

Council Members

R. Gary Allen
Charmaine Crabb

Travis L. Chambers
Glenn Davis

Byron Hickey
Bruce Huff

R. Walker Garrett
Toyia Tucker

John Anker
Joanne Cogle

Clerk of Council
Lindsey G. McLemore



Council Chambers
C. E. "Red" McDaniel City Services Center- Second Floor
3111 Citizens Way, Columbus, GA 31906

December 16, 2025
5:30 PM
Regular Meeting

MAYOR'S A G E N D A

CALL TO ORDER: Mayor B.H. "Skip" Henderson, III, Presiding

INVOCATION: Offered by Mayor Pro Tem R. Gary Allen

PLEDGE OF ALLEGIANCE: Led by Mayor Skip Henderson

MINUTES

- [1.](#) Approval of minutes for the December 9, 2025, Council Meeting and Executive Session.

PROCLAMATIONS

- Proclamation:** Retirement of K-9 Frog

Receiving: Assistant Chief Lance Deaton, Columbus Police Department

PRESENTATIONS

- [3.](#) Columbus Airport Update – Presented by Amber Clark, Columbus Airport Director

CITY ATTORNEY'S AGENDA

ORDINANCES

- 1.** **2nd Reading-** REZN-08-25-1511: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6839 Mitchell Drive** (parcel # 013-014-009A) from Single Family Residential - 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District. (Planning Department and PAC recommend approval.)(Continued on 2nd Reading from 10-28-25) (Councilor Tucker)
- 2.** **2nd Reading-** REZN-10-25-1930: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2047 Cusseta Road** (parcel # 041-003-003) from Residential Multifamily – 2 (RMF2) Zoning District to Neighborhood Commercial (NC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)
- 3.** **2nd Reading-** REZN-10-25-1931: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2361 South Lumpkin Road** (parcel # 059-053-001) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)
- 4.** **2nd Reading-** REZN-10-25-1941: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4454 Warm Springs Road** (parcel # 083-028-031) from General Commercial (GC) Zoning District to Light Manufacturing/ Industrial (LMI) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Crabb)
- 5.** **2nd Reading-** REZN-10-25-2079: An ordinance amending various provisions in the Unified Development Ordinance (UDO) for Columbus, Georgia pertaining to Single Family Detached structures; and for other purposes. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)
- 6.** **2nd Reading-** REZN-11-25-1962: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **100-800 Havenbrook Court** (parcel #040-016-006/7/8/9/010/011/012/013) from Light Manufacturing/ Industrial (LMI) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)
- 7.** **2nd Reading-** REZN-07-25-1260: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8828 Veterans Parkway and 4885 Charleston Way** (parcel # 079-002-002A) from Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions. (Planning Department recommends approval with conditions. PAC recommends denial.)(Amended on 12-9-25) (Mayor Pro-Tem)

- 8.** **2nd Reading-** An Ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities. (Final Amendment)(Budget Review Committee)

PUBLIC AGENDA

1. Mr. Val McGowan, Re: Afterschool Support for At-Risk Youth
2. Ms. Monica Whatley, Re: De-ICE the New Runway This Winter – Columbus Airport, the Nation’s 9th Busiest ICE Air Hub is Not Safe for Immigrants.
3. Ms. Amy Spencer, Re: Concerns About the Use of the Columbus Airport by ICE.
4. Mr. Howard Turner, Re: What Artificial Intelligence Has Discovered About CCG, CPD and MCSO Regarding Practices and Leadership.
5. Mr. Timothy Veals, Re: The Responsibility of Property Owners to Maintain Their Properties.
6. Mr. Brandon Wilkins, Re: Elevating Public Communication Efforts.
7. Dr. Natalie Nicole, representing Role Model Academy, Re: Public Trust and the Allocation of Leadership Attention
8. Mr. Steve Kelly, Re: Explanation of Strong Mayor/Weak Mayor Form of Government and Why it Matters.

CITY MANAGER'S AGENDA

1. **Fort Benning Technology Park Tax Allocation District Fund Grant – Newman’s Crossing**

Approval to grant up to \$3,317,340.29 from the Fort Benning Technology Park TAD Fund to provide for infrastructure improvements and financing to provide single-family residential units to a blighted area located at 988 Farr Road.

2. PURCHASES

- A.** Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays
- B.** Trolley Bus Refurbishment Services for Metra - Washington State Bus Cooperative Contract Purchase
- C.** Repair of 18 Yard Dump Truck for Public Works

3. UPDATES AND PRESENTATIONS

- [A.](#) Alma Thomas House Update - Elizabeth Walden, Historic Columbus
- [B.](#) Comprehensive Pay Update for Elected Officials - Angelica Alexander, Director, Finance
- [C.](#) Finance Update - Angelica Alexander, Director, Finance

BID ADVERTISEMENT

DATE: December 16, 2025

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

December 19, 2025

1. Aerial Ground Ladder and Apparatus Pumps Inspection & Testing Services (Annual Contract) - RFB No. 26-0010

Scope of RFB

Provide aerial and ground ladder inspection and testing services to the Columbus Consolidated Government Fire and EMS Department. This specification applies to all fire apparatus equipped with a fire pump and outlines the procedures for annual pump testing, including requirements for equipment, site selection, test procedures, and documentation.

The contract period shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

2. 24ft Rolling Scaffolding for METRA- RFB 26-0014

Scope of RFB

METRA Transit System in Columbus, Georgia is seeking bids for one (1) Heavy-Duty 24' Rolling Maintenance Scaffolding in order to perform rooftop maintenance and access on large transit buses. The large transit buses are 30', 35' and 40' in length. The scaffolding must also be able to provide rooftop access to electric bus batteries for the purpose of maintenance and replacement.

3. Muscogee County Board of Elections & Registration Voting Equipment Delivery Services (Re-Bid) (Annual Contract) – RFP No. 26-0010

Scope of RFP

Muscogee County Board of Elections and Registration is seeking proposals from qualified moving firms to deliver voting equipment to voting sites before the scheduled election events, and to retrieve the same equipment after the election event. The election schedule consists of up to five

election events in a presidential election cycle, up to four election events in a mid-term election cycle, and the possibility of special elections in odd-numbered years. Deliveries vary from county-wide (25 precincts) to district elections (as few as five) based on the type of election.

Note: The first election expected to be serviced under this contract, if awarded, will be May, 2026.

The contract term shall be for two (2) years with the option to renew for three (3) additional twelve-month periods.

January 14, 2026

1. Dump Truck Rental (Annual Contract) – RFB No. 25-0025

Scope of RFB

Provide rental of tandem dump trucks, **with operator**, on an “as needed” basis, with a requested availability of six (6) trucks (minimum) at all times, swing gate and lift gate compatible. The trucks will be used by the Public Works Department for various projects, and will be awarded to both a Primary Contractor, and a Secondary Contractor. The contract term will be for two (2) years, with the option to renew for three additional twelve-month periods.

CLERK OF COUNCIL’S AGENDA

ENCLOSURES - INFORMATION ONLY

1. 2026 Council Meeting Schedule - (*NOTE: The meeting schedule is subject to change by resolution, with notice given as required under the Georgia Open Meetings Act.*)

ENCLOSURES - ACTION REQUESTED

2. Resolution – A Resolution excusing the absence of Councilor Toyia Tucker from the December 16, 2025, Council Meeting.

3. **Minutes of the following boards:**

Board of Tax Assessors #37-25

Board of Tax Assessors #41-25

Board of Zoning Appeals 02-05-20

Board of Zoning Appeals 11-04-20

Board of Zoning Appeals 12-02-20

Board of Zoning Appeals 08-04-21

Board of Zoning Appeals 09-01-21

Board of Zoning Appeals 03-02-22

Board of Zoning Appeals 04-06-22

Board of Zoning Appeals 05-04-22

Board of Zoning Appeals 11-02-22

Board of Zoning Appeals 07-05-23

Board of Zoning Appeals 09-06-23

Board of Zoning Appeals 10-04-23

Board of Zoning Appeals 08-07-24

Board of Zoning Appeals 09-04-24

Liberty Theatre & Cultural Arts Center Advisory Board 09-11-25

Liberty Theatre & Cultural Arts Center Advisory Board 11-13-25

Planning Advisory Commission 11-19-25

BOARD APPOINTMENTS - ACTION REQUESTED

4. MAYOR'S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. BUILDING AUTHORITY OF COLUMBUS:

Vacant

Term Expired: March 24, 2025

Open for Nominations
(Mayor's Appointment)

Terms are two years. Meets as needed.

Women:	1
Senatorial District 15:	0
Senatorial District 29:	3
Vacancies:	2

B. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:

Vacant
(Business Community)
Term Expires: June 30, 2026

Open for Nominations
(Mayor's Appointment)

The terms are four years. Meets monthly.

Women: 4
Senatorial District 15: 9
Senatorial District 29: 2
Vacancies: 1

5. VOTE TABULATION: **NOTE: Carried over from the December 9, 2025, Council Meeting.*

A. BOARD OF WATER COMMISSIONERS: At the November 18, 2025, Council Meeting two nominees were submitted for the seat of Wes Kelley (*Not Eligible*).

- **Councilor Anker nominated Brooks Yancey.**
- **Councilor Cogle nominated Ernie Smallman.**

(NOTE: Each member of Council will vote for one of the nominees submitted when their name is called. The nominee that receives the most votes will then be confirmed.)

6. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:

A. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR): Chris Henson was nominated to fill the vacant seat of the Historic District Preservation Society Representative. (*Councilor Cogle's nominee*) Term Expires: January 31, 2028

7. COUNCIL DISTRICT SEAT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. CIVIC CENTER ADVISORY BOARD:

Vacant
Term Expires: March 1, 2026

Open for Nominations
(District 9 – Anker)

The terms are three years. Meets quarterly.

Women: 3
Senatorial District 15: 5
Senatorial District 29: 4
Vacancies: 3

B. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

Vacant

Term Expires: March 27, 2026

****NOTE: Nominee confirmed on November 4, 2025, does not reside in District 8.***

Open for Nominations
(District 8 – Garrett)

*The terms for the Mayor's Appointments are three years and Council's Appointments are two years.
Meets quarterly.*

Women: 4
Senatorial District 15: 7
Senatorial District 29: 1
Vacancies: 3

C. PUBLIC SAFETY ADVISORY COMMISSION:

Paul T. Berry, III

Eligible

Term Expires: October 31, 2025

****Not interested in serving another term.***

Open for Nominations
(District 5 – Crabb)

Scott Taft

Not Eligible

Term Expires: October 31, 2025

Open for Nominations
(District 9 – Anker)

The terms are three years. Meets monthly.

Women: 3
Senatorial District 15: 4
Senatorial District 29: 3
Vacancies: 0

D. YOUTH ADVISORY COUNCIL:

District 9 Nominee: _____

8. APPOINTMENTS – CONFIRMED BY COUNCIL:

A. AIRPORT COMMISSION:

Art Guin

Does Not Desire Reappointment

Term Expires: December 31, 2025

Open for Nominations

(Commission's Nominee/Confirmed by Council)

(NOTE: On December 9, 2025, Council approved Resolution No. 395-25, requesting that the Airport Commission provide a nominee from Council's recommendations for each of the next three vacancies. This resolution has been forwarded to the Airport Commission.)

The Commission submits one (1) nominee for consideration and confirmation. Ordinance No. 11-23 removes the two-term limit previously in place for board members.

Terms are five years. Meets monthly.

Women: 1

Senatorial District 15: 3

Senatorial District 29: 2

Vacancies: 0

9. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. ANIMAL CONTROL ADVISORY BOARD:

Vacant

(Georgia Veterinary Technician)

Term Expires: October 15, 2025

Open for Nominations
(Council's Appointment)

Vacant

(Animal Rescue Shelter Representative)

Open for Nominations
(Council's Appointment)

Term Expires: October 15, 2026
Recommendations are submitted by a licensed animal shelter.

The terms are two years. Meet as needed.

Women: 7
Senatorial District 15: 3
Senatorial District 29: 4
Vacancies: 3

B. BOARD OF HEALTH:

Yasmine Cathright

Not Eligible

Term Expires: December 31, 2025

Open for Nominations
(*Council's Appointment*)

The terms are five years. Meets monthly.

Women: 4
Senatorial District 15: 0
Senatorial District 29: 5
Vacancies: 1

C. HISTORIC & ARCHITECTURAL REVIEW BOARD:

Vacant

(Historic District Preservation Society Rep.)

Term Expires: January 31, 2028

Open for Nominations
(*Council's Appointment*)

****Councilor Cogle is nominating Chris Henson.***

The terms are three years. Meets monthly.

Women: 4
Senatorial District 15: 6
Senatorial District 29: 1
Vacancies: 2

D. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:

Vacant
Term Expired: August 14, 2025

Open for Nominations
(Council's Appointment)

Vacant
Term Expired: August 14, 2026

Open for Nominations
(Council's Appointment)

The terms are four years. Meets every other month.

Women: 5
Senatorial District 15: 7
Senatorial District 29: 4
Vacancies: 2

E. NEW HORIZONS BEHAVIORAL HEALTH – MENTAL HEALTH, ADDICTIVE DISEASES AND DEVELOPMENTAL DISABILITIES- COMMUNITY SERVICE BOARD:

Judge David Ranieri
Does not desire reappointment
Term Expired: June 30, 2025

Open for Nominations
(Council's Appointment)

The terms are three years. Meets every other month.

Women: 2
Senatorial District 15: 3
Senatorial District 29: 1
Vacancies: 0

F. PERSONNEL REVIEW BOARD:

Yolanda Sumbry Sewell
Not Eligible
(Regular Member 4)
Term Expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 1)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 2)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 3)
Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Delano Leftwich
Not Eligible
(Alternate Member 4)
Term expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 5)
Term expires: December 31, 2025

Open for Nominations
(Council's Appointment)

The terms are three years. Meets monthly.

Women: 3
Senatorial District 15: 3
Senatorial District 29: 3
Vacancies: 4

G. UPTOWN FACADE BOARD:

Vacant
(Uptown Business Improvement District)
Term Expires: October 31, 2026

Open for Nominations
(Council's Appointment)

Vacant
(Uptown Business Improvement District)
Term Expires: October 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Uptown Columbus)
Term Expires: October 31, 2026

Open for Nominations
(Council's Appointment)

Terms are five years. Meets monthly.

Women: 4
Senatorial District 15: 3
Senatorial District 29: 3
Vacancies: 3

The City of Columbus strives to provide accessibility to individuals with disabilities and who require certain accommodations in order to allow them to observe and/or participate in this meeting. If assistance is needed regarding the accessibility of the meeting or the facilities, individuals may contact the Mayor's Commission for Persons with Disabilities at 706-653-4492 promptly to allow the City Government to make reasonable accommodations for those persons.

File Attachments for Item:

1. Approval of minutes for the December 9, 2025, Council Meeting and Executive Session.

COUNCIL OF COLUMBUS, GEORGIA

CITY COUNCIL MEETING **MINUTES**

Council Chambers
C. E. “Red” McDaniel City Services Center- Second Floor
2960 Macon Road, Columbus, GA 31906

December 9, 2025
9:00 AM
Regular Meeting

M A Y O R ’ S A G E N D A

PRESENT: Mayor B. H. “Skip” Henderson, III, Mayor Pro Tem R. Gary Allen and Councilors John Anker, Travis L. Chambers, Joanne Cogle, Charmaine Crabb, Glenn Davis, R. Walker Garrett, Byron Hickey, Bruce Huff (arrived at 9:28 a.m.) and Toyia Tucker (arrived at 9:07 a.m.). Deputy City Manager Pam Hodge, Deputy City Manager Lisa Goodwin, City Attorney Clifton Fay, Assistant City Attorney Lucy Sheftall, Clerk of Council Lindsey G. McLemore and Deputy Clerk of Council Tameka Colbert.

ABSENT: N/A

The following documents have been included as a part of the electronic Agenda Packet: (1) MA#2: Historic Westville Village Presentation; (2) CA#7: FY2025 Fiscal Conditions Report; (3) CM#9(A): Columbus Safe Street for All Plan Presentation

The following documents were distributed around the Council table: (1) MA#2: Lease Agreement- Historic Westville Inc.; (2) CA#2: Opposition Statement & Photos – Submitted by Oakland Park Neighborhood Association; (3) CA#9: Resolution – Frederick Bailey Settlement; (4) PA#5: City Manager Proposal for Executive Search Service Columbus Georgia Consolidated Government; (5) PA#7: Acknowledgement and Appreciation: On Public Agenda Rights, Mayoral Authority, and Misapplication of Procedural Rules; (6) COC ADD-ON: Resolution – Columbus Airport Commission; (7) CM ADD-ON: Resolution – Afterschool Network BOOST 2.0 Grant

CALL TO ORDER: Mayor B. H. “Skip” Henderson, III, Presiding

INVOCATION: Offered by Reverend Adriane Burgess, St. Mary’s Road United Methodist Church

PLEDGE OF ALLEGIANCE: Led by Mayor Skip Henderson

MINUTES:

1. Approval of minutes for November 18, 2025, Council Meeting and Executive Session. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Garrett and carried unanimously by the eight members present, with Councilors Huff and Tucker being absent from the meeting.

PRESENTATIONS:

2. Historic Westville Update – Presented by April Kirk, Executive Director, and Thornton Jordan, Board President

Thornton Jordan, Board President explained the history of Westville's relocation to Columbus and the challenges that led to its closure during the pandemic. He reported that Westville has now reopened, regained its tax-exempt status, eliminated all debt, secured first-year operating funds, and established a donor-advised fund.

April Kirk, Executive Director, shared that Westville has rebuilt its staff and has reopened with regular programming every Friday and Saturday. She outlined plans to expand educational programs, workshops, artist residencies, exhibitions, and event offerings, as well as opportunities with the film industry. She emphasized Westville's role in helping transform South Lumpkin Road and expressed gratitude for the City's support as Westville continues to grow.

CITY MANAGER'S AGENDA

3. Historic Westville, Inc. Lease Agreement

Resolution (389-25) A resolution of the Council of Columbus, Georgia, requesting approval for the Mayor or his designee is to execute a Lease Agreement with Historic Westville, Inc. Councilor Cogle made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Huff being absent for the vote.

MAYOR'S AGENDA (continued)

ADD-ON PROCLAMATION

Proclamation: Parks & Recreation Day

Receiving: Holli Browder, Director, Columbus Parks & Recreation

Councilor Travis Chambers read the proclamation into the record proclaiming Tuesday, December 9, 2025, as *Parks & Recreation Day*, recognizing the Columbus Parks and Recreation Department for receiving multiple district and state awards from the Georgia Recreation and Parks Association, honoring staff, volunteers, and partner organizations for outstanding service and innovative programming.

CITY ATTORNEY’S AGENDA

ORDINANCES

1. **1st Reading-** REZN-10-25-1930: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2047 Cusseta Road** (parcel # 041-003-003) from Residential Multifamily – 2 (RMF2) Zoning District to Neighborhood Commercial (NC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

(NOTE: The applicant was recognized as present, and the floor was declared open for public comment. No public comment and no questions from the Council.)

2. **1st Reading-** REZN-10-25-1931: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2361 South Lumpkin Road** (parcel # 059-053-001) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

Hardrick Porchia, Applicant, stated that he is seeking approval to open a small automotive repair shop. He explained that the business would provide minor services only, such as basic repairs and minor tire work, and body work.

PUBLIC COMMENTS:

- *Patrick Prescott* – Raised concerns about revitalizing South Lumpkin Road and Oakland Park and stated that the neighborhood’s priority is to maintain a family-friendly, residential character rather than increasing commercial activity.
- *Juanita Taylor* – Raised concerns about safety and traffic creating unsafe conditions.
- *Pat Frey* – Voiced concerns about the over saturation of auto repair and tire repair shops on South Lumpkin Road.

In response to questions and concerns raised by Councilor Cogle, **Planning Director Will Johnson** explained that the surrounding road network is expected to remain at a Level-of-Service C. He noted that several existing businesses already have access points on Wise Street. While he acknowledged that the gas station likely should not have been permitted access there under current standards, he emphasized that those access points are already in place.

3. **1st Reading-** REZN-10-25-1941: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4454 Warm Springs Road** (parcel # 083-028-031) from General Commercial (GC) Zoning District to Light Manufacturing/ Industrial (LMI) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Crabb)

(NOTE: The applicant was recognized as present, and the floor was declared open for public comment. No public comment and no questions from the Council.)

4. **1st Reading-** REZN-10-25-2079: An ordinance amending various provisions in the Unified Development Ordinance (UDO) for Columbus, Georgia pertaining to Single Family Detached structures; and for other purposes. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

Planning Director Will Johnson explained that the first change in the UDO would repeal earlier setback authority granted to the Board of Historic and Architectural Review (BHAR). He added that single-family homes would now be allowed in the Uptown (UPT) High District and Liberty District. Lastly, he described a new allowance for “carriage house” units, single-family or duplex-style buildings within larger multifamily developments, in RO, RMF-1, and RMF-2 zones as part of overall site design.

(NOTE: The floor was declared open for public comment. No public comment and no questions from the members of Council.)

5. **1st Reading-** REZN-11-25-1962: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **100-800 Havenbrook Court** (parcel #040-016-006/7/8/9/010/011/012/013) from Light Manufacturing/ Industrial (LMI) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

(NOTE: The applicant was recognized as present, and the floor was declared open for public comment. No public comment and no questions from the Council.)

6. **1st Reading- REZN-07-25-1260:** An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8828 Veterans Parkway and 4885 Charleston Way** (parcel # 079-002-002A) from Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions. (Planning Department recommends approval with conditions. PAC recommends denial.) (Mayor Pro-Tem)

Dave Erickson, Tiger Creek Development, came forward to provide information on the requested rezoning, stating the request is for a change in the conditions of an existing PUD zoning. He explained the requested change is for larger lots than what is typical in one section of the Charleston Subdivision and small lots in the rear of the property for the development of townhomes. He attributed the reasons for the request being due to the increase in construction costs and interest rates and described the benefits to townhomes being the availability of affordable housing with an intended listing price of \$325,000 to \$350,000.

Mayor Pro Tem R. Gary Allen shared his concerns with the proposed development based on the volume of traffic coming through the Promenades Community from the Charleston Place Subdivision due to the failure of the developer to add an additional outlet to the Charleston Subdivision. He asked his fellow councilors to support him in denying this rezoning.

Director Will Johnson, Planning, confirmed the buffer was established in 2014 when the developer originally came for the Planned Unit Development (PUD) rezoning for the development of single-family homes. He recognized there were no specifications regarding the buffer on the east side of the property.

Mayor Pro Tem Allen made a motion to increase the buffer on the east side of the property that backs up to properties on Blackmon Road to 50 feet and seconded by Councilor Tucker, which was later withdrawn after discussion.

Mayor Pro Tem Allen amended his original motion requesting to amend the ordinance by adding the condition that the green space as shown on the site plan will be preserved and maintained with no development in perpetuity regardless of ownership and seconded by Councilor Garrett. After discussions where Councilor Crabb shared her concerns with the condition, the motion carried by a nine-to-one vote, with Mayor Pro Tem Allen and Councilors Anker, Chambers, Cogle, Crabb, Garrett, Hickey, Huff and Tucker in favor, and Councilor Davis opposed. *(NOTE: When the meeting*

was reconvened after Executive Session, Councilor Davis requested on record to change his vote to reflect in favor of the amendment.)

Deputy City Manager Pam Hodge briefly came forward to share the road plan for the TSPLOST project in front of the Promenades and Charleston Place depicting sidewalks and a center turn lane coming out of both subdivisions.

PUBLIC COMMENTS:

- *Ben Sorrell* – Spoke in opposition to the rezoning request as a resident on Blackmon Road that backs up to the property in question.
- *Katherine Gant* spoke in opposition to the rezoning request as the President of the Promenades HOA and recognized the many residents of the Promenades present who are also in opposition.
- *Patricia Ashley* spoke in opposition to the rezoning request as a resident of the Promenades.
- *Steve Dunn* spoke in opposition to the rezoning request as a representative of the Charleston Place HOA.

REFERRAL(S):

FOR ENGINEERING:

- A request was made to see if the State will look into installing a traffic light. (*Councilor Crabb*)

EXECUTIVE SESSION:

Mayor Henderson entertained a motion to go into Executive Session to litigation as requested by City Attorney Fay. Councilor Tucker made a motion to go into Executive Session, seconded by Councilor Hickey and carried unanimously by the ten members present, with the time being 11:06 a.m.

The Regular Meeting was reconvened at 12:10 p.m., at which time, Mayor Henderson announced that the Council did meet in Executive Session to discuss litigation; however, there were no votes taken.

CITY ATTORNEY'S AGENDA (continued)

- 7. 1st Reading-** An ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities. (Final amendment) (Budget Review Committee)

Finance Director Angelica Alexander presented the final FY25 budget reconciliation and an overview of the City's financial position. She reported that the FY25 audit is nearly complete and the City is projected to end the year with 87.11 reserve days, reflecting intentional fund balance spend-downs over the last two years. Several departments required final budget adjustments due to higher-than-budgeted costs, and total FY25 general fund expenditures were amended by about \$15.9 million, offset by \$20.9 million in increased revenues. She also reviewed long-term reserve trends, major revenue sources, and key spending categories, noting that public safety remains the largest expenditure. She concluded with an update on FY26 sales tax collections, which are currently trending slightly above projections.

REFERRAL(S):

FOR THE FINANCE DIRECTOR:

- A request was made for a detailed list of all FY25 additional expenditures that required the use of reserves, including, Departmental overages and capital improvement projects referenced in the report. (*Councilor Davis*)
- A request was made for a comparison of LOST revenue and LOST expenditures. (*Councilor Davis*)
- A request was made for a list identifying all 1999 SPLOST projects that were never completed and/or for which funds remain unspent. (*Councilor Davis*)
- A request was made to collect and display all monthly revenue reports in a dashboard-style format on the City's website. (*Councilor Tucker*)
- A request was made for an ongoing project list, essentially a dashboard-style report, that would allow Council to track current projects and their status. (*Councilor Tucker*)

PUBLIC COMMENTS:

- *Dr. Marvin Broadwater, Sr.* – Expressed concern about departments exceeding their budgets and questioned how such overages are approved.

RESOLUTIONS

8. **Resolution (390-25)** - A Resolution concerning the Housing Authority of Columbus, Georgia's issuance of bonds to finance a project located in Columbus, Georgia. (Request of the Housing Authority of Columbus, Georgia) Councilor Tucker made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Chambers being absent for the vote.

Chief Real Estate Officer Laura Johnson came forward and explained that the project is a partnership with NeighborWorks to complete the final phase of the Elliott's Walk development, creating 102 affordable housing units for residents aged 55 and older. She said the bonds being approved will support the financing needed for the development.

9. **Resolution (391-25)** - A Resolution authorizing a settlement in the matter Frederick Bailey. Georgia Department of Community Supervision, et al. 4:24-CV-00173 in the United States District Court for the Middle District of Georgia. (Mayor Pro-Tem) Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the nine members present, with Councilor Chambers being absent for the vote.

CA#6 - AMENDMENT

Councilor Glenn Davis requested on record to change his vote to reflect in favor of the amendment for this item.

PUBLIC AGENDA

1. Mr. Val McGowan, Re: Stronger Zoning Laws, Stormwater Runoff & Development

Engineering Director Vance Beck clarified that the drainage problems referenced are private stormwater issues. He explained that Public Works cannot intervene or perform work on privately owned stormwater systems.

REFERRAL(S):

FOR THE DEPUTY CITY MANAGER:

- A request was made for staff to review and explain the ordinance requiring minor land-disturbance permits, including how citations and permitting processes work for private property. (*Councilor Tucker*)
2. Ms. Ilana Kearns, representing GoatMatters.com, Re: Approval Request for an Urban Agriculture Project ***Not Present***
 3. Dr. Marvin Broadwater, Sr., Re: Appreciation for Veterans & Disabled Parking
 4. Ms. Theresa El-Amin, representing Southern Anti-Racism Network, Re: Hiring from Within and Other Good HR Practices
 5. Mr. Steven Kelly, Re: Pause in Search for City Manager
 6. Mrs. Audrey Holston-Palmore, Re: Heir Property

Assistant City Attorney Lucy Sheftall explained that the City's involvement with the property ended after the demolition process, during which all required notices and procedures were properly followed. Any issues that have arisen since are private legal matters between the citizen and the heirs.

7. Dr. Natalie Nicole, representing Role Model Academy, Re: Acknowledgement and Appreciation for the Open Records Request Fulfilled on November 24, 2025
8. Ms. Z Lawrence, representing Columbus Jazz Society and MEC, Re: Christmas Cantata, Jazz & Music Impacting the Quality of Life – Citywide Invitation
9. Mrs. Kaitlynn Etheridge, representing Columbus Collective Museums, Re: Request to Amend Parks & Recreation's Special Event Fee for Park Rentals

CITY MANAGER'S AGENDA (continued)

1. GDOT Street Lighting Agreement - SR 520/US 280 @ Chattahoochee River Project

Resolution (392-25) - A resolution of the Council of Columbus, Georgia, to enter into an agreement with the Georgia Department of Transportation (GDOT) for the GDOT P.I. No. 0015559, SR 520/us 280 @ Chattahoochee River Project on behalf of Columbus, Georgia. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the ten members present.

2. Flint Electric Membership Corporation Right of Way Easement for Fire Station 5

Resolution (393-25) - A resolution of the Council of Columbus, Georgia, requesting approval for the Mayor to execute a right-of-way easement with Flint Electric Management Corporation (Flint EMC). Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the ten members present.

4. Safe Streets for All (SS4A) Safety Action Plan

Resolution (394-25) - A resolution to approve and adopt a City Of Columbus Safe Streets and Roads For All (SS4A) Safety Action Plan. Councilor Davis made a motion to approve the resolution, seconded by Councilor Chambers and carried unanimously by the ten members present.

9. UPDATES AND PRESENTATIONS

A. Columbus Safe Streets for All Plan - Alex Henry, Project Manager, Benesch

Alex Henry, Project Manager, Benesch outlined the development of Columbus's Local Roadway Safety Action Plan, funded largely through the federal Safe Streets for All program, with the long-term goal of eliminating all traffic fatalities and serious injuries by 2050. He explained that the plan analyzes five years of crash data, incorporates extensive public and stakeholder input, identifies high-injury corridors, and recommends targeted infrastructure upgrades, enforcement strategies, education efforts, and policy changes.

ADD-ON RESOLUTION (Submitted by Councilor Davis):

Resolution (395-25) - A resolution of the Council of Columbus, Georgia (The "**Council**"), requesting that the Columbus Airport Commission ("**The Commission**") nominate three new members to the commission from the Council's recommended slate as vacancies arise; recognizing the critical role of the Columbus Airport in regional economic development; and for other purposes. Councilor Davis made a motion to approve the resolution, seconded by Councilor Garrett and carried unanimously by the ten members present.

Councilor Glenn Davis read the resolution into the record and requested it be forwarded to the Airport Commission by the Clerk of Council.

Note: Councilor Anker left the meeting at 2:36 p.m.

Note: Councilor Cogle left the meeting at 2:37 p.m.

5. Public Transportation Agency Safety Plan (PTASP) Annual Update

Resolution (396-25) - A resolution of the Council of Columbus, Georgia, authorizing the approval of the annual update to Metra's Public Transportation Agency Safety Plan (PTASP) and approving, submitting, and implementing this safety plan through Metra and in compliance with federal requirements. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Crabb and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

6. FY26 Local Government & Improvement Grant (LMIG)

Resolution (397-25) - A resolution of the Council of Columbus, Georgia, authorizing the application and acceptance of the FY 2026 Local Maintenance & Improvement Grant (LMIG) from the Georgia Department of Transportation (GDOT). Councilor Garrett made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

7. 2025-2026 Victims of Crime Act (VOCA) Grant – DA's Victim Witness Assistance Program

Resolution (398-25) - A resolution authorizing the Mayor or their designee to submit an application, on behalf of the District Attorney and, if approved, to accept a VOCA Grant of \$144,246 or as otherwise awarded from the Criminal Justice Coordinating Council Of Georgia along with \$132,077 from the 5% Crime Victim Assistance Surcharge Fund allocated in the FY26 budget, to provide funding for crime victim assistance in the Chattahoochee Judicial Circuit from October 1, 2025 through September 30, 2026, and, amend the multi-governmental fund by like amount. Councilor Garrett made a motion to approve the resolution, seconded by Councilor Davis and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

ADD-ON RESOLUTION:

Resolution (399-25) - A resolution authorizing the city to apply for the BOOST Grant and, if awarded, accept the monies granted by the Georgia Statewide Afterschool Program Network "building opportunities for out of school time" BOOST Grant 2.0. No local match is required and the multi-governmental fund would be amended by the amount of the award. Councilor Tucker made a

motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

8. PURCHASES

A. Design and Construction Services for Columbus Pickleball Facility – RFP No. 26-0006

Resolution (400-25) - A resolution authorizing the execution of a contract with Brasfield & Gorrie, LLC (Columbus, GA) to design and construct the new Columbus Pickleball Facility. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

B. Seven (7) 2025 Police Interceptors for the Columbus Police Department-Georgia Statewide Contract Cooperative Purchase

Resolution (401-25) - A resolution authorizing the purchase of seven (7) 2025 Police Interceptors for the Columbus Police Department from Wade Ford (Smyrna, GA) at a unit price of \$63,622.00 and a total cost of \$ 445,354.00. The purchase will be accomplished by cooperative purchase via Georgia Statewide Contracts # 99999-001-SPD0000183-0006 and #99999-SPD-SPD0000218-0001. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

C. Three (3) 2025 Police Responders for the Columbus Police Department-Georgia Statewide Contract Cooperative Purchase

Resolution (402-25) - A resolution authorizing the purchase of three (3) 2025 Police Responders for the Columbus Police Department from Wade Ford (Smyrna, GA) at a unit price of \$65,427.00 and a total cost of \$196,281.00. The purchase will be accomplished by cooperative purchase via Georgia Statewide Contracts #99999-001-SPD0000183-0006 and #99999-SPD-SPD0000218-0001. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

D. Alcohol Management Services for Columbus Civic Center Locations (Annual Contract) – RFP No. 24-0005

Resolution (403-25) - A resolution authorizing the amendment of Resolution No. 181-25, which authorized the execution of a contract with Ovations Food Services, L.P. d/b/a OVG Hospitality

(Philadelphia, PA) to provide Alcohol Management Services for Columbus Civic Center Locations. The amendment is required to correct the initial contract term to three (3) years, with the option to renew for two (2) additional twelve-month periods. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

E. First-In Alerting Smart Station System for Fire & EMS – Sourcewell Cooperative Contract Purchase

Resolution (404-25) - A resolution authorizing purchase of the First-in Alerting Smart Station System from Westnet, LLC (Huntington Beach, CA) in the amount of \$198,619.82. The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #020625-WNT. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

F. Declaration of surplus and trade-in of Harley Davidson Motorcycles for the Columbus Police Department

Resolution (405-25) - A resolution authorizing the declaration of Harley Davidson Motorcycles from the Police Department, as surplus, in accordance with section 7-501 of the Charter of Columbus Consolidated Government; further authorized to trade-in the motorcycles towards the purchase of one new motorcycle. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

G. One (1) 2026 E350 Transit Van for the Columbus Fire Department – Georgia Statewide Contract Cooperative Purchase

Resolution (406-25) - A resolution authorizing the purchase one (1) 2026 E350 Transit Van for the Columbus Fire Department from Wade Ford (Smyrna, GA) at a total cost of \$59,960.00. The purchase will be accomplished by cooperative purchase via Georgia Statewide Contracts #99999-SPD-SPD0000218-0001. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

H. Bus Refurbishment Services for METRA – Washington State Bus Cooperative Contract Purchase

It is requested that Council approve bus refurbishment services for METRA from Complete Coach Works (Riverside, CA) in the total amount of \$1,429,464.00 (3 buses at \$476,488.00 each). The purchase will be accomplished by cooperative purchase via the Washington State Transit Bus

Cooperative Contract #06719-05. Additionally, approval is requested to execute the Cooperative Purchasing Agreement required by the Washington State Department of Enterprise Service. (*Item H was pulled from the agenda at the request of Deputy City Manager Goodwin*)

Deputy City Manager Lisa Goodwin requested this item be pulled from the agenda. There were no objections.

I. Drones for the Police Department

Resolution (407-25) - A resolution authorizing the purchase of drones, to include Drone as First Responder (DFR) 2.0 system, including hardware, software, and services, from Flock Group, Inc./dba Flock Safety (Atlanta, GA). The purchase will be made via a Three-year agreement, per the following terms: Year One – no cost with an option to cancel the contract during year one; Year Two - \$600,000 and Year Three - \$600,000 for a total of \$1,200,000.00 during the course of the Three-year agreement. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

J. Weapons for the Police Department Via Used & Confiscated Firearms for Credit or Swap – RFB No. 26-0005

Resolution (408-25) - A resolution authorizing the purchase of two hundred thirteen (213) Heckler & Koch VP9A1F 9mm semi-automatic pistols and accessories from Dana Safety Supply (Jacksonville, FL), at a unit price of \$895.00 and a total amount of \$190,635.00. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

K. Real and Personal Property Mail Processing for the Tax Commissioner's Office (Annual Contract) - RFP No. 25-0017

Resolution (409-25) - A resolution authorizing the execution of a contract with Direct Technologies Inc. D/B/A as Doxim, (Suwanee, GA) to provide printing and mailing services to the Muscogee County Tax Commissioner's Office. The Department budgets annually for these services. Councilor Tucker made a motion to approve the resolution, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

9. UPDATES AND PRESENTATIONS

- B. Accessory Dwelling Units (ADUs) and Tiny Homes Update - Will Johnson, Director, Planning (*At the request of Council this item was delayed until the December 16, 2025, meeting.*)
- C. Comprehensive Pay Update for Elected Officials - Angelica Alexander, Director, Finance (*At the request of Council this item was delayed until the December 16, 2025, meeting.*)

BID ADVERTISEMENT

DATE: December 9, 2025

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

December 10, 2025

1. Bus Shelters (Annual Contract) – RFP No. 26-0019

Scope of RFP

The Columbus Consolidated Government of Columbus, Georgia (the City) is seeking qualified vendors to provide bus shelters to METRA on an “as needed” basis. The contract term will be for three years.

2. Dragonfly Trail – Midtown Connector Phase I - RFB No. 26-0003

Scope of Bid

This project consists of constructing a connection from the existing trail at the intersection of Warren Road and Wynnton Road following Bradley Street and Warren Williams Road to Dinglewood Park. The trail also travels through Dinglewood Park to the intersection of 18th Avenue and 13th Street. The project is within the City of Columbus property and public right of way. The project length is approximately 4,956 LF and includes a 10’ wide concrete trail, landscape improvements, stormwater improvements, and trail amenities. Additional work associated with the project includes minor demolition and clearing, erosion control, grading, and signage.

December 19, 2025

1. Aerial Ground Ladder and Apparatus Pumps Inspection & Testing Services (Annual Contract) - RFB No. 26-0010

Scope of RFP

Provide aerial and ground ladder inspection and testing services to the Columbus Consolidated Government Fire and EMS Department. This specification applies to all fire apparatus equipped with

a fire pump and outlines the procedures for annual pump testing, including requirements for equipment, site selection, test procedures, and documentation.

The contract period shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

2. 24ft Rolling Scaffolding for METRA- RFB 26-0014

Scope of RFP

METRA Transit System in Columbus, Georgia is seeking bids for one (1) Heavy-Duty 24' Rolling Maintenance Scaffolding in order to perform rooftop maintenance and access on large transit buses. The large transit buses are 30', 35' and 40' in length. The scaffolding must also be able to provide rooftop access to electric bus batteries for the purpose of maintenance and replacement.

3. Muscogee County Board of Elections & Registration Voting Equipment Delivery Services (Re-Bid) (Annual Contract) – RFP No. 26-0010

Scope of RFP

Muscogee County Board of Elections and Registration is seeking proposals from qualified moving firms to deliver voting equipment to voting sites before the scheduled election events, and to retrieve the same equipment after the election event. The election schedule consists of up to five election events in a presidential election cycle, up to four election events in a mid-term election cycle, and the possibility of special elections in odd-numbered years. Deliveries vary from county-wide (25 precincts) to district elections (as few as five) based on the type of election.

Note: The first election expected to be serviced under this contract, if awarded, will be May, 2026.

The contract term shall be for two (2) years with the option to renew for three (3) additional twelve-month periods.

CLERK OF COUNCIL'S AGENDA

ENCLOSURES - ACTION REQUESTED

- 1. Resolution (410-25)** – A Resolution appointing Douglas M. Jefcoat to the Board of Tax Assessors. (*NOTE: Mr. Jefcoat was confirmed by Council on November 18, 2025.*) Mayor Pro Tem Allen made a motion for approval, seconded by Councilor Huff and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

2. Resolution – A Resolution excusing the absence of Councilor Byron Hickey from the December 9, 2025, Regular Council Meeting. Clerk of Council McLemore requested to withdraw this item due to Councilor Hickey being in attendance.

3. **Minutes of the following boards:**

Animal Control Advisory Board 11-17-2025

Board of Tax Assessors #39-25

Board of Tax Assessors #40-25

Board of Water Commission 10-14-25

Conventions & Visitors Board 10-15-25

Planning Advisory Commission 11-05-25

Retirees' Health Benefits Committee 11-19-25

Uptown Facade 07-19-21

Uptown Facade 09-20-21

Uptown Facade 10-18-21

Uptown Facade 11-15-21

Uptown Facade 12-14-21

Mayor Pro Tem Allen made a motion to receive the minutes of various boards, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

ADD-ON RESOLUTION:

Resolution – A Resolution rescheduling the December 16, 2025 – Regular Council Meeting to 9:00 a.m.

Councilor Crabb made a motion for approval, seconded by Councilor Tucker. After a brief discussion, the vote was found inconclusive, four-to-three, with Mayor Pro Tem Allen and Councilors Crabb, Hickey, and Tucker voting in favor; Councilors Chambers, Garrett, and Huff voting opposed; and Councilors Anker, Cogle, and Davis absent for the vote.

Councilor Tucker made a motion for reconsideration, seconded by Councilor Huff, and was carried unanimously by the eight members present, with Councilors Anker and Cogle absent for the vote. A vote was then taken on the original motion to approve the resolution and was found inconclusive by a five-to-three vote, with Mayor Pro Tem Allen and Councilors Crabb, Davis, Hickey, and Tucker voting in favor; Councilors Chambers, Garrett, and Huff voting opposed; and Councilors Anker and Cogle absent for the vote.

Clerk of Council Lindsey G. McLemore explained the meeting schedule history and stated that if Council desires to change the normal meeting schedule going forward during the holiday season, her recommendation is to place this action on record for future reference.

BOARD APPOINTMENTS - ACTION REQUESTED

4. VOTE TABULATION:

A. BOARD OF WATER COMMISSIONERS: At the November 18, 2025, Council Meeting two nominees were submitted for the seat of Wes Kelley (*Not Eligible*).

- **Councilor Anker nominated Brooks Yancey.**
- **Councilor Cogle nominated Ernie Smallman.**

(NOTE: Each member of Council will vote for one of the nominees submitted when their name is called. The nominee that receives the most votes will then be confirmed.)

Clerk of Council Lindsey G. McLemore requested this item be delayed until Councilors Anker and Cogle are present. There were no objections.

5. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:

A. PERSONNEL REVIEW BOARD: Donna Tompkins was nominated to succeed Willie Butler (*Not Eligible*) as the Regular Member #1. (*Councilor Crabb's nominee*) Term Expires: December 31, 2028. Councilor Crabb made a motion for confirmation, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote.

6. COUNCIL DISTRICT SEAT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. CIVIC CENTER ADVISORY BOARD:

A nominee for the vacant seat of the District 9 Representative with a term expiring on March 1, 2026, on the Civic Center Advisory Board. (*District 9 – Anker*). There were none.

7. APPOINTMENTS – CONFIRMED BY COUNCIL:

A. AIRPORT COMMISSION:

A nominee for the seat of Art Guin (*Eligible to serve another term – Renominated by the Airport Commission*) for a term that expires on December 31, 2025, on the Airport Commission (*Commission’s Nominee/Confirmed by Council*). No Action Taken.

(NOTE: On November 18, 2025, Council chose to take no action on the renomination of Art Guin until after receiving an update from the Columbus Airport scheduled for the December 18, 2025, Council Meeting.)

Clerk of Council Lindsey G. McLemore stated the resolution (*Resolution No. 395-25*) approved earlier in the meeting will be forwarded to the Airport Commission for their consideration.

8. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. BOARD OF HEALTH:

A nominee for the seat of Yasmine Cathright (*Not Eligible*) with the term expiring on December 31, 2025, on the Board of Health (*Council’s Appointment*). There were none.

B. HISTORIC & ARCHITECTURAL REVIEW BOARD:

A nominee for a vacant seat (*Historic District Preservation Society Representative*) for a term expiring on January 31, 2028, on the Historic & Architectural Review Board (*Council’s Appointment*). Clerk of Council McLemore stated Councilor Cogle is nominating Chris Henson.

C. PERSONNEL REVIEW BOARD:

A nominee for the seat of Yolanda Sumbry Sewell (*Not Eligible*) for a term that expires on December 31, 2025, on the Personnel Review Board (*Council’s Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 1*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 2*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 3*) for a term that expires on December 31, 2027, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for the seat of Delano Leftwich (*Not Eligible – Alternate Member 4*) for a term that expires on December 31, 2025, on the Personnel Review Board (*Council's Appointment*). There were none.

A nominee for a vacant seat (*Alternate Member 5*) for a term that expires on December 31, 2025, on the Personnel Review Board (*Council's Appointment*). There were none.

D. UPTOWN FAÇADE BOARD:

A nominee for the vacant seat of the Uptown Business Improvement District Representative with a term expiring on October 31, 2026, on the Uptown Façade Board (*Council's Appointment*). There were none.

A nominee for the vacant seat of the Uptown Business Improvement District Representative with a term expiring on October 31, 2027, on the Uptown Façade Board (*Council's Appointment*). There were none.

A nominee for the vacant seat of the Uptown Columbus Representative with a term expiring on October 31, 2026, on the Uptown Façade Board (*Council's Appointment*). There were none.

PUBLIC AGENDA (continued):

6. Mrs. Audrey Holston-Palmore, Re: Heir Property

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Councilor Garrett to adjourn the December 9, 2025, Regular Council Meeting, seconded by Councilor Hickey and carried unanimously by the eight members present, with Councilors Anker and Cogle being absent for the vote and the time being 2:53 p.m.

Lindsey G. McLemore
Clerk of Council
Council of Columbus, Georgia

File Attachments for Item:

3. Columbus Airport Update – Presented by Amber Clark, Columbus Airport Director



Columbus Airport Update

City Council Meeting 12-16-2025

Amber Clark A.A.E., Columbus Airport Director

Professional Qualifications & Experience

- **Certified Commercial Pilot** with instrument and multi-engine ratings
- **Bachelor of Science in Aviation Management**, Florida Institute of Technology
- **Flight Operations Intern**, Delta Air Lines
- **16 years of airport industry experience**, including:
 - 9 years in general aviation
 - 7 years in commercial aviation
 - 10 years serving the Columbus Airport
- **FBO Manager (2015–2018)**
- **Airport Director (2018–present)**
- **Accredited Airport Executive (A.A.E.)**, American Association of Airport Executives
 - Recognized as the “platinum standard” for mastery of airport management, leadership, and operational excellence



Amber Clark A.A.E,
Airport Director

Airport Identity Overview

Airport Code: CSG

Airport Name: Columbus Airport



Brand Colors: Each color reflects the counties and communities we proudly serve:

- **Green** – Harris County
- **Blue** – Muscogee and Russell Counties, symbolizing the Chattahoochee River that connects our region
- **Tan** – Chattahoochee County, representing the Fort Benning community

Four Stars: Represent the four aviation segments supported by the Columbus Airport:

- **Cargo**
- **Commercial Air Service**
- **General Aviation** (Corporate, Charter, Creational, etc.)
- **Military**

Achievements and Recognition

- **2025 Runway 6–24 Reconstruction Project**
 - Completed on time and within budget
 - Runway returned to service two days ahead of schedule
- **2025 FAA Airport Safety Mark of Distinction Award**
 - Awarded for exemplary initiative and exceptional commitment to airport safety
- **2024 Small Community Air Service Development (SCASD) Grant**
 - One of only 14 airports nationwide selected by the U.S. DOT
 - Received \$220,000 to support the retention and development of commercial air service
- **2021 Georgia Airport Association – Commercial Service Airport Project of the Year**
 - Recognized for the Passenger Terminal Rehabilitation Project
- **2020 FAA Air Carrier Airport Safety Award**
 - Honored for instituting notable safety programs and improvements deserving of special recognition
- **2019 Featured in Business View Magazine**
 - Highlighted for exceeding expectations in terminal rehabilitation design and customer experience



Columbus Airport Economic Impact

Economic Impact Categories and Measurements

The study identified impacts related to airport management (day-to-day airport operations), aviation-related business tenants, average annual capital investment, expenditures from visitors arriving on general aviation aircraft, and expenditures by visitors arriving on scheduled commercial airline flights. For each of these five categories, impacts were measured for **employment, payroll, spending, and annual economic activity**. Annual economic activity is the sum of payroll and spending. In addition, the study estimated state and local tax revenues that are generated by airport-supported activities.



 Employment Supported
711

 Annual Payroll
\$28,528,300

 Annual Spending
\$66,025,100

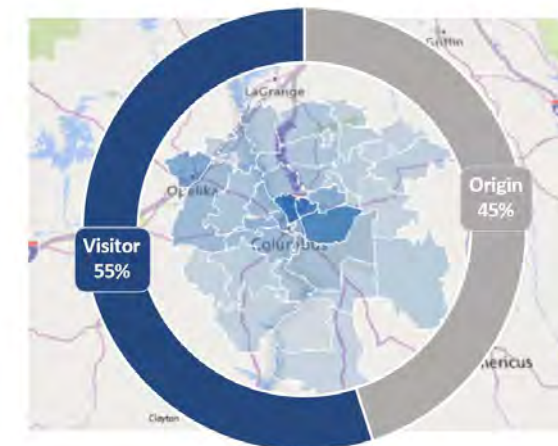
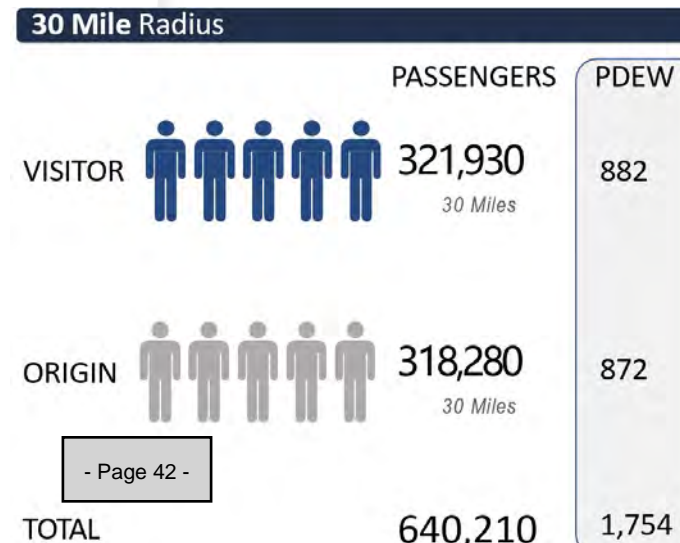
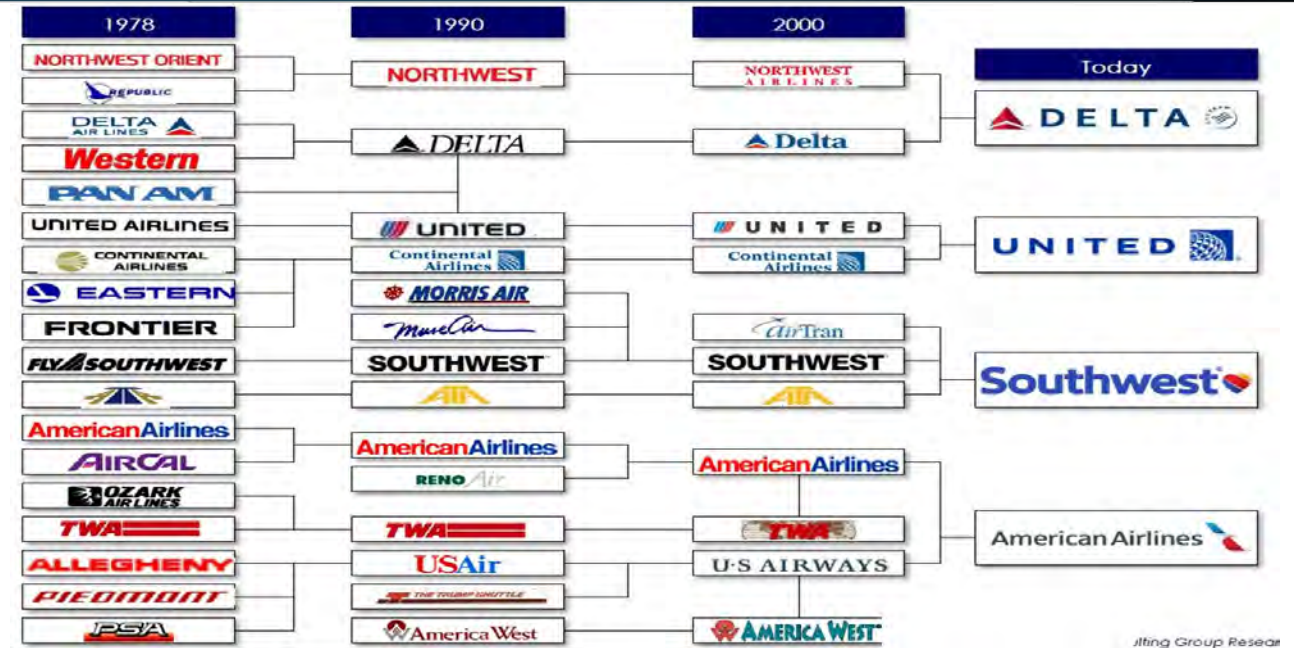
 Annual Economic Impact
\$94,553,400

 Airport-Supported Annual
State & Local Sales &
Income Tax Revenues
\$4,155,450

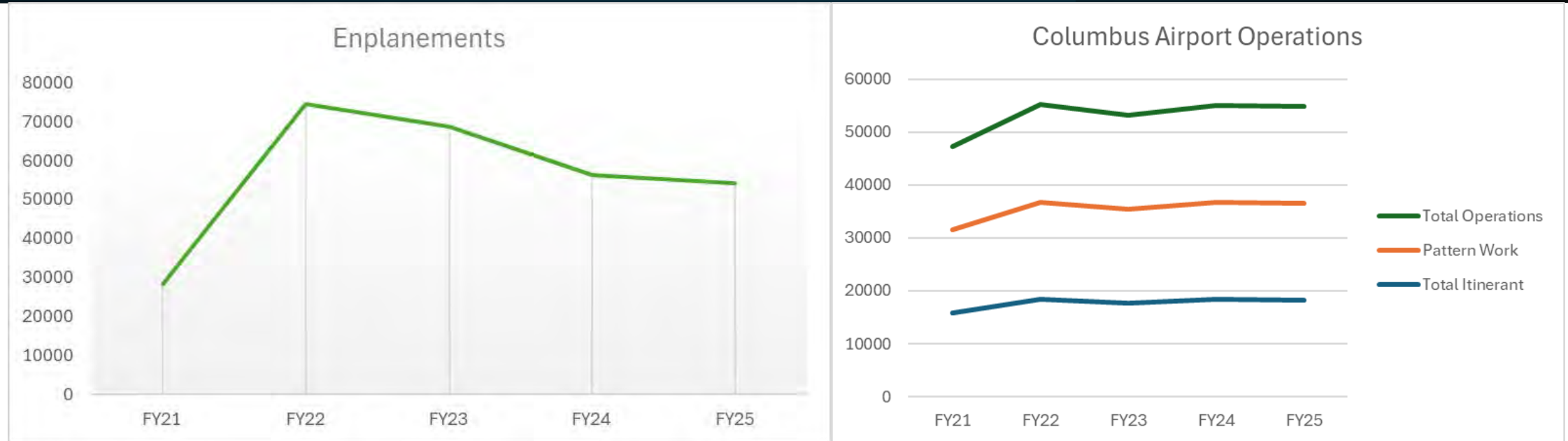
Evolving Airline Industry Landscape

Item #3.

- Industry consolidation including mergers, bankruptcies, and major disruptions such as 9/11 and the COVID-19 pandemic has significantly reduced the number of operating airlines.
- The U.S. market now consists of **13 primary carriers, including 4 legacy airlines and 9 low-cost carriers.**
- Airlines rely on **data-driven decision-making**, prioritizing passenger demand, revenue potential, and demonstrated community support.
- Carriers are increasingly **risk-averse**, often requiring community-based **incentives or revenue guarantees** before entering new markets
- Airports **compete on a national scale** for new routes, with carriers selecting only the most viable and strategically aligned opportunities.

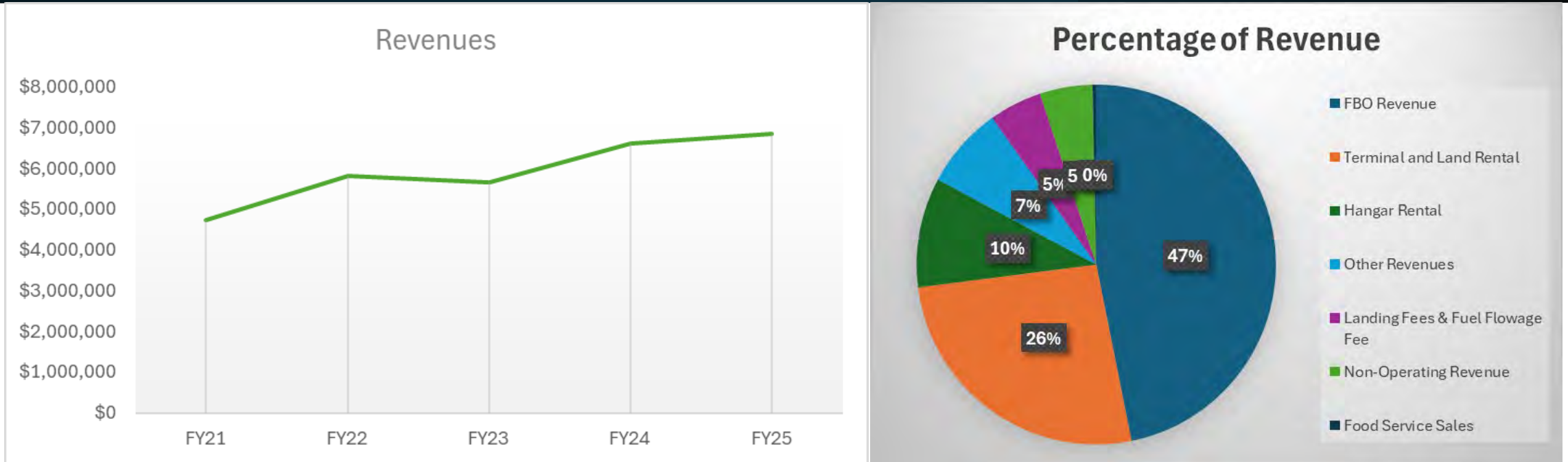


Commercial Service Transition and Aircraft Operations



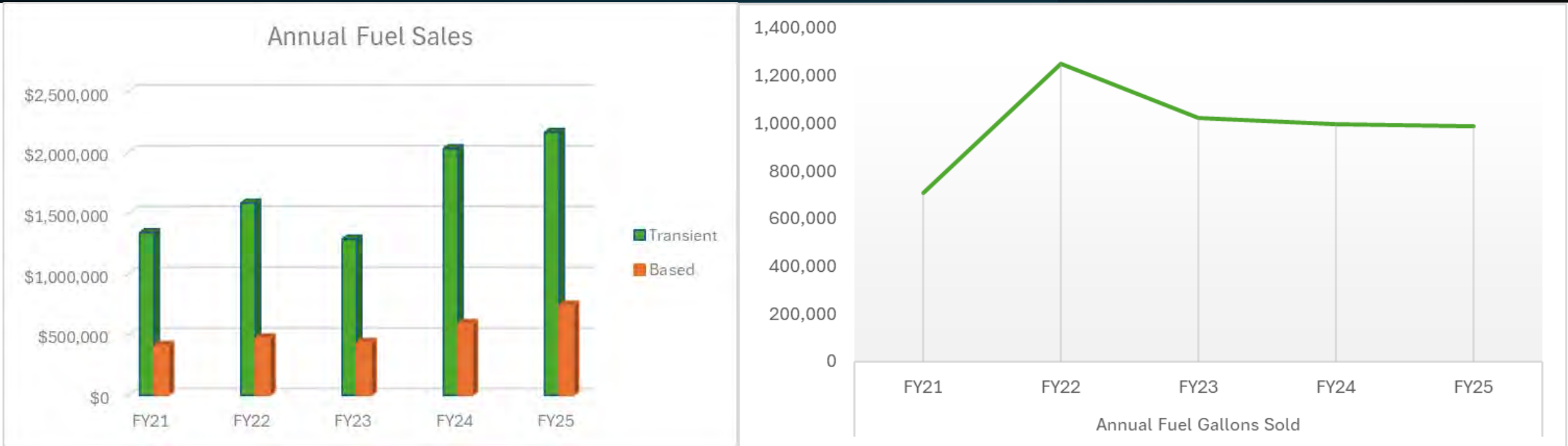
- American Airlines operated at CSG through FY22 and for eight months of FY23
- After American's departure, Delta increased aircraft gauge (number of seats) to help accommodate local demand.
- Overall aircraft operations have remained steady, demonstrating consistent airfield activity despite changes in commercial service
 - Itinerant Operations: Air Carrier, Air Taxi, General Aviation, and Military aircraft arriving from or departing to another airport.
 - Local Operations: Traffic-pattern activity, including civil and military touch-and-go training flights.

Revenue Growth and Diversification



- Revenues have demonstrated a steady upward trajectory
- Balanced mix of approximately 60% aeronautical and 40% non-aeronautical sources.
- This diversified revenue structure enhances long-term financial sustainability and resilience

Fuel Sales Performance Overview



- Steady growth in fuel sales and annual fuel gallons sold
- FY25 transient aircraft revenue: \$2.1 million
- FY25 based aircraft revenue: \$700,000
- American Airlines operated during FY22 and the first eight months of FY23, contributing to fuel volume and revenue growth

Financial Review

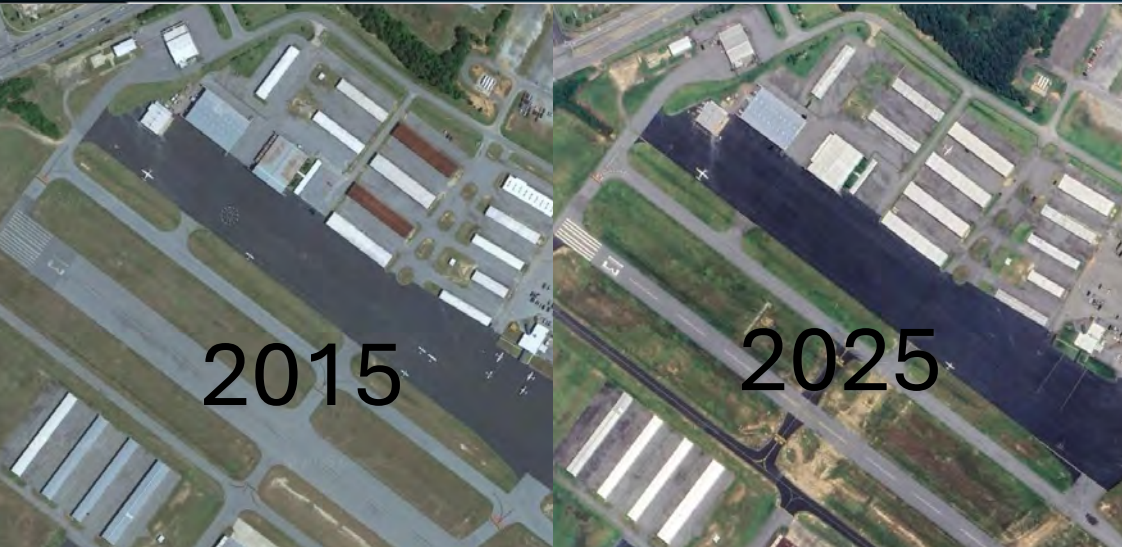
- Steady operating revenues
- Depreciation & amortization reported within operating expenses
- Grant funding and capital asset relationship
 - Timing of capital project payouts and grant reimbursements can straddle fiscal years
- **Key financial takeaways**
 - Annual single audit (to include federal grant revenue)
 - Self-sustaining
 - Fiscally responsible
 - Solvent

COLUMBUS, GEORGIA COMPARATIVE STATEMENTS OF REVENUES, EXPENSES AND CASH FLOWS

Item #3.

	2025	2024	2023	2022	2021
OPERATING REVENUES					
Rental income	\$ 2,240,783	\$ 2,185,798	\$ 2,183,185	\$ 2,136,993	\$ 1,784,714
Landing and fuel flowage fees	325,446	359,033	335,428	262,044	196,580
Fuel and other FBO revenues	3,205,357	2,971,422	2,556,454	2,949,397	2,581,737
Other operating income	1,070,908	1,096,323	571,226	800,951	499,632
Total operating revenues	6,842,494	6,612,576	5,646,293	6,149,385	5,062,663
OPERATING EXPENSES					
Cost of fuel - FBO	912,816	904,403	896,600	1,143,104	1,054,305
Other FBO expenses	1,073,622	1,115,035	1,088,047	771,343	748,757
Other general and administrative	4,301,606	4,998,631	4,243,105	4,055,472	2,913,882
Depreciation and amortization	3,091,893	3,114,321	3,238,394	2,613,166	2,281,657
Total operating expenses	9,379,937	10,132,390	9,466,146	8,583,085	6,998,601
Operating loss	(2,537,443)	(3,519,814)	(3,819,853)	(2,433,700)	(1,935,938)
NONOPERATING REVENUES (EXPENSES)					
Appropriation from Consolidated Government of Columbus, Georgia	40,000	40,000	40,000	40,000	40,000
Net investment income (loss)	266,790	106,616	71,342	(138,090)	123,916
Interest expense	(75,755)	(80,311)	(84,433)	(100,523)	(73,336)
Miscellaneous	13,745	(11,013)	50,849	(12,870)	(32,975)
Total nonoperating revenues (expenses)	244,780	55,292	77,758	(211,483)	57,605
Loss before capital contributions	(2,292,663)	(3,464,522)	(3,742,095)	(2,645,183)	(1,878,333)
CASH FLOW ADJUSTMENTS					
Add depreciation and amortization	3,091,893	3,114,321	3,238,394	2,613,166	2,281,657
Unrealized (gain) loss on investments	(81,837)	(65,461)	(49,506)	158,360	2,167
Realized (gain) loss on investments	1,958	(8,948)	(13,241)	(19,768)	(152,866)
Cash flow before capital transactions	719,351	(424,610)	(566,448)	106,575	252,625
CAPITAL TRANSACTIONS					
Proceeds from capital debt	0	0	0	0	3,261,802
Principal payments on capital debt	(135,001)	(134,999)	(135,001)	(1,232,301)	(10,035)
Grant revenues	3,460,886	1,479,269	1,339,104	3,662,493	11,567,588
Passenger facility charges	213,278	224,511	259,348	333,982	106,054
Customer facility charges	293,033	291,531	363,218	303,862	329,902
Less capital asset acquisitions	(4,631,699)	(1,089,748)	(1,751,728)	(1,986,476)	(15,914,945)
Net cash flow before working capital changes	\$ (80,152)	\$ 345,954	\$ (491,507)	\$ 1,188,135	\$ (407,009)

Hangar Infrastructure Investment



The Airport has invested approximately **\$900,000** to address critical infrastructure needs across sixteen aging T-hangars and six larger hangar facilities in the last six years.

- Major rehabilitation efforts completed include:
 - Replacement and coating of approximately 80% of all hangar roofs
 - Servicing and adjustment of hangar doors and roller systems to ensure proper function and reliability.
 - Installation of bird-mitigation measures in locations where wildlife intrusion posed operational or maintenance challenges
 - Complete electrical rewiring on roughly 85% of the hangars, addressing essential safety and operational requirements



Hangar Rehabilitation Continued



- The primary focus to date has been on resolving operational and safety issues to ensure structural integrity and regulatory compliance
- The next planned phases will involve:
- Finishing the remaining roof and lighting upgrades
- Painting the hangars to enhance aesthetic appearance and overall facility presentation



Item #3.

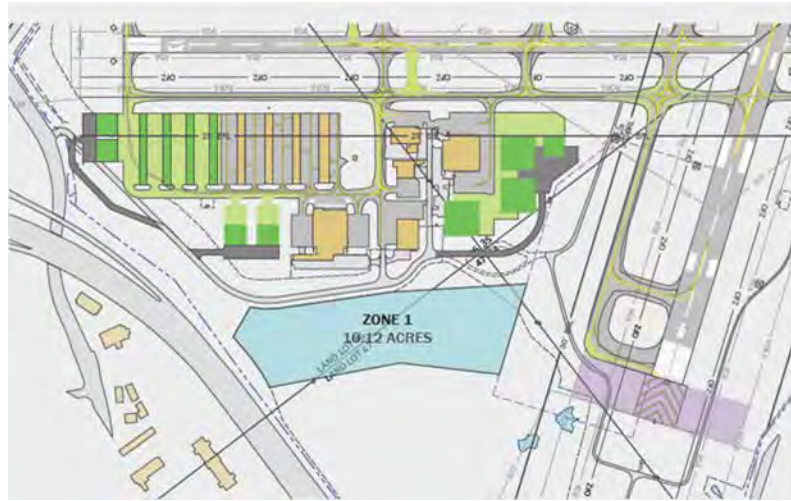


- Page 49 -

Current Economic Development Initiatives

Logistics and Aviation Business Development

Item #3.



- Selecting sight locations in partnership with Choose Columbus and Georgia Power to advertise available economic development sites available on and adjacent to the airport.

Airport Funding Sources

Item #3.

- Operating Revenues
- Federal (Airport Improvement Program)
 - **90% Federal, 5% State, 5% local**
 - Commercial service related
 - Eligible projects: runways, taxiways, lighting, markings, and safety/capacity/security projects, including planning, design, and some environmental/sustainability initiatives (noise, energy)
 - Revenue producing facilities: i.e., hangars and fuel farms:
 - Statements that airside development needs have been met, or a **financial plan to self-fund airside needs over the next 3 years.**
 - **Must adhere to 40 grant assurances**
- Federal (DOT)
 - Small Community Air Service Development Grants
 - Airline minimum revenue guarantees
 - Marketing air service
- State airport grants (GDOT)
 - **75% State, 25% local**
 - General aviation related
 - Eligible projects: runways, taxiways, lighting, markings, safety, and some environmental
- Passenger Facility Charges (PFCs)
 - Collected from airlines to fund eligible commercial service or capacity projects
- Customer Facility Charges (CFCs)
 - Collected from rental car agencies utilized for rental car related projects and maintenance

Importance of General Aviation Terminal

- **Medical Flights & Life-Saving Transport**
 - Direct impact on health, emergency response, and survival outcomes
- **Emergency & Disaster Response**
 - Critical for wildfire suppression, hurricane relief, search-and-rescue, and rapid deployment of resources
- **Military Readiness & Operations**
 - Supports national defense, training missions, and emergency mobilization capability
- **Utilities, Surveying & Infrastructure Mapping**
 - Ensures safe operation of power lines, pipelines, roads, and essential public infrastructure
- **Agriculture & Environmental Support**
 - Protects food supply, land management, and environmental monitoring across the region
- **Flight Training & Workforce Development**
 - Builds the future aviation workforce and supports a key national transportation system need
- **Support for Local Businesses & Job Creation**
 - Enables corporate travel, investment, and economic growth that benefit the broader community
- **Travel for Sports Teams, Tourism & Regional Events**
 - Supports economic activity, tourism, and community vibrancy

TSPLOST / TIA Project Development Timeline

- **October 2020**
 - Met with the Executive Director of the River Valley Regional Commission (RVRC) to discuss TIA–TSPLOST funding opportunities. Airports qualify for consideration due to their role in regional transportation systems. Noted that Columbus Airport had not submitted a project during the first TIA round in 2012. TIA funding is generated through a voter-approved one-cent sales tax dedicated to fund necessary transportation infrastructure projects.
- **January 2021**
 - Coordinated with the Columbus Consolidated Government (CCG) Planning Director to evaluate potential airport projects for inclusion in the proposed local TSPLOST list.
- **June 2021**
 - Submitted the Passenger Terminal Improvement Project to CCG for presentation to RVRC.
- **October 2021R**
 - VRC convened to review and select the final list of regional transportation projects. March 2022 Regional governments considered and approved the final investment list. Columbus City Council approved the project list on March 29, 2022.
- **May 2022**
 - TSPLOST referendum was placed on the ballot and approved by voters across the region.
- **August 2024**
 - The Transportation Investment Act (TIA) agreement was executed between GDOT and the Columbus Airport Commission.

Architectural and Engineering Partner Overview



Scott P. Holmes, AIA

McMillan Pazdan Smith Architecture (HBA-MPS)

- Legacy local firm (HBA, founded 1960) strengthened by 2025 merger with regional MPS
- Maintains Columbus-based leadership for continuity and stakeholder familiarity
- Blends **local identity** with **regional multidisciplinary resources**
- Enhanced capabilities: visualization, sustainability, quality assurance
- Provides scalable team capacity for specialized terminal design
- Offers cultural alignment with Airport mission and community-focused vision
- Partnership reduces risk through expanded organizational support



Jacob Redwine, P.E.

Holt Consulting Company, LLC

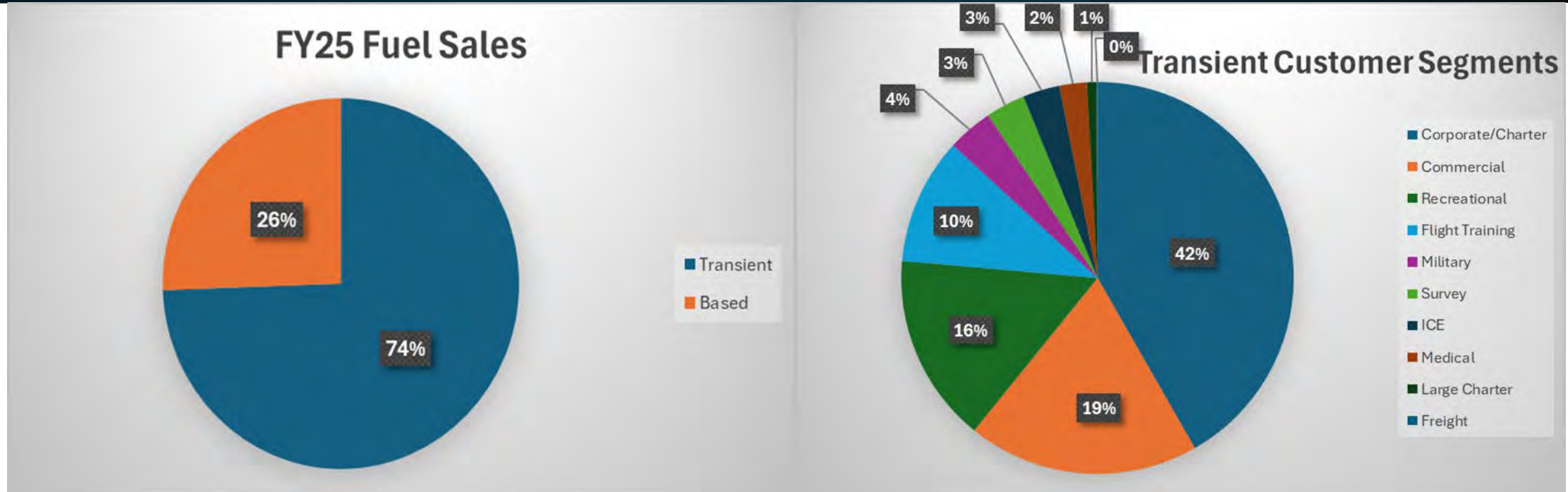
- Aviation-specialized firm with deep FAA and GDOT regulatory expertise
- Proven performance as engineer for **Runway 6-24 reconstruction & Taxiway F rehab**
- Expertise in master planning, airfield design, environmental documentation, and phasing
- Strong track record working in active airfield environments with minimal disruption
- Provides institutional memory and operational insight unique to Columbus Airport
- Mitigates risk through established processes and local familiarity
- Ensures technical credibility and efficient coordination for terminal modernization

Design Approach

Item #3.

- **Modernization essential to meet growing aviation needs**
 - replacing an aging facility that no longer supports today's GA, corporate, charter, and training operations
- **Leadership-guided vision (Darryl Graham, FBO Manager & Amber Clark, Airport Director)**
 - focused on efficiency, hospitality, and a welcoming traveler experience that represents Columbus with pride
- **Regional economic asset**
 - strengthening business connectivity and supporting the Chattahoochee Valley's economic development goals
- **Evidence-based design approach**
 - informed by benchmarking successful GA terminals across the Southeast to ensure functional, flexible, and cost-efficient solutions
- **Customer-driven planning**
 - shaped by input from pilots, tenants, flight schools, charter operators, and airport staff to create a terminal that serves diverse aviation users
- **Sustainability & fiscal stewardship**
 - through natural daylighting, efficient systems, and flexible second-floor space that supports future growth without major reinvestment
- **Community collaboration at every stage**
 - ensuring the facility reflects local values, operational needs, and long-term stewardship
- **Gateway that showcases Columbus**
 - providing a warm, professional first and last impression while embodying the city's hospitality, innovation, and forward momentum

FBO Customer Segments



- Transient customers account for 74% of total fuel sales.
- Key transient customer segments include corporate/charter, commercial, and recreational aviation.
- Large charter operations represent the most profitable segment within transient activity.

General Aviation Terminal Customer Needs

- **Corporate/Charter: (42%)**
 - Restrooms with multiple stalls
 - Private seating areas
 - Adequate and private conference rooms
 - Large meeting space
 - TSA screening capability
 - Catering and concierge services
 - Crew lounges and flight-planning facilities
 - Premium amenities
 - After-hours access
- **Recreational: (16%)**
 - Restrooms and lobby seating
 - Secured parking
 - Baggage services
 - Rental car availability
 - Flight-planning facilities
 - Vending and break area
 - After-hours access
- **Flight Training: (10%)**
 - Restrooms
 - Flight-planning facilities
 - Pilot lounge
 - Vending and break area
 - After-hours access
- **Military (4%)**
 - Restrooms with multiple stalls
 - Large training space
 - Adequate conference rooms
 - Pilot lounges
 - Flight-planning facilities
- **Medical (2%)**
 - Restrooms
 - Pilot lounges and quiet room
 - Flight-planning facilities
 - After-hours access
- **Large Charters (1%)**
 - Restrooms with multiple stalls
 - Large passenger holding area
 - TSA screening capability
 - Baggage services
 - Pilot lounges
 - Flight-planning facilities

Landside



Exterior
Current Terminal

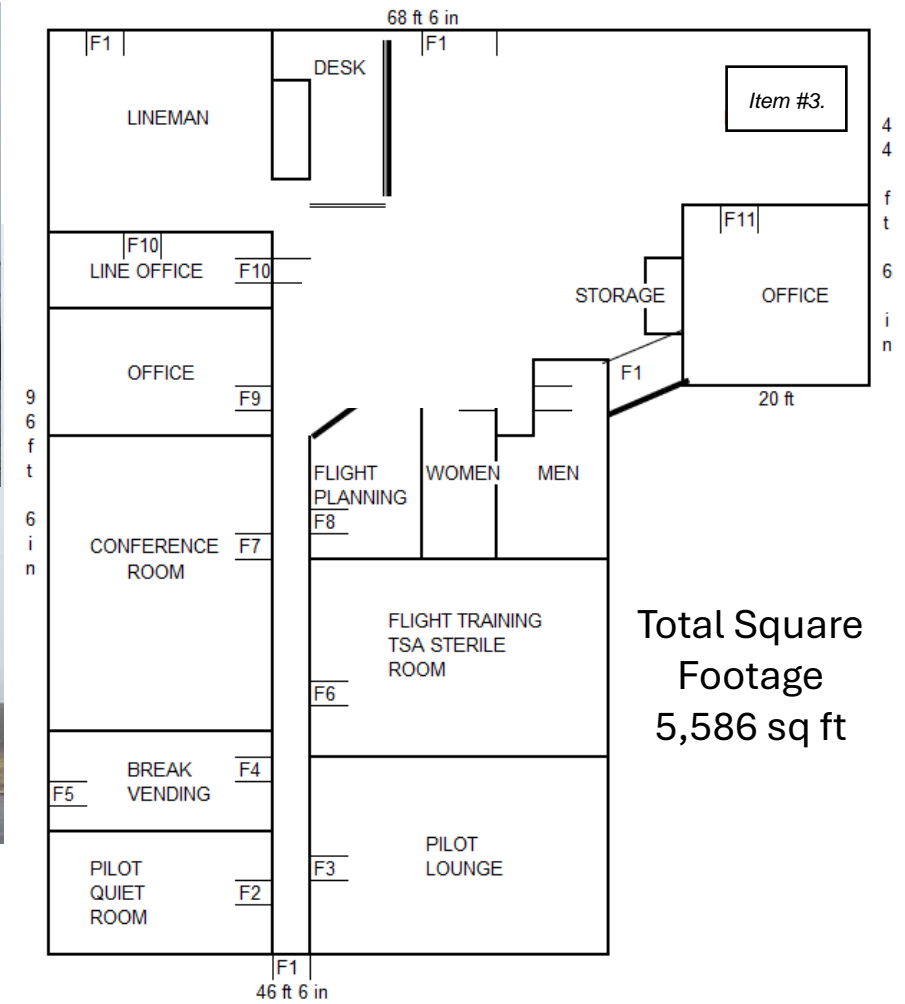
Parking



Airside



Equipment



Built in 1990 (35 years old)

Interior Current Terminal

Lobby

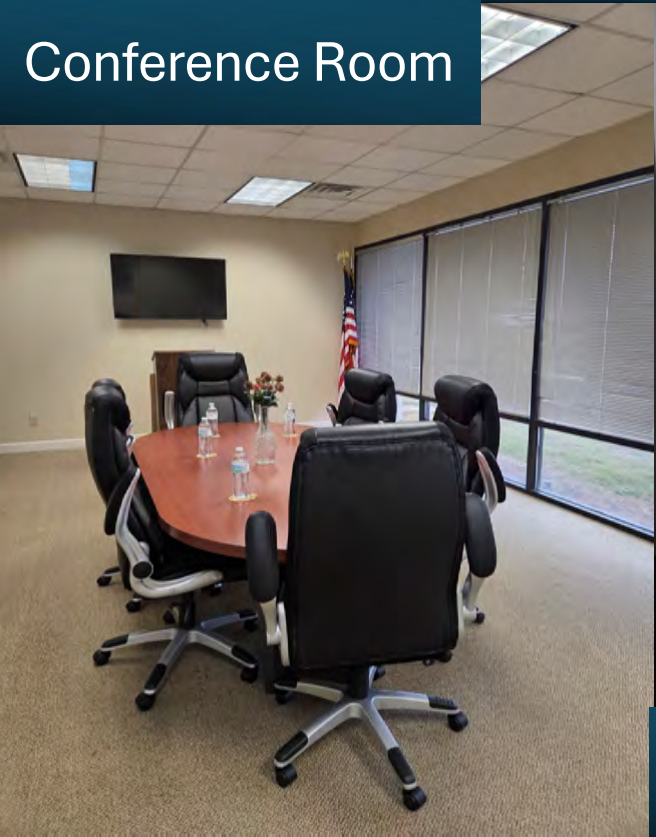


Item #3.

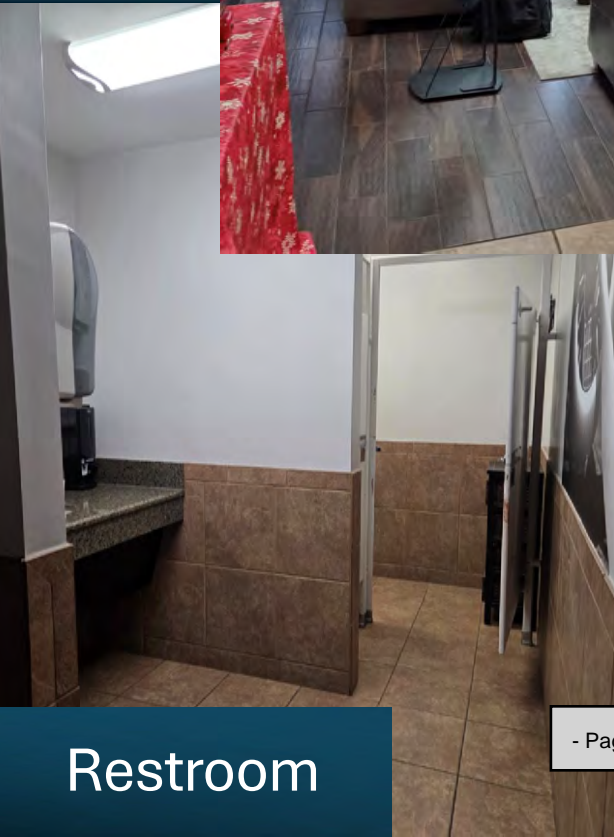


Storage Shortage

Conference Room



Restroom



Break/Vending



Line Operation



Inspiration

17,000 sq ft



Peachtree Dekalb

20,000 sq ft

Item #3.



Auburn

24,000 sq ft



Augusta

14,000 sq ft



TIA Update-General Aviation Terminal

Item #3.



TIA Update-General Aviation Terminal

Item #3.



Item #3.



Layout

Item #3.



SECOND FLOOR

1/16" = 1'-0"

Non-Aeronautical Revenue

Item #3.

- **Importance of Pursuing Non-Aeronautical Revenue**
 - Diversifies income and reduces reliance on fluctuating aeronautical activity
 - Maximizes use of airport facilities to generate stable, year-round revenue
 - Strengthens financial sustainability and supports future capital projects
 - Expands community engagement through rentable office and event spaces
- **Role of Offices in the New GA Terminal**
 - Supports aviation-focused tenants: aviation insurance, charter operators, flight training, aviation education
 - Provides space for aviation organizations: Civil Air Patrol, Experimental Aircraft Association, flying clubs
 - Attracts additional aviation services such as avionics, MRO offices, aircraft brokerage
- **Market Rate – Columbus, GA**
 - Typical office lease rates: \$16–\$22 per sq. ft. per year
 - Auburn’s office lease rate is \$23 per sq. ft. per year
- **Event Space Rental**
 - Expands community engagement through event space rentals for meetings, trainings, and special events
 - Airport rate for current rentals similar in size \$1,200–



CSG: General Aviation Terminal Building TIA Cost Breakdown

Item #3.

	Cost
Grant Amount	\$ 25,000,000.00
Runway 6-24 Pavement Reconstruction	
Construction, CA Services	\$ 1,400,000.00
General Aviation Terminal Building	
Design/Bidding	
Environmental	\$ 95,000.00
Architectural Services	\$ 705,000.00
Civil Services	\$ 385,000.00
Construction Services	
Architectural Services	\$ 155,000.00
Civil Services	\$ 570,000.00
Sub-total	\$ 1,910,000.00
Estimated Construction Cost	
Building(s)	\$ 13,000,000.00
Civil	\$ 4,600,000.00
Sub-total	\$ 17,600,000.00
Total	\$ 19,510,000.00
Estimated Total	\$ 20,910,000.00

- Building construction cost estimated between \$11-\$13 million
- Estimated total \$18.91-\$20.91 million
- Variance of \$6.09-\$4.09 million

File Attachments for Item:

1. 2nd Reading- REZN-08-25-1511: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6839 Mitchell Drive** (parcel # 013-014-009A) from Single Family Residential - 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District. (Planning Department and PAC recommend approval.)(Continued on 2nd Reading from 10-28-25) (Councilor Tucker)

ORDINANCE
NO. _____

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **6839 Mitchell Drive** (parcel # 013-014-009A) from Single Family Residential - 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) 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 Single Family Residential - 2 (SFR2) Zoning District to Single Family Residential – 4 (SFR4) Zoning District.

“All that tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known as Part of Lot 3 of the Robert Mitchell Survey, lying in Land Lot 55 of the 9th District of Said State and County, and being more particularly described as follows:

To located the commencing point of the property hereby conveyed begin at the corner of the west line of Forest Road with the North line of Schatulga Road, and run thence West along the South line of Said Forest Road, a distance of 437.54 feet to a point marked by an iron stake, thence run South 00 degrees 20 minutes 40 seconds West a distance of 300 feet to a point marked by an iron stake, which is the BEGINNING POINT OF THE PROPERTY HEREBY CONVEYED; and from said Beginning Point running thence South 00 degrees 20 minutes 40 seconds West, a distance of 428.56 feet to a point marked by an iron stake located on the North line of Mitchell Road; thence running North 88 degrees 58 minutes 23 seconds West along the North Line of Mitchell Road, a distance of 208.56 feet to a point marked by and iron stake; thence running North 00 degrees 20 minutes 40 seconds East, a distance of 318.05 feet to a point marked by an iron stake; thence running North 00 degrees 20 minutes 40 seconds East, a distance go 108.71 feet to a point marked by an iron stake; thence running South 89 degrees 28 minutes 00 seconds East, a distance of 104.28 feet to the Point of Beginning.”

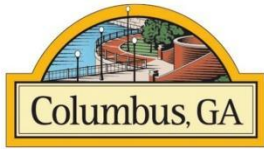
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 14th day of October 2025; introduced a second time at a regular meeting of said Council

held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-08-25-1511

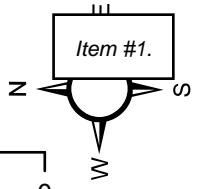
Applicant:	Danny Arencibia
Owner:	Danny Arencibia
Location:	6839 Mitchell Drive
Parcel:	113-014-009A
Acreage:	1.78 Acres
Current Zoning Classification:	Single Family Residential - 2
Proposed Zoning Classification:	Single Family Residential – 4
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family Residential
Council District:	District 4 (Tucker)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	Single Family Residential

Future Land Use Designation:	Single Family Residential								
Compatible with Existing Land-Uses:	Yes								
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Single Family Residential - 2</td></tr> <tr> <td>South</td><td>Single Family Residential – 4</td></tr> <tr> <td>East</td><td>Single Family Residential – 2</td></tr> <tr> <td>West</td><td>Single Family Residential - 2</td></tr> </table>	North	Single Family Residential - 2	South	Single Family Residential – 4	East	Single Family Residential – 2	West	Single Family Residential - 2
North	Single Family Residential - 2								
South	Single Family Residential – 4								
East	Single Family Residential – 2								
West	Single Family Residential - 2								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	N/A								
Attitude of Property Owners:	Thirty-six (36) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
	<table> <tr> <td>Approval</td><td>0 Responses</td></tr> <tr> <td>Opposition</td><td>0 Responses</td></tr> </table>	Approval	0 Responses	Opposition	0 Responses				
Approval	0 Responses								
Opposition	0 Responses								
Additional Information:	Subdivide parcel into single family lots								
Attachments:	Aerial Land Use Map Location Map Zoning Map Existing 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.

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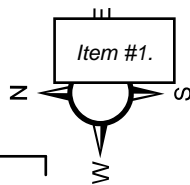
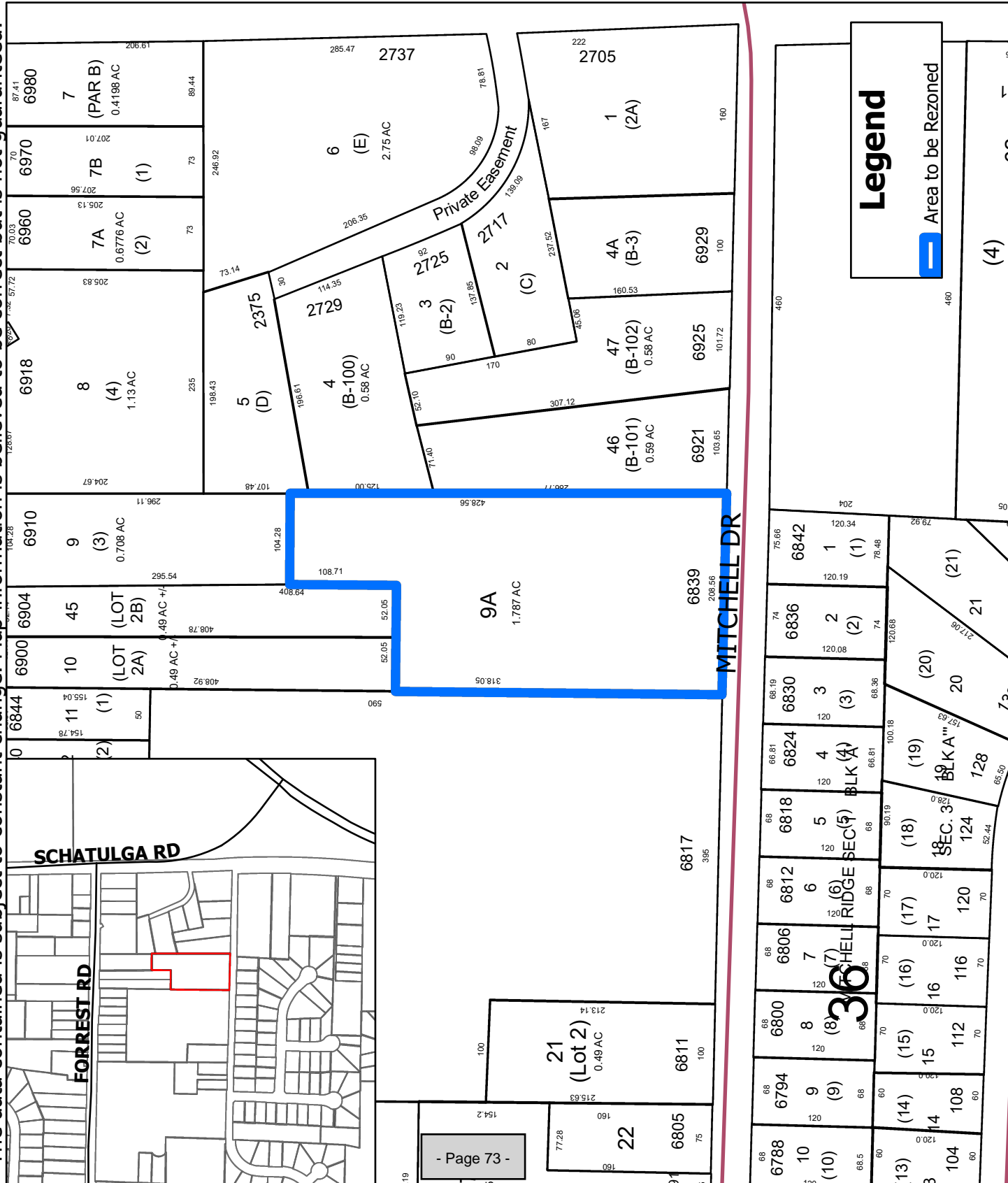
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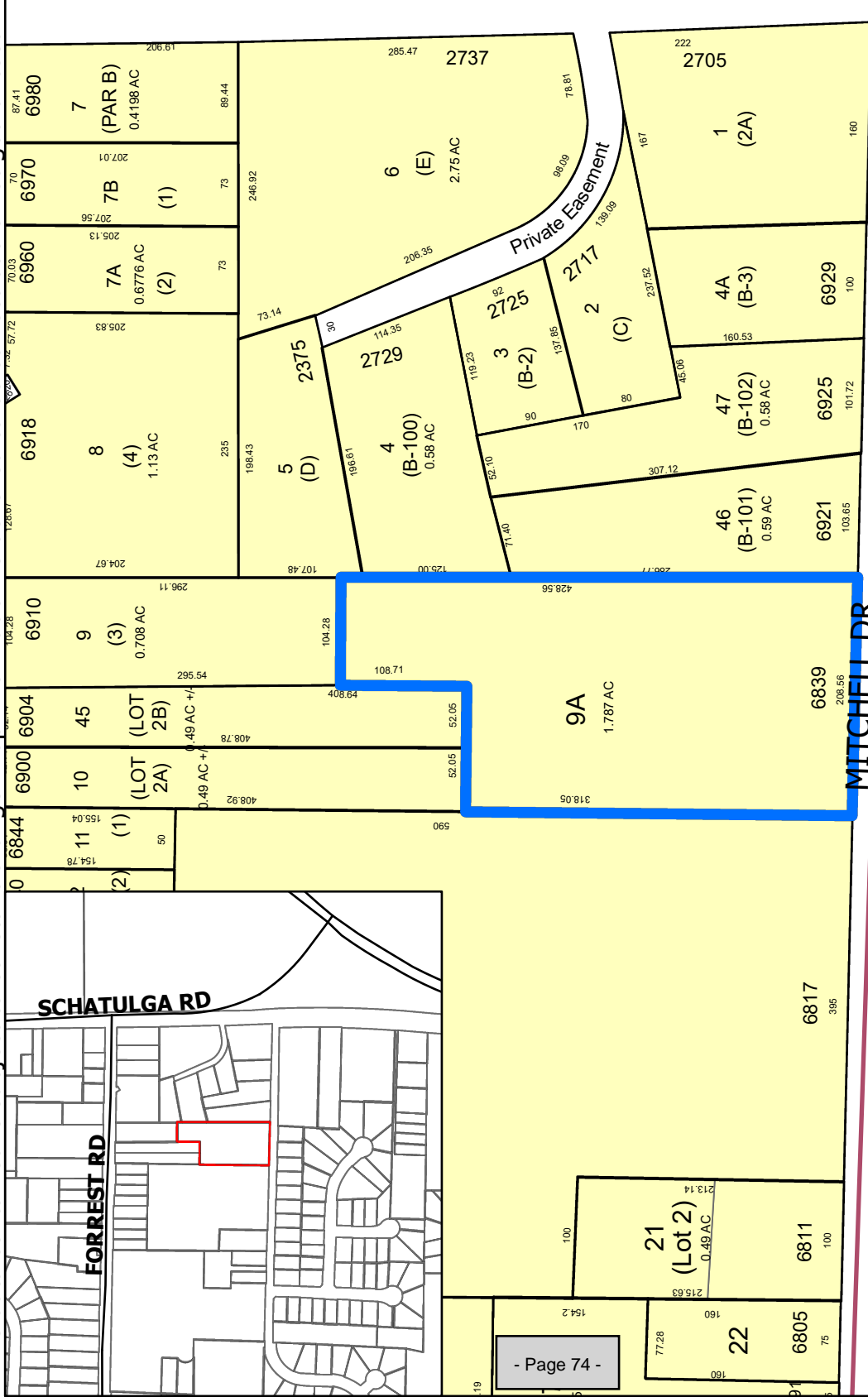
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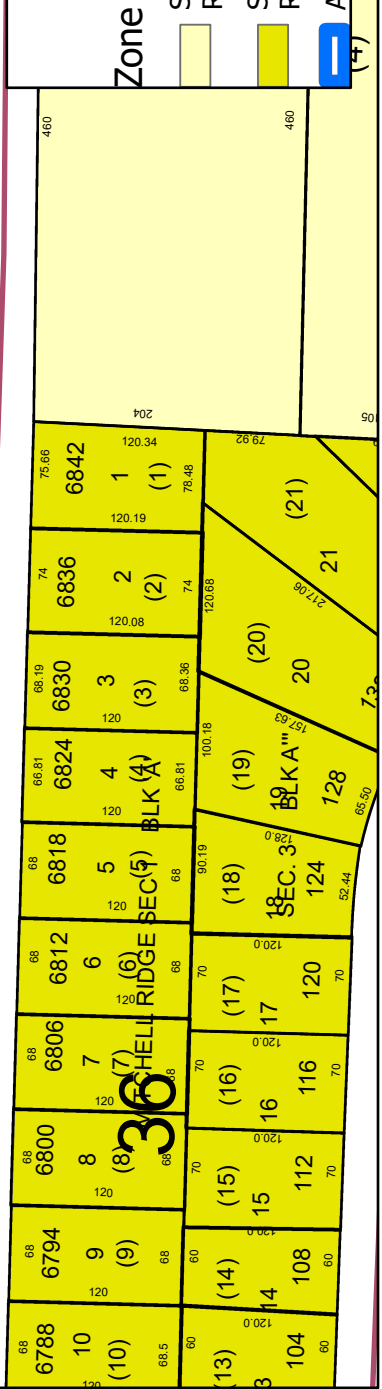


REZN-08-25-1511 | 6839 Mitchell Drive | Zoning Map

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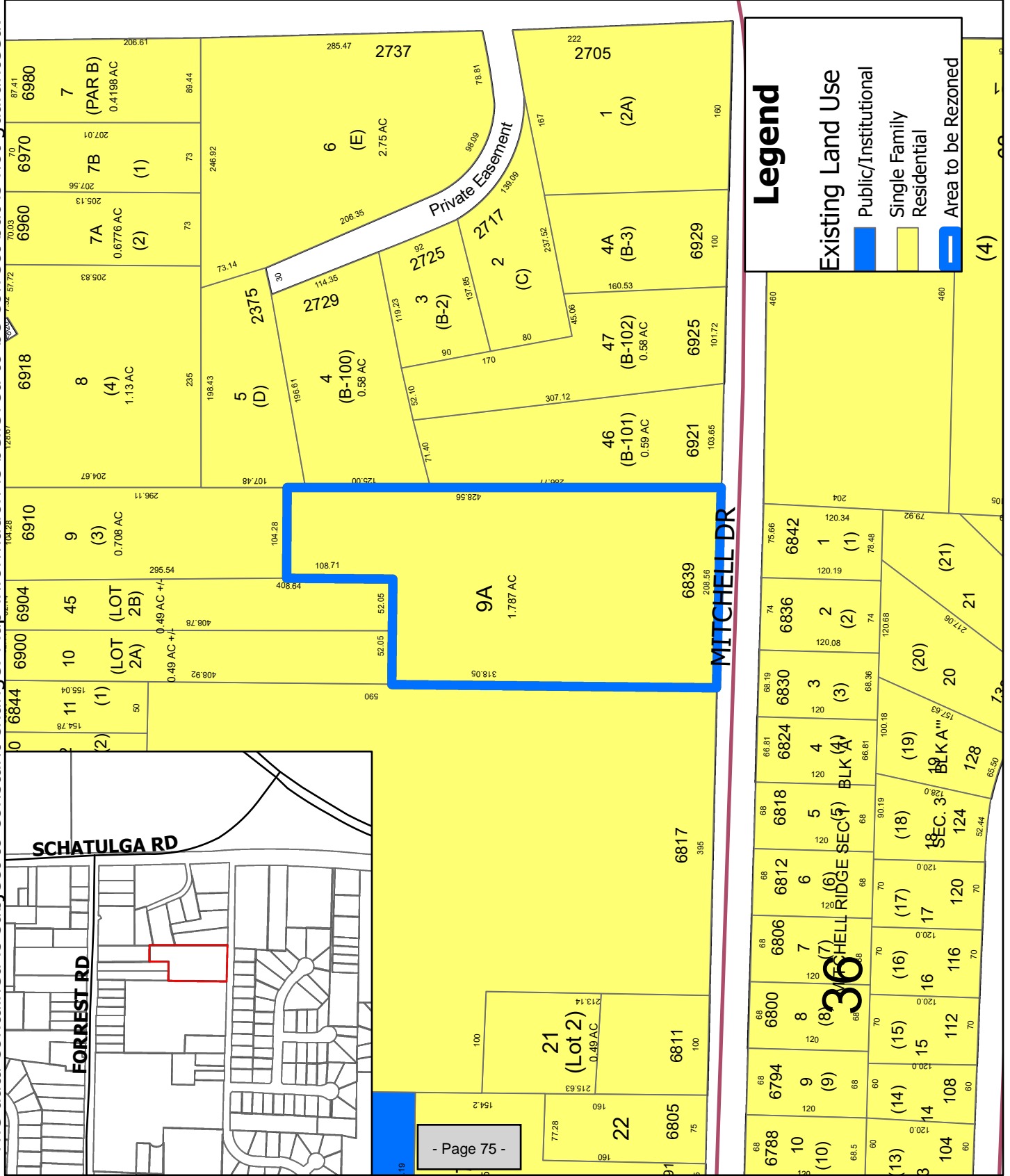


Legend



REZN-08-25-1511 | 6839 Mitchell Drive | Existing Land Use Map

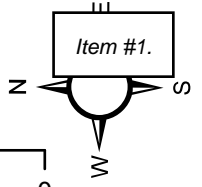
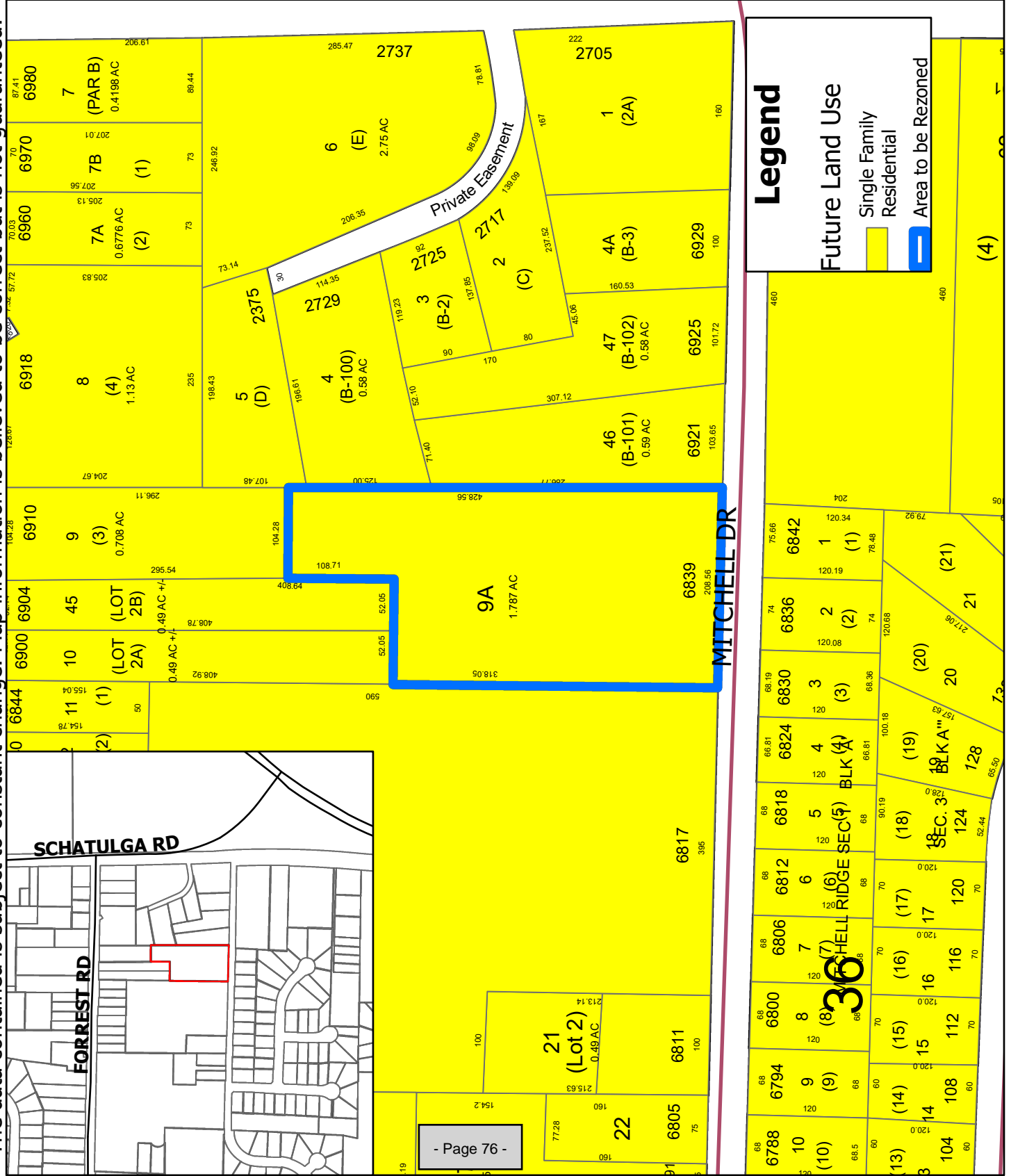
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File Attachments for Item:

2. 2nd Reading- REZN-10-25-1930: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2047 Cusseta Road** (parcel # 041-003-003) from Residential Multifamily – 2 (RMF2) Zoning District to Neighborhood Commercial (NC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

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 **2047 Cusseta Road** (parcel # 041-003-003) from Residential Multifamily – 2 (RMF2) Zoning District to Neighborhood Commercial (NC) 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 Residential Multifamily – 2 (RMF2) Zoning District to Neighborhood Commercial (NC) Zoning District.

“All that tract or parcel of land situate, lying and being **in** the State of Georgia, County of Muscogee, and City of Columbus, and comprising all of Lots numbered five (5) and Six (6) and Part of Lot numbered Four (4), all in Block "A" of the Subdivision known as RE-SURVEY OF EASTVIEW, a map or plat of said Re-Survey of Eastview being recorded in Deed Book 134, at Page

135 in the Office of the Clerk of Superior Court of Muscogee County, Georgia.

BEGINNING on the Northeastern side of Cusseta Road at an iron stake placed 206 feet (measured along said side of Cusseta Road) Southeast of the intersection of the Northeastern side of Cusseta Road with the Eastern side of 20th Avenue (formerly known as Brown Street); and running thence North 58 degrees 57 minutes East 139.20 feet to an iron stake; thence South 34 degrees 03 minutes East, along the line dividing said Lots 4, 5, and 6 from Lots numbered 17, 16, and 15 in said Block "A", 68.61 feet to an iron stake; thence South 48 degrees 39 minutes West 145.1 feet to an iron stake placed on the Northeastern side of Cusseta Road; thence North 31 degrees 00 minutes West, along the Northeastern side of Cusseta Road, 94.5 feet to the point of beginning.

Situated upon said property is commercial building numbered 2047 Cusseta Road, according to the present system of numbering buildings in Columbus, Georgia. A plat thereof is recorded in said Clerk's Office in Plat Book 24, at Page 116.

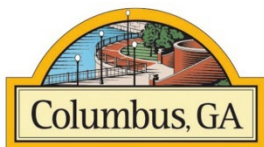
Being the identical property conveyed to Kwik Stop Grocery, Inc. by Sara Catherine Beasley Morton (formerly Sara Catherine Beasley) by Warranty Deed dated July 1, 1975, and recorded in .said Clerk's Office in Deed Book 1553, at Page 449.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
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 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-25-1930

Applicant:	Jonathan Hunt
Owner:	Sawan Shah
Location:	2047 Cusseta Road
Parcel:	041-003-003
Acreage:	0.26 Acres
Current Zoning Classification:	Residential Multifamily – 2
Proposed Zoning Classification:	Neighborhood Commercial
Current Use of Property:	Vacant
Proposed Use of Property:	Laundromat with Retail
Council District:	District 7 (Cogle)
PAC Recommendation:	Approval based on the Staff Report
Planning Department Recommendation:	Approval based on property's historic use as commercial
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area C
Current Land Use Designation:	Single Family Residential
Future Land Use Designation:	Single Family Residential

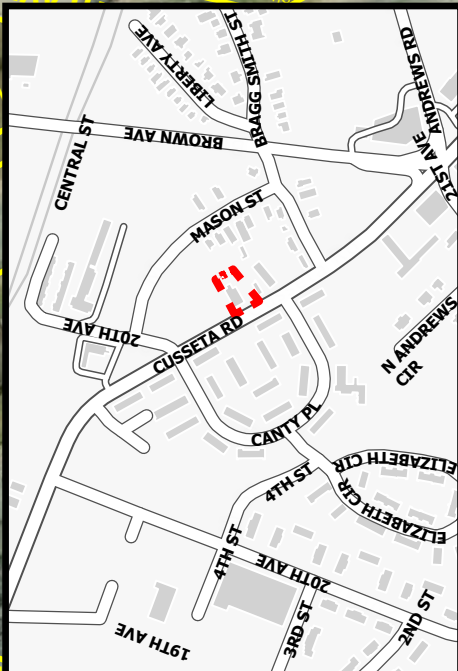
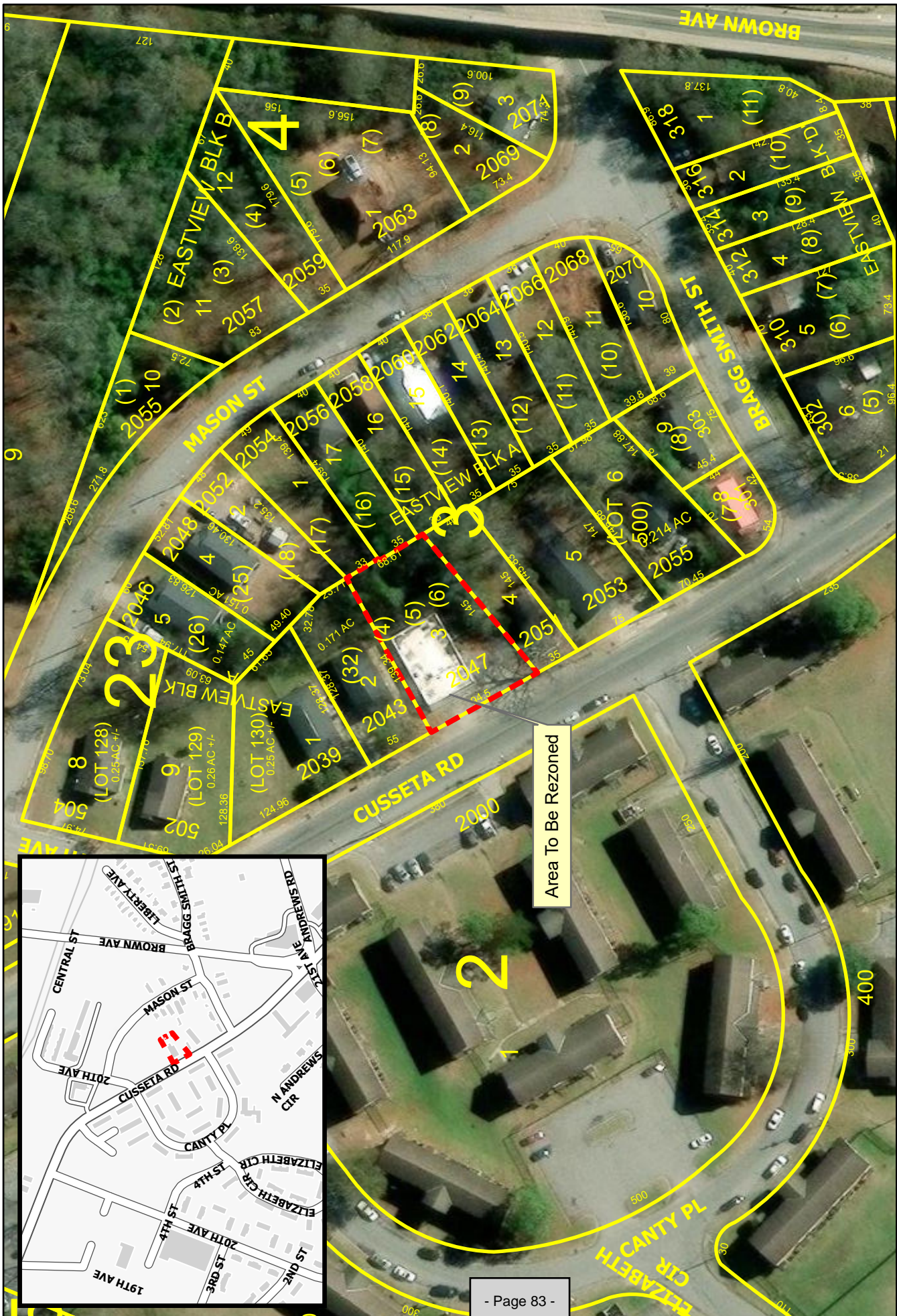
Compatible with Existing Land-Uses:	No								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
Traffic Impact	The proposed rezoning from RMF2 to NC for a retail laundromat at 2047 Cusseta Road will generate minimal additional traffic (76 daily trips), representing no measurable impact on the existing road network or level of service. Current LOS A conditions will persist, with ample capacity for projected growth.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>South</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>East</td><td>Residential Multifamily – 2 (RMF2)</td></tr> <tr> <td>West</td><td>Residential Multifamily – 2 (RMF2)</td></tr> </table>	North	Residential Multifamily – 2 (RMF2)	South	Residential Multifamily – 2 (RMF2)	East	Residential Multifamily – 2 (RMF2)	West	Residential Multifamily – 2 (RMF2)
North	Residential Multifamily – 2 (RMF2)								
South	Residential Multifamily – 2 (RMF2)								
East	Residential Multifamily – 2 (RMF2)								
West	Residential Multifamily – 2 (RMF2)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> 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:	Thirty (33) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls								

and/or emails regarding the rezoning. Petition of support received.

Approval **63** Responses
Opposition **0** Responses

Additional Information: Existing building with history of commercial use

Attachments: Aerial Land Use Map
 Location Map
 Zoning Map
 Existing Land Use Map
 Future Land Use Map
 Flood Map
 Traffic Impact



Area To Be Rezoned

Item #2.

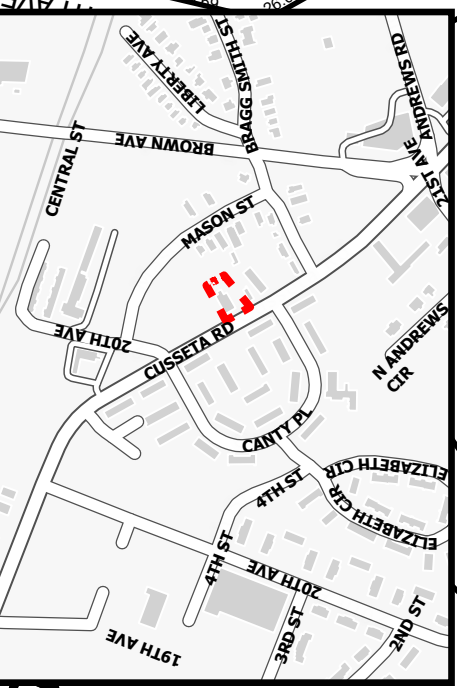
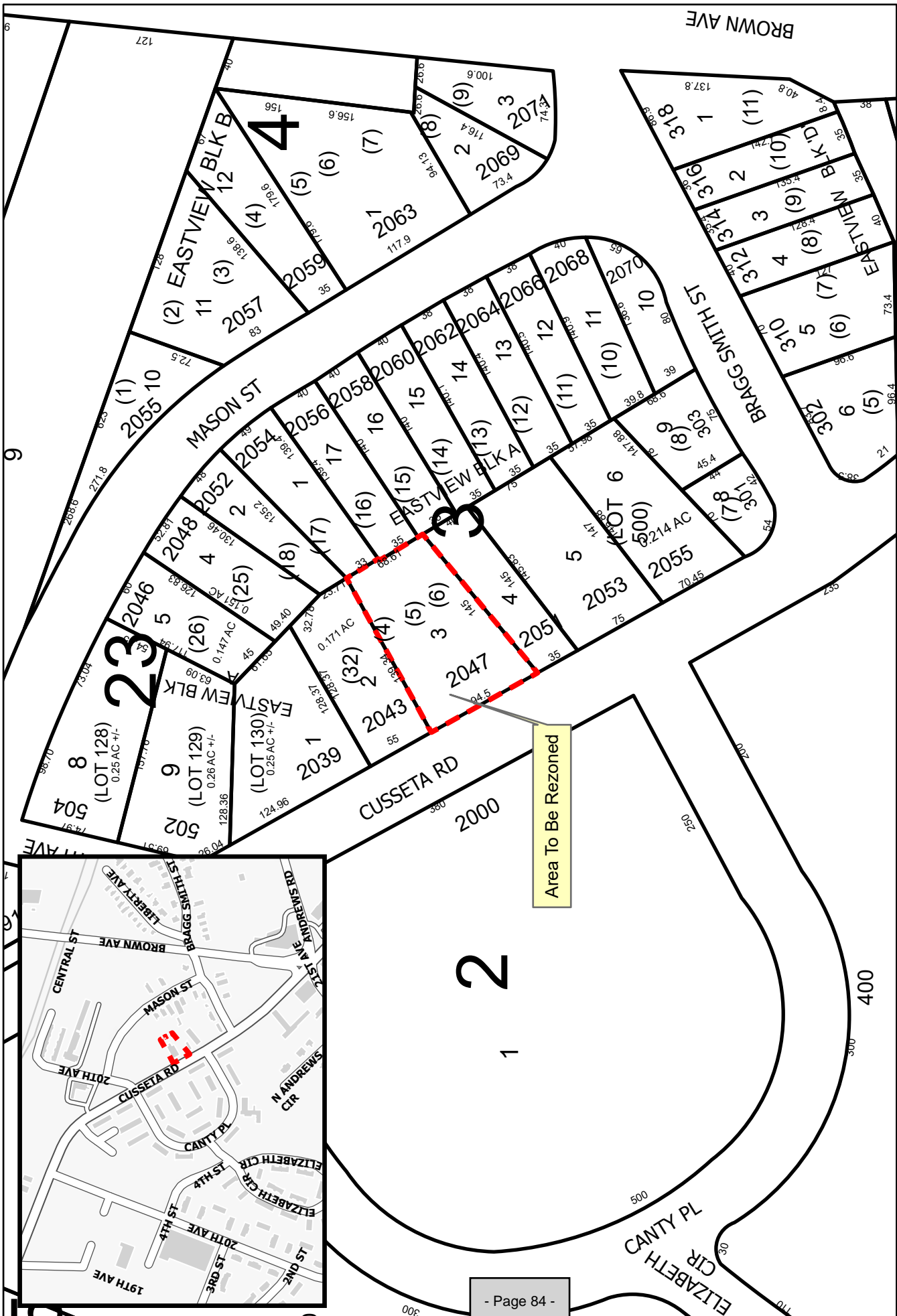
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Data Source: IT/GIS
Author:

Aerial Map For for REZN 1- 25 1930
Map 041 Block 003 Lot 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

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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.

Date: 10/8/2025



Area To Be Rezoned

Item #2.

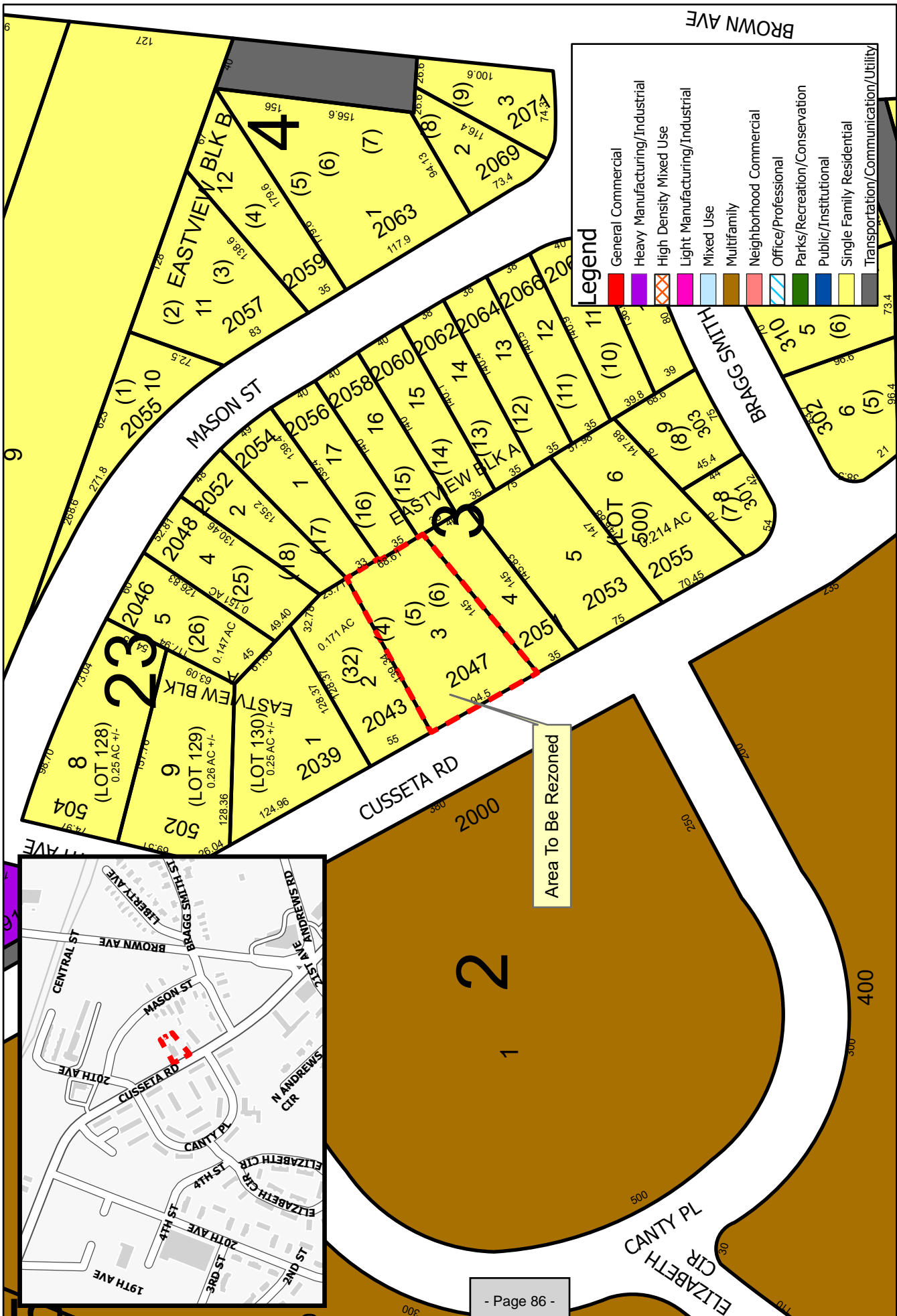
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Date: 10/8/2025

Location Map for REZN 1- 25 1930
Map 041 Block 003 Lot 003
Planning Department-Planning Division
Prepared By Planning GIS Tech

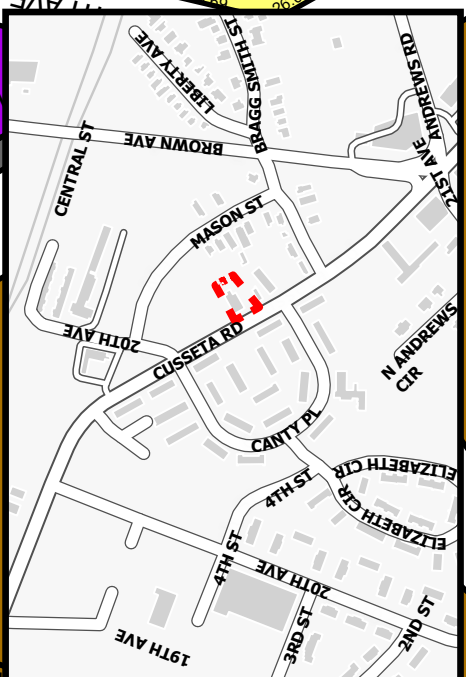
0 25 50 100 US Feet

Data Source: IT/GIS
Author:



Legend

[Red]	General Commercial
[Purple]	Heavy Manufacturing/Industrial
[Orange]	High Density Mixed Use
[Light Blue]	Light Manufacturing/Industrial
[Dark Blue]	Mixed Use
[Green]	Multifamily
[Brown]	Neighborhood Commercial
[Light Green]	Office/Professional
[Dark Green]	Parks/Recreation/Conservation
[Blue]	Public/Institutional
[Yellow]	Single Family Residential
[Grey]	Transportation/Communication/Utility



Item #2.

0 25 50 100 US Feet

Data Source: IT/GIS

Author:

Future Land Use Map for REZN 10-25-1930

Map 041 Block 003 Lot 003

Planning Department-Planning Division

Prepared By Planning GIS Tech

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.

Date: 10/8/2025

ITE Traffic Impact Report: Rezoning from RMF2 to NC at 2047 Cusseta Road, Columbus, GA

Project Overview

- **Address:** 2047 Cusseta Road, Columbus, Georgia 31903
- **Current Zone:** RMF2 (Residential Multi-Family 2) – A zoning district permitting medium-density multi-family residential uses, such as apartments or townhomes, with allowances for limited non-residential uses like places of worship or day care.
- **Current Use:** Vacant (no existing development or traffic generation).
- **Proposed Zone:** NC (Neighborhood Commercial) – A low-intensity commercial district designed for day-to-day retail, services, and personal care uses that serve nearby residential areas with minimal external impacts.
- **Proposed Use:** Retail / Laundromat.
- **Acreage:** 0.26 acres (approximately 11,326 square feet).

This report evaluates the traffic implications of rezoning the site using methodologies from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition. Assumptions include a proposed laundromat building size of 2,000 square feet (a typical size for a small neighborhood facility on this parcel), based on industry standards. All analyses focus on daily traffic volumes for simplicity, with peak-hour considerations noted where relevant.

Road Characteristics

Cusseta Road (State Route 520) is a key east-west corridor in southern Columbus, providing access to Fort Moore (formerly Fort Benning) and connecting to Interstate 185. The segment near 2047 Cusseta Road is classified as a minor arterial, supporting regional travel with commercial and residential frontage.

Characteristic	Details
Street Classification	Minor Arterial (State Route 520 / South Georgia Parkway)
Number of Lanes	4 lanes total (2 lanes in each direction, undivided)
Existing Traffic Count	Approximately 10,000 Average Daily Traffic (ADT), based on regional GDOT data for similar SR 520 segments in Muscogee County.

Characteristic Details

Existing Level of Service (LOS)

LOS A (very free flow; volume-to-capacity ratio < 0.30). Daily capacity for a 4-lane minor arterial is estimated at 40,000 vehicles, yielding a v/c ratio of 0.25.

Trip Generation

Trip generation estimates use ITE Land Use Codes: 220 for Multifamily Housing (Low-Rise) under current zoning and 820 for Laundromat under proposed zoning. Current trips are zero due to vacancy. For the proposed laundromat, rates are applied to 2,000 square feet of gross floor area (GFA).

Zoning / Use	ITE Code	Independent Variable	Daily Trip Rate (per unit)	Total Daily Trips	Notes
Current (RMF2 / Vacant)	220	Dwelling Units	6.65 per dwelling unit	0	Site is undeveloped; assumes 0 units. If fully developed (e.g., 4-6 units on 0.26 acres), ~27-40 trips possible, but not applicable here.
Proposed (NC / Laundromat)	820	1,000 sq ft GFA	37.91 per 1,000 sq ft GFA	76	Based on 2,000 sq ft; includes ~50% pass-by trips typical for service-oriented retail (net new ~38 trips). PM peak-hour: ~7 trips (3.40 rate).

Comparison

- **Net Increase:** +76 daily trips (100% from proposed use).
- The proposed laundromat would generate low-volume, short-duration trips (e.g., drop-off/pick-up patterns), with minimal concentration during peak hours. This represents a negligible increase (<1%) relative to existing ADT on Cusseta Road.

Traffic Impact Analysis

Total Projected Traffic

- **Existing ADT on Cusseta Road:** 10,000 vehicles/day.
- **Projected ADT with Development:** 10,076 vehicles/day (+0.76% increase).

- The additional 76 trips would distribute across the network, with ~40% entering/exiting directly onto Cusseta Road (32 trips) and the remainder via local connectors.

Projected Level of Service

- **Methodology:** LOS calculated using volume-to-capacity (v/c) ratios per Highway Capacity Manual principles, adapted for daily volumes (daily capacity = 10,000 vehicles per lane for minor arterials).
- **Projected LOS:** Remains LOS A (v/c = 0.25). The incremental volume is insignificant and does not degrade operations at intersections or mid-block segments.
- **Peak-Hour Sensitivity:** During PM peak (4-6 PM), ~7 added trips yield <0.5% volume increase, maintaining LOS B or better at nearby signals (e.g., Cusseta Road / I-185 ramps).

Road Network

- **Primary Corridor:** Cusseta Road functions as a minor arterial with connections to I-185 (southbound access ~0.5 miles west) and local streets like Farr Road and Old Cusseta Road. Ongoing GDOT improvements (e.g., I-185 interchange expansion, 56% complete as of 2025) will enhance capacity.
- **Nearby Intersections:** Key nodes include Cusseta Road / I-185 ramps (high-volume) and Cusseta Road / Fort Benning Road (moderate). No queuing or delay issues anticipated from project trips.
- **Network Capacity:** Regional modeling from the Columbus-Phenix City Transportation Study (2045 MTP) indicates adequate future capacity through 2050, even with growth.

Access

- **Site Access:** Single full-access driveway proposed on Cusseta Road, with right-in/right-out auxiliary lane if volumes warrant (not required here due to low trips). Internal circulation for 10-15 parking spaces.
- **Pedestrian/Bicycle:** Sidewalks exist along Cusseta Road; proposed development to include ADA-compliant ramps. Multi-use trail improvements planned under regional TIP (2024-2027).
- **Safety:** Sight distance adequate (>500 ft); no crash history hotspots per GDOT data.

Community Context

- **Surrounding Area:** The site is in a mixed residential-commercial corridor near Fort Moore, serving military families and local residents. Adjacent uses include single-family homes (RMF zones) and small retail. The NC rezoning aligns with neighborhood-scale services, reducing travel distances for laundry needs.
- **Equity Considerations:** Low-income areas (per census tracts) benefit from accessible retail without inducing cut-through traffic. No disproportionate impacts on transit (METRA routes nearby) or vulnerable users.

Conclusions and Recommendations

The proposed rezoning from RMF2 to NC for a retail laundromat at 2047 Cusseta Road will generate minimal additional traffic (76 daily trips), representing no measurable impact on the existing road network or level of service. Current LOS A conditions will persist, with ample capacity for projected growth.

Recommendations:

1. Approve the rezoning with standard conditions (e.g., driveway spacing per GDOT standards).
2. Require a site plan review to confirm access design and stormwater management.
3. Monitor post-development volumes if expansion beyond 2,000 sq ft occurs.
4. Encourage pedestrian-friendly features (e.g., crosswalks) to integrate with community paths.

This analysis confirms the project's compatibility with local transportation goals under the 2045 Metropolitan Transportation Plan. For detailed modeling or updates, contact Columbus Planning Department.

Report prepared October 8, 2025. Data sourced from ITE Trip Generation Manual (11th Ed.), GDOT traffic resources, and Columbus Consolidated Government planning documents.

File Attachments for Item:

3. 2nd Reading- REZN-10-25-1931: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **2361 South Lumpkin Road** (parcel # 059-053-001) from Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

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 **2361 South Lumpkin Road** (parcel # 059-053-001) from Neighborhood Commercial (NC) 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 Neighborhood Commercial (NC) Zoning District to General Commercial (GC) Zoning District.

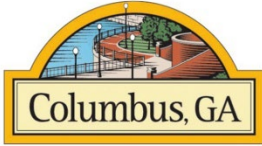
“All that lot, tract or parcel of land situate and being in Land Lot 30 of the 7th District of Muscogee County, Georgia, being known and designated as ALL OF LOT SIXTEEN, BLOCK “F”, CARTER ACRES SUBDIVISION, as shown on a map or plat of said subdivision recorded in Plat Book 7, Pages 284 A, B, C & D in the office of the Clerk of the Superior Court of Muscogee County, Georgia, to Which reference is made for a more particular description of said property.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-25-1931

Applicant:	Hardrick Porchia
Owner:	Hardrick Porchia
Location:	2361 South Lumpkin Road
Parcel:	059-053-001
Acreage:	0.31 Acres
Current Zoning Classification:	Neighborhood Commercial
Proposed Zoning Classification:	General Commercial
Current Use of Property:	Vacant Lot
Proposed Use of Property:	Auto Repair
Council District:	District 7 (Cogle)
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area C
Current Land Use Designation:	Vacant

Future Land Use Designation:	Neighborhood Commercial								
Compatible with Existing Land-Uses:	Yes								
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 Engineering:	<p>This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.</p> <p>Access will be permitted only from Wise Street.</p>								
Traffic Impact:	The rezoning to GC for a major auto/truck repair facility at 2361 South Lumpkin Road will generate minimal additional traffic (81 daily trips), with no adverse impacts on the existing LOS C or road capacity. The Urban Minor Arterial classification and 4-lane configuration provide ample reserve for the projected 0.7% volume increase.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Single Family Residential 3</td></tr> <tr> <td>South</td><td>General Commercial</td></tr> <tr> <td>East</td><td>General Commercial</td></tr> <tr> <td>West</td><td>Single Family Residential 3</td></tr> </table>	North	Single Family Residential 3	South	General Commercial	East	General Commercial	West	Single Family Residential 3
North	Single Family Residential 3								
South	General Commercial								
East	General Commercial								
West	Single Family Residential 3								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the SFR3 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> 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:

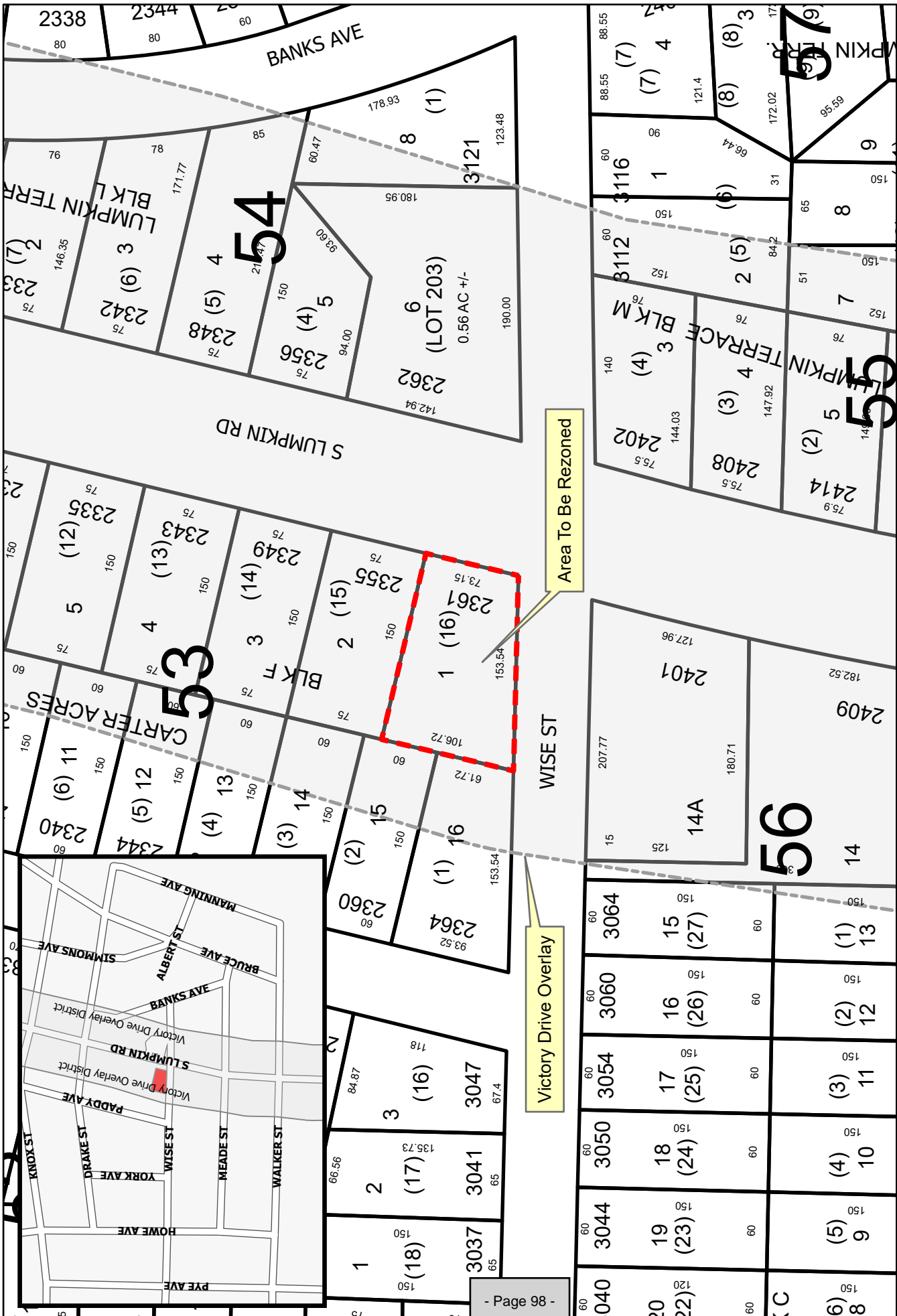
Forty (40) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

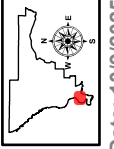
Approval
Opposition**0** Responses**5** Responses**Additional Information:**

Victory Drive Overlay

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Report



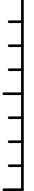


Date: 10/9/2025

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.

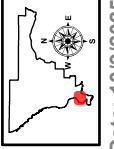
Location Map for REZN 1- 25 1931
Map 059 053 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

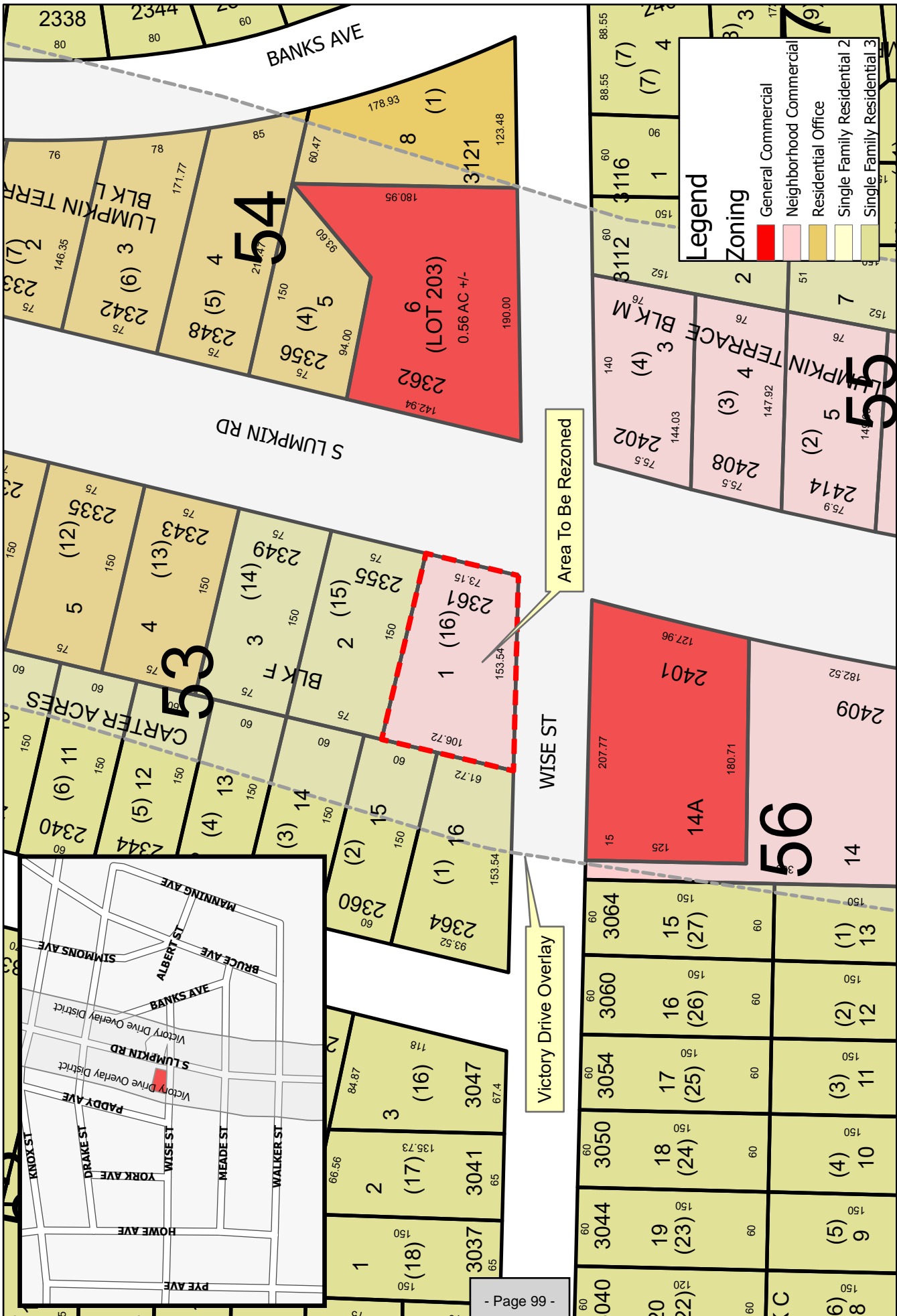
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Data Source: IT/GIS
Author:

Item #3.





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Date: 10/9/2025

Item #3.

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Data Source: IT/GIS

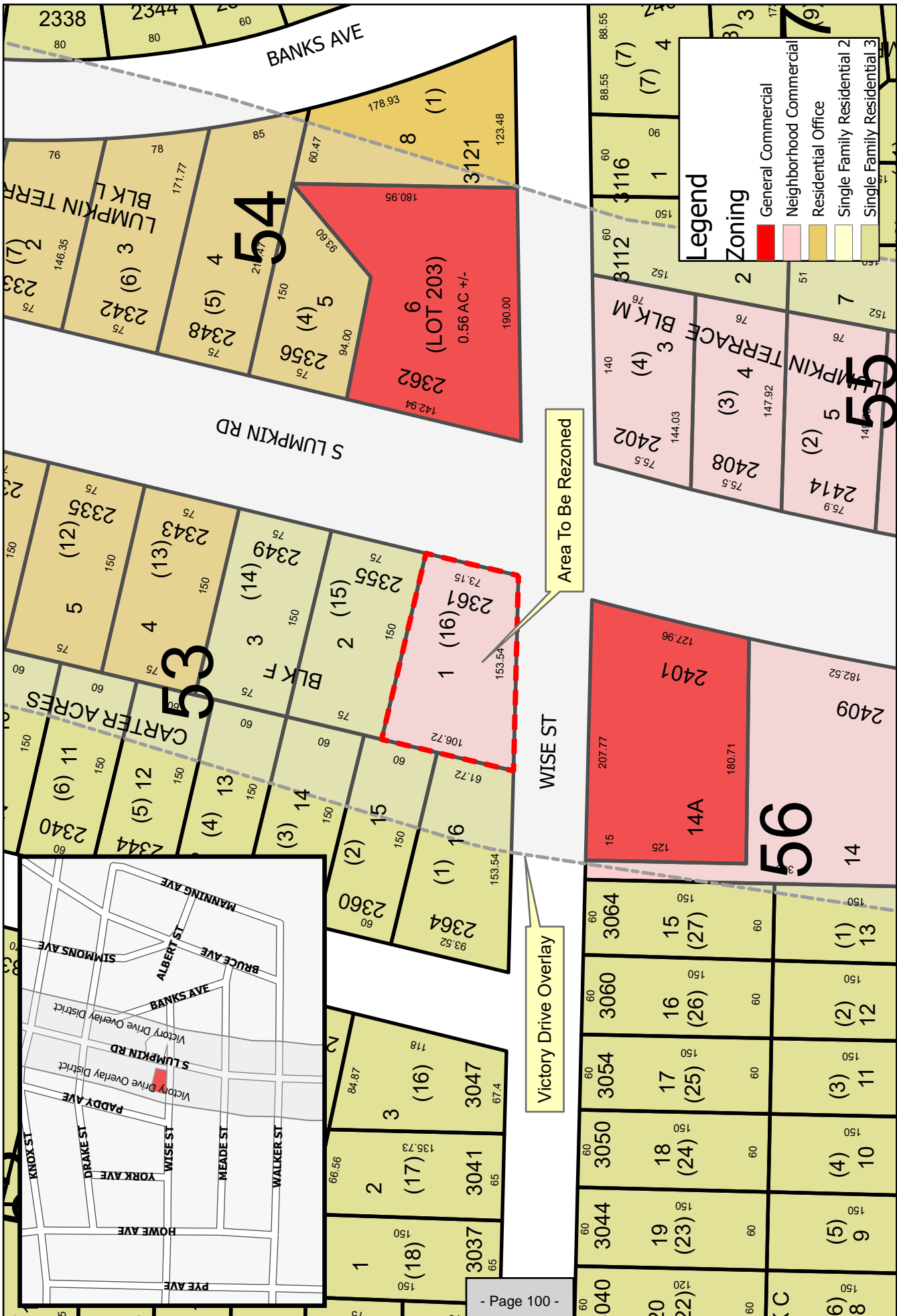
Author:

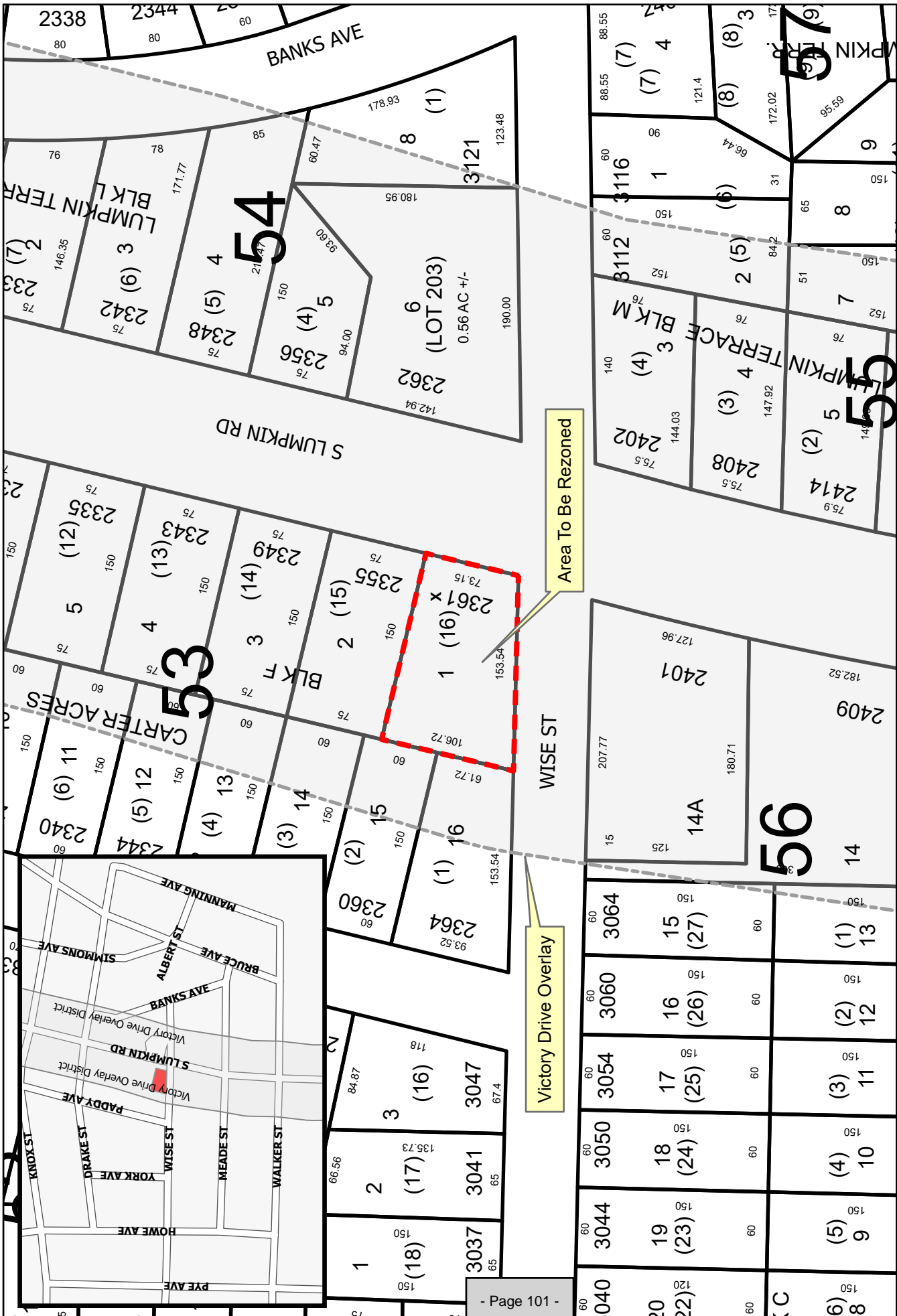
Zoning Map for REZN 1- 25 1931

Map 059 053 001

Planning Department-Planning Division

Prepared By Planning GIS Tech





Item #3.

0 25 50 100 US Feet

Map 059 053 001

Data Source: IT/GIS

Author:

Flood Hazard Map for REZN 1-25 1931

Planning Department-Planning Division

Prepared By Planning GIS Tech

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.

Date: 10/9/2025

ITE Traffic Impact Report: Rezoning at 2361 South Lumpkin Road, Columbus, Georgia

Project Overview

The proposed rezoning involves a 0.31-acre vacant parcel located at 2361 South Lumpkin Road, Columbus, Georgia 31903. The site is currently zoned Neighborhood Commercial (NC), which supports limited retail and service uses oriented toward local neighborhoods. The proposed rezoning to General Commercial (GC) would allow for broader commercial activities, including the development of a major auto/truck repair facility. This change aligns with the site's potential to serve regional traffic along a key corridor while introducing a use that generates moderate vehicle trips.

Attribute	Details
Address	2361 South Lumpkin Road, Columbus, GA 31903
Current Zone	NC (Neighborhood Commercial)
Current Use	Vacant
Proposed Zone	GC (General Commercial)
Proposed Use	Auto/Truck Repair, Major
Acreage	0.31 acres

Road Characteristics

South Lumpkin Road is a key urban corridor in Columbus, providing connectivity between residential neighborhoods, commercial districts, and major routes like Victory Drive. Based on Georgia Department of Transportation (GDOT) functional classifications and local planning documents, the road is designated as an Urban Minor Arterial, facilitating moderate- to high-volume traffic with connections to principal arterials.

Characteristic	Details
Street Classification	Urban Minor Arterial (GDOT Functional Class)
Number of Lanes	4 travel lanes (2 in each direction) + 1 center turn lane
Existing Traffic Count	Approximately 12,000 AADT (Annual Average Daily Traffic, estimated from regional corridor data near Victory Drive intersection)

Characteristic	Details
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Existing Level of Service	LOS C (stable flow with moderate delays; volume-to-capacity ratio ~0.55, per Highway Capacity Manual methodologies)
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Trip Generation

Trip generation estimates follow the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The current vacant use generates zero trips. For the proposed major auto/truck repair facility, ITE Land Use Code 842 (Automobile Repair Services) is applied, with rates based on gross floor area (GFA). A typical building size of 2,500 square feet (approximately 20-25% site coverage, allowing for parking and service bays) is assumed for this 0.31-acre site, consistent with industry standards for small-scale repair shops.

Current Zoning (Vacant Land)

- Daily Trips: 0
- PM Peak Hour Trips: 0

Proposed Zoning (Auto/Truck Repair, Major)

- ITE Code: 842
- Units: Per 1,000 sq ft GFA
- Daily Total Trips: 32.49 trips / 1,000 sq ft → 81 trips (for 2,500 sq ft)
- PM Peak Hour Total Trips: 5.94 trips / 1,000 sq ft → 15 trips (8 inbound, 7 outbound)

Time Period	Current Trips	Proposed Trips	Net New Trips
-------------	---------------	----------------	---------------

Daily Total	0	81	+81
-------------	---	----	-----

PM Peak Hour	0	15	+15
--------------	---	----	-----

The net increase represents minimal additional demand, equivalent to less than 0.7% of existing daily volumes on the corridor.

Traffic Impact Analysis

Total Projected Traffic

Adding the net new trips to existing volumes results in negligible impacts:

- Projected Daily AADT: 12,081 vehicles (increase of 0.7%)

- Projected PM Peak Hour Volume: ~1,200 vehicles per direction (increase of ~0.6%)

These projections assume standard internal capture and pass-by reductions (10-15% for auto-related services), further minimizing external impacts.

Projected Level of Service

Using Highway Capacity Manual (HCM 6th Edition) methodologies for multilane highways, the existing LOS C is maintained post-development. The added volume increases the v/c ratio to ~0.56 (still LOS C), with average delays under 20 seconds per vehicle. No capacity deficiencies are anticipated.

Scenario	v/c Ratio LOS Average Delay (sec/veh)		
Existing	0.55	C	15
Projected (w/ Development)	0.56	C	16

Road Network

South Lumpkin Road connects to Victory Drive (a principal arterial) approximately 0.5 miles north, with downstream access to I-185. The network is robust, with no identified bottlenecks within 1 mile. Upstream, the road serves mixed commercial and residential areas without immediate congestion hotspots.

Access

Site access is proposed via a single full-movement driveway on South Lumpkin Road, spaced at least 100 feet from the nearest intersection (Hamilton Road, ~0.2 miles south) to minimize conflict points. Right-in/right-out auxiliary lanes may be warranted if peak turning volumes exceed 50 vehicles/hour, but current projections (3-4 turning movements in PM peak) do not trigger this. Curb cuts should comply with GDOT driveway standards (AASHTO Green Book).

Community Context

The site is situated in a transitional commercial corridor south of Victory Drive, adjacent to light industrial and retail uses (e.g., fast food, small businesses). Nearby residential areas (within 0.3 miles) are buffered by existing commercial frontages. The proposed use introduces noise and truck activity compatible with the GC district but may require screening (e.g., berms or fencing) to mitigate impacts on adjacent single-family zones. No significant pedestrian or bicycle conflicts are noted, though the ongoing South Lumpkin Road streetscape project (5-lane enhancement with shared-use paths) will improve multimodal safety.

Conclusions and Recommendations

The rezoning to GC for a major auto/truck repair facility at 2361 South Lumpkin Road will generate minimal additional traffic (81 daily trips), with no adverse impacts on the existing LOS C or road capacity. The Urban Minor Arterial classification and 4-lane configuration provide ample reserve for the projected 0.7% volume increase.

Recommendations:

1. Implement a single full-movement driveway with adequate sight distance and turning radii for trucks (minimum 50-foot radius).
2. Provide on-site stacking for 4-6 vehicles to prevent spillover onto South Lumpkin Road.
3. Coordinate with the South Lumpkin Road Corridor Improvements project for enhanced access and pedestrian amenities.

File Attachments for Item:

4. 2nd Reading- REZN-10-25-1941: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **4454 Warm Springs Road** (parcel # 083-028-031) from General Commercial (GC) Zoning District to Light Manufacturing/ Industrial (LMI) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Crabb)

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 **4454 Warm Springs Road** (parcel # 083-028-031) from General Commercial (GC) Zoning District to Light Manufacturing/ Industrial (LMI) 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 General Commercial (GC) Zoning District to Light Manufacturing/ Industrial (LMI) Zoning District.

“All that lot, tract or parcel of land situate, lying and being in Land Lots 6 and 15, 8th Land District, Columbus, Muscogee County, Georgia, and being known and designated as **ALL OF LOT 101 (ONE HUNDRED ONE)**, as said lot is shown upon a map or plat thereof dated December 6, 1996, entitled **"REPLAT OF PART OF LAND LOTS 6 & 15, 8th DISTRICT, COLUMBUS, MUSCOGEE COUNTY, GEORGIA"** prepared by Moon, Meeks, Mason & Vinson, Inc., recorded in **Plat Book 132, Page 85** of the records in the Office of the Clerk of Superior Court, Muscogee County, Georgia, to which map or plat reference is hereby made for a more particular location and description of said lot.

The lot, tract or parcel described hereinabove is commonly known as **4454 Warm Springs Road**, according to the present system of numbering property in Columbus, Muscogee County, Georgia.
Tax Map Number: 083-028-031

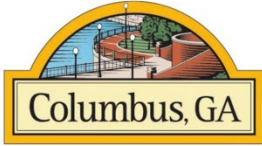
This conveyance is hereby made subject to any and all zoning ordinances, restrictions, easements and restrictive covenants of record or in actual existence upon the above-described property.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



CONSOLIDATED GOVERNMENT
What progress has preserved.
 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-25-1941

Applicant:	Harlan Price
Owner:	4454 Warm Springs Road, LLC
Location:	4454 Warm Springs Road
Parcel:	083-028-031
Acreage:	3.85 Acres
Current Zoning Classification:	General Commercial
Proposed Zoning Classification:	Light Manufacturing/ Industrial
Current Use of Property:	Commercial
Proposed Use of Property:	Warehouse Space and Light Manufacturing
Council District:	District 5
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Consistent Planning Area E
Current Land Use Designation:	General Commercial

Future Land Use Designation:	Light Manufacturing/ Industrial
Compatible with Existing Land-Uses:	Yes
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for industrial usage.
Traffic Impact:	The proposed rezoning to LMI for Distribution & Warehousing at 4454 Warm Springs Road poses negligible traffic impacts on the existing minor arterial network. Trip generation increases are modest, preserving LOS B/C operations and aligning with Columbus Consolidated Government's 2045 Metropolitan Transportation Plan priorities for industrial corridor efficiency.
Surrounding Zoning:	<div> <div> North South East West </div> <div> General Commercial Residential Multifamily – 2 (RMF2) Residential Multifamily – 2 (RMF2) Residential Office </div> </div>
Reasonableness of Request:	The request is compatible with existing land uses.
School Impact:	N/A
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the RMF2 zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> 1) 5 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) 20 feet undisturbed natural buffer.

Attitude of Property Owners:

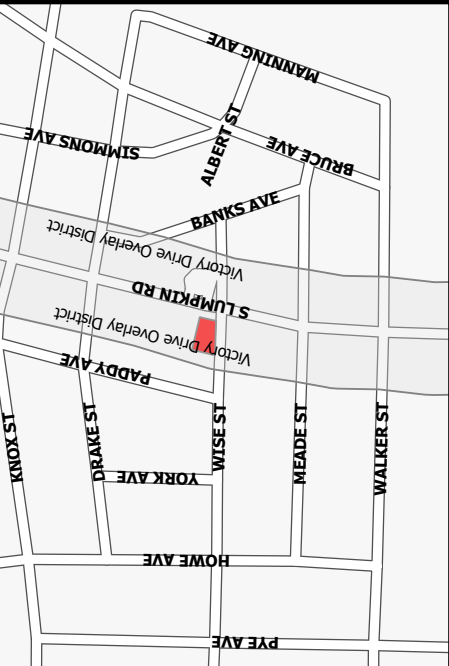
Ten (10) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval
Opposition**0** Responses**0** Responses**Additional Information:**

Existing building

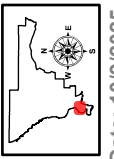
Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Traffic Impact



Victory Drive Overlay

Area To Be Rezoned



Date: 10/9/2025

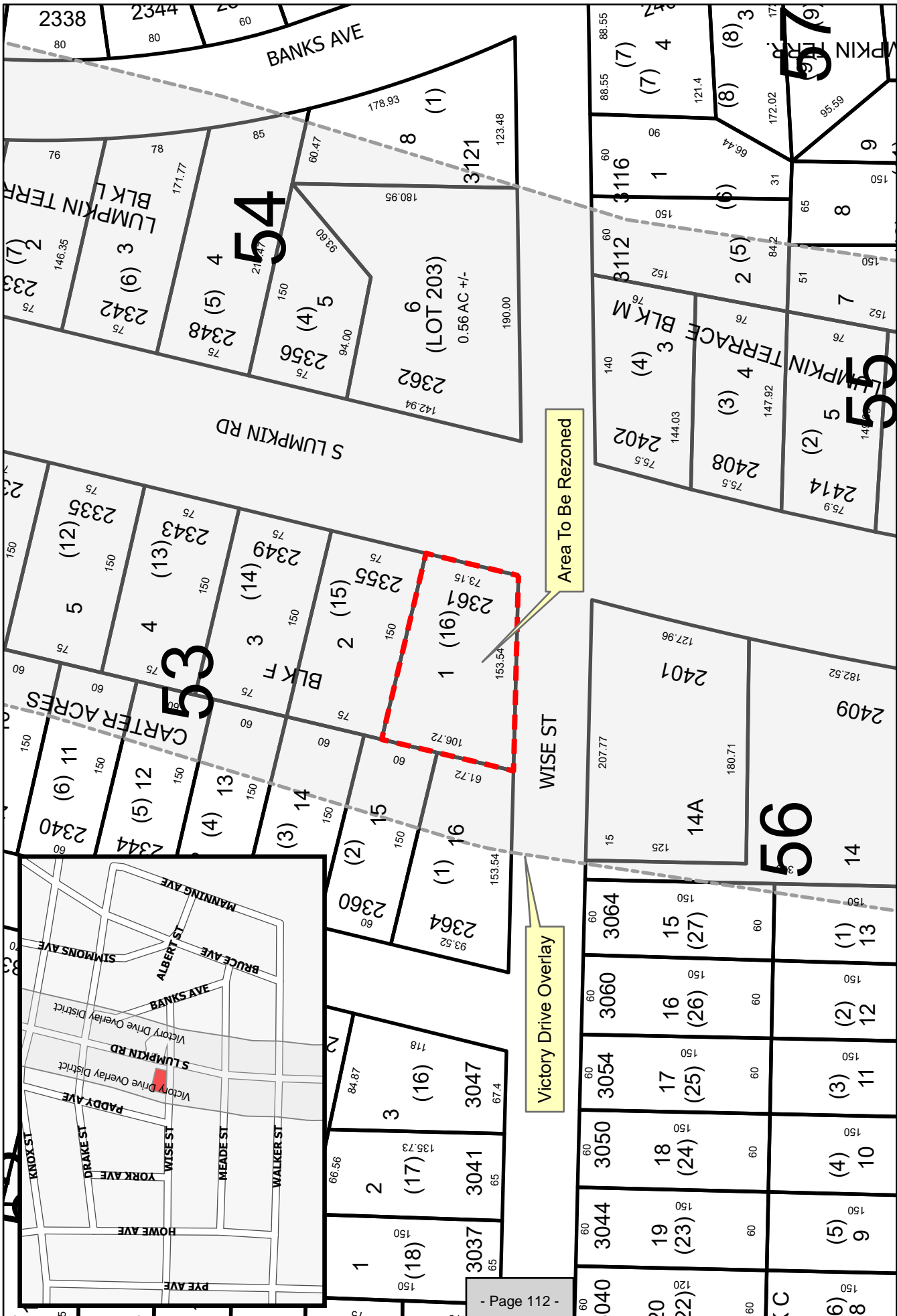
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.


Aerial Map for REZN 1-25 1931
Map 059 053 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 25 50 100 US Feet
Data Source: IT/GIS
Author:



Item #4.



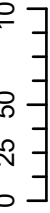


Item #4.

Location Map for REZN 1- 25 1931
Map 059 053 001

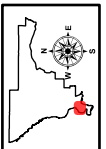
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 25 50 100 US Feet

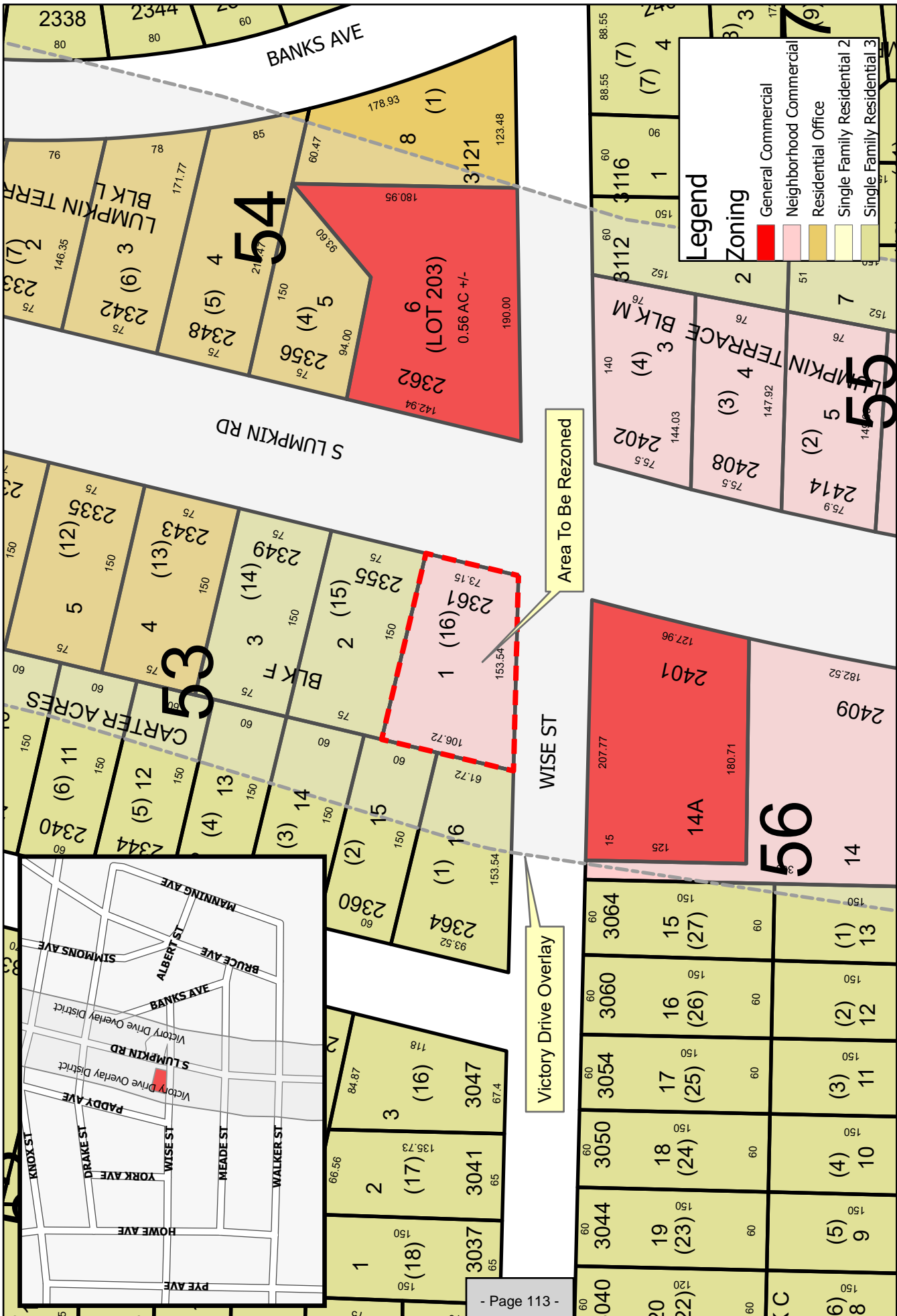


Data Source: IT/GIS
Author:

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.



Date: 10/9/2025



Item #4.

Zoning Map for REZN 1- 25 1931
Map 059 053 001

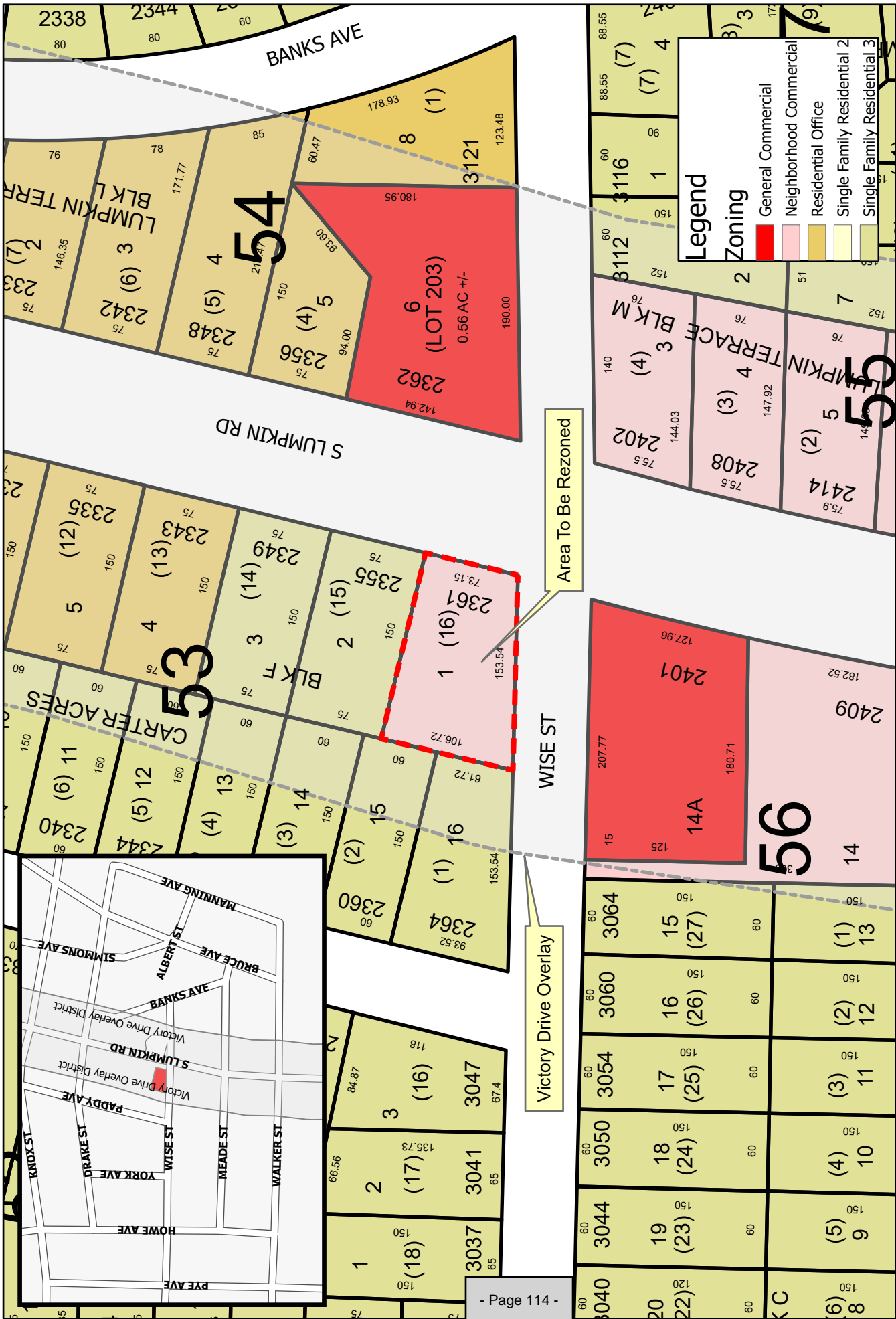
Planning Department-Planning Division
Prepared By Planning GIS Tech

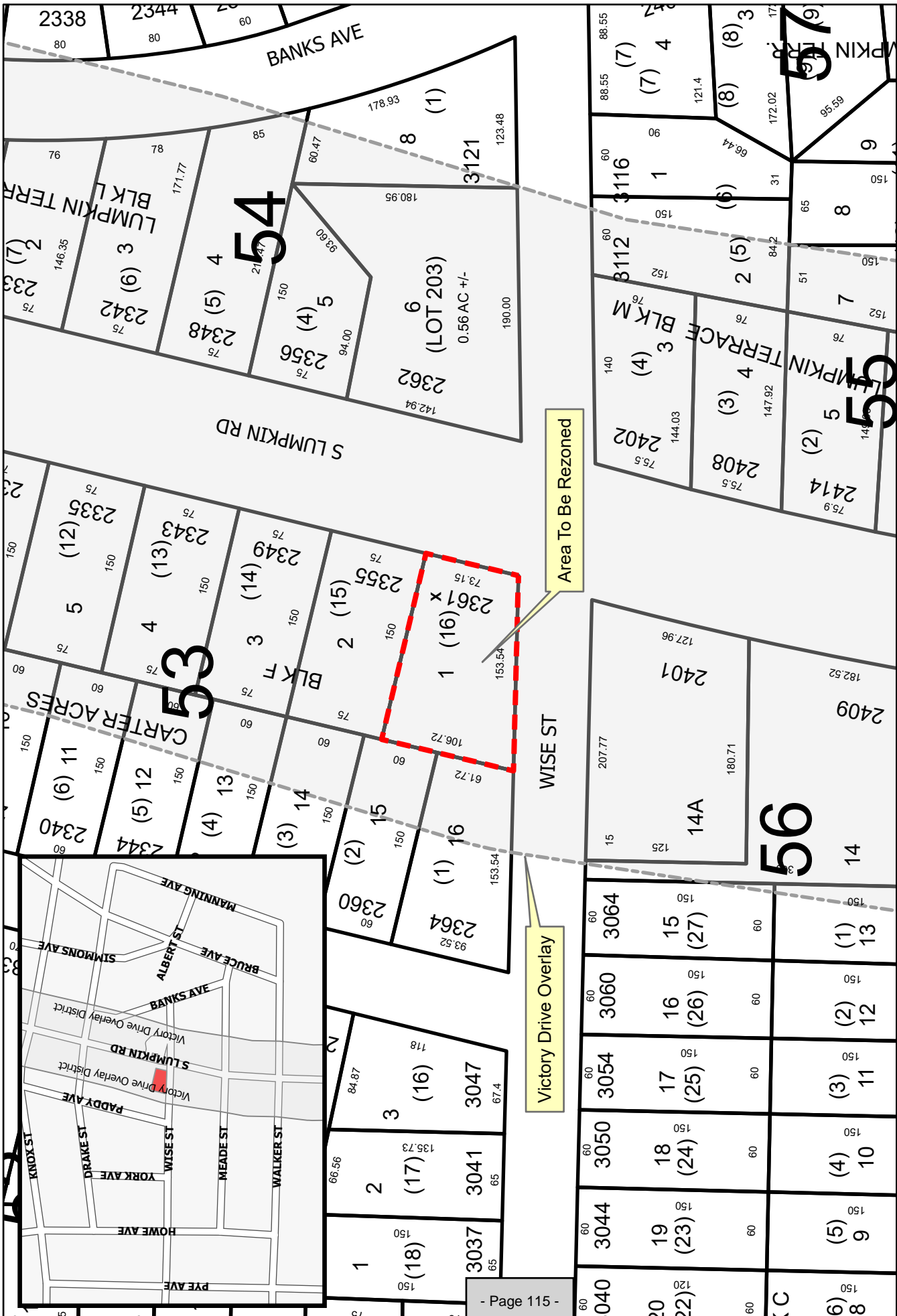
0 25 50 100 US Feet

Data Source: IT/GIS
Author:

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Date: 10/9/2025





Item #4.

0 25 50 100 US Feet

Data Source: IT/GIS
Author:

Flood Hazard Map for REZN 1-25 1931
Map 059 053 001
Planning Department-Planning Division
Prepared By Planning GIS Tech

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.

Date: 10/9/2025

ITE Traffic Impact Report: Rezoning at 2361 South Lumpkin Road, Columbus, Georgia

Project Overview

The proposed rezoning involves a 0.31-acre vacant parcel located at 2361 South Lumpkin Road, Columbus, Georgia 31903. The site is currently zoned Neighborhood Commercial (NC), which supports limited retail and service uses oriented toward local neighborhoods. The proposed rezoning to General Commercial (GC) would allow for broader commercial activities, including the development of a major auto/truck repair facility. This change aligns with the site's potential to serve regional traffic along a key corridor while introducing a use that generates moderate vehicle trips.

Attribute	Details
Address	2361 South Lumpkin Road, Columbus, GA 31903
Current Zone	NC (Neighborhood Commercial)
Current Use	Vacant
Proposed Zone	GC (General Commercial)
Proposed Use	Auto/Truck Repair, Major
Acreage	0.31 acres

Road Characteristics

South Lumpkin Road is a key urban corridor in Columbus, providing connectivity between residential neighborhoods, commercial districts, and major routes like Victory Drive. Based on Georgia Department of Transportation (GDOT) functional classifications and local planning documents, the road is designated as an Urban Minor Arterial, facilitating moderate- to high-volume traffic with connections to principal arterials.

Characteristic	Details
Street Classification	Urban Minor Arterial (GDOT Functional Class)
Number of Lanes	4 travel lanes (2 in each direction) + 1 center turn lane
Existing Traffic Count	Approximately 12,000 AADT (Annual Average Daily Traffic, estimated from regional corridor data near Victory Drive intersection)

Characteristic	Details
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Existing Level of Service	LOS C (stable flow with moderate delays; volume-to-capacity ratio ~0.55, per Highway Capacity Manual methodologies)
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Trip Generation

Trip generation estimates follow the Institute of Transportation Engineers (ITE) Trip Generation Manual (11th Edition). The current vacant use generates zero trips. For the proposed major auto/truck repair facility, ITE Land Use Code 842 (Automobile Repair Services) is applied, with rates based on gross floor area (GFA). A typical building size of 2,500 square feet (approximately 20-25% site coverage, allowing for parking and service bays) is assumed for this 0.31-acre site, consistent with industry standards for small-scale repair shops.

Current Zoning (Vacant Land)

- Daily Trips: 0
- PM Peak Hour Trips: 0

Proposed Zoning (Auto/Truck Repair, Major)

- ITE Code: 842
- Units: Per 1,000 sq ft GFA
- Daily Total Trips: 32.49 trips / 1,000 sq ft → 81 trips (for 2,500 sq ft)
- PM Peak Hour Total Trips: 5.94 trips / 1,000 sq ft → 15 trips (8 inbound, 7 outbound)

Time Period	Current Trips	Proposed Trips	Net New Trips
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Daily Total	0	81	+81
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PM Peak Hour	0	15	+15
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The net increase represents minimal additional demand, equivalent to less than 0.7% of existing daily volumes on the corridor.

Traffic Impact Analysis

Total Projected Traffic

Adding the net new trips to existing volumes results in negligible impacts:

- Projected Daily AADT: 12,081 vehicles (increase of 0.7%)

- Projected PM Peak Hour Volume: ~1,200 vehicles per direction (increase of ~0.6%)

These projections assume standard internal capture and pass-by reductions (10-15% for auto-related services), further minimizing external impacts.

Projected Level of Service

Using Highway Capacity Manual (HCM 6th Edition) methodologies for multilane highways, the existing LOS C is maintained post-development. The added volume increases the v/c ratio to ~0.56 (still LOS C), with average delays under 20 seconds per vehicle. No capacity deficiencies are anticipated.

Scenario	v/c Ratio LOS Average Delay (sec/veh)		
Existing	0.55	C	15
Projected (w/ Development)	0.56	C	16

Road Network

South Lumpkin Road connects to Victory Drive (a principal arterial) approximately 0.5 miles north, with downstream access to I-185. The network is robust, with no identified bottlenecks within 1 mile. Upstream, the road serves mixed commercial and residential areas without immediate congestion hotspots.

Access

Site access is proposed via a single full-movement driveway on South Lumpkin Road, spaced at least 100 feet from the nearest intersection (Hamilton Road, ~0.2 miles south) to minimize conflict points. Right-in/right-out auxiliary lanes may be warranted if peak turning volumes exceed 50 vehicles/hour, but current projections (3-4 turning movements in PM peak) do not trigger this. Curb cuts should comply with GDOT driveway standards (AASHTO Green Book).

Community Context

The site is situated in a transitional commercial corridor south of Victory Drive, adjacent to light industrial and retail uses (e.g., fast food, small businesses). Nearby residential areas (within 0.3 miles) are buffered by existing commercial frontages. The proposed use introduces noise and truck activity compatible with the GC district but may require screening (e.g., berms or fencing) to mitigate impacts on adjacent single-family zones. No significant pedestrian or bicycle conflicts are noted, though the ongoing South Lumpkin Road streetscape project (5-lane enhancement with shared-use paths) will improve multimodal safety.

Conclusions and Recommendations

The rezoning to GC for a major auto/truck repair facility at 2361 South Lumpkin Road will generate minimal additional traffic (81 daily trips), with no adverse impacts on the existing LOS C or road capacity. The Urban Minor Arterial classification and 4-lane configuration provide ample reserve for the projected 0.7% volume increase.

Recommendations:

1. Implement a single full-movement driveway with adequate sight distance and turning radii for trucks (minimum 50-foot radius).
2. Provide on-site stacking for 4-6 vehicles to prevent spillover onto South Lumpkin Road.
3. Coordinate with the South Lumpkin Road Corridor Improvements project for enhanced access and pedestrian amenities.

File Attachments for Item:

5. 2nd Reading- REZN-10-25-2079: An ordinance amending various provisions in the Unified Development Ordinance (UDO) for Columbus, Georgia pertaining to Single Family Detached structures; and for other purposes. (Planning Department and PAC recommend approval.)
(Mayor Pro-Tem)

AN ORDINANCE

NO. _____

An ordinance amending various provisions in the Unified Development Ordinance (UDO) for Columbus, Georgia pertaining to Single Family Detached structures; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

SECTION 1.

Chapter 2 of the Unified Development Ordinance is hereby amended by striking sub-paragraph 14 of Section 9.3.3.B *Rhythm of Spacing on streets*.

SECTION 2.

Table 2.2.2 of the UDO is repealed and replaced with a new Table 2.2.2 that revises front, side, and side corner setbacks for SF Detached properties in the Historic (HIST) zoning district as shown below.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	10	5	10	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. ² Applies to end units only.										

SECTION 3.

Table 2.3.2 of the UDO is repealed and replaced with a new Table 2.3.2 that adds SF Detached dimensions in the Uptown (UPT) zoning district as shown below.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	10	5	10	30	4
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ³	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 ³	0	0	²
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Residential uses are to be located above the ground floor.										
³ 15 feet when abutting a residential zoning district.										
⁴ Single family residential homes shall not be subject to UFB review in the Liberty District.										

SECTION 4.

Section 3.2.30.1 of the UDO is amended by adding Liberty District to permitted locations for single family detached dwellings, to read as follows:

Section 3.2.30.1. Dwelling, Single-family Detached.

A single family detached dwelling shall comply with the standards listed below.

- A. *Location.* A single family detached dwelling shall only be permitted in the High Uptown Historic District and the Liberty District within the UPT zoning district.

SECTION 5.

Dwelling, Carriage House are permitted in the RMF1, RMF2 and RO Zoning Districts. Tables 2.2.11., 2.2.12. and 2.3.5. are amended to read as follows to provide specifications for such use:

Table 2.2.11.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 ²	20	30	
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20		
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Table 2.2.12.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 ²	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.										
² Applies to end units only.										
3 Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Table 2.3.5.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	²
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use.										
² Residential uses are to be located above the ground floor.										
3 Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Section 6.

Section 13.1.1 of the UDO is further amended by adding a definition for *Dwelling, carriage house* as set forth below:

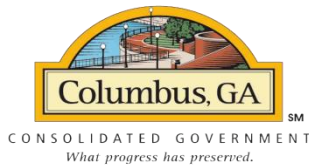
“Dwelling, carriage house means a detached one- or two-family residential dwelling unit located on the same lot as a principal multi-family structure, typically situated above or adjacent to a garage or other accessory structure. A carriage house shall be designed to be occupied by one of two families and shall include independent access, kitchen, bathroom, and sleeping facilities.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor



Planning Department

Staff Report

REZN-10-25-2079

Text Amendment Change to the UDO

A request to amend the text of the Unified Development Ordinance (UDO) for various items.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

1. Explanation of Revisions: Amend Section 9.3.3.B by deleting #14 *Rhythm of spacing of buildings on streets*.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>14. <i>Rhythm of spacing of buildings on streets</i>. Make decisions regarding front, side, side-corner, and rear setbacks on primary structures. Said decisions shall not need BZA approval.</p>	<p>Sec. 9.3.3.B Powers and Duties</p> <p>Section 9.3.3.B.14</p> <p>XXX</p>

2. Explanation of Revisions: Amend Table 2.2.2 to amend front, side, and side corner setbacks for SF Detached.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
HIST										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20 / 10	10 / 5	20 / 10	30	
Nonresidential Use	4,000	None	100%	40	40	20	0	20	30	
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit. ² Applies to end units only.										

3. Explanation of Revisions: Amend Table 2.3.2 by amending SF Detached dimensions in the Uptown (UPT) zoning district.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
UPT										
SF Detached	4,000 (2,000)	21.75	100%	40	40	20 / 10	10 / 5	20 / 10	30	⁴
Multifamily and Condo	4,000	None	100%	40	150	25	12	25	40	
Nonresidential Uses	4,000	None	100%	40	150	25	0/15 ³	0	0	
Mixed Uses	4,000	None	100%	40	150	0	0/15 ³	0	0	²
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit.										
² Residential uses are to be located above the ground floor.										
³ 15 feet when abutting a residential zoning district.										
⁴ Single family residential homes shall not be subject to UFB review in the Liberty District.										

4. Explanation of Revisions: Amend Section 3.2.30.1. by adding Liberty District to Location.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 3.2. Additional Standards Applicable to Specific Uses.</p> <p>Section 3.2.30.1. Dwelling, Single-family Detached</p> <p>A single family detached dwelling shall comply with the standards listed below.</p> <p>A. <i>Location.</i> A single family detached dwelling shall only be permitted in the High Uptown Historic District within the UPT zoning district.</p>	<p>Sec. 3.2. Additional Standards Applicable to Specific Uses.</p> <p>Section 3.2.30.1. Dwelling, Single-family Detached</p> <p>A single family detached dwelling shall comply with the standards listed below.</p> <p>A. <i>Location.</i> A single family detached dwelling shall only be permitted in the High Uptown Historic District and the Liberty District within the UPT zoning district.</p>

5. Explanation of Revisions: Add Dwelling, Carriage House to RMF1, RMF2, and RO zoning districts.

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF1										
SF Detached	6,000	7.25	35%	50	35	20	5	20	30	
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8 ²	20	30	
Duplex	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Multifamily and Condo	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20	30	
Nonresidential Use	6,000 (3,000)	14.5	50%	50	35	20	8 ²	20		
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RMF2										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20 ²	30	
Duplex	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Multifamily and Condo	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Nonresidential Use	7,500 (2,000)	16.5	40%	60	75	20	10	20 ²	30	
Note. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Applies to end units only. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

Zoning District	Property Development Regulations									
	Min. Lot Size (Square Feet)	Max. Density (Units per Acre)	Max. Lot Coverage	Min. Lot Width (Feet)	Max. Bldg Height (Feet)	Minimum Required Yard/Setback (Feet)				Notes
						Front	Side	Side Corner	Rear	
RO										
Carriage House Dwelling	3,000	14.5	35%	50	35	20	5	20	30	3
Townhouse	1,800 (1,800)	18	50%	20	35	20	8	20	30	
Multifamily and Condo	10,000 (1,000)	43	100%	75	150	25	12	25	40	
Nonresidential Uses	10,000	43	100%	75	150	25	12	25	40	
Mixed Uses	10,000 (1,000)	43	100%	75	150	25	12	25	40	2
Notes. ¹ Number of square feet in parenthesis is the minimum lot area per individual dwelling unit or nonresidential use. ² Residential uses are to be located above the ground floor. ³ Carriage house dwellings are only allowed in multi-family dwelling complexes.										

6. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Dwelling, carriage house*.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p>XXX</p>	<p>Sec. 13.1.1. Definitions.</p> <p>Section 13.1.1</p> <p><i>Dwelling, carriage house</i> means a detached one- or two-family residential dwelling unit located on the same lot as a principal multi-family structure, typically situated above or adjacent to a garage or other accessory structure. A carriage house shall be designed to be occupied by one of two families and shall include independent access, kitchen, bathroom, and sleeping facilities.</p>

File Attachments for Item:

6. 2nd Reading- REZN-11-25-1962: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **100-800 Havenbrook Court** (parcel #040-016-006/7/8/9/010/011/012/013) from Light Manufacturing/ Industrial (LMI) Zoning District to Residential Office (RO) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Cogle)

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 **100-800 Havenbrook Court** (parcel #040-016-006/7/8/9/010/011/012/013) from Light Manufacturing/ Industrial (LMI) Zoning District to Residential Office (RO) 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 Residential Office (RO) Zoning District.

“Parcel No. 1-100 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED ONE (1), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers, and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia.

Parcel No. 2 - 200 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED TWO (2), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 3-300 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED THREE (3), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 4-400 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED FOUR (4), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 5 -500 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED FIVE (5), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

VENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 6 - 600 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED SIX (6), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 7 - 700 Havenbrook Court

All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and known and designated as ALL OF LOT NUMBERED SEVEN (7), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers, and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.

Parcel No. 8 - 800 Havenbrook Court

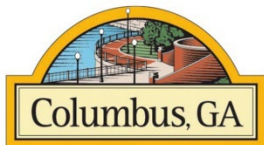
All that lot, tract or parcel of land situate, lying and being in Columbus, Muscogee County, Georgia, and being known and designated as ALL OF LOT NUMBERED EIGHT (8), HAVENBROOK COURT, as said lot is shown upon a map or plat of said Subdivision dated June 30, 1964, made by Aldridge, Moon & Associates, Civil Engineers, and recorded in Plat Book 34, Folio 14, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for the particular location and dimensions of said lot.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. “Skip” Henderson, III
Mayor



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 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-10-25-1962

Applicant:	Harlan Price
Owner:	Havenbrook Square Apartments, LLC
Location:	100-800 Havenbrook Court
Parcel:	040-016-006/7/8/9/010/011/012/013
Acreage:	3.01 Acres
Current Zoning Classification:	Light Manufacturing/ Industrial
Proposed Zoning Classification:	Residential Office
Current Use of Property:	Multi Family Residential
Proposed Use of Property:	Multi Family Residential
Council District:	District 7
PAC Recommendation:	Approval based on the Staff Report and compatibility with existing land uses.
Planning Department Recommendation:	Approval based on compatibility with existing land uses.
Fort Benning's Recommendation:	N/A
DRI Recommendation:	N/A
General Land Use:	Inconsistent Planning Area D
Current Land Use Designation:	Multi Family Residential

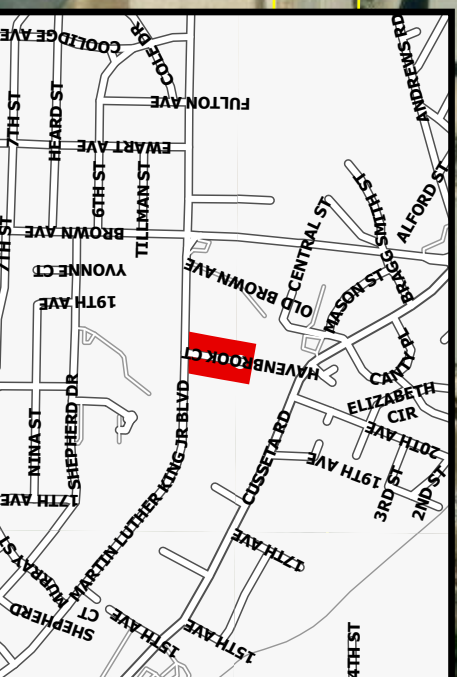
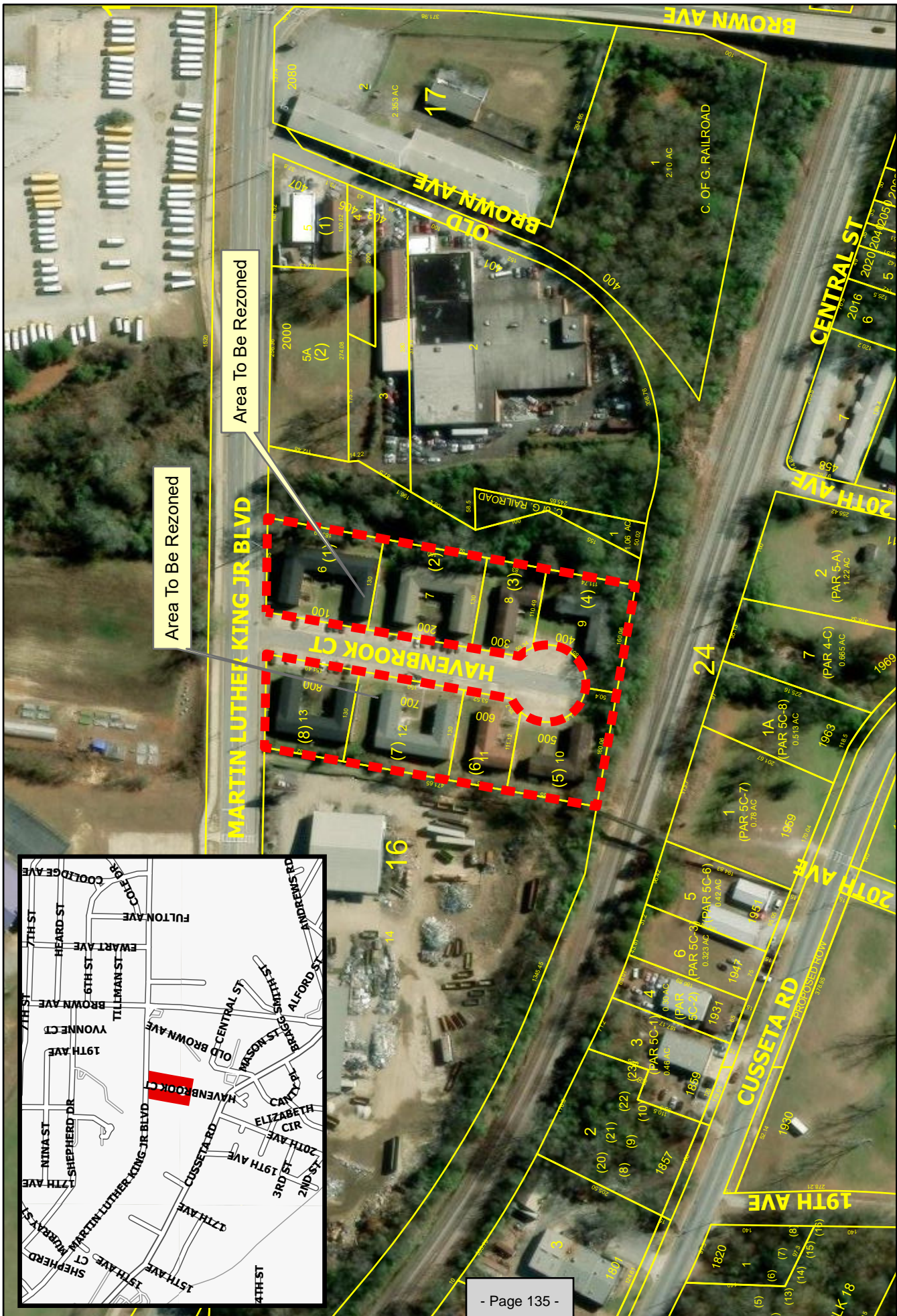
Future Land Use Designation:	Light Manufacturing/ Industrial								
Compatible with Existing Land-Uses:	Yes								
Environmental Impacts:	The property does not lie within the floodway and floodplain area. The developer will need an approved drainage plan prior to issuance of a Site Development permit, if a permit is required.								
City Services:	Property is served by all city services.								
Traffic Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 1 (RMF1)</td></tr> <tr> <td>South</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td>East</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td>West</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> </table>	North	Residential Multifamily – 1 (RMF1)	South	Light Manufacturing/ Industrial (LMI)	East	Light Manufacturing/ Industrial (LMI)	West	Light Manufacturing/ Industrial (LMI)
North	Residential Multifamily – 1 (RMF1)								
South	Light Manufacturing/ Industrial (LMI)								
East	Light Manufacturing/ Industrial (LMI)								
West	Light Manufacturing/ Industrial (LMI)								
Reasonableness of Request:	The request is compatible with existing land uses.								
School Impact:	N/A								
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:</p> <p>1) 20 feet with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</p> <p>2) 10 feet with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</p> <p>3) 30 feet undisturbed natural buffer.</p>								
Attitude of Property Owners:	Twenty-Nine (29) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.								
Approval	0 Responses								
Opposition	0 Responses								


Additional Information:

Existing Multifamily residential, 8 buildings each 2 stories.

Attachments:

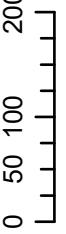
Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map





Item #6.

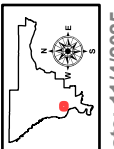
0 50 100 200 US Feet



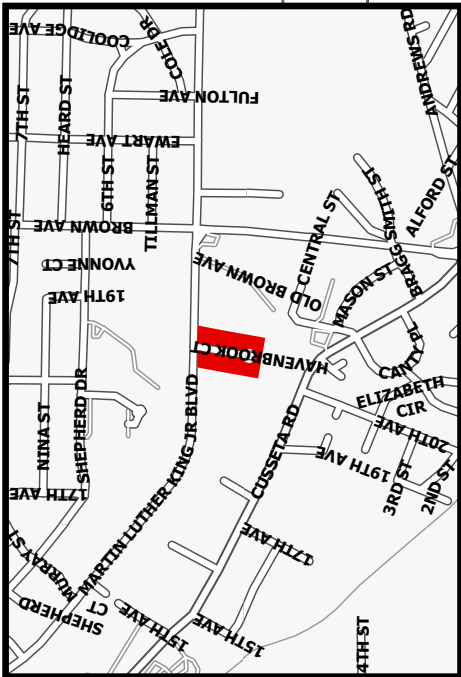
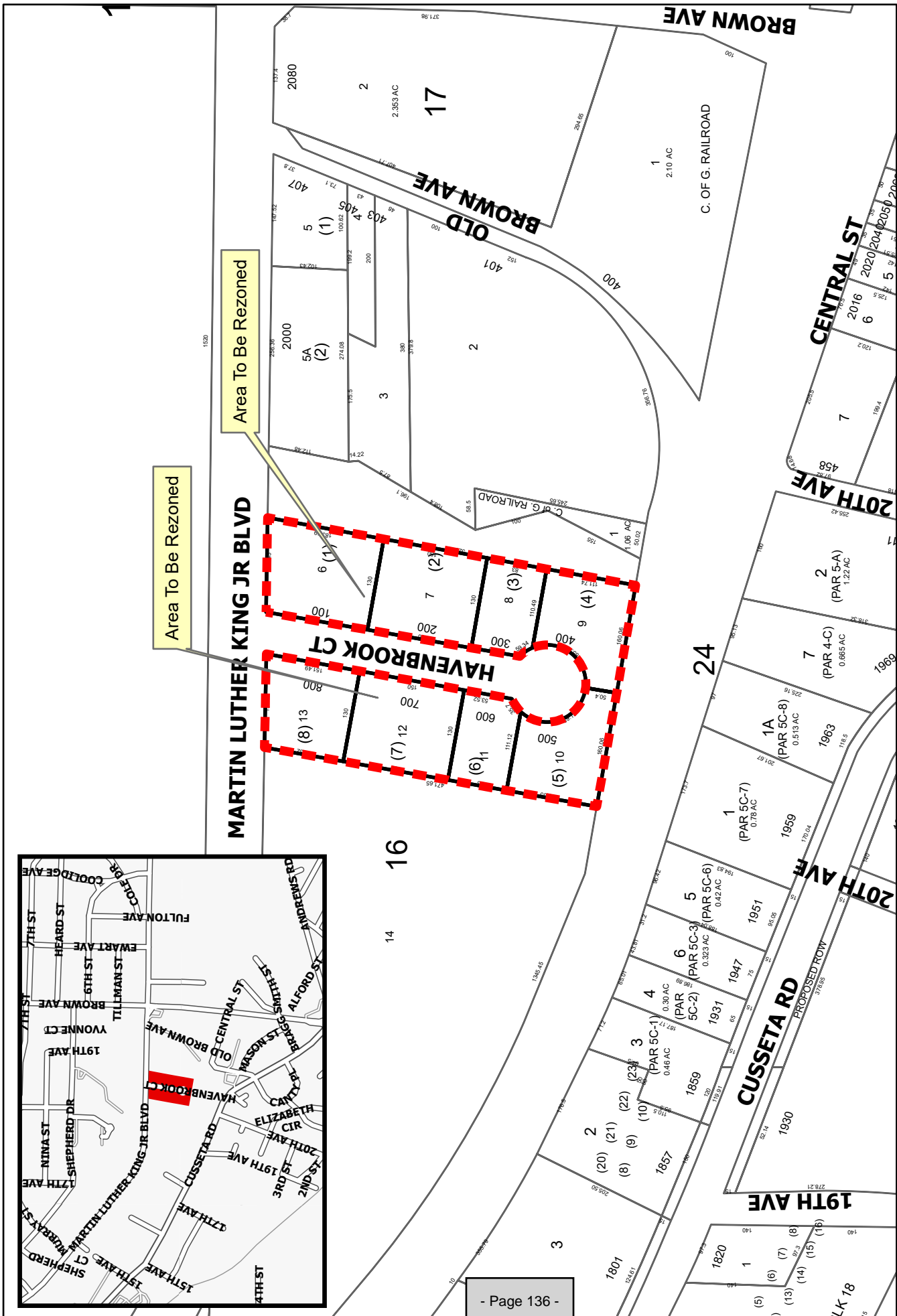
Data Source: IT/GIS
Author:

Aerial Map For 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

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 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.



Date: 11/4/2025



Area To Be Rezoned

Area To Be Rezoned

Item #9.

0 50 100 200 US Feet

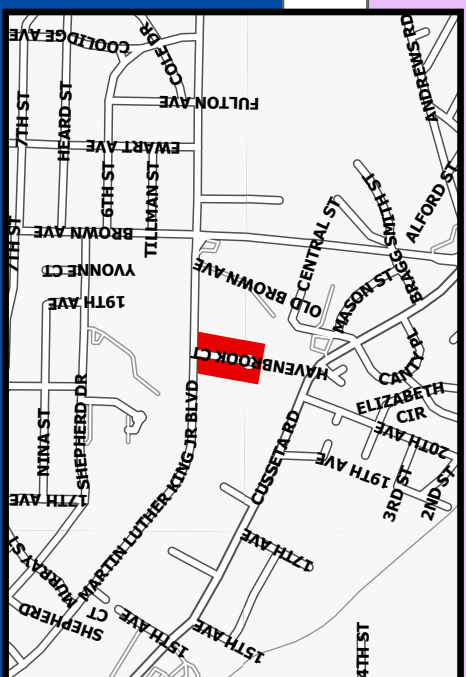
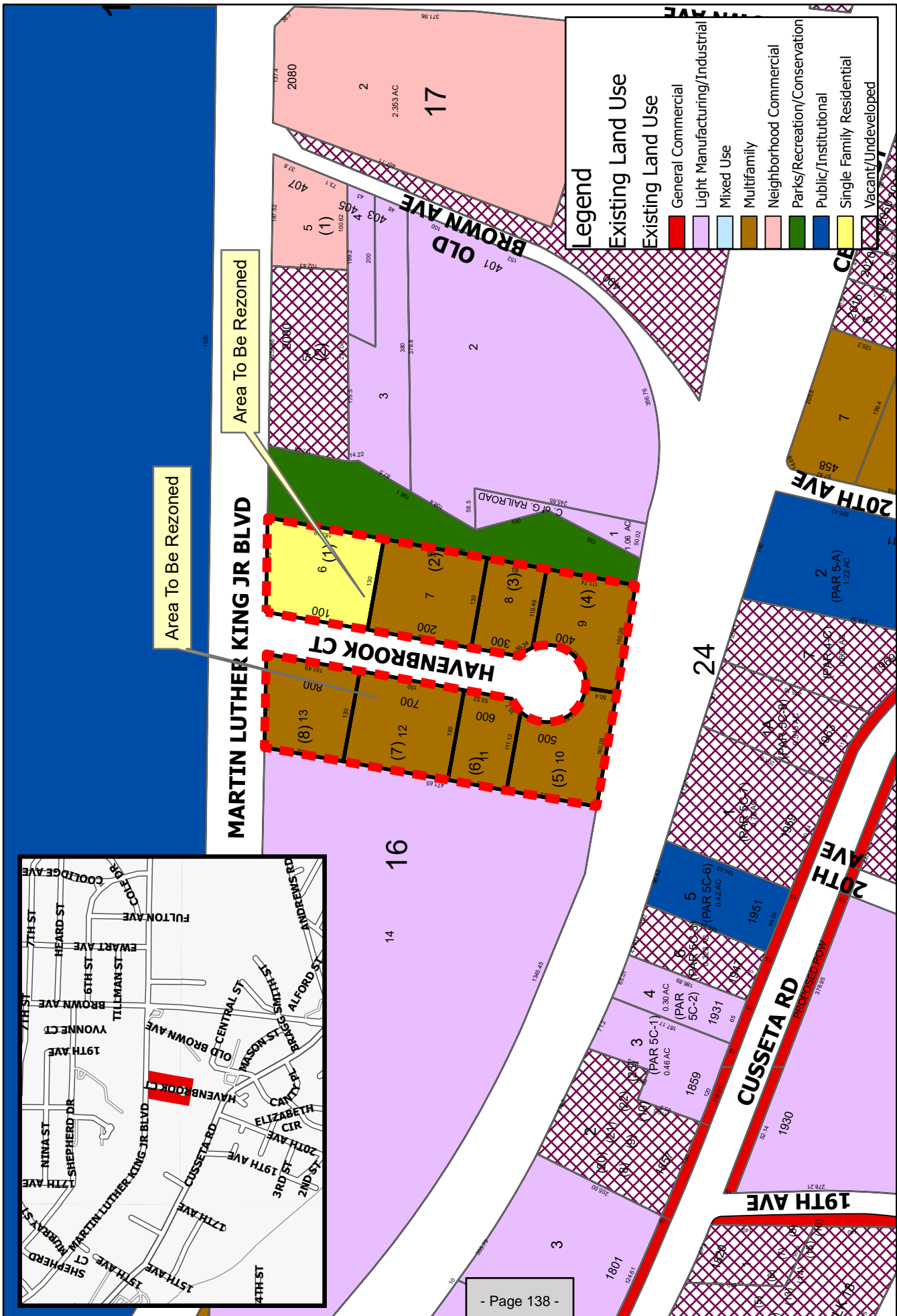
Location Map for REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013

Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author:

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Date: 11/4/2025



Item #6.

0 50 100 200 US Feet

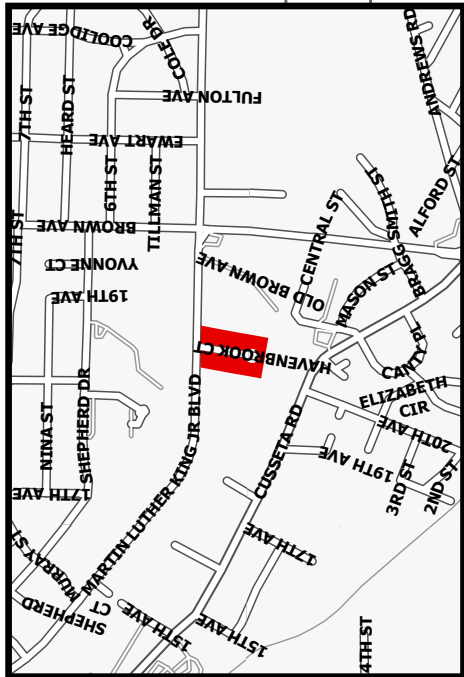
Existing Land Use Map For REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013

Planning Department-Planning Division
Prepared By Planning GIS Tech

Data Source: IT/GIS
Author:

This material is made available as a public service.
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The data contained is subject to constant change.
Map information is believed to be correct but is not guaranteed.

Date: 11/4/2025



MARTIN LUTHER KING JR BLVD

Area To Be Rezoned

Area To Be Rezoned

HAVENBROOK CT

BROWN AVE

CENTRAL ST

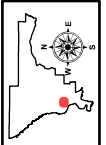
20TH AVE

24

20TH AVE

CUSSETA RD

19TH AVE



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.

Flood Hazard Map For REZN 10 25 1962
Map 040 016 Lots 001 Thru 016 to 013
Planning Department-Planning Division
Prepared By Planning GIS Tech

0 50 100 200 US Feet
Data Source: IT/GIS
Author:



Item #9.

Date: 11/4/2025

Item #6.

1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"
NOTE: ALL EXTERIOR DIMENSIONS TO BE FIELD VERIFIED.

File Attachments for Item:

7. 2nd Reading- REZN-07-25-1260: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia, to change certain boundaries of a district located at **8828 Veterans Parkway and 4885 Charleston Way** (parcel # 079-002-002A) from Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions. (Planning Department recommends approval with conditions. PAC recommends denial.)(Amended on 12-9-25) (Mayor Pro-Tem)

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 **8828 Veterans Parkway and 4885 Charleston Way** (parcel # 079-002-002A) from Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions.

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 Planned Unit Development (PUD) Zoning District to Planned Unit Development (PUD) Zoning District with conditions.

“All That Tract Or Parcel Of Land, Situate, Lying And Being In Land Lot 266 Of The 19th District & Land Lots 17 & 48 Of The 18th Land District Of Muscogee County, Georgia, And Being More Particularly Described As Follows:

Starting At A Point Marking The Southeast Corner Of Land Lot 266 Of The 19th District And The West Line Of Land Lot 17 Of The 18th Land District And Being The True Point Of Beginning Of The Tract Herein Conveyed; Thence Along The South Line Of Land Lot 266 Of The 19th Land District North 89 Degrees 13 Minutes 28 Seconds West A Distance Of 135.01 Feet To A Point; Thence Leaving The South Line Of Said Land Lot North 01 Degrees 39 Minutes 22 Seconds East A Distance Of 606.83 Feet To A Point; Thence North 07 Degrees 28 Minutes 24 Seconds West A Distance Of 73.27 Feet To A Point Marking The Southerly Right-Of-Way Of Charleston Way; Thence Along The Southerly Right-Of-Way Of Said Road South 80 Degrees 45 Minutes 46 Seconds East A Distance Of 8.78 Feet To A Point; Thence Leaving The Southerly Right-Of-Way Of Said Road North 00 Degrees 54 Minutes 28 Seconds East A Distance Of 60.63' Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Leaving The Northerly Right-Of-Way Of Charleston Way North 01 Degrees 39 Minutes 22 Seconds East A Distance Of 120.03 Feet To A A Point; Thence North 88 Degrees 33 Minutes 14 Seconds West A Distance Of 66.28 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 180.00 Feet To A Point; Thence South 09 Degrees 14 Minutes 04 Seconds West A Distance Of 110.00 Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Along Said Right-Of-Way North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 236.05 Feet To A Point; Thence Leaving Said Right-Of-Way North 09 Degrees 14 Minutes 04 Seconds East A Distance Of 110.00 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 146.90 Feet To A Point; Thence South 09 Degrees 14 Minutes 04 Seconds West A Distance Of 85.00 Feet To A Point; Thence With A Curve Turning To The Left With A Radius Of 625.00 Feet, With A Length Of Arc Distance Of 39.27 Feet, With A Bearing Of South 35 Degrees 45

Minutes 56 Seconds East, With A Chord Distance Of 35.35 Feet To A Point Marking The Northerly Right-Of-Way Of Charleston Way; Thence Along The Northerly Right-Of-Way Of Said Road North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 110.00 Feet To A Point; Thence Leaving Said Right-Of-Way With A Curve Turning To The Left With A Radius Of 25.00 Feet, With A Length Of Arc Distance Of 39.26 Feet, With A Chord Bearing Of North 54 Degrees 14 Minutes 04 Seconds East, With A Chord Distance Of 35.35 Feet To A Point; Thence North 09 Degrees 14 Minutes 04 Seconds East A Distance Of 85.00 Feet To A Point; Thence North 80 Degrees 45 Minutes 56 Seconds West A Distance Of 13.20 Feet To A Point; Thence South 39 Degrees 19 Minutes 56 Seconds West A Distance Of 23.04 Feet To A Point; Thence North 59 Degrees 52 Minutes 09 Seconds West A Distance Of 822.55 Feet To A Point Marking The Southeasterly Right-Of-Way Of Veterans Parkway / U.S. Highway 27; Thence Along The Southeasterly Right-Of-Way Of Said Road With A Curve Turning To The Left, With A Radius Of 861.90 Feet, With A Length Of Arc Distance Of 113.70 Feet, With A Chord Bearing Of North 45 Degrees 44 Minutes 00 Seconds East, With A Chord Distance Of 113.61 Feet To A Point; Thence Leaving The Southeasterly Right-Of-Way Of Said Road South 79 Degrees 25 Minutes 29 Seconds East A Distance Of 928.38 Feet To A Point; Thence South 79 Degrees 24 Minutes 44 Seconds East A Distance Of 212.60 Feet To A Point; Thence South 79 Degrees 24 Minutes 35 Seconds East A Distance Of 355.19 Feet To A Point; Thence South 79 Degrees 24 Minutes 38 Seconds East A Distance Of 630.71 Feet To A Point; Thence South 00 Degrees 49 Minutes 42 Seconds West A Distance Of 342.34 Feet To A Point; Thence South 00 Degrees 48 Minutes 01 Seconds West A Distance Of 88.13 Feet To A Point; Thence South 00 Degrees 50 Minutes 53 Seconds West A Distance Of 63.92 Feet To A Point; Thence South 00 Degrees 50 Minutes 18 Seconds West A Distance Of 381.93 Feet To A Point; Thence South 00 Degrees 47 Minutes 24 Seconds West A Distance Of 205.63 Feet To A Point; Thence North 87 Degrees 29 Minutes 45 Seconds West A Distance Of 610.23 Feet To A Point Marking The Southeast Corner Of Land Lot 266 Of The 19th District And The West Line Of Land Lot 17 Of The 18th Land District And Being The True Point Of Beginning; Said Tract Contains 29.579± Acres Or 1,288,476.71± Square Feet.”

Section 2.

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

1. The development shall adhere to the characteristics of the attached PUD site plan.
2. Fenceline shall extend along the North boundary of Plat A, westward 200 feet.
3. The Green areas shown on the attached PUD site plan will maintained and preserved by developer or any successor in interest.

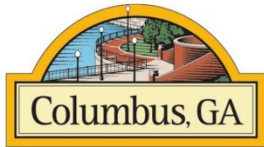
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9th day of December, 2025; introduced a second time at a regular meeting of said Council held on the ____ day of _____, 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G Mclemore
Clerk of Council

B. H. "Skip" Henderson, III
Mayor





CONSOLIDATED GOVERNMENT
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 PLANNING DEPARTMENT

COUNCIL STAFF REPORT

REZN-07-25-1260

Applicant:	Tiger Creek Development, Inc
Owner:	Tiger Creek Development, Inc
Location:	8828 Veterans Parkway & 4885 Charleston Way
Parcel:	079-002-002A/3/7/8...cont'd.
Acreage:	21.70 Acres
Current Zoning Classification:	PUD (Planned Unit Development)
Proposed Zoning Classification:	Planned Unit Development
Proposed Conditions:	<ol style="list-style-type: none"> 1. The development shall adhere to the characteristics of the attached PUD site plan. 2. Fenceline shall extend along the North boundary of Plat A, westward 200 feet.
Current Use of Property:	Single Family Residential
Proposed Use of Property:	Single Family & Multifamily Residential
Council District:	District 6 (Allen)
PAC Recommendation:	Denial based on the Staff Report and incompatibility with existing land uses.
Planning Department Recommendation:	Conditional approval based on consistency with the future land use map of the Comprehensive Plan and compatibility with UDO section 2.5.15.C: <i>Permitted Housing Types</i> . All types of residential dwellings, excluding mobile homes, may be permitted within a PUD. The recommended conditions are:

- 1) The development shall adhere to the characteristics of the attached PUD site plan.
- 2) Fenceline shall extend along the North boundary of Plat A, westward 200 feet (attached).

Fort Moore's Recommendation:	N/A								
DRI Recommendation:	N/A								
General Land Use:	Consistent Planning Area A								
Current Land Use Designation:	Single Family Residential								
Future Land Use Designation:	Mixed Use								
Compatible with Existing Land-Uses:	Yes (duplexes and quads exist in neighboring Promenade Place)								
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Traffic Impact:	There will be no traffic impact. The proposed townhouses will generate 36 more trips a day than the originally proposed single family homes. The new single-family homes will generate 151 trips per day. Veterans Parkway will remain at a LOS C.								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Estate - 1</td></tr> <tr> <td>South</td><td>Planned Unit Development</td></tr> <tr> <td>East</td><td>Planned Unit Development</td></tr> <tr> <td>West</td><td>Residential Estate - 1</td></tr> </table>	North	Residential Estate - 1	South	Planned Unit Development	East	Planned Unit Development	West	Residential Estate - 1
North	Residential Estate - 1								
South	Planned Unit Development								
East	Planned Unit Development								
West	Residential Estate - 1								
Reasonableness of Request:	The request is consistent with the future land-use map of the Comprehensive Plan.								
School Impact:	N/A								
Buffer Requirement:	Buffer and tree density units are determined by								

Ordinances 14-7 and 14-59.

Attitude of Property Owners:

Forty-Five (45) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received several calls and/or emails regarding the rezoning and a petition to oppose.

Approval **0** Responses

Opposition **102** Responses

Additional Information:

Revise Condition 7 (Ord. No. 14-59) The development shall adhere to the characteristics of the attached PUD site plan.

Modify approved PUD Site Plan:

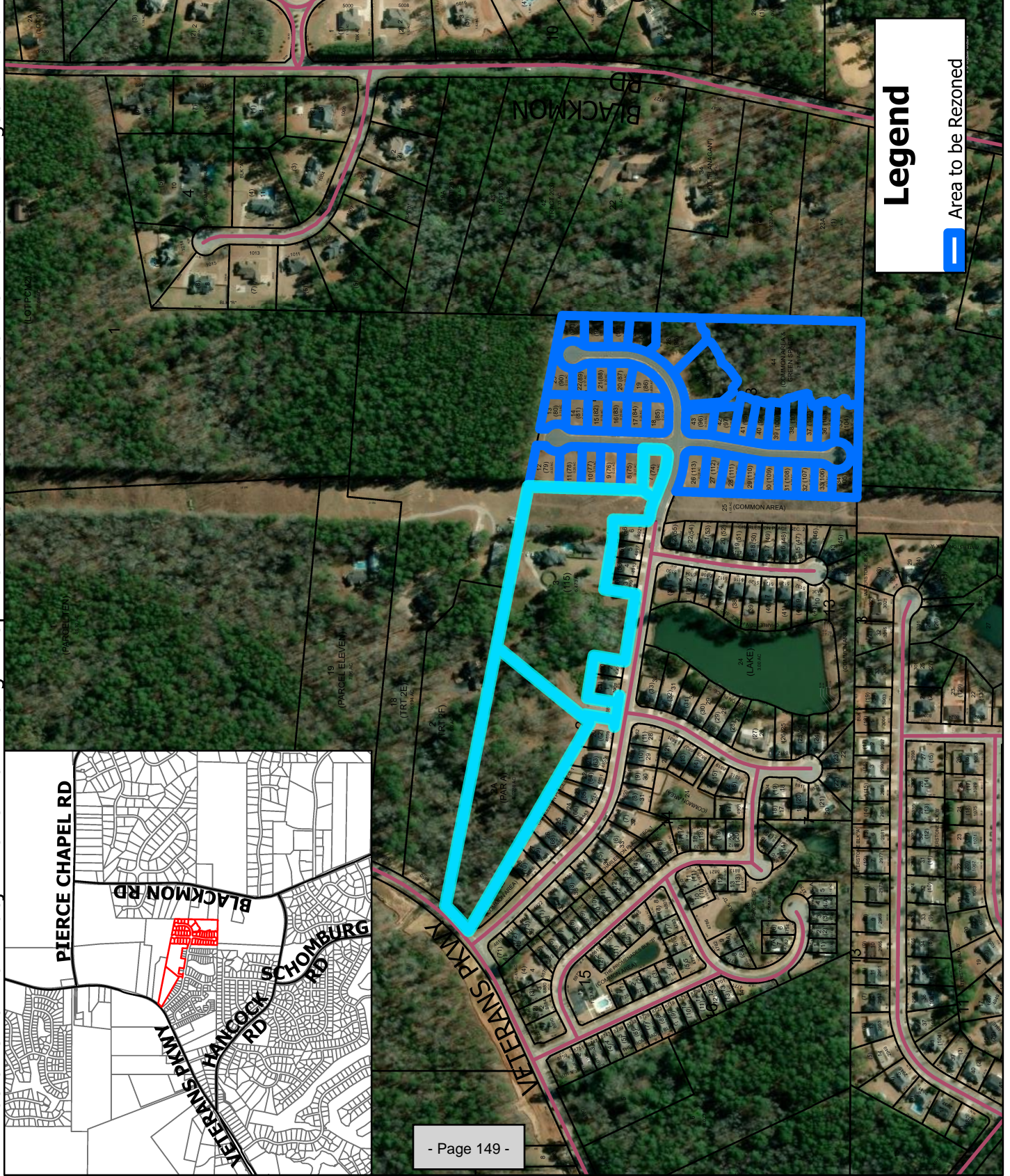
- Single Family Residential lots on 11.49 acres consistent with SFR2, approximately 15 lots with access from Sullivans Drive.
- Multifamily townhomes with access from Charleston Way on 18.10 acres, approximately 79 townhomes consistent with RMF1.

Attachments:

Aerial Land Use Map
Location Map
Zoning Map
Existing Land Use Map
Future Land Use Map
Flood Map
Concept Plan
Traffic Analysis

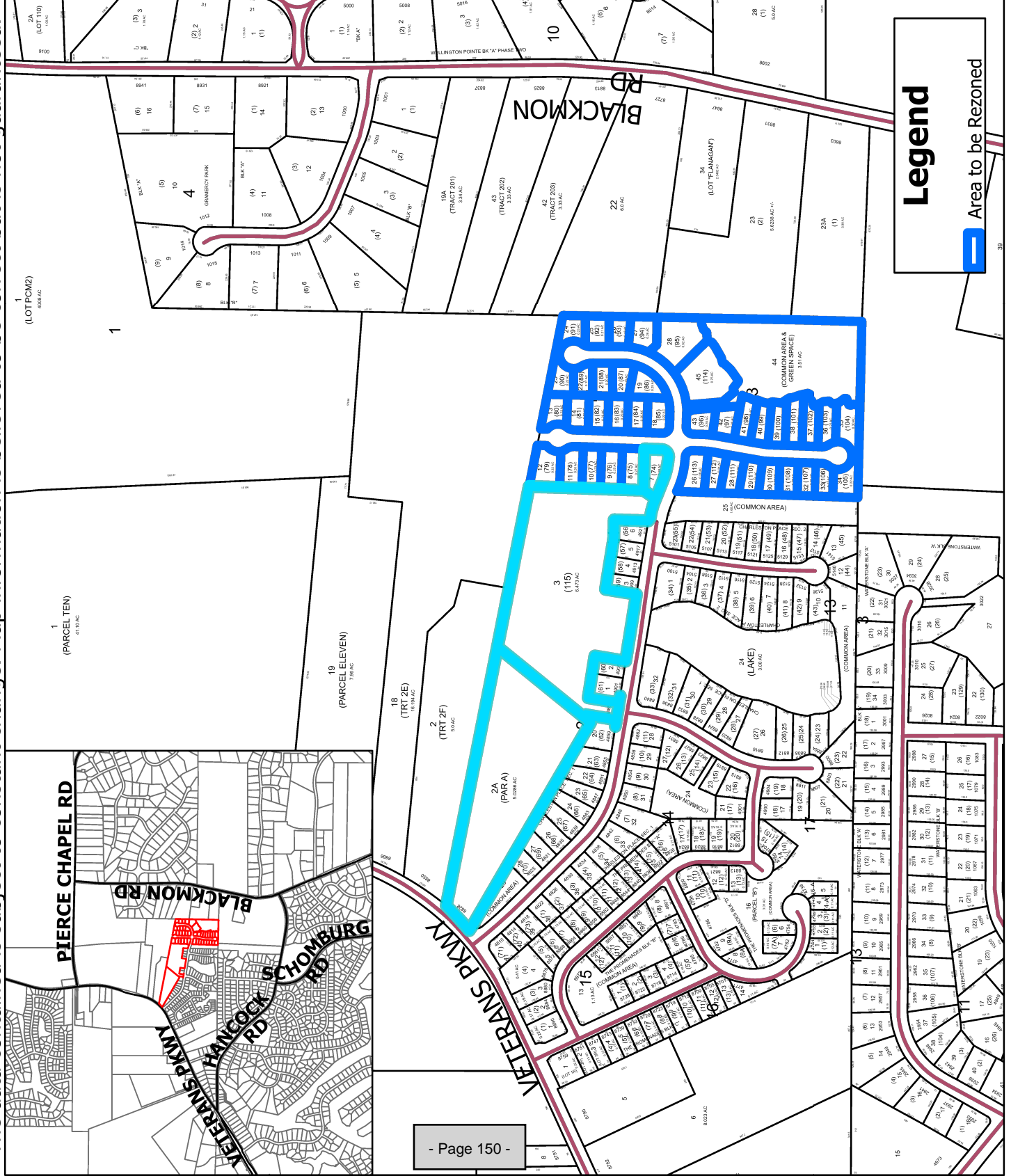
REZN-07-25-1260 | 8828 Veterans Parkway | Aerial Map

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.



REZN-07-25-1260 | 8828 Veterans Parkway | Location 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.



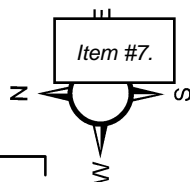
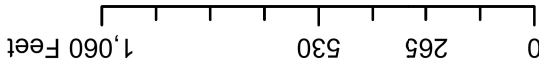
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Columbus Consolidated Government | Planning Department

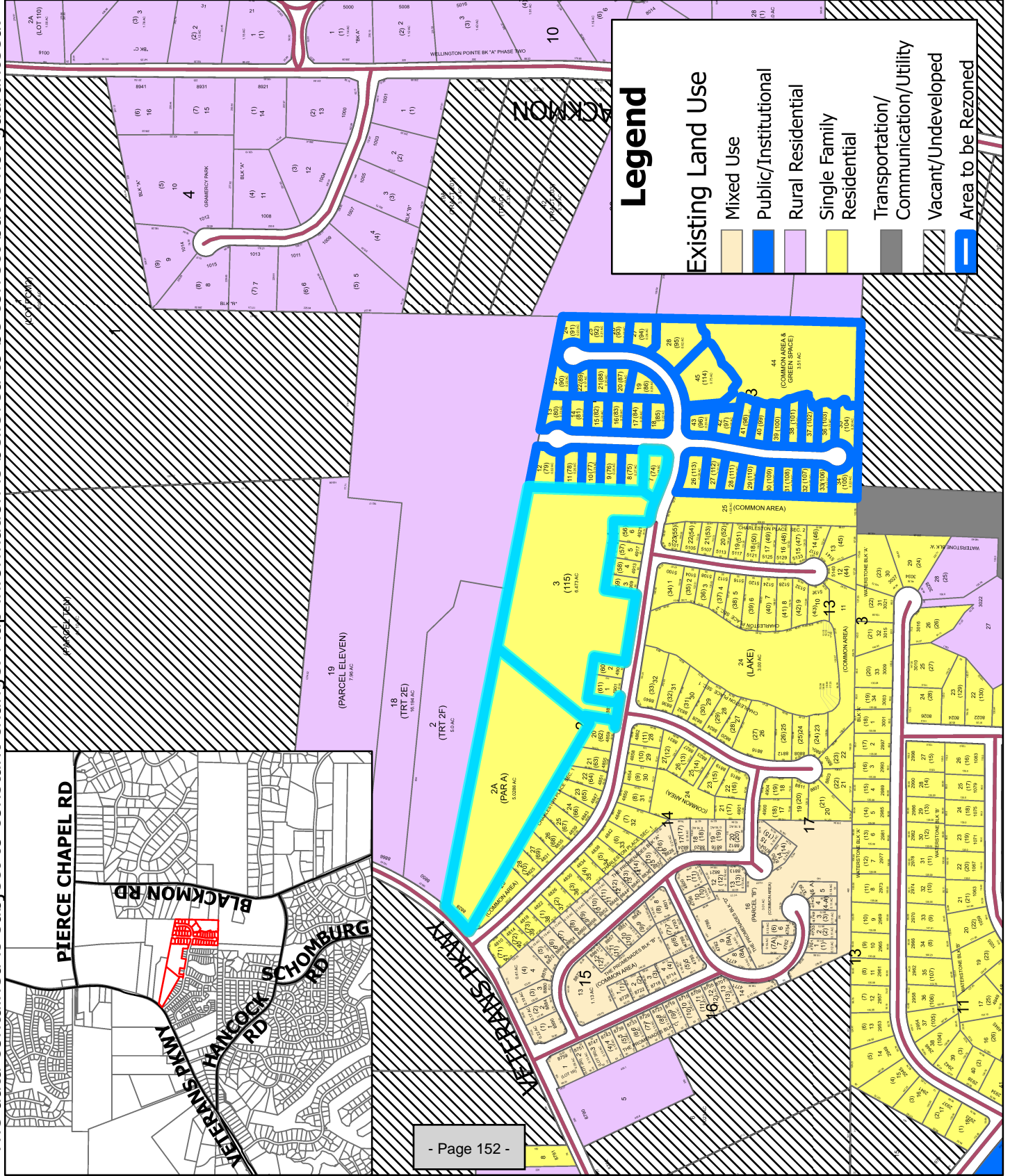
Date Printed: 7/17/2025 11:21



- Page 151 -

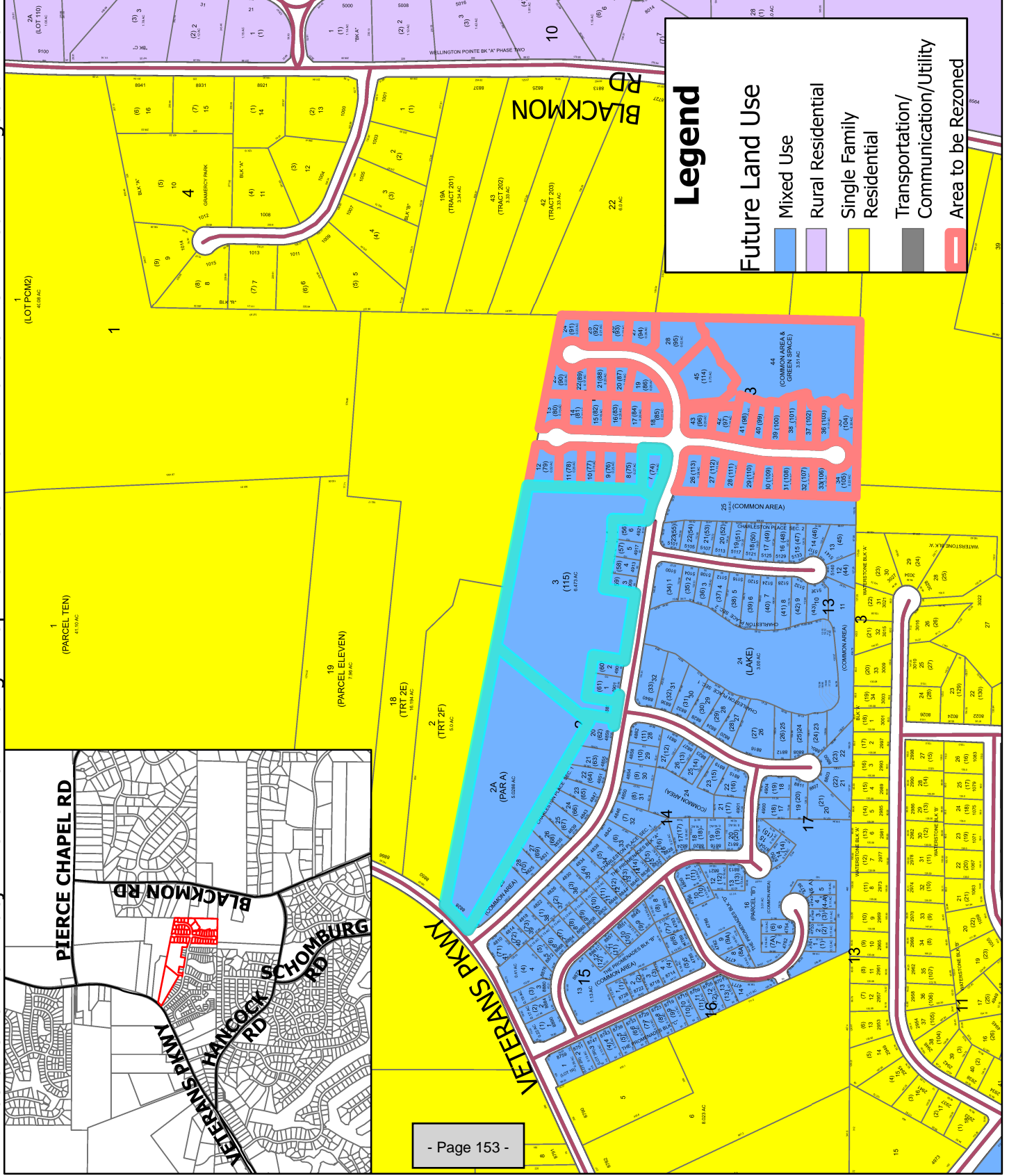
REZN-07-25-1260 | 8828 Veterans Parkway | Existing Land Use Map

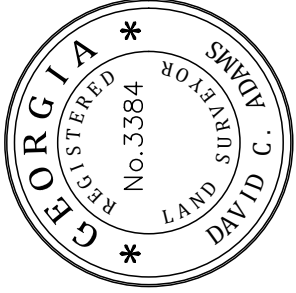
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.



REZN-07-25-1260 | 8828 Veterans Parkway | 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.





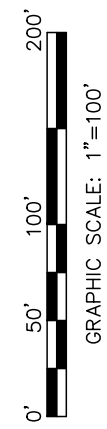
REVISIONS

#	DATE	DESCRIPTION

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CONCEPT PLAN
FOR REZONING
LOCATED IN
LAND LOTS 17 & 48, 18TH LAND DISTRICT
TIGER CREEK DEVELOPMENT, INC.
FOR
MUSCOGEE COUNTY, GEORGIA
TIGER CREEK DEVELOPMENT, INC.

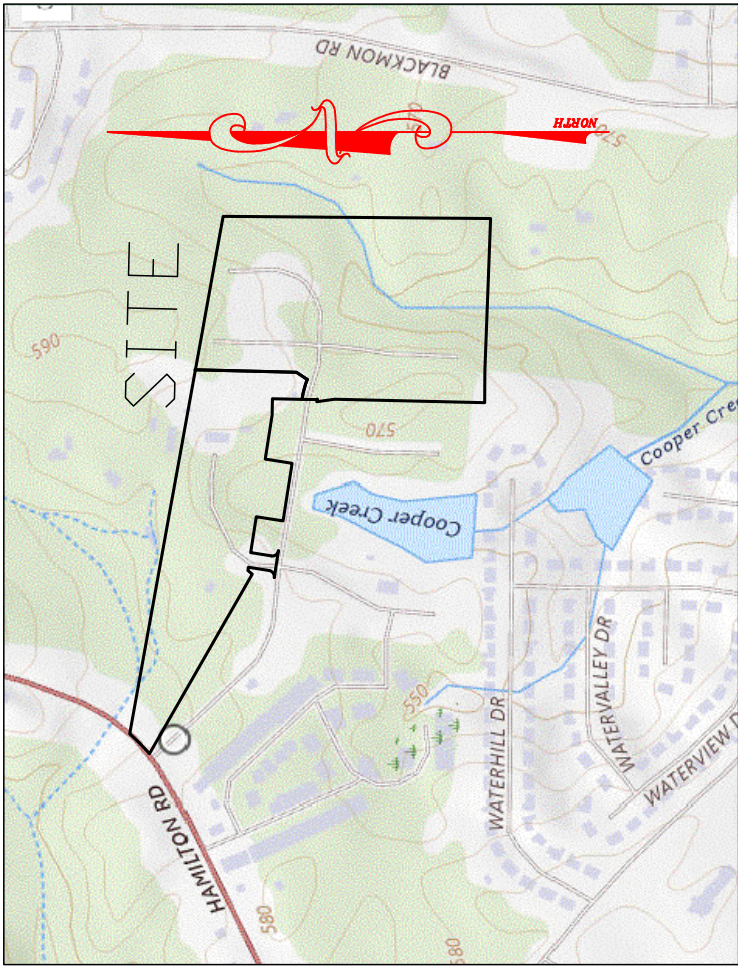


JOB NUMBER: 2025072
SURVEYED BY: N/A
DRAWN BY: JCS
CHECKED BY: N/A
DATE: 06/20/2025
DRAWING DATE: 06/20/2025

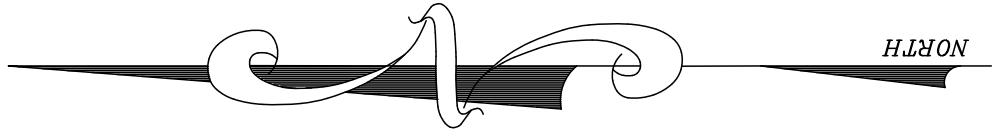
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OF 1

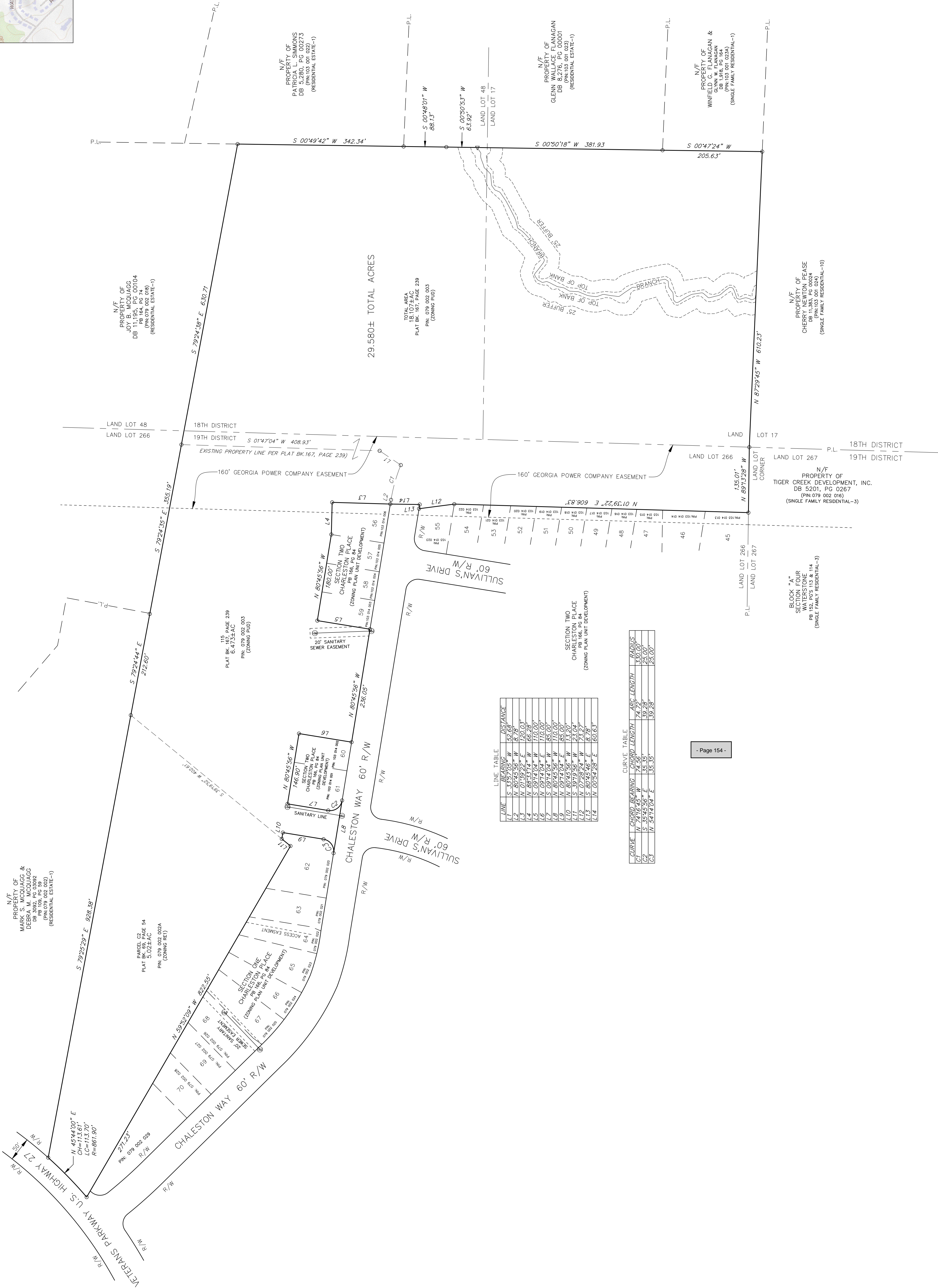


VICINITY MAP
(NOT TO SCALE)



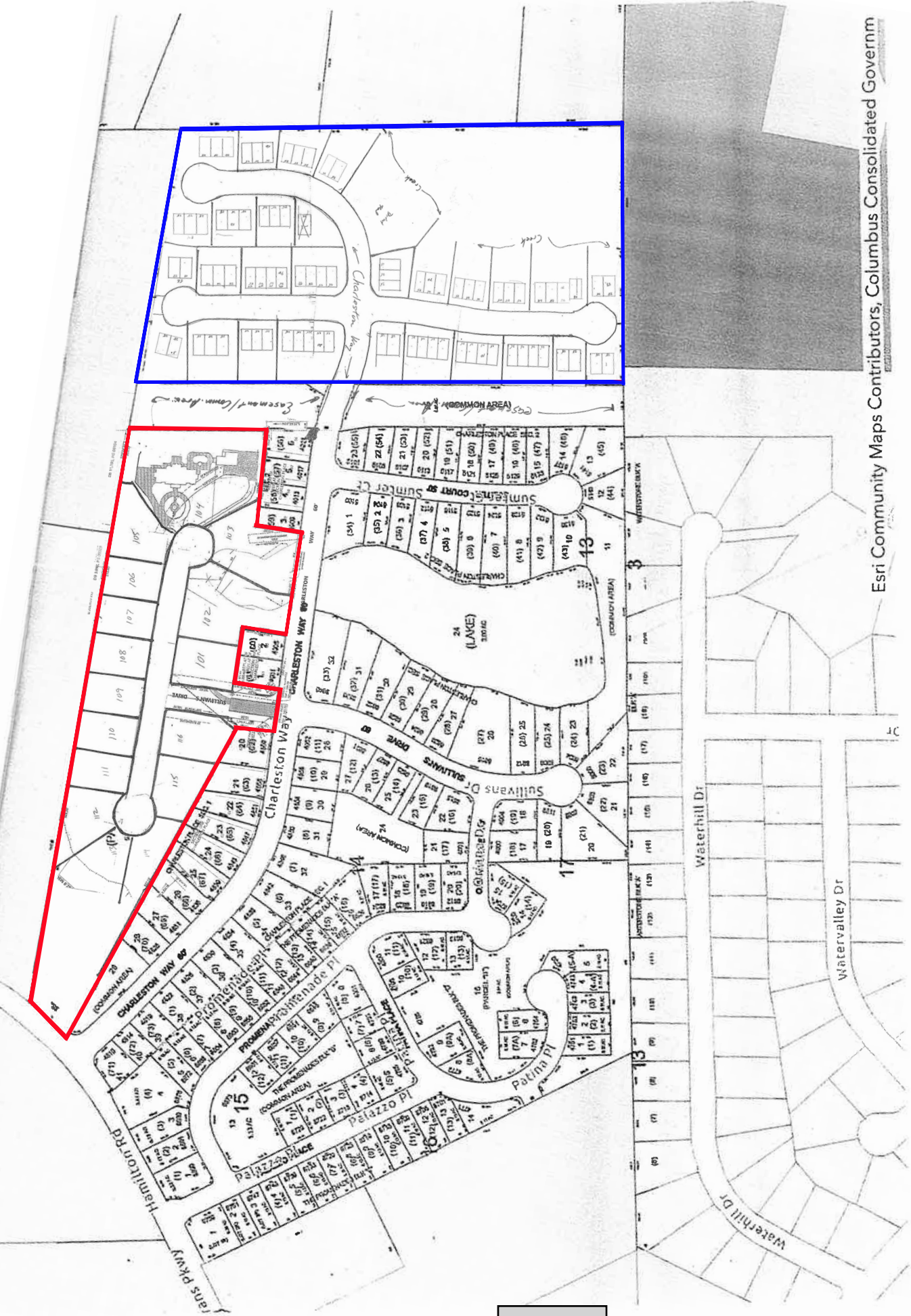
PROPERTY OWNER / DEVELOPER:
TIGER CREEK DEVELOPMENT, INC.
2311 COLUMBUS AVENUE, SUITE 116
COLUMBUS, GEORGIA 31904

LEGEND
○ ——— PROPERTY CORNER



LINE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
L1	S 45°44'00" E	27.23'	27.23'	27.23'
L2	N 80°45'56" W	8.78'	8.78'	8.78'
L3	N 80°45'56" E	12.03'	12.03'	12.03'
L4	S 09°14'04" W	110.00'	110.00'	110.00'
L5	N 09°14'04" E	110.00'	110.00'	110.00'
L6	N 80°45'56" W	110.00'	110.00'	110.00'
L7	N 09°14'04" E	85.00'	85.00'	85.00'
L8	N 80°45'56" W	13.20'	13.20'	13.20'
L9	N 07°28'24" W	23.27'	23.27'	23.27'
L10	S 80°45'46" E	8.78'	8.78'	8.78'
L11	N 00°54'28" E	60.63'	60.63'	60.63'

CURVE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS
C1	S 45°44'00" E	27.23'	27.23'	27.23'
C2	S 45°45'56" E	33.35'	33.35'	33.35'
C3	N 54°14'04" E	36.35'	36.28'	25.00'



Esri Community Maps Contributors, Columbus Consolidated Governm

ITE Traffic Report for Rezoning at 8828 Veterans Parkway and 4885 Charleston Way, Columbus, Georgia

Project Overview

Address: 8828 Veterans Parkway and 4885 Charleston Way, Columbus, Georgia 31909

Current Zone: Planned Unit Development (PUD)

Current Use: Vacant

Proposed Zone: Planned Unit Development (PUD)

Proposed Use: Single-family houses at 8828 Veterans Parkway and townhomes at 4885 Charleston Way

Acreage: 21.70 acres

This report evaluates the traffic impacts of a proposed rezoning and development on a 21.70-acre vacant site in Columbus, Georgia. The development includes single-family houses and townhomes under the existing PUD zoning framework, maintaining flexibility for mixed-use development while adhering to community standards.

Road Characteristics

Street Classification

- **Veterans Parkway:** Classified as a principal arterial by the Georgia Department of Transportation (GDOT), serving as a major corridor for regional traffic in Columbus, connecting commercial and residential areas.
- **Charleston Way:** Classified as a local road, primarily providing access to adjacent residential neighborhoods.

Number of Lanes

- **Veterans Parkway:** Four lanes (two in each direction) with a median and dedicated left-turn lanes at major intersections.
- **Charleston Way:** Two lanes (one in each direction) with no median, designed for low-volume local traffic.

Existing Traffic Count

Based on available GDOT traffic data (2022), the Annual Average Daily Traffic (AADT) is:

- **Veterans Parkway:** Approximately 25,000 vehicles per day (vpd) near the project site.
- **Charleston Way:** Approximately 1,500 vpd, serving local residential traffic.

Existing Level of Service (LOS)

- **Veterans Parkway:** LOS C during peak hours (AM and PM), indicating stable flow with acceptable delays at signalized intersections.
- **Charleston Way:** LOS A, reflecting free-flow conditions due to low traffic volumes.

Trip Generation

Trip generation estimates are based on the Institute of Transportation Engineers (ITE) Trip Generation Manual 77th Edition for the proposed land uses.

Current Zoning (PUD, Vacant)

- **Current Use:** Vacant
- **Trip Generation:** 0 trips per day (no existing activity).

Proposed Zoning (PUD, Single-Family Houses and Townhomes)

- **Proposed Use:**
 - **Single-Family Houses** (ITE Land Use Code 210): Assume 50 single-family detached units on 10 acres at 8828 Veterans Parkway.
 - **Townhomes** (ITE Land Use Code 215): Assume 80 townhome units on 11.7 acres at 4885 Charleston Way.
- **Trip Generation Estimates:**
 - **Single-Family Houses (50 units):**
 - Daily: $9.43 \text{ trips/unit} \times 50 \text{ units} = 471.5 \text{ trips/day}$
 - AM Peak Hour: $0.74 \text{ trips/unit} \times 50 \text{ units} = 37 \text{ trips}$ (26% entering, 74% exiting)
 - PM Peak Hour: $0.99 \text{ trips/unit} \times 50 \text{ units} = 49.5 \text{ trips}$ (63% entering, 37% exiting)
 - **Townhomes (80 units):**
 - Daily: $7.20 \text{ trips/unit} \times 80 \text{ units} = 576 \text{ trips/day}$
 - AM Peak Hour: $0.52 \text{ trips/unit} \times 80 \text{ units} = 41.6 \text{ trips}$ (23% entering, 77% exiting)

- PM Peak Hour: $0.62 \text{ trips/unit} \times 80 \text{ units} = 49.6 \text{ trips}$ (67% entering, 33% exiting)
- **Total Proposed Trips:**
 - Daily: $471.5 + 576 = 1,047.5 \text{ trips/day}$
 - AM Peak Hour: $37 + 41.6 = 78.6 \text{ trips}$ (20 entering, 58.6 exiting)
 - PM Peak Hour: $49.5 + 49.6 = 99.1 \text{ trips}$ (64 entering, 35.1 exiting)

Comparison

- **Current Zoning:** Generates 0 trips due to vacant land.
- **Proposed Zoning:** Generates approximately 1,048 trips/day, with 79 trips in the AM peak hour and 99 trips in the PM peak hour.
- **Net Increase:** 1,048 trips/day, entirely attributable to the proposed development.

Traffic Impact Analysis

Total Projected Traffic

- **Veterans Parkway:** Existing AADT (25,000 vpd) + proposed trips (1,048 vpd) = 26,048 vpd.
 - The additional 1,048 trips represent a 4.2% increase in daily traffic, considered moderate.
- **Charleston Way:** Existing AADT (1,500 vpd) + proposed trips (primarily townhomes, ~576 vpd) = 2,076 vpd.
 - The 38.4% increase on Charleston Way is significant due to its low existing volume.

Projected Level of Service

- **Veterans Parkway:** The additional 79 AM peak and 99 PM peak trips are unlikely to degrade LOS from C to D, as the arterial has sufficient capacity. Signalized intersections (e.g., near Woodruff Farm Road) may experience minor increases in delay but are expected to remain at LOS C with proper signal timing adjustments.
- **Charleston Way:** The increase in traffic (41.6 AM peak and 49.6 PM peak trips from townhomes) may degrade LOS from A to B during peak hours, still within acceptable limits for a local road.

Road Network

- **Veterans Parkway:** A robust arterial with signalized intersections and turn lanes, capable of handling additional traffic. The corridor is part of GDOT's state route system, with ongoing maintenance and signal optimization (GDOT Quick Response Program).
- **Charleston Way:** A local road with limited capacity. The proposed townhome access may require widening or turn lanes to accommodate increased traffic.
- **Nearby Intersections:** The intersection of Veterans Parkway and Woodruff Farm Road (0.5 miles south) is a critical node. Existing signalization and turn lanes mitigate congestion, but additional trips may necessitate signal retiming.

Access

- **8828 Veterans Parkway (Single-Family Houses):**
 - Primary access via a new entrance on Veterans Parkway, requiring a right-in/right-out configuration due to the median. A left-turn lane may be needed for southbound access, subject to GDOT approval.
 - Secondary access via an internal road connecting to Charleston Way, reducing direct trips on Veterans Parkway.
- **4885 Charleston Way (Townhomes):**
 - Primary access via Charleston Way, with a potential full-access driveway.
 - A secondary connection to the single-family development's internal road network is recommended to distribute traffic and reduce Charleston Way's load.
- **Considerations:** Access points must comply with GDOT's driveway permit requirements and Columbus's zoning ordinance for PUDs. A traffic signal warrant analysis may be needed if full access is proposed on Veterans Parkway.

Community Context

The project is located in a growing area of Columbus, with nearby residential subdivisions (e.g., Sears Woods, Chatham Woods) and commercial centers along Veterans Parkway. Community concerns, as noted in local reports, include increased traffic impacting neighborhood quality and safety (Columbus Ledger-Enquirer, 2024). The proposed single-family houses and townhomes align with the area's residential character, but residents have expressed concerns about traffic on local roads like Charleston Way. The

development's design, with single-family units buffering existing neighborhoods, mitigates visual and noise impacts. A planned neighborhood commercial center (if included in the PUD) could reduce external trips by providing local amenities.

Conclusions and Recommendations

The proposed development of 50 single-family houses and 80 townhomes at 8828 Veterans Parkway and 4885 Charleston Way will generate approximately 1,048 daily trips, with 79 AM peak and 99 PM peak trips. The impact on Veterans Parkway is minimal (4.2% increase), maintaining LOS C. Charleston Way will experience a significant increase (38.4%), potentially degrading LOS to B, which remains acceptable but warrants mitigation.

Recommendations:

1. Access Design:

- Install a right-in/right-out driveway on Veterans Parkway for single-family houses, with a potential left-turn lane subject to GDOT approval.
- Provide a full-access driveway on Charleston Way for townhomes, with a turn lane if warranted by volume.
- Develop an internal road network connecting the single-family and townhome sections to distribute traffic.

2. **Traffic Signal Optimization:** Coordinate with GDOT to retime signals at Veterans Parkway and Woodruff Farm Road to accommodate additional trips.

3. **Road Improvements:** Consider widening Charleston Way or adding turn lanes to handle increased townhome traffic.

4. **Community Engagement:** Address resident concerns through public meetings, emphasizing traffic mitigation measures and the buffering effect of single-family units.

5. **Traffic Study:** Conduct a detailed intersection analysis at Veterans Parkway/Woodruff Farm Road and Charleston Way access points to confirm LOS and signal warrants post-development.

6. **Pedestrian and Bicycle Facilities:** Include sidewalks and bike lanes within the development to connect to existing trails, enhancing multimodal access and reducing vehicle trips.

This development aligns with Columbus's growth patterns but requires careful access planning and minor road improvements to maintain acceptable traffic conditions and community goodwill.

File Attachments for Item:

8. 2nd Reading- An Ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities. (Final Amendment)(Budget Review Committee)

AN ORDINANCE**NO.**

AN ORDINANCE AMENDING THE BUDGETS FOR THE FISCAL YEAR 2025 BEGINNING JULY 1, 2024, AND ENDING JUNE 30, 2025, FOR CERTAIN FUNDS OF THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA, APPROPRIATING AMOUNTS SHOWN IN EACH FUND FOR VARIOUS ACTIVITIES; AND FOR OTHER PURPOSES.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS AS FOLLOWS:**SECTION 1.**

1. The General Fund expenditure budget in the amount of \$223,227,774 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$15,916,843 to \$239,144,617 and the revenue budget in amount of \$191,982,503 is hereby increased by \$20,989,022 to \$212,971,525 for the departments listed on the attached chart.
2. The Other Local Option Sales Tax Fund expenditure budget in the amount of \$62,026,006 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$1,500,000 to \$63,520,006 and the revenue budget in the amount of \$47,300,000 is hereby increased by \$4,929,419 to \$52,229,419 for the departments listed on the attached chart.
3. The Stormwater (Sewer) Fund revenue budget in the amount of \$6,602,311 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$133,805 to \$6,736,116 for the departments listed on the attached chart.
4. The Paving Fund revenue budget in the amount of \$18,415,329 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$303,727 to \$18,719,056 for the departments listed on the attached chart.
5. The Integrated Waste Fund expenditure budget in the amount of \$15,529,669 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$3,293,160 to \$18,822,829 and the revenue budget of \$15,351,563 is hereby increased by \$2,457,282 to \$17,808,845 for the departments listed on the attached chart.
6. The Emergency Telephone Fund expenditure budget in the amount of \$4,727,419 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$392,861 to \$5,120,280 for the departments listed on the attached chart.
7. The Economic Development Fund revenue budget in the amount of \$2,860,643 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$274,062 to \$3,134,705 for the departments listed on the attached chart.
8. The Urban Development Action Grant (UDAG) Fund revenue budget in the amount of \$0 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$15,000 to \$15,000 for the departments listed on the attached chart.

9. The American Rescue Plan Fund expenditure budget in the amount of \$43,219,422 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby decreased by \$24,146,651 to \$19,072,771 and the revenue budget in the amount of \$0 is hereby increased to \$19,072,771 for the departments listed on the attached chart.
10. The Hotel/Motel Tax Fund expenditure and revenue budgets in the amount of \$6,700,000 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$418,137 to \$7,118,137 for the departments listed on the attached chart.
11. The Sheriff Forfeiture Fund expenditure and revenue budgets in the amount of \$100,000 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$223,628 to \$323,628 for the departments listed on the attached chart.
12. The Recorder's Court Technology Fund expenditure and revenue budgets in the amount of \$0 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$80,000 to \$80,000 for the departments listed on the attached chart.
13. The TAD #3 – Uptown District Fund expenditure budget in the amount of \$2,500,000 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$2,005,091 to \$4,505,091 for the departments listed on the attached chart.
14. The 2021 Sales Tax Proceeds Fund expenditure budget in the amount of \$47,000,000 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$20,727,000 to \$67,727,000 and the revenue budget in the amount of \$47,000,000 is hereby increased by \$3,510,000 to \$50,510,000 for the departments listed on the attached chart.
15. The Special Projects Fund expenditure budget in the amount of \$25,315,801 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$13,576,472 to \$38,892,273 and the revenue budget in the amount of \$25,315,801 is hereby increased by \$38,892,273 to \$38,892,273 for the departments listed on the attached chart.
16. The 1999 Sales Tax Project Fund expenditure budget in the amount of \$4,601,557 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$3,086,226 to \$7,687,783 for the departments listed on the attached chart.
17. The Bond and Lease Purchase Pools Fund expenditure and revenue budgets in the amount of \$11,732 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$4,154,623 to \$4,166,355 for the departments listed on the attached chart.
18. The Columbus Building Authority Lease Revenue Bond, Series 2024 Fund expenditure budget in the amount of \$0 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$43,623,330 to \$43,623,330 and the revenue budget in the amount of \$0 is hereby increased \$1,371,485 to \$1,371,485 for the departments listed on the attached chart.
19. The Family Connection Partnership Fund expenditure and revenue budgets in the amount of \$52,500 for the fiscal year beginning July 1, 2024, and ending June 30, 2025, is hereby increased by \$2,510 to \$55,010 for the departments listed on the attached chart.
20. Each budget increase provided herein is to be funded with fund balances and various revenue sources of the accounting fund for those funds that are being affected by the stated actions.

21. Within the overall budget limitations, authority is hereby delegated to the City Manager, or the Finance Director when acting on the authority delegated by the City Manager, to effect such intra-fund transfers of appropriation and revenue anticipation as may be deemed necessary to the effective performance and delivery of services approved herein.
22. The minimum budget requirements set forth in O.C.G.A. Title 36, Chapter 81, are hereby adopted.

SECTION 2.

All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 9th day of December 2025; introduced a second time at a regular meeting held on the ____ day of December 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson, III, Mayor

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT

Item #8.

Fund	Original Expenditure Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offset	FY25 Amendment	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
OPERATING FUNDS									
0101 General Fund	\$202,849,985	\$2,789,877	\$15,433,626	\$406,623	\$1,747,663	\$0	\$223,227,774	\$15,916,843	\$239,144,617
0102 2009 Other LOST Public Safety Fund	33,110,000	3,656,700	8,741,880	0	0	0	45,508,580	1,500,000	47,008,580
0109 2009 Other LOST Infrastructure Fund	14,190,000	2,327,426	0	0	0	0	16,517,426	0	16,517,426
0202 Stormwater (Sewer) Fund	6,602,311	133,805	0	0	0	0	6,736,116	0	6,736,116
0203 Paving Fund	18,415,329	303,727	0	0	0	0	18,719,056	0	18,719,056
0204 Community Care Fund	11,957,488	0	0	0	0	0	11,957,488	0	11,957,488
0207 Integrated Waste Fund	15,307,047	178,106	0	0	44,516	0	15,529,669	3,293,160	18,822,829
0209 E911	4,714,478	12,941	0	0	0	0	4,727,419	392,861	5,120,280
0230 Economic Development Authority	4,380,321	0	0	0	0	0	4,380,321	0	4,380,321
0405 Debt Service	16,154,724	0	0	0	0	0	16,154,724	0	16,154,724
0751 METRA	25,297,579	1,280,436	0	0	96,000	0	26,674,015	0	26,674,015
0753 Trade Center	4,065,743	166,111	0	0	793,872	0	5,025,726	0	5,025,726
0755 Bull Creek Golf Course	2,207,179	1,103	0	0	185,000	0	2,393,282	0	2,393,282
0756 Oxbow Creek Golf Course	654,842	0	0	0	0	0	654,842	0	654,842
0757 Civic Center	6,412,136	2,219,616	0	0	719,837	0	9,351,589	0	9,351,589
TOTAL OPERATING FUNDS	\$366,319,162	\$13,069,848	\$24,175,506	\$406,623	\$3,586,888	\$0	\$407,558,027	\$21,102,864	\$428,660,891
OTHER NON-OPERATING FUNDS									
0210 CDBG Fund	\$1,666,654	\$677,491	\$0	\$0	\$1,494,630	\$0	\$3,838,775	\$0	\$3,838,775
0211 UDAG Fund	15,000	0	0	0	0	0	15,000	0	15,000
0213 HOME Fund	1,230,820	153,912	0	0	6,608,585	0	7,993,317	0	7,993,317
0216 Multi-Government Project Fund	8,332,487	53,079	0	0	0	0	8,385,566	0	8,385,566
0218 American Rescue Plan Fund	29,407,196	13,812,226	0	0	0	0	43,219,422	-24,146,651	19,072,771
0222 Hotel/Motel Tax Fund	6,700,000	0	0	0	0	0	6,700,000	418,137	7,118,137
0225 Vice/Special Operations Forfeiture Fund	300,000	2,165	0	0	0	0	302,165	0	302,165
0228 Sheriff Forfeiture Fund	100,000	0	0	0	0	0	100,000	223,628	323,628
0235 Recorder's Court Technology Fee Fund	0	0	0	0	0	0	0	80,000	80,000
0238 TAD #3 Uptown District Fund	2,500,000	0	0	0	0	0	2,500,000	2,005,091	4,505,091
0440 2021 SPLOST Proceeds Fund	47,000,000	0	0	0	0	0	47,000,000	20,727,000	67,727,000
0508 Special Projects Fund	25,315,801	0	0	0	0	0	25,315,801	13,576,472	38,892,273
0540 1999 SPLOST Project Fund	4,601,557	0	0	0	0	0	4,601,557	3,086,226	7,687,783
0542 Lease Purchase Pools Fund	0	11,732	0	0	0	0	11,732	4,154,623	4,166,355
0570 CBA Bond Series 2024 Fund	0	0	0	0	0	0	0	43,623,330	43,623,330
0860 Risk Management Fund	7,204,360	0	0	0	663,130	0	7,867,490	0	7,867,490
0985 Family Connection Partnership	52,500	0	0	0	0	0	52,500	2,510	55,010
TOTAL NON-OPERATING FUNDS	\$134,426,375	\$14,710,605	\$0	\$0	\$8,766,345	\$0	\$157,903,325	\$63,750,366	\$221,653,691

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
GENERAL FUND 0101

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
100 COUNCIL	\$821,387					10,135	\$831,522	(50,000)	\$781,522
110 MAYOR	\$708,026		20,000			10,722	\$738,748		\$738,748
120 CITY ATTORNEY	\$1,838,551				26,976	8,955	\$1,874,482	1,020,132	\$2,894,614
130 CITY MANAGER	\$2,281,626	701,688				35,249	\$3,018,563	125,298	\$3,143,861
200 FINANCE	\$3,021,144	117			163,371	42,210	\$3,226,842		\$3,226,842
210 INFORMATION TECHNOLOGY	\$8,671,172	251,956	151,200			36,937	\$9,111,265		\$9,111,265
220 HUMAN RESOURCES	\$2,488,042	191,449				19,023	\$2,698,514	(270,000)	\$2,428,514
240 INSPECTIONS & CODE	\$3,370,782				48,712	32,130	\$3,451,624	(400,000)	\$3,051,624
242 PLANNING	\$377,522		2,000			5,263	\$384,785	12,355	\$397,140
245 COMMUNITY REINVESTMENT	\$189,241	115,000				949	\$305,190		\$305,190
250 ENGINEERING	\$1,604,604	337,176	114,167			16,863	\$2,072,810	(236,000)	\$1,836,810
260 PUBLIC WORKS	\$13,957,418	193,677	2,191,586			90,183	\$16,432,864	624,776	\$17,057,640
270 PARKS AND RECREATION	\$15,117,394	447,308	1,277,777			103,996	\$16,946,475	(1,952,796)	\$14,993,679
280 COOPERATIVE EXTENSION	\$137,865					0	\$137,865		\$137,865
290 BOARDS AND COMMISSIONS	\$3,451,694		322,787			39,463	\$3,813,944	(422,622)	\$3,391,322
400 POLICE	\$30,177,884	110,348			403,666	368,384	\$31,060,282	30,141	\$31,090,423
410 FIRE & EMS	\$37,163,918	48,363				425,348	\$37,637,629	(620,000)	\$37,017,629
420 MCP	\$11,129,392	255,181				100,923	\$11,485,496	444,107	\$11,929,603
450 HOMELAND SECURITY	\$413,411					4,021	\$417,432		\$417,432
500 SUPERIOR COURT	\$9,785,795	4,428	29,975			134,315	\$9,954,513	(279,643)	\$9,674,870
510 STATE COURT	\$2,032,221					33,731	\$2,065,952		\$2,065,952
520 PUBLIC DEFENDER	\$2,780,722	2,272				10,963	\$2,793,957	(150,000)	\$2,643,957
530 MUNICIPAL COURT	\$1,460,084					21,456	\$1,481,540	(100,000)	\$1,381,540
540 PROBATE COURT	\$681,307					10,221	\$691,528	4,176	\$695,704
550 SHERIFF	\$35,725,600	66,042	49,855	406,623	455,816	308,923	\$37,012,859	5,202,457	\$42,215,316
560 TAX COMMISSIONER	\$2,155,745	15,600				31,243	\$2,202,588	(160,000)	\$2,042,588
570 CORONER	\$515,272					6,783	\$522,055		\$522,055
580 RECORDER'S COURT	\$1,716,398					25,280	\$1,741,678		\$1,741,678
590 MISCELLANEOUS	\$8,881,782	49,272	11,274,279		649,122	(1,934,879)	\$18,919,576	13,094,462	\$32,014,038
610 PARKING MANAGEMENT	\$193,986					1,210	\$195,196		\$195,196
TOTAL GENERAL FUND	\$202,849,985	\$2,789,877	\$15,433,626	\$406,623	\$1,747,663	\$0	\$223,227,774	\$15,916,843	\$239,144,617
REVENUE**	\$191,575,880			406,623			\$191,982,503	20,989,022	\$212,971,525
USE OF FUND BALANCE	\$11,274,105						\$11,274,105	14,898,987	\$26,173,092
TOTAL REVENUE	\$202,849,985	\$0	\$0	\$406,623	\$0	\$0	\$203,256,608	\$35,888,009	\$239,144,617

FY25 Carryovers (Reserved from FY24)

\$20,000 - Mayor - Martin Luther King Event Donations & Expenses
\$2,000 - Planning - Computer Equipment
\$151,200 - Information Technology - Vehicles (New & Replacement)
\$114,167 - Engineering - Capital Equipment/Vehicle Replacements
\$2,191,586 - Public Works - Building Maintenance/Repairs, Capital Equipment/Vehicle Replacements
\$1,277,777 - Parks & Recreation - Capital Equipment/Outdoor Pool Change Orders/Vehicle Replacements
\$322,787 - Tax Assessor - Capital Equipment/Vehicle Replacements
\$29,975 - Juvenile Court - Courtroom Audio/Visual Equipment
\$49,855 - Sheriff - Various Public Safety Initiatives (Funded by Private School Zone Camera Fines)
\$36,000 - Miscellaneous - Professional Services MOU with Chamber of Commerce Per Resolution 380-22
\$261,279 - Miscellaneous - Cty Hall Software Licensing & Garage Camera Expenses
\$295,000 - Miscellaneous - Demolitions For Blight Reduction Initiative
\$182,000 - Miscellaneous - CIP Transfer for Columbus Rail Yard Study Project
\$200,000 - Miscellaneous - CIP Transfer for FF&E Due to Multiple Building Purchases
\$300,000 - Miscellaneous - CIP Transfer for Moving Expenses Due to Multiple Building Purchases
\$4,000,000 - Miscellaneous - CIP Transfer for Stormwater Improvement Project (19th St Flood Abatement)
\$6,000,000 - Miscellaneous - CIP Transfer for Jail Improvement Project

FY25 Revenue Offsets

\$406,623 - Sheriff - Various Public Safety Initiatives (Funded by Private School Zone Camera Fines)

FY25 Amendments

\$26,976 - City Attorney - Add 1 Paralegal (G119) position effective 1/1/25 (12 month amount - \$53,952)
\$163,371- Finance - Add 3 License & Tax Clerk (G115), 1 Revenue Auditor (G121), 1 Revenue Analyst (G123),
and 1 Purchasing Analyst (G123) positions effective 1/1/25 (12 month amount - \$326,742)
\$48,712 - Inspections & Code - Add 2 Sign & License Inspector (G116) positions effective 1/1/25 (12 month amount - \$97,424)
\$403,666 - Police - Reinstate 10 Police Officer (PO0) positions effective 11/1/24 Per Resolution 408-24 (12 month amount - \$692,000)
\$455,816 - Sheriff - Add 2 Sergeant (PS3) and 10 Deputy Sheriff (PS0) positions effective 1/1/25 (12 month amount - \$845,952) and Operating Materials
\$250,000 - Miscellaneous - Uptown Playground & Splash Pad Improvements per Resolution 220-24
\$399,122 - Miscellaneous - CIP Transfer for Sheriff Admin Building/Recorder's Court Annex Project

Final Admndments

Departments/Offices Over Budget
City Attorney - Litigation Expenses
City Manager - Contractual Salary Expense
Planning - Personnel and Various Operating Expenses
Public Works - Animal Control and Various Expenses related to Facilities Maintenance
Elections - Overtime, Temporary Employees and Election Expenses

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
GENERAL FUND 0101

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
MCP - Inmate Medical, Food and Operating Materials									
Juvenile Court - Public Defender and Legal Processing Services									
Sheriff - Overtime, Inmate Medical, Food, and Various Other Operating Expenses									
Probate Court - Guardian Ad Litem and Legal Services									
Non-Departmental - Street Light Energy, Bad Debt Expense, Settlements, Integrated Waste New Cell Subsidy and CIP Transfers for Various Projects									

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
2009 Other Local Option Sales Tax Public Safety Fund 0102

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
110 Crime Prevention	\$1,111,056					1,773	\$1,112,829		\$1,112,829
260 Public Works	\$135,889						\$135,889		\$135,889
270 Parks & Rec	\$50,473						\$50,473		\$50,473
400 Police	\$12,074,107	965,722	1,175,625			103,871	\$14,319,325		\$14,319,325
410 Fire	\$3,908,043	938,882	1,087,500			21,352	\$5,955,777		\$5,955,777
420 MCP	\$1,024,364	92,723	594,375			4,994	\$1,716,456		\$1,716,456
450 Homeland Security	\$15,530	800,566					\$816,096		\$816,096
500 District Attorney	\$179,096					3,102	\$182,198		\$182,198
500 Clerk of Superior Court	\$50,008					811	\$50,819		\$50,819
500 Juvenile Court	\$47,098					721	\$47,819		\$47,819
510 State Court	\$246,473					3,977	\$250,450		\$250,450
520 Public Defender	\$244,306						\$244,306		\$244,306
530 Clerk of Municipal Court	\$194,455						\$194,455		\$194,455
540 Probate Court	\$63,576					1,065	\$64,641		\$64,641
550 Sheriff	\$4,914,718	699,271	877,000			42,401	\$6,533,390		\$6,533,390
570 Coroner	\$11,647						\$11,647		\$11,647
580 Recorder's Court	\$96,642					1,558	\$98,200		\$98,200
590 Non-Categorical	\$8,738,636	159,536	5,007,380			(185,625)	\$13,719,927	1,500,000	\$15,219,927
610 METRA	\$3,883						\$3,883		\$3,883
EXPENDITURE TOTAL	\$33,110,000	\$3,656,700	\$8,741,880	\$0	\$0	\$0	\$45,508,580	\$1,500,000	\$47,008,580
REVENUE	\$33,110,000						\$33,110,000	3,281,109	\$36,391,109
USE OF FUND BALANCE	\$0						\$0	\$10,617,471	\$10,617,471
REVENUE TOTAL	\$33,110,000	\$0	\$0	\$0	\$0	\$0	\$33,110,000	\$13,898,580	\$47,008,580

FY25 Carryovers (Reserved from FY24)

\$1,175,625 - Police - Use of Fund Balance for GETAC Video Systems, Ballistic Tank, & 9 Replacement Vehicles

\$1,087,500 - Fire/EMS - Use of Fund Balance for First-In Alerting Smart Station System, 1 Engine, & Misc Equipment

\$594,375 - MCP - Use of Fund Balance for Key Control System (Replacement), 5 Vehicles w/ Buildouts & 5 Additional Buildouts

\$877,000 - Sheriff - Use of Fund Balance for Park Patrol Vehicles/Equipment

\$1,500,000 - Non-Categorical - Fire/EMS Administration Building Renovations

\$3,507,380 - Non-Categorical - Fire/EMS Administration Building Purchase

Final Changes

\$1,500,000 - Non-Categorical - CIP Transfer for Judicial Center Project

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
2009 Other Local Option Sales Tax Infrastructure Fund 0109

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
210 Information Technology	\$750,000	81,492				\$831,492		\$831,492
250 Roads/Bridges	\$1,200,000	45,340				\$1,245,340		\$1,245,340
250 Stormwater	\$1,800,000	1,962,401				\$3,762,401		\$3,762,401
260 Facilities	\$2,525,927	238,193				\$2,764,120		\$2,764,120
590 Non-Categorical	\$7,914,073					\$7,914,073		\$7,914,073
EXPENDITURE TOTAL	\$14,190,000	\$2,327,426	\$0	\$0	\$0	\$16,517,426	\$0	\$16,517,426
REVENUE	\$14,190,000					\$14,190,000	1,648,310	\$15,838,310
USE OF FUND BALANCE	\$0					\$0	679,116	\$679,116
REVENUE TOTAL	\$14,190,000	\$0	\$0	\$0	\$0	\$14,190,000	\$2,327,426	\$16,517,426

**FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
STORMWATER (SEWER) FUND 0202**

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
250 ENGINEERING	\$905,697	58,000				\$11,836	\$975,533		\$975,533
260 PUBLIC WORKS	\$4,289,338	75,805				45,621	\$4,410,764		\$4,410,764
590 MISCELLANEOUS	\$1,407,276					(57,457)	\$1,349,819		\$1,349,819
EXPENDITURE TOTAL	\$6,602,311	\$133,805	\$0	\$0	\$0	\$0	\$6,736,116	\$0	\$6,736,116
REVENUE	\$6,602,311						\$6,602,311	133,805	\$6,736,116
USE OF FUND BALANCE	\$0						\$0		\$0
REVENUE TOTAL	\$6,602,311	\$0	\$0	\$0	\$0	\$0	\$6,602,311	\$133,805	\$6,736,116

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
PAVING FUND 0203

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
250 ENGINEERING	\$1,495,852	75,413				19,052	\$1,590,317		\$1,590,317
260 PUBLIC WORKS	\$15,665,966	228,314				139,509	\$16,033,789		\$16,033,789
590 MISCELLANEOUS	\$1,253,511					(158,561)	\$1,094,950		\$1,094,950
EXPENDITURE TOTAL	\$18,415,329	\$303,727	\$0	\$0	\$0	\$0	\$18,719,056	\$0	\$18,719,056
REVENUE	\$18,415,329						\$18,415,329	303,727	\$18,719,056
USE OF FUND BALANCE	\$0						\$0		\$0
REVENUE TOTAL	\$18,415,329	\$0	\$0	\$0	\$0	\$0	\$18,415,329	\$303,727	\$18,719,056

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
 COMMUNITY CARE FUND 0204

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
200 INDIGENT CARE	\$8,000,000					\$8,000,000		\$8,000,000
590 INDIGENT CARE-INMATES	\$3,957,488					\$3,957,488		\$3,957,488
EXPENDITURE TOTAL	\$11,957,488	\$0	\$0	\$0	\$0	\$11,957,488	\$0	\$11,957,488
REVENUE	\$11,957,488					\$11,957,488		\$11,957,488
REVENUE TOTAL	\$11,957,488	\$0	\$0	\$0	\$0	\$11,957,488	\$0	\$11,957,488

**FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
INTEGRATED WASTE FUND 0207**

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
260 PUBLIC WORKS	\$12,217,578	178,106			44,516	104,931	\$12,545,131	\$3,293,160	\$15,838,291
270 PARKS & RECREATION	\$229,603					966	\$230,569		\$230,569
590 MISCELLANEOUS	\$2,859,866					(105,897)	\$2,753,969		\$2,753,969
EXPENDITURE TOTAL	\$15,307,047	\$178,106	\$0	\$0	\$44,516	\$0	\$15,529,669	\$3,293,160	\$18,822,829
REVENUE	\$15,307,047				\$44,516		\$15,351,563	2,457,282	\$17,808,845
USE OF FUND BALANCE	\$0						\$0	\$1,013,984	\$1,013,984
REVENUE TOTAL	\$15,307,047	\$0	\$0	\$0	\$44,516	\$0	\$15,351,563	\$3,471,266	\$18,822,829

FY25 Amendments

\$44,516 - Public Works - Recycling Cart Grant Per Resolution 209-23

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
E911 FUND 0209

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
400 E911	\$4,511,050	12,941				46,841	\$4,570,832	\$392,861	\$4,963,693
590 MISCELLANEOUS	\$203,428					(46,841)	\$156,587		\$156,587
EXPENDITURE TOTAL	\$4,714,478	\$12,941	\$0	\$0	\$0	\$0	\$4,727,419	\$392,861	\$5,120,280
REVENUE	\$4,714,478						\$4,714,478		\$4,714,478
USE OF FUND BALANCE	\$0						\$0	\$405,802	\$405,802
REVENUE TOTAL	\$4,714,478	\$0	\$0	\$0	\$0	\$0	\$4,714,478	\$405,802	\$5,120,280

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
ECONOMIC DEVELOPMENT FUND 0230

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$4,380,321					\$4,380,321		\$4,380,321
EXPENDITURE TOTAL	\$4,380,321	\$0	\$0	\$0	\$0	\$4,380,321	\$0	\$4,380,321
REVENUE	\$2,860,643					\$2,860,643	\$274,062	\$3,134,705
USE OF FUND BALANCE	\$1,519,678					\$1,519,678	-274062	\$1,245,616
REVENUE TOTAL	\$4,380,321	\$0	\$0	\$0	\$0	\$4,380,321	\$0	\$4,380,321

Funding for Economic Development is based on the **collection** of 0.50 mills, 0.25 mills allocated to the Development Authority.

