

March 2020 BZA

March 5, 2020

Present Were: Eric Gansauer, Charlotte Davis, Fred Cobb, Will Johnson

Board Members Present: Ty Harrison, Terry Fields, Barbara Fortson

Unexcused: Charles Smith

Excused: Tomeika Farley

Meeting called to order: 2:00pm

Fortson made a motion to approve the February 2020 minutes. Seconded. Minutes Approved.

BZA-01-20-001055

215 8th St

Ernie Smallman was present to request a variance to reduce the minimum lot width for a historic district parcel from 40 feet required to 35.25 feet for a lot subdivision to create two separate parcels. There are multiple structures on one lot. The structures are private dwellings. The city has no objection. There are two different addresses, but legally both are on one lot. It's an existing condition.

BZA-02-20-001132

2352 Howe Ave

Lilia Chavez and Ms. King were present to request a variance to build a carport. There is a front setback reduction hardship. The structure is on a corner lot.

No opposition.

BZA-02-20-001148

3022 Hamilton Rd

Leon Belk was present to request a variance to reduce rear yard setback from 30 feet required to 5 feet shown for a storage unit. This structure is semi-built. It's an additional building. It's a rear yard setback encroachment. No opposition.

BZA-02-20-001151

8755 Warm Springs Rd

Tommy Miles was present to request a special exception variance for public street frontage. Appellant is requesting a variance to create residential parcels that will be served by an access easement to Warm Springs Road. The hardship is access to the property. The intent, clarified by Johnson, is to have 4 landlocked parcels in a rural area. No opposition.

Case Decisions

BZA-01-20-001055

215 8th St

Fortson made a motion to approve based on the existing condition.

Fields Seconded.

No opposition.

Motion Carries as APPROVED.

BZA-02-20-001132

2352 Howe Ave

Fields made a motion to approve this based on the hardship of the placement of the house.

Fortson Seconded

Motion Carries as APPROVED

BZA-02-20-001148

3022 Hamilton Rd

Fortson made a motion to approve this based on the fact that the footprint is the same as the previous building and there was no opposition.

Fields Seconded

Motion Carries as APPROVED

BZA-02-20-001151

8755 Warm Springs Rd

Fields made a motion to approve based on the fact that the appellants will be using their own means of access, that city services will be carried out on the Main Street, and that there was no opposition.

Motion seconded.

Motion Carries as APPROVED

Meeting Adjourned approximately 2:35pm.



**BOARD OF ZONING APPEALS  
AGENDA**

**REGULAR MEETING 5/6/2020 AND 5/6/2020 2:00PM  
COLUMBUS CONSOLIDATED GOVERNMENT  
420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123**

| <u>PLAN CASE NUMBER</u> | <u>APPELLANT'S NAME</u> | <u>LOCATION ADDRESS</u> | <u>ZONECODE</u> | <u>APPEAL TYPE</u> | <u>HEARING STATUS</u> |
|-------------------------|-------------------------|-------------------------|-----------------|--------------------|-----------------------|
|-------------------------|-------------------------|-------------------------|-----------------|--------------------|-----------------------|

|                  |                              |                        |     |                           |                |
|------------------|------------------------------|------------------------|-----|---------------------------|----------------|
| BZA-02-20-001269 | CHRISTOPHER & PAULA G MURPHY | 500 CREEK RD, Columbus | RE1 | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|------------------------------|------------------------|-----|---------------------------|----------------|

Appellant's Appeal: Request variance to locate an accessory structure (18x40 RV cover) in the side yard.

|                  |                |                          |      |                           |                |
|------------------|----------------|--------------------------|------|---------------------------|----------------|
| BZA-02-20-001273 | DAVID WILLIAMS | 738 RUDGATE RD, Columbus | SFR2 | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|----------------|--------------------------|------|---------------------------|----------------|

Appellant's Appeal: TO REDUCE THE REAR SET BACK OF AN ACCESSORY BDLG FROM 5 FEET REQUIRED TO 4 FT SHOWN

|                  |                 |                           |     |                           |                |
|------------------|-----------------|---------------------------|-----|---------------------------|----------------|
| BZA-03-20-001419 | SIERRA BAZEMORE | 8621 BATTERY DR, Columbus | RE1 | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|-----------------|---------------------------|-----|---------------------------|----------------|

Appellant's Appeal: Request a variance to reduce side yard setback from 25' required to 10' shown for the construction of a new detached garage.

|                  |                             |                         |    |                           |                |
|------------------|-----------------------------|-------------------------|----|---------------------------|----------------|
| BZA-04-20-001542 | 3D DEVELOPMENT PARTNERS LLC | 2112 FLOYD RD, Columbus | NC | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|-----------------------------|-------------------------|----|---------------------------|----------------|

Appellant's Appeal: Requesting variance to reduce the front yard setback from 20 feet required to 7 foot 8 inches shown due to an error by land surveyor.

|                  |                          |                        |      |                           |                |
|------------------|--------------------------|------------------------|------|---------------------------|----------------|
| BZA-04-20-001561 | CHI Asset Management LLC | 3508 4TH AVE, Columbus | RMF1 | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|--------------------------|------------------------|------|---------------------------|----------------|

Appellant's Appeal: Neighborworks of Columbus is requesting a variance to reduce the front yard setback for parcel 014-014-020 and 014-014-019 from 20 feet required to 3 feet for new residential construction.

|                  |                                 |                       |    |                           |                |
|------------------|---------------------------------|-----------------------|----|---------------------------|----------------|
| BZA-04-20-001562 | COLUMBUS HOUSING INITIATIVE INC | 401 35TH ST, Columbus | RO | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|---------------------------------|-----------------------|----|---------------------------|----------------|

Appellant's Appeal: Neighborworks of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown for new resider construction.

|                  |                                 |                        |      |                           |                |
|------------------|---------------------------------|------------------------|------|---------------------------|----------------|
| BZA-04-20-001563 | COLUMBUS HOUSING-INITIATIVE INC | 3701 4TH AVE, Columbus | RMF1 | Zoning Ordinance Variance | <u>PENDING</u> |
|------------------|---------------------------------|------------------------|------|---------------------------|----------------|

Appellant's Appeal: Neighborworks of Columbus is requesting a variance to reduce the frontyard setback from 20 feet required to 15 feet shown for new reside construction



**BOARD OF ZONING APPEALS  
AGENDA**

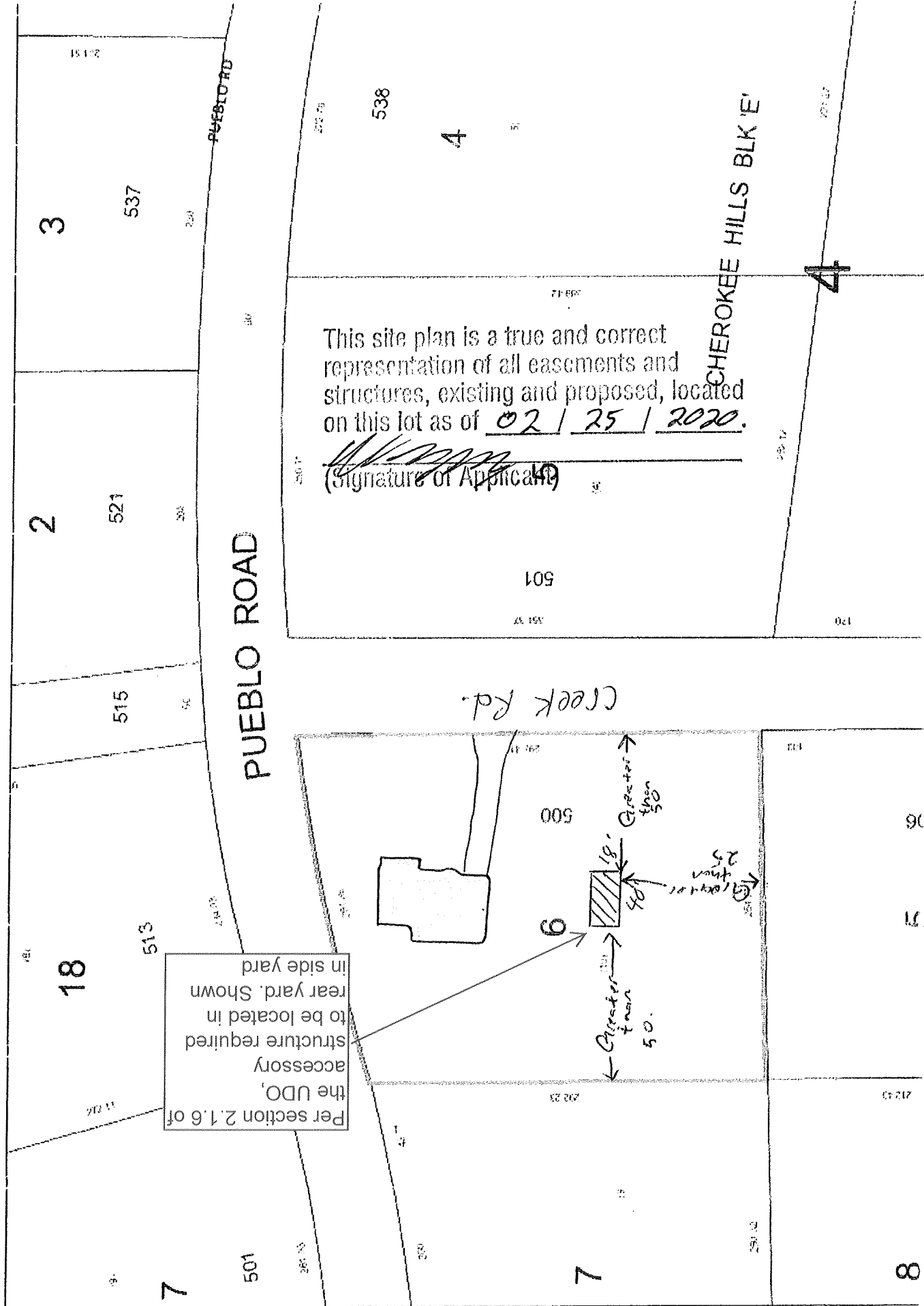
**REGULAR MEETING 5/6/2020 AND 5/6/2020 2:00PM  
COLUMBUS CONSOLIDATED GOVERNMENT  
420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123**

| <u>PLAN CASE NUMBER</u> | <u>APPELLANT'S NAME</u>   | <u>LOCATION ADDRESS</u>     | <u>ZONECODE</u> | <u>APPEAL TYPE</u>        | <u>HEARING STATUS</u> |
|-------------------------|---|-----------------------------|-----------------|---------------------------|-----------------------|
| BZA-04-20-001564        | CHI Asset Management LLC<br>Appellant's Appeal: Neighborworks of Columbus is requesting a variance to reduce the frontyard setback from 20 feet required to 3 feet shown for new residen construction         | 3504 4TH AVE, Columbus      | RMF1            | Zoning Ordinance Variance | <b>PENDING</b>        |
| BZA-04-20-001565        | COLUMBUS HOUSING INITIATIVE INC<br>Appellant's Appeal: Neighborworks of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 4 feet shown for new resider construction | 3710 4TH AVE, Columbus      | RMF1            | Zoning Ordinance Variance | <b>PENDING</b>        |
| BZA-04-20-001586        | ADAM HUNT<br>Appellant's Appeal: Request a variance to the Victory Drive Overlay omitting requirement for electrical service to be provided underground.  | 3701 S LUMPKIN RD, Columbus | GC              | Zoning Ordinance Variance | <b>PENDING</b>        |

END OF VARIANCES

1269  
500 Creek Rd

177 003 006 500 CREEK RD, G.



Per section 2.1.6 of the UDO, accessory structure required to be located in rear yard. Shown in side yard.

This site plan is a true and correct representation of all easements and structures, existing and proposed, located on this lot as of 02 / 25 / 2020.  
*[Signature]*  
(Signature of Applicant)

PUEBLO ROAD

CHEROKEE HILLS BLK 'E'

Creek Rd.

# STAHL ENGINEERS

CONSULTING STRUCTURAL AND  
CIVIL ENGINEERS  
712 BROADWAY  
COLUMBUS, GEORGIA 31901  
OFFICE (706) 324-7196

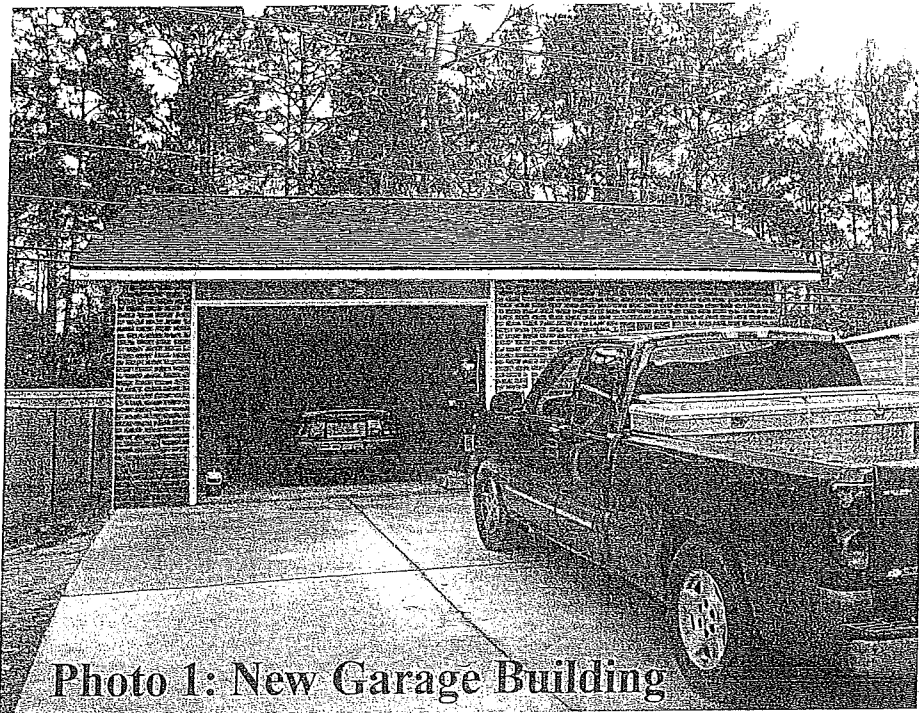
February 19, 2020

Mr. David Williams  
738 Rudgate Road  
Columbus, GA 31904

Re: Structural Engineering Inspection of  
Garage at 738 Rudgate Road  
Columbus, Georgia  
SEI File No. 701.928

Dear Mr. Williams:

My inspection and this report for the garage building you recently built on your property were authorized by you to address concerns raised by the Building Department. I inspected the garage with you on October 29, 2019 and again on February 12, 2020.



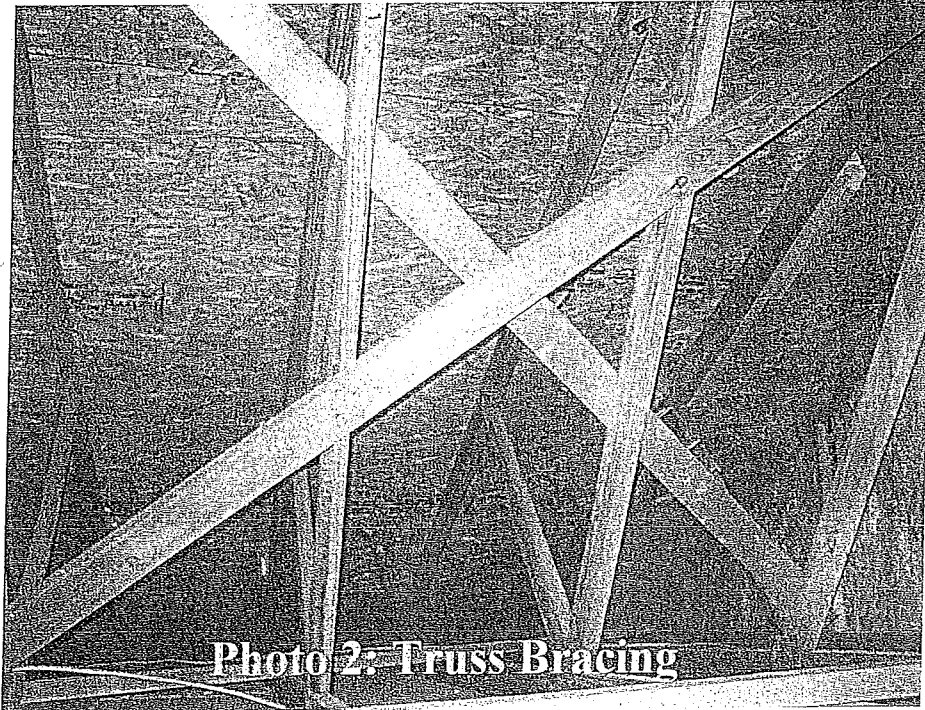
**Photo 1: New Garage Building**

1273  
738 Rudgate

According to the drawings you provided me, the garage construction consists of prefabricated wood roof trusses supported by 2x4 wood stud walls. The walls bear on a turn-down concrete floor slab foundation.

During my first inspection, I reviewed the construction drawings you provided me. Although the design is, in some respects, not as I would have designed it, the drawings indicate that the building will be structurally adequate, in my judgment. I observed no indications of structural distress such as wall or slab cracks, out-of-plumb walls, or sagging roof. However, I observed that no bracing existed between the roof trusses and I recommended that you construct bracing members.

On my second inspection, I observed that you have added the truss bracing members. Therefore, in my judgment, no additional improvements are necessary.

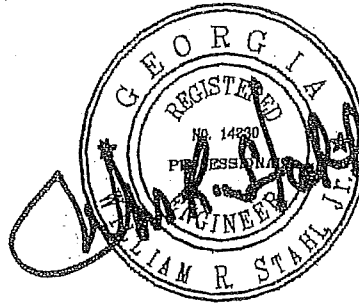


Mr. David Williams  
738 Rudgate Road Inspection  
SEI File No. 701.928  
Page 3

If you have any questions, or if I may be of any further assistance, please feel free to call.

Sincerely,

STAHL ENGINEERS



William R. Stahl, Jr.  
Georgia Registered Professional  
Engineer No. 14230



STAHL ENGINEERS  
712 BROADWAY  
COLUMBUS, GA 31901  
706-324-7196

**INVOICE**  
February 19, 2020

MR. DAVID WILLIAMS  
738 RUDGATE ROAD  
COLUMBUS, GA 31904

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**ENGINEERING SERVICES**

| JOB NO. | PERIOD | INVOICE NO. | DESCRIPTION  | AMOUNT    |
|---------|--------|-------------|--|-----------|
| 701.928 |        | 1           | Structural Engineering Inspection and<br>Written Report for Garage at 738 Rudgate<br>Road, Columbus, Georgia<br><br>Engineer: 3.0 hours @ \$135.00 | \$ 405.00 |

Total: \$ 405.00

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**CREDITS**

| REFERENCE | DATE | CHECK NO. | DESCRIPTION | AMOUNT |
|-----------|------|-----------|-------------|--------|
|-----------|------|-----------|-------------|--------|

Total credits:

**PAYMENT DUE UPON RECEIPT**

Interest may be charged @ 1 ½% per month after 30 days. Thank you.

Please pay this amount: **\$ 405.00**

Please include our Job Number on your check.

SCALE: 1" = 25'

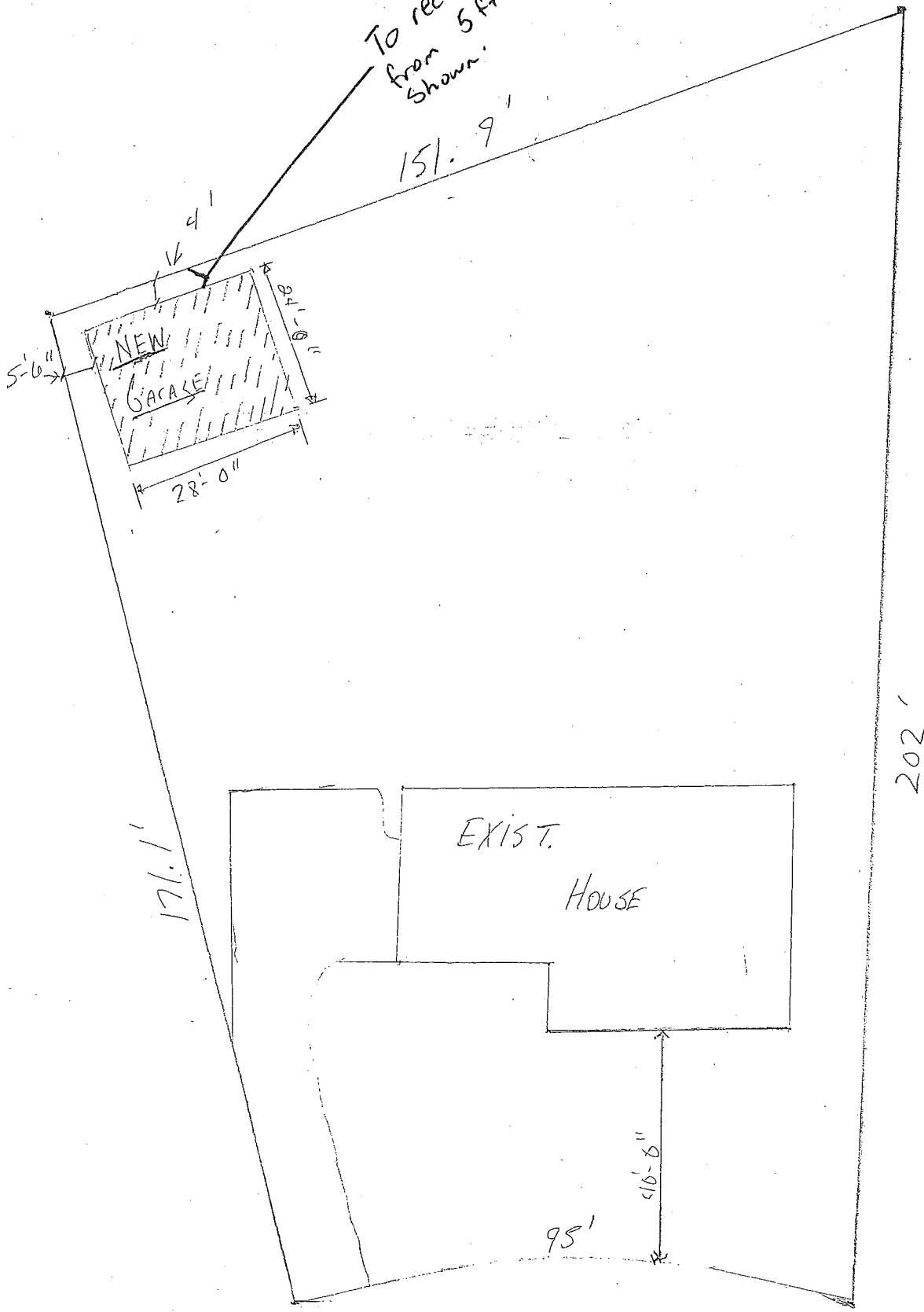
738 RUDGATE RD

COL. GA. 31904

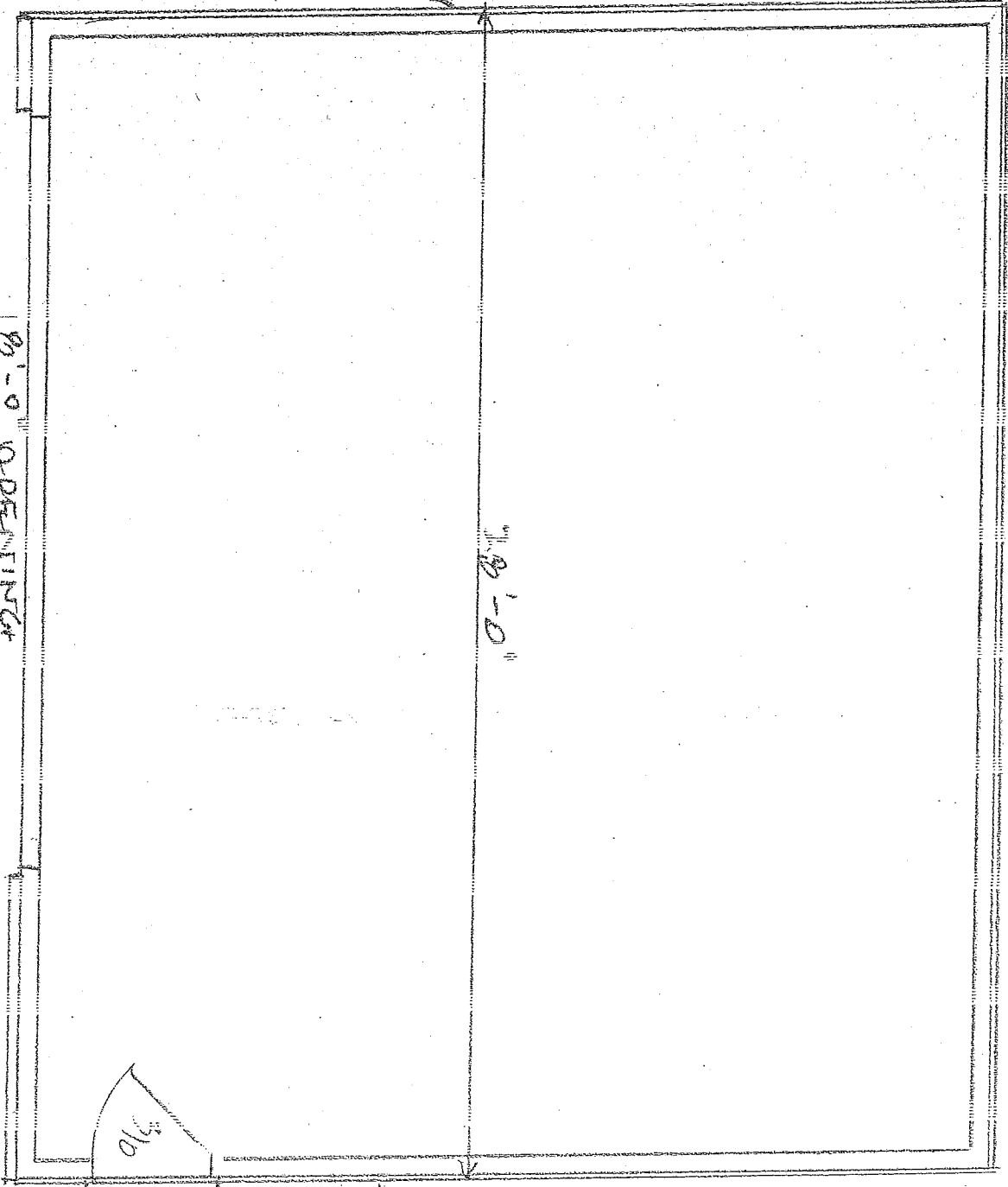
GARAGE

# SITE PLAN

To reduce rear setback  
from 5 ft required to 4 ft  
shown.



28'-0"



Fireplace 14" SEAT

8'-0" OPENING

8'-0"

3/10

FRONT WINDOW

24'-0"

1 1/2" FRAMING

3/8" N.C.

1/2" O.S.B.

BRICK V.

STICK L.R.

4" S.L.

2-3/4" R

1" DO PLY

1/2

5/17

240# Shingles  
15# Felt  
1/2" OSB  
2x12 Rafters  
16" o.c.

1x6 Fascia  
3/4" A.C.

