

**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 **425 3<sup>rd</sup> Avenue** (parcel #002-015-002) from Historic (HIST) Zoning District to Residential Office (RO) 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 parcel described below from Historic (HIST) Zoning District to Residential Office (RO) Zoning District with Conditions.

All that tract or parcel of land lying and being in the city of Columbus, Muscogee County, Georgia known and designated as all of city lots numbered 289, 290, 291 and 292 and part of city lot 287 and being more particularly described as follows: To reach the Point of Beginning, Commence at the intersection formed by the Southerly right-of-way line of 5<sup>th</sup> Street (99 foot r/w) with the Easterly right of way line of 2<sup>nd</sup> Avenue (132 foot r/w) and proceed South 01 Degree 49 Minutes 19 Seconds East along the Easterly right-of-way line of 2<sup>nd</sup> Avenue for a distance of 148.06 feet to an iron pin found (1 and ½ inch crimped top pipe) and the point of beginning; From the Beginning thus established. Depart said right-of-way line of 2<sup>nd</sup> Avenue and run North 88 Degrees 00 Minutes 13 Seconds East for a distance of 149.76 feet to an iron pin found (1 and ½ inch crimped top pipe); Thence North 88 Degrees 06 Minutes 00 Seconds East a distance of 174.54 feet to an iron pin found (1 and ½ inch crimped top pipe) on the westerly right-of-way line of 3<sup>rd</sup> Avenue (132 feet r/w); Thence South 01 Degrees 46 Minutes 27 Seconds East along said right-of-way line of 3<sup>rd</sup> Avenue for a distance of 303.41 feet to an iron pin placed (1 and ½ inch rebar) on the South line of city lot #289; Thence departing said right-of-way line of 3<sup>rd</sup> Avenue and run South 87 Degrees 58 Minutes 50 Seconds West along the South line of city lot #289 for a distance of 147.96 feet to an iron pin found (1 and ¼ inch crimped top pipe); Thence departing said line of city lot #289 and run South 01 Degree 33 Minutes 10 Seconds East of distance of 31.33 feet to a drill hole set on block wall; Thence South 88 Degrees 02 Minutes 50 Seconds West a distance of 149.37 feet to an iron pin found (1 and ½ inch crimped top pipe) on the easterly right-of-way line of 2<sup>nd</sup> Avenue (132 feet r/w); Thence North 01 Degrees 45 Minutes 00 Seconds West along the Easternly right-of-way line of 2<sup>nd</sup> Avenue for a distance of 333.05 feet to an iron pin found and the point of beginning; Said property containing 2.17371 Acres or 94,687 square feet.

Section 2.

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

1. The parking requirements will be reduced from 174 spaces to 42 spaces.
2. The maximum density permitted on this parcel shall be increased to from 43 to 53 dwelling units/acre.
3. These conditions of zoning only apply during the life of the existing HUD contract.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 28th day of January, 2025; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2025 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 _____

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Lindsey G. McLemore  
Deputy Clerk of Council

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B. H. "Skip" Henderson, III  
Mayor