

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

**REZN-05-23-1040**

<b>Applicant:</b>	Harlan Price
<b>Owner:</b>	4211 Milgen Road, LLC
<b>Location:</b>	4211 Milgen Road
<b>Parcel:</b>	083-043-001
<b>Acreage:</b>	4.09 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Light Manufacturing/Industrial
<b>Current Use of Property:</b>	General Commercial Tenant Space
<b>Proposed Use of Property:</b>	Light Manufacturing/Industrial Tenant Space
<b>Council District:</b>	District 5 (Crabb)
<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>	Inconsistent Planning Area E
<b>Current Land Use Designation:</b>	Light Manufacturing/Industrial

<b>Future Land Use Designation:</b>		Mixed Use
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
<b>Surrounding Zoning:</b>	<b>North</b>	Single Family Residential – 2 (SFR2)
	<b>South</b>	Single Family Residential – 2 (SFR2)
	<b>East</b>	Light Manufacturing/Industrial (LMI)
	<b>West</b>	Light Manufacturing/Industrial (LMI)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) 30 feet undisturbed natural buffer.</li> </ul>
<b>Attitude of Property Owners:</b>		<b>Twenty Two (22)</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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses

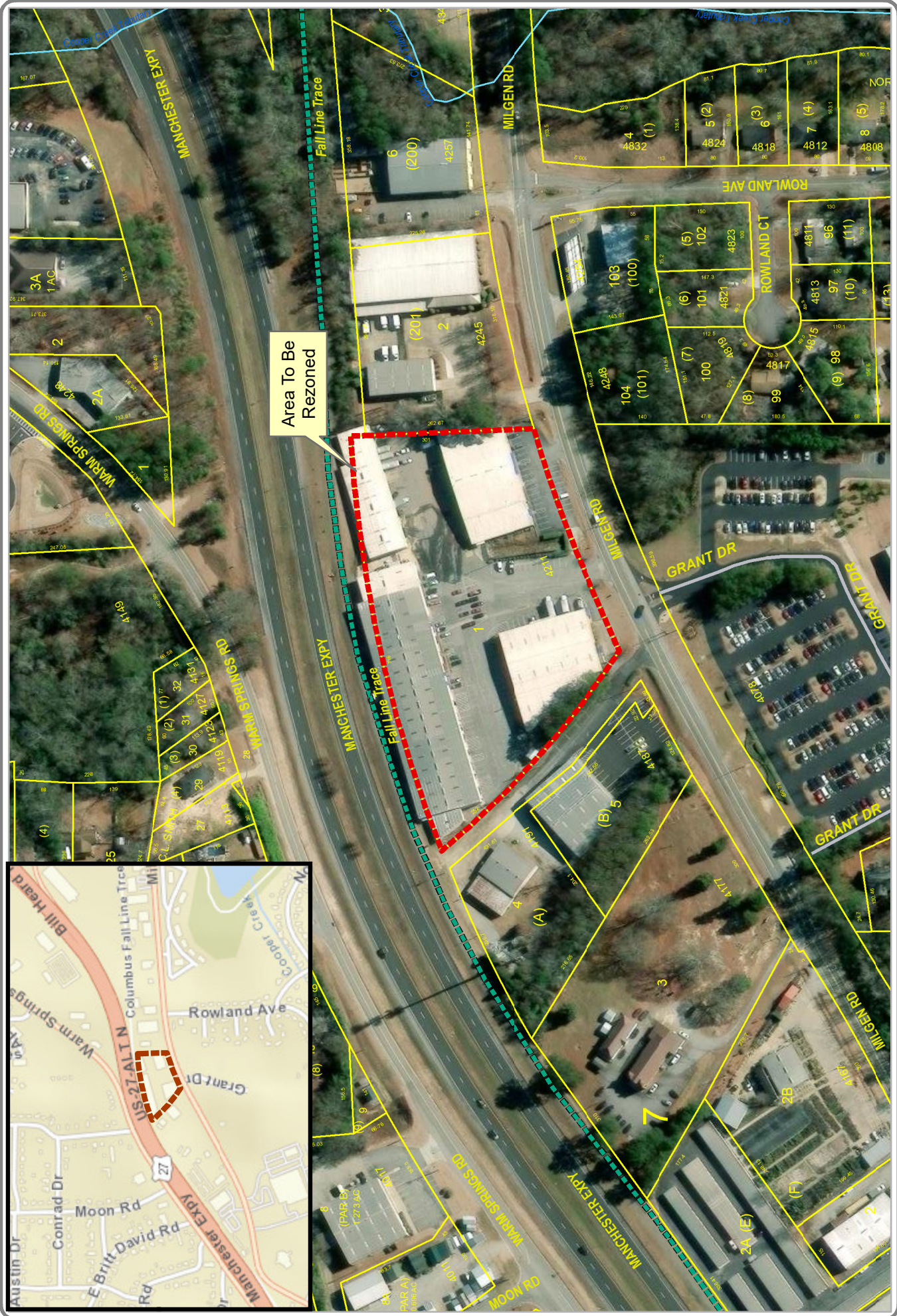
**Additional Information:**

All existing businesses are permitted in LMI

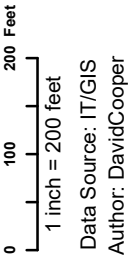
**Attachments:**

Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Flood Map





Area To Be Rezoned



Data Source: IT/GIS  
 Author: DavidCooper

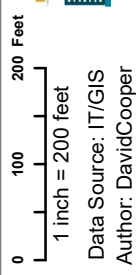
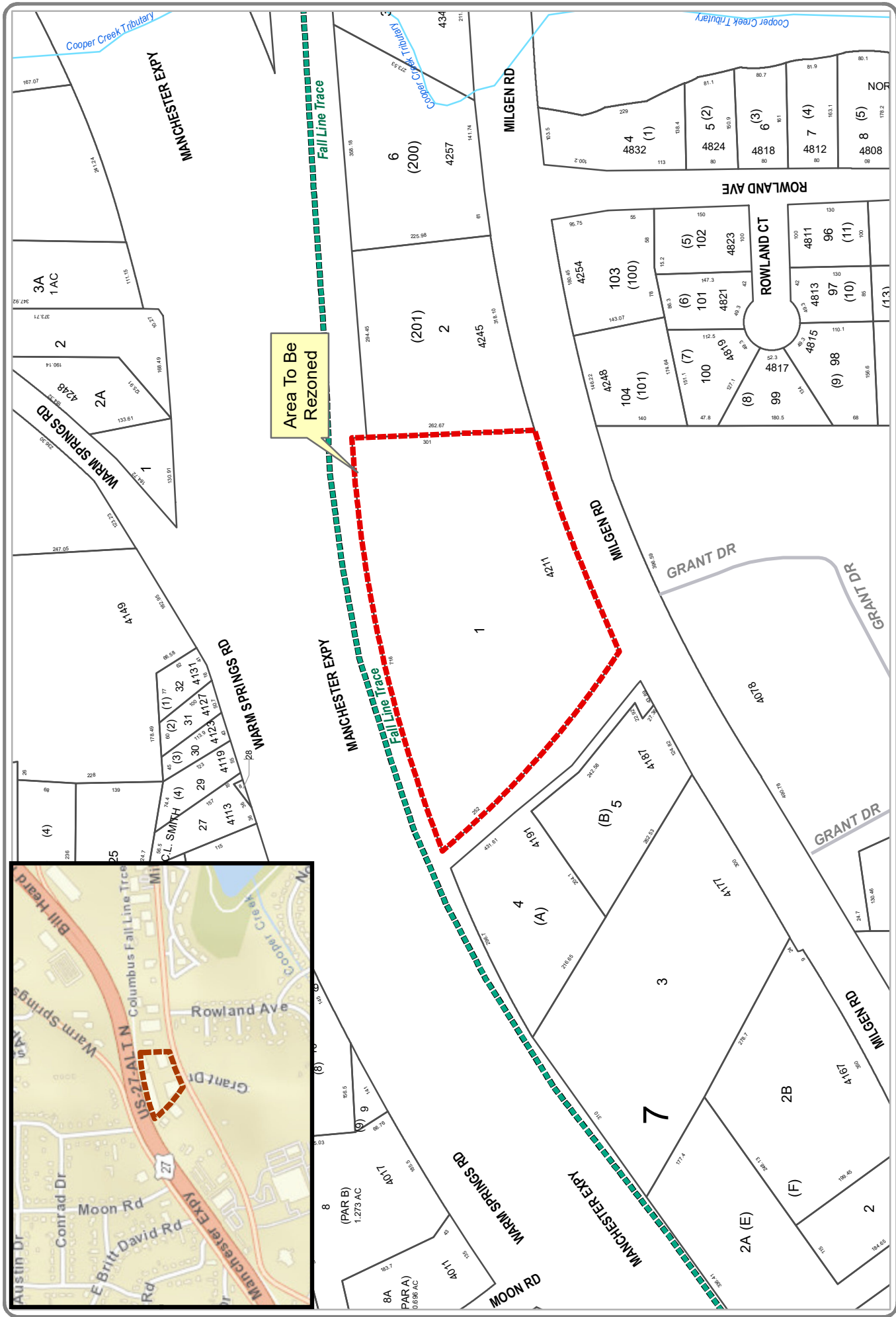
Aerial Map for REZN 05-24-1040  
 Map 083 Block 043 Lot 001  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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: 6/20/2024

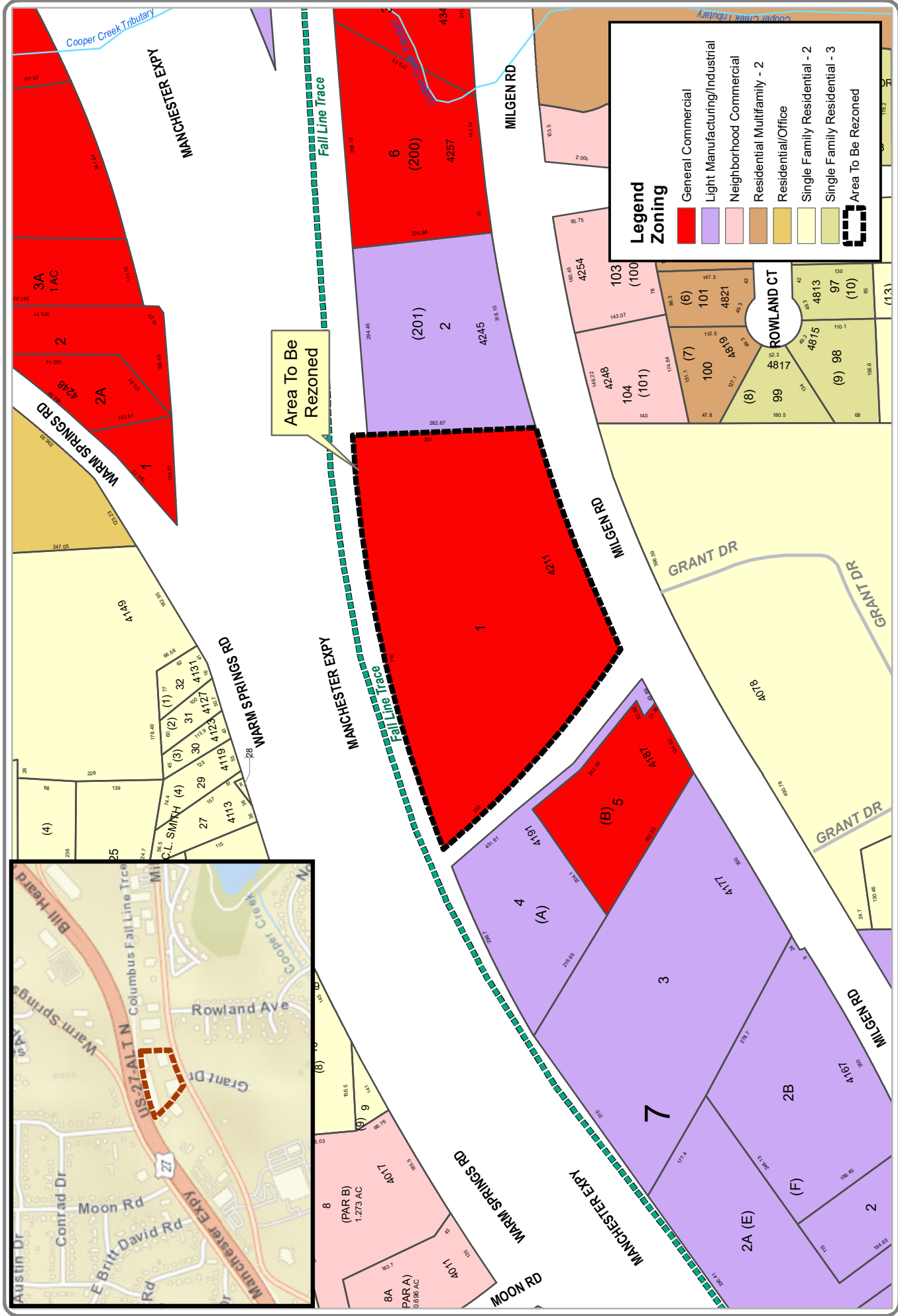




Location Map for REZN 05-24-1040  
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Area To Be Rezoned

**Legend Zoning**

- General Commercial
- Light Manufacturing/Industrial
- Neighborhood Commercial
- Residential Multifamily - 2
- Residential/Office
- Single Family Residential - 2
- Single Family Residential - 3
- Area To Be Rezoned

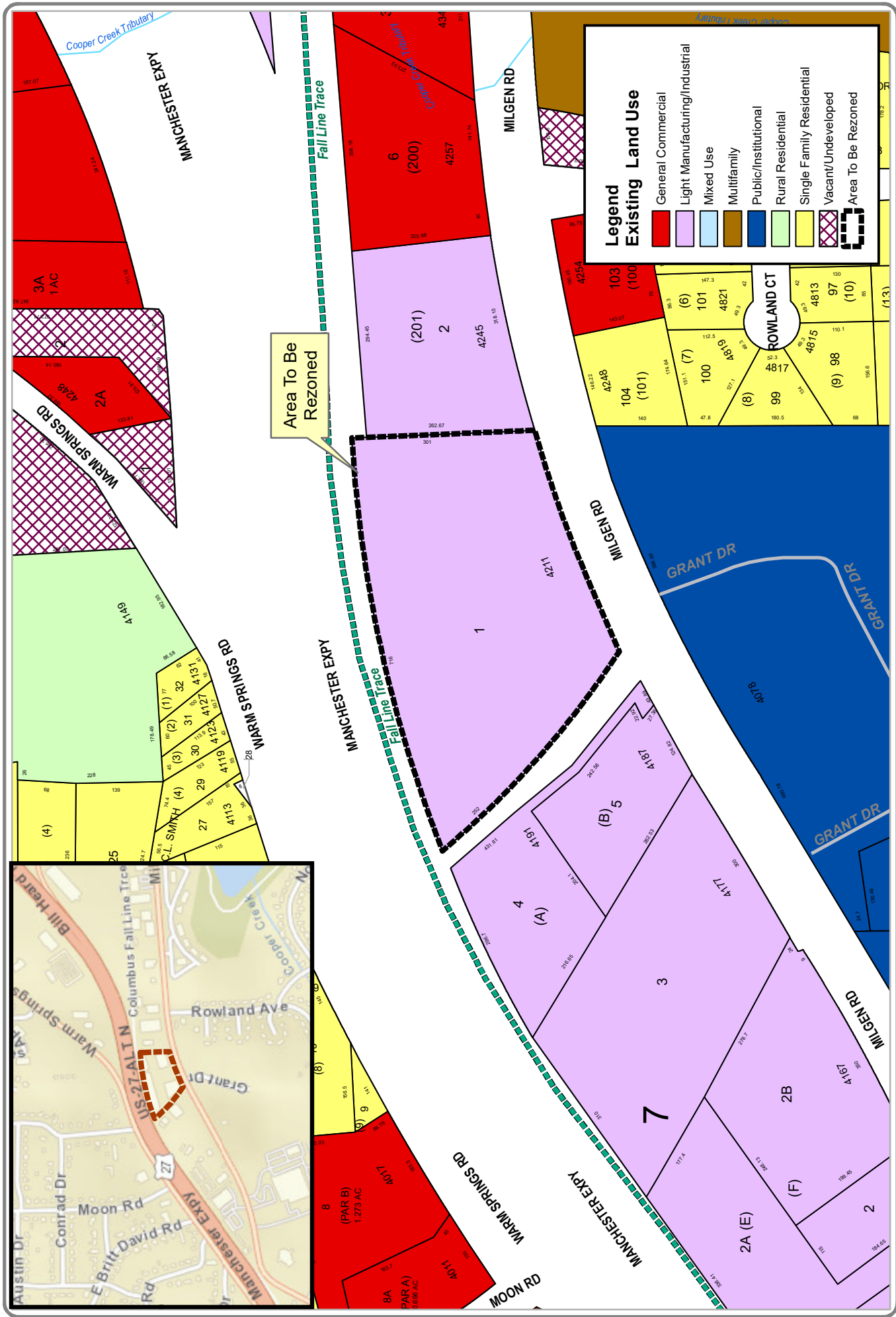


0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: DavidCooper

Zoning Map for REZN 05-24-1040  
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### Legend Existing Land Use

- General Commercial
- Light Manufacturing/Industrial
- Mixed Use
- Multifamily
- Public/Institutional
- Rural Residential
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned

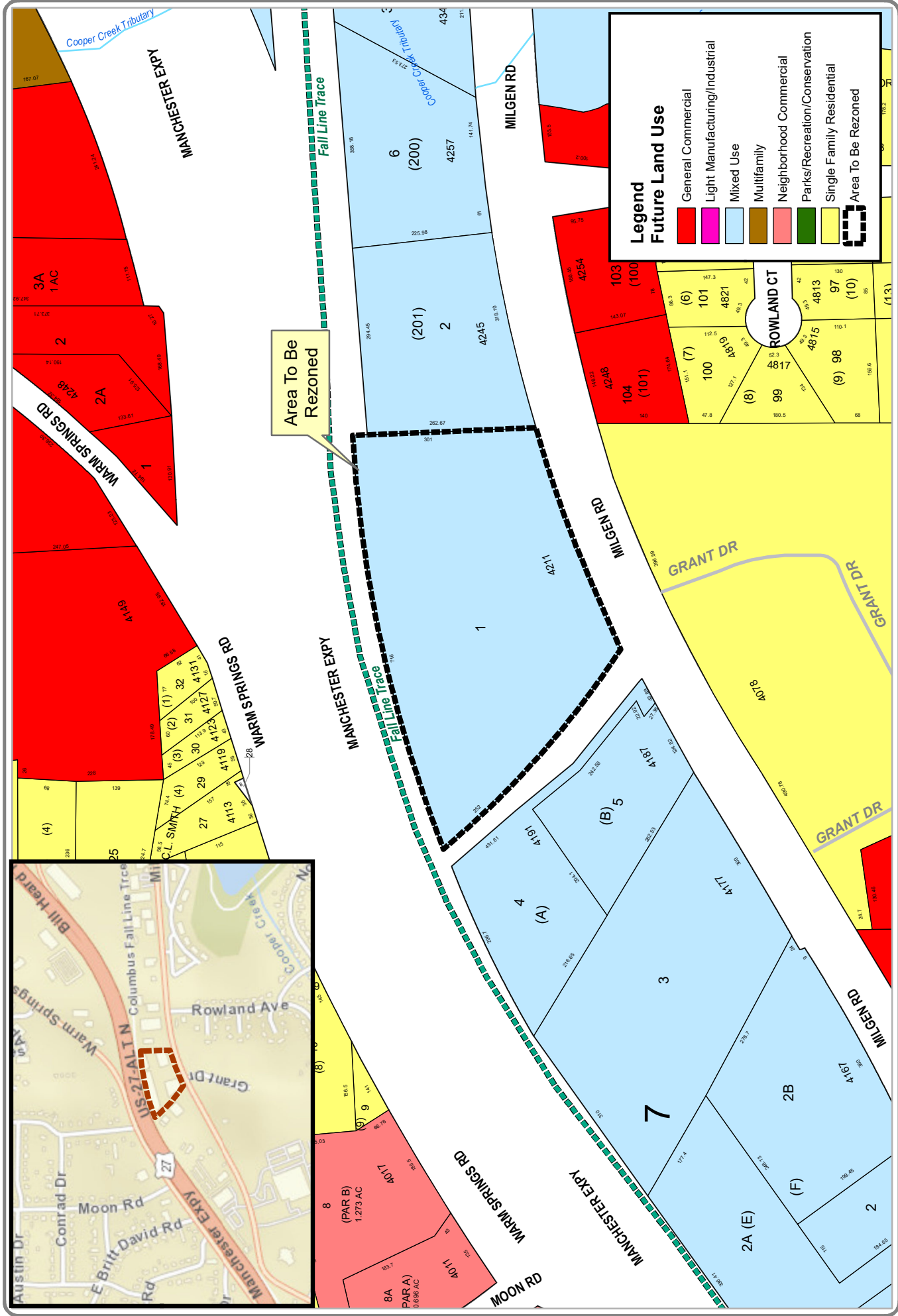
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Existing Land Use Map for REZN 05-24-1040  
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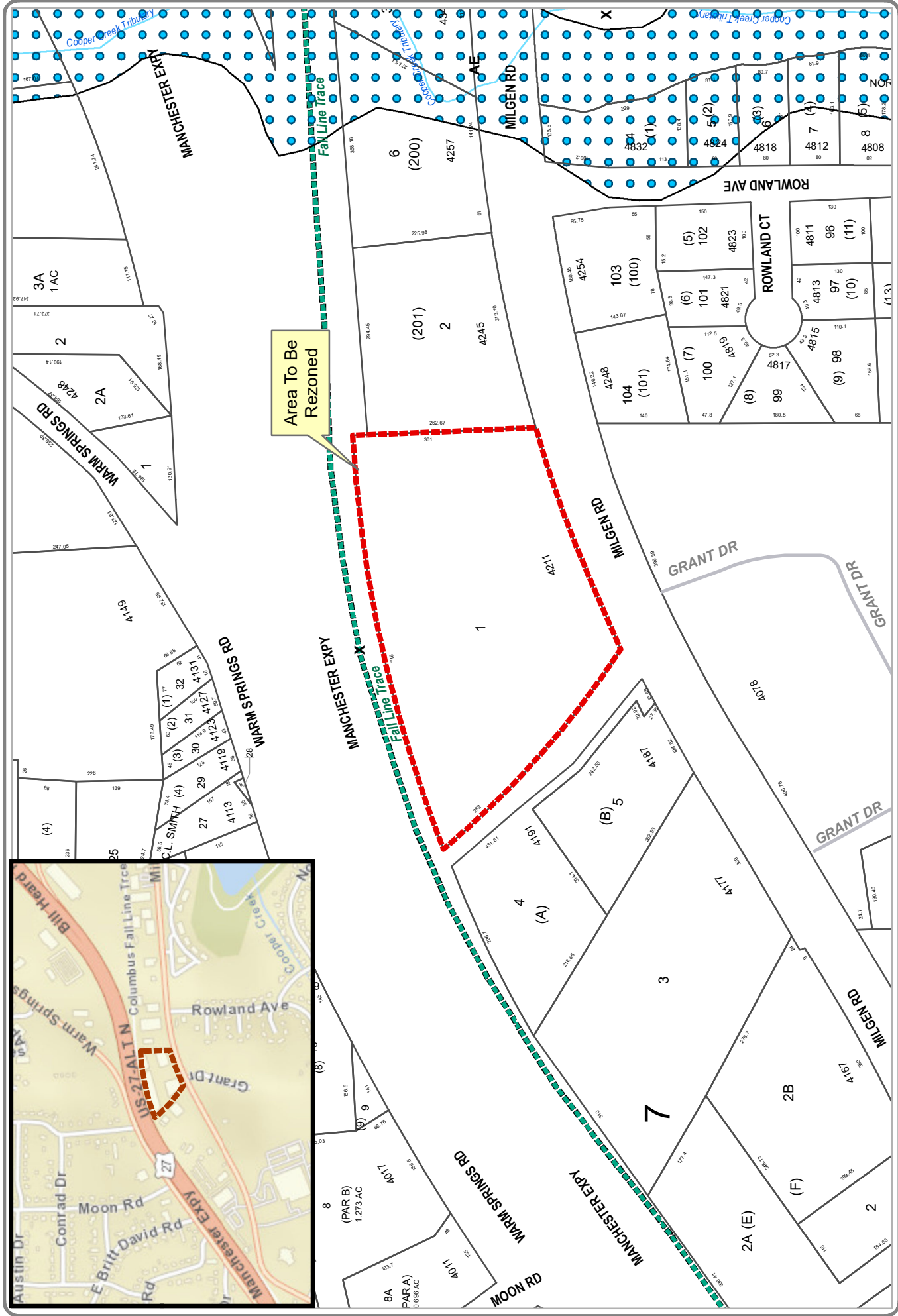
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**Future Land Use Map for REZN 05-24-1040**  
**Map 083 Block 043 Lot 001**  
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Flood Hazard Map for REZN 05-24-1040  
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