

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-24-0349

Applicant:	MGBibb, LLC (Matthew Gaylor & Terry Montgomery)
Owner:	Same
Location:	2911/3005/3007 3rd Ave
Parcel:	007-003-007/012/013
Acreage:	0.96 Acres
Current Zoning Classification:	Light Manufacturing/Industrial (LMI)
Proposed Zoning Classification:	Residential Multifamily - 2 (RMF2)
Current Use of Property:	Vacant
Proposed Use of Property:	Multifamily Residential
Council District:	District 8 (Garrett)
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.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area F
Current Land Use Designation:	Single Family Residential and Vacant/Undeveloped

Future Land Use Designation: Mixed Use

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: Not available

Traffic Engineering: This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.

Surrounding Zoning:

North	Light Manufacturing/Industrial (LMI)
South	Light Manufacturing/Industrial (LMI)
East	Light Manufacturing/Industrial (LMI)
West	General Commercial (GC)

Reasonableness of Request: The request is compatible with existing land uses.

School Impact: N/A

Buffer Requirement: The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. The 3 options under Category A are:

- 1) 5 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) 20 feet undisturbed natural buffer.

Attitude of Property Owners: **Forty Five (45)** 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**

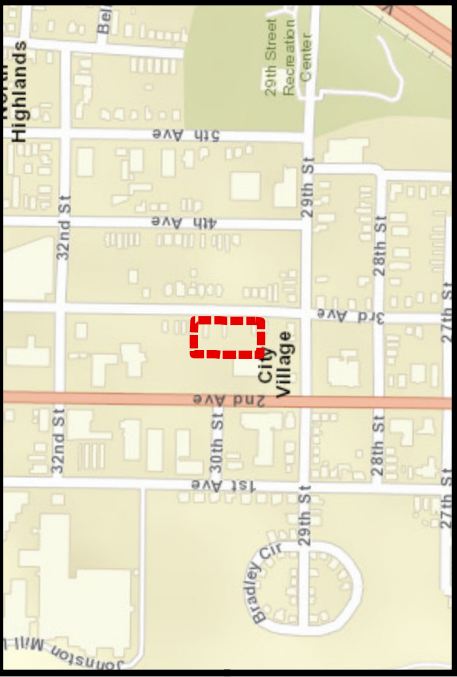
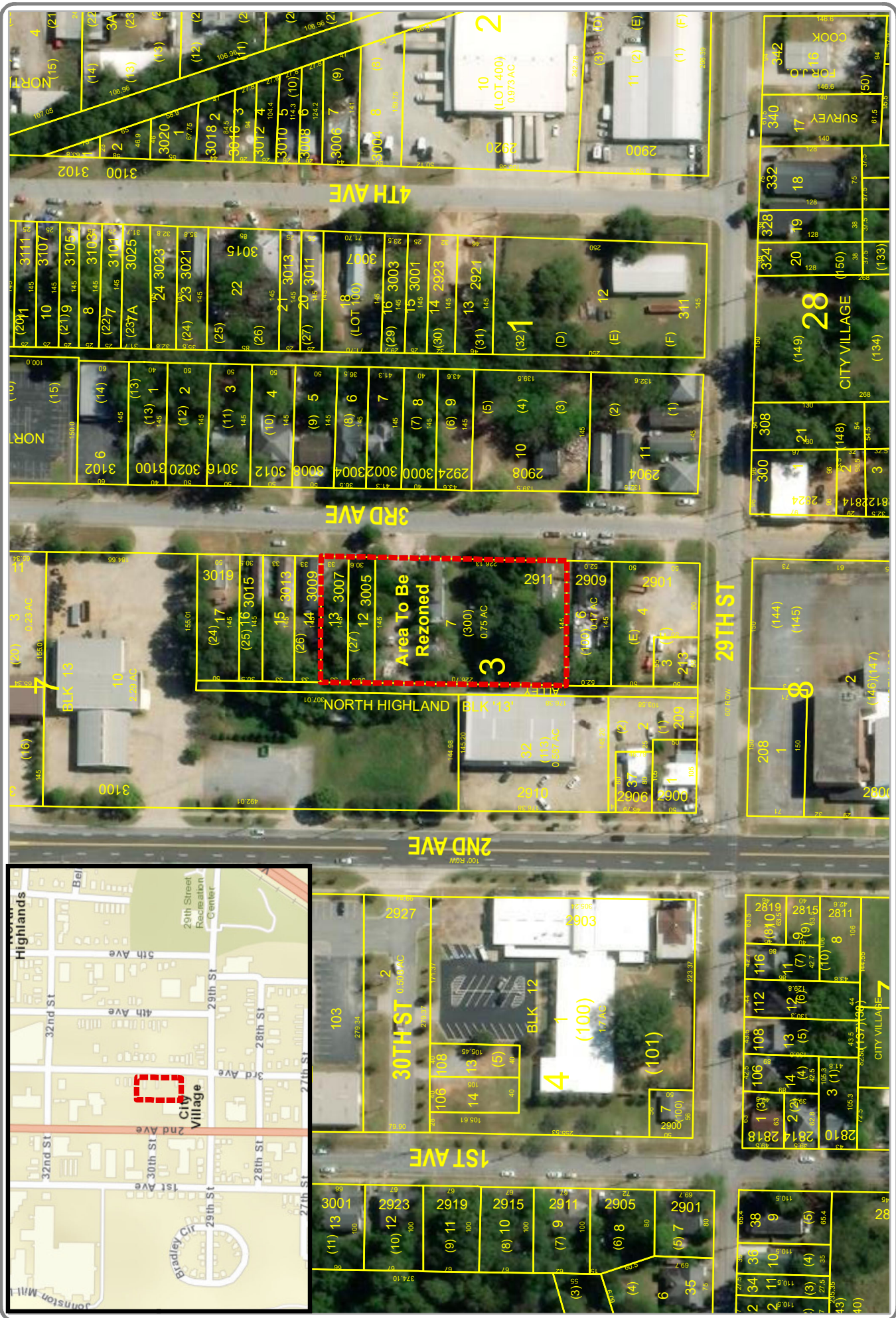
Opposition 0 Responses

