

**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 **1311 Warm Springs Road** (parcel # 029-031-001 / 029-030-001) from MROD (Mill Restoration Overlay District) / GC (General Commercial) 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 MROD (Mill Restoration Overlay District) / GC (General Commercial) Zoning District to GC (General Commercial) Zoning District.

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN CITY OF COLUMBUS, MUSCOGEE COUNTY, GEORGIA AND BEING KNOWN AS BLOCK "D" AND BLOCK "A" CITY VIEW, AND LYING WHOLLY WITHIN TAX PARCELS 029 030 001 AND 029 031 001 DESCRIBED IN COLUMBUS CONSOLIDATED GOVERNMENT PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT AT THE NORTHEAST END OF A MITERED CORNER FORMING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PIERPONT AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF WARM SPRINGS ROAD, SAID POINT BEING THE TRUE POINT-OF BEGINNING.

THENCE SOUTH 26 DEGREES 16 MINUTES 23 SECONDS WEST ALONG SAID MITER, A DISTANCE OF 17.21 FEET TO A CONCRETE MONUMENT ON THE NORTHERLY RIGHT-OF-WAY OF WARM SPRINGS ROAD; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 51 DEGREES 51 MINUTES 07 SECONDS WEST, A DISTANCE OF 346.06 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 50 DEGREES 33 MINUTES 09 SECONDS WEST, A DISTANCE OF 5.78 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 51 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 20.30 FEET TO A KNURLED SPIKE AT THE INTERSECTION OF SAID RIGHT-OF-WAY AND THE EASTERLY RIGHT-OF-WAY OF FORMER 13<sup>TH</sup> AVENUE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY OF WARM SPRINGS ROAD SOUTH 51 DEGREES 15 MINUTES 04 SECONDS WEST, A DISTANCE OF 66.93 FEET TO A POINT ON SAID RIGHT OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY THENCE CONTINUE ALONG SAID RIGHT-OF-WAY SOUTH 45 DEGREES 57 MINUTES 47 SECONDS WEST, A DISTANCE OF 30.28 FEET TO A POINT ON SAID RIGHT-OF-WAY; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE RIGHT AN ARC DISTANCE OF 26.42 FEET WITH A RADIUS OF 1,610.00 FEET (SAID CURVE BEING SUBTENDED BY A CHORD DISTANCE OF 26.42 FEET HAVING A BEARING OF SOUTH 46 DEGREES 49 MINUTES 38 SECONDS WEST) TO A CONCRETE MONUMENT AT THE SOUTHEAST END OF A MITERED CORNER FORMING THE INTERSECTION OF SAID RIGHT-OF-WAY OF WARM SPRINGS ROAD AND THE EASTERLY RIGHT-OF-WAY OF 12TH AVENUE; THENCE NORTH 62 DEGREES 59 MINUTES 06 SECONDS WEST ALONG SAID MITER, A DISTANCE OF 36.75 FEET TO A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY OF 12TH AVENUE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY NORTH 00 DEGREES 36 MINUTES 36 SECONDS EAST, A DISTANCE OF 898.16 FEET TO THE INTERSECTION OF SAID RIGHT-OF-WAY

AND THE SOUTHERLY RIGHT-OF-WAY OF 29TH STREET; THENCE TURNING ALONG SAID RIGHT-OF-WAY OF 29TH STREET, SOUTH 89 DEGREES 20 MINUTES 03 SECONDS EAST, A DISTANCE OF 351.47 FEET TO A CRIMPED TOP IRON PIN AT THE INTERSECTION OF SAID RIGHT-OF-WAY OF 29TH STREET AND THE EASTERLY RIGHT-OF-WAY OF FORMER 13TH AVENUE; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY OF 29TH STREET SOUTH 89 DEGREES 20 MINUTES 34 SECONDS EAST, A DISTANCE OF 299.60 FEET TO A CRIMPED TOP IRON PIN AT THE INTERSECTION OF SAID RIGHT-OF-WAY OF 29TH STREET AND THE WESTERLY RIGHT-OF-WAY OF PIERPONT AVENUE; THENCE TURNING ALONG SAID RIGHT-OF-WAY OF PIERPONT AVENUE SOUTH 00 DEGREES 38 MINUTES 25 SECONDS WEST, A DISTANCE OF 375.58 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST END OF A MITERED CORNER FORMING THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY OF PIERPONT AVENUE AND THE NORTHERLY RIGHT-OF-WAY OF WARM SPRINGS ROAD, SAID POINT BEING THE TRUE POINT-OF-BEGINNING.

SAID TRACT CONTAINS 9.76 ACRES, MORE OR LESS. THIS LEGAL DESCRIPTION IS BASED UPON A SURVEY FOR SIDLYD INVESTMENTS, LLC, DATED OCTOBER 5, 2021.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 26th day of April, 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 Thomas	voting _____
Councilor Tucker	voting _____
Councilor Woodson	voting _____

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**Sandra T Davis**  
Clerk of Council

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**B. H. "Skip" Henderson, III**  
Mayor