

CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-02-25-0166

Applicant:	Andrew Norris
Owner:	Philip T Schley
Location:	11001 River Road
Parcel:	Part of 175-001-001
Acreage:	1.00 Acres
Current Zoning Classification:	Residential Estate 10
Proposed Zoning Classification:	Residential Estate 1
Current Use of Property:	Single Family Residential
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 – 10 (RE10)
Reasonableness of Request:		The request is compatible with existing land uses.
School Impact:		N/A
Buffer Requirement:		N/A
Attitude of Property Owners:		Two (2) 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:		N/A
Attachments:		Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Flood Map

School Impact: N/A

Buffer Requirement: N/A

Fort Moore's Recommendation: N/A

DRI Recommendation: N/A

Surrounding Zoning:	North	Harris County
	South	Residential Estate – 10 (RE10)
	East	Residential Estate – 10 (RE10)
	West	Residential Estate – 10 (RE10)

Attitude of Property Owners: **Two (2)** 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: N/A

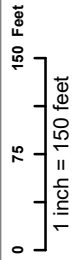
Attachments: Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map



Date: 3/28/2025

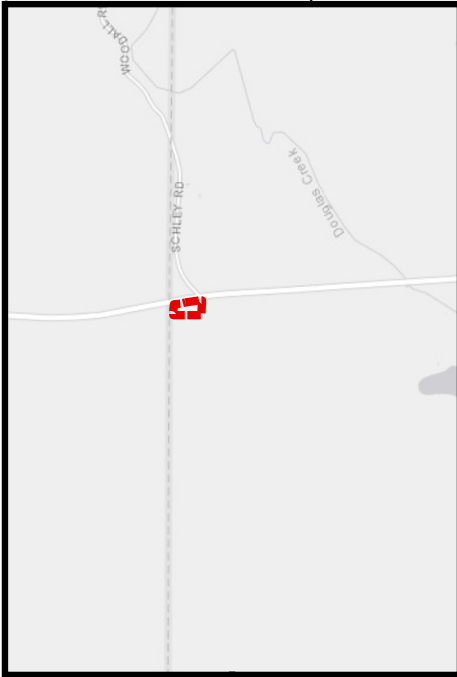
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 02-25-0166
Map 175 Block 001 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech



Data Source: IT/GIS
Author: DavidCooper





3750

SCHLEY RD

RIVER RD

Area To Be
Rezoned



Date: 3/28/2025

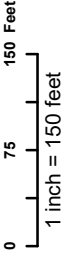
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Location Map for REZN 02-25-0166

Map 175 Block 001 Lot 001

Planning Department-Planning Division

Prepared By Planning GIS Tech



Data Source: IT/GIS

Author: DavidCooper





Muscogee County



Legend
Zoning

- Residential Estate - 10
- Waterbody
- Area To Be Rezoned



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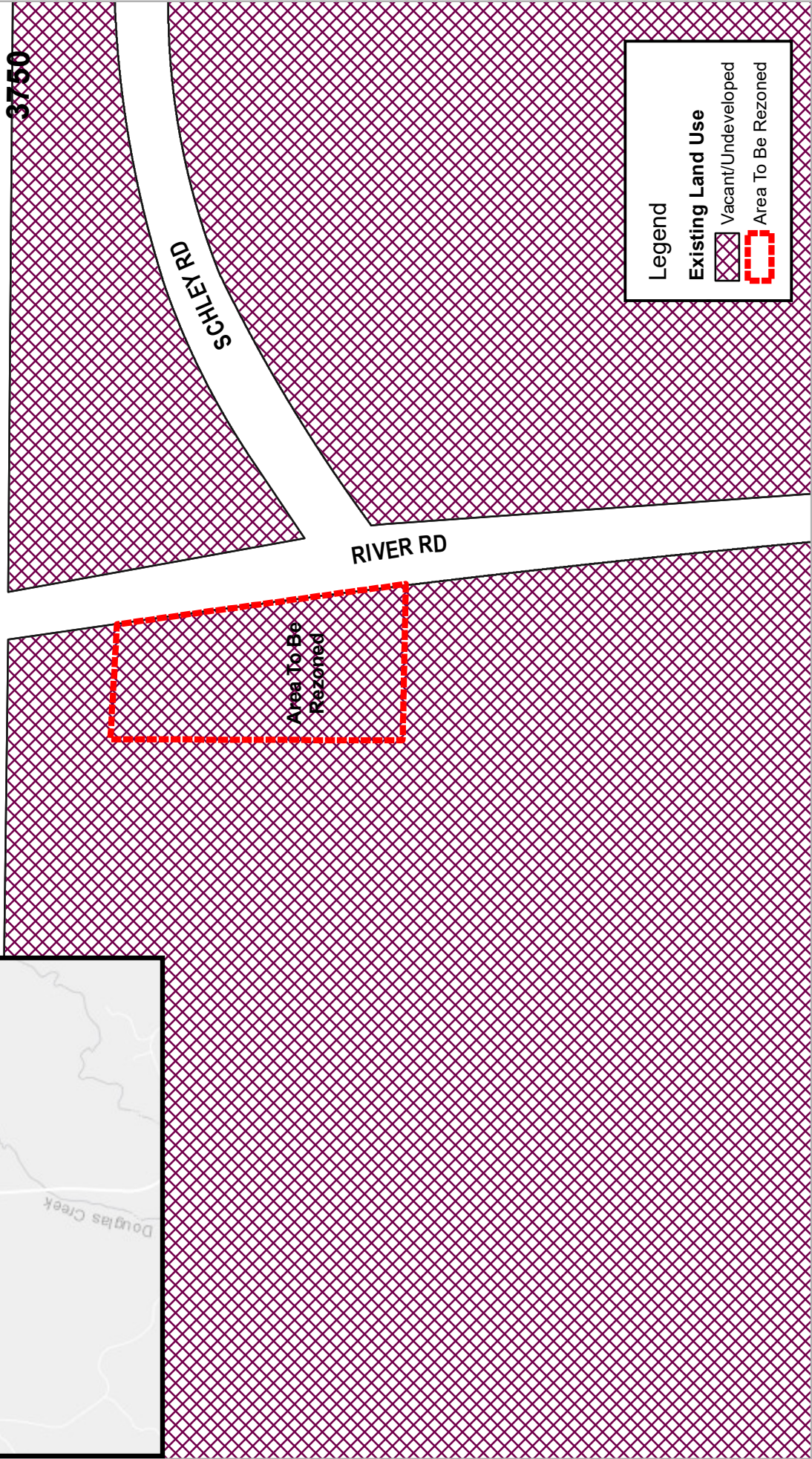
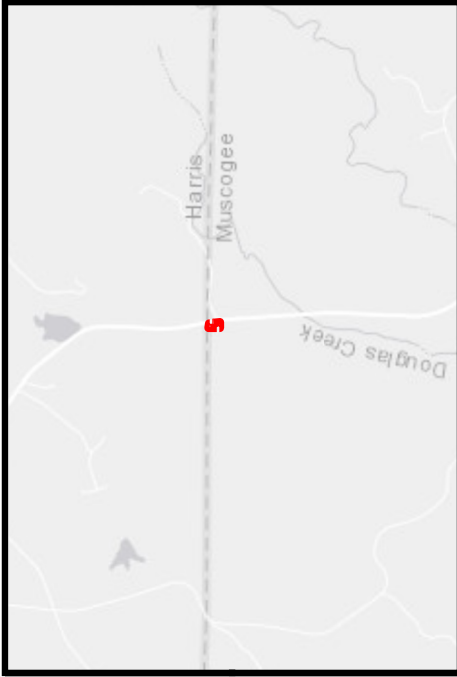
Date: 3/28/2025



Data Source: IT/GIS
 Author: DavidCooper

Zoning Map for REZN 02-25-0166
 Map 175 Block 001 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech





Legend

Existing Land Use

Vacant/Undeveloped

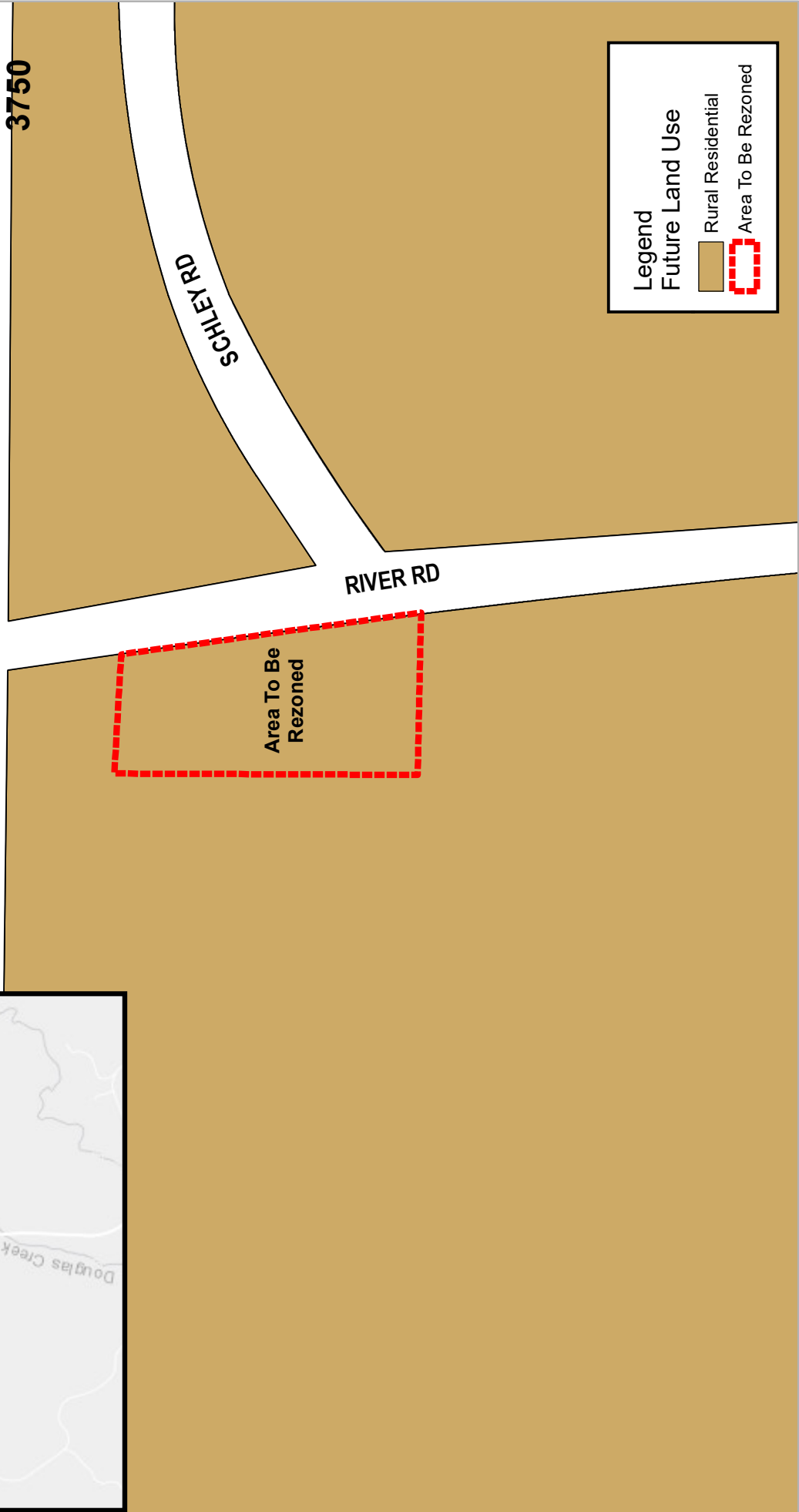
Area To Be Rezoned

0 75 150 Feet
 1 inch = 150 feet
 Data Source: IT/GIS
 Author: DavidCooper

Existing Land Use Map for REZN 02-25-0166
 Map 175 Block 001 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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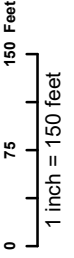


Legend

Future Land Use

Rural Residential

Area To Be Rezoned



Data Source: IT/GIS
 Author: DavidCooper

Future Land Use Map for REZN 02-25-0166
Map 175 Block 001 Lot 001
 Planning Department-Planning Division
 Prepared By Planning GIS Tech

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Muscogee County

x

3750

SCHLEY RD

RIVER RD

Area To Be Rezoned

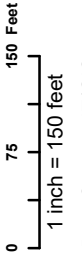
x



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Flood Hazard Map for REZN 02-25-0166
Map 175 Block 001 Lot 001
Planning Department-Planning Division
Prepared By Planning GIS Tech



Data Source: IT/GIS
Author: DavidCooper



Columbus Georgia
Plans!

Columbus Planning Department

