

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 2357 Warm Springs Road and 3705, 3713, 3721, 3803, 3809, 3817, 3823, and 3829 Gurley Drive from RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District with amended conditions.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the property described below from RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District with amended conditions:

All that tract or parcel of land being part of Block "J", Rosemont Heights & Adjacent Property, lying in Land Lots 48 & 53, 8th District, Columbus, Muscogee County, Georgia and being more particularly described as follows: BEGIN at a concrete monument at the southwesterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive (60' right-of-way) and the northwesterly line of Warm Springs Road (82' right-of-way); thence southwesterly along the northwesterly line of Warm Springs Road, along the arc of a clockwise curve, (said arc having a radius of 4256.22 feet and being subtended by a 507.70 foot chord bearing South 58 degrees 40 minutes 50 seconds West), 508.0 feet to a concrete monument; thence continue along said street line, South 62 degrees 07 minutes 36 seconds West, 402.93 feet to a rebar & cap; thence leaving said street line, North 07 degrees 17 minutes 27 seconds West, 222.75 feet to an iron stake; thence North 19 degrees 54 minutes 09 seconds West, 160.0 feet to an iron stake; thence North 36 degrees 30 minutes 00 seconds East, 504.0 feet to a concrete monument; thence North 10 degrees 12 minutes 05 seconds East, 179.0 feet to an iron stake on the southerly line of Acacia Drive; thence leaving Acacia Drive (60' right-of-way), along the southwesterly line of Gurley Drive (60' right-of-way), South 52 degrees 37 minutes 37 seconds East, 97.45 feet to a rebar & cap; (next 5 calls are along the southwesterly line of Gurley Drive) thence along the arc of a counterclockwise curve (said arc having a radius of 720.90 feet and being subtended by a 236.99 foot chord bearing South 62 degrees 04 minutes 25 seconds East), 238.07 feet to a rebar & cap; thence South 71 degrees 37 minutes 42 seconds East, 121.36 feet to an iron stake; thence along the arc of a clockwise curve (said arc having a radius of 75.0 feet and being subtended by a 59.99 foot chord bearing South 48 degrees 03 minutes 10 seconds East), 61.72 feet to a rebar & cap; thence South 24 degrees 21 minutes 56 seconds East, 240.16 feet to a rebar & cap at the northeasterly end of a mitered corner formed by the intersection of the southwesterly line of Gurley Drive and the northwesterly line of Warm Springs Road; thence along said miter, South 07 degrees 52 minutes 20 seconds West, 33.49 feet to a concrete monument and the point of beginning; containing 9.94 acres.

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

- 1) No additional parking, buffering shall be required provided that the footprint of the existing buildings on site do not change.
- 2) If the developer requests a traffic signal at the ingress and egress point on Warm Springs Road, they will be required to submit a traffic impact analysis. If the analysis meets requirements and warrants a traffic signal, then the developer may request a signal be placed at their cost that meets the specifications of the Engineering Department.
- 3) If no portion of the property subject to rezoning has received a Certificate of Occupancy for office and storage use from the Columbus, Georgia Department of Inspections and Code within three years of the adoption of this ordinance, then the property subject to rezoning shall revert automatically to the RO zoning classification. If such Certificate of Occupancy is received within three years of the adoption of this ordinance, this condition shall automatically be repealed.

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

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor