

CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

**REZN-04-26-0737**

<b>Applicant:</b>	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
<b>Owner:</b>	Columbus Housing Initiative, Inc dba NeighborWorks Columbus
<b>Location:</b>	715 & 723 Apex Road
<b>Parcel:</b>	0014-005-004/011
<b>Acreage:</b>	0.11/0.09 Acres
<b>Current Zoning Classification:</b>	General Commercial
<b>Proposed Zoning Classification:</b>	Residential Multifamily – 1
<b>Proposed Conditions:</b>	1. Allow a minimum lot size of 3,500 square feet
<b>Current Use of Property:</b>	Vacant
<b>Proposed Use of Property:</b>	Single Family Residential
<b>Council District:</b>	District 8
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent

		Planning Area F
<b>Current Land Use Designation:</b>		Single Family Residential
<b>Future Land Use Designation:</b>		Single Family Residential
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<b>North</b>	Residential Multifamily – 1 (RMF1)
	<b>South</b>	PMUD
	<b>East</b>	General Commercial (GC)
	<b>West</b>	General Commercial (GC)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		The site shall include a Category A buffer along all property lines bordered by the LMI zoning district. 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.
<b>Attitude of Property Owners:</b>		<b>Forty Eight</b> 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.

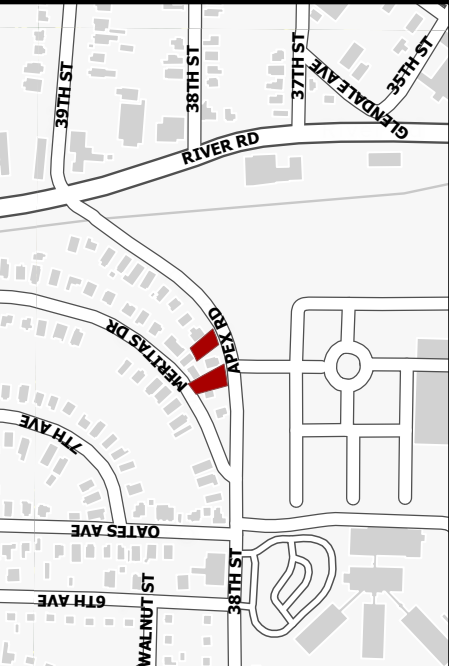
**Approval** 0 Responses  
**Opposition** 0 Responses

