



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

# COUNCIL STAFF REPORT

## REZN-11-22-2068

<b>Applicant:</b>	Bernard Jones
<b>Owner:</b>	Same
<b>Location:</b>	8223 Cooper Creek Road
<b>Parcel:</b>	080-001-004
<b>Acreage:</b>	0.35 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	SFR1 (Single Family Residential 1)
<b>Current Use of Property:</b>	Vacant / Undeveloped
<b>Proposed Use of Property:</b>	Single Family, Dwelling
<b>Council District:</b>	District 6 (Allen)
<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 A
<b>Current Land Use Designation:</b>	Rural 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 decrease to 10 trips down from 20 trips if used for residential use. The Level of Service (LOS) will remain at level B.
<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> <b>South</b> <b>East</b> <b>West</b>	NC (Neighborhood Commercial) SFR1 (Single Family Residential 1) SFR1 (Single Family Residential 1) RO (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>		The site shall include a Category A buffer along all property lines bordered by the NC zoning district. The 3 options under Category A are:  <ol style="list-style-type: none"> <li>1) <b>5 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>20 feet</b> undisturbed natural buffer.</li> </ol>
<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 (0) calls and/or emails regarding the rezoning.
	<b>Approval</b>	<b>0</b> Responses
	<b>Opposition</b>	<b>0</b> Responses

**Additional Information:**

N/A

**Attachments:**

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





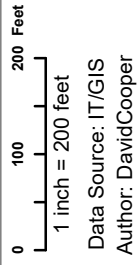
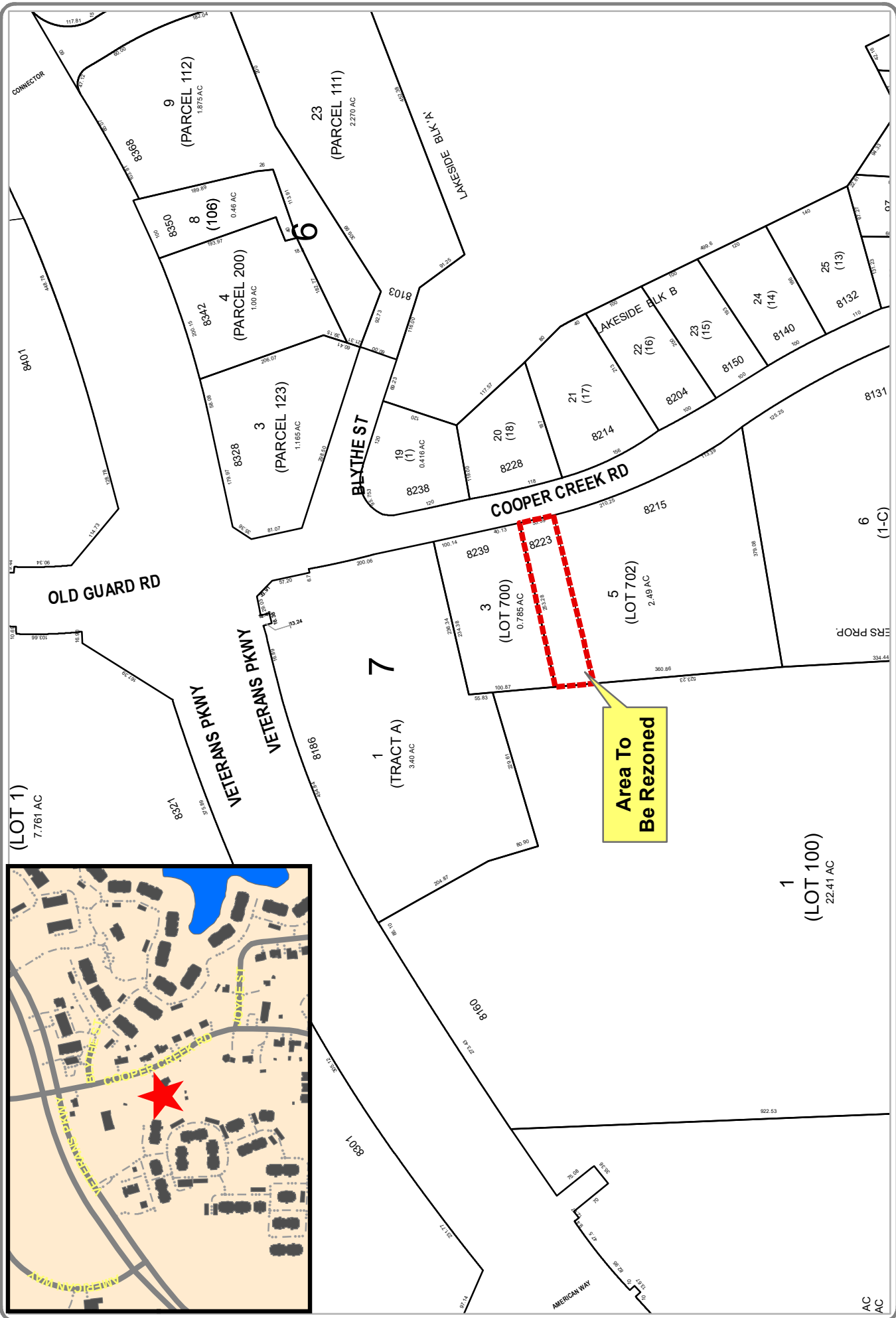
0 100 200 Feet  
 1 inch = 200 feet  
 Data Source: IT/GIS  
 Author: David Cooper

Aerial Map for REZN 11-22-2068  
 Map 080 Block 001 Lot 004  
 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: 11/14/2022





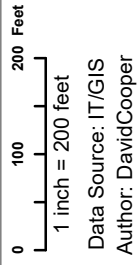
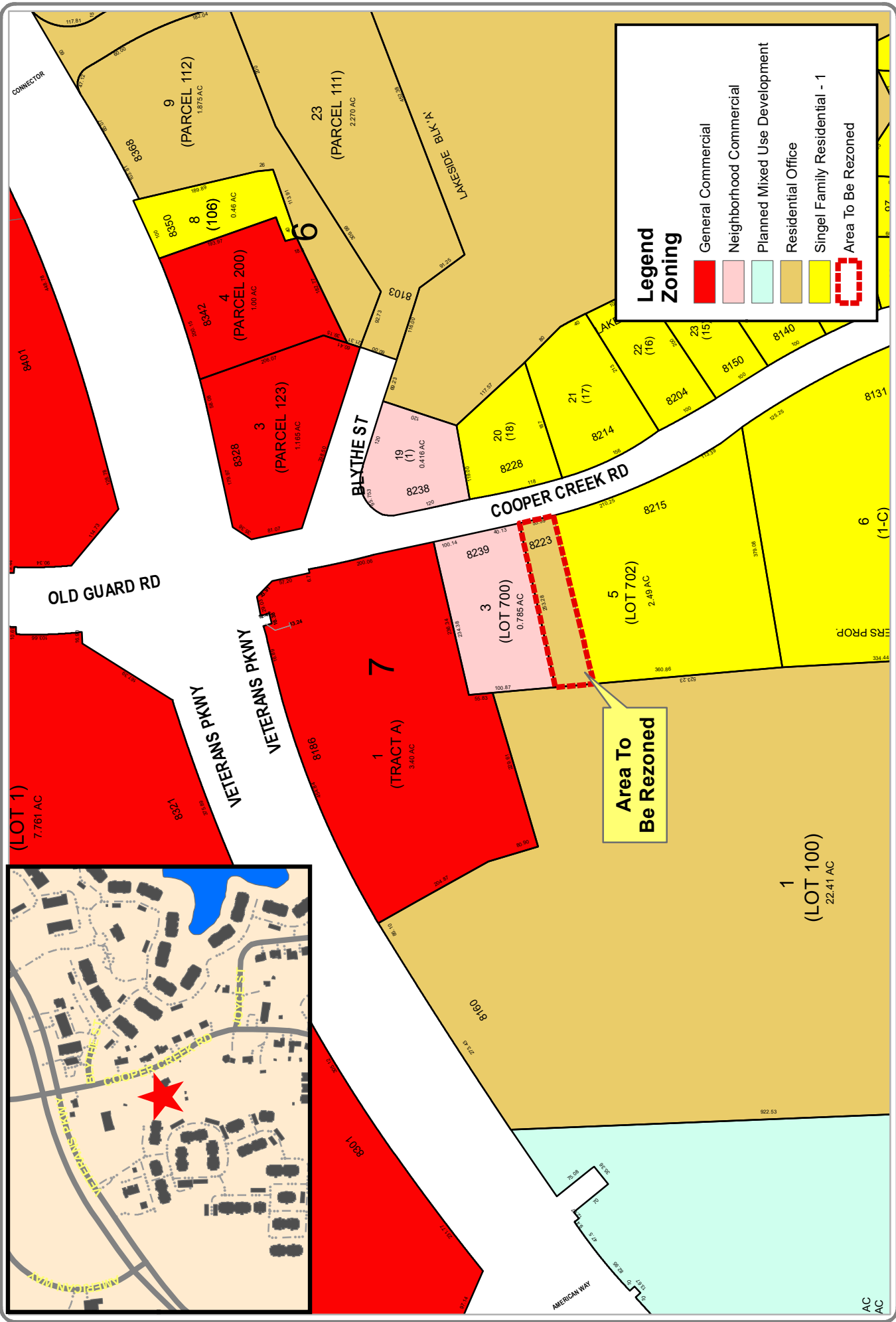
Data Source: IT/GIS  
 Author: David Cooper

Location Map for REZN 11-22-2068  
 Map 080 Block 001 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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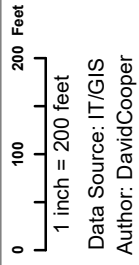
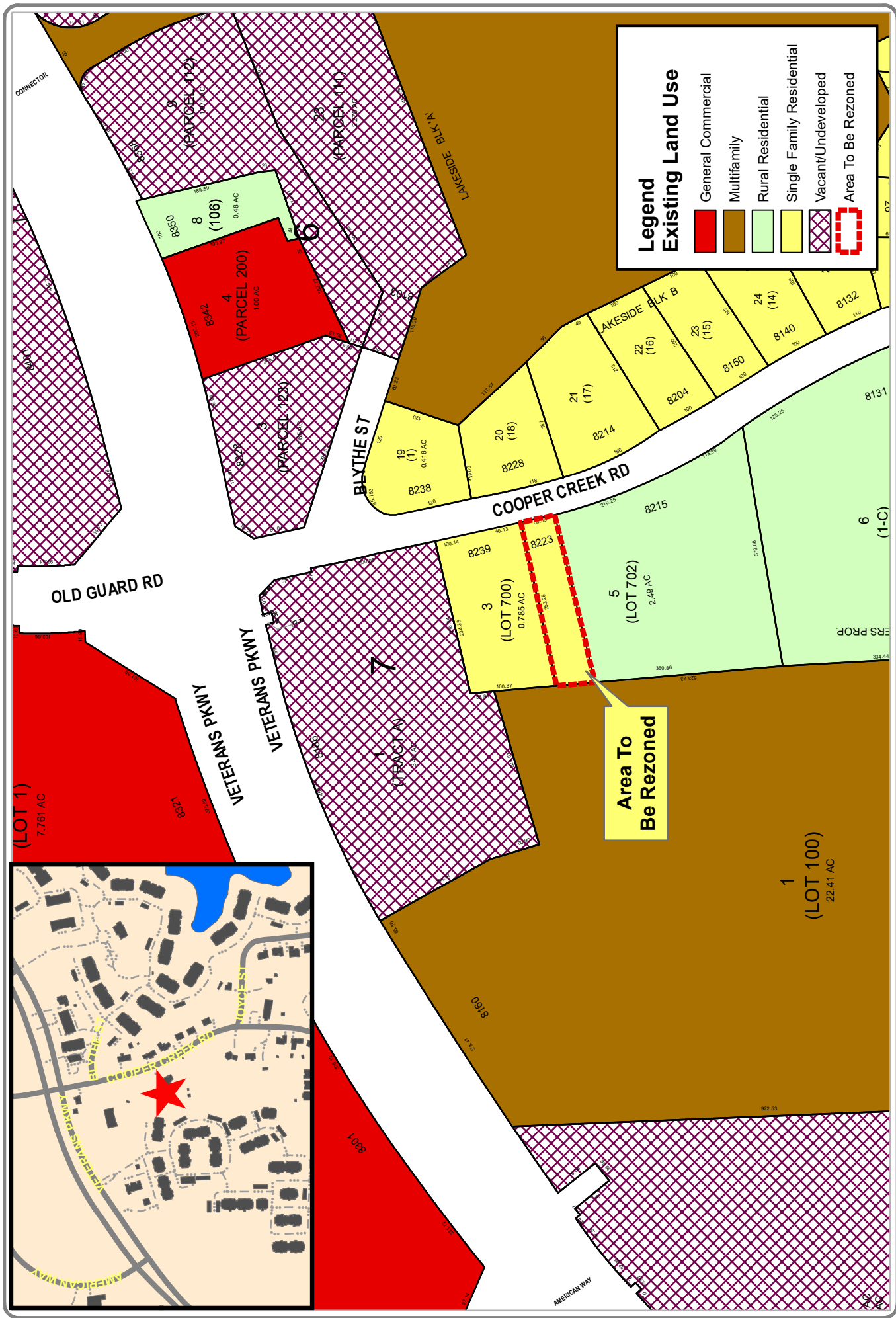


Data Source: IT/GIS  
Author: David Cooper

Zoning Map for REZN 11-22-2068  
Map 080 Block 001 Lot 004  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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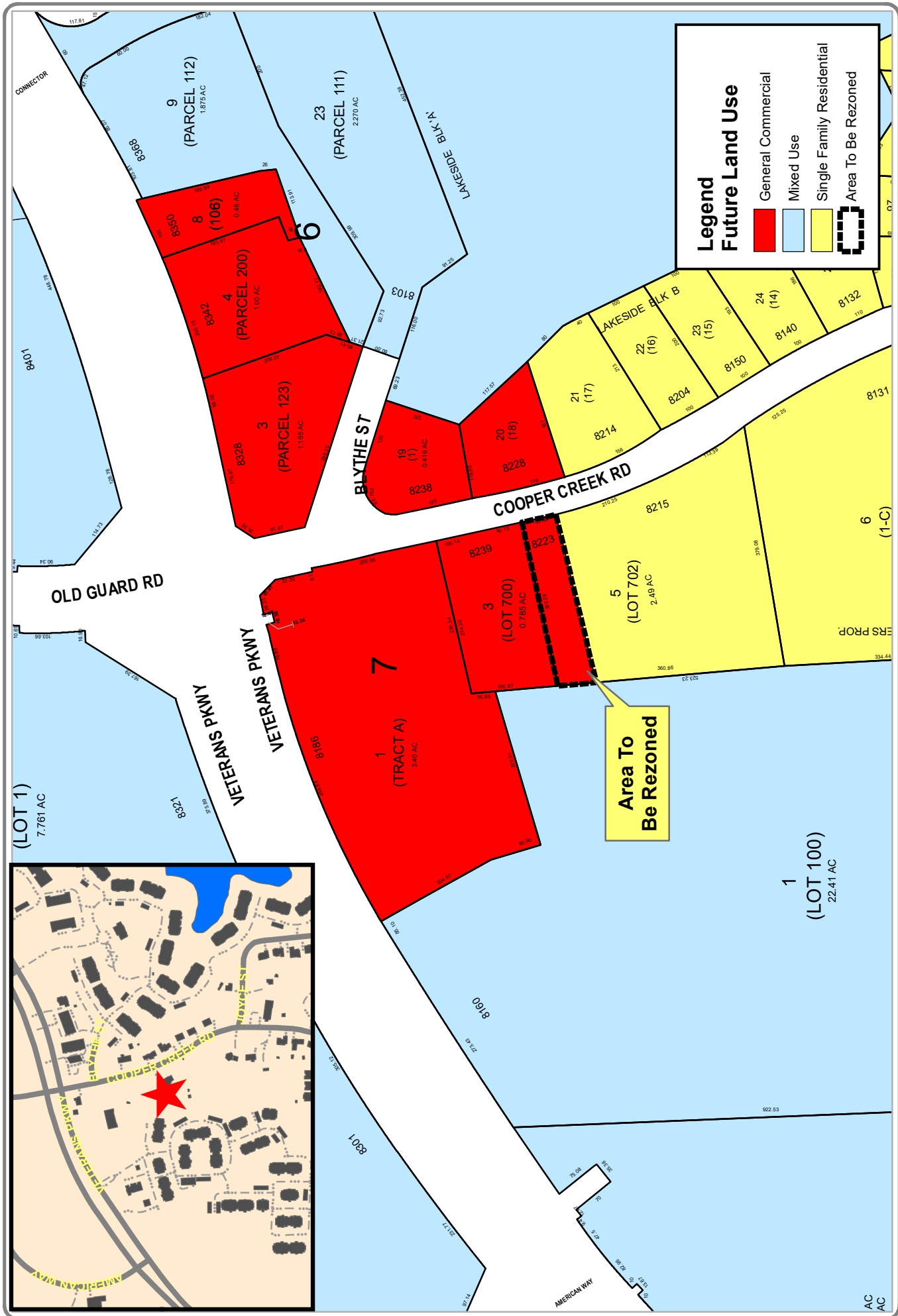
Existing Land Use Map for REZN 11-22-2068  
 Map 080 Block 001 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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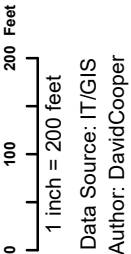


Data Source: IT/GIS  
 Author: David Cooper



**Legend  
Future Land Use**

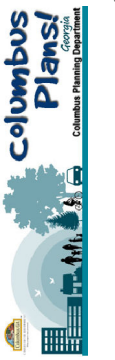
- General Commercial
- Mixed Use
- Single Family Residential
- Area To Be Rezoned



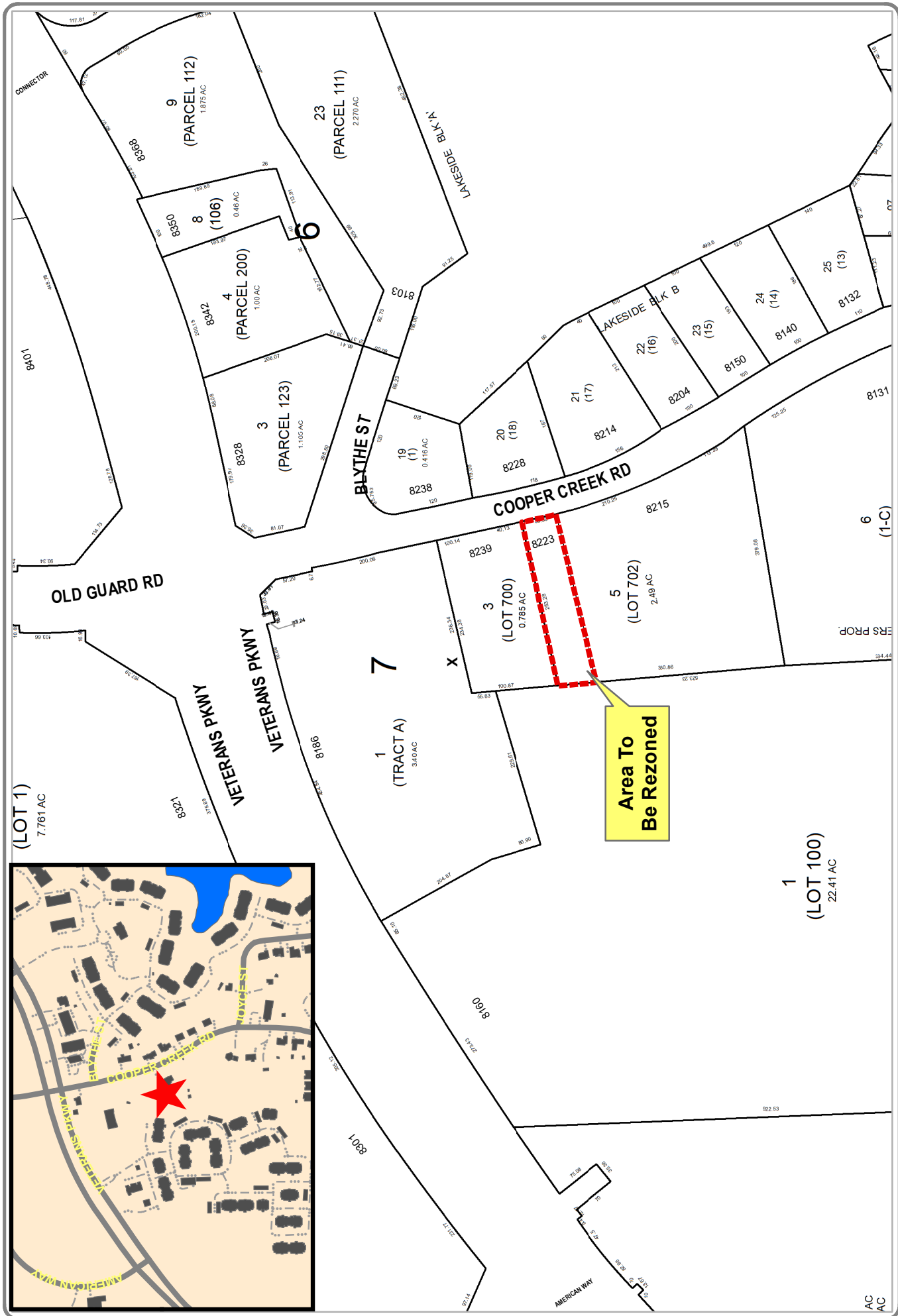
**Future Land Use Map for REZN 11-22-2068**  
**Map 080 Block 001 Lot 004**  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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

Floodzone Map for REZN 11-22-2068  
Map 080 Block 001 Lot 004  
Planning Department-Planning Division  
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# REZONING TRAFFIC ANALYSIS FORM

**ZONING CASE NO.** REZN 11-22-2068  
**PROJECT** 8223 Cooper Creek Road  
**CLIENT**  
**REZONING REQUEST** RO to SFR1

**LAND USE**

Trip Generation Land Use Code\* 715 & 210  
 Existing Land Use Residential-Office - (RO)  
 Proposed Land Use Single Family Residential 1 - (SFR1)  
 Existing Trip Rate Unit RO - Acreage converted to square footage.  
 Proposed Trip Rate Unit SFR1 - Acreage converted to square footage.

**TRIP END CALCULATION\***

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Tenant Office Building	715	RO	0.35 Acres	13.07	20
					<b>Total</b>
					<b>20</b>
<b>Daily (Proposed Zoning)</b>					
Single Family Detached Housing	210	SFR1	0.35 Acres	9.43	10
					<b>Total</b>
					<b>10</b>

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

**TRAFFIC PROJECTIONS**

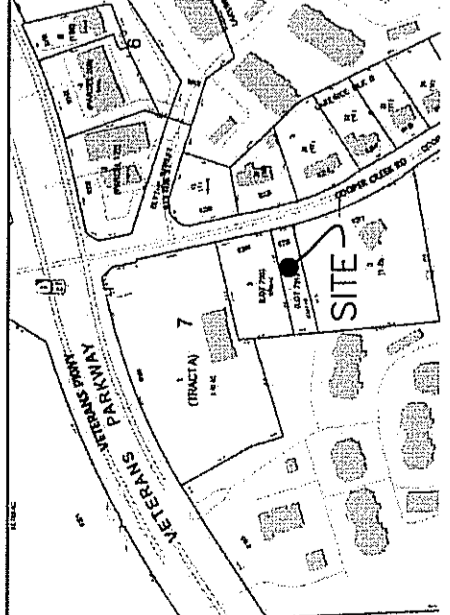
**EXISTING ZONING (RO)**

Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	18,500
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	20
Total Projected Traffic (2021)	18,520
Projected Level of Service (LOS)**	B

**PROPOSED ZONING (SFR1)**

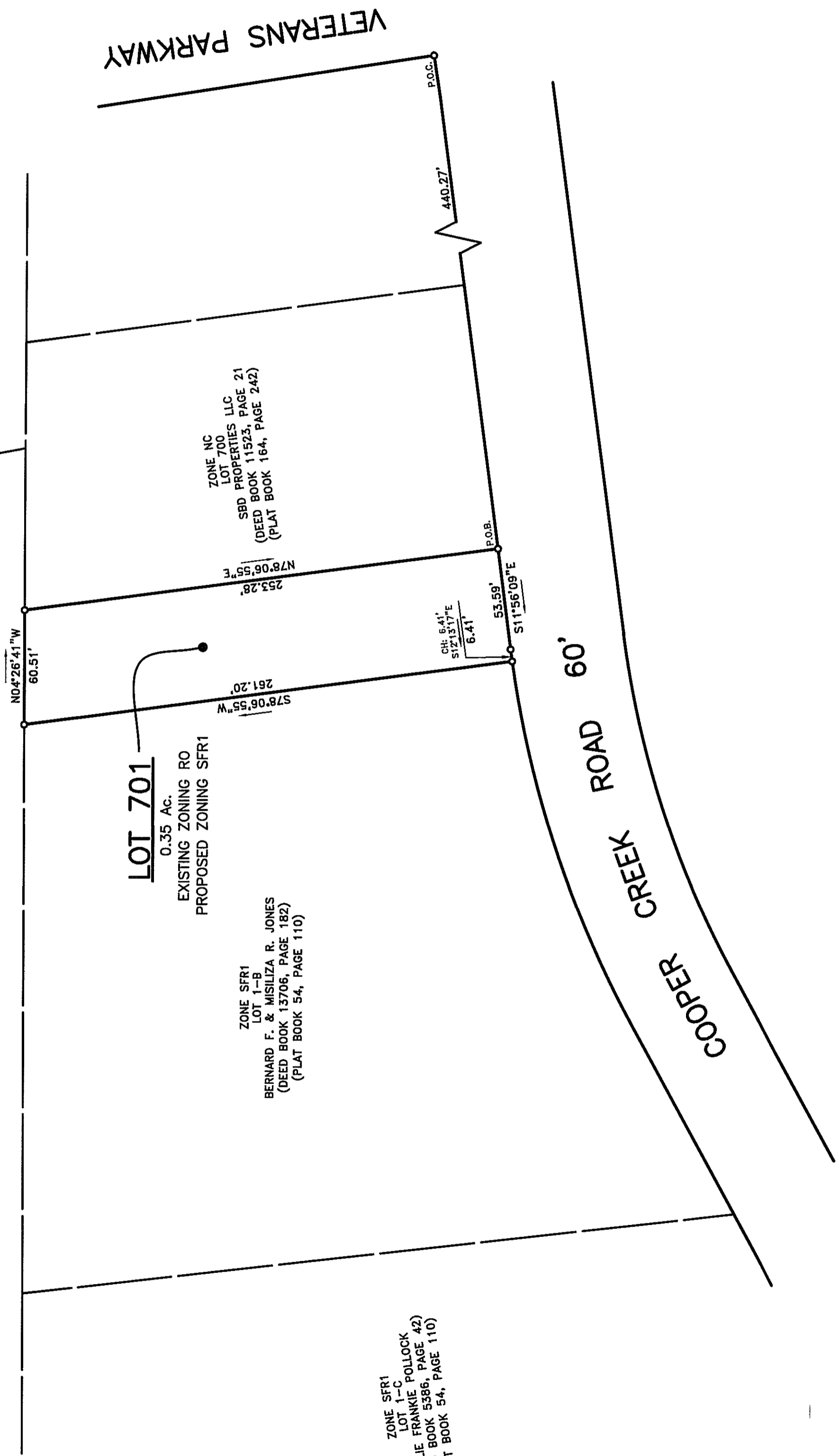
Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	18,500
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	10
Total Projected Traffic (2021)	18,510
Projected Level of Service (LOS)**	B

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



NOTES:  
 1. THE PURPOSE OF THIS REZONING IS TO REZONE LOT 701 SO THAT THE OWNER (BERNARD & MISILIZA REDONDO JONES) CAN COMBINE LOT 701 WITH LOT 1-B INTO ONE TAX PARCEL.  
 2. WATER TO THE PROPERTY IS PROVIDED BY COLUMBUS WATER WORKS.  
 3. SANITARY SEWER IS PROVIDED BY COLUMBUS WATER WORKS.

ZONE RO  
 BALLANTYNE COLUMBUS LLC  
 (DEED BOOK 13652, PAGE 16)  
 (PLAT BOOK 162, PAGE 301)



NOTE: THIS PLAT WAS PREPARED TO ACCOMPANY  
 A PETITION TO REZONE PROPERTY.

OWNERS' INFORMATION:  
 BERNARD & MISILIZA REDONDO JONES  
 8215 COOPER CREEK ROAD  
 COLUMBUS GA, 31909  
 334-338-2687

REZONE PLAT OF  
 LOT 701  
 REPLAT OF LOT 1

**PROPERTY OF ADA BORDERS  
 AND AUBREY BORDERS**

PART OF LAND LOT 269, 19th DISTRICT  
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
 Scale 1" = 50' 24 October 2022  
 MOON MEEKS & ASSOCIATES, INC.

(GA. REG. NO. H206465)  
 Civil Engineers - Land Surveyors  
 100 Southern Way, Suite A, Columbus, Georgia 31904  
 (706) 327-8306

