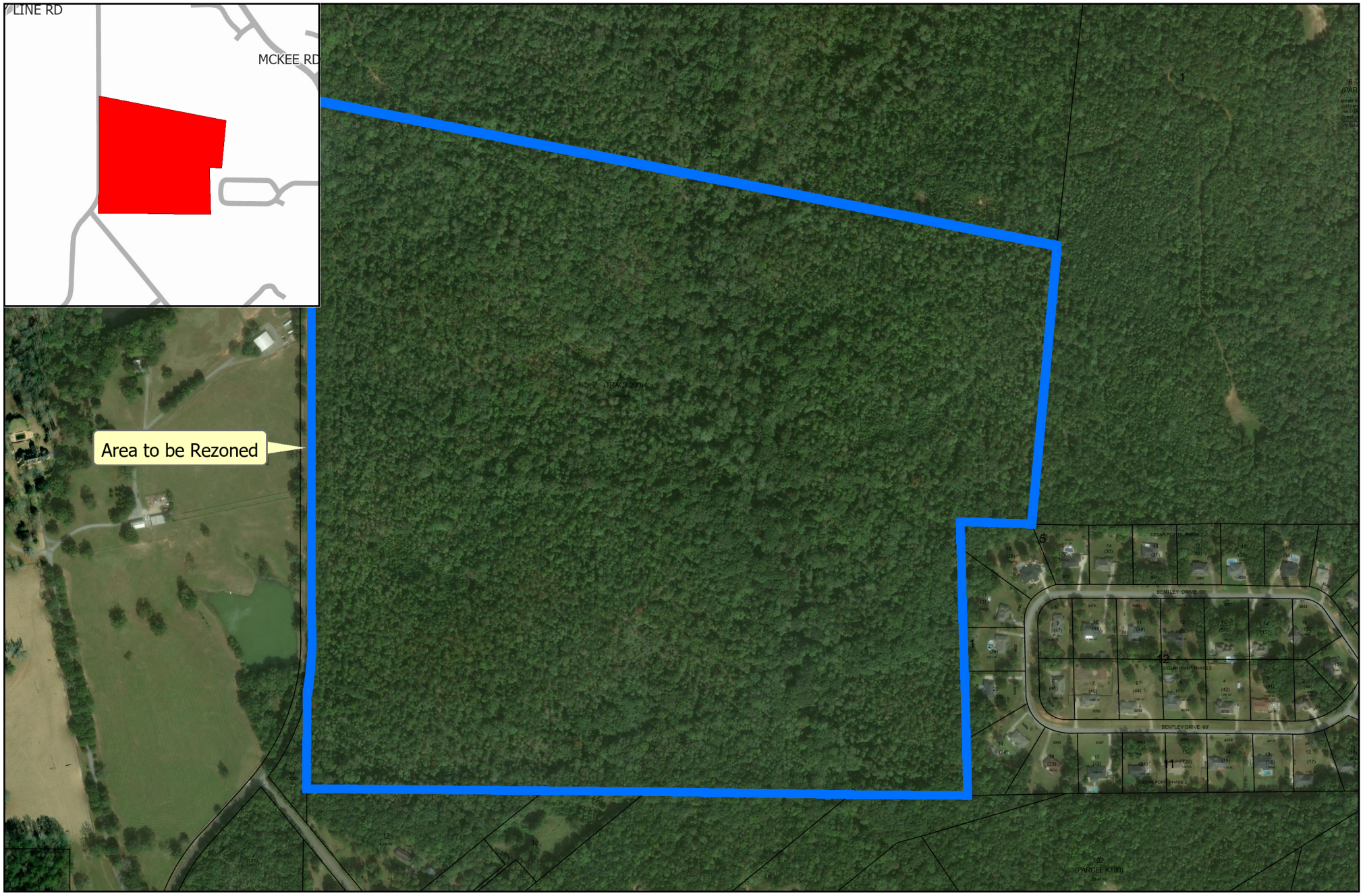
Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT
REZN-09-26-1749

Applicant:	Mark D Strozier
Owner:	Hardaway Properties LP
Location:	8500 Fulton Road
Parcel:	145-002-001
Acreage:	68.10 Acres
Current Zoning Classification:	Residential Estates 10
Proposed Zoning Classification:	Residential Estates 1
Current Use of Property:	Vacant
Proposed Use of Property:	Single Family Residential Subdivision
Council District:	District 6
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.
General Land Use:	Consistent Planning Area B
Current Land Use Designation:	Vacant/Undeveloped
Future Land Use Designation:	Rural Residential
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 public water and private sewer.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
Engineering Comments:		Proposed access points may change during the permit process due to sight distance profiles and proximity to existing streets. Lots 66 and 67 will need to be reconfigured to have access from internal streets. Residential lots in a subdivision are not permitted access from a collector or arterial street.
School Impact:		N/A
Buffer Requirement:		N/A
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	Residential Estates 1
	South	Residential Estates 1
	East	Residential Estates 1
	West	Residential Estates 1
Attitude of Property Owners:		**Eighteen** 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:		92 lot single family subdivision, approximately 200 acres total. Access from County Line Road.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map

Future Land Use Map
Concept Plan



REZN 09-26-1749: Aerial Map
CCG Planning Department

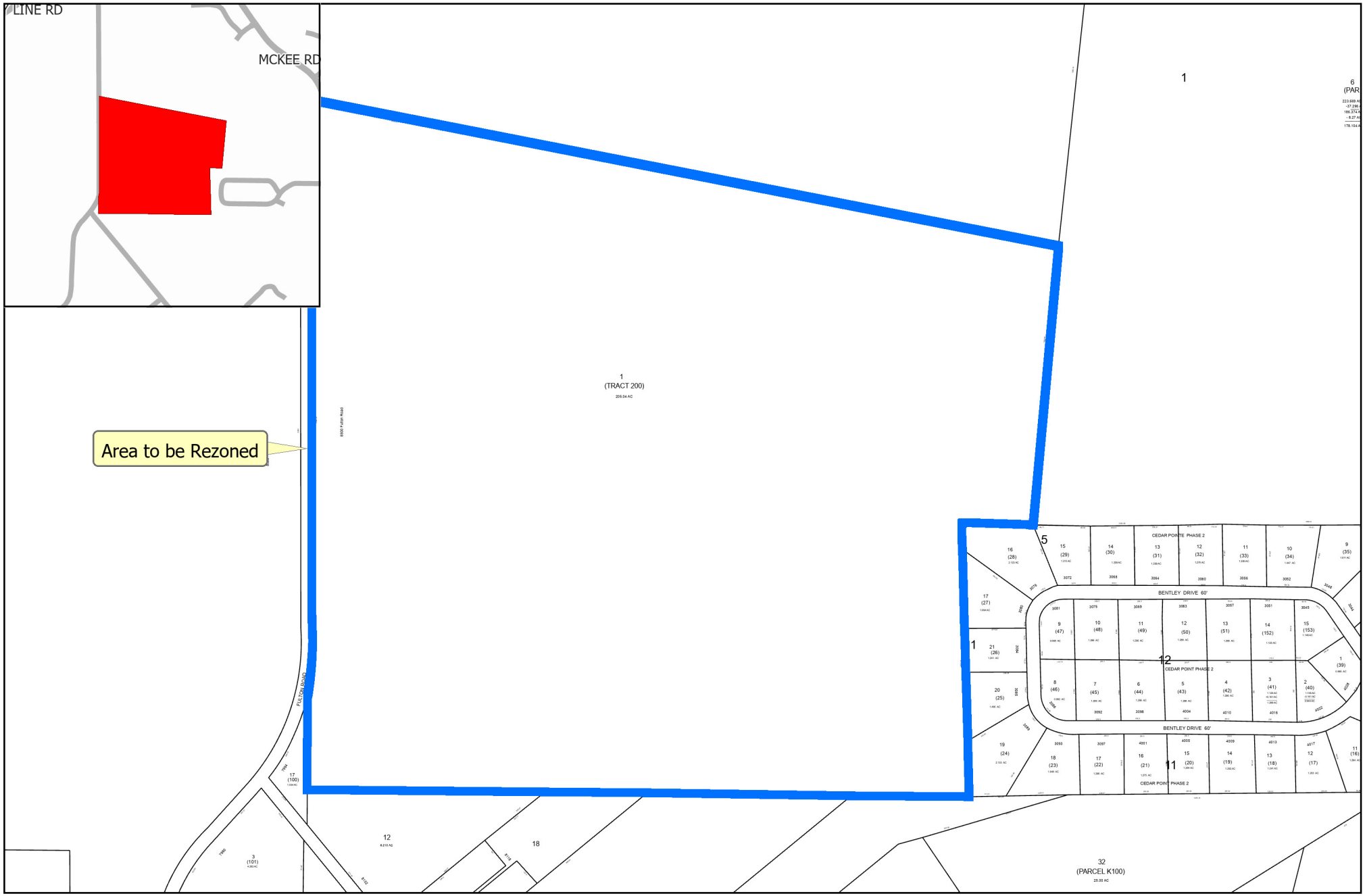
Prepared by Rex Wilkinson 9/15/2026

COLUMBUS PLANNING

0 150 300 600 900 1200 1500 1800 Feet

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.



REZN 09-26-1749: Location Map
CCG Planning Department

0 150 300 600 900 1200 1500 1800 Feet

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REZN 09-26-1749: Zoning Map
CCG Planning Department

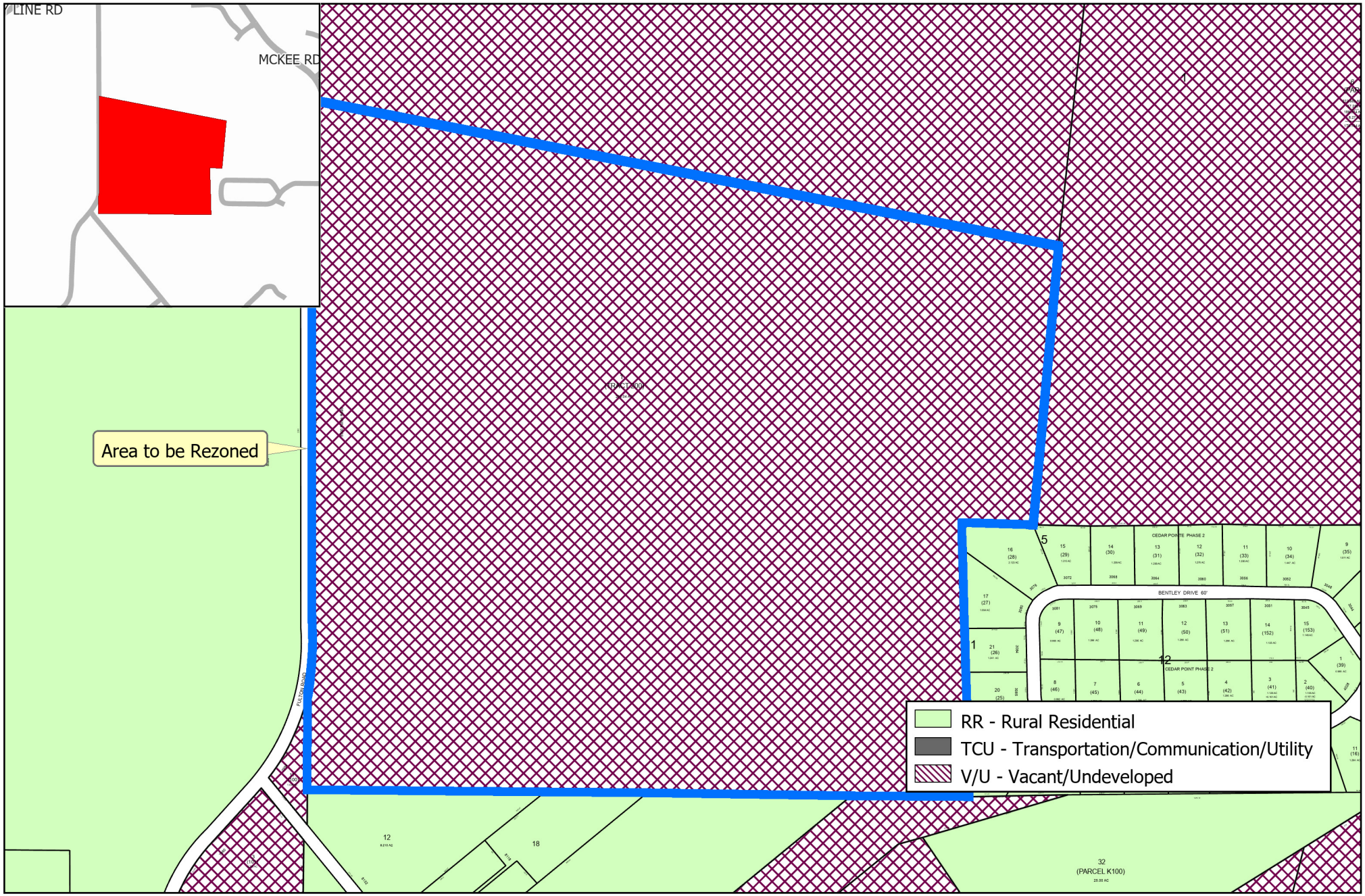
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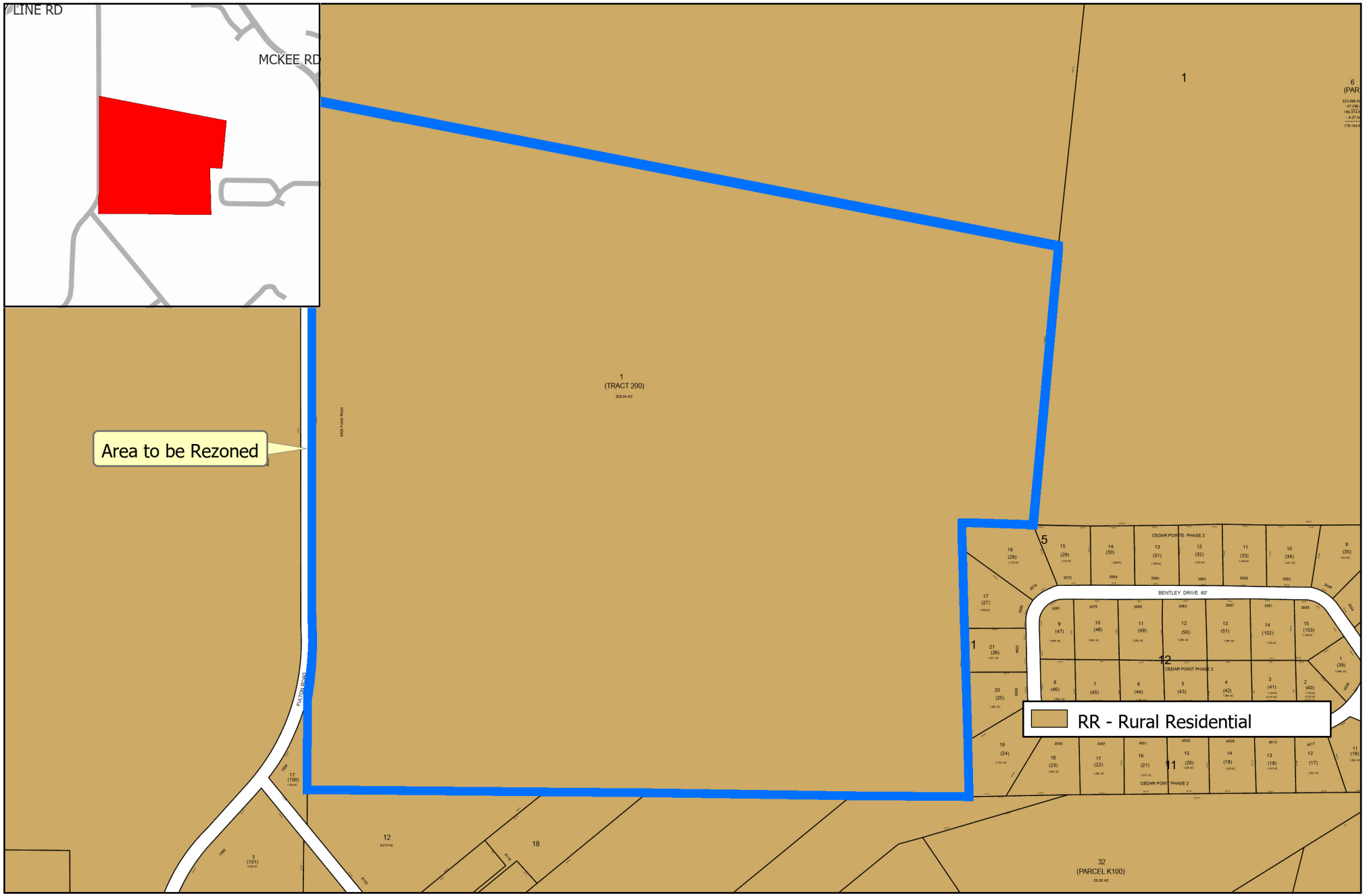
REZN 09-26-1749: Existing Land Use Map
CCG Planning Department

0 150 300 600 900 1200 1500 1800 Feet

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REZN 09-26-1749: Future Land Use Map
CCG Planning Department

COLUMBUS PLANNING

0 150 300 600 900 1200 1500 1800 Feet

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Call before you dig.

CAUTION !!!
CONTRACTOR TO LOCATE AND PROTECT EXISTING UTILITIES PRIOR TO AND DURING CONSTRUCTION.

N E S W

200 100 0 200 400
SCALE: 1" = 200' FEET

FLOOD AREA NOTE: THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DEFINED BE F.E.M.A. FLOOD INSURANCE RATE MAPS:
(FIRM) # 1351580018F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 1351580017F, WITH EFFECTIVE DATE OF 9/5/2007;
(FIRM) # 13145C0330C, WITH EFFECTIVE DATE OF 7/3/2012

STREET DATA	
TOTAL # OF CULDESACS:	3
STREET LENGTHS (FT):	
- STREET A:	5,253
- STREET B:	349
- STREET C:	2,540
- STREET D:	2,297
TOTAL:	10,439 LF

SITE AREA	
- PARCEL # 144 001 001 LAND AREA:	±205.04 AC
- PARCEL # 145 002 001 LAND AREA:	±205.04 AC
TOTAL LAND AREA:	±410 AC
TOTAL # OF PROPOSED LOTS:	92
MINIMUM LOT AREA::	43,560 SF (1 ACRE)
MINIMUM LOT WIDTH:	125 FT
MINIMUM LOT WIDTH AT CUL-DE-SAC (50' RADIUS):	45 FT
JURISDICTION:	CITY OF COLUMBUS, GA
CURRENT ZONING PARCEL # 144 001 001:	RE1
CURRENT ZONING PARCEL # 145 002 001:	RE10
PROPOSED ZONING PARCEL # 145 002 001:	RE1
SETBACK - FRONT (LOCAL STREET):	50 FT
SETBACK - REAR:	40 FT
SETBACK - SIDE YARD AT STREET::	50 FT
SETBACK - SIDE:	20 FT

SEWER SYSTEM	
SEPTIC SYSTEM LOTS:	ALL LOTS



BOLT ENGINEERING INC
CIVIL ENGINEERING • LAND PLANNING
400 2nd AVENUE
OPELIKA, AL 36801
phone 334.744.4016 | www.boltengineering.net

GEORGIA REGISTERED PROFESSIONAL ENGINEER BRANDON A. BOLT
PRELIMINARY NOT FOR CONSTRUCTION

CONCEPTUAL LAYOUT PLAN
COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

SYMBOL	DESCRIPTION	DATE

JOB NO.: 22 264
INITIAL DATE: 09.19.2025
SCALE: 1" = 200'
GSWCC #53174

SHEET #
CS-100

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
0	17419251.79	399.89
1	51640.09	1.19
2	42836.40	0.98
3	79763.51	1.83
4	64656.09	1.48
5	127117.35	2.92
6	133215.75	3.06
7	131579.25	3.02
8	152782.40	3.51
9	152523.88	3.50
10	155966.03	3.58
11	44282.81	1.02
12	63127.51	1.45
13	45717.41	1.05
14	43700.00	1.00
15	43700.00	1.00
16	43700.00	1.00
17	43700.00	1.00
18	43700.00	1.00
19	109855.21	2.52
20	107661.94	2.47
21	55320.64	1.27
22	76957.21	1.77
23	188898.13	4.34
24	241402.01	5.54
28	69037.26	1.58
29	55560.10	1.28
30	43800.00	1.01
31	43800.00	1.01
32	43800.00	1.01
33	43800.00	1.01
34	43800.00	1.01
35	43800.00	1.01
36	43800.00	1.01
37	53985.82	1.24
38	48693.61	1.12
39	48693.61	1.12
40	48693.61	1.12
41	48693.61	1.12
42	48693.61	1.12
43	51719.79	1.19
44	43800.00	1.01
45	53427.15	1.23
46	49092.18	1.13
47	63890.94	1.47
48	55706.54	1.28
49	87536.25	2.01
50	62847.54	1.44
51	55097.24	1.26
52	62824.37	1.44

Parcel Area Table		
PARCEL NO.	SQUARE FEET	ACRES
53	125022.54	2.87
54	120001.38	2.75
55	91546.86	2.10
56	162171.59	3.72
57	85551.12	1.96
58	52668.47	1.21
59	52948.71	1.22
60	57427.09	1.32
61	104096.38	2.39
62	134846.30	3.10
63	176889.50	4.06
64	78497.88	1.80
65	76647.13	1.76
66	218223.40	5.01
67	90436.39	2.08
68	93171.13	2.14
69	87962.99	2.02
70	62459.42	1.43
71	68640.58	1.58
72	57878.11	1.33
73	57752.47	1.33
74	92947.48	2.13
75	63349.16	1.45
76	49079.65	1.13
77	43700.00	1.00
78	49891.29	1.15
79	48625.84	1.12
80	46602.88	1.07
81	69230.35	1.59
82	207562.47	4.76
83	92129.02	2.11
84	71432.74	1.64
85	50373.33	1.16
86	70233.73	1.61
87	76649.80	1.76
88	80180.51	1.84
89	81968.33	1.88
90	152263.43	3.50
91	59922.65	1.38
92	87400.00	2.01
501	155342.99	3.57
502	1644789.10	37.76
1001	8333044.56	191.30

NOTE:
SERIES 500 LOTS ARE OPEN SPACE AND NOT BUILDABLE;
LOT 1001 LOT TO REMAIN IN HARDAWAY FAMILY

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COUNTY LINE & FULTON ROAD

PT OF LAND LOTS 258, 259, 286, 287, 17th LAND DISTRICT
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SYMBOL	DESCRIPTION	DATE

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GSWCC #53174

SHEET #
CS-101