

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 **2744 Warm Springs Road** (parcel # 069-019-009) from RO (Residential Office) 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 RO (Residential Office) Zoning District to GC (General Commercial) Zoning District with conditions:

All that lot, tract or parcel of land lying, situate and being located in Land Lot 48, 8th Districts, Columbus, Muscogee County, Georgia, containing 0.915 acres and being Part of Lot 51 Rosemont Subdivision of Property of T. S. Grimes, and being more particularly described as follows:

Commence at a concrete right-of-way monument which marks the southeasterly end of a mitre formed by the intersection of the northwesterly right-of-way line of Armour Avenue (50' right-of-way) and the southeasterly right-of-way line of Warm Springs Road (right-of-way varies) and which concrete right-of-way monument also marks the POINT OF BEGINNING; and from said POINT OF BEGINNING, thence run along the northwesterly right-of-way line of Armour Avenue South 060 32' 12" East for a distance of 23436 feet to an iron pin; thence, leaving the northwesterly right-of-way line of Armour Avenue, run South 79° 57' 40" West for a distance of 184.0 feet to an iron pin located on the western boundary line of Lot 5, Rosemont Subdivision of Property of T. S. Grimes; thence run North 09° 39' 23" West along the western boundary line of said Lot 5 for a distance of 159.05 feet to an iron pin located on the southeasterly right-of-way line of Warm Springs Road (right-of-way varies); thence run along the southeasterly right-of-way line of Warm Springs Road North 51° 05' 53" East for a distance of 80.90 feet to a knurled spike; thence continue to run along the southeasterly right-of-way line of Warm Springs Road North 52° 18' 57" East for a distance of 110.82 feet to a concrete right-of-way monument which marks the northwesterly end of the mitre formed by the intersection of the northwesterly right-of-way line of Armour Avenue and the southeasterly right-of-way of Warm Springs Road; thence run along said mitre South 71° 07' 26" East for a distance of 32.26 feet to the concrete right-of-way monument which marks the POINT OF BEGINNING.

The above-described property is the same property shown and identified as "PART OF LOT 5. 0.915 Ac," on that certain plat of survey entitled "Survey of Parts of Lots 4 and 5, Rosemont Subdivision of Property of T. S. Grimes, Lying in Land Lot 48, 8th District, Columbus, Muscogee County, Georgia," dated August 2, 2011 and prepared by Moon, Meeks, Mason & Vinson, Inc., which plat of survey is incorporated herein and made a part hereof by this reference. The above-described property is also the same property conveyed in that certain Limited Warranty Deed dated March 31, 1996 from William Macheski, M.D., Ralph L. McBean, M.D., Edward A. Matthews, D.O. and Alonzo Jones, M.D. to 2724 Warm Springs Road Partners, LLP and recorded in Deed Book 5362, page 104, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia. Said property is also known as 2744 Warm Springs Road according to the present system of numbering Muscogee County, Georgia.

Section 2.

The above-described property is being rezoned subject to the condition that business hours of operation shall be prohibited from midnight to 6 AM.

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.

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| 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