

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-09-19-6414**

<b>Applicant:</b>	Spencer Waddell
<b>Owner:</b>	Same
<b>Location:</b>	7711 / 7701 Fortson Road / 2897 Hobbs Road
<b>Parcel:</b>	073-009-011 / 073-009-010 / 073-009-023
<b>Acreage:</b>	0.94 Acres
<b>Current Zoning Classification:</b>	SFR2 (Single Family Residential 2)
<b>Proposed Zoning Classification:</b>	RMF1 (Residential Multifamily 1)
<b>Current Use of Property:</b>	Vacant and 1 Residential House
<b>Proposed Use of Property:</b>	Multifamily Duplex
<b>Council District:</b>	District 2 (Davis)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Denial</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 A
<b>Current Land Use Designation:</b>	Single Family Residential

<b>Future Land Use Designation:</b>		Single Family Residential
<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 Impact:</b>		Average Annual Daily Trips (AADT) will increase by 80 trips if used for residential use. The Level of Service (LOS) will remain at level A.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	SFR2 (Single Family Residential 2)
	<b>South</b>	SFR2 (Single Family Residential 2)
	<b>East</b>	NC (Neighborhood Commercial) / SFR1 (Single Family Residential 1)
	<b>West</b>	SFR2 (Single Family Residential 2)
<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 SFR2 zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> <li>1) <b>20 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>30 feet</b> undisturbed natural buffer.</li> </ul>
<b>Attitude of Property Owners:</b>		<b>Forty-five (45)</b> 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.

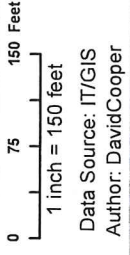
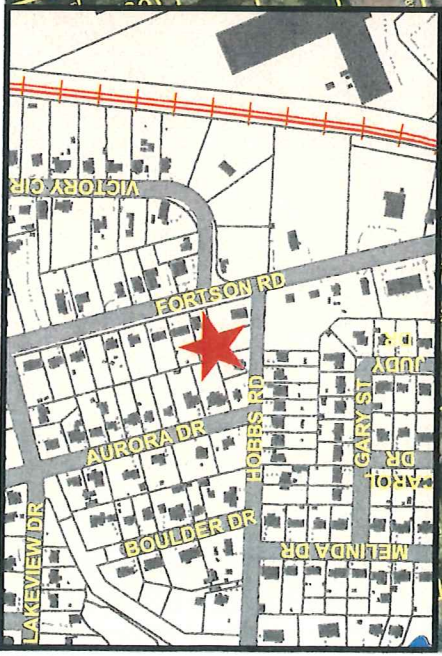
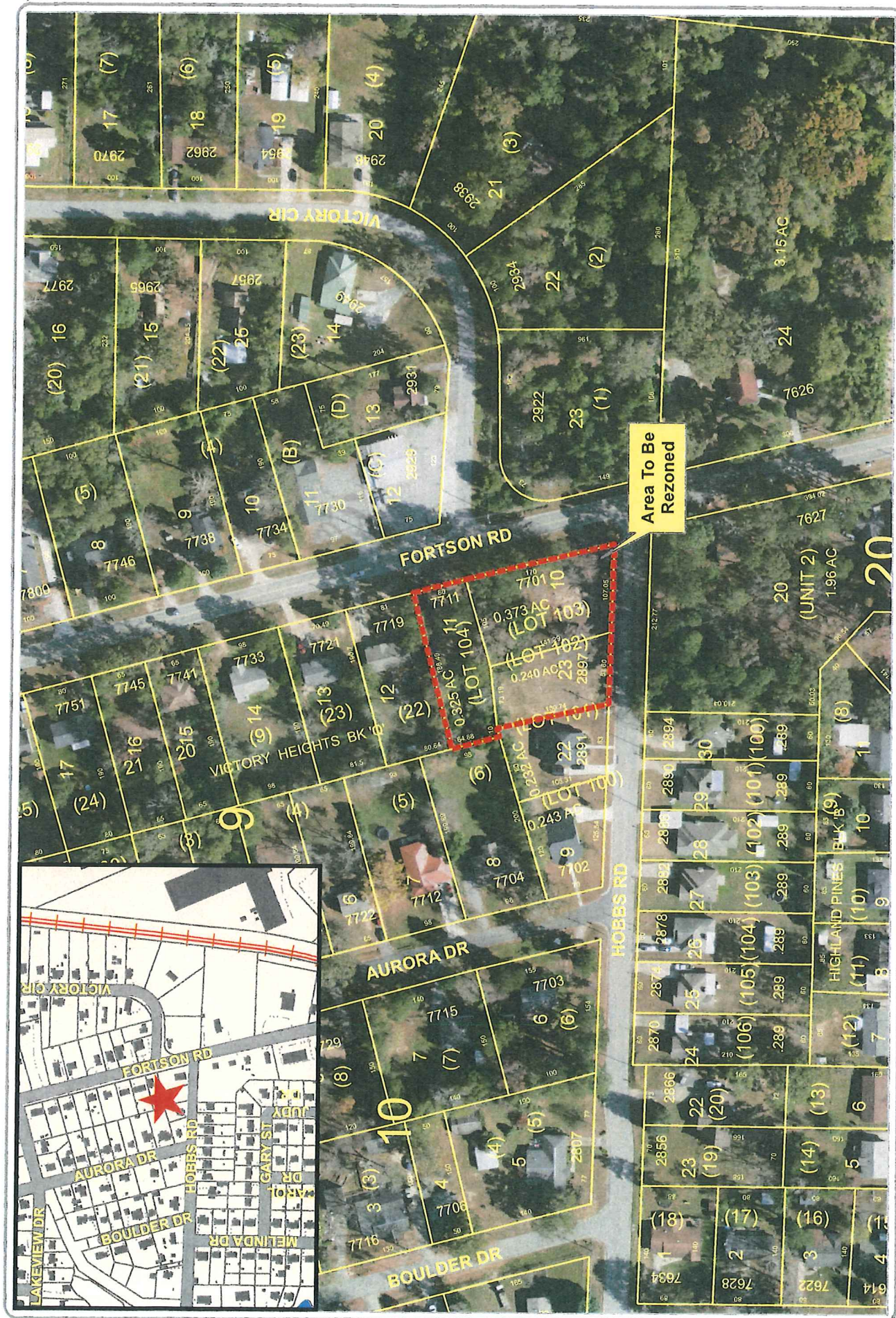
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:**

