

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 **5201 Macon Road** (parcel # 098-001-002) from Single Family Residential - 2 (SFR2) to Single Family Residential - 3 (SFR3) Zoning District with conditions and Residential Multifamily - 1 (RMF1) 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 parcel described as Parcel A below from Single Family Residential 2 (SFR2) Zoning District to Single Family Residential 3 (SFR3) Zoning District with Conditions.

Parcel A

Part of Land Lots 7, 25 & 26, 9th District

“All that tract or parcel of land being Part of Parcel Two as shown on plat recorded in Plat Book 165, Page 347, Office of the Clerk of Superior Court, Muscogee County, Georgia, lying in Land Lots 7, 25 & 26, 9th District, being more particularly describes as follows: BEGIN at an oak stump marking the common corner of Land Lots 6, 7, 26 & 27, 9th District, thence South 13 degrees 33 minutes 15 seconds East, 900.34 feet to an iron stake; thence South 13 degrees 33 minutes 15 seconds East, 157.55 feet to a point; thence South 76 degrees 26 minutes 45 seconds West, 180.0 feet to a point; thence South 10 degrees 59 minutes 02 seconds West, 280.0 feet to a point; thence South 41 degrees 07 minutes 29 seconds East, 100.0 feet to a point; thence South 13 degrees 33 minutes 15 seconds East, 1400.0 fee to a point; thence South 45 degrees 56 minutes 31 seconds East, 230.0 feet to a point on the northwesterly line of Macon Road; thence South 37 degrees 30 minutes 47 seconds West, along the northwesterly line of Macon Road, 380.73 feet to a concrete monument; thence leaving the northwesterly line of Macon Road, North 53 degrees 27 minutes 36 seconds West, 126.89 feet to an iron stake on the southeasterly line of Wilmington Drive; thence North 36 degrees 32 minutes 24 seconds East, along the southeasterly line of Wilmington Drive, 5.0 feet to an iron stake at the terminus of Wilmington Drive; thence across the terminus of Wilmington Drive and beyond, North 53 degrees 27 minutes 36 seconds West, 179.21 feet to an iron stake; thence North 10 degrees 28 minutes 36 seconds West, 121.57 feet to an iron stake; thence North 17 degrees 46 minutes 54 seconds East, 193.72 feet to an iron stake; thence North 72 degrees 13 minutes 06 seconds West, 140.0 feet to an iron stake on the southeasterly line of Saddle Ridge Drive; thence North 17 degrees 46 minutes 54 seconds East,

along the southeasterly line of Saddle Ridge Drive, 9.26 feet to an iron stake at the terminus of Saddle Ridge Drive; thence across the terminus of Saddle Ridge Drive and beyond, North 72 degrees 13 minutes 06 seconds West, 155.0 feet to an iron stake; thence South 88 degrees 30 minutes 24 seconds West, 113.0 feet to an iron stake; thence South 73 degrees 58 minutes 54 seconds West, 180.15 feet to an iron stake; thence North 69 degrees 06 minutes 36 seconds West, 150.0 feet to an iron stake; thence South 58 degrees 23 minutes 54 seconds West, 85.0 feet to an iron stake; thence South 52 degrees 40 minutes 24 seconds West, 77.0 feet to an iron stake; thence South 01 degree 55 minutes 24 seconds West, 80.0 feet to an iron stake; thence South 01 degree 43 minutes 36 seconds East, 10.0 feet to an iron stake; thence South 88 degrees 16 minutes 24 seconds West, 320.0 feet to an iron stake; thence North 27 degrees 17 minutes 06 seconds West, 61.84 feet to an iron stake; thence South 56 degrees 06 minutes 24 seconds West, 70.0 feet to an iron stake; thence North 74 degrees 18 minutes 36 seconds West, 157.90 feet to an iron stake at the terminus of the northwesterly line of Bentwood Drive; thence South 15 degrees 41 minutes 24 seconds West, along the northwesterly line of Bentwood Drive, 105.99 feet to an iron stake; thence leaving the northwesterly line of Bentwood Drive, North 74 degrees 18 minutes 36 seconds West, 187.54 feet to an iron stake; thence North 01 degree 12 minutes 18 seconds West, 583.92 feet to an iron stake, thence North 01 degree 16 minutes 36 seconds West, 1903.88 feet to an iron stake; thence North 88 degrees 08 minutes 07 seconds East, 1130.01 feet to an iron stake; thence North 01 degree 07 minutes 41 seconds West, 306.92 feet to an iron stake; thence North 89 degrees 04 minutes 54 seconds East, 398.25 feet to an oak stump and the POINT OF BEGINNING, containing 100.88 acres.”

