

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 8401 / 8421 / 8439 Veterans Pkwy / 2020 Old Guard Road (parcel # 079-001-038 / 001 / 031 / 041) from SFR1 (Single Family Residential 1) and RE1 (Residential Estate 1) Zoning Districts to RO (Residential Office) and GC (General Commercial) Zoning Districts.

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 SFR 1 (Single Family Residential 1) and RE1 (Residential Estate 1) Zoning Districts to RO (Residential Office) and GC (General Commercial) Zoning Districts as specified below and shown on Exhibit "A":

LOT 500 (Rezone from SFR1 and RE1 to GC)

“Begin at a concrete monument at the southeasterly end of a mitered corner forming the intersection of the northerly line of Veterans Parkway and the easterly line of Old Guard Road; thence North 50 degrees 13 minutes 50 seconds West, along said miter, 114.73 feet to a concrete monument on the easterly line of Old Guard Road; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 700.10 feet and being subtended by a 90.34 foot chord bearing North 01 degree 33 minutes 43 seconds West), 90.40 feet to a concrete monument; thence continue along Old Guard Road, North 88 degrees 45 minutes 08 seconds West, 9.44 feet to a concrete monument; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 690.0 feet and being subtended by a 246.07 foot chord bearing North 11 degrees 32 minutes 31 seconds East), 247.39 feet to a rebar & cap; thence leaving Old Guard Road, South 81 degrees 16 minutes 15 seconds East, 535.66 feet to a rebar & cap; thence South 26 degrees 05 minutes 20 seconds East, 85.95 feet to a concrete monument on the northerly line of Veterans Parkway; thence continue along Veterans Parkway, South 26 degrees 05 minutes 20 seconds East, 63.70 feet to a concrete monument ; thence continue along Veterans Parkway, along the arc of a clockwise curve (said arc having a radius of 2324.0 feet and being subtended by a 448.08 foot chord bearing South 69 degrees 34 minutes 44 seconds West), 448.78 feet to a nail; thence continue along Veterans Parkway, South 75 degrees 10 minutes 14 seconds West, 128.78 feet to a concrete monument on the southeasterly end of a mitered corner and the POINT OF BEGINNING, containing 4.02 acres.”

LOT 501 (Rezone from SFR1 and RE1 to RO)

“Commence at a concrete monument at the southeasterly end of a mitered corner forming the intersection of the northerly line of Veterans Parkway and the easterly line of Old Guard Road; thence North 50 degrees 13 minutes 50 seconds West, along said miter, 114.73 feet to a concrete monument on the easterly line of Old Guard Road; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 700.10 feet and being subtended by a 90.34 foot chord bearing North 01 degree 33 minutes 43 seconds West), 90.40 feet to a concrete monument; thence continue along Old Guard Road, North 88 degrees 45 minutes 08 seconds West, 9.44 feet to a concrete monument; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 690.0 feet and being subtended by a 246.07 foot chord bearing North 11 degrees 32 minutes 31 seconds East), 247.39 feet to a rebar & cap and the POINT OF BEGINNING; (next 6 calls are along the easterly line of Old Guard Road) thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 690.0 feet and being subtended by a 322.65 foot chord bearing North 35 degrees 20 minutes 04 seconds East), 325.67 feet to a rebar; thence North 48 degrees 57 minutes 30 seconds East, 37.02 feet to a rebar; thence North 40 degrees 28 minutes 11 seconds West, 10.0 feet to a rebar & cap; thence North 49 degrees 16 minutes 36 seconds East, 62.99 feet to a rebar; thence along the arc of a counterclockwise curve (said arc having a radius of 634.35 feet and being subtended by a 829.74 foot chord bearing North 08 degrees 19 minutes 53 seconds East), 904.42 feet to a rebar; thence North 32 degrees 25 minutes 35 seconds West, 99.86 feet to a rebar; thence along the arc of a clockwise curve (said arc having a radius of 464.05 feet and being subtended by a 6.58 foot chord bearing North 32 degrees 07 minutes 25 seconds West), 6.58 feet to a rebar & cap; thence leaving Old Guard Road, North 60 degrees 12 minutes 57 seconds East, 126.10 feet to a manhole; thence North 48 degrees 59 minutes 40 seconds East, 275.53 feet to a manhole; thence North 51 degrees 38 minutes 17 seconds East, 132.90 feet to a rebar & cap; thence South 66 degrees 38 minutes 46 seconds East, 281.32 feet to a rebar; thence South 00 degrees 18 minutes 10 seconds East, 521.35 feet to a square rod; thence South 87 degrees 44 minutes 56 seconds East, 299.10 feet to a rebar & cap; thence South 11 degrees 41 minutes 23 seconds East, 412.39 feet to a rebar & cap; thence South 60 degrees 05 minutes 49 seconds West, 963.49 feet to a rebar & cap; thence South 08 degrees 43 minutes 45 seconds West, 127.0 feet to a rebar & cap; thence North 81 degrees 16 minutes 15 seconds West, 535.66 feet to a rebar & cap on the easterly line of Old Guard Road and the POINT OF BEGINNING, containing 25.09 acres.”

LOT 502 (Rezone from SFR1 and RE1 to GC)

“Commence at a concrete monument at the southeasterly end of a mitered corner forming the intersection of the northerly line of Veterans Parkway and the easterly line of Old Guard Road; thence North 75 degrees 10 minutes 14 seconds East, along Veterans Parkway, 128.78 feet to a nail; thence continue along Veterans Parkway, along the arc of a counterclockwise curve (said arc having a radius of 2324.0 feet and being subtended by a 448.08 foot chord bearing North 69 degrees 34 minutes 44

seconds East), 448.78 feet to a concrete monument; thence continue along Veterans Parkwy, North 26 degrees 05 minutes 20 seconds West, 63.70 feet to a concrete monument and the POINT OF BEGINNING; thence leaving Veterans Parkway, North 26 degrees 05 minutes 20 seconds West, 85.95 feet to a rebar & cap; thence North 08 degrees 43 minutes 45 seconds East, 127.0 feet to a rebar & cap; thence North 60 degrees 05 minutes 49 seconds East, 963.49 feet to a rebar & cap; thence South 11 degrees 41 minutes 23 seconds East, 266.27 feet to a rebar & cap on the northerly line of Veterans Parkway; (next 8 calls are along Veterans Parkway) thence South 60 degrees 02 minutes 27 seconds West, along Veterans Parkway, 233.12 feet to a concrete monument; thence North 29 degrees 56 minutes 32 seconds West, 23.79 feet to a concrete monument; thence South 60 degrees 22 minutes 34 seconds West, 30.05 feet to a concrete monument; thence South 30 degrees 00 minutes 20 seconds East, 24.35 feet to a concrete monument; thence South 60 degrees 00 minutes 10 seconds West, 542.23 feet to a rebar & cap; thence along the arc of a clockwise curve (said arc having a radius of 2324.0 feet and being subtended by a 130.46 foot chord bearing South 61 degrees 46 minutes 40 seconds West), 130.48 feet to a concrete monument; thence North 26 degrees 41 minutes 46 seconds West, 63.80 feet to a concrete monument; thence South 63 degrees 30 minutes 28 seconds West, 33.13 feet to a concrete monument and the POINT OF BEGINNING, containing 5.69 acres.”

LOT 503 (Currently zoned RE1 and will remain RE1)

“Commence at a concrete monument at the southeasterly end of a mitered corner forming the intersection of the northerly line of Veterans Parkway and the easterly line of Old Guard Road; thence North 50 degrees 13 minutes 50 seconds West, along said miter, 114.73 feet to a concrete monument on the easterly line of Old Guard Road; (next 10 calls are along Old Guard Road) thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 700.10 feet and being subtended by a 90.34 foot chord bearing North 01 degree 33 minutes 43 seconds West), 90.40 feet to a concrete monument; thence North 88 degrees 45 minutes 08 seconds West, 9.44 feet to a concrete monument; thence along the arc of a clockwise curve (said arc having a radius of 690.0 feet and being subtended by a 246.07 foot chord bearing North 11 degrees 32 minutes 31 seconds East), 247.39 feet to a rebar & cap; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 690.0 feet and being subtended by a 322.65 foot chord bearing North 35 degrees 20 minutes 04 seconds East), 325.67 feet to a rebar; thence North 48 degrees 57 minutes 30 seconds East, 37.02 feet to a rebar; thence North 40 degrees 28 minutes 11 seconds West, 10.0 feet to a rebar & cap; thence North 49 degrees 16 minutes 36 seconds East, 62.99 feet to a rebar; thence along the arc of a counterclockwise curve (said arc having a radius of 634.35 feet and being subtended by a 829.74 foot chord bearing North 08 degrees 19 minutes 53 seconds East), 904.42 feet to a rebar; thence North 32 degrees 25 minutes 35 seconds West, 99.86 feet to a rebar; thence along the arc of a clockwise curve (said arc having a radius of 464.05 feet and being subtended by a 6.58 foot chord bearing North 32 degrees 07 minutes 25 seconds West), 6.58 feet to a rebar & cap and the POINT OF

BEGINNING ; thence continue along Old Guard Road, along the arc of a clockwise curve (said arc having a radius of 464.05 feet and being subtended by a 429.06 foot chord bearing North 04 degrees 10 minutes 55 seconds West), 446.03 feet to a rebar; thence continue along Old Guard Road, North 23 degrees 21 minutes 14 seconds East, 85.86 feet to rebar & cap; thence leaving Old Guard Road, South 66 degrees 38 minutes 46 seconds East, 456.21 feet to a rebar & cap; thence South 51 degrees 38minutes 17 seconds West, 132.90 feet to a manhole; thence South 48 degrees 59 minutes 40 seconds West, 275.53 feet to a manhole; thence South 60 degrees 12 minutes 57 seconds West, 126.10 feet to a rebar & cap on the easterly line of Old Guard Road and the POINT OF BEGINNING, containing 3.07 acres.”

Section 2.

With respect to the development of apartments, all apartment units shall be developed and constructed as closely as possible in accordance with the layout set forth on the “Rezoning Concept, Sheet No. C”, the site plan dated 05/16/22 and prepared by Moon Meeks and Associates, Inc., which site plan is expressly incorporated herein by reference. This shall take into account that the exact locations and the number of the apartment buildings may vary depending on the discovery of topographical and/or subsurface geological issues that arise during the site work of the development. The number of apartment units shall be capped at 196 units. Any deviation from the site plan necessitated by subsurface rock shall be as specified by the City Engineer.

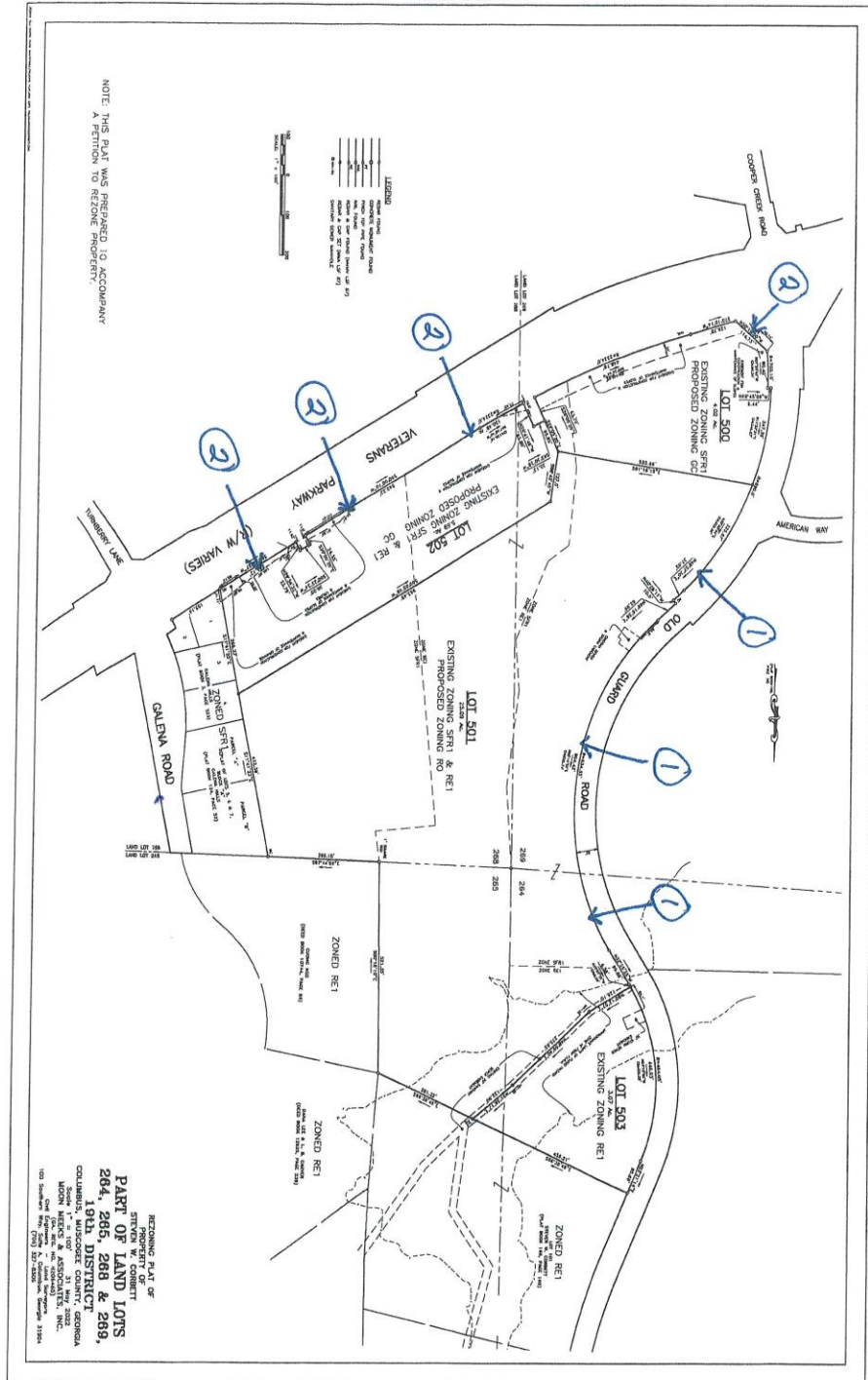
Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2022; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2022 and adopted at said meeting by the affirmative vote of _____ members of said Council.

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 _____.

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

EXHIBIT "A"



Approximate location of rezoning signs
the # corresponds with which sign is at that location