Additional Information:

One apartment building with 15 units

Attachments:

- Aerial Land Use Map
- Location Map
- Zoning Map
- Existing Land Use Map
- Future Land Use Map
- Flood Map
- Concept Plan



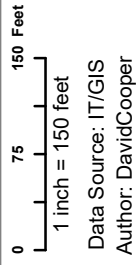
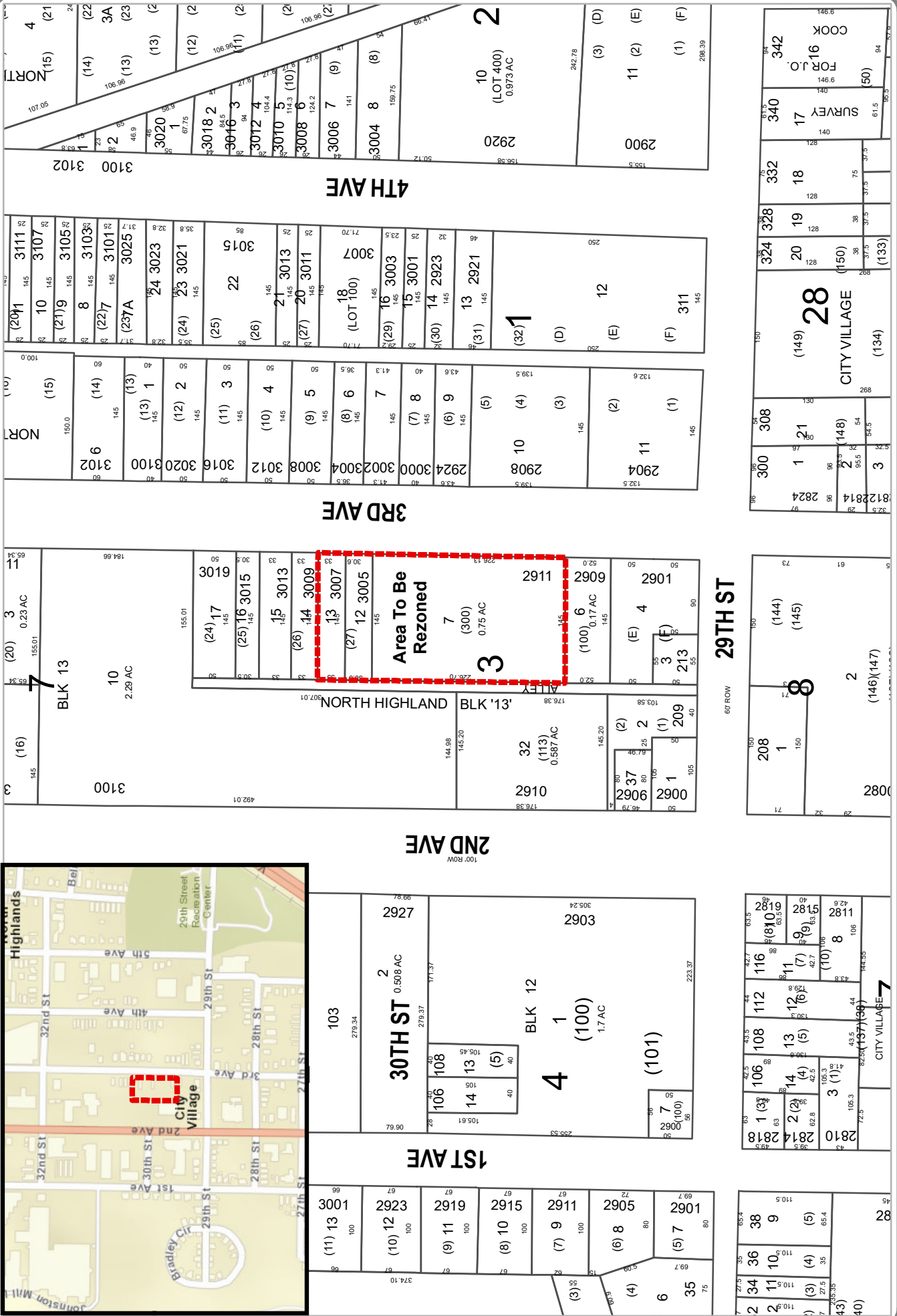
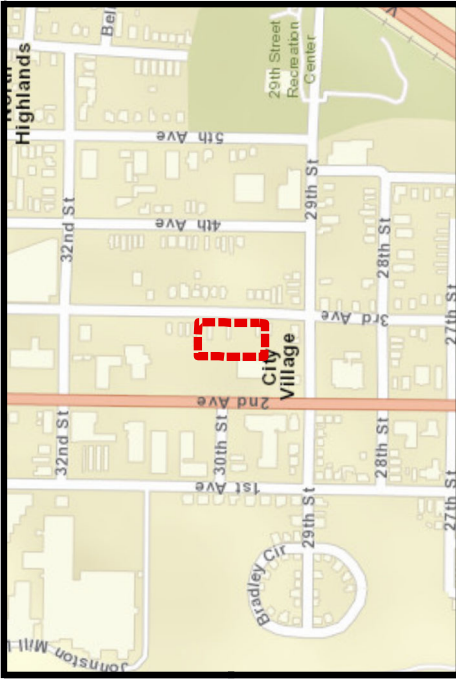
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Date: 3/1/2024

Aerial Map for REZN 02-24-0349
 Map 007 Block 003 Lots 007, 012 & 013
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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



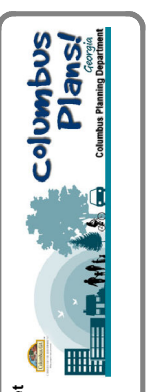
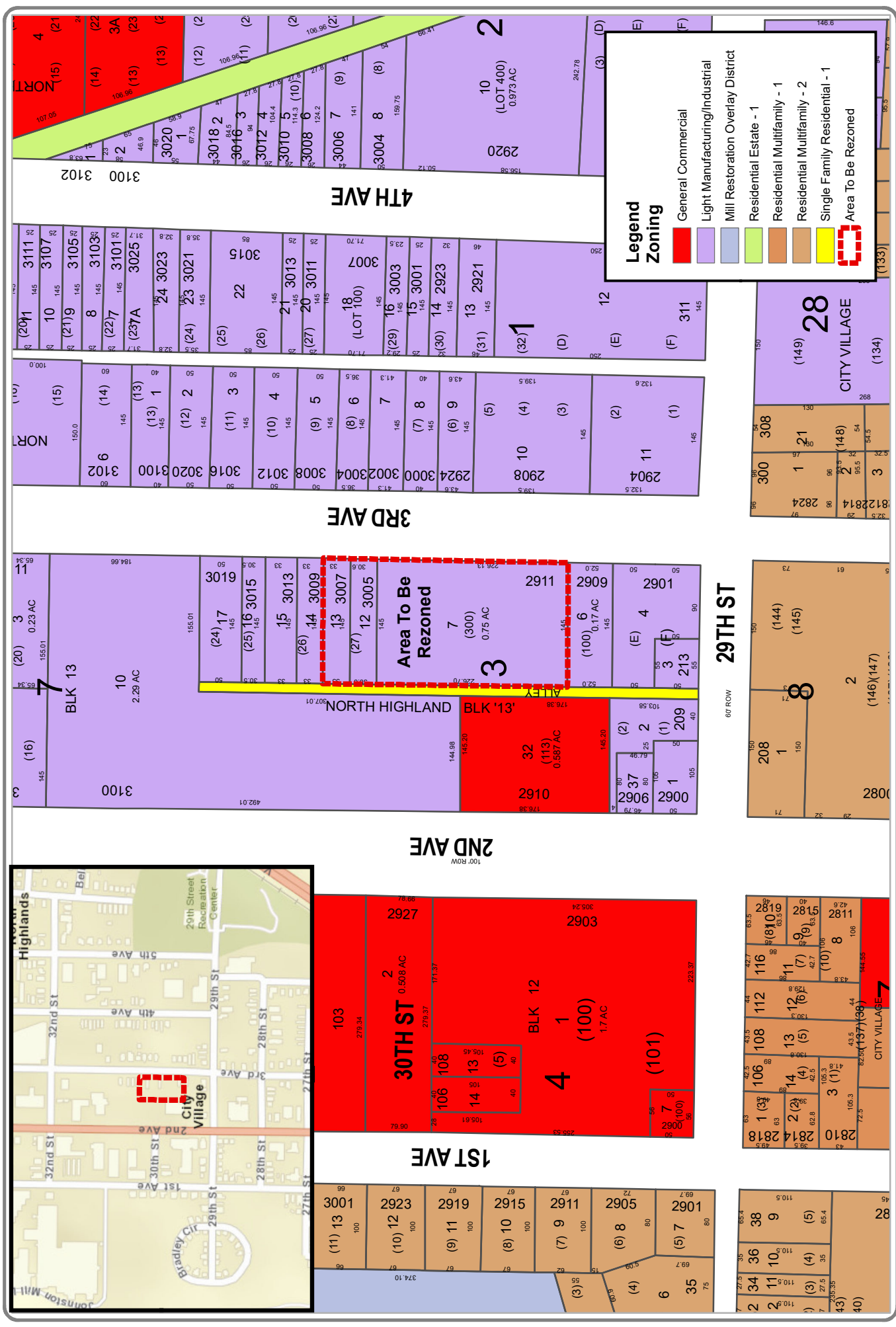


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Author: David Cooper

Location Map for REZN 02-24-0349
Map 007 Block 003 Lots 007, 012 & 013
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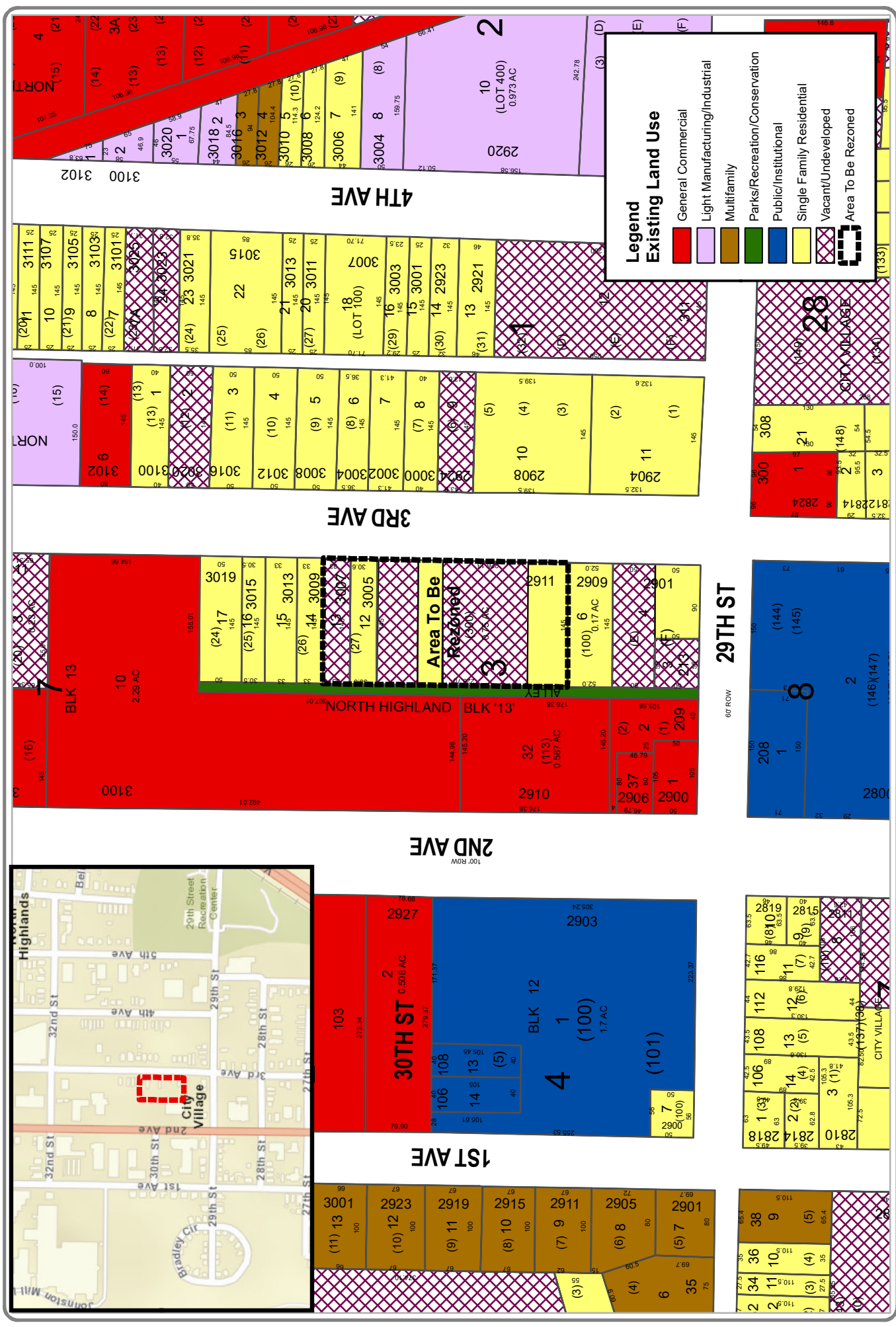




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Zoning Map for REZN 02-24-0349
 Map 007 Block 003 Lots 007, 012 & 013
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

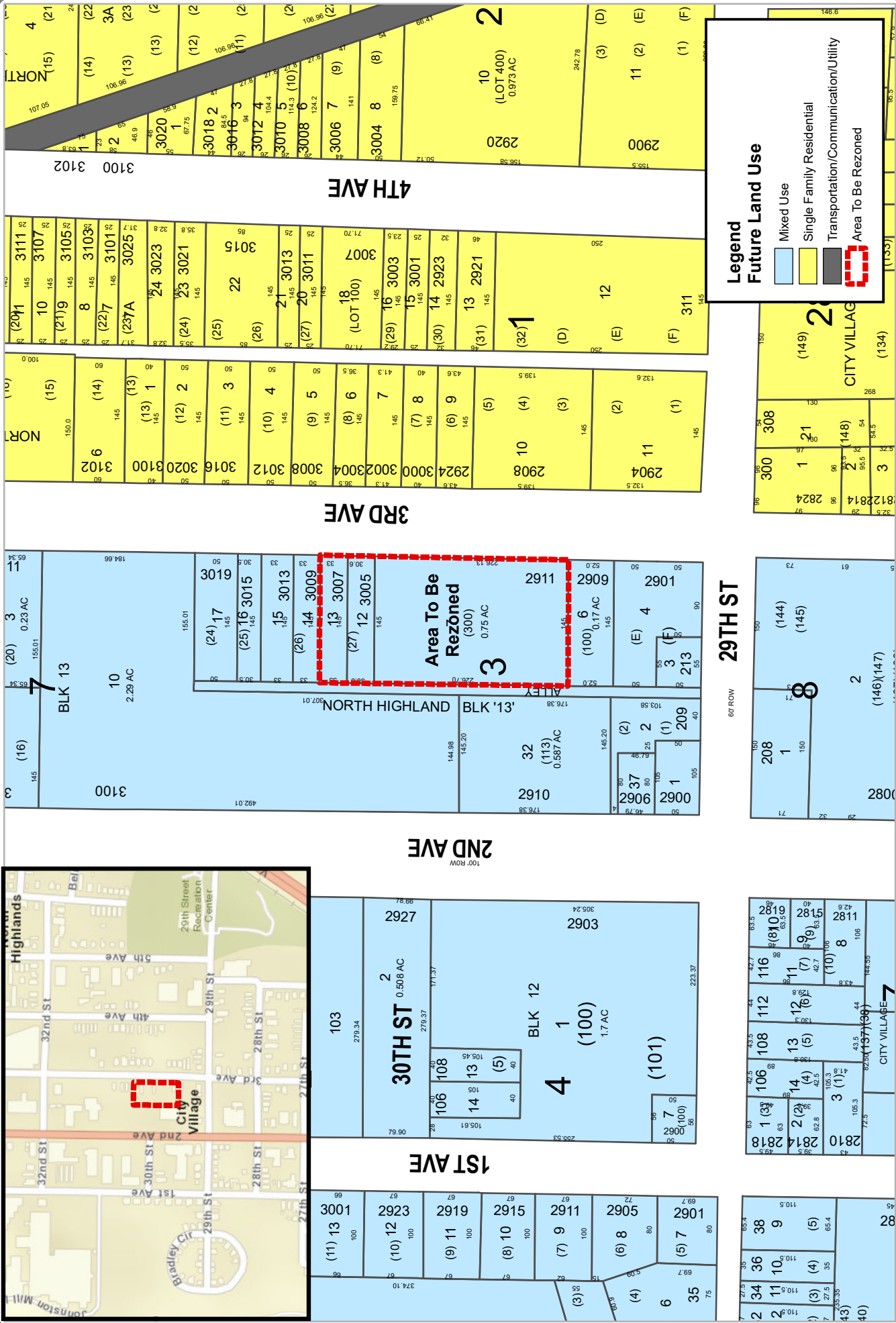
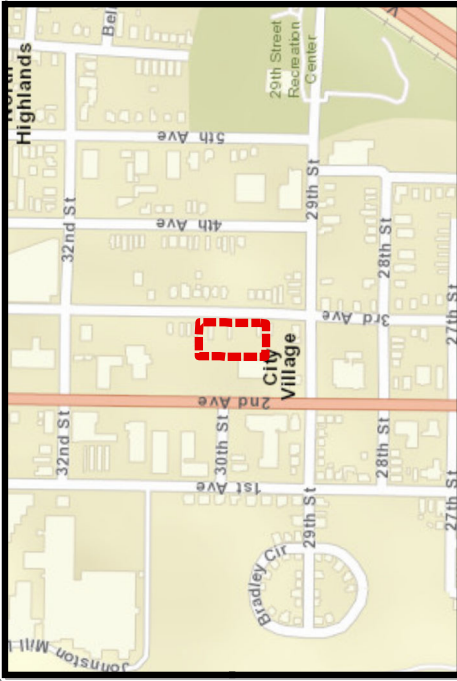
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Data Source: IT/GIS
Author: David Cooper