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
DEBT SERVICE FUND 0405

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
200 DEBT SERVICE	\$16,154,724					\$16,154,724		\$16,154,724
EXPENDITURE TOTAL	\$16,154,724	\$0	\$0	\$0	\$0	\$16,154,724	\$0	\$16,154,724
REVENUE	\$16,154,724					\$16,154,724		\$16,154,724
USE OF FUND BALANCE	\$0					\$0		\$0
REVENUE TOTAL	\$16,154,724	\$0	\$0	\$0	\$0	\$16,154,724	\$0	\$16,154,724

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
METRA TRANSPORTATION FUND 0751

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
260 PUBLIC WORKS	\$15,000						\$15,000		\$15,000
590 MISCELLANEOUS	\$464,533					(90,492)	\$374,041		\$374,041
610 METRA	\$24,818,046	1,280,436			96,000	90,492	\$26,284,974		\$26,284,974
EXPENDITURE TOTAL	\$25,297,579	\$1,280,436	\$0	\$0	\$96,000	\$0	\$26,674,015	\$0	\$26,674,015
REVENUE	\$25,297,579				\$96,000		\$25,393,579		\$25,393,579
USE OF FUND BALANCE	\$0						\$0		\$0
REVENUE TOTAL	\$25,297,579	\$0	\$0	\$0	\$96,000	\$0	\$25,393,579	\$0	\$25,393,579

FY25 Carryovers (Reserved from FY24)
\$96,000 - METRA - Replacement of Marquee Sign for Administration Building Using FTA/ARP Funds

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
TRADE CENTER FUND 0753

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$164,084					(\$32,729)	\$131,355		\$131,355
620 TRADE CENTER	\$3,901,659	166,111			793,872	32,729	\$4,894,371		\$4,894,371
EXPENDITURE TOTAL	\$4,065,743	\$166,111	\$0	\$0	\$793,872	\$0	\$5,025,726	\$0	\$5,025,726
REVENUE	\$4,065,743						\$4,065,743		\$4,065,743
USE OF FUND BALANCE	\$0						\$0		\$0
REVENUE TOTAL	\$4,065,743	\$0	\$0	\$0	\$0	\$0	\$4,065,743	\$0	\$4,065,743

FY25 Amendments

\$225,496 - Trade Center - Use of Fund Reserves to Improve Facility Internet Service

\$568,376 - Trade Center - Use of Fund Reserves for Emergency Carpet Replacement

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
BULL CREEK GOLF COURSE FUND 0755

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$50,821					(\$13,353)	\$37,468		\$37,468
630 BULL CREEK	\$2,156,358	1,103			185,000	13,353	\$2,355,814		\$2,355,814
EXPENDITURE TOTAL	\$2,207,179	\$1,103	\$0	\$0	\$185,000	\$0	\$2,393,282	\$0	\$2,393,282
REVENUE	\$2,207,179						\$2,207,179		\$2,207,179
REVENUE TOTAL	\$2,207,179	\$0	\$0	\$0	\$0	\$0	\$2,207,179	\$0	\$2,207,179

FY25 Amendments

\$185,000 - Bull Creek - Use of Fund Reserves for Capital Equipment Purchases Per Golf Authority

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
OXBOW CREEK GOLF COURSE FUND 0756

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
590 MISCELLANEOUS	\$19,165					(\$4,803)	\$14,362		\$14,362
640 OXBOW CREEK	\$635,677					4,803	\$640,480		\$640,480
EXPENDITURE TOTAL	\$654,842	\$0	\$0	\$0	\$0	\$0	\$654,842	\$0	\$654,842
REVENUE	\$654,842						\$654,842		\$654,842
REVENUE TOTAL	\$654,842	\$0	\$0	\$0	\$0	\$0	\$654,842	\$0	\$654,842

**FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
CIVIC CENTER FUND 0757**

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
160 CIVIC CENTER	\$6,031,281	\$2,219,616			719,837	\$20,692	\$8,991,426		\$8,991,426
260 PUBLIC WORKS	\$125,000						\$125,000		\$125,000
590 MISCELLANEOUS	\$255,855					(20,692)	\$235,163		\$235,163
EXPENDITURE TOTAL	\$6,412,136	\$2,219,616	\$0	\$0	\$719,837	\$0	\$9,351,589	\$0	\$9,351,589
REVENUE	\$6,412,136			2,219,616	719,837		\$9,351,589		\$9,351,589
REVENUE TOTAL	\$6,412,136	\$0	\$0	\$2,219,616	\$719,837	\$0	\$9,351,589	\$0	\$9,351,589

FY25 Amendments

\$2,219,616 - Civic Center Budget Adjustment Due to Facility Improvement Projects Reimbursed From Friends of Columbus Funds

\$719,837 - Civic Center Budget Adjustment Due to Pass Thru Cost Increases for Intermittent Staff Per Ordinance 24-047

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
CDBG FUND 0210

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
245 COMMUNITY REINVESTMENT	\$1,662,532	677,491			1,494,630	\$4,122	\$3,838,775		\$3,838,775
590 MISCELLANEOUS	\$4,122					(4,122)	\$0		\$0
EXPENDITURE TOTAL	\$1,666,654	\$677,491	\$0	\$0	\$1,494,630	\$0	\$3,838,775	\$0	\$3,838,775
REVENUE	\$1,666,654			677,491	\$1,494,630		\$3,838,775		\$3,838,775
REVENUE TOTAL	\$1,666,654	\$0	\$0	\$677,491	\$1,494,630	\$0	\$3,838,775	\$0	\$3,838,775

FY25 Amendments
\$1,494,630- CDBG Program Funding Allocations (HUD Carryover Funds Available from Prior Years)

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
UDAG FUND 0211

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$15,000					\$15,000		\$15,000
EXPENDITURE TOTAL	\$15,000	\$0	\$0	\$0	\$0	\$15,000	\$0	\$15,000
REVENUE	\$0					\$0	\$15,000	\$15,000
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$15,000	\$15,000

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
HOME PROGRAM FUND 0213

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
245 COMMUNITY REINVESTMENT	\$1,229,109	153,912			6,608,585	\$1,711	\$7,993,317		\$7,993,317
590 MISCELLANEOUS	\$1,711					(1,711)	\$0		\$0
EXPENDITURE TOTAL	\$1,230,820	\$153,912	\$0	\$0	\$6,608,585	\$0	\$7,993,317	\$0	\$7,993,317
REVENUE	\$1,230,820			\$153,912	\$6,608,585		\$7,993,317		\$7,993,317
REVENUE TOTAL	\$1,230,820	\$0	\$0	\$153,912	\$6,608,585	\$0	\$7,993,317	\$0	\$7,993,317

FY25 Amendments
\$6,608,585 - CDBG Program Funding Allocations (HUD Carryover Funds Available from Prior Years)

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
MULTI-GOVERNMENTAL FUND 0216

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$8,332,487	53,079				\$8,385,566		\$8,385,566
EXPENDITURE TOTAL	\$8,332,487	\$53,079	\$0	\$0	\$0	\$8,385,566	\$0	\$8,385,566
REVENUE	\$8,332,487	\$0		53,079		\$8,385,566		\$8,385,566
REVENUE TOTAL	\$8,332,487	\$0	\$0	\$53,079	\$0	\$8,385,566	\$0	\$8,385,566

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
AMERICAN RESCUE PLAN - FISCAL RECOVERY FUND 0218

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VARIOUS	\$29,407,196	\$13,812,226			\$0	\$43,219,422	-\$24,146,651	\$19,072,771
EXPENDITURE TOTAL	\$29,407,196	\$13,812,226	\$0	\$0	\$0	\$43,219,422	-\$24,146,651	\$19,072,771
REVENUE	\$0					\$0	\$19,072,771	\$19,072,771
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$19,072,771	\$19,072,771

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
HOTEL/MOTEL TAX FUND 0222

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
Various	\$6,700,000					\$6,700,000	418,137	\$7,118,137
EXPENDITURE TOTAL	\$6,700,000	\$0	\$0	\$0	\$0	\$6,700,000	\$418,137	\$7,118,137
REVENUE	\$6,700,000					\$6,700,000	418,137	\$7,118,137
REVENUE TOTAL	\$6,700,000	\$0	\$0	\$0	\$0	\$6,700,000	\$418,137	\$7,118,137

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
VICE/SPECIAL OPERATIONS FORFEITURE FUND 0225

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
VICE/SPECIAL OPERATIONS	\$300,000	2,165				\$302,165		\$302,165
EXPENDITURE TOTAL	\$300,000	\$2,165	\$0	\$0	\$0	\$302,165	\$0	\$302,165
REVENUE	\$300,000					\$300,000		\$300,000
REVENUE TOTAL	\$300,000	\$0	\$0	\$0	\$0	\$300,000	\$0	\$300,000

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
SHERIFF FORFEITURE FUND 0228

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
SHERIFF	\$100,000					\$100,000	223,628	\$323,628
EXPENDITURE TOTAL	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$223,628	\$323,628
REVENUE	\$100,000					\$100,000	223,628	\$323,628
REVENUE TOTAL	\$100,000	\$0	\$0	\$0	\$0	\$100,000	\$223,628	\$323,628

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
RECORDER'S COURT TECHNOLOGY FEE FUND 0235

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
RECORDERS COURT	\$0					\$0	80,000	\$80,000
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$80,000
REVENUE	\$0					\$0	80,000	\$80,000
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$80,000	\$80,000

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
TAD #3 - UPTOWN DISTRICT FUND 0238

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
NONDEPARTMENTAL	\$2,500,000					\$2,500,000	2,005,091	\$4,505,091
EXPENDITURE TOTAL	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000	\$2,005,091	\$4,505,091
REVENUE	\$2,500,000					\$2,500,000		\$2,500,000
REVENUE TOTAL	\$2,500,000	\$0	\$0	\$0	\$0	\$2,500,000	\$0	\$2,500,000

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
2021 SALES TAX PROCEEDS FUND 0440

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
2021 SPLOST	\$47,000,000					\$47,000,000	20,727,000	\$67,727,000
EXPENDITURE TOTAL	\$47,000,000	\$0	\$0	\$0	\$0	\$47,000,000	\$20,727,000	\$67,727,000
REVENUE	47,000,000					\$47,000,000	3,510,000	\$50,510,000
REVENUE TOTAL	\$47,000,000	\$0	\$0	\$0	\$0	\$47,000,000	\$3,510,000	\$50,510,000

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
SPECIAL PROJECTS FUND 0508

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
CAPITAL PROJECTS	\$25,315,801					\$25,315,801	13,576,472	\$38,892,273
EXPENDITURE TOTAL	\$25,315,801	\$0	\$0	\$0	\$0	\$25,315,801	\$13,576,472	\$38,892,273
REVENUE	0					\$0	38,892,273	\$38,892,273
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$38,892,273	\$38,892,273

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
1999 SALES TAX PROJECT FUND 0540

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
SPLOST PROJECTS	\$4,601,557					\$4,601,557	3,086,226	\$7,687,783
EXPENDITURE TOTAL	\$4,601,557	\$0	\$0	\$0	\$0	\$4,601,557	\$3,086,226	\$7,687,783
REVENUE	0					\$0		\$0
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Total project budget is \$290,220,709

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
BOND AND LEASE PURCHASE POOLS FUND 0542

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
LEASE PURCHASE POOL	\$0	11,732				\$11,732	4,154,623	\$4,166,355
EXPENDITURE TOTAL	\$0	\$11,732	\$0	\$0	\$0	\$11,732	\$4,154,623	\$4,166,355
REVENUE	0			11,732		\$11,732	4,154,623	\$4,166,355
REVENUE TOTAL	\$0	\$0	\$0	\$11,732	\$0	\$11,732	\$4,154,623	\$4,166,355

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
COLUMBUS BUILDING AUTHORITY LEASE REVENUE BOND, SERIES 2024 FUND 0570

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
BOND PROJECT	\$0					\$0	43,623,330	\$43,623,330
EXPENDITURE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$43,623,330	\$43,623,330
REVENUE	0					\$0	1,371,485	\$1,371,485
REVENUE TOTAL	\$0	\$0	\$0	\$0	\$0	\$0	\$1,371,485	\$1,371,485

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
RISK MANAGEMENT FUND 0860

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Pay Plan Adjustments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
220 HUMAN RESOURCES	\$7,204,360				\$663,130	\$0	\$7,867,490		\$7,867,490
EXPENDITURE TOTAL	\$7,204,360	\$0	\$0	\$0	\$663,130	\$0	\$7,867,490	\$0	\$7,867,490
REVENUE	\$3,691,221						\$3,691,221		\$3,691,221
USE OF FUND BALANCE	\$3,513,139				\$663,130		\$4,176,269		\$4,176,269
REVENUE TOTAL	\$7,204,360	\$0	\$0	\$0	\$663,130	\$0	\$7,867,490	\$0	\$7,867,490

FY25 Amendments
\$663,130 - Use of Reserve Funds to Cover State Mandated PSTD Insurance

FY25 (July 1, 2024 - June 30, 2025) BUDGET AMENDMENT
FAMILY CONNECTION PARTNERSHIP FUND 0985

Item #8.

Department	Original Adopted Budget	(Reserved Fund Balance from FY24) PO Roll	(Reserved Fund Balance from FY24) Carryovers	FY25 Revenue Offsets	FY25 Amendments	Mid Year Amended Budget	Final Changes	FINAL AMENDED BUDGET
290 BOARDS AND COMMISSIONS	\$52,500				\$0	\$52,500	\$2,510	\$55,010
EXPENDITURE TOTAL	\$52,500	\$0	\$0	\$0	\$0	\$52,500	\$2,510	\$55,010
REVENUE	52,500					\$52,500	\$2,510	\$55,010
REVENUE TOTAL	\$52,500	\$0	\$0	\$0	\$0	\$52,500	\$2,510	\$55,010

**Columbus Consolidated Government
Council Meeting Agenda Item**

Item #8.

TO:	Mayor and Councilors
AGENDA SUBJECT:	FY25 FINAL BUDGET AMENDMENT
AGENDA SUMMARY:	Approve an Ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities.
INITIATED BY:	Finance Department

Recommendation: Approve an Ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities.

Background: The Council has adopted the City's Annual Operating budget and in special actions has adopted various special purpose budgets. All of these budgets appropriate funding for planned operations. During the course of the year, adjustments become necessary to increase or redistribute funding based on actions of Council, changes in departmental activities and changes in funding sources.

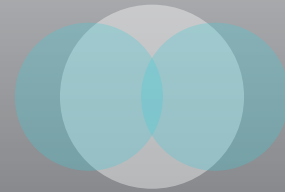
Staff is requesting a budget amendment to appropriate monies needed for various operational activities. As provided in the charter and state law, only Council has the authority to adjust budget appropriations at the departmental level. Adjustments are included in this Ordinance to reflect changes needed to complete organizational objectives. These adjustments are necessary to modify budgets to change the legal level of control at the departmental level as per O.C.G.A. Chapter 36. Staff is requesting adjustments for operational expenditures like administrative and operating costs for the following funds. In order to keep an accurate record of authorized spending levels and positions, this budget amendment is submitted for Council consideration.

Analysis: The recommended budget adjustments are outlined on the attached summary table immediately following the memorandum identifying the amount to be appropriated in each accounting fund. The appropriation will change the total approved budget of each fund as indicated in the accompanying chart.

Financial Considerations: None, other than as noted in the analysis.

Legal Considerations: Council approval is required to modify departmental spending levels.

Recommendations/Actions: Approve an Ordinance amending the budgets for the Fiscal Year 2025 by appropriating amounts in each fund for various operational activities.



FY2025 FISCAL CONDITIONS REPORT

December 9, 2025

Fund Balance History

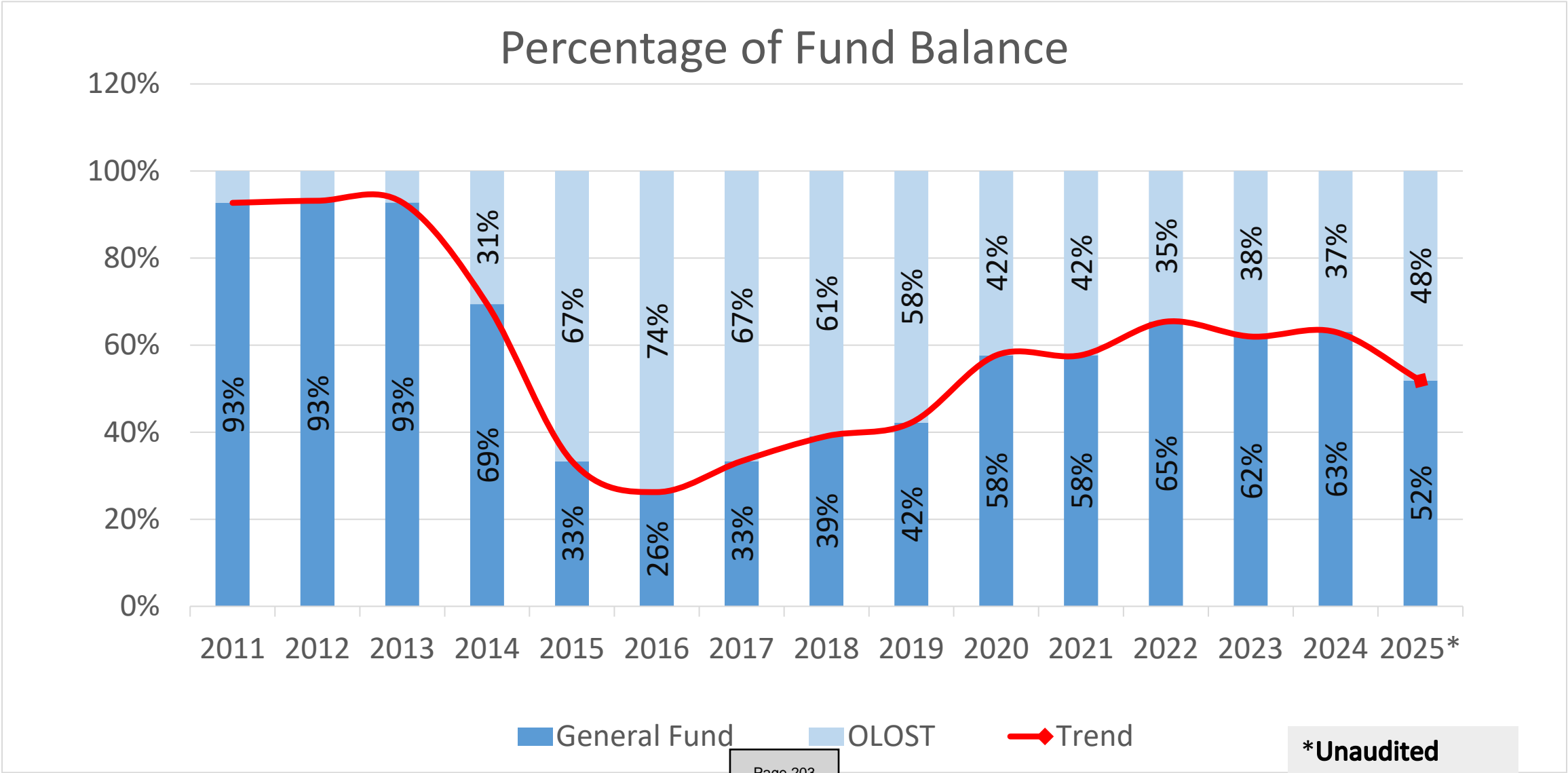
Item #8.

FISCAL YEAR	GENERAL FUND	OLOST FUND	TOTAL
2011	79.84	6.30	86.14
2012	71.57	5.25	76.82
2013	68.73	5.35	74.08
2014*	38.33	16.88	55.21
2015	18.70	37.42	56.12
2016	14.31	40.23	54.54
2017	21.07	42.09	63.16
2018	26.52	41.32	67.84
2019	34.28	46.95	81.23
2020	59.20	43.47	102.67
2021	68.50	50.24	118.74
2022	86.54	45.79	132.33
2023	81.81	50.20	132.01
2024	71.66	42.06	113.72
2025	45.17	41.94	87.11

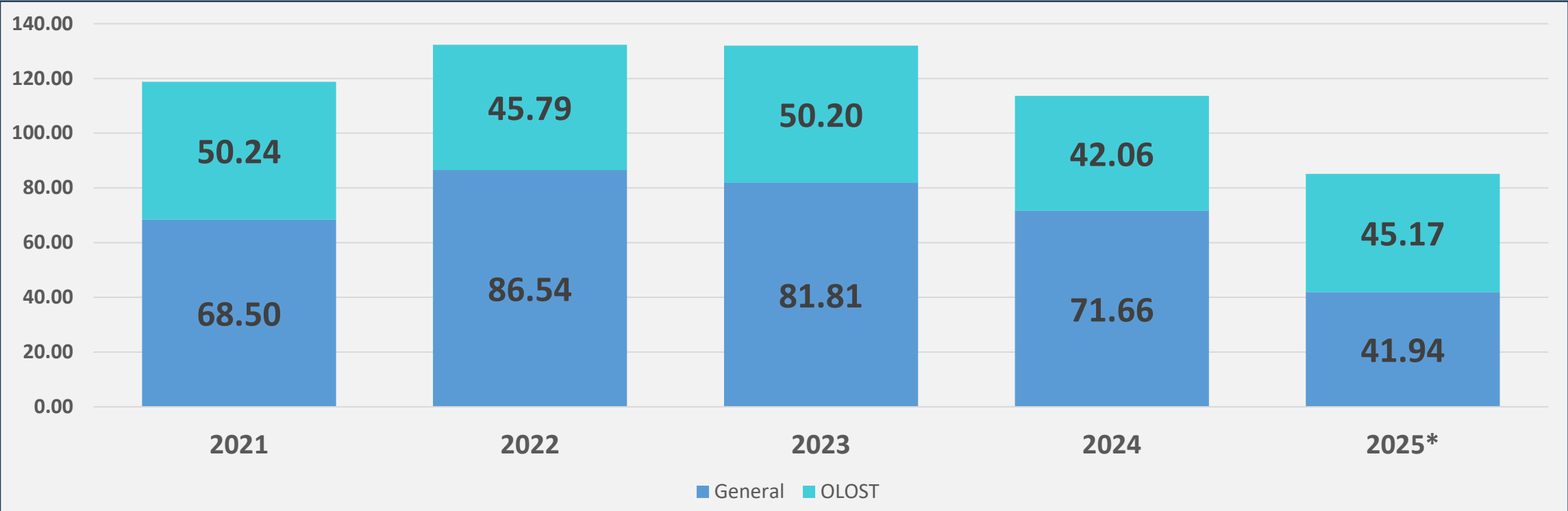
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*Change in Reserve Reporting per GASB

Fund Balance History



Value of Day of Fund Balance



Fiscal Year	2021	2022	2023	2024	2025*
Reserve Days	118.74	132.33	132.01	113.72	87.11
Value of 1 Day	\$520,497	\$539,300	\$570,310	\$600,509	\$663,884
Reserve Balance	\$61.8 million	\$71.3 million	\$75.2 million	\$68.2 million	\$57.8 million

*Unaudited

Impacts to Fund Balance Reserves

Recognition of Revenues/Expenditures

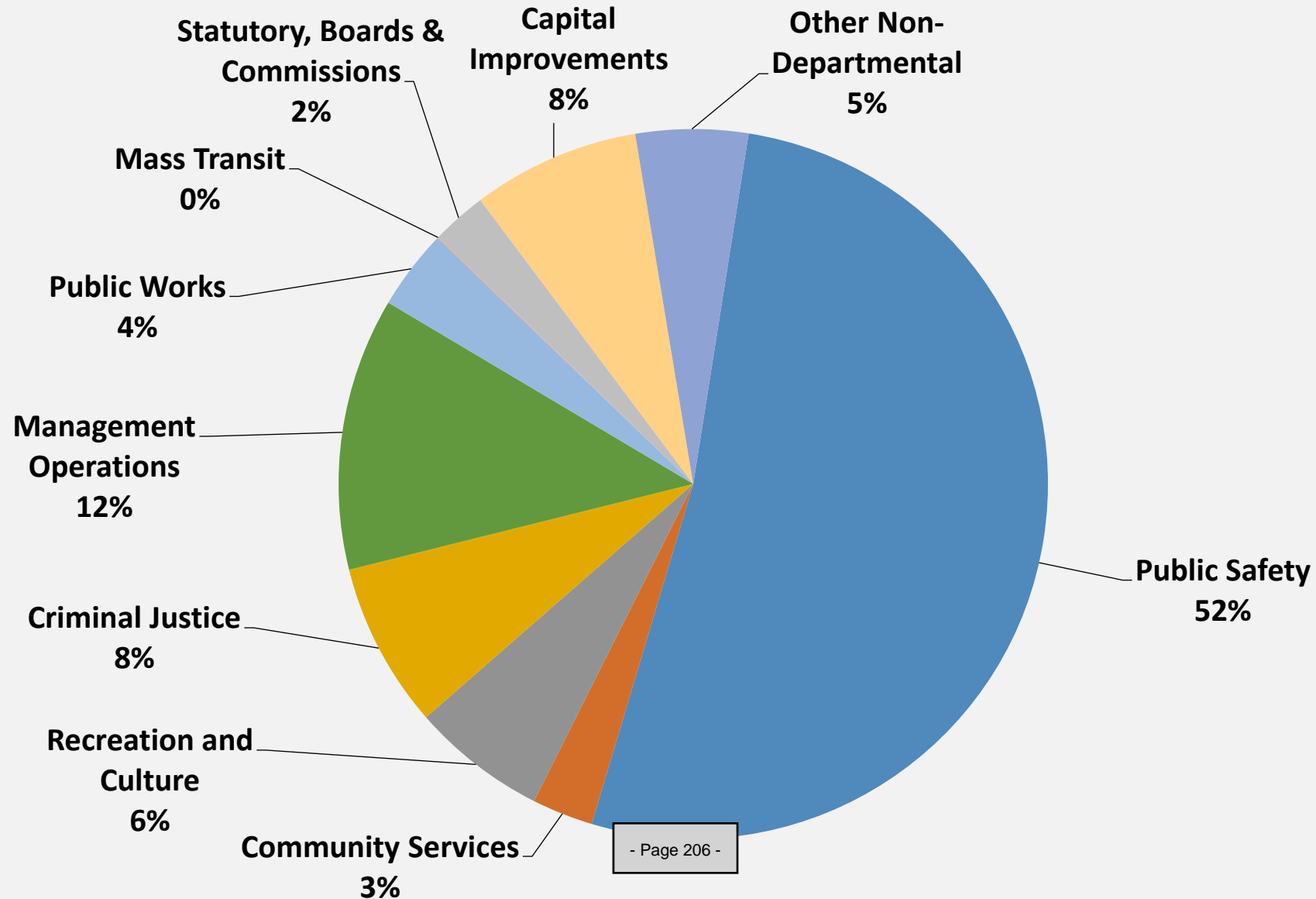
- GAAP financial reporting requirements dictates the timing of when revenues or expenditures are recognized.

Fund Balance Projections

- Number of Reserve Days will fluctuate each fiscal year based on the value of the operating day i.e., FY25 Day of Fund Balance = \$663,884 and FY26 Day of Fund Balance = \$716,630

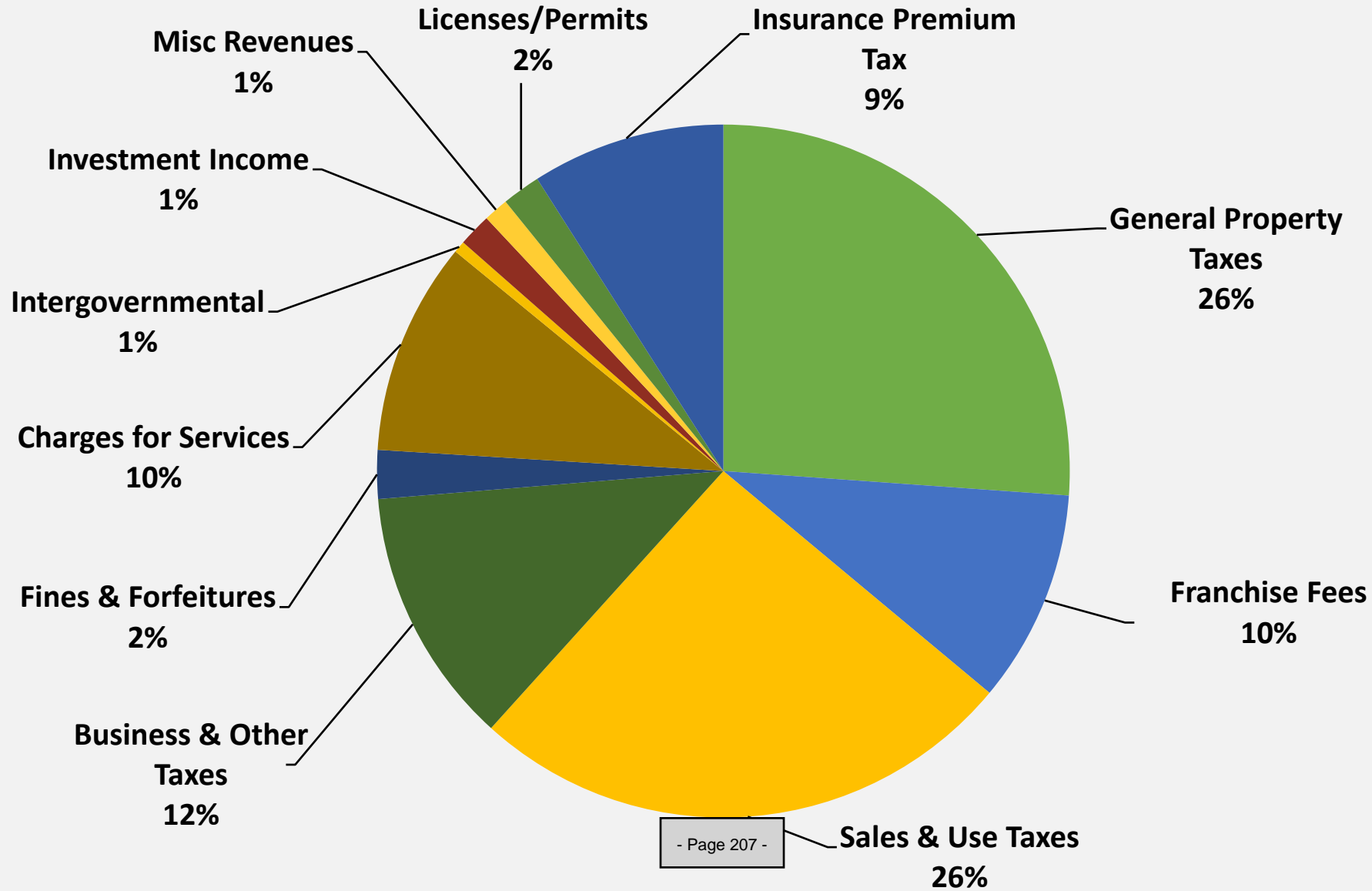
FY25 General Fund Expenditures (By Spending Category)

Item #8.



FY25 General Fund Revenues (By Funding Source)

Item #8.



FY25 General Fund Budget vs Actuals

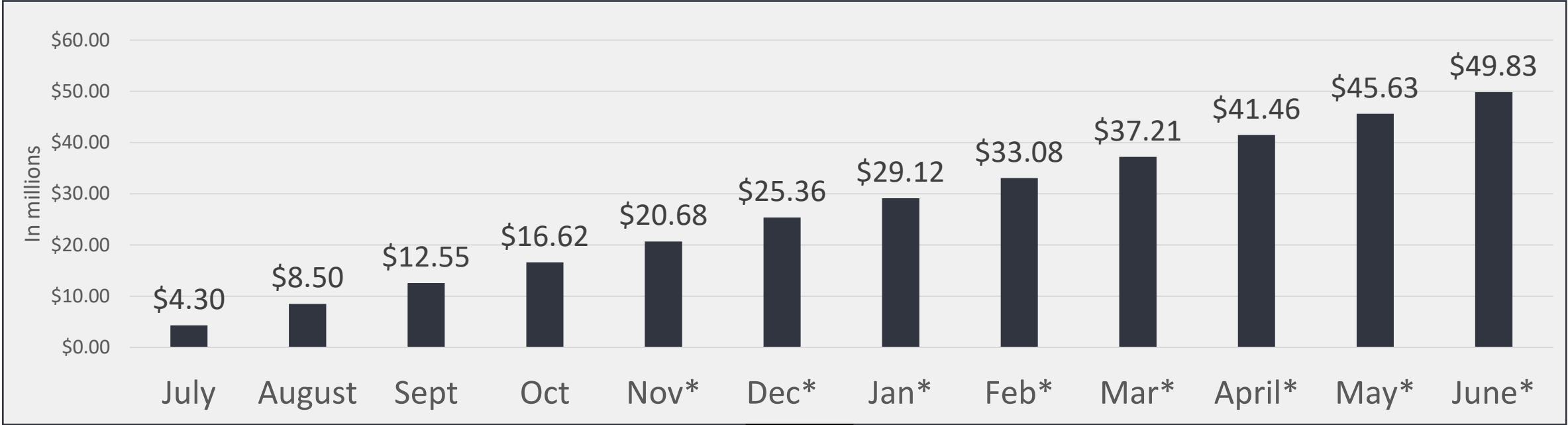
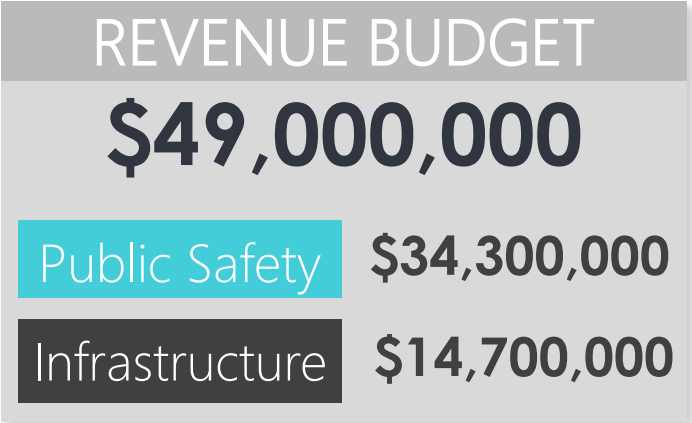
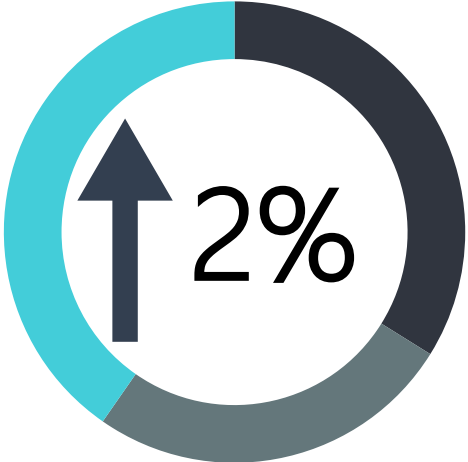
Item #8.

Revenue Source	FY25 Budget	FY25 Actual	Difference
Charges for Services	\$18.7M	\$23.9M	\$5.2M
Fines/Forfeitures	\$3.7M	\$6.7M	\$3.0M
General Property Taxes	\$52.2M	\$54.9M	\$2.7M
Interest Income	\$800k	\$3.4M	\$2.6M
Sales & Use Taxes	\$51.5M	\$53.9M	\$2.4M
Business & Other Taxes	\$19.3M	\$21.2M	\$1.9M
Insurance Premium	\$18.3M	\$19.7M	\$1.4M
Franchise Fees	\$20M	\$21.8M	\$900K
Licenses/Permits	\$3.1M	\$3.6M	\$500K
Miscellaneous	\$2.8M	\$3.5M	\$300K

*Note: The FY26 Budget already includes budgetary increases for most of these same revenue sources.

OTHER LOCAL OPTION SALES TAX FUND REVENUE SUMMARY

Item #8.



*Projected if collections are the same as last year (excludes investment income)



Questions?

File Attachments for Item:

1. Fort Benning Technology Park Tax Allocation District Fund Grant – Newman’s Crossing

Approval to grant up to \$3,317,340.29 from the Fort Benning Technology Park TAD Fund to provide for infrastructure improvements and financing to provide single-family residential units to a blighted area located at 988 Farr Road.

**Columbus Consolidated Government Council Meeting
Agenda Item**

Item #1.

TO:	Mayor and Councilors
AGENDA SUBJECT:	Fort Benning Technology Park Tax Allocation District Fund Grant – Newman’s Crossing
AGENDA SUMMARY:	Approval to grant up to \$3,317,340.29 from the Fort Benning Technology Park TAD Fund to provide for infrastructure improvements and financing to provide single-family residential units to a blighted area located at 988 Farr Road.
INITIATED BY:	Planning Department

Recommendation: Approval to grant up to \$3,317,340.29 from the Fort Benning Technology Park TAD Fund to provide for infrastructure improvements and financing to provide single-family residential units to a blighted area located at 988 Farr Road.

Background: The applicant, Columbus Housing Initiative, Inc., dba NeighborWorks Columbus, is proposing the development of the property located at 988 Farr Road. In the past, portions of this site contained a mobile home park, but it is currently vacant. Under this proposal, 61 new affordable single-family residences would be constructed in one phase. Under this application, the TAD funds would be used to provide for financial costs and for needed infrastructure to include grading, storm drainage, sanitary sewers, water lines, streets, sidewalks, and street lights.

Analysis: This funding will allow the developer to provide for the necessary infrastructure improvements and financial assistance needed for this project. It will further allow for the redevelopment and reinvestment of this area.

Financial Considerations: The payout of the \$3,317,340.29 would be over time as determined during the contractual negotiation. Funding would come solely from the Fort Benning Technology Park Tax Allocation District funds and would be funded on a “pay as you go” basis rather than bond financing. No General Funds or other city funding sources would be obligated to the project. To date, this account has a balance of \$117,764.77. Based on the expected value of the homes, the tax increment generated will cover the cost of the grant within 20 years. Home values are estimated at \$190,000, which will generate \$165,867.01/year, for a total of \$4,329,036.

Legal Considerations: The Council approved the establishment of the Fort Benning Technology Park Tax Allocation District in 2015 and in doing so designated itself as the redevelopment agency to exercise the provisions of this district and the use of these funds. Approval of this resolution will authorize the City Manager to enter into negotiations with the applicant for the use of the funds and for the timetable of the TAD funds for this project. Final approval of any negotiations will require the action of the City Council.

Recommendation: Approval to grant up to \$3,317,340.29 from the Fort Benning Technology Park TAD Fund to provide for infrastructure improvements and financing to provide single-family residential units to a blighted area located at 988 Farr Road.

RESOLUTION

Item #1.

NO. _____

A RESOLUTION AUTHORIZING A GRANT FROM THE FORT BENNING TECHNOLOGY PARK TAX ALLOCATION DISTRICT FUND TO THE DEVELOPMENT KNOWN AS NEWMAN'S CROSSING, AND IMPROVEMENTS OF INFRASTRUCTURE TO INCLUDE GRADING, STORM DRAINAGE, SANITARY SEWERS, WATER LINES, STREETS, SIDEWALKS, AND STREET LIGHT IMPROVEMENTS IN AN AMOUNT NOT TO EXCEED THREE MILLION THREE HUNDRED SEVENTEEN THOUSAND, THREE HUNDRED AND FORTY DOLLARS AND 29 CENTS (\$3,317,340.29); AUTHORIZING THE NEGOTIATION, EXECUTION, AND DELIVERY OF A DEVELOPMENT AGREEMENT AND ANCILLARY DOCUMENTS IN CONNECTION WITH SUCH ALLOCATION; AND FOR OTHER PURPOSES.

WHEREAS, to encourage the redevelopment of the area of the City known as Fort Benning Technology Park, the Tax Allocation District (TAD) #1, was duly created by Council under Resolution No. 352-15, which was adopted December 15, 2015; and,

WHEREAS, in accordance with O.C.G.A. §36-44-4(a), the Columbus Council ("Council") previously designated itself as the redevelopment agency to exercise the provisions of the Fort Benning Technology Park TAD Redevelopment Area Plan and the Redevelopment Powers Law with the delegation of certain administrative functions to the Columbus Development Authority (Ordinance No.15-51); and,

WHEREAS, the applicant Columbus Housing Initiative, Inc. dba NeighborWorks Columbus has proposed to construct a planned unit development which will consist of 61 affordable single family homes which is projected to provide 70 temporary construction jobs, and over \$4.5 million in investment, has applied for a grant from the Fort Benning Technology Park TAD allocation fund to make necessary infrastructure improvements to include grading, storm drainage, sanitary sewers, water lines, streets, sidewalks, and street light improvements, and to assist with the financial costs; and,

WHEREAS, the Project will significantly increase the property tax based in the Fort Benning Technology Park TAD, and provide new affordable housing to the community; and,

WHEREAS, based on the expected value of the homes, the tax increment generated will cover the cost of the grant within 20 years. Home values are estimated at \$190,000 which will generate \$165,867.01/year for a total of \$4,329,036.; and,

WHEREAS, the Columbus Tax Allocation Committee has reviewed the application from Columbus Housing Initiative, Inc., dba NeighborWorks Columbus, for the grant request, as has found the Project to be within the scope of the Fort Benning Technology Park TAD Redevelopment Plan, impactful, and worthy of a grant from the Fort Benning Technology Park TAD; and,

WHEREAS, the Council of Columbus, Georgia, after full review and consideration of the ratings of the Columbus Tax Allocation Committee has determined that it is in the best interest of the city to approve a Project Allocation from the Fort Benning Technology Park TAD in an amount not to exceed three million three hundred seventeen thousand, three hundred and forty dollars and 29 cents (\$3,317,340.29);

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY RESOLVES AS FOLLOWS:

Section 1. Authority. This Resolution is adopted pursuant to the Development Authorities Law of Georgia (O.C.G.A. §36-62-1, et seq., as amended), the Redevelopment Powers Law (O.C.G.A. § 36-44-1, et seq., as amended), Ordinance No. 15-51, Resolution No. 352-15, and other applicable provisions of law.

Section 2. Approval of Funding of the Project. The Council of Columbus, Georgia hereby authorizes and approves the funding to Columbus Housing Initiative, Inc. dba NeighborWorks Columbus (the “Developer”) from the Fort Benning Technology Park TAD fund in an amount not to exceed three million three hundred seventeen thousand, three hundred and forty dollars and 29 cents (\$3,317,340.29) (the “Project Allocation”) upon the approval of the agreement by the Council, to fund the construction of the “Project. The Project Allocation will be funded on a “pay as you” go basis and not by the issuance of bonds.

Section 3. Approval to Negotiate the Grant Agreement. The Council of Columbus hereby authorizes the City Manager to negotiate, the Grant Agreement, in a form deemed satisfactory to the City Attorney setting forth the terms and conditions relating to the Fort Benning Technology Park TAD funding support of the Project and all instruments, documents and certificates related thereto.

Section 4. Failure to Negotiate and Execute the Grant Agreement. If for any reason the Development Agreement is not negotiated and executed between the Developer and the City within twelve (12) months of the date of this Resolution, the Approved Funding shall expire, provided, however, such Approved Funding may be extended administratively by the City Manager upon good cause shown for an additional twelve (12) month period.

Section 5. Approval of Final Grant Agreement. Upon the completion of a negotiated agreement between the Developer and the City, Council shall have final determination in the approval of such agreement.

Section 6. Conflicts. All resolutions and parts of resolutions in conflict with this resolution are hereby rescinded to the extent of any such conflict

Introduced at a regular meeting of the Council of Columbus, Georgia held on the ____ day of _____ 2025 and adopted at said meeting by the affirmative vote of ____ members of said Council.

Councilor Allen voting	_____.
Councilor Anker voting	_____.
Councilor Chambers voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor Hickey voting	_____.
Councilor Huff voting	_____.
Councilor Tucker voting	_____.

Lindsey G. McLemore, Clerk of Council

B.H. “Skip” Henderson III, Mayor

File Attachments for Item:

A. Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Contract Extension for Post-Accident Drug Screening: After-Hours, Weekends, Holidays
INITIATED BY:	Finance Department

It is requested that Council authorize the extension of the annual contract for Post-Accident Drug Screening: After-Hours, Weekends, Holidays with 4D GA Fastest Labs (Columbus, GA) through April 30, 2026.

On November 7, 2023, Council authorized an emergency purchase of the services from 4D GA Fastest Labs after Occupational Medicine of Columbus, the vendor under contract to provide Employee Physicals, informed the City that they would be unable to provide the post-accident screenings. 4D GA Fastest Labs was selected by Occupational Medicine of Columbus in conjunction with the Human Resources Department. The contract initiated on December 18, 2023, expired. In accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through December 17, 2025. However, it is necessary to request additional time to complete the RFP evaluation process for the next contract. Council approval is required for contract extensions beyond one year.

Funds are budgeted each fiscal year for this ongoing expense: Various Departments – Pre-employment Physicals

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE EXTENSION OF THE ANNUAL CONTRACT FOR POST-ACCIDENT DRUG SCREENING: AFTER-HOURS, WEEKENDS, HOLIDAYS, WITH 4D GA FASTEST LABS (COLUMBUS, GA) THROUGH APRIL 30, 2026.

WHEREAS, On November 7, 2023, Council authorized an emergency purchase of the services from 4D GA Fastest Labs after Occupational Medicine of Columbus, the vendor under contract to provide Employee Physicals, informed the City that they would be unable to provide the post-accident screenings. 4D GA Fastest Labs was selected by Occupational Medicine of Columbus in conjunction with the Human Resources Department. The contract initiated on December 18, 2023, expired. In accordance with Article 3-109 (Annual Contracts: Price Agreement and Service Contracts) of the Procurement Ordinance, the contract was extended for one year, through December 17, 2025. However, it is necessary to request additional time to complete the RFP evaluation process for the next contract. Council approval is required for contract extensions beyond one year.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the Mayor and/or his designee is hereby authorized to extend the annual contract for Post-Accident Drug Screening: After-Hours, Weekends, Holidays with 4D GA Fastest Labs (Columbus, GA) through April 30, 2026. Funds are budgeted each fiscal year for this ongoing expense: Various Departments – Pre-employment Physicals.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

B. Trolley Bus Refurbishment Services for Metra - Washington State Bus Cooperative
Contract Purchase

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Trolley Bus Refurbishment Services for Metra - Washington State Bus Cooperative Contract Purchase
INITIATED BY:	Finance Department

It is requested that Council approve Trolley bus refurbishment services for METRA from Complete Coach Works (Riverside, CA) in the total amount of \$1,429,464.00 (3 Trolley buses at \$476,488.00 each). The purchase will be accomplished by cooperative purchase via the Washington State Transit Bus Cooperative Contract #06719-05. Additionally, approval is requested to execute the Cooperative Purchasing Agreement required by the Washington State Department of Enterprise Services.

METRA will utilize the services for the complete refurbishment of the exterior and interior of three (3) trolley buses. Refurbishing the buses will add more years of service to the buses.

The purchase will be accomplished by Cooperative Purchase via Competitive Solicitation No. 06719-05, initiated by the Washington State Department of Enterprise Services, whereby Complete Coach Works was the successful vendor contracted to provide Transit Buses Refurbishment Services. The contract, which commenced April 1, 2021, is good through March 31, 2026. The contract available under Washington State Department of Enterprise Services has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Washington State Department of Enterprise Services offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities. The RFP process utilized by Washington State Department of Enterprise Services meets the requirements of the City's Procurement Ordinance; additionally, the City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

Funds are available in the FY26 Budget: Transportation Fund – Transportation – FTA – Buses; 0751 – 610 – 2400 – MFTA – 7724 (80% Federal / 20% City).

A RESOLUTION

NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF BUS REFURBISHMENT SERVICES FOR METRA FROM COMPLETE COACH WORKS (RIVERSIDE, CA) IN THE TOTAL AMOUNT OF \$1,429,464.00 (3 TROLLEY BUSES AT \$476,488.00 EACH). THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA THE WASHINGTON STATE TRANSIT BUS COOPERATIVE CONTRACT #06719-05. FURTHER, THIS RESOLUTION AUTHORIZES THE EXECUTION OF THE COOPERATIVE PURCHASING AGREEMENT REQUIRED BY THE WASHINGTON STATE DEPARTMENT OF ENTERPRISE SERVICES.

WHEREAS, METRA will utilize the services for the complete refurbishment of the exterior and interior of three (3) trolley buses. Refurbishing the buses will add more years of service to the buses; and,

WHEREAS, the purchase will be accomplished by Cooperative Purchase via Competitive Solicitation No. 06719-05, initiated by the Washington State Department of Enterprise Services, whereby Complete Coach Works was the successful vendor contracted to provide Transit Buses Refurbishment Services. The contract, which commenced April 1, 2021, is good through March 31, 2026. The contract available under Washington State Department of Enterprise Services has been awarded by virtue of a public competitive procurement process compliant with State and Federal statutes. Washington State Department of Enterprise Services offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities. The RFP process utilized by Washington State Department of Enterprise Services meets the requirements of the City's Procurement Ordinance; additionally, the City's Procurement Ordinance, Article 9-101, authorizes the use of cooperative purchasing.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the Mayor and/or his designee is hereby authorized to purchase bus refurbishment services for METRA from Complete Coach Works (Riverside, CA) in the total amount of \$1,429,464.00 (3 Trolley Buses at \$476,488.00 each). The purchase will be accomplished by cooperative purchase via the Washington State Transit Bus Cooperative Contract #06719-05. Additionally, the Mayor and/or his designees is further authorized to execute the Cooperative Purchasing Agreement required by the Washington State Department of Enterprise Services. Funds are available in the FY26 Budget: Transportation Fund – Transportation – FTA – Buses; 0751 – 610 – 2400 – MFTA – 7724 (80% Federal / 20% City).

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

C. Repair of 18 Yard Dump Truck for Public Works

**Columbus Consolidated Government
Council Meeting Agenda Item**

TO:	Mayor and Councilors
AGENDA SUBJECT:	Repair of 18 Yard Dump Truck for Public Works
INITIATED BY:	Finance Department

It is requested that Council approve payment to Peterbilt (Jackson, GA), in the amount of \$67,190.63 for the repair of a 2013 Peterbilt Tandem Dump Truck 18 Yard, Vehicle #11336.

This vehicle experienced transmission and wiring system failure. Due to the importance of the equipment to the daily mission of Public Works, the Fleet Management Division proceeded to have the repairs completed by the designated manufacturer's authorized dealer.

Funds are available in the FY26 Budget: Paving Fund – Public Works – Repairs and Maintenance – Auto Parts and Supplies: 0203 – 260 – 3110 – REPR – 6721.

A RESOLUTION**NO. _____****A RESOLUTION AUTHORIZING PAYMENT TO PETERBILT (JACKSON, GA), IN THE AMOUNT OF \$67,190.63 FOR THE REPAIR OF A 2013 PETERBILT TANDEM DUMP TRUCK 18 YARD, VEHICLE #11336.**

WHEREAS, this vehicle experienced transmission and wiring system failure. Due to the importance of the equipment to the daily mission of Public Works, the Fleet Management Division proceeded to have the repairs completed by the designated manufacturer's authorized dealer.

NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES AS FOLLOWS:

That the Mayor and/or his designee is hereby authorized to render payment to Peterbilt (Jackson, GA), in the amount of \$67,190.63 for the repair of a 2013 Peterbilt Tandem Dump Truck 18 Yard, Vehicle #11336. Funds are available in the FY26 Budget: Paving Fund – Public Works – Repairs and Maintenance – Auto Parts and Supplies: 0203 – 260 – 3110 – REPR – 6721.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the _____ day of _____, 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore, Clerk of Council

B.H. "Skip" Henderson III, Mayor

File Attachments for Item:

A. Alma Thomas House Update - Elizabeth Walden, Historic Columbus

THE ALMA THOMAS HOUSE



THE CHATTAHOOCHEE PROMENADE



CLIFFORD & BOBSIE SWIFT HISTORY TRAIL

CARSON MCCULLERS CENTER

Item #A.



MA RAINEY HOUSE AND BLUES MUSEUM

AMELIA CANTEY AND JOHN THOMAS



411 21st Street - Rose Hill Neighborhood

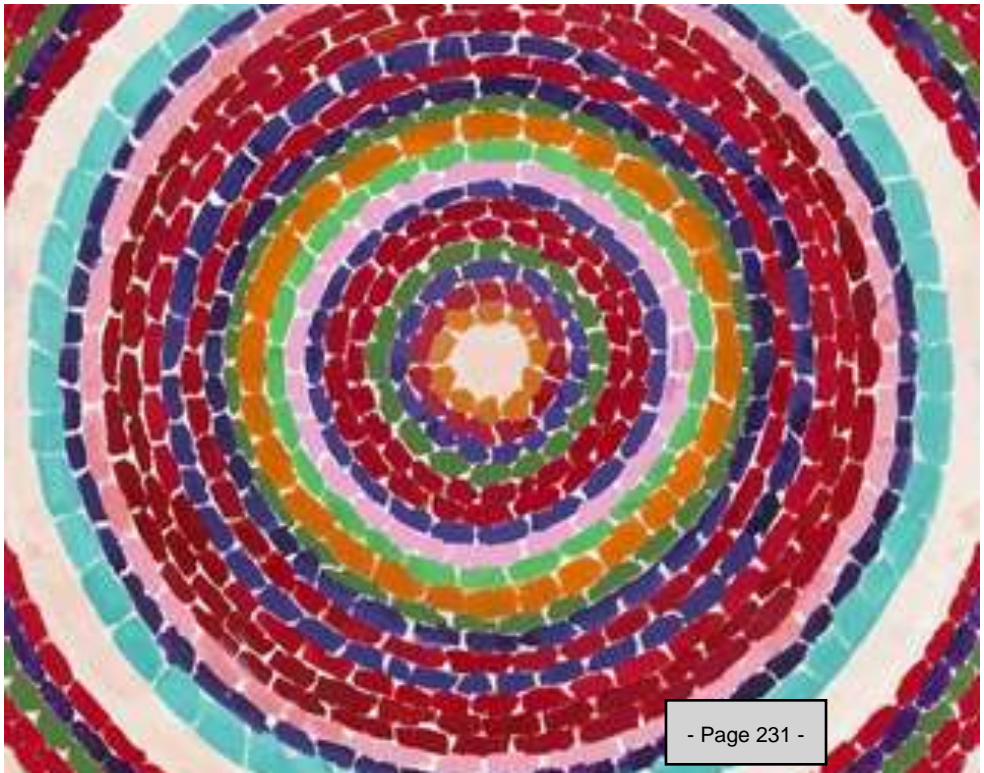
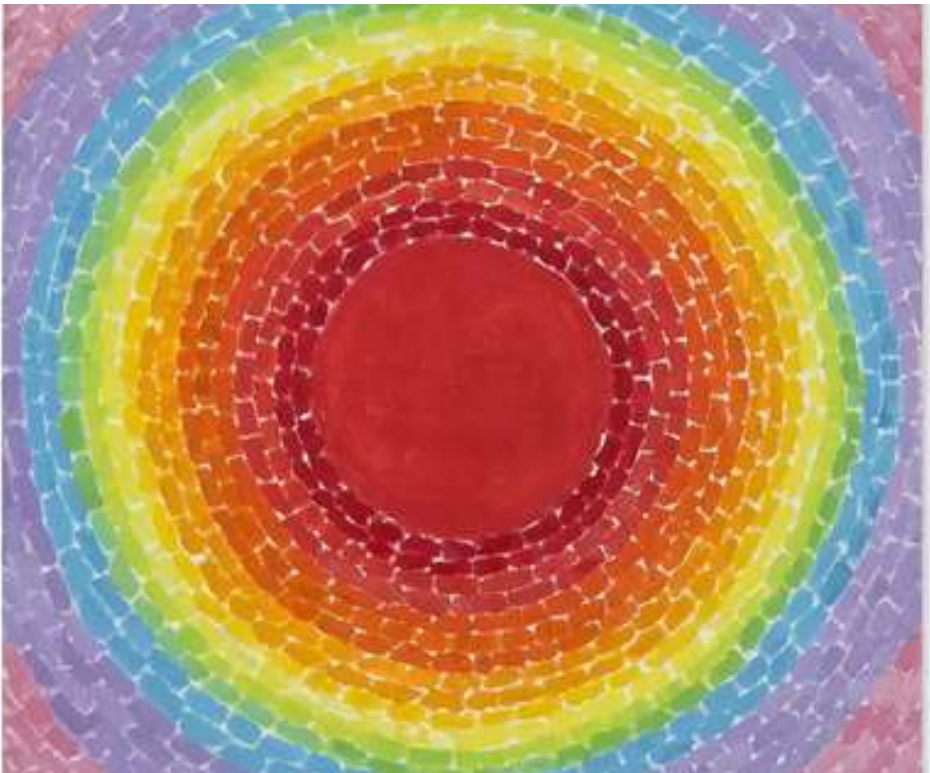
ALMA THOMAS

Born: September 22, 1891, Columbus, GA

Died: February 24, 1978 (age 86 years)



**1530 15TH STREET, NW
LOGAN CIRCLE, WASHINGTON, D.C.**





ALMA THOMAS



Item #A.



THE VISION

**1. HCF RELOCATES HOUSE TO THE
LIBERTY HERITAGE HISTORIC DISTRICT
NEXT TO MA RAINY HOUSE**

**2. HCF RESTORES THE HOUSE AND
ENGAGES AN ADVISORY COMMITTEE TO
DEVELOP EXHIBITS**



**3. HCF CREATES EXHIBITS AND
PROGRAM SPACE**

**4. ALMA THOMAS HOUSE BECOMES
A CITY-OWNED HOUSE MUSEUM**

**5. HCF ESTABLISHES A PRESERVATION
FUND**





Item #A.

CITY BUDGET IMPACT

Item #A.

MA RAINEY HOUSE: CURRENT ANNUAL EXPENSES

Staff **\$22,620.00**

Utilities **\$8,684.00**

Yard Maintenance **\$600.00**

Office Supplies **\$300.00**

Total for Ma Rainey House:
\$32,204.00

**ALMA THOMAS HOUSE
ESTIMATED EXPENSES WOULD
BE SIMILAR TO MA RAINEY
HOUSE**





THANK YOU

File Attachments for Item:

B. Comprehensive Pay Update for Elected Officials - Angelica Alexander, Director, Finance

ELECTED OFFICIAL COMPENSATION OVERVIEW

December 16, 2025

Salary Computations

- Salaries for all elected officials are computed according to one of the following requirements:
 - State Base Salary (minimum salary established by the General Assembly that is applicable to certain officials in every county)
 - Local Acts (local legislation passed by the General Assembly that is only applicable to officials in a particular county)
 - Local Resolutions & Ordinances (legislation passed by the local governing authority such as the City Council or County Commissioners)



Impacts to Salaries

- There are multiple factors that may impact the salary of an elected official to include:
 - Population Changes – population brackets are used to compute state minimum salaries and are based on census estimates provided annually by the Department of Community Affairs.
 - Cost of Living Adjustments (COLAs) – only applicable when the General Assembly provides a cost-of-living adjustment to state employees and must be provided as regardless of when the official took office.
 - Longevity Pay – Re-election increase applies to every completed 4-year term (i.e., no partial terms) for a maximum of 5 terms.

Impacts to Salaries, cont'd

- Supplements (State & Local) – only when specifically authorized by either state statute or local resolution/ordinance for certain positions or individuals.
- “Tied to” Salary Adjustments – applies when the salary of a certain official is tied to the salary of another official. Changes may trigger a domino effect for all correlated salaries.
- Regardless of the computation methodology, once the base salary of an elected official has been established, it cannot be changed unless it is done so in the same manner as it was established.
- Although salary supplements may be provided, as authorized, to increase elected official salaries, reductions are prohibited during a current term.

accg.org/publications.php

Governmental Affairs - Conferences & Education - Member Services - Civic Engagement - Georgia Counties - About ACCG - 

2026 SALARY GUIDE NOW AVAILABLE

The "Computing County Official Salaries for 2026" guidebook is now available. ACCG publishes this guidebook annually to assist counties in calculating salaries (effective as of January 1, 2026) of certain county officials, as well as state officials who receive supplements to their salaries from the county. The procedures outlined in this guidebook have been reviewed and approved by the Constitutional Officers Association of Georgia (COAG), the Magistrate Council of Georgia, and ACCG, but it is within the county attorney's purview to interpret and apply all applicable state and local law. Please review the general principles on pages 4 through 7 of the guide for an overview of the complex considerations involved in the process of calculating salaries.

Important highlights in which counties may be most interested are shown below:

- There is no statewide 2026 cost-of-living adjustment.
- There are no major substantive statutory changes to compensation other than HB 85 (2025).
- HB 85 (2025) could have significant impacts on your county's budget and may require legislative action by the county or the General Assembly. See Appendix J.
- The worksheets in the appendix of the guide have been significantly revised to improve clarity and usability.

Counties may still access the "Computing County Official Salaries for 2025". Use this edition of the guidebook to assist in the calculation of salaries (effective as of January 1, 2025) for county commissioners, coroners, magistrates, probate judges, sheriffs, superior court clerks, tax commissioners, and other officials.

If you have questions about how salaries should be calculated, please contact your county attorney.

Previous Salary Guides

- [2025 Salary Guide](#)
- [2024 Salary Guide](#)
- [2023 Salary Guide](#)
- [2022 Salary Guide](#)
- [2021 Salary Guide](#)
- [2020 Salary Guide](#)
- [2019 Salary Guide](#)
- [2018 Salary Guide](#)
- [2017 Salary Guide](#)

- Page 243 -

Item #B.

ACCG Salary Guide

ACCG publishes an annual salary guide to assist local governments with the computation of elected official salaries.

<https://www.accg.org/publications.php>

5

Judge Marc D'Antonio Term Began January 2013 Completed 3 full terms (2013-2016, 2017-2020, 2021-2024)	As of 1/1/2025
Base Salary	\$100,722.08
State Statutory Supplements	-
Longevity Pay (15%)	15,108.31
Cost of Living Adjustments	14,277.98
Local Supplements	<u>16,101.17</u>
Total Annual Salary	\$146,209.54

PROBATE JUDGE

Salary Computation
Method:
State Base

Authorizing Legislation:
Base Salary – O.C.G.A.
Local Supplement –
Local Ordinance No.
03-44

Sheriff Gregory Countryman Term Began January 2021 Completed 1 full term (2021-2024)	As of 1/1/2025
Base Salary	\$103,266.39
State Statutory Supplements	9,261.60
Longevity Pay (5%)	5,626.40
Cost of Living Adjustments	15,130.61
Local Supplements	<u>50,963.53</u>
Total Annual Salary	\$184,248.53

SHERIFF

Salary Computation
Method:
State Base

Authorizing Legislation:
Base Salary – O.C.G.A.
Local Supplement –
Local Ordinance No.
24-001

CLERK OF SUPERIOR COURT

Salary Computation
Method:

State Base & Local Act

Authorizing Legislation:

Base Salary – O.C.G.A.

Local Act - 1984 House
Bill No. 1445

Clerk Danielle Forte
Term Began January 2021
Completed 1 full term
(2021-2024)

As of
1/1/2025

Base Salary	\$103,266.39
State Statutory Supplements	4,630.80
Longevity Pay (5%)	5,394.86
Cost of Living Adjustments	12,265.84
Local Supplements	—
Total Annual Salary	\$125,557.89

Commissioner David Britt Term Began January 2025	As of 1/1/2025
Base Salary	\$103,266.39
State Statutory Supplements	5,003.28
Longevity Pay	-
Cost of Living Adjustments	12,165.39
Local Supplements	<u>-</u>
Total Annual Salary	\$120,435.06

TAX COMMISSIONER

Salary Computation
Method:

State Base & Local Act

Authorizing Legislation:
Base Salary – O.C.G.A.
Local Act - 1984 House
Bill No. 1445

Clerk Reginald Thompson Term Began January 2021 Completed 1 full term (2021-2024)	As of 1/1/2025
Base Salary (70% of Sheriff Statutory Salary)	\$91,226.09
State Statutory Supplements	-
Longevity Pay (5%)	4,561.30
Cost of Living Adjustments	18,922.73
Local Supplements	<u>-</u>
Total Annual Salary	\$114,710.12

CLERK OF MUNICIPAL COURT

Salary Computation
Method:
Local Act

Authorizing Legislation:
Local Act - 2010 House
Bill No. 1391

Coroner Eddie “Buddy” Bryan Term Began January 2013	As of 1/1/2025
Base Salary	\$82,500.00
State Statutory Supplements	-
Longevity Pay	-
Cost of Living Adjustments	17,992.07
Local Supplements	-
Total Annual Salary	\$100,492.07

CORONER

Salary Computation
Method:

Local Ordinance

Authorizing Legislation:

Base Salary – Local
Ordinance No. 22-027

State COLAs - Local
Ordinance No. 09-26

SUPERIOR COURT JUDGES

Salary Computation
Method:

State Base, Local Act, &
Local Ordinance

Authorizing Legislation:

Base Salary – O.C.G.A.

Local Supplement - Local
Act - 1984 House Bill No.
1450 & Local Ordinance
Ord. No. 87-072, 07-31, &
18-21

Superior Court Judges (Judge McBride, Smith, Martin, Peters, Gottfried, Richardson & Burch)	As of 7/1/2024
Base Salary	\$138,790.32
State Statutory Supplements	-
Longevity Pay	-
Local Supplements - Other Counties	23,930.28
Local Supplements - Muscogee	<u>26,115.84</u>
Total Applicable Salary	\$188,836.44

Note: Applicable salary is not total salary. Superior Court Judges also receive \$6k accountability court supplement.

2026 Proposed Changes

Superior Court Judges	As of 1/1/2026
Base Salary	\$201,060.00
Proposed Locality Pay - Other Counties	?
Proposed Locality Pay – Muscogee 54.3% of \$20,106 (current authorized amount)	10,917.56

Note: 2025-2026 House Bill No. 85 overhauls the pay structure of Superior Court Judges. HB 85 key changes include:

1. Establishing a new base salary.
2. Abolishing most local county supplements.
3. Authorizing locality pay in lieu of local county supplements.
4. Indefinite suspension of triggered salary increases for all local officials “tied-to” Superior Court Judges salaries except for other judges which are suspended until 7/1/2026.

SUPERIOR COURT JUDGES

Salary Computation
Method:
State Base

Authorizing Legislation:
Base Salary – O.C.G.A.
Locality Pay – New
Authorizing Ordinance
eff 1/1/26

State Court Judges (Judge Prather & Temesgen)	As of 7/1/2024
Base Salary (90% of Superior Court Judge Salary)	\$169,952.80
State Statutory Supplements	-
Longevity Pay	-
Cost of Living Adjustments	-
Local Supplements	-
Total Annual Salary	\$169,952.80

Note: 90% of Superior Court Judge's 2026 base salary is \$180,954.00. However, any increase is suspended until 7/1/2026.

STATE COURT JUDGES

Salary Computation
Method:
Local Act

Authorizing Legislation:
Local Act – 1997 House
Bill No. 770

Judge Steven Smith Term Began January 2013 Completed 3 full terms (2013-2016, 2017-2020, 2021-2024)	
	As of 1/1/2025
Base Salary (70% of State Court Judge Salary per Local Act)	\$123,156.04
OR	
Base Salary (per O.C.G.A)	\$102,736.58
State Statutory Supplements	-
Longevity Pay (15%)	15,410.49
Cost of Living Adjustments	10,000.00
Local Supplements	-
Total Annual Salary (per O.C.G.A.)	\$128,147.07

Note: 70% of State Court Judge's salary eff 7/1/2026 is \$126,667.80.

MUNICIPAL/ MAGISTRATE COURT JUDGE

Item #B.

Salary Computation
Method:

Local Act or State Base
(whichever is higher)

Authorizing Legislation:
Base Salary – O.C.G.A.
or

Local Act – 2003 House
Bill No. 265

District Attorney William “Don” Kelly Term Began January 2025	As of 1/1/2025
Base Salary	\$132,473.00
State Statutory Supplements	-
Longevity Pay	-
Cost of Living Adjustments	-
Local Supplements (Muscogee Only)	<u>16,895.64</u>
Total Applicable Salary	\$149,368.64

Note: Applicable salary is not total salary. Local Act also authorizes \$16k local supplement for the Chief Assistant District Attorney.

DISTRICT ATTORNEY

Salary Computation
Method:

State Base & Local Act

Authorizing Legislation:

Base Salary – O.C.G.A.

Local Supplement -
Local Act - 1984 House
Bill No. 1451

Solicitor General Shevon Thomas Term Began January 2025	As of 1/1/2025
Base Salary (85% of DA Base & Muscogee Supplement)	\$126,963.34
State Statutory Supplements	-
Longevity Pay	-
Cost of Living Adjustments	-
Local Supplements	-
Total Annual Salary	\$126,963.34

Note: Local Act also authorizes salary percentages for the Chief Assistant Solicitor (75%) and Senior Assistant Solicitors (65%) based on the Solicitor's salary.

STATE COURT SOLICITOR GENERAL

Salary Computation
Method:
Local Act

Authorizing Legislation:
Local Act – 1999 House
Bill No. 700

2026 Proposed Changes

Solicitor General Shevon Thomas Term Began January 2025	As of 1/1/2025
Base Salary (90% of State Court Judge)	\$152,957.52
State Statutory Supplements	-
Longevity Pay	-
Cost of Living Adjustments	-
Local Supplements	-
Total Annual Salary	\$152,957.52

Note: Proposed Local Act would also authorize salary percentage for the Chief Assistant Solicitor as 80% of Solicitor salary and it would “un-tie” the Senior Assistant Solicitors salaries from the Solicitor. 90% of State Court Judge’s salary eff 7/1/2026 is \$162,858.60.

STATE COURT SOLICITOR GENERAL

Salary Computation
Method:
Local Act

Authorizing Legislation:
Local Act – New 2026
HB

COLUMBUS COUNCIL

Salary Computation
Method:
Local Ordinance

Authorizing Legislation:
Base Salary – Ord. No.
98-029

As of 1/1/2025	Chambers Hickey Cogle Anker	Crabb	Garrett	Tucker	Huff	Davis
Base Salary	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
State Statutory Supplements	-	-	-	1,200.00	-	-
Longevity Pay	-	579.97	1,159.94	619.77	1,739.91	\$2,899.85
Cost of Living Adjustments	11,198.76	11,198.76	11,198.76	11,590.63	11,764.45	11,785.59
Local Supplements	-	-	-	-	-	-
Total Annual Salary	\$23,198.76	\$23,778.73	\$24,358.70	\$25,410.40	\$25,504.36	\$26,685.44

Note: Councilors may receive a \$1,200.00 statutory supplement upon completion of certified county commissioner training. Also, longevity pay is authorized at 2.5% for every completed 4-year term up to 5 terms.

As of 1/1/2025	Mayor	Pro-Tem
Base Salary	\$65,000.00	\$16,500.00
State Statutory Supplements	-	-
Longevity Pay	2,322.76	3,646.04
Cost of Living Adjustments	27,910.22	13,255.13
Local Supplements	-	-
Total Annual Salary	\$95,232.98	\$33,401.17

Note: Councilors may receive a \$1,200 statutory supplement upon completion of certified county commissioner training. Also, longevity pay is authorized at 2.5% for every completed 4-year term up to 5 terms.

MAYOR & MAYOR PRO-TEM

Salary Computation
Method:
Local Ordinance

Authorizing Legislation:
Base Salary – Ord No.
89-081 for Mayor & Ord.
No. 91-039 for Pro-Tem

Questions?



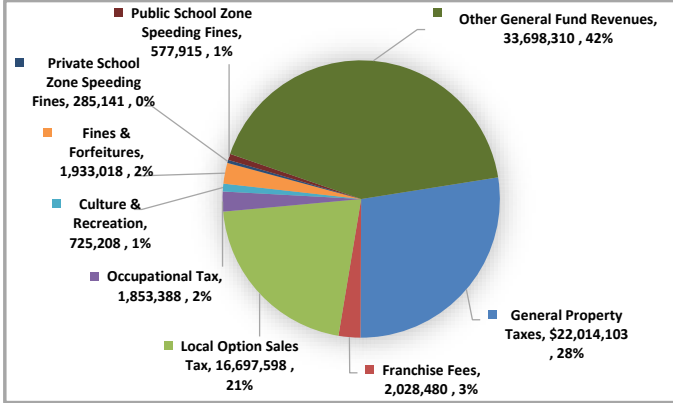
File Attachments for Item:

C. Finance Update - Angelica Alexander, Director, Finance

**Columbus Consolidated Government
Monthly Financial Snapshot (Unaudited)
FY2026 - November 2025**

Item #C.

General Fund Revenue Summary



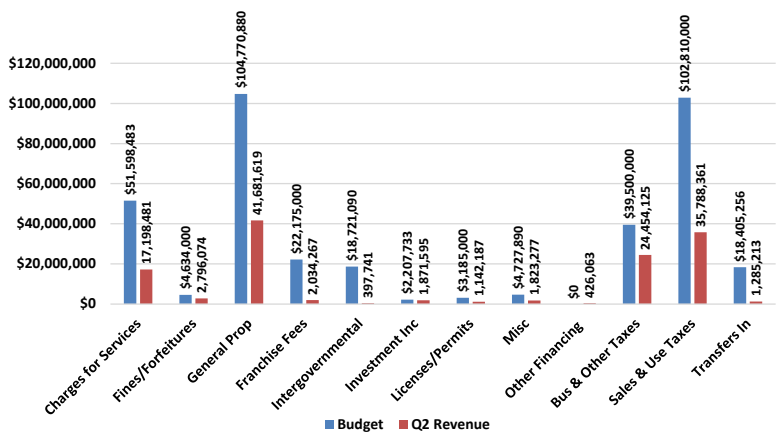
Revenues	Budget	Year-to Date	%
General Property Taxes	\$59,280,201	\$22,014,103	37.14%
Franchise Fees	22,175,000	2,028,480	9.15%
Local Option Sales Tax	49,000,000	16,697,598	34.08%
Occupational Tax	19,300,000	1,853,388	9.60%
Culture & Recreation	1,234,900	725,208	58.73%
Fines & Forfeitures	4,634,000	1,933,018	41.71%
Private School Zone Speeding Fines	0	285,141	N/A
Public School Zone Speeding Fines	0	577,915	N/A
Other General Fund Revenues	52,270,946	33,698,310	64.47%
Total Revenues	\$207,895,047	\$79,813,161	38.39%

General Fund Expenditures

Expenditures	Budget	Year-to Date	Goal >58%
City Council	\$475,245	\$177,119	63%
Clerk of Council	413,182	122,685	70%
Internal Audit	398,097	161,695	59%
Mayor's Office	334,726	140,345	58%
City Attorney - Operating	634,862	227,406	64%
City Attorney - Litigation	1,300,000	590,895	55%
City Manager	2,380,312	912,008	62%
Finance	3,446,907	1,018,483	70%
Information Technology	10,157,373	4,303,455	58%
Human Resources	1,582,021	698,044	56%
Employee Benefits	1,130,347	501,993	56%
Inspections & Codes	3,307,912	948,817	71%
Planning	398,548	140,703	65%
Real Estate	288,081	145,665	49%
Engineering	1,602,288	506,632	68%
Public Works	7,280,445	3,392,881	54%
Facilities Maintenance	8,063,713	3,522,853	56%
Parks & Recreation	16,267,574	5,913,724	64%
Cooperative Extension	138,621	50,214	64%
Tax Assessor	2,403,812	782,277	67%
Elections	1,447,853	473,613	67%
Police	30,972,385	12,010,136	61%
Fire	37,605,608	14,472,278	62%
MCP	11,485,030	4,796,551	58%
Homeland Security	465,519	217,107	53%
Superior Court Judges	1,929,981	694,946	64%
District Attorney	3,345,707	1,308,906	61%
Juvenile Court	1,531,495	553,052	64%
Jury Manager	508,264	158,223	69%
Victim Witness	224,453	56,472	75%
Clerk of Superior Court	3,124,563	1,055,236	66%
State Court Judges	728,544	290,338	60%
State Court Solicitor	1,573,102	532,143	66%
Public Defender	2,677,629	1,229,951	54%
Municipal Court Judge	729,307	239,863	67%
Clerk of Municipal Court	903,610	297,329	67%
Probate Court	766,349	321,967	58%
Sheriff	42,387,883	19,626,943	54%
Tax Commissioner	2,406,209	862,924	64%
Coroner	519,099	195,540	62%
Recorder's Court	1,990,471	688,097	65%
Non-Categorical	14,554,374	5,667,127	61%
Parking Management	192,444	44,666	77%
Total Expenditures	\$224,073,945	\$90,051,302	60%

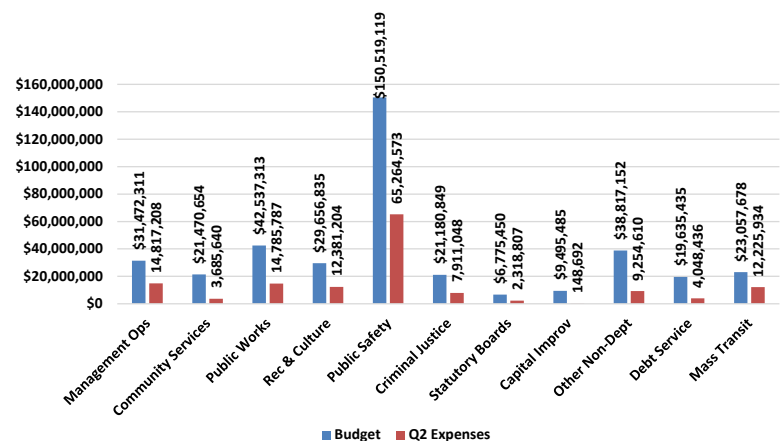
Current Fiscal Year Revenue vs Prior Fiscal Year Revenue

Operating Funds	Nov-2025	Nov-2024	% Change
General Fund	\$79,813,161	\$82,977,165	-3.81%
Other Local Option Sales Tax Fund	\$17,552,444	\$17,396,694	0.90%
Stormwater (Sewer) Fund	\$3,006,995	\$3,965,464	-24.17%
Paving Fund	\$8,177,680	\$10,823,252	-24.44%
Community Care Fund	\$2,945,998	\$7,385,135	-60.11%
Integrated Waste Fund	\$6,027,755	\$5,538,697	8.83%
Emergency Telephone Fund	\$1,023,453	\$670,916	52.55%
Economic Development Authority Fund	\$1,198,938	\$1,711,358	-29.94%
Debt Service	\$2,844,903	\$3,265,754	-12.89%
Transportation Fund	\$2,356,456	\$3,413,438	-30.97%
Trade Center Fund	\$1,727,243	\$1,552,361	11.27%
Bull Creek Golf Course Fund	\$1,136,468	\$915,316	24.16%
Oxbow Creek Golf Course Fund	\$312,472	\$243,515	28.32%
Civic Center Fund	\$2,775,038	\$2,260,934	22.74%



Current Fiscal Year Expenditures vs Prior Fiscal Year Expenditures

Operating Funds	Nov-2025	Nov-2024	% Change
General Fund	\$90,051,302	\$80,502,751	11.86%
Other Local Option Sales Tax Fund	\$16,672,894	\$23,507,057	-29.07%
Stormwater (Sewer) Fund	\$1,677,966	\$1,791,542	-6.34%
Paving Fund	\$6,690,120	\$6,402,847	4.49%
Community Care Fund	\$82,289	\$207,500	-60.34%
Integrated Waste Fund	\$6,361,340	\$5,985,261	6.28%
Emergency Telephone Fund	\$1,740,227	\$2,621,506	-33.62%
Economic Development Authority Fund	\$598,345	\$466,327	28.31%
Debt Service	\$4,019,577	\$3,592,377	11.89%
Transportation Fund	\$12,386,571	\$7,241,182	71.06%
Trade Center Fund	\$1,273,153	\$1,368,458	-6.96%
Bull Creek Golf Course Fund	\$998,836	\$1,233,976	-19.06%
Oxbow Creek Golf Course Fund	\$260,769	\$257,096	1.43%
Civic Center Fund	\$4,028,550	\$4,855,913	-17.04%



File Attachments for Item:

DATE: December 16, 2025

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFOs

December 19, 2025

Aerial Ground Ladder and Apparatus Pumps Inspection & Testing Services (Annual Contract) - RFB No. 26-0010

Scope of RFB

Provide aerial and ground ladder inspection and testing services to the Columbus Consolidated Government Fire and EMS Department. This specification applies to all fire apparatus equipped with a fire pump and outlines the procedures for annual pump testing, including requirements for equipment, site selection, test procedures, and documentation.

The contract period shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

24ft Rolling Scaffolding for METRA- RFB 26-0014

Scope of RFB

METRA Transit System in Columbus, Georgia is seeking bids for one (1) Heavy-Duty 24' Rolling Maintenance Scaffolding in order to perform rooftop maintenance and access on large transit buses. The large transit buses are 30', 35' and 40' in length. The scaffolding must also be able to provide rooftop access to electric bus batteries for the purpose of maintenance and replacement.

Muscogee County Board of Elections & Registration Voting Equipment Delivery Services (Re-Bid) (Annual Contract) – RFP No. 26-0010

Scope of RFP

Muscogee County Board of Elections and Registration is seeking proposals from qualified moving firms to deliver voting equipment to voting sites before the scheduled election events, and to retrieve the same equipment after the election event. The election schedule consists of up to five election events in a presidential election cycle, up to four election events in a mid-term election cycle, and the possibility of special elections in odd-numbered years. Deliveries vary from county-wide (25 precincts) to district elections (as few as five) based on the type of election.

Note: The first election expected to be serviced under this contract, if awarded, will be May, 2026.

The contract term shall be for two (2) years with the option to renew for three (3) additional twelve-month periods.

January 14, 2026

Dump Truck Rental (Annual Contract) – RFB No. 25-0025

Scope of RFB

Provide rental of tandem dump trucks, **with operator**, on an “as needed” basis, with a requested availability of six (6) trucks (minimum) at all times, swing gate and lift gate compatible. The trucks will be used by the Public Works Department for various projects, and will be awarded to both a Primary Contractor, and a Secondary Contractor. The contract term will be for two (2) years, with the option to renew for three additional twelve-month periods.

**Columbus Consolidated Government
Bid Advertisement - Agenda Item**

DATE: December 16, 2025

TO: Mayor and Councilors

FROM: Finance Department

SUBJECT: Advertised Bids/RFPs/RFQs

December 19, 2025

1. Aerial Ground Ladder and Apparatus Pumps Inspection & Testing Services (Annual Contract) - RFB No. 26-0010

Scope of RFB

Provide aerial and ground ladder inspection and testing services to the Columbus Consolidated Government Fire and EMS Department. This specification applies to all fire apparatus equipped with a fire pump and outlines the procedures for annual pump testing, including requirements for equipment, site selection, test procedures, and documentation.

The contract period shall be for two (2) years, with the option to renew for three (3) additional twelve-month periods.

2. 24ft Rolling Scaffolding for METRA- RFB 26-0014

Scope of RFB

METRA Transit System in Columbus, Georgia is seeking bids for one (1) Heavy-Duty 24' Rolling Maintenance Scaffolding in order to perform rooftop maintenance and access on large transit buses. The large transit buses are 30', 35' and 40' in length. The scaffolding must also be able to provide rooftop access to electric bus batteries for the purpose of maintenance and replacement.

3. Muscogee County Board of Elections & Registration Voting Equipment Delivery Services (Re-Bid) (Annual Contract) – RFP No. 26-0010

Scope of RFP

Muscogee County Board of Elections and Registration is seeking proposals from qualified moving firms to deliver voting equipment to voting sites before the scheduled election events, and to retrieve the same equipment after the election event. The election schedule consists of up to five election events in a presidential election cycle, up to four election events in a mid-term election cycle, and the possibility of special elections in odd-numbered years. Deliveries vary from county-wide (25 precincts) to district elections (as few as five) based on the type of election.

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File Attachments for Item:

1. 2026 Council Meeting Schedule - (*NOTE*: *The meeting schedule is subject to change by resolution, with notice given as required under the Georgia Open Meetings Act.*)



COLUMBUS CONSOLIDATED GOVERNMENT

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

POST OFFICE BOX 1340
COLUMBUS, GEORGIA 31902-340



2026 Council Meeting Schedule

(NOTE: The meeting schedule is subject to change by resolution, with notice given as required under the Georgia Open Meetings Act.)

DATE	TIME	MEETING TYPE
January 13, 2026	9:00 a.m.	Regular Council Meeting
January 27, 2026	5:30 p.m.	Regular Council Meeting
February 10, 2026	9:00 a.m.	Regular Council Meeting
February 24, 2026	5:30 p.m.	Regular Council Meeting
March 10, 2026	9:00 a.m.	Regular Council Meeting
March 24, 2026	5:30 p.m.	Regular Council Meeting
March 31, 2026	9:00 a.m.	Consent Agenda / Work Session
April 14, 2026	9:00 a.m.	Regular Council Meeting
April 28, 2026	5:30 p.m.	Regular Council Meeting
May 12, 2026	9:00 a.m.	Regular Council Meeting
May 26, 2026	5:30 p.m.	Regular Council Meeting
June 9, 2026	9:00 a.m.	Regular Council Meeting
June 23, 2026	5:30 p.m.	Regular Council Meeting
June 30, 2026	9:00 a.m.	Consent Agenda / Work Session
July 14, 2026	9:00 a.m.	Regular Council Meeting
July 28, 2026	5:30 p.m.	Regular Council Meeting
August 11, 2026	9:00 a.m.	Regular Council Meeting
August 25, 2026	5:30 p.m.	Regular Council Meeting
September 8, 2026	9:00 a.m.	Regular Council Meeting
September 22, 2026	5:30 p.m.	Regular Council Meeting
September 29, 2026	9:00 a.m.	Consent Agenda / Work Session
October 13, 2026	9:00 a.m.	Regular Council Meeting
October 27, 2026	5:30 p.m.	Regular Council Meeting
November 10, 2026	9:00 a.m.	Regular Council Meeting
November 24, 2026	5:30 p.m.	Regular Council Meeting
December 8, 2026	9:00 a.m.	Regular Council Meeting
December 22, 2026	5:30 p.m.	Regular Council Meeting
December 29, 2026	9:00 a.m.	Consent Agenda / Work Session

This list is prepared based on the regular meeting schedule for the City Council of Columbus, Georgia, in accordance with the Columbus, Georgia Code of Ordinances, Chapter 1, Section 2-2.

Columbus, Georgia Code of Ordinances, Chapter 1, Section 2-2 (Council meetings-Time, day, location), Municode Library — Code of Ordinances, Columbus, GA. Available online: [Columbus, GA Code of Ordinances – Chapter 1, Sec. 2-2 \(Meeting Dates\)](#).

File Attachments for Item:

2. Resolution – A Resolution excusing the absence of Councilor Toyia Tucker from the December 16, 2025, Council Meeting.

RESOLUTION**NO. ____**

A Resolution excusing Councilors absence.

THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY RESOLVES:

Pursuant to Section 3-103(6) of the Charter of Columbus, Georgia, Councilor Toyia Tucker is hereby excused from attendance of the December 16, 2025, Council Meeting for the following reasons:

Personal Business:

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 16th day of December 2025 and adopted at said meeting by the affirmative vote of _____ members of said Council.

Councilor Allen	voting _____
Councilor Anker	voting _____
Councilor Chambers	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor Hickey	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____

Lindsey G. McLemore
 Clerk of Council

B. H. "Skip" Henderson, III
 Mayor

Form revised 11-1-79, Approved by Council 11-6-79

File Attachments for Item:

3. Minutes of the following boards:

Board of Tax Assessors #37-25

Board of Tax Assessors #41-25

Board of Zoning Appeals 02-05-20

Board of Zoning Appeals 11-04-20

Board of Zoning Appeals 12-02-20

Board of Zoning Appeals 08-04-21

Board of Zoning Appeals 09-01-21

Board of Zoning Appeals 03-02-22

Board of Zoning Appeals 04-06-22

Board of Zoning Appeals 05-04-22

Board of Zoning Appeals 11-02-22

Board of Zoning Appeals 07-05-23

Board of Zoning Appeals 09-06-23

Board of Zoning Appeals 10-04-23

Board of Zoning Appeals 08-07-24

Board of Zoning Appeals 09-04-24

Liberty Theatre & Cultural Arts Center Advisory Board 09-11-25

Liberty Theatre & Cultural Arts Center Advisory Board 11-13-25

Planning Advisory Commission 11-19-25



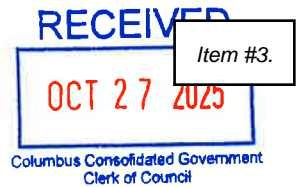
Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800



Board Members

Jayne Govar
Chairman

Kathy Jones
Assessor

Clay Hood
Assessor

Doug Jefcoat
Assessor

Lanitra Sandifer Hicks
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #37-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, Oct 15th, 2025 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones
Assessor Doug Jefcoat
Assessor Clay Hood
Chief Appraiser/Secretary Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Hood motions to accept the agenda with noted change. Assessor Jones seconds and the motion carries.

APPROVAL OF MINUTES: Assessor Jefcoat motions to accept the minutes as presented. Assessor Jones seconds and the motion carries.

MISCELLANEOUS:

- Reminder that Assessor Jefcoat and Assessor Hood will be in class Nov 3rd to Nov 7th. Assessor Jones motions to excuse their absence for that meeting. Chairman Govar seconds and the motion carries.
- Results of Food Drive - Chief Appraiser shares that the 2nd Annual Food Drive held by this department was very successful!!! 368 pounds of food and \$1200 was collected. These amounts will provide 7506 meals for the "Feeding the Valley" agency.
- Nov 11th is Veterans Day and a city holiday. Assessor Hood motions to cancel the Board meeting on Nov 12th. Assessor Jones seconds and the motion carries.
- Assessor Jefcoat motions to cancel the Board meeting on Nov 26th due to the Thanksgiving holiday. Assessor Hood seconds and the motion carries.

At 9:08, Administrative Appraiser Mary Hale presents to the Board:

- Homesteads - #179 012 003B; 088 033 034; 084 014 009; 109 006 024; 063 023 014; 078 012 013 - Signed & Approved. #017 007 011 signed as a Denial.

"An Equal Opportunity/Affirmative Action Organization"

MEMBERS: Georgia Association of Assessors' National Association of Assessing Officials

At 9:13 Personal Property Manager Stacy Pollard presents to the Board:

- Late Returns - Signed & Approved.
- No Change Audit Results - placed into record.

At 9:14, Chief Appraiser Widenhouse presents for Residential Division to the Board:

- Waiver & Releases - Signed by Chairman Govar.
- BOE Results - Signed & Approved.
- Value Change - #178 013 005 - Signed & Approved.

At 9:20, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #003 028 001; 002; 011; 030 037 008; 011; 188 024 - Signed & Approved.

At 9:26, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Executive Session - Litigation - Assessor Jones motions to enter into Executive Session. Assessor Jefcoat seconds and the motion carries.
- Vice Chairman Lanitra Sandifer Hicks motions to end the Executive Session at 9:40. Assessor Hood seconds and the motion carries.

Assessor Jefcoat motions to adjourn the meeting. Assessor Jones seconds and the motion carries.

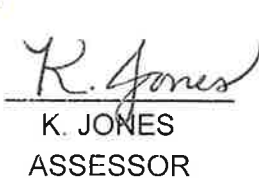
At 9:41, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

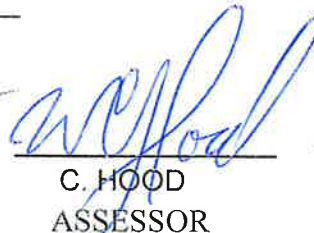
APPROVED: _____

MIN# 38 - 25 OCT 29 2025


J. GOVAR
CHAIRMAN


K. JONES
ASSESSOR


D. JEFCOAT
ASSESSOR


C. HOOD
ASSESSOR


L. SANDIFER HICKS
VICE CHAIRMAN



Columbus, Georgia, Board of Tax Assessors

GEORGIA'S FIRST CONSOLIDATED GOVERNMENT

Item #3.

City Services Center
3111 Citizens Way
Columbus, GA 31906

Mailing Address:
PO Box 1340
Columbus, GA 31902

Telephone (706) 653-4398, 4402
Fax (706) 225-3800

Board Members

Jayne Govar
Chairman

Kathy Jones
Assessor

Clay Hood
Assessor

Doug Jefcoat
Assessor

Lanitra Sandifer Hicks
Vice Chairman

Chief Appraiser
Suzanne Widenhouse

MINUTES #41-25

CALL TO ORDER: Chairman Jayne Govar calls the Columbus, Georgia Board of Assessors' meeting to order on Wednesday, Nov 19th, 2025 at 9:00 A.M.

PRESENT ARE:

Chairman Jayne Govar
Vice Chairman Lanitra Sandifer Hicks
Assessor Kathy Jones
Assessor Clay Hood
Assessor Doug Jefcoat
Chief Appraiser/Secretary Suzanne Widenhouse
Recording Secretary Katrina Culpepper

APPROVAL OF AGENDA: Assessor Hood motions to accept the agenda with noted changes. Assessor Jefcoat seconds and the motion carries.

APPROVAL OF MINUTES: Vice Chairman Lanitra Sandifer Hicks motions to accept the minutes as presented. Assessor Hood seconds and the motion carries.

MISCELLANEOUS:

- Reminder of no meeting on November 26th, due to the holiday.
- December schedule for board meetings will be December 3rd, 10th & 17th. Assessor Jefcoat motions to cancel the meeting on December 24th & December 31st. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries. The first meeting of 2026 will be held on January 7th.
- Holiday Employee Luncheon will be held in the Community Room at the Citizens Service Center on Friday, December 19th.

At 9:21, Personal Property Manager Stacy Poliard presents to the Board:

- Late Return - Signed & Approved.
- Audit Results - Signed & Approved.
- No Change Audit Results - placed into record.
- Waiver & Release - Signed by Chairman Govar.
- Late Appeal - No action taken.

At 9:29, Administrative Appraiser Mary Hale presents to the Board:

- Certified to BOE - placed into record.
- Homesteads - #128 001 075; 079 001 012A; 067 025 003; 092 003 050; 101 017 006; 088 049 007; 050 004 009; 080 005 013; 085 042 027; 120 004 024; 065 024 012; 059 043 022; 092 020 016; 084 041 016; 078 005 009; 094 034 003; 068 025 025; 132 013 010; 084 013 029 - Signed & Approved.

At 9:48, Residential Property Manager Jeff Milam presents to the Board:

- BOE Results - placed into record.
- Hearing Officer Results - placed into record.
- Waiver & Releases - #171 003 007; 064 016 010; 096 045 023; 085 061 003; 059 063 005; 085 026 008; 080 001 050; 128 020 008; 018 016 002; 018 016 005; 002 010 001; 029 041 001 - signed by Chairman Govar.
- Discussion of Tax Exempt Request - no action taken.

At 10:34, Deputy Chief Appraiser Glen Thomason presents to the Board:

- Map Splits - #077 001 013B; 079 001 011 & 011H; 079 001 012A, 012AH & 012B; 191 033 003 - Signed & Approved.

At 10:51, Chief Appraiser Suzanne Widenhouse presents to the Board:

- Bond Matrix Update - discussion only.
- Bond Agreement - no action taken.
- At 11:26, Assessor Jones motions to enter into Executive Session for litigation discussion. Vice Chairman Lanitra Sandifer Hicks seconds and the motion carries.
- #113 009 005 Assessor Jefcoat motions to accept the settlement agreement. Assessor Jones seconds and the motion carries.
- #190 050 001 Vice Chairman Lanitra Sandifer Hicks motions to authorize attorney to enter settlement negotiations. Assessor Jefcoat seconds and the motion carries.
- Assessor Jones motions to end executive session @ 11:37. Assessor Jefcoat seconds and the motion carries.

Vice Chairman Lanitra Sandifer Hicks motions to adjourn the meeting. Assessor Jones seconds and the motion carries. At 11:42, Chairman Jayne Govar adjourns the meeting without any objections.

Suzanne Widenhouse
Chief Appraiser/Secretary

APPROVED: _____

J. GOVAR
CHAIRMAN

K. JONES
ASSESSOR

D. JEFCOAT
ASSESSOR

C. HOOD
ASSESSOR

L. SANDIFER HICKS
VICE CHAIRMAN

MIN# 42 - 25 DEC 10 2025

BZA February 2020
 February 5, 2020
 2:00pm

Board Members Present were: Charles Smith, Barbara Fortson, Ty Harrison, Terry Fields, Tomeika Farley

Others Present: Terry Vaughn, Charlotte Davis

Meeting called to order 2:00pm

Minutes Approval:

Fortson made a motion to approve the January 2020 minutes. Fields Seconded.

Minutes Approved.

BZA-01-20-001013

860 Brookstone Centre Pkwy

Chris Rogers and Brady Benton were present. This piece of property is one of three buildings which are of a medical use nature. The hardship is lack of sufficient parking. Pending approval, they are working with Georgia Power in regards to encroachment. No opposition.

BZA-01-20-007076

752 Winall Dr

Ricky Biggers was present to request a lot split to build SFR2 homes. There was a request for map imagery. Davis departed momentarily to retrieve aerial maps.

Opposition/Questions

- Fonda Latrell of 820 Winall Dr was present to ask what the long term implications would be if this lot were to be subdivided for building. Mr. Biggers wishes to build a 1400 sqft house on the property.

- Charlie Davis was present in opposition and was concerned about dirt/water runoff and erosion. Water comes down Winall and comes into his backyard.

BZA-12-19-006965

1908 Avalon Rd

Roger Aldridge was present to ask for a variance to put up an awning in his driveway. The structure was built without a permit and requires a variance, which is why he is present. It's a metal awning. There are no drainage issues. Mr. Aldridge brought a letter from his neighbor.

Case Decisions

BZA-01-20-001013

Fortson made a motion to approve the request based on the agreement with the medical personnel for parking.

Smith Seconded

No opposition.

Motion carries as APPROVED.

BZA-01-20-007076

Farley made the motion to deny the request in order to avoid creating hardship on other homeowners.

Fortson seconded.

No opposition.

Motion carries as DENIED.

BZA-12-19-006965

Fortson made a motion to approve based on the fact that there was no opposition and that the awning was already built.

Fields seconded.

No opposition.

Motion carries as APPROVED.

Meeting adjourned approximately 2:40pm.

BZA November 2020**November 4 2020**

Board Members Present Were: Al Hayes, Terry Fields, Ty Harrison, Charles Smith
Absent: Tomeika Farley (Excused)

City Personnel Present Were: Fred Cobb, Ryan Pruett, Charlotte Davis, Michael Mixon

Minutes Approval:

Hayes made a motion to approve the minutes. Seconded.

Fields made a motion to move NeighborWorks cases to the end of the meeting due to the large number of cases for the one appellant. Motion Seconded. It was agreed upon to hear the NeighborWorks cases last.

BZA-09-20-002656

3428 Edgewood Rd

Shane Clark was present to request a variance to build a pole barn. Harrison inquired about the pole barn. There is no room in the back yard so it has to be built in the side yard. Hayes asked about the area. Clark explained that it is near the shrine club. Cobb explained that it would be a flag lot. There was ongoing discussion about the area. The house cannot be seen from the road.

CASE DECISION: Fields made a motion to approve based on the hardship of not having adequate room.

Hayes Seconded.

Motion Carries as Approved.

BZA-09-20-002659

4221 Anglin Rd

Clay Allen and Mark Skinner were present to request the variance. Skinner explained that they wish to create another lot and there is an encroachment. Allen wishes to create three lots out of the two existing. There was discussion about access easement. The idea is to maintain one driveway. Allen is looking to sell lot 104 as a private residence. Skinner mentioned that Will Johnson from planning was consulted. No questions. No opposition.

CASE DECISION: Hayes made a motion to approve.

Fields Seconded.

Motion Carries as Approved.

BZA-10-20-002782

2403 52nd St

Michael Smallwood was present to request a variance to build a car port to cover a boat. The hardship is that he would have to widen the driveway otherwise. The proper permits will need

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to be pulled for the accessory structures intended to be built. There will be 9 feet from the intended building to the back of the property. No questions. No opposition.

CASE DECISION: Hayes made a motion to approve based on the hardship of placement of the carport.

Fields Seconded.

Motion Carries as Approved.

BZA-10-20-002783

1552 Cherokee Ave

Ron Lucas was present on behalf of the owners to request a setback variance to add a rear porch to the property. There isn't much that can be done in the backyard. There is a 10 foot high concrete wall from behind the property. The homeowners wish to have a larger porch space. There would be no easement encroachments. The hardship is the property placement and the lack of room to build a larger porch. No opposition.

CASE DECISION: Hayes made a motion to approve based on no hardship to the neighborhood.

Fields Seconded due to no opposition.

Motion Carries as Approved.

BZA-10-20-002785

8840 Midland Woods Dr

The appellant's attorney was present to request a variance to place a pool in the side yard. The hardship is that Mr. Harrison's wife has severe health problems and it was recommended to partake in swimming pool aerobics and they are hesitant to visit a public pool due to COVID-19 restrictions. Aquarius Pools didn't pull a permit and they are at fault. Any pool over 24 inches needs a permit. The door hanger says "no pools in the front or side yard." The owners contacted Inspections and Code and it was suggested to get a retroactive variance. He purchased a screen and azaleas and crepe myrtles to cover the pool visibility. The neighborhood covenant has restrictions against fences. Hayes asked if there are pools in the front of the houses in the neighborhood. There is a side yard in-ground pool installed on one of the properties in the neighborhood. Harrison reported that he spoke to the other neighbors. Right now the pool is visible. Several neighbors from 8840, 8800, 8821, 8811, 8861, and 8920 were there in opposition. One gentleman placed a pool in his backyard but he also spent time to remove the trees. The neighbors are concerned about the aesthetics of the neighborhood for property values and the ones with pools have them in the back. Mr. Johann claimed that the appellant never talked to the neighbors. This same neighbor brought pictures of his view. Anthony Williams was concerned about code adherence and fencing. He speaks for concern about his kids and their friends that come over. One of the neighbors accused the appellant of not pulling a permit to avoid tax reappraisal. Tommy Wilkinson of 8861 was present to discuss the concern about his property values. The consensus was that everyone is concerned about their property values and they don't think it's fair that people who wanted pools paid for their

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backyards to be graded and prepped for pools when Mr. Harrison did not. Mr. Harrison claims that his yard slopes and there is a bog that runs in the back of the property and there is a septic tank in the back. Mr. Johann claimed that the installation truck was not labeled with Aquarius Pools. There was talk of the 300-foot notification.

A brief recess was called.

CASE DECISION: Fields made a motion to deny based on the lack of adequate hardship.

Hayes Seconded.

Half the neighborhood was there in opposition

Motion Carries as Denied.

BZA-09-20-002541

3514 4TH AVE

BZA-09-20-002542

3600 4TH AVE

BZA-09-20-002543

3602 4TH AVE

BZA-09-20-002544

3608 4TH AVE

BZA-09-20-002546

3612 4TH AVE

BZA-09-20-002547

3618 4TH AVE

Lance Renfrow was present from NeighborWorks for the purpose of requesting variances for frontage setbacks for a congruent line of existing homes. Not everything will be demolished. There will be about 20 new developments. The lots will be widened.

Fields made a motion to approve all of them as they are listed. The hardship is the need for neighborhood improvements

Hayes Seconded and added that the 3-foot setback is historical. It was mentioned that there is an access easement as well. It's not 3 feet from the road.

Motion Carries as Approved.

Meeting Adjourned 3:01pm.

BZA November 2020

November 4 2020



BOARD OF ZONING APPEALS
AGENDA
REGULAR MEETING 11/1/2020 AND 11/30/2020 2:00PM
COLUMBUS CONSOLIDATED GOVERNMENT
420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123

PLAN CASE NUMBER	APPELLANT'S NAME	LOCATION ADDRESS	ZONE CODE	APPEAL TYPE	HEARING STATUS
BZA-09-20-002541	CHI DBA NEIGHBORWORKS COLUMBUS	3514 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002542	CHI DBA NEIGHBORWORKS COLUMBUS	3600 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002543	CHI DBA NEIGHBORWORKS COLUMBUS	3602 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002544	CHI DBA NEIGHBORWORKS COLUMBUS	3608 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 45 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002546	CHI DBA NEIGHBORWORKS COLUMBUS	3612 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 44.5 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					



BOARD OF ZONING APPEALS
AGENDA
REGULAR MEETING 11/1/2020 AND 11/30/2020 2:00PM
COLUMBUS CONSOLIDATED GOVERNMENT
420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123

PLAN CASE NUMBER	APPELLANT'S NAME	LOCATION ADDRESS	ZONE CODE	APPEAL TYPE	HEARING STATUS
BZA-09-20-002547	CHI DBA NEIGHBORWORKS COLUMBUS	3618 4TH AVE, Columbus	RMF1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Neighbor works of Columbus is requesting a variance to reduce the front yard setback from 20 feet required to 3 feet shown and reduce the minimal lot width from 50 feet required to 44.3 shown for new construction which will be more congruent with the setbacks on existing lots and more aesthetically pleasing for stake holders of the community.					
BZA-09-20-002656	SHANE CLARK	3429 EDGEWOOD RD, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: VARIANCE FOR ACCESSORY STRUCTURE IN SIDE YARD					
BZA-09-20-002659	Clay Allen	4221 ANGLIN RD, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Applicant is requesting a variance to reduce the minimum lot width in a SFR2 zone from 75 feet required to 25 feet shown and 75 feet required to 48.84 feet shown to create 3 flag lots.					
BZA-10-20-002782	MICHAEL SMALLWOOD	2403 52ND ST, Columbus	SFR3	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: REQUEST A VARIANCE TO INSTALL CARPORT AND SHOP TO STORE BOAT 2' FROM PROPERTY LINE IN ORDER TO BE IN LINE WITH CURRENT DRIVEWAY					
BZA-10-20-002783	GREGORY WAY	1552 CHEROKEE AVE, Columbus	SFR2	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: REQUEST VARIANCE TO REDUCE SETBACK FROM 30' TO 14' TO DO ADDITION TO REAR PORCH					
BZA-10-20-002785	RODNEY HARRISON	8840 MIDLAND WOODS DR, Columbus	RE1	Building Official Decision	DENIED
Appellant's Appeal: REQUEST A VARIANCE FOR POOL INSTALLED IN THE FRONT YARD					

END OF VARIANCES

December 2, 2020

Board of Zoning Appeals

Board Members present were: Terry Fields, Tomeika Farley, Al Hayes, Ty Harrison

Board Members Absent: Charles Smith (excused)

City Personnel present were: Charlotte Davis, Fred Cobb

Minutes Approval:

November Minutes will be presented for approval in January 2021 due to the lack of time for transcription.

BZA-11-20-002924

521 Double Churches Rd

Thomas Bailey bought a house in the Highlands and was present to request permission to build a garage to match the house. He bought the property with the slab on it. Farley asked about the hardship. No opposition.

