

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 1720, 1728, 1730, 1744 Warm Springs Road and 1818 Spring Circle** (parcel # 036-013-002/036-013-003/036-013-004/036-013-005/036-013-007/036-013-008) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) 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 property described below from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

“All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being PART OF Numbered THREE (3), in BLOCK "A", of LONESOMEHURST SUBDIVISION, a map or plat of said Block of said Subdivision being recorded in Deed Book 117, folio 253 in the office of the Clerk of the Superior Court of Muscogee County, Georgia, the Part of said Lot No. 3 in said Block "A" of said Subdivision hereby conveyed being particularly described as follows;

BEGINNING at a point marked by an iron stake placed on the southeastern side of Warm Springs Road 230.0 feet (measured along said side of said road) southwest of an iron stake marking the intersection of the southeastern side of said Warm Springs Road with the southern side of Lonesomehurst Road, and from said beginning point running thence south 59 degrees 14 minutes east, through and across said Lot No. 3, a distance of 133.65 feet to an iron stake located on the northwestern side of the Southern Railway.

Exhibit A

All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, being known and designated as All OF LOT NUMBERED FOUR (4), in BLOCK LETTERED "A", LONESOMEHURST, as said lot is shown upon a map or plot of said Subdivision recorded In Deed Book 117, Folio 253 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, said lot fronting 80 feet along the southeasterly line of Warm Springs Road, 100 feet along the south-westerly line of Spring Circle, and having a southwesterly line, of 95.8 feet and a southeasterly line of 108.7 feet, all as shown upon said map or plat. Located thereon is building numbered 1748 Warm Springs Road, according to the present numbering of structures in Columbus, Georgia.

This deed is executed and delivered subject to the debt evidenced by that certain security deed from Floyd C. Vest and Eva M. Vest to Home Federal Savings and Loan Association of Columbus dated October 6, 1972 and recorded in Deed Book 1419, Folio 445 in the Office of the aforementioned Clerk and that certain security

deed from Grantors to Floyd C. Vest and Eva M. Vest dated March 24, 1980 and recorded In Deed Book 1929, Folio 93, said Clerk's Office.

Exhibit A

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia and being known and designated as ALL OF LOT NUMBERED FIVE (5), in BLOCK LETTERED "A", LONESOMEHURST, as said lot is shown on a map or plat recorded in Deed Book 117, Folio 253, of the records in the office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for a more complete and accurate description of the property herein conveyed.

Situated thereon is dwelling numbered 1810 Spring Circle according to the numbering of dwellings in Columbus, Muscogee County, Georgia. Said property Is hereby conveyed subject to all valid and enforceable restrictive covenants and easements of record applicable thereto, and to all valid and enforceable zoning ordinances and regulations applicable thereto so long as said ordinances and regulations remaining full force and effect.

Exhibit A

All that lot, tract or parcel of land lying and being located in Muscogee County, Georgia, being PART OF Numbered THREE (3), in BLOCK "A", of LONESOMEHURST SUBDIVISION, a map or plat of said Block of said Subdivision being recorded in Deed Book 117, folio 253 in the office of the Clerk of the Superior Court of Muscogee County, Georgia, the Part of said Lot No. 3 in said Block "A" of said Subdivision hereby conveyed being particularly described as follows;

Beginning at a point marked by an iron stake placed on the southeastern side of Warm Springs Road 230.0 feet (treasured along said side of said road) southwest of an iron stake marking the intersection of the southeastern side of said Warm Springs Road with the southern side of Lonesomehurst Road, and from said beginning point running thence South 59 degrees 14 minutes east, through and across said Lot No. 3, a distance of 133.65 feet to an iron stake located on the northwestern side of the Southern Railway right-of-way; thence running southwesterly, along the northwestern side of said right- of-way, 59.86 feet to an iron stake; thence running north 61 degrees 00 minutes west, South and across said Lot No. 3, a distance of 112. 35 feet to an iron stake located on the southeastern side of said warm Springs Road; thence running north 29 degrees 00 minutes east, along said side of said road, 60.0 feet to the iron stake which to the point of beginning. The property hereby conveyed is shown on a map or plat made by R. L. Aldridge, Jr., C.E., December 21, 1950, and recorded in Plat Book 7 folio 27 in said Clerk's office.

Exhibit A

All that lot, tract or parcel of land lying and being located in Muscogee County, Georgia, and being shown and identified as "PART OF LOT 3, 0.485 AC." on that certain plat of survey entitled "Part of Lot 3, Block "A", Lonesomehurst Survey, Lying in Land Lot 52, 8th District, Columbus, Muscogee County, Georgia," dated February 16, 2016, and prepared by Moon, Meeks, Mason &

Vinson, Inc., a true and correct copy of which is attached hereto as Exhibit "A-1" and made a part hereof by this reference, said property being more particularly described according to the metes and bounds of said survey as follows:

To locate the Point of Beginning commence at the southwestern point of the miter forming the intersection of the easterly right-of-way line of Warm Springs Road and the southerly right-of-way line of Spring Circle; thence run along the easterly right-of-way line of Warm Springs Road south 28 degrees 46 minutes 56 seconds West for a distance of 59.74 feet to an iron pin which marks the POINT OF BEGINNING; from said POINT OF BEGINNING, thence run south 61 degrees 13 minutes 42 seconds east for a distance of 167.78 feet to an iron pin; thence south 49 degrees 43 minutes 37 seconds west for a distance of 165.10 feet to an iron pin; thence run north 59 degrees 26 minutes 14 seconds west for a distance of 108.82 feet to an iron pin on the easterly right-of-way line of Warm Springs Road; thence run north 28 degrees 46 minutes 56 seconds east along the easterly right-of-way line of Warm Springs Road for a distance of 150.78 feet to the iron pin which marks the POINT OF BEGINNING.

The above-described property is the same property shown and identified on that certain plat of survey entitled "Survey of Part of Lot Three, Block "A", Lonesomehurst Survey, Columbus, Muscogee County, Georgia," dated November 4, 1969, prepared by Moon, Meeks & Assoc. and recorded in Plat Book 43, page 73 (incorrectly shown as page 173 in prior deeds and affidavits of record), in the office of the Clerk of the Superior Court of Muscogee County, Georgia, LESS AND EXCEPT portions thereof taken for right-of-way purposes."

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 18th day of June, 2024; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2024 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 _____	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor