

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

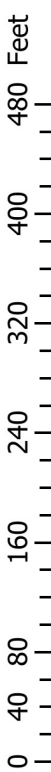
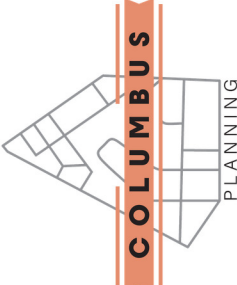
REZN-08-26-1525

Applicant:	405-407 E Chappell LLC
Owner:	405-407 E Chappell LLC
Location:	4458 and 4462 Steam Mill Road
Parcel:	088-021-004/3
Acreage:	1.38 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Single Family Residential - 4
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 1
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.
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential
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.	
School Impact:	N/A	
Buffer Requirement:	N/A	
Fort Moore's Recommendation:	N/A	
DRI Recommendation:	N/A	
Surrounding Zoning:	North	Neighborhood Commercial
	South	Single Family Residential 2
	East	Single Family Residential 2
	West	Single Family Residential 2
Attitude of Property Owners:	35 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:	Create four single family lots	
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map Concept Plan	

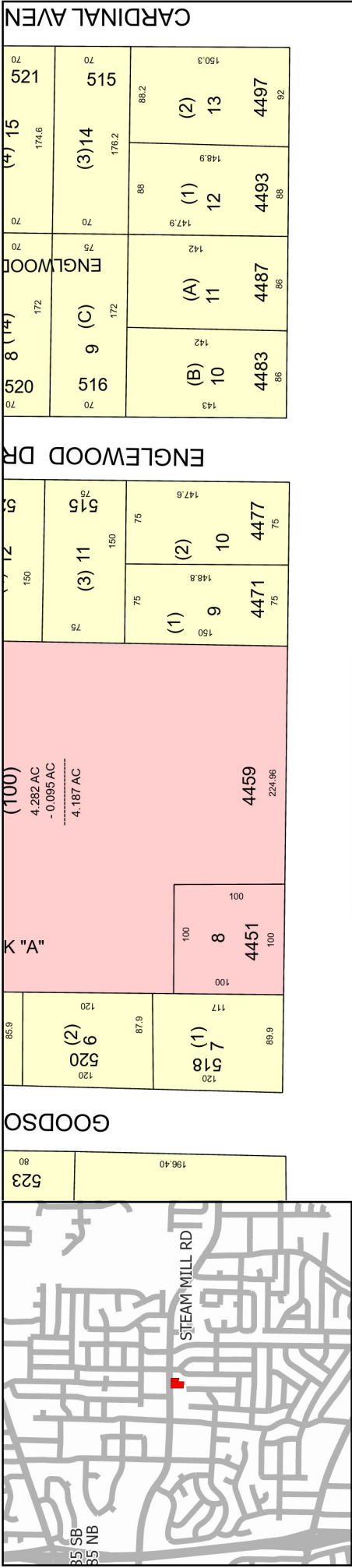


REZN 08-26-1525: Aerial Map CCG Planning Department

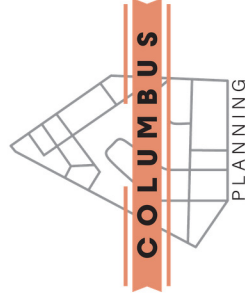


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Maps and data are to be used for reference purposes only.

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



- NC - Neighborhood Commercial
- SFR2 - Single Family Residential - 2
- SFR4 - Single Family Residential - 4

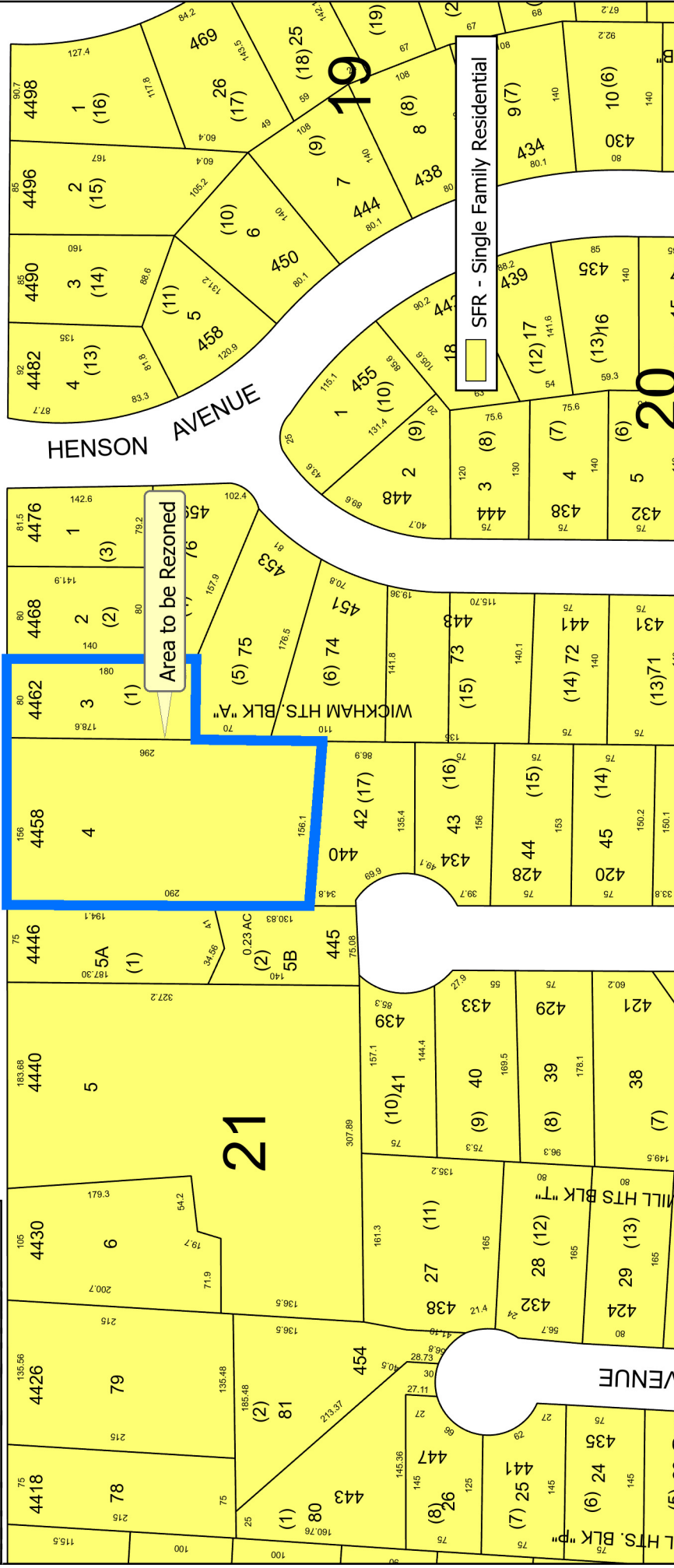
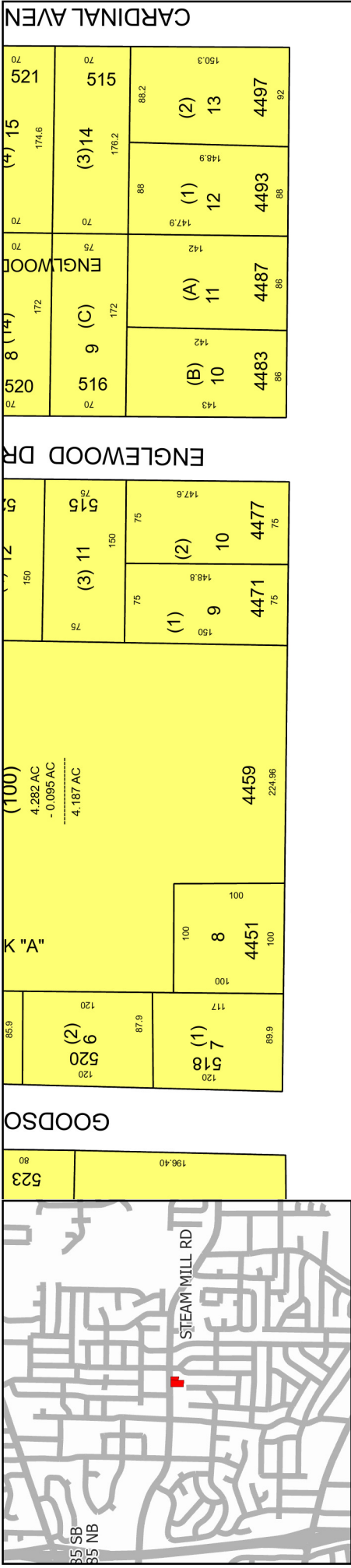


REZN 08-26-1525: Zoning Map CCG Planning Department



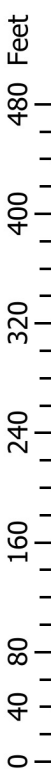
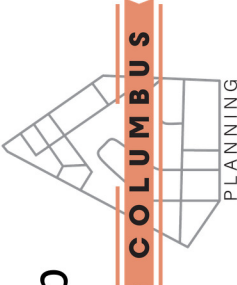
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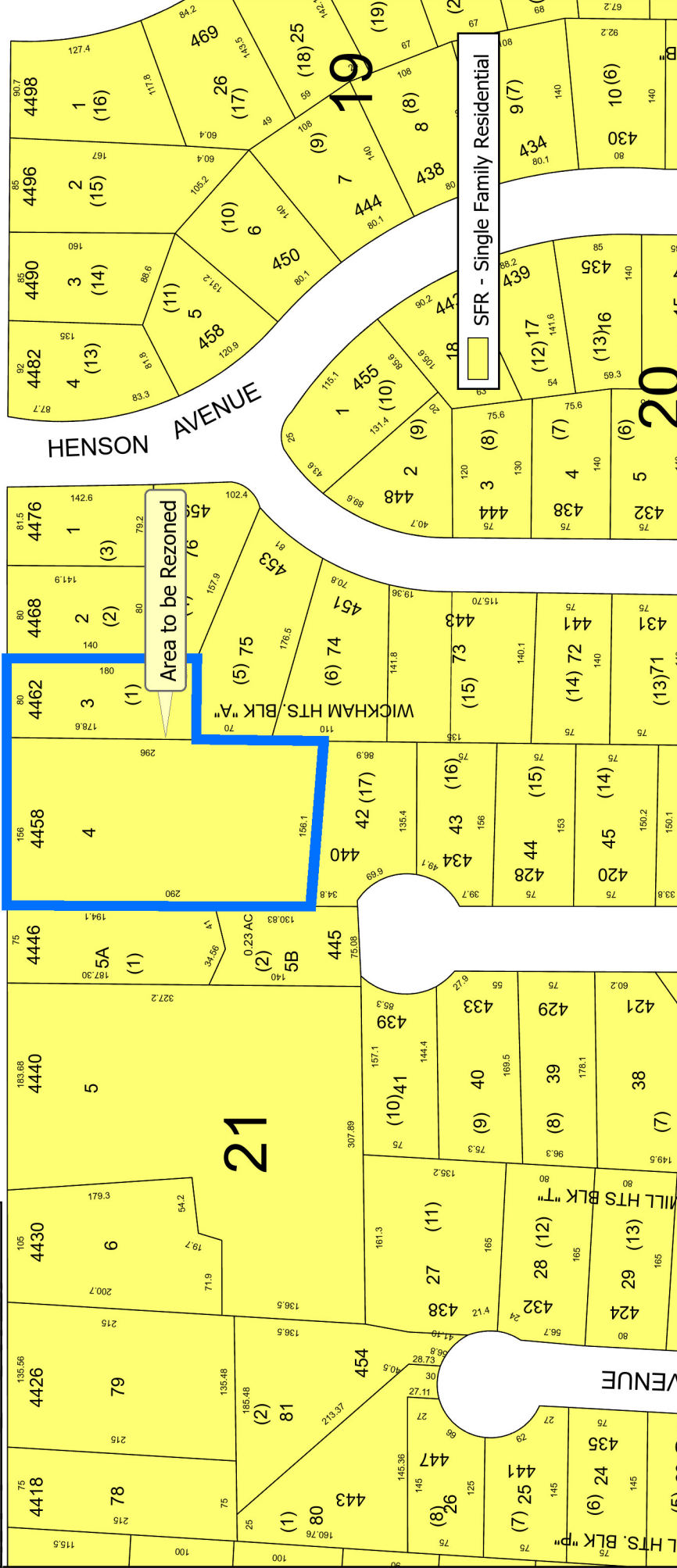
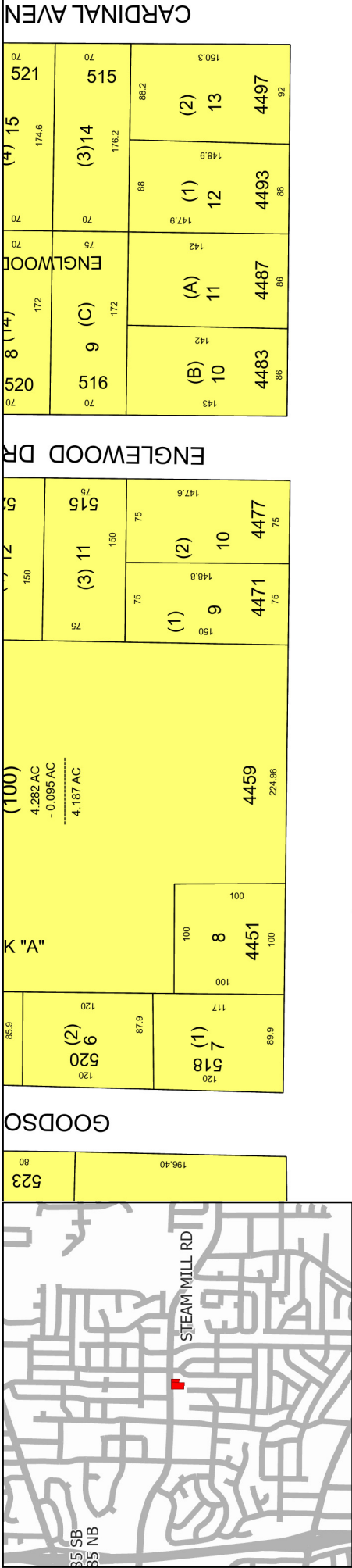
REZN 08-26-1525: Existing Land Use Map

CCG Planning Department



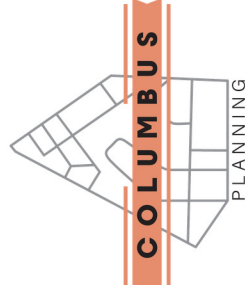
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REZN 08-26-1525: Future Land Use Map

CCG Planning Department



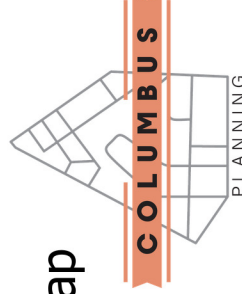
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REZN 08-26-1525: Flood Hazard Area Map

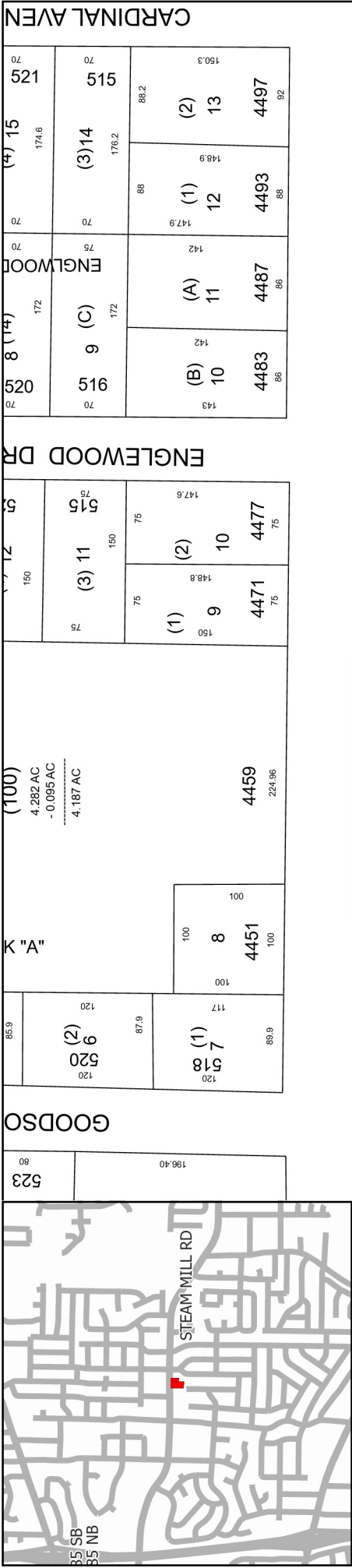
CCG Planning Department



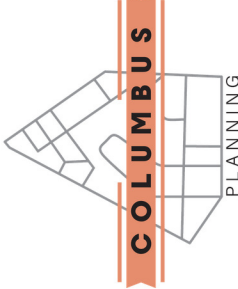
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Prepared by Rex Wilkinson 9/1/2026

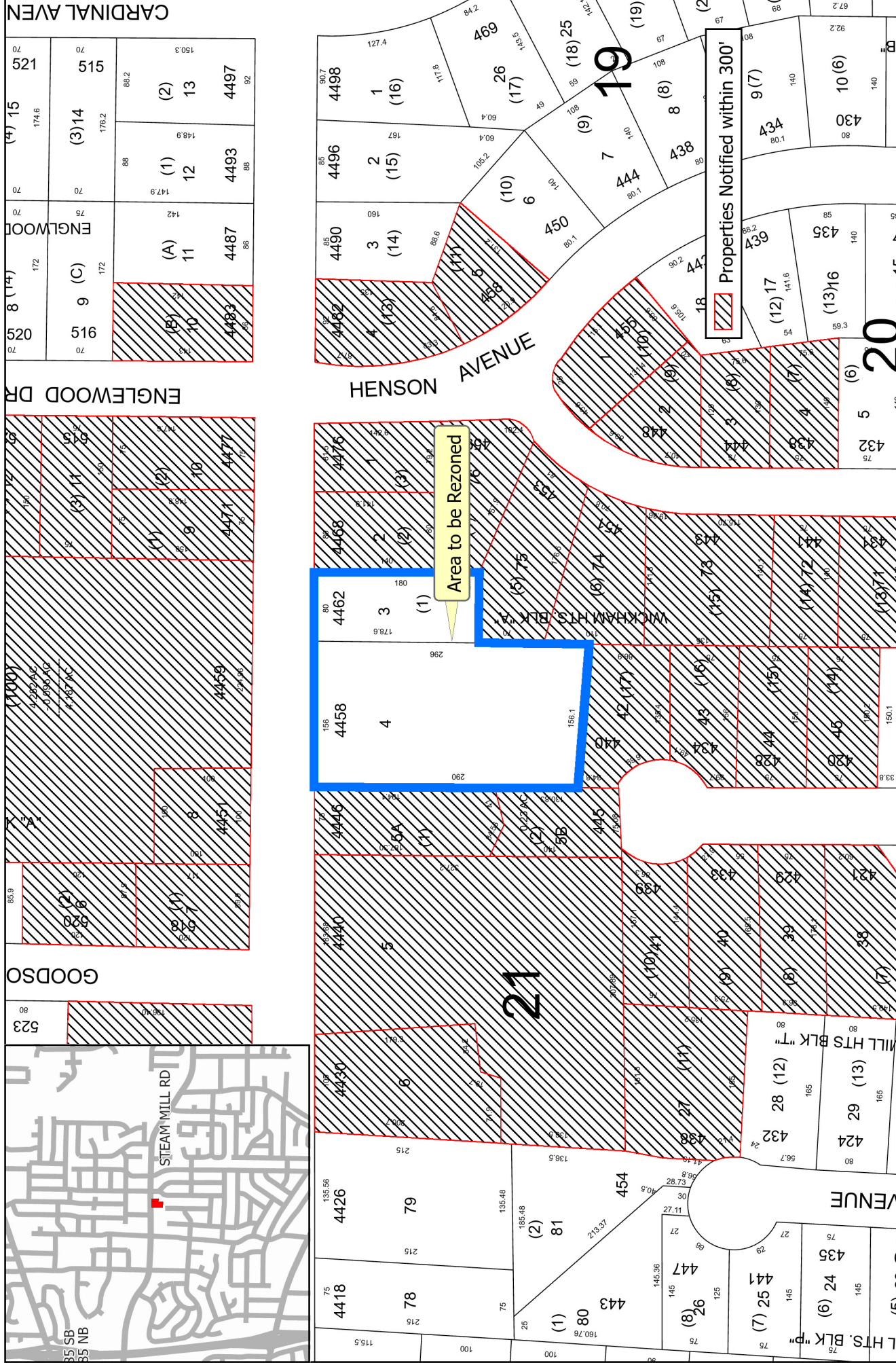


REZN 08-26-1525: Location Map CCG Planning Department

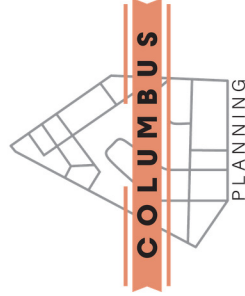


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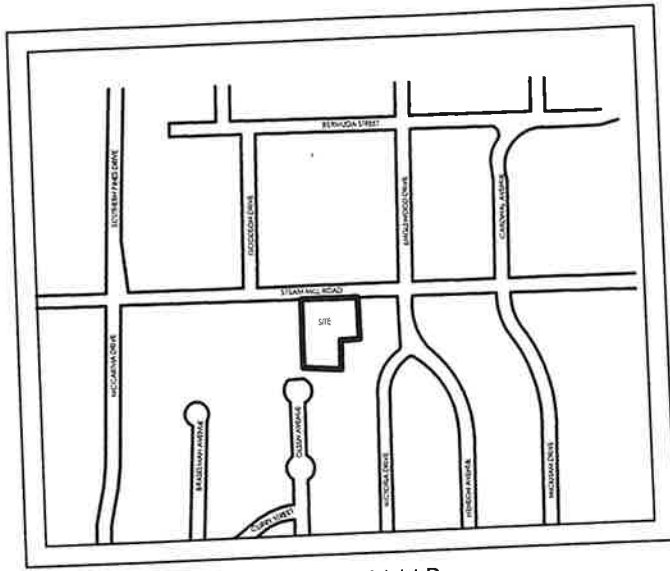


REZN 08-26-1525: Notification Map CCG Planning Department



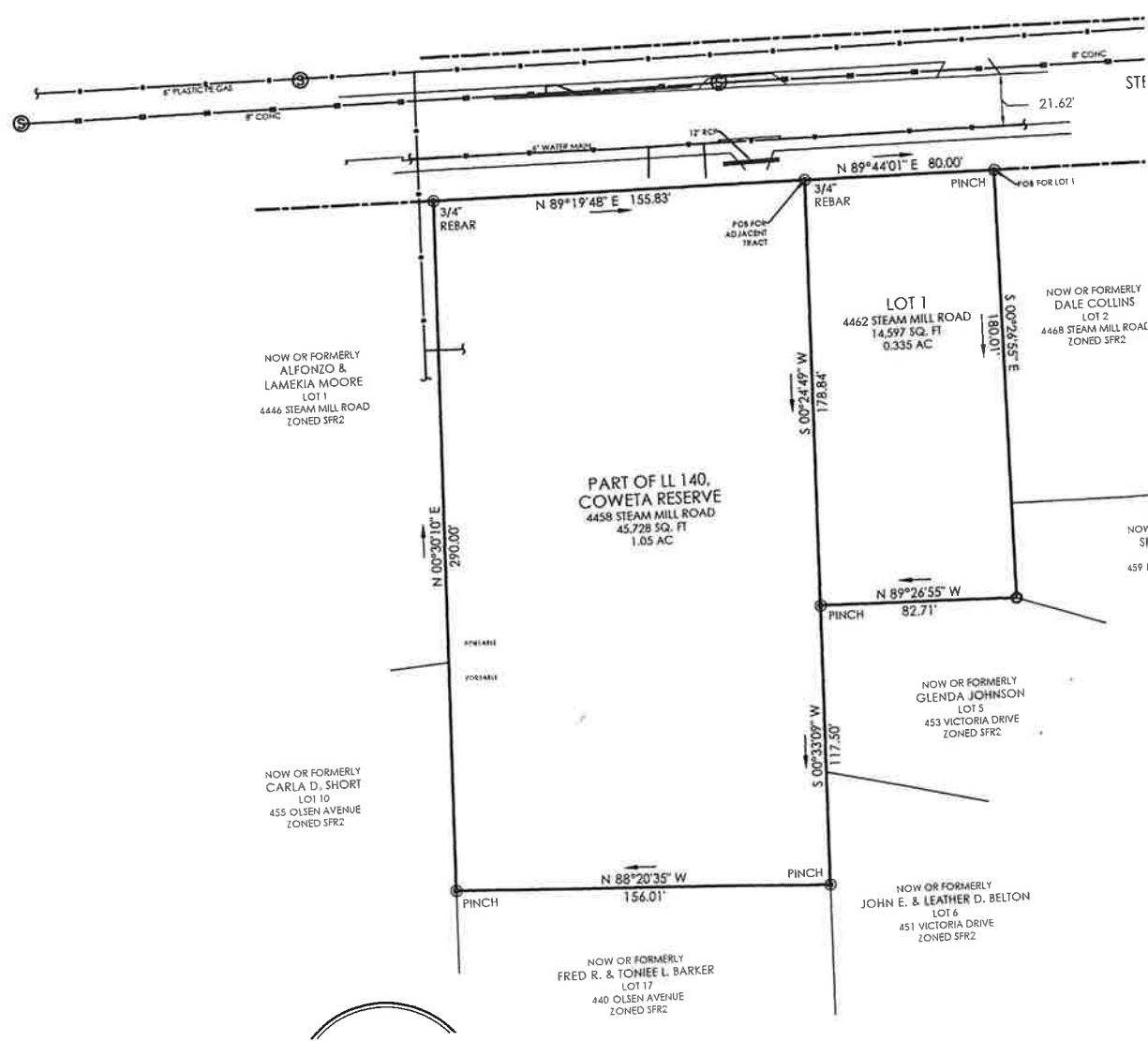
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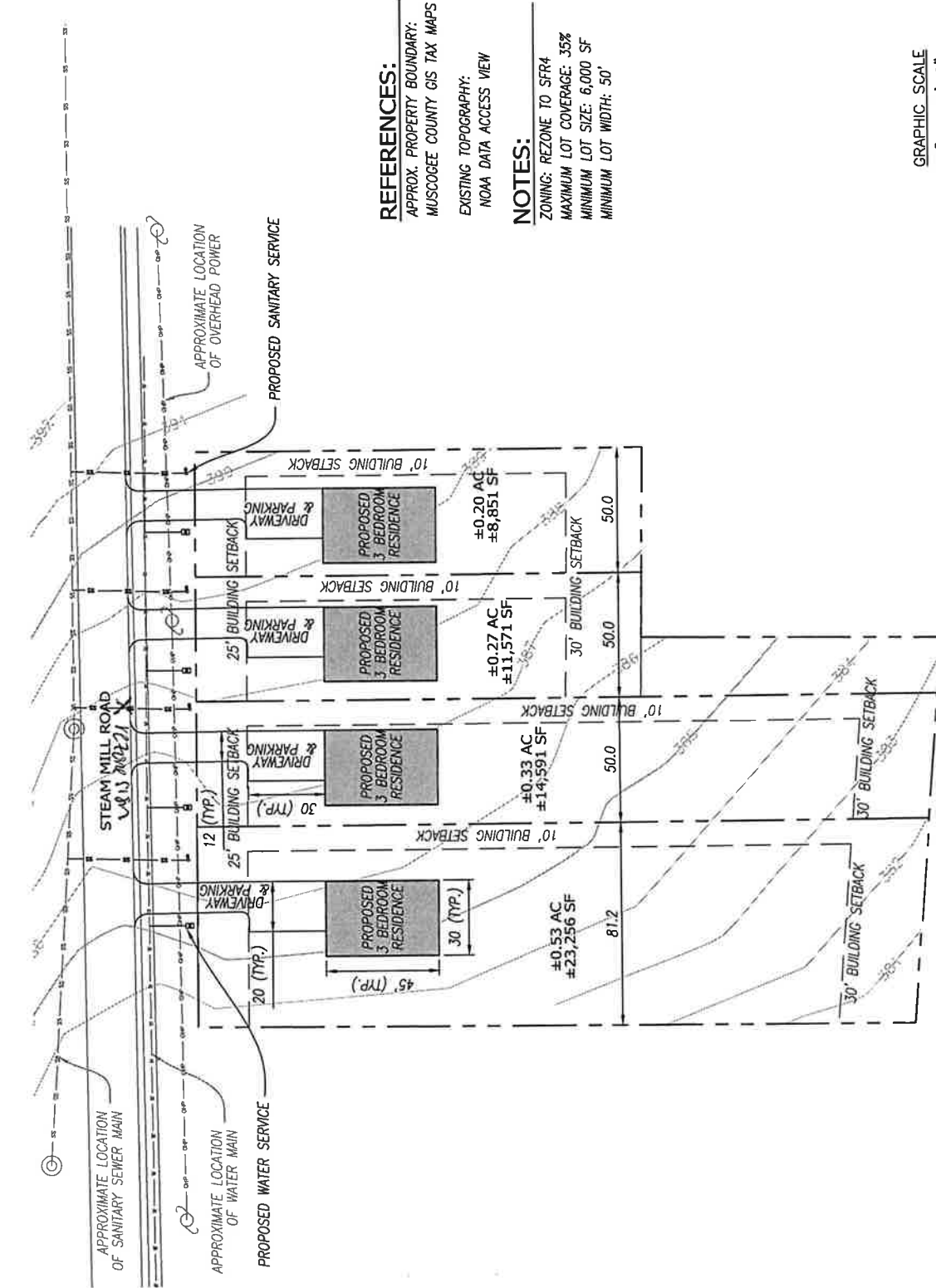
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VICINITY MAP
NOT TO SCALE

LINE LEGEND	
PROPERTY LINE	
RIGHT OF WAY	
WATER LINE	
STORM DRAIN	
GAS LINE	
SANITARY SEWER	





REFERENCES:
APPROX. PROPERTY BOUNDARY:
MUSCOGEE COUNTY GIS TAX MAPS
EXISTING TOPOGRAPHY:
NOMA DATA ACCESS VIEW

NOTES:
ZONING: REZONE TO SFR4
MAXIMUM LOT COVERAGE: 35%
MINIMUM LOT SIZE: 6,000 SF
MINIMUM LOT WIDTH: 50'

GRAPHIC SCALE
1" = 40'-0"

