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

COUNCIL
STAFF REPORT
REZN-09-26-1794

Applicant:	Gomer Eliseo Lopez Garcia
Owner:	Gomer Eliseo Lopez Garcia
Location:	2900 12th Avenue
Parcel:	029-017-006
Acreage:	0.17 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	Residential Multifamily – 1
Proposed Conditions:	1. Minimum lot size of 4,000 sq ft **2.** Minimum lot width of 45 feet.
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 7
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 D
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family 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 all city services.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the NC zoning district.
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	Neighborhood Commercial
	South	General Commercial
	East	Neighborhood Commerical
	West	Neighborhood Commercial
Attitude of Property Owners:		**Thirty-Two (32)** 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:		Existing Single Family residence
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map



REZN 09-26-1794: Aerial Map
CCG Planning Department

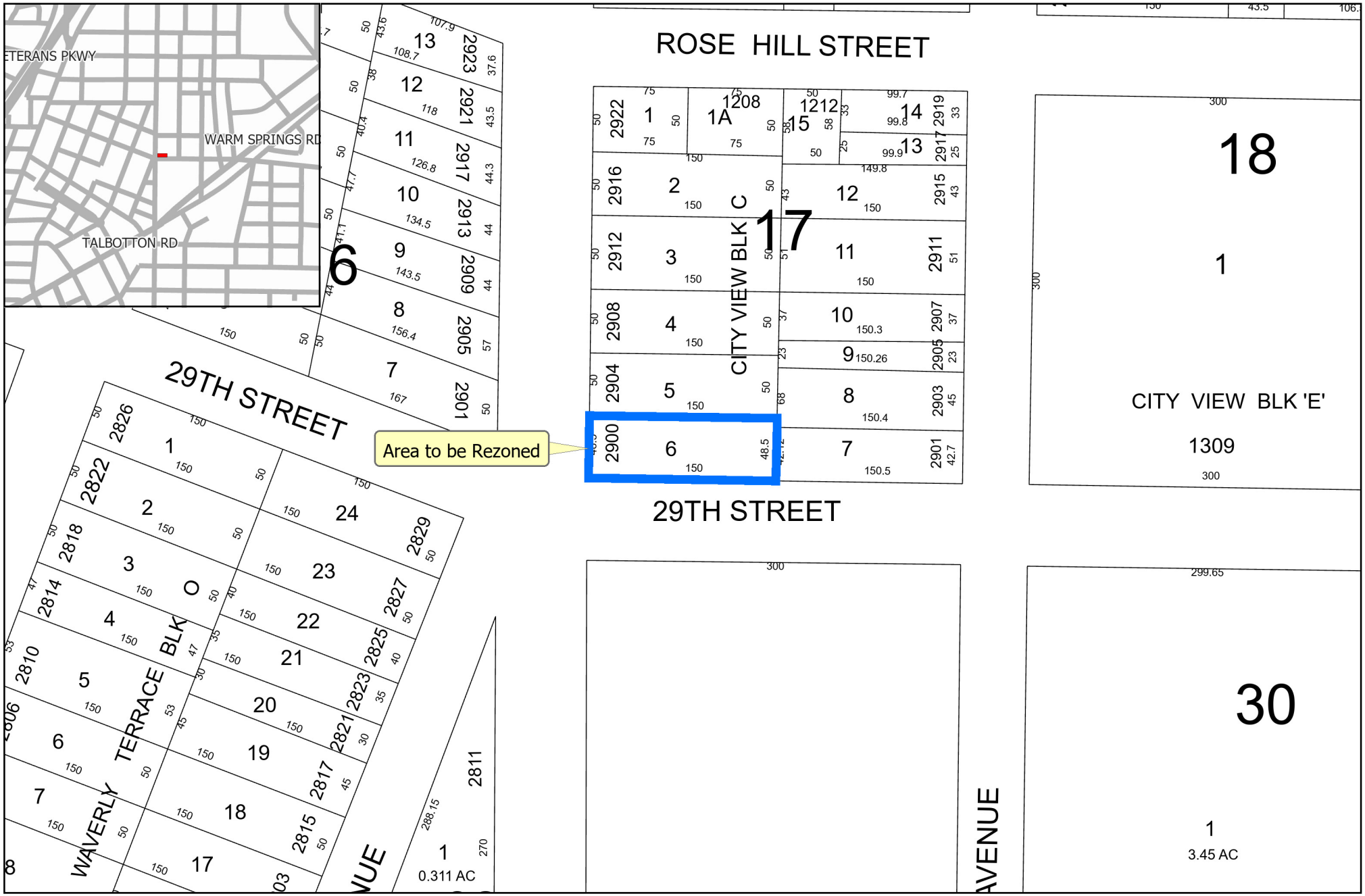
Prepared by Rex Wilkinson 10/2/2026

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0 30 60 120 180 240 300 360 Feet

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



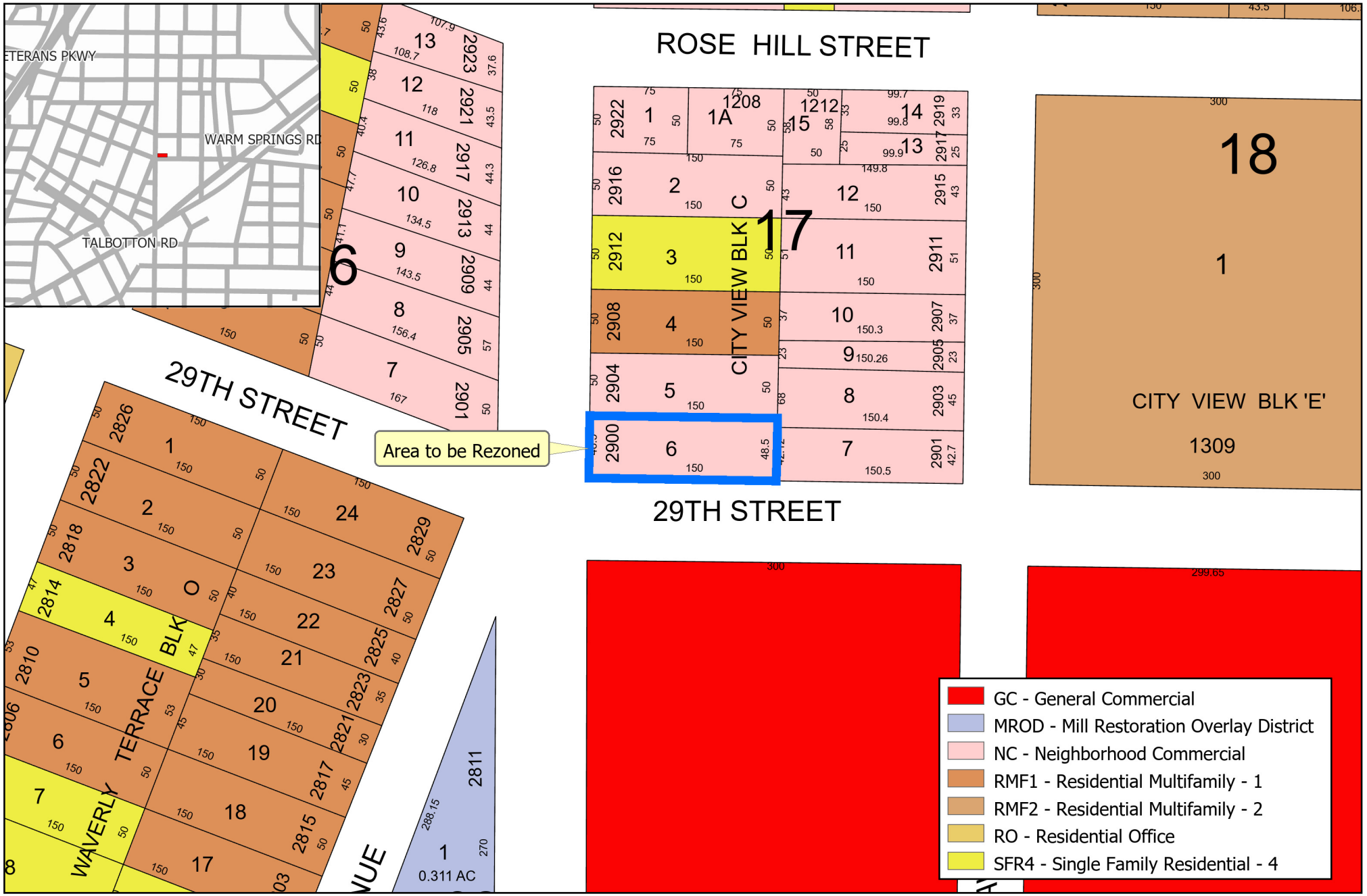
REZN 09-26-1794: Location Map
CCG Planning Department

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REZN 09-26-1794: Zoning Map
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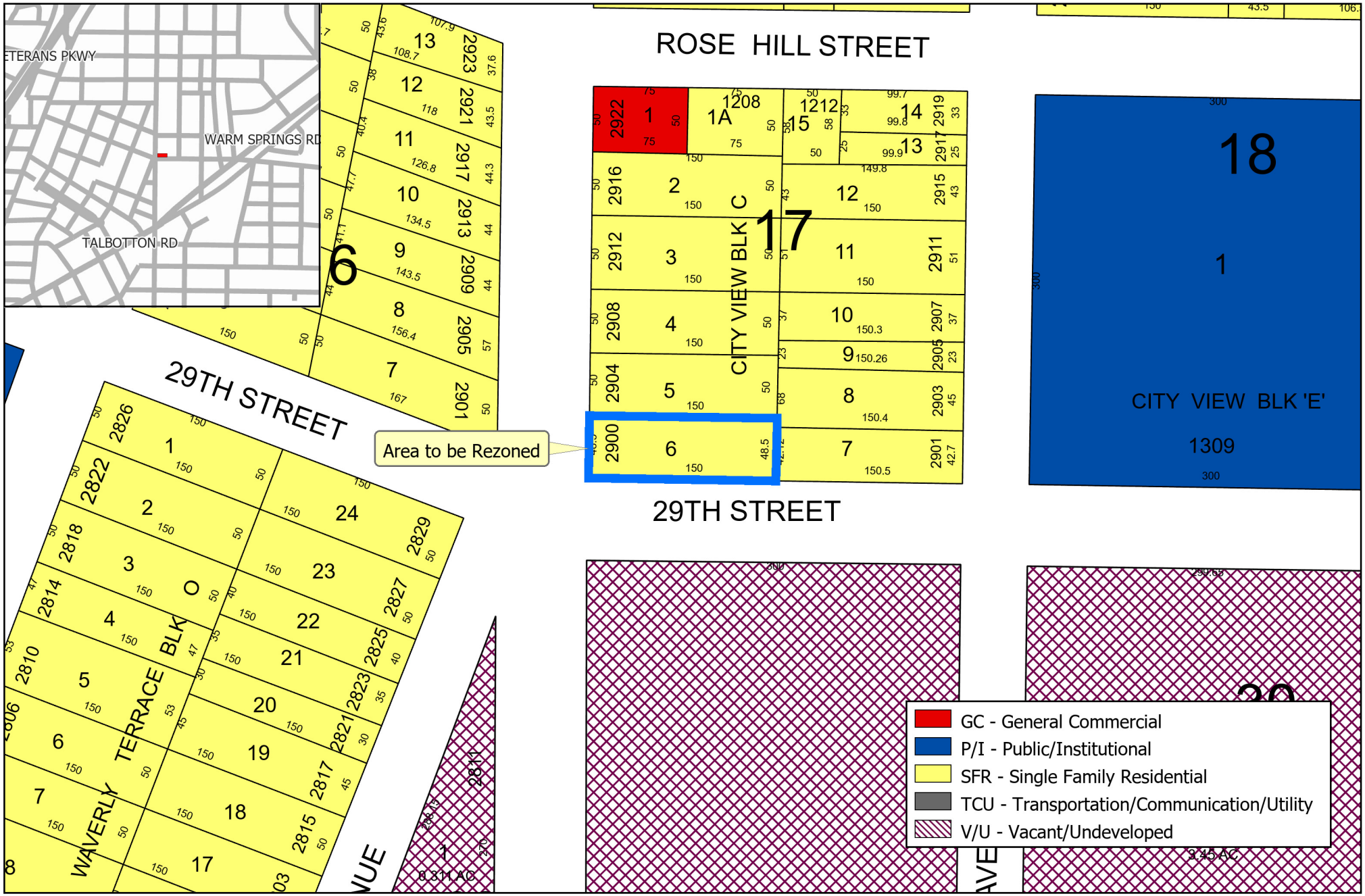
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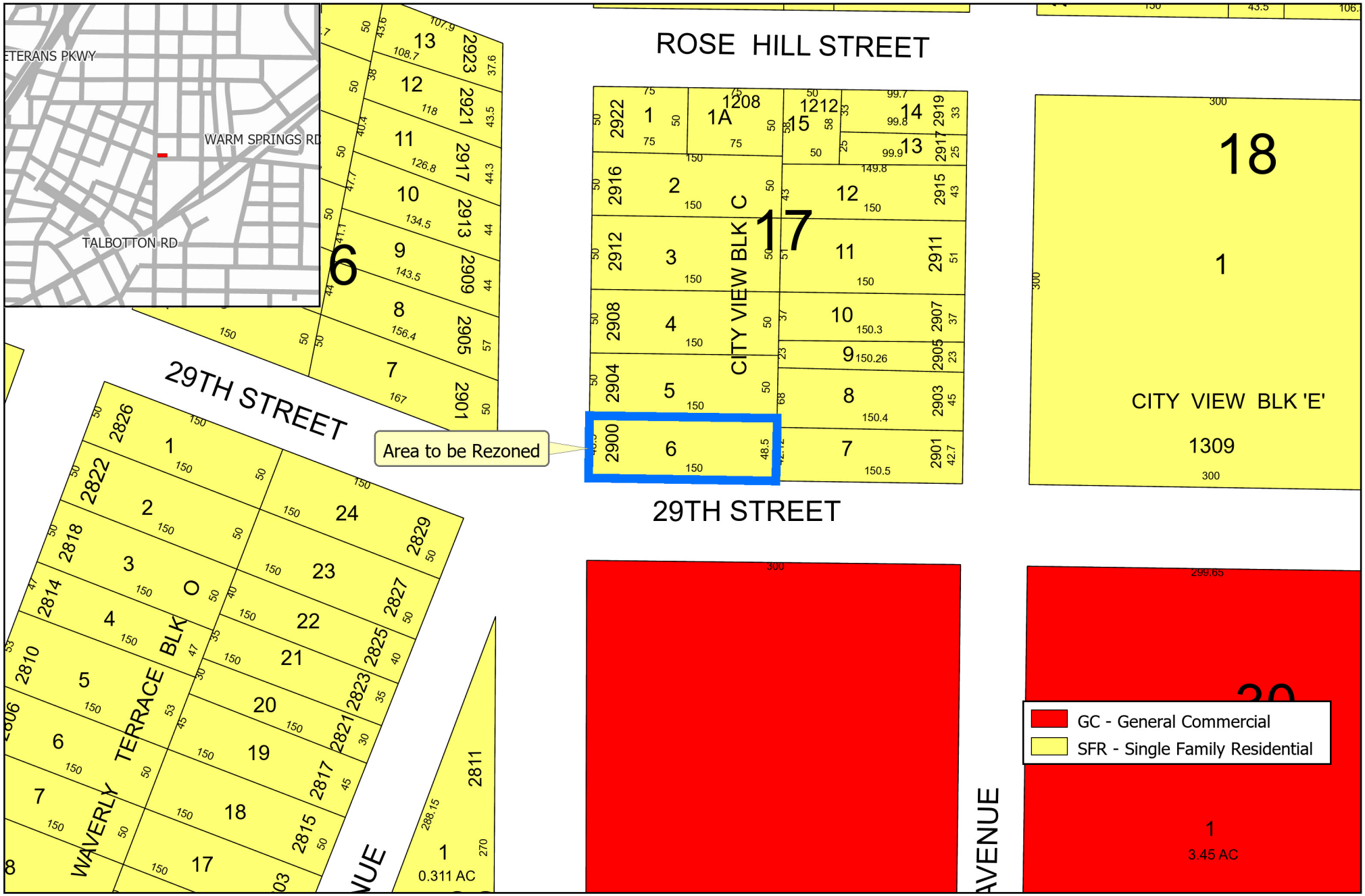
REZN 09-26-1794: Existing Land Use Map
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REZN 09-26-1794: Future Land Use Map
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