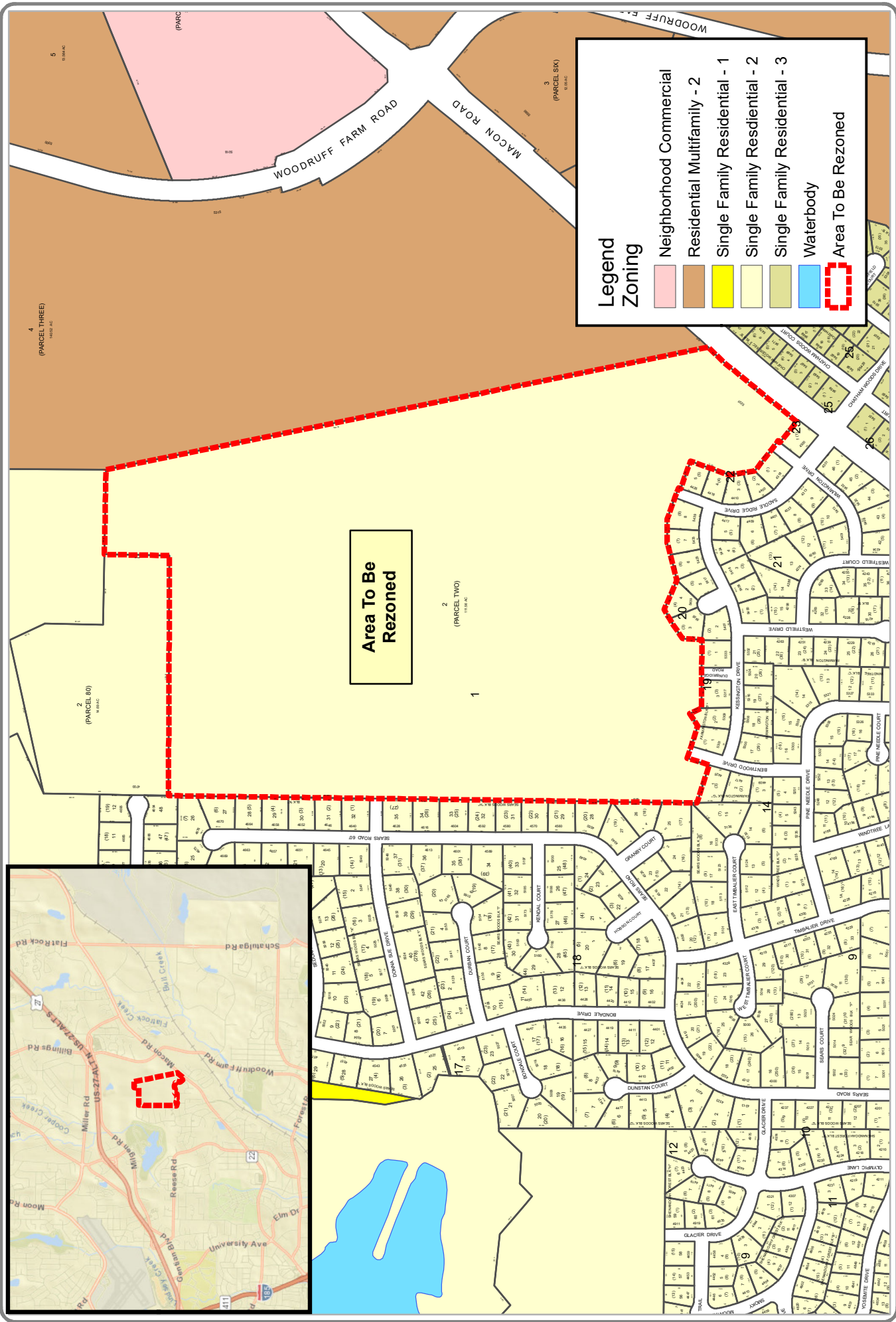


600 Feet
300
1 inch = 600 feet
Data Source: IT/GIS
Author: DavidCooper

Location Map for REZN 10-24-2210
Map 098 Block 001 Lot 002
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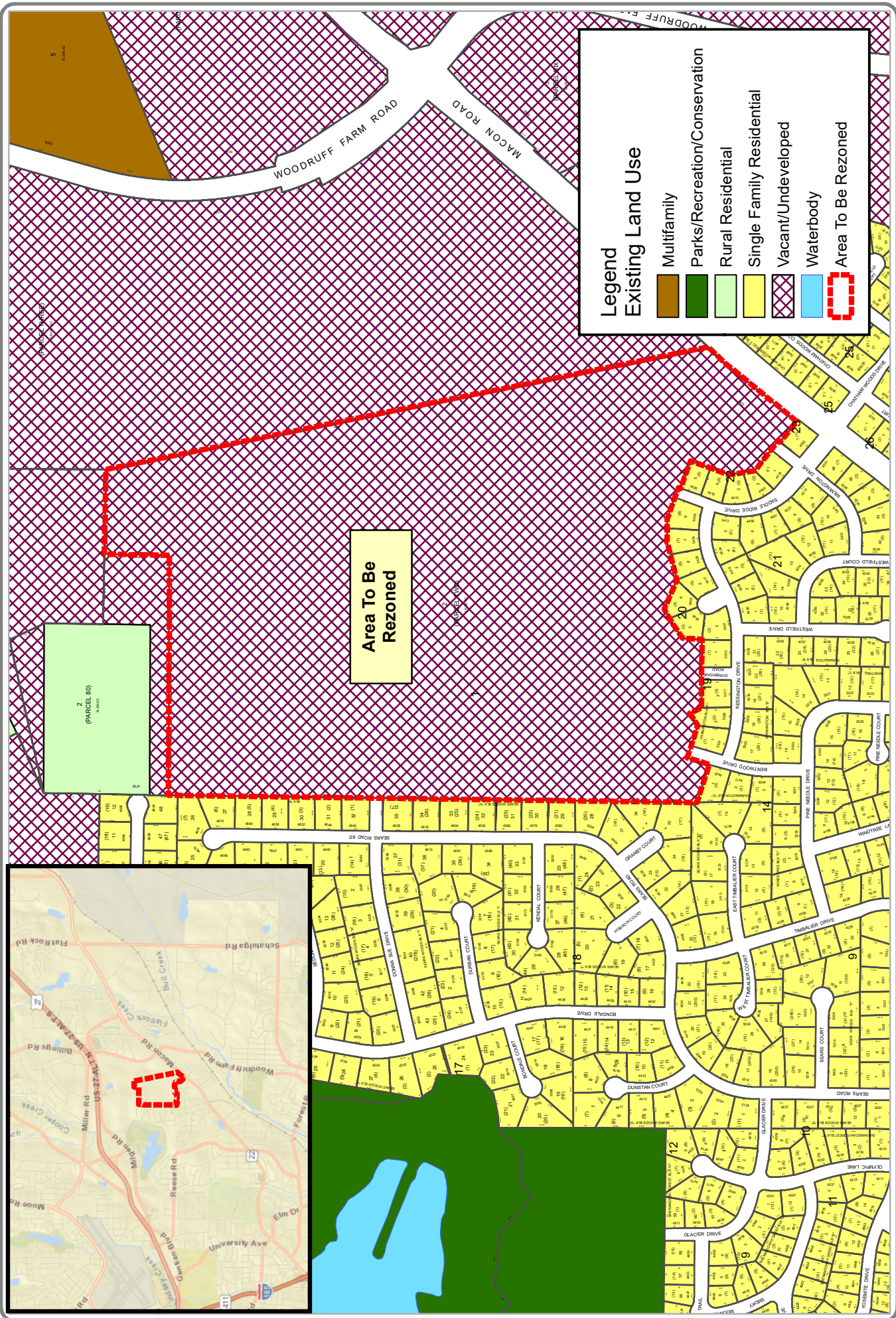


600 Feet
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Zoning Map for REZN 10-24-2210
Map 098 Block 001 Lot 002
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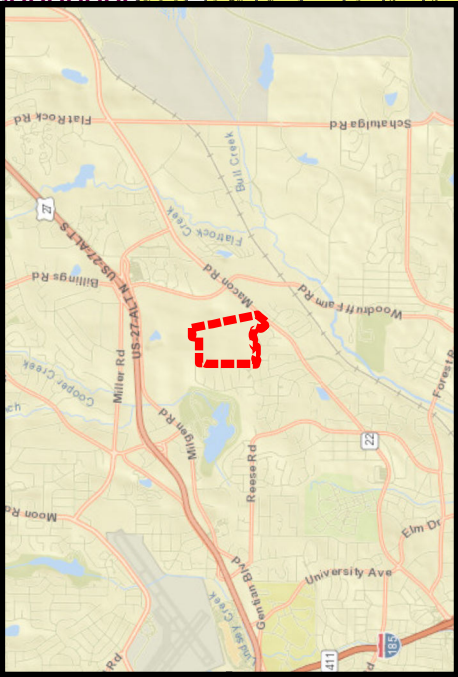




Legend
Existing Land Use

- Multifamily
- Parks/Recreation/Conservation
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Waterbody
- Area To Be Rezoned

Area To Be Rezoned

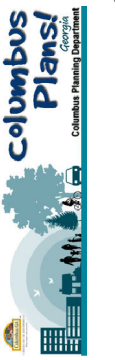


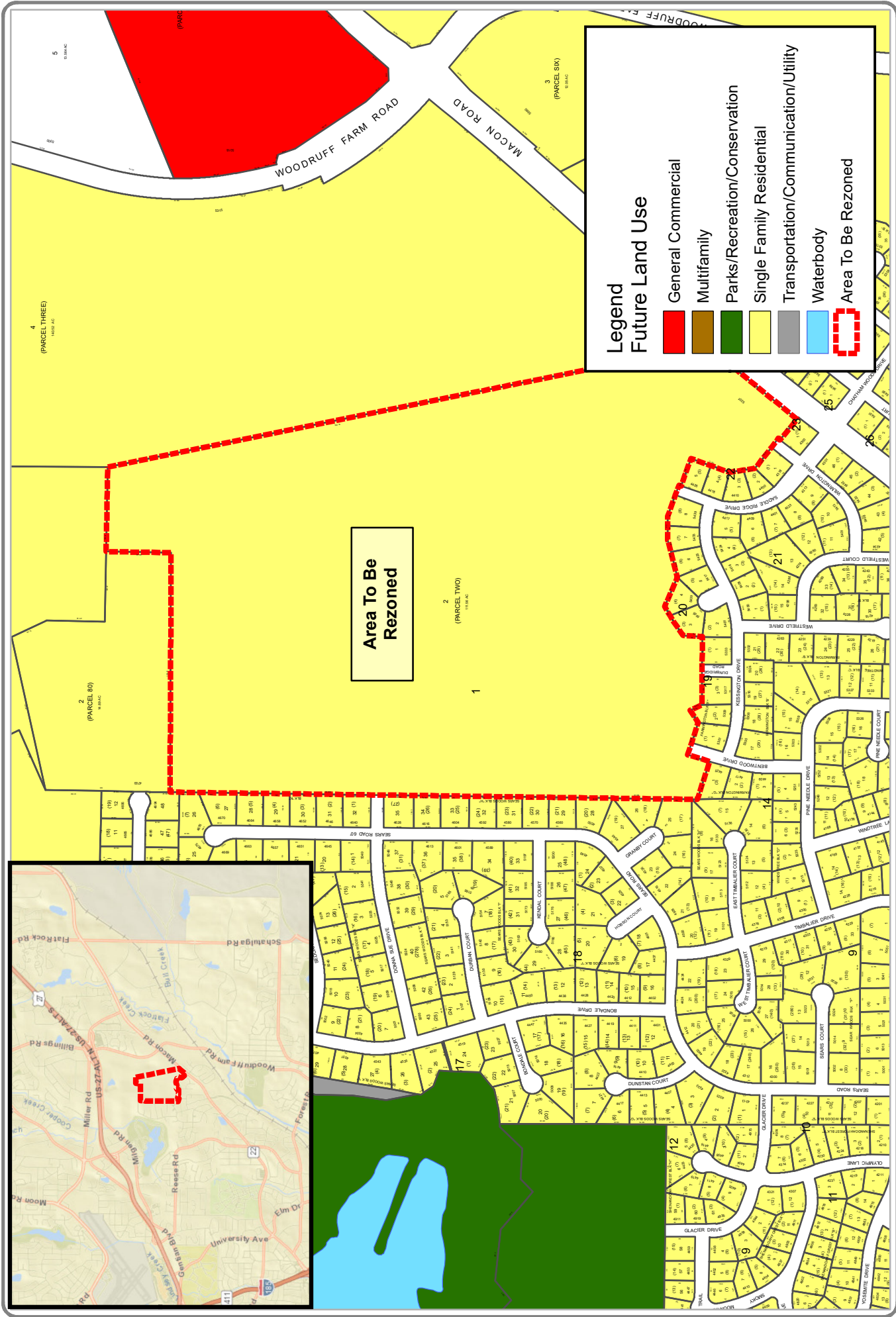
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Existing Land Use Map for REZN 10-24-2210
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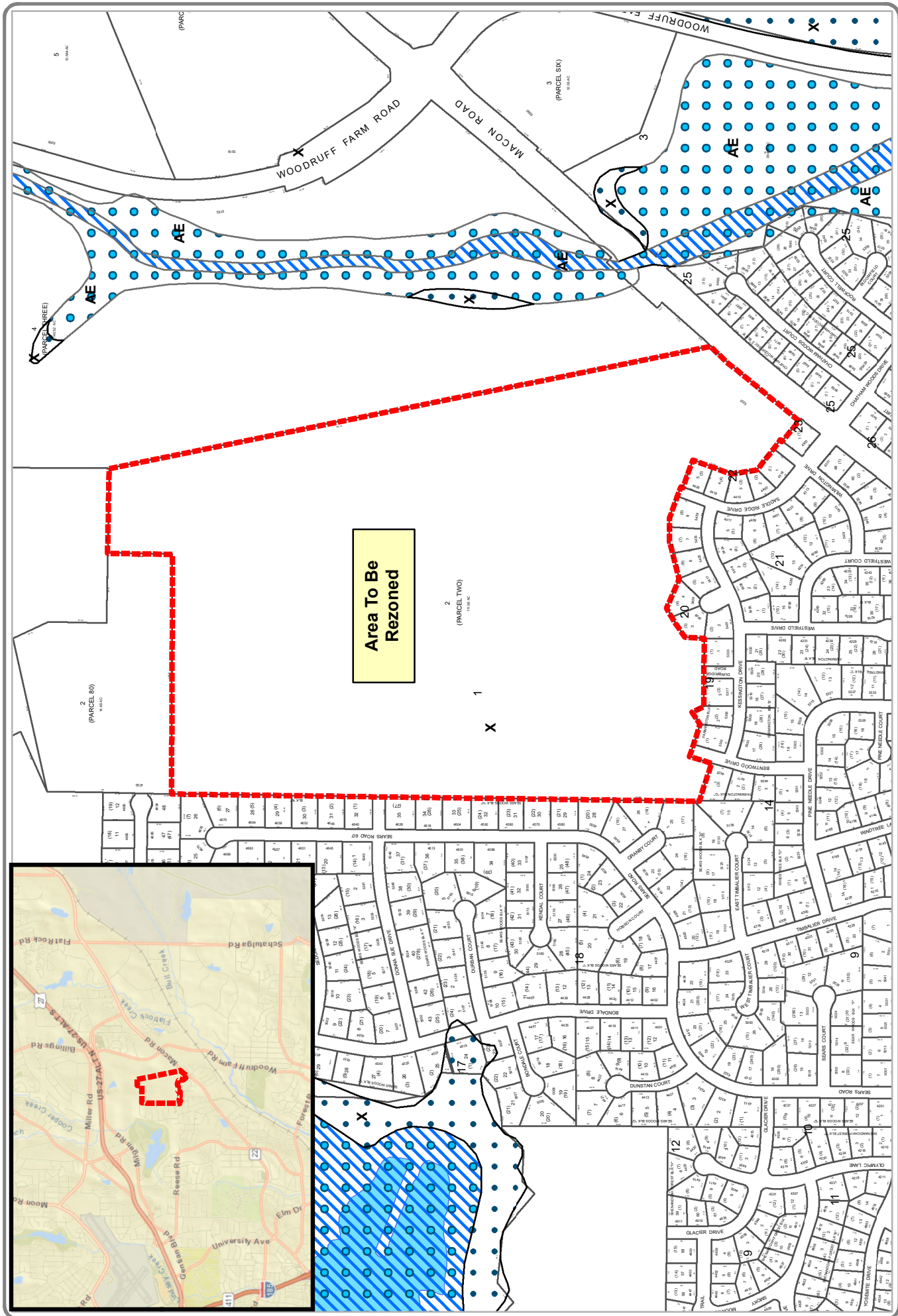