BZA-11-20-002976

6801 Flat Rock Rd

Chris Whiteman of JMC Flatrock Partners was present to request a parking variance for a lifestyle center near JR Allen and Flat Rock Rd. The hardship is to meet the parking requirement setbacks. No opposition.

BZA-11-20-002977

500 Brookstone Centre Pkwy

Chris Brazell was present to request a parking variance. The client is wishing to build a 7300 square foot pediatric clinic. Farley asked about the wooded area.

CASE DECISIONS

BZA-11-20-002924

521 Double Churches Rd

Farley made a motion to approve based on the existing construction and the distance from the road.

Hayes seconded.

Approved

BZA-11-20-002976

Fields made a motion to approve due to the lack of parking and no opposition from the engineering department.

6801 Flat Rock Rd

Seconded

December 2, 2020

Board of Zoning Appeals

Approved

BZA-11-20-002977

Hayes made a motion to approve based on the change in the parking.

Fields Seconded

Approved

Meeting adjourned. 2:28pm.



BOARD OF ZONING APPEALS
AGENDA
REGULAR MEETING 12/2/2020 AND 12/2/2020 2:00PM
COLUMBUS CONSOLIDATED GOVERNMENT
420 TENTH STREET, COLUMBUS, GEORGIA 31902-4123

PLAN CASE NUMBER	APPELLANT'S NAME	LOCATION ADDRESS	ZONE CODE	APPEAL TYPE	HEARING STATUS
BZA-11-20-002924	Thomas Bailey	521 DOUBLE CHURCHES RD, Columbus	RE1	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: OWNER WANTS TO BUILD GARAGE ON EXISTING SLAB. THE SLAB IS LOCATED IN THE FRONT YARD BY HOW THE HOUSE SITS ON THE LOT. PER UDO 2.1.6 ACCESSORY STRUCTURE MUST BE IN REAR YARD					
BZA-11-20-002976	JMC FLATROCK PARTNERS LLC	6801 FLAT ROCK RD, Columbus	PMUD	Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Reduce required stacking distance to parking spaces from 100' required to 40' shown					
BZA-11-20-002977	DY HOLDINGS LLC	500 BROOKSTONE CENTRE PKWY, CO Columbus		Zoning Ordinance Variance	APPROVED
Appellant's Appeal: Request variance to increase parking from 87 required to 113 shown					

END OF VARIANCES

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Will Johnson, Fred Cobb, Micah Arnholt, Danielle Frazier

Meeting Called to Order: 2:00pm

Jefcoat recommended that the July minutes be edited to correct the misspelling of Slauch to Slaughter. Farley made a motion to approve the minutes. Seconded by Jefcoat. Minutes Approved.

BZA-06-21-001209

7803 WHITESVILLE RD

Mark Davis was present to request a variance to add an accessory structure in side yard due to natural clearing, existing driveway and topography. Placing the structure in the side yard would take advantage of the clearing and avoid disturbing underground electric utilities. No Opposition.

CASE DECISIONS: Mullins made a motion to approve based on the fact that there is no adverse impact to any adjacent properties. Seconded by Hayes. Motion carries as approved.

BZA-07-21-001412

7120 TAVISTOCK CT

Dale Smith of Ray M. Wright, Inc. was present to request a variance to reduce front yard setback from 25' required to 14'-4" and reduce rear yard setback from 30' required to 8' as shown for construction of new single family home. The house would be too large to meet the requisite setbacks due to the curvature of the street and the fact that the house is facing Woodstream Dr., not Tavistock. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve based on the fact that the house designed for this lot has to be oriented to Woodstream Dr. as opposed to Tavistock Ct., which changes how the setbacks need to be used so that the house fits in with the neighborhood. Seconded by Roberts. Motion carries as approved.

BZA-07-21-001413

8132 VETERANS PKWY

Charlie Worthen of Columbia Oldtown, LLC. was present to request a variance to increase allowable parking from 256 spaces to 394 spaces for the construction of a new Publix grocery

BZA August 2021

August 4, 2021

store. There is 70,000 ft. of building space that would be developed under Oldtown's ownership and sold off to boutiques and restaurants that would require additional parking. No Opposition.

CASE DECISIONS: Farley made a motion to approve based on the historical need for parking spaces for Publix as well as their requirement. Roberts seconded. Motion carries as approved.

Meeting Adjourned at 2:37pm

Board Members Present Were: Al Hayes, Kathleen Mullins, Tomeika Farley, Shaun Roberts
Absent: Doug Jefcoat (excused)

City Personnel Present Were: Fred Cobb, Micah Arnholt

Meeting Called to Order: 2:00pm

Farley made a motion to approve the minutes. Seconded by Mullins. Minutes Approved.

BZA-08-21-001566

8601 GARRETT RD

Frank Griffin was present to request a variance to build a workshop in his backyard 5 ft from the property line instead of the 25 ft allowed. This is due to the limited space of the backyard and to avoid cutting into the driveway. No opposition.

CASE DECISIONS: Mullins made a motion to approve based on the fact that there is no adverse impact to any adjacent properties. Seconded by Farley. Motion carries as approved.

BZA-08-21-001596

3017 WILLIAMS RD

Anthony Slaughter of Moon, Meeks & Associates was present to request a variance to increase parking from 40 allowed to 93 shown for new office. No opposition.

CASE DECISIONS: Farley made a motion to approve based on the needs of customers and to cut down traffic. Seconded by Roberts. Motion carries as approved.

Meeting adjourned at 2:10pm

BZA March 2022
March 2, 2022

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Fred Cobb, Eric Gansauer, Micah Arnholt

Meeting Called to Order: 2:00pm
Jefcoat made a motion to approve the minutes. Seconded by Farley. Minutes Approved.

BZA-02-22-000214
8915 LILLY ROCK WAY

Gary Payton was present to request a variance to build detached garage on side of house, as opposed to rear yard as per UDO 2.1.6. This is due to the presence of solid rock in the back yard. No Opposition.

CASE DECISIONS: Mullins made a motion to approve because the topography of the land necessitated this specific plan. Seconded by Jefcoat. Motion carries as approved.

BZA-02-22-000269
1254 18th AVE

Property owner Kevin Buchanan was present to request a variance to remove and replace damaged accessory structure with new structure of same dimensions on existing slab 3 ft. from property lines, as opposed to 5 ft setback per UDO 2.1.6. No opposition.

CASE DECISIONS: Roberts made a motion to approve based on the fact that this is an existing structure that had tree damage and there is no modification to the area. Seconded by Mullins. Motion carries as approved.

BZA-02-22-000304
1016 BROADWAY

Property owner Brandon Haynes was present to appeal BHAR's decision to deny approval of construction project. The project had previously received approval from the façade board as well as a recommendation of approval from the BHAR staff report. No opposition.

CASE DECISIONS: Farley made a motion to approve and overturn the denial of BHAR based on the fact on it has façade board approval. Seconded by Jefcoat. Motion carries as approved.

BZA March 2022
March 2, 2022

BZA-02-22-000305

7211 BRITTON DR

Brian Clements of Grace Presbyterian Church was present to request a variance to increase parking from 79 spaces allowed to 113 spaces for existing church. The church recently bought the property and wishes to expand parking to suit their congregation's needs. No opposition.

CASE DECISIONS: Farley made a motion to approve based of growing needs of church. Seconded by Farley. Motion carries as approved.

BZA-02-22-000306

3976 ESSEX HEIGHTS CT

Jeff Keefe of Moon, Meeks, and Associates was present to request a variance to replat existing parcel into three lots, including two without street frontage. This is so that the owner's two sisters can build houses on the property. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve based on the fact that it creates no hardship for neighbors. Seconded by Mullins. Motion carries as approved.

BZA-02-22-000307

1323 EBERHART AVE

Will Bergan of Jackson Family, LLLP was present to request a variance to reduce side yard setback from 8' required to 3'-4" for addition of porch and stairs. This is because the original building has inset staircases that potentially makes it unsafe for use as side entrance. Plan already has BHAR approval. No opposition.

CASE DECISIONS: Mullins made a motion to approve based on need to modify older structure to become safer environment for homeowner. Seconded by Jefcoat. Motion carries as approved.

BZA-02-22-000314

7683 CARTLEDGE RD

The property owner's father Chuck McClure was present to request a variance to replat existing parcel to create lot without street frontage. This is because McClure is purchasing the property from his son and wants to subdivide the parcel for his family. No opposition.

BZA March 2022

March 2, 2022

CASE DECISIONS: Jefcoat made a motion to approve based on subdividing family parcel that creates flexibility for family without disturbing neighbors. Seconded by Farley. Motion carries as approved.

Meeting Adjourned at 2:37pm

BZA April 2022

April 6, 2022

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Shaun Roberts

Missing: Tomeika Farley (excused)

City Personnel Present Were: Phillip Smith, Micah Arnholt

Meeting Called to Order: 2:00pm

BZA-03-22-000504

2807 BRADLEY CIR

Justin Creed representing Historic Columbus Foundation was present to request variances to reduce setbacks from 20ft to 11ft in front and from 30ft to 22ft in rear, per UDO 2.2.10. This is to relocate shotgun house from another lot onto property. No Opposition.

CASE DECISIONS: Mullins made a motion to approve. Seconded by Jefcoat. Motion carries as approved.

BZA-03-22-000510

8321 VETERANS PKWY

Scott Harris of Harris Engineering was present to request a variance to increase parking for rehabilitation hospital from 88 spaces to 120 spaces. This is to allow for extra patient and employee parking.

CASE DECISIONS: Roberts made a motion to approve. Seconded by Mullins. Jefcoat recused himself from the vote as he had previously sold the property. Motion carries as approved.

BZA-03-22-000511

2357 WARM SPRINGS RD STE 183

Brent Buck of MidTown Office and Storage was present to request variances to reduce side corner setback from 20ft to 5ft and reduce street buffer from 7ft to 5ft. This is for the construction of boat and RV storage units. No Opposition.

CASE DECISIONS: Jefcoat made a motion. Seconded by Mullins. Motion carries as approved.

BZA-03-22-000519

1419 24TH ST

Anthony Slaughter of Moon, Meeks and Associates, representing Gravitas Real Estate, was present to request variances to reduce front yard setback from 20ft to 10 ft, east side yard setback from 8ft to 0ft, and rear yard setback from 30ft to 10 ft. This is because the owner

BZA April 2022

April 6, 2022

wants to replat the property and the existing buildings already cross setback lines. No opposition.

CASE DECISIONS: Mullins made a motion to approve. Seconded by Jefcoat. Motion carries as approved.

Meeting Adjourned at 2:21pm

BZA May 2022
May 4, 2022

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Fred Cobb, Jazmine Scott, Eric Gaunser, Trey Wilkerson

Meeting Called to Order: 2:00pm

Shaun Roberts motion approve minutes. Doug Jefcoat recommended that the April 6th minutes be edited to correct the spelling of Justin Krieg's name. Made a motion to approve the minutes. Seconded by. Minutes Approved.

BZA-03-22-000592

6201 Waterford Rd

Robert W. Flowers, homebuilder was present seeking approval to build accessory structure in the front yard. Accessory structures shall be located in the rear yard per UDO Section 2.1.6 for SFR1 zoning. This is to accommodate the request of the homebuyer to have their exercise room in the front yard. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve. Seconded by Farley. Motion carries as approved.

BZA-04-22-000673

6201 Waterford Rd

Robert Flowers, homebuilder was present seeking approval to put swimming pool on the side of the home. Per UDO Section 2.1.6 accessory structures shall be located in the rear yard for lots zoned SFR1. This is to accommodate the request of the homebuyer to have their swimming pool on the side of the house. No opposition.

CASE DECISIONS: Jefcoat made a motion to approve. Seconded by Farley. Motion carries as approved.

BZA-04-22-000683

9986 Long Leaf Pine Dr

Dell Smith representing Ray Wright Inc, present to seek approval reduce rear set back from 30ft to 15ft. Per UDO Section 2.2.9 setbacks in SFR3 are 30ft in rear. This is for a particular house plan for the client. No adjacent house has been built yet. No opposition.

BZA May 2022

May 4, 2022

CASE DECISION: Farley made a motion to approve. Seconded by Roberts. Motion carries as approved.

BZA-04-22-00783

4506 Holly Ave

Jim Hudson and Rusty Rustin of Out Front Media present seeking approval for variance to reduce minimum separation distance required for digital message billboard face to residential zone from 1000' required to 100' for north face. The south face was done previously and now needs the north face done. Eric Gansauer addressed the board that Public Works have received complaints about the lighting issues from the digital media boards light spillage into subdivision residential areas. No opposition.

CASE DECISION: Roberts made a motion to approve. Seconded by Mullins. Motion carries as approved.

BZA-04-22-00743

2034 S Lumpkin Rd

Neal Clark present to request approval to reduce required buffer along right of way from 5' required to 3'. This is to expand the South Columbus Library entrance. Will be reusing a portion of the parking lot in the front. Katherine Mullins excused from voting, sits on the another broad apart of the funding will not be voting. No opposition.

CASE DECISIONS: Farley made a motion to approve to keep consistency. Seconded by Jefcoat. Motion carries as approved.

BZA-04-22-000744

1301 Victory Drive

Anthony Slaughter of Moon Mix engineering representing Sunsouth to request approval to reduce parking from 76 spaces required to 37 spaces for new tractor sales and repair facility. No opposition.

CASE DECISION: Roberts made a motion to approve. Seconded by Farley. Motions carries as approved.

BZA May 2022
May 4, 2022

BZA-04-22-00746

7835 Veterans Parkway

Anthony Slaughter of Moon Mix engineering representing Charles & DI Properties to request approval to reduce buffer along north property line from 10' required to 2' and to reduce required parking from 98 spaces to 63 for new body shop. Eric Gansauer advised that this is in the over league district. No opposition.

CASE DECISION: Roberts made a motion to approve. Seconded by Jefcoat. Motion carries as approved.

Conversation after meeting started at 2:30pm. Jefcoat addressed the question of the first case not having an actual hardship presented at hearing. Fred advised that the hardship could be anything. Farley advise that the hardship must be made clear due to not being able to read the site plan, and will need to ask questions. Mullins advise that discussion for how wealthy and who is behind the variance will need to stop board only why are they are at the hearing. Jefcoat explained that votes will be taken after each case. Board will no longer step out into the hall to discuss case. Meeting adjourned.

Meeting Adjourned at 2:37pm.

November 2, 2022
BZA November 2022

Board Members Present Were: Al Hayes, Tomeka Farley, Kathleen Mullins, Doug Jefcoat, Shaun Roberts

City Personnel Present Were: Fred Cobb, Jazmine Scott

Meeting Called to Order: 2:00pm

First order of business approve minutes from September and October. Minutes approved.

BZA-09-22-001691

910 Talbotton Rd

Ryan Clements present representing the owner of property. Redeveloping the old Azela Trace Nursing Home. Increasing some of the parking. Request to provide 70 parking space. Roberts ask how many parking spaces are available. Clements advised it's a gravel lot right now. There is a building with a loading dock (shows plans) with a gravel lot. Fred asked if engineering was copied on request, and if any objections. Per Clements no objection. No opposition or comments.

Case Decision: Farley made motion to approve. Seconded by Roberts. Motion carries as approved.

BZA-10-22-001842

514 1st Ave

Ernie Smallman, 514-508 on 1st ave were platted together. Has someone that wants to buy 514 1st ave but not the lot, went through variance process. Reason for variance these is a side stoop that comes out the side of the house that is within 10ft of the building set back and the rear of the structure is within the 30ft setback, that is what triggered the variance. Hayes asked if went through the BHAR. Smallman advise that he did have approval. Hayes got a call from president of BHAR. Roberts asked if the variance is for the property that he is for sale. Smallman advise he wants 508 replat to be recorded and 514 separately.

Sie Ethmel own property couple doors down, asked how you can change the zoning from property that does not have structure on it. Fred advises any property can request a variance. Will have opportunity in each case to oppose. Roberts clarified that the variance is only for the separation of the property, and the house that is existing. No oppositions.

November 2, 2022
BZA November 2022

Case Decision: Jefcoat made motion to approve based on the fact that the side stoop has created a hardship toward the back of the lot. Seconded by Farley. Motion carries as approved.

BZA-10-22-001853

5072 Turnberry Ln

Edward Hamilton present wants to add garage to existing home, asking for variance to reduce setback, wants a double garage. Hayes asked if anything was built. Farley asks what is the reason if the setback requirement is 10 , what is the reason it cant be built within 10ft. Mullins advise it currently is a double garage attached to the house. Jefcoat ask if this requires permission from the neighborhood association. Hamilton advise that he got the o.k from the neighborhood and both neighbors on the side.

Francis Powell 5066 Turnberry Ln, asked to be sure that garage will not go past his driveway. Ok if he stays on his driveway. Hamilton says he is not pouring a new driveway.

Case Decision: Jefcoat made motion to approve. Seconded by Roberts. Motion carries as approved.

BZA-10-22-001900

7669 Veterans Parkway

NO SHOW. TABLED TIL NEXT MEETING.

BZA-10-22-001901

1309 29TH Street

Boys and Girls Club of Chattahoochee Valley, Ryan Davis. Teen center for the boys and girls club hardship 34 parking spaces will ruin the facility. Rodney (CEO of Boys and Girls club of Chattahoochee Valley) wants to keep space for staff and keep in tack the ball field. Roberts asked when the kids are picked up, how do they come to the cars. Rodney advise there are busses that take the kids home and roundabout to pick up kids. Fred ask if engineering had a copy of plan, they have copy of plan just awaiting approval of variance. Jefcoat asked is there enough street for parking. No oppositions.

Case Decision: Roberts made motion to approve variance request to move effectively utilize the space and the property. Seconded by Farley. Motion carries as approved.

November 2, 2022
BZA November 2022

Meeting adjourned at 2:26pm.

Board Members Present Were: Al Hayes, Kathleen Mullins, Doug Jefcoat, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Phillip Smith, Tony Gonzalez, Jazmine Scott

Meeting Called to Order: 2:00pm
June Minutes Approved.

BZA-05-23-000856

521 Rudgate Rd

Robert Cayer present to request variance to build a carport. Jeffcoat questioned in garage was present. Cayer adv no garage present. Jeffcoat aske if apart of an HOA, Cayer adv not apart of HOA. Cayer adv that he notified surrounding neighbors and they were okay with the project. Cayer adv that actual builders will be building the carport to match structure of the house. Chairman Hayes asked if Smith has any questions. No questions adv Smith. No oppositions.

CASE DECISIONS: Mullins made a motion to approve. Seconded by Jeffcoat. Motion carries as approved.

BZA-06-23-001097

4342 Pinebrook Dr

No one present.

CASE DECISIONS: Jefcoat made a motion to move to next hearing. Seconded by Farley. Motion carries as approved.

BZA-06-23-001156

3100 Reese Rd

Joel Womack present to request increase in parking spaces from 72 spaces required to 89 spaces for existing school. Adv per ordinance 2 spaces per classroom. Jeffcoat asked if 2956 Macon Rd was the correct address. Jeffcoat adv we need the records to reflect the correct address. Adv we need a motion to table until next meeting for corrections to be made and send correspondence to surround neighbors.

CASE DECISION: Farley made motion to table until next meeting. Seconded by Mullins. Motion carries as approved.

BZA-06-23-00157

1213 Double Churches Rd

Joel Womack present to request additional parking and pave the current gravel. Chairman Hayes asked for questions from the board. Womack adv that currently staff parking on gravel, adv that school owns old abandon house that will be demolished to build new parking lot. Chairman Hayes adv board of couple in opposition and asked them to step forward and state their names. Patty and Craig Smith of 7610 Nature Trail came forward. Smith adv that she just found out anything a coupld of hours ago. Womack adv couple that the school owns the building to be demolished. Smith asked why they are taking it down, Womack adv again that the school owns the parcel. Womack shows on the map to the Smiths where the parking the lot will go. Womack adv the Smiths that they are fulfilling all the requirements of the UDO for the side buffers. Smith asked if there will be a retention pond. Womack adv that there will be an underground retention pond, and it will drain to the existing are it is now. Womack adv that this project will actually reduce the amount of runoff problems. Mullins asked if Smiths house is even on the map.

Jefcoat made motion to table this case per request of applicant. Seconded by Farley. Motion carries as approved.

BZA-05-23-000977

6838 Midland Commons Blvd

Robbie Glover representing Synovus Bank request to increase parking for new branch. Increase parking spaces from 13 to 25 spaces. No Opposition.

Farley made a motion to approve. Seconded by Jefcoat.

BZA-05-23-000856

521 Rudgate Rd

TABLED.

BZA July 2023

July 5, 2023

Item #3.

Meeting adjourned at 2:25pm

Board Members Present Were: Al Hayes, Fred Cobb, Tomeika Farley, Shaun Roberts

City Personnel Present Were: Jazmine Scott, Isaac Todd,

Meeting Called to Order: 2:00pm

First order of business to approve minutes from August 2nd hearing. Roberts made a motion to approve the minutes. Seconded by Hayes. Minutes approved.

BZA-06-23-001907

4342 Pinebrook Dr

Ronald K Dixon present of 4342 PineBrook Dr, to request variance to place a detached carport in the front yard to transport elderly wife to and from the house during inclement weather. Hayes inquiries about the dimensions of the structure. Cobb voices that they see requests for these types of fabricated structures often. Chairman Hayes asked if there were any other people who wanted to speak for, or in opposition.

CASE DECISIONS: Farley made motion to approve variance to add a detached carport. Seconded by Roberts. Motion carries as approved.

BZA-08-23-001470

733 1st ave

Clifford Mason present of 733 1st Ave requests to reduce the north and south wall side set back from the required 10 feet to 2 feet 6 inches. Property is zoned historic district. Mason states it will be his residence. "This property had an addition that was grandfathered in yet was done poorly." He announces this setback change will not change the building footprint. Hayes asks for clarification of where the change is according to the presented plan. Mason ensures the crawlspace and wood flooring will not be changed in the plans. Chairman Hayes asked if there were any other people who wanted to speak for, or in opposition. Fran Carpenter of 738 Broadway spoke, announcing she is the co-chair of the board of historical and architectural review. She expressed she was concerned that the appeal did not go to them first to have the demolition and changed approved. Cobb states that even with this variance getting approved, that no work or permits could get done until her boards approved it as well. Mason and Carpenter both agree it was about the timing of the board meetings to get the approval done the fastest way.

CASE DECISIONS: Roberts made a motion to approve the variance. Seconded by Farley. Motion carries as approved.

BZA-08-23-001476

6859 Midland Commons Blvd

Theresa Curry present of Axis Companies requests a variance to reduce the parking from 26 spots to 12 due to size of lot. A Dunkin Doughnut will be installed at the site. Curry explains the size of the building and how most of the customers will be drive through customers. Curry and the board agree to handle this variance and BZA 08-23-001477 together. Roberts voiced concern over the parking space. He stated that Dunkin will not always be there, and it would affect future businesses. Curry replied that not many other quick service restaurants would be able to fit and would be fine with limited parking. Roberts expressed taking parking away is a problem for the community. He also asked the square footage of the building which Curry replied it is 1980 square feet. Hayes inquired if the developer has built Dunkin Doughnuts before. Which Curry replied with they have built over a dozen including the Atlanta area. Roberts asked the board if anyone had a problem with the parking variance, Cobb answered saying he did not have a problem.

CASE DECISION: Farley made motion to approve based on unusual parcel shape. Seconded by Hayes. Roberts opposed. Motion carries as approved.

BZA-08-23-001477

6859 Midland Commons Blvd

Theresa Curry present of Axis Companies to request a variance to landscape setbacks to be from 5-20 feet along the road and from 2-10 feet between parcels. Requested due to the unusual boundary of the parcel. Parcel is 0.4 acres. Curry states they will plant more trees than required on parcel. Chairman Hayes asked if there were any other people who wanted to speak for, or in opposition.

CASE DECISION: Farley made motion to approve based on unusual parcel shape. Seconded by Hayes. Motion approved.

BZA-08-23-001478

1718 2nd Ave

Ryan Davis of Moon Meeks present for 1718 2nd Ave to request a variance to reduce setback from 20 feet to 14 feet, and a variance to increase number of parking spaces to 32. Davis stated the Salvation Army is going to demolish the standing building and rebuild a new homeless shelter with kitchen, computer lab facilities, and dormitories. Davis also stated that they can

limit the encroachment is at 5 feet and can be handled administratively. Hayes asked what the adjacent building was. Roberts replied that it's an older homeless shelter that is made of brick. Davis announced they did a parking study, and they are asking for a 10% greater variance for parking due to the study showing many homeless people live out of their cars. Chairman Hayes asked if there were any other people who wanted to speak for, or in opposition.

CASE DECISION: Roberts made a motion to approve for improving the footprint and improving conditions of the building. Seconded by Hayes. Motion approved.

BZA-08-23-001488

2105 Forest Ave

Bill and Rene Sturkie of 2105 Forest Ave present to request variance to place an accessory structure on the side of home. Rene stated it is a two-car carport, and that it is in front of the rear part of their house, technically in their front yard. Rene displayed an image of where it will be and described to the board where it will be placed. Roberts asked the type of carport. Rene replied saying it will be steel but will be fashioned to match the house.

CASE DECISION: Roberts made a motion to approve accessory structure. Seconded by Hayes. Motion carries as approved.

BZA-08-23-001551

450 5th Ave

Ricky Miles present for Columbus Housing Authority to request variance to reduce parking stalls from 20 feet to 18 feet. Hayes inquires if BZA-08-23-001552 can be done at the same time. Board agrees. Miles states this will be for the new senior living facility. He stated that these variances are similar to ones in the past and it is phase 1 of a possible 3 phases. Robert asks if there are any concerns with the variances. Cobb replies that the stacking distances is an engineering issue. Chairman Hayes asked if there were any other people who wanted to speak for, or in opposition.

CASE DECISION: Hayes made a motion to approve. Seconded by Farley. Motion carries as approved.

BZA-08-23-001552

450 5th Ave

Ricky Miles present for Columbus Housing Authority to request variance to reduce stacking distance for driveway 1&2 from 40 feet to 0 feet, reduce driveway 3 from 60 feet to 2 feet and reduce driveway 4 from 60 feet to 33 feet.

CASE DECISION: Hayes made a motion to approve. Seconded by Farley. Motion carries as approved.

Meeting Adjourned at 2:34pm.

Board Members Present Were: Al Hayes, Fred Cobb, Tomeika Farley, Shaun Roberts, Doug Jefcoat, Kathleen Mullins

City Personnel Present Were: Isaac Todd

Meeting Called to Order: 2:00pm

First order of business to approve minutes from September 6th hearing. Roberts made a motion to approve the minutes. Seconded by Kathleen. Minutes approved.

BZA-09-23-001730

5180 Cargo Dr

Derick Mcarty of Barge Design present of 5180 Cargo Dr, to request variance to alternate parking dimensions. Cargo drive is a storage facility, Mcarty states the submittal is that the existing drive is only 22 feet, and to allow it to remain 22 feet. The second is for 18 feet deep parking. Fred asks if the 18-foot parking is just on one side. Mcarty confirms that it is only on the left. Al asked for opposition.

CASE DECISIONS: Doug made motion to approve both variances to keep the 22 foot drive and 18 foot parking. Seconded by Kathleen. Roberts opposes. Motion carries as approved.

BZA-09-23-001776

3201 Old River Rd

Scott Christopher Miles present of 3201 Old River Rd requests a variance for accessory structure for parking. Kathleen inquires about the reason it needs a variance. Mr. Miles replies there is not enough room in the back plus it is a steep slope. Al asks the distance from the house to River Rd. Miles replies 3.2 miles. Mrs. Miles asks if they can change the dimensions of the structure. Fred elaborates that as long as the space to the border of the property is the same as proposed.

CASE DECISIONS: Tomeika made a motion to approve the variance. Seconded by Roberts. Motion carries as approved.

BZA-09-23-001777

2 Summerbrook Ct.

Jason, representing William Lowry present of 2 Summerbrook Ct requests a variance to reduce side setback from 8 foot to 1 foot to erect a carport awning. This will allow Mr. Lowry who is a cancer survivor to work on his cars under shade. Lowry states he has a two car garage but needs more cover for classic car insurance and cover for work. Kathleen speaks, stating how awnings are not normal in that neighborhood. She also states a hardship must be heard. Lowry

reinforces stating it will not be a shop but a storage and coverage area. Robert asks how water mitigation of rainwater will work with the structure to Jason. Jason replies that there will be gutters and downspouts to redirect the rainwater. Robert asked if Fred has had any calls regarding this appeal. Fred replied to Robert stating no. AL asked for any opposition.

CASE DECISION: Doug made motion to approve based on hardship and no neighborhood objections. Al motions to second. Kathleen votes oppose. Doug votes to approve. Robert votes to oppose. Tomeika votes to oppose. Motion carries as denied.

BZA-09-23-001780

2408 Averett Dr

Francis Raven and Tim Gregory present of 2408 Averett Dr to request a variance to place an accessory structure on the side of the home. Mr. Gregory states that it will be a two car garage not completely behind rear of home. He intends on enclosing current carport and the new one would line up with the entrance. The owners cars would not be seen from the driveway with the new structure. Structure would also e kept with the style to match the house. Al inquires about the handout Gregory passed around that some of the building plan in it wouldn't require a variance. Francis speaks saying they put a lot of time and effort into designing it and the preferred choice would help them the most. Kathleen asks if there is a hardship involved. She also states that it needs a hardship for the structure to not be placed in the rear. Gregory said that the placement is the best for the shape and the driveway. Francis emphasized if they put it in the back they would have to redo the driveway. Tomeika inquired about the alternates plans as well. Robert asked a question to Fred if any of the alternates require a variance. Fred replies no they do not.

Al calls for opposition. John Floory, his wife, and daughter of 2500 Averett Dr. and his son of 2718 Averett Dr stand. Mr. Floory presents a petition with 19 signatures from the neighborhood, and a prepared statement in opposition of the variance. Robert asked about if they choose and alternate plan will Mr. Floory be okay with that. Mr. Floory replies he would not mind because it is lawful and does not require a variance. Al asked if any of the people present in opposition disagree with Mr. Floory. Al asked Mr. Floory to make room for other opposition. Ed Barry of 2909 Fleetwood stepped up. Ed stated that 100 homes have to live by this ordinance. He wants to make sure the variances look good and doesn't want 2408 Averett to become an example of a bad variance. Fred explains that every variance is different. Rebecca of 2612 Averett stated that only 2 varainces have been approved in the neighborhood.

CASE DECISION: Kathleen motions to deny based on no hardships, and alternatives present. Seconded by Tomeika. All vote to deny.

BZA-09-23-001803

6945 Jamesson Way

Dixon Maxie of Columbus Body Works present for 6945 Jamesson Way to request a variance to decrease the parking requirements from 63 to 48 spaces. States it's a large state of the art building. That their request is based off knowledge from running the business for so long. Off 100 years of operation. They are proposing a 2 for 1 ratio. Robert asked if the 2 for 1 works based of the downtown business. Dixon answered saying the downtown doesn't have the correct 2 for 1 ratio they are planning with the new area. Al calls for opposition.

CASE DECISION: Doug made a motion to approve for. Seconded by Kathleen. Robert opposes. Motion approved.

BZA-09-23-001805

700 Center St.

Ryan Davis of Moon and Meeks present for 700 Center St, 710 Center St, and 616 19th St. to request a set back for all 3 addresses to 0 feet from 12 feet. All three BZA's are completed, discussed, and voted on the presentation. Ryan explained the setbacks and informed the board that the replats of these addresses have caused issues due to 700 center being for profit, and how 710 Center and 616 19th are non-profit. It is explained that Piedmont owns all three, and due to the difficulty of the replatting situation a variance once chosen to be quicker. Al calls for opposition.

CASE DECISION: Kathleen made a motion to approve all three cases at once. Seconded by Tomeika. All vote in favor. Motion carries as approved.

BZA-09-23-001806

710 Center St.

Voted on above

BZA-09-23-001807

616 19th St.

Voted on above

BZA-09-23-001808

1760 Williams Rd

Ryan Davis of Moon Meeks present for 1760 Williams Rd. requests a variance to increase the parking from 18 to 21. It is an existing storage area. Owner wants to expand rest of the property to build more climate-controlled storage. Wants to expand the parking. Ryan explains they will only expand the pavement by ten feet. Al calls for opposition

CASE DECISION: Roberts motions to approve for best interest of citizens. Tomeika seconds. All in favor. Motion approves.

Meeting Adjourned at 3:12pm.

Board Members Present Were: Al Hayes, Shaun Roberts, Kathleen Mullins, Angela Strange.
City Personnel Present Were: Fred Cobb, Isaac Todd, Will Johnson, Eric Gansauer.
Meeting Called to Order: 2:00pm

First Order of business is to approve minutes from July 3rd hearing. Shaun Roberts motions to approve the minutes. Angela Strange seconds. All vote to approve the minutes.

BZA-07-24-001432

6551 Fairfax Way

Appellant called ahead and informed the board they could not attend. Roberts motions to table the variance request to the September board meeting. Mullins seconds. All vote to table the variance request.

BZA-07-24-001478

11550 County Line Rd.

Brandon Bolt is present representing Bolt Engineering. Tyler of Hughston homes present. Tyler and Brandon state they are looking for approval on flag lots for a new subdivision. The natural land makes it difficult to place septic tanks. Brandon states that the provided plans show they will place the septic higher to allow a buffer between the septic and the houses. Al inquires if the lots are all similar sizes. Tyler replies that they are. Fred Cobb asks if each lot will have the driveways distance between paving. Brandon replies it is possible. Tyler also states they have no issue doing an easement, but they are working on customers preferences. Roberts says it's lots that haven't been sold yet. Will Johnson announces that regarding easements or driveways will need to be consulted with engineering beforehand. Brandon says they submitted the plans to engineering yesterday. Fred says he is concerned about their input. Johnson clarifies the issue is on the frontage and that engineering will determine the driveways. Angela Strange asks if it's close to Harris County. The appellants reply yes.

CASE DECISION: Mullins votes to table. Strange Seconds. All vote to table.

Brandon and Tyler ask for feedback from the board for the next meeting. Mullins state she wants more of engineering's opinion. Roberts says he doesn't believe what they have is a hardship. Strange says the rest of the board's hesitancy is what gives her pause.

BZA-07-24-001483

726 3rd Ave

Siavosh Etemadi of 624 2nd Ave. Present representing Alifarhani Farhad. He states Farhad has been parking under the tree at the location. The tree has been dropping limbs, so he wants to build a carport. It will be uncovered. Farhad also owns the adjacent property. It will encroach only by five

feet. BHAR has reviewed and approved it already. Al states Fran Carpenter is aware and has no problems. Roberts inquires what the hardship is. Etemadi shares that you would have to cut two large trees to prevent the limbs from dropping on the cars. Eric Gansauer says the UDO is being reviewed to allow a permitting process to cut trees in the historic districts. He says removal of those two trees would be between \$10,00 and \$15,000.

CASE DECISION: Roberts motions to approve on the cities recommendation on price to remove trees. Mullins seconds. All vote to approve.

Meeting adjourned at 2:27 P.M.

Call TO ORDER: Al Hayes call the Board of Zoning Appeals to order on Wednesday, September 4th, 2024 at 2:00 P.M.

PRESENT ARE:

Chairman Al Hayes

Fred Cobb

Doug Jefcoat

Shaun Roberts

Kathleen Mullins

APPROVAL OF MINUTES: Shaun Roberts motions to approve minutes with corrections to a typo on the first case. Kathleen Mullins seconds and the motion carries.

BZA-07-24-001432

6551 Fairfax Way

- Nan Brooks Present. Homeowner wants to reduce rear setback from 30ft to 21ft for addition so foster children have more space. Doug Jefcoat motions to approve based on foster care and no concern from neighbors. Al seconds. All vote to approve except Mullins who votes against.

BZA-07-24-001478

11550 County Line Rd.

- Brandon Bolt Present for Bolt Engineering. Requesting to reduce lot width from 125 feet to 25 feet for 6 new single-family lots. Bolt states they only want to do 1 lot now instead of 6. Cobb states the wording will allow that since it's less than the advertised 6. Jefcoat motions to table the variance so the wording can be amended from 6 lots to 1. Roberts seconds, and all vote to table. Motion carries.

BZA-08-24-001698

2730 Manchester Expy.

- Alex the operator of this Chick-fil-a present. Owner wants to increase parking from 66 spaces to 107 spaces. Roberts motions to approve due to relieve congestion. Mullins seconds, all vote to approve. Motion Carries.

BZA-08-24-001734

119 Whippoorwill Ln.

- Augustine Truttling present. Variance request reduce side setback from 8 feet to 4 feet. Mullins motions to approve due to house being rebuilt on existing slab and will maintain old footprint. Jefcoat Seconds, all vote to approve. Motion carries.

BZA-08-24-001768

2268 Camille Dr.

- Seth Purdue Present for Moon Meeks & Associates, Inc. Requests a variance to reduce rear setback from 30 feet to 5 feet to allow more parking. Roberts Motions to deny variance based off not needing a variance to solve the parking issue. Mullins seconds. Jefcoat votes against the denial, the rest for. Motion carries.

At 2:48, Chairman Al Hayes Adjourns the meeting.



**The Liberty Theatre & Cultural Arts Center
Advisory Board Minutes
September 11, 2025**

Board Members Present: Delois 'Dee' Marsh, Arreasha 'Z' Lawrence, Fernando Verdree, Ku'Wonna Ingram, Arsburn 'Oz' Roberts, Evelyn 'Mimi' Woodson, Dr. Shikha Shah

Board Members Absent: Cletus Richardson, Terrance Flowers

Present: Civic Center Staff: Kanise Wiggins, Caryn Hammond, Jennifer Babin, Troy Vanerson, Janine Abano

Mimi Woodson - Called for order at 4:10 pm

Minutes for May 21 & July 10, 2025, approved.

- **Grant Application Updates & Funding Strategy:**

- Request for new support letter omitting Levitt Foundation mention; Parks and Chamber letters submitted.
- Columbus Jazz Society, a 509(a)(2) public charity, is now involved for broader funding access (federal and private)

- **Liberty Theatre Cleanup, Mold Remediation, and Artifact Preservation:**

- Ongoing mold cleaning at Liberty Theatre; significant work remains.
- Status of donated/borrowed items under review; requests to preserve items for museum display.
- Discussion on proper removal and potential refurbishment of theatre seats; aim to retain 6-8 seats as historical pieces.
- Concerns raised about cleaning and preserving photos, portraits, and paintings affected by mold.

- **Community Engagement, Social Media, and Public Library Input:**

- Community Library Visit promoted only on Facebook; low attendance expected and observed.
- Attendees provided valuable input and music experience.
- Recommendation to use larger input sheets with name and contact fields for follow-up.
- Suggestion to use QR codes linking to online questionnaires for broader feedback collection.
- Media coverage obtained through personal outreach; limited budget restricts frequent media engagement. (online survey, social media, website, and press release)

- **Board Membership Changes and City Council Relations:**
 - Sent council-approved letter with full attendance list on September 01, 2025.
 - Two board vacancies exist after removal of Gloria Strode and Carolyn Star-Ross by council as of September 01, 2025.
 - Encouraged board members to recommend active, engaged candidates for vacancies.
 - Suggested interested individuals contact their council member for appointment guidance.

- **New Architect Introduction and Project Planning:**
 - Scott Holmes is the new architect; worked on Rainey McCullens, River Center, Springer.
 - Holmes' company merged, expanding global architectural team.
 - Encouraged attendance and social media sharing input meetings; use sign-in sheets for documentation.
 - Progress photos (before/after) and regular updates on social media build public trust and show ongoing work.

Meeting adjourned 5:00 pm.

Respectfully submitted,

Janine Abano

Janine Abano, Board Secretary

Columbus Civic Center
400 4th Street
Columbus, GA 31901



**The Liberty Theatre & Cultural Arts Center
Advisory Board Minutes
November 13, 2025**

*Columbus Civic Center, Hospitality Suites
400 4th St, Columbus, GA 31901*

Board Members Present: Arreasha ‘ Z’ Lawrence, Fernando Verdree, Ku’Wonna Ingram, Arsburn ‘ Oz’ Roberts, Evelyn ‘ Mimi’ Woodson, Dr. Shikha Shah, Cletus Richardson

Board Members Absent: Delois “Dee” Marsh, Terrance Flowers

Present: Civic Center Staff: Kanise Wiggins, Caryn Hammond, Jennifer Babin, Janine Abano

Absent: Civic Center Staff: Troy Vanerson, Josaland Hardwick

Mimi Woodson - Called for order at 4:10 pm

Minutes for September 11, 2025, approved.

• **Quorum, Minutes Review, and 2026 General Meetings:**

- Minutes from September 11 reviewed; approval postponed due to lack of quorum.
- Correction needed: change ‘Coloma’ to ‘Columbus Jazz Society’
- Community library visits are promoted on all media platforms, not just Facebook, including websites and online survey in minutes.
- 2026 General Meetings Schedule has been edited and approved by the board.

• **Community Feedback from Library Visits and Surveys:**

- Quorum achieved with six members; minutes and attendance approved with two amendments.
- Community feedback collected via social media and library visits; feedback aligns with committee direction.
- Survey questions addressed desired appearance, programs, and experiences for Liberty Theatre & Cultural Arts Center.
- Attendees requested marquees, movies, plays, and children’s activities
- Feedback collection remains open until year-end to increase community input.

- **Strategic Planning, Work Session Scheduling and Implementation Discussion:**

- Staff to categorize items before January meeting for organized discussion.
- Foundation must be established before programming or planning.
- New architect involvement required; introduction to David Schwartz proposed for expertise.
- Planning to have Virtual Work Session with the board members on December 09, 2025 from 10 am – 12 pm. Talk about strategic planning.

- **Event Planning, Marketing, and Partnerships for 2026:**

- The Liberty Theatre will be participating at Columbus Museum February Festival.
- Questionnaires to be distributed at events; digital links suggested for higher engagement.
- Event planning ideas to be collected, reviewed, and scheduled in January to avoid conflicts with other organizations.
- MaFest will be combined for a two-day event scheduled on April 25-26.

Meeting adjourned 5:15 pm.

Respectfully submitted,

Janine Abano

Janine Abano, Board Secretary



Planning Advisory Commission

November 19, 2025

MINUTES

A meeting of the Planning Advisory Commission was held Wednesday, November 19, 2025 in the Council Chambers of the Citizen Service Center.

Commissioners Present:

Chairperson: Brad Baker

Vice Chairperson:

Commissioners: Rick Stallings, Haley Lyman, Anthony Smith, Gloria Thomas

Absent: Michael Ernst, Patrick Steed, Lakshmi Karthik, Zarome Lackey

Staff Members: Morgan Shepard, Principal Planner, Will Johnson, Planning Director

CALL TO ORDER: Chairperson Baker called the meeting to order at 9:00 a.m. All in attendance stood for the pledge of allegiance to the American Flag. He explained the rezoning process to the audience.

APPROVAL OF MINUTES: Chairperson Baker asked for a motion on the minutes from November 5, 2025. No changes or additions by other commissioners. Motion carries, minutes accepted.

ZONING CASES:

- 1. REZN-11-25-1962:** A request to rezone 3.01 acres of land located at 100-800 Havenbrook Ct. Current zoning is Light Manufacturing/ Industrial (LMI). Proposed zoning is Residential Office (RO). The proposed use is Multifamily Residential. Harlan Price is the applicant. This property is located in Council District 7.

Morgan Shepard read the staff report.

Applicant: Harlan Price

Owner: Havenbrook Square Apartments, LLC

Location: 100-800 Havenbrook Court

Parcel: 040-016-006/7/8/9/010/011/012/013

Acreage: 3.01 Acres

Current Zoning Classification:	Light Manufacturing/ Industrial								
Proposed Zoning Classification:	Residential Office								
Current Use of Property:	Multi Family Residential								
Proposed Use of Property:	Multi Family Residential								
General Land Use:	Inconsistent Planning Area D								
Current Land Use Designation:	Multi Family Residential								
Future Land Use Designation:	Light Manufacturing/ Industrial								
Compatible with Existing Land-Uses:	Yes								
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.								
Buffer Requirement:	<p>The site shall include a Category C buffer along all property lines bordered by the LMI zoning district. The 3 options under Category C are:</p> <ol style="list-style-type: none"> 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. 								
Surrounding Zoning:	<table> <tr> <td>North</td><td>Residential Multifamily – 1 (RMF1)</td></tr> <tr> <td>South</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td>East</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> <tr> <td>West</td><td>Light Manufacturing/ Industrial (LMI)</td></tr> </table>	North	Residential Multifamily – 1 (RMF1)	South	Light Manufacturing/ Industrial (LMI)	East	Light Manufacturing/ Industrial (LMI)	West	Light Manufacturing/ Industrial (LMI)
North	Residential Multifamily – 1 (RMF1)								
South	Light Manufacturing/ Industrial (LMI)								
East	Light Manufacturing/ Industrial (LMI)								
West	Light Manufacturing/ Industrial (LMI)								

Attitude of Property Owners:

Thirty (33) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.

Approval

0 Responses

Opposition

0 Responses

Additional Information:

Existing Multifamily residential, 8 buildings each 2 stories.

Applicant Presentation: Harlan Price provided an overview. New ownership has acquired the complex. Only three of the eight buildings are currently occupied. Intent is to renovate all buildings to make them fully habitable again. No change to building footprints or overall density. Upgrades include new HVAC systems (previous window units were inadequate), full code compliance, and general rehabilitation. Will continue to serve the same income level/market segment (affordable/low-income housing). Rezoning required because the property lost grandfathered status; permits cannot proceed without zoning change.

Public Comments: None for or against.

Commission Discussion: Brief clarifying questions only; no concerns raised.

Motion: Approval by Commissioner Stalling. Seconded by Commissioner Thomas. Approved (4-0).

2. **REZN-11-25-2091:** A request to rezone 46.01 acres of land located at 2055 Old Guard Road. Current zoning is Residential Estate – 1 (RE1). Proposed zoning is Single Family Residential – 4 (SFR4). The proposed use is Single Family Subdivision. Joey White is the applicant. This property is located in Council District 2.

Morgan Shepard read the staff report.

Applicant:

Joey White

Owner:

Banana Bay LLC

Location:

2055 Old Guard Road

Parcel:

074-001-008

Acreage:

46.01 Acres

Current Zoning Classification:

Residential Estates 1

Proposed Zoning Classification:	Single Family Residential 4
Current Use of Property:	Vacant, Undeveloped
Proposed Use of Property:	Single Family Residential
General Land Use:	Consistent Planning Area A
Current Land Use Designation:	Vacant
Future Land Use Designation:	Mixed Use
Compatible with Existing Land-Uses:	Yes
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 Engineering:	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
School Impact:	N/A
Buffer Requirement:	The site shall include a Category B buffer along the north property line and a Category A buffer on the west property line.
Fort Moore's Recommendation:	N/A
DRI Recommendation:	N/A
Surrounding Zoning:	<div> <div>North</div> <div>South</div> <div>East</div> <div>West</div> </div> Residential Estates 1 Residential Office Single Family Residential 4 Residential Multifamily – 1 (RMF1)
Attitude of Property Owners:	Six (6) property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no calls and/or emails regarding the rezoning.
Approval	0 Responses

Opposition 0 Responses**Additional Information:** 159 Single-family lots

Applicant Presentation: Joey White accompanied by the Project Engineer. 159 total lots on approximately 46 acres. Typical lot size: 50 ft × 120 ft (6,000 sq ft minimum). Anticipated home sizes: 1,500–2,000 sq ft. All homes will include garages; driveways will provide additional off-street parking. Target sales price range: \$350,000–\$500,000 (depending on final square footage and finishes). Includes required open space areas.

Commission Questions: Confirmation of lot dimensions and home sizes. Parking adequacy (garages and driveways) – concern satisfied. Price point and market segment discussed.

Public Comments: None for or against

Motion: Approval by Commissioner Smith. Seconded by Commissioner Thomas. Approved (4-0).

NEW BUSINESS: N/A

OLD BUSINESS: N/A

ADJOURNMENT: 9:13 A.M.

RECORDING: <https://www.youtube.com/watch?v=DYiAuXvcYTc&t=1s>



Brad Baker, Chairperson



Morgan Shepard, Principal Planner

File Attachments for Item:

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**Columbus Consolidated Government
Board Appointments – Action Requested**

BOARD APPOINTMENTS - ACTION REQUESTED

6. MAYOR'S APPOINTMENTS – ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. BUILDING AUTHORITY OF COLUMBUS:

Vacant

Term Expired: March 24, 2025

Open for Nominations
(Mayor's Appointment)

Terms are two years. Meets as needed.

Women:	1
Senatorial District 15:	0
Senatorial District 29:	3
Vacancies:	2

B. PENSION FUND, EMPLOYEES' BOARD OF TRUSTEES:

Vacant

(Business Community)

Term Expires: June 30, 2026

Open for Nominations
(Mayor's Appointment)

The terms are four years. Meets monthly.

Women: 4

Senatorial District 15: 9

Senatorial District 29: 2

Vacancies: 1

7. VOTE TABULATION: **NOTE: Carried over from the December 9, 2025, Council Meeting.*

A. BOARD OF WATER COMMISSIONERS: At the November 18, 2025, Council Meeting two nominees were submitted for the seat of Wes Kelley (*Not Eligible*).

- Councilor Anker nominated Brooks Yancey.

- Councilor Cogle nominated Ernie Smallman.

(NOTE: Each member of Council will vote for one of the nominees submitted when their name is called. The nominee that receives the most votes will then be confirmed.)

8. COUNCIL APPOINTMENTS – READY FOR CONFIRMATION:

- A. HISTORIC & ARCHITECTURAL REVIEW BOARD (BHAR):** Chris Henson was nominated to fill the vacant seat of the Historic District Preservation Society Representative. *(Councilor Cogle’s nominee)* Term Expires: January 31, 2028

9. COUNCIL DISTRICT SEAT APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:

A. CIVIC CENTER ADVISORY BOARD:

Vacant

Term Expires: March 1, 2026

Open for Nominations
(District 9 – Anker)

The terms are three years. Meets quarterly.

Women: 3

Senatorial District 15: 5

Senatorial District 29: 4

Vacancies: 3

B. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:

Vacant

Term Expires: March 27, 2026

***NOTE:** *Nominee confirmed on November 4, 2025, does not reside in District 8.*

Open for Nominations
(District 8 – Garrett)

The terms for the Mayor’s Appointments are three years and Council’s Appointments are two years. Meets quarterly.

Women: 4

Senatorial District 15: 7

Senatorial District 29: 1

Vacancies: 3

C. PUBLIC SAFETY ADVISORY COMMISSION:

Paul T. Berry, III

Nominations

Eligible

(District 5 – Crabb)

Term Expires: October 31, 2025

****Not interested in serving another term.***

Open for

Scott Taft

Nominations

Not Eligible

Anker)

Term Expires: October 31, 2025

Open for

(District 9 –

The terms are three years. Meets monthly.

Women: 3

Senatorial District 15: 4

Senatorial District 29: 3

Vacancies: 0

D. YOUTH ADVISORY COUNCIL:

District 9 Nominee: _____

10. APPOINTMENTS – CONFIRMED BY COUNCIL:

A. AIRPORT COMMISSION:

Art Guin

Does Not Desire Reappointment

Term Expires: December 31, 2025

Open for Nominations

(Commission's Nominee/Confirmed by Council)

(NOTE: On December 9, 2025, Council approved Resolution No. 395-25, requesting that the Airport Commission provide a nominee from Council's recommendations for each of the next three vacancies. This resolution has been forwarded to the Airport Commission.)

The Commission submits one (1) nominee for consideration and confirmation. Ordinance No. 11-23 removes the two-term limit previously in place for board members.

Terms are five years. Meets monthly.

Women: 1

Senatorial District 15: 3

Senatorial District 29: 2

Vacancies: 0

11. COUNCIL APPOINTMENTS – ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:

A. ANIMAL CONTROL ADVISORY BOARD:

Vacant
Appointment)
(Georgia Veterinary Technician)
 Term Expires: October 15, 2025

Open for Nominations
(Council's

Vacant
Appointment)
(Animal Rescue Shelter Representative)
 Term Expires: October 15, 2026
 Recommendations are submitted by a licensed animal shelter.

Open for Nominations
(Council's

The terms are two years. Meet as needed.

Women: 7

Senatorial District 15: 3

Senatorial District 29: 4

Vacancies: 3

B. BOARD OF HEALTH:

Yasmine Cathright*Not Eligible*

Term Expires: December 31, 2025

Open for Nominations
(*Council's Appointment*)*The terms are five years. Meets monthly.***Women:** 4**Senatorial District 15:** 0**Senatorial District 29:** 5**Vacancies:** 1**C. HISTORIC & ARCHITECTURAL REVIEW BOARD:**

*Vacant***(Historic District Preservation Society Rep.)**

Term Expires: January 31, 2028

Open for Nominations
(*Council's Appointment*)**Councilor Cogle is nominating Chris Henson.**The terms are three years. Meets monthly.***Women:** 4**Senatorial District 15:** 6**Senatorial District 29:** 1**Vacancies:** 2**D. LIBERTY THEATRE & CULTURAL ARTS CENTER ADVISORY BOARD:**

*Vacant****Appointment***

Term Expired: August 14, 2025

Open for Nominations
(*Council's*)

*Vacant****Appointment***

Term Expired: August 14, 2026

Open for Nominations
(*Council's*)*The terms are four years. Meets every other month.*

Women: 5
 Senatorial District 15: 7
 Senatorial District 29: 4
 Vacancies: 2

E. NEW HORIZONS BEHAVIORAL HEALTH – MENTAL HEALTH, ADDICTIVE DISEASES AND DEVELOPMENTAL DISABILITIES- COMMUNITY SERVICE BOARD:

Judge David Ranieri
Does not desire reappointment
Appointment)
 Term Expired: June 30, 2025

Open for Nominations
(Council's

The terms are three years. Meets every other month.

Women: 2
 Senatorial District 15: 3
 Senatorial District 29: 1
 Vacancies: 0

F. PERSONNEL REVIEW BOARD:

Yolanda Sumbry Sewell
Not Eligible
(Regular Member 4)
 Term Expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 1)
 Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant
(Alternate Member 2)
 Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Vacant

(Alternate Member 3)

Term expires: December 31, 2027

Open for Nominations
(Council's Appointment)

Delano Leftwich

Not Eligible

(Alternate Member 4)

Term expires: December 31, 2025

Open for Nominations
(Council's Appointment)

Vacant

(Alternate Member 5)

Term expires: December 31, 2025

Open for Nominations
(Council's Appointment)

The terms are three years. Meets monthly.

Women: 3

Senatorial District 15: 3

Senatorial District 29: 3

Vacancies: 4

G. UPTOWN FACADE BOARD:

Vacant

(Uptown Business Improvement District)

Term Expires: October 31, 2026

Open for Nominations
(Council's Appointment)

Vacant

(Uptown Business Improvement District)

Term Expires: October 31, 2027

Open for Nominations
(Council's Appointment)

Vacant

(Uptown Columbus)

Term Expires: October 31, 2026

Open for Nominations
(Council's Appointment)

Terms are five years. Meets monthly.

Women: 4

Senatorial District 15: 3

Senatorial District 29: 3

Vacancies: 3

BOARD MEMBER ELECTION

TABULATION OF VOTES

BOARD: Board of Water Commissioners

DATE: December 16, 2025 **NOTE: Carried over from the December 9, 2025, Council Meeting.*

POSITION: Wes Kelley (Presently or formerly held by)

INDIVIDUAL COUNCIL MEMBERS VOTING AS FOLLOWS:

NOMINEES:	Allen	Anker	Chambers	Cogle	Crabb	Davis	Garrett	Hickey	Huff	Tucker	Total
Brooks Yancey (Councilor Anker's nominee on 11-18-2025)											
Ernie Smallman (Councilor Cogle's nominee on 11-18-2025)											