

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 **4322 Rosemont Drive** (parcel # 187-002-001) from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) 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 properties described below from SFR3 (Single Family Residential 3) Zoning District to RO (Residential Office) Zoning District with conditions:

“TRACT 1:

A certain tract of land in Muscogee County, Georgia, being on and a part of "the Old Silas Place", now the property of J. W. Woodruff, paralleling a road which will be run by Muscogee County, being a continuation of the Country Club Road extending through Woodruff's Place to a point on the proposed road between Yarbrough and Woodruff and Ellison, known as the Woodruff Road, approximately 550 feet from the intersection of Moore Road and the said Woodruff Road at the iron stake on said Country Club extension road, running in a northeasterly direction parallel with said road 217 feet; thence at right angles 400 feet in a southeasterly direction, thence in a northwesterly direction 217 feet, thence at right angles 400 feet to said iron stake, the beginning point. This is the same property conveyed by J. W. Woodruff to Board of Education of Muscogee County, Georgia by deed dated May 27, 1925 and recorded in Deed Book 59, page 69 in the office of the Clerk of the Superior Court of Muscogee County, Georgia.

TRACT 2:

A certain tract of land surrounding on the southeast, the southwest and the northeast the existing school site of Rosemont School, which approximates two acres, as recorded in Deed Book 59, page 69 in the office of the Clerk of the Superior Court of Muscogee County; beginning at a point on the east side of the existing road running parallel to the back of the school 150 feet to the southwest of the southwest corner of said existing two acre school tract, thence running easterly direction parallel to the southwest boundary of said existing school tract approximately 480 feet more or less to the northwest side of a proposed road, thence 150 feet northwesterly direction which will be 125 feet from southeastern boundary of present school site, thence continuing in a northwesterly direction approximately 238 feet to a point 65 feet from the northeast corner of the present school site continuing in a northwest direction 112 feet approximately to a point 87-1/2 feet in a northwesterly direction from the northeast boundary of the present site, thence in a westerly direction 350 feet more or less to the present road site to a point 209 feet in a northwesterly direction from the northwest point of present school site. This is the same property conveyed by J. W. Woodruff, Sr. to Muscogee County Board of Education by deed dated November 26, 1940 and recorded in Deed Book 182, page 542 in the office of the Clerk of the Superior Court of Muscogee County, Georgia.”

That the property described above is rezoned subject to the following conditions:

1. A type C buffer will be applied to all sides including street frontage (outside of ingress/egress).
2. Sidewalks shall be constructed by developer along Rosemont Drive and Acacia Drive in accordance with the Unified Development Ordinance.
3. Off-street parking to serve all units constructed shall be contained within the development in accordance with the UDO.
4. Developer shall work with city in trying to place main point of ingress/egress closest to intersection of Rosemont & Acacia Drive.
5. No units constructed shall exceed 2 stories. All units shall have entry doors facing exterior points of the building with no interior corridors or hallways.
6. Speed tables along both Acacia Drive and Chevin Lane will be constructed if approved by the Department of Engineering.
7. The intersection at Acacia Drive and Chevin Lane will be turned into a three-way stop subject to approval by the Department of Engineering.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 25th day of May, 2021; reread and amended at a regular meeting of the Council of Columbus, Georgia held on the 8th day of June, 2021 and introduced on 2nd Reading 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.

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|-------------------|--------------|
| Councilor Allen | voting _____ |
| Councilor Barnes | voting _____ |
| Councilor Crabb | voting _____ |
| Councilor Davis | voting _____ |
| Councilor Garrett | voting _____ |
| Councilor House | voting _____ |
| Councilor Huff | voting _____ |
| Councilor Tucker | voting _____ |
| Councilor Thomas | voting _____ |
| Councilor Woodson | voting _____ |

Sandra T Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor