

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 **6672 Billings Road** (parcel # 101-031-002) from NC (Neighborhood Commercial) 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 NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions:

All that lot, tract, or parcel of land containing 8.61 acres, more or less, described as Parcel 1C in the Replat of Parcel 1B located in Plat Book 164, Page 342 of the Muscogee County, Georgia Superior Court records, said property being in part of Land Lot 30 of the 9th District of Columbus, Muscogee County, Georgia as more particularly described on Exhibit "A" attached hereto.

Section 2.

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

- 1) A 50 foot landscape buffer with wall/fence shall be required along Southern and Eastern property lines.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the _____ day of _____, 2021; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2021 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 Tucker voting _____
Councilor Thomas voting _____
Councilor Woodson voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

Exhibit "A"

CERTIFICATE OF FINAL PLAT APPROVAL
 ALL RECORDING INFORMATION HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA RECORDS ACT. THE UNDERGROUND ACTING UNDER THE AUTHORITY OF THE GOVERNMENT OF THE STATE OF GEORGIA HAS REVIEWED THE PLAT FOR CONFORMANCE WITH THE REQUIREMENTS OF THE GEORGIA RECORDS ACT AND HAS APPROVED THE PLAT FOR RECORDATION BY THE CLERK OF THE SUPERIOR COURT.

DATE: 4/23/15
 BY: *[Signature]*
 PLANNING DIVISION

CERTIFICATE OF ENGINEERING APPROVAL
 STUDY AND STORM DRAIN DESIGN, CONSTRUCTION PLANS AND EROSION CONTROL MEASURES FOR THE PROJECT OF THE COLUMBUS COUNTY BOARD OF COMMISSIONERS, GEORGIA AND ARE APPROVED BY THE DEPARTMENT OF ENGINEERING.

DATE: 4/15/2015
 BY: *[Signature]*
 DEPARTMENT OF ENGINEERING

FLOODPLAIN CERTIFICATE

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, HAVE CONSULTED THE FLOOD INSURANCE RATE MAP AND FLOOD ZONE MAP FOR THE PROJECT AND HAVE DETERMINED THAT THE PROJECT IS LOCATED IN FLOOD ZONE X. THE FLOOD INSURANCE RATE MAP AND FLOOD ZONE MAP ARE DATED SEPTEMBER 3, 2009. IT IS SHOWN IN ZONE "X" (UNSHADOWED).

NOTE: ZONE "X" (UNSHADOWED) REFERS TO AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD FLOODPLAIN.

OWNERS' CERTIFICATE

STATE OF GEORGIA
 COUNTY OF MUSCOGEE

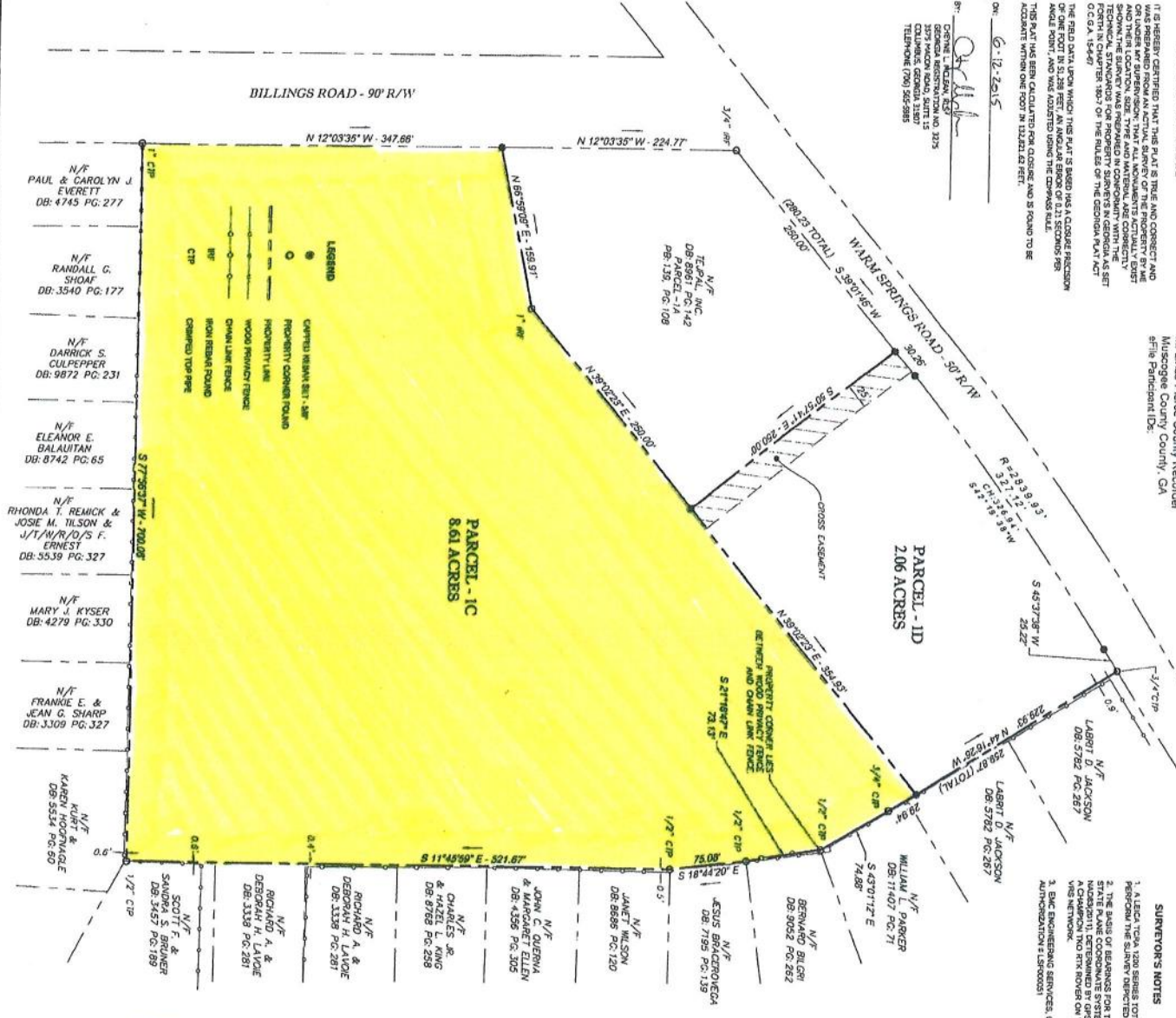
THE UNDERSIGNED CERTIFY THAT THEY ARE THE FREE SHIPPED OWNERS OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT ACCURATELY REPRESENTS THE TRUE AND CORRECT INFORMATION ASSOCIATED THEREWITH IN ACCORDANCE WITH THE REQUIREMENTS AND STANDARDS OF THE COLUMBIAN UNIFIED DEVELOPMENT CODE.

OWNER: BEN BILLINGS EPL
 ADDRESS: 6561 Wilcox Lane D-200
 Columbus, GA 31909
 DATE: 6-15-15
 SIGNED: *[Signature]*

SURVEYOR'S CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY BY ME AND MY ASSISTANTS. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE GEORGIA SURVEYING ACT AND THE RULES OF THE SUPERIOR COURT. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSEST APPROXIMATION OF ONE FOOT IN 51,288 FEET, AN ANGLE ERROR OF 0.11 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE CROSSHAIR RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,221.42 FEET.

ON: 6-12-2015
 BY: *[Signature]*
 GEORGE W. MCKENNA, ESQ.
 GEORGIA REGISTRATION NO. 2235
 COLUMBIAN COUNTY, GEORGIA
 TELEPHONE (706) 585-5855



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 M. Linda Price County Recorder
 Muscogee County, Georgia
 File Participant ID:

SURVEYOR'S NOTES

1. LEGAL TOTAL AREA 120.8888 TOTAL SURVEYED WAS USED TO PREPARE THE SURVEY. DIRECTED REFERENCE TO THE SURVEYOR'S CERTIFICATE OF ENGINEERING APPROVAL.
2. THE BASIS OF REFERENCE FOR THIS SURVEY IS GEORGIA STATE PLANE COORDINATE SYSTEM UTILIZING THE NAD 83 DATUM. THE SURVEY WAS CONDUCTED USING GPS OBSERVATIONS UTILIZING A GPS NETWORK. THE SURVEYOR HAS VERIFIED THE NETWORK SOLUTIONS, LLC DATA.
3. THIS SURVEYING SERVICES, INC. - CERTIFICATE OF AUTHORIZATION (NO. 15-12018)

- Property Subject To Rezone

REPLAT OF PARCEL "1B"
 LYING IN LAND LOT 30, 9TH DISTRICT
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Prepared for:
BEN BILLINGS



emc EMC ENGINEERING SERVICES, INC.

CIVIL
 MAINTENANCE
 ENVIRONMENTAL

3576 MACON ROAD, SUITE 15
 COLUMBUS, GEORGIA 31907
 PHONE: (706) 585-5086
 FAX: (706) 565-5983
 columbus@emc-eng.com