

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 **5470 Schatulga Road** (parcel # 111-015-027) from Light Manufacturing/Industrial (LMI) Zoning District to General Commercial (GC) Zoning District.

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 Light Manufacturing/Industrial (LMI) Zoning District to General Commercial (GC) Zoning District.

“All that lot, tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as all of LOT 2001, 2.40 +/-Ac., as said parcel is shown on a map or plat entitled "Replat of Lot 2000, Outparcel Lots of Macon Road and 5460 Schatulga Rd, Lying in Land Lots 69 & 70, 9th District, Muscogee County, Columbus, Georgia", dated August 22, 2023; prepared by Christopher E. Brazell, RLS No. 3424, and duly recorded in Plat Book 167, Folio 245, of the Records in the Office of the Clerk of the Superior Court of Muscogee County, Georgia (the "Plat"), to which reference is made for the specific location and dimensions of the real property herein described.

Grantor further grants, bargains, sells and conveys to Grantee and Grantee's successors-in-title for the benefit of and as an easement appurtenant to Lot 2001 the non-exclusive and perpetual right, privilege and easement to use, the area shown as "40' ACCESS EASEMENT" on the Plat ("Easement Area") as a means of ingress and egress by Grantee and the lessees, tenants, invitees, guests and successors-in-title of Grantee, to and from Lot 2001 and the public street known as Schatulga Road (the "Access Easement"). Granter retains the right to grant additional access easements over, upon and across the Easement Area for Grantor and any successors-in-title to Grantor to other real property of Granter contiguous to or adjoining the Easement Area.

The Access Easement herein granted shall not alter or diminish the right of Grantor and Grantor's successors-in-title to the reasonable use of the Easement Area so long as such use of the Easement Area by Grantor and Grantor's successors -in-title does not interfere with the reasonable use of the Easement Area by Grantee.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 18th day of June, 2024; introduced a second time at a regular meeting of said Council held on the _____ day of _____, 2024 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
(Seat vacant)	voting _____
Councilor Begly	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor