

## Council Members

R. Gary Allen  
Charmaine Crabb

Jerry 'Pops' Barnes  
Glenn Davis

John M. House  
Bruce Huff

R. Walker Garrett  
Toyia Tucker

Judy W. Thomas  
Joanne Cogle

**Clerk of Council**  
Sandra T. Davis



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

January 31, 2023  
9:00 AM  
Regular Meeting

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## MAYOR'S AGENDA

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**CALL TO ORDER:** Mayor Pro Tem R. Gary Allen, Presiding

**INVOCATION:** Offered by Pastor Craig Bowers, Wynnbrook Baptist Church of Columbus, Georgia

**PLEDGE OF ALLEGIANCE:** Led by Mayor Pro Tem Allen

### **MINUTES**

- [1.](#) Approval of minutes for the January 24, 2023 Council Meeting and Executive Session.

### **PROCLAMATION:**

- Proclamation:** KHS FBLA-PBL Week

**Receiving:** Kendrick High School Future Business Leaders Phi Beta Lambda

# **CITY ATTORNEY’S AGENDA**

## **ORDINANCES**

- 1.** **2nd Reading-** REZN-11-22-2066: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1200 / 1226 6th Avenue** (parcel # 018-009-005 / 0T18-009-004A) from LMI (Light Manufacturing / Industrial) Zoning District to UP (Uptown) Zoning District. Planning Department and PAC recommend approval. (Councilor Cogle)
- 2.** **2nd Reading-** REZN-11-22-2067: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **1947 Wynnton Road** (parcel # 184-019-001A) from RO (Residential Office) Zoning District to GC (General Commercial) Zoning District. Planning Department and PAC recommend approval.) (Councilor Huff)
- 3.** **2nd Reading-** REZN-11-22-2068: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; to change certain boundaries of a district located at **8215 Cooper Creek Road** (parcel # 080-001-004) from RO (Residential Office) Zoning District to SFR1 (Single Family Residential 1) Zoning District. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)
- 4.** **2nd Reading-** REZN-11-22-2069 An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4030 Veterans Court** (parcel # 072-010-028) from RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Davis)
- 5.** **2nd Reading-** REZN-11-22-2070: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) Zoning District with proposed amended conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Davis)
- 6.** **2nd Reading-** REZN-11-22-2158: An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia to add certain definitions and provide standards for various uses. (Planning Department and PAC recommend approval.)(Mayor ProTem)
- 7.** **2nd Reading-** REZN-11-22-2184: An ordinance amending the Unified Development Ordinance (UDO) of the Columbus Code to revise the text of certain sections of Chapter 4 Article 9 – Short-Term Rentals. (As Amended) (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

**8. 2nd Reading-** An ordinance providing for the demolition of various structures located at:

- 1) 2947 Schatulga Road (Linda Brantly Hood & Virginia S Hood, Owner)
- 2) 931 5th Avenue (Luel LLC, Owner)
- 3) 615 8th Street (Lula Lunsford Huff et al, Owner)
- 4) 926 Lawyers Lane (926 Lawyers Lane LLC, Owner)
- 5) 4110 2nd Avenue (Arguello Victor Manwell Rodriguez, Owner)
- 6) 2501 Hamilton Road (Joan Dannelly, Owner)
- 7) 21 Mathews Street (George Kebe Jr, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet. (Mayor Pro-Tem)

**9. 2nd Reading-** An ordinance amending the new Classification and Pay Plan for the Consolidated Government (as adopted by Ordinance 22-045) to establish step-based career ladder advancement provisions for Official Superior Court Reporters; authorizing up to \$15,000.00 in transcript page charges per fiscal year when authorized by a Superior Court Judge; adopting Policies and Procedures for Court Reporters; and for other purposes. (Mayor Pro Tem)

**10. 1st Reading-** An ordinance providing a moratorium not to exceed 90 days on the consideration or approval of any application for a short-term rental permit submitted pursuant to Section 4.9.4 of the Unified Development Ordinance; that said moratorium shall expire no later than 11:59 on Saturday, April 15, 2023; and for other purposes. (Request of Council)

## **RESOLUTION**

**11.** A resolution authorizing the Tax Commissioner of Muscogee County to waive penalties and interest on certain taxes due for the 2022 tax year. (**Add-On**)

## **CITY MANAGER'S AGENDA**

**1. CCG Employee Health & Wellness Facility Lease Agreement**

Approval is requested to continue a 10-month lease agreement for medical office space identified as 2000 10<sup>th</sup> Avenue, Suite 410 for a CCG Health, and Wellness facility. The monthly rental rate for the property lease is \$2,914 including utilities.

**2. PURCHASES**

**A.** Side Loader Refuse Truck Bodies (Re-Bid) – RFB No. 22-0042 – Additional Options – Sourcwell Contract Cooperative Purchase

- [B.](#) Annual Membership Dues for Association County Commissioners of Georgia (ACCG)
- [C.](#) Comprehensive Camera System/Phases II and III – Federal GSA Cooperative Purchase

### **BID ADVERTISEMENT**

#### **February 8, 2023**

1. **Oil & Lubricants for METRA (Annual Contract) – RFB No. 23-0030**

Scope of Bid

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by METRA Transit System. The contract term will be for three (3) years.

#### **February 15, 2023**

1. **Alternator & Starters for METRA (Annual Contract) – RFP No. 23-0031**

Scope of Bid

Provide alternators and starters to METRA Transit System on an “as needed” basis. The contract term will be for three (3) years.

### **CLERK OF COUNCIL’S AGENDA**

#### **ENCLOSURES - ACTION REQUESTED**

- [1.](#) RESOLUTION - A resolution excusing Councilor Jerry “Pops” Barnes from the January 31, 2023 Council Meeting.
- [2.](#) Email Correspondence from Attorney Jack Schley advising of the selection of Betty Tatum and Cynthia Williams Jordan to serve another term on the Hospital Authority of Columbus.
- [3.](#) **Minutes of the following boards:**

Civic Center Advisory Board, December 1, 2022

Housing Authority of Columbus, December 14, 2022

Personnel Review Board, January 18, 2023

## **BOARD APPOINTMENTS - ACTION REQUESTED**

### **4. MAYOR'S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

#### **A. BUILDING AUTHORITY OF COLUMBUS:**

**Renee Sturkie**- Interested in serving another term  
*Eligible to succeed*  
Term Expires: March 24, 2023

*(Mayor's Appointment)*

*This is a two-year term. Board meets as needed.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

#### **B. COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS (CIRCLE):**

**Eric Spears**  
*Eligible to succeed*  
Term Expires: March 1, 2023

*(Mayor's Appointment)*

**Akear Mewborn**  
*Does not desire reappointment*  
Term Expired: March 1, 2022

*(Mayor's Appointment)*

*These are four-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**C. CRIME PREVENTION BOARD:**

**Joyce Dent-Fitzpatrick**- Interested in serving *(Mayor's Appointment)*  
(Law Enforcement Agency)  
*Eligible to succeed*  
Term Expires: March 31, 2023  
*These are three-year terms. Board meets monthly.*

**Women: 3**  
**Senatorial District 15: 2**  
**Senatorial District 29: 5**

**5. COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:**

**A. COLUMBUS AQUATICS COMMISSION:** Ms. Jensen Melton was nominated to fill the unexpired term of the vacant seat. *(Councilor Cogle's nominee)* Term expires: June 30, 2024

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

**A. CIVIC CENTER ADVISORY BOARD:**

**Jennifer Teague**- Interested in serving another term *(District 6- Allen)*  
*Eligible to succeed*  
Term Expires: March 1, 2023

**Latasha Lee**- Interested in serving another term *(District 10- House)*  
*Eligible to succeed*  
Term Expires: March 1, 2023

**Keith Higgins** *(District 5- Crabb)*  
*Not Eligible to serve another term*  
Term Expires: March 1, 2023

**John Boyd**

*(District 9- Thomas)*

*Not Eligible to serve another term*

Term Expires: March 1, 2023

**Councilor Crabb is nominating Mr. Jacob Greer to succeed Mr. Keith Higgins.**

*These are three-year terms. Board meets every other month.*

7. **COUNCIL APPOINTMENTS- ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:**

**A. BOARD OF ZONING APPEALS:**

**Alfred Hayes, Jr.** - Interested in serving another term

*Eligible to succeed*

Term Expires: March 31, 2023

Open for Nominations

**(Council's Appointment)**

*This is a three-year term. Board meets monthly.*

**Women: 2**

**Senatorial District 15: 1**

**Senatorial District 29: 4**

**B. BUILDING AUTHORITY OF COLUMBUS:**

**Leila Carr**

*Does not desire reappointment*

Term Expires: March 24, 2023

Open for Nominations

**(Council's Appointment)**

**Vincent Allen**

*Resigned*

Term Expires: March 24, 2023

Open for Nominations

**(Council's Appointment)**

*This is a two-year term. Board meets as needed.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

**C. COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS (CIRCLE):**

**John Jackson**- Interested in serving another term  
*Eligible to succeed*  
Term Expires: March 1, 2023

Open for Nominations  
**(Council's Appointment)**

**Mary Quiller**- Interested in serving another term  
*Eligible to succeed*  
Term Expires: March 1, 2023

Open for Nominations  
**(Council's Appointment)**

*These are four-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**D. HISTORIC & ARCHITECTURAL REVIEW BOARD:**

**Fran Poole Carpenter**- Interested in serving  
*Eligible to succeed*  
Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Emily Flournoy**- Interested in serving another term  
**(Uptown Business Association)**  
*Eligible to succeed*  
Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Katie Bishop**  
*Not Eligible to succeed*  
Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Claire Berry**  
**(Board of Realtors)**  
*Not Eligible to succeed*  
Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Councilor Crabb is nominating Jennifer Lamb for the seat of Claire Berry as the Board of Realtors representative.**

*These are three-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 9**

**Senatorial District 29: 2**

**E. PLANNING ADVISORY COMMISSION:**

**John P. Steed**- Interested in serving another term

*Eligible to succeed*

Term Expires: March 31, 2023

Open for Nominations

**(Council's Appointment)**

*The terms are three years. Board meets twice a month.*

**Women: 3**

**Senatorial District 15: 6**

**Senatorial District 29: 3**

**ADJOURN:**

**. Economic Development Bus Tour**

- ~ Depart City Services Center
- ~ Muscogee Technology Park
- ~ Midland Commons
- ~ Old Town / Greystone Pointe
- ~ Comer Gym
- ~ Mill District
- ~ Uptown / City Hall
- ~ Elliott's