

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 **8828 Veterans Parkway and 4885 Charleston Way** (parcel # 079-002-002A) from Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) 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 Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions.

“All That Tract Or Parcel Of Land, Situate, Lying And Being In Land Lot 266 Of The 19th District & Land Lots 17 & 48 Of The 18th Land District Of Muscogee County, Georgia, And Being More Particularly Described As Follows:
Starting At A Point Marking The Southeast Corner Of Land Lot 266 Of The 19th District And The West Line Of Land Lot 17 Of The 18th Land District And Being The True Point Of Beginning Of The Tract Herein Conveyed;
Thence Along The South Line Of Land Lot 266 Of The 19th Land District North 89 Degrees 13 Minutes 28 Seconds West A Distance Of 135.01 Feet To A Point; Thence Leaving The South Line Of Said Land Lot North 01 Degrees 39 Minutes 22 Seconds East A Distance Of 606.83 Feet To A Point; Thence North 07 Degrees 28 Minutes 24 Seconds West A Distance Of 73.27 Feet To A Point Marking The Southerly Right-Of-Way Of Charleston Way; Thence Along The Southerly Right-Of-Way Of Said Road South 80 Degrees 45 Minutes 46 Seconds East A Distance Of 8.78 Feet To A Point; Thence Leaving The Southerly Right-Of-Way Of Said Road North 00 Degrees 54 Minutes 28 Seconds East A Distance Of 60.63' Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Leaving The Northerly Right-Of-Way Of Charleston Way North 01 Degrees 39 Minutes 22 Seconds East A Distance Of 120.03 Feet To A Point; Thence North 88 Degrees 33 Minutes 14 Seconds West A Distance Of 66.28 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 180.00 Feet To A Point; Thence South 09 Degrees 14 Minutes 04 Seconds West A Distance Of 110.00 Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Along Said Right-Of-Way North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 236.05 Feet To A Point; Thence Leaving Said Right-Of-Way North 09 Degrees 14 Minutes 04 Seconds East A Distance Of 110.00 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 146.90 Feet To A Point; Thence South 09 Degrees 14 Minutes 04 Seconds West A Distance Of 85.00 Feet To A Point; Thence With A Curve Turning To The Left With A Radius Of 25.00 Feet, With A Length Of Arc Distance Of 39.27 Feet, With

A Chord Bearing Of South 35 Degrees 45 Minutes 56 Seconds East, With A Chord Distance Of 35.35 Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Along The Northerly Right-Of-Way Of Said Road North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 110.00 Feet To A Point; Thence Leaving Said Right-Of-Way With A Curve Turning To The Left With A Radius Of 25.00 Feet, With A Length Of Arc Distance Of 39.26 Feet, With A Chord Bearing Of North 54 Degrees 14 Minutes 04 Seconds East, With A Chord Distance Of 35.35 Feet To A Point; Thence North 09 Degrees 14 Minutes 04 Seconds East A Distance Of 85.00 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 13.20 Feet To A Point; Thence South 39 Degrees 19 Minutes 56 Seconds West A Distance Of 23.04 Feet To A Point; Thence North 59 Degrees 52 Minutes 09 Seconds West A Distance Of 822.55 Feet To A Point Marking The Southeasterly Right-Of-Way Of Veterans Parkway / U.S. Highway 27; Thence Along The Southeasterly Right-Of-Way Of Said Road With A Curve Turning To The Left, With A Radius Of 861.90 Feet, With A Length Of Arc Distance Of 113.70 Feet, With A Chord Bearing Of North 45 Degrees 44 Minutes 00 Seconds East, With A Chord Distance Of 113.61 Feet To A Point; Thence Leaving The Southeasterly Right-Of-Way Of Said Road South 79 Degrees 25 Minutes 29 Seconds East A Distance Of 928.38 Feet To A Point; Thence South 79 Degrees 24 Minutes 44 Seconds East A Distance Of 212.60 Feet To A Point; Thence South 79 Degrees 24 Minutes 35 Seconds East A Distance Of 355.19 Feet To A Point; Thence South 79 Degrees 24 Minutes 38 Seconds East A Distance Of 630.71 Feet To A Point; Thence South 00 Degrees 49 Minutes 42 Seconds West A Distance Of 342.34 Feet To A Point; Thence South 00 Degrees 48 Minutes 01 Seconds West A Distance Of 88.13 Feet To A Point; Thence South 00 Degrees 50 Minutes 53 Seconds West A Distance Of 63.92 Feet To A Point; Thence South 00 Degrees 50 Minutes 18 Seconds West A Distance Of 381.93 Feet To A Point; Thence South 00 Degrees 47 Minutes 24 Seconds West A Distance Of 205.63 Feet To A Point; Thence North 87 Degrees 29 Minutes 45 Seconds West A Distance Of 610.23 Feet To A Point Marking The Southeast Corner Of Land Lot 266 Of The 19th District And The West Line Of Land Lot 17 Of The 18th Land District And Being The True Point Of Beginning;
Said Tract Contains $29.579 \pm$ Acres Or $1,288,476.71 \pm$ Square Feet.”

Section 2.

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

1. The development shall adhere to the characteristics of the attached PUD site plan.
2. Fenceline shall extend along the North boundary of Plat A, westward 200 feet.
3. The Green areas shown on the attached PUD site plan will be maintained and preserved by developer or any successor in interest.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen voting _____

Councilor Anker voting _____

Councilor Chambers voting _____

Councilor Cogle voting _____

Councilor Crabb voting _____

Councilor Davis voting _____

Councilor Garrett voting _____

Councilor Hickey voting _____

Councilor Huff voting _____

Councilor Tucker voting _____

Lindsey G Mclemore

Clerk of Council

B. H. "Skip" Henderson, III

Mayor