

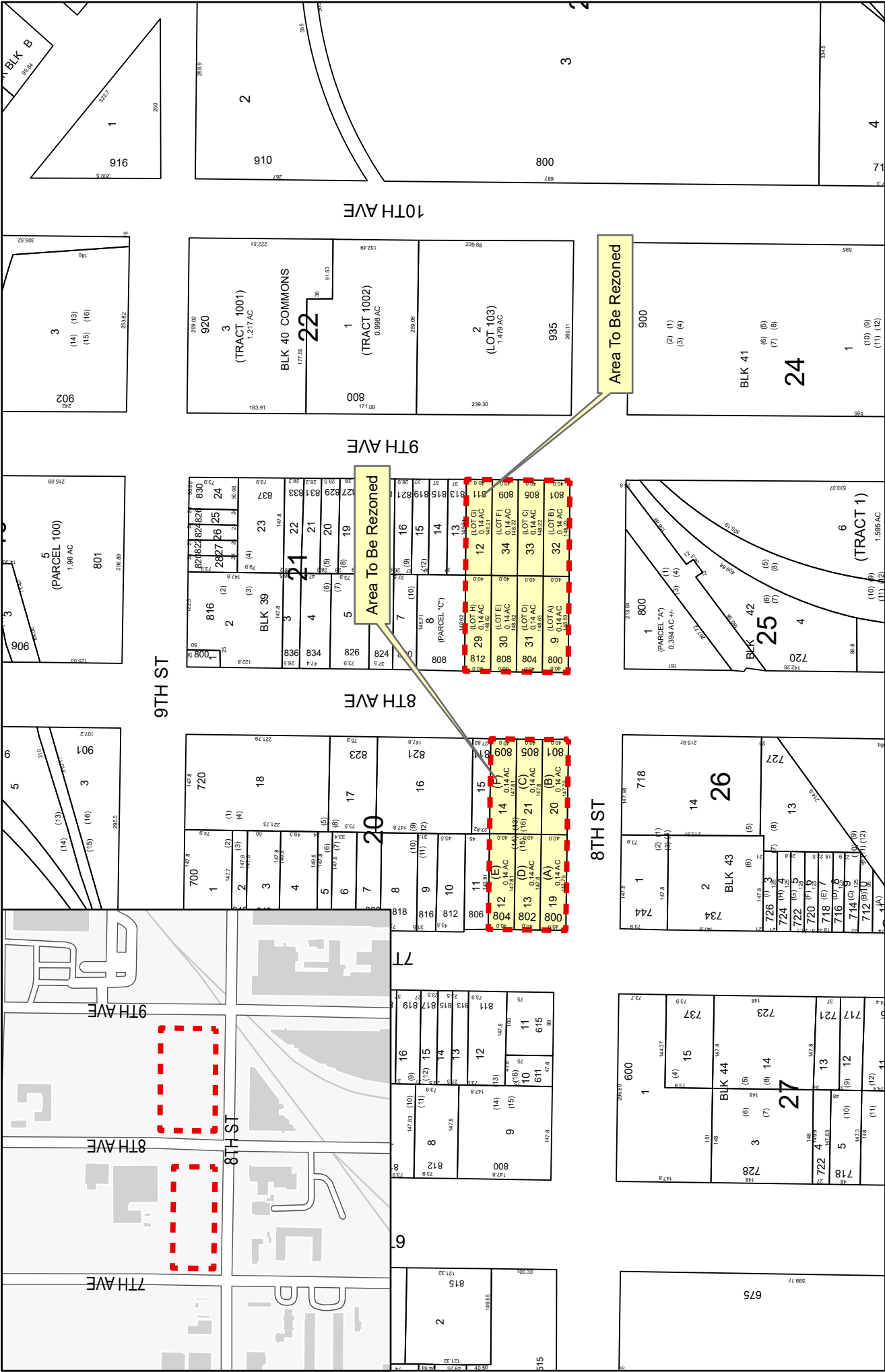
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-12-24-2485

Applicant:	Columbus Consolidated Government
Owner:	Columbus Consolidated Government
Location:	800/2/4 7th Ave, 801/5/9/0/4/8/12 8th Ave, 801/5/9/11 9th Ave
Parcel:	019-020-012/13/14/19/20/21 & 019-021- 009/12/29/30/31/32/33/34
Acreage:	1.96 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial, Residential Office, General Commercial
Proposed Zoning Classification:	Uptown
Current Use of Property:	Vacant/Undeveloped
Proposed Use of Property:	Single Family Residential
Council District:	District 7 (Cogle)
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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area D

Current Land Use Designation:	Vacant/Undeveloped	
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.	
Surrounding Zoning:	North	Light Manufacturing/ Industrial (LMI)/General Commercial/Residential Office
	South	See above
	East	See above
	West	See above
Reasonableness of Request:	The request is compatible with existing land uses.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Attitude of Property Owners:	Eleven (11) 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:	Replat and rezone for single family residential lots	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Plat Map	

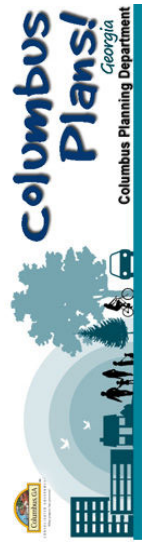
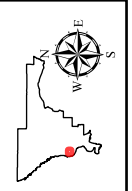
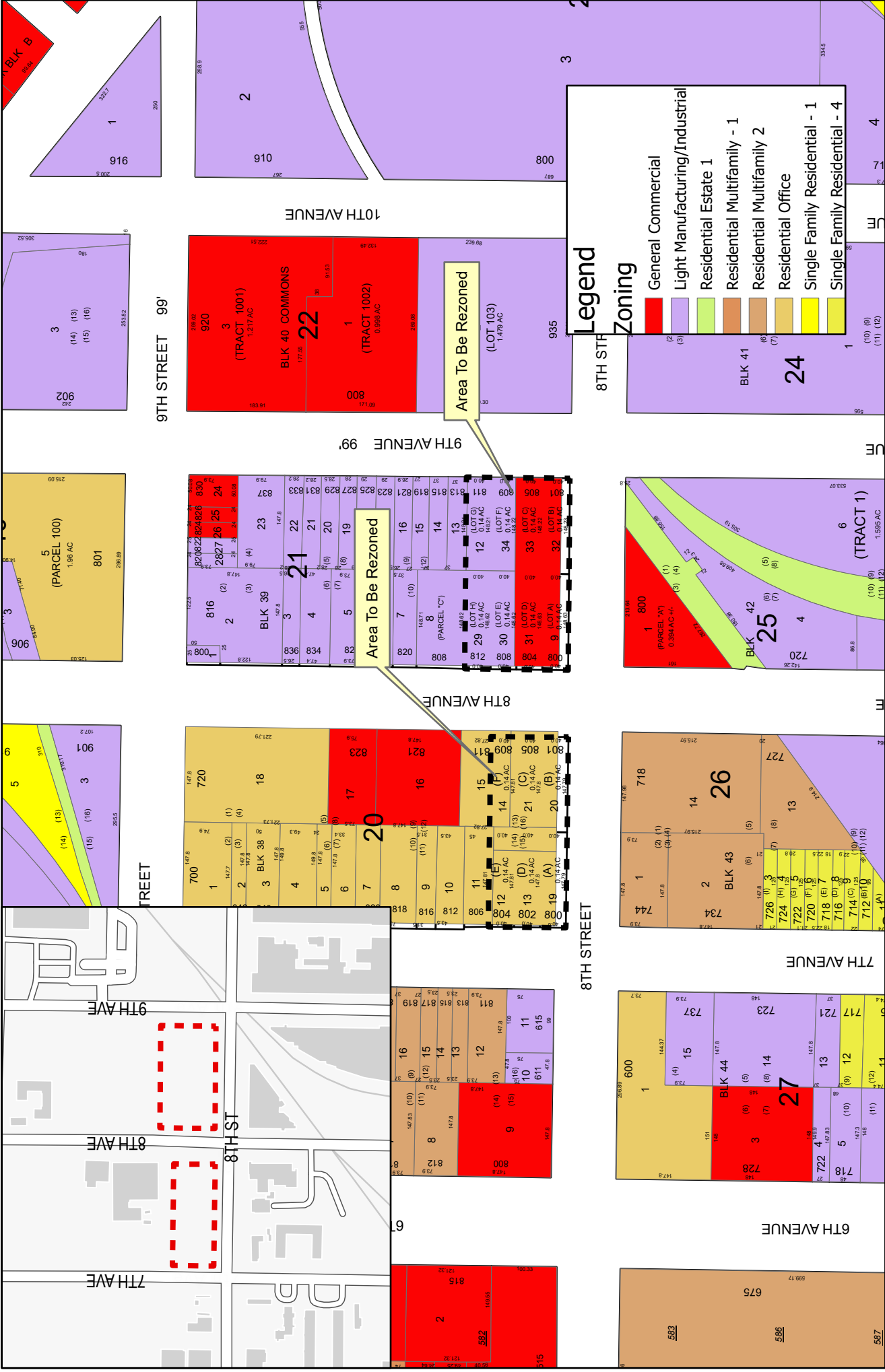


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Location Map for REZN 08-25-1515
 Liberty District Single Family Lots
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

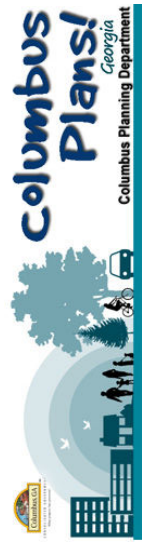
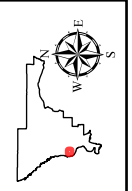
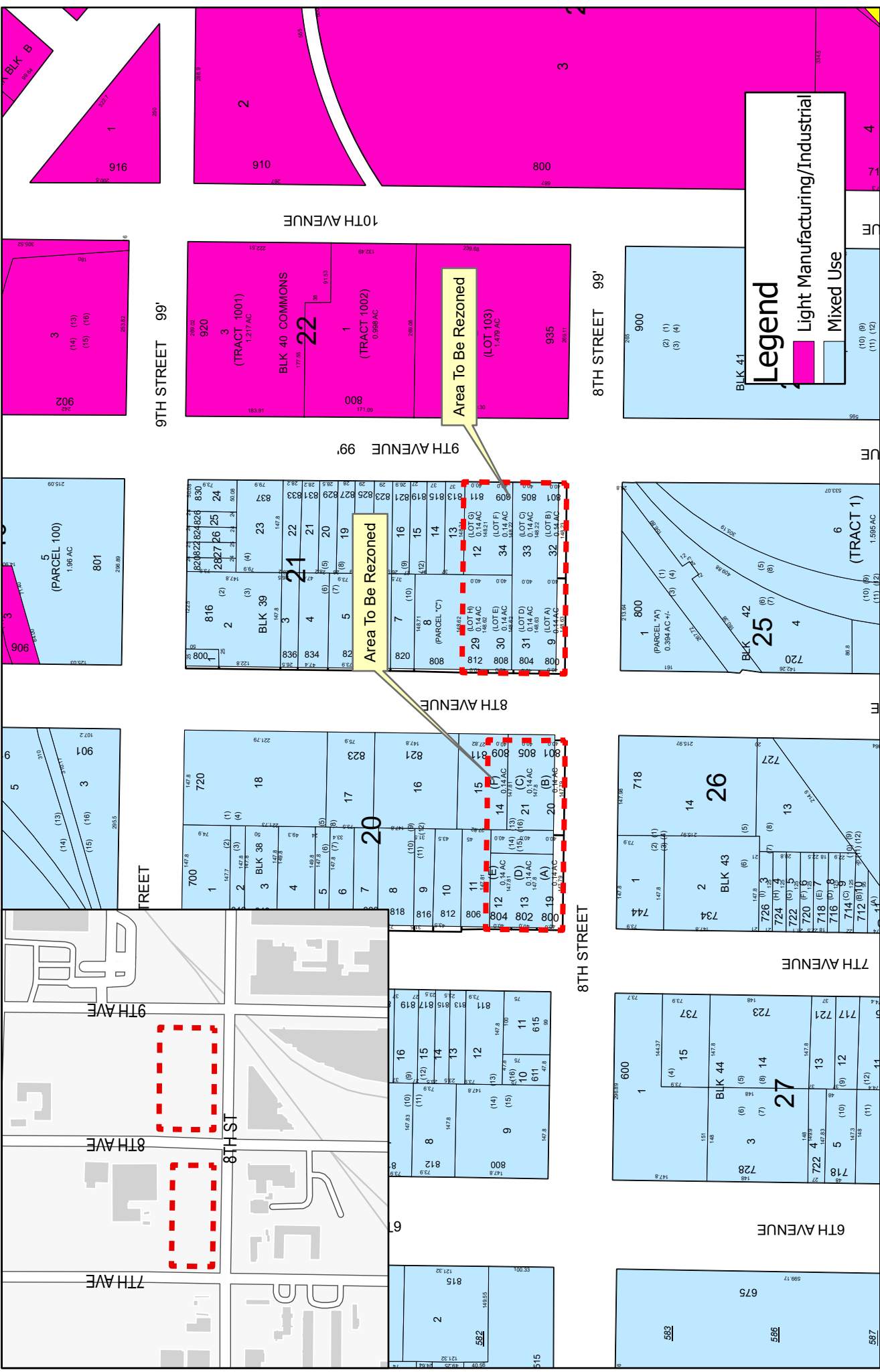
Date: 8/20/2025



Zoning Map for REZN 08-25-1515
 Liberty District Single Family Lots
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Date: 8/21/2025

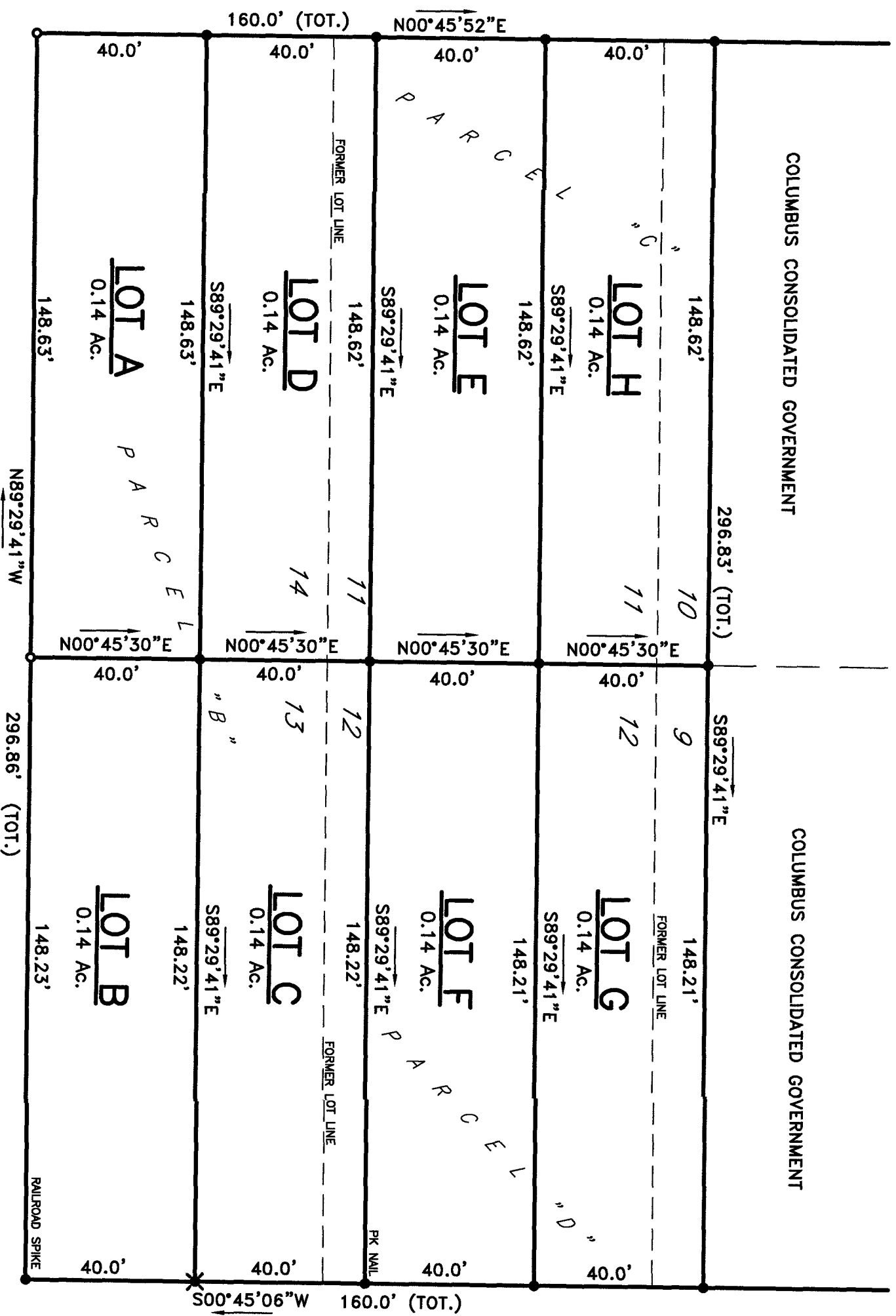


Future Land Use Map for REZN 08-25-1515
Liberty District Single Family Lots
Planning Department-Planning Division
Prepared By Planning GIS Tech

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Date: 8/21/2025

8th AVENUE 99'



- NOTES:
1. ALL DRAINAGE PLANS ARE SUBJECT TO NATURAL EROSION. THE CONSOLIDATED GOVERNMENT OF COLUMBUS SHALL NOT BE RESPONSIBLE FOR ANY EROSION TO SAID BANKS OR THE STABILIZATION THEREOF.
 2. PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY ON ANY OF THESE LOTS, A TREE PROTECTION/PLANTING PLAN MUST BE APPROVED FOR A MINIMUM OF 10 TREE DENSITY UNITS PER ACRE AND COMPLY WITH THE APPLICABLE SECTIONS OF CITY ORDINANCE NO. 02-43.
 3. REFERENCE PLAT RECORDED IN PLAT BOOK 158, FOLIO 117, MUSCOOKEE COUNTY, GEORGIA RECORDS.

NAD 83
(GA WEST)

8th STREET 99'



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the Rules and Regulations of the Georgia Board of Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY SHOWN HEREON. THE SURVEY WAS MADE BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THE LOCATION, SIZE, TYPE AND MATERIAL ARE CORRECTLY SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE ERROR OF ONE FOOT IN 29,552 FEET, AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING LEAST SQUARES RULE.

THE FOLLOWING TYPE EQUIPMENT WAS USED TO OBTAIN THE DATA FOR THIS PLAT: TOTAL STATION, DISTANCE MEASUREMENT, AND AN ANGLE MEASUREMENT. THE PREPARATION OF THIS PLAT, GEOMAX ZOOM 80 TOTAL STATION AND ORION BKX7 BASE AND ROVER.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN MORE THAN 40,000 FEET.

I have, this date, examined the FLOOD INSURANCE RATES MAP, dated September 5, 2007, covering Columbus, Georgia (Community No. 135158). Subject lots are located on Panel 55. F of said map and are not shown in a Flood Hazard Zone.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT COLUMBUS CONSOLIDATED GOVERNMENT IS THE FEE SIMPLE OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE PUBLIC IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE COLUMBUS UNITED DEVELOPMENT CODE.

OWNER'S NAME: COLUMBUS CONSOLIDATED GOVERNMENT

OWNER'S ADDRESS: P. O. BOX 1340

COLUMBUS, GA 31902

DATE: 7/9/25

BEARY H. HENDERSON, III (MAYOR)

CERTIFICATE FOR ENGINEERING APPROVAL

STREETS AND STORM DRAINAGE DESIGN, CONSTRUCTION PLANS AND EASEMENTS MEET THE REQUIREMENTS OF THE COUNCIL OF COLUMBUS, GEORGIA AND ARE APPROVED BY THE DEPARTMENT OF ENGINEERING OF COLUMBUS, GEORGIA.

DATE: 7-9-25

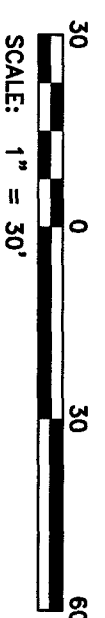
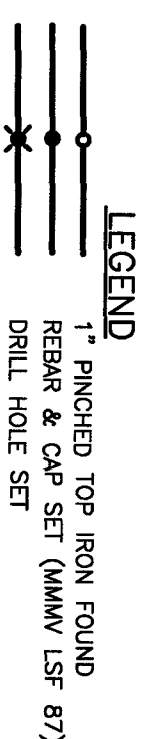
DEPARTMENT OF ENGINEERING

CERTIFICATE FOR FINAL PLAT APPROVAL

ALL REQUIREMENTS OF THE COLUMBUS UNITED DEVELOPMENT CODE HAVING BEEN REPRESENTED AS BEING FULFILLED BY THIS PLAT, THE UNDERSIGNED ACTING UNDER AUTHORITY OF THE CITY COUNCIL OF THE COLUMBUS CONSOLIDATED GOVERNMENT HEREBY APPROVES THIS PLAT FOR RECORDBATION BY THE CLERK OF THE SUPERIOR COURT.

DATE: 7-9-25

DIRECTOR OF PLANNING



REPLAT OF
PARCEL "B" & "D" AND PART OF PARCEL "C"
LOTS 11, 12, 13 & 14 AND PART OF LOTS 9 & 10
BLOCK 39

COLUMBUS, MUSCOGEE COUNTY, GEORGIA

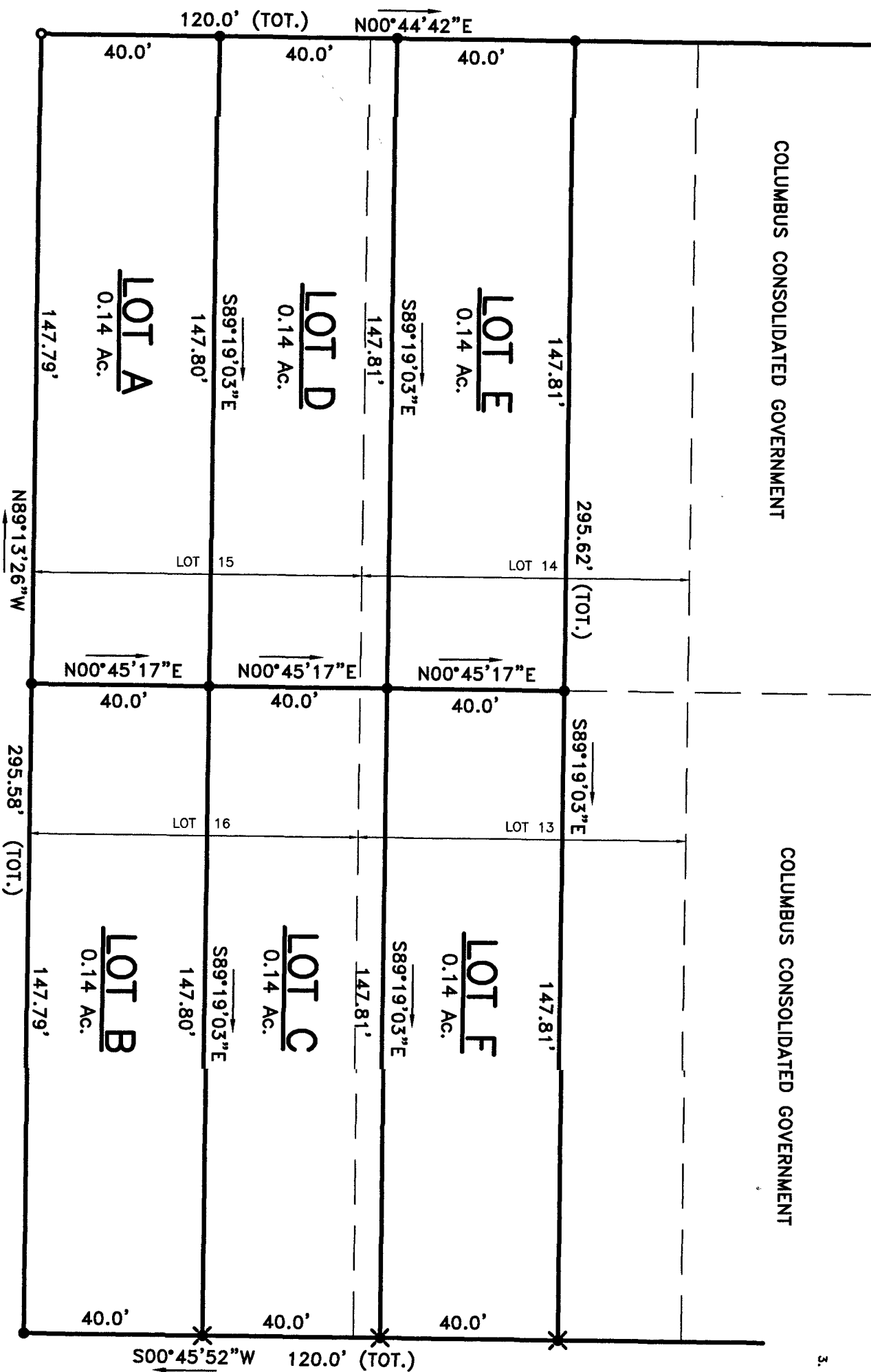
Scale 1" = 30' 1 May 2025
MOON MEES & ASSOCIATES, INC.
(GA. REG. NO. H206465)

Civil Engineers - Land Surveyors
100 Southern Way, Suite A, Columbus, Georgia 31904
(706) 327-8306

20250006305 B: 168 P: 77 PLAT
04/16/2025 08:25:00 AM Page 1 of 1
Danielle F. Forte County Recorder
Muscookee County County, GA
eFile Participant ID:

NAD 83
(GA WEST)

7th AVENUE 99'



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 3. REFERENCE PLAT RECORDED IN PLAT BOOK 35, FOLIO 22, MUSCOGEE COUNTY, GEORGIA RECORDS.

COLUMBUS CONSOLIDATED GOVERNMENT

COLUMBUS CONSOLIDATED GOVERNMENT

8th STREET 99'



As required by subsection (d) of O.C.G.A. Section 15-6-67, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any parcel. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

SURVEYOR'S CERTIFICATE

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THE FOLLOWING TYPE EQUIPMENT WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT: GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRK7 BASE AND ROVER.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN MORE THAN 40,000 FEET.

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787
REGISTERED GEORGIA LAND SURVEYOR NO. 2787
100 SOUTHERN WAY, SUITE A, COLUMBUS, GEORGIA 31904
(706) 327-8306

Jefferson W. Keefe, R.L.S. - Georgia Reg. No. 2787

OWNER'S CERTIFICATE

THE UNDERSIGNED CERTIFIES THAT COLUMBUS CONSOLIDATED GOVERNMENT IS THE TRUE AND LEGAL OWNER OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT AND THE IMPROVEMENTS CONTAINED THEREIN OR ASSOCIATED THEREWITH MEET ALL APPLICABLE REQUIREMENTS AND STANDARDS OF THE COLUMBUS UNIFIED DEVELOPMENT CODE.

OWNER'S NAME: COLUMBUS CONSOLIDATED GOVERNMENT

OWNER'S ADDRESS: P. O. BOX 1340

DATE: 4/15/25

ISAM HUGLEY

LEGEND

- 1" PINCHED TOP IRON FOUND
- REBAR & CAP SET (MMW LSF 87)
- DRILL HOLE SET



REPLAT OF
LOTS 15 & 16 AND PART OF LOTS 13 & 14
BLOCK 38

COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Scale 1" = 30'
3 February 2025
MOON MECKES & ASSOCIATES, INC.
(GA. REG. NO. H206465)

Civil Engineers - Land Surveyors
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