

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to changes certain boundaries of a district located at 5032 Milgen Court, 11 / 15 Masterbuilt Court (parcel # 083-029-001 / 002 / 004) from GC (General Commercial) Zoning District to LMI (Light Manufacturing/Industrial) Zoning District.

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 properties described below from GC (General Commercial) Zoning District to LMI (Light Manufacturing/Industrial) Zoning District.

Parcel # 083-029-001

“BEGIN at a rebar & cap marking the intersection of the southerly line of Masterbuilt Court and the easterly line Milgen Court; thence northeasterly along Masterbuilt Court, along the arc of a counterclockwise curve (said arc having a radius of 620.74 feet and being subtended by a 292.64 foot chord bearing North 53 degrees 49 minutes 32 seconds East), 295.42 feet to a pinched top iron; thence North 40 degrees 11 minutes 30 seconds East, 81.40 feet to a pinched top iron; thence leaving Masterbuilt Court, South 49 degrees 48 minutes 30 seconds East, 250.0 feet to a pinched top iron on the northeasterly line of the Fall Line Trace bike path; thence along the Fall Line Trace bike path, South 40 degrees 11 minutes 30 seconds West, 530.0 feet to a pinched top iron on the easterly line of Milgen Court; thence northwesterly along Milgen Court, along the arc of a clockwise curve, (said arc having a radius of 75.0 feet and being subtended by a 6.18 foot chord bearing North 24 degrees 54 minutes 11 seconds West), 6.18 feet to a pinched top iron; thence continue along Milgen Court, North 22 degrees 32 minutes 30 seconds West, 352. 77 feet to a rebar & cap marking the intersection of the southerly line of Masterbuilt Court and the easterly line of Milgen Court and the POINT OF BEGINNING, as more particularly shown on ALTA/NSPS Land Title Survey for Lebow 1021 Columbus, LLC, MAC Property, LLC, Development Authority of Columbus, Georgia and First American Title Insurance Company prepared by Moon Meeks & Associates, Inc. bearing the seal and certification of Jefferson W. Keefe, R.L.S., dated December 9, 2020, to which survey reference is made for all purposes.”

Parcel # 083-029-002

“Commence at a rebar & cap marking the intersection of the northerly line of Masterbuilt Court and the easterly line Milgen Court; thence northeasterly along Masterbuilt Court, along the arc of a counterclockwise curve, (said arc having a radius of 560.74 feet and being subtended by a 192.88 foot chord bearing North 57 degrees 33 minutes 23 seconds East),

193.84 feet to a pinched top iron and the POINT OF BEGINNING; thence leaving Masterbuilt Court, North 22 degrees 32 minutes 30 West, 374.81 feet to a pinched top iron on the southerly line of Manchester Expressway; thence northeasterly along Manchester Expressway, along the arc of a clockwise curve, (said arc having a radius of 2144.73 feet and being subtended by a 196.56 foot chord bearing North 72 degrees 38 minutes 48 seconds East), 196.63 feet to a pinched top iron; thence leaving Manchester Expressway, South 13 degrees 00 minutes 47 seconds East, 290.40 feet to a pinched top iron on the northerly line of Masterbuilt Court; thence along Masterbuilt Court, South 40 degrees 11 minutes 30 seconds West, 90.84 feet to a pinched top iron; thence continue along Masterbuilt Court, along the arc of a clockwise curve, (said arc having a radius of 560.74 feet and being subtended by a 72.97 foot chord bearing South 43 degrees 55 minutes 05 seconds West), 73.02 feet to a pinched top iron and the POINT OF BEGINNING, as more particularly shown on ALTA/NSPS Land Title Survey for Lebow 1021 Columbus, LLC, MAC Property, LLC, Development Authority of Columbus, Georgia and First American Title Insurance Company prepared by Moon Meeks & Associates, Inc. bearing the seal and certification of Jefferson W. Keefe, R.L.S., dated December 9, 2020, to which survey reference is made for all purposes.”

Parcel # 083-029-004

“BEGIN at a rebar & cap marking the intersection of the northerly line of Masterbuilt Court and the easterly line Milgen Court; thence along Milgen Court, North 22 degrees 32 minutes 30 seconds West, 307.95 feet to a pinched top iron; thence continue along Milgen Court, along the arc of a counterclockwise curve, (said arc having a radius of 55.0 feet and being subtended by a 92.20 foot chord bearing North 22 degrees 32 minutes 30 seconds West), 109.33 feet to a pinched top iron; thence continue along Milgen Court, North 22 degrees 32 minutes 30 seconds West, 7.95 feet to a pinched top iron on the southerly line of Manchester Expressway; thence northeasterly along Manchester Expressway, along the arc of a clockwise curve, (said arc having a radius of 2144.73 feet and being subtended by a 190.0 foot chord bearing North 67 degrees 29 minutes 42 seconds East), 190.06 feet to a pinched top iron; thence leaving Manchester Expressway, South 22 degrees 32 minutes 30 seconds East, 374.81 feet to a pinched top iron on the northerly line of Masterbuilt Court; thence southwesterly along Masterbuilt Court, along the arc of a clockwise curve, (said arc having a radius of 560.74 feet and being subtended by a 192.88 foot chord bearing South 57 degrees 33 minutes 23 seconds West), 193.84 feet to a rebar & cap marking the intersection of the northerly line of Masterbuilt Court and the easterly line of Milgen Court and the POINT OF BEGINNING, as more particularly shown on ALTA/NSPS Land Title Survey for Lebow 1021 Columbus, LLC, MAC Property, LLC, Development Authority of Columbus, Georgia and First American Title Insurance Company prepared by Moon Meeks & Associates, Inc. bearing the seal and certification of Jefferson W. Keefe, R.L.S., dated December 9, 2020, to which survey reference is made for all purposes.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23rd day of May, 2023; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2023 and adopted at said meeting by the affirmative vote of ____ members of said Council.

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| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Begly | voting _____ |
| Councilor Cogle | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |
| Councilor Thomas | voting _____ |

Sandra T. Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor