

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 **9423 / 9443 / 9463 Macon Road** (parcel # 131-001-042 / 131-001-044 / 131-001-043) from HMI (Heavy Manufacturing / Industrial) and RE1 (Residential Estate 1) Zoning Districts to GC (General Commercial) and SFR3 (Single Family Residential 3) Zoning Districts 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 and shown on the site plan below from HMI (Heavy Manufacturing/ Industrial) Zoning Districts to GC (General Commercial) Zoning District and SFR3 (Single Family Residential 3) Zoning Districts with conditions.

Tax Parcel No. 131 001 042 (HMI to GC/SFR3):

All that tract or parcel of land situate, lying and being in Land Lot 162, 9th District, Columbus, Muscogee County, Georgia, containing approximately 25.285 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located where the northerly right of way of Macon Road intersects with the dividing line of Land Lot 162 and Land Lot 191 and from said point running thence southwesterly along the northern right-of-way of Macon Road along a curve having a radius of 2,180.28 feet a distance of 337.86 to a concrete monument; thence running S60°11'01"W a distance of 156.03 feet to a concrete monument; thence continuing S60°11'01"W a distance of 518.78 feet to a concrete monument which marks the POINT OF BEGINNING, From said Point of Beginning, thence running S60°11'06"W a distance of 1,318.32 feet to a concrete monument; thence running northwesterly along a curve having a radius of 634.56 feet an arc distance of 200.0 feet to an iron pin; thence running N02°42'54"W a distance of 569.44 feet to an iron pin; thence running N54°26'14"E a distance of 1,500.00 feet to an iron pin; thence running S25°03'06"E a distance of 215.17 feet to a concrete monument; thence running S02°17'48"W a distance of 306.14 feet to a concrete monument; thence running S16°05'18"W a distance of 425.52 feet to a concrete monument; thence running S30°33'35"E a distance of 80.17 feet to the Point of Beginning,

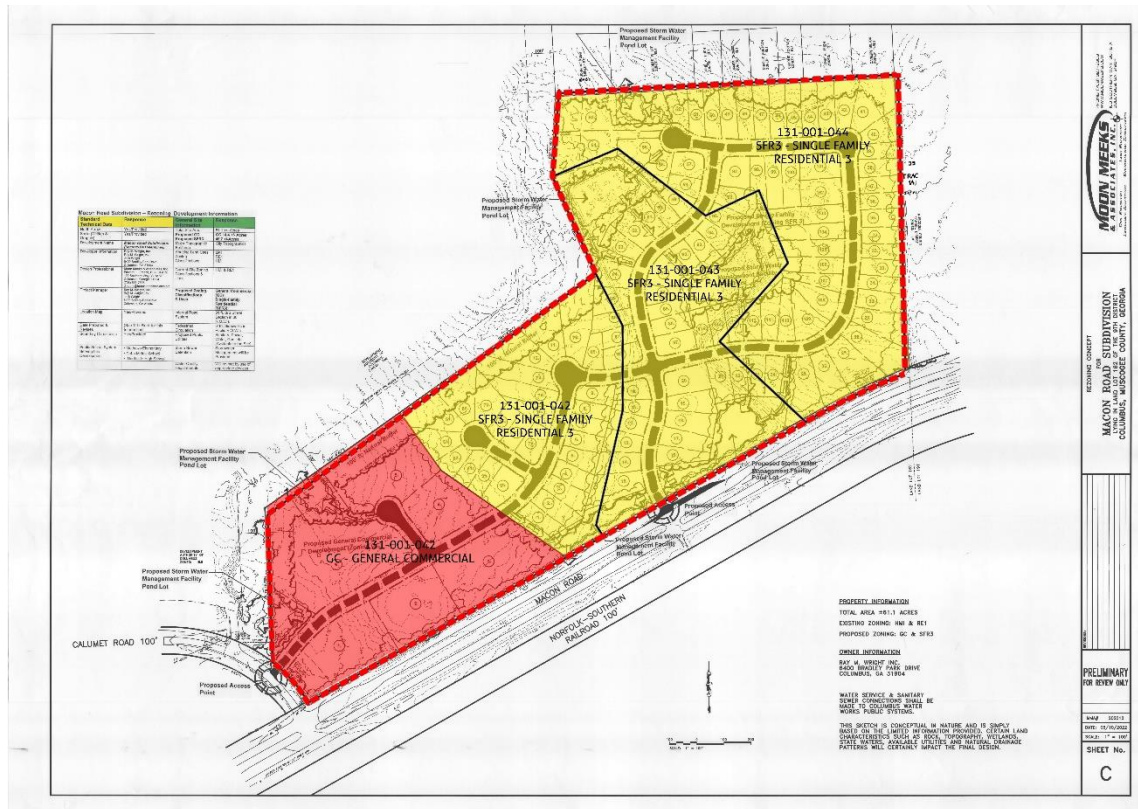
Tax Parcel No. 131 001 043 (RE1to SFR3) :

All that lot, tract or parcel of land situate, lying and being in Land Lois 159 , District, Columbus, Muscogee County, Georgia, and being known and designated as "PARCEL 100 36,63 Acres" on that certain plat of survey entitled "Replat of Part of Land Lot 159 and 162, 9th District, Columbus, Muscogee County, Georgia," prepared by Hobbs Smith & Assoc, dated April 2, 2015, and recorded in Nat Book 164, Page 240, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular description and location of the herein described property,

Tax Parcel No. 131 001 044(HMI to SFR3) :

All that tract or parcel of land situate, lying and being in Land Lot 162, 9th District, Columbus, Muscogee County, Georgia, containing approximately 20.967 acres, more or less, and being more particularly described as follows:

BEGINNING at an iron pin located where the northerly right of way of Macon Road intersects with the dividing line of Land Lot 162 and Land Lot 191 which marks the POINT OF BEGINNING and from said POINT OF BEGINNING running thence southwesterly along the northern right-of-way of Macon Road along a curve having a radius of 21808 feet a distance of 337.86 to a concrete monument; thence running S60°11'01"W a distance of 156.03 feet to a concrete monument; thence running N44°31' 10"W a distance of 407.33 feet to a concrete monument; thence running N44°42'27"E a distance of 375.10 feet to a concrete monument; thence running N19°30'01"W a distance of 284,14 feet to a concrete monument; thence running S68°37'41 "W a distance of 256.56 feet to a concrete monument; thence running N49'47'56"W a distance 01409.78 feet to a concrete monument; thence running S71a01'27-W a distance of 260.52 feet to a concrete monument; thence running NO2°32'40"E a distance of 301.85 feet to an iron pin; thence running N86'50i48"E a distance of 1,251.50 feet to a concrete monument; thence running SO2'56'16"E a distance of 1,074.86 feet to an iron pin which marks the Point of Beginning.



Section 2.

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

1. In any property rezoned to GC (General Commercial Zoning District) , the following uses shall be prohibited:
 - A. Funeral Home or Mortuary;
 - B. Massage Parlor;
 - C. Pawn Shop;
 - D. Off-Track Betting, bingo or similar games of chance (provided that State sponsored lottery tickets shall not be prohibited);
 - E. Flea Market;
 - F. Auction House, Bankruptcy sale, or Second-hand store;
 - G. Manufacturing facility;
 - H. Refinery;
 - I. Automobile or Truck sales, leasing, or repair.
 - J. Adult Bookstore or Adult Video store selling or renting pornographic books, literature, or videotapes;
 - K. Night Club, cocktail lounge, or bar, except in conjunction with a restaurant;
 - L. Billiard or pool hall;
 - M. Outdoor circus, carnival or amusement park, or other similar-type outdoor entertainment facility;
 - N. Coin operated laundry;

- O. Unemployment agency, service or commission;
- P. Skating or roller rink;
- Q. Auditorium, or meeting hall, ballroom, or other place of public assembly;
- R. Shooting gallery;
- S. Medical cannabis dispensary; and
- T. Cell phone tower.

2. Any property rezoned to the SFR3 Zoning District will be subject to the following conditions which will be reflected in the closing documents for any sale:

- A. A smoke disclosure statement shall be required for all home sales. The requirement for the disclosure shall be included in the restrictive covenants of said development. A completed smoke disclosure statement shall be filed by the developer or subsequent grantor with the Clerk of council and the Clerk of Superior Court.
- B. A noise disclosure statement shall be required in all home sales. The requirement for the disclosure shall be included in the restrictive covenants of said development. A completed noise disclosure statement shall be filed by the developer or subsequent grantor with the Clerk of council and the Clerk of Superior Court.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of May, 2023; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2023 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Begly	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

Sandra T Davis
 Clerk of Council

B. H. “Skip” Henderson, III
 Mayor