

**PLANNING ADVISORY COMMISSION  
AGENDA  
DECEMBER 15, 2010  
COUNCIL CHAMBERS  
PLAZA LEVEL  
GOVERNMENT CENTER TOWER BUILDING**

**CALL TO ORDER:**

**APPROVAL OF MINUTES:**

**REZONING CASES:**

1. **REZN 11-10-5544:** A request to rezone .83 acres located at 7974 Shinn Drive. The current zoning is Single Family Residential 1 The proposed zoning is Single Family Residential 3. The property will be used for Single Family Residential. Chuck McClure is the applicant. Council District 3 – Davis.

**SPECIAL EXCEPTIONS:** None.

**TEXT AMENDMENTS:** None.

**NEW BUSINESS:** PAC Members will vote on a Chairperson and Vice Chairperson for 2011.

**OLD BUSINESS:** None.

**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 is 706-653-4116.



CONSOLIDATED GOVERNMENT  
What progress has preserved.

## Planning Department

### STAFF REPORT

### REZN 11-10-5544

**Applicant:** Chuck McClure

**Owner:** Roseanne Erickson

**Location:** 7974 Shinn Drive

**Acreage:** .8300 acres

**Current Zoning Classification:** SFR1 (Single Family Residential 1)

**Proposed Zoning Classification:** SFR3 (Single Family Residential 3)

**Current Use of Property:** Single Family Residential

**Proposed Use of Property:** Single Family Residential

**Future Land-Use Map:** Consistent  
Planning Area A  
Land Use Designation:  
Single Family Residential

**Policy Statements:** Do not address.

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

**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.

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**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 residential usage.

**School Impact:** There will be no impact on neighboring schools.

**Buffer Requirement:** The proposed development shall not be required to provide buffering for this rezoning request.

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

**DRI Recommendation:** None.

**Attitude of Property Owners:** Thirty-six (36) property owners within 300 feet were notified of the rezoning request. The Planning Department has received one comment in opposition to this request.

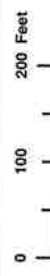
**Additional Information:** The applicant is requesting to rezone the aforementioned properties to SFR3 (Single Family Residential 3). The applicant is proposing to re-plat the property into separate lots. The Unified Development Ordinance requires a minimum lot size of 7,500 square-feet for SFR3 (Single Family Residential 3) Zoning Districts.



Area To Be Rezoned

**Land Use & Zoning Map For REZN 11-10-5544**  
**Map 191 Block 013 Lot 001A**

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Planning Department-Planning Division  
 Prepared By GIS Division-Engineering Department

Transverse Mercator Projection  
 False Easting: 228558 333333  
 False Northing: 0 000000  
 Central Meridian: -84.166667  
 Scale Factor: 0.999900  
 Linear Unit: Foot US  
 Datum: North American 1983

November 24, 2010