

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-26-1395

Applicant:	James A William Jr
Owner:	James A William Jr
Location:	1119 Neill Drive
Parcel:	031-045-007
Acreage:	0.16 Acres
Current Zoning Classification:	Neighborhood Commercial (NC) Residential
Proposed Zoning Classification:	Multifamily – 1
Proposed Conditions:	1. Minimum rear yard setback of 5 feet. 2. Minimum front yard setback 10 feet
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 8
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:	The site shall include a Category A buffer. The 3 options under Category A are: 1) 5 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet. 2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall. 3) 20 feet undisturbed natural buffer.								
Fort Moore's Recommendation:	N/A								
DRI Recommendation:	N/A								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Neighborhood Commercial (NC)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 1 (RMF1)</td></tr> <tr> <td>East</td><td>Neighborhood Commercial (NC)</td></tr> <tr> <td>West</td><td>Residential Multifamily – 1 (RMF1)</td></tr> </table>	North	Neighborhood Commercial (NC)	South	Residential Multifamily – 1 (RMF1)	East	Neighborhood Commercial (NC)	West	Residential Multifamily – 1 (RMF1)
North	Neighborhood Commercial (NC)								
South	Residential Multifamily – 1 (RMF1)								
East	Neighborhood Commercial (NC)								
West	Residential Multifamily – 1 (RMF1)								
Attitude of Property Owners:	Forty Five (45) 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.								

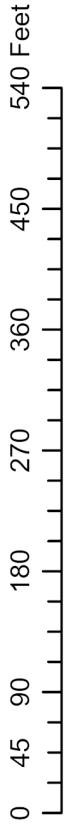
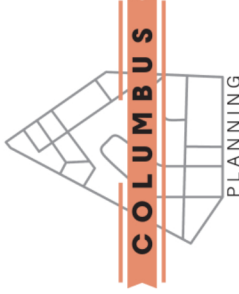
Approval **0** Responses
Opposition **0** Responses

Additional Information: Has been historically used as a single family residence.

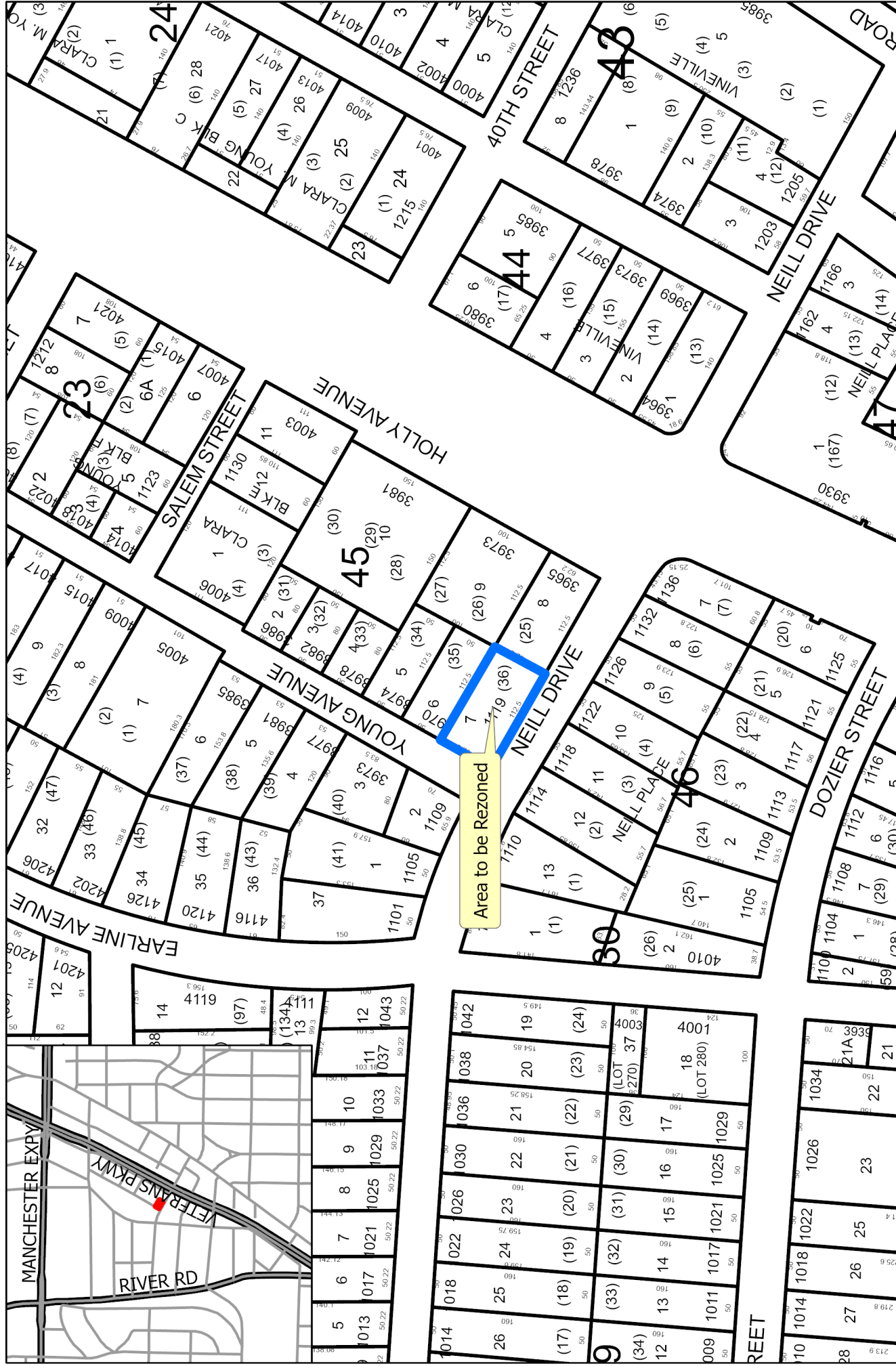
Attachments: Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Site Plan



