

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 **2019 Warm Springs Road** (parcel # 036-005-013) from NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with 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 NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions.

All that lot, tract or parcel of land situate, lying and being on the westerly side of Warm Springs Road and containing 0.88 acres of land which property lies in part of Land Lot 52 of the 8th District of Columbus, Muscogee County, Georgia, said tract being described on a plat or map thereof entitled "Property of George Richards" prepared by G.V. Carr and Co., dated September 10, 1967 and recorded in the office of the Clerk of the Superior Court of Muscogee County, Georgia, in Plat Book 41, Page 119 and being more particularly described in a more recent plat prepared by Hobbs Smith & Assoc., Inc., dated December 1, 1986, which plat is designated as Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 and Part of Lots 10, 11, 12, 13, 14, 15, 16, and 17, McDowell Subdivision, Part of Land Lots 52 of the 8th District of Columbus, Muscogee County, Georgia. The 0.88 acres being more particularly described as follows:

BEGINNING at a point made by the intersection of the north line of Spring Circle and the northeast line of Warm Springs Road, and from said point running northeasterly along said northeast line of Warm Springs Road, a distance of 474.55 feet to an iron pin; thence running north 53 degrees 49 minutes east along the northeast line of Warm Springs Road, a distance of 267.12 feet to an iron pin; thence running north 35 degrees 11 minutes west, a distance of 50 feet across Warm Springs Road to an iron pin located on the northwesterly line of Warm Springs Road; thence running northeasterly along Warm Springs Road, along a curve having a radius of 1900.46 feet a distance of 14.11 feet to an iron pin, which iron pin is the point of beginning of the 0.88 acres herein described; thence running north 46 degrees 36 minutes west, a distance of 257.90 feet to an iron pin; thence running north 50 degrees 36 minutes east, a distance of 145.80 feet to an iron pin; thence running south 48 degrees 4-1/2 minutes east, a distance of 269.10 feet to an iron pin located on the northwesterly line of Warm Springs Road; thence running southwesterly along the northwest line of Warm Springs Road, along a curve having a radius of 1900.46 feet, a distance of 152.62 feet to an iron pin, which iron pin is the point of beginning of the property herein described.

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

- 1) Hours of operation shall be limited to between the hours of 6:00am and 11:00pm.
- 2) No garbage pick-up or deliveries shall be permitted between the hours of 5:00pm and 7:00am.
- 3) Fuel trucks shall not exceed 33 feet in length.
- 4) Security cameras shall be installed and maintained by developer and any successor in interest. The Columbus Police Department shall be granted access to such cameras and images associated therewith at any time.
- 5) Ingress and egress to the property subject to rezoning shall be limited to that shown on a plan approved and specified by the City Engineer.
- 6) The uses of the property subject to rezoning shall be limited to:
 - i. Convenience store with gas sales.
 - ii. Medical and other professional office uses.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of November 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