

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 business signage or lettering shall be permitted, except that the property owner may place a small sign on or adjacent to the front door for identification purposes.
- 10) 6’ wood fence shall be required along the side and rear property lines.

PROPOSED AMENDMENT

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