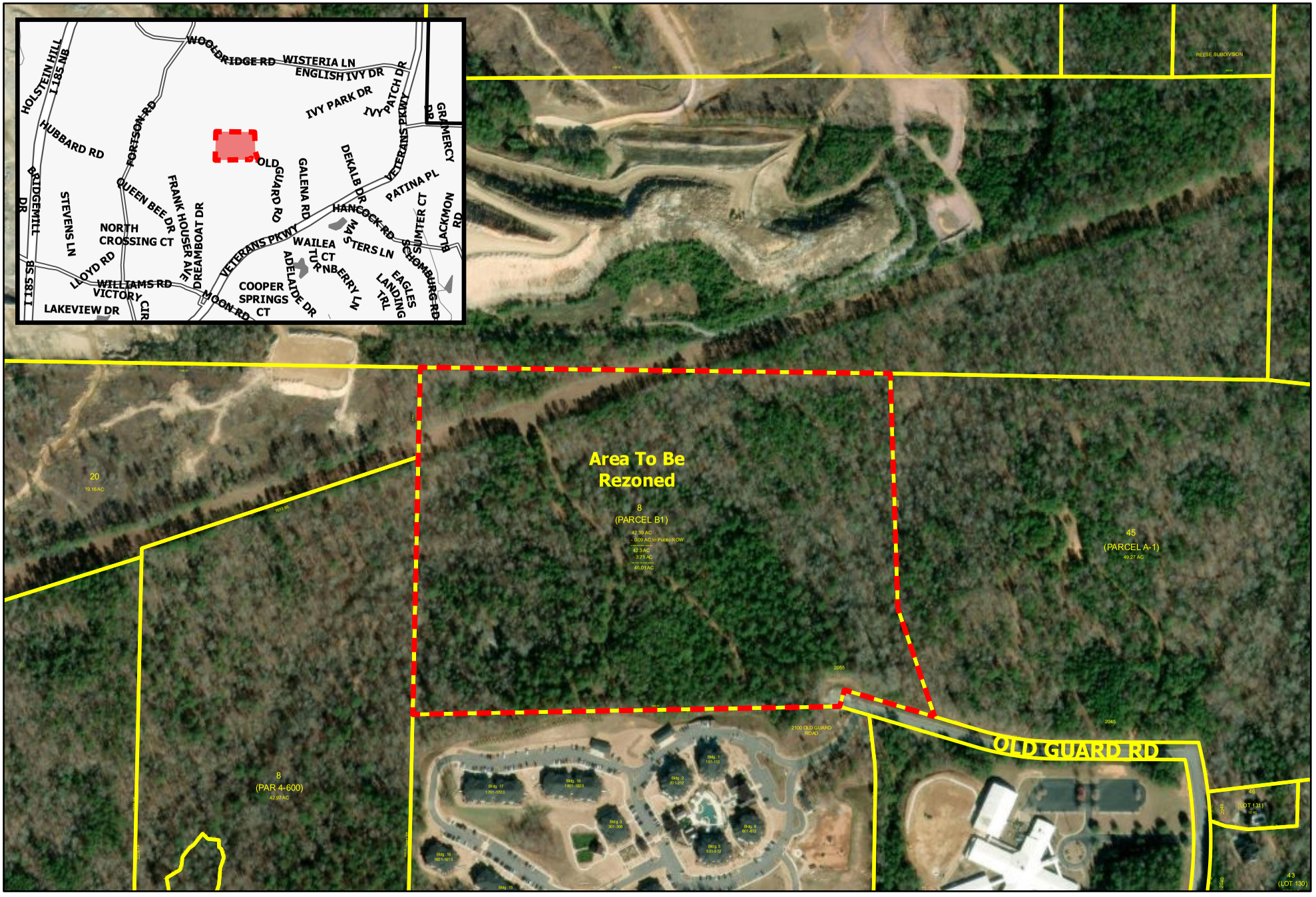
Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT

REZN-11-25-2091

Applicant:	Joey White
Owner:	Banana Bay LLC
Location:	2055 Old Guard Road
Parcel:	074-001-008
Acreage:	46.01 Acres
Current Zoning Classification:	Residential Estates 1
Proposed Zoning Classification:	Single Family Residential 4
Current Use of Property:	Vacant, Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 2
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 A
Current Land Use Designation:	Vacant

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 Office
	East	Single Family Residential 4
	West	Residential Multifamily – 1 (RMF1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category B buffer along the north property line and a Category A buffer on the west property line.
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:		159 Single-family lots
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map



Date: 11/7/2025

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.

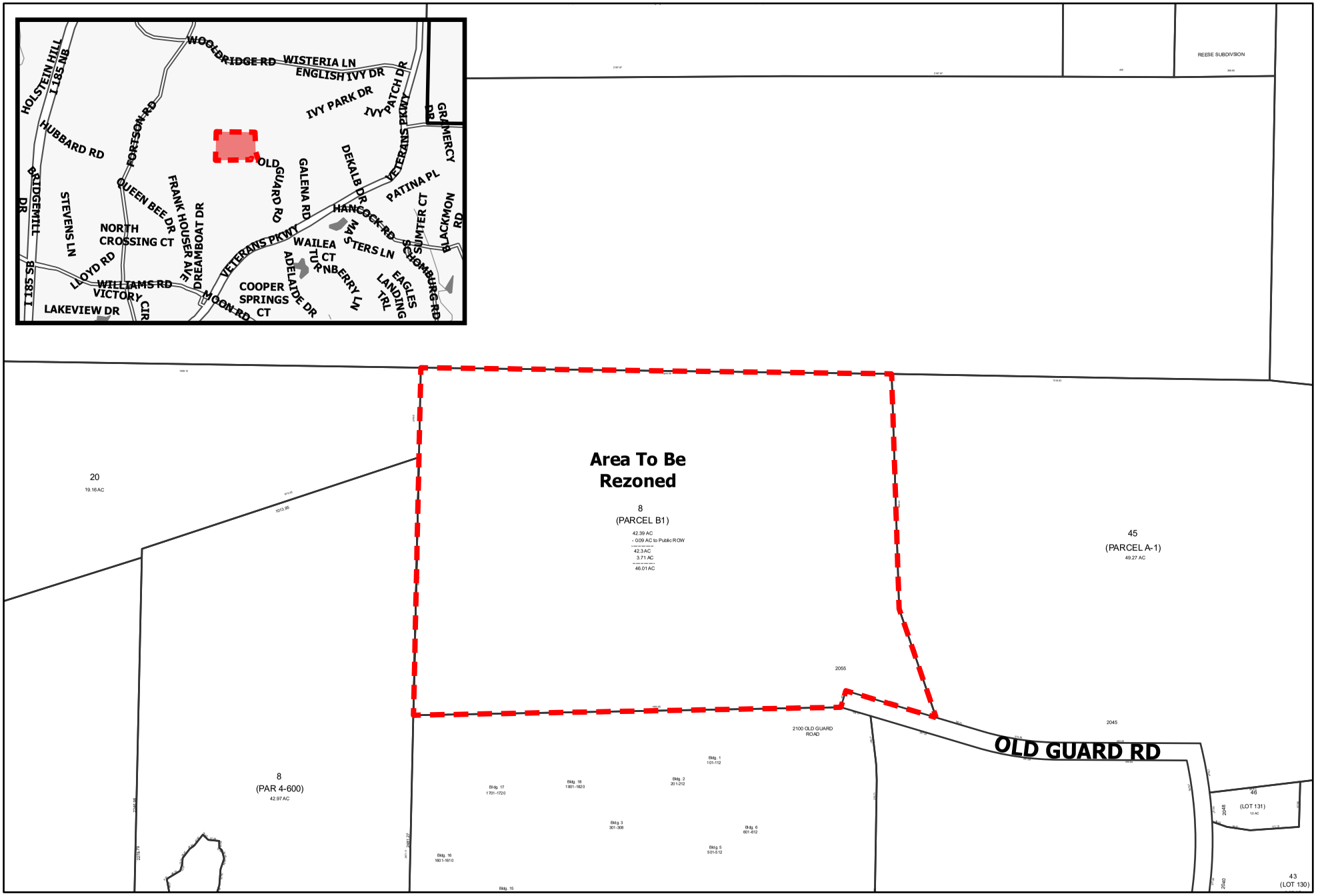
Aerial Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department



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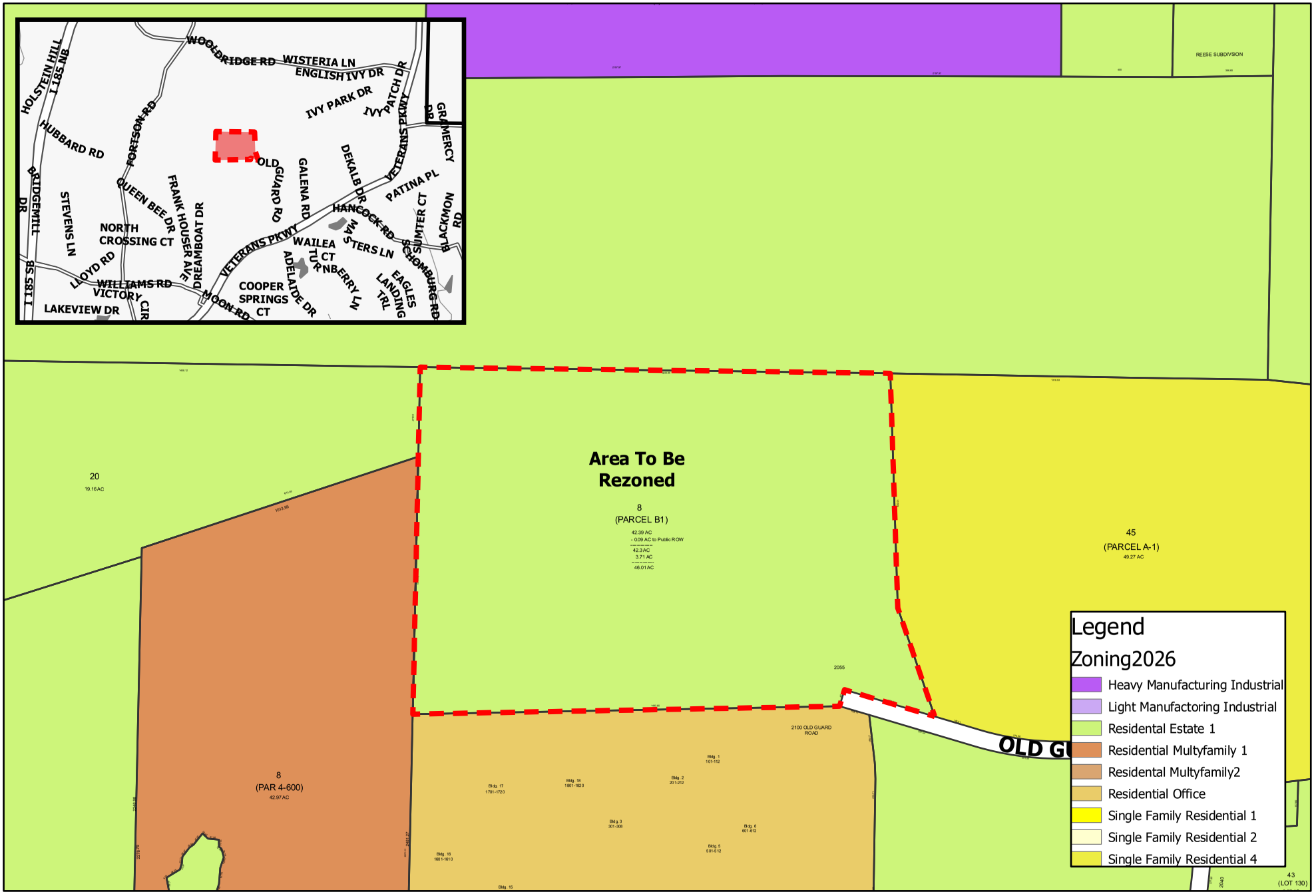
Location Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

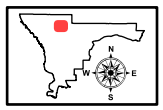
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department





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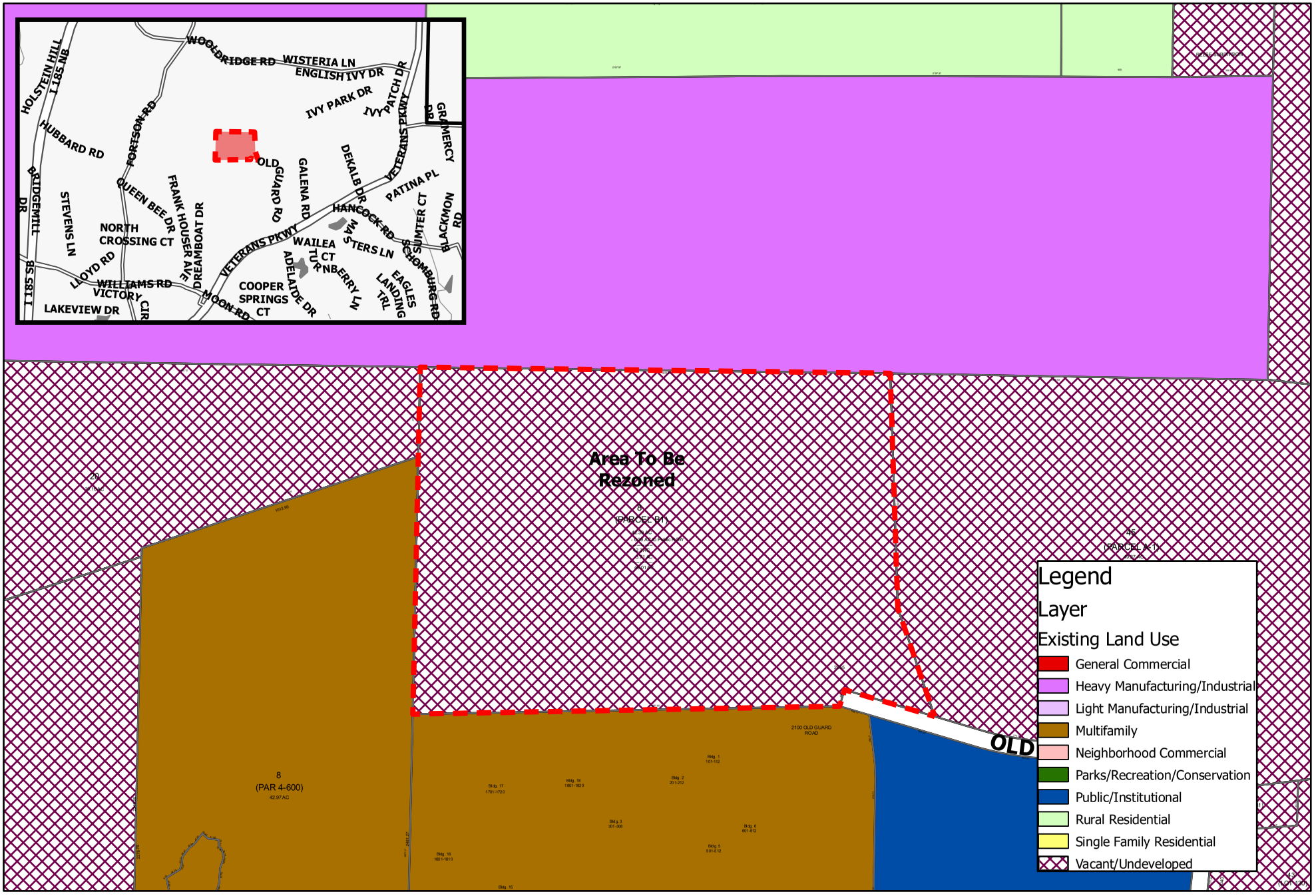
Zoning Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department