Section 2.

Parcel A as described above will be rezoned subject to the following conditions:

Conditions Proposed by Applicant:

- 1. Oversize boundary lots** - 10,000 sq. ft. minimum area for all lots touching immediately adjacent to existing SFR2 lots along Sears Road, Brentwood Drive, Saddle Ridge Drive and Wilmington Drive (herein referred to as Boundary Lots). Shown as yellow lots on revised site concept plan.
- 2. Boundary fencing** - If an existing fence is not already in place, developer will install a fence along the common boundary with the Boundary Lots noted in #1.
- 3. Planted screening** - A planted screen will be installed along the common boundary of Boundary Lots in #1 above. Screen to be tall growth Holly plants or similar evergreen plants planted five (5) feet on center.
- 4. Identifying subdivision signs** - An identifying subdivision sign shall be installed at each entrance to the 5201 Macon Road development with the subdivision name.
- 5. Homeowners Association** - A Homeowners Association will be in effect for the subdivision.
- 6. Modified front setback** - A 20 feet front setback will be in effect for all lots.
- 7. Fifty (50) foot right of way dimension** -A fifty (50) foot right of way within

the subdivision shall be approved for road A, B and C assuming not more than 30 lots are served from any one of these roads.

8. Modified Stream Buffer - The state of Georgia twenty-five (25) foot stream buffer will be the default standard for stream buffering along the stream corridor from point X to point Y as shown on the revised site concept plan.

9. Flag lot variance approval - Flag lots are approved as a condition of the rezoning approval are noted on the concept plan as supplemental pages Var B, Var C and Var D (entry locations noted in RED).

10. Macon setback variance - A variance shall be approved for a setback along Macon Road consistent with the SFR3 zoning setback plus future widening requirements per UDO 7.3.5 F.

11. New Macon Road intersection entry point - For the new subdivision entry off Macon Road, the new street requirement shall be at the discretion of the Georgia Department of Transportation per UDO 7.9.6, the approved entry shall satisfy the street separation requirement of UDO 7.3.

Conditions Proposed by Staff:

1. Remove Condition number 7 and 8 per the Engineering Department.
2. Revise Condition number 11 to state Access onto a State Road will require compliance with both City's and GDOT requirements.

Section 3.

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

Parcel B

Part of Land Lots 7 & 26, 9th District

“All that tract or parcel of land being Part of Parcel Two as shown on plat recorded in Plat Book 165, Page 347, Office of the Clerk of Superior Court, Muscogee County, Georgia, lying in Land Lots 7 & 26, 9th District, being more particularly describes as follows: Commence at an oak stump marking the common corner of Land Lots 6, 7, 26 & 27, 9th District, thence South 13 degrees 33 minutes 15 seconds East, 900.34 feet to an iron stake; thence South 13 degrees 33 minutes 15 seconds East, 157.55 feet to a point and the POINT OF BEGINNING; thence South 13 degrees 33 minutes 15 seconds East, 1840.0 feet to an iron stake on the northwesterly line of Macon Road; thence South 39 degrees 35 minutes 08 seconds West, along the northwesterly line of Macon Road, 104.49 to an iron stake; thence continue along Macon Road, South 37 degrees 30 minutes 47 seconds West, 55.53 feet to a point; thence leaving the northwesterly line of Macon Road, North 45 degrees 56 minutes 31 seconds West, 230.0 feet to a point; thence North 13 degrees 33 minutes 15 seconds West, 1400.0 feet to a point; thence North 41 degrees 07 minutes 29 seconds West, 100.0 feet to a point; thence North 10 degrees 59 minutes 02 seconds East, 280.0 feet to a point; thence North

76 degrees 26 minutes 45 seconds East, 180.0 feet to a point and the POINT OF BEGINNING, containing 10.68 acres.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 7th_ day of January, 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

Sandra T Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor