

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-06-23-0111

Applicant:	Sam Hewitt
Owner:	Sam Hewitt
Location:	119 Bascom Court
Parcel:	073-027-003
Acreage:	0.90 Acres
Current Zoning Classification:	Residential Office (RO)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	General Commercial
Proposed Use of Property:	Office/Warehouse
Council District:	District 2 (Davis)
PAC Recommendation:	Approval based on the Staff Report
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area A
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Mixed Use

Compatible with Existing Land-Uses:		No
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 Impact:		Average Annual Daily Trips (AADT) will decrease by 34 trips if used for warehouse use.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North South East West	Residential Multifamily – 1 (RMF1) Residential Office (RO) Residential Office (RO) Single Family Residential – 1 (SFR1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the SFR1 and RMF1 zoning district. The 3 options under Category C are: 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Thirteen (13) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received 4 calls and/or emails regarding the rezoning.

Approval **0 Responses**

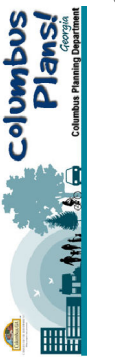
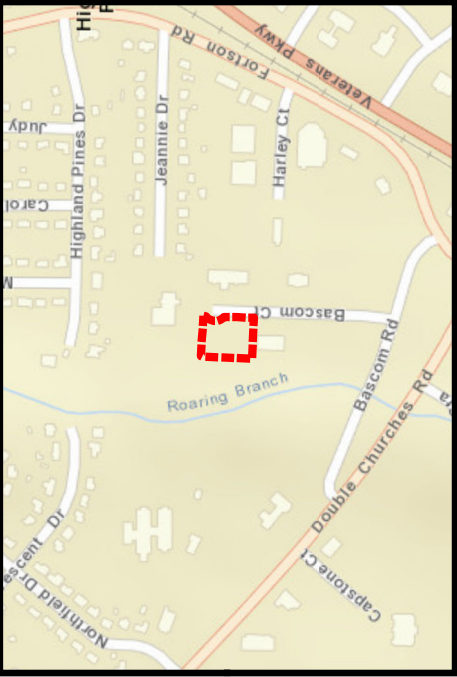
Opposition 4 Responses

Additional Information:

N/A

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report
Site Plan

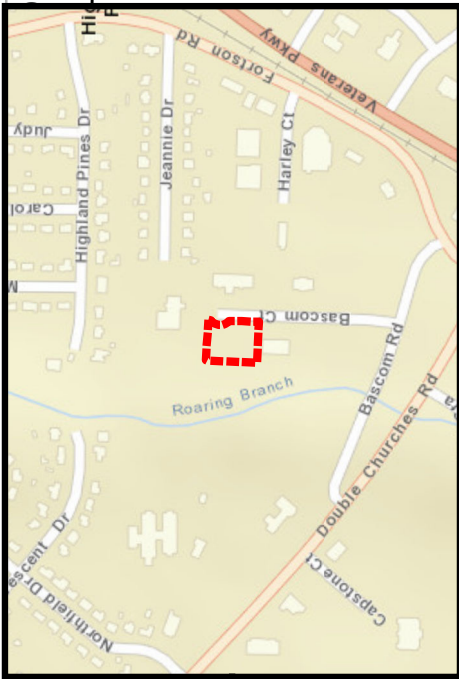


150 Feet
75
0
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

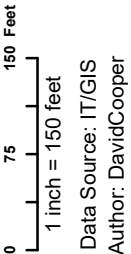
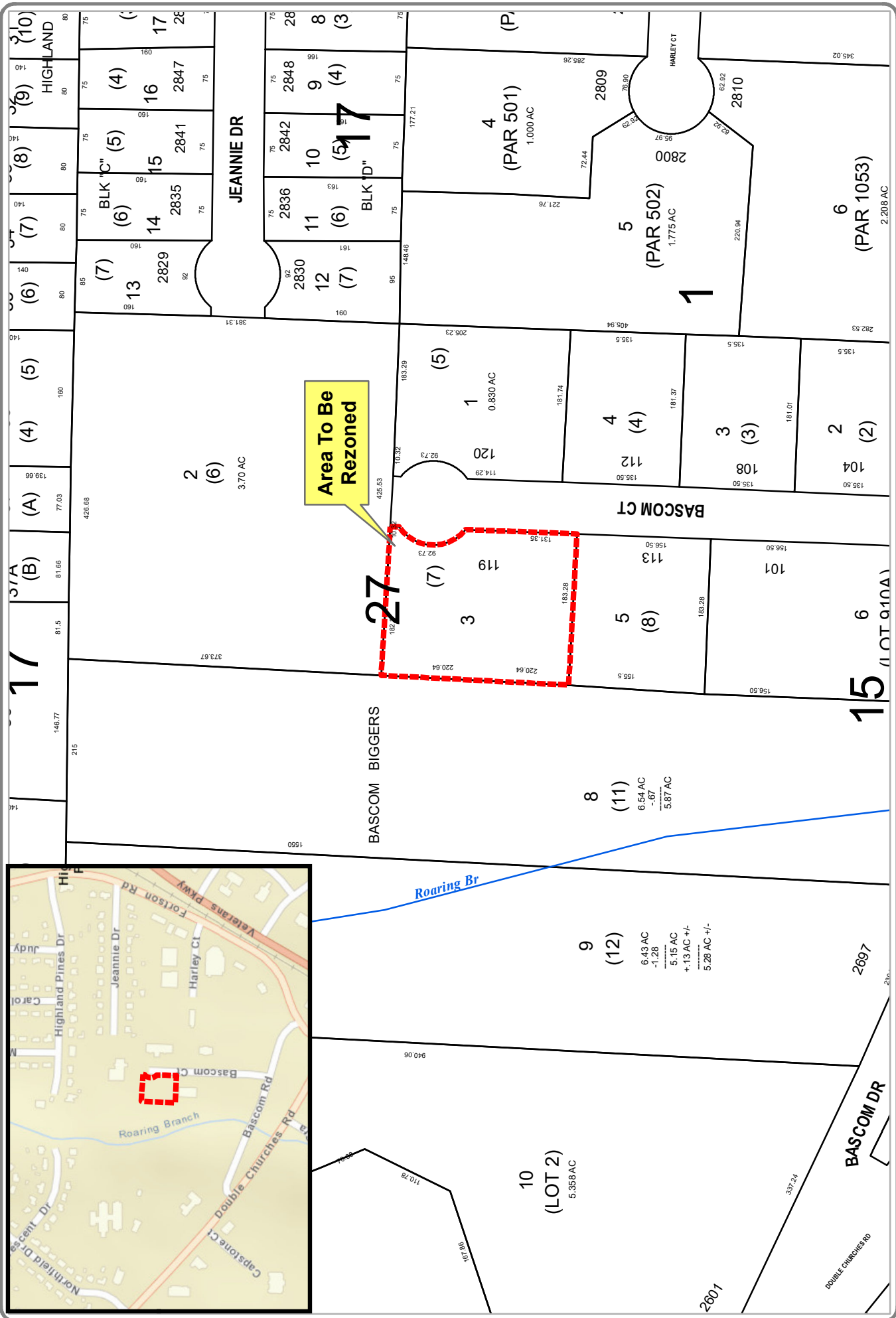
Aerial Map for REZN 06-23-0111
Map 073 Lot 027 Block 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.



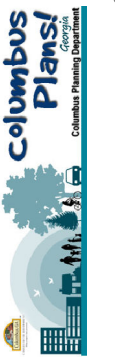


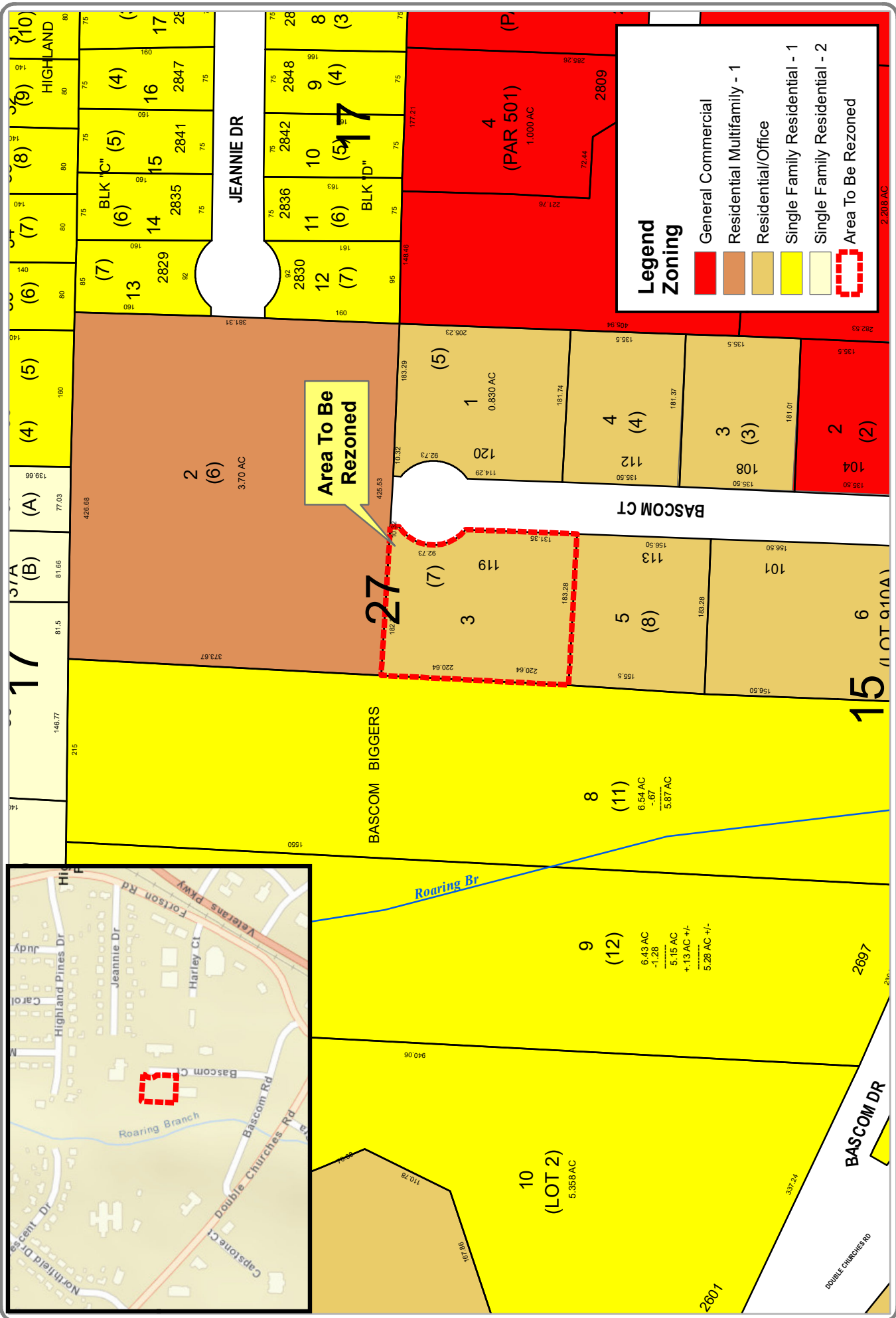
**Area To Be
Rezoned**



Location Map for REZN 06-23-0111
 Map 073 Lot 027 Block 003
 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.





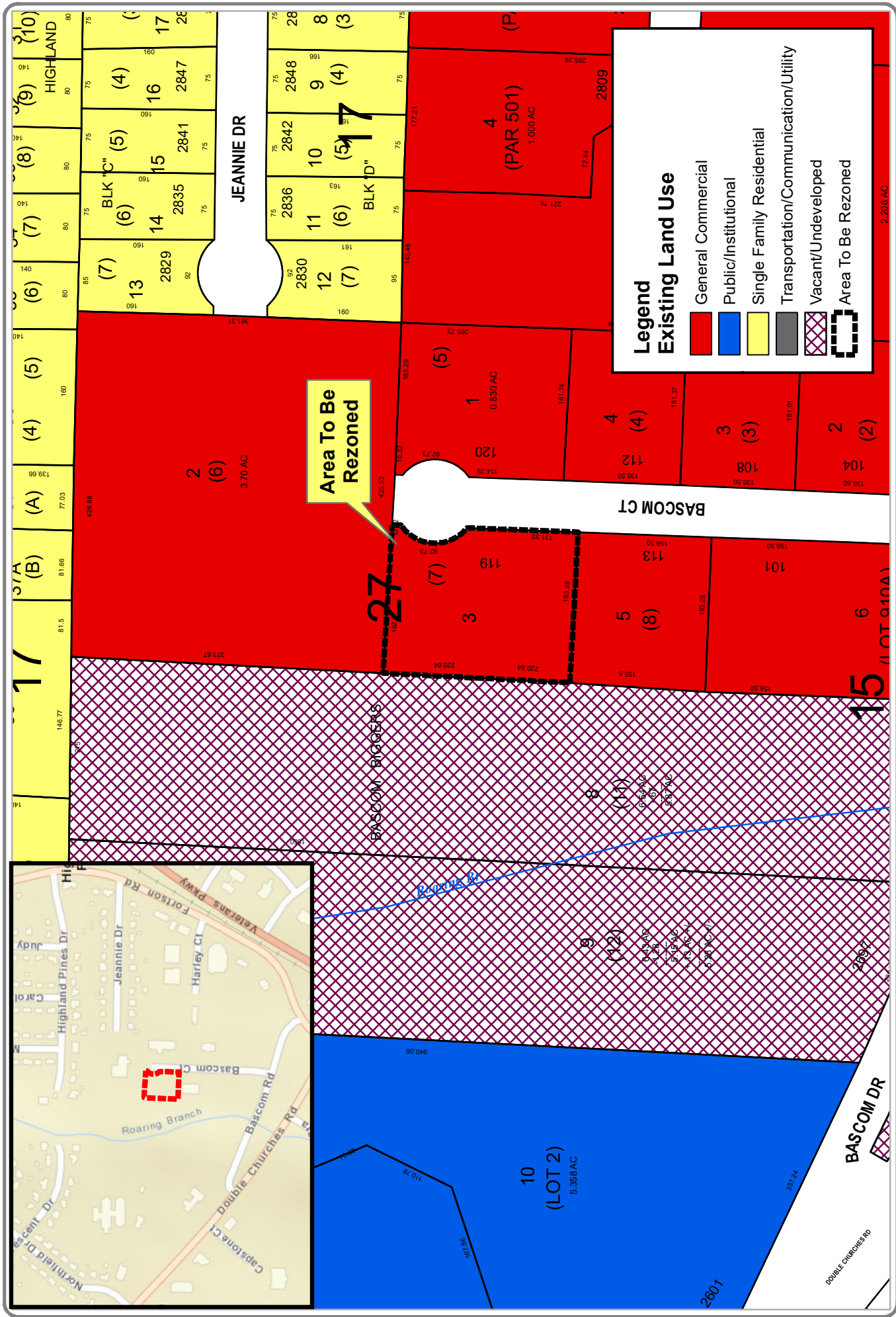
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 6/22/2023

Zoning Map for REZN 06-23-0111
Map 073 Lot 027 Block 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Columbus Plans!
Georgia
Columbus Planning Department



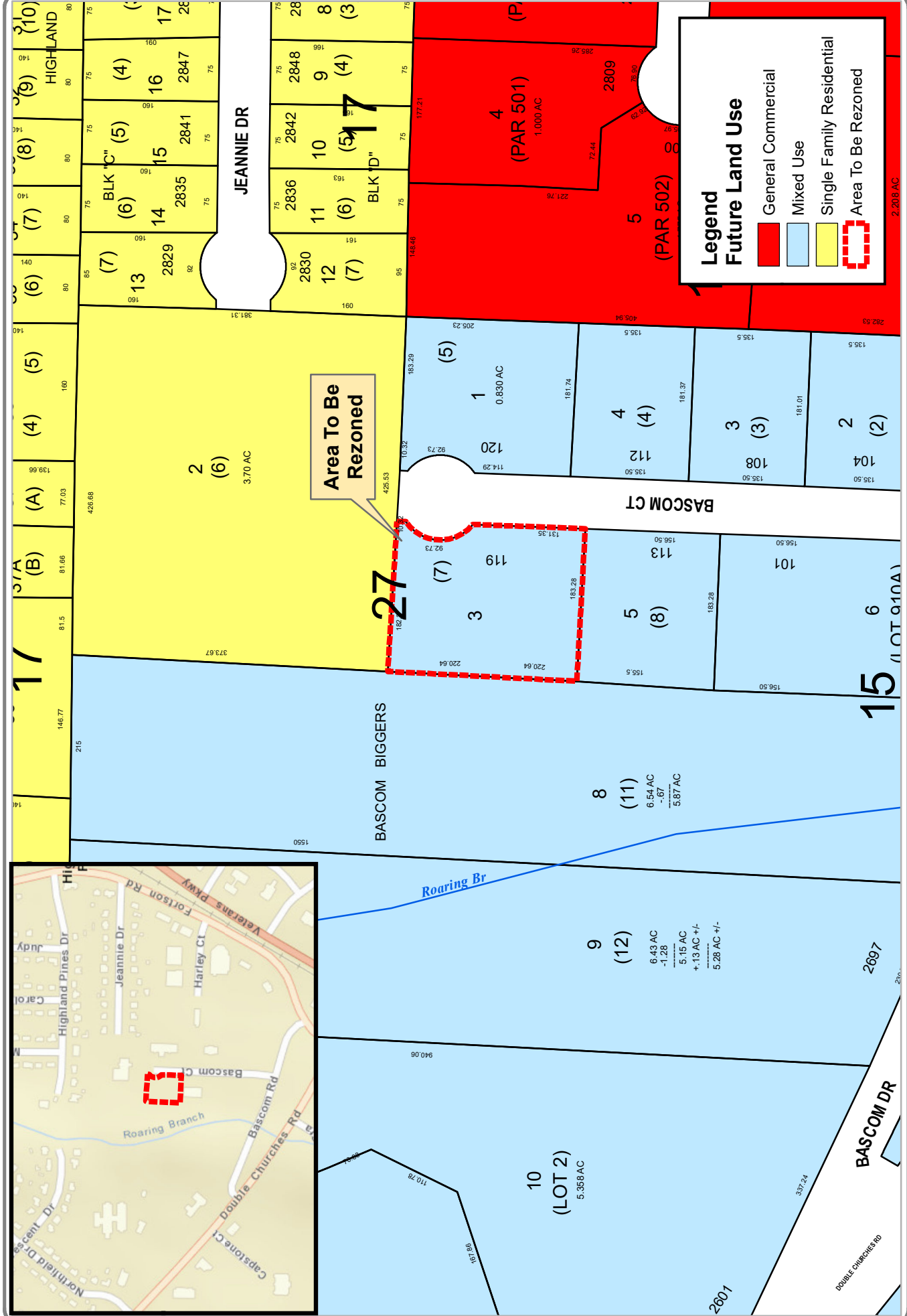
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 06-23-0111
 Map 073 Lot 027 Block 003
 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.



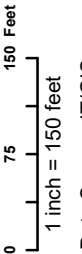
Date: 6/22/2023



Area To Be Rezoned

**Legend
Future Land Use**

- General Commercial
- Mixed Use
- Single Family Residential
- Area To Be Rezoned



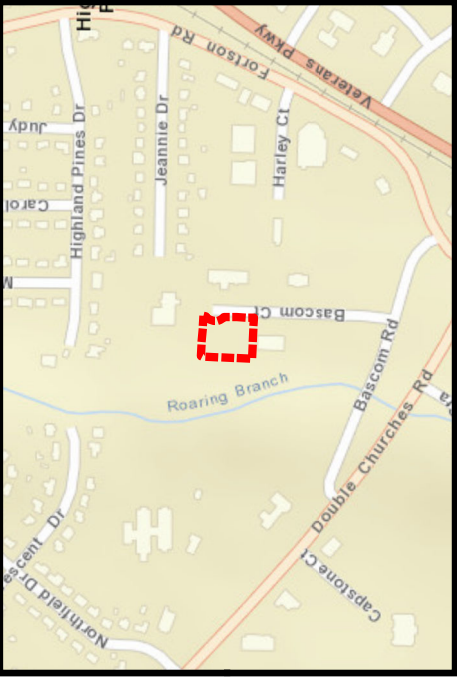
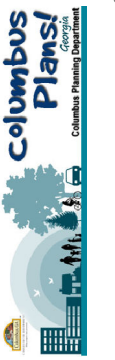
Data Source: IT/GIS
Author: DavidCooper

