



CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

May 4, 2020

NeighborWorks Columbus
PO Box 1620
Columbus, Georgia 31902

Dear NeighborWorks Columbus:

The Planning Department has recommended to the Council of Columbus that the rezoning of 0.61 acres of property located at 3276 / 3278 / 3280 / 3288 Victory Drive, parcel # 045-001-002, be **approved**. A copy of the Staff Report is enclosed for your information.

The next step is for the Council to hold a public meeting. You will be notified regarding the date and time of this public hearing.

If you have any questions, you may contact our office at **(706) 225-3937**.

Sincerely,

Rick Jones, AICP
Director, Planning Department

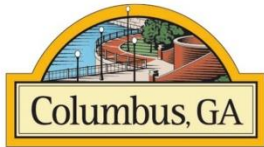
REZN-02-20-1222

P.O. Box 1340
420 10th Street
Columbus, GA 31902

Phone: (706) 225-3937

Fax: (706) 225-4534

Email: jrenfro@columbusga.org
www.columbusga.com/planning



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COUNCIL STAFF REPORT

REZN-02-20-1222

Applicant:	NeighborWorks Columbus
Owner:	FBC Recovery, LLC
Location:	3276 / 3278 /3280 /3288 Victory Drive
Parcel:	045-001-002
Acreage:	0.61 Acres
Current Zoning Classification:	GC (General Commercial)
Proposed Zoning Classification:	RMF1 (Residential Multifamily)
Current Use of Property:	Commercial / Retail
Proposed Use of Property:	Multifamily
Council District:	District 7 (Woodson)
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:	Inconsistent Planning Area C
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 by 705 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	GC (General Commercial)
	South	RMF1 (Residential Multifamily 1)
	East	GC (General Commercial)
	West	GC (General Commercial)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		The site shall include a Category C buffer along all property lines bordered by the GC zoning district. The 3 options under Category C are: <ul style="list-style-type: none"> 1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 30 feet undisturbed natural buffer.
Attitude of Property Owners:		Twenty (20) 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.

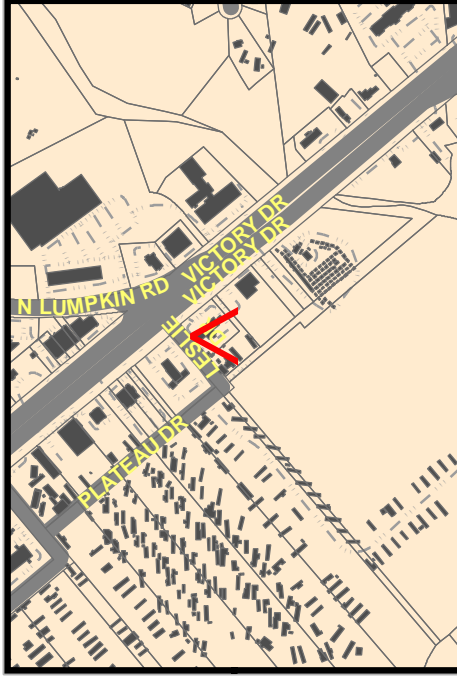
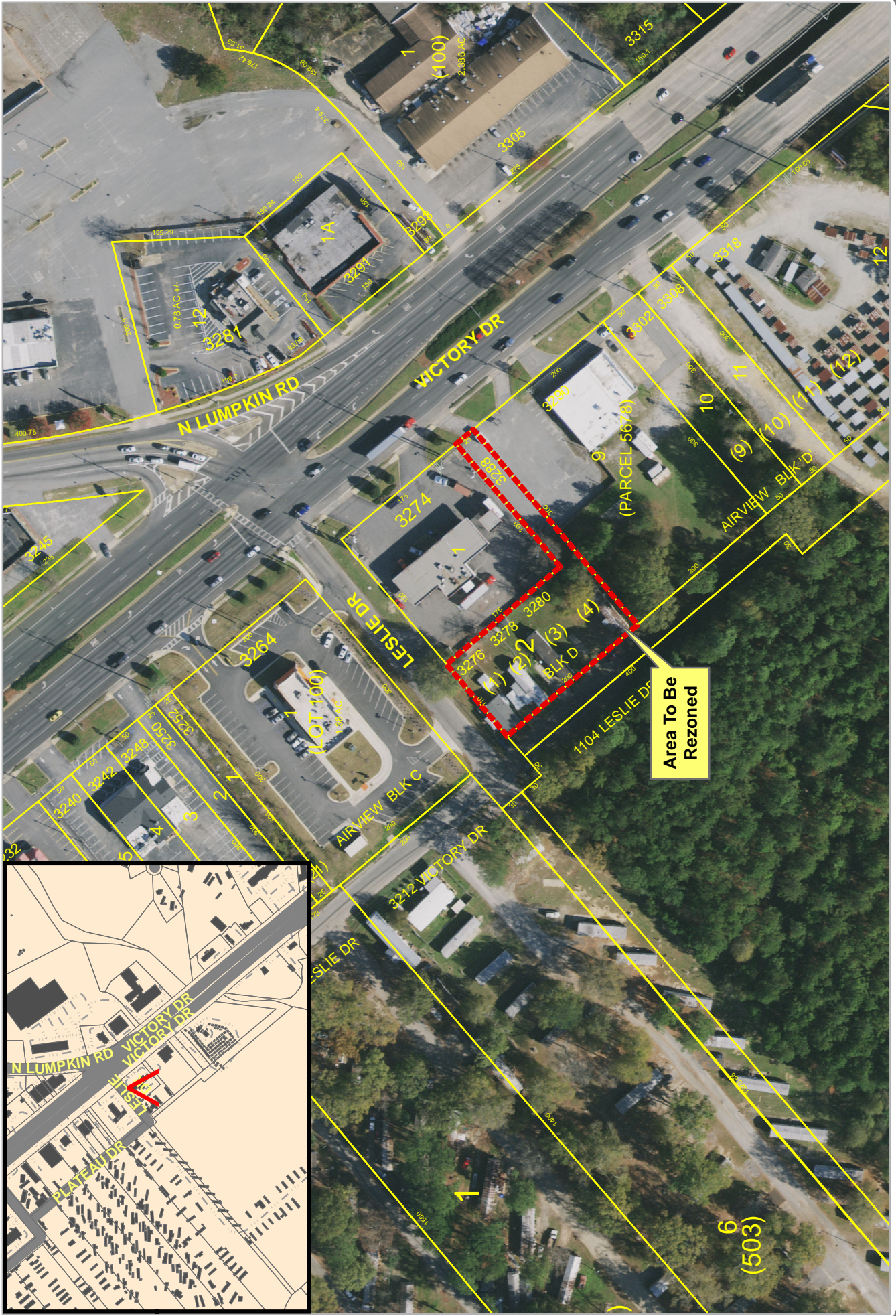
Approval 0 Responses
Opposition 0 Responses

Additional Information:

N/A

Attachments:

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

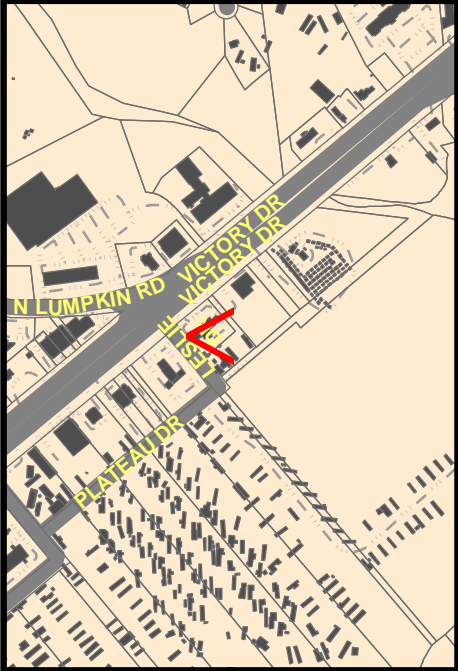
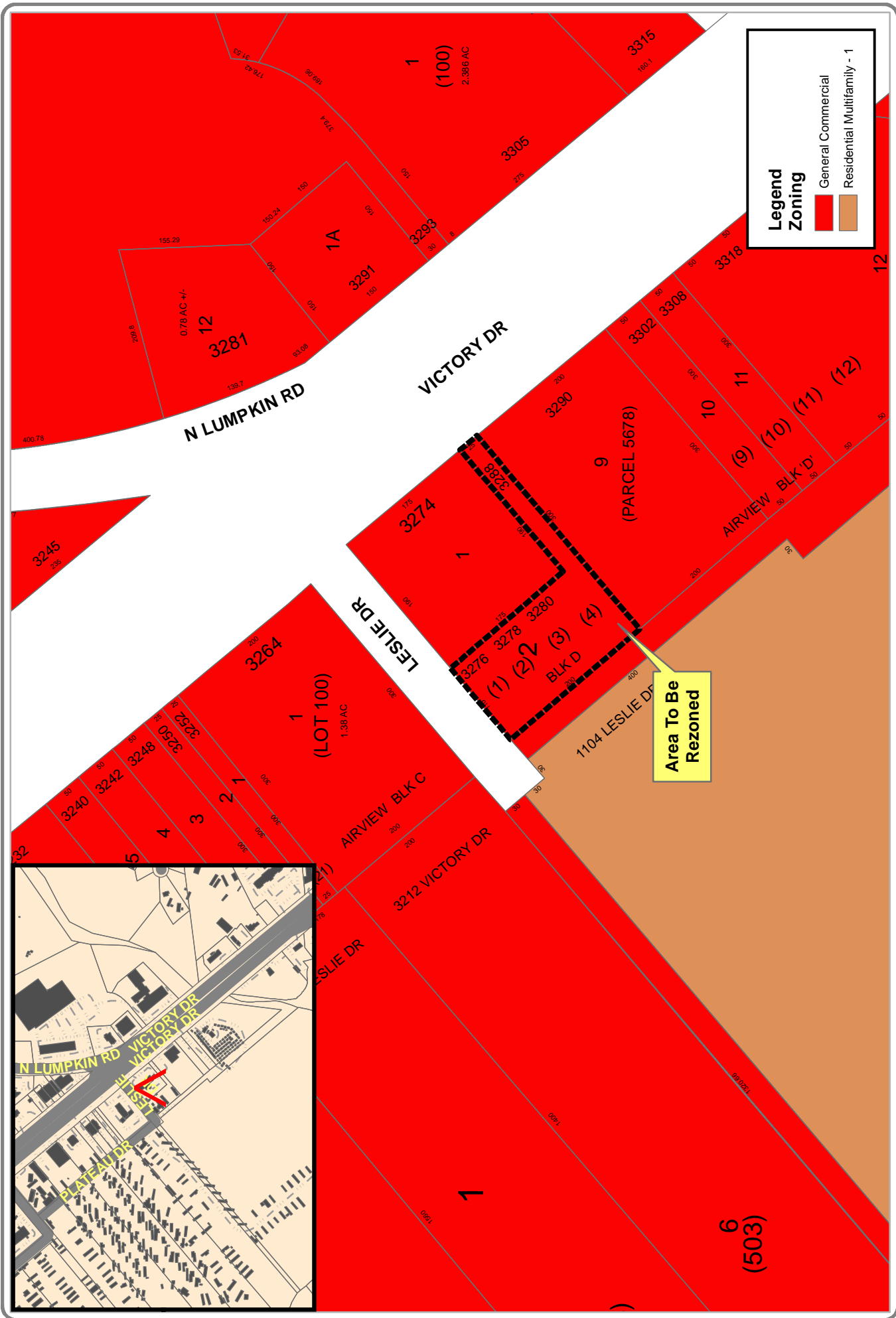


0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Aerial Map for REZN 02-20-1222
Map 045 Block 001 Lot 002
 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: 2/20/2020

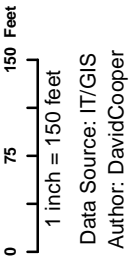
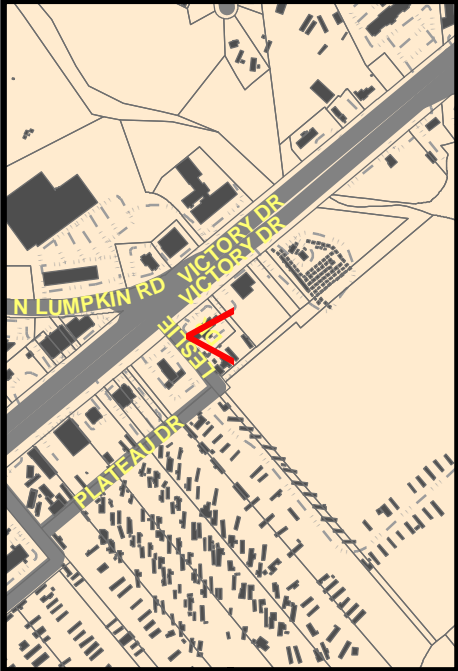
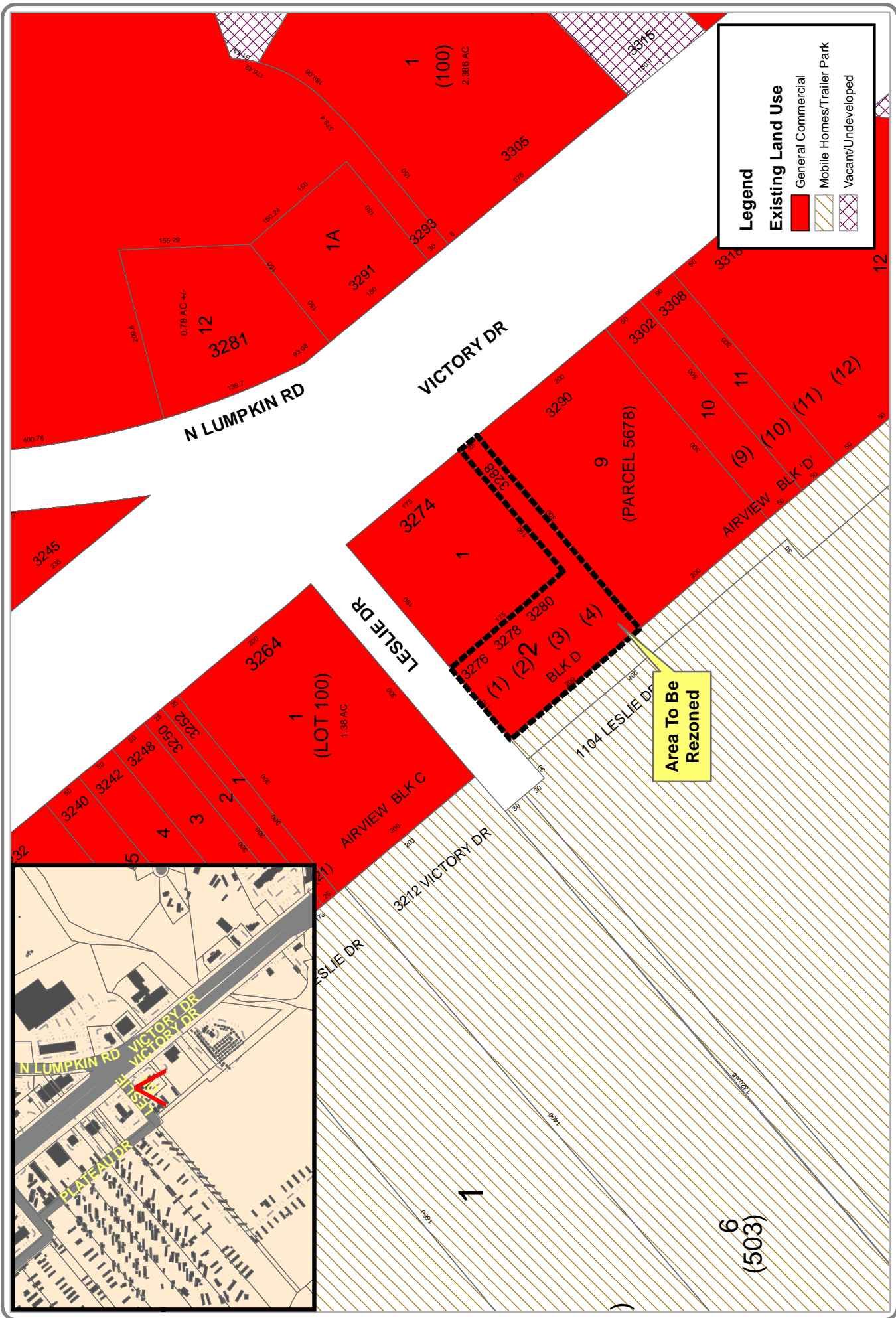


150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: David Cooper

Zoning Map for REZN 02-20-1222
Map 045 Block 001 Lot 002
Planning Department-Planning Division
Prepared By Planning GIS Tech

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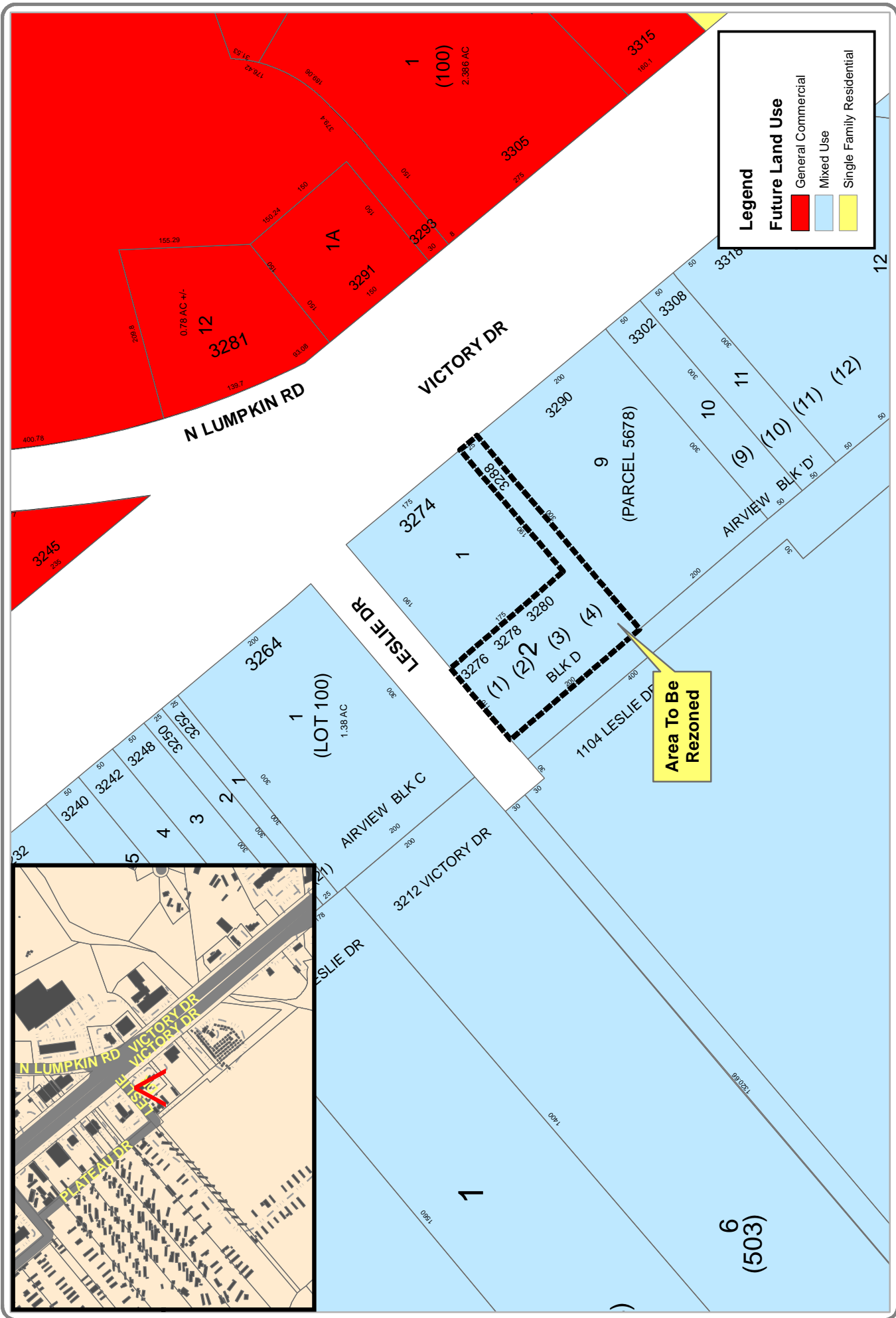




Existing Land Use Map for REZN 02-20-1222
Map 045 Block 001 Lot 002
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Prepared By Planning GIS Tech

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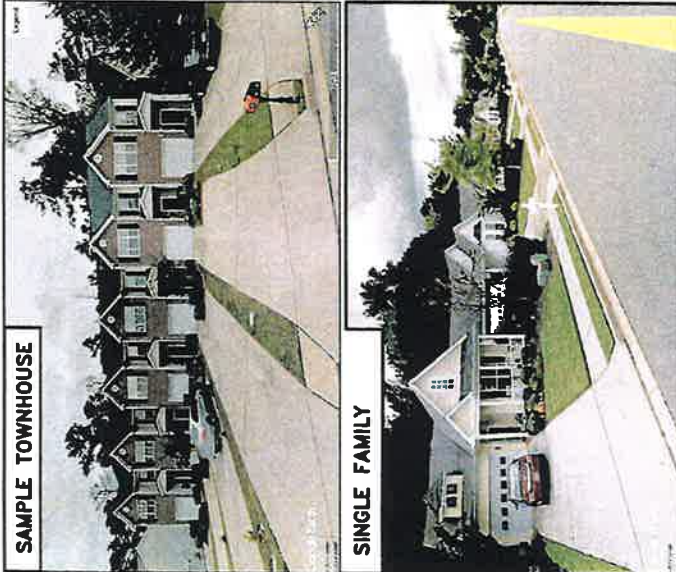
150 Feet
75
1 inch = 150 feet
Data Source: IT/GIS
Author: DavidCooper

Future Land Use Map for REZN 02-20-1222
Map 045 Block 001 Lot 002
 Planning Department-Planning Division
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Date: 2/20/2020



REZONING CONCEPTUAL PLAN "A" MISSION POINTE

OWNER: FBC RECOVERY LLC.
P.O Box 828
Columbus, GA 31902

Proposed Zoning: RMF1
33 Single Family Homes
67 Townhomes
100 Units as Illustrated

NOTE:
 THIS LAYOUT IS CONCEPTUAL IN NATURE AND IS SIMPLY BASED ON THE LIMITED INFORMATION AS PROVIDED. CERTAIN LAND CHARACTERISTICS SUCH AS ROCK, SOIL CONDITIONS TOPOGRAPHY, WETLANDS, STATE WATERS, AVAILABLE UTILITIES AND NATURAL DRAINAGE PATTERNS WILL CERTAINLY ALTER THE ULTIMATE LAYOUT AND DESIGN OF THIS SITE.

PREPARED BY:



100 SOUTHERN WAY SUITE A COLUMBUS, GA. 31904 (706) 327-8306	DATE 14 Nov. 2019
	SCALE 1" = 200'



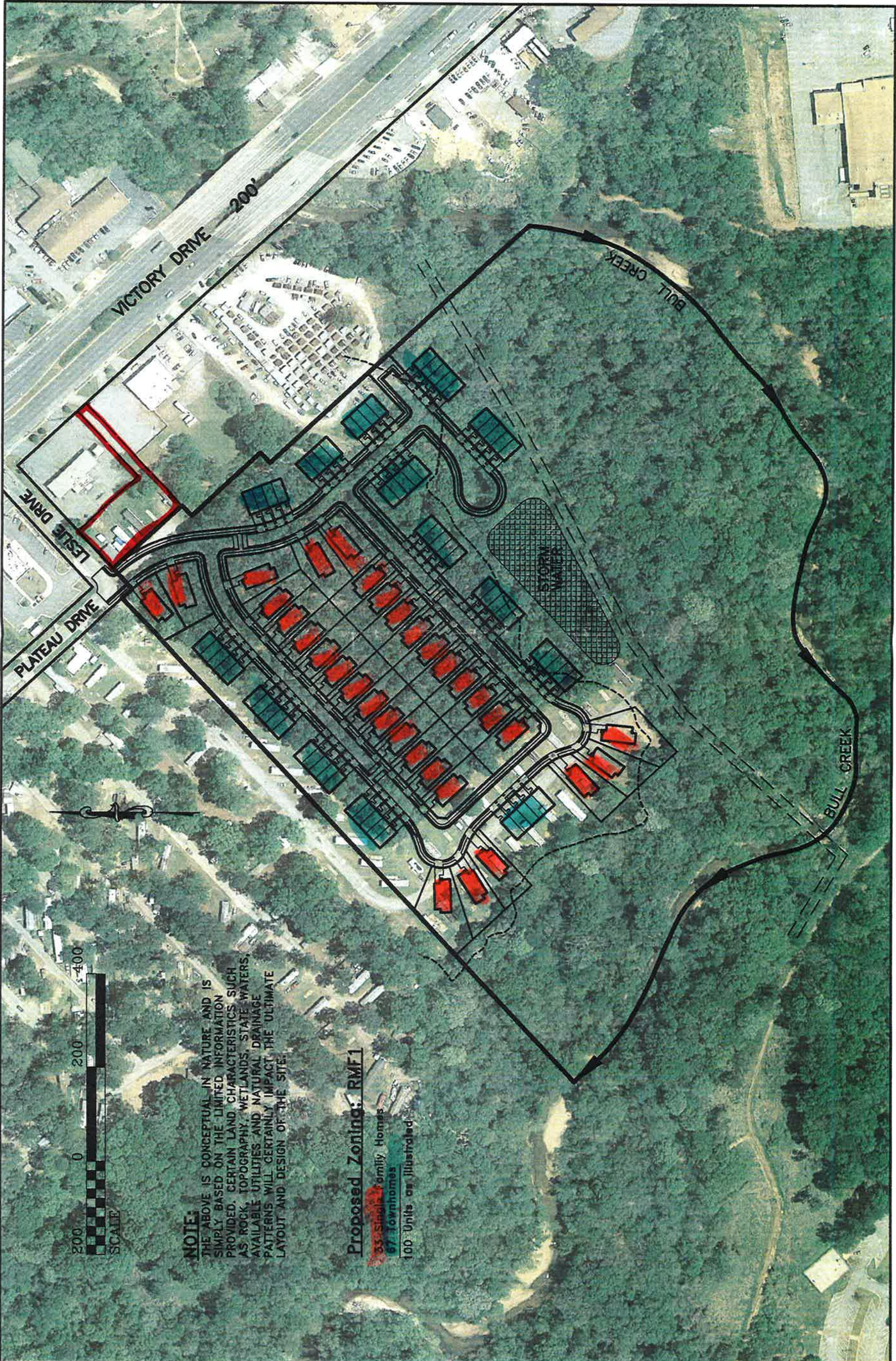
MOON MEERS MASON & VINSON INC.
 CIVIL ENGINEERS
 LAND SURVEYORS
 100 SOUTHERN WAY SUITE A
 COLUMBUS, GA. 31904
 (706) 327-8306

CONCEPT "A"
VICTORY AND LESLIE DRIVE TRACT
 LYING IN LAND LOTS 9 & 10, 7th DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

REVISIONS:	

DATE
 14 Nov. 2019
 SCALE
 1" = 200'

SHEET
1



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 LAYOUT AND DESIGN OF THE SITE.

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