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Future Land Use Map for REZN 10-24-2210
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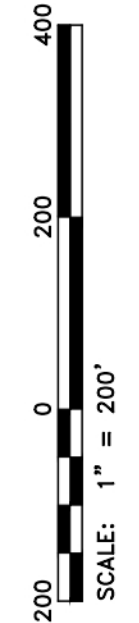
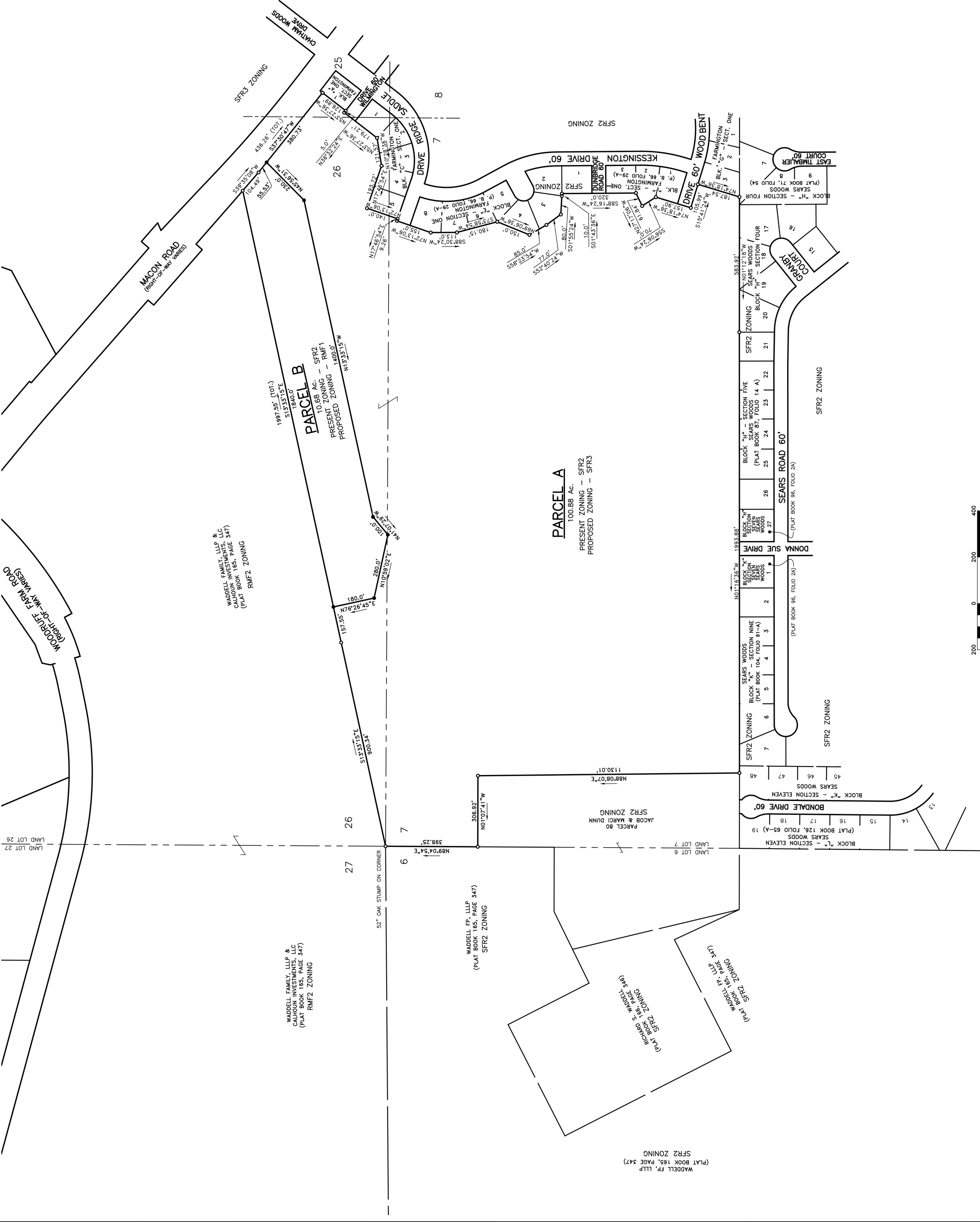
Flood Hazard Map for REZN 10-24-2210
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Notes:
 1. No field work was performed for the purpose of this plat. The information is based on the records of the Muscogee County, Georgia records.



REZONING PLAT
PART OF LAND LOTS 7, 25 & 26,
9th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA
 Scale 1" = 200' 11 October 2024
MOON MEEKS & ASSOCIATES, INC.
 Civil Engineers & Land Surveyors
 100 Southern Way, (706) 527-8306

10,000 SF MINIMUM LOT SIZE



FENCE & LANDSCAPE BUFFER

SITE DATA:

ADDRESS: 5201 MACON ROAD
PARCEL NUMBER: 098 001 002
ACREAGE: 111.5 ac.
LAND LOTS: 6, 7, 25 AND 26
DISTRICT: 9TH
CURRENT ZONING: SFR-2
PROPOSED ZONING: SFR-3 W/ CONDITIONS
WATER/SEWER: +RMF-1
PROP. OWNER: COLS. WATER WORKS
CALHOUN INVEST. LLC
APPLICANT: WIZER HOME BUILDERS, LLC

HOUSING TYPE BREAKDOWN:

UNIT TYPE	# OF UNITS
SINGLE FAMILY	253
TOWNHOMES	84
TOTAL	337



Reference: Rezoning at 5201 Macon Road.

Revised 11/8/2024

Proposed Zoning: SFR 3 and RMF-1 with conditions w/ **Conditions Exhibit Sheet attachment**

List of conditions requested to accompany the SFR 3 rezoning. Revised 11/8/2024.