2-2x4 Top Plate  
2x8 Joist  
16" o.c.

24'-0"

1/2" 5 MIL POLY MEMBRANE

3 1/2" Insulation

2x4 Studs

1/2" O.S.B

8'-1"

Brick Veneer

Brick Ledger

2x4 Treated

4" Slab

3,000 psi concrete  
w/ FIBER REINFORCED

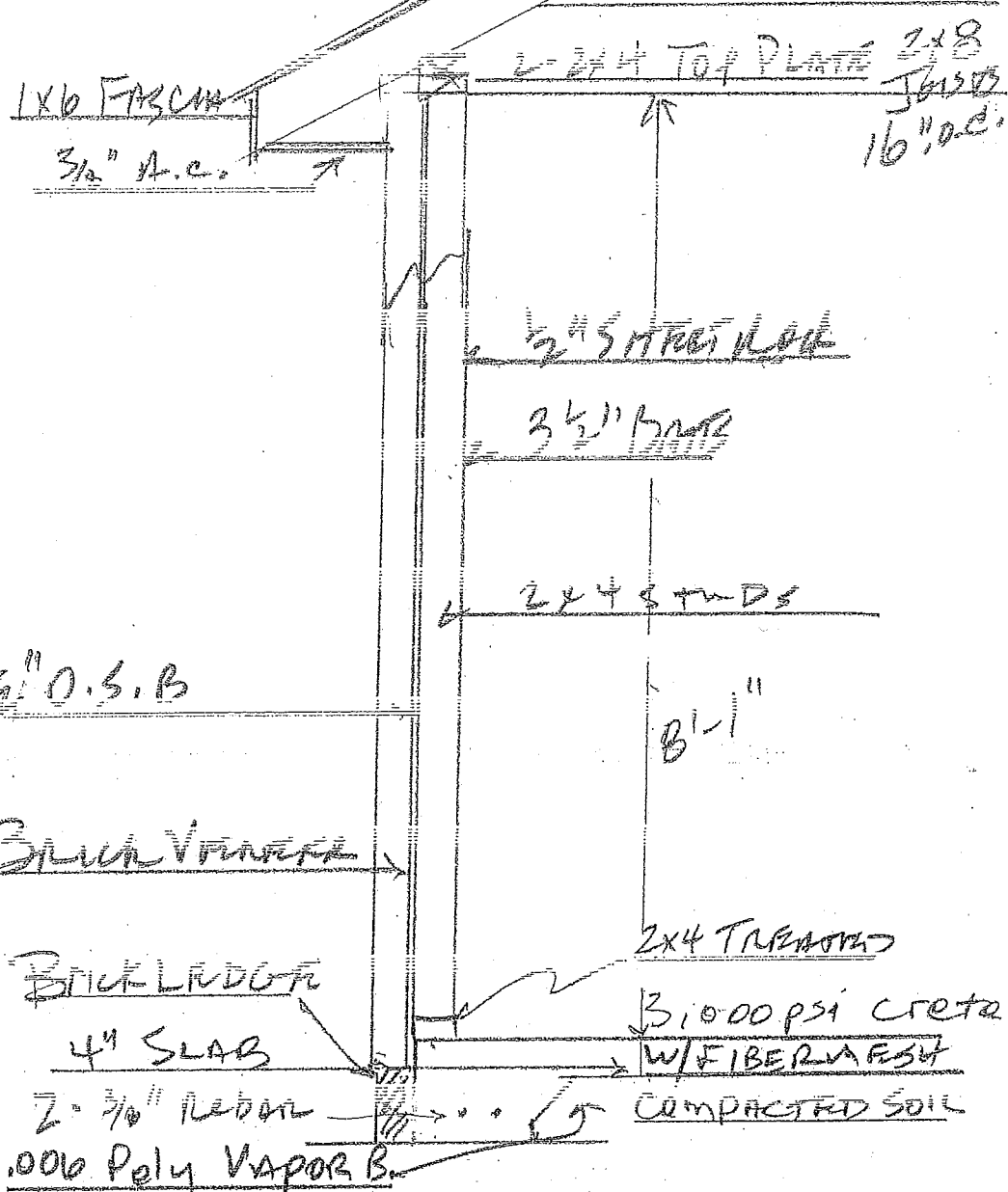
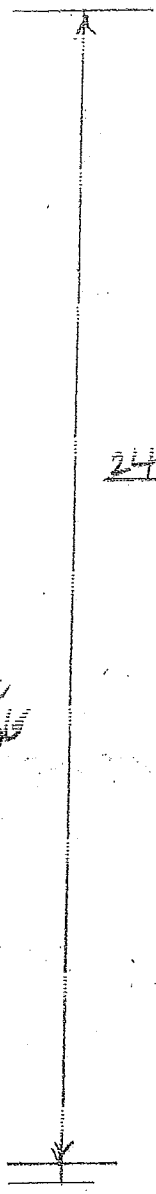
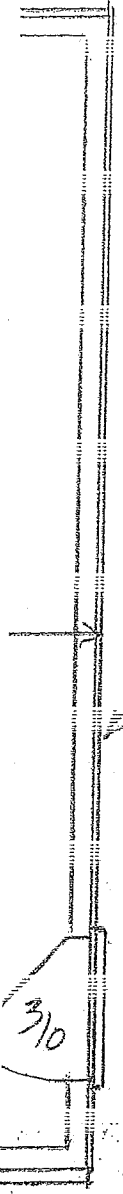
2-3/16" Rebar

COMPACTED SOIL

.000 Poly Vapor B.

16"

Wall Section 1/2" Scale



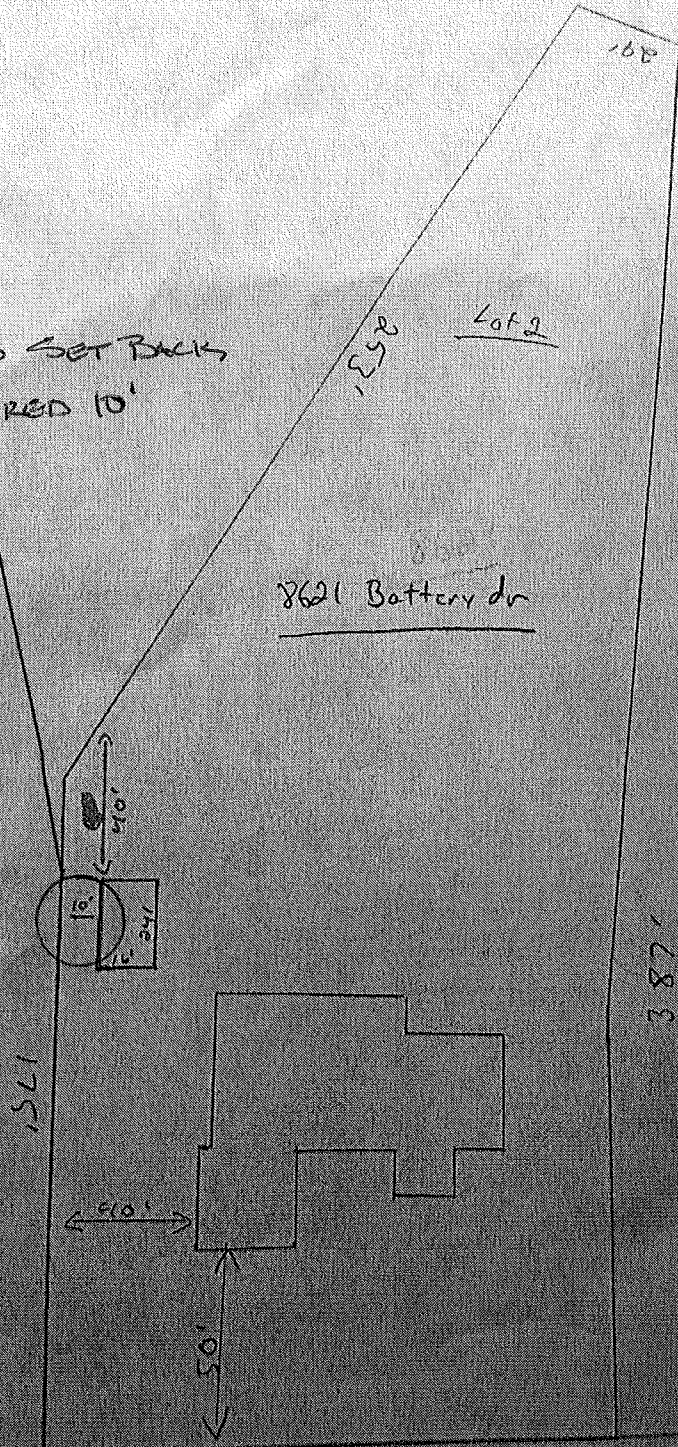
Hard Siding

3/10

ADAMS Brick Store

8621 Battery Dr 1419

SIDE YARD SET BACK  
25' REQUIRED 10'  
SHOWING



8621 Battery dr

171

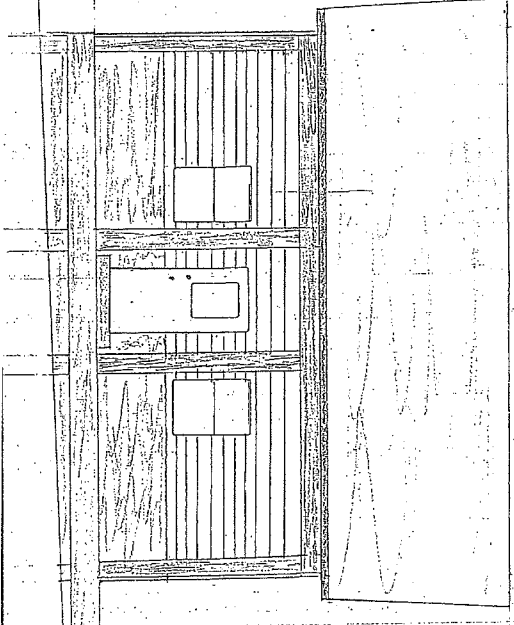
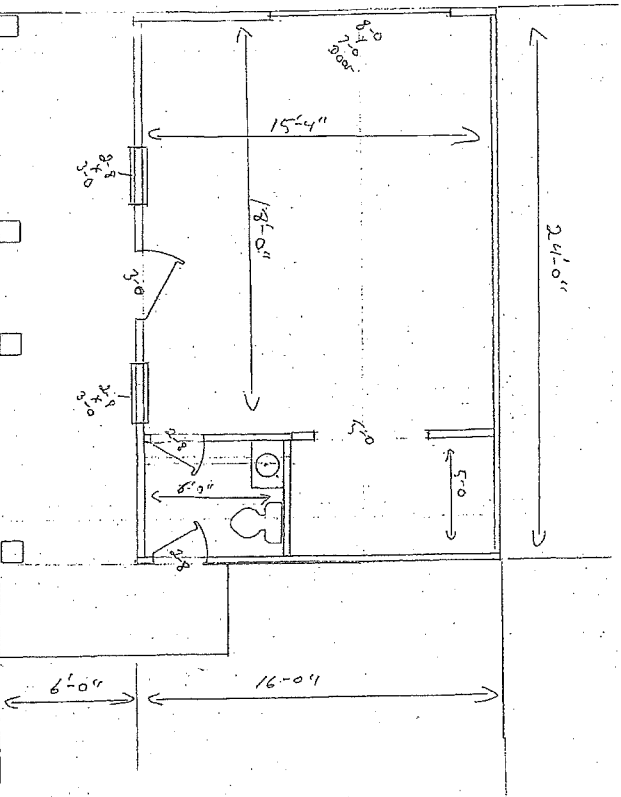
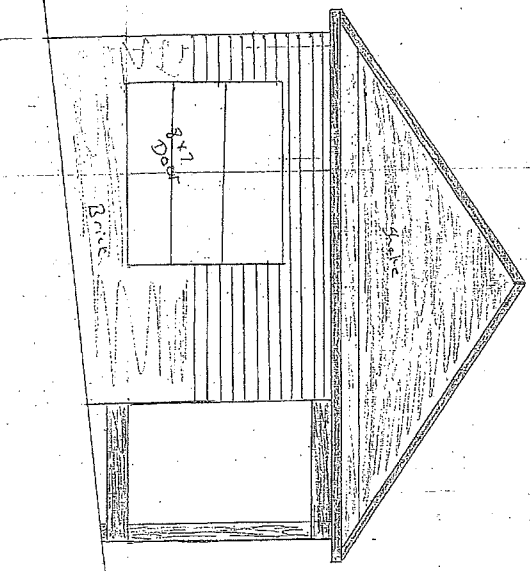
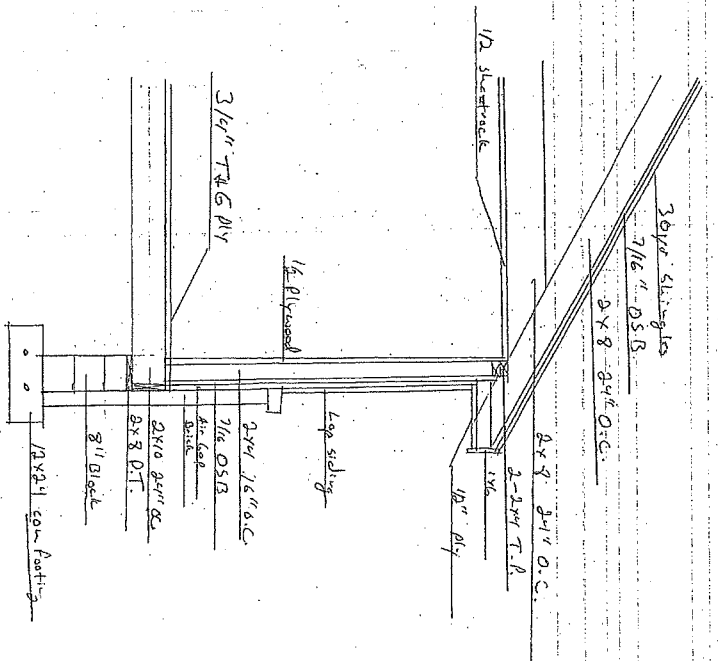
387

20

50

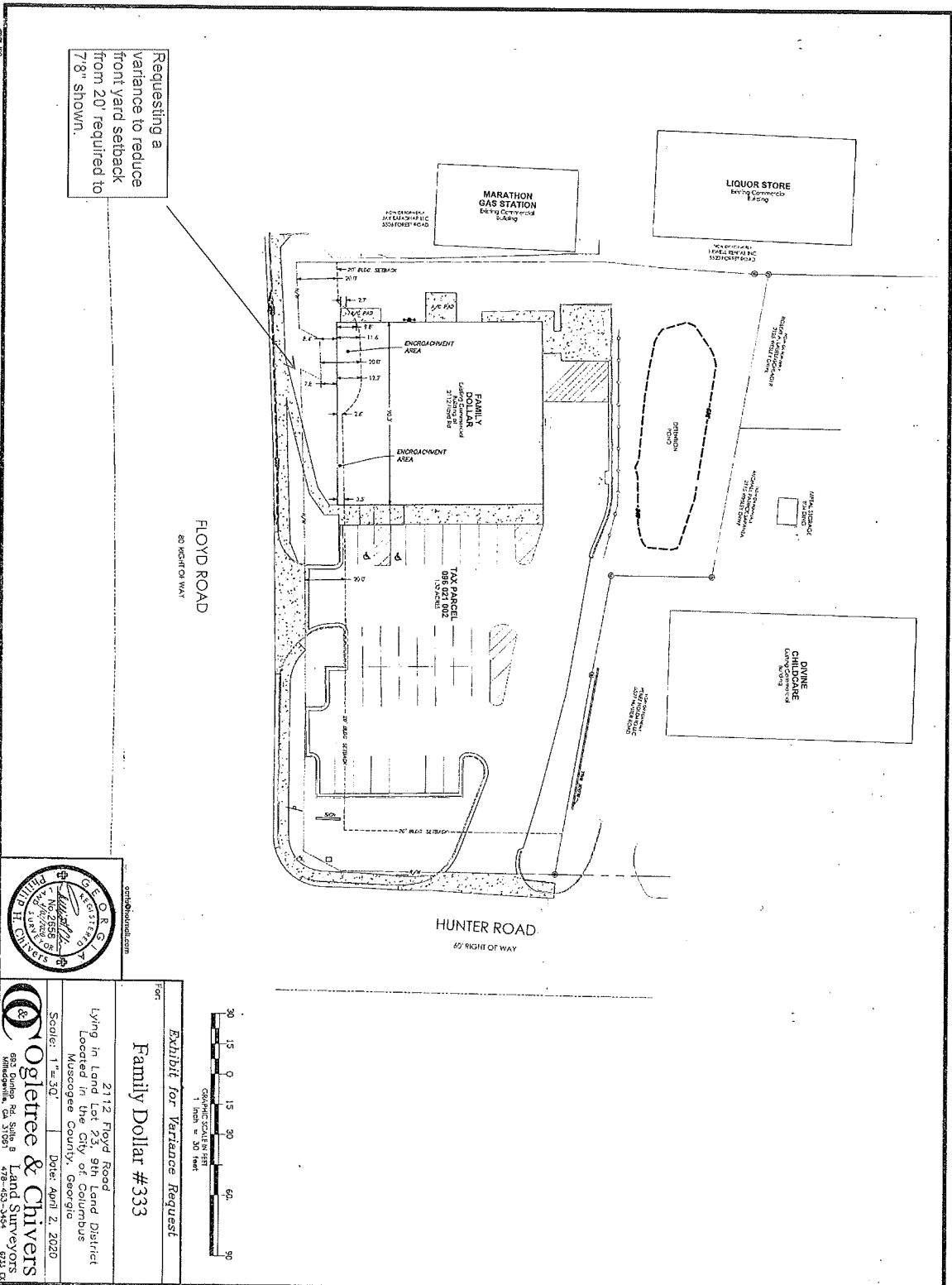
150

Battery Dr



|                  |              |
|------------------|--------------|
| SCALE: 1/8" = 1' | APPROVED BY: |
| DATE: 1-16-80    |              |
| 16x24 Shop       |              |
| 8621 Battery dr  |              |
| DRAWING NO.      | DRAWN BY     |
|                  | REVISIO      |

# 1542 2112 Floyd Rd



Requesting a variance to reduce front yard setback from 20' required to 7'8" shown.

FLOYD ROAD  
60' RIGHT OF WAY

HUNTER ROAD  
60' RIGHT OF WAY

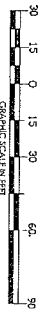


Exhibit for Variance Request

Family Dollar #333

2112 Floyd Road  
Lying in Land Lot 23, 9th Land District  
Located in the City of Columbus  
Muscookee County, Georgia

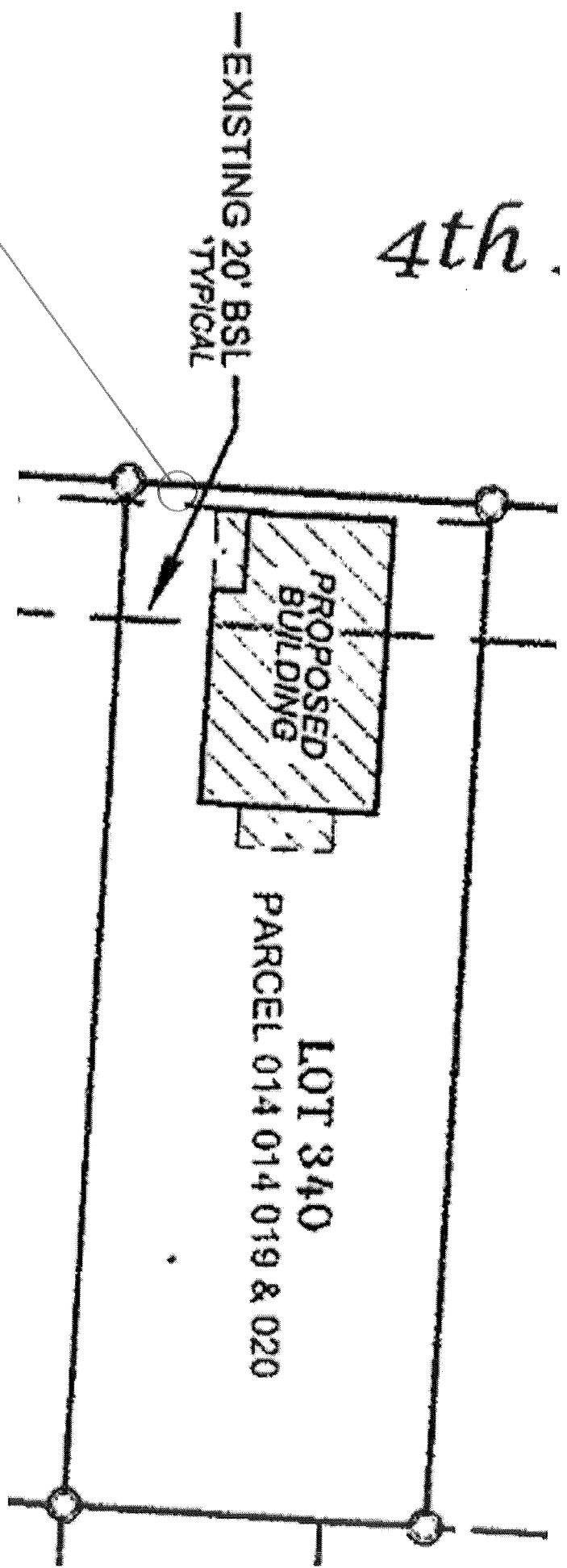
Date: April 2, 2020

Oglethorpe & Chivers  
Land Surveyors  
682 Dunlap Rd, Suite B  
Milledgeville, GA 31061  
478-453-3454  
6733 EX



# 1561 3508 4th AVE

4th.

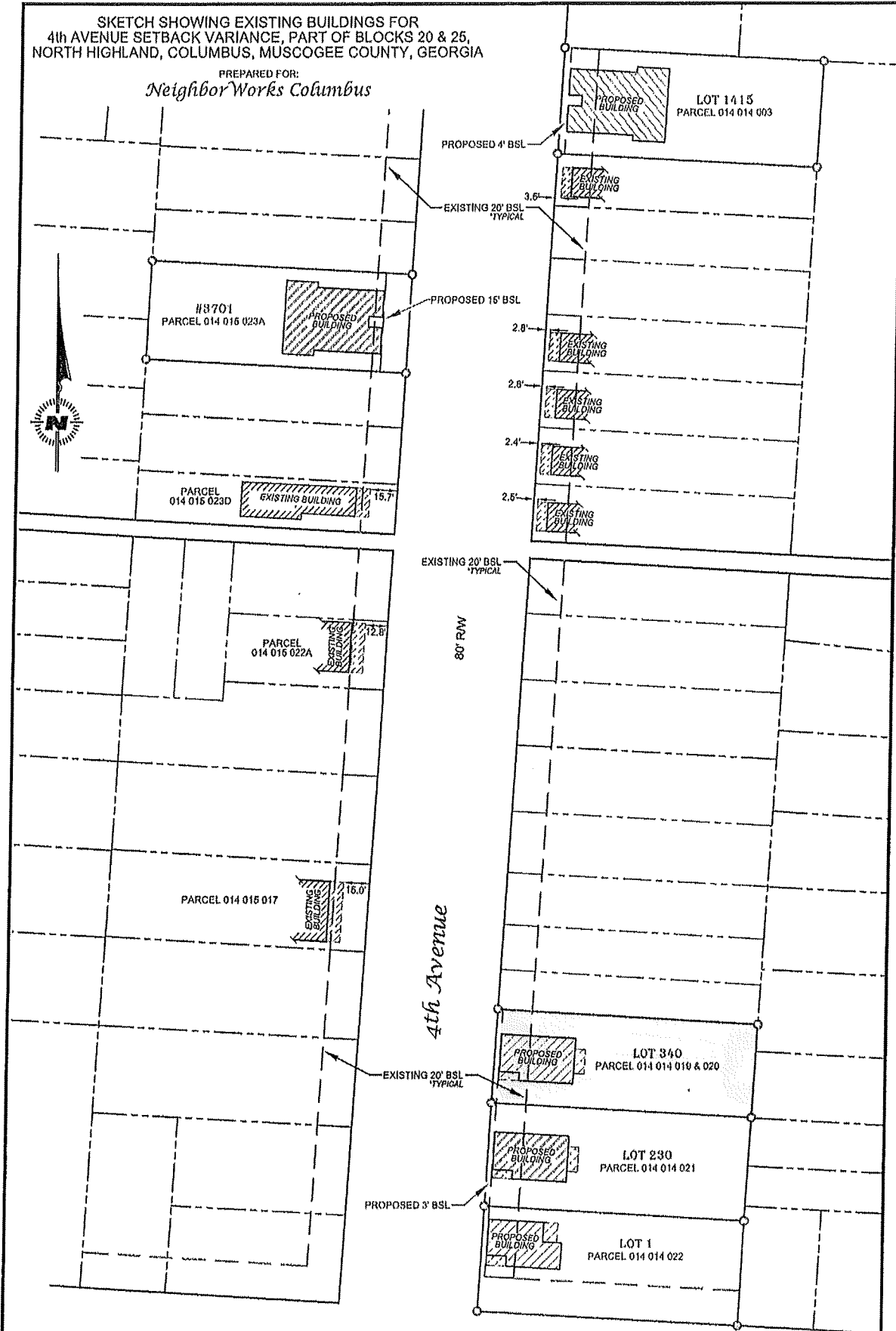


20'-0" REQUIRED  
3'-0" SHOWN



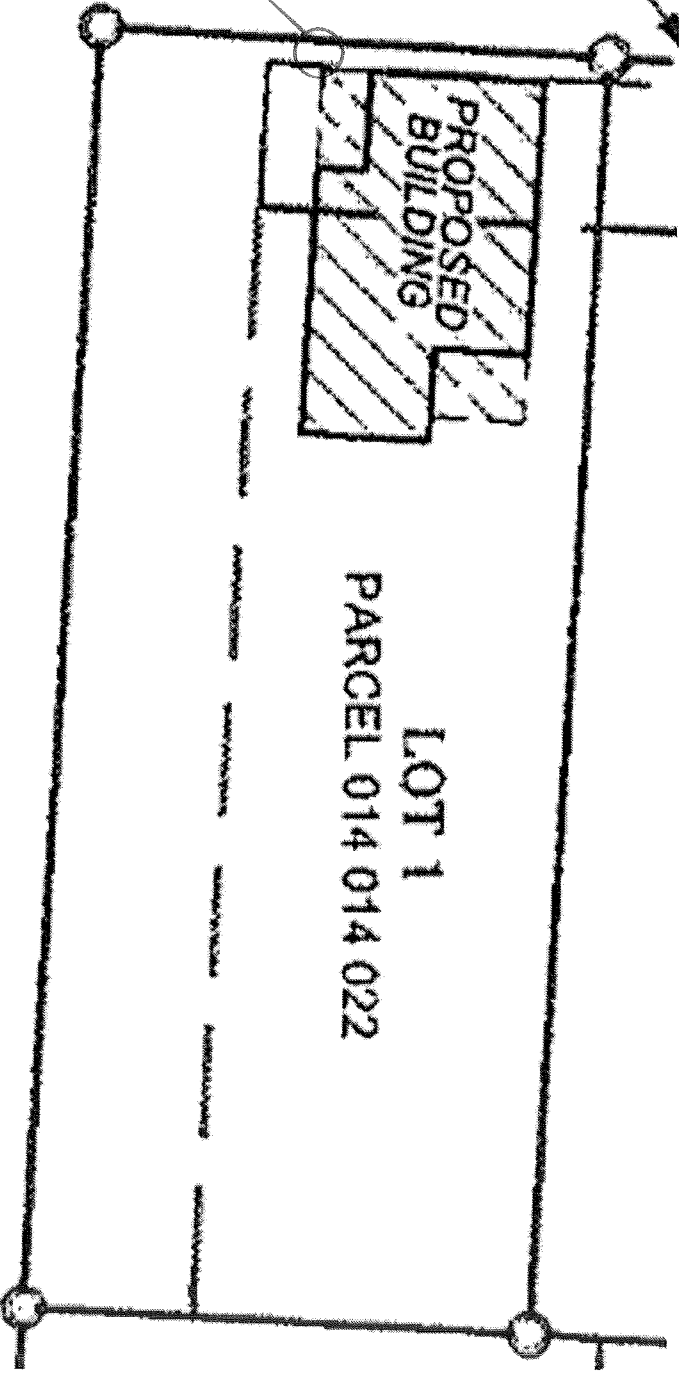
SKETCH SHOWING EXISTING BUILDINGS FOR  
4th AVENUE SETBACK VARIANCE, PART OF BLOCKS 20 & 25,  
NORTH HIGHLAND, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:  
*NeighborWorks Columbus*



