

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 **641 Veterans Parkway** (parcel # 019-031-003) from GC (General Commercial) Zoning District to SFR4 (Single Family Residential 4) Zoning District with conditions.

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 property described below from GC (General Commercial) Zoning District to SFR4 (Single Family Residential 4) Zoning District with conditions:

“All that lot, tract or parcel of land situate, lying and being in the City of Columbus, Muscogee County, Georgia and being known and distinguished as PART OF CITY LOT 416, according to the plan of the City of Columbus and being shown as PARCEL "B" on a map or plat of said City Lot entitled "Replat of City Lot 416" recorded in Plat Book 75, page 54, in the office of the Clerk of Superior Court of Muscogee County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin at the Southwest corner of the intersection of Veterans Parkway (formerly 4th Avenue) and 7th Street, said iron pin being the POINT OF BEGINNING; thence running along the Westerly line of Veterans Parkway (formerly 4th Avenue) South 03 degrees 15 minutes 00 seconds East a distance of 97.83 feet to a drill hole in concrete; thence running South 86 degrees 54 minutes 30 seconds West a distance of 147.83 feet to an iron pin; thence running North 03 degrees 15 minutes 00 seconds West along the dividing line between City Lots 415 and 416 a distance of 97.83 feet to a knurled spike in tree root; thence running North 86 degrees 54 minutes 30 seconds East along the Southerly line of 70' Street a distance of 147.83 feet to the POINT OF BEGINNING.

Said Property is hereby conveyed subject to all valid and enforceable restrictive covenants and easements of record applicable thereto, and to all valid and enforceable zoning ordinances and regulations applicable thereto so long as said ordinances and regulations remain of full force and effect.”

SECTION 2.

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

- 1) The front setback for the properties shall be a minimum of 9 feet.
- 2) The rear setbacks for the properties shall be a minimum of 20 feet.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 25th day of May, 2021; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2021 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 Tucker	voting _____
Councilor Thomas	voting _____
Councilor Woodson	voting _____

Sandra T Davis
Clerk of Council

B. H. “Skip” Henderson, III
Mayor