

AN ORDINANCE

NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; to rezone certain properties located at the following addresses from SFR1 (Single Family Residential 1) and NC (Neighborhood Commercial) Zoning District to GC (General Commercial) Zoning District with conditions: 4947,4951, 4955, 4959,4963, 4967, 4950, 4946, and 4942 Dekalb Drive; 4333,4339,4343,4347,4353,4357, and 4361 Hancock Road; and 8740, 8732, 8724, 8716, and 8708 Veterans Parkway.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the properties designated below from SFR1 (Single Family Residential 1) and NC (Neighborhood Commercial) Zoning Districts to GC (General Commercial) Zoning District with conditions.

All those lots, tracts and parcels of land situate, lying and being in Part of Land Lot 265, 266, & 267, 19th District, Columbus, Muscogee County, Georgia, and being known and designated as all of lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, & 14, in Block A, and all of lots numbered 4, 5, 6, 7, 8, & 9, in Block B of Clearview subdivision, as shown on a plat known as REVISED PLAT OF CLEARVIEW, SUBDIVISION OF THE PROPERTY OF W.G. STOREY, dated September 1947, made by G.V. Carr and Co., and recorded in Plat Book 4, Page 167, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which plat reference is hereby made for a more complete and accurate description.

And

All those lots, tracts and parcels of land situate, lying and being in Part of Land Lot 265, 19th District, Columbus, Muscogee County, Georgia, and being known and designated as all of lots numbered 2, 3, & 4, as shown on a plat known as SUBDIVISION OF THE PROPERTY OF G.C. CARVER, dated April 30, 1946, made by G.V. Carr and Co., and recorded in Plat Book 3, Page 87, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which plat reference is hereby made for a more complete and accurate description.

The above-described GC properties are being rezoned subject to the following conditions:

- 1) Office / Storage uses shall only be permitted at 4947 / 4951 / 4955 / 4959 / 4963 / 4967 Dekalb Drive.
- 2) A street berm no less than four (4') feet in height and 20 feet in width with a flat top no less than three (3') feet in width with the requirement of planting trees (8' feet in height minimum) and shrubs as identified in Table 4.5.3 of the Unified Development Ordinance and some type of vine (36" plant spacing) covering all berm slopes shall be installed on those lots identified as 4959/4963/4967 DeKalb Drive opposite the entrance to Maple Ridge.
- 3) Prior to issuance of any permit, the applicant shall contact GDOT to receive confirmation of potential impacts of the widening Veteran Parkway Transportation Invest Act project will have on parcels located along Veterans Parkway.
- 4) Properties located within this development are within the Veterans Parkway Overlay (ORD. 09-17) and shall be subject to its regulations and requirements.
- 5) All developments shall be landscaped, screened, and buffered in accordance with Articles 5 and 6 of Chapter 4 of the Unified Development Ordinance.
- 6) Sidewalks shall be required, located, and constructed as established under Chapter 7, Article 10, Subsections 7.10.2 and 7.10.3 of the Unified

Development Ordinance and shall be adjacent to all non-limited access public rights-of-way.

- 7) Gas station pump islands must be mostly obscured from view from the Highway, either through location or by plantings or other methods. Pump islands shall only house gas pumps, windshield cleaning materials, and trash receptacles. Canopies for gas pumps shall have architectural style and detail such as gabled or hip roofs with a three to twelve roof pitch or higher. All support columns shall be brick, brick veneer, or stone construction. Buildings located at establishments selling gasoline shall comply with section 2.5.20.K (Architecture).
- 8) Retention and detention areas shall be fenced and shall be landscaped and incorporated into the design of the development as an attractive amenity.
- 9) There will be no driveway cuts for this rezoned property permitted along Hancock Rd from Veterans Parkway to Dekalb Drive.
- 10) A street berm no less than four (4') feet in height and twenty (20') feet in width with a flat top no less than three (3') feet in width with the requirement of planting trees (8' feet in height minimum) and shrubs as identified in Table 4.5.3 of the Unified Development Ordinance and some type of vine (36" plant spacing) covering all berm slopes shall be installed on those lots identified as 4333 / 4339 / 4343 / 4347 / 4353 / 4357 / 4351 on Hancock Road on the rezoned property.

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