

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **7170 & 7176 Beaver Run Road** (parcels # 110-005-001 & 110-005-008) from SFR3 (Single Family Residential 3) Zoning District to GC (General Commercial) 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 aforementioned property from SFR3 (Single Family Residential 3) Zoning District to GC (General Commercial) Zoning District.

As a POINT OF COMMENCEMENT, start at the intersection of the East boundary line of Land Lot 68 and the North right-of-way margin of Beaver Run Road (U.S. Highway 80/State Highway 22); thence run South 88° 48'23" West and along the North right-of-way margin of Beaver Run Road for a distance of 1874.33 feet to a point on said North right-of-way margin; thence run South 01°11' 37" East across Beaver Run Road for a distance of 130.00 feet to a concrete right-of-way marker lying on the South right-of-way margin of Beaver Run Road; thence run westerly along the curving South right-of-way margin of Beaver Run Road, said curve being concave Northerly and having a radius 1968.475 feet, for a chord bearing of North 85°56'13" West, a chord distance of 360.69 feet, and an arc distance of 361.20 feet to a 3/4" crimped pipe found and the POINT OF BEGINNING of the herein described parcel, thence leaving said right-of-way margin, run South 05°44'50" West and along the West boundary of Block "A", Section One, Wynnfield, a map or plat of which is recorded in plat book 99, page 56, in the office of the Clerk of Superior Court of Muscogee County, Georgia, for a distance of 509.68 feet to 3/4" crimped pipe found; thence run North 84°13'55" West and along the North boundary of Block "B", Section Three, The Vinings, a map or plat of which is recorded in plat book 137, page 102, in the office of the Clerk of Superior Court of Muscogee County, Georgia, for a distance of 406.32 feet to 3/4" crimped pipe found; thence run North 05°46'08" East and along the East boundary of the Replat of Part of Land Lots 61 & 68, 9th District, a map or plat of which is recorded in plat book 138, page 38, in the office of the Clerk of Superior Court of Muscogee County, Georgia, for a distance of 578.05 feet to 3/4" crimped pipe found, lying on the South right-of-way margin of Beaver Run Road; thence run easterly along the curving South right-of-way margin of Beaver Run Road, said curve being concave Northerly and having a radius 1968.48 feet, for a chord bearing of South 74°40'32" East, a chord distance of 411.84 feet, and an arc distance of 412.59 feet to the POINT OF BEGINNING of the herein described parcel.

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

- (1) Developer shall install drainage system improvements as specified by the City Engineer.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 9th day of June, 2020; introduced a second time at a regular meeting of said council held on the ____ day of _____, 2020 and adopted at said meeting by the affirmation vote of ____ members of Council.

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

Sandra T. Davis
Clerk of Council

B.H. "Skip" Henderson, III
Mayor