

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 **0 Old Guard Road** (parcel # 079-001-001) from RE1 (Residential Estate 1) Zoning District to SFR4 (Single Family Residential 4) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from RE1 (Residential Estate 1) Zoning District to SFR4 (Single Family Residential 4) Zoning District:

All that lot, tract or parcel of land situate, lying and being part of Land Lots 264 and 265, 19th District Columbus, Muscogee County, Georgia, and being known and designated as "PARCEL A-1, 49.27 Ac.", as said lot is shown upon that certain map or plat entitled "Replat of Part of Parcel A & Parcel B, Property of Steven W. Corbett, Part of Land Lots 264 & 265, 19th District, Columbus, Muscogee County, Georgia," prepared by Moon, Meeks & Associates, Inc., dated March 19, 2021, and recorded in Plat Book 166, Page 286, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which map or plat reference is made for the more particular location and dimensions of said lot.

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

- 1) Developer and successors in interest shall adhere to the Conceptual Layout "A" by Moon Meeks & Associates, Inc. dated November 2, 2021, the site plan contained therein, and the Rendering (Elevation) and Floor Plans sheet presented to Columbus Council on March 22, 2022, all of which are attached to this ordinance and incorporated herein by reference; provided, however, that the Developer may deviate from the foregoing (i) to address concerns arising during the architectural, environmental, geotechnical, and engineering phase of development; (ii) to comply with the requests and requirements of governmental agencies, including without limitation the various divisions of the Columbus Consolidated Government, during the build-out of the Development; and (iii) if required due to construction material availability during the construction phase of development.
- 2) The rezoning of the subject property to SFR-4 is conditioned upon the installation of finished sidewalk and related infrastructure, as specified by the City Engineer, running along the boundary line of the subject property fronting Old Guard Road.

- 3) The rezoning of the subject property to SFR-4 is conditioned upon the Development being "age-restricted", which means that at least one person is age 55 or older in at least 80% of the occupied units in accordance with the "Housing for Older Persons" exemption set forth in the Fair Housing Act and 24 CFR § 100.300, *et seq.*

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 22_ day of March, 2022; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2022 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____
Councilor Thomas	voting _____
Councilor Woodson	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor