

**PLANNING ADVISORY COMMISSION  
AGENDA  
AUGUST 4, 2010  
COUNCIL CHAMBERS  
PLAZA LEVEL  
GOVERNMENT CENTER TOWER BUILDING**

**CALL TO ORDER:**

**APPROVAL OF MINUTES:** June 16 and July 7, 2010. (No meeting was held July 21, 2010. A quorum was not present.)

**REZONING CASES:**

1. **REZN 6-10-4444:** A request to rezone 1.470 acres located at 4422 Miller Road and 4531 Peek Industrial Drive. The current zoning is Neighborhood Commercial. The proposed zoning is General Commercial. The property will be used for a pharmacy. George Mize, Jr. is the applicant. Council District 6 – Gary Allen.

**SPECIAL EXCEPTIONS:**

**TEXT AMENDMENTS:**

**NEW BUSINESS:**

**OLD BUSINESS:**

**ADJOURNMENT:**

If you have any questions please contact Daniel L. Stegall - Zoning Administrator at 706-225-3920 or Tina Trant - Planning Technician at 706-225-3927. The Planning Department main number at 706 653-4116.



CONSOLIDATED GOVERNMENT  
What progress has preserved.

## Planning Department

### STAFF REPORT

### REZN 6-10-4444

**Applicant:** George W. Mize, Jr.

**Owner:** Donald R. Jones (Tract 1)

**Owner:** Gerald H. Pryor (Tract 3)

**Location:** 4422 Miller Road &  
4531 Peek Industrial Drive

**Acreage:** 2 acres

**Current Zoning Classification:** NC (Neighborhood Commercial) ← 5,000 SF limit

**Proposed Zoning Classification:** GC (General Commercial)

**Current Use of Property:** CARE Ambulance Service, Video  
Warehouse, & Learning Connections

**Proposed Use of Property:** CVS/ Pharmacy

**Future Land-Use Map:** Inconsistent  
Planning Area E  
Land Use Designation:  
Light Industrial

**Policy Statements:** Do not address.

**Compatible with Existing Land-Uses:** Yes.

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420 10th Street  
Columbus, Georgia 31902

Phone: 706-653-4421  
Fax: 706-653-4534  
Email: CPCMPO@columbusga.org  
www.columbusga.com/mpo

**Environmental Impacts:** The property does not lie within a 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:** The proposed project is not expected to have a negative impact on the transportation network.

**Traffic Engineering:** This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

**School Impact:** There will not be a school impact.

**Buffer Requirement:** The proposed development shall not be required to install a buffer along the property lines bordering general commercial zoned properties.

**Fort Benning's Recommendation:** None.

**DRI Recommendation:** None.

**Attitude of Property Owners:** Eighteen (18) property owners within 300 feet were notified of the rezoning request. The Planning Department has not received any comments in opposition to the rezoning request.

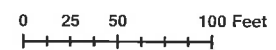
**Additional Information:** None.





Area To Be Rezoned

Land Use & Zoning Map For REZN 6-10-4444  
 Map 083 Block 028 Lot 027  
 Planning Department-Planning Division  
 Prepared By GIS Division-Engineering Department



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.

Transverse Mercator Projection  
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 User: GIS/Engineering  
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July 12, 2010