

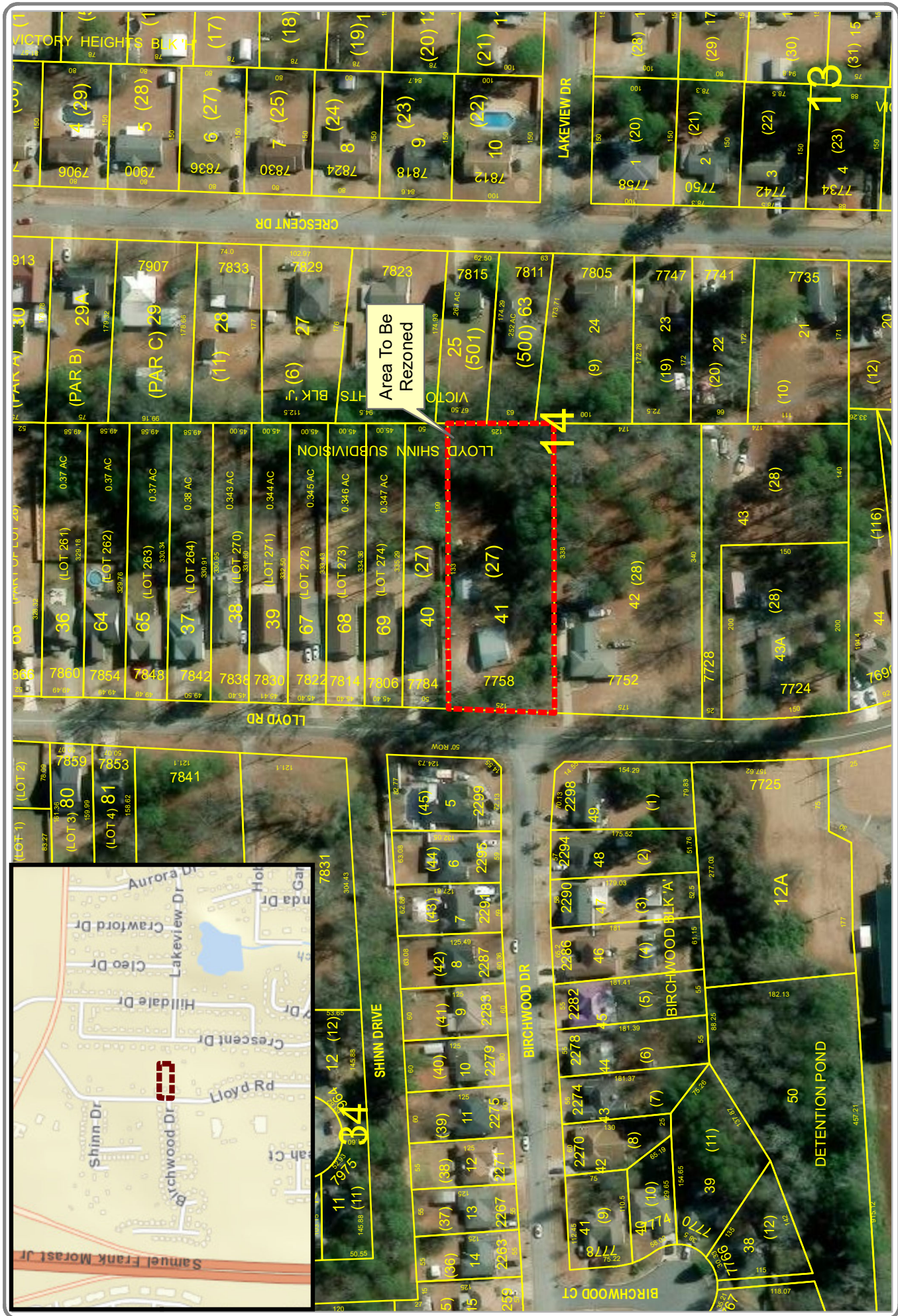
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

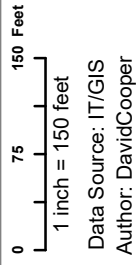
REZN-06-24-1149

Applicant:	Terry Langfitt
Owner:	Terry Langfitt
Location:	7758 Lloyd Road
Parcel:	191-014-091
Acreage:	0.97 Acres
Current Zoning Classification:	Single Family Residential - 1
Proposed Zoning Classification:	Single Family Residential – 4
Current Use of Property:	Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 2 (Davis)
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:	Consistent Planning Area A
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.								
Surrounding Zoning:	<table border="0"> <tr> <td>North</td> <td>Single Family Residential – 1(SFR1)</td> </tr> <tr> <td>South</td> <td>Single Family Residential – 2 (SFR2)</td> </tr> <tr> <td>East</td> <td>Single Family Residential – 2 (SFR2)</td> </tr> <tr> <td>West</td> <td>Single Family Residential – 3(SFR3)</td> </tr> </table>	North	Single Family Residential – 1(SFR1)	South	Single Family Residential – 2 (SFR2)	East	Single Family Residential – 2 (SFR2)	West	Single Family Residential – 3(SFR3)
North	Single Family Residential – 1(SFR1)								
South	Single Family Residential – 2 (SFR2)								
East	Single Family Residential – 2 (SFR2)								
West	Single Family Residential – 3(SFR3)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Forty-Two (42) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one calls and/or emails regarding the rezoning.								
	<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:	Subdivide existing parcel into 3 new lots.								
Attachments:	<ul style="list-style-type: none"> Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Traffic Report 								



Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

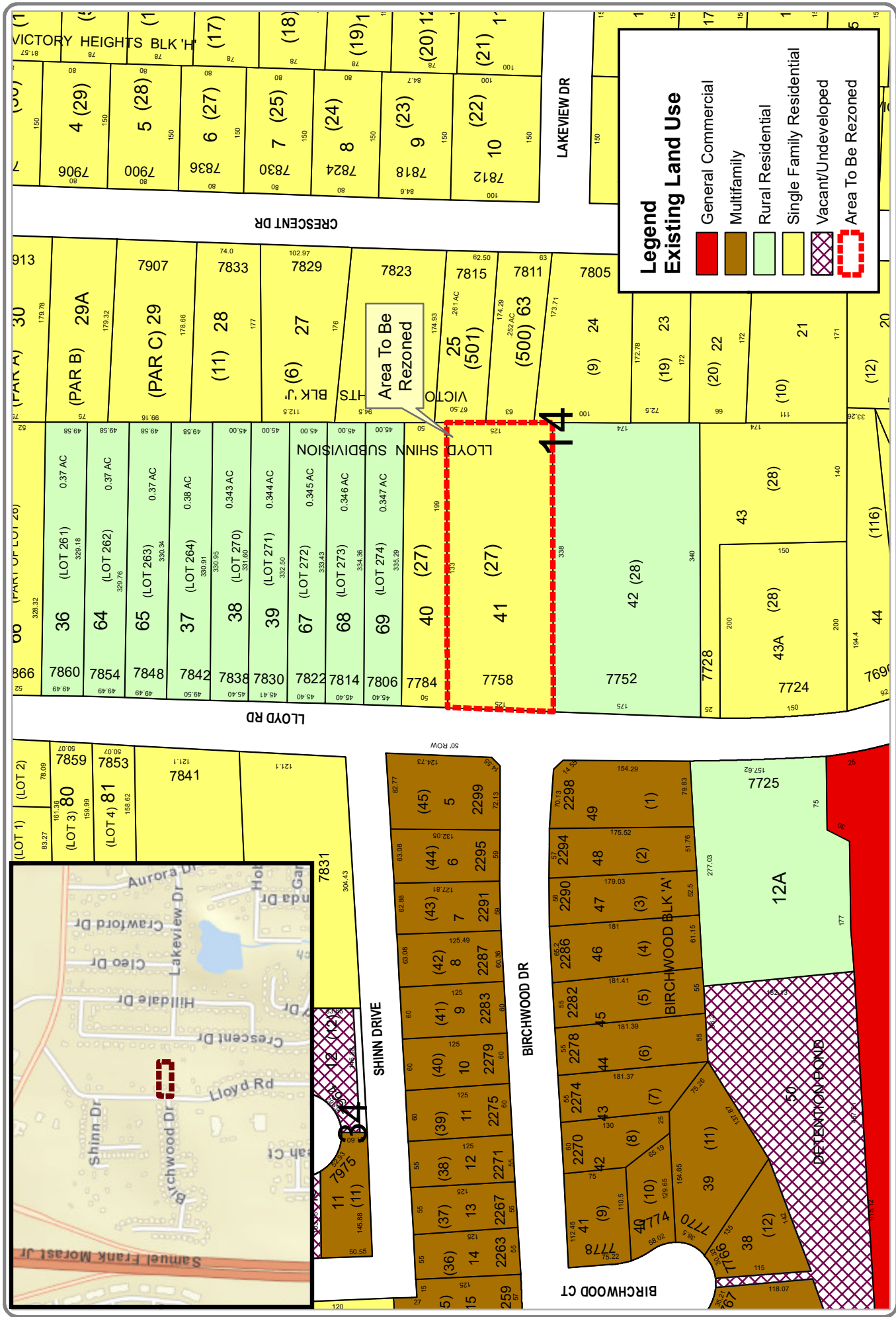
Aerial Map for REZN 06-24-1149
Map 191 Block 014 Lot 091
Planning Department-Planning Division
Prepared By Planning GIS Tech

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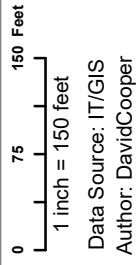
Date: 6/21/2024





Legend Existing Land Use

- General Commercial
- Multifamily
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



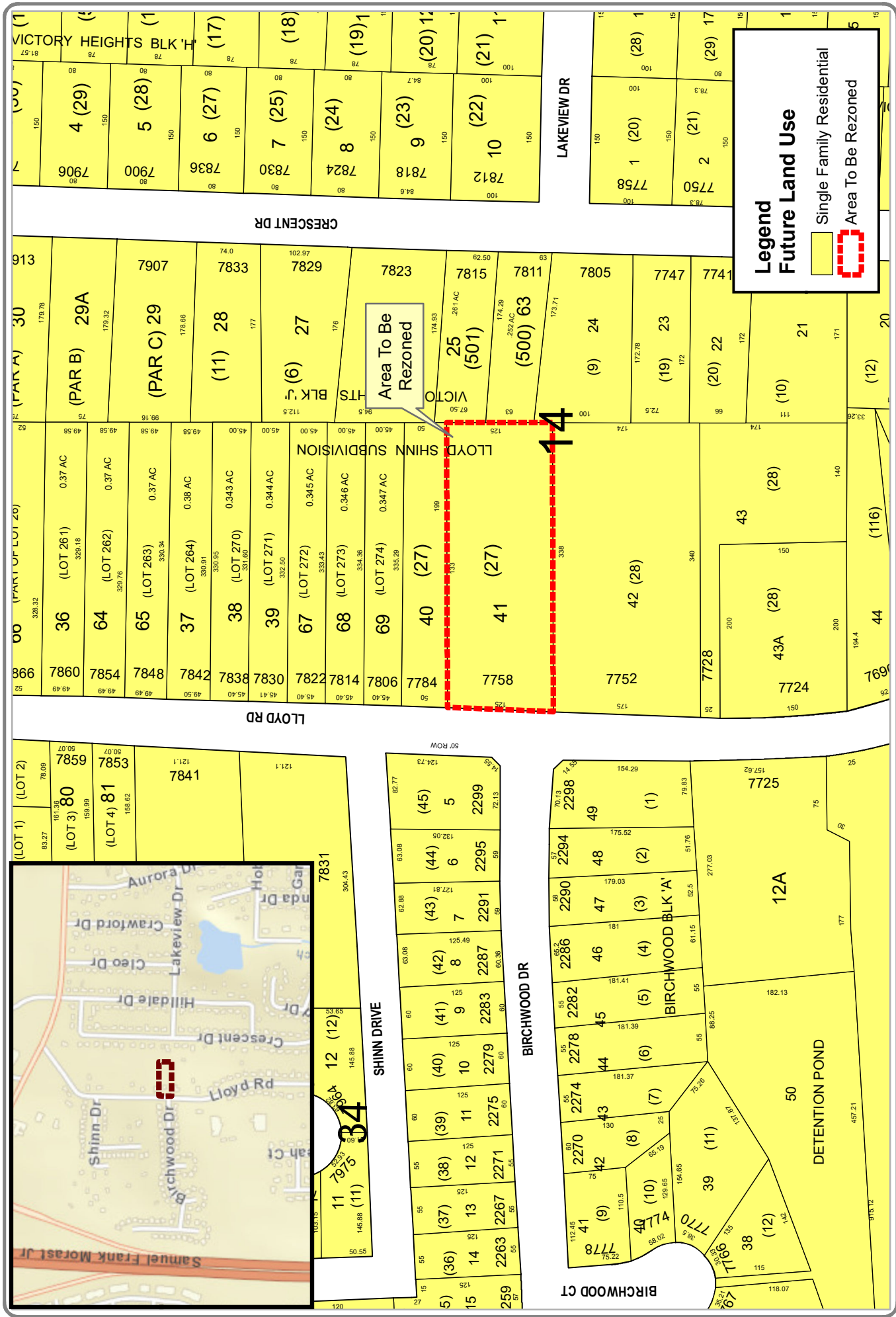
Existing Land Use Map for REZN 06-24-1149
 Map 191 Block 014 Lot 091
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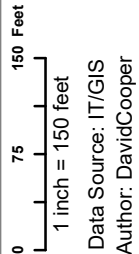
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**Legend
Future Land Use**

- Single Family Residential
- Area To Be Rezoned



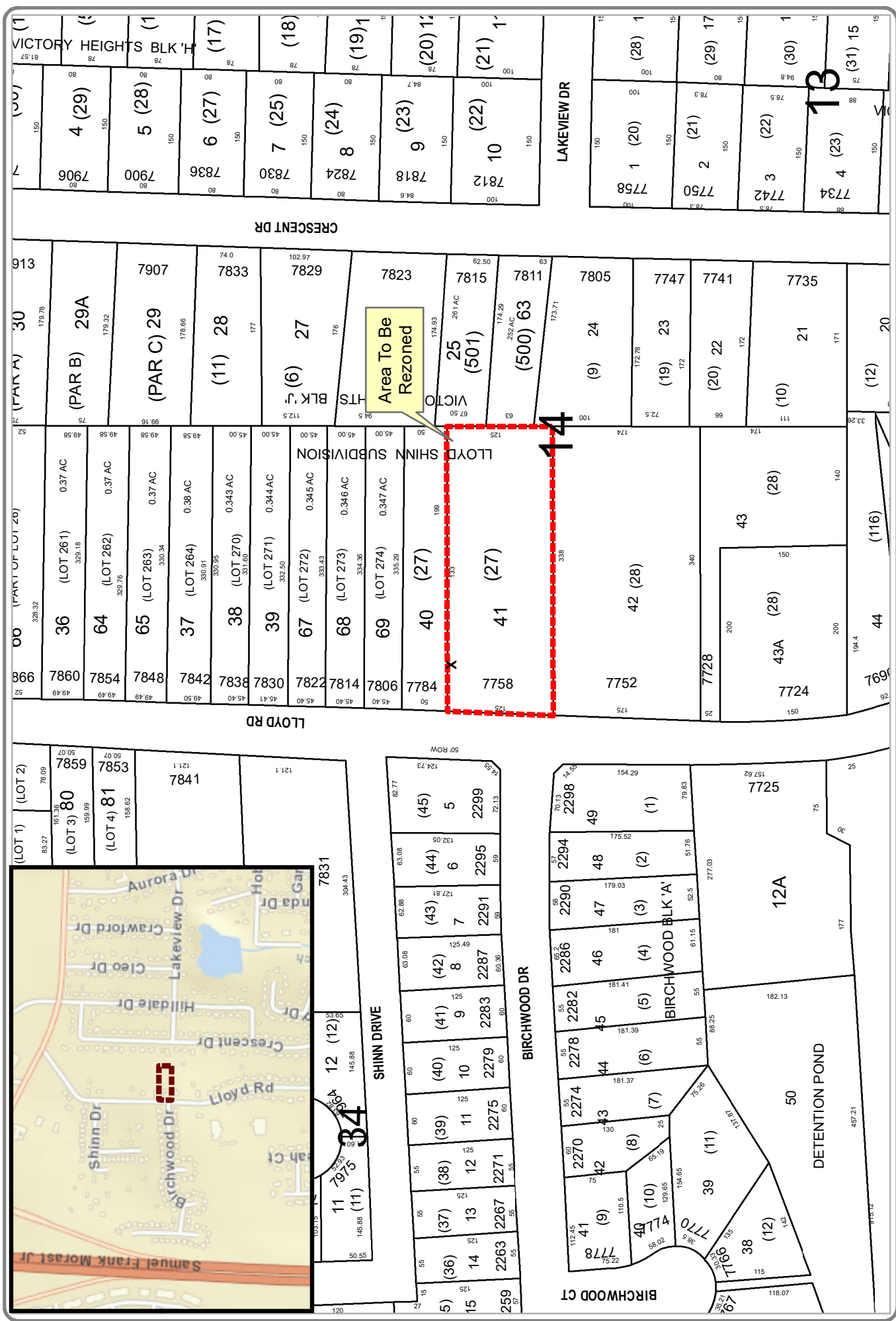
Future Land Use Map for REZN 06-24-1149
Map 191 Block 014 Lot 031

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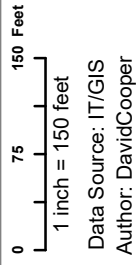
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Author: David Cooper



Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

Flood Hazard Map for REZN 06-24-1149
Map 191 Block 014 Lot 091

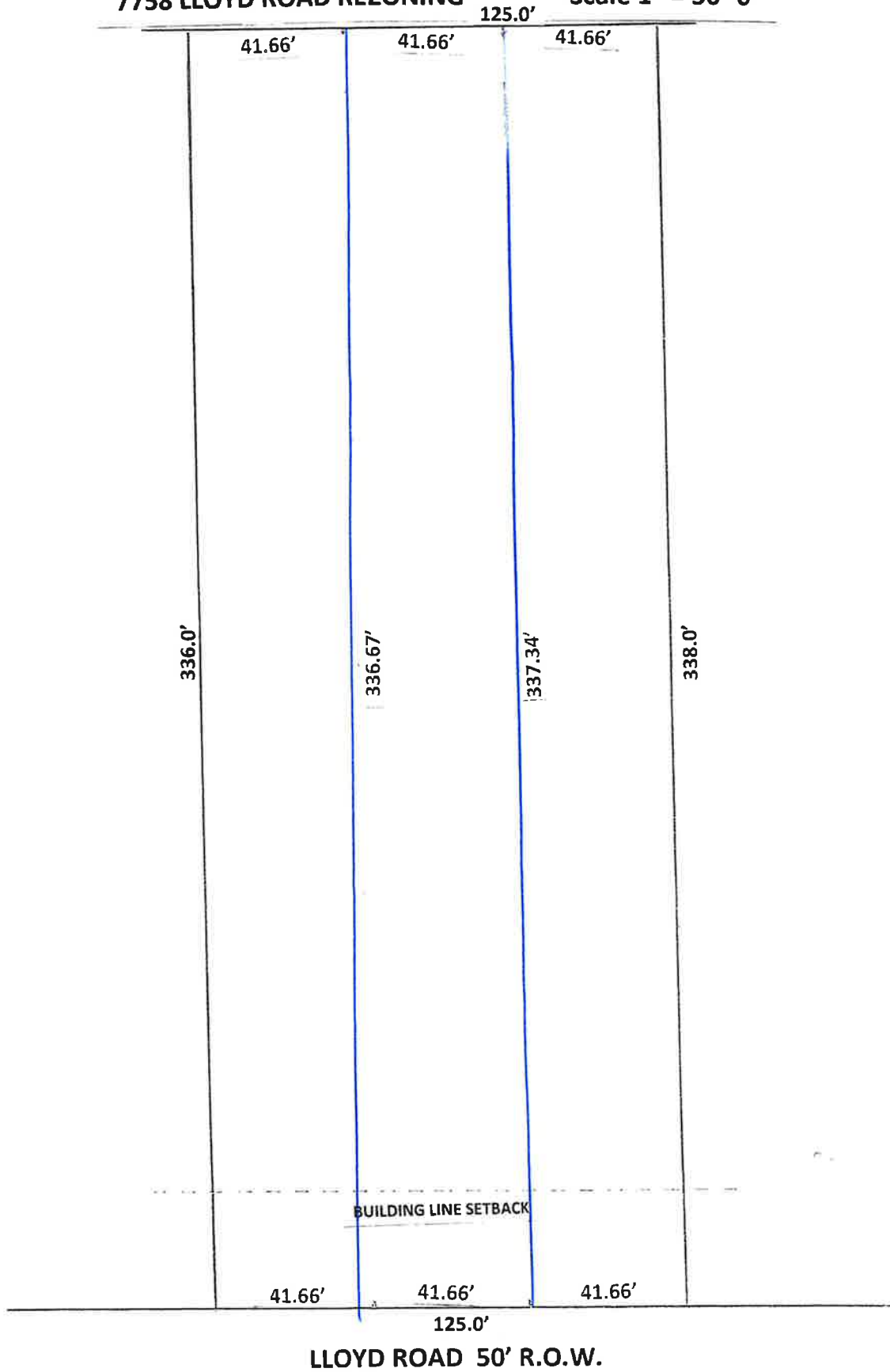
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Date: 6/21/2024





LLOYD ROAD 50' R.O.W.

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706-566-5956 cell 706-568-0217 office

X *[Signature]* 9/3/2024