1562 401 35th St

PROPOSED 3' BSL

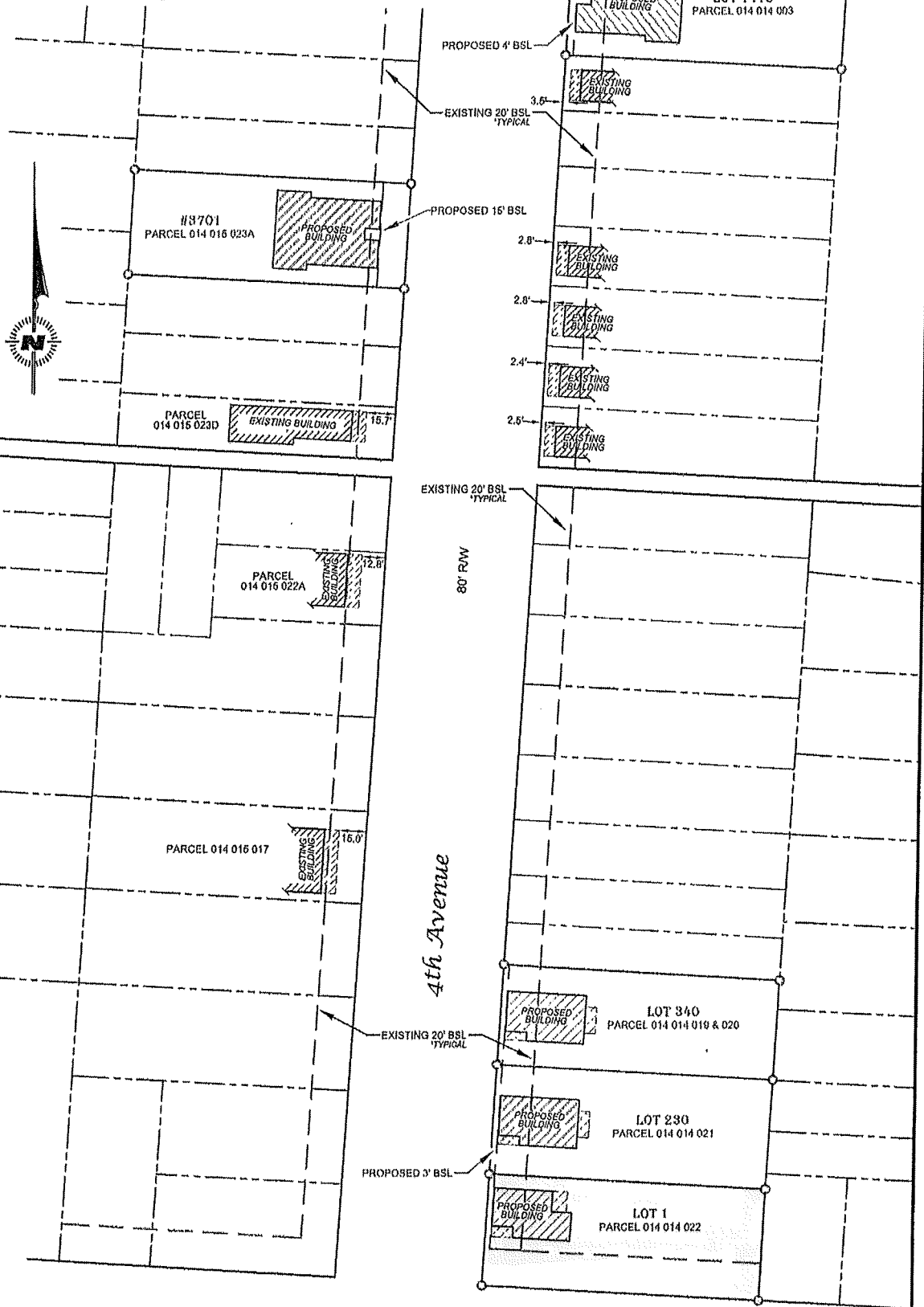


20'-0" REQUIRED

3'-0" SHOWN

SKETCH SHOWING EXISTING BUILDINGS FOR  
4th AVENUE SETBACK VARIANCE, PART OF BLOCKS 20 & 25,  
NORTH HIGHLAND, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:  
*NeighborWorks Columbus*



**ORDINANCE**

**NO. 20-009**

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **401 35<sup>th</sup> Street** (parcel # 014-014-022) from RO (Residential Office) Zoning District to RMF1 (Residential Multifamily 1) Zoning District.

**THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:**

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from RO (Residential Office) Zoning District to RMF1 (Residential Multifamily 1) Zoning District.

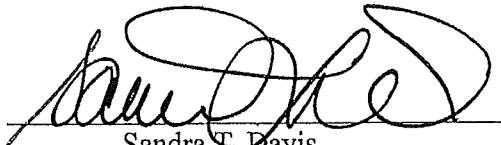
All that tract or parcel of land lying and being in the State of Georgia and County of Muscogee in what is known as the North Highlands property and described as follows: LOT NUMBERED ONE (1), BLOCK TWENTY-FIVE (25), as it appears and is distinguished in the map or plan of the North Highland Land Improvement and Manufacturing Company property made by J. L. Cowan and dated December 19, 1890 and amended in July, 1899, said lot being located in the Northeast Intersection of Fourth Avenue and Thirty-Fifth Street (formerly 31<sup>st</sup> Street), fronting on Fourth Avenue for a distance of 50 feet and extending back along Thirty-Fifth Street (formerly 31<sup>st</sup> Street), between parallel lines for a distance of 150 feet, together with improvements and buildings thereon, said property being located in the City of Columbus.


Also, all that tract or parcel of land lying and being in the County of Muscogee, State of Georgia, in what is known as the North Highlands property and described as follows: ten (10) feet off the South of LOT NUMBERED TWO (2), in BLOCK TWENTY-FIVE (25) as it appears on the map or plan of said North Highlands Land Improvement and Manufacturing Company property described as follows: Beginning at a point 50 feet North of the Northeast intersection of Fourth Avenue and Thirty-Fifth Street (formerly 31<sup>st</sup> Street); thence running North along Fourth Avenue 10 feet, thence East 150 feet, thence South 10 feet; thence West 150 feet to the point of beginning Said Property being located in the City of Columbus.

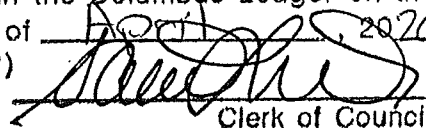
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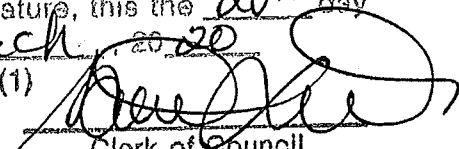
Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 10<sup>th</sup> day of March, 2020; introduced a second time at a regular meeting of said council held on the 24<sup>th</sup> day of March, 2020 and adopted at said meeting by the affirmation vote of ten members of Council.

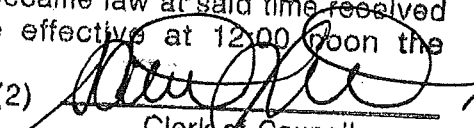
|                    |        |             |
|--------------------|--------|-------------|
| Councilor Allen    | voting | ___ YES ___ |
| Councilor Barnes   | voting | ___ YES ___ |
| Councilor Crabb    | voting | ___ YES ___ |
| Councilor Davis    | voting | ___ YES ___ |
| Councilor Garrett  | voting | ___ YES ___ |
| Councilor House    | voting | ___ YES ___ |
| Councilor Huff     | voting | ___ YES ___ |
| Councilor Thomas   | voting | ___ YES ___ |
| Councilor Thompson | voting | ___ YES ___ |
| Councilor Woodson  | voting | ___ YES ___ |

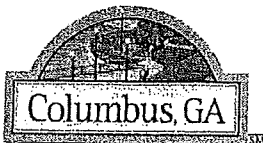
  
 Sandra F. Davis  
 Clerk of Council

  
 B. H. "Skip" Henderson, III  
 Mayor

This is to certify that this ordinance was published  
 in its entirety in the Columbus Ledger on the  
3 day of April, 2020  
 Sec: 3-206(2)   
 Clerk of Council

This ordinance submitted to the Mayor  
 for his signature, this the 20th day  
 of March, 2020  
 Sec: 3-202 (1)   
 Clerk of Council

This ordinance received, signed by the Mayor  
 at 12:05 P. .M. on the 30th day of March  
 2020, and became law at said time received  
 and became effective at 12:00 noon the  
 following day.  
 Sec: 3-202 (2)   
 Clerk of Council



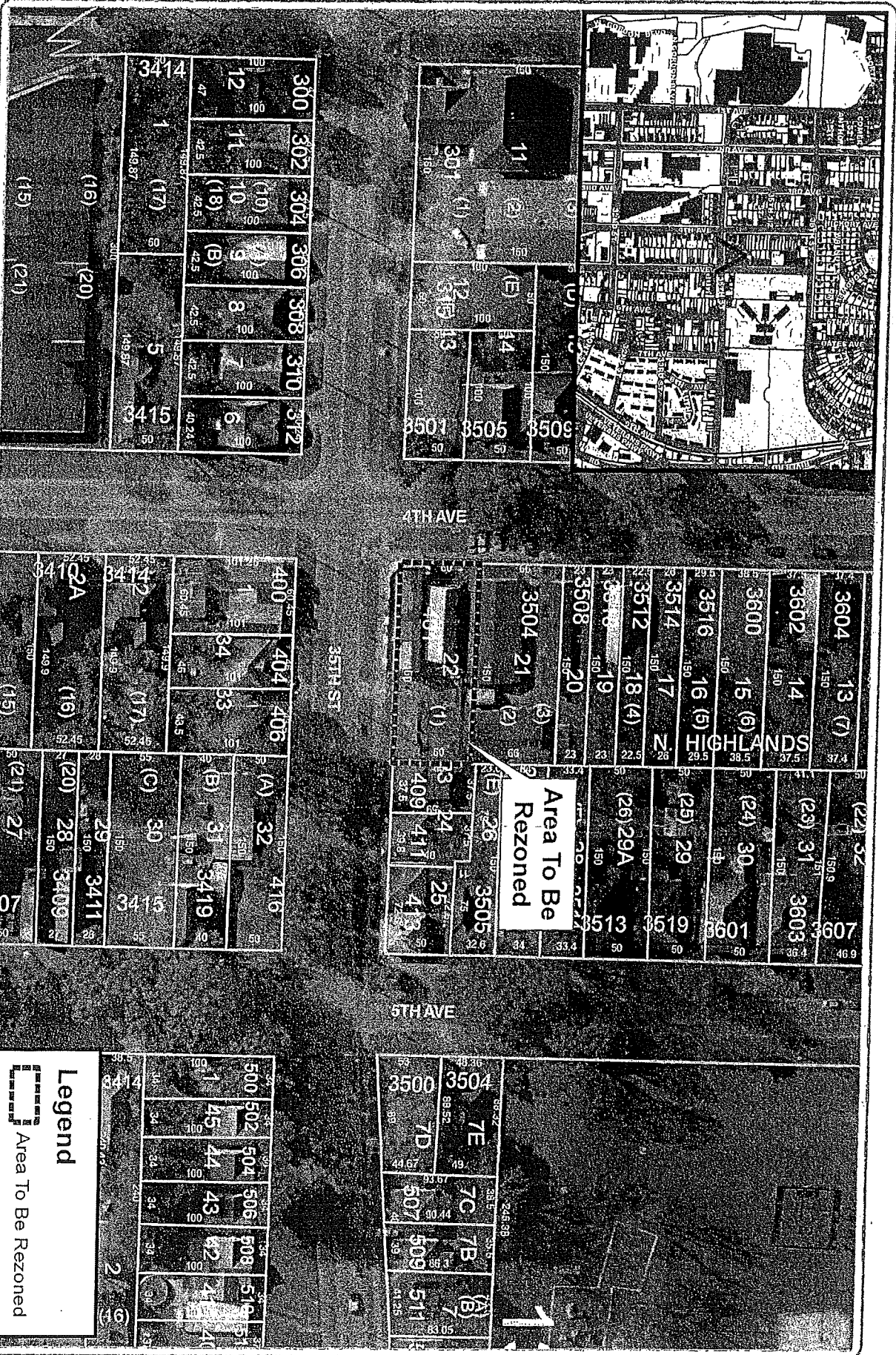
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

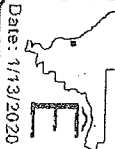
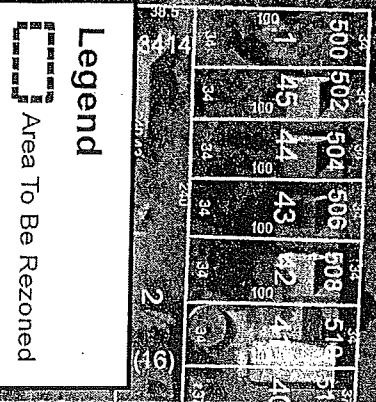
**REZN-01-20-1016**

|  |  |
|--|--|
| <b>Applicant:</b>                          | NeighborWorks Columbus   |
| <b>Owner:</b>                              | Same   |
| <b>Location:</b>                           | 401 35 <sup>th</sup> Street  |
| <b>Parcel:</b>                             | 014-014-022  |
| <b>Acreage:</b>                            | 0.21 Acres   |
| <b>Current Zoning Classification:</b>      | RO (Residential Office)  |
| <b>Proposed Zoning Classification:</b>     | RMF1 (Residential Multifamily 1)   |
| <b>Current Use of Property:</b>            | Commercial   |
| <b>Proposed Use of Property:</b>           | 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<br>Planning Area F  |
| <b>Current Land Use Designation:</b>       | 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 Impact:                     | No traffic impact.  |          |                                  |            |                                  |      |                                  |      |                                  |
| Traffic Engineering:                | This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.   |          |                                  |            |                                  |      |                                  |      |                                  |
| Surrounding Zoning:                 | <table border="0"> <tr> <td>North</td> <td>RMF1 (Residential Multifamily 1)</td> </tr> <tr> <td>South</td> <td>RMF1 (Residential Multifamily 1)</td> </tr> <tr> <td>East</td> <td>RMF1 (Residential Multifamily 1)</td> </tr> <tr> <td>West</td> <td>RMF1 (Residential Multifamily 1)</td> </tr> </table>   | North    | RMF1 (Residential Multifamily 1) | South      | RMF1 (Residential Multifamily 1) | East | RMF1 (Residential Multifamily 1) | West | RMF1 (Residential Multifamily 1) |
| North                               | RMF1 (Residential Multifamily 1)  |          |                                  |            |                                  |      |                                  |      |                                  |
| South                               | RMF1 (Residential Multifamily 1)  |          |                                  |            |                                  |      |                                  |      |                                  |
| East                                | RMF1 (Residential Multifamily 1)  |          |                                  |            |                                  |      |                                  |      |                                  |
| West                                | RMF1 (Residential Multifamily 1)  |          |                                  |            |                                  |      |                                  |      |                                  |
| Reasonableness of Request:          | The request is compatible with existing land uses.  |          |                                  |            |                                  |      |                                  |      |                                  |
| School Impact:                      | N/A   |          |                                  |            |                                  |      |                                  |      |                                  |
| Buffer Requirement:                 | N/A   |          |                                  |            |                                  |      |                                  |      |                                  |
| Attitude of Property Owners:        | <p><b>Seventy-five (75)</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.</p> <table border="0"> <tr> <td>Approval</td> <td>0 Responses</td> </tr> <tr> <td>Opposition</td> <td>0 Responses</td> </tr> </table> | Approval | 0 Responses                      | Opposition | 0 Responses                      |      |                                  |      |                                  |
| Approval                            | 0 Responses   |          |                                  |            |                                  |      |                                  |      |                                  |
| Opposition                          | 0 Responses   |          |                                  |            |                                  |      |                                  |      |                                  |
| Additional Information:             | N/A   |          |                                  |            |                                  |      |                                  |      |                                  |
| Attachments:                        | <ul style="list-style-type: none"> <li>Aerial Land Use Map</li> <li>Location Map</li> <li>Zoning Map</li> <li>Existing Land Use Map</li> <li>Future Land Use Map</li> <li>Site Plan</li> </ul>  |          |                                  |            |                                  |      |                                  |      |                                  |

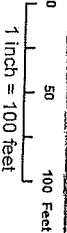


Area To Be  
Rezoned



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Aerial Map for REZN 01-020-1076  
Map 014 Block 014 Lot 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

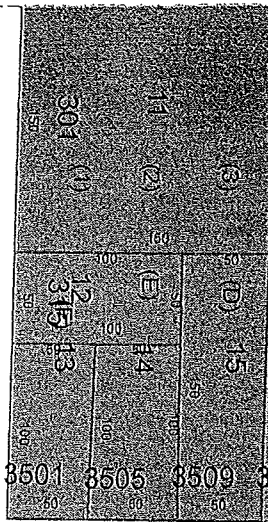
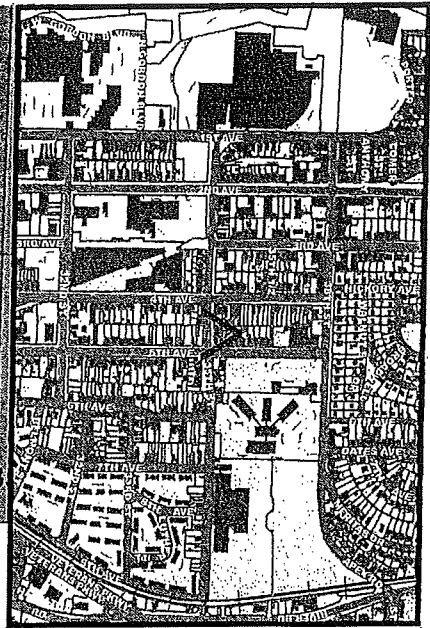


Data Source: IIT/GIS  
Author: DavidCooper

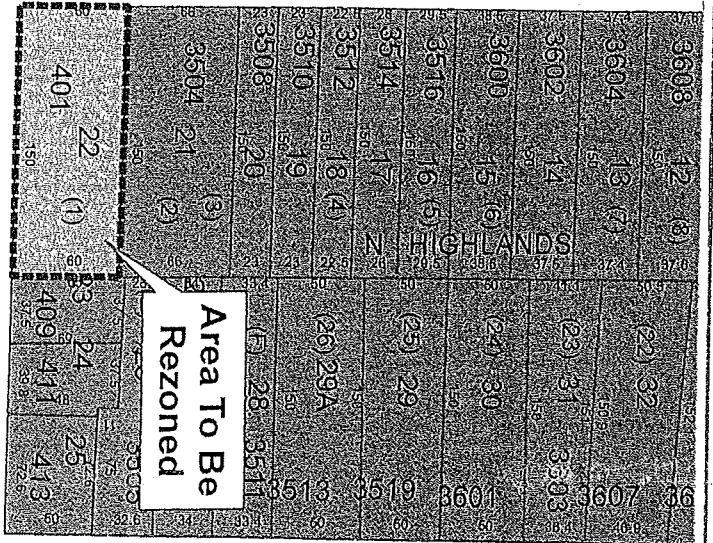


Date: 1/13/2020



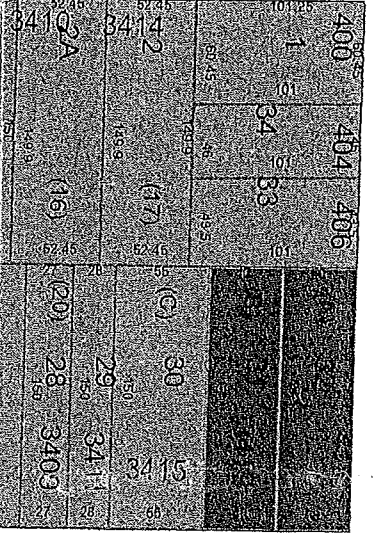
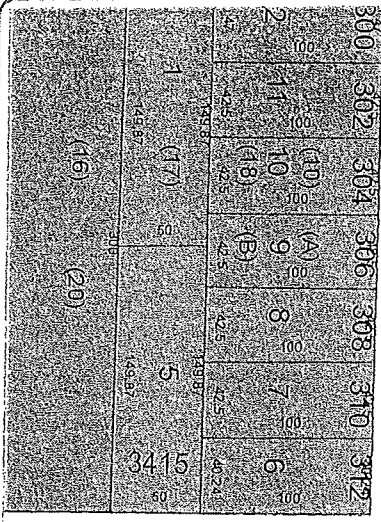


4TH AVE

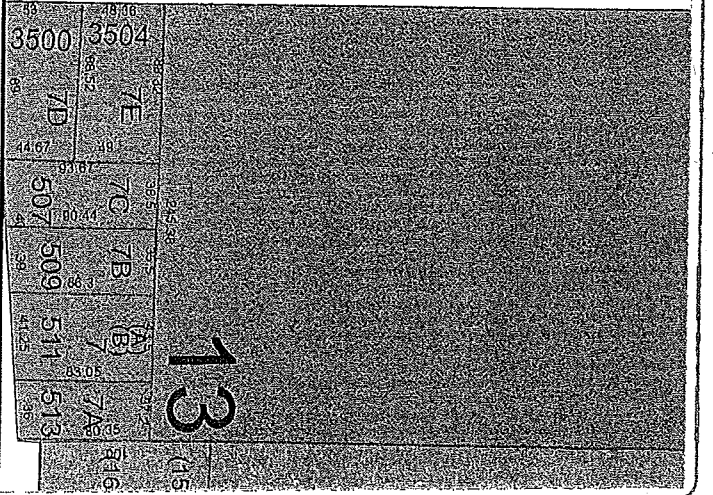


Area To Be  
Rezoned

35TH ST










5TH AVE



13

**Legend**

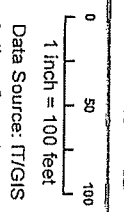
**Zoning**

-  General Commercial
-  Light Manufacturing/Industrial
-  Residential Multifamily 1
-  Residential Multifamily 2
-  Residential/Office
-  Single Family Residential 1
-  Area To Be Rezoned

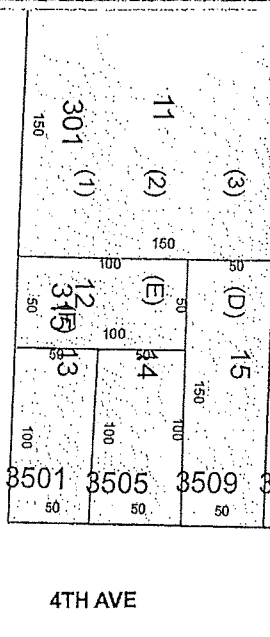
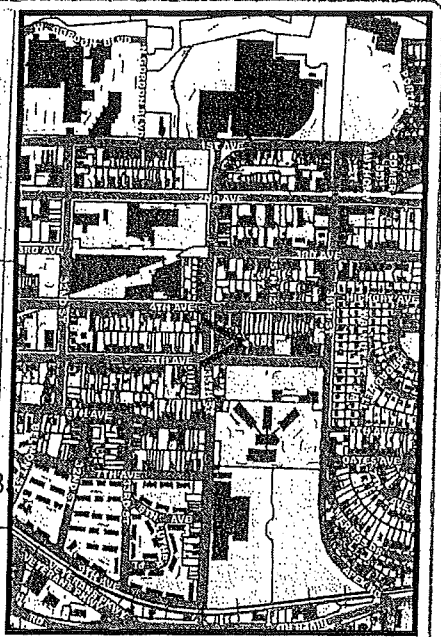


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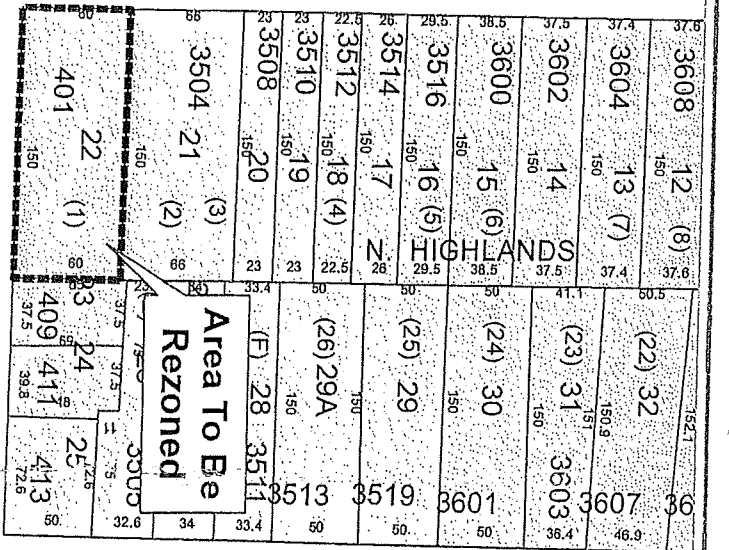
Zoning Map for REZN 01-020-1016  
 Map 014 Block 014 Lot 022  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech



Date: 1/13/2020



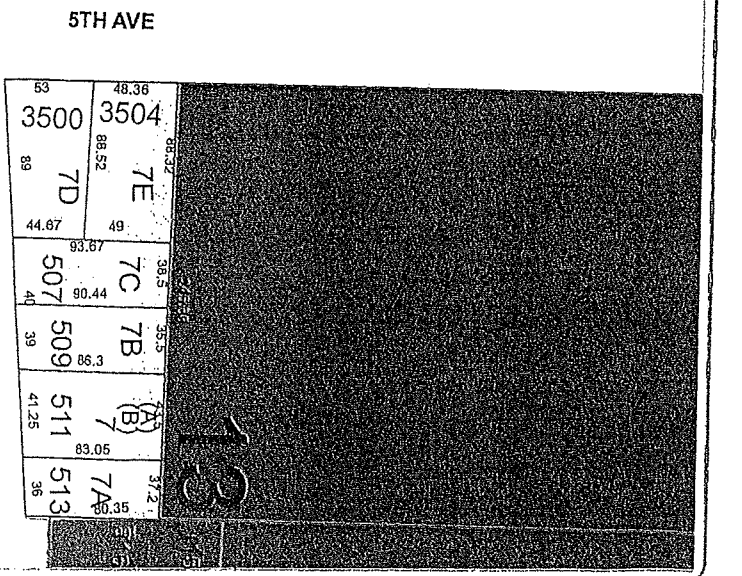
4TH AVE



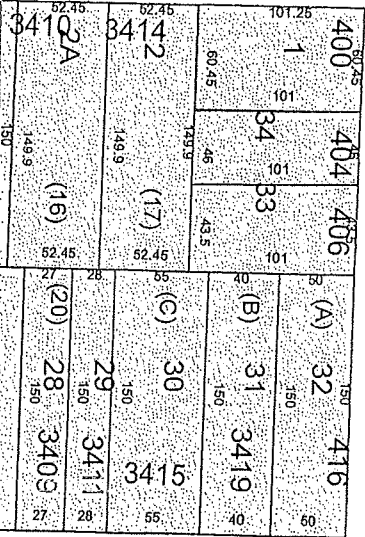
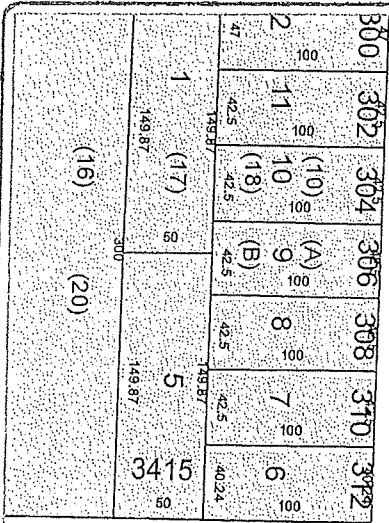
HIGHLANDS

Area To Be  
Rezoned

35TH ST



5TH AVE



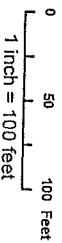
**Legend**

- Public/Institutional
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



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Future Land Use Map for REZN 04-020-1016  
Map 014 Block 014 Lot 022  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

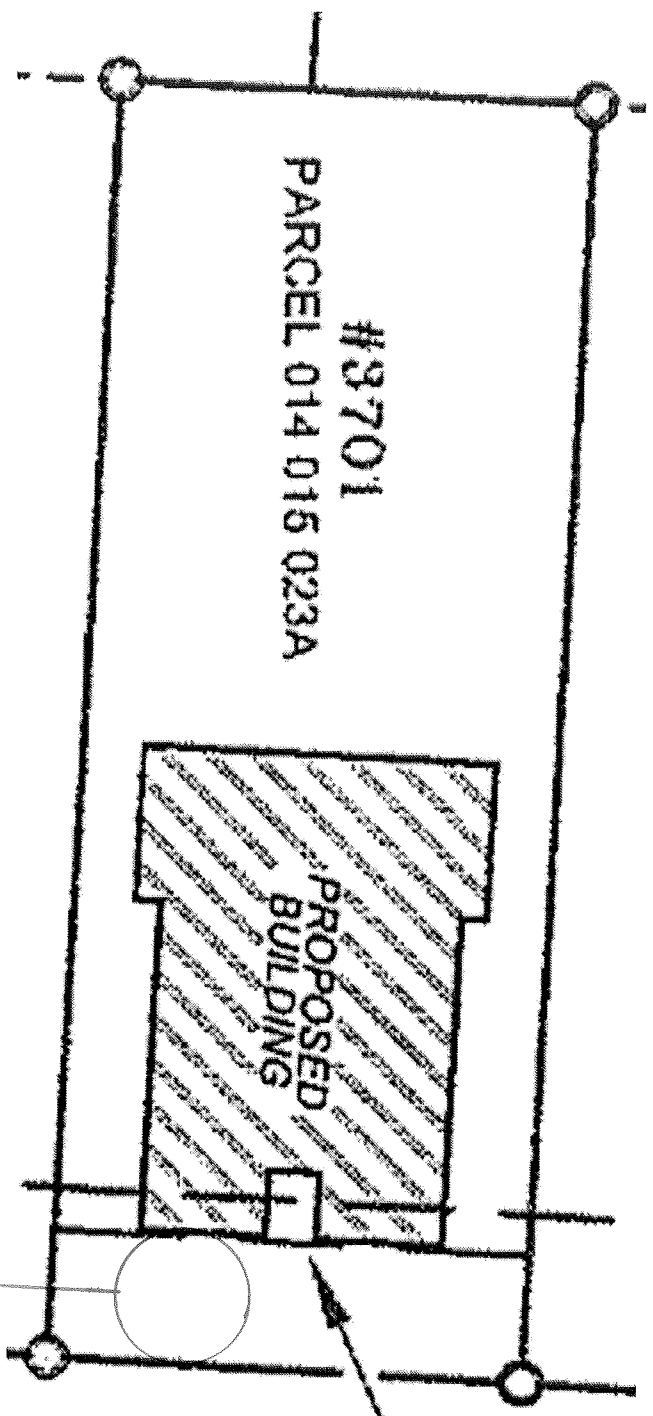


1 inch = 100 feet  
Data Source: IT/GIS  
Author: David Cooper



Columbus  
Plans!  
Columbus Planning Department

# 1563 3701 4th Ave



#3701  
PARCEL 014 015 023A

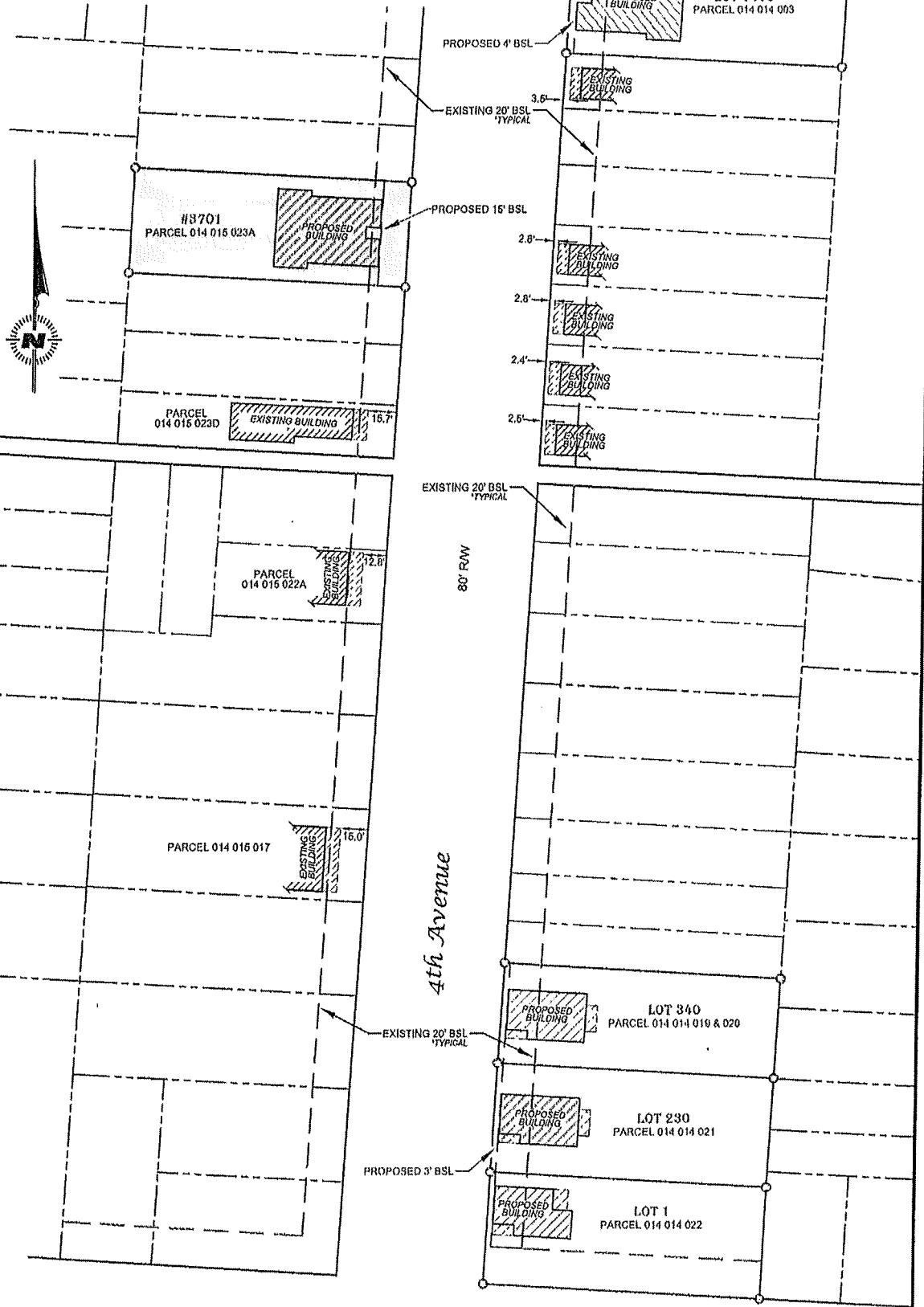
PROPOSED  
BUILDING

PROPOSED 15' BSL

20'-0" REQUIRED  
15'-0" SHOWN

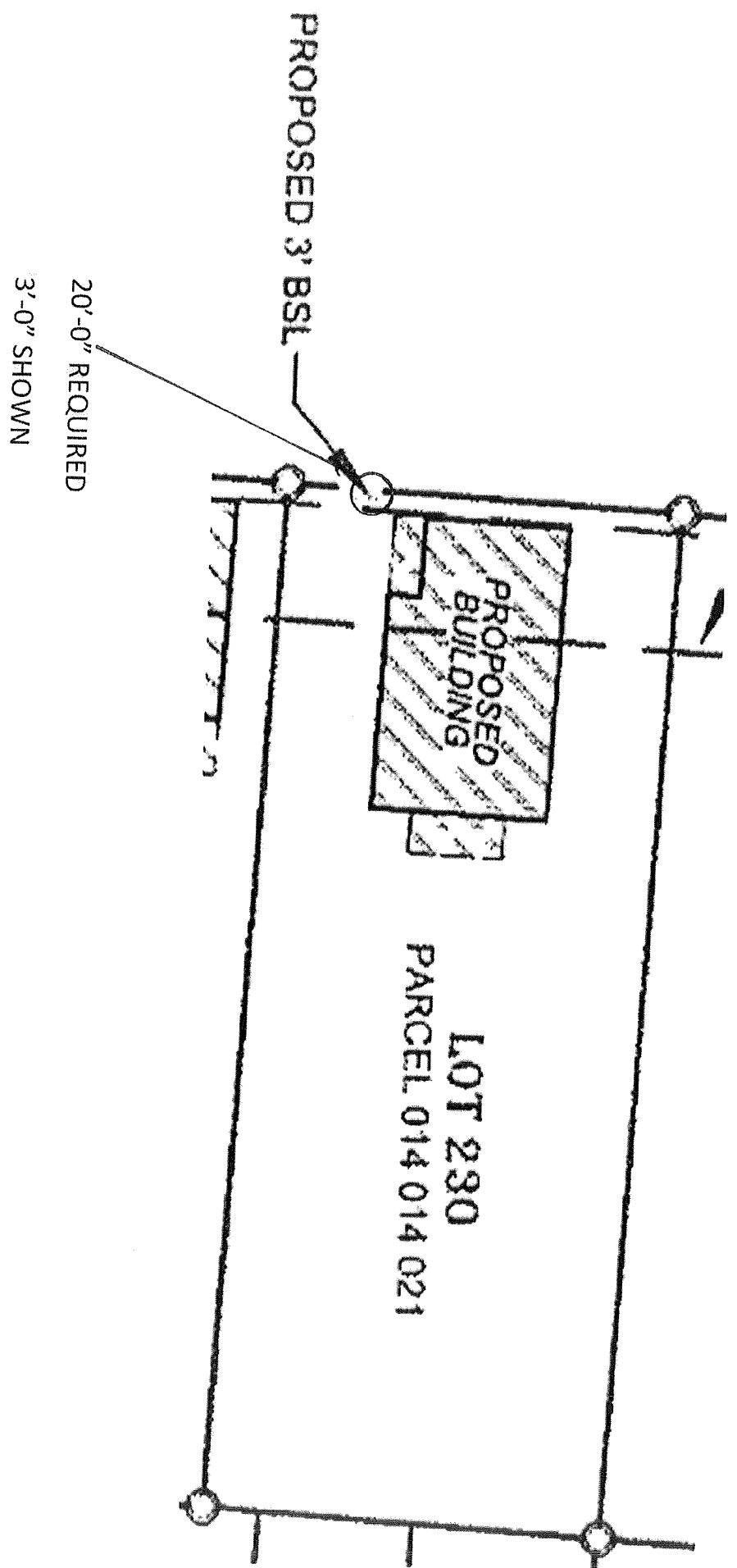
SKETCH SHOWING EXISTING BUILDINGS FOR  
4th AVENUE SETBACK VARIANCE, PART OF BLOCKS 20 & 25,  
NORTH HIGHLAND, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:  
*NeighborWorks Columbus*



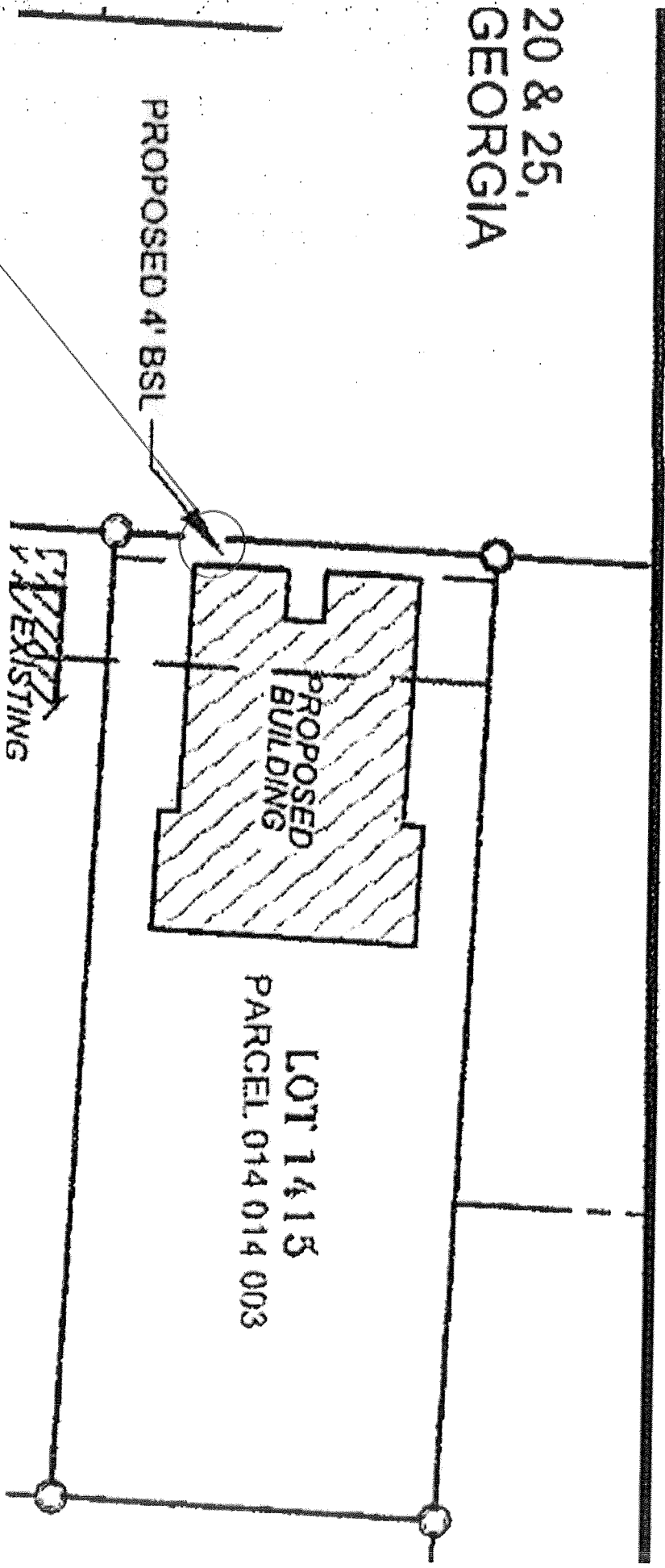
35th Street

# 1564 3504 4th Ave



1565 3710 4th AVE

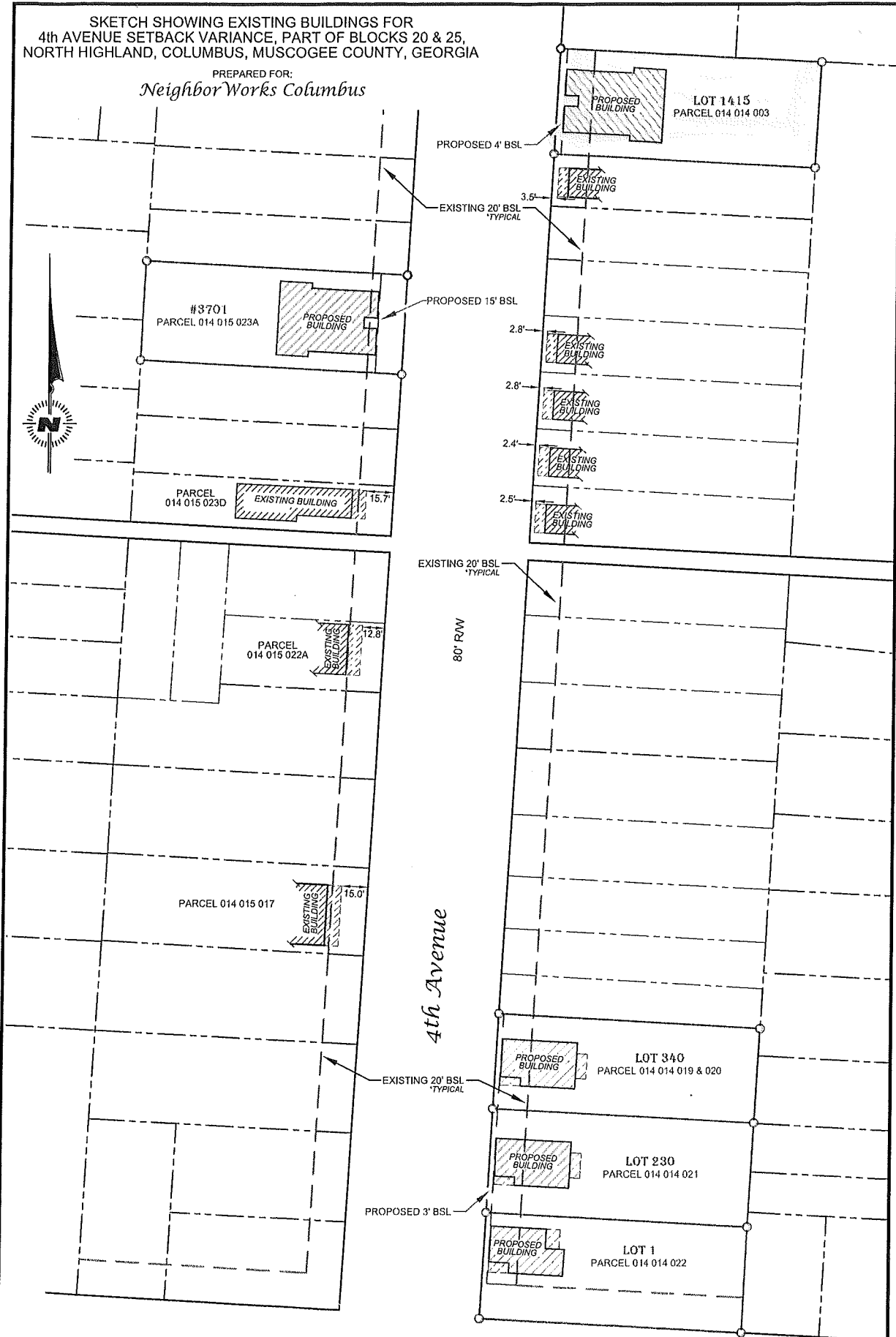
20 & 25,  
GEORGIA



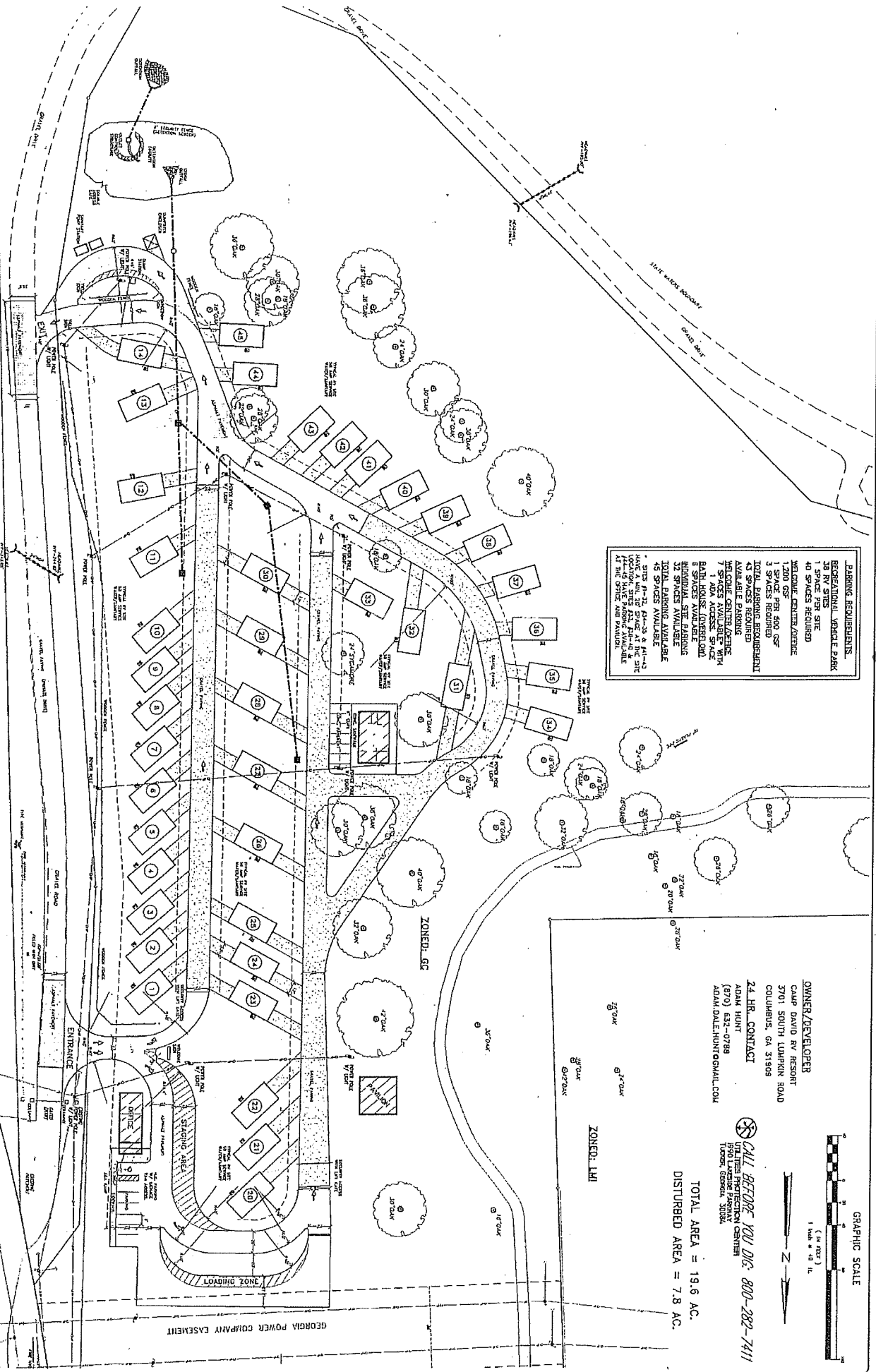
20'-0" REQUIRED  
4'-0" SHOWN

SKETCH SHOWING EXISTING BUILDINGS FOR  
4th AVENUE SETBACK VARIANCE, PART OF BLOCKS 20 & 25,  
NORTH HIGHLAND, COLUMBUS, MUSCOGEE COUNTY, GEORGIA

PREPARED FOR:  
*Neighbor Works Columbus*



# 1586 3701 S Lumpkin Rd



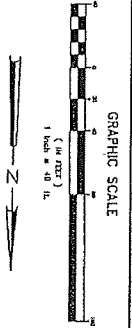
**PARKING REQUIREMENTS:**  
 RECREATIONAL VEHICLE PARK  
 39 RV SITES  
 1 SPACE PER SITE  
 40 SPACES PER SITE  
 1200 SQ. FT. PER 400 SQ. FT.  
 3 SPACES REQUIRED  
 TOTAL PARKING REQUIRED  
 AVAILABLE PARKING  
 43 SPACES REQUIRED  
 43 SPACES AVAILABLE  
 4 SPACES AVAILABLE  
 1 NON ACCESS SPACE  
 8 BATH HOUSE (OVERHEAD)  
 30 SPACES AVAILABLE  
 37 SPACES AVAILABLE  
 TOTAL PARKING AVAILABLE  
 45 SPACES AVAILABLE  
 \* SITE #1-12, #14-30 & #31-39  
 HAVE A FULL 20' SPACE AT THE SITE  
 FIELD MAKE PARKING AVAILABLE  
 AT THE SPACE AND VANDER.

**OWNER/DEVELOPER**  
 CAMP DAVID RV RESORT  
 3701 SOUTH LUMPKIN ROAD  
 COLUMBUS, GA 31906

**24 HR. CONTACT**  
 ADAM HUNT  
 (870) 632-0788  
 ADAM.HUNT@GMAIL.COM

**CALL BEFORE YOU DIG: 800-282-7411**  
 UTILITIES PROTECTION CENTER  
 1700 LUMPKIN PARKWAY  
 COLUMBUS, GEORGIA 31906

TOTAL AREA = 19.6 AC.  
 DISTURBED AREA = 7.8 AC.



INDICATE SITE, UTILITY SERVICE CONNECTION, HOOK-UP, DETAIL AND SPECIFICATIONS TO BE PROVIDED BY DEVELOPER. ILLUSTRATIONS HEREON ARE FOR REFERENCE AND CONSTRUCTION ARE REQUIRED TO BE SUBMITTED TO THE INSTALLED HOOK-UP.

NOTE: ALL CONSTRUCTION AND IMPROVEMENTS ARE TO BE IN ACCORDANCE WITH THE GEORGIA DEPARTMENT OF TRANSPORTATION AND HIGHWAY DESIGN MANUAL, LATEST EDITION, AND LISTED IN CHAPTER 511-6-2 (REV. 1/1/2014).

CAMPER/RV PAD (20'x40')

|  |   |  |   |
|--|---|--|---|
|  | Project Location<br>3701 SOUTH LUMPKIN ROAD<br>PART OF LOT 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39<br>COLUMBUS, MUSCOGEE COUNTY, GEORGIA | Revisions<br>Description<br>CCC Review<br>Date<br>3/2/20 | CAMP DAVID RV RESORT<br>3701 SOUTH LUMPKIN ROAD<br>COLUMBUS, MUSCOGEE COUNTY, GEORGIA |
|  | NIXON MAXEY, PC   | No<br>1  |   |