

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-20-1123

Applicant:	Steven Faulkner
Owner:	All Saints Presbyterian Church, Inc.
Location:	7170 / 7176 Beaver Run Road
Parcel:	110-005-001 / 110-005-008
Acreage:	5.00 Acres
Current Zoning Classification:	SFR3 (Single Family Residential 3)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Church
Proposed Use of Property:	Office / Restaurant
Council District:	District 6 (Allen)
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 B
Current Land Use Designation:	Vacant / Undeveloped & General Commercial

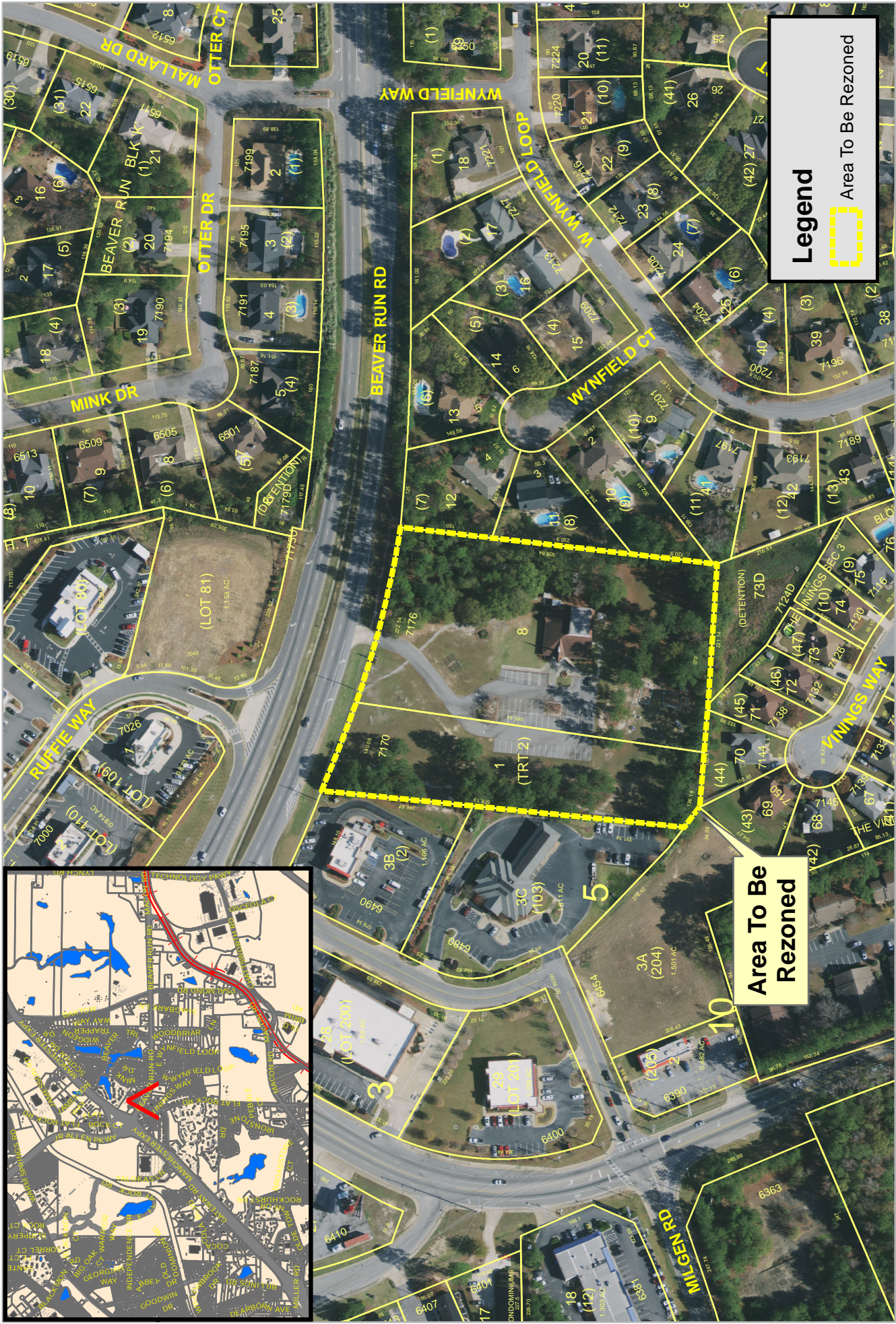
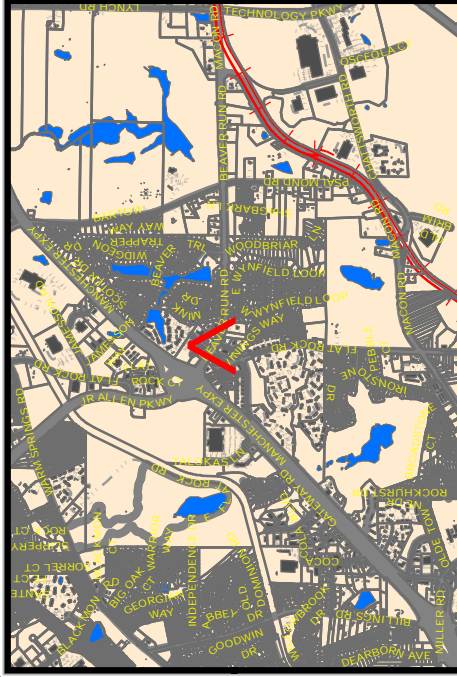
Future Land Use Designation:		Mixed Use
Compatible with Existing Land-Uses:		Yes
Environmental Impacts:		The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.
City Services:		Property is served by all city services.
Traffic Impact:		Average Annual Daily Trips (AADT) will increase by 441 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
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	SFR3 (Single Family Residential 3)
	East	SFR3 (Single Family Residential 3)
	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 SFR3 zoning district. The 3 options under Category C are: <ol 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:		Fifty-five (55) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received four (4) calls and/or emails regarding the rezoning.

Approval 0 Responses
Opposition 4 Responses

Comments Citizens are concerned with potential property value decrease, increased traffic, potential crime and hours of operation of the fast food restaurants.

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



Legend

Area To Be Rezoned

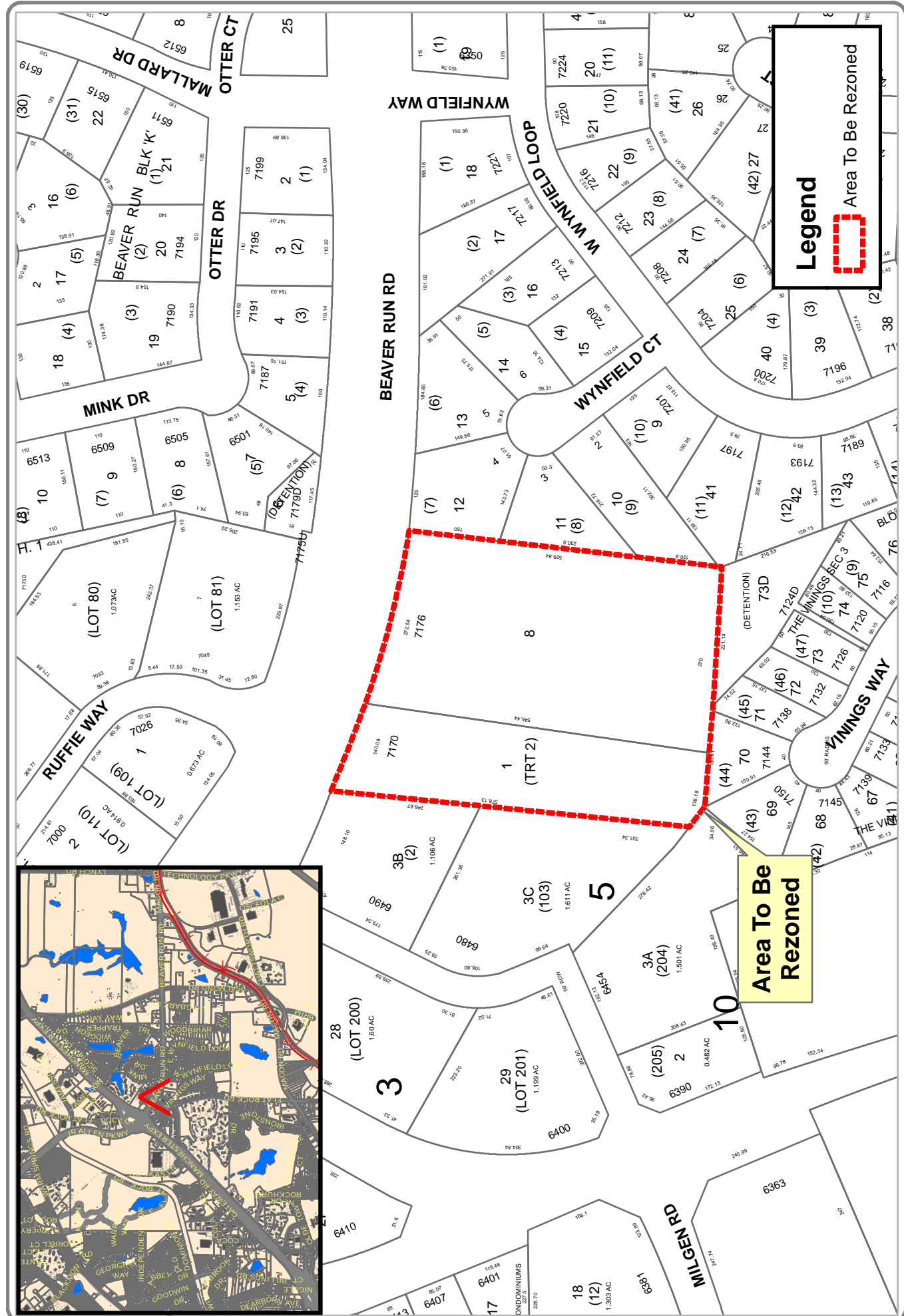
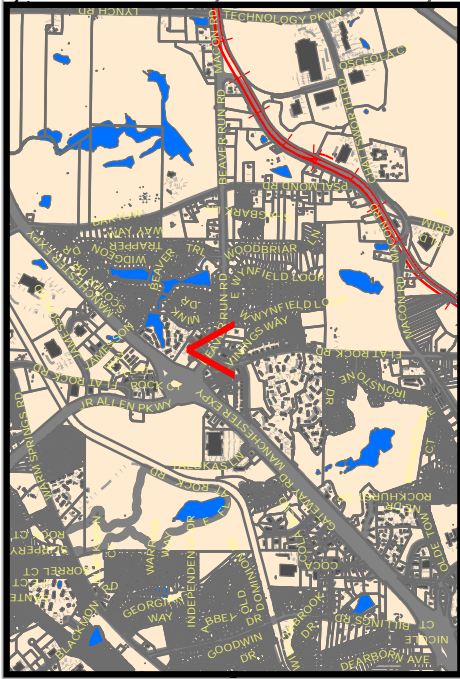


0 100 200 Feet
 1 inch = 200 feet
 Data Source: IT/GIS
 Author: DavidCooper

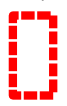
Aerial Map for REZN 02 - 20 - 1123
 Map 110 Block 005 Lots 001 & 008
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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 The data contained is subject to constant change.
 Map information is believed to be correct but is not guaranteed.

Date: 2/4/2020



Area To Be Rezoned

Legend
 Area To Be Rezoned

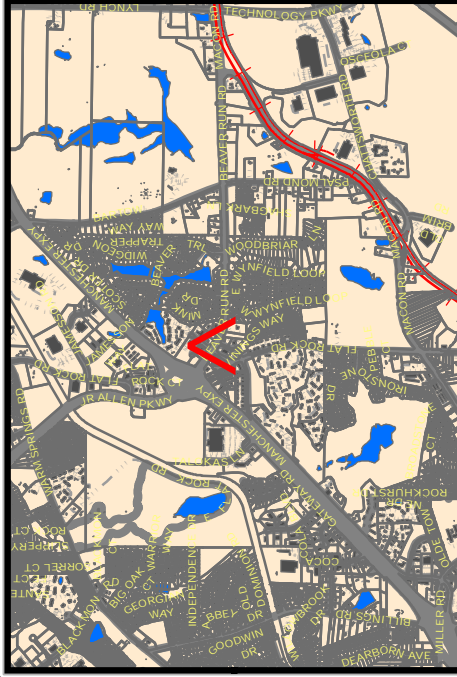
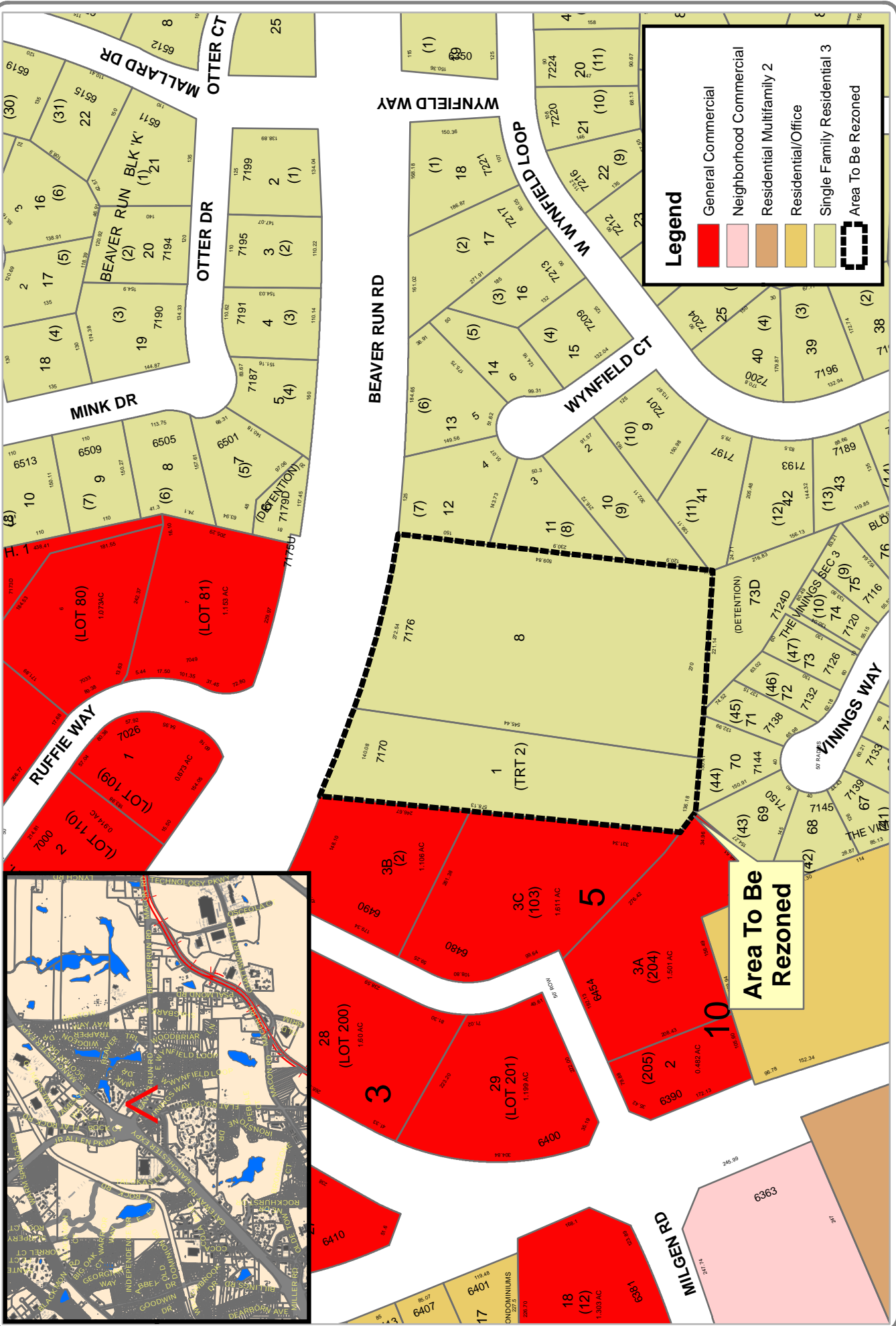


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Location Map for REZN 02 - 20 - 1123
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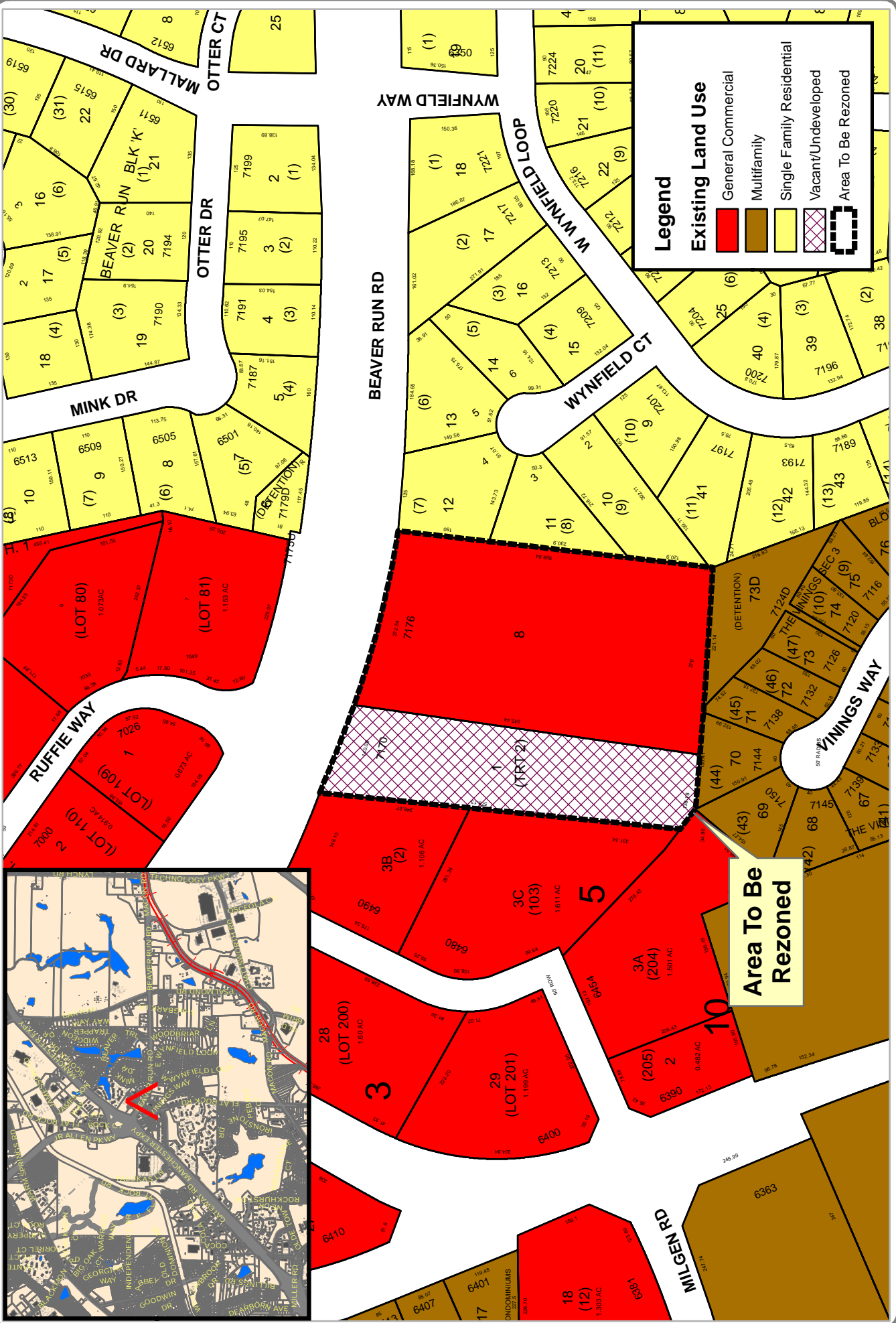


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Zoning Map for REZN 02 - 20 - 1123
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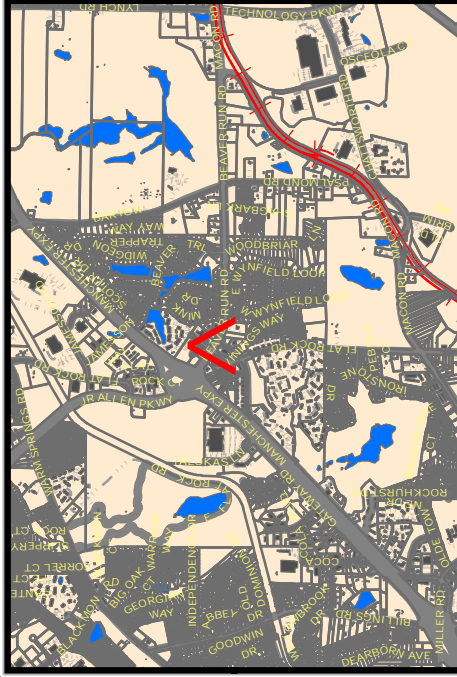




Legend

Existing Land Use

- General Commercial
- Multifamily
- Single Family Residential
- Vacant/Undeveloped
- Area To Be Rezoned



Columbus Plans!
 Georgia
 Columbus Planning Department

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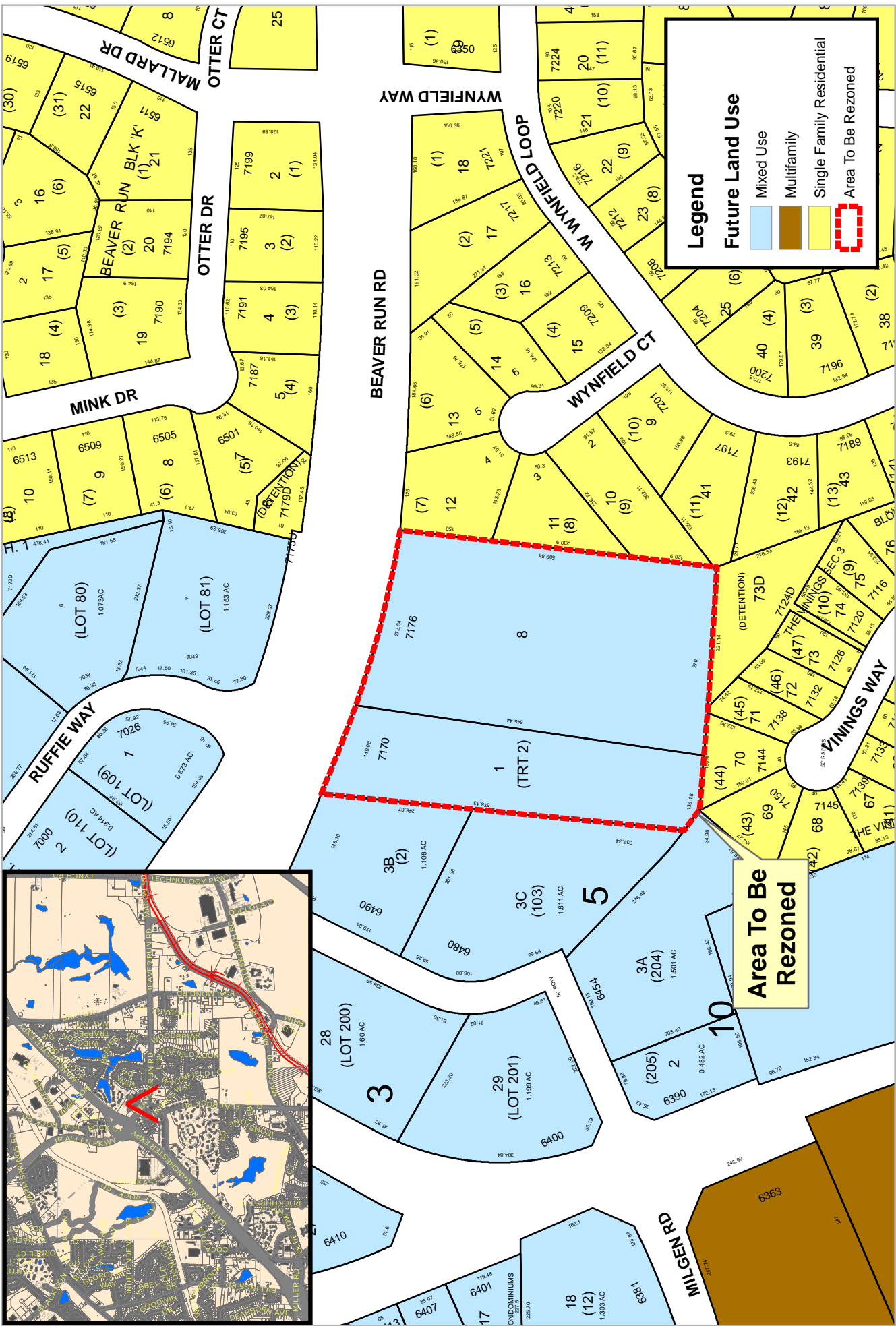
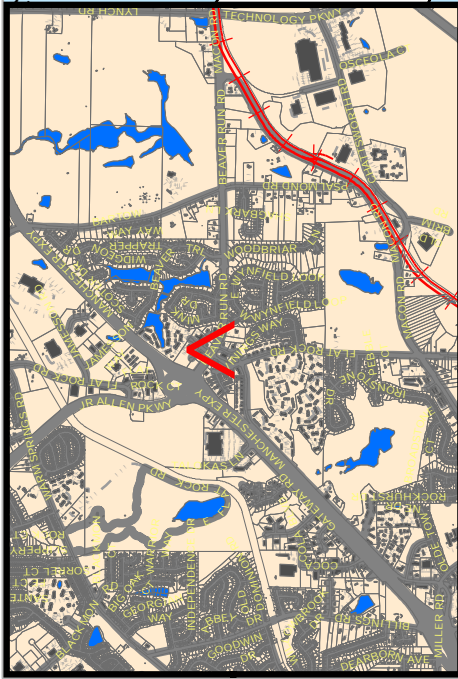
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Existing Land Use Map for REZN 02 - 20 - 1123
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Area To Be Rezoned



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Legend

Future Land Use

- Mixed Use
- Multifamily
- Single Family Residential
- Area To Be Rezoned



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Future Land Use Map for REZN 02-20-1123
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