

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

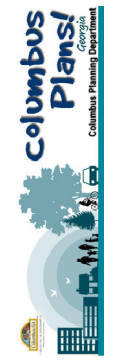
REZN-11-22-2067

Applicant:	Wesley Godwin
Owner:	Same
Location:	1947 Wynnton Road
Parcel:	194-019-001A
Acreage:	0.40 Acres
Current Zoning Classification:	RO (Residential Office)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Vacant Building
Proposed Use of Property:	Market
Council District:	District 3 (Huff)
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's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D
Current Land Use Designation:	General Commercial
Future Land Use Designation:	Mixed Use

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 Impact:		Average Annual Daily Trips (AADT) will increase to 153 trips up from 23 trips if used for commercial use. The Level of Service (LOS) will remain at level B.
Traffic Engineering:		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
Surrounding Zoning:	North	RO (Residential Office)
	South	RO (Residential Office)
	East	GC (General Commercial)
	West	RO (Residential Office)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Thirty (30) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three (3) calls and/or emails regarding the rezoning.
	Approval	0 Responses
	Opposition	3 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



Area To Be Rezoned



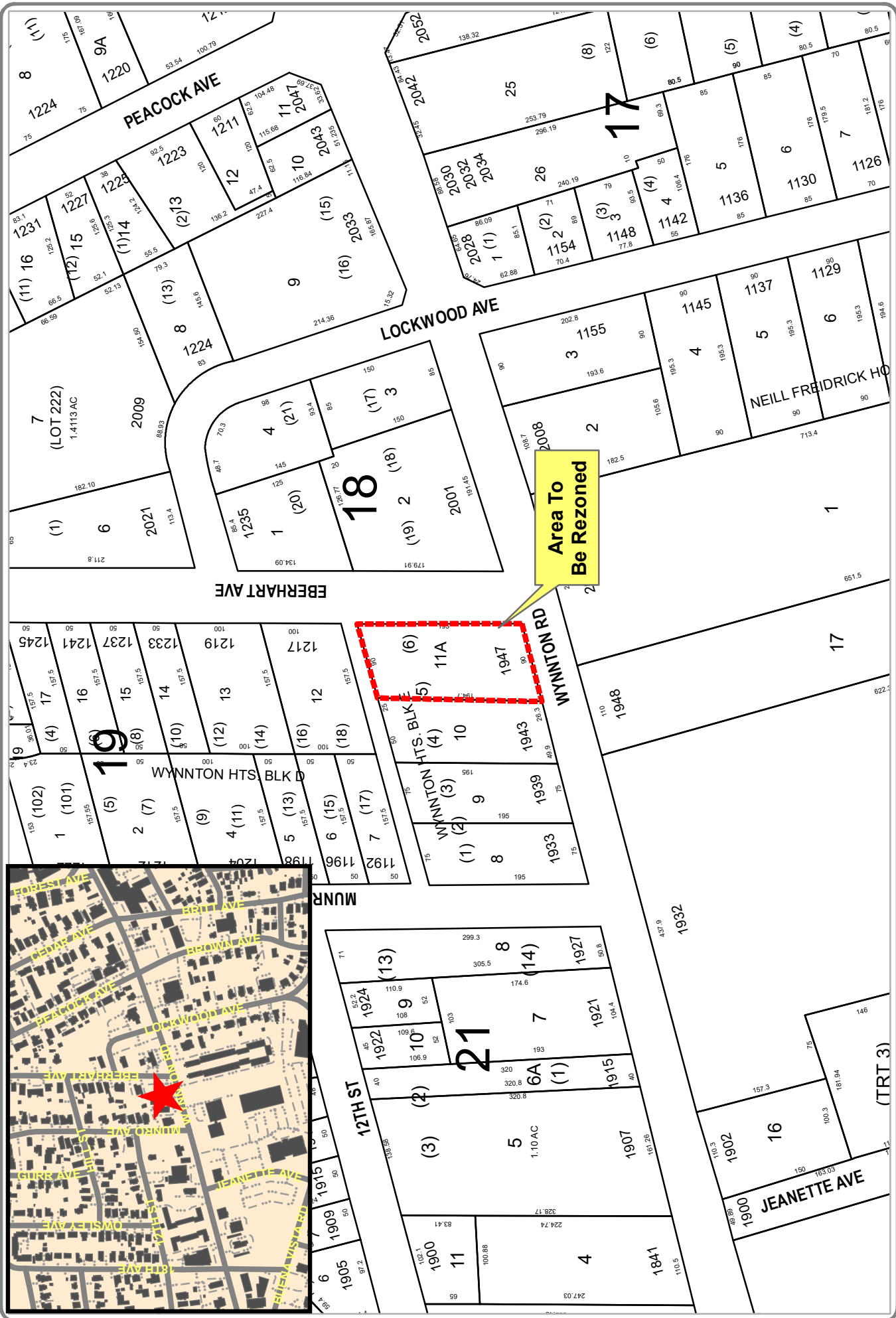
0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: David Cooper

Aerial Map for REZN 11-22-2067
Map 184 Block 019 Lot 011A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

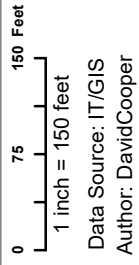
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Date: 11/14/2022



Area To Be Rezoned



Location Map for REZN 11-22-2067
 Map 184 Block 019 Lot 011A
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

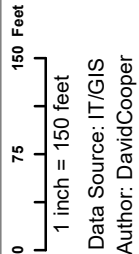
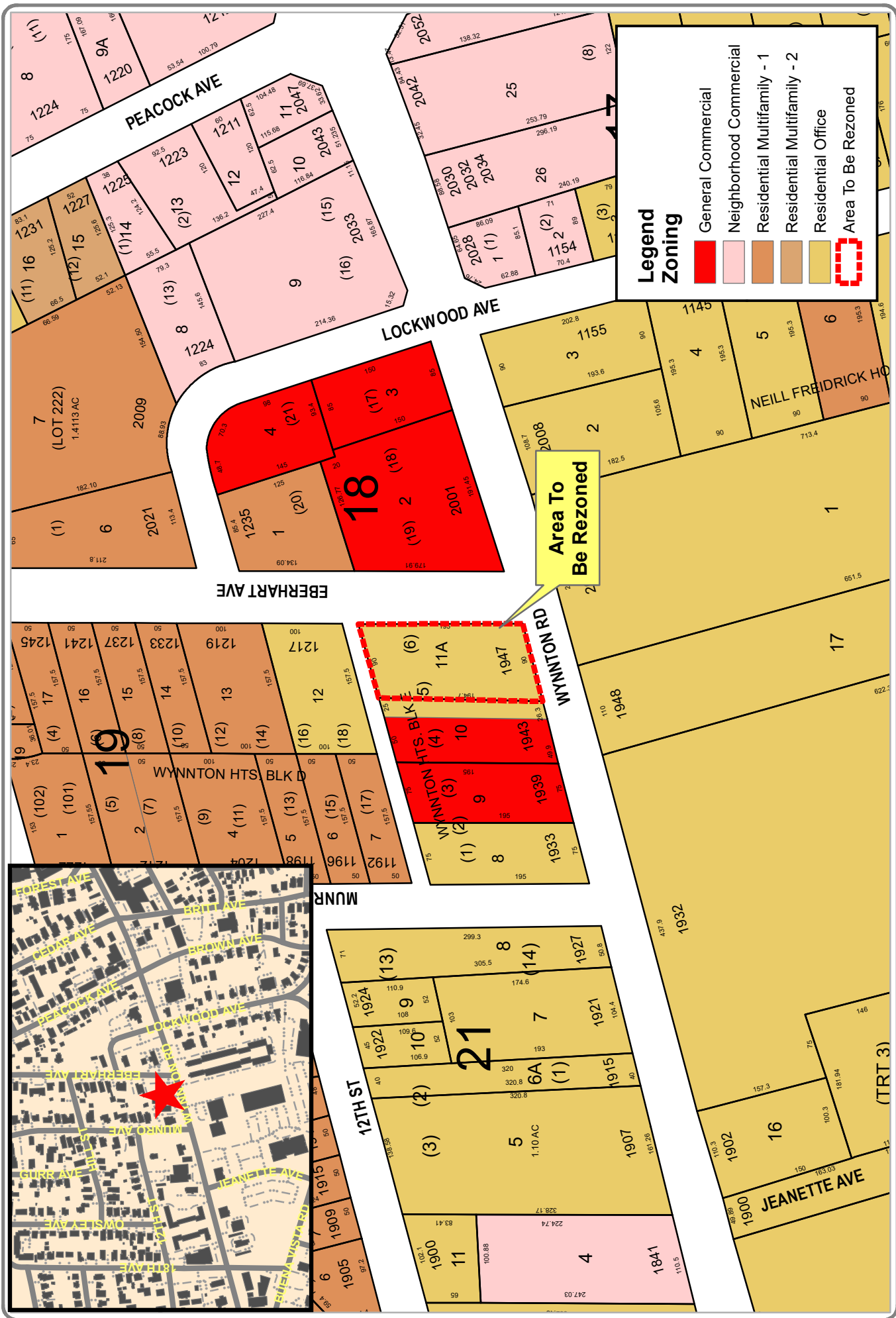
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Zoning Map for REZN 11-22-2067
 Map 184 Block 019 Lot 011A
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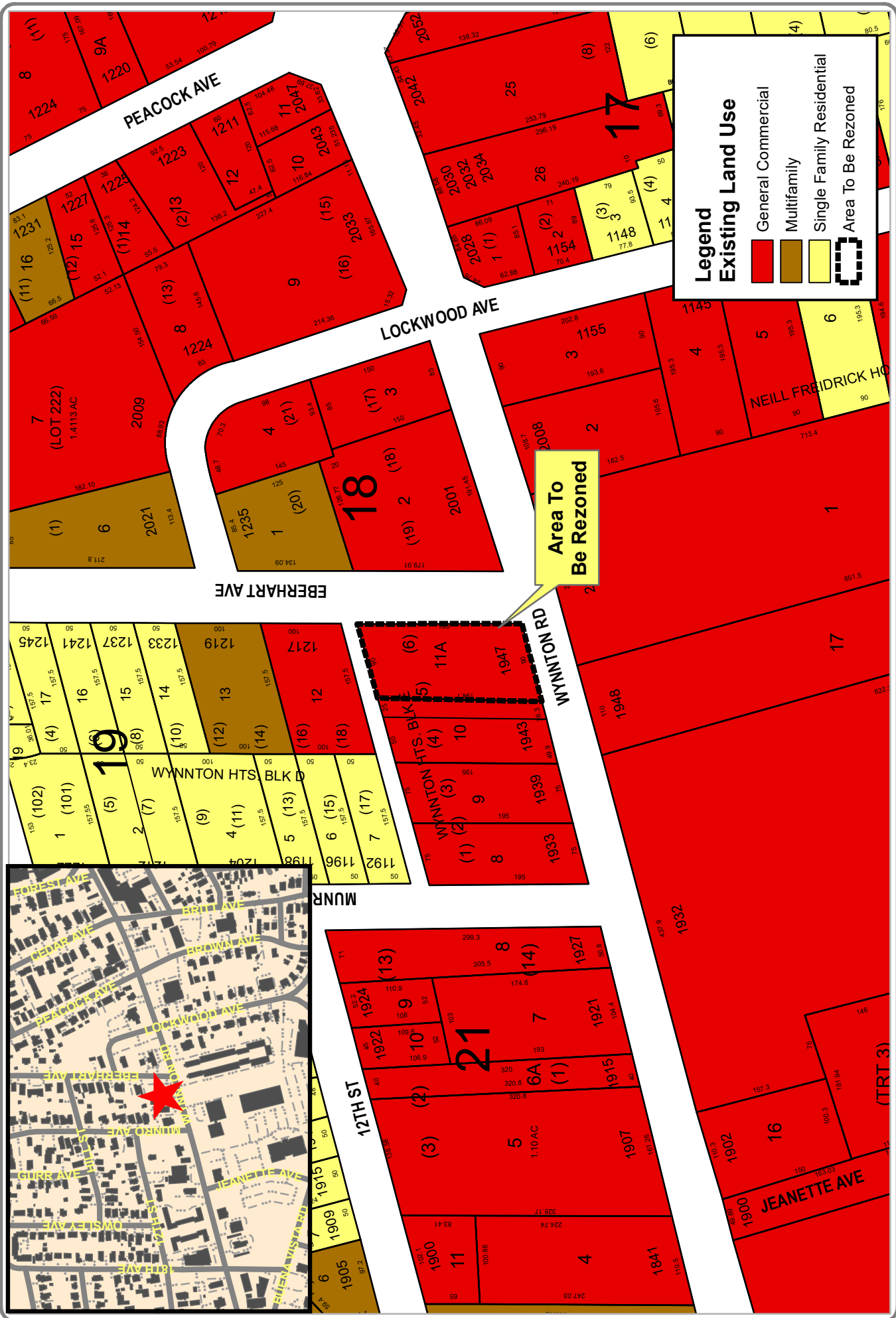
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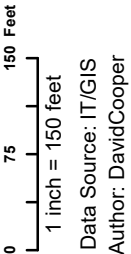
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Legend
Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential
- Area To Be Rezoned



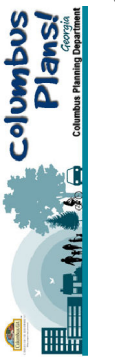
Existing Land Use Map for REZN 11-22-2067
 Map 184 Block 019 Lot 011A
 Planning Department-Planning Division
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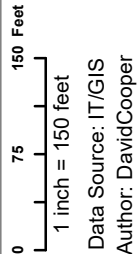
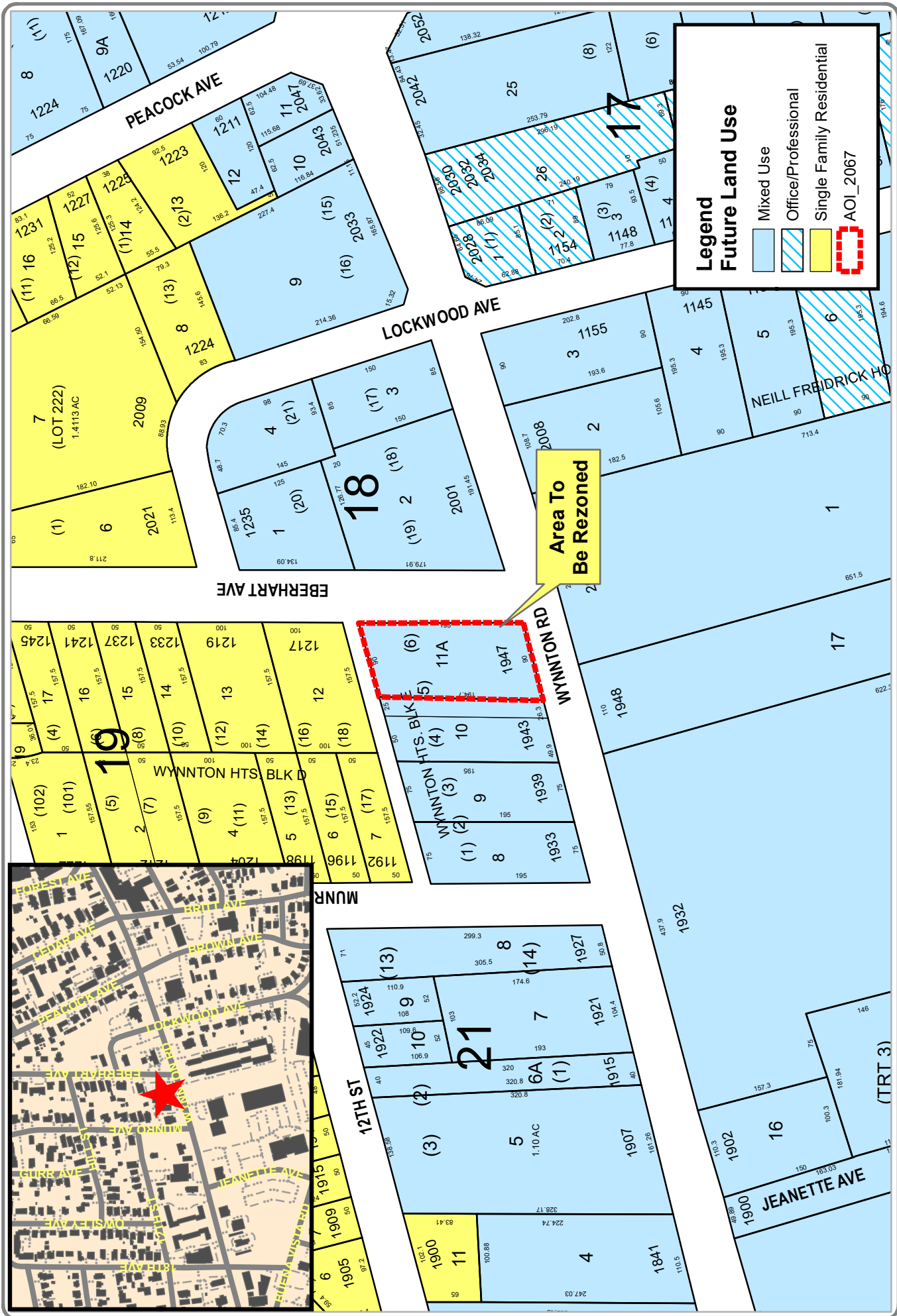
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Future Land Use Map for REZN 11-22-2067
 Map 184 Block 019 Lot 011A
 Planning Department-Planning Division
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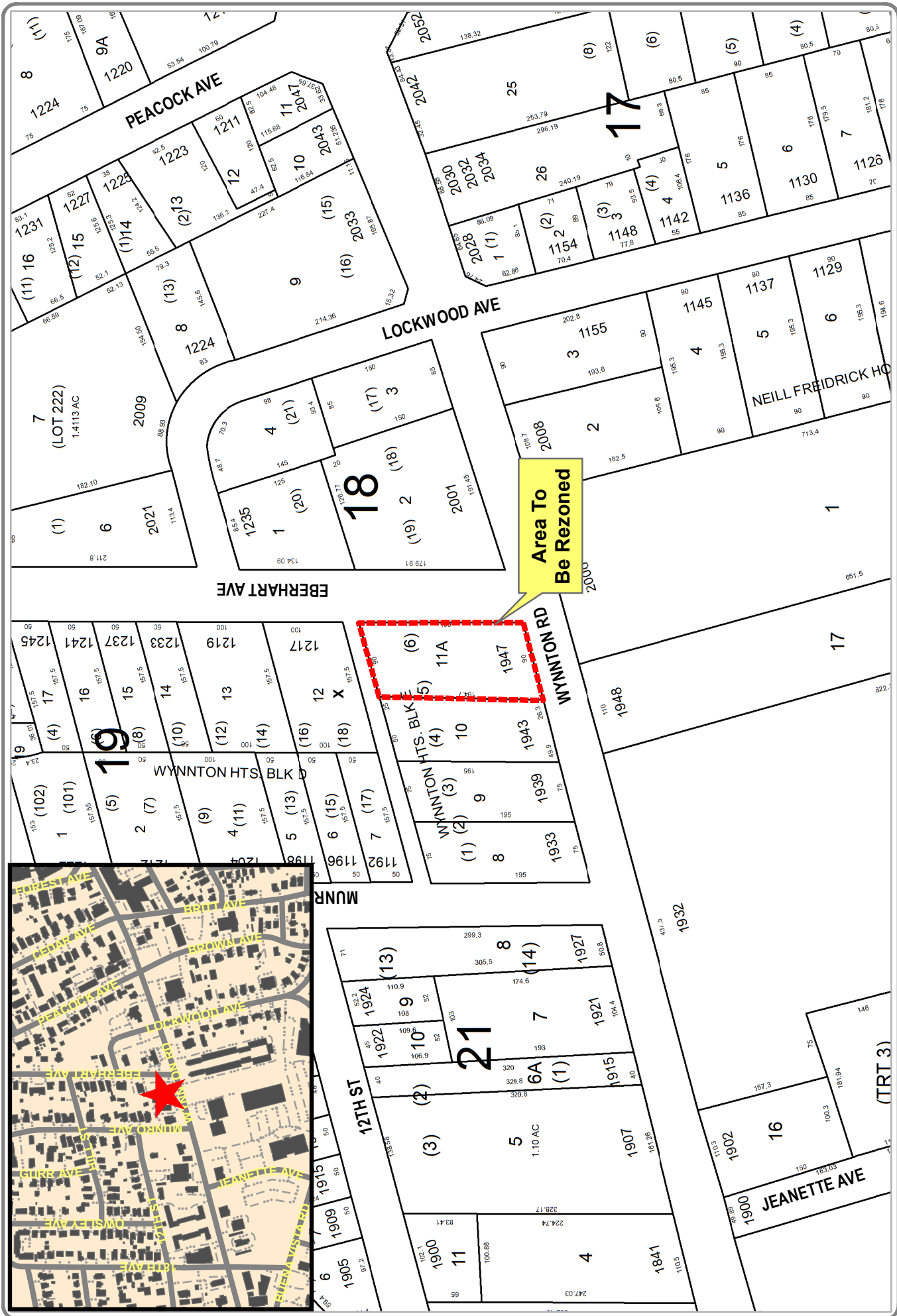
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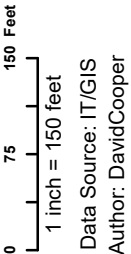
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Area To Be Rezoned



Floodzone Map for REZN 11-22-2067
Map 184 Block 019 Lot 011A

Planning Department-Planning Division
Prepared By Planning GIS Tech

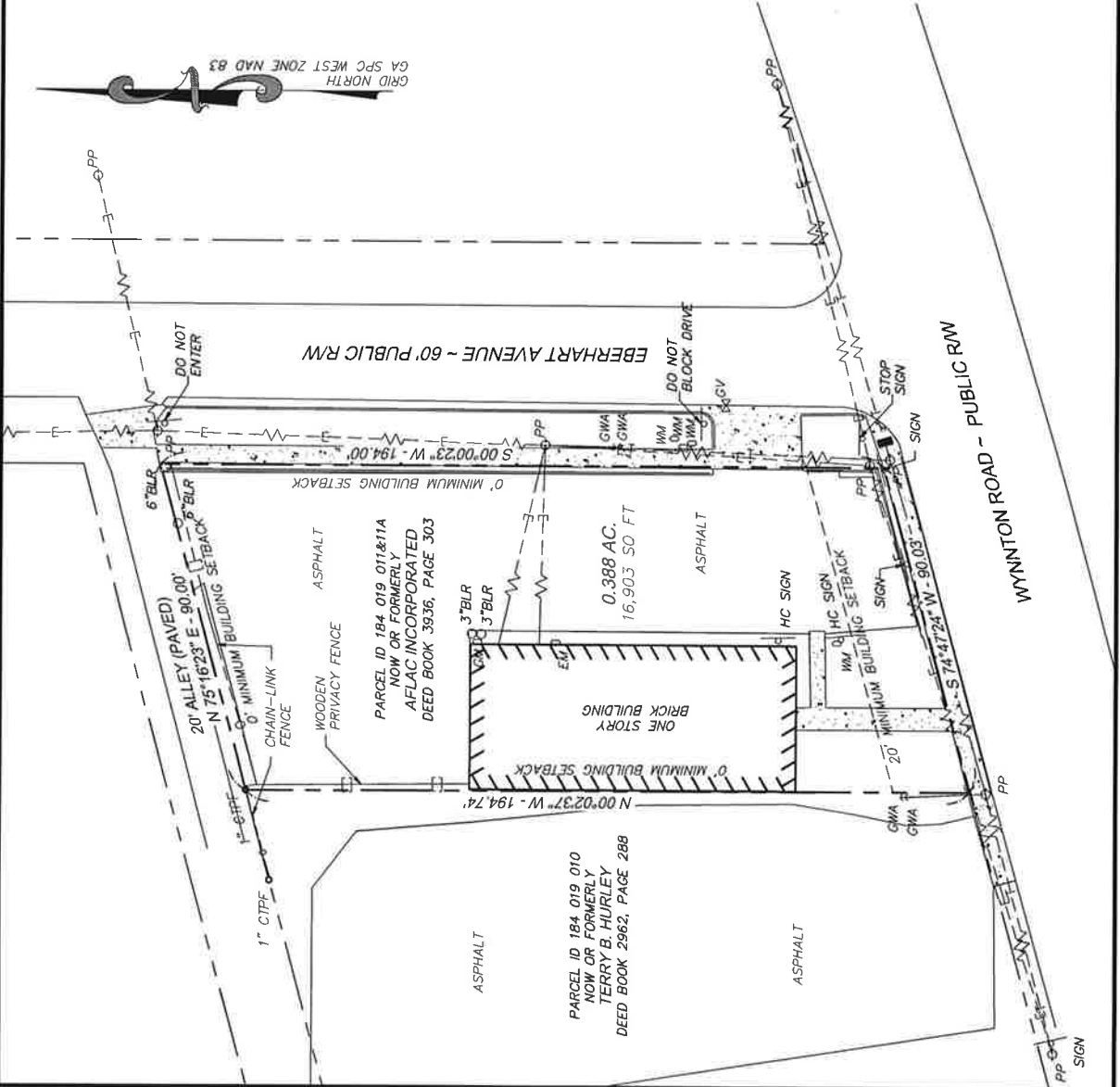


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PROJECT NOTES

- TOTAL AREA IN TRACT = 0.388 ACRES.
- PROPERTY ADDRESS: 1947 WYNNTON ROAD, COLUMBUS, GA.
- THIS PROPERTY IS ZONED: C3 (COMMERCIAL). THE MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT = 20', REAR = 0'/15', SIDE = 0'/15'.
- * 15' WHEN ABUTTING A RESIDENTIAL DISTRICT.
- THIS SURVEY WAS MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
- THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
- CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL, OBSERVATION POINTS, OBSERVATION POINT ELEVATIONS, THE EQUIPMENT USED TO OBTAIN THIS DATA, MAKE A LEGS 201L GPS RECEIVER WITH A MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A MOBILE DATA NETWORK. THE TECHNIQUE USED WAS RTK CORRECTED MEASUREMENTS FROM A TRIMBLE WRS REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC.
- THIS PROPERTY IS IN FLOOD ZONE "X", AS PER FLOOD INSURANCE RATE MAP FOR CITY OF COLUMBUS - MUSCOGEE COUNTY, GEORGIA, PANEL 47 OF 76, AS SHOWN ON MAP NUMBER 1301500047, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2007. ZONE "X" DENOTES AREAS DETERMINED TO BE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

LEGEND

SYMBOLS	
○ CTFP	CRIMP TOP PIPE FOUND
— GWA	GUY WIRE ANCHOR
○ PP	POWER POLE
○ EM	ELECTRIC METER
○ WM	WATER METER
⊗ WV	WATER VALVE
○ GM	GAS METER
⊗ CV	GAS VALVE
— SIGN	STREET SIGN
○ BLR	BOLLARD

LINE TYPES	
---	PROPERTY LINE
---	ADJOINING PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	OVERHEAD ELECTRICAL
---	OVERHEAD TELEPHONE
---	CHAIN LINK FENCE
---	WOOD PRIVACY FENCE

ZONING PLAT

PROPERTY OF AFLAC INCORPORATED
 ALL OF LOT 6 & PART OF LOT 5, BLOCK E,
 WYNNTON HEIGHTS SUBDIVISION
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Prepared for:
 DREW GODWIN

PROJECT NO.: 22-7099
 DESIGNED BY: MDR
 SURVEYED BY: JRW
 CHECKED BY: CFR
 SCALE: 1" = 30'
 DATE: 11/01/2022

SHEET
1
 OF 1

emc
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 columbus@emc-eng.com

MEMBER: NCEM, NCEM-CP, NCEM-SP, NCEM-SE, NCEM-SS, NCEM-SSP, NCEM-SSP-1, NCEM-SSP-2, NCEM-SSP-3, NCEM-SSP-4, NCEM-SSP-5, NCEM-SSP-6, NCEM-SSP-7, NCEM-SSP-8, NCEM-SSP-9, NCEM-SSP-10, NCEM-SSP-11, NCEM-SSP-12, NCEM-SSP-13, NCEM-SSP-14, NCEM-SSP-15, NCEM-SSP-16, NCEM-SSP-17, NCEM-SSP-18, NCEM-SSP-19, NCEM-SSP-20, NCEM-SSP-21, NCEM-SSP-22, NCEM-SSP-23, NCEM-SSP-24, NCEM-SSP-25, NCEM-SSP-26, NCEM-SSP-27, NCEM-SSP-28, NCEM-SSP-29, NCEM-SSP-30, NCEM-SSP-31, NCEM-SSP-32, NCEM-SSP-33, NCEM-SSP-34, NCEM-SSP-35, NCEM-SSP-36, NCEM-SSP-37, NCEM-SSP-38, NCEM-SSP-39, NCEM-SSP-40, NCEM-SSP-41, NCEM-SSP-42, NCEM-SSP-43, NCEM-SSP-44, NCEM-SSP-45, NCEM-SSP-46, NCEM-SSP-47, NCEM-SSP-48, NCEM-SSP-49, NCEM-SSP-50, NCEM-SSP-51, NCEM-SSP-52, NCEM-SSP-53, NCEM-SSP-54, NCEM-SSP-55, NCEM-SSP-56, NCEM-SSP-57, NCEM-SSP-58, NCEM-SSP-59, NCEM-SSP-60, NCEM-SSP-61, NCEM-SSP-62, NCEM-SSP-63, NCEM-SSP-64, NCEM-SSP-65, NCEM-SSP-66, NCEM-SSP-67, NCEM-SSP-68, NCEM-SSP-69, NCEM-SSP-70, NCEM-SSP-71, NCEM-SSP-72, NCEM-SSP-73, NCEM-SSP-74, NCEM-SSP-75, NCEM-SSP-76, NCEM-SSP-77, NCEM-SSP-78, NCEM-SSP-79, NCEM-SSP-80, NCEM-SSP-81, NCEM-SSP-82, NCEM-SSP-83, NCEM-SSP-84, NCEM-SSP-85, NCEM-SSP-86, NCEM-SSP-87, NCEM-SSP-88, NCEM-SSP-89, NCEM-SSP-90, NCEM-SSP-91, NCEM-SSP-92, NCEM-SSP-93, NCEM-SSP-94, NCEM-SSP-95, NCEM-SSP-96, NCEM-SSP-97, NCEM-SSP-98, NCEM-SSP-99, NCEM-SSP-100