

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 **2925 Manchester Expressway** (parcel # 069-008-004 / 069-008-022 / 069-008-023) from LMI (Light Manufacturing / Industrial) Zoning District to GC (General Commercial) Zoning District.

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 plat below from LMI (Light Manufacturing Industrial) Zoning District with conditions to GC (General Commercial) Zoning District.

PARCEL 1

ALL THAT TRACT OR PARCEL of land, lying and being in Land Lots 33, 34, 47 and 48 of the 8th District, Columbus, Muscogee County, Georgia, and being more particularly described as follows:

BEGIN at a concrete monument located at the intersection of the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (1-185, G-6) and the northwestern side of the right-of-way along Manchester Expressway;

Thence leave the intersection of the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (1-185, G-6) and the northwestern side of the right-of-way along Manchester Expressway and continue along the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (1-185, G-6) North 18 degrees 01 minutes 45 seconds West, a distance of 101.20 feet to a concrete monument;

Thence continue along the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (1-185, G-6) North 14 degrees 40 minutes 25 seconds West, a distance of 204.61 feet to an iron stake, said iron stake being located at the southernmost corner of the property of Columbus Metropolitan Airport;

Thence leave the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (I-185, G-6) and continue along the southeastern property line of Columbus Metropolitan Airport North 50 degrees 00 minutes 15 seconds East, a distance of 806.60 feet to an iron stake, said iron stake being located at the northwestern corner of Peachtree Mall Shopping Center;

Thence continue along the western side of the property line of Peachtree Mall Shopping Center South 00 degrees 56 minutes 38 seconds West, a distance of 844.99 feet to an iron stake, said iron stake being located along the northern side of the right-of-way along Manchester Expressway;

Thence continue along the northern side of the right-of-way along Manchester Expressway South 89 degrees 55 minutes 52 seconds West, a distance of 77.93 feet to an iron stake;

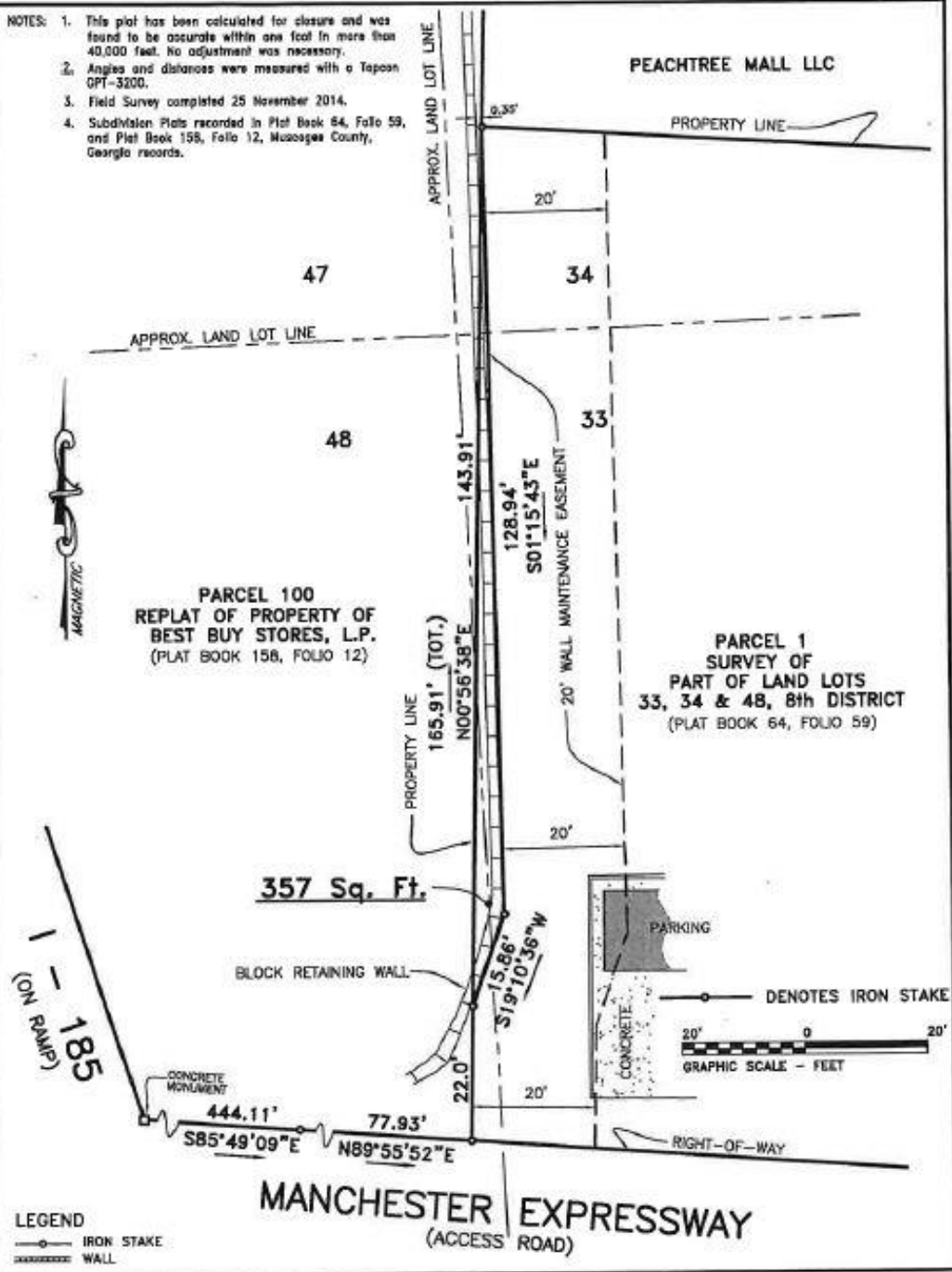
Thence continue along the northern side of the right-of-way along Manchester Expressway North 85 degrees 49 minutes 09 seconds West, a distance of 444.11 feet to a concrete monument, said concrete monument being located at the intersection of the eastern side of the right-of-way along Interstate 185, On-Ramp G-6 (1-185, G-6) and the northwestern side of the right-of-way along Manchester Expressway and said concrete monument marking the POINT OF BEGINNING; Said tract containing 7.681 acres +, and being more particularly described on that certain ALTA/ACSM Land Title Survey plat prepared for Best Buy Stores, L.P. by Moon, Meeks, Mason & Vinson, Inc. dated October 22, 2002.

PARCEL 2:

All that tract or parcel of land containing 357 square feet more particularly shown on that certain plat of survey entitled "Part of Parcel I, Survey of Parts of Land Lots 33, 34 & 48, 8th District, Columbus, Muscogee County, Georgia" dated November 26, 2014, by Moon, Meeks, Mason & Vinson, Inc. (GA Reg. No.11026464) and attached hereto as Exhibit "B". Said Plat is incorporated herein for a more complete and accurate description of the property conveyed.

Exhibit "B"

- NOTES:
1. This plot has been calculated for closure and was found to be accurate within one foot in more than 40,000 feet. No adjustment was necessary.
 2. Angles and distances were measured with a Topcon OPT-3200.
 3. Field Survey completed 25 November 2014.
 4. Subdivision Plats recorded in Plat Book 64, Folio 59, and Plat Book 158, Folio 12, Muscogee County, Georgia records.



SCALE 1" = 20'

DATE: 26 November 2014

SEAL

GEORGIA REGISTERED LAND SURVEYOR No. 2787 JEFFERSON W. KEEFE

Part of Parcel 1
Survey of
PART OF LAND LOTS 33, 34 & 48,
8th DISTRICT
Columbus, Muscogee County, Georgia

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
In my opinion this plat is a correct representation of the land platted and has been prepared in conformity with the Minimum Standards and Requirements of Law, the improvements are as shown and there are no encroachments except as shown.

JEFFERSON W. KEEFE, R. L. S., Georgia Reg. No. 2787

MOON, WEEKS, MASON & VINSON, INC. (GA. REG. NO. H026465) - 3900 Rosemont Drive, Columbus, Georgia, 31904 - (706) 327-8306

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of March, 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 Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____
Councilor Thomas	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor