

## 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 **7217 Warm Springs Road** (parcel # 109-001-008A) from GC (General Commercial) Zoning District to RMF2 (Residential Multifamily 2) Zoning District.

### 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 describe below from GC (General Commercial) Zoning District to RMF2 (Residential Multifamily 2) Zoning District:

All that lot, tract or parcel of land situate, lying and being in Land Lot 63 of the 9th District of Columbus, Muscogee County, Georgia and being more particularly described as follows:

BEGINNING at an iron pin located at the intersection of the southerly line of Warm Springs Road and the westerly line of flat Rock Road from said point of beginning running thence in a southerly direction and along the westerly line of Flat Rock Road a distance of 407.98 feet to an iron pin; rennin g thence south 73 degrees 55 3/4 minutes west a distance of 688.04 feet to an iron pin; running thence north 16 degrees 4 114 minutes west a distance of 303.44 feet to an iron pin on the southerly line of Warm Springs Road; limning thence in an easterly direction and along the southerly line of Warm Springs Road a distance of 744.385 feet to the iron pin at the point of beginning.

Said property is designated as Lot No. 2 containing 5.373 acres and is as shown on a map or plat entitled Subdivision of Part of Lots 34 & 63, 9th District, Columbus, Muscogee County, Georgia, dated August 21, 1984 and made by Faircloth & Associates, Civil Engineers-Land Surveyors, Columbus, Georgia, a copy of which is recorded in Plat Book 90, Page 9 in the Office of the Clerk of the Superior Court of Muscogee County, Georgia.

#### Section 2.

The above-described parcels are being rezoned subject to the following condition:

1) The developer and successors in interest shall maintain an evergreen buffer along Warm Springs Road of at least 10 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet as specified by the City arborist.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 8th day of February, 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 _____

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**Sandra T Davis**  
Clerk of Council

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**B. H. "Skip" Henderson, III**  
Mayor