

## 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 **6100 Whitesville Road** (parcel # 189-026-003) from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions.

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

#### Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions:

All that lot, tract or parcel of land situate, lying and being in Land Lot 57, 8th District, Columbus, Muscogee County, Georgia, and being more particularly described as "TRACT 4-A, 2.0056 ACRES," on that certain plat of survey entitled "Replat of Tract 4, Brookstone Business Park, Being in Land Lot 57, 8th District, Columbus, Muscogee County, Georgia," dated August 1, 1994, prepared by William A. White, said plat or survey being recorded in Plat Book 129, Folio 70, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, reference to which is made for a more particular description of said Tract 4-A. A copy of said survey is attached hereto as Exhibit "A-1."

#### Section 2.

The above-described property is being rezoned with the following conditions:

- 1) Waive the requirement for the construction of a six-foot opaque wall under section 3.2.8.H of the UDO.
- 2) Reduce the required distance under Section 3.2.8.O.2 of the UDO, from the proposed vehicle detailing area to the residential property to the North from 100 feet to 90 feet.
- 3) The principal use of the subject property shall be limited to auto/truck sales, new and/or used. If such use ever ceases, then the zoning classification of the subject property shall automatically revert, without the need to rezone, to Neighborhood Commercial (NC) and any uses allowed under NC zoning classification shall be deemed legal and conforming uses for said property.
- 4) No more than 25 vehicles for sale shall be physically present on the property.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 11th day of January, 2022; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2022 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

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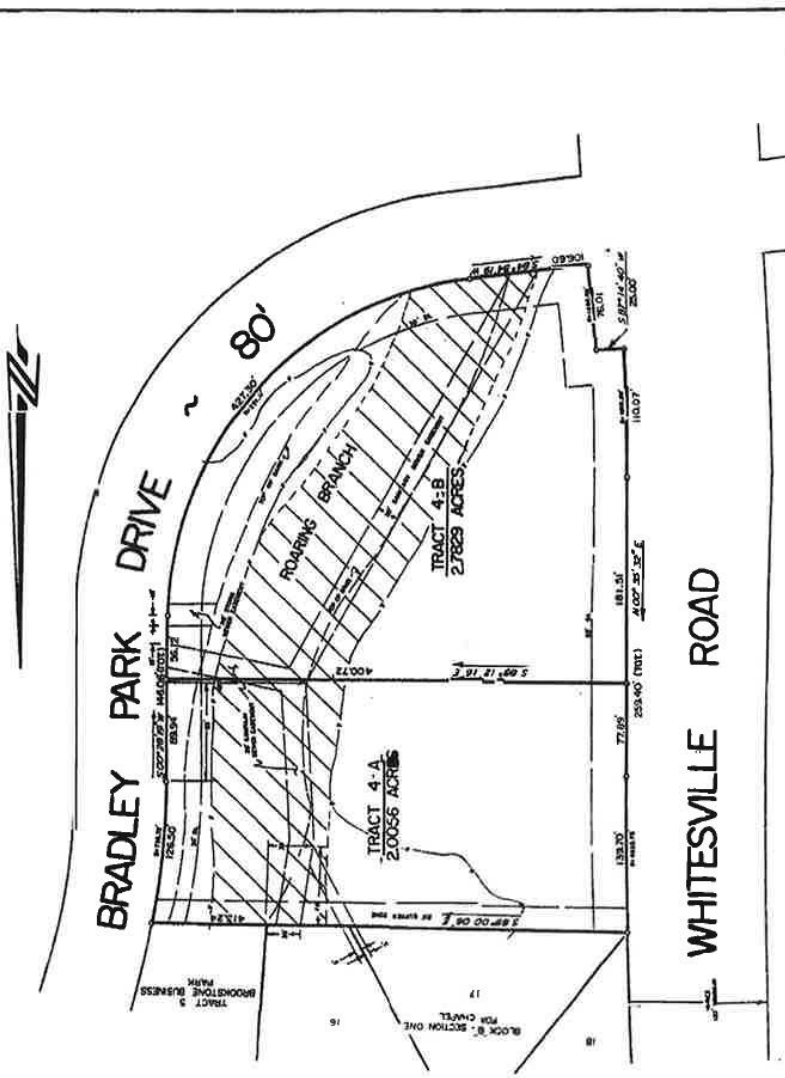
**Sandra T Davis**  
Clerk of Council

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**B. H. "Skip" Henderson, III**  
Mayor

**EXHIBIT "A-1"**

PLAT BOOK 127, FOLIO 72



FILED FOR RECORD  
 M. LINDA A. WHYTE  
 SURVEYOR  
 COLUMBIA COUNTY, GEORGIA

**Replat of TRACT 4  
 BROOKSTONE BUSINESS PARK**  
 BEING IN LAND LOT 57, 8th DISTRICT  
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
 AUGUST 1, 1994  
 SCALE 1" = 60'

PREPARED BY  
 WILLIAM A. WHYTE - SURVEYOR  
 563-1003



BY MY DRAWING THIS IS A CORRECT REPRESENTATION  
 OF THE LAND PLATTED AND HAS BEEN PROVIDED IN  
 ACCORDANCE WITH THE REQUIREMENTS OF LAW  
 WILLIAM A. WHYTE - SURVEYOR  
 DATE: 8-1-94

THE CONTENTS OF THIS PLAT ARE BASED ON THE FIELD AND  
 OFFICE SURVEY OF THE LANDS DESCRIBED HEREIN AND  
 THE SURVEYOR HAS BEEN PROVIDED WITH ALL NECESSARY  
 INFORMATION AND RECORDS TO ACCURATELY LOCATE THE  
 BOUNDARIES OF THE LANDS DESCRIBED HEREIN.  
 WILLIAM A. WHYTE  
 SURVEYOR

APPROVED BY  
 [Signature]  
 SURVEYOR

DATE: 11-6-93  
 [Signature]  
 SURVEYOR

NOTES:  
 1) ALL DIMENSIONS SHOWN ARE SUBJECT TO  
 THE FIELD SURVEY AND THE SURVEYOR'S  
 CONSTRUCTION OF CORNERS SHALL NOT BE  
 BASED ON THE RECONSTRUCTION AND DETERMINATION  
 THEREOF.  
 2) FLOOD PREPARATION AS PER A.R.S. ASSOCIATES  
 777 ACRES FLOODING  
 100 YEAR FLOOD