

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 **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) 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 SFR3 (Single Family Residential 3) Zoning District with conditions to RO (Residential Office) Zoning District with conditions.

All that tract or parcel of land located, lying and being in Muscogee County, Georgia and being in a Subdivision of part of Land Lot Number Thirty-Seven (37) in the Eighth District and known as Sunshine Acres, being known and distinguished in the plan of Sunshine Acres as Lot Numbered Four (4), in Block Lettered "C", in said Sunshine Acres Subdivision as shown by a map thereof appearing of record in the Office of the Clerk of Superior Court, Muscogee County, Georgia in Plat Book 3, Page 42. Situated upon said property is dwelling numbered 6330 Lynridge Avenue, Columbus, GA 31909, according to the present system of numbering dwellings in Columbus, Georgia.

Said property is conveyed subject to all valid and enforceable easement and restrictions of record and to applicable zoning ordinances and regulations promulgated pursuant thereto for so long as same shall remain of binding force and effect.

Section 2.

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

- 1) Office, Business & Professional only permitted.
- 2) Hours of operation limited to 7:00AM to 6:00PM.
- 3) Reduce minimum lot width to 50'.
- 4) Reduce minimum lot size to 8,000 sf.
- 5) No dumpster permitted.
- 6) Property owner shall not alter the structure. Said structure and property shall remain in appearance as a single-family structure.
- 7) Only 4 parking shall be permitted.
- 8) No parking shall be permitted in the front yard.
- 9) No pole signage or lettering shall be permitted.
- 10) 6' wood fence shall be required along both sides and rear property lines.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23rd day of January, 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.

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

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor