

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-11-24-2362

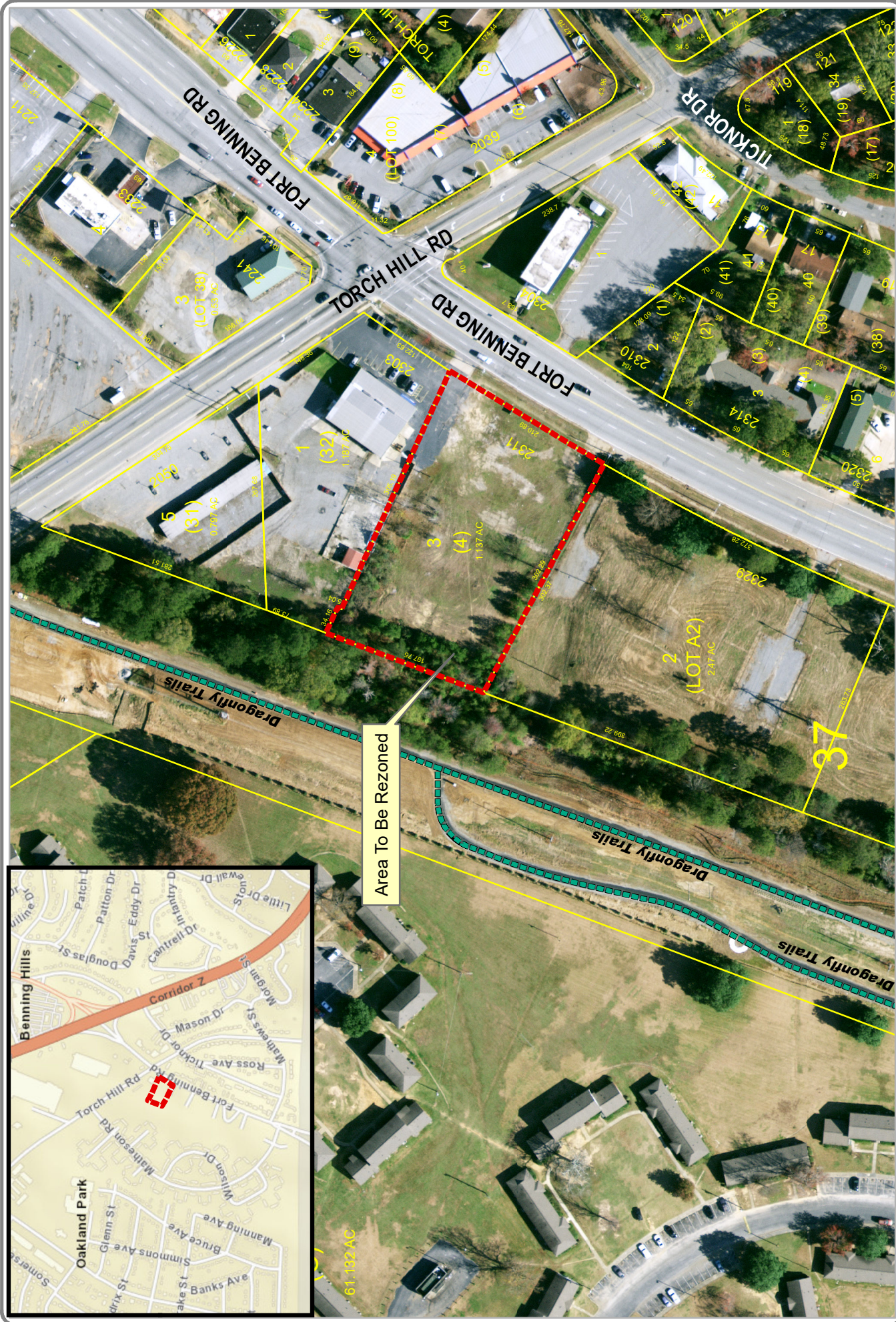
|                                            |                                                                 |
|--------------------------------------------|-----------------------------------------------------------------|
| <b>Applicant:</b>                          | Susan Sealy                                                     |
| <b>Owner:</b>                              | Family Holdings Sub, LLC                                        |
| <b>Location:</b>                           | 2311 Fort Benning Road                                          |
| <b>Parcel:</b>                             | 062-037-003                                                     |
| <b>Acreage:</b>                            | 1.47 Acres                                                      |
| <b>Current Zoning Classification:</b>      | General Commercial                                              |
| <b>Proposed Zoning Classification:</b>     | Residential Office                                              |
| <b>Current Use of Property:</b>            | Vacant/Undeveloped                                              |
| <b>Proposed Use of Property:</b>           | Columbus technical College                                      |
| <b>Council District:</b>                   | District 7 (Cogle)                                              |
| <b>PAC Recommendation:</b>                 | <b>Approval</b> based on 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>                   | Inconsistent<br>Planning Area C                                 |
| <b>Current Land Use Designation:</b>       | Vacant/Undeveloped                                              |

|                                            |                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|--------------------------------------------|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Future Land Use Designation:</b>        |                   | Multifamily                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <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 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>      | General Commercial (GC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                            | <b>South</b>      | Residential Office (RO)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|                                            | <b>East</b>       | Neighborhood Commercial (NC)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                            | <b>West</b>       | Residential Multifamily 2 (RMF2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Reasonableness of Request:</b>          |                   | The request is compatible with existing land uses.                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>School Impact:</b>                      |                   | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Buffer Requirement:</b>                 |                   | The site shall include a Category C buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul> |
| <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 two inquiry 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>             |                   | This lot is being rezoned in order to be combined with the lot to the south. The lot                                                                                                                                                                                                                                                                                                                                                                                                                                        |

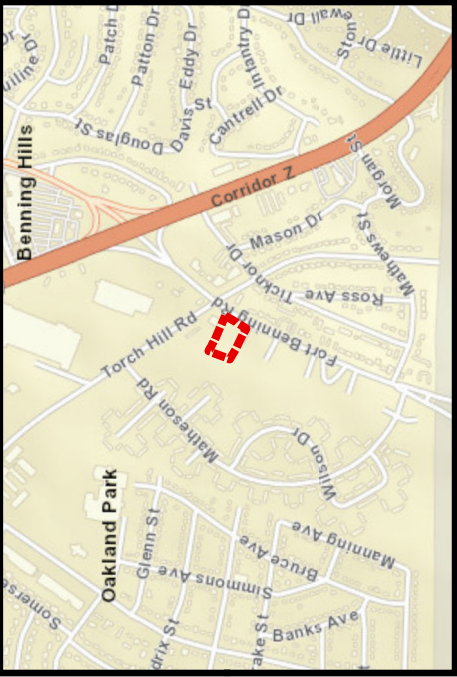
to the south will be developed for  
Columbus Technical College.

**Attachments:**

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



Area To Be Rezoned

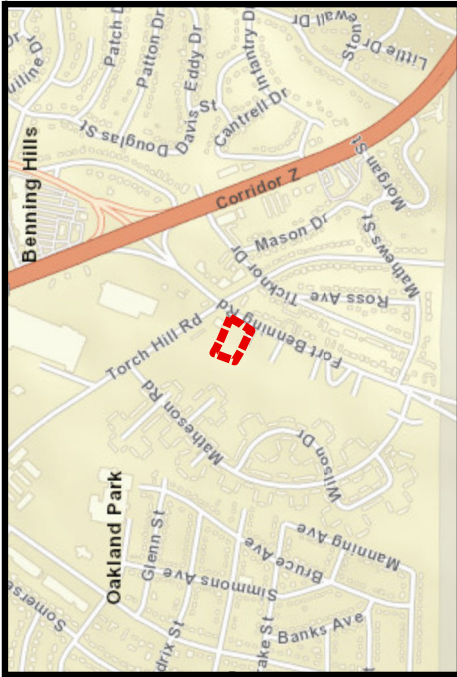


150 Feet  
 0 75 150 feet  
 1 inch = 150 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Aerial Map for REZN 11-24-2362  
 Map 062 Block 037 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

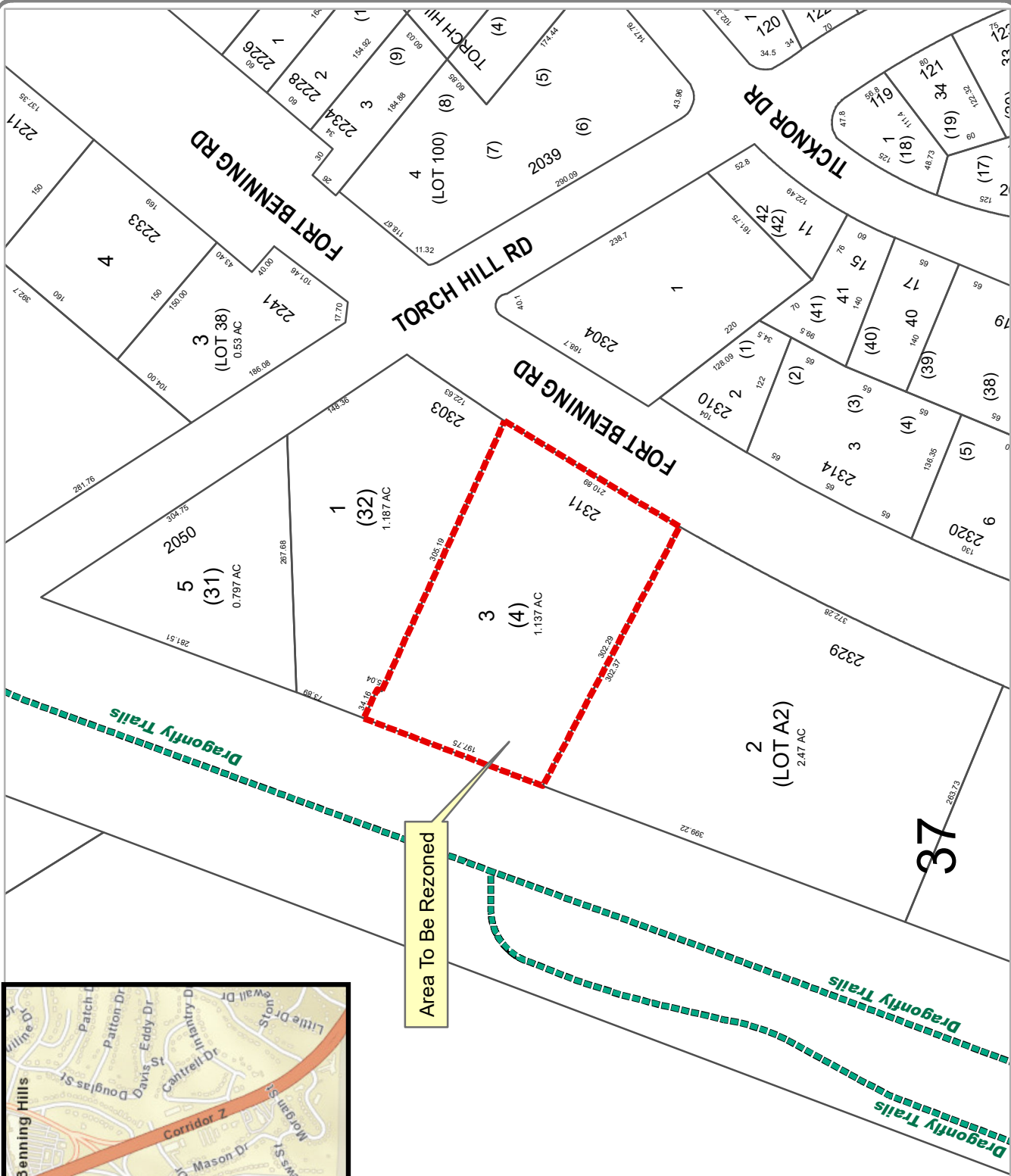
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 The data contained is subject to constant change.  
 Map information is believed to be correct but is not guaranteed.





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Area To Be Rezoned



Date: 11/25/2024

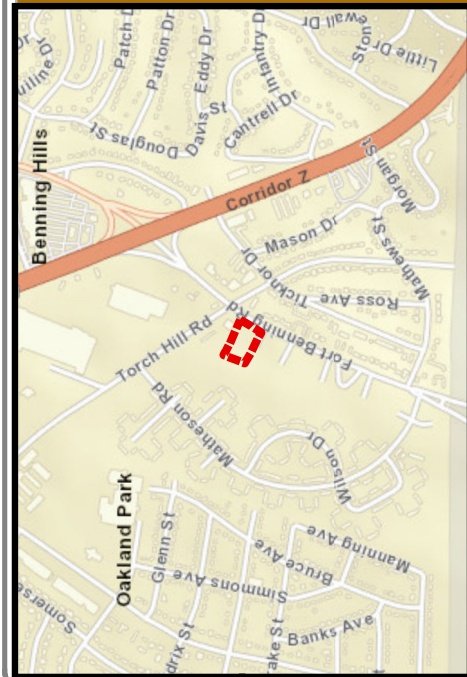
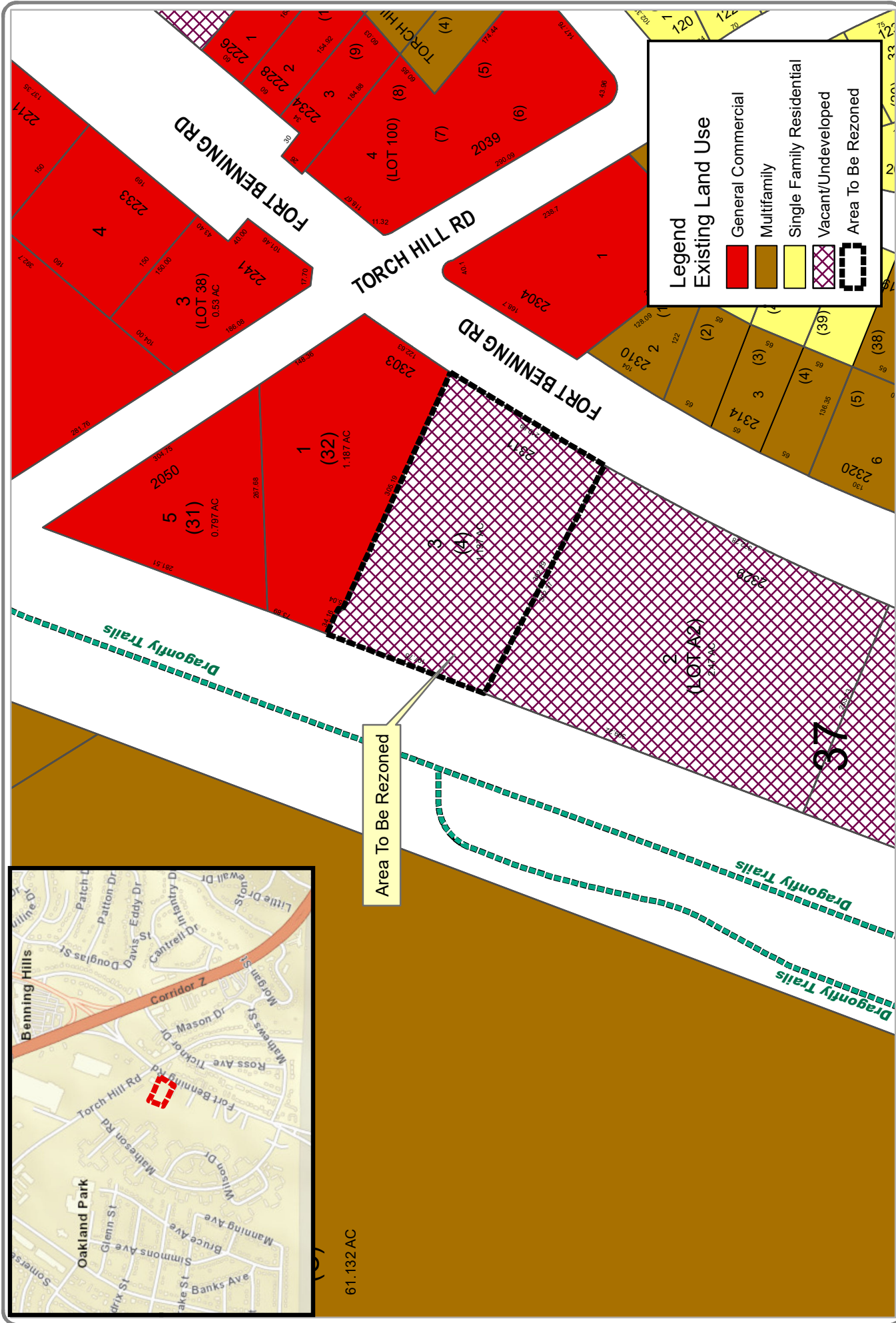
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Location Map for REZN 11-24-2362  
 Map 062 Block 037 Lot 003  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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







Area To Be Rezoned

**Legend**  
**Existing Land Use**

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

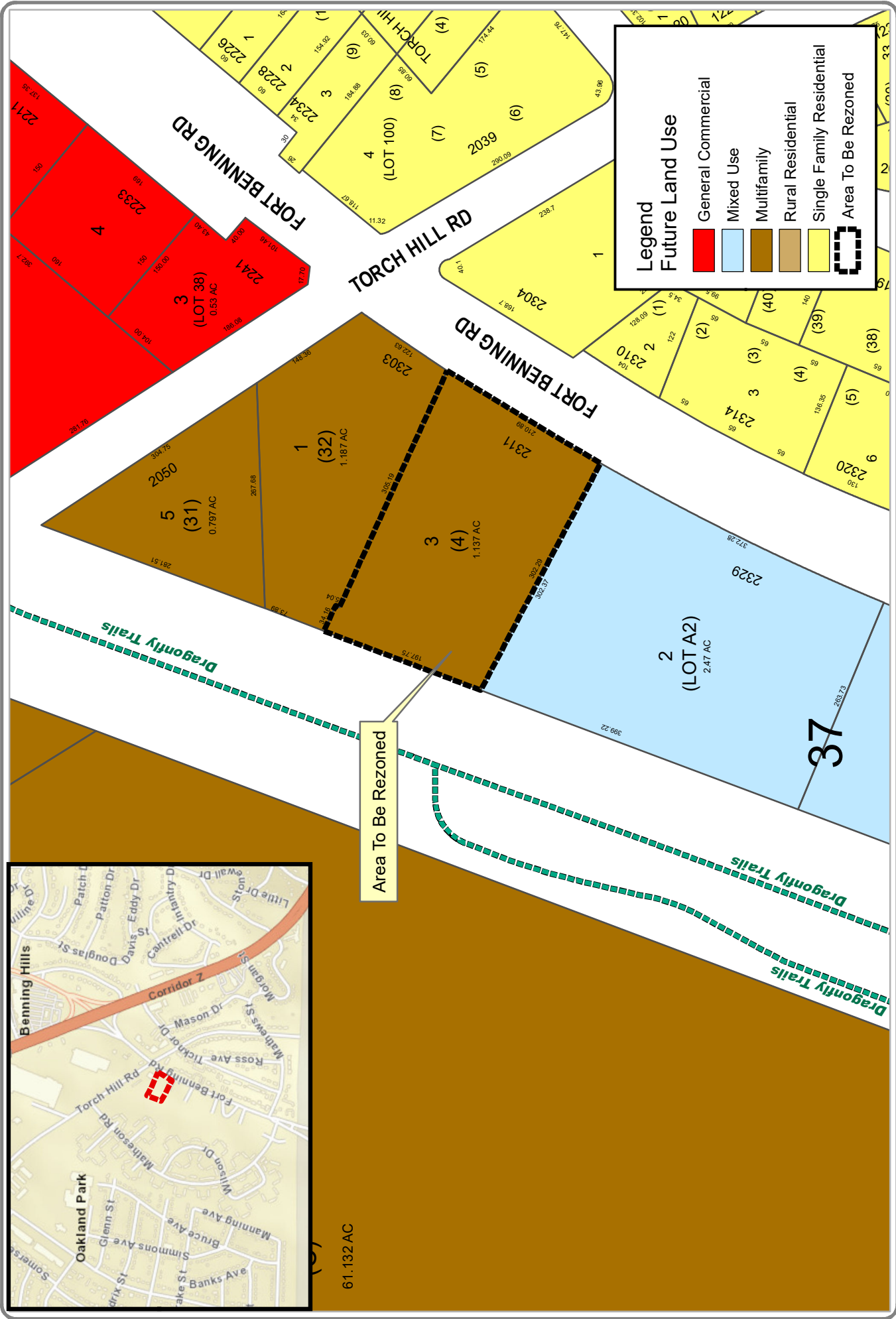


150 Feet  
 75  
 0  
 1 inch = 150 feet  
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Existing Land Use Map for REZN 11-24-2362  
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Area To Be Rezoned



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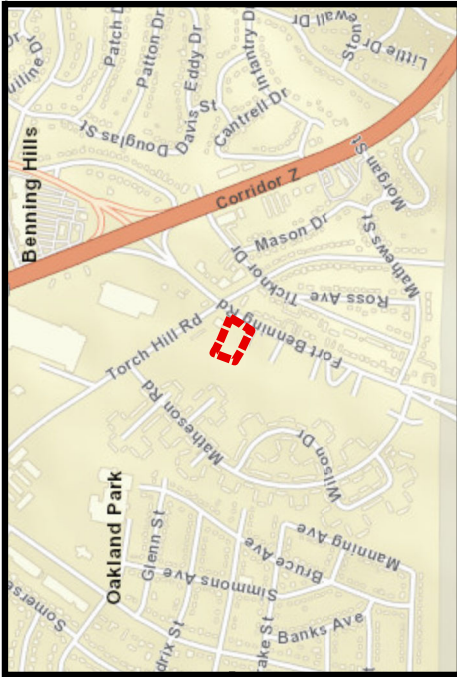
Future Land Use Map for REZN 11-24-2362  
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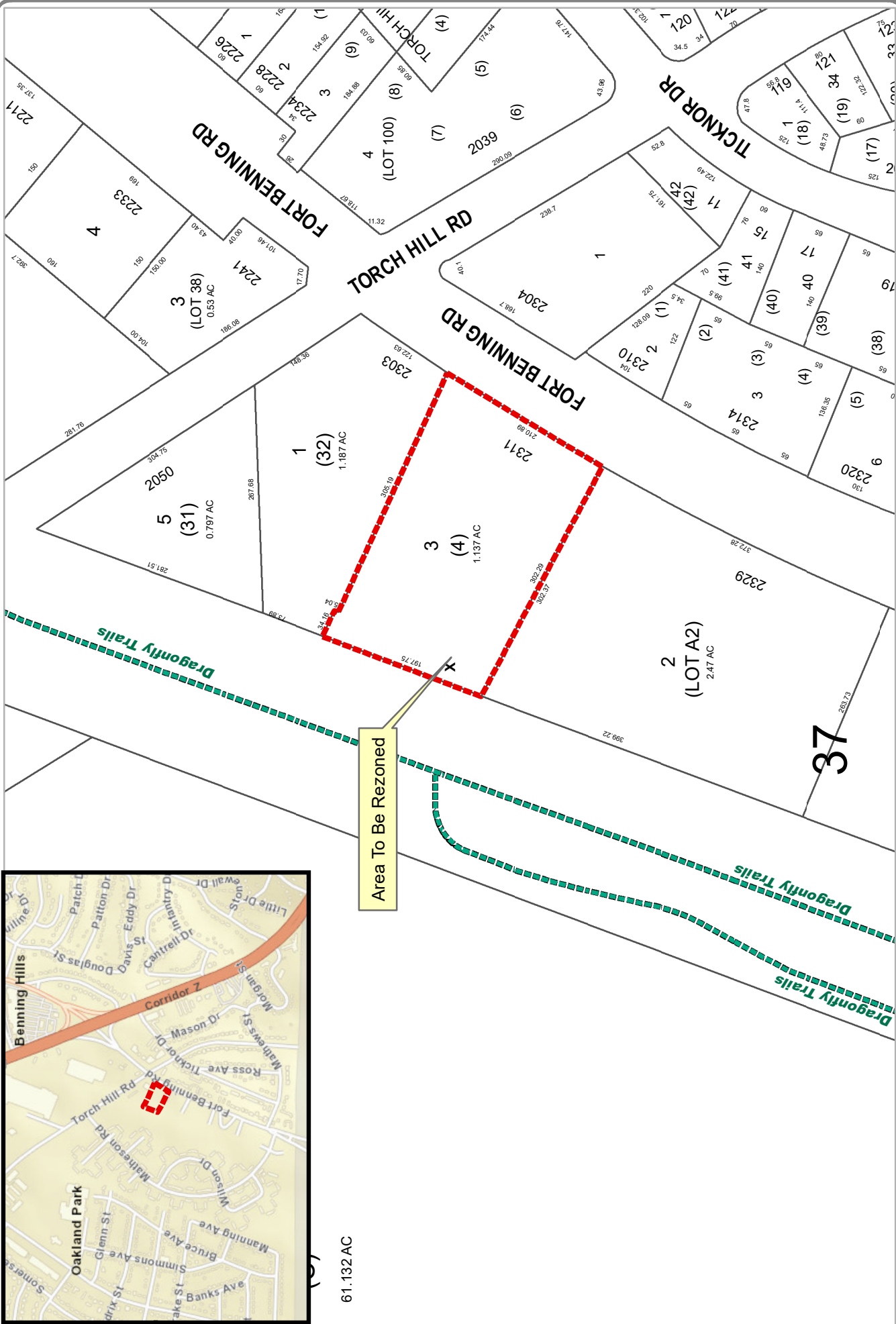
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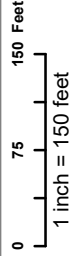
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Flood Hazard Map for REZN 11-24-2362  
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 Author: DavidCooper