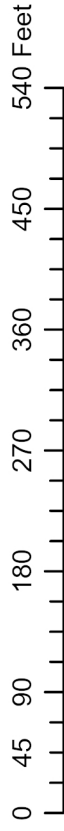
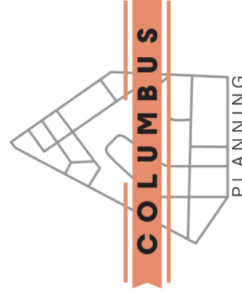
REZN 07-26-1395: Aerial Map CCG Planning Department



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REZN 07-26-1395: Location Map CCG Planning Department

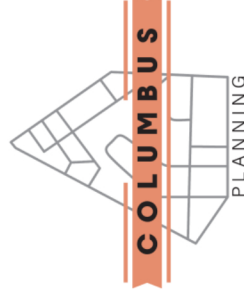


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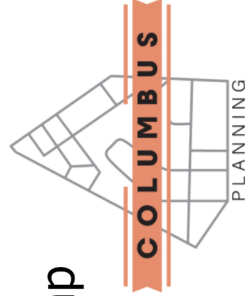
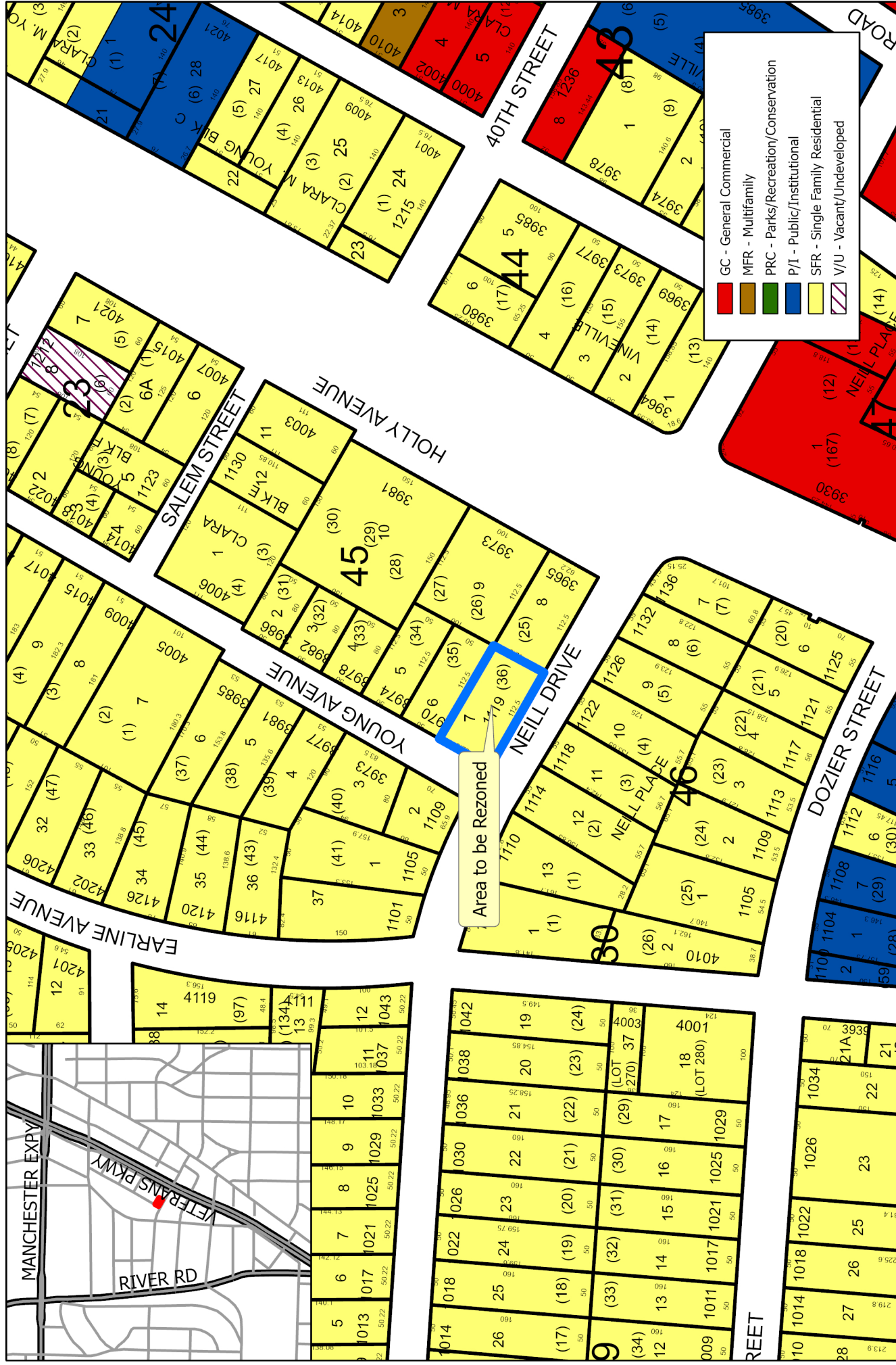
REZN 07-26-1395: Zoning Map CCG Planning Department

Prepared by Rex Wilkinson 8/5/2026



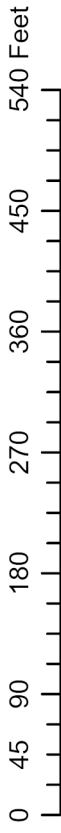
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Map information is believed to be correct but is not guaranteed.



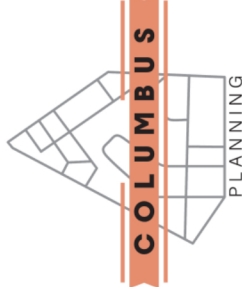
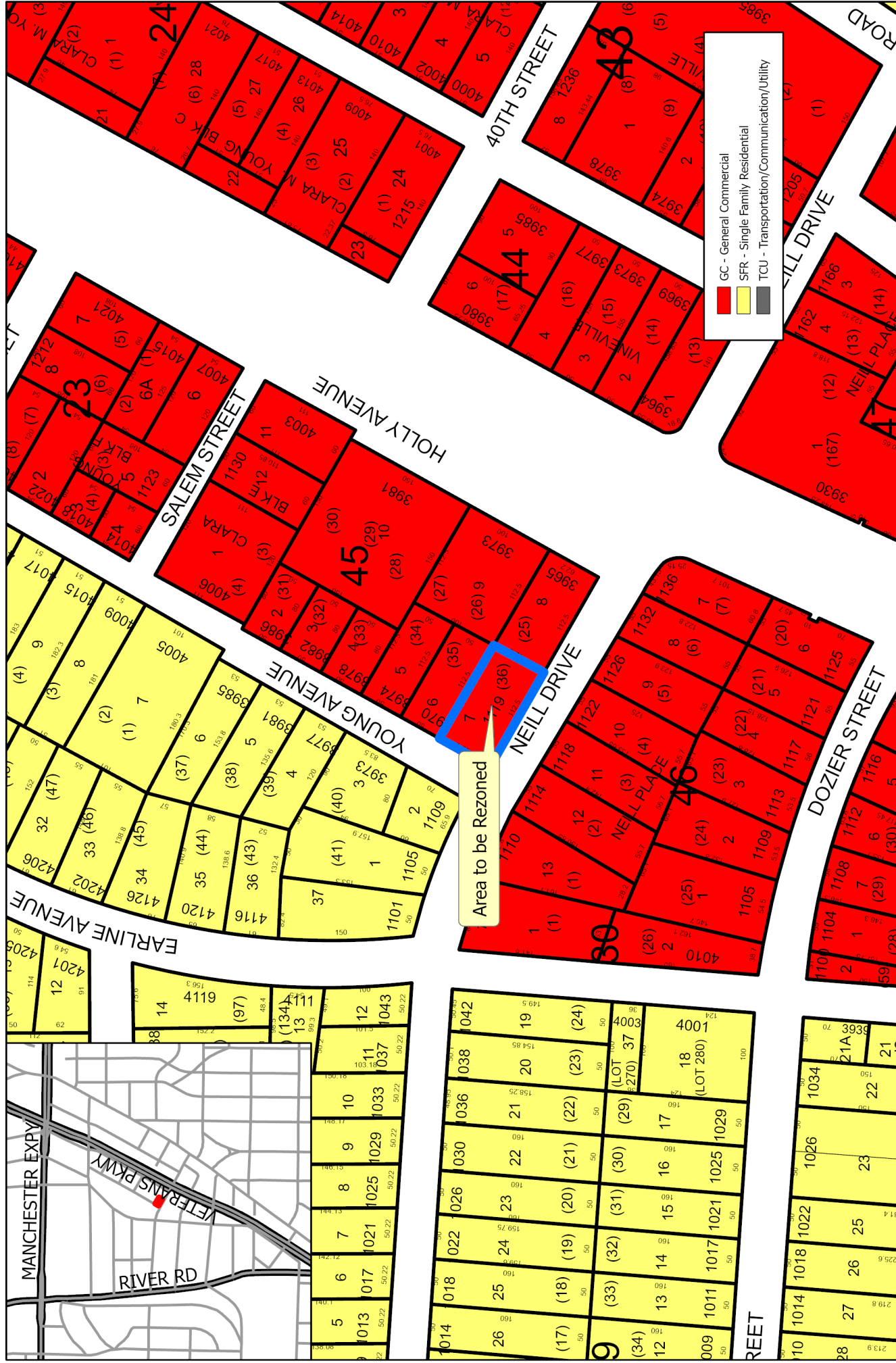
REZN 07-26-1395: Existing Land Use Map CCG Planning Department

