

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 **6100 Whitesville Road** (parcel # 189-026-003) from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

Section 1.

The Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions:

All that lot, tract or parcel of land situate, lying and being in Land Lot 57, 8th District, Columbus, Muscogee County, Georgia, and being more particularly described as "TRACT 4-A, 2.0056 ACRES," on that certain plat of survey entitled "Replat of Tract 4, Brookstone Business Park, Being in Land Lot 57, 8th District, Columbus, Muscogee County, Georgia," dated August 1, 1994, prepared by William A. White, said plat or survey being recorded in Plat Book 129, Folio 70, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, reference to which is made for a more particular description of said Tract 4-A. A copy of said survey is attached hereto as Exhibit "A-1."

Section 2.

The above-described property is being rezoned with the following conditions:

- 1) Waive the requirement for the construction of a six-foot opaque wall under section 3.2.8.H of the UDO.
- 2) Reduce the required distance under Section 3.2.8.O.2 of the UDO, from the proposed vehicle detailing area to the residential property to the North from 100 feet to 90 feet.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 11th day of January, 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 _____

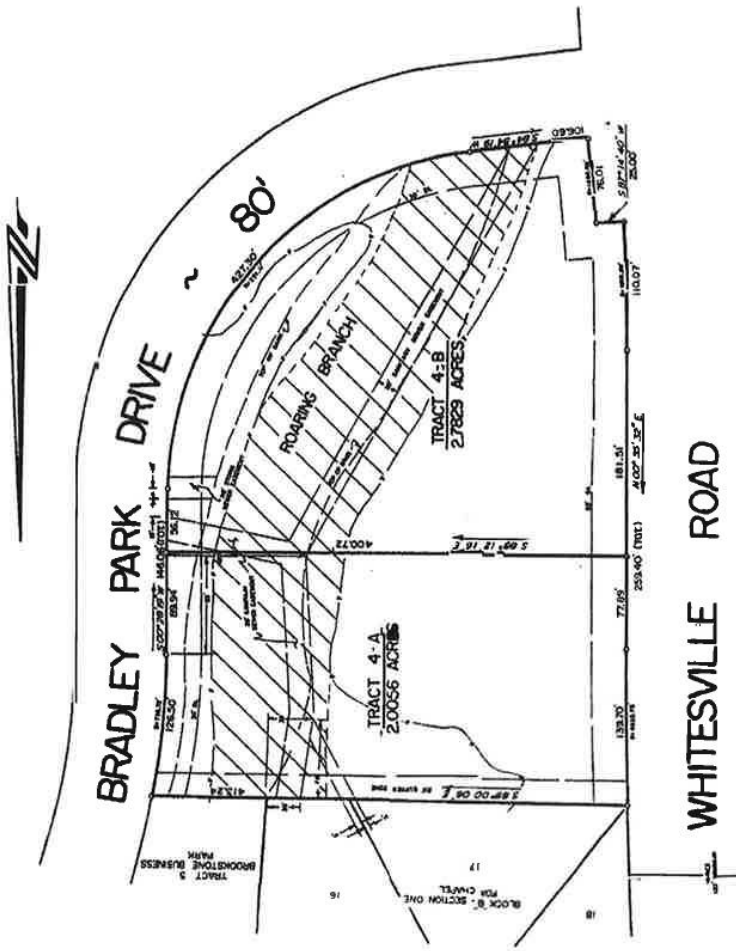
Councilor Garrett voting _____
Councilor House voting _____
Councilor Huff voting _____
Councilor Thomas voting _____
Councilor Tucker voting _____
Councilor Woodson voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor

EXHIBIT "A-1"

PLAT BOOK 127, FOLIO 72



FILED FOR RECORD
M. LINDA A. WHYTE
SURVEYOR
COLUMBIA COUNTY, GEORGIA

Replat of TRACT 4
BROOKSTONE BUSINESS PARK
BEING IN LAND LOT 57, 8th DISTRICT
COLUMBUS, MUSCOGEE COUNTY, GEORGIA

AUGUST 1, 1994
SCALE 1" = 60'

PREPARED BY
WILLIAM A. WHYTE - SURVEYOR
563-1003



BY MY DRAWING THIS IS A CORRECT REPRESENTATION
OF THE LAND PLATTED AND HAS BEEN PROVIDED IN
ACCORDANCE WITH THE REQUIREMENTS OF LAW
W. A. Whyte
DATE: 8-1-94

THE CONTENTS OF THIS PLAT ARE SUBJECT TO THE PLAT AND
RECORD ACTS OF THE STATE OF GEORGIA AND THE
REQUIREMENTS OF THE SURVEYING BOARD OF GEORGIA.
W. A. Whyte
SURVEYOR

W. A. Whyte
SURVEYOR

DATE: 8-1-94
W. A. Whyte
SURVEYOR

NOTES:
1. ALL DIMENSIONS SHOWN ARE SUBJECT TO
THE SURVEYING BOARD OF GEORGIA AND THE
REQUIREMENTS OF THE SURVEYING BOARD OF
GEORGIA.
2. ALL DIMENSIONS SHOWN ARE SUBJECT TO
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GEORGIA.
3. ALL DIMENSIONS SHOWN ARE SUBJECT TO
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REQUIREMENTS OF THE SURVEYING BOARD OF
GEORGIA.

MU-94-2482