

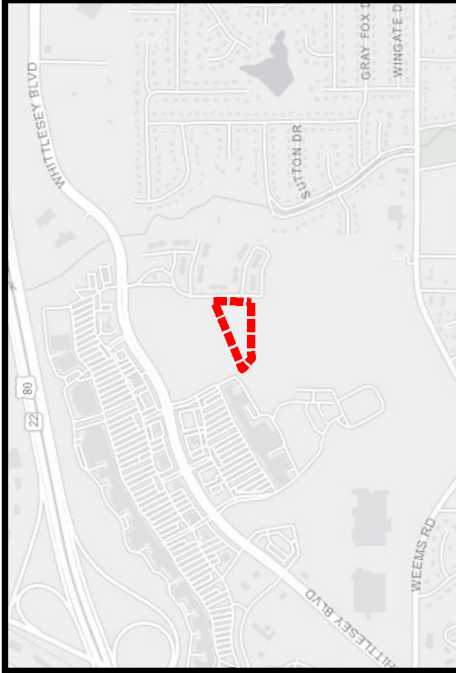
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-05-25-0929

Applicant:	Sons Mini Real Estate, LLC
Owner:	SONS Automotive Group
Location:	5674 Whittlesey Blvd
Parcel:	072-016-002
Acreage:	3.72 Acres
Current Zoning Classification:	Planned Unit Development (PUD) / General Commercial (GC)
Proposed Zoning Classification:	General Commercial (GC)
Current Use of Property:	Vacant
Proposed Use of Property:	Stormwater Detention Facility
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 Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area 8 (Garrett)
Current Land Use Designation:	Vacant/Undeveloped

Future Land Use Designation:	General Commercial	
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 commercial usage.	
Surrounding Zoning:	North	General Commercial (GC)
	South	Planned Unit Development (PUD)
	East	Planned Unit Development (PUD)
	West	Planned Unit Development (PUD)
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Attitude of Property Owners:	Five (5) 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:	Stormwater detention replat	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Flood Map Site Plan	



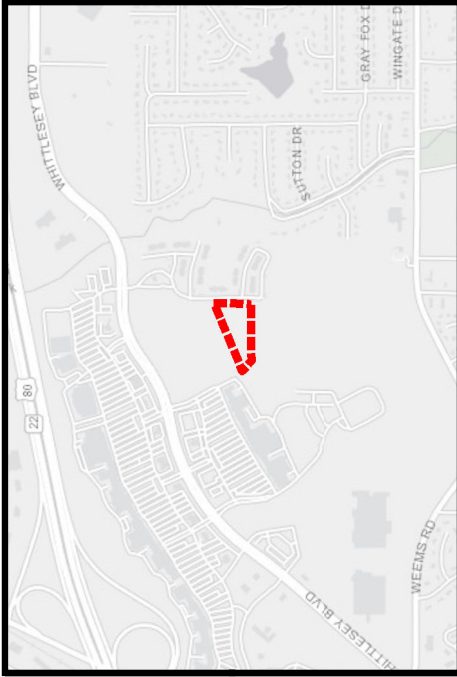
Date: 5/28/2025

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Aerial Map for REZN 05 - 25 - 0929
 Map 072 Block 016 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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





4
T 204)
.239 AC

1
(PAR 7)
22.59 AC

2
(TRACT 20 B-3)

Area To Be Rezoned



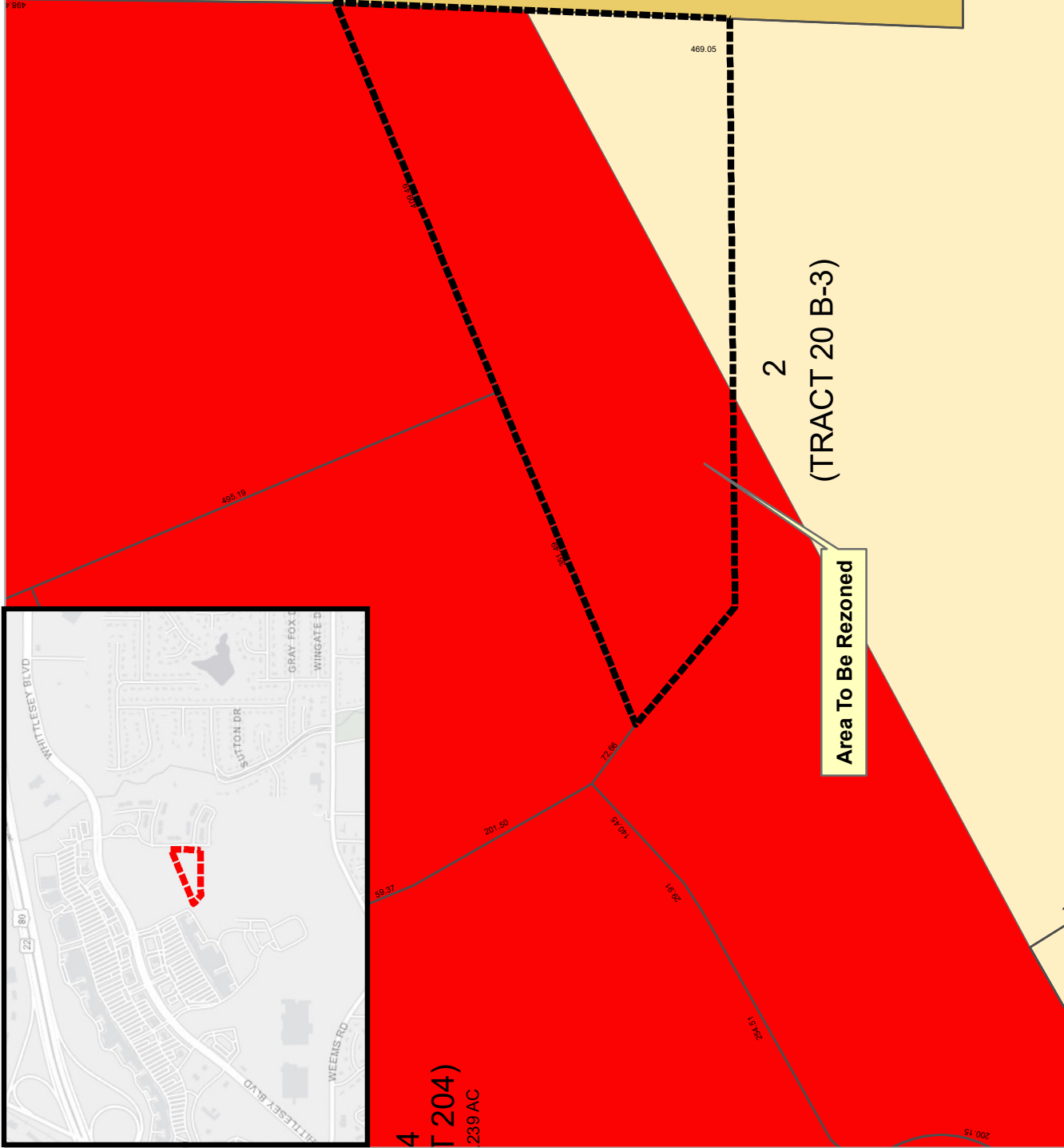
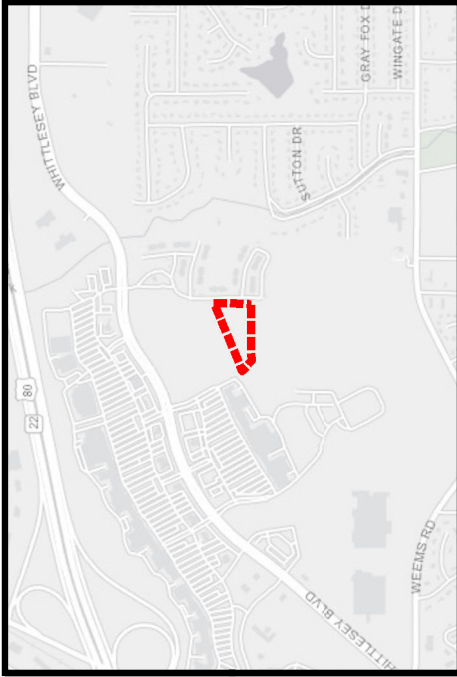
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Location Map for REZN 05 - 25 - 0929
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Legend

Zoning

- General Commercial
- Planned Residential Unit Development
- Residential Office
- Area To Be Rezoned



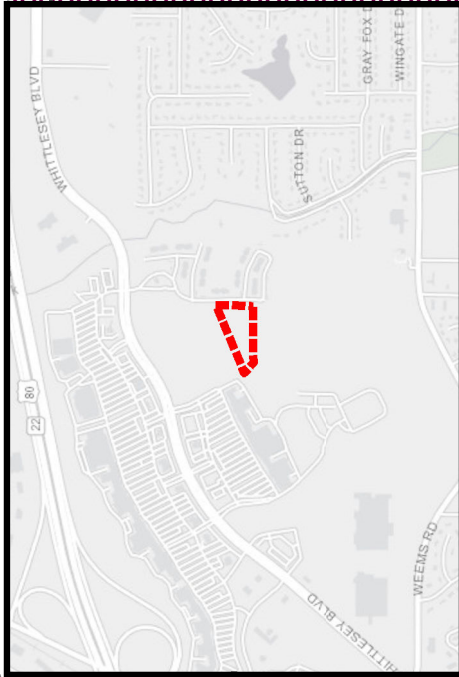
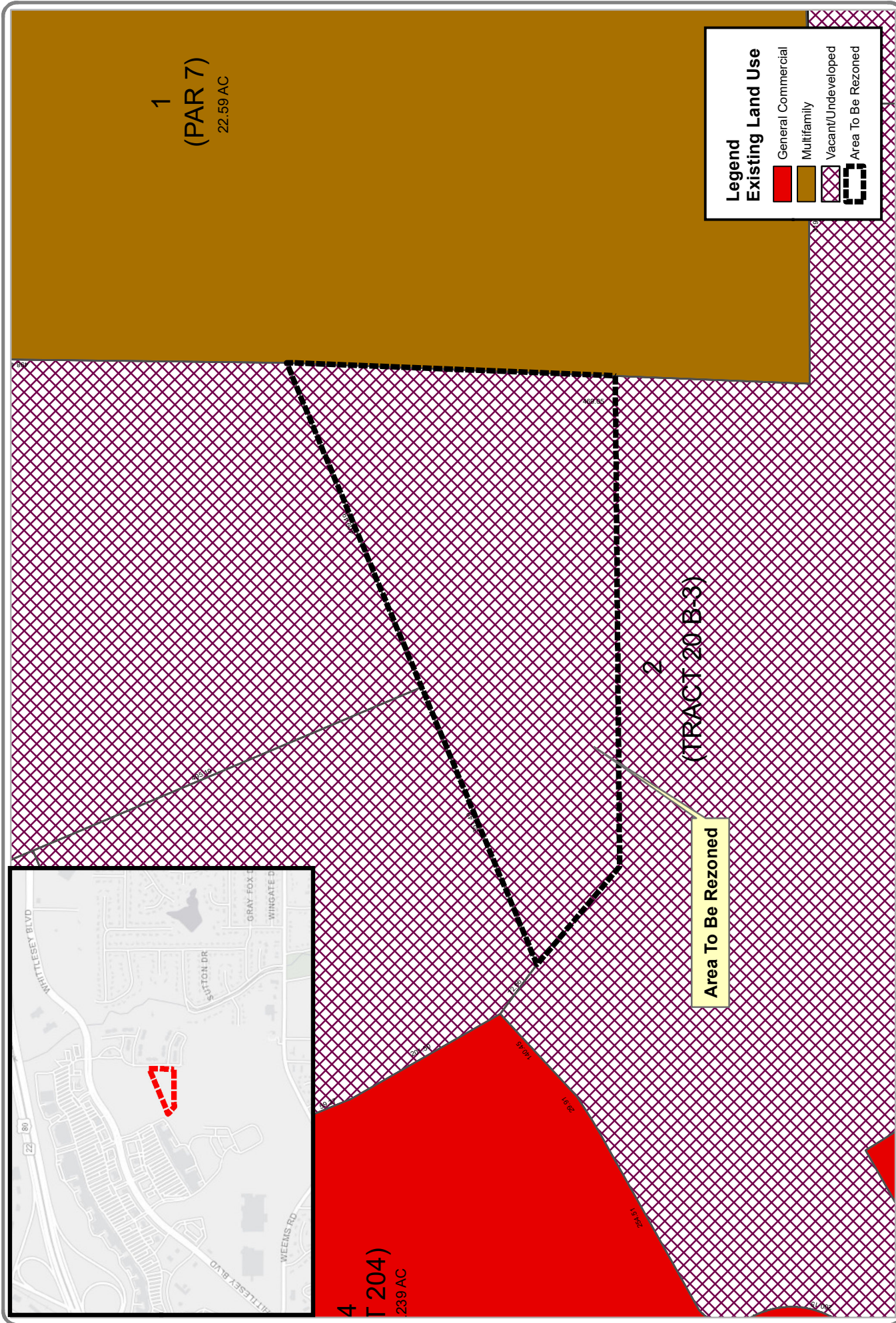
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Zoning Map for REZN 05 - 25 - 0929
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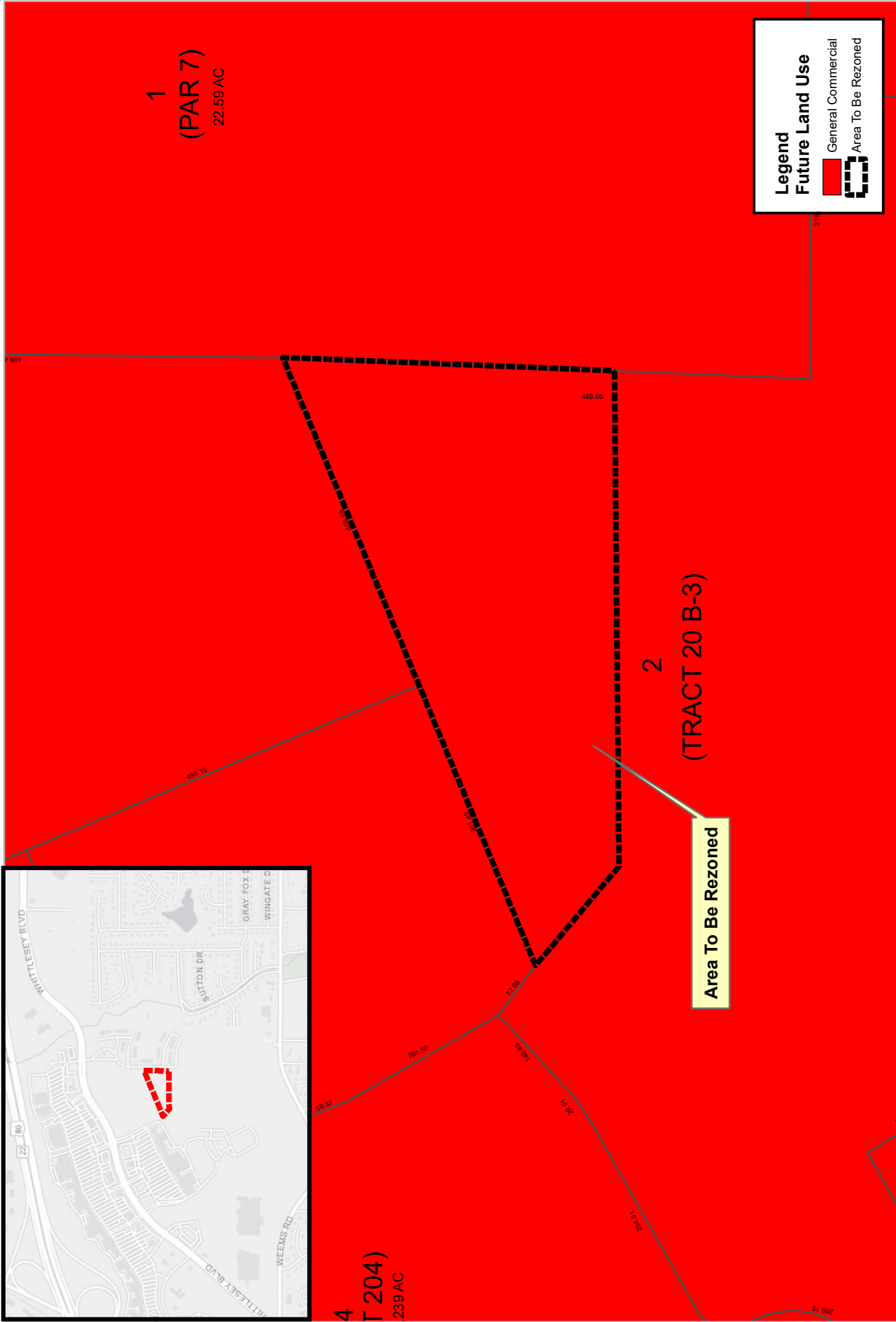
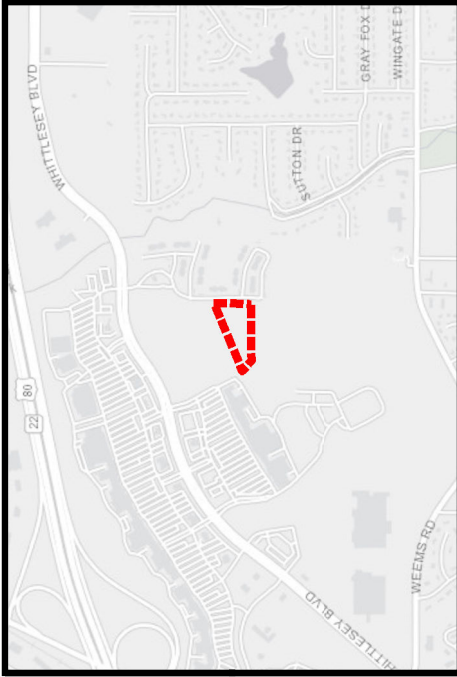


- Legend**
Existing Land Use
- General Commercial
 - Multifamily
 - Vacant/Undeveloped
 - Area To Be Rezoned

0 75 150 Feet
 1 inch = 150 feet
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Existing Land Use Map for REZN 05 - 25 - 0929
 Map 072 Block 016 Lot 002
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Legend
Future Land Use
 General Commercial
 Area To Be Rezoned



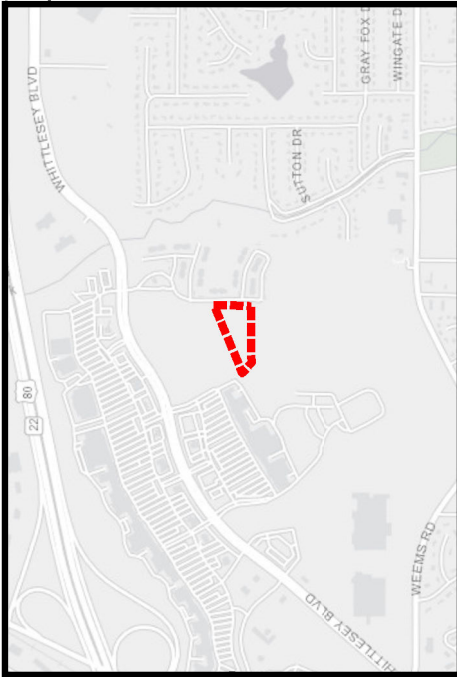
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Future Land Use Map for REZN 05 - 25 - 0929
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 Planning Department-Planning Division
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(TRACT 20 B-3)

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Flood Hazard Map for REZN 05 - 25 - 0929
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Author: DavidCooper





REZONING PLAT
PART OF PROPERTY OF
SONS MINI REAL ESTATE LLC
PART OF LAND LOT 38,
8th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
Scale 1" = 100'
MOON MEERS & ASSOCIATES, INC.
(For info, see p. 1904435)
Civil Engineers - Land Surveys
100 Southern Way, Suite A, Columbus, Georgia 31904
(706) 337-4308