

AN ORDINANCE

NO.

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located on **the western portion of 6000 Warm Springs Road** from NC (Neighborhood Commercial) Zoning District to RO (Residential-Office) Zoning District.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

That the Zoning Atlas on file with the Planning Department is hereby amended by changing the aforementioned property from NC (Neighborhood Commercial) Zoning District to RO (Residential Office) Zoning District:

All that tract or parcel of land lying and being in Land Lots 30 and 35, 9th District, Muscogee County, Georgia and being more particularly described as follows:

COMMENCING at a point at the intersection of the Northeasterly right of way line of Blackmon Road (60' right of way) with the Southwesterly right of way line of Warm Springs Road (Variable right of way), and running thence with the Southwesterly right of way of Warm Springs Road North 61 degrees 51 minutes 02 seconds, a distance of 160.51 to a point; thence North 63 degrees 12 minutes 08 seconds East, a distance of 184.30 feet to an iron pin; thence South 63 degrees 44 minutes 49 seconds West, a distance of 4.88 feet, said point being the POINT OF BEGINNING; thence North 63 degrees 44 minutes 49 seconds East, a distance of 250.0 feet to a point; thence North 26 degrees 15 minutes 11 seconds West, a distance of 525.42 feet to a point; thence North 00 degrees 01 minute 41 seconds West, a distance of 61.37 feet to a point; thence South 89 degrees 58 minutes 19 seconds West, a distance of 248.45 feet to an iron pipe; thence North 26 degrees 15 minutes 11 seconds West a distance of 470.68 feet to the POINT OF BEGINNING.

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

1. The permitted RO uses on this property shall be restricted to the following:
 - (1) Retirement Home
 - (2) Banks and Financial Institutions
 - (3) Clinic, Medical or Dental
 - (4) Clinic and hospital, Veterinary
 - (5) Office, Business and Professional
 - (6) Office, Medical and Dental
 - (7) Personal Services.

2. A 40-foot buffer shall be maintained along the southern border of the property subject to rezoning adjacent to residences located on Blackmon Court (Heritage Place BLK 'F').

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of April, 2019; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2019 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 Pugh	voting _____
Councilor Thomas	voting _____
Councilor Woodson	voting _____

Sandra T. Davis
Clerk of Council

B. H. "Skip" Henderson, III
Mayor