

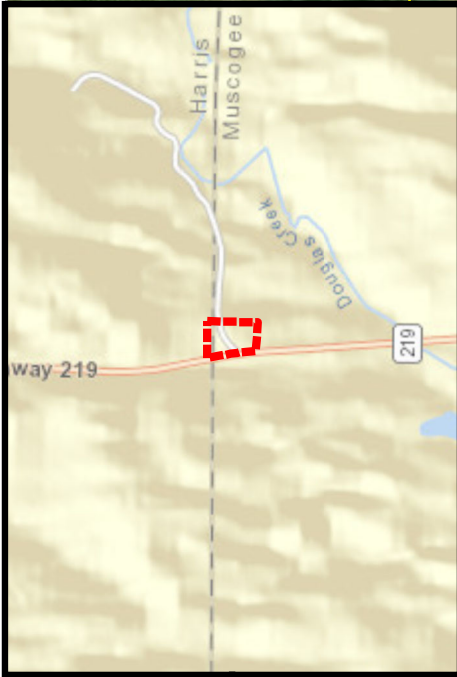
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-04-25-0706

Applicant:	Philip T Schley
Owner:	Philip T Schley
Location:	1001 Schley Road
Parcel:	Part of 175-001-001
Acreage:	5.22 Acres
Current Zoning Classification:	Residential Estate - 10
Proposed Zoning Classification:	Residential Estate - 1
Current Use of Property:	Agriculture
Proposed Use of Property:	Single Family Residential
Council District:	District 2 (Davis)
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 A
Current Land Use Designation:	Vacant/Undeveloped

Future Land Use Designation:		Rural 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.
Surrounding Zoning:	North	Harris County
	South	Residential Estate – 10 (RE10)
	East	Residential Estate – 10 (RE10)
	West	Residential Estate – 1 (RE1)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		One (1) 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 two single family residential parcels.
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map



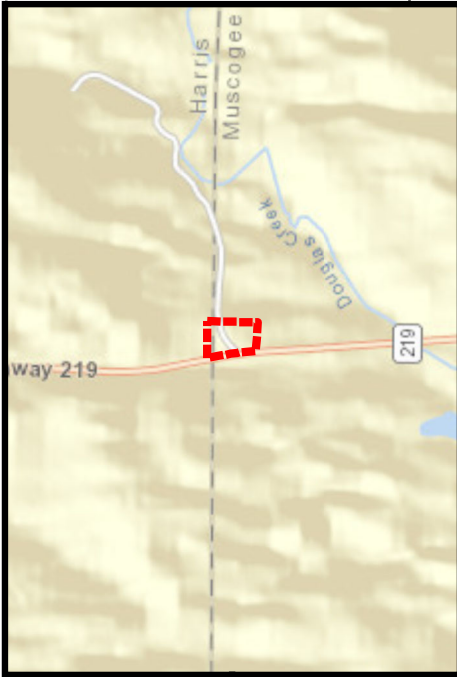
Date: 4/25/2025

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Aerial Map for REZN 04-25-0706
Map 175 Block 001 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
1 inch = 200 feet
Data Source: IT/GIS
Author: DavidCooper





Area To Be Rezoned

Harris County
Muscogee County

SCHLEY RD

RIVER RD



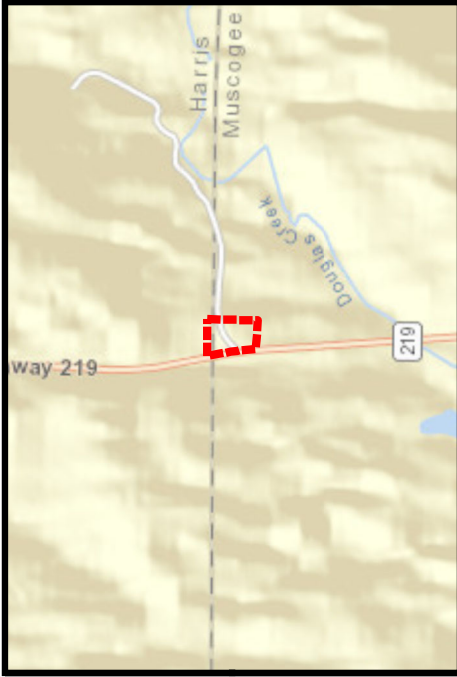
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Location Map for REZN 04-25-0706
Map 175 Block 001 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 100 200 Feet
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Area To Be Rezoned

Harris County
Muscogee County

SCHLEY RD

RIVER RD

Legend

Zoning

Residential Estate - 10

Area To Be Rezoned

0 100 200 Feet

1 inch = 200 feet

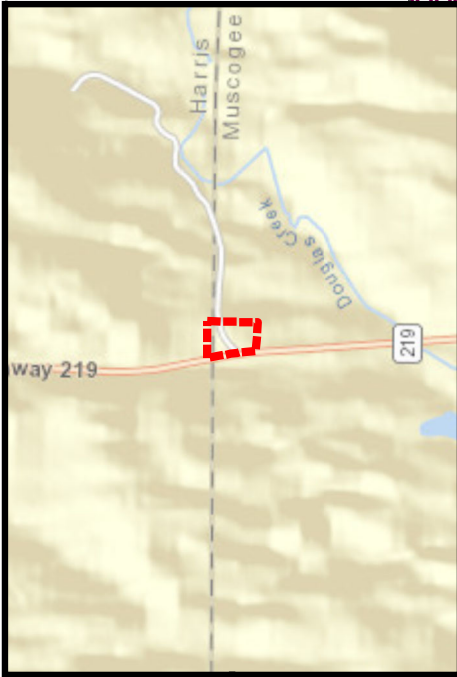
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Zoning Map for REZN 04-25-0706
Map 175 Block 001 Lot 001
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Area To Be Rezoned

Harris County

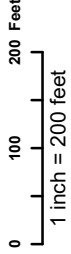
Muscogee County

SCHLEY RD

RIVER RD

**Legend
Existing Land Use**

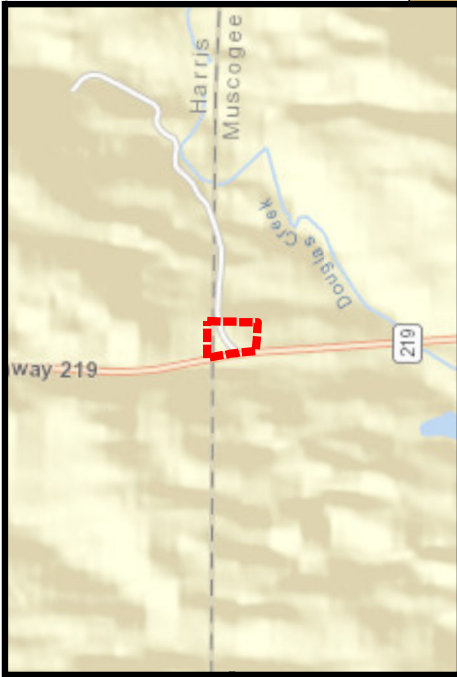
-  Vacant/Undeveloped
-  Area To Be Rezoned



Data Source: IT/GIS
Author: DavidCooper

Existing Land Use Map for REZN 04-25-0706
Map 175 Block 001 Lot 001
Planning Department-Planning Division
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Area To Be Rezoned

Harris County

Muscogee County

SCHLEY RD

RIVER RD

Legend
Future Land Use
 Rural Residential
 Area To Be Rezoned



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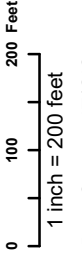
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Future Land Use Map for REZN 04-25-0706

Map 175 Block 001 Lot 001

Planning Department-Planning Division

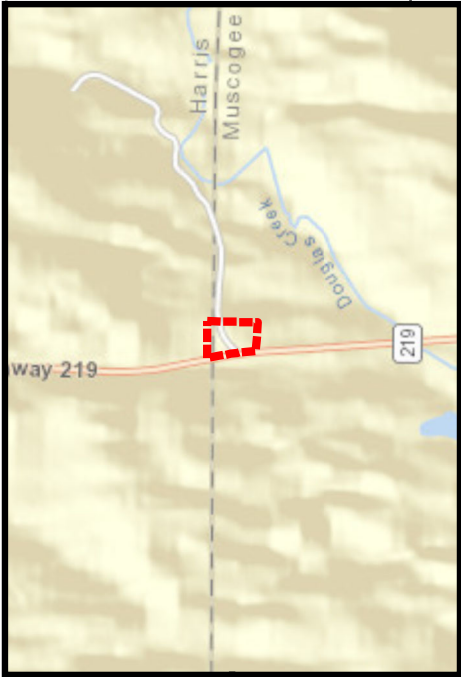
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X

Area To Be Rezoned

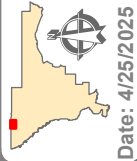
Harris County
Muscogee County

3750

SCHLEY RD

RIVER RD

X



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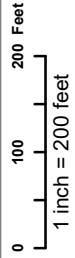
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Flood Hazard Map for REZN 04-25-0706

Map 175 Block 001 Lot 001

Planning Department-Planning Division

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