

**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 **2730 Manchester Expressway** (parcel # 069-014-005 / 005A / 006 / 006A / 007 / 008 / 019 / 020 / 023 / 024) from NC (Neighborhood Commercial) and SFR3 (Single Family Residential 3) 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) and SFR3 (Single Family Residential 3) Zoning Districts to GC (General Commercial) Zoning District with conditions.

All that lot, tract or parcel of land situate, lying and being part of Land Lot 48, 81h District of Columbus, Muscogee County, Georgia and being known and designated as part of Lots 1, 9, 10 and 11 of Armour Survey and Part of Lots 1, 2, and 3 of R. C. Jordan Subdivision, as shown in plat of survey dated May 20, 2011, prepared by Bobby R. Hobbs, Georgia Registered Land Surveyor No. 1610, said survey being attached hereto as Exhibit "A" and incorporated herein for a more complete and accurate description of the real property herein.

To arrive at the point of beginning commence at a concrete monument at a mitered corner formed by the intersection of the easterly right-of-way line of Armour Road with the southerly right-of-way line of Columbus-Manchester Expressway/SR 85 and run thence South 82 Degrees 51 Minutes 03 Seconds East along the southerly right-of-way line Columbus-Manchester Express/SR 85 a distance of 75.40 feet to an iron pin; thence run South 07 Degrees 16 Minutes 44 Seconds West a distance of 5.00 feet to a nail; thence continue along the southerly right-of-way line of Columbus-Manchester Expressway/SR 85 South 82 Degrees 43 Minutes 16 Seconds East a distance of 91.29 feet to an iron pin; thence continue along the southerly right-of-way line of Columbus-Manchester Expressway/SR 85 South 82 Degrees, 43 Minutes, 16 Seconds East a distance of 202.25 feet to an iron pin, which marks the POINT OF BEGINNING of the property herein conveyed.

From said POINT OF BEGINNING, run thence continue along the southerly right-of-way line of Columbus-Manchester Expressway/SR 85 South 82 Degrees 44 Minutes 59 Seconds East a distance of 124.97 feet to an iron pin; run thence along the southerly right-of-way of Columbus-Manchester Expressway/SR 85 South 82 Degrees 46 Minutes 34 Seconds East a distance of 88.58 feet to an iron pin; thence run South 07 Degrees 16 Minutes 04 Seconds West a distance of 9.94 feet to a drill hole; thence run South 82 Degrees 43 Minutes 05 Seconds East a distance of 49.61 feet to a concrete monument; thence run South 29 Degrees 14 Minutes 00 Seconds East a distance of 413.09 feet to a concrete monument; thence run South 41 Degrees 22 Minutes 21 Seconds East a distance of 122.80 feet to a concrete monument; thence run South 39 Degrees 56 Minutes 28 Seconds East a distance of 122.95 feet to a power pole; thence run South 48 Degrees 51 Minutes 12 Seconds West a distance of 109.61 feet to an iron pin; thence run South 60 Degrees 43 Minutes 50 Seconds West a distance of 367.54 feet to an iron pin; thence run South 17 Degrees 13 Minutes 10 Seconds East a distance of 120.64 feet to an iron pin; thence run in an easterly direction along a curve to the left formed by the northerly right-of-way of Warm Springs Road having an arc length of 68.46 feet and a radius of 1950.86 feet subtended by a chord bearing South 56 Degrees 06 Minutes 50 Seconds West a distance of 68.46 feet to a concrete monument; continue thence along the northerly right-of-way of Warm Springs Road South 55

Degrees 29 Minutes 17 Seconds West a distance of 23.10 feet to an iron pin; thence run North 21 Degrees 07 Minutes 25 Seconds West a distance of 309.15 feet to an iron pin; thence run North 74 Degrees 12 Minutes 32 Seconds West a distance of 272.14 feet to an iron pin; thence run in a northerly direction along a curve to the right formed by the easterly right-of-way of Armour Road having an arc length of 101.64 feet and a radius of 758.20 feet subtended by a chord bearing South 00 Degrees 44 Minutes 10 Seconds East a distance of 101.56 feet to an iron pin; thence run in a northerly direction along a curve to the left formed by the easterly right-of-way of Armour Road having an arc length of 79.70 feet and a radius of 758.20 feet subtended by a chord bearing South 07 Degrees 35 Minutes 10 Seconds East a distance of 79.66 feet to an iron pin; thence run in a northerly direction along a curve to left formed by easterly right-of-way of Armour Road having an arc length of 101.41 feet and a radius of 758.20 feet subtended by a chord bearing North 13 Degrees 52 Minutes 03 Seconds West a distance of 101.33 feet to an iron pin; thence run North 65 degrees 30 minutes 12 Seconds East a distance of 288.02 feet to an iron pin; thence run North 17 degrees 28 Minutes 38 Seconds West a distance of 100.70 feet to an iron pin; thence run North 17 degrees 22 minutes 55 Seconds West a distance of 47.70 feet to an iron pin; thence run North 07 Degrees 14 minutes 37 Minutes East a distance of 106.80 feet to an iron pin, which iron pin marks the POINT OF BEGINNING of the property herein conveyed.

Section 2.

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

- 1) The project shall be developed in three (3) phases.
- 2) Phase 1 shall include a hotel only.
- 3) A traffic study shall be required before Phase 2 is started.

\_\_\_\_\_

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 Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

\_\_\_\_\_  
**Sandra T Davis**  
 Clerk of Council

\_\_\_\_\_  
**B. H. "Skip" Henderson, III**  
 Mayor





**ARCHITECTURE  
ENGINEERING**  
1888 Pleasant Hill Road  
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Duluth, Georgia 30096  
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F 770.852.8335  
www.hillfoleyross.com

**SUBJECT:**

**Manchestera and Armour**  
2730 Manchestera Expressway  
Columbus, Georgia 31904  
LL 48, 8th District  
For: F & B Company  
P.O. Box 750  
Columbus, GA 31902  
706-341-1833  
Contact: Chris Woodruff

**rezoning  
site  
plan**

**CP.8**

1 11.19.20 REVIEW  
mk date bshub

HF# 10-108.2



**TOTAL TRACT=9.291 ACRES  
+ 0.48 (TRACT 5)=9.77 ACRES**  
**PROPOSED GC ZONING TRACTS**  
**5/5A/6/6A/7/8/14/19/20/24**  
REFERENCE IS MADE TO THE SURVEY BY HOBBS SMITH AND ASSOCIATES, INC. DATED 5-20-2011  
PROPOSED "B" WATER SERVICE VIA EX. 10" WATER MAIN AT WARM SPRINGS  
PROPOSED "P" SEWER SERVICE VIA EX. 8" SEWER MAIN AT MANCHESTER PKWY/WARM SPRINGS

**rezoning site plan**

SCALE: 1 INCH = 50 FEET  
GRAPHIC SCALE: 0 50 100 200