

**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 **7711 / 7701 Fortson Road and 2897 Hobbs Road** (parcel # 073-009-011 / 073-009-010 / 073-009-023) from SFR2 (Single Family Residential 2) Zoning District to RMF1 (Residential Multifamily 1) 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 SFR2 (Single Family Residential 2) Zoning District to RMF1 (Residential Multifamily 1) Zoning District:

**LOT 102:**

All those lots, tracts or parcels of land situate, lying and being in Columbus, Muscogee County, Georgia and being known and distinguished as all of LOT 100, containing 0.243 acres, LOT 101, containing 0.232 acres and LOT 102, containing 0.240 acres, as said lots are shown on a plat entitled "REPLAT OF LOTS 7, 12 AND 13, BLOCK 'Q', VICTORY HEIGHTS, COLUMBUS, MUSCOGEE COUNTY, GEORGIA", prepared by Moon, Meeks, Mason & Vinson, Inc., dated August 6, 2013, recorded in Plat Book 164, Folio 34, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia, to which plat reference is made for a more complete and accurate description of the property herein conveyed.

**LOT 103 & 104:**

All those lots, tracts or parcels of land situate, lying and being in Columbus, Muscogee County, Georgia and being known and distinguished as all of LOT 103, containing 0.373 acres and LOT 104, containing 0.325 acres, as said lots are shown on a plat entitled "REPLAT OF LOTS 7, 12 AND 13, BLOCK 'Q', VICTORY HEIGHTS, COLUMBUS, MUSCOGEE COUNTY, GEORGIA", prepared by Moon, Meeks, Mason & Vinson, Inc., dated August 6, 2013, recorded in Plat Book 164, Folio 34, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia, to which plat reference is made for a more complete and accurate description of the property herein conveyed.

**The permitted RMF1 uses on this property shall be restricted to the following:**

- 1. Natural Buffers on East and North Property Lines.** There will be a minimum of twenty (20') feet of natural buffer from the property line on the east side of the property along the Fortson Road right-of-way and along the north side of the property to the neighboring property to the north, with said buffers to include fill-in, enhanced, and mature plantings as specified by the City Arborist.
- 2. Limit Number of Parking Spaces.** The number of parking spaces will be limited to eighteen (18) spaces to create more of a residential feel and less of a multifamily feel to the development.

**3. Buffer/Border with Neighbor to the West Along Hobbs Rd.** There will be a wooden privacy fence and a landscaped, planted screening buffer of ten (10') feet on the western border of the property between the development and the neighboring owner, with said landscaped buffer to include thick evergreen plantings as specified by the City Arborist.

**4. Stormwater Detention Pond.** The stormwater detention pond shall be surrounded by a four (4') foot tall chain link fence of a dark color (e.g. black or green), so as to best blend in with the surroundings. The stormwater detention pond shall be shielded as best as practically possible with planted landscaping. The Stormwater detention pond shall be maintained by owner.

**5. Sidewalks.** There shall be no sidewalks constructed along the right-of-way on the property.

**6. Dumpster.** The dumpster on the property shall be enclosed with a structure constructed of like materials in accordance with the materials used to construct the residential buildings on the property, so as to best blend in with the development. The dumpster enclosure will be in compliance with Unified Development Ordinance, and will have metal doors constructed with aesthetics in mind. Dumpster collection times shall be limited to between the hours of 9:00AM – 5:00PM.

**7. Site Plan.** The development of the property shall be tied to the site plan provided by Moon Meeks Mason & Vinson, Inc., dated as revised on December 4, 2019 and said site plan is incorporated herein by reference.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 10<sup>th</sup> day of December, 2019; introduced a second time at a regular meeting of said Council held on the 14<sup>th</sup> day of January, 2020 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 Thompson	voting _____
Councilor Woodson	voting _____

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**Sandra T. Davis**  
Clerk of Council

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