

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Sidewalk and Maintenance Easement Deed for Additional Right-of-Way Adjacent to Manchester Expressway and Armour Road
AGENDA SUMMARY:	Approval is requested to accept two Easement Deeds for Sidewalks: 1) from the Columbus Airport Commission, being in that portion of Land Lot 48 of the 8 th District, 27.14 sq. ft. 0.001 Acres, adjacent to Manchester Expressway, 2) from the Baynes Family LLC, being in that portion of Land Lot 48, 8 th District, 290.88 Sq. Feet 0.007 Acres adjacent to Manchester Expressway, and 609.22 Sq. Feet 0.014 Acres Adjacent to Armour Road southwest property line.
INITIATED BY:	Department of Engineering

Recommendation: Approval is requested to accept two Easement Deeds for Sidewalks: 1) from the Columbus Airport Commission, being in that portion of Land Lot 48 of the 8th District, 27.14 sq. ft. 0.001 Acres, adjacent to Manchester Expressway, 2) from the Baynes Family LLC, being in that portion of Land Lot 48, 8th District, 290.88 Sq. Feet 0.007 Acres adjacent to Manchester Expressway, and 609.22 Sq. Feet 0.014 Acres Adjacent to Armour Road southwest property line.

Background: Section 7.10.1 of the Unified Development Ordinance (UDO) requires sidewalks be installed in all residential, commercial and industrial developments. Sidewalks are typically constructed on the City right-of-way as development occurs. The Chick-fil-A development, 2730 Manchester Expressway, at the intersection of Manchester Expressway and Armour Road was required to construct a public sidewalk along both sides of this development in accordance with the UDO. The construction of required decel lane along Manchester Expressway and ingress and egress along Armour Road placed the new sidewalk off public right-of-way.

Analysis: The Owners desire to deed Easements of a portion of this property to the City as Sidewalk and Maintenance Easement to provide continuity for the pedestrian sidewalk. This will also allow the City to maintain the new sidewalk as it does the remaining sidewalk, which is constructed on the right-of-way.

Financial Considerations: No City funds are involved until maintenance is required.

Legal Considerations: In accordance with Section 18-3 of the Columbus Code, all dedicated right-of-way and easements must be accepted by the Council.

Recommendation/Action: Approval is requested to accept two Easement Deeds for Sidewalks: 1) from the Columbus Airport Commission, being in that portion of Land Lot 48 of the 8th District, 27.14 sq. ft. 0.001 Acres, adjacent to Manchester Expressway, 2) from the Baynes Family LLC, being in that portion of Land Lot 48, 8th District, 290.88 Sq. Feet 0.007 Acres adjacent to Manchester Expressway, and 609.22 Sq. Feet 0.014 Acres Adjacent to Armour Road southwest property line.

A RESOLUTION

NO.

A RESOLUTION AUTHORIZING THE ACCEPTANCE OF EASEMENT DEEDS TO PART OF LAND LOT 48, 8TH DISTRICT 27.14 SQ FEET 0.001 ACRES AND 290.88 SQ FEET 0.007 ACRES ALONG MANCHESTER EXPRESSWAY AND 609.22 SQ FEET 0.014 ACRES ALONG ARMOUR ROAD, CHICK-FIL-A DEVELOPMENT FOR THE PURPOSE OF INCORPORATING THE SIDWALK INTO THE STREET RIGHT-OF-WAY, ON BEHALF OF COLUMBUS, GEORGIA.

WHEREAS, Chick-fil-A Development at, 2730 Manchester Expressway constructed commercial driveways, decel lanes and sidewalks in accordance with the UDO; and,

WHEREAS, the installation of the decel lane caused the sidewalk along Manchester Expressway to encroach into private property of Chick-fil-A at 2730 Manchester Expressway; and,

WHEREAS, the installation of the ingress and egress along Armour Road placed the new sidewalk off public right-of-way; and,

WHEREAS, the Columbus Airport Commission desires to deed an easement 27.14 sq feet 0.001 acres along Manchester Expressway to the City for the purpose of incorporating the sidewalk into the street right-of-way; and,

WHEREAS, the Baynes Family LLC desires to deed an easement of 290.88 sq feet, 0.007 acres along Manchester Expressway and 609.22 sq feet, 0.014 acres along Armour Road to the City for the purpose of incorporating the sidewalk into the street right-of-way; and,

WHEREAS, the Engineering Department has inspected the sidewalk and recommends acceptance of same.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF COLUMBUS, GEORGIA, AS FOLLOWS:

That certain Easement deeds dated November 11th, 2025, conveying the easement to Columbus, Georgia Part of Land Lot 848 of the 8th District 27.14 sq feet 0.001 acres along Manchester Expressway and 290.88 sq feet, 0.007 acres along Manchester Expressway and 609.22 sq feet, 0.014 acres along Armour Road be and the same is hereby accepted. Council for the City is hereby authorized to have said Easement Deeds recorded in the Deed Records in the Office of the Superior Court of Muscogee County, Georgia. A copy of the deed is hereto attached and by this reference made a part of this resolution.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the _____ day of _____ 2026 and adopted at said meeting by the affirmative vote of _____ members of said Council.

- Councilor Anker voting _____.
- 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 Tucker voting _____.

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

