

C.A. 09-13-16(1)
C.A. 09-27-16(1)

ORDINANCE

NO. 16-34

16-34

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **3383 North Lumpkin Road** (Parcel # 046-002-006B) from LMI (Light Manufacturing and Industrial) to GC (General Commercial) 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 LMI (Light Manufacturing and Industrial) to GC (General Commercial) Zoning District:

Parcel One:

All that lot, tract or parcel of land situate, lying and being in Land Lot 86, Coweta Reserve, as shown upon a map or plat entitled "Part of Land Lot 86, Coweta Reserve, Columbus, Muscogee County, Georgia", dated August 26, 1983, prepared by Moon, Meeks & Patrick, Inc., Civil Engineers, a copy of which is recorded in Plat Book 84, folio 93, in the Office of the clerk of the Superior Court of Muscogee County, Georgia, and being more particularly described as follows:

COMMENCING at an iron pin located on the easterly margin of North Lumpkin Road which iron pin is located a distance or 400.00 feet North as measured along said easterly margin from the iron pin located at the point formed by the intersection of said easterly margin of North Lumpkin Road with the northerly margin of Airview Drive; and running thence along the easterly margin of North Lumpkin Road in a northerly direction, said margin having a radius of 3767.98 feet, for a distance of 300.0 feet to an iron pin; running thence North 79 degrees 22 minutes 38 seconds East for a distance of 750.0 feet to an iron pin; running thence South 03 degrees 00 minutes 28 seconds East for a distance of 300.0 feet to an iron pin; running thence South 79 degrees 23 minutes West for a distance of 750.0 feet to an iron pin located on the easterly margin of North Lumpkin Road which iron pin is the point of Beginning of the Parcel herein described.

Parcel Two:

All that tract and parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being PART OF LAND LOT 86 of the COWETA RESERVE of said County, as shown upon a plat recorded in Plat Book 62, page 54 in the office of the Clerk of the Superior Court of Muscogee County, Georgia, and being located within the following metes and bounds:

BEGINNING at an iron pin located on the easterly line of North Lumpkin Road at a point 200 feet northerly, as measured along the easterly line of North Lumpkin Road, from the northeasterly corner of the intersection of North Lumpkin Road and Airview Drive, and from Said Point of Beginning running thence North 00 degrees 57 minutes East along the easterly line of North Lumpkin Road, a distance of 89.84 feet to an iron pin; continuing thence northerly, along the arc of a curve to the left (having a radius of 3,849.72 feet) a distance of 110.16 feet to an iron pin; running thence North 79 degrees 23 minutes East a distance of 400 feet to an iron pin; running thence South 00 degrees 30 minutes West a distance of 200 feet to an iron pin; running thence South 00 degrees 30 minutes West a distance of 200 feet to an iron pin; and running thence South 79 degrees 23 minutes West a distance of 400 feet to the **POINT OF BEGINNING**.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 13th day of September, 2016; introduced a second time at a regular meeting of said Council held on the 27th day of September, 2016 and adopted at said meeting by the affirmative vote of nine members of said Council.

Councilor Allen voting	<u>YES</u>
Councilor Baker voting	<u>YES</u>
Councilor Barnes voting	<u>ABSENT</u>
Councilor Garrett voting	<u>YES</u>
Councilor Davis voting	<u>YES</u>
Councilor Henderson voting	<u>YES</u>
Councilor Huff voting	<u>YES</u>
Councilor Pugh voting	<u>YES</u>
Councilor Thomas voting	<u>YES</u>
Councilor Woodson voting	<u>YES</u>


TINY B. WASHINGTON, CLERK


TERESA PIKE TOMLINSON, MAYOR

This is to certify that this ordinance was published
in its entirety in the Columbus Ledger on the
8 day of October, 2016
Sec: 3-206(2)


Jay D. Washington
Clerk of Council

This ordinance submitted to the Mayor
for her signature, this the 27th day
of September, 2016
Sec: 3-202 (1)


Jay D. Washington
Clerk of Council

This ordinance received, signed by the Mayor
at 3:04 P. M. on the 4th day of October
2016, and became law at said time received
and became effective at 12:00 noon the
following day.

Sec: 3-202 (2)

Jay D. Washington
Clerk of Council

STAFF REPORT

REZN-06-16-1242

Applicant:	Stephanie Coley
Owner:	Stephanie Coley
Location:	3383 N. Lumpkin Road, 046-002-006B
Acreage:	5.5 Acres
Current Zoning Classification:	LMI (Light Manufacturing and Industrial)
Proposed Zoning Classification:	GC (General Commercial)
Current Use of Property:	Adult day health care facility
Proposed Use of Property:	Community theater and adult day care
Council District:	District 2 (Davis)
Planning Advisory Commission's Recommendation:	Approval based on the staff report and compatibility with existing land uses.
Planning Department's Recommendation:	Approval based on compatibility with existing land uses and conformity to the Future Land Use map.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area C
Future Land Use Designation:	GC (General Commercial)

P.O. Box 1340
420 10th Street
Columbus, GA 31902

Phone: 706-653-4421
Fax: 706-653-4534

Email:
CPCMPPO@columbusga.org
www.columbusga.com/planning

Environmental Impacts:

The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.

City Services:

Property is served by all city services.

Traffic Impact:

Traffic Impact will increase slightly on N. Lumpkin Road do to the change in land use. LOS should not be affected.

Traffic Engineering:

This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.

Surrounding Zoning:

North – GC (General Commercial)
South – LMI (Light Manufacturing and Industrial)
East – RMF2 (Residential Multi-family 2)
West – RMF2 (Residential Multi-family 2)

Reasonableness of Request:

The request is compatible with existing land-uses. This is an expansion of services that will provided youth with an opportunity to be trained in performing arts with professors for surrounding schools.

School Impact:

N/A

Buffer Requirement:

Standard Buffer requirements, if not waived, are described below.

The site shall include a Category C buffer along all property lines bordered by the LMI and/or RMF2 zoning districts. The 3 options under Category C are:

- 1) **20 feet** with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.
- 2) **10 feet** with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.
- 3) **30 feet** undisturbed natural buffer.

Attitude of Property Owners:

Nineteen (19) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received one call and zero

Attachments:

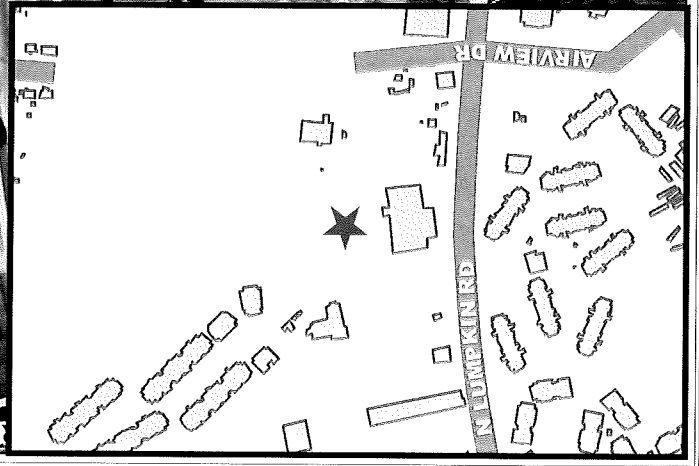
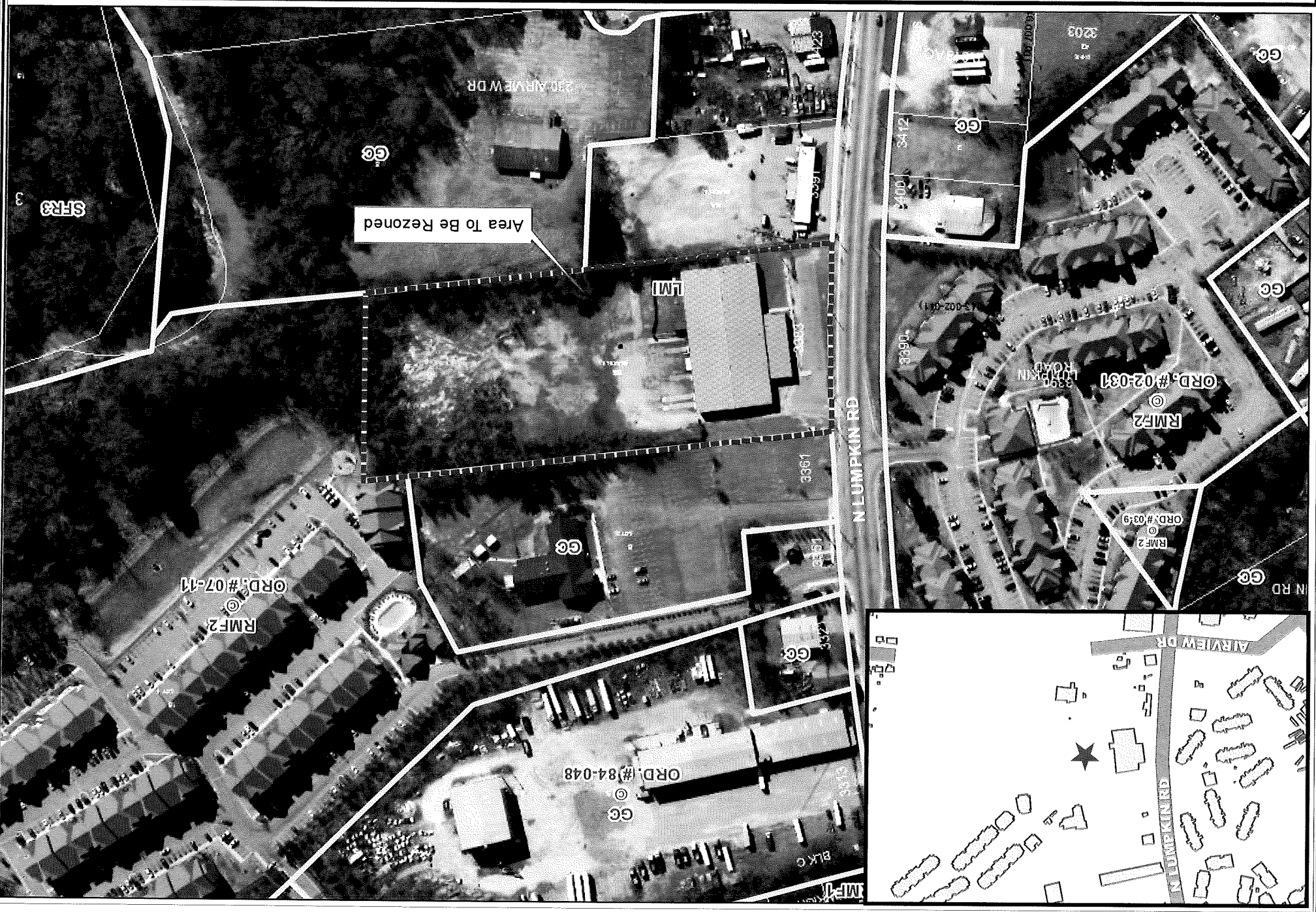
emails regarding the rezoning.

- Aerial Land Use Map
- Future Land-Use Map

This material is made available as a public service.
Maps and data are to be used for reference purposes only.
The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Land Use & Zoning Map for REZN 06-16-1242
Map 046 Block 002 Lot 006B
Planning Department-Planning Division
Prepared By GIS Division-Engineering Department

1 inch = 200 feet
0 100 200 Feet
Data Source: IT/GIS
Author: Dave Cooper



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Future Land Use Map for REZN 06-16-1242
Map 046 Block 002 Lot 006B
Planning Department-Engineering Division
Prepared By GIS Division-Engineering Department

1 inch = 200 feet
0 100 200 Feet
Data Source: IT/GIS
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