Existing Land Use Map for REZN 02-24-0349
Map 007 Block 003 Lots 007, 012 & 013
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Legend

Future Land Use

- Mixed Use
- Single Family Residential
- Transportation/Communication/Utility
- Area To Be Rezoned



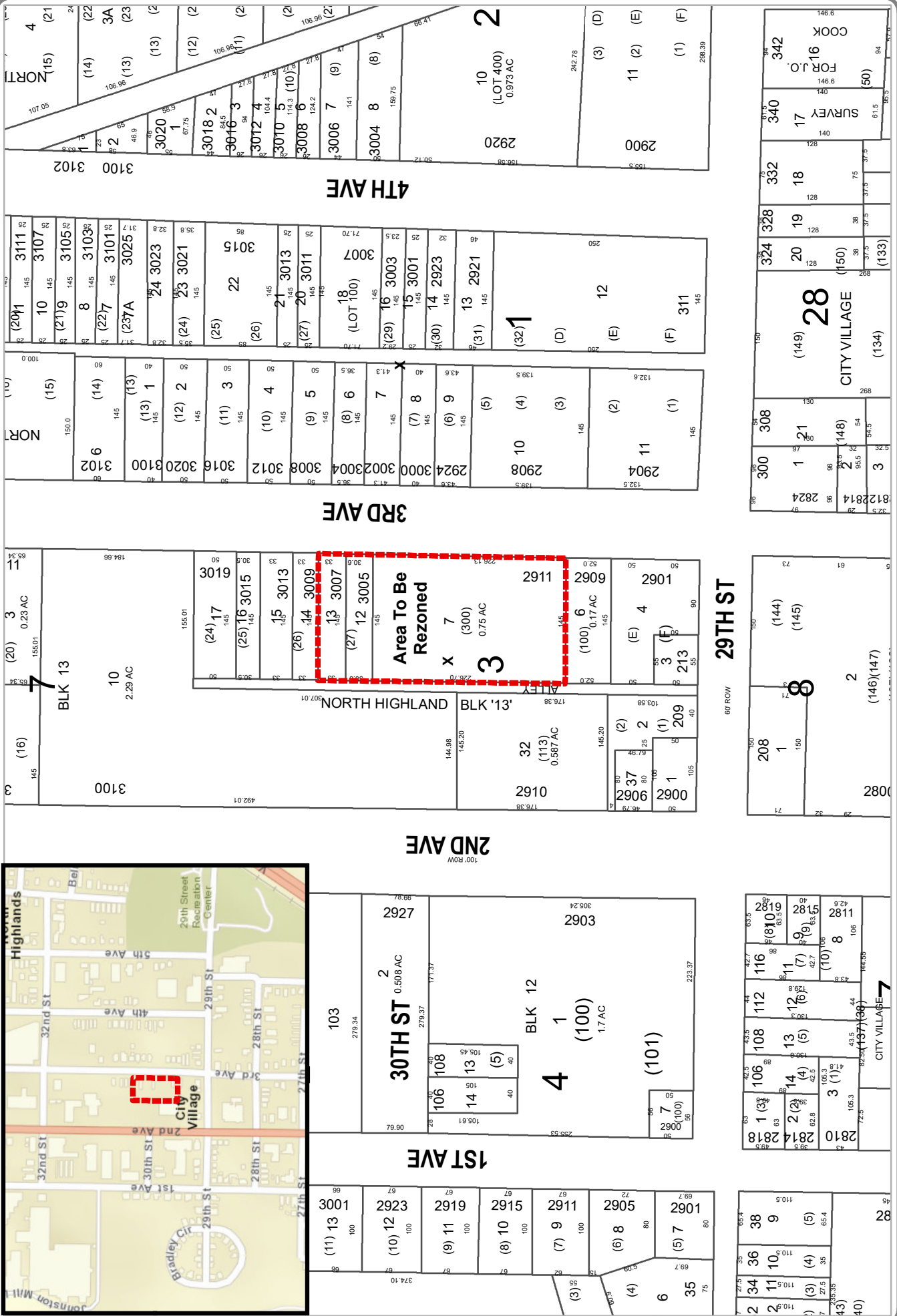
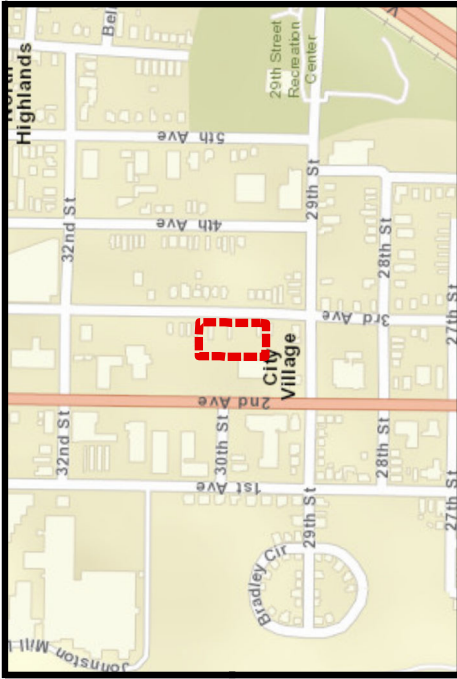
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Future Land Use Map for REZN 02-24-0349
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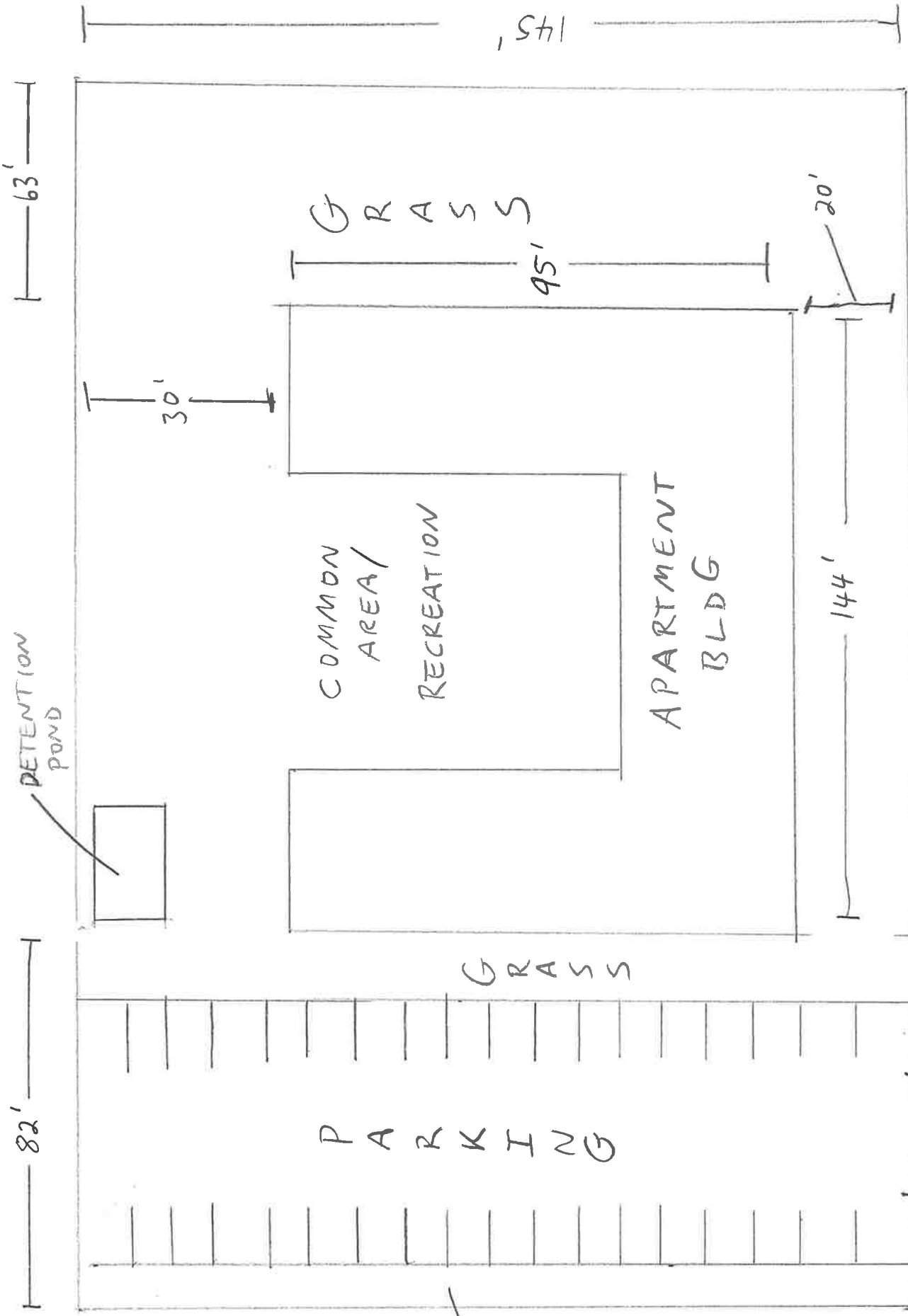