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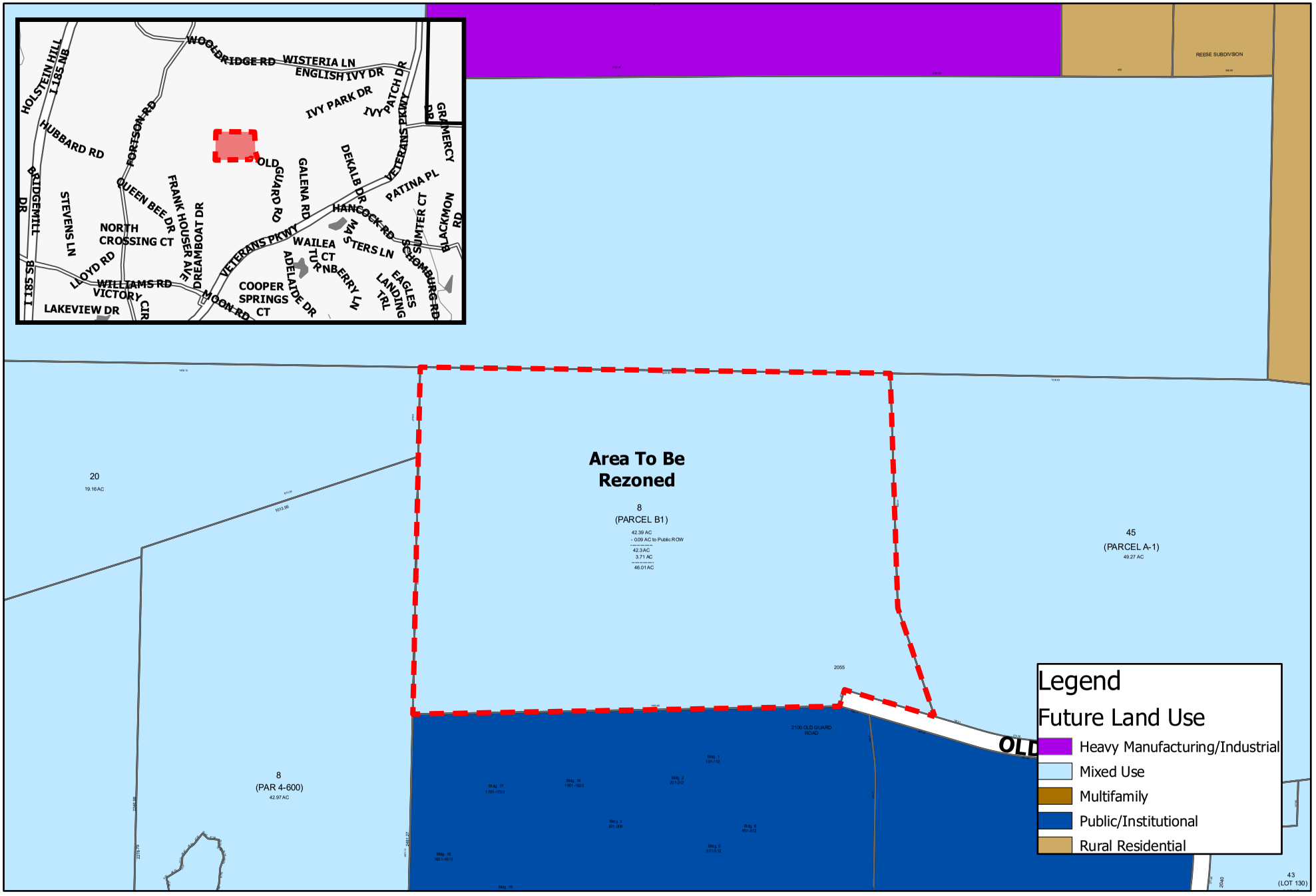
Existing Land Use Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department



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Date: 11/7/2025

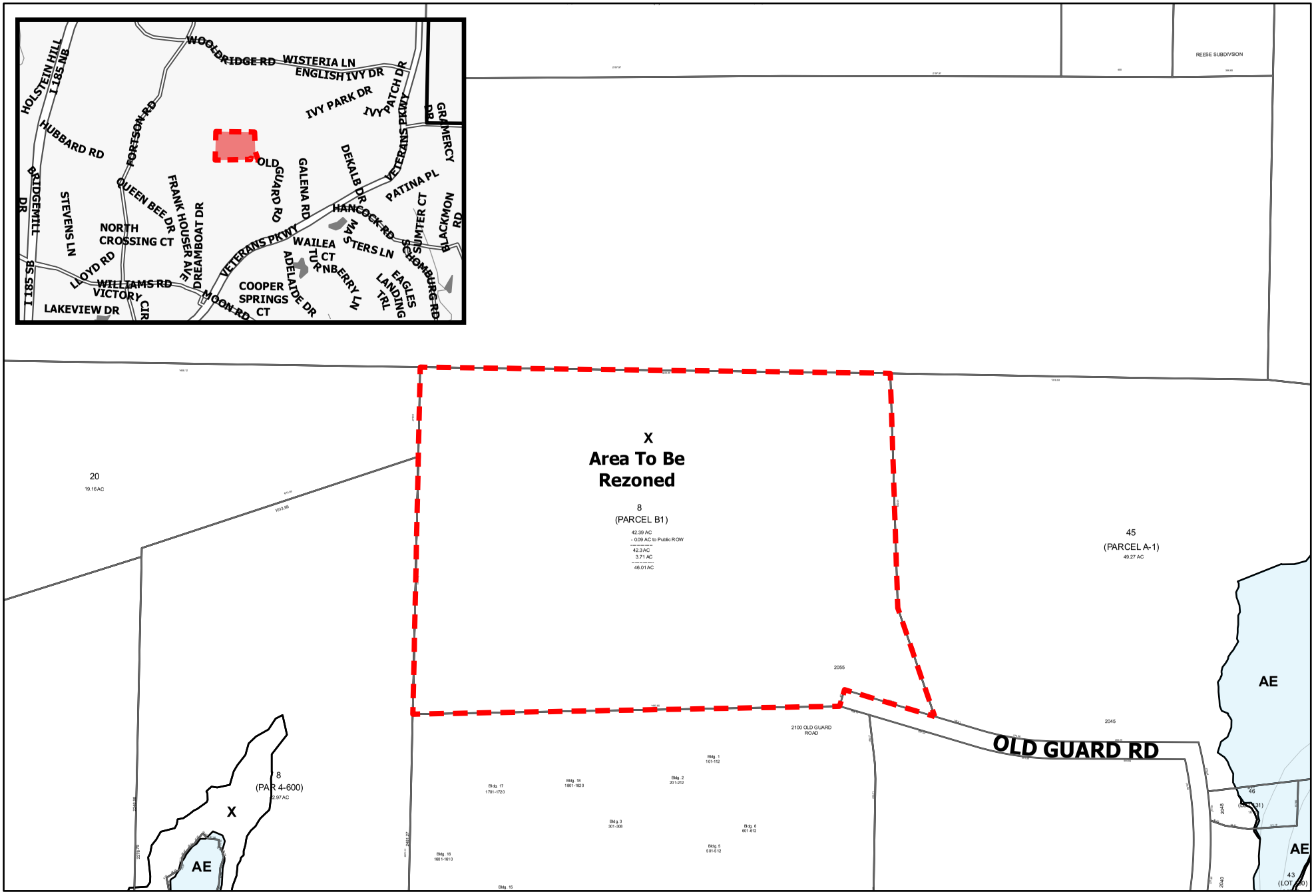
Future Land Use Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

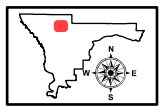
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department





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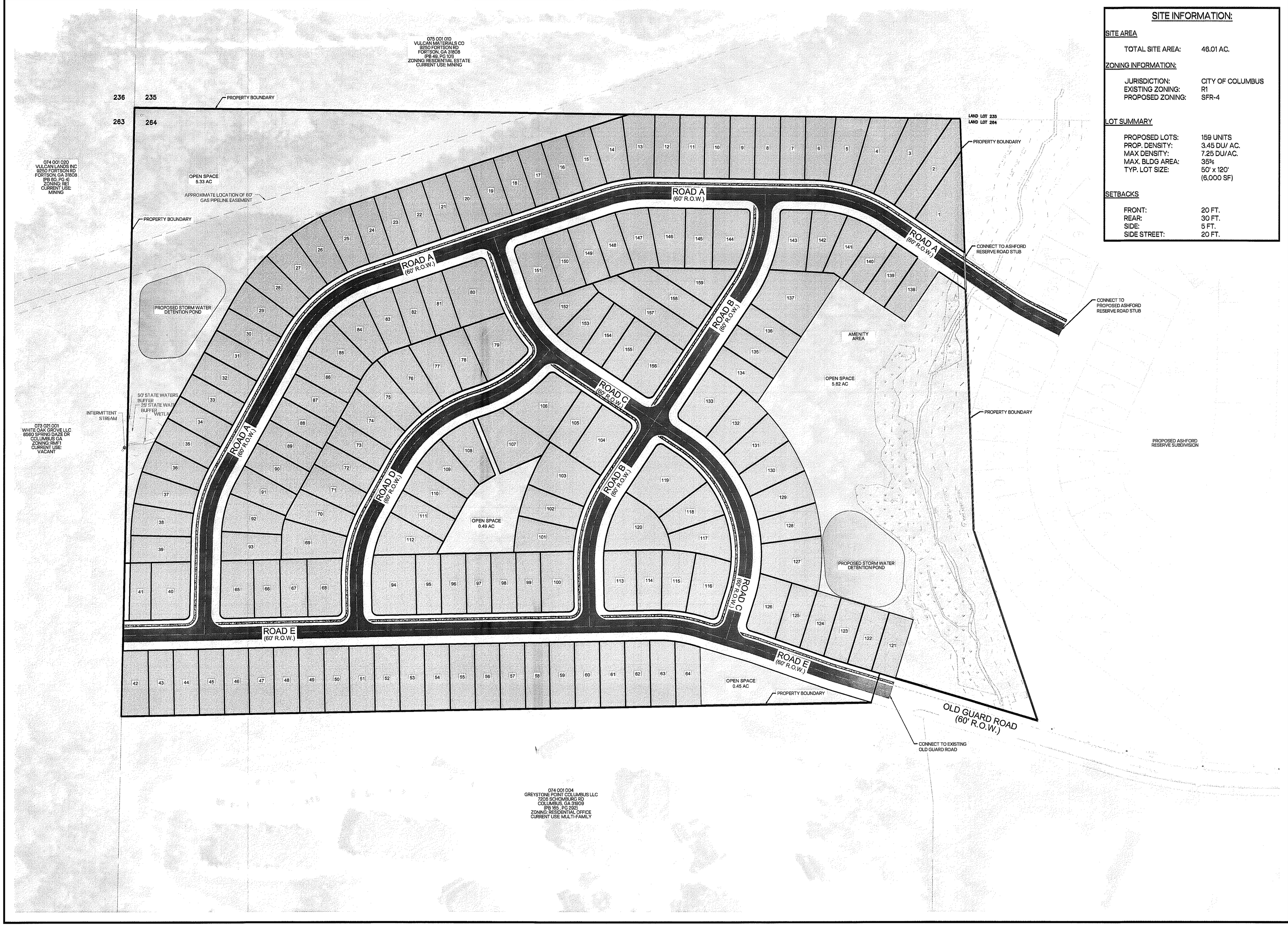
Flood Hazard Map for REZN 1 25 2091
Map 040 Block 001 Lot 008

Planning Department-Planning Division
Prepared By Planning GIS Tech

0 125 250 500 US Feet

Data Source: IT/GIS
Author:

Columbus Plans! Georgia Columbus Planning Department



SITE INFORMATION:

SITE AREA

TOTAL SITE AREA:	46.01 AC.

ZONING INFORMATION:

JURISDICTION:	CITY OF COLUMBUS
EXISTING ZONING:	R1
PROPOSED ZONING:	SFR-4

LOT SUMMARY

PROPOSED LOTS:	159 UNITS
PROP. DENSITY:	3.45 DU/ AC.
MAX DENSITY:	7.25 DU/AC.
MAX. BLDG AREA:	35%
TYP. LOT SIZE:	50' x 120' (6,000 SF)

SETBACKS

FRONT:	20 FT.
REAR:	30 FT.
SIDE:	5 FT.
SIDE STREET:	20 FT.

SAMFORD GROUP, LLC.
2449 MOORE'S MILL ROAD
SUITE 120
AUBURN, AL 36830

SAMFORDGROUPLLC.COM

REV:	DATE:	DESCRIPTION:

ASHFORD HEIGHTS

LAND LOTS 264 & 265, 19TH DISTRICT
OLD GUARD ROAD
COLUMBUS, GA

(NOT VALID WITHOUT ALL SHEETS)

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SEAL:

PRELIMINARY
NOT APPROVED FOR CONSTRUCTION

811
SAFETY IS IN YOUR HANDS.
EVERY DIG. EVERY TIME.

DESIGN TEAM:

DRAWN BY:	JM
DESIGNED BY:	JM
REVIEWED BY:	JM

SCALE & NORTH ARROW:

NORTH ARROW

0 80 160
40 120
SCALE: 1"=80'

JOB NUMBER:	011004
DATE:	10/16/2025

SHEET TITLE:

COLOR CONCEPT PLAN

1 OF 1