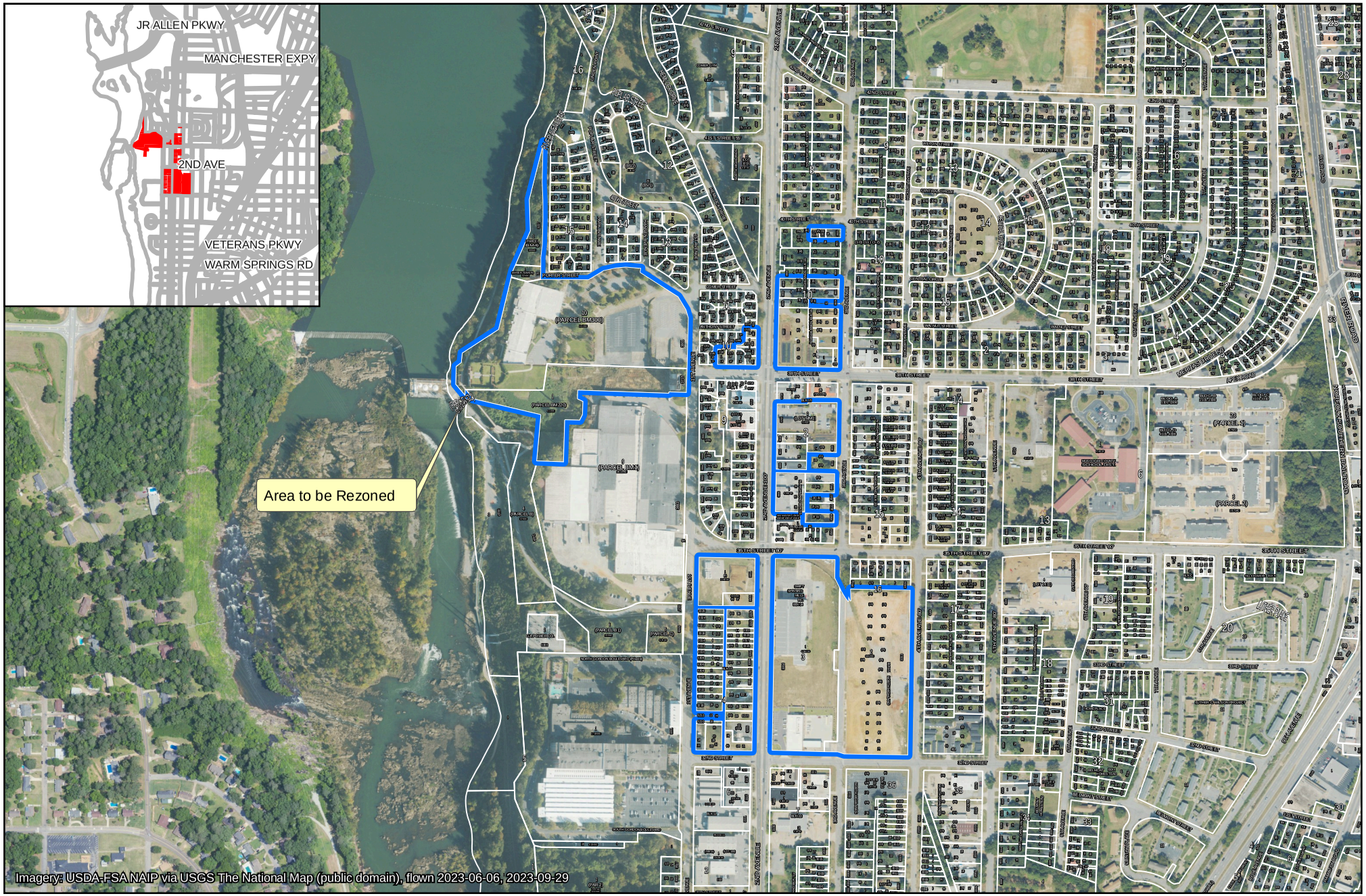
Columbus, GA
CONSOLIDATED GOVERNMENT
What progress has preserved.
PLANNING DEPARTMENT

COUNCIL
STAFF REPORT

REZN-09-26-1821

Applicant:	CCG - PLANNING
Owner:	Please See Attached
Location:	Please See Attached
Parcel:	Please See Attached
Acreage:	N/A
Current Zoning Classification:	Various Zoning Classifications
Proposed Zoning Classification:	MRZD (Mill Redvelopment Zoning District)
Current Use of Property:	Various Uses
Proposed Use of Property:	Mixed Use
Council District:	District 8 (Garrett)
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 Moore's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area F
Current Land Use Designation:	Various Designations
Future Land Use Designation:	MRZD

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 Impact:	N/A
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for mixed use usage.
Surrounding Zoning:	Various Zoning Classifications
Reasonableness of Request:	The request is compatible with existing land uses.
School Impact:	N/A
Buffer Requirement:	N/A
Attitude of Property Owners:	N/A
Additional Information:	New zoning classification. Initial group rezoning managed by the CCG Planning Department.
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report



REZN 09-26-001821: Aerial Map
CCG Planning Department

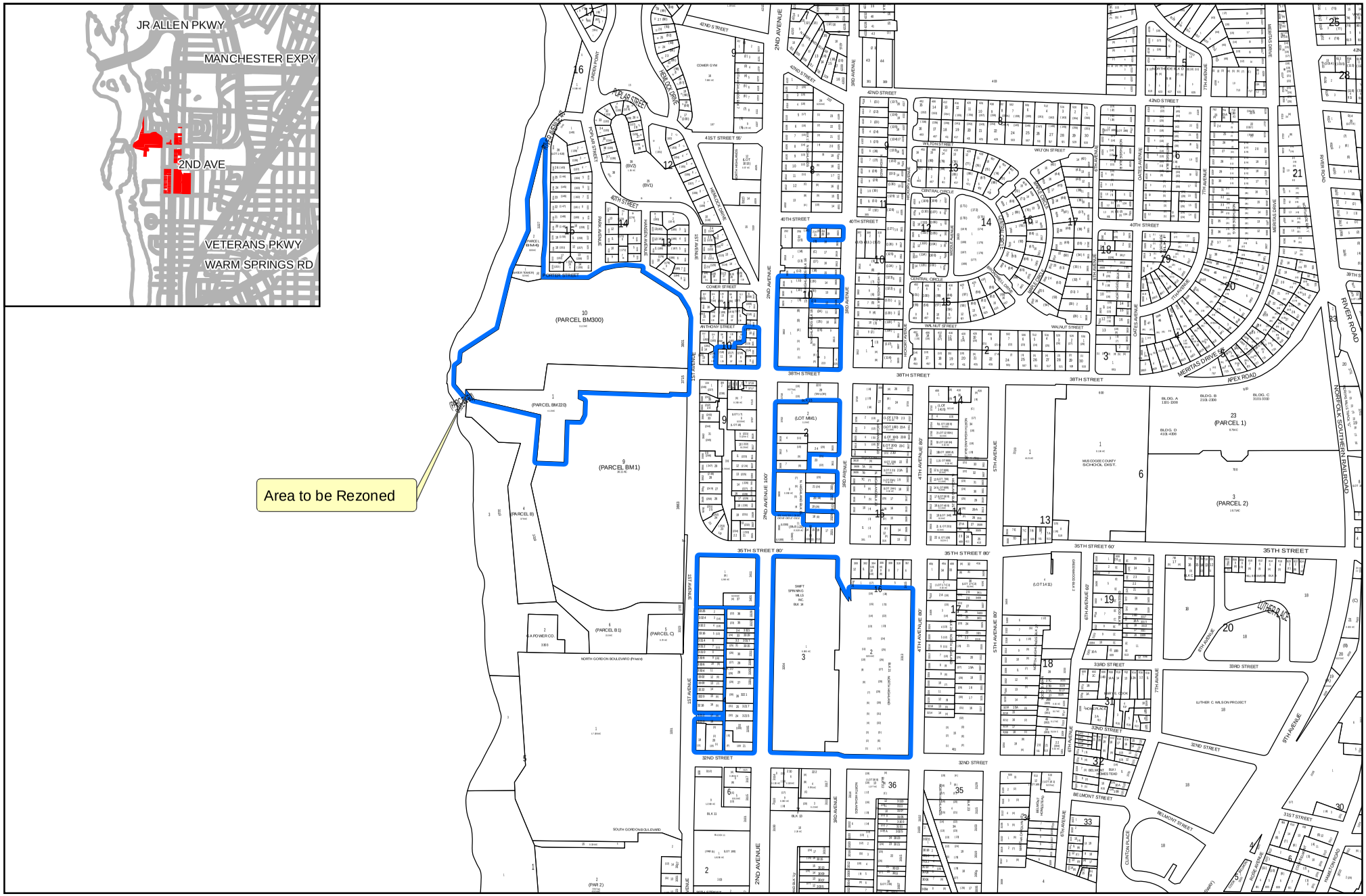
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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Prepared by Rex Wilkinson 9/29/2026



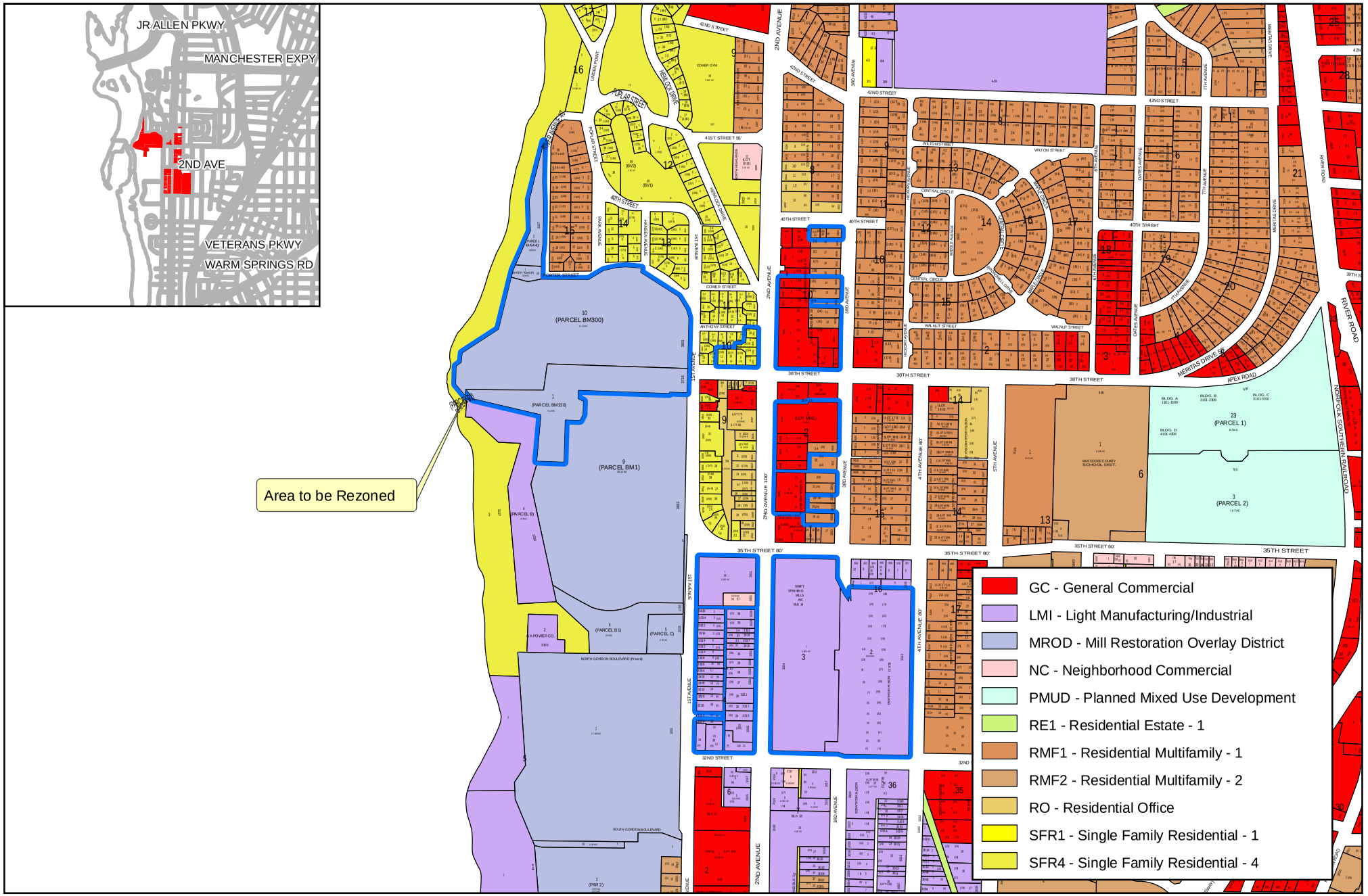
REZN 09-26-001821: Location Map
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REZN 09-26-001821: Zoning Map
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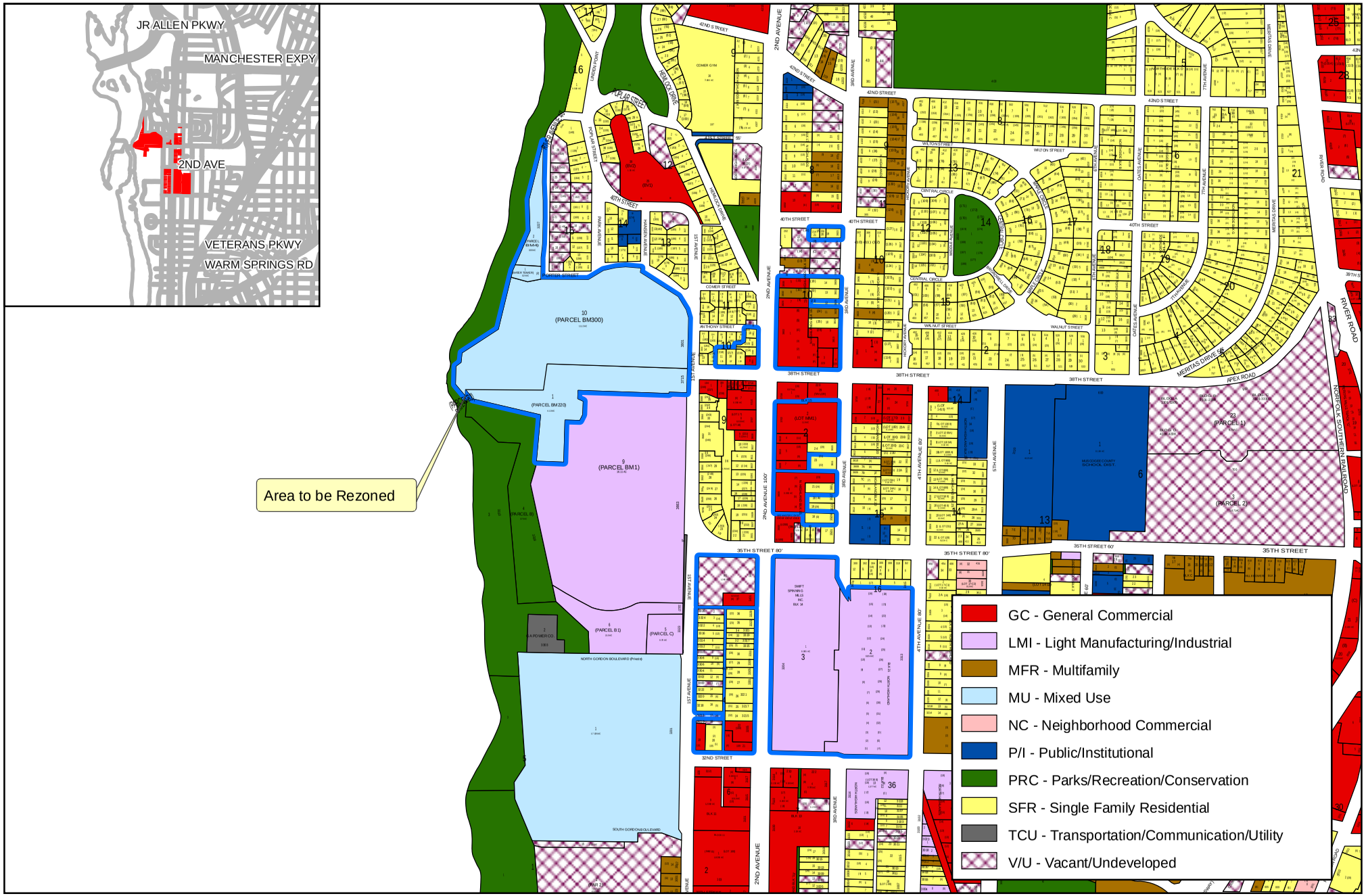
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REZN 09-26-001821: Existing Land Use Map
CCG Planning Department

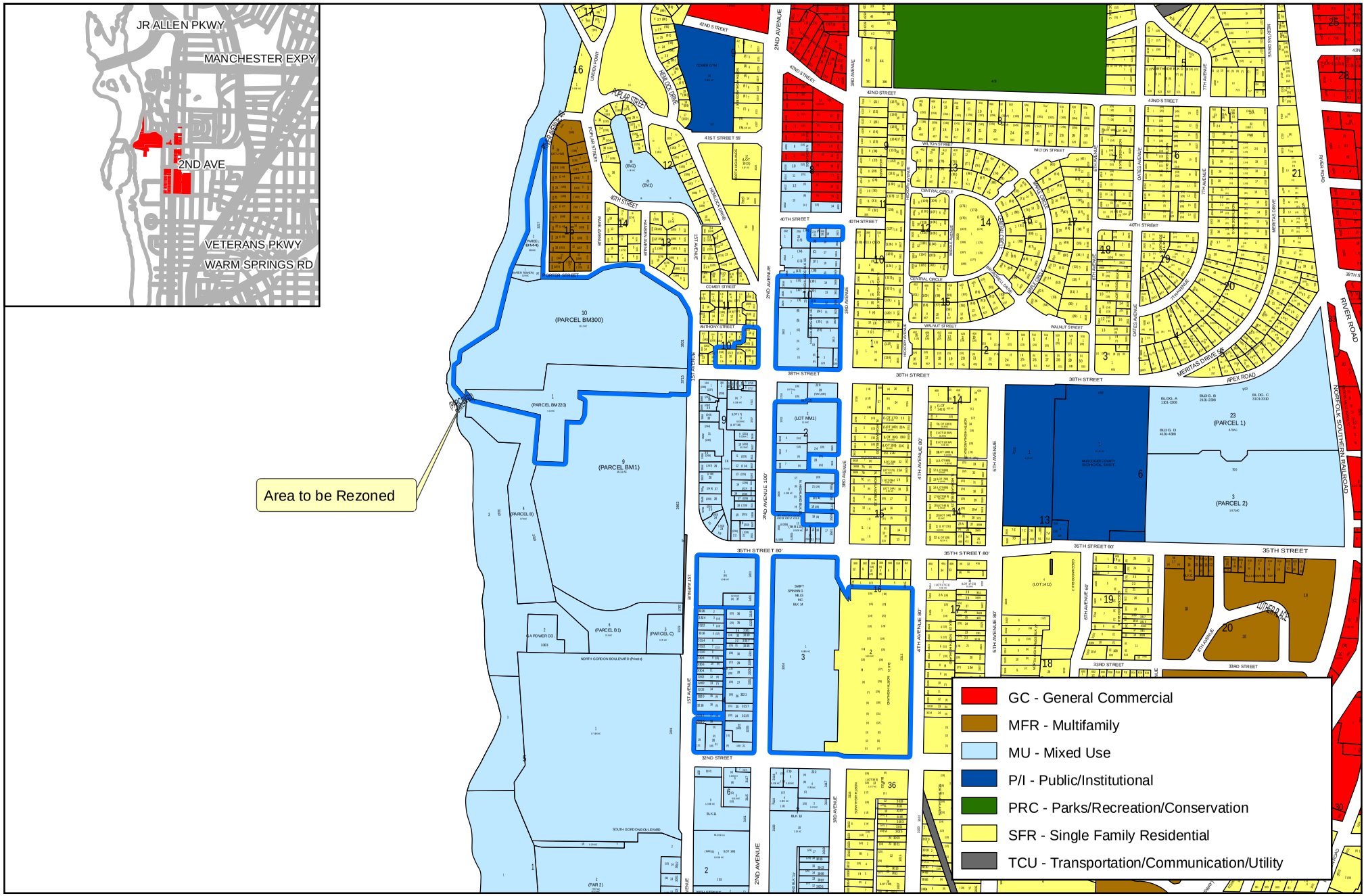
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REZN 09-26-001821: Future Land Use Map
CCG Planning Department

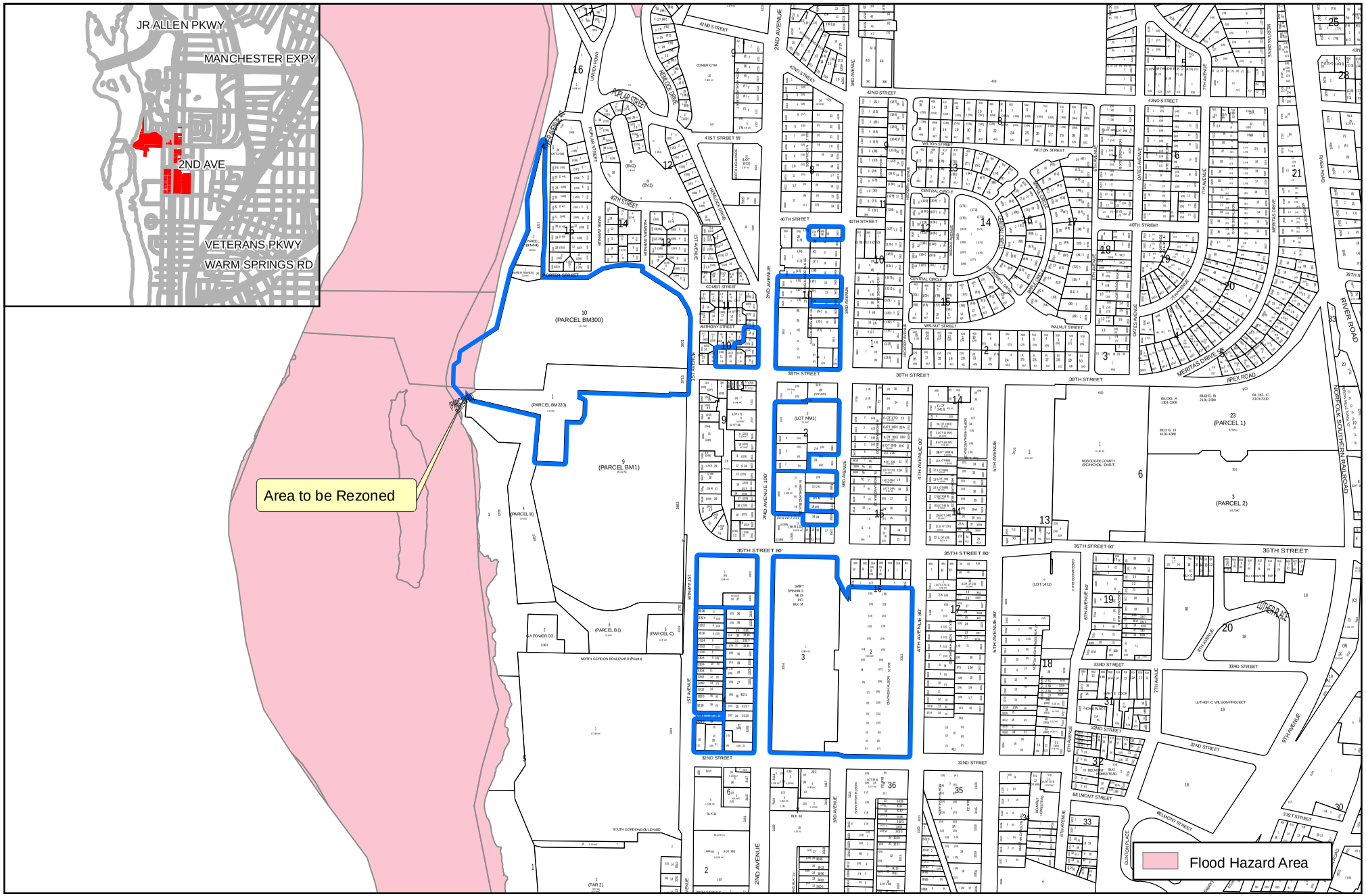
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REZN 09-26-001821: Flood Hazard Area Map
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Owner	Parcel ID	Acres	Address
Webb Construction	008 003 001	8.83	70 Porter Street
Webb Construction	014 016 002	6.85	3227 River Avenue
MercyMed	008 002 008	0.86	3600 2nd Avenue
MercyMed	008 002 021	0.17	3601 3rd Avenue
MercyMed	008 002 007	0.17	3608 2nd Avenue
MercyMed	008 002 005	0.29	3612 2nd Avenue
MercyMed	008 002 024	0.17	3615 3rd Avenue
MercyMed	008 002 004	0.17	3618 2nd Avenue
MercyMed	008 002 002	1.19	3702 2nd Avenue
MercyMed	009 010 021	0.05	214 40th Street
MercyMed	009 010 020	0.03	218 40th Street
MercyMed	009 010 019	0.08	3923 3rd Avenue
