

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 **5306 Buena Vista Road** (parcel # 095-045-019) from Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) 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 Single Family Residential – 2 (SFR2) Zoning District to Residential Multifamily – 1 (RMF1) Zoning District with conditions.

“All that certain tract or parcel of land situate lying and being part of Land Lot 12 of the Ninth Land District, being in the City of Columbus, Muscogee County, Georgia and being more particularly described as follows:

Begin at the most Southern corner of Lot 1, Belvedere Park, Section One as recorded in Plat Book 28, Page 77B and go South 00 degrees 29 minutes 07 seconds West a distance of 666.47 feet; go thence North 89 degrees 30 minutes 53 seconds West a distance of 538.51 feet; go thence North 01 degree 34 minutes 55 seconds East a distance of 1,152.42 feet to the Southwest right-of-way of Buena Vista Road; go thence South 67 degrees 35 minutes 45 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 218.38 feet; go thence Southeasterly along the Southwest right-of-way of Buena Vista Road 128.75 feet along the arc of a curve concave to the Southwest, having a radius of 1,102.92 feet, a chord bearing of South 64 degrees 15 minutes 06 seconds East along the Southwest right-of-way of Buena Vista Road and a chord distance of 128.68 feet; go thence South 29 degrees 05 minutes 32 seconds West along the Southwest right-of-way of Buena Vista Road a distance of 29.00 feet; go thence South 60 degrees 28 minutes 57 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 15.93 feet; go thence North 29 degrees 56 minutes 33 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 29.00 feet; go thence Southeasterly along the Southwest right-of-way of Buena Vista Road 239.66 feet along the arc of a curve concave to the Southwest, having a radius of 1,102.92 feet, a chord bearing of South 53 degrees 49 minutes 57 seconds East and a chord distance of 239.19 feet; go thence South 42 degrees 23 minutes 33 seconds West along the Southwest right-of-way of Buena Vista Road a distance of 32.00 feet; go thence South 47 degrees 20 minutes 58 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 9.64 feet; go thence North 42 degrees 54 minutes 58 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 32.00 feet; go thence South 47 degrees 05 minutes 29 seconds East along the Southwest right-of-way of Buena Vista Road a distance of 115.38 feet; go thence South 41 degrees 56 minutes 12 seconds West a distance of 156.55 feet to the most Southern corner of Lot 1, Belvedere Park, Section One and to the point of beginning.

Said tract or parcel contains 12.803 acres.”

Section 2.

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

1. The maximum allowed building height will be 45 feet.
2. The subject property shall revert back to zoning at the time of the application if developer does not construct and maintain subject property as shown on the approved site plan within 24 months of the effective date of this ordinance.
3. Developer must use concrete composite or wood material or brick on the exterior of all buildings.
4. Developer or its successor in interest shall maintain a 50-foot undisturbed natural buffer along all property lines.
5. All lighting shall be LED and directed downward and internally on the subject property.
6. The approved landscape plan shall be maintained by developer or his successor in interest.
7. A minimum six-foot high privacy fence of wood or black chain link shall be erected and maintained by developer or its successor in interest as specified by the City Engineer.
8. All trash dumpsters shall only be emptied between the hours of 9:00 AM through 5 PM.
9. Only one three story building each shall be permitted in Phase I and Phase II of the development.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of April 2026; introduced a second time at a regular meeting of said Council held on the ____ day of April 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