

## AN ORDINANCE

NO. \_\_\_\_\_

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4937 Macon Road** (parcel # 097-001-002) from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) with conditions Zoning District.

### THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS AS FOLLOWS:

#### Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) with conditions Zoning District.

“All that tract or parcel of land situate, lying, and being in-Land: Lot 9 of the 8th District and Lot 9 of the 9th District of Muscogee County, Georgia and being more particularly describe as follows: Commencing at a pinched top iron found at the intersection of the eastern right of way of Roxbury Court (apparent 60' right of way) and the northern right of way of Roxbury Drive (60' right of way); Thence N 88°53'49"E 130.00 feet to a pinched top iron found at a point at the terminus of Roxbury Drive; Thence S 01°044'30"E 190.00 feet to a pinched top iron found and the POINT OF BEGINNING; Thence S73°05'51"E 318.97 feet to a ½" Rebar & Cap Found; Thence S 05°30'24"E 340.65 feet to a ½" Rebar & Cap Found; Thence S 57°08'01"E 139.80 feet to a ½" Rebar & Cap Found and the right of way of Macon. Road (right of way varies); Thence S 45°53'55"W 298.51 feet along said right of way to a concrete monument found; Thence S 23°39'37"W 73.71 feet along said right of way to a concrete monument found; Thence S 45°39'50"W 459.73 feet along said right of way to a point in a 36" oak tree; Thence S41°59'47"W 226.02 feet along said right of way to a concrete monument found; Thence leaving said right of way N04°00'07"W 91.87 feet to a ½" rebar and cap set; Thence N00°28'09"W 197.00 feet to a ½" rebar and cap set; Thence 193. 78 feet along the arc of a curve to the left, said curve have a radius of 1031.23 feet subtended by a chord 193.40 feet on a bearing of N84°47'36"W to a point on the right of way of Florence Drive (60 feet right of way) where there is a painted dot on a rock; Thence continuing along said right of way N00°08'27"W 60 feet to a pinched top iron found; Thence leaving said right of way 204.95 along the arc of a curve to the right, said curve have a radius of 1091.23 feet subtended by a chord 204.55 feet on a bearing of S84°44'03"E to a pinched top iron found; Thence N10°52'20"E 164.65 feet to a pinched top iron found; Thence N 10°53'37"E 175.00 feet to a pinched top iron found; Thence N06°13'55"E 170.00 feet to a pinched top iron found; Thence N06°12'46"E 162.95 feet to a pinched top iron found; Thence S88°33'00"W 200.00 feet to a pinched top iron found along the right of way of Florence Drive (60 foot right of way); Thence along said right of way

N45°48'45"E 87.78 feet to a pinched top iron found along said right of way; Thence leaving said right of way N01°057'30"W 198.31 feet to a pinched top iron found; Thence N88°53'49"E 309.48 feet to a pinched top iron found and the POINT OF BEGINNING. Said property containing 12.63 +/- acres.”

## Section 2.

The above-described property will be rezoned subject to the following conditions:

- 1) An emergency access shall be permitted to Florence Drive. Said access shall be gated and shall only be opened via public safety Knox Boxes.
- 2) Said emergency access shall be the width of a commercial driveway.
- 3) A proposed 20-feet undisturbed natural buffer shall abut all existing single-family homes.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_ day of \_\_\_\_\_ 2026; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_ 2026 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

Councilor Allen      voting \_\_\_\_\_  
Councilor Anker      voting \_\_\_\_\_  
Councilor Chambers      voting \_\_\_\_\_  
Councilor Cogle      voting \_\_\_\_\_  
Councilor Crabb      voting \_\_\_\_\_  
Councilor Davis      voting \_\_\_\_\_  
Councilor Garrett      voting \_\_\_\_\_  
Councilor Hickey      voting \_\_\_\_\_  
Councilor Huff      voting \_\_\_\_\_  
Councilor Tucker      voting \_\_\_\_\_

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**Lindsey G Mclemore**  
Clerk of Council

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**B. H. “Skip” Henderson, III**  
Mayor