MercyMed	008 002 018	0.17	3509 3rd Avenue
WC Bradley Read Estate	008 008 001	4.10	70 Porter Street
WC Bradley Read Estate	009 023 001	0.24	3801 1st Avenue
WC Bradley Read Estate	009 023 002	0.88	3200 2nd Avenue
WC Bradley Read Estate	008 008 010	11.13	3313 4th Avenue
Brad Turner	008 001 001	1.21	3802 2nd Avenue
Brad Turner	008 001 003	0.17	223 38th Street
Brad Turner	008 001 004	0.06	225 38th Street
Brad Turner	008 004 001	1.34	3411 2nd Avenue
Brad Turner	008 004 002	0.80	3326 1st Avenue
Brad Turner	008 004 003	0.11	3324 1st Avenue
Brad Turner	008 004 004	0.12	3322 1st Avenue
Brad Turner	008 004 005	0.12	3316 1st Avenue
Brad Turner	008 004 006	0.10	3314 1st Avenue
Brad Turner	008 004 007	0.09	3312 1st Avenue
Brad Turner	008 004 008	0.09	3310 1st Avenue
Brad Turner	008 004 009	0.09	3308 1st Avenue
Brad Turner	008 004 010	0.09	3306 1st Avenue
Brad Turner	008 004 011	0.09	3304 1st Avenue
Brad Turner	008 004 012	0.10	3302 1st Avenue
Brad Turner	008 004 013	0.10	3300 1st Avenue
Brad Turner	008 004 014	0.11	3222 1st Avenue

Brad Turner	008 004 015	0.10	3220 1st Avenue
Brad Turner	008 004 016	0.15	3218 1st Avenue
Brad Turner	008 004 018	0.06	3210 1st Avenue
Brad Turner	008 004 019	0.14	10132nd Street
Brad Turner	008 004 020	0.27	105 32nd Street
Brad Turner	008 004 021	0.18	109 32nd Street
Brad Turner	008 004 022	0.28	3205 2nd Avenue
Brad Turner	008 004 024	0.28	3215 2nd Avenue
Brad Turner	008 004 025	0.12	3217 2nd Avenue
Brad Turner	008 004 026	0.23	3221 2nd Avenue
Brad Turner	008 004 027	0.17	3301 2nd Avenue
Brad Turner	008 004 028	0.15	3305 2nd Avenue
Brad Turner	008 004 029	0.13	3309 2nd Avenue
Brad Turner	008 004 030	0.13	3311 2nd Avenue
Brad Turner	008 004 031	0.09	3315 2nd Avenue
Brad Turner	008 004 032	0.08	3317 2nd Avenue
Brad Turner	008 004 033	0.08	3319 2nd Avenue
Brad Turner	008 004 034	0.08	3321 2nd Avenue
Brad Turner	008 004 035	0.16	3323 2nd Avenue
Brad Turner	008 004 036	0.15	3329 2nd Avenue
Brad Turner	008 004 037	0.24	3401 2nd Avenue
Brad Turner	008 010 006	0.08	3805 2nd Avenue
Brad Turner	008 010 007	0.08	3803 2nd Avenue
Brad Turner	008 010 008	0.06	3801 2nd Avenue
Brad Turner	008 010 009	0.08	109 38th Street
Brad Turner	008 010 010	0.08	107 38th Street
Brad Turner	008 010 011	0.09	105 38th Street
Brad Turner	009 010 005	0.17	3906 2nd Avenue
Brad Turner	009 010 006	0.17	3830 2nd Avenue
Brad Turner	009 010 007	0.17	3826 2nd Avenue
Brad Turner	009 010 009	0.28	3813 3rd Avenue
Brad Turner	009 010 010	0.17	3819 3rd Avenue
Brad Turner	009 010 011	0.17	3823 3rd Avenue
Brad Turner	009 010 013	0.18	3901 3rd Avenue
Brad Turner	009 010 014	0.19	3905 3rd Avenue
Brad Turner	009 011 010	0.06	3807 2nd Avenue