

CONSOLIDATED GOVERNMENT
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PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-26-0208

Applicant:	Joey White
Owner:	Banana Bay LLC
Location:	2045 Old Guard Road
Parcel:	079-001-045
Acreage:	49.27 Acres
Current Zoning Classification:	SFR4 (Single Family Residential 4)
Proposed Zoning Classification:	SFR4 (Single Family Residential 4)
Proposed Conditions:	<p>Remove conditions number 1 and 3 from Ordinance Num. 22-018, approved with rezoning in 2018. Condition 2 will remain.</p> <ol style="list-style-type: none">1. The rezoning of the subject property to SFR-4 is conditioned upon the installation of finished sidewalk and related infrastructure, as specified by the City Engineer, running along the boundary line of the subject property fronting Old Guard Road.
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 2 (Davis)
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:		Inconsistent Planning Area F
Current Use of Property:		Vacant/Undeveloped
Proposed Use of Property:		Single Family Residential
General Land Use:		Consistent Planning Area A
Current Land Use Designation:		Single Family Residential
Future Land Use Designation:		Mixed Use
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 Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Surrounding Zoning:	North	Residential Estates 1
	South	Residential Estates 1
	East	Residential Estates 1
	West	Residential Estates 1
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Six (6) property owners within 300 feet of the subject properties were notified of the rezoning

request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 0 Responses

Additional Information:

Remove conditions number 1 and 3 of Ordinance number 22-018. Condition 2 will remain.

1) Developer and successors in interest shall adhere to the Conceptual Layout "A" by Moon Meeks & Associates, Inc. dated November 2, 2021, the site plan contained therein, and the Rendering (Elevation) and Floor Plans sheet presented to Columbus Council on March 22, 2022, all of which are attached to this ordinance and incorporated herein by reference; provided, however, that the Developer may deviate from the foregoing (i) to address concerns arising during the architectural, environmental, geotechnical, and engineering phase of development; (ii) to comply with the requests and requirements of governmental agencies, including without limitation the various divisions of the Columbus Consolidated Government, during the build-out of the Development; and (iii) if required due to construction material availability during the construction phase of development.

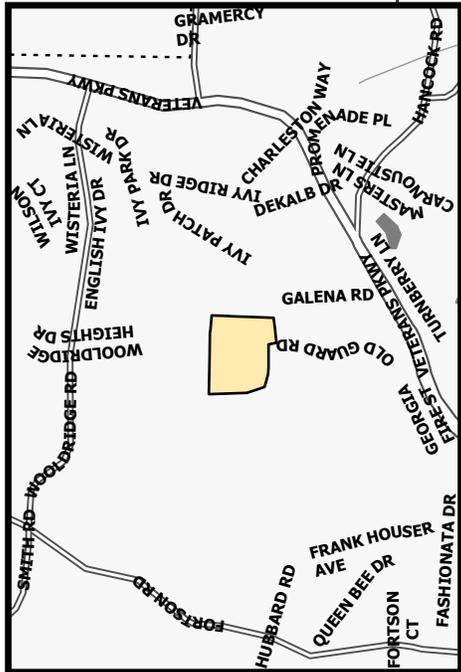
2) The rezoning of the subject property to SFR-4 is conditioned upon the installation of finished sidewalk and related infrastructure, as specified by the City Engineer, running along the boundary line of the subject property fronting Old Guard Road.

3)The rezoning of the subject property to SFR-4 is conditioned upon the Development being "age-restricted", which means that at least one person is age 55 or older in at least 80% of the occupied units in accordance with the "Housing for Older Persons" exemption set forth in the Fair Housing Act and 24 CFR § 100.300, et seq.

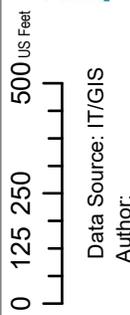
Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map

Future Land Use Map
Flood Map
Appendix A



Area To Be Rezoned



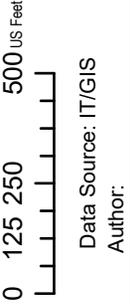
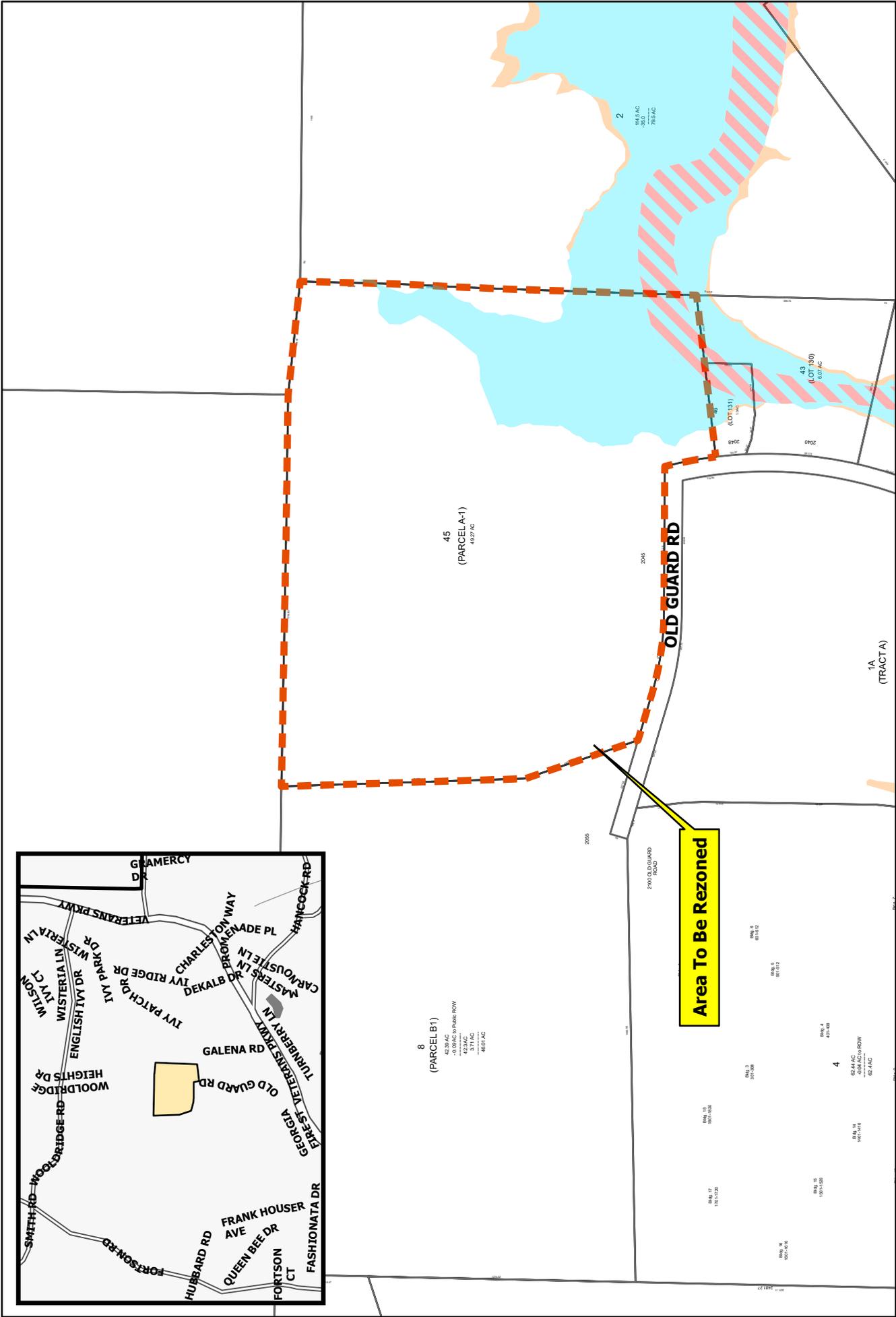
Location Map for For REZN 02- 0208
 Map 079 Block 041 Lot 045
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 2/10/2026

Data Source: IT/GIS
 Author:



Flood Hazard Map for For REZN 02-0208
 Map 079 Block 041 Lot 045
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Appendix A

'Conceptual Layout A' Ord. Num 22-018



Ashford Reserve 2025 - Proposed