1. **Oversize boundary lots** - 10,000 sq. ft. minimum area for all lots touching immediately adjacent to existing SFR2 lots along Sears Road, Brentwood Drive, Saddle Ridge Drive and Wilmington Drive (herein referred to as Boundary Lots). Shown as yellow lots on revised site concept plan.
2. **Boundary fencing** - If an existing fence is not already in place, developer will install a fence along the common boundary with the Boundary Lots noted in #1.
3. **Planted screening** - A planted screen will be installed along the common boundary of Boundary Lots in #1 above. Screen to be tall growth Holly plants or similar evergreen plants planted five (5) feet on center.
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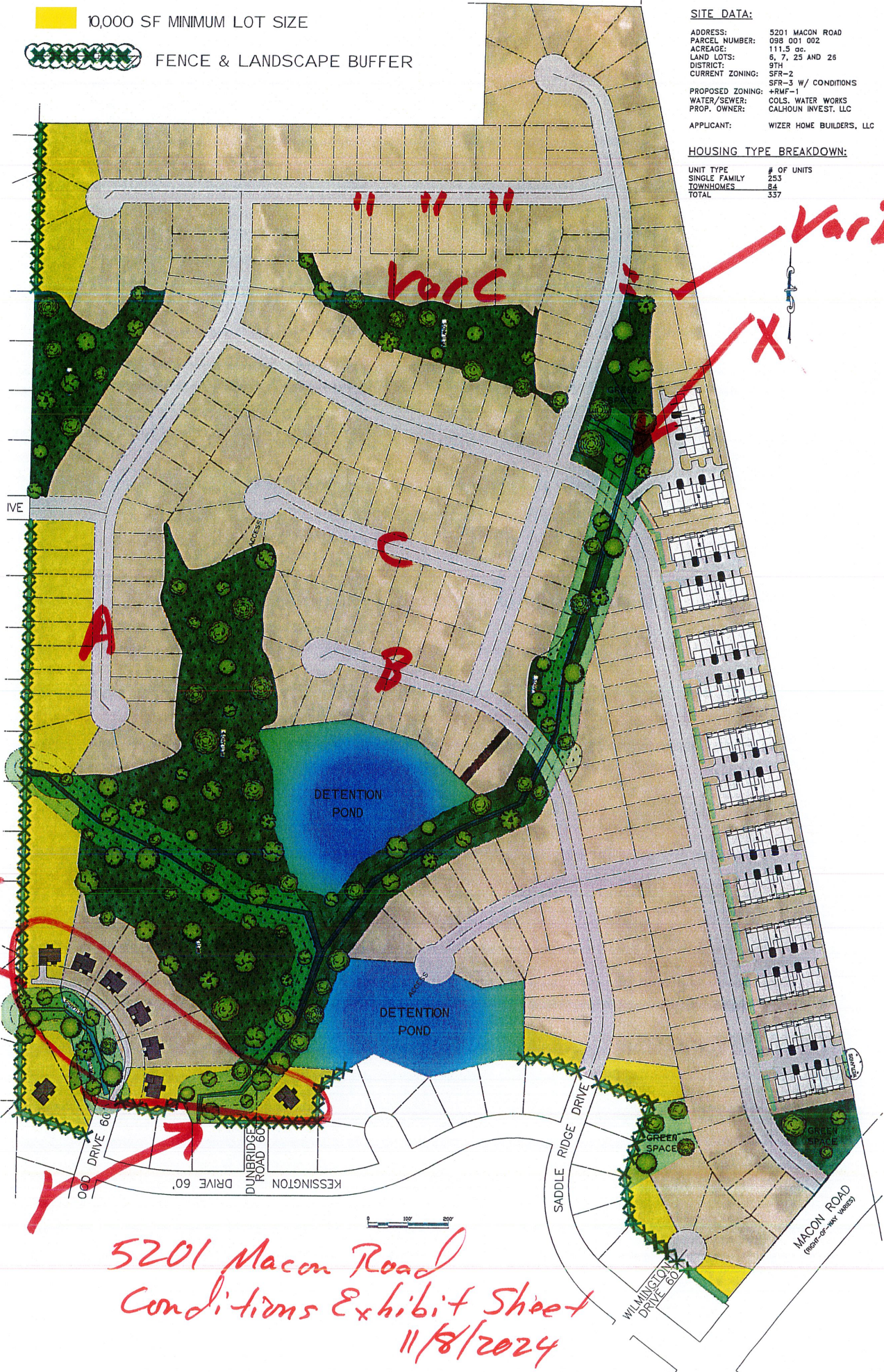
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 WIZER HOME BUILDERS, LLC

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5201 Macon Road
 Conditions Exhibit Sheet
 11/8/2024