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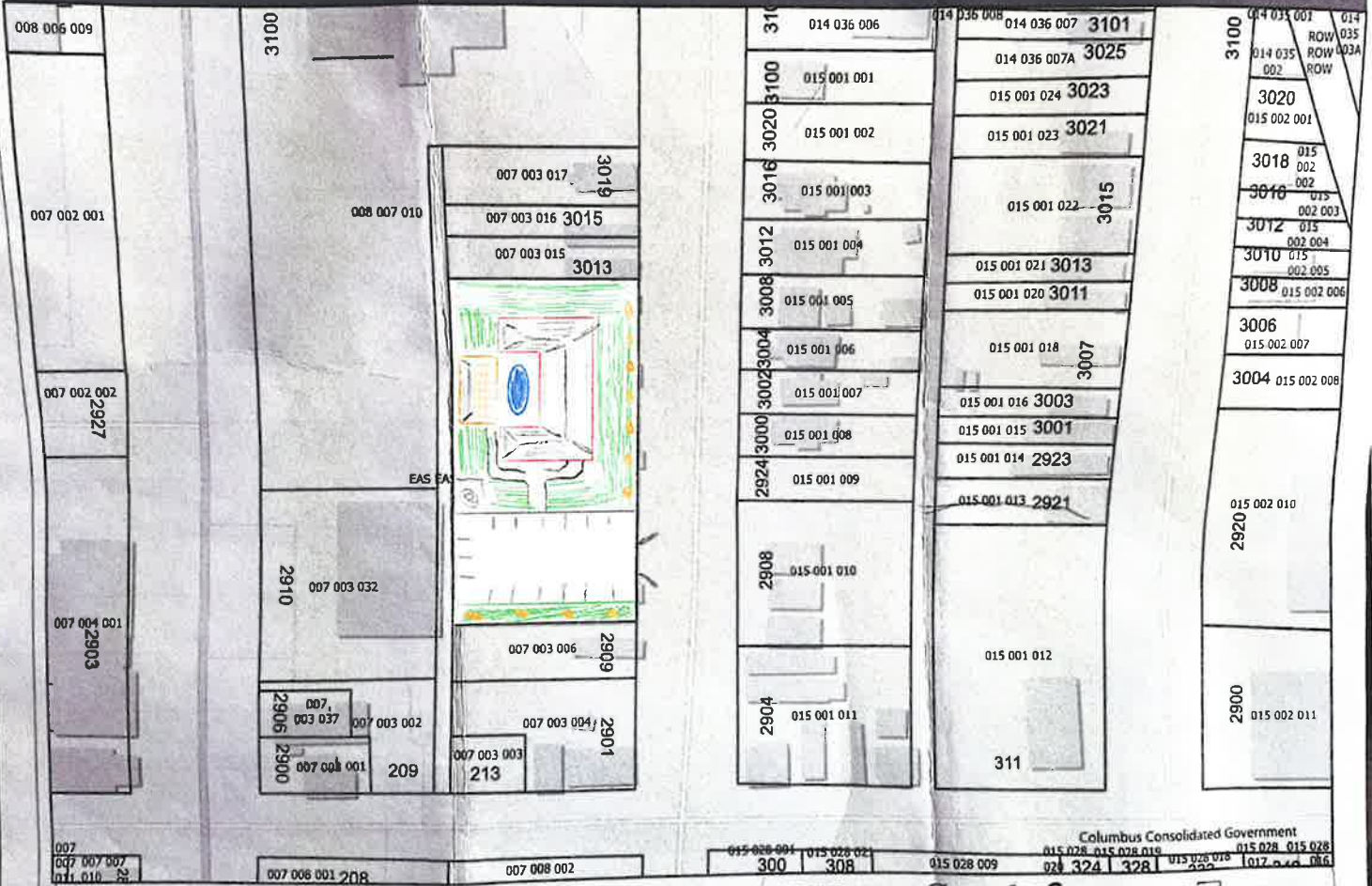
Flood Hazard Map for REZN 02-24-0349
Map 007 Block 003 Lots 007, 012 & 013
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289'
(3rd Ave)



