

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

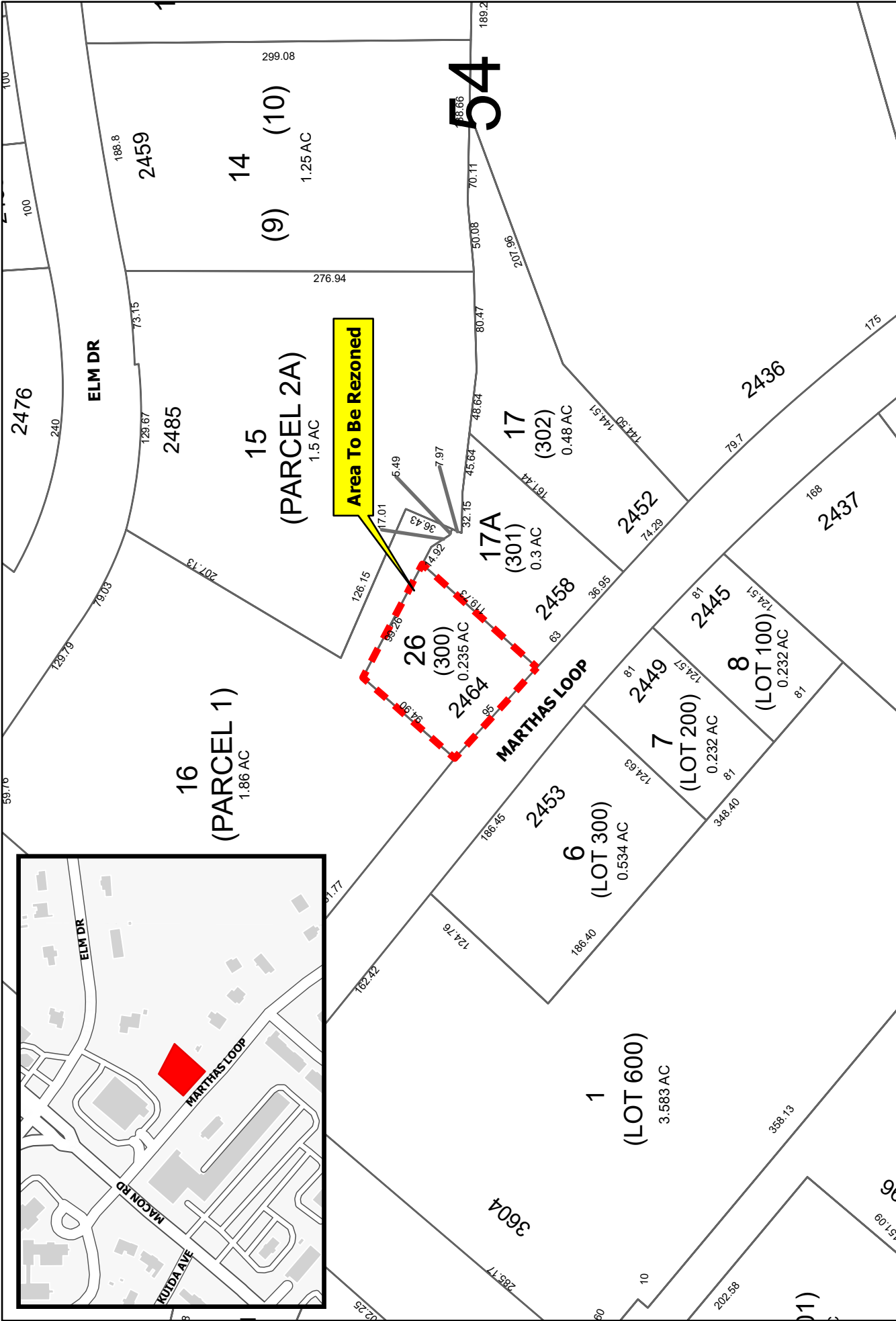
# COUNCIL STAFF REPORT

**REZN-03-26-0652**

<b>Applicant:</b>	Divine Investment LLC
<b>Owner:</b>	Divine Investment LLC
<b>Location:</b>	2458 & 2464 Martha;s Loop
<b>Parcel:</b>	085-054-017A/026
<b>Acreage:</b>	0.30/0.23 Acres
<b>Current Zoning Classification:</b>	Residential Multifamily - 2
<b>Proposed Zoning Classification:</b>	Single Family Residential - 4
<b>Current Use of Property:</b>	Single Family Residential
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 1
<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 Planning Area E
<b>Current Land Use Designation:</b>	Vacant

<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 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>	Single Family Residential 2
	<b>South</b>	Single Family Residential 2
	<b>East</b>	Single Family Residential 2
	<b>West</b>	Residential Office
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		N/A
<b>Attitude of Property Owners:</b>		<b>Fifteen (15)</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.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses
<b>Additional Information:</b>		Replat to create three single family lots
<b>Attachments:</b>		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Conceptual Plan





**Area To Be Rezoned**



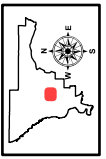
0 25 50 100 US Feet



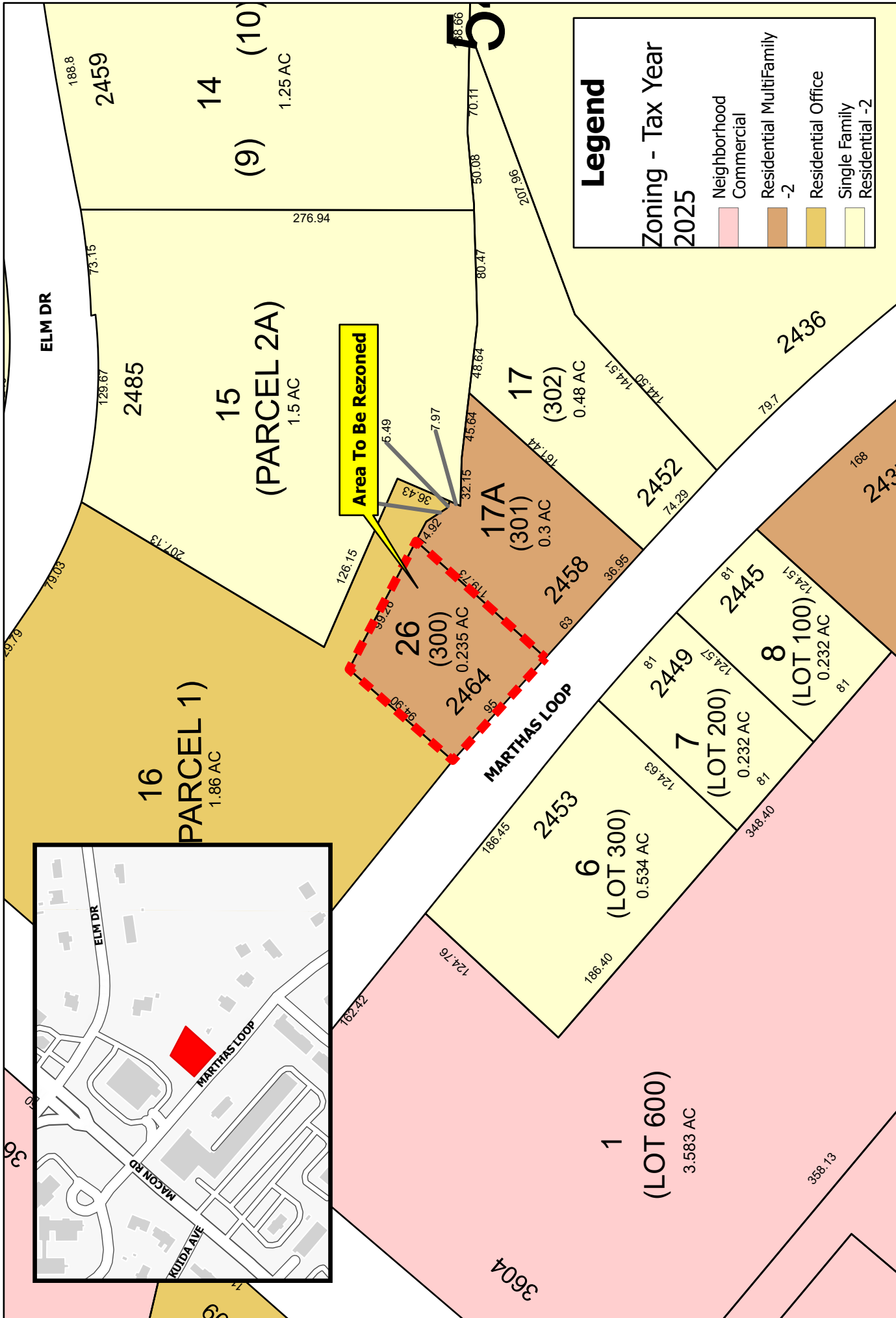
Data Source: IT/GIS  
Author:

Location Map for For REZN 03 -026 - 0652  
Map 085 Block 054 Lot 026  
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: 4/14/2026

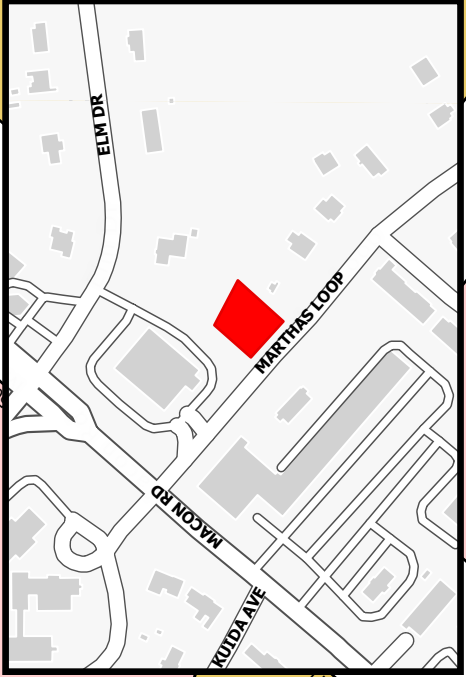


**Area To Be Rezoned**

### Legend

Zoning - Tax Year 2025

- Neighborhood
- Commercial
- Residential MultiFamily -2
- Residential Office
- Single Family
- Residential -2

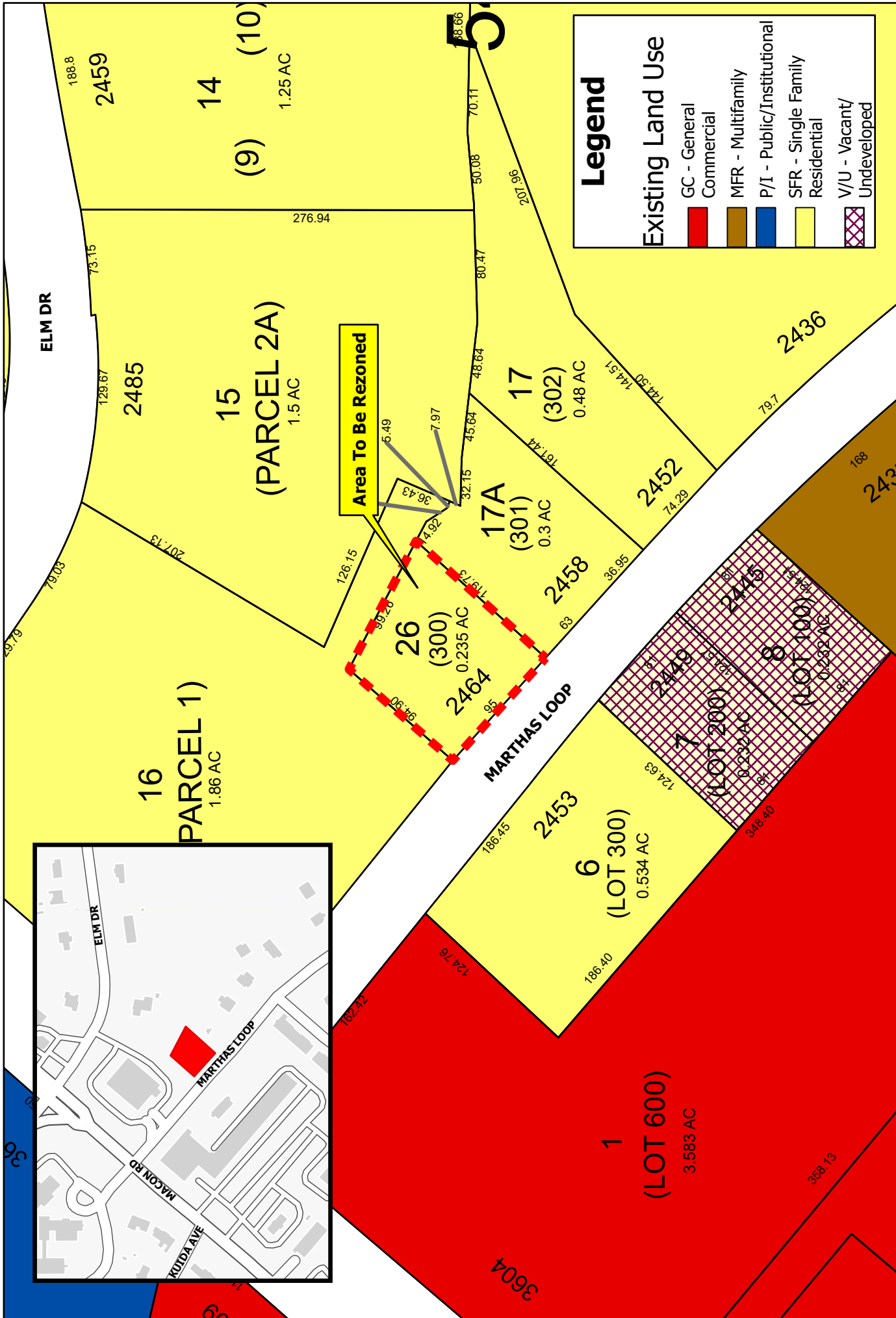


Data Source: IT/GIS  
Author:

Zoning Map for For REZN 03 -026 - 0652  
Map 085 Block 054 Lot 026  
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: 4/14/2026



### Legend

**Existing Land Use**

- GC - General Commercial
- MFR - Multifamily
- P/I - Public/Institutional
- SFR - Single Family Residential
- V/U - Vacant/Undeveloped

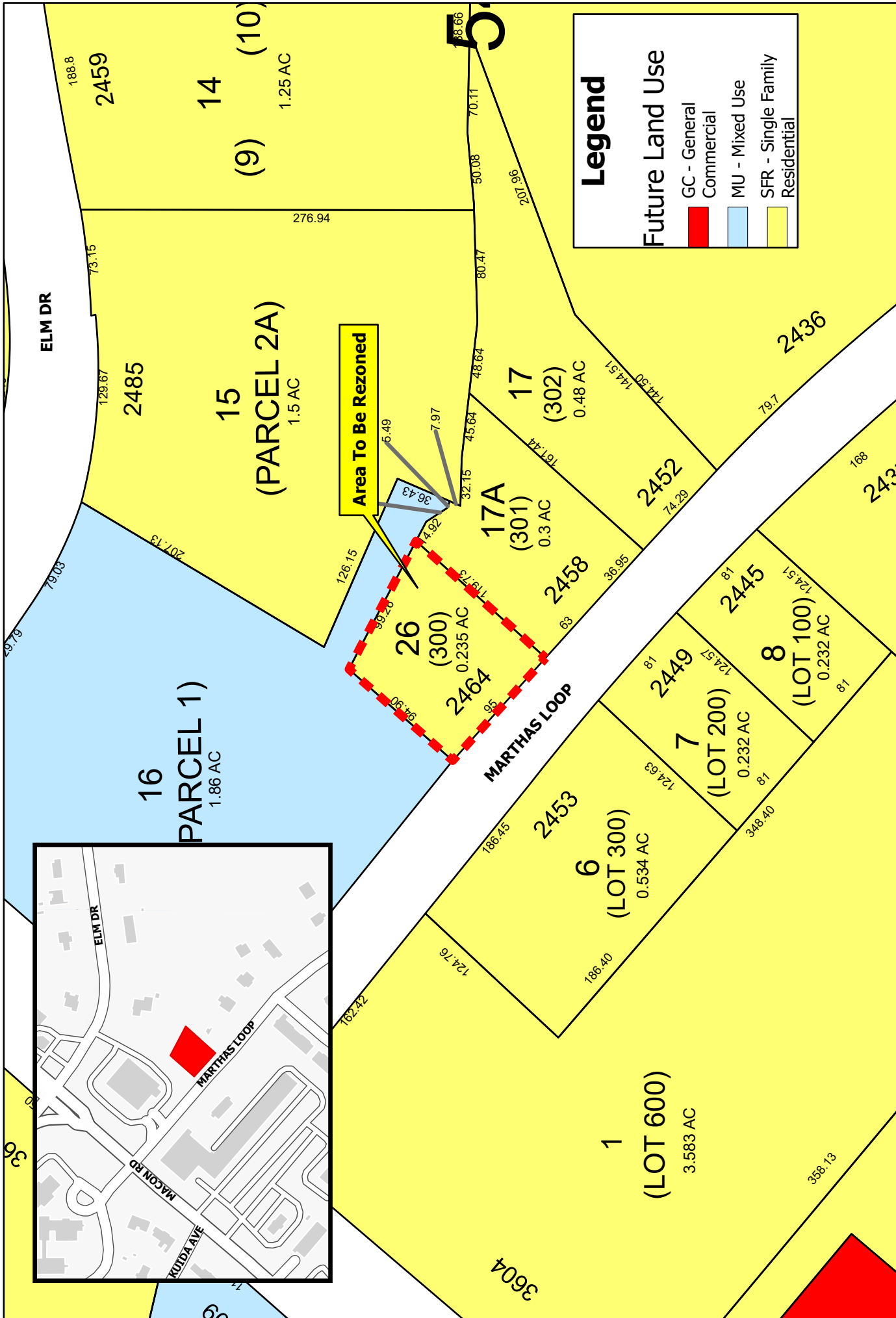


Data Source: IT/GIS  
Author:

Existing Land Use Map for For REZN 03 -026 - 0652  
Map 085 Block 054 Lot 026  
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.

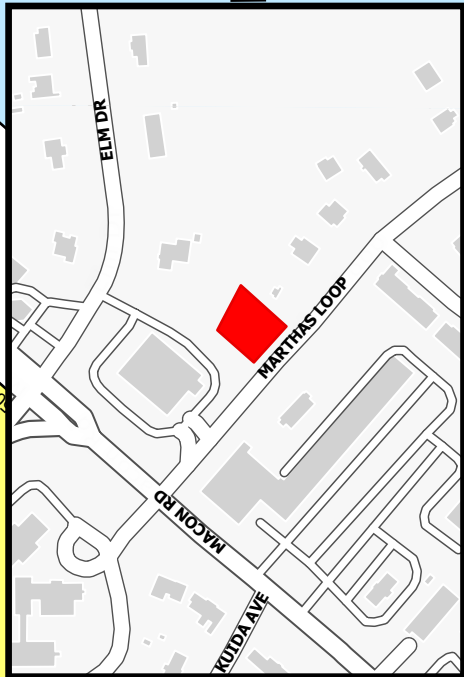
Date: 4/14/2026



### Legend

**Future Land Use**

- GC - General Commercial
- MU - Mixed Use
- SFR - Single Family Residential

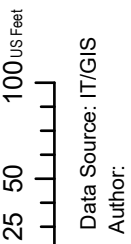
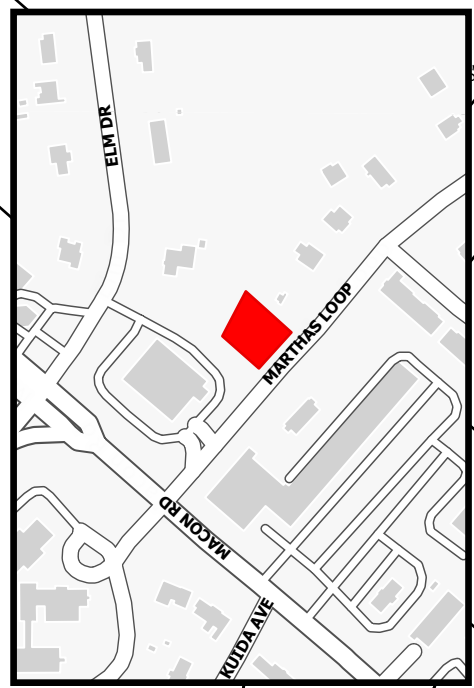
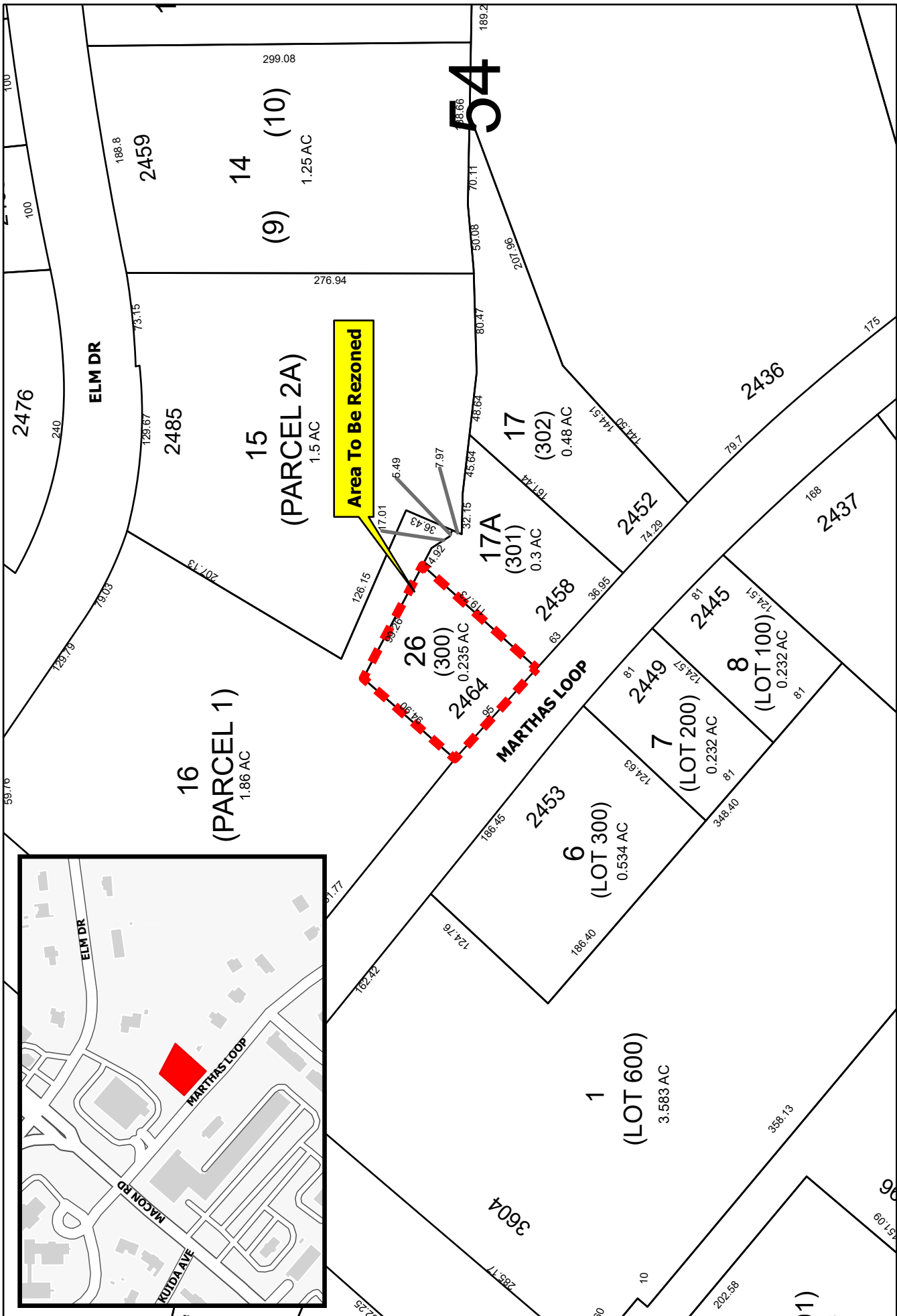


