

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 **0 Whittlesey Road** (parcel # 190-050-001) from LMI (Light Manufacturing / Industrial) Zoning District to RO (Residential Office) & GC (General Commercial) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from LMI (Light Manufacturing / Industrial) Zoning District to RO (Residential Office) Zoning District:

All that lot, tract or parcel of land lying and being in Land Lots 58 & 43, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows:

COMMENCE at a concrete monument found located at the intersection of the northerly boundary of Whittlesey Road and the westerly boundary of the Norfolk-Southern Railroad; running thence along the northern boundary of Whittlesey Road North 89° 59' 14" West a distance of 76.40 feet to a concrete monument found; continuing thence along said northern boundary running thence South 00° 00' 46" West a distance of 50.0 feet to a ½" rebar and cap set; continuing thence along the northerly boundary of Whittlesey Road North 89° 59' 14" West a distance of 87.89 feet to a ½" rebar and cap set; continuing thence along the northerly boundary of Whittlesey Road along a curve to the left an arc length of 35.15 feet (said curve having a radius of 2,914.77 feet and being subtended by a chord having a bearing of North 89° 31' 10" West and a chord distance of 35.15 feet) to a ½" rebar and cap set and the POINT OF BEGINNING of the property herein described; continuing thence along the northerly boundary of Whittlesey Road along a curve to the left an arc length of 70.04 feet (said curve having a radius of 2,914.77 feet and being subtended by a chord having a bearing of South 89° 26' 48" West and a chord distance of 70.04 feet) to a ½" rebar and cap set; thence leaving said right-of-way running thence North 02° 28' 47" West a distance of 116.37 feet to a pinch found; running thence along a curve to the right an arc length of 163.06 feet (said curve having a radius of 508.28 feet and being subtended by a chord with a bearing of North 06° 15' 24" East and a chord distance of 162.37 feet) to a pinch found; running thence along a curve to the right an arc length of 103.04 feet (said curve having a radius of 508.28 feet and being subtended by a chord with a bearing of North 21° 14' 20" East and a chord distance of 102.87 feet) to a pinch found; running thence North 26° 18' 52" East a distance of 20.98 feet to a pinch found; running thence North 66° 51' 27" West a distance of 314.50 feet to a pinch found located on the easterly margin of Interstate 185 and the ramp from I-185 to US Hwy. 80 (J.R. Allen Parkway); running thence along said right of ways North 28° 31' 13" East a distance of 314.97 feet to a concrete monument found; thence continuing along said right of ways North 30° 25' 52" East a distance of 1,235.43 feet to a concrete monument found; continuing thence along said right of ways North 30° 33' 49" East a distance of 354.34 feet to a concrete monument found; continuing thence along said right of ways North 45° 35' 24" East a distance of 206.93 feet to a concrete monument found; thence continuing along said right of ways North 43° 41' 12" East a distance of 347.22 feet to a concrete monument found; thence continuing along said right of ways North 64° 06' 16" East a distance of 580.72 feet to a concrete monument located at the intersection of the southerly margin of J.R. Allen Parkway, State Route 22/US Hwy. 80 and the westerly margin of Norfolk-Southern Railroad; running thence along said westerly margin of Norfolk-Southern Railroad South 26° 14' 42" West a distance of 2,843.90 feet to a ½" rebar and cap set; running thence North 66° 51' 27" West a distance of 270.21 feet to a ½" rebar and cap set; running thence South 26° 18' 52" West a distance of 27.94 feet to a ½" rebar and cap set; thence running along a curve to the left an arc length of 227.53 feet (said curve having a radius of 438.28 feet and being subtended by a chord with a bearing of South 11° 54' 22" West and a chord distance of 224.99 feet) to a ½" rebar and cap set; thence running South 02° 28' 48" East a distance of 119.03 feet to a ½" rebar and cap set on the northerly boundary of Whittlesey Road and the POINT OF BEGINNING.

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from LMI (Light Manufacturing / Industrial) Zoning District to GC (General Commercial) Zoning District:

All that lot, tract or parcel of land situate, lying and being in Land Lot 58, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows:

BEGINNING at a concrete monument found located at the intersection of the northerly boundary of Whittlesey Road and the westerly boundary of Norfolk-Southern Railroad and from said POINT OF BEGINNING running thence along the northerly margin of Whittlesey Road North 89° 59' 14" West a distance of 76.40 feet to a concrete monument found; thence continuing along the northern margin of Whittlesey Road South 00° 00' 46" West a distance of 50.00 feet to a ½" rebar and cap set; thence continuing along the northerly boundary of Whittlesey Road North 98°

59' 14" West a distance of 87.89 feet to a ½ rebar and cap set; thence continuing along the northerly boundary of Whittlesey Road a curve to the left an arc length of 35.15 feet (said curve having a radius of 2,914.77 feet and being subtended by a chord with a bearing of North 89° 31' 10" West and a chord distance of 35.15 feet) to a ½" rebar and cap set; running thence North 02° 28' 47" West a distance of 119.03 feet to a ½" rebar and cap set; running thence along a curve to the right an arc length of 227.53 feet (said curve having a radius of 438.28 feet and being subtended by a chord with a bearing of North 11° 54' 22" East and a chord distance of 224.99 feet) to a ½" rebar and cap set; running thence North 26° 18' 52" East a distance of 27.94 feet to a ½" rebar and cap set; running thence South 66° 51' 27" East a distance of 270.21 feet to a ½" rebar and cap set and located on the westerly margin of Norfolk-Southern Railroad; running thence South 26° 14' 42" West a distance of 232.18 feet to a concrete monument found and the POINT OF BEGINNING.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 13th day of July, 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