

Welcome to

Invest in Columbus



LAND BANK AUTHORITY VISION

For all the neighborhoods in Columbus to be defined by economic stability, quality of life for residents, and an absence of blight.



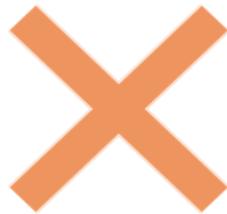
WHAT DO LAND BANKS DO?



Acquire Properties



Clear Titles



Waive Back Taxes



Sell Properties



Improve Properties

Tax Commissioner – Tax Sale Non Judicial Foreclosure

VS.

Tax Commissioner – Tax Sale Judicial Foreclosure

- List is Generated by Tax Commissioner Office
 - Notifications Sent Out
- Goes to Tax Sale for Minimum Bid of Total Liens
 - Purchased by Highest Bidder
 - 1 Year Right of Redemption
- If Owner Pays, Purchaser will get Purchase Price + Interest
- After 1 Year: Judicial Hearing for Clear Title, will incur Legal Fees ~\$4,500

- Purchaser is Approve by Land Bank Board and Purchase Price is put in Escrow Prior to Foreclosure
- List is Generated by the Land Bank Authority's Approved Properties
 - Notification Sent Out
- Judicial Hearing for Clear Title, will incur Legal Fees ~\$4,500
 - Goes to Tax Sale for Minimum Bid of Total Liens and Legal Fees
 - Purchased by Highest Bidder
- If the Owner Pays the Taxes or the LBA loses at the Tax Sale, the Purchaser will Only get Purchase Price Returned
 - 60 Day Right of Redemption
- Land Bank Clears Liens and Moves to Close with Purchaser

Non Judicial Foreclosure



Starting Bid \$23,000

Tax Lien \$18,000

Grass Lien \$5,000

Right of Redemption: 1 Year

Legal Fees \$4,500

Total Spent \$27,500

VS.

Judicial Foreclosure



Starting Bid \$27,500

~~Tax Lien \$18,000~~

~~Grass Lien \$5,000~~

Legal Fees: \$4,500

Right of Redemption: 60 days

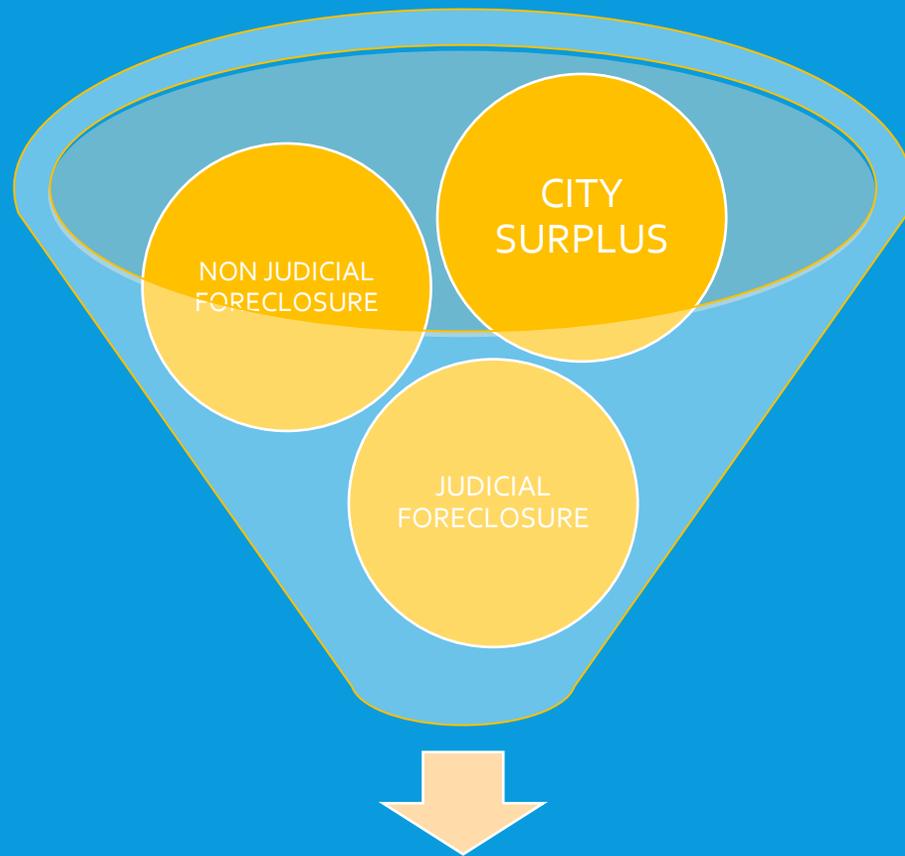
TRUE OR FALSE

The ~~Land Bank~~ holds the tax lien **FALSE**
Tax Commissioner's Office

After purchasing properties through the Land Bank, the investor must pay **FALSE**
off all the liens

After the judicial foreclosure and the waiving of liens, properties have clear and marketable title **True!**

3 AVENUES OF PURCHASING WITH THE CITY



- CITY SURPLUS:
 - Properties owned by the City
 - Approved by Council to Surplus
 - Sold for the Appraised Fair Market Value
 - Sealed Bid Application
- NON JUDICIAL FORECLOSURE
 - Tax Commissioner
- JUDICIAL FORECLOSURE
 - Tax Commissioner and Land Bank

PROPERTY SALE

OBJECTIVES



1. Nonprofit entities seeking to obtain the land for low-income affordable housing
2. Other individuals and entities intending to produce low-income or moderate-income affordable housing
3. Homeowner occupied
4. Development of Green Spaces
5. Side Lot Acquisition



Photo Credit: Central Detroit Christian Community Development Corp.

Neighborhood Exercise Loop

Central Detroit Christian Community Development Corp.
Detroit, Michigan

Use Goal: Recreation
Use Type: Exercise Equipment



Photo Credit: The American Riad

The American Riad

North End Woodward Community Organization
Detroit, Michigan

Use Goal: Arts & Culture
Use Type: Community Gathering Space



Photo Credit: Environment Erie

Erie Community Gardens

Environment Erie
Erie, PA

Use Goal: Beautification
Use Type: Vacant Lot Beautification



Community Plaza and Roller Rink

Garfield Park Rite to Wellness Collaborative
Chicago, Illinois

Photo Credit: Colin Boyle, Block Club Chicago, pulled from the Block Club Chicago article "New West Side Roller Rink And Community Plaza Is A Place 'We Can Rest, We Can Reset, We Can Move, We Can Groove'" by Pascal Sabiano (Aug 9, 2021), available [here](#).

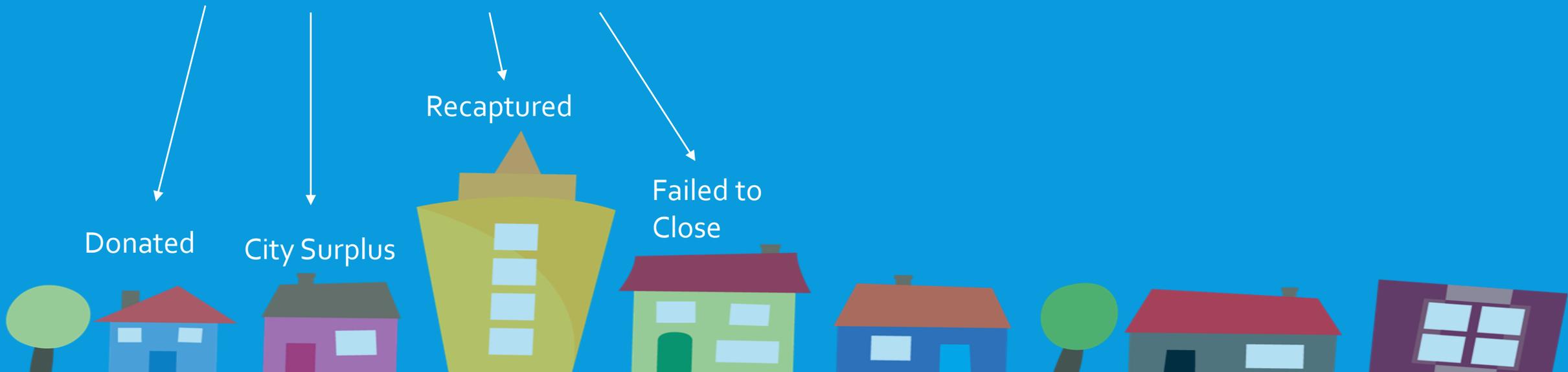
Use Goal: Recreation
Use Type: Roller Rink

WHAT WE OFFER

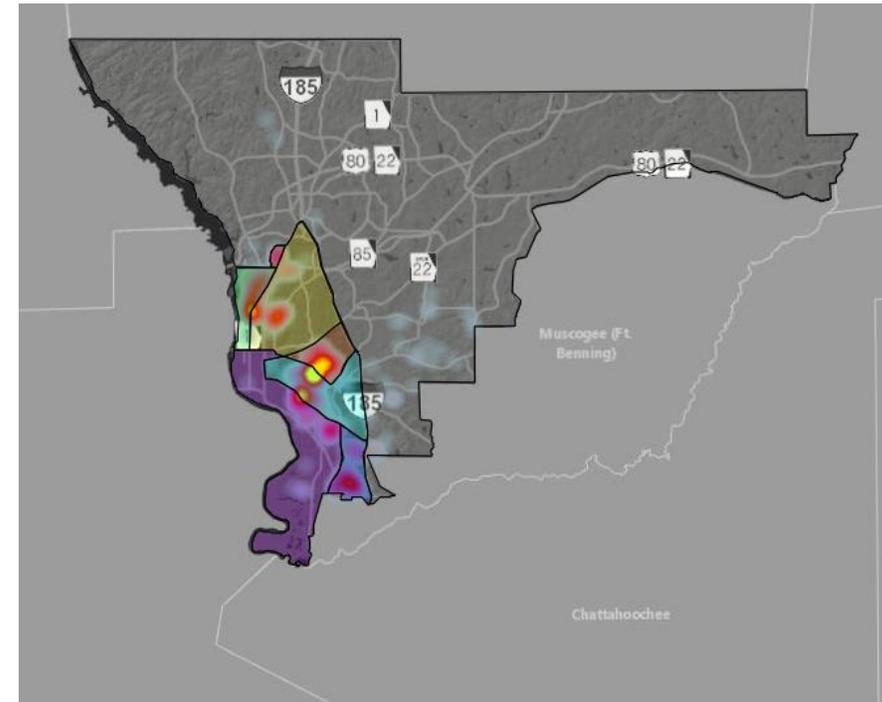
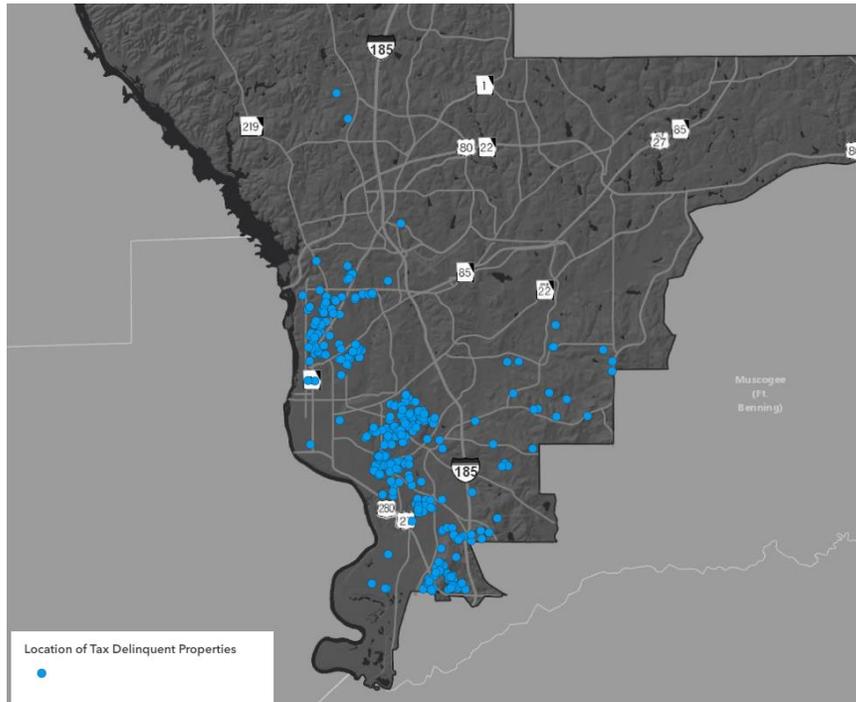
To support our purpose to get properties back on the county's tax roll, we offer the following opportunities:

▶ Applying for Land Bank Authority Inventory

▶ Applying Properties Qualified for Foreclosure



Properties Eligible for Foreclosure

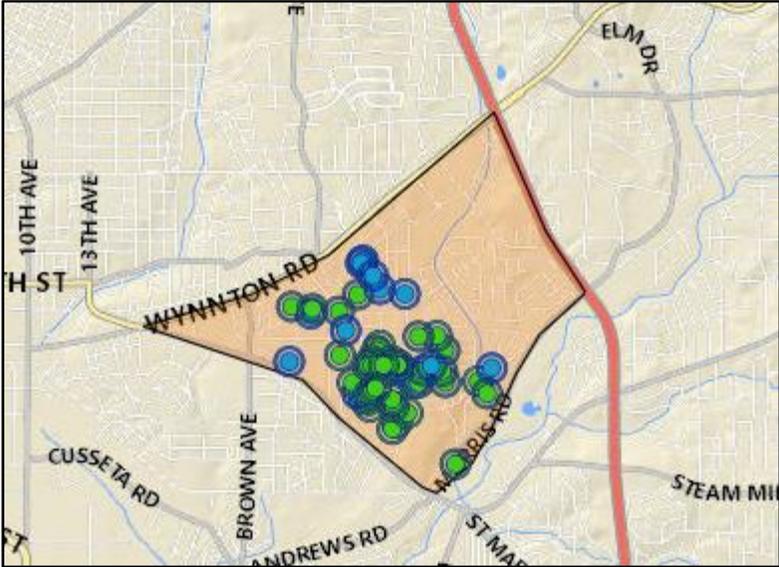


Now Accepting Applications

Phase 1



Phase 2



EXAMPLES OF STRUCTURES





Phase 1 Property Bid and Proposal Form

Thank you for your interest in purchasing a property from the Land Bank Authority. The mission of the Land Bank Authority is to acquire underutilized properties and to return those properties to a productive use status in a timely manner. This allows for returning properties to a tax producing status, while improving neighborhoods and strengthening communities throughout Columbus and Muscogee County. The Land Bank works with responsible buyers that can demonstrate a viable plan for the redevelopment of property.

Consideration will generally be given to organizations/individuals whose intended property use, experience, and capacity to execute align most closely to Land Bank goals and provide the Land Bank the greatest level of confidence that property conveyed will be put to a productive use.

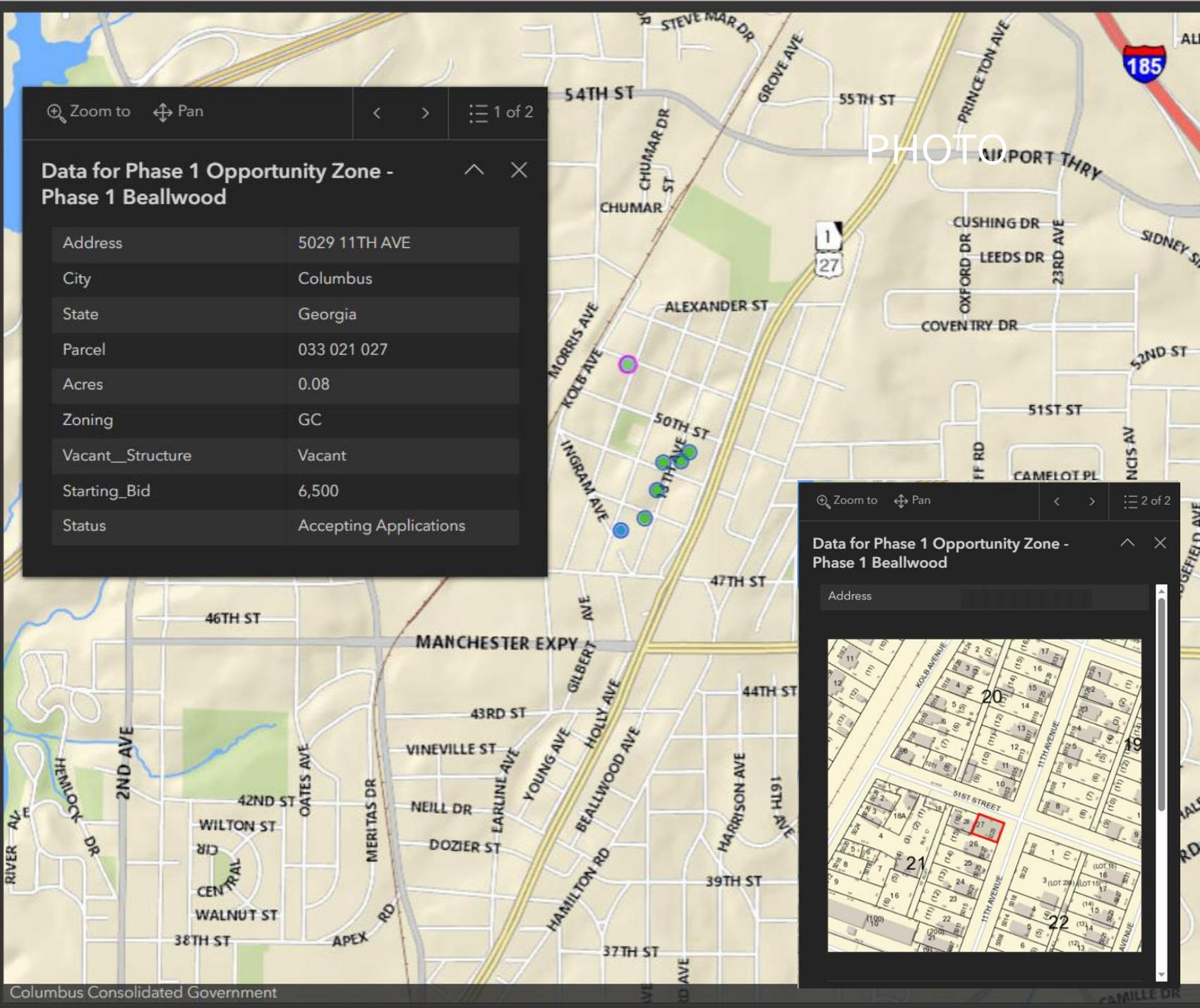
This proposal must be completed in its entirety with ALL sections being completed and ALL required documentation submitted. Proposals are accepted on a rolling basis or as part of an advertised Request for Proposals for specific properties. Incomplete proposals will not be considered.

* Required

Contact Information

1. Type of Applicant

- Individual
- Nonprofit Corporation



Zoom to Pan 1 of 2

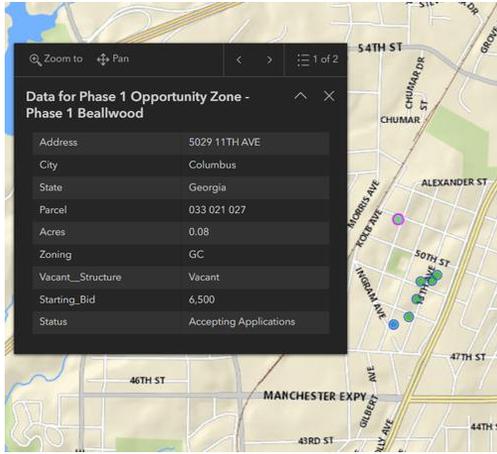
Data for Phase 1 Opportunity Zone - Phase 1 Beallwood

Address	5029 11TH AVE
City	Columbus
State	Georgia
Parcel	033 021 027
Acres	0.08
Zoning	GC
Vacant_Structure	Vacant
Starting_Bid	6,500
Status	Accepting Applications

Zoom to Pan 2 of 2

Data for Phase 1 Opportunity Zone - Phase 1 Beallwood

Address



ELIGIBLE FORECLOSURE TIMELINE



Ongoing

Land Bank identifies and markets properties
Applications Received



2nd Wednesday of the Month

The board approves applications
Buyers are notified



2 Weeks Prior to Foreclosure

Applicants are notified they have 2 weeks to put bid in escrow



4 Months

Foreclosure Process
Property goes to bid



60 Days

Right of redemption
Prepare for closing



HOW TO WRITE A WINNING PROPOSAL

Development Plan

- Describe in detail the redevelopment plan
- Will it be a rental, sold, made available for public use?

Development Timeline

- Projected Start Day and Completion Date
- Any Major Milestone Dates

Financing

- Source of funding available
- Documentation may be request

Capacity

- List of comparable projects completed
- List contractors



RESIDENTIAL BUILDING PERMIT

INSPECTIONS AND CODE DEPARTMENT



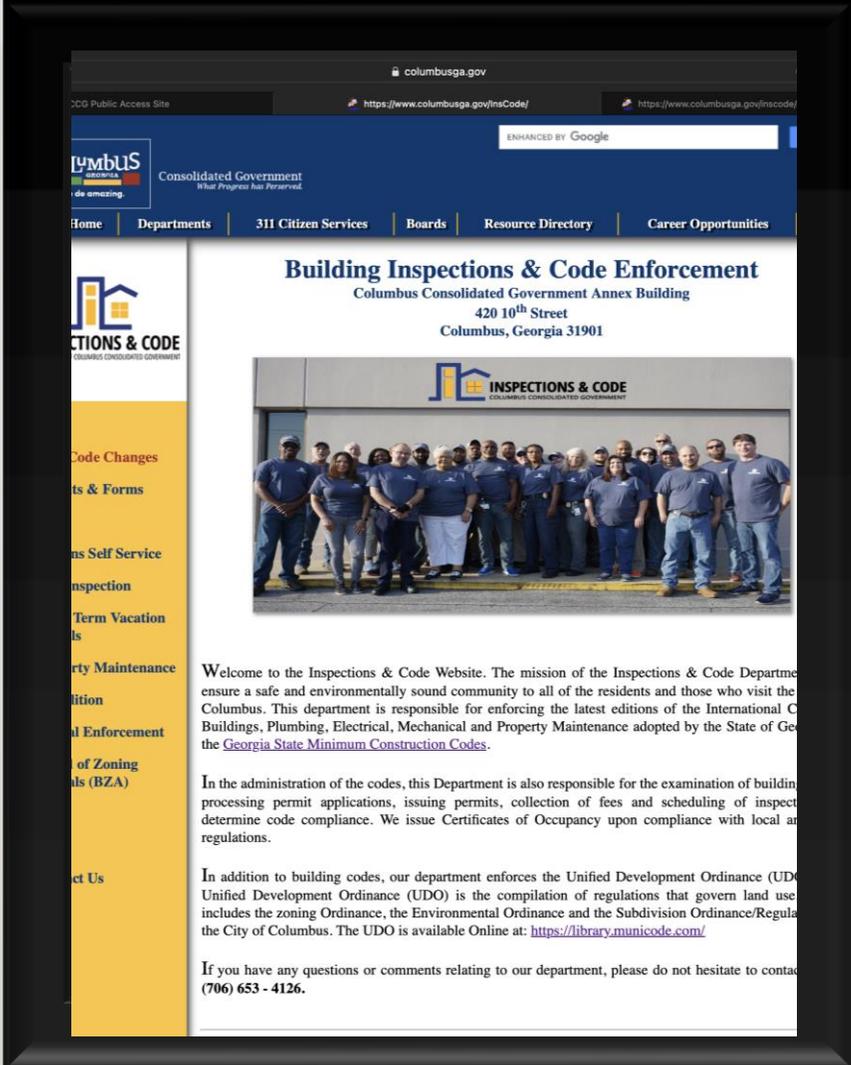
WWW.COLUMBUSGA.GOV/INSCODE/

The mission of the Inspections & Code Department is to ensure a safe and environmentally sound community to all of the residents and those who visit the City of Columbus. This department is responsible for enforcing the latest editions of the International Code for Buildings, Plumbing, Electrical, Mechanical and Property Maintenance adopted by the State of Georgia as the [Georgia State Minimum Construction Codes](#).

Required items for building permits

Access to the Unified Development Ordinance

Permits and Forms



The screenshot shows the website for the Inspections & Code Department of Columbus, Georgia. The page is titled "Building Inspections & Code Enforcement" and provides the address: Columbus Consolidated Government Annex Building, 420 10th Street, Columbus, Georgia 31901. A large group photo of the department staff is featured. The page includes a welcome message stating the department's mission to ensure a safe and environmentally sound community. It also mentions that the department enforces the International Code for Buildings, Plumbing, Electrical, Mechanical and Property Maintenance, as well as the Georgia State Minimum Construction Codes. The page provides information about the Unified Development Ordinance (UDO) and offers contact information for questions or comments: (706) 653 - 4126.

2018 INTERNATIONAL RESIDENTIAL CODE

- **Sec. 8-13.** Adopted by the Unified Development Ordinance
- **R101.2 Scope.** The provisions of the International Residential Code for One and Two-family Dwellings shall apply to the construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location. Removal and demolition of detached one and two-family dwellings and townhouses not more than three stories above grade plane in height with a separate means of egress and their accessory structures not more than three stories above grade plane in height.

WHAT IS A FAMOUS QUOTE FROM THIS MOVIE ?

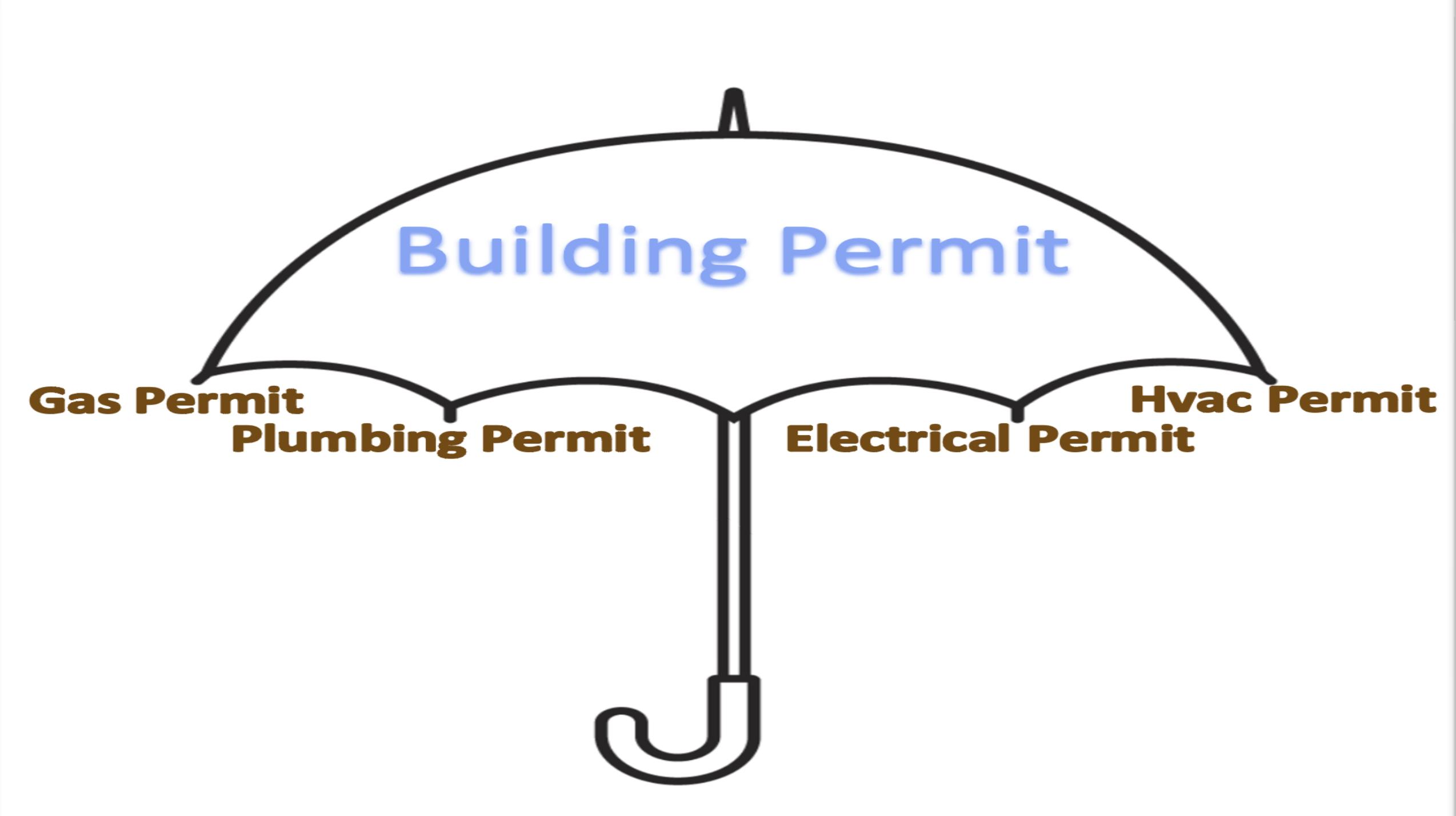
“My momma always said, Life was like a box of chocolates.
You never know what you’re gonna get”

- FORREST GUMP



WHAT IS A PERMIT ?





Building Permit

Gas Permit

Plumbing Permit

Electrical Permit

Hvac Permit

COSTS OF PERMITS

- PLUMBING PERMIT -\$50.00/PER METER
- GAS PERMIT -\$50.00/PER METER
- MECHANICAL PERMIT-\$50.00/PER METER
- ELECTRICAL PERMIT -\$50.00/PER METER –CHANGE OF SERVICE PERMIT IF PROPERTY HAS BEEN VACANT FOR OVER 6 MONTHS OR A BURNED STRUCTURE UTILITY COMPANY PULLS THE METER
- DEMOLITION PERMIT – \$ 50.00
- BUILDING PERMIT – PRICE DEPENDS ON THE COST FOR THE SCOPE OF WORK YOU ARE DOING

WHEN DO YOU NEED A PERMIT ?



PERMITS ARE REQUIRED

- CONSTRUCT NEW, ENLARGE, ALTER, REPAIR , MOVE, DEMOLISH A BUILDING OR STRUCTURE.
- INSTALL OR ALTER ANY ELECTRICAL, GAS, MECHANICAL, OR PLUMBING SYSTEM
- ANY ALTERATIONS TO EXISTING SYSTEMS IE: FLOOR, ROOF, WALLS, ETC.. IN THE HOME MUST MEET CURRENT CODE REQUIREMENTS.

PERMITS ARE NOT REQUIRED FOR

- COSMETIC WORK
- SHEETROCK
- PAINTING
- TILING
- CABINETS & COUNTER TOPS
- RE-ROOFING OR ROOF REPLACEMENT- If structural work is involved, such as replacing sheathing, rafters, trusses, or studs, a permit is required

BUILDING PERMIT

- IN GENERAL A BUILDING PERMIT APPLICATION IS A LEGAL DOCUMENT THAT IS USED BY COUNTY, STATE, AND CITY TO GATHER PROJECT SPECIFICS, SUCH AS DESCRIPTIONS OF WORK, PROPERTY OWNERS INFORMATION APPLICANT INFORMATION/CONTRACTOR'S INFORMATION
- BUILDING PERMITS - DEPENDING ON THE PROJECT YOU ARE PROPOSING THE BUILDING PERMIT APPLICATION IS SOMETIMES REQUIRED TO BE ACCOMPANIED BY OTHER DOCUMENTS, SUCH AS BUILDING PLANS, CALCULATIONS AND SPECIFICATIONS

WHO CAN PURCHASE A PERMIT

- **By law, a State of Georgia licensed contractor must pull all construction permits. However, Homeowner Permits: Must be performing the work yourself on the property that you reside in. The home must be in your name according to tax assessor records and not listed in a company name. The property must be your primary residence; it cannot be a property you rent or lease to tenants O.C.G.A. § Section 43-41-17(h).**
- **Copy of licensed contractors state card and a copy of current active business license.**
- **Note: THE ADDRESS ON YOUR DRIVERS LICENSE MUST MATCH THE ADDRESS FOR THE PROPERTY YOU ARE APPLYING FOR.**


[Home](#)
[2020 Code Changes](#)
[Permits & Forms](#)
[Maps](#)
[Citizens Self Service](#)
[Sign Inspection](#)
[Short Term Vacation
Rentals](#)
[Property Maintenance](#)
[Demolition](#)
[Special Enforcement](#)
[Board of Zoning
Appeals \(BZA\)](#)
[Links](#)
[Staff](#)
[Contact Us](#)

Permits & Forms

- [Authorized Permit Agent Form](#)
- [Building Permit](#)
- [Certificate of Occupancy - Commerical Location](#)
- [Certificate of Occupancy - Home Based Business](#)
- [Change of Occupancy Checklist](#)
- [Commercial Plan Review Checklist \(Alterations\)](#)
- [Commercial Plan Review Checklist \(New Construction & Additions\)](#)
- [Commercial Plan Review Process](#)
- [Credit Card Form](#)
- [Demolition Permit](#)
- [Hazardous Material Affidavit](#)
- [Digital Plans & Affidavit](#)
- [Electrical Permit](#)
- [Gas Piping Permit](#)
- [Mechanical Permit](#)
- [Miscellaneous Sign Permit](#)
- [Modular Building Check List](#)
- [Moving Permit](#)
- [Owner Affidavit](#)
- [Plumbing Permit](#)
- [Request for Construction Power](#)
- [Residential Energy Code Certificate](#)
- [Residential Tree Plan Application](#)
- [Residential Plan Review Checklist \(New Construction & Additions\)](#)
- [Residential Plan Flow Chart](#)
- [Georgia State Energy Code Compliance Affidavit](#)
- [Schedule of Permit Fees](#)
- [Shell Building / White Box Building Requirements](#)
- [Site Plan Affidavit](#)
- [Temporary Use or Special Event Permit](#)

**KNOWN COSTS
VERSUS
UNKNOWN COSTS**



KNOWN COSTS

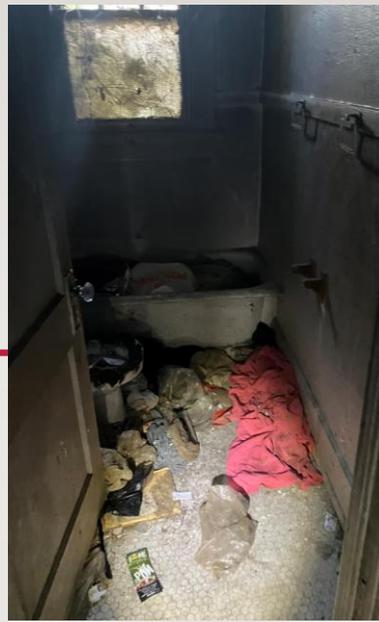
- Exterior Renovation
 - Foundation Repair
 - Roof System (Sheathing & Shingles)
 - Windows
 - Siding/Brick Replacement or Repair
 - Deck Removal or Replacement
 - Plumbing/Sewer
- Interior Renovation
 - Plumbing
 - Electrical
 - Mechanical
 - Floor System
 - Wall Framing
 - Wall Covering

UNKNOWN COSTS

- Exterior Renovation
 - Removal Of Trash/Biohazardous Materials And Abandoned Vehicles
 - Removal Of Overgrown Vegetation
 - Pest Control
 - Extent of Fire/Termite Damage
- Interior Renovation
 - Removal of Trash/Biohazardous Materials
 - Pest Control
 - “Hidden Gems” (Finding derelict material in unexpected places.)
 - Extent of Fire/Termite Damage

A QUICK GOOGLE SEARCH MIGHT SHOW YOU THIS





**BUT IT WON'T
SHOW YOU THIS**





OR THIS



FIRE DAMAGE

- All Blistered Material Must Be Removed.
- Consult With a Structural Engineer



TERMITE DAMAGE

- Should be looked at in the same manner as fire damage.
- If there is damage in one area, odds are, there's more to be found (Hidden Gem)



BUILDING CODE ENFORCEMENT

- **Current Mandatory Codes as Adopted by the Georgia Department of Community Affairs (DCA):**
- International Building Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- International Residential Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fire Code, 2018 Edition (Contact Fire Marshall For More Information)
- International Plumbing Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#)), ([2023](#))
- International Mechanical Code, 2018 Edition, with Georgia Amendments ([2020](#))
- International Fuel Gas Code, 2018 Edition, with Georgia Amendments ([2020](#)), ([2022](#))
- National Electrical Code, 2020 Edition, with Georgia Amendments ([2021](#))
- International Energy Conservation Code, 2015 Edition, with Georgia Supplements and Amendments ([2020](#)), ([2022](#)), ([2023](#))

WHAT'S REQUIRED FOR REHAB HOME

- Permit application (Interior- all permits that apply)
- Floor plan (if changing interior floor plan)
For example: Removing a wall to allow for a more open concept.

**RESIDENTIAL PLAN REVIEW
PERMITTING PROCESS**

**Submit Documentation for the
Building Permit to Inspections
& Code**

Documents distributed and reviewed for approval of any applicable codes, e.g. Building, Electrical, Mechanical, Plumbing and Fuel Gas, as well as Zoning and UDO compliance.

Building permit application, four (4) copies of the site plan, two (2) copies of complete construction drawings, residential tree plan application, energy code affidavit 1, ResCheck Certificate, asbestos/lead affidavit (if applicable),

BHAR approval if required

BZA approval if required

Digital plan authentication affidavit and approved plans in digital format are submitted

Building Permit is issued

Construction inspections are conducted at various applicable phases

ITEM	√
COMPLETED PERMIT APPLICATION	
FOUR (4) COPIES OF THE SITE PLAN: A. Δ YES Δ NO IS THE PROJECT LOCATED WITHIN 150 FEET OF A STREAM, RIVER, LAKE, OR OTHER BODY OF WATER? IF YES DELINEATE ON SITE PLAN ALL WATERS WITHIN 150 FEET OF PROJECT. B. Δ YES Δ NO IS THE LOT LOCATED IN OR PARCIALLY IN THE FEMA FLOODPLAIN? IF YES DELINEATE ON SITE PLAN FEMA FLOODPLAIN/FLOODWAY. C. DELINEATE ON SITE PLAN ALL EASEMENTS OF RECORD.	
TWO (2) COPIES OF THE CONSTRUCTION DRAWINGS	
DIGITAL PLAN SUBMITTAL (PDF)	
RESIDENTIAL TREE PLAN APPLICATION	
ENERGY CODE AFFIDAVIT – 1	
ASBESTOS/LEAD AFFIDAVIT	
SEPTIC TANK LETTER (if applicable)	
ResCheck CERTIFICATE	

ACCESSORY STRUCTURES

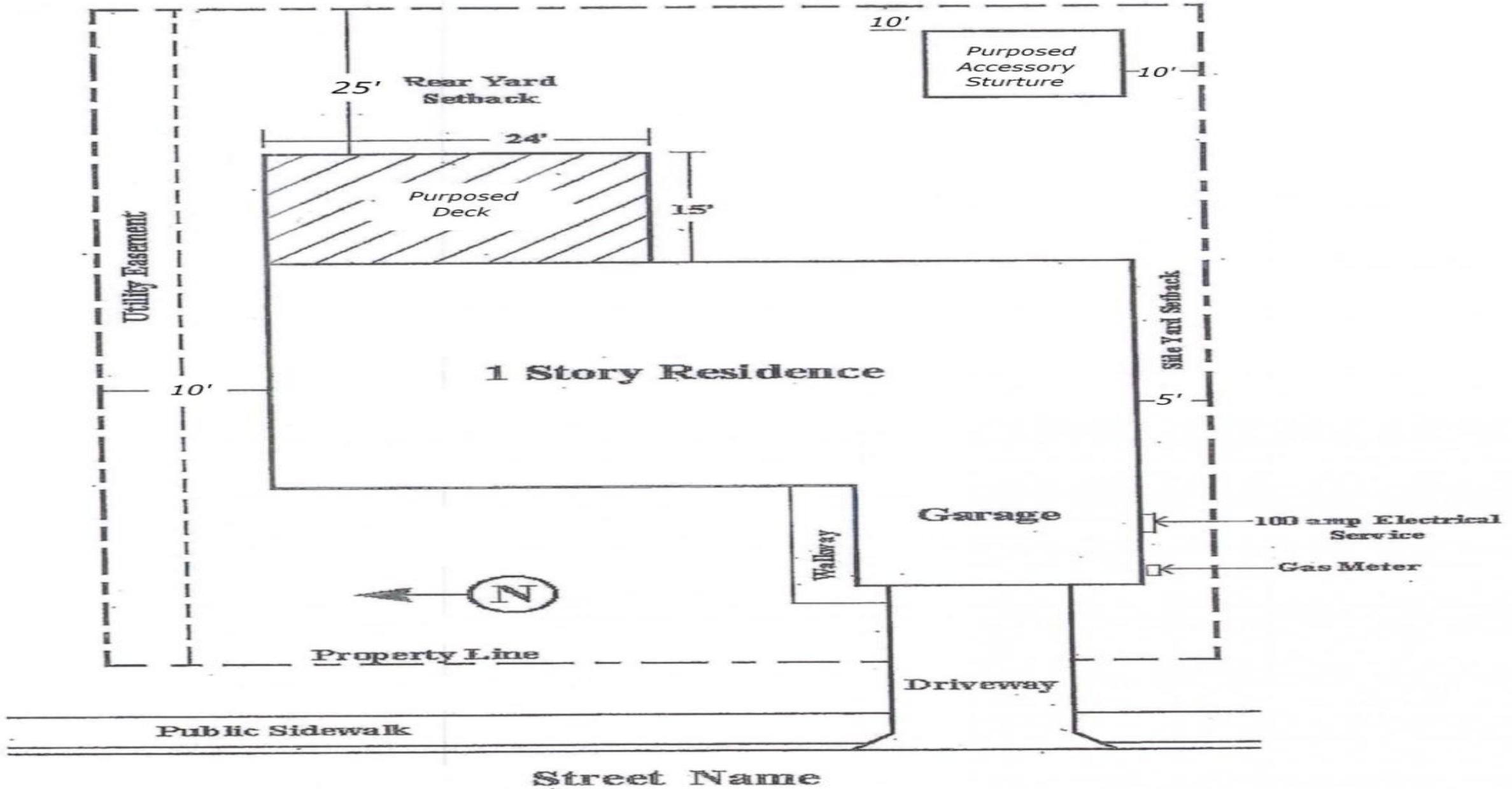
ITEM	√
COMPLETED PERMIT APPLICATION	
THREE (3) COPIES OF THE SITE PLAN: A. Δ YES Δ NO IS THE PROJECT LOCATED WITHIN 150 FEET OF A STREAM, RIVER, LAKE, OR OTHER BODY OF WATER? IF YES DELINEATE ON SITE PLAN ALL WATERS WITHIN 150 FEET OF PROJECT. B. Δ YES Δ NO IS THE LOT LOCATED IN OR PARCIALLY IN THE FEMA FLOODPLAIN? IF YES DELINEATE ON SITE PLAN FEMA FLOODPLAIN/FLOODWAY. C. DELINEATE ON SITE PLAN ALL EASEMENTS OF RECORD. D. DIGITAL PLAN SUBMITTAL (PDF)	
IF ACCESSORY STRUCTURE TOTALS MORE THAN 400 SQ. FT. TWO (2) COPIES OF CONSTRUCTION DRAWINGS ARE REQUIRED	

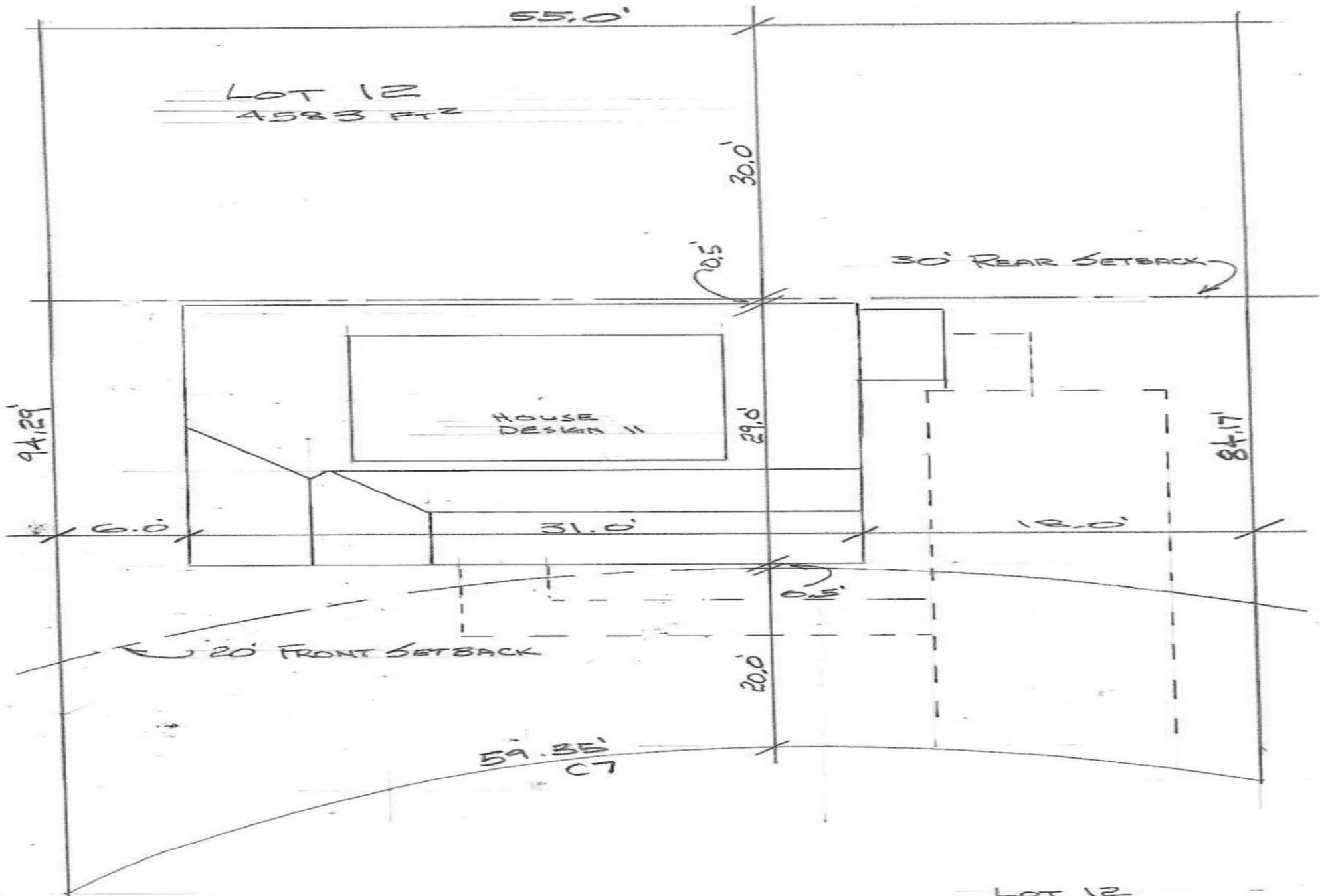
Board of Zoning Appeals Application

- **The Board of Zoning Appeals (BZA) is responsible for deciding appeals and granting variances relative to the enforcement of the zoning regulations. The Board consists of five members appointed by the Mayor of Columbus and the Columbus City Council.**
- **The BZA Application Fee is \$200.00. Application, fees and supporting documents are due by the 10th of each month, with the exception of weekends and holidays, to confirm placement on the following month's agenda.**
- **All public hearings of the BZA will be held the first Wednesday of each month, unless otherwise stated, at 2:00 PM in the Conference Room on the 1st floor of the Columbus Consolidated Government Annex (420 10th St).**
- **The Appellant must present the variance request to the Board in person. If the Appellant fails to appear before the Board, the request will be tabled to the next hearing. If the Appellant fails to appear at the second meeting, the variance request will be voided.**

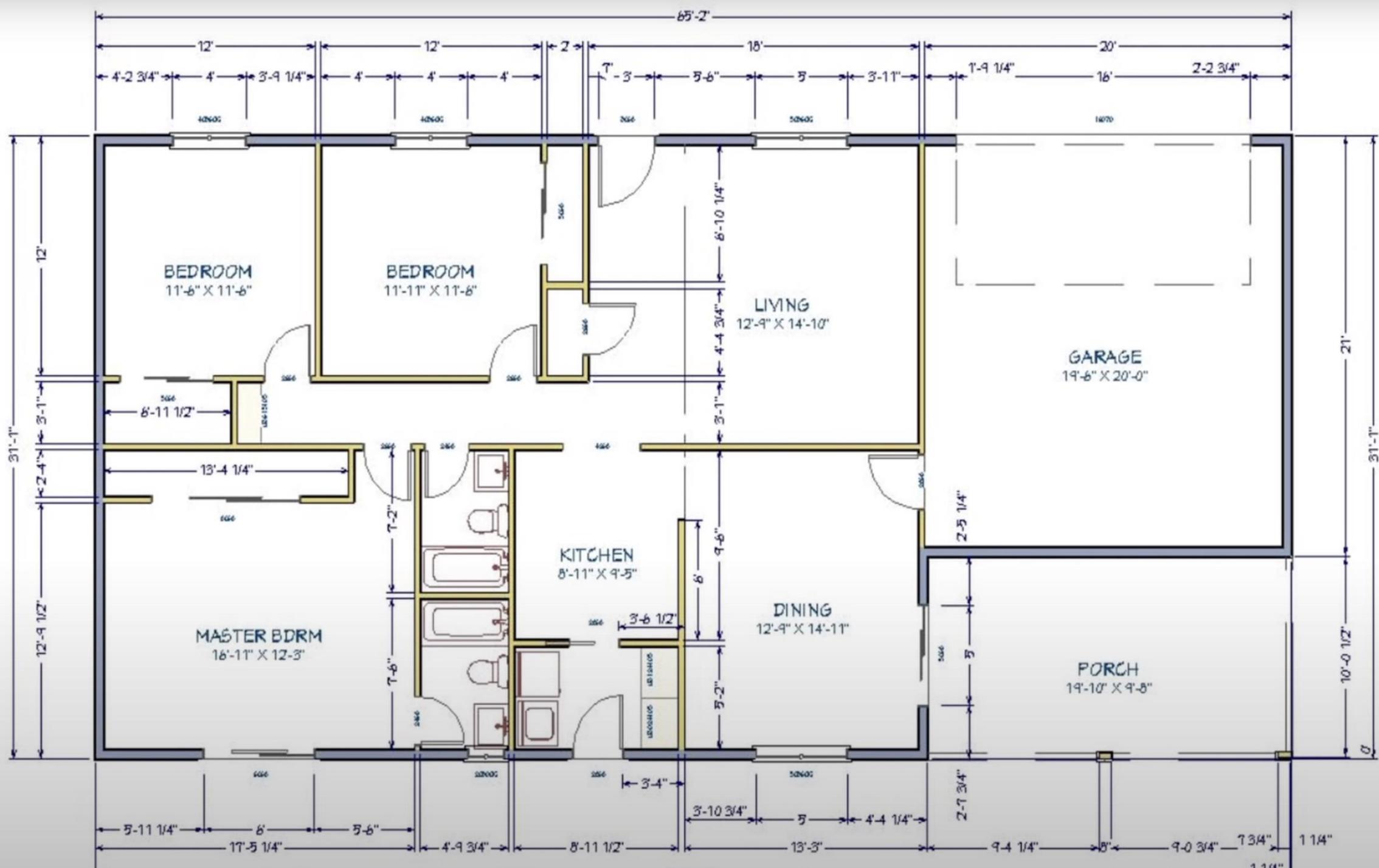
Date:		Appellant Name:	
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Sample Site Plan





LOT 12
ELLIOT'S WALK





FRONT ELEVATION



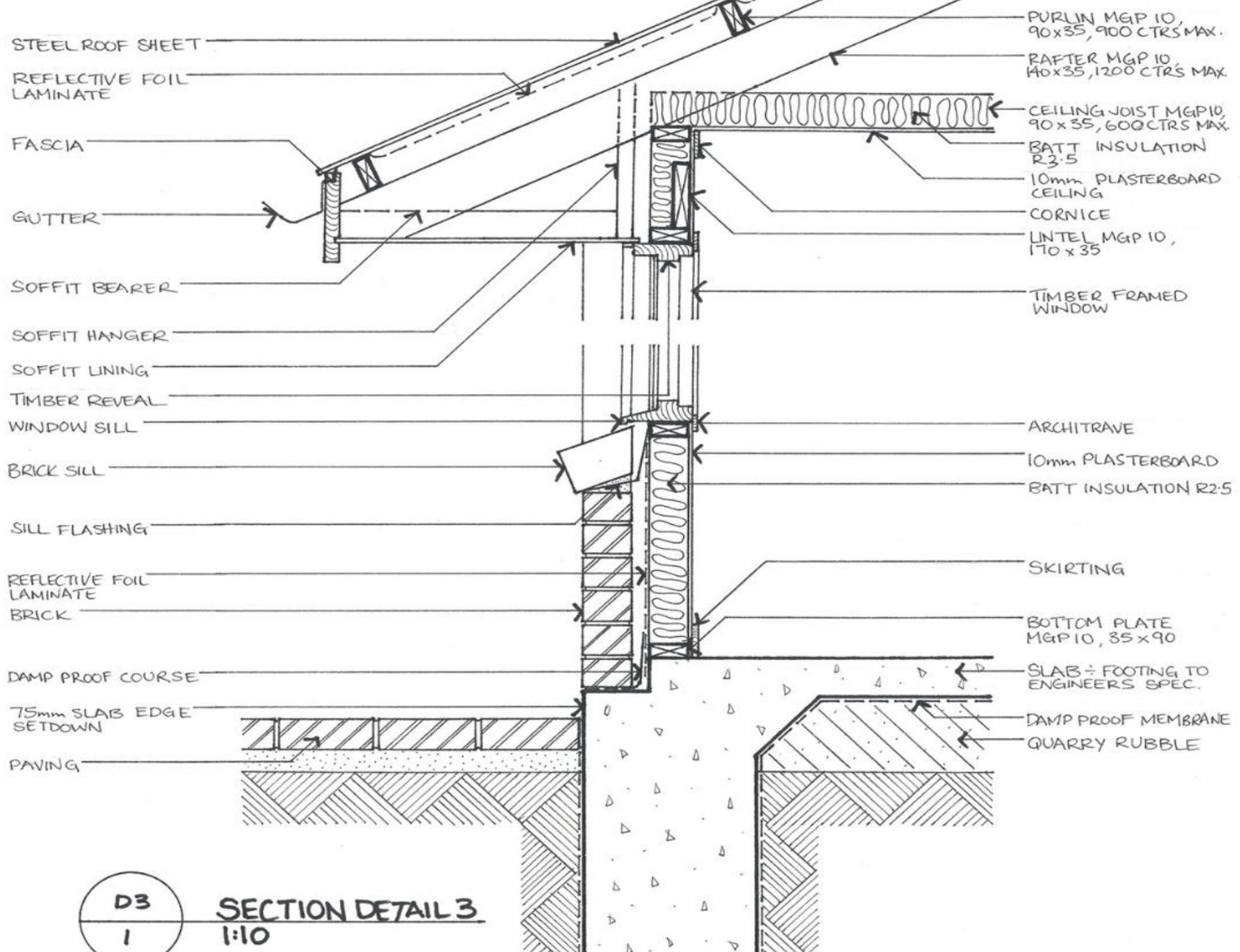
SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION



D3
1

SECTION DETAIL 3
1:10

ID. NO. A1194614

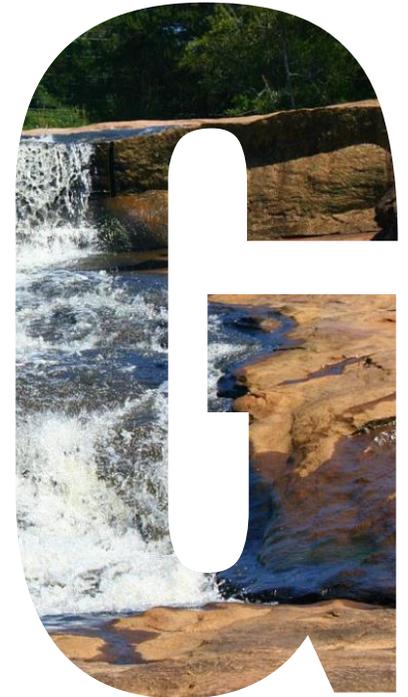
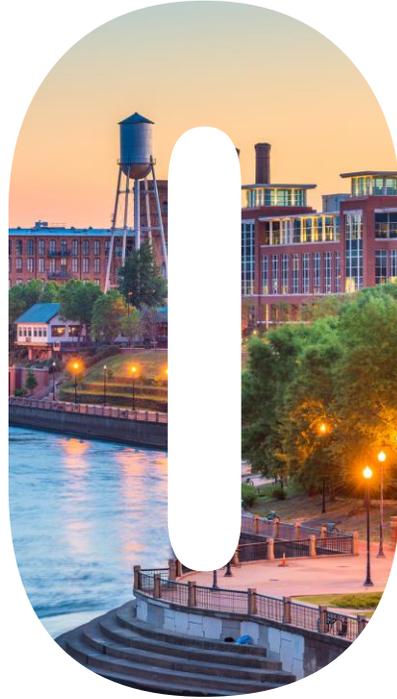
NAME LANA DISTEFANO

SHEET TITLE
CONSTRUCTION SECTION DETAIL

SCALE 1:10	SHEET SIZE A3
DATE	SHEET NO.

ADVICE FOR REHABBING HOME

- Evaluate Property
- Find Qualified Licensed Contractors.
- Get in Contact with Code Enforcement officers and inform them you have purchased the property and what are your plans for the home.
- Get permits (FYI if 180 days go by and no inspections, inspector can expire permit) **Where any permit has been expired less than 24 months, the reactivation fee shall be: \$75.00.**
- Finalize Permits and Ensure all Required Inspections are requested.



invest in columbus

April 3, 2024

Presentation by Morgan Shepard with
the Columbus Planning Department



“Zoning is the modern
response to the individual
and collective needs of
community life”

Former New Jersey Supreme Court
Justice Harry Heher

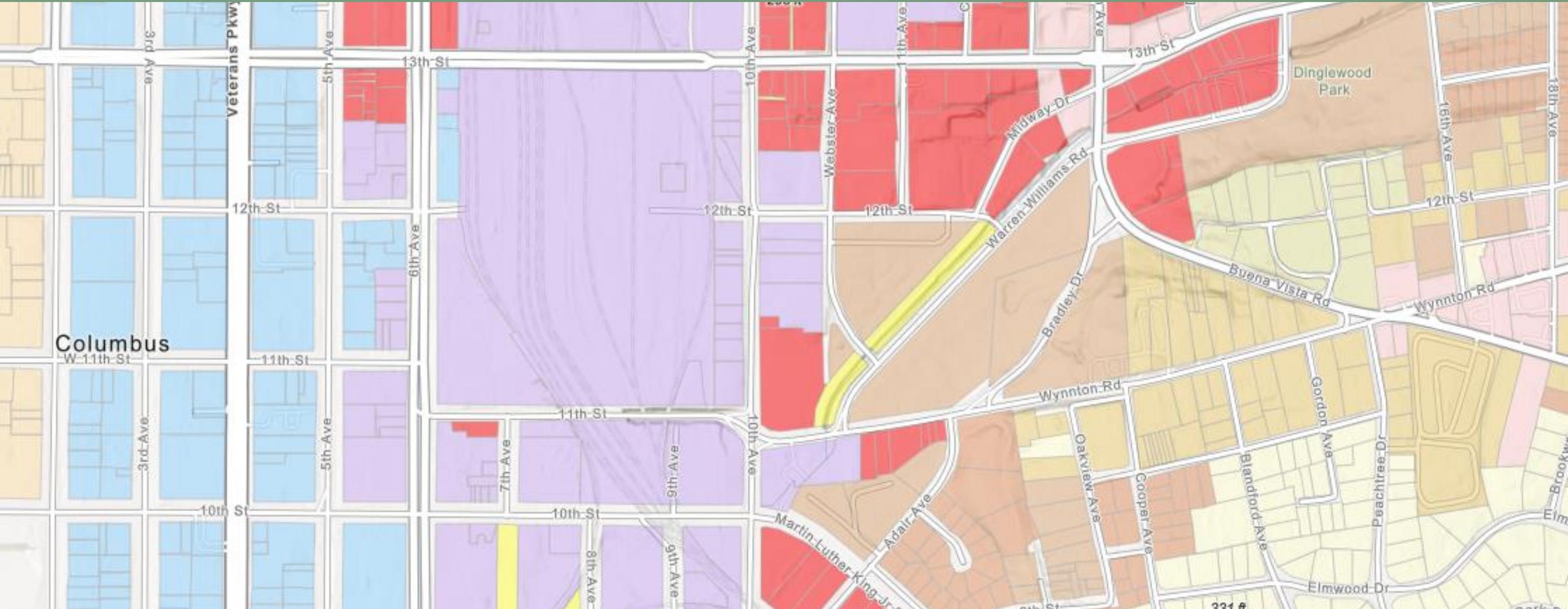
ZONING

INTRODUCTION

The City's Zoning Code (UDO) regulates land uses within the boundaries of Columbus and Muscogee County. The Code establishes zoning districts that are applied to every individual property. For each of the zoning districts in the city, the UDO identifies land uses that are permitted. It also establishes standards such as minimum lot size, building height, and the minimum distance buildings must be set back from the street. Zoning consists of two parts: the map and the text.



ZONING MAP



ZONING TEXT

Unified Development Ordinance (UDO)

Columbus, GA
Code of Ordinances

CODE - COLUMBUS, GEORGIA

SUPPLEMENT HISTORY TABLE

- > PART I - CHARTER
- > Chapter 1 - GENERAL PROVISIONS
- > Chapter 2 - ADMINISTRATION
- > Chapter 3 - ALCOHOLIC BEVERAGES
- > Chapter 4 - AMUSEMENTS AND RECREATION
- > Chapter 5 - ANIMALS AND FOWL
- > Chapter 6 - AUCTIONS, DAMAGED GOODS, REMOVAL, ETC., SALES
- > Chapter 7 - AVIATION
- > Chapter 7A - BAZAAR MARKETS
- > Chapter 8 - BUILDINGS
- > Chapter 9 - CEMETERIES
- > Chapter 10 - DEALERS IN SECONDHAND JEWELRY, PRECIOUS METALS AND GEMS
- > Chapter 10A - ENTERPRISE ZONES
- > Chapter 10B - ENVIRONMENT
- > Chapter 11 - FIRE PROTECTION

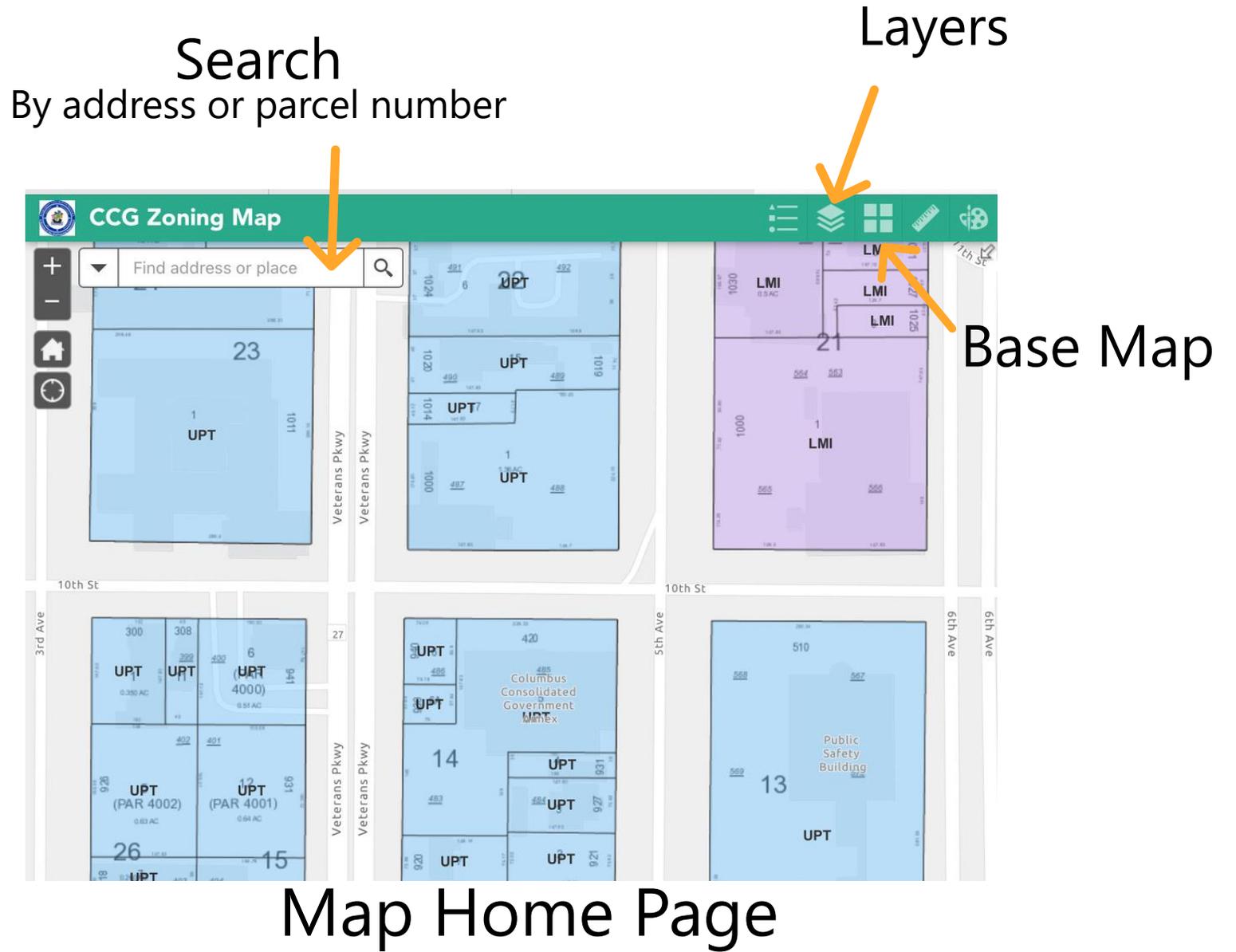
Use Category	HIST	RE10	RE5	RE1	RT	SFR1	SFR2	SFR3	SFR4	RMF1	RMF2	MHP	LPT	CRD
Legend: Blank=Prohibited Use P=Permitted Use SE=Special Exception Use *=Additional s														
Dwelling, Duplex										P	P			
Dwelling, Multifamily										P	P		P	P
Dwelling, Loft													P	P
Dwelling, Single-family, Detached	P	P	P	P	P	P	P	P	P	P			P	
Dwelling, Townhouse										P	P			
Dwelling, Zero Lot Line								P	P					
Foster Care home	P	P	P	P	P	P	P	P	P	P	P			
Group Foster Home										SE	SE			

How to find, use and implement the UDO and zoning map



use the
zoning map

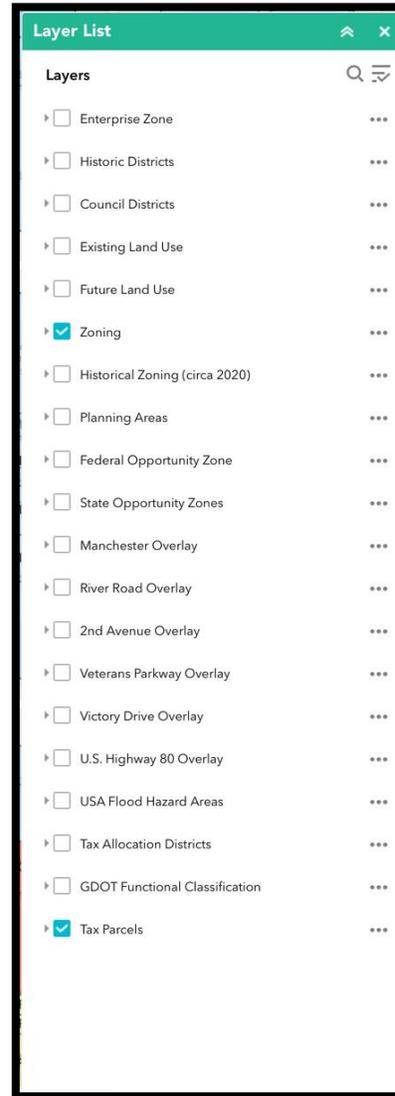
Google Columbus
GA zoning map -
select first link
OR
columbusga.gov
Select the
planning
department from
all departments



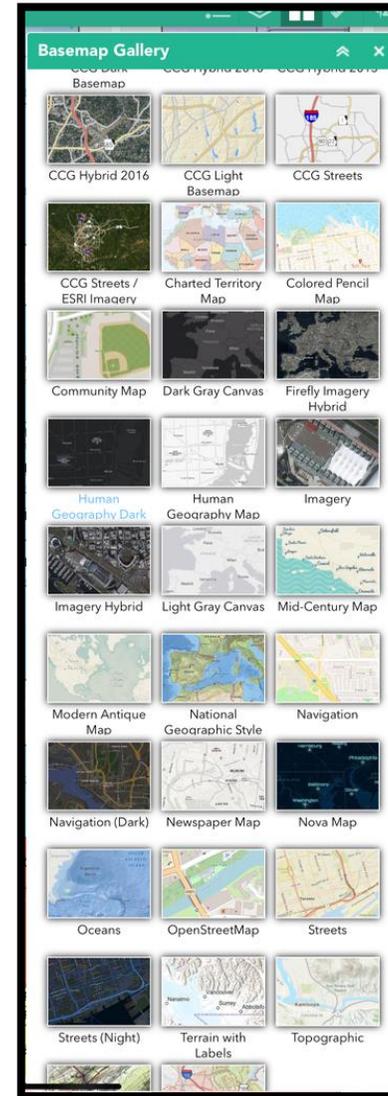
How to use the zoning map



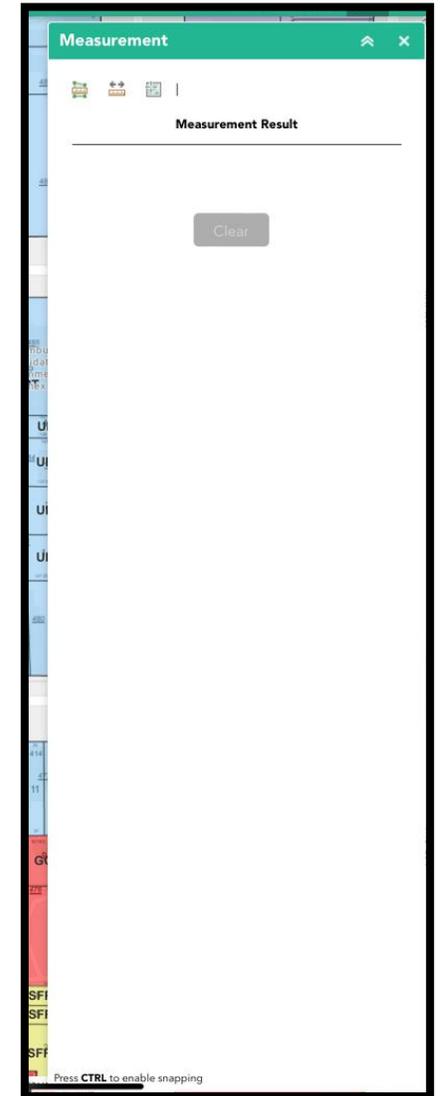
Layer list



Base map list



Measuring tool



use the udo

1

Google Columbus ga ordinances or visit columbusga.gov

A screenshot of a Google search results page for the query "columbus ga ordinances". The search bar shows the query and the Google logo. Below the search bar are tabs for "All", "Images", "News", "Videos", "Shopping", and "More". There are three filter buttons: "Fence laws", "Noise", and "Chicken". The results section shows "About 637,000 results (0.29 seconds)". The first result is from "Municode Library" with the URL "https://library.municode.com > ga > columbus > codes". The title is "Columbus Code of Ordinances - Municode Library". The snippet includes "Municode logo. Columbus, GA. Notifications. Sign In. Help. Code of Ordinances Changes; Previous Versions; Notifications. Sign In. Code of Ordinances." Below the snippet are two links: "Code - columbus, georgia" and "Code of Ordinances", both with the same snippet: "MunicodeNEXT, the industry's leading search application with ...".

2

A screenshot of the "Code of Ordinances" website. The page title is "Code of Ordinances Supplement 68". Below the title, it says "Online content updated on February 5, 2024" and "CODE OF ORDINANCES City of COLUMBUS, GEORGIA Codified through Ordinance No. 23-058, adopted November 14, 2023. (Supp. No. 68)". There is a blue button that says "BROWSE TABLE OF CONTENTS". The page has a dark sidebar on the left with navigation icons and a search bar at the top right.

3

A screenshot of the "Code of Ordinances" website showing a table of contents. The page title is "Code of Ordinances" and the subtitle is "Columbus, GA Code of Ordinances". The table of contents lists various chapters and sections, including "PART 1 - CHARTER", "Chapter 1 - GENERAL PROVISIONS", "Chapter 2 - ADMINISTRATION", "Chapter 3 - ALCOHOLIC BEVERAGES", "Chapter 4 - AMUSEMENTS AND RECREATION", "Chapter 5 - ANIMALS AND FOWL", "Chapter 6 - AUCTIONS, DAMAGED GOODS, REMOVAL, ETC., SALES", "Chapter 7 - AVIATION", "Chapter 7A - BAZAAR MARKETS", "Chapter 8 - BUILDINGS", "Chapter 9 - CEMETERIES", "Chapter 10 - DEALERS IN SECONDHAND JEWELRY, PRECIOUS METALS AND GEMS", "Chapter 10A - ENTERPRISE ZONES", "Chapter 10B - ENVIRONMENT", "Chapter 11 - FIRE PROTECTION", "Chapter 11B - FLEA MARKETS", "Chapter 12 - FRANCHISES", "Chapter 13 - HEALTH AND SANITATION", "Chapter 13A - MASSAGE THERAPISTS", "Chapter 13B - MOBILE HOME PARKS AND TRAVEL TRAILER COURTS", "Chapter 13C - MOBILE HOMES", "Chapter 14 - OFFENSES AND MISCELLANEOUS PROVISIONS", "Chapter 15 - PAWNBROKERS", and "Chapter 16 - PEDDLERS AND SOLICITORS".

4

A screenshot of the "Code of Ordinances" website showing a detailed table of contents. The page title is "Code of Ordinances". The table of contents lists various chapters and sections, including "Chapter 13B - MOBILE HOME PARKS AND TRAVEL TRAILER COURTS", "Chapter 13C - MOBILE HOMES", "Chapter 14 - OFFENSES AND MISCELLANEOUS PROVISIONS", "Chapter 15 - PAWNBROKERS", "Chapter 16 - PEDDLERS AND SOLICITORS", "Chapter 16B - PERSONNEL REGULATIONS", "Chapter 17 - POLICE", "Chapter 17A - PRIVATE DETECTIVES", "Chapter 17B - PUBLIC DEMONSTRATIONS", "Chapter 18 - STREETS AND SIDEWALKS", "Chapter 19 - TAXATION AND LICENSES", "Chapter 20 - TRAFFIC", "Chapter 21 - VEHICLES FOR HIRE", and "APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE". The "APPENDIX A - UNIFIED DEVELOPMENT ORDINANCE" section is highlighted in blue. Below the table of contents is a link for "CODE COMPARATIVE TABLE - ORDINANCES".

Use the search bar to narrow results

The screenshot shows a web browser at library.municode.com. The search bar at the top contains the text 'RMF1'. Below the search bar, there are tabs for 'CODES 14', 'ORDINANCES', and 'DOCUMENTS 201'. The search results are displayed as a list of sections, each with a radio button and a title. The first result is 'Section 2.2.11. - Residential Multifamily 1 Zoning District—(RMF1)'. The text below this section is highlighted in yellow. Other results include 'Section 4.5.6. - Minimum Buffer Requirements.', 'Section 4.2.8. - Administrative Offices for Residential Projects.', 'Section 4.4.10. - Ground and Monument Sign Size and Height.', 'Section 4.5.9. - Standards for Buffers.', and 'Section 11.2.4. - Reconstruction, Expansion or Extension.'. A large orange arrow points from the word 'Search' on the right towards the search bar.

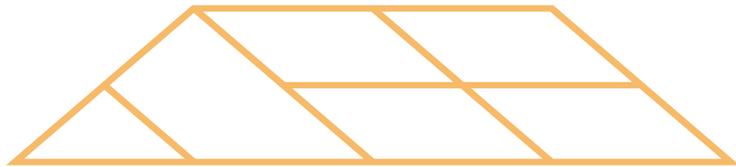
Showing results 1 to 10 of 14

- Section 2.2.11. - Residential Multifamily 1 Zoning District—(RMF1).
Property Development Regulations. Property development regulations for the RMF1 zoning district are established in Table 2.2.11.
- Section 4.5.6. - Minimum Buffer Requirements.
SFR4, RMF1, RMF2, and MHP
- Section 4.2.8. - Administrative Offices for Residential Projects.
3. RMF1; 4.
- Section 4.4.10. - Ground and Monument Sign Size and Height.
RE10, RE5, RE1, SFR1, SFR2, SFR3, RMD, RMF1 and RMF2 Zoning District Ground/Monument Signs. See Section 4.4.4 regarding exempt
- Section 4.5.9. - Standards for Buffers.
Exemption. Parcels zoned RE10, RE5, RE1, RT, SFR1, SFR2, SFR3, SFR4, RMF1 and RMF2 are exempt from the requirements of this Section.
- Section 11.2.4. - Reconstruction, Expansion or Extension.
single-family or two-family dwelling that is located on an individual lot within a RMD, RMF1, RMF2, or RO zoning district may be extended or enlarged.
- Section 4.5.5. - Applicability.
more of the following zoning designations: RE10, RE5, RE1, RT, SFR1, SFR2, SFR3, RMD, RMF1, RMF2, MHP or

Search

ZONING DISTRICTS

27 Districts divided by three main categories:
residential, industrial,
commercial



Historic	HIST
Residential Estate—10	RE10
Residential Estate—5	RE5
Residential Estate—1	RE1
Residential Transitional	RT
Single-family Residential—1	SFR1
Single-family Residential—2	SFR2
Single-family Residential—3	SFR3
Single-family Residential—4	SFR4
Residential Multifamily—1	RMF1
Residential Multifamily—2	RMF2
Residential Manufactured Home	RMH
Commercial	
Uptown	UPT
Central Riverfront District	CRD
Neighborhood Commercial	NC
Residential Office	RO
Commercial Office	CO
General Commercial	GC
Special Activity and Technical Center	SAC
Manufacturing/Industrial	
Technical	TECH
Light Manufacturing/Industrial	LMI
Heavy Manufacturing/Industrial	HMI
Overlay and Special	
Specific Area Overlay	SAOD
Planned Residential Unit Development	PUD
Planned Commercial Development	PCD
Planned Industrial/Manufacturing Development	PID
Planned Mixed Use Development	PMUD

table of permitted uses

Uses are listed in rows by type (residential, commercial, etc.) and the zoning districts are listed in columns. You can look to see if a specific use is permitted in a zoning district, or you can look at the zoning district and see every use permitted.

Use Category	HIST	RE10	RE5	RE1	RT	SFR1	SFR2	SFR3	SFR4	RMF1	RMF2	MHP	UPT	CRD
Legend: Blank=Prohibited Use P=Permitted Use SE=Special Exception Use *=Additional s														
Dwelling, Duplex										P	P			
Dwelling, Multifamily										P	P		P	P
Dwelling, Loft													P	P
Dwelling, Single-family, Detached	P	P	P	P	P	P	P	P	P	P			P	
Dwelling, Townhouse										P	P			
Dwelling, Zero Lot Line								P	P					
Foster Care home	P	P	P	P	P	P	P	P	P	P	P			
Group Foster Home										SE	SE			

Residential zoning districts

Residential Estate 10/5/1	RE 10, RE 5, RE1
Single Family Residential 1/2/3/4	SFR1, SFR2, SFR3, SFR4
Residential Multifamily 1/2	RMF1, RMF2
Residential Manufactured Home	RMH



STANDARDS & REGULATIONS

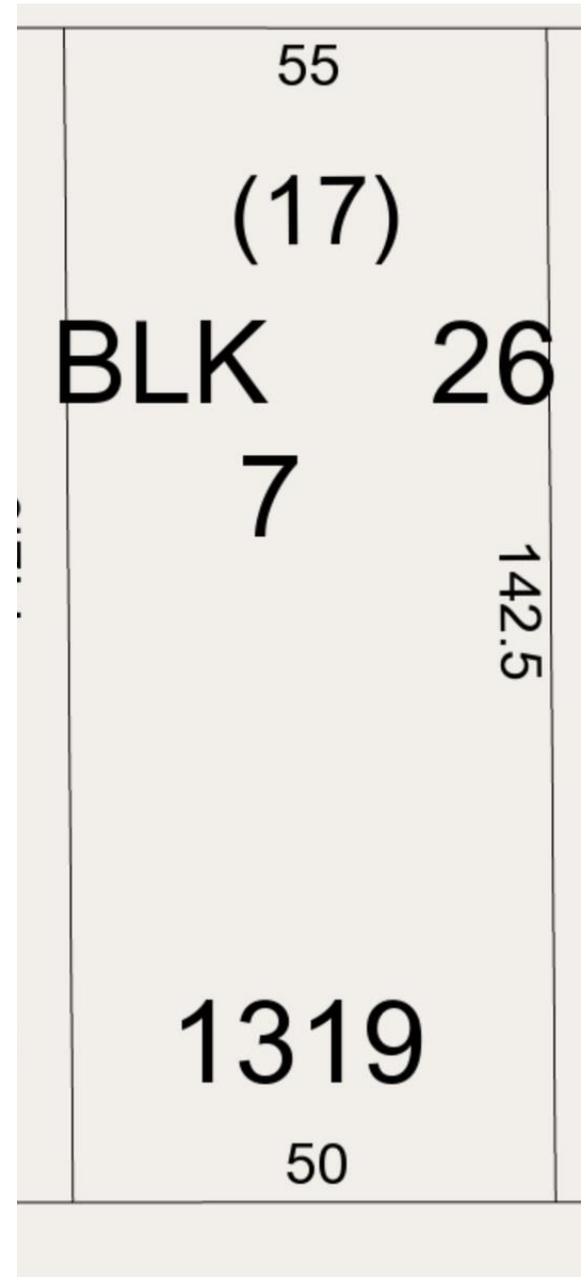
Each district has dimensional standards and property requirements.



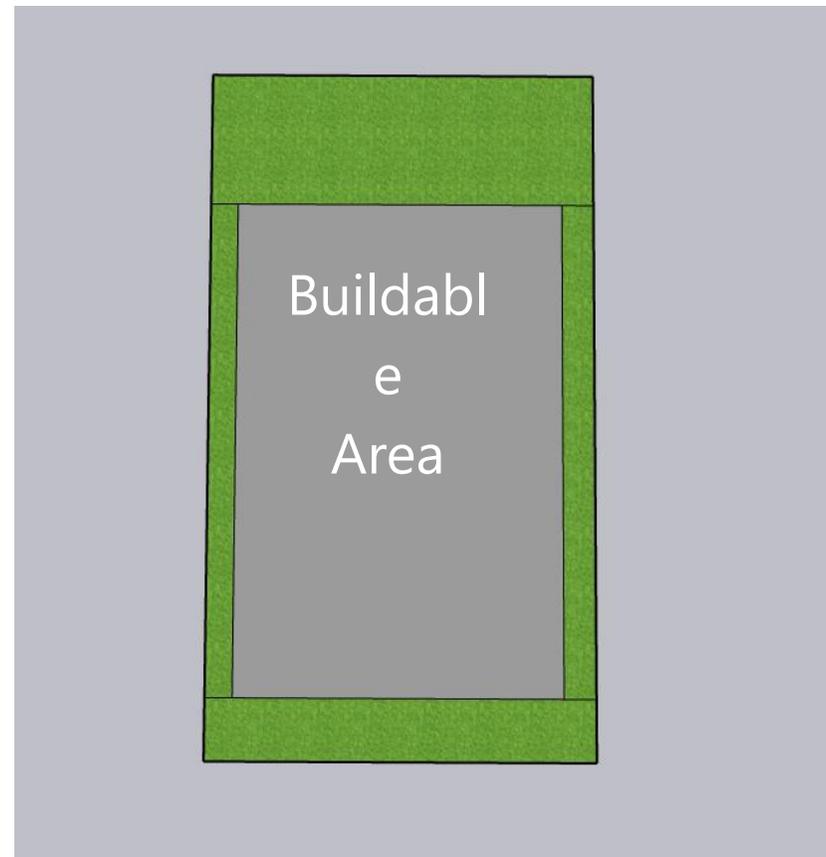
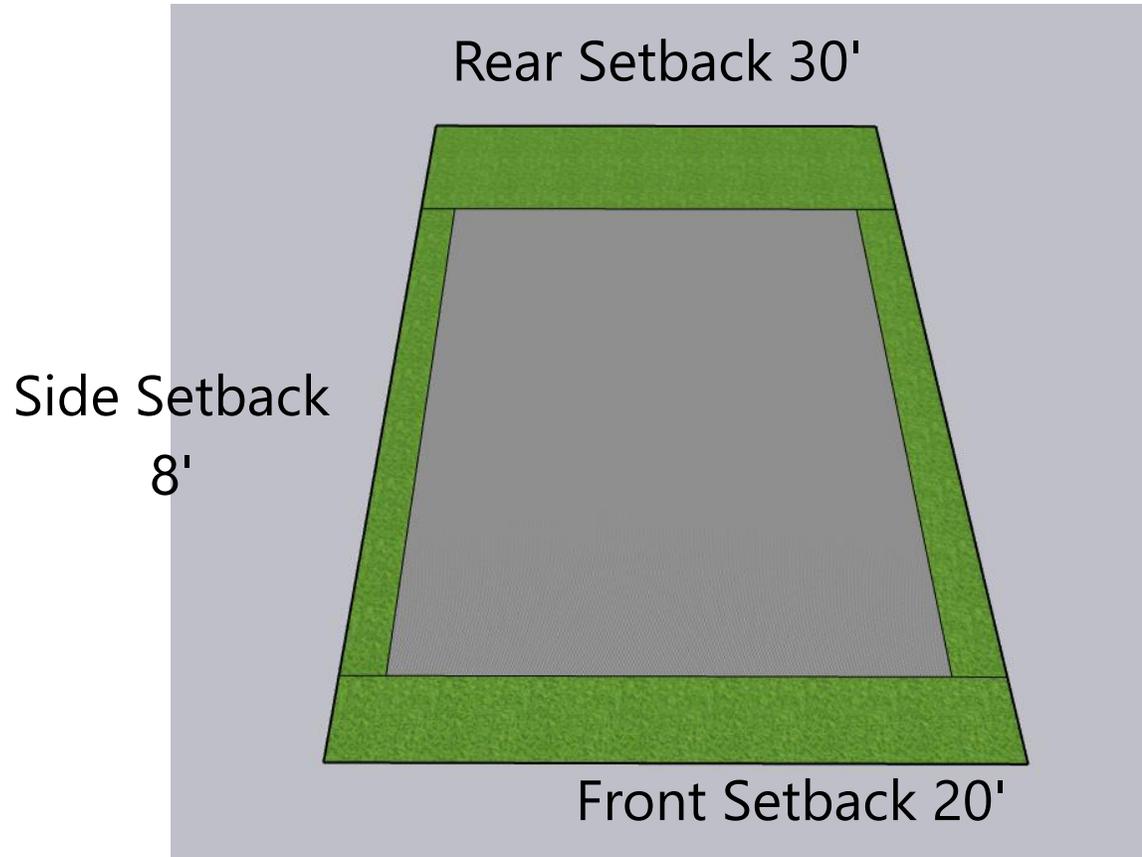
Zoning District	Property Development Regulations								
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)			
						Front	Side	Side Corner	Rear
RMF1									
SF Detached	6,000	7.25	35%	50	35	20	5	20	30
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 ²	20	30
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30

USING THE UDO

Zoning	RMF1
Permitted Dwelling Type	Single Family, Townhouse, Duplex, Apartment
Size	0.19 AC 8,276.4 SQ FT

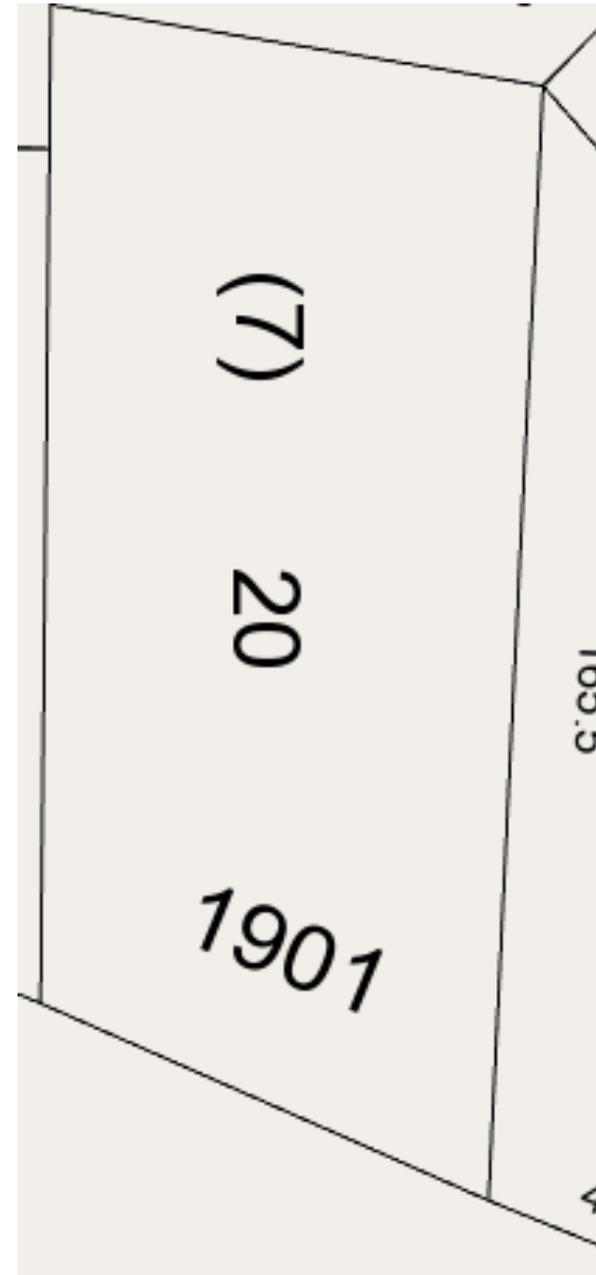


RMF1 SETBACKS FOR SINGLE FAMILY DETACHED



USING THE UDO

Zoning	RMF2
Permitted Dwelling Type	Townhome, Duplex, Apartment
Size	0.25 AC 10,890 SQ FT



density

Maximum Units Allowed = Lot Size (AC) x
Max Density Allowed by Zoning & Type

Density: 0.25 (lot size) x 16.5 (Max density for apartments in RMF2) = 4.15

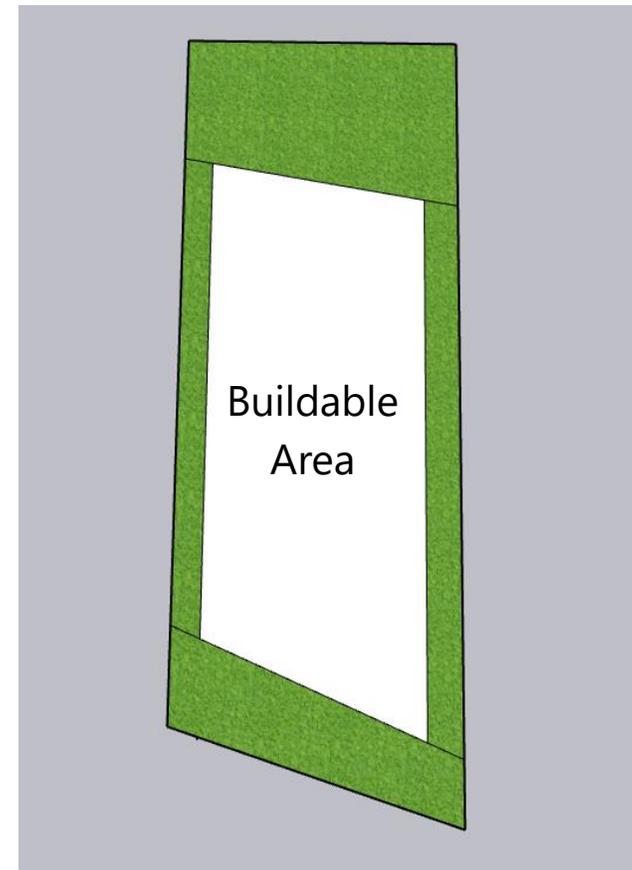
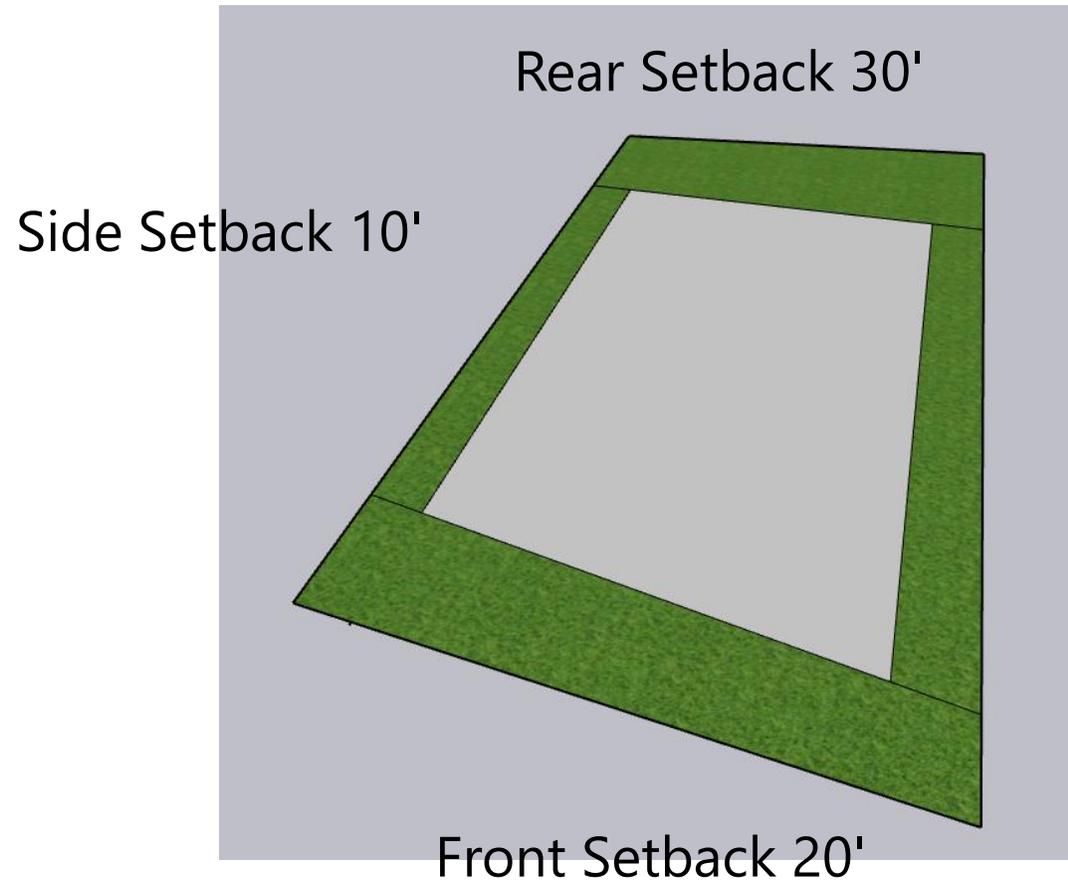
A maximum of 4 units would be permitted.

Table 2.2.12.

Property Development Regulations: Residential Multifamily 2 Zoning District

Zoning District	Property Development Regulations								
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg. Height (Feet)	Minimum Required Yard/Setback (Feet)			
						Front	Side	Side Corner	Rear
RMF2									
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 ²	30
Duplex	7,500	16.5	40%	60	75	20	10	20 ²	30
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30

RMF2 SETBACKS FOR APARTMENTS



Check the zoning first



This vacant lot is on a residential street. There was a house that was recently demolished. The lot is classified as residential on a popular realty website. But the property is zoned General Commercial, no residential dwellings are allowed. For this property to be a residential use, it would have to be rezoned.

Rezoning

Allows a property owner or agent to request to change a zoning district to allow for a different use.



- 1) Application (fee: \$1,000-\$1,500)
- 2) Planning Advisory Commission (recommendation only)
- 3) City Council (2 meetings, final decision at second meeting)

Process can take approximately 90 days and includes two public hearings.

All applications, meeting dates and links are on the Planning page

columbusga.gov/plannin



 420 10th Street
Columbus, Georgia 31901
Phone: 706-653-4126

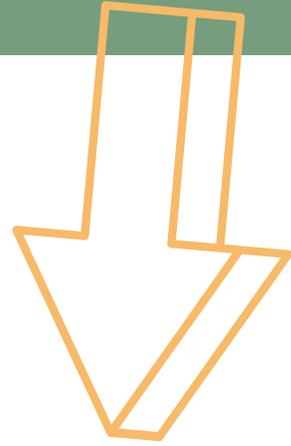
Home Development Services ▾
Historic Preservation ▾ Transportation ▾
Redevelopment ▾

Planning News

Draft 2024-2027
Transportation
Improvement Program - 30
Day Public Comment
Period

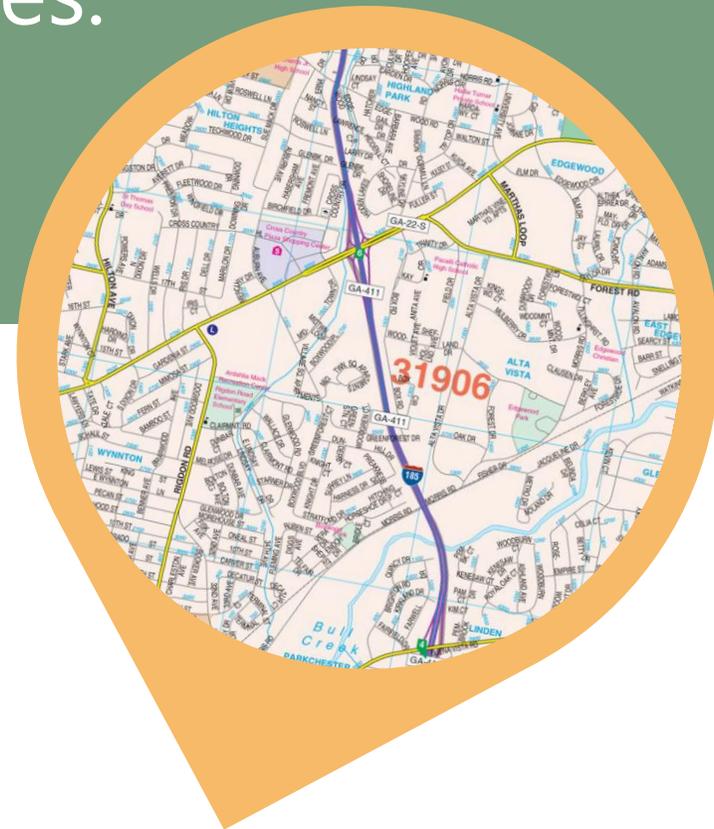
The [Draft 2024-2027 Transportation Improvement Program](#) is now available for review and comment. Please submit any comments to Ltemples@columbusga.org within the next 30 days.

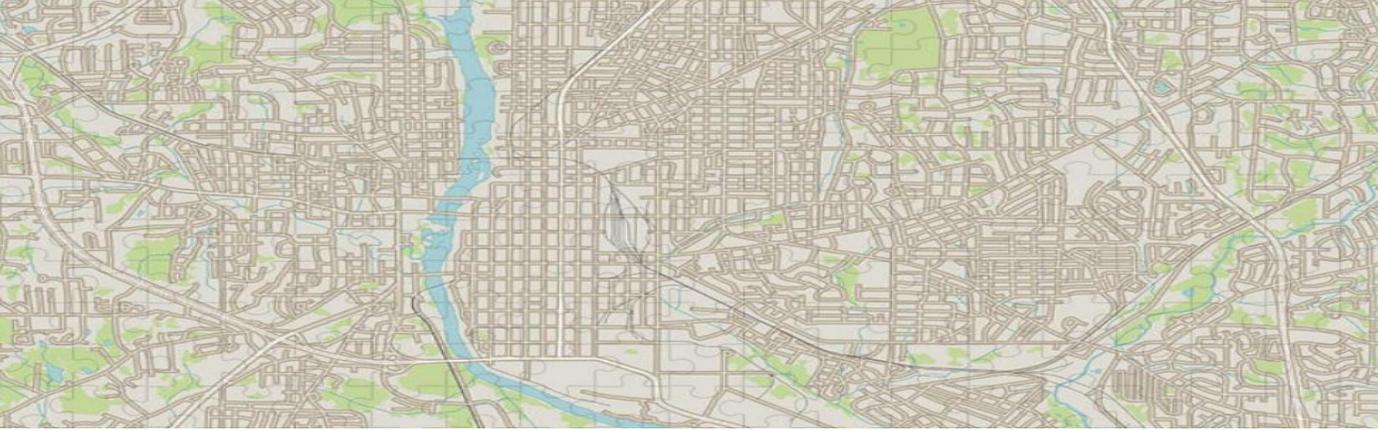
Before you do anything



Check with the
planning department

Overall, zoning serves as an essential tool for local governments to balance competing interests, guide development, and create livable and equitable communities.





“The question is not whether your part of the world is going to change. The question is how.”

Edward T. McMahon

Thank You



COLUMBUS

PLANNING

Office: 420 10th Street

Phone: 706-653-4126

MUNICODE



TRELLO



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and Public Sources



3321 GLENWOOD DRIVE RENEWAL

A KANDE, LLC RENOVATION PROJECT

AUG 2022 – JAN 2023

ERIC & KATRINA FLOWERS

Bright Eyed & Bushy-Tailed...



Visionary
OPTIMISTIC

**I
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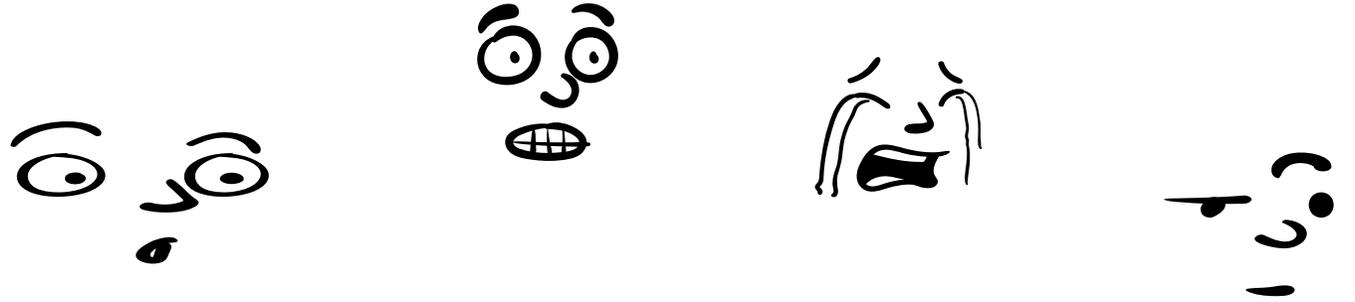
DETERMINED

OPPORTUNISTIC

RESILIENT

EAGER

Yuck...



This property, located in the Lindsay Creek Subdivision, was vacant, abandoned, and tax delinquent for 12 years with over \$16,000 owed in taxes and liens. The Land Bank acquired this property at a judicial tax sale in 2019.



City tax documents defined it as a single-family residence, built in 1954 with three (3) bedrooms and one (1) full bathroom.

KANDE, LLC. purchased the property, via an auction in August 2022.



Glenwood Baseline Conditions (1 of 4)



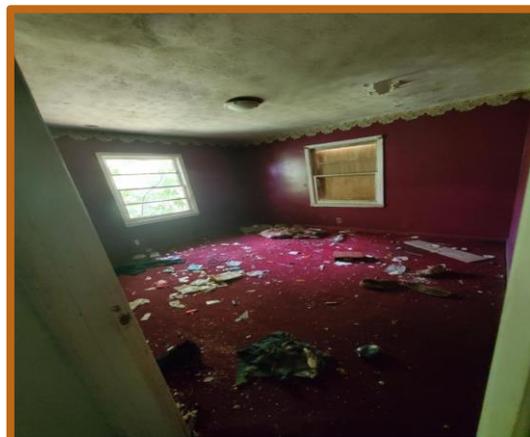
The living room (looking from the inside-out), had a portion of the ceiling on the floor and the part still overhead had mold on it. The carpet was filthy.



This wood paneled room- between the kitchen and the hallway leading to the sole bathroom and two bedrooms- was probably what enabled its listing as a 3-bedroom home. Although its awkward location made it an impractical candidate for a bedroom, it did have a closet and a point of egress.



The den (looking from the living room), also had a section of the ceiling missing and was also filled with trash- mostly the debris from the ceiling.



This room was the biggest bedroom and was also littered with trash that had been left by *Joe & Josephine Squatter* who frequented the property in between owners. It shared a wall with the living room and third bedroom.

Glenwood Baseline Conditions (2 of 4)



This third bedroom was located between the 1st bedroom and the home's sole bathroom. There was less trash in this room; however, the room was the final resting place for the remains of a bat and some puppies. The ceiling also had areas infected with mold and the carpet was also filthy.



The house's sole bathroom, between bedroom 3 and the master bedroom, only contained a tub and the remnants of an open-shelved closet (to the right immediately upon entering the room). At the time of purchase, there was no vanity, wall cabinetry, light fixture nor toilet- all would have been on the left-hand side of the room upon entering.

Glenwood Baseline Conditions (3 of 4)

This room, as seen from the back of the house to the street, is the family room. The hole in the ceiling (left of the window) was caused by a felled tree. Through the years, water coming through that hole weakened the ground underneath the cement slab floor and caused the house to shift rearwards. This shift caused the floor to break into two sections as evidenced by a noticeable crack going left to right. The picture on the right is a look from the front of the room to the back.

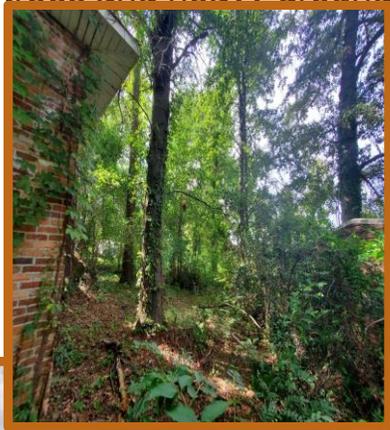


These two pictures are of the original kitchen, situated between the family room and master bedroom. The refrigerator was located on the left and a wall oven occupied the opposite wall (on the right). There were no floor cabinets present at the time of acquisition and the sink and fixtures were also absent at the time of purchase.



Glenwood Baseline Conditions (4 of 4)

Like the front yard, the back yard was overgrown with trees and heavy ground brush.



Trees are actually growing out of this brick staircase.

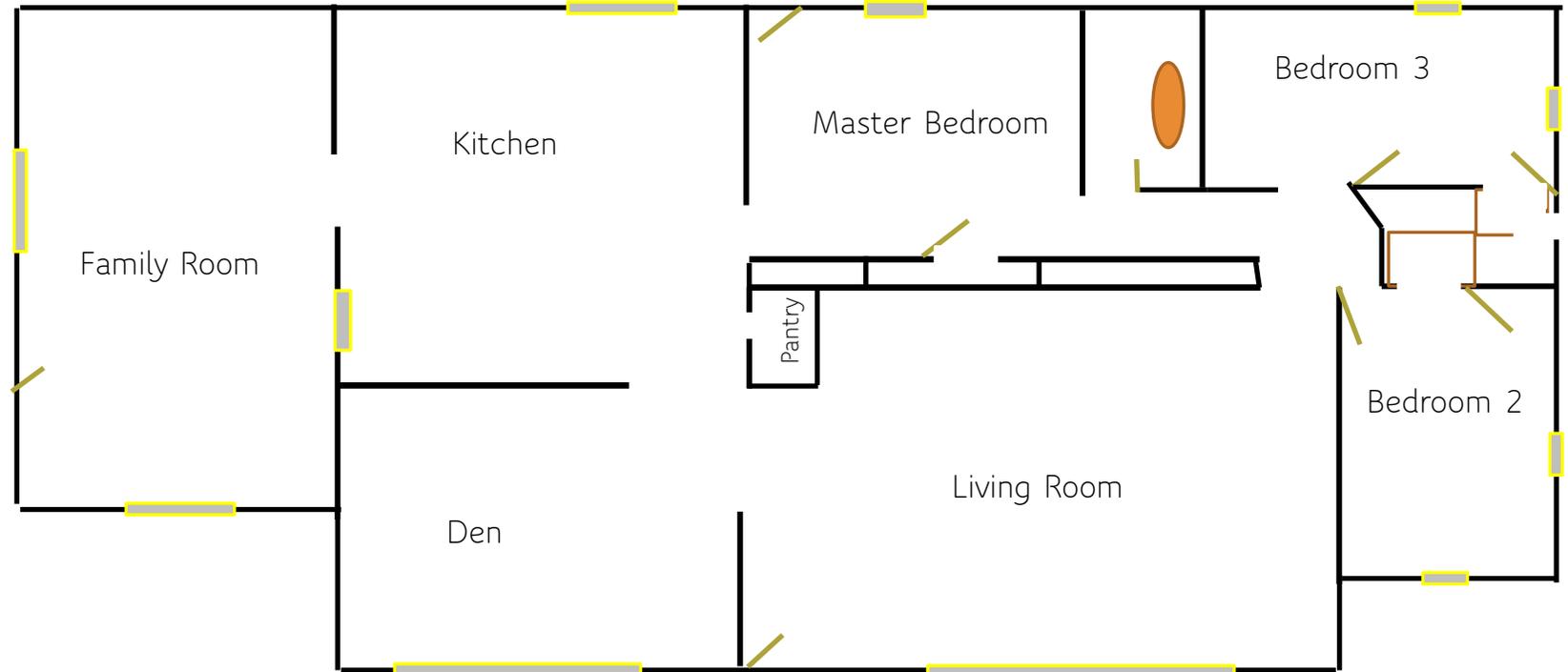


Yes, this pine tree had grown up against the house's fascia.



Original Floorplan

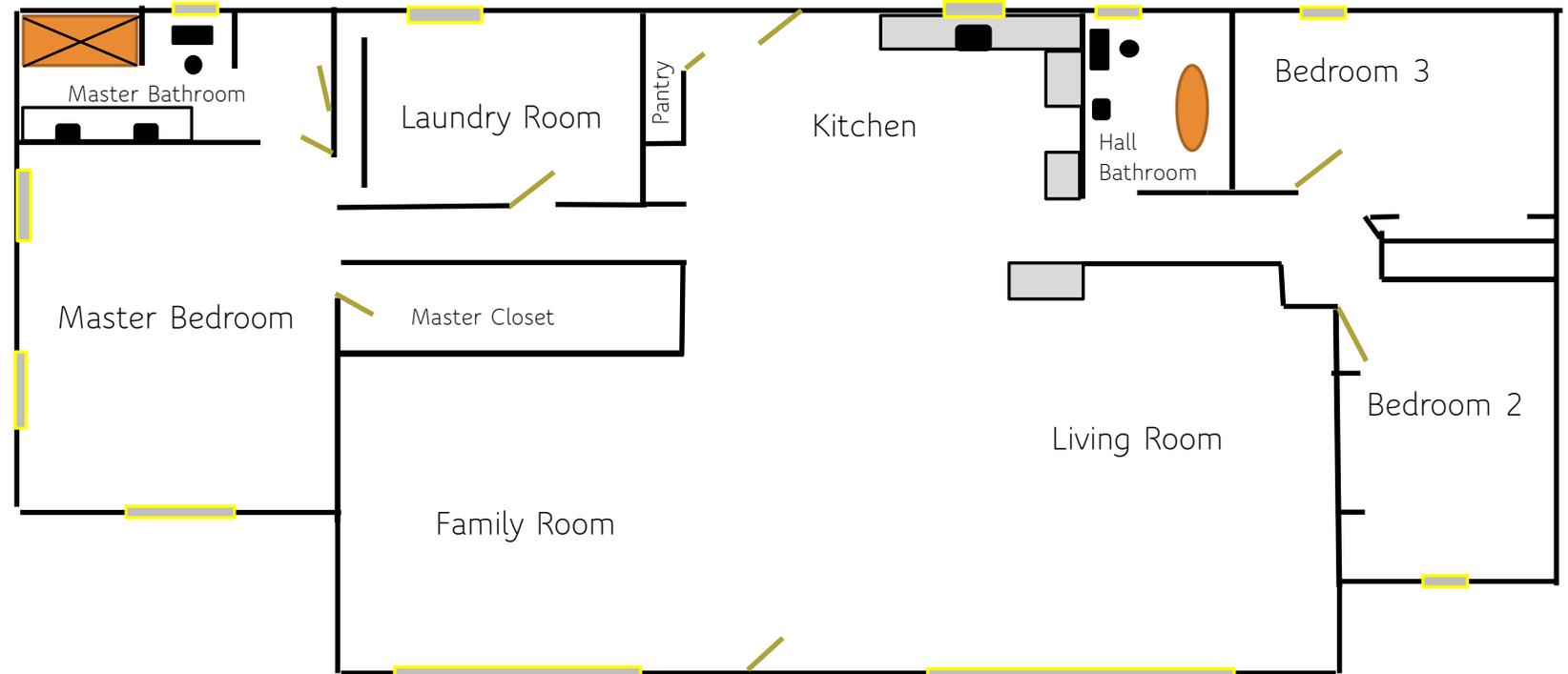
The original home consisted of everything except the Family Room (FR). At some time during the home's history, the FR was created by enclosing the carport and an adjacent utility. The carport enclosure enabled the square footage to be calculated at over 1400 square feet. The backyard was accessible via the master bedroom and the FR.



** Not Drawn to Scale **

Revised Floorplan

Three major features of the redesigned home include an open living room / family room concept, a spacious master bedroom and adjoining master bathroom w/ double vanity sinks, and the addition of a laundry room. Other noteworthy changes include increasing the closet spaces in the two original bedrooms and a kitchen redesign (and movement) to provide more cabinet/storage space.



** Not Drawn to Scale **

Down to the studs!



Glenwood Transformation (1 of 3)

Master Bedroom



Master Bathroom



Bedroom 1



Bedroom 2



Kitchen



Laundry Room



Glenwood Transformation (2 of 3)

Master Bedroom Hallway



Opposite Hallway



Living Room



Family Room



Hall Bathroom



Glenwood Transformation (3 of 3)

Major modifications to the backyard included the removal of several large trees, the addition of a 12' x 24' deck accessible from the kitchen, and a regrading and sodding of the land on the remainder of the property.



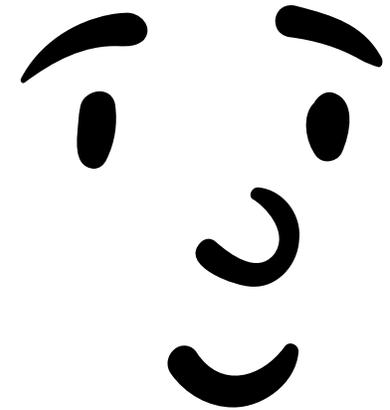
Summing it up...

The Glenwood Drive Project:

- returned a habitable structure to the City's tax rolls;
- removed a community eyesore;
- revived a neglected portion of a historic community;
- represents an effective public-private partnership, and;
- is a first step.

The rehabilitated home:

- is up to code;
- boasts modern features;
- creates a welcoming environment;
- has increased property values of the surrounding homes, and;
- is currently occupied!



Much thanks to the Landbank Authority for the support and trust!

Glenwood Transformation Recap

From this...

To this...

January 2014



August 2022



January 2024



Thank You

A KANDE Production!



Time for

Q&A

