

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 **988 Farr Road** parcel # 089-022-002) from General Commercial (GC) Zoning District to Single Family Residential – 4 (SFR4) 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 General Commercial (GC) Zoning District to Single Family Residential – 4 (SFR4) Zoning District with Conditions with conditions:

“All that lot, tract or parcel of land lying, situate and being in Land Lot 126, Coweta Reserve, Muscogee County, Georgia, and containing 17.0 acres, more or less, as shown on a map or plat recorded in Plat Book 48, folio 152, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, more particularly described as follows:

To find the true point of beginning, commence at the point where the North margin of Old Cusseta Road intersects the West margin of Farr Road, and run thence along said West margin of Farr Road North 00 degrees 46 minutes East, a distance of 242.96 feet to a point; thence continue along said West margin North 00 degrees 08 minutes East, a distance of 1160.19 feet to a point; thence South 89 degrees 52 minutes East, a distance of 50.0 feet to a point on the East margin of Farr Road, said point being the POINT OF BEGINNING; thence along the East margin of Farr Road, on a bearing of North 00 degrees 08 minutes East, a distance of 70.47 feet to a point; thence in a northwesterly direction along the curving eastern margin- of Farr Road (said curve having a radius of 692.76 feet and central angle of 46 degrees 27 minutes) a distance of 561.62 feet to a point at the end of said curve; thence North 46 degrees 35 minutes East, a distance of

130.25 feet to the beginning of a curve with radius of 492.99 feet and central angle of 49 degrees 47 minutes; thence along said curve a distance of 154.69 feet to a point; thence South 89 degrees 52 minutes East, a distance of 694.29 feet to a point; thence South 00 degrees 08 minutes West a distance of 784.85 feet to a point, and thence North 89 degrees 52 minutes West a distance of 1098.19 feet to the point of beginning.

Together with all those lots, tracts or parcels of land situate, lying and being in Land Lot 126 of the Coweta Reserve as is more particularly described on a map or plat entitled "SURVEY OF PART OF LAND LOT 126, COWETA RESERVE, which map or plat was prepared by Hobbs, Smith & Assoc. Inc., and is dated February 3, 1981, as revised on March 18, 1988, as recorded in Deed Book 5523, Page 228, in said Clerk's Office. The parcels herein conveyed are denominated as Parcel "B", 17,500 square feet, and Parcel "C", 6,895 square feet on said map or plat, to which reference should be made for

the exact metes and bounds description of said Parcels "B" and "C" herein conveyed.

The above described property is all of the property conveyed by Farr Development Corporation to Jerry B. Newman by Warranty Deed dated May 14, 1988 and recorded in Deed Book 2957, Page 352 in the office of the Clerk of Superior Court of Muscogee County, Georgia.

The address of said property is 988 Farr Road, Columbus, Georgia 31907. The Muscogee County Tax Map Parcel ID is 089 022 002.”

Section 2.

The above-described property shall be rezoned subject to the following conditions:

1. Minimum lot size of 5,000 square feet.
2. Maximum density of 8.71 dwelling units per acre.
3. Maximum lot coverage of 45%.
4. Minimum lot width of 42 feet.
5. Minimum side yard setback on corner lot of 15 feet.
6. Minimum rear yard setback of 20 feet.
7. Allow a roll back type curb and gutter or valley type gutter.
8. 25-foot street width measured from face of curb to face of curb.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10th day of December, 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 Hickey	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____

Councilor Tucker

voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor