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

COUNCIL
STAFF REPORT
REZN-09-26-1787

Applicant:	Adrian J Roque Vernabente
Owner:	AB Excellence LLC
Location:	2409 S Lumpkin Road
Parcel:	059-056-014
Acreage:	0.77 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	General Commercial, Auto Rental
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 C
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Neighborhood Commercial
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 commercial usage. The owner will be required to eliminate the driveway access from Meade Street and use S Lumpkin Road only for access.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district.
Fort Moore's Recommendation:		N/A
DRI Recommendation:		N/A
Surrounding Zoning:	**North**	General Commercial
	South	Single Family Residential 3
	East	Neighborhood Commercial
	West	Single Family Residential 3
Attitude of Property Owners:		**Thirty-nine** 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:		Proposed use is Auto Rental business in an existing building. The property is within the Victory Drive Overlay.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map



REZN 09-26-1787: Aerial Map
CCG Planning Department

Prepared by Rex Wilkinson 10/2/2026

COLUMBUS PLANNING

0 40 80 160 240 320 400 480 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 09-26-1787: Location Map
CCG Planning Department

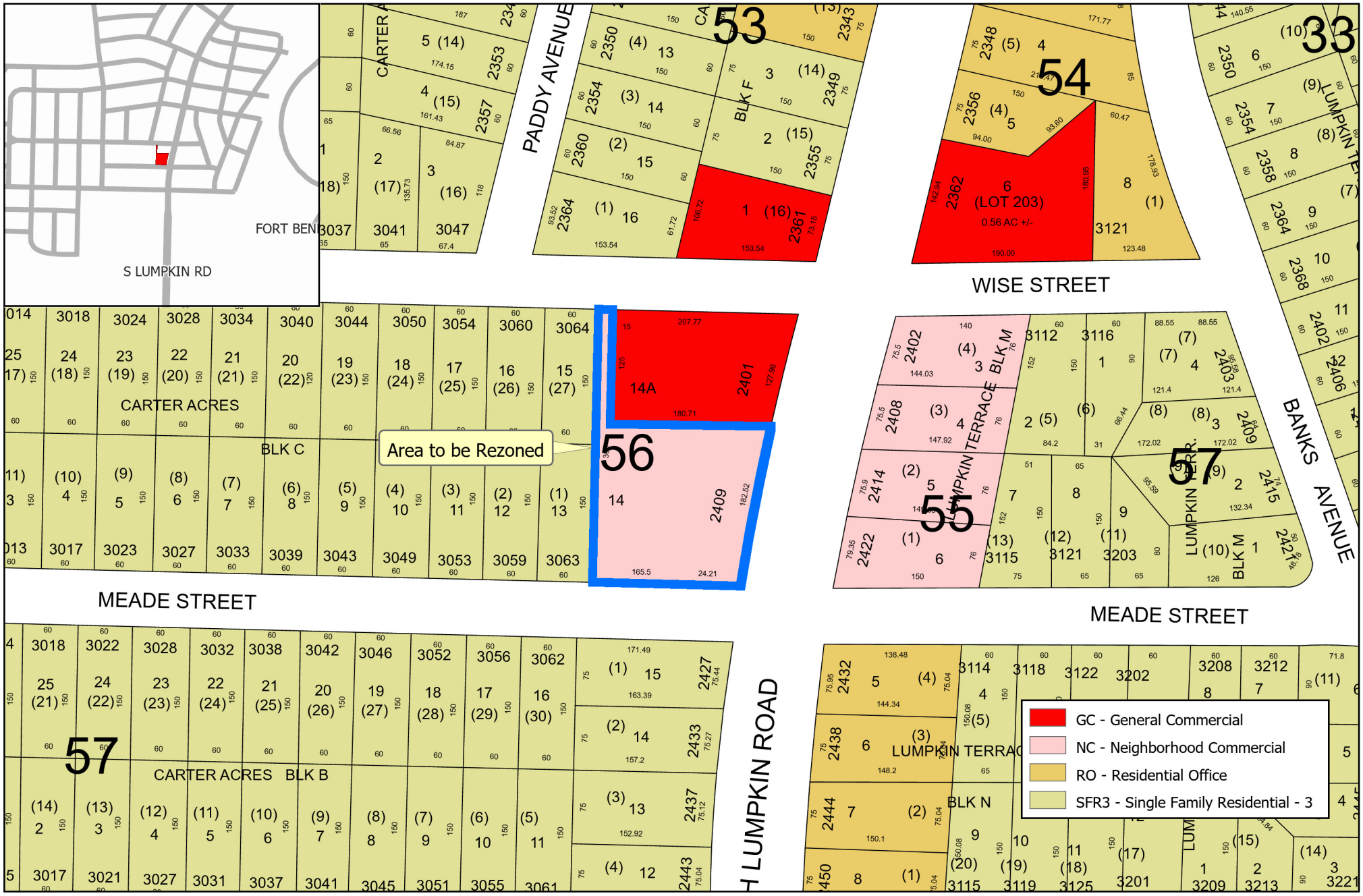
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REZN 09-26-1787: Zoning Map
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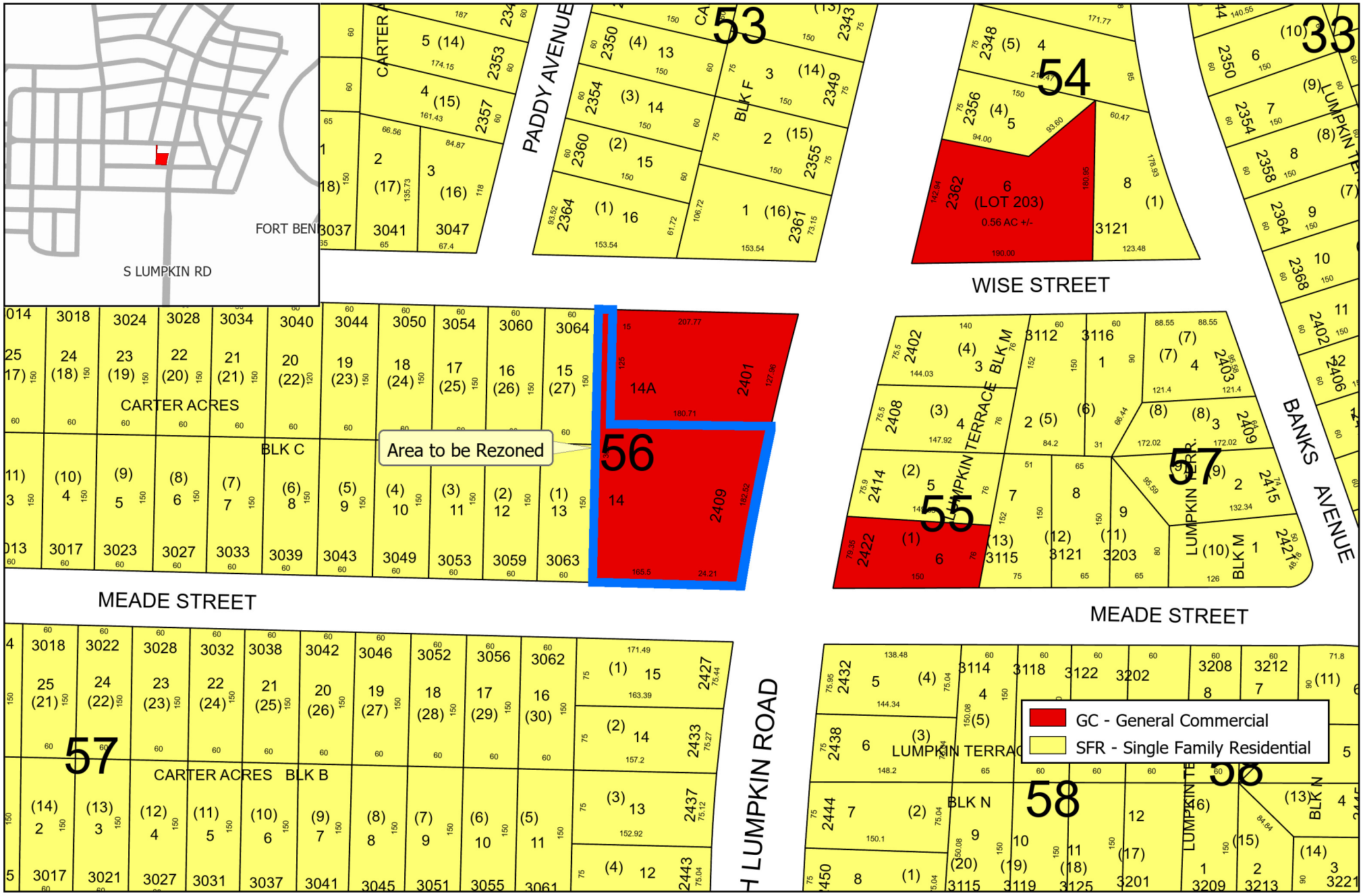
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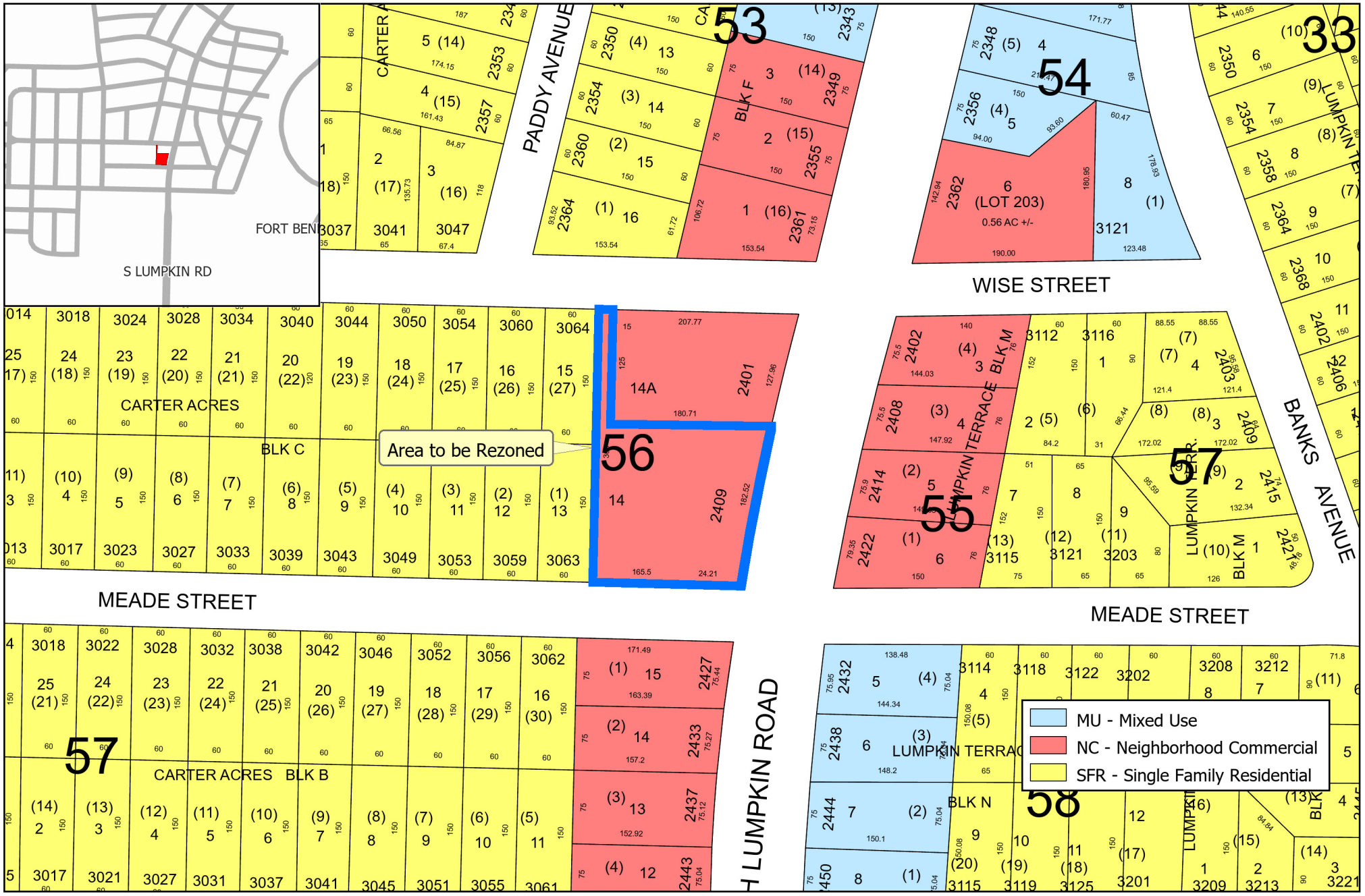
REZN 09-26-1787: Existing Land Use Map
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REZN 09-26-1787: Future Land Use Map
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Prepared by Rex Wilkinson 10/2/2026

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