

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

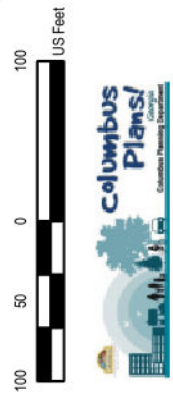
## COUNCIL STAFF REPORT

### REZN-10-23-2056

<b>Applicant:</b>	Sara Clark
<b>Owner:</b>	Sara & Troy Clark
<b>Location:</b>	3300 6 <sup>th</sup> Avenue
<b>Parcel:</b>	014-019-010A
<b>Acreage:</b>	0.19 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily - 2 (RMF2)
<b>Proposed Zoning Classification:</b>	Residential Multifamily - 1 (RMF1)
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8 (Garrett)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and 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>	Consistent Planning Area F
<b>Current Land Use Designation:</b>	Single Family Residential
<b>Future Land Use Designation:</b>	Single Family Residential

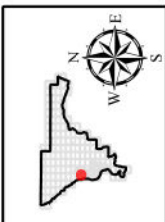
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase by 3 trips if used for residential use.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.  The Engineering Department will require the driveway to be located off 6 <sup>th</sup> Avenue.
<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 2 (RMF2)
	<b>South</b>	Residential Multifamily – 2 (RMF2)
	<b>East</b>	Residential Multifamily – 2 (RMF2)
	<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>		N/A
<b>Attitude of Property Owners:</b>		<b>Forty-eight (48)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received <b>no</b> 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>		The applicant plans to build a single-family residential home.
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map

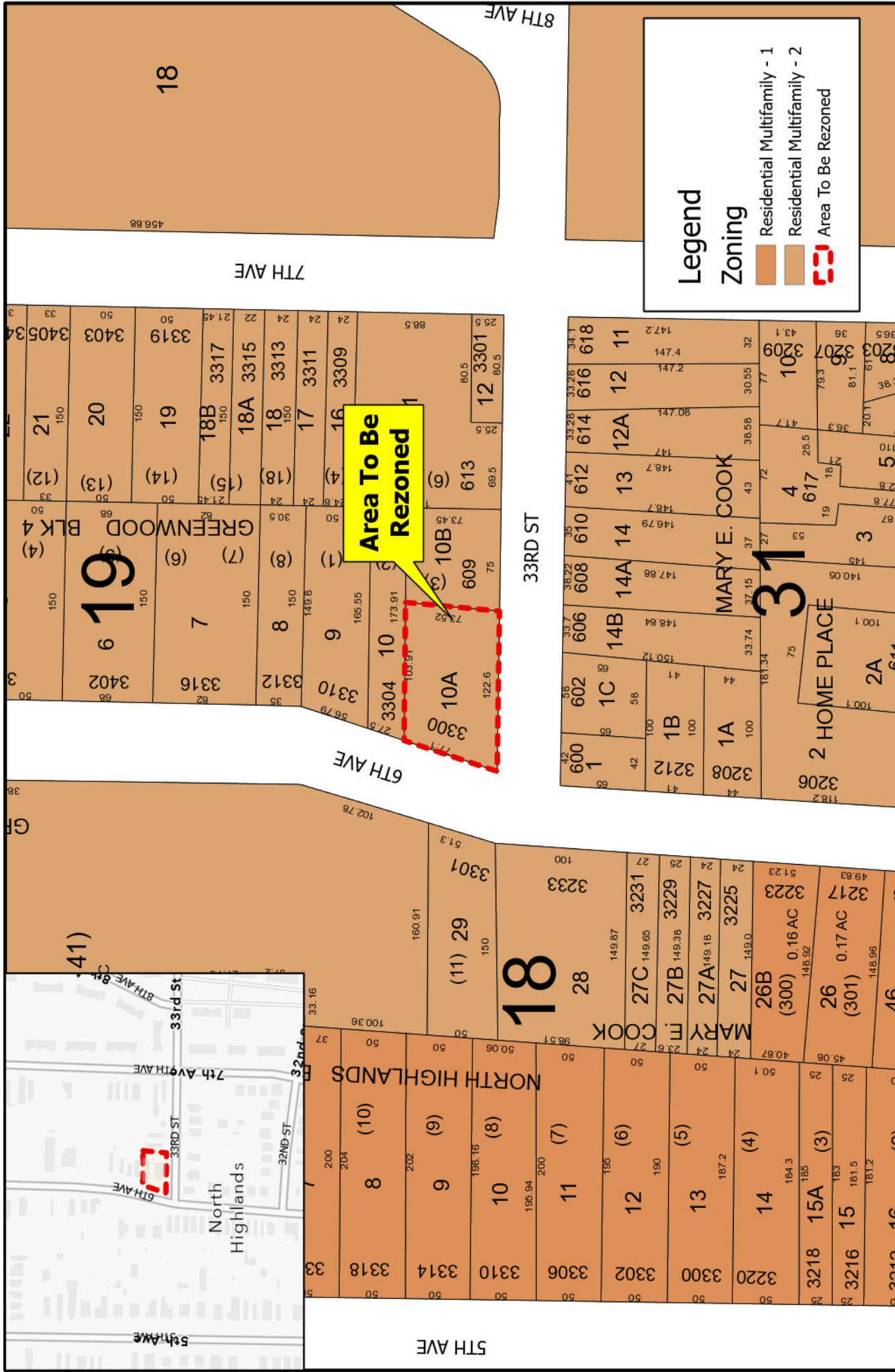
Flood Map  
Traffic Report  
Plat Map



Location Map for REZN-10 - 23 - 2056  
 Map 014 Block 019 Lot 010A  
 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.





**Area To Be Rezoned**

**Legend**

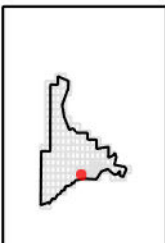
**Zoning**

- Residential Multifamily - 1
- Residential Multifamily - 2
- Area To Be Rezoned

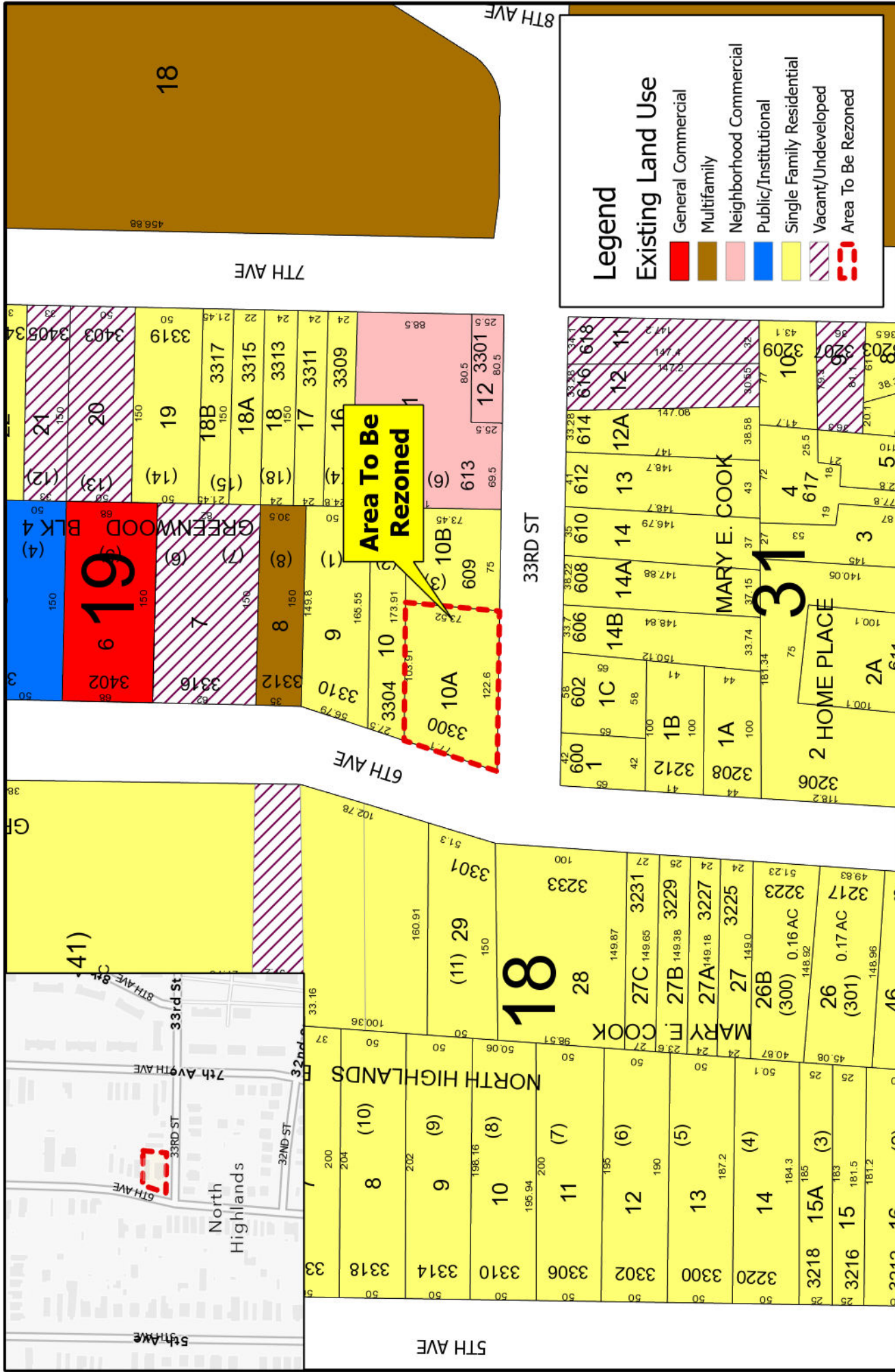
50 25 0 50 100 US Feet

Zoning Map for REZN-10 - 23 - 2056  
 Map 014 Block 019 Lot 010A  
 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.







### Legend

#### Existing Land Use

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

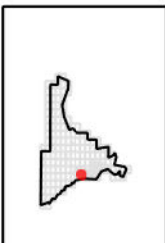
Scale: 0 50 100 US Feet

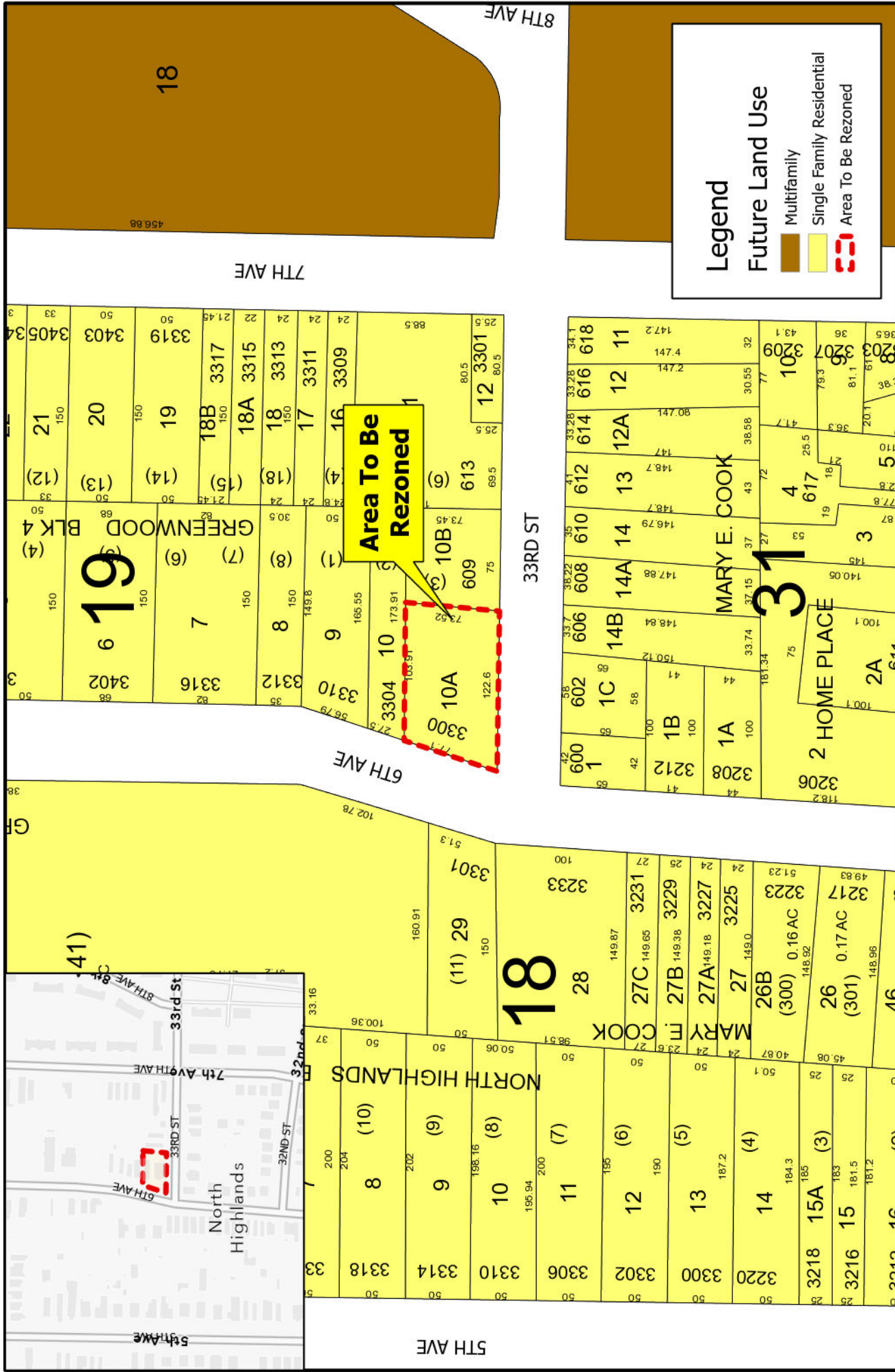
**Columbus Plans!**  
Columbus Planning Department



Existing Land Use Map for REZN-10 - 23 - 2056  
 Map 014 Block 019 Lot 010A  
 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.





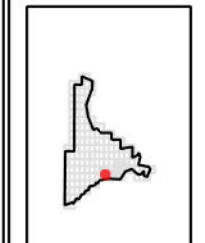
50 25 0 50 100 US Feet

**Legend**  
 Future Land Use  
 Multifamily  
 Single Family Residential  
 Area To Be Rezoned

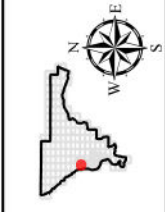


Future Land Use Map for REZN-10 - 23 - 2056  
 Map 014 Block 019 Lot 010A  
 Planning Department - Planning Division  
 Prepared by Planning GIS Tech

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.

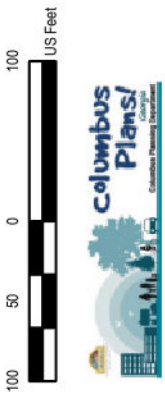






This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

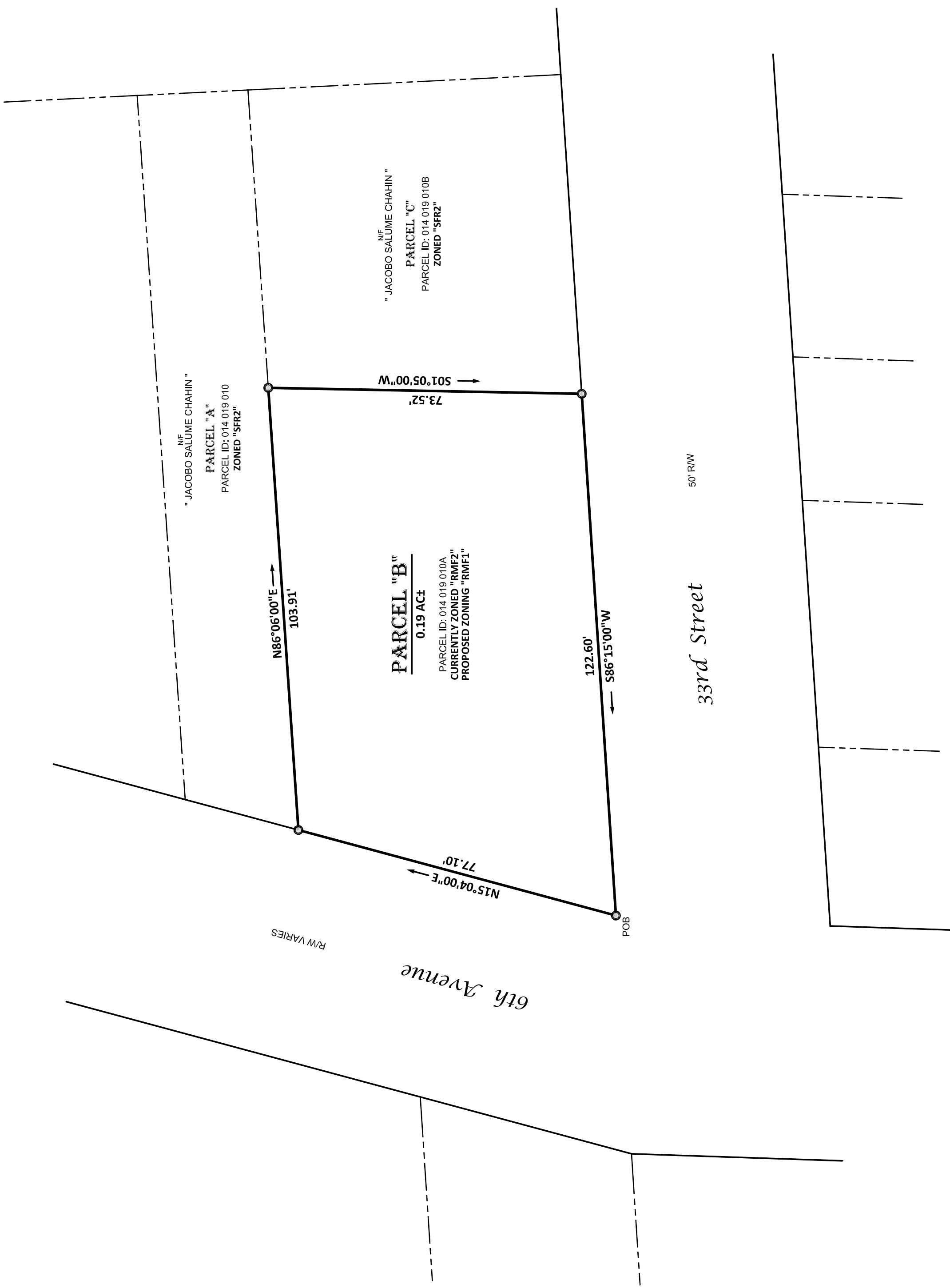
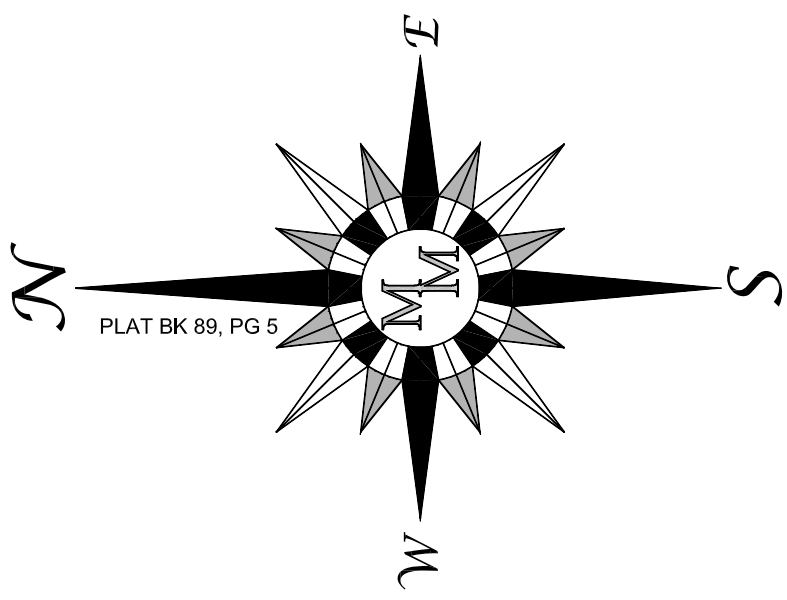
Flood Hazard Map for REZN-10 - 23 - 2056  
 Map 014 Block 019 Lot 010A  
 Planning Department - Planning Division  
 Prepared by Planning GIS Tech







NOTE: THIS DRAWING WAS PREPARED TO ACCOMPANY  
A PETITION TO REZONE PROPERTY ONLY.



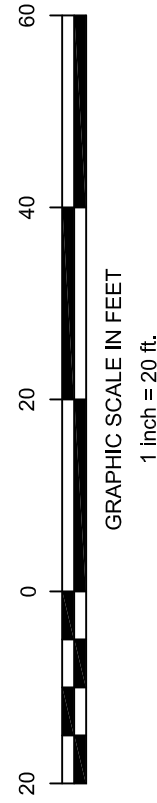
**NOTES**  
1) SUBJECT PROPERTY LINES & BEARINGS SHOWN ARE PER REFERENCE 1 & 2.  
2) NO IMPROVEMENTS ARE SHOWN.

**REFERENCES**

- 1) PLAT BOOK 89, FOLIO 5
- 2) DEED BOOK 14142, PAGE 282  
(SOURCE OF TITLE)

**LEGEND**

- PROPERTY CORNER
- POINT OF BEGINNING
- N/F NOW OR FORMERLY
- R/W RIGHT-OF-WAY
- SUBJECT PROPERTY LINE
- - - ADJOINING PROPERTY LINE



REZONING APPLICANT INFORMATION:  
SARA & TROY CLARK  
3300 6th AVE  
COLUMBUS, GA 31904  
(706) 325-4754

DATE: SEPT. 7, 2023  
SCALE: 1" = 20'  
SHEET NO: 1 OF 1

**" 3300 6th Avenue Rezone "**  
**REZONING PLAT**  
PARCEL "B" OF THE REPLAT OF LOTS 2 & 3, M.R. FLOURNOY  
SUBDIVISION OF COOK PROPERTY, LYING IN  
LAND LOT 72, 8th LAND DISTRICT,  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
PREPARED FOR:  
*Sara & Troy Clark*

REV	REVISION DESCRIPTION	DATE
1	CORRECTED ACREAGE	11-07-2023

JOB NUMBER: 1588.23    DRAWN BY: **B. Harris**

THIS MEDIA SHALL NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS IT HAS BEEN PROPERLY SEALED AND BEARS THE ORIGINAL SIGNATURE OF A REGISTERED PROFESSIONAL OF MCBRIDE & MCGILL, INC.

*Licensed Professionals in Alabama & Georgia*

**McBride & McGill, Inc**  
*Civil Engineering & Land Surveying*  
2505 Crawford Road, Phenix City, AL 36867  
Office: (334) 297-5717 ~ Fax: (334) 297-1066  
E-mail: [comments@mcbride-mcgill.com](mailto:comments@mcbride-mcgill.com)  
Website: [www.mcbride-mcgill.com](http://www.mcbride-mcgill.com)  
McBRIDE-MCGILL, INC. CA # LSF000899