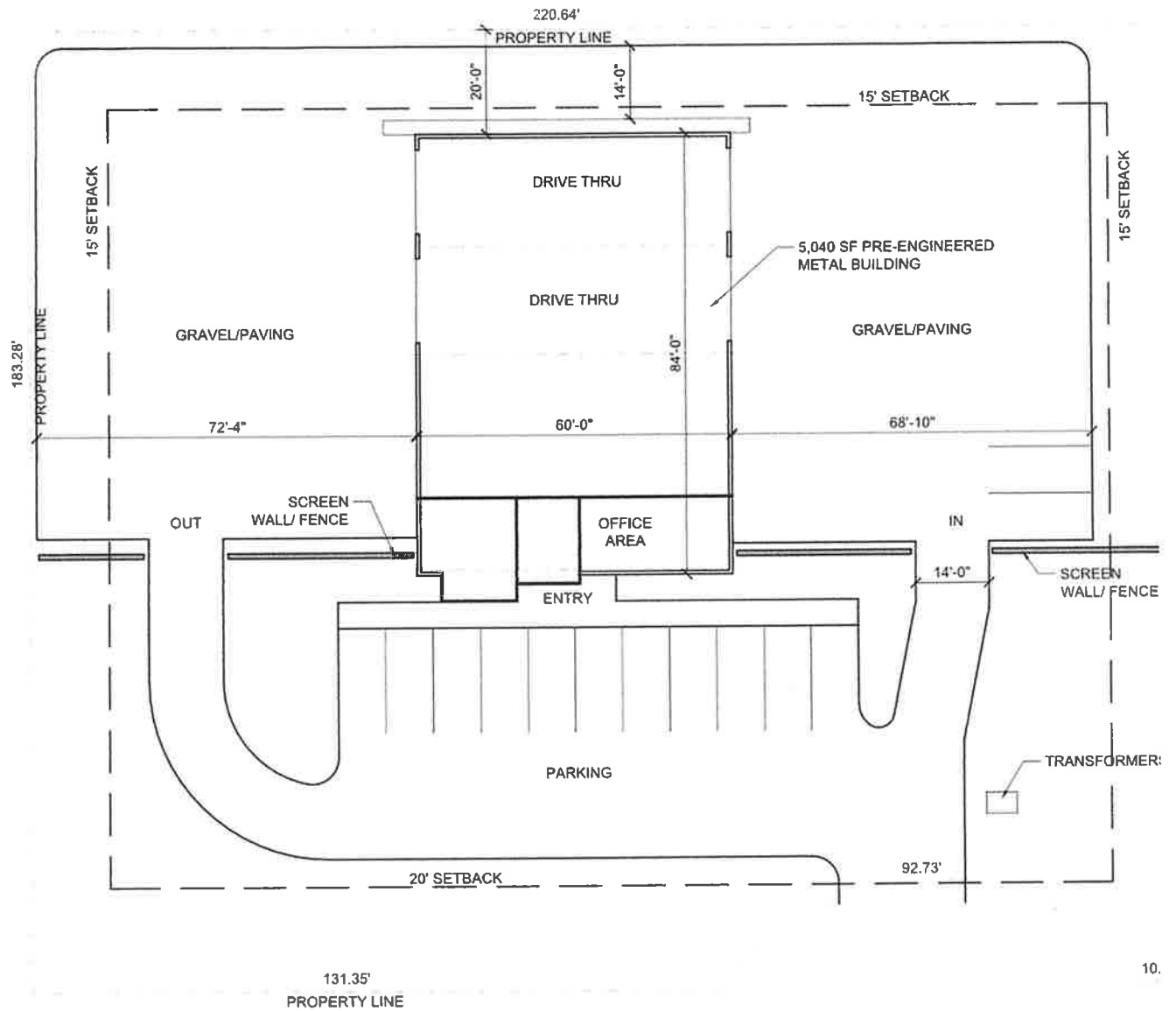
Future Land Use Map for REZN 06-23-0111
Map 073 Lot 027 Block 003

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.

Date: 6/22/2023

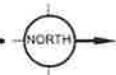




10.

119 BASCOM COURT
REZONING RO TO GC

SITE PLAN
SCALE: 1"=20'-0"



Sent from my iPhone