**Additional Information:**

Purpose is to develop as single family residential

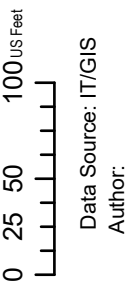
**Attachments:**

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



**Area To Be Rezoned**

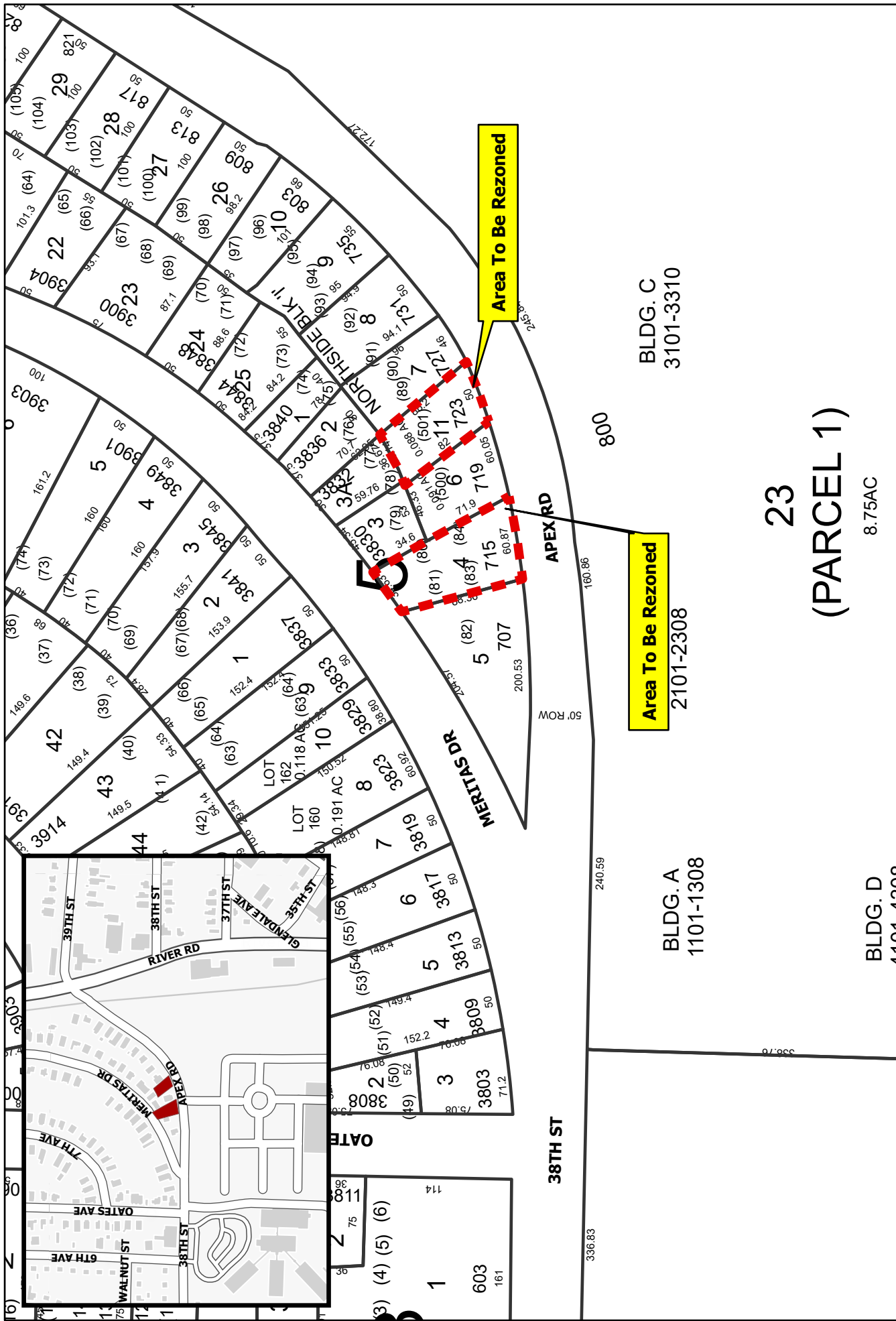
**Area To Be Rezoned**



**Aerial Map for For REZN 04 - 26 - 0737**  
**Map 014 Block 005 Lots 004 & 011**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

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.

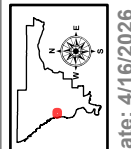




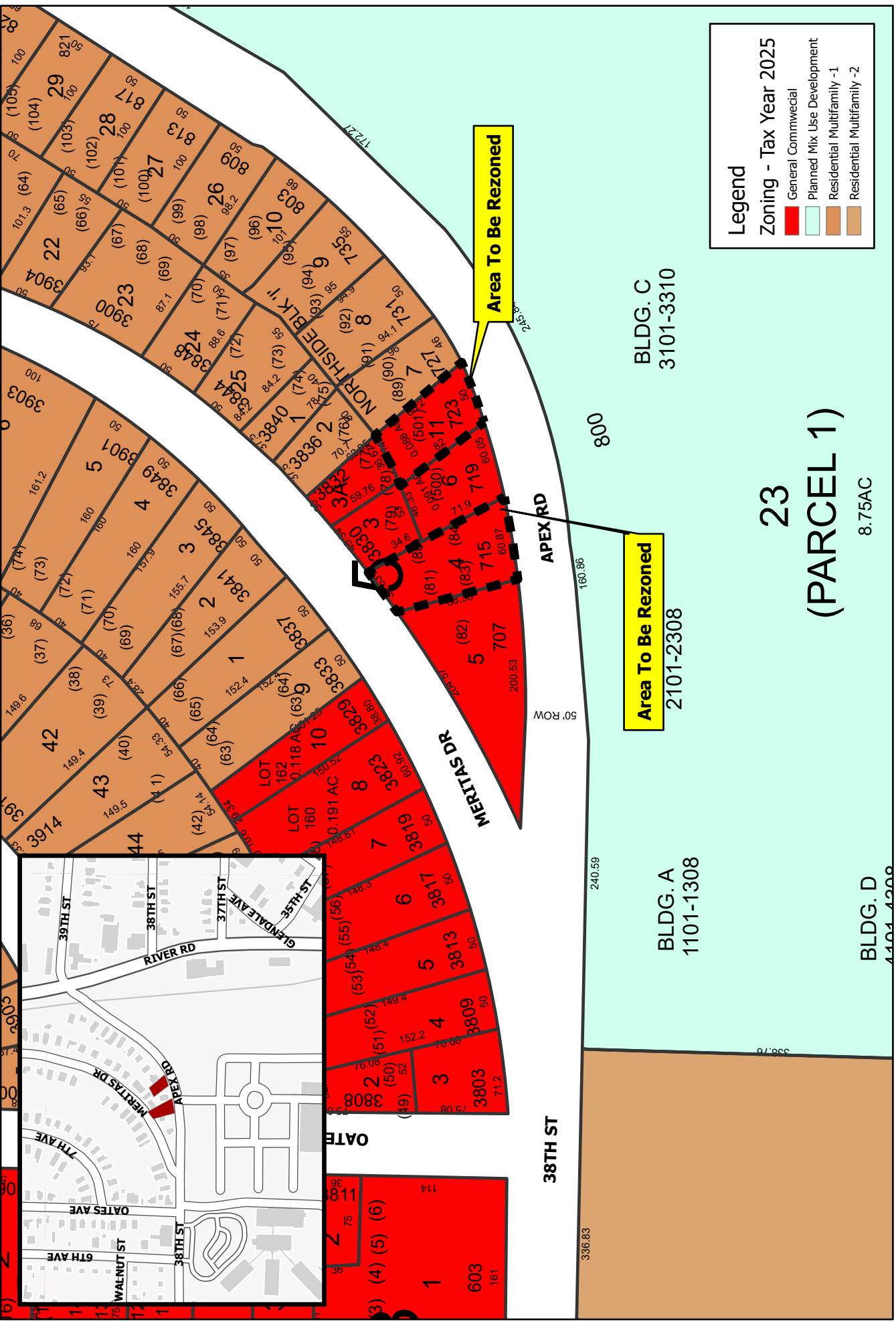
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 Data Source: IT/GIS  
 Author:

Location Map for REZN 04 - 26 - 0737  
 Map 014 Block 005 Lots 004 & 011  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 4/16/2026



**Legend**

**Zoning - Tax Year 2025**

- General Commercial
- Planned Mix Use Development
- Residential Multifamily -1
- Residential Multifamily -2



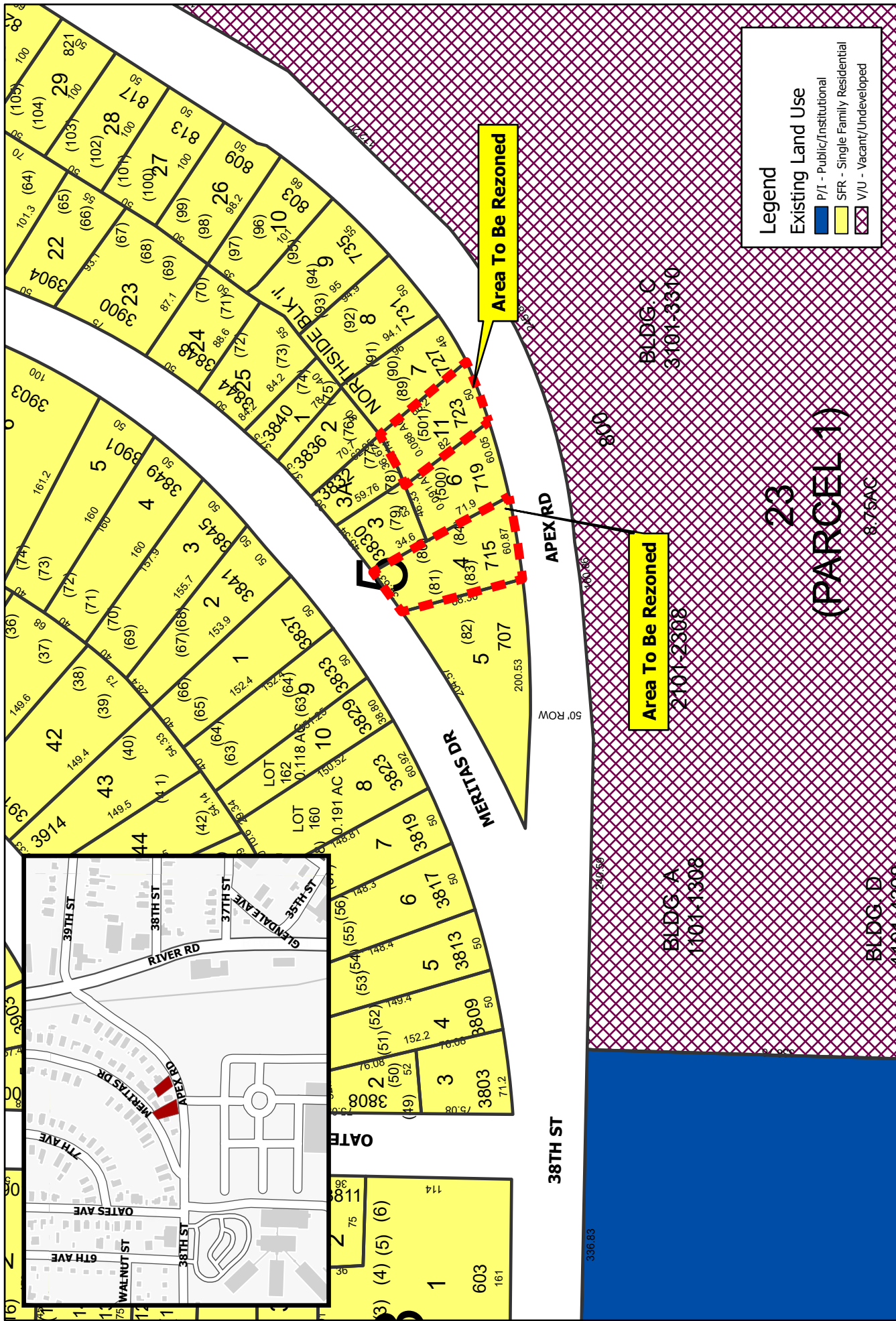
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Data Source: IT/GIS  
Author:

Zoning Map For REZN 04 - 26 - 0737  
Map 014 Block 005 Lots 004 & 011  
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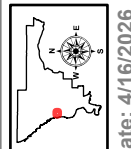
Date: 4/16/2026



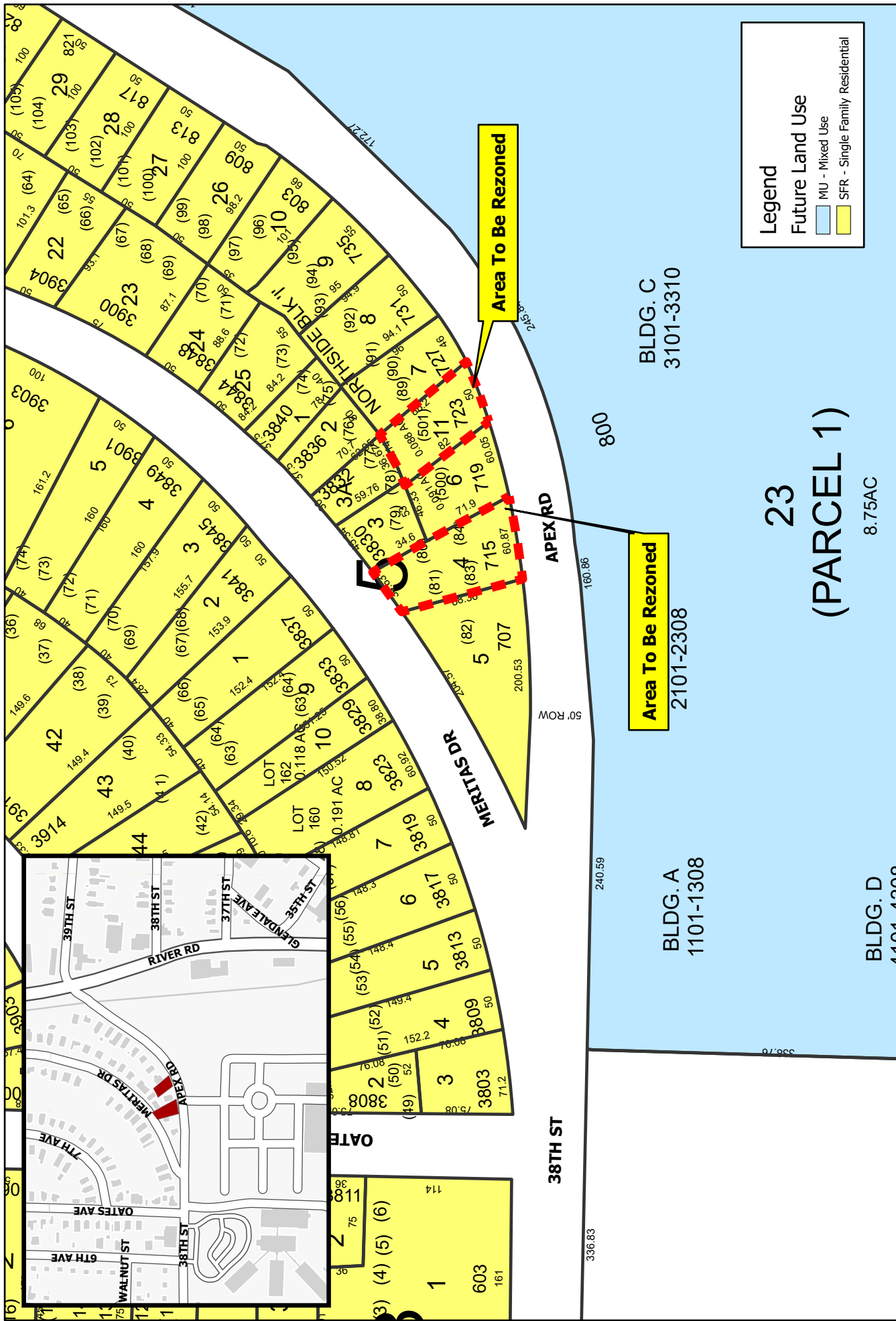
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 Data Source: IT/GIS  
 Author:

Existing Land Use Map For REZN 04 - 26 - 0737  
 Map 014 Block 005 Lots 004 & 011  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

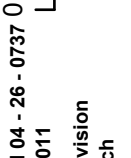
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Date: 4/16/2026



Future Land Use Map For REZN 04 - 26 - 0737 0 - 26 - 0737 0  
 Map 014 Block 005 Lots 004 & 011  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

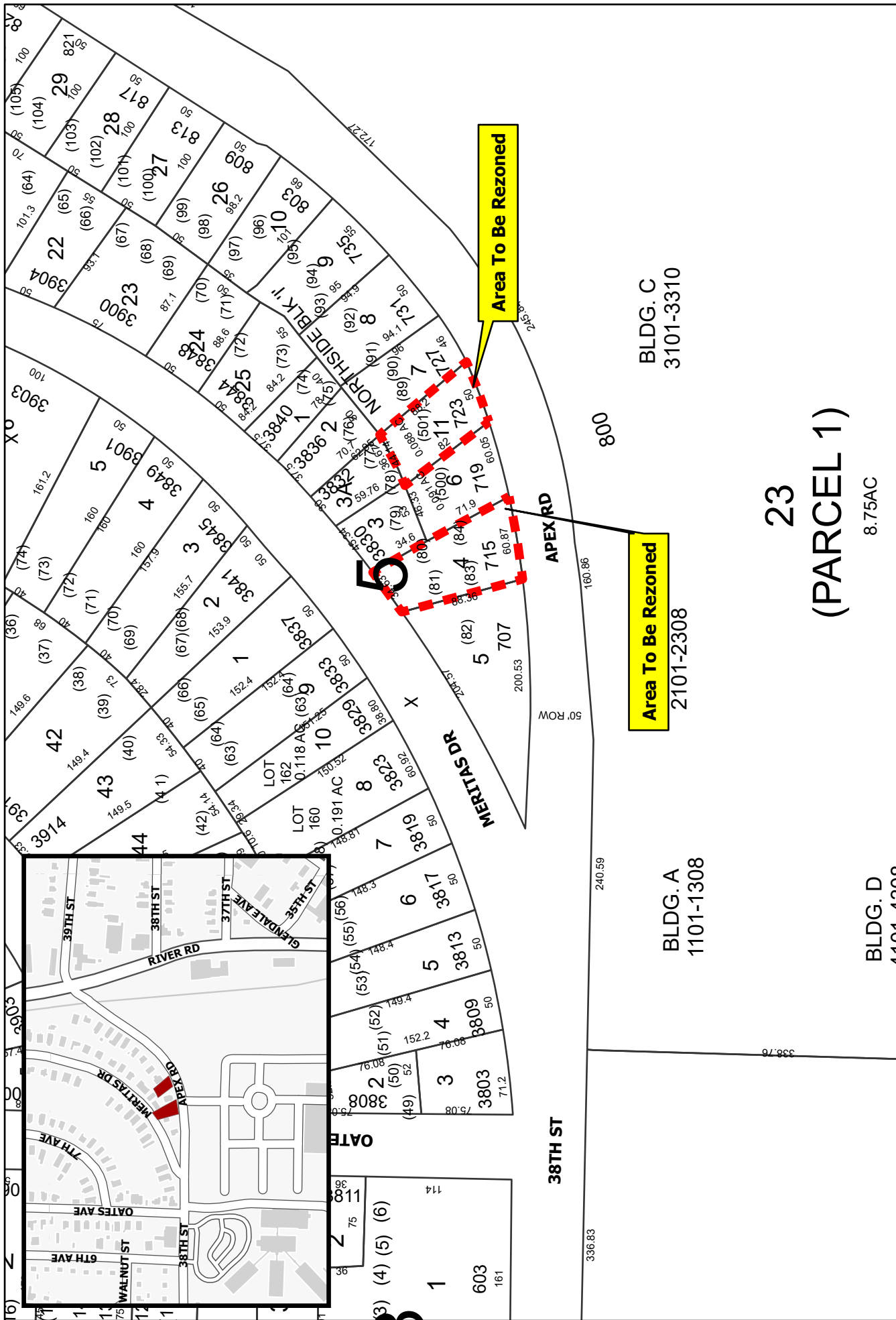


Data Source: IT/GIS  
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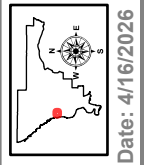


0 25 50 100 US Feet

Data Source: IT/GIS  
Author:

Flood Hazard Map For REZN 04 - 26 - 0737  
Map 014 Block 005 Lots 004 & 011  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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907Z GA HWY 85  
WAVERLY HALL, GA 31831  
706-325-0971

A NEW RESIDENCE FOR:  
**SUPREME SERVICES**  
715 APEX ROAD  
COLUMBUS GA 31904

**SITE PLAN**

DRAWN BY: WCF/MFS

ISSUED DATE: 03/20/2026

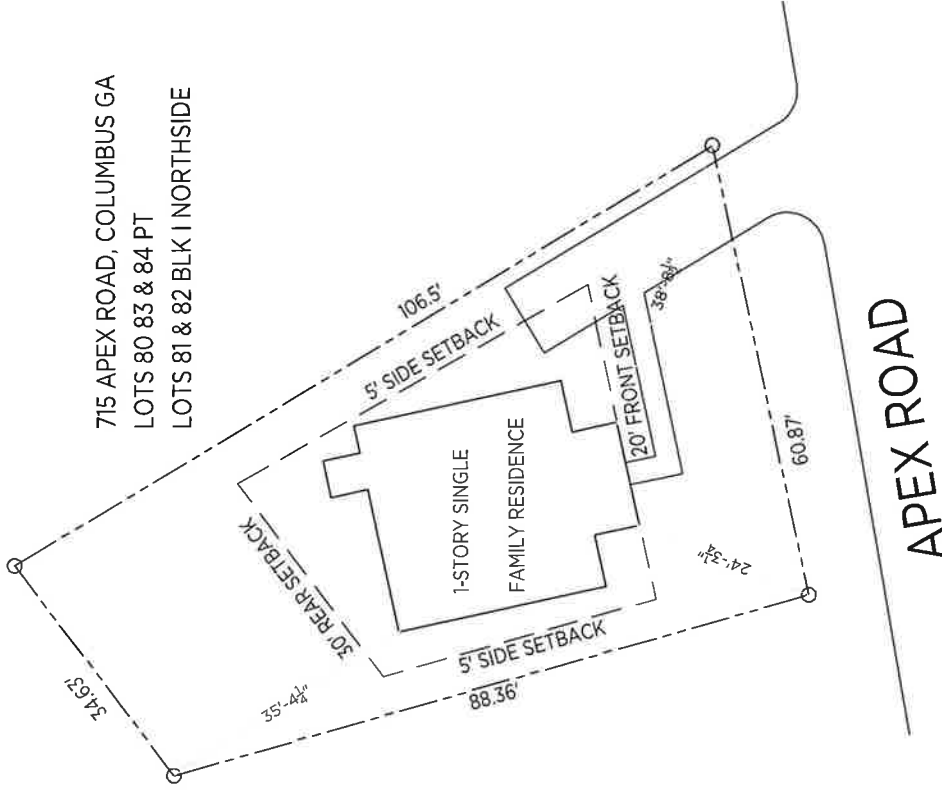
ISSUED DATE: 03/26/2026

SHEET NO.

**S1**

PRINT ON 11 X 17" PAPER

715 APEX ROAD, COLUMBUS GA  
LOTS 80 83 & 84 PT  
LOTS 81 & 82 BLK I NORTHSIDE



**APEX ROAD**

**SITE PLAN**  
1/16" = 1'-0"

9074 GA HWY 85  
WAVERLY HALL, GA 31831  
706-325-0971

**A NEW RESIDENCE FOR:  
SUPREME SERVICES  
715 APEX ROAD  
COLUMBUS GA 31904**

**EXTERIOR  
ELEVATIONS**

DRAWN BY: WCP/MFB

ISSUED DATE: 03/20/2028

ISSUED DATE: 03/26/2028

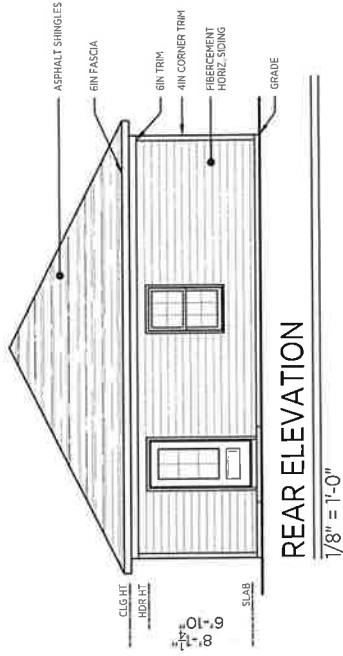
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**A1**

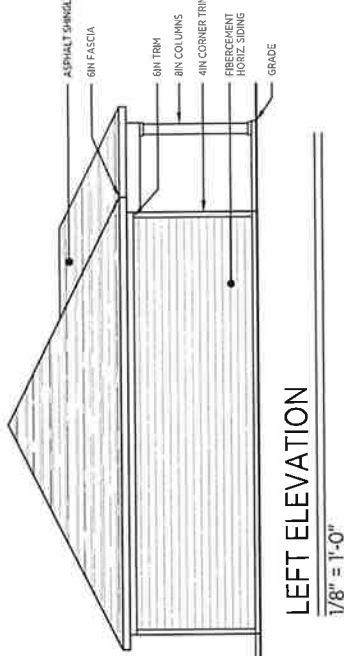
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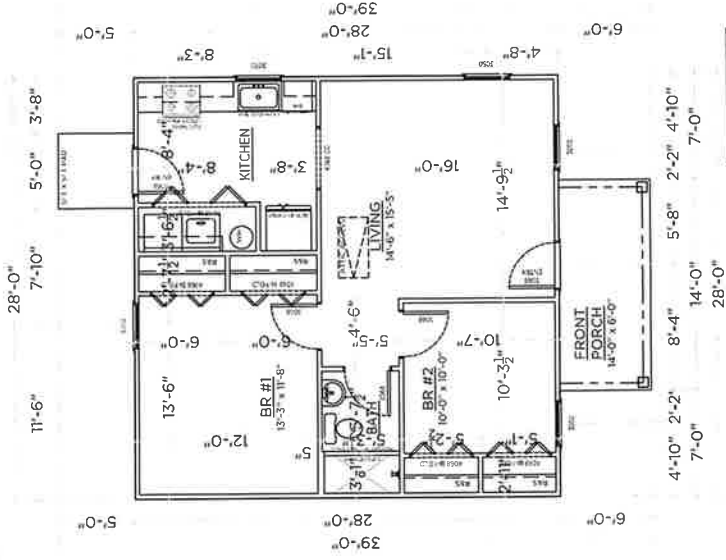
**FRONT ELEVATION**  
1/8" = 1'-0"



**REAR ELEVATION**  
1/8" = 1'-0"

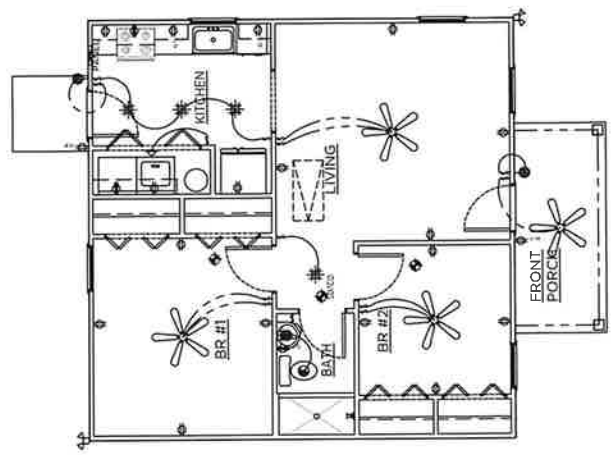


**LEFT ELEVATION**  
1/8" = 1'-0"



**FLOOR PLAN**  
1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	03/20/2028	ISSUED	WCP
2	03/26/2028	ISSUED	MFB



**LIGHTING PLAN**  
1/8" = 1'-0"

NO.	DATE	DESCRIPTION	BY
1	03/20/2028	ISSUED	WCP
2	03/26/2028	ISSUED	MFB

9074 GA HWY 85  
WAVERLY HALL, GA 31831  
706-325-0971

A NEW RESIDENCE FOR:  
**SUPREME SERVICES**  
723 APEX ROAD  
COLUMBUS GA 31904

**SITE PLAN**

DRAWN BY: WCF/MFB

ISSUED DATE: 03/20/2026

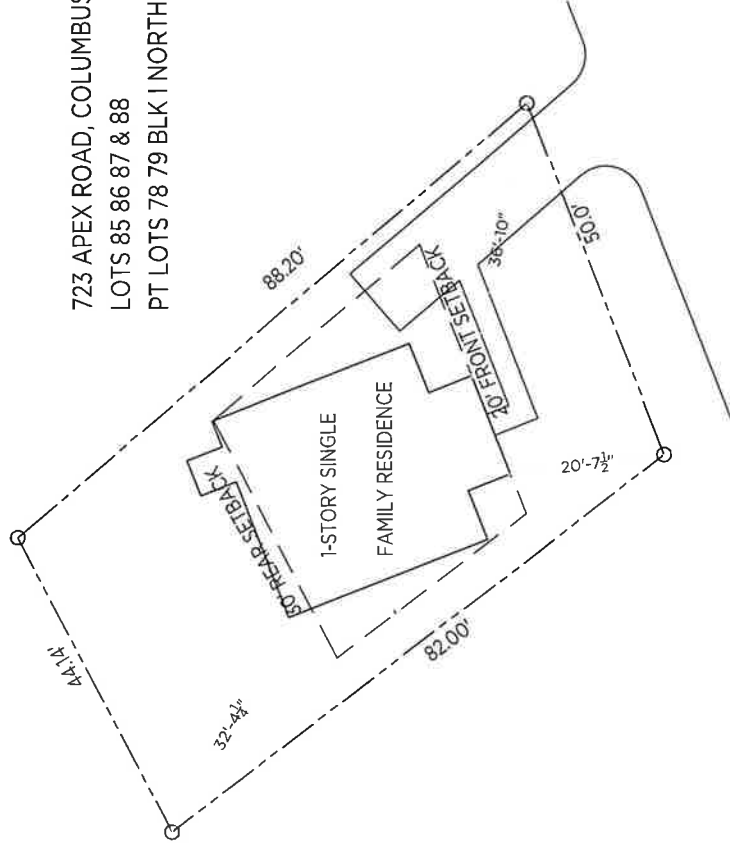
ISSUED DATE: 03/26/2026

SHEET NO.

**S1**

PRINT ON 11 X 17 PAPER

723 APEX ROAD, COLUMBUS GA  
LOTS 85 86 87 & 88  
PT LOTS 78 79 BLK I NORTHSIDE



**SITE PLAN**  
1/16" = 1'-0"

9074 GA HWY 85  
WAVERLY HALL, GA 31831  
706-525-0971

**A NEW RESIDENCE FOR:  
SUPREME SERVICES  
723 APEX ROAD  
COLUMBUS GA 31904**

**EXTERIOR  
ELEVATIONS**

DRAWN BY: WCP/MFS  
ISSUED DATE: 03/20/2028  
ISSUED DATE: 03/26/2028

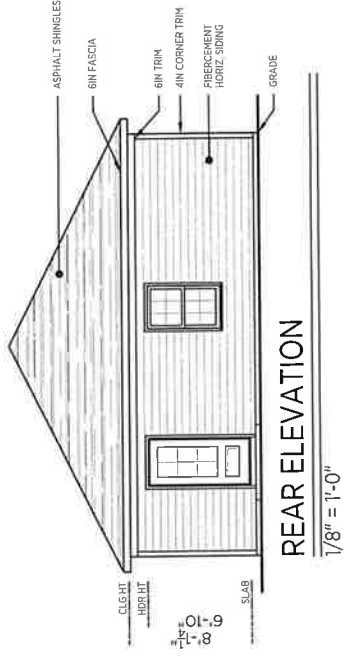
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**A1**

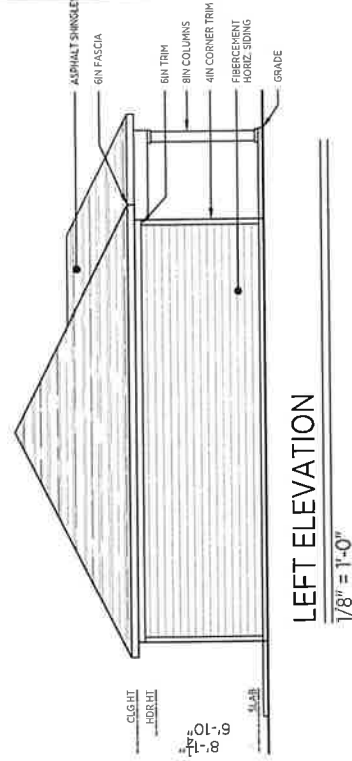
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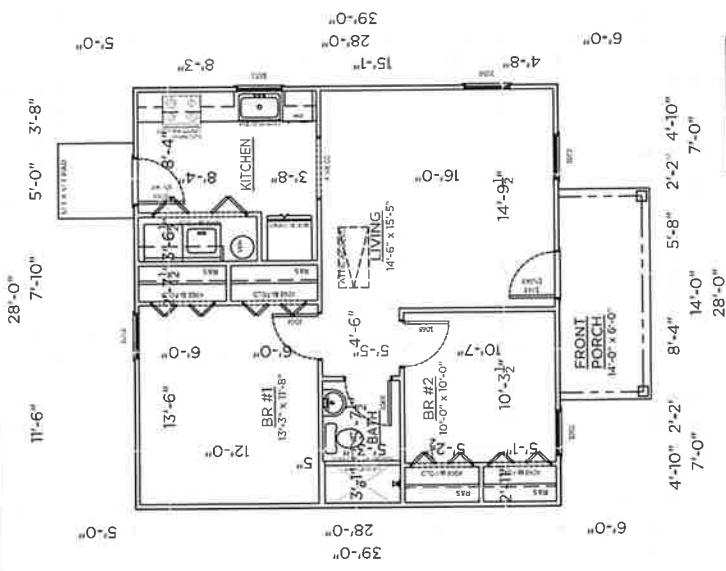
**FRONT ELEVATION**  
1/8" = 1'-0"



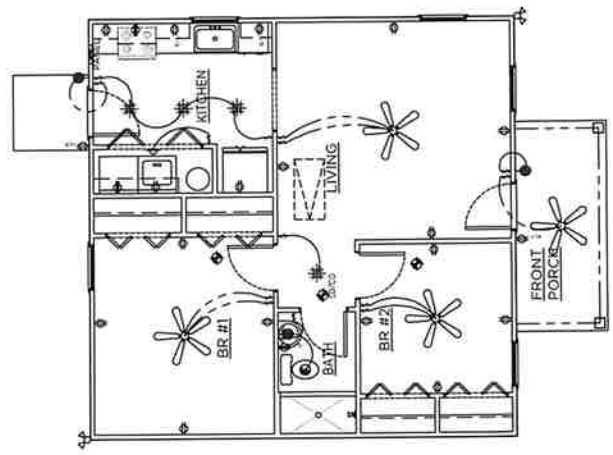
**REAR ELEVATION**  
1/8" = 1'-0"



**LEFT ELEVATION**  
1/8" = 1'-0"



**FLOOR PLAN**  
1/8" = 1'-0"



**LIGHTING PLAN**  
1/8" = 1'-0"

APEX ORIENTATION		SHEATHING AVAILABILITY	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	FRONT PORCH	1	FRONT PORCH
2	LIVING	2	LIVING
3	KITCHEN	3	KITCHEN
4	BATH	4	BATH
5	BR #1	5	BR #1
6	BR #2	6	BR #2

LUMBER SCHEDULE	
NO.	DESCRIPTION
1	FRONT PORCH
2	LIVING
3	KITCHEN
4	BATH
5	BR #1
6	BR #2