Data Source: IT/GIS  
Author:

Future Land Use Map for For REZN 03 -026 - 0652  
Map 085 Block 054 Lot 026  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

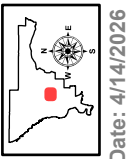
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

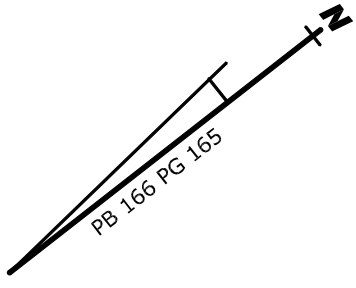
Date: 4/14/2026



Flood Hazard Map for For REZN 03 -026 - 0652  
Map 085 Block 054 Lot 026  
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.



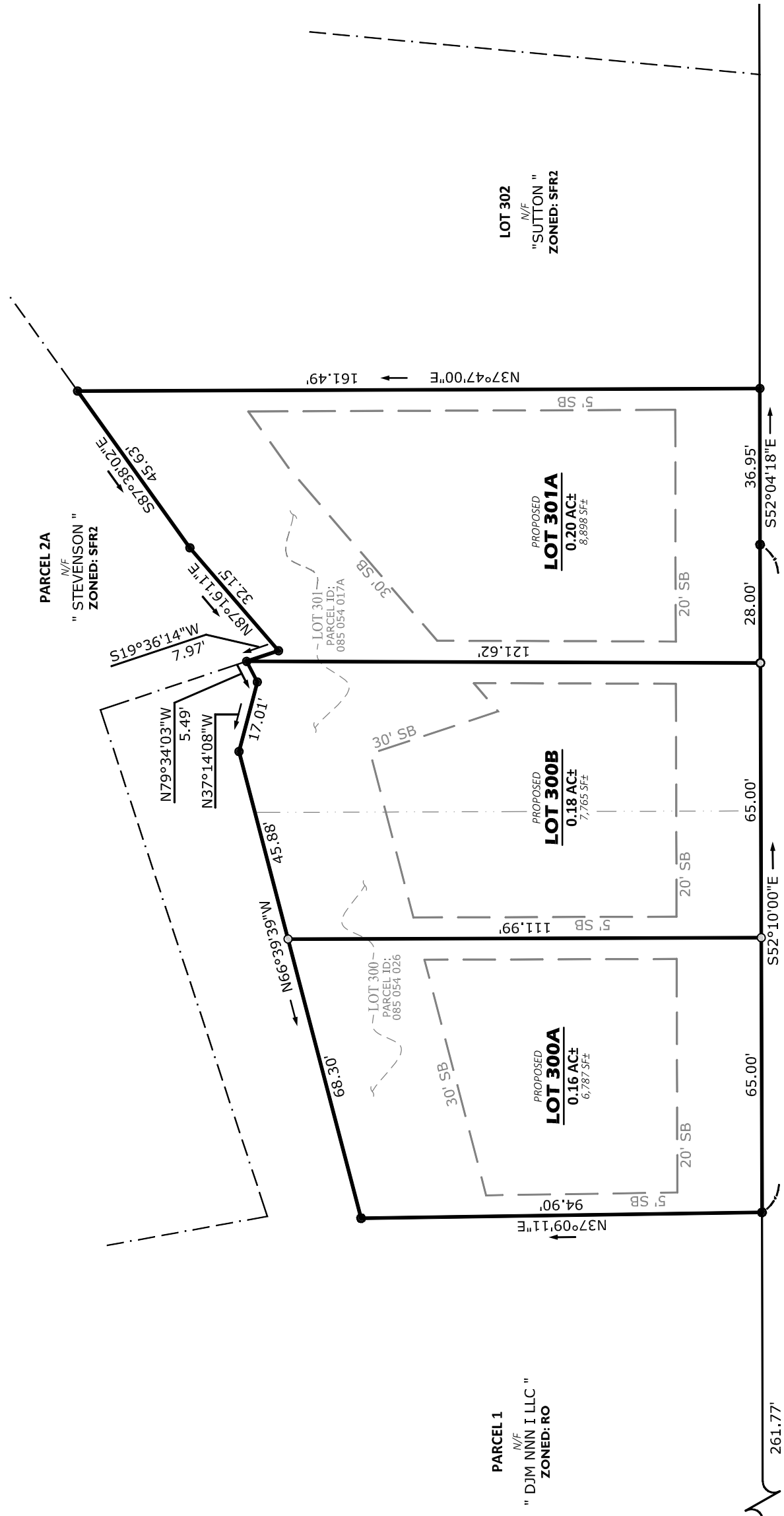


( ROW VARIES )

*Macon Road*

*Martha's Loop*

( ROW VARIES )



**OWNER OF RECORD:**  
 DIVINE INVESTMENT, LLC  
 6053 Veterans Parkway  
 Suite 200  
 Columbus, GA, 31909

<b>REZONE PLAT</b>	
<b>2464 &amp; 2458 MARTHA'S LOOP</b>	
LOT 300 & LOT 301, REPLAT OF MAGNOLIA CREST SUBDIVISION, LYING IN LAND LOT 30, 8TH LAND DISTRICT, COLUMBUS, MUSCOGEE COUNTY, GEORGIA	
PREPARED FOR: <b>Jermaine Morgan</b>	
DATE: APRIL 6, 2026	PARCEL ID(S): 085 054 026 & 054 017A
DRAWN BY: BH	

**REZONE INFORMATION:**

- CURRENTLY ZONED:  
**RMF2 (RESIDENTIAL MULTIFAMILY-2)**
- PROPOSED ZONE:  
**SFR4 (SINGLE-FAMILY RESIDENTIAL-4)**

REGULATIONS:  
**SETBACKS:** FRONT: 20', SIDE: 5', REAR: 30'  
**MIN. SIZE:** 6,000 S.F.  
**MIN. WIDTH:** 50'  
**MAX. BLDG HEIGHT:** 35'

**NOTES:**

- PROPERTY LINES SHOWN ARE PER RECORD INFORMATION ONLY.
- NO PORTION OF THE SUBJECT PROPERTY IS LOCATED IN A SPECIAL FLOOD HAZARD ZONE (CITY OF COLUMBUS-MUSCOGEE CO., GA FIRM MAP # 1351580048F, EFFECTIVE DATE: 9/5/2007).

**REFERENCES USED:**

- SUBJECT DEED, BK 14863, PG 455
- PLAT BK 166, PG 165

**LEGEND:**

	PROPERTY CORNER
	PROPOSED CORNER
	CALCULATED POINT
	RIGHT-OF-WAY LINE
	PROPERTY LINE
	PREVIOUS PROPERTY LINE
	ADJOINING PROPERTY LINE
	(SB) SETBACK LINE