

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 conditions:

- 1) A minimum 30-foot undisturbed natural buffer shall be maintained by the storage unit business, or any successor in interest, facing homes in Heritage Place.
- 2) On the lot where the natural buffer does not meet 30 feet, the owner or successor in interest shall add and maintain plants to reach the minimum of 30 feet. (No pine trees shall be added.)
- 3) Owner or successor in interest shall maintain a 3-foot berm on the edge of the detention pond with evergreen shrubbery planted facing the homes in Heritage Place.
- 4) All plantings shall be approved by the City Arborist.

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 REQUIREMENTS OF THE COLUMBUS UNITED DEVELOPMENT CODE HAVING BEEN FULLY COMPLIED WITH, THE UNDERSIGNED, ACTING UNDER THE AUTHORITY OF THE BOARD OF ZONING AND PLANNING, HAS APPROVED FOR RECORDATION THIS PLAT AS SHOWN ON THE ATTACHED CONSTRUCTION PLANS BY THE CLERK OF THE SUPERIOR COURT.

DATE: 6/25/15
 BY: *[Signature]*
 PLANNING DIVISION

CERTIFICATE OF ENGINEERING APPROVAL
 STUDIES AND DESIGN SHALL BE IN ACCORDANCE WITH THE STANDARDS AND PRACTICES OF THE COUNCIL OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF GEORGIA AND THE STANDARDS OF ENGINEERING OF COLUMBUS, GEORGIA.

DATE: 6/25/15
 BY: *[Signature]*
 DEPARTMENT OF ENGINEERING

FLOODPLAIN CERTIFICATE
 THIS IS TO CERTIFY THAT THE UNDERSIGNED, HAVE CONDUCTED THE FLOOD INSURANCE RATE MAP AND FLOOD HAZARD STUDY FOR THE PROPERTY SHOWN ON COMMUNITY PANEL NO. 03300001801 ON SEPTEMBER 3, 2009. IT IS SHOWN IN ZONE "X" (UNDEVELOPED).

NOTE: ZONE "X" (UNDEVELOPED) 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 FEE SIMPLE OWNERS OF THE LAND SHOWN ON THIS PLAT AND THAT THE PLAT ASSOCIATED THEREWITH MEETS THE REQUIREMENTS AND STANDARDS OF THE COLUMBUS UNITED DEVELOPMENT CODE.

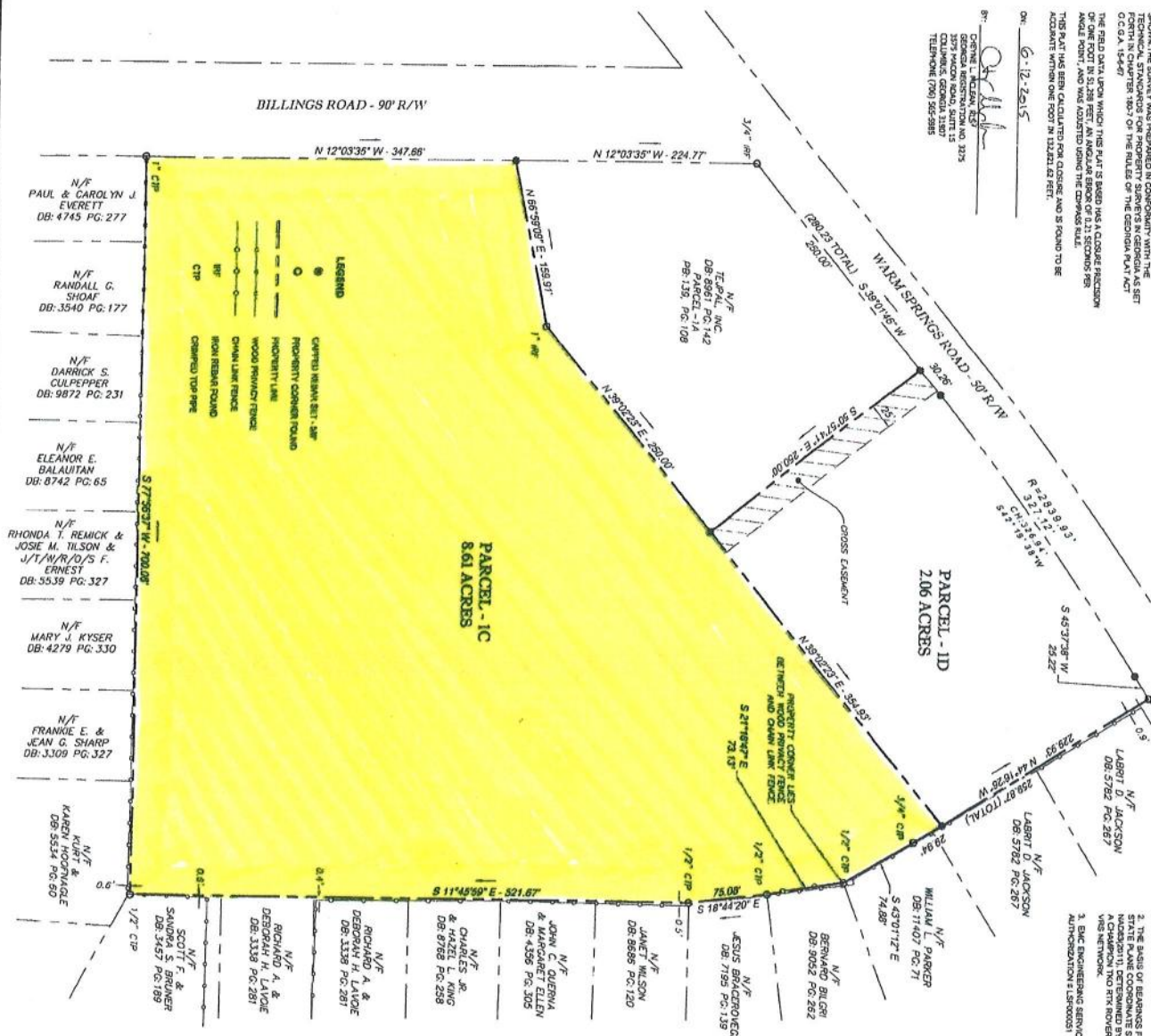
OWNER: BEN BILLINGS EPL
 ADDRESS: 6561 Wilkox Lane D-200
 Columbus, GA 31909
 DATE: 6-15-15
 SIGNED: *[Signature]*

SURVEYORS 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 AND THAT THE MEASUREMENTS, CALCULATIONS AND THEIR LOCATION, SIZE, TYPE AND MATERIAL ARE COMPLETELY ACCURATE. THE SURVEY WAS PERFORMED IN CONFORMANCE WITH THE STANDARDS AND PRACTICES OF THE COUNCIL OF PROFESSIONAL ENGINEERS AND ARCHITECTS OF GEORGIA. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CORRECTION FACTOR OF ONE FOOT IN 51,288 FEET, AN ANNUAL ERROR OF 0.13 SECONDS PER ANGULAR FOOT, AND WAS ADJUSTED USING THE COOPER'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 112,221.62 FEET.

ON: 6-12-2015
 BY: *[Signature]*
 GENERAL SURVEYOR, EPL
 GEORGIA REGISTRATION NO. 2235
 COLUMBUS, GEORGIA 31906
 TELEPHONE: (706) 585-5985

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 M. Lina Price County Recorder
 Muscogee County, Georgia
 eFile Participant ID:



SURVEYOR'S NOTES

1. LEGAL TO A 130' BEARING TOTAL STATION WAS USED TO REPRODUCE THE SURVEY DATA.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GEORGIA STATE PLANE COORDINATE SYSTEM. OBSERVATIONS UTILIZING THIS NETWORK WERE MADE ON THE GPS SOLUTIONS, LLC VEHICULAR NETWORK.
3. THIS SURVEYING SERVICES, INC. - CERTIFICATE OF AUTHORIZATION (NO. 14108)

 - Property Subject To Rezone

© 1301515-7037 BEN BILLINGS - BILLINGS ROAD 50' DMC 15-7037V, S01 DMC 6/10/2015 11:37 AM

<p>REPLAT OF PARCEL "1B"</p> <p>LYING IN LAND LOT 30, 9TH DISTRICT COLUMBUS, MUSCOGEE COUNTY, GEORGIA</p> <p>Prepared for: BEN BILLINGS</p>	<p>PROJECT NO. 15-2037</p> <p>DRAWING NO. V 501</p> <p>DESIGNED BY: C.M.M.</p> <p>CHECKED BY: S.M.H.</p> <p>DATE: 06/15/2015</p>	<p>PROJECT NO. 15-2037</p> <p>DRAWING NO. V 501</p> <p>DESIGNED BY: C.M.M.</p> <p>CHECKED BY: S.M.H.</p> <p>DATE: 06/15/2015</p>		<p>EMC ENGINEERING SERVICES, INC.</p> <p>CIVIL ENGINEER MAJOR ENVIRONMENTAL</p> <p>3576 MACON ROAD, SUITE 15 COLUMBUS, GEORGIA 31907 PHONE: (706) 585-5086 FAX: (706) 565-5983 columbus@emc-eng.com</p>
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