

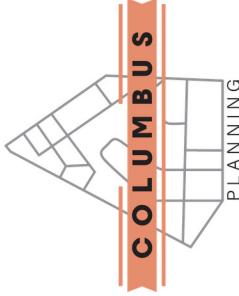
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-26-1524

Applicant:	405-407 E Chappell LLC
Owner:	405-407 E Chappell LLC
Location:	1404 Hunt Avenue
Parcel:	086-063-016
Acreage:	0.38 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.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area E
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:	<table> <tr> <td>North</td><td>Single Family Residential 2</td></tr> <tr> <td>South</td><td>Single Family Residential 2</td></tr> <tr> <td>East</td><td>Single Family Residential 2</td></tr> <tr> <td>West</td><td>Single Family Residential 2</td></tr> </table>	North	Single Family Residential 2	South	Single Family Residential 2	East	Single Family Residential 2	West	Single Family Residential 2
North	Single Family Residential 2								
South	Single Family Residential 2								
East	Single Family Residential 2								
West	Single Family Residential 2								
Attitude of Property Owners:	22 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. <table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	Split existing lot into two single family lots								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map								

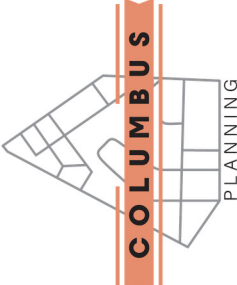


REZN 08-26-1524: Aerial Map CCG Planning Department

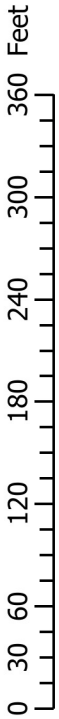
0 30 60 120 180 240 300 360 Feet

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

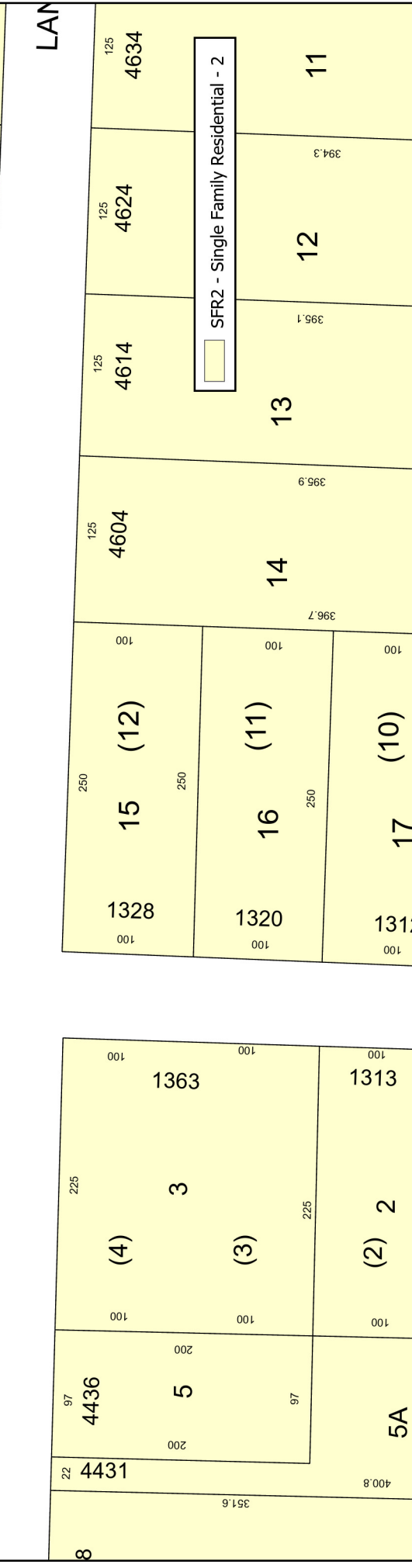
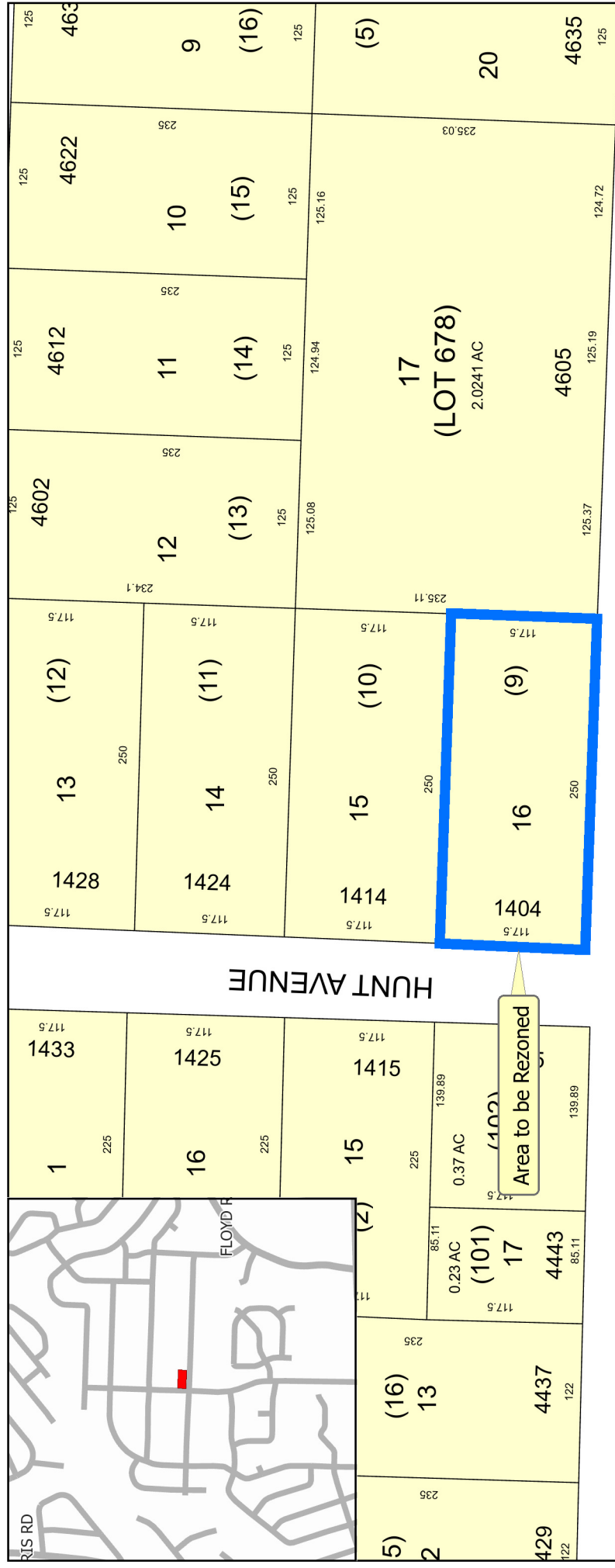


REZN 08-26-1524: Location Map CCG Planning Department



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REZN 08-26-1524: Zoning Map
CCG Planning Department

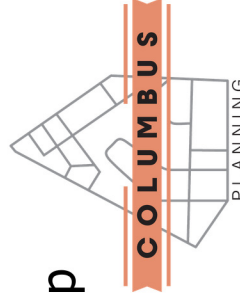
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Prepared by Rex Wilkinson 9/1/2026

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REZN 08-26-1524: Existing Land Use Map CCG Planning Department

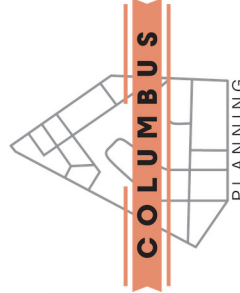


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REZN 08-26-1524: Future Land Use Map

CCG Planning Department

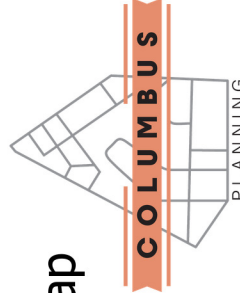


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REZN 08-26-1524: Flood Hazard Area Map

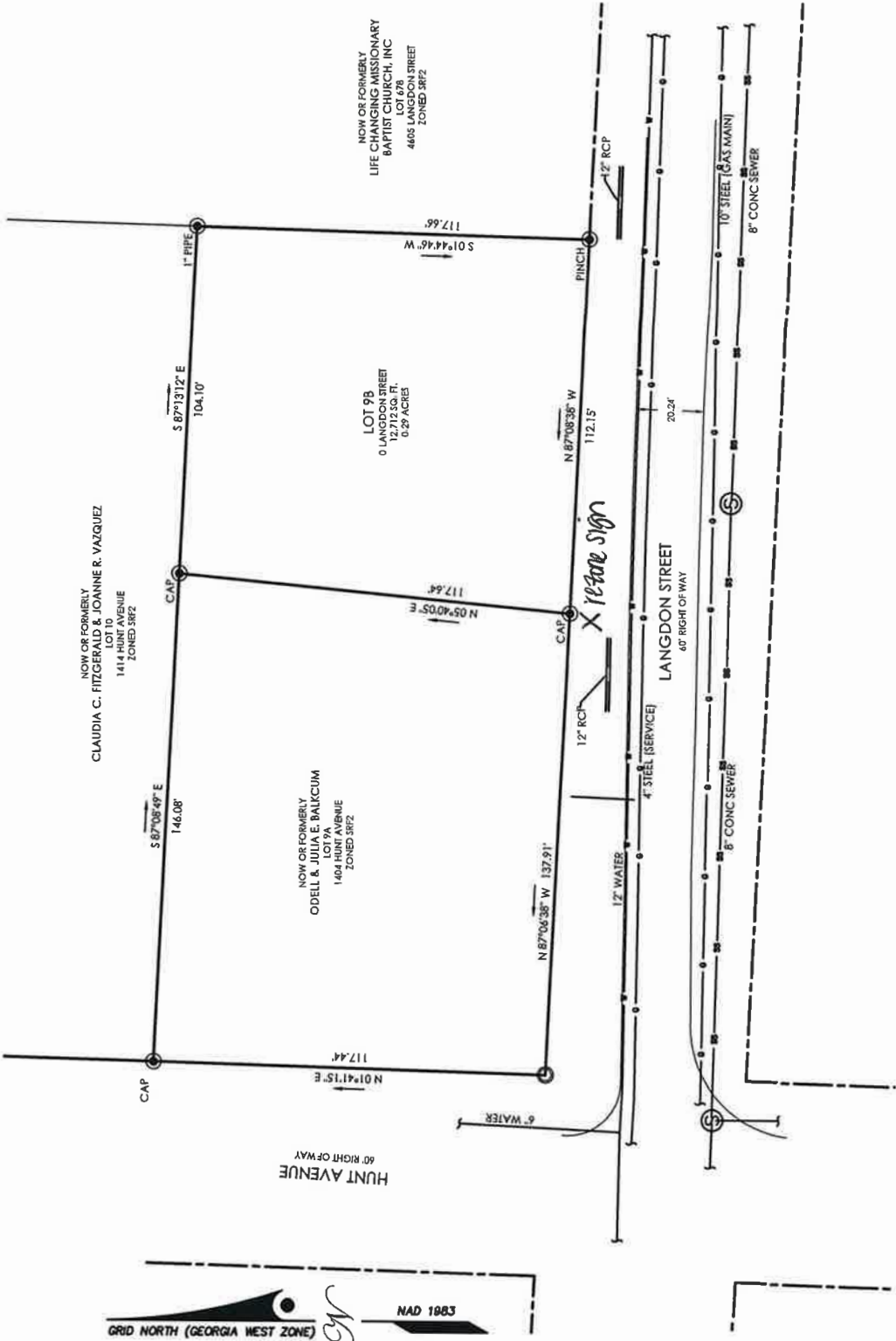
CCG Planning Department



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VICINITY MAP
NOT TO SCALE



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

NOTES:

OWNER: 405-407 E CHAPPELL, LLC
5820 VETERANS PARKWAY, SUITE 101
COLUMBUS, GEORGIA 31904
(404) 809-7204

APPLICANT: 405-407 E CHAPPELL, LLC
5820 VETERANS PARKWAY, SUITE 101
COLUMBUS, GEORGIA 31904
(404) 809-7204

TOTAL AREA TO BE REZONED FROM SFR2 TO SFR4 - 0.29 ACRES - 12,712.33 SQ. FT.

EQUIPMENT USED: EMULD REACH RS4 PRO ROVER AND EMULD REACH RS4 BASE STATION, 4 CONSTELLATION SYSTEM.

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83 (2011) AND WERE ESTABLISHED UTILIZING RTK GPS EQUIPMENT AND THE AGPS VRS NETWORK.

THERE IS EXISTING GAS, WATER AND SANITARY SEWER SERVICE RUNNING ALONG LANGDON STREET WHICH WILL SERVICE THE PROPERTY TO BE RE-ZONED.

RAIN WATER NATURALLY SHEET FLOWS FROM THE PROPERTY LINE PARALLEL TO LANGDON STREET TO THE NORTH WEST REAR CORNER OF THE PROPERTY. THERE IS AN EXISTING DITCH WITH 12" RCP PIPE ALONG LANGDON STREET THAT DRAINS STORM WATER FLOW FROM THE STREET AND FROM THE FRONT PROPERTY LINE TOWARDS THE STREET. THE DITCH FLOWS TO THE WEST ALONG LANGDON STREET.

FIELD SURVEY WAS COMPLETED ON 16 APRIL 2026.

LEGAL DESCRIPTION LOT 9B:
ALL THAT TRACT OR PARCEL LYING AND BEING IN LAND LOT 136, COWETA RESERVE, MUSCOGEE COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF HUNT AVENUE (60' RIGHT-OF-WAY) AND THE NORTHERLY RIGHT-OF-WAY LINE OF LANGDON STREET (60' RIGHT-OF-WAY); THENCE RUN ALONG THE NORTHERLY RIGHT-OF-WAY OF LANGDON STREET, S 87°06'38" E A DISTANCE OF 137.91' TO A CAP AND THE POINT OF BEGINNING; THENCE LEAVING THE RIGHT-OF-WAY OF LANGDON STREET, RUN N 05°40'05" E A DISTANCE OF 117.66' TO A PINCH; THENCE RUN S 87°06'38" W A DISTANCE OF 112.15' TO A PINCH ON THE NORTHERLY RIGHT-OF-WAY OF LANGDON STREET; THENCE RUNNING ALONG THE NORTHERLY RIGHT-OF-WAY OF LANGDON STREET, RUN N 87°06'38" W TO A CAP AND THE POINT OF BEGINNING.

SAID LAND TRACT OR PARCEL CONTAINING 12,712.33 SQUARE FEET; 0.29 ACRES MORE OR LESS.

PLAT FOR RE-ZONE OF
LOT 9B, BLOCK "B", GLEN ARDEN SUBDIVISION
PART OF LAND LOT 136, COWETA RESERVE
COLUMBUS, MUSCOGEE COUNTY, GEORGIA
FOR
405-407 E CHAPPELL, LLC

SCALE: 1" = 30' JUNE 19th, 2026



Billing Address:
3821 Willow Bend Run
Columbus, GA 31907
www.beckersurvey.com

Field Office:
7000 Storage Court, Suite 7
Columbus, GA 31907
Office: 706.562.8714
COA: 13451734
EXP: 03-31-2027