Prepared by Rex Wilkinson 8/5/2026

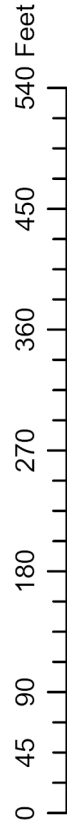


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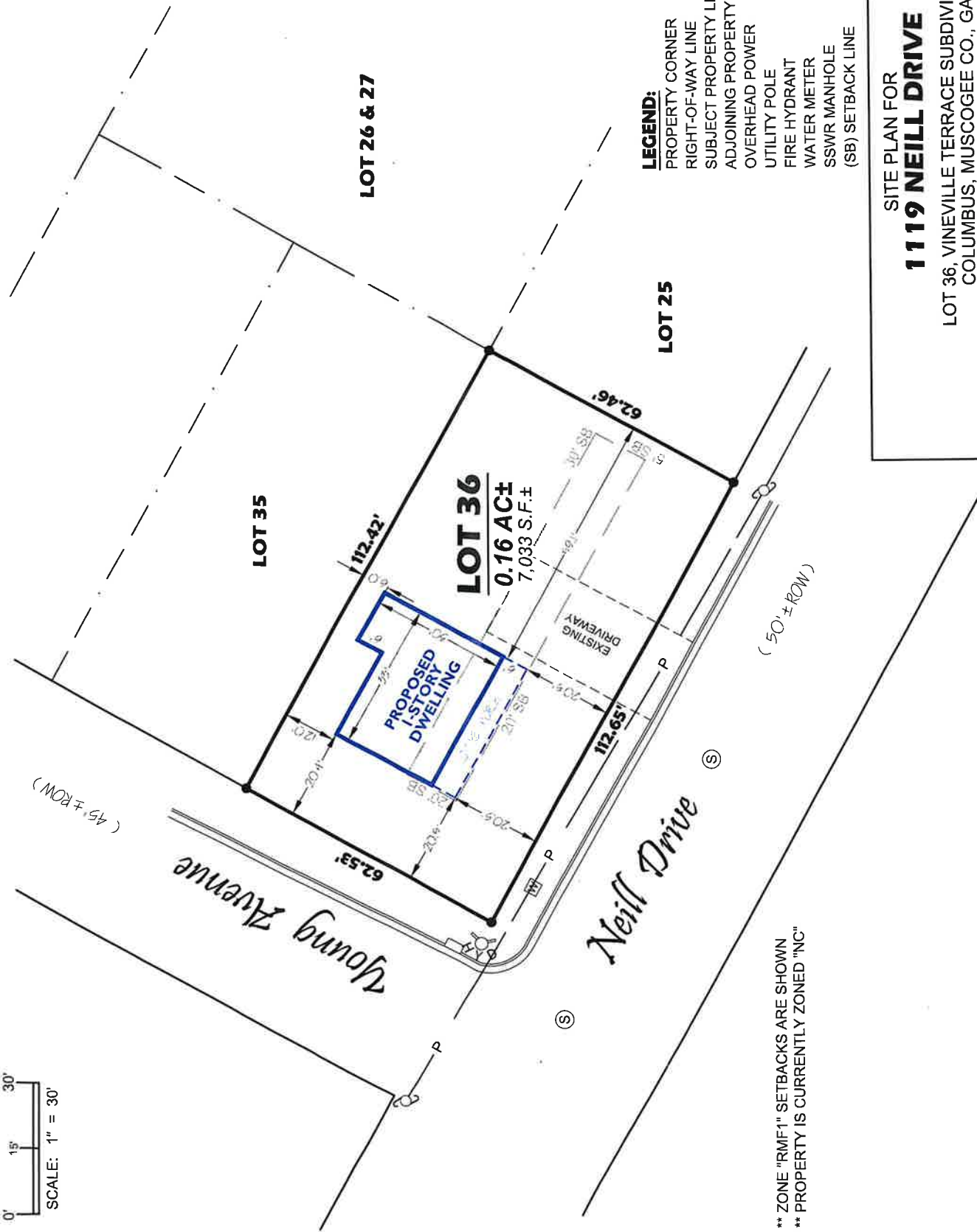
REZN 07-26-1395: Future Land Use Map CCG Planning Department



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0' 15' 30'
SCALE: 1" = 30'



- LEGEND:**
- PROPERTY CORNER
 - RIGHT-OF-WAY LINE
 - SUBJECT PROPERTY LINE
 - - - ADJOINING PROPERTY LINE
 - P — OVERHEAD POWER
 - UTILITY POLE
 - FIRE HYDRANT
 - WATER METER
 - SSWR MANHOLE
 - (SB) SETBACK LINE

** ZONE "RMF-1" SETBACKS ARE SHOWN
** PROPERTY IS CURRENTLY ZONED "NC"

SITE PLAN FOR
1119 NEILL DRIVE
LOT 36, VINEVILLE TERRACE SUBDIVISION
COLUMBUS, MUSCOGEE CO., GA

PREPARED FOR:

JAMES WILLIAMS, JR.

PROPERTY LINES SHOWN ARE FROM A SITE VISIT.
THIS IS NOT A SURVEY. FOR SITE PLAN & REZONING PURPOSES ONLY.

DATE: AUG. 24, 2026 | SCALE: 1" = 30' | PARCEL ID: 031 045 007 | DRAWN BY: BH