Columbus Consolidated Government
 015 028 015 028 019 015 028 015 028
 015 028 018 017 017 016



COLUMBUS CONSOLIDATED GOVERNMENT
ENGINEERING DEPARTMENT - GIS DIVISION
 Map Created By: Colin Campbell
 Date Saved: 7/9/2023 10:03 AM
 Coordinate System: NAD 1983 State Plane Georgia
 Datum: North American 1983



We do amazing.

- Tax Parcel - 2022
- Public ROW
- Railroad
- Waterbodies

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3rd Ave MG Bibb Rezone Project

- The property in question was acquired throughout 2022-2023 from individual homeowners/estates. Moon & Meeks surveyors parceled individual properties into one large lot now seen as 2911 3rd Ave. 3005 and 3007 3rd Ave will also be included on the site plans and added to the parcel of 2911 3rd Ave prior to construction. These properties were blighted and abandoned, with homeless encampments on the properties and many unsafe living conditions. W.T. Miller was hired to demolish all homes and clear/grade lot of debris and any unsafe conditions present. All water and utilities were discontinued to the properties and the land is now clear of all structures/debris. We will plan to use municipal water source/sewage for the property and will have an onsite water detention facility located on the rear left of the development that is in line with a current rain water system in place. Our goal with the property once approved for RMF2 zoning would be to build a 16-unit apartment building on site within all guidelines set forth by the zoning/engineering departments of the Columbus Consolidated Government. This development will help revitalize 3rd Avenue and return it to its original use of residential housing, as well as improve the quality of housing available in this area. Many of the homes/apartments in the area are dilapidated and in ill-repair and with the addition of a high end multi family residential building, we would hope to spark more interest in redevelopment of this neighborhood.