N/A

**Attachments:**

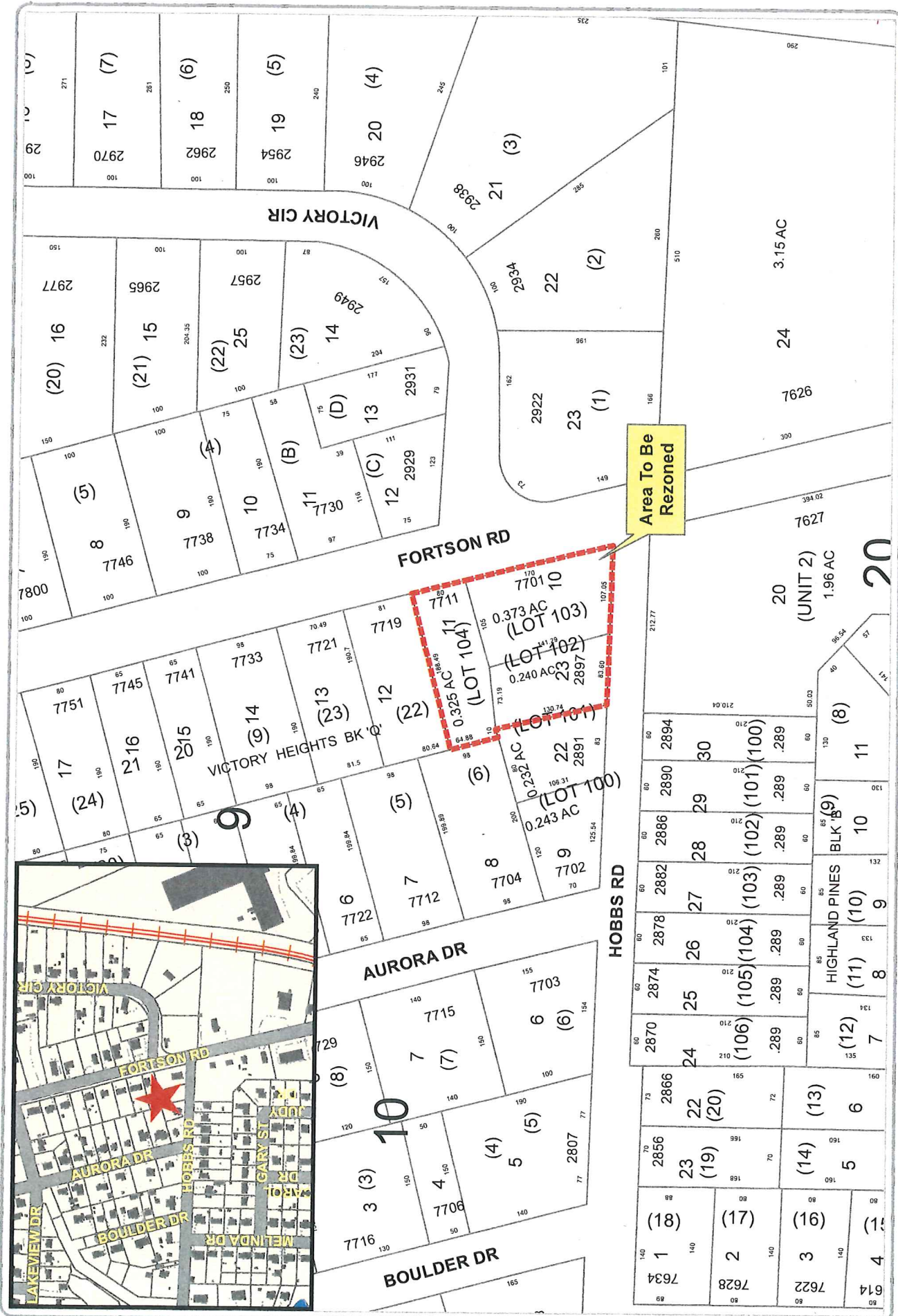
Aerial Land Use Map  
Location Map  
Zoning Map  
Existing Land Use Map  
Future Land Use Map  
Traffic Report



Aerial Map for REZN 9-19-6414  
Map 073 Block 009 Lots 10, 11 & 23  
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.





0 75 150 Feet  
1 inch = 150 feet

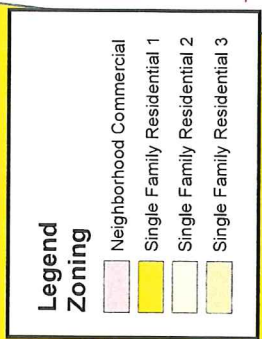
Data Source: IT/GIS  
Author: David Cooper

Location Map for REZN 9-19-6414  
Map 073 Block 009 Lots 10, 11 & 23  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

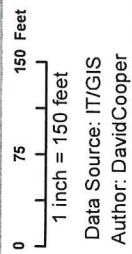
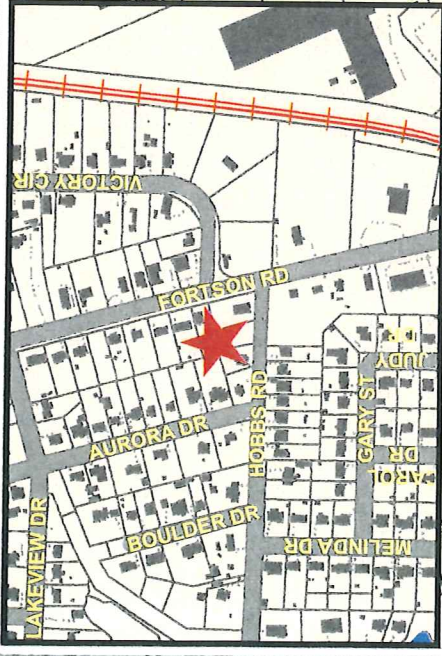
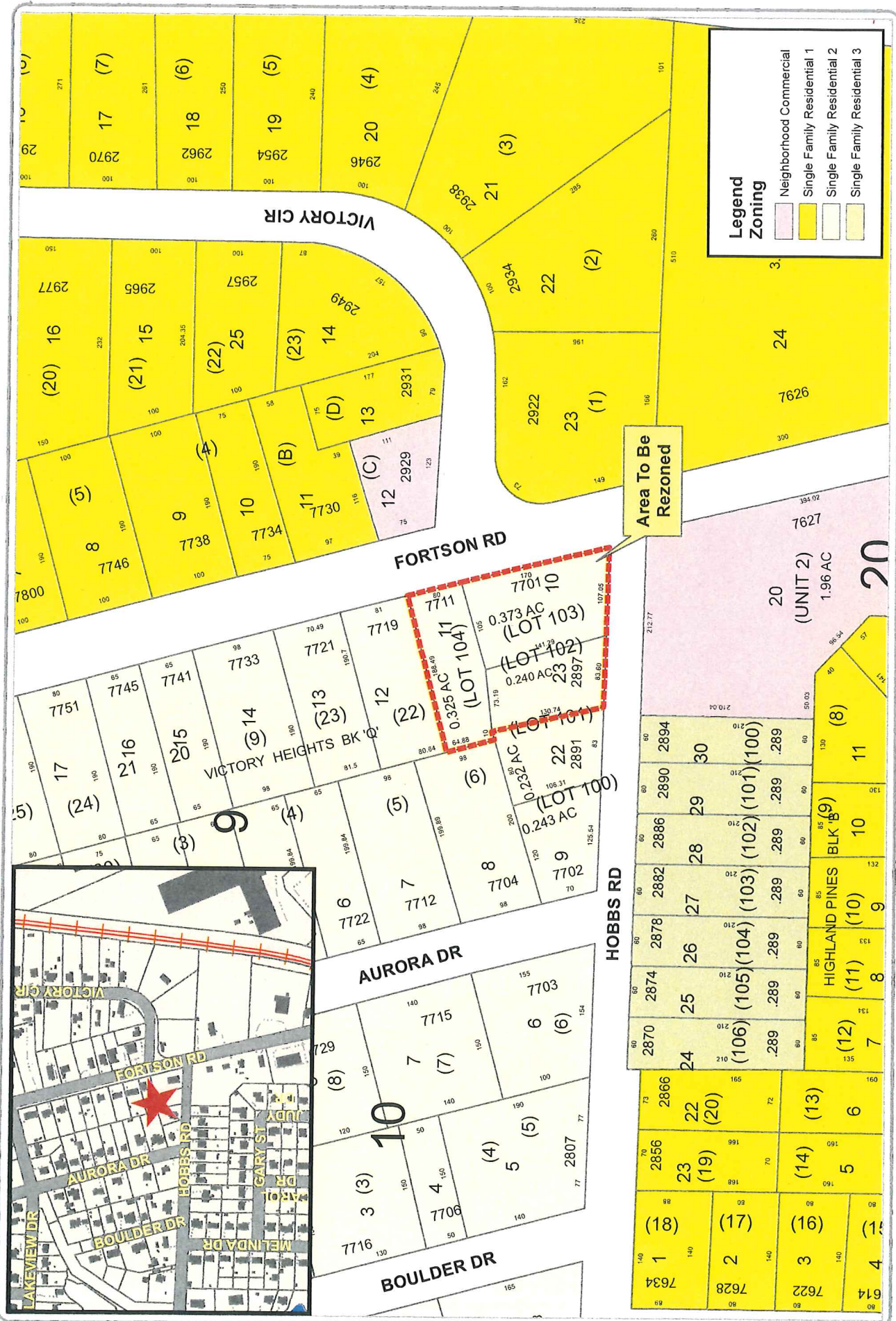
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Date: 9/6/2019



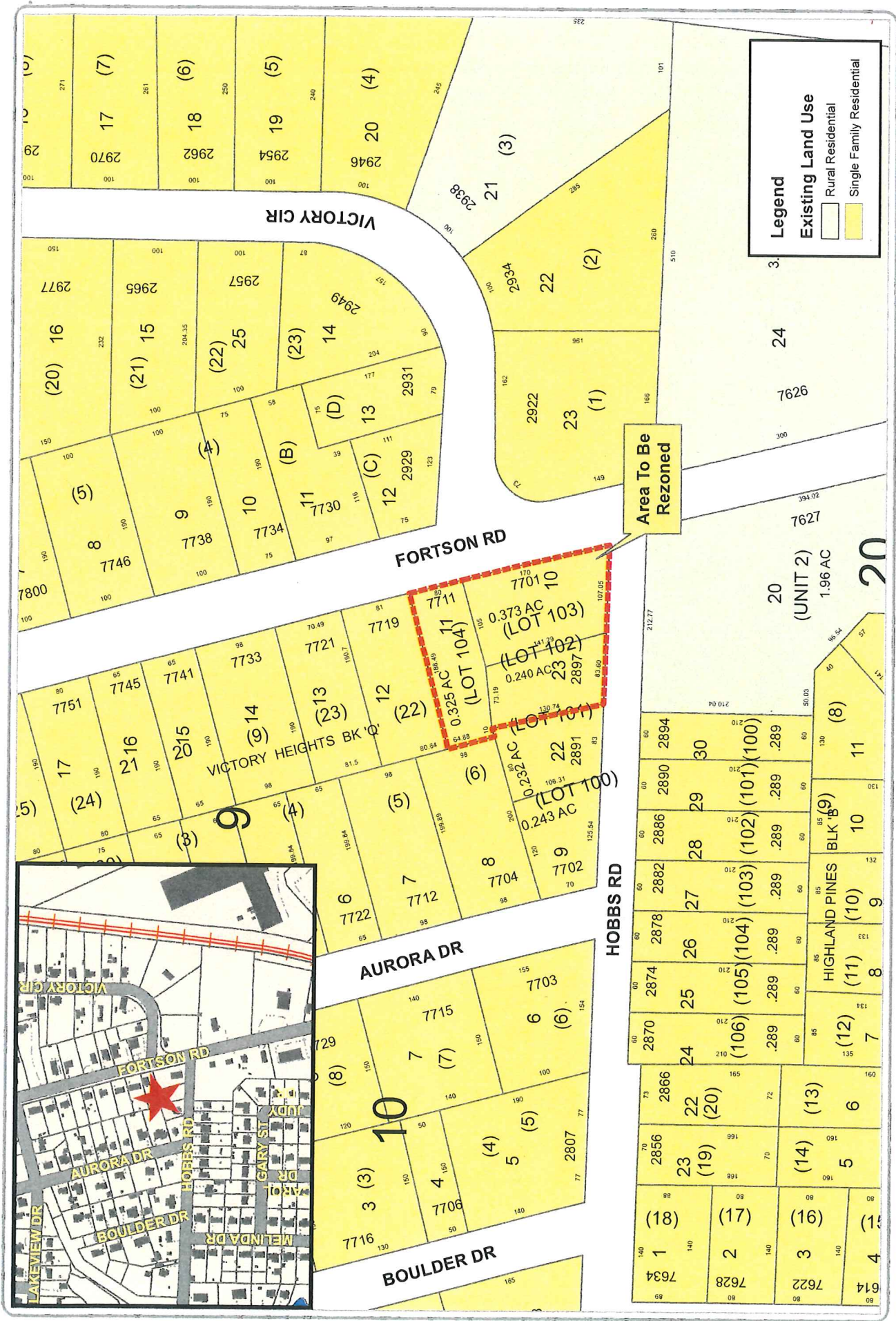
Area To Be Rezoned



Zoning Map for REZN 9-19-6414  
 Map 073 Block 009 Lots 10, 11 & 23  
 Planning Department-Planning Division  
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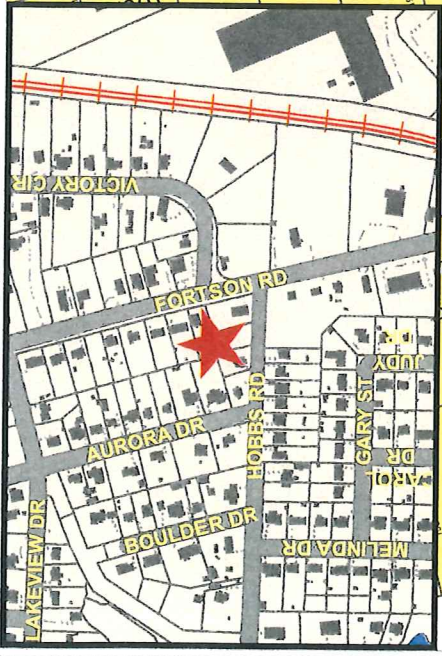


**Legend**

**Existing Land Use**

- Rural Residential
- Single Family Residential

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

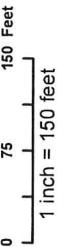
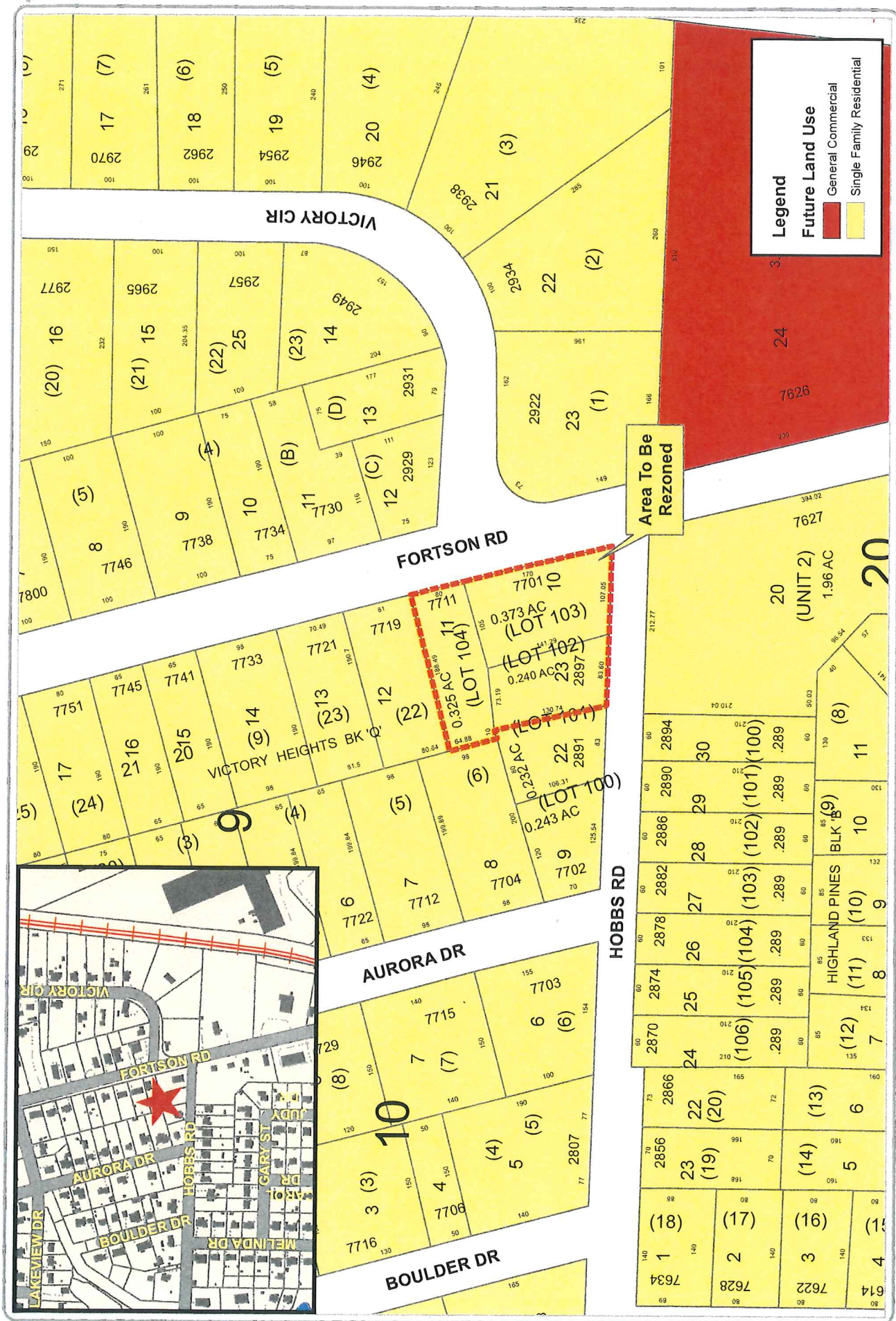


Existing Land Use Map for REZN 9-19-6414  
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Date: 9/6/2019





Data Source: IT/GIS  
 Author: David Cooper

Future Land Use Map for REZN 9-19-6414  
 Map 073 Block 009 Lots 10, 11 & 23

Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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## REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.**  
**PROJECT**  
**CLIENT**  
**REZONING REQUEST**

REZN 09-19-6414  
 7711, 7701 Fortson Road & 2897 Hobbs Road  
 SFR2 & RMF1

**LAND USE**

Trip Generation Land Use Code\*      210 & 220  
 Existing Land Use      Single Family Residential 2 - (SFR2)  
 Proposed Land Use      Residential-Multi-Family 1 - (RMF1)  
 Existing Trip Rate Unit      SFR 2 - Acreage converted to square footage.  
 Proposed Trip Rate Unit      RMF 1 - Number of units.

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Family Detached Housing	210	SFR2	0.938 Acres	9.57	39
<b>Total</b>					<b>39</b>
<b>Daily (Proposed Zoning)</b>					
Apartments	220	RMF1	12 Units	6.65	80
<b>Total</b>					<b>80</b>

Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

**TRAFFIC PROJECTIONS**

**EXISTING ZONING (SFR2)**

Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2018)	2,980
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	39
Total Projected Traffic (2019)	3,019
Projected Level of Service (LOS)**	A

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

**PROPOSED ZONING (RMF1)**

Name of Street	Fortson Road
Street Classification	Undivided Arterial
No. of Lanes	2
City Traffic Count (2018)	2,980
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	80
Total Projected Traffic (2019)	3,060
Projected Level of Service (LOS)**	A

# 12-2 BEDROOM UNITS HOBBS ROAD APARTMENTS



THIS SKETCH IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY IMPACT THE ULTIMATE LOT YIELD.

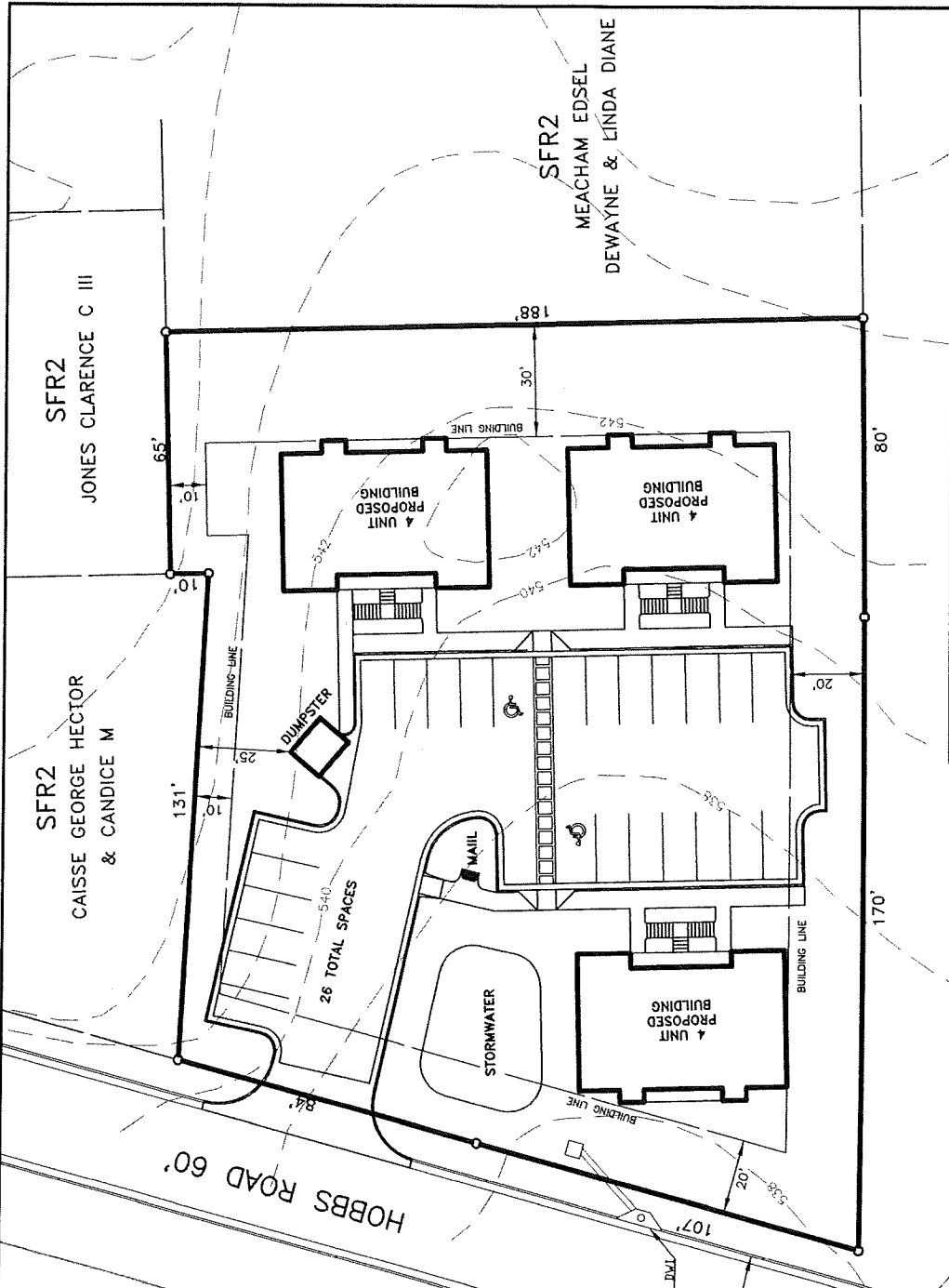
**PROPOSED ZONING DATA**

- 1 - PROP. ZONING RMF2 (MULTIFAMILY RESIDENTIAL) (EXISTING ZONING SFR2)
- 2 - BUILDING LINE 20' MIN (FRONT)  
10' MIN (SIDE)  
30' MIN (REAR)
- 3 - MAX DENSITY (UNITS PER ACRE) 16.5
- 4 - TOTAL AREA 0.93 AC.(40,510.8 S.F.)
- 5 - 16.5 x 0.93 = 15.3 UNITS ALLOWED  
12 UNITS PROPOSED

**OWNER INFORMATION**

R SPENCER WADDELL, INC.  
6003 VETERANS PARKWAY SUITE 222  
COLUMBUS, GEORGIA 31909  
PHONE: 706-256-5542

PER MAPS OF RECORD FROM COLUMBUS WATER WORKS, SANITARY SERVICE & WATER SERVICE APPEAR TO BE AVAILABLE.



**MOON MEEKS  
MASON & VINSON, INC.**  
 CIVIL ENGINEERS LAND SURVEYORS

PHONE: (706) 327-9306  
 FAX: (706) 323-0424  
 WWW.MOONMEEKS.COM  
 100 SOUTHERN WAY, SUITE A  
 COLUMBUS, GA 31904  
 P.O. BOX 4748 (31914)

FORTSON ROAD 80'