

AN ORDINANCE
NO. 11-11

C.A. 02-22-11(3)
C.A. 03-08-11(1)
11-11

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **7364, 8997 and 9163 Macon Road** from RE1 (Residential Estate 1)/SFR3 (Single Family Residential 3) zoning district to PMUD (Planned Mixed Unit Development) zoning district.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department be, and the same is hereby amended by changing the following described property from RE1 (Residential Estate 1)/SFR3 (Single Family Residential 3) zoning district to PMUD (Planned Mixed Unit Development) zoning district:

Parcel 100

All that tract or parcel of land lying in and being part of land lots 158, 159, 162 & 163, 9th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Beginning at an iron stake at the intersection of the southwesterly line of Calumet Road and the northwesterly line of Macon Road; thence southwesterly along the northwesterly line of Macon road, South 60 degrees 11 minutes 20 seconds West, 268.62 feet to a concrete monument; thence along said street line, along the arc of a counterclockwise curve, (said arc having a radius of 2087.27 feet and being subtended by a 466.05 foot chord bearing south 53 degrees 47 minutes 30 seconds West, 214.34 feet to an iron stake; thence North 36 degrees 54 minutes 41 seconds West, 248.24 feet to an iron stake; thence North 02 degrees 34 minutes 52 seconds West, 140.0 feet to an iron stake on the southerly line of Calumet Road; thence easterly along the southerly line of Calumet Road, north 87 degrees 25 minutes 08 seconds East 500.0 feet to an iron stake; thence along said street line along the arc of a clockwise curve, (said arc having a radius of 534.56 feet and being subtended by a 506.94 chord bearing South 64 degrees 16 minutes 34 seconds East) 528.16 feet to an iron stake on the northwesterly line of Macon Road and the point of beginning; containing 8.26 acres.

Parcel 101

All that tract or parcel of land lying in and being Part of Land Lots 158, 159 & 163, 9th District, Columbus, Muscogee County, Georgia, and being more particularly described as follows: Commence at an iron stake at the intersection of the southwesterly line of Macon Road, South 60 degrees 11 minutes 20 seconds West, 268.62 feet to a concrete monument; thence along said street line, along the arc of a counterclockwise curve, (said arc having a radius of 2087.27 feet and being subtended by a 466.05 foot chord bearing South 53 degrees 47 minutes 50 seconds west) 467.03 feet to an iron stake and the point of beginning; (the next three calls are along the northwesterly line of Macon Road) thence along said street line along the arc of a counterclockwise curve, (said arc having a radius of 2087.27 feet and being subtended by a 60.0 foot chord bearing South 46 degrees 33 minutes 50 seconds West) 60 feet to a concrete monument; thence South 45 degrees 42 minutes 52 seconds West, 1777.53 feet to a concrete monument; thence North 44 degrees 17 minutes 08 seconds West, 50.20 feet to a point in the center line of Dozier Creek; thence leaving said street line, northeasterly along the center line of Dozier Creek, 2105 feet, more or less, to a point on the southerly line of Calumet Road; thence easterly along the southerly line of Calumet road, north 87 degrees 25 minutes 08 seconds east, 483.86 feet to an iron stake;

thence leaving said street line, South 02 degrees 34 minutes 52 seconds East, 145.34 feet to an iron stake; thence South 54 degrees 47 minutes 30 seconds East, 214.34 feet to an iron stake on the northwesterly line of Macon Road and the point of beginning; containing 26.9 acres, more or less.

Parcel 102

All that tract of parcel of land lying in and being part of land lots 130, 131, 158 and 159, 9th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Commence at an iron stake at the intersection of the southwesterly line of Calumet road and the northwesterly line of Macon Road; (the next five calls are along said street line, along the arc of a counterclockwise curve, (said arc having a radius of 2087.27 feet and being subtended by a 525.63 foot chord bearing bearing South 52 degrees 58 minutes 26 seconds west) 527.03 feet to a concrete monument; thence south 45 degrees 42 minutes 52 seconds west, 1777.53 feet to a concrete monument; thence North 44 degrees 17 minutes 16 seconds west, 88.90 feet to an iron stake and the point of beginning; (the next four calls are along the northwesterly line of Macon Road) thence along said street line, south 45 degrees 44 minutes 16 seconds west, 211.92 feet to a concrete monument; thence south 45 degrees 41 minutes 19 seconds west, 275.33 feet to an iron stake; thence along the arc of a clockwise curve, (said arc having a radius of 1699.31 feet and being subtended by a 928.47 foot chord bearing south 61 degrees 38 minutes 23 seconds west) 940.43 feet to a concrete monument; thence leaving said street line, north 19 degrees 41 minutes 23 seconds west, 2448.01 feet to an iron stake; thence south 88 degrees 02 minutes 29 seconds west, 74.95 feet to an iron stake; thence north 12 degrees 58 minutes 57 seconds west, 329.38 feet to an iron stake on the southerly line of Yarbrough Road; thence easterly along the southerly line of Yarbrough Road, North 87 degrees 25 minutes 08 seconds east, 52.30 feet to an iron stake; thence along said street line, along the arc of a counterclockwise curve, (said arc having a radius of 300.21 feet and being subtended by a 138.63 foot chord bearing north 74 degrees 04 minutes 11 seconds east) 139.89 feet to an iron stake; thence leaving said street line, south 73 degrees 13 minutes 00 seconds east, 435.05 feet to an iron stake; thence north 33 degrees 40 minutes 00 seconds east, 126.17 feet to an iron stake; thence north 87 degrees 24 minutes 27 seconds east, 1337.61 feet to an iron stake at the intersection of the westerly line of Yellow Pine road and the southerly line of Calumet road; thence easterly along the southerly line of Calumet road, north 87 degrees 25 minutes 08 seconds east, 30.0 feet to an iron stake; thence leaving said street line, south 02 degrees 24 minutes 24 seconds east, 1849.57 feet to an iron stake on the north westerly line of Macon Road and the point of beginning; containing 89.31 acres.

Parcel 103

All the tract or parcel of land lying in and being par of land lot 159, 9th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: Commence at an iron stake at the intersection of the southwesterly line of Calumet road and the northwesterly line of Macon Road; thence northwesterly along the southerly and southwesterly line of Calumet Road, along the arc of a counterclockwise curve, (said arc having a radius of 534.56 feet and being subtended by a 506.94 foot chord bearing north 64 degrees 16 minutes 34 seconds west) 528.16 to an iron stake; thence along said street line, south 87 degrees 25 minutes 08 seconds west, 1690.81 feet to an iron stake at the intersection of the southerly line of Calumet Road and the westerly of yellow pine road and the point of beginning; thence leaving said street line, south 87 degrees 24 minutes 27 seconds west, 1337.67 feet to an iron stake; the north 33 degrees 40 minutes 00 east, 258.66

feet to an iron stake; north 87 degrees 24 minutes 23 seconds east, 1176.97 feet to an iron stake on the westerly line of Yellow Pine Road; thence southerly along the westerly line of yellow pine road, along the arc of a clockwise curve (said arc having a radius of 265.0 feet and being subtended by a 66.56 foot chord bearing south 09 degrees 36 minutes 59 seconds east, 66.73 feet to an iron stake; thence southerly along the westerly line of yellow pine road, south 02 degrees 24 minutes 08 seconds east, 142.53 feet to an iron stake on the southerly line of Calumet road and the point of the beginning; containing 6.04 acres.

The above-described property is rezoned subject to the following condition:

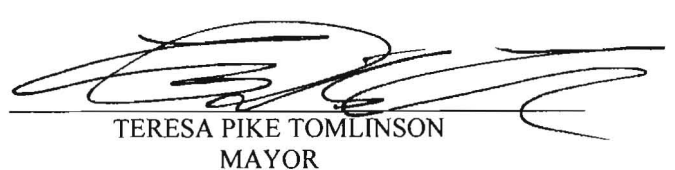
Smoke and noise disclosure statements shall be included in all real estate documents.

The development shall adhere to the characteristics of the 5-point site plan in color, which can be referenced in rezoning file (REZN 11-10-5370).

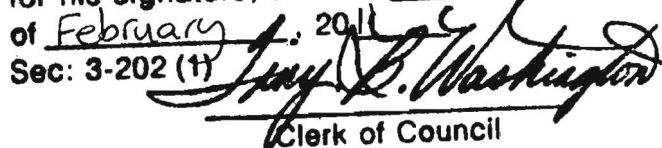
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 22nd day of February, 2011; introduced a second time at a regular meeting of said Council held on the 8th day of March, 2011 and adopted at said meeting by the affirmative vote of seven members of said Council.

Councilor Allen voting NO .
Councilor Baker voting YES .
Councilor Barnes voting YES .
Councilor Davis voting ABSENT .
Councilor Henderson voting YES .
Councilor Huff voting YES .
Councilor McDaniel voting YES .
Councilor Pugh voting YES .
Councilor Thomas voting YES .
Councilor Woodson voting NO .


TINY B. WASHINGTON
CLERK


TERESA PIKE TOMLINSON
MAYOR

This ordinance submitted to the Mayor for his signature, this the 10th day of February, 2011
Sec: 3-202 (1)


Clerk of Council

This ordinance received, signed by the Mayor at 9:43 A.M. on the 3rd day of February, 2011, and became law at said time received and became effective at 12:00 noon the following day.

Sec: 3-202 (2) 
Clerk of Council

Planned Mixed-Unit Development Plan – Major Amendments

Midland Downs

Macon Road, Columbus, GA

Ordinance Section	Ordinance Requirements	Requested Amendment
Table 2.5.2	Minimum Front Perimeter Buffer: 100 feet abutting (Macon Road)	Minimum Front Perimeter Buffer: 50 feet abutting (Macon Road)
Table 2.5.2	Minimum Side Perimeter Buffer: 100 feet abutting residential future land use designation.	Minimum Side Perimeter Buffers: 0 feet abutting residential future land use designation.
Table 2.5.2	Minimum Side Perimeter Buffer: 100 feet abutting residential future land use along Calumet Dr.	Minimum Side Perimeter Buffer: 50 feet abutting residential future land use along Calumet Dr

