

## 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 **1953 7<sup>th</sup> Avenue** (parcel # 016-025-001) from Residential Office (RO) Zoning District to General Commercial (GC) 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 Residential Office (RO) Zoning District to General Commercial (GC) Zoning District with conditions.

“All that lot, tract or parcel of land, situate, lying in being in Columbus, Muscogee County, Georgia, and being designated as "Lot 100" on that certain plat of survey entitled Gibson-Gaboury Survey dated May 9, 1990, being a replat of Lots 10, 11, 12, 13, 14 & 15, and part of Lot 8, prepared by Moon, Meeks and recorded in Plat Book 113, Folio 81, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia.

LESS AND EXCEPT those certain tracts for right-of-way totaling approximately 164 acre and being conveyed to the city of Columbus, Georgia by virtue of that Right of Way Deed dated June 19, 1998, and recorded at Book 4993, Page 069, aforesaid records.

The property described hereinabove is presently known as 1953 7th Avenue, Columbus, Georgia (tax parcel 016-025-001).”

#### Section 2.

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

1. Access on 20<sup>th</sup> Street will not interrupt traffic flow on Talbotton Road or Hamilton Road.
2. Exterior lighting will be directed inwardly to the property.
3. A buffer of mature evergreen shrubs and trees three to five feet high as specified by the City Arborist, will be maintained along the south, east and west property lines of the property.
4. Hours of operation will be restricted to the hours of 5:00 a.m. to 11:00 p.m.
5. There will be no coin operated amusement machines as defined in Georgia Law on the property.
6. The following uses will be prohibited:
  - Amusement Parks
  - Assembly Hall
  - Auto/ Truck Broker
  - Group home
  - Bar or Lounges

Check Cashing Offices  
Convenience store with or without gas  
Club or Lodge  
Adult Entertainment  
Cultural Facility  
Drive thru restaurants  
Flea Market  
Mobile Home Sales  
Pawn Shop  
Package and Liquor Store  
Personal Care Home  
Shelter  
Tattoo and Body Piercing Shop  
Taxidermy  
Transitional Housing  
Transient Lodging  
Theater - Outdoor  
Wireless Communication Facility  
Vape and Smoke Shop

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_ day of \_\_\_, 2024; amended and introduced a second time at a regular meeting of said Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 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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Sandra T Davis  
Clerk of Council

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B. H. "Skip" Henderson, III  
Mayor