

## 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 **0 / 3390 Wooldridge Road** (parcel # 075-001-033 / 075-001-030) from RE1 (Residential Estate 1) Zoning District to HMI (Heavy Manufacturing / Industrial) Zoning District with amended conditions .

### **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 RE1 (Residential Estate 1) Zoning District to HMI (Heavy Manufacturing/Industrial) Zoning District with amended conditions:

All that tract or parcel of land situated in Land Lots 230 and 235 of the 19th Land District of Muscogee County, Georgia, and being more particularly described as follows:

Begin at a found 1/2" iron rebar at the intersection of the southerly right of way line of Wooldridge Road ( an 80 foot right of way) with the westerly line of Land Lot 230, said rebar lying on a curve concave northeasterly; thence run Southeasterly along said right of way and curve with a radius of 756.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 629.50 feet (chord bears South 66 degrees 00 minutes 52 seconds East 611.50 feet) to a found 2" iron pipe and the point of tangency of said curve; thence continue along said right of way South 89 degrees 51 minutes 06 seconds East a distance of 1589.40 feet to a found 2" iron pipe; thence leaving said right of way run South 00 degrees 08 minutes 59 seconds West a distance of 1904.16 feet to a found 1/2" iron pipe; thence run South 00 degrees 06 minutes 49 seconds West a distance of 89.21 feet to a found 5/8" iron rebar; thence run North 89 degrees 10 minutes 06 seconds West a distance of 2197.92 feet to a found 1/2" iron rebar on the apparent westerly line of Land Lot 235; thence run North 01 degrees 25 minutes 50 seconds East along said land Lot Line a distance of 474.16 feet to a found 1 1/2" (outside diameter) iron pipe; thence run North 01 degrees 24 minutes 47 seconds East along said Land Lot Line a distance of 1740.68 feet to the POINT OF BEGINNING. Said lands containing 99.96 acres, more or less.

All that tract or parcel of land situated in Land Lot 235 of the 19th Land District of Muscogee County, Georgia and being more particularly described as follows:

Commence from a found 1/2" iron rebar at the intersection of the southerly right of way line of Wooldridge Road (an 80 foot right of way) with the westerly line of Land Lot 230, said rebar lying on a curve concave northeasterly; thence run southeasterly along said right of way and said curve with a radius of 756.54 feet, through a central angle of 47 degrees 40 minutes 29 seconds, for an arc distance of 629.50 feet (chord bears South 66 degrees 00 minutes 52 seconds East) to a found 2" iron pipe and the point of tangency of

said curve; thence continue along said right of way South 89 degrees 51 minutes 06 seconds East a distance of 294.21 feet; thence leaving said right of way run South 00 degrees 19 minutes 09 seconds West a distance of 703.40 feet to a set 5/8" iron rebar and cap "LS2319" and the POINT OF BEGINNING. From said POINT OF BEGINNING run South 89 degrees 40 minutes 51 seconds East a distance of 467.10 feet to a set 5/8" iron rebar and cap "LS2319"; thence run South 00 degrees 19 minutes 09 seconds West a distance of 467.00 feet to a set 5/8" iron rebar and cap "LS2319"; thence run North 89 degrees 40 minutes 51 seconds West a distance of 467.10 feet to a set 5/8" iron rebar and cap "LS2319"; thence run North 00 degrees 19 minutes 09 seconds East a distance of 467.00 feet to the POINT OF BEGINNING. Said lands containing 5.01 acres, more or less.

## Section 2.

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

- (1) A two hundred foot (200') natural vegetative buffer (undisturbed) shall be maintained by applicant or any successor in interest along the eastern boundary of the Subject Property and along the entire frontage of the Subject Property along Wooldridge Road;
- (2) The sole industrial use of the Subject Property shall be for the transportation, deposit, and storage of overburden. The Subject Property shall not be utilized for mining or aggregate processing;
- (3) The hours of operation for the transportation and deposit of overburden on the Subject Property shall be limited to the hours of 8:00 a.m. through 5:00 p.m. Monday - Friday. Neither applicant nor any successor in interest shall operate on weekends and Vulcan recognized holidays on the Subject Property;
- (4) Vehicular access to the Subject Property from Wooldridge Road shall be limited to access associated with the existing residence on the Subject Property. There shall be no industrial or commercial use of the entrances to the Subject Property from the adjoining public right of way;
- (5) Overburden material shall be transported to the Subject Property upon internal roads. No overburden shall be transported to the Subject Property along the public roads surrounding the Subject Property or quarry;
- (6) The trees located to the north of the existing home shall not be removed until such time as Vulcan needs to extend the overburden storage area north of the existing home. Vulcan will provide a minimum of thirty (30) days advance written notice to Wooldridge Heights and Wooldridge Road residents prior to the commencement of clearing trees and prior to the commencement of transporting overburden north of the former Best home on Subject Property.

- (7) Water shall be applied to haul roads and disturbed areas as needed to prevent fugitive emissions in accordance with Georgia EPD requirements;
- (8) The maximum elevation of overburden stored on the Subject Property shall not exceed 700' above mean sea level along the southern boundary of the Subject Property. The maximum elevation of overburden stored on the Subject Property shall not exceed 650' above mean sea level along that line established by connecting the following two points (and which is depicted in red on the attached site plan for demonstrative purposes):

Starting Point:

Latitude: 32° 35' 20.24" N

Longitude: 84° 56' 12.39" W

Ending Point:

Latitude: 32° 35' 12.58" N

Longitude: 84° 55' 46.97" W

To the north of such line, overburden stored on the Subject Property shall not exceed an elevation of 630' above mean sea level. It is acknowledged that the existing house on the Subject Property is located at an elevation of 658' above mean sea level, and that Vulcan shall have no obligation to reduce the natural height of the Subject Property in any manner, this condition being limited solely to the elevation of overburden stored on the Subject Property.

- (9) Applicant agrees to diligently pursue the permitting and installation of erosion and sediment best management practices on the Subject Property. Upon completion of permitting and installation of erosion and sediment best management practices on the Subject Property, neither Vulcan Materials Company nor any successor in interest shall increase the height of the overburden storage pile just south of the Subject Property.
- (10) The retired employee of Vulcan (and his immediate family) who currently occupy the existing house on the Subject Property may continue to reside at such house for a period not to exceed three (3) years from the date of the approval of this rezoning. Once the existing occupant vacates the existing house, no other person shall reside on the subject property.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23rd day of August, 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

