

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 **6500 / 6516 Lynch Road** (parcel # 129-001-001 / 129-001-002) from SFR2 (Single Family Residential 2) Zoning District to GC (General Commercial) Zoning District with 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 SFR2 (Single Family Residential 2) Zoning District to GC (General Commercial) Zoning District with conditions:

PARCEL ONE

All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as ALL OF LOT NINE (9), BROOKWOOD, as said lot is shown upon a map or plat of said subdivision dated April 8, 1977, made by Moon, Meeks & Patrick, Inc., and recorded in Plat Book 64, Folio 54-A, in the Office of the Clerk of the Superior Court of Muscogee County, to which reference is made for the particular location and dimensions of said lot.

PARCEL TWO

A one-half interest in and to that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as ALL OF LOT NUMBERED EIGHT (8), BROOKWOOD SUBDIVISION, as shown upon a map or plat entitled "Brookwood, Lying in Land Lots 125 & 126, 9th District, Columbus, Muscogee County, Georgia" prepared by Moon, Meeks & Patrick, Inc. under date of April 8, 1977, filed for record June 1, 1977 and recorded in Plat Book 64, page 54-A in the Office of the Clerk of Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot, LESS AND EXCEPT that portion of the above described property conveyed by A.E. Wells and Betty G. Wells to Georgia Department of Transportation by right-of-way deed dated May 18, 1990 and recorded in Deed Book 3269, page 343 in said Clerk's Office.

Section 2.

The above-described parcels are being rezoned subject to the following conditions:

- 1) A septic tank shall not be permitted for this location. Connection to the existing city sewer shall be required.
- 2) No access shall be permitted along Beaver Run/US Highway 80.
- 3) Future access for interconnection shall be required for parcels located to east of the rezoned property.
- 4) 20' buffers and a wall/fence shall be required along North and East property lines.
- 5) In accordance with the US Highway 80 Overlay, Gas Canopies shall not be placed along Beaver Run/US Highway 80.
- 6) No large commercial trailers or large commercial vehicles as defined in Columbus Code Section 20-1 will be parked or stored at this location.
- 7) No establishment which holds an on-premises alcohol license as a bar/pub, night club, or adult oriented establishment as such terms are defined in Columbus Code Section 3-1 nor any retail store which holds an off-premises liquor license shall be allowed to operate at this location.

First introduced at a regular meeting of the Council of Columbus, Georgia held on the 7th day of December, 2021; introduced for 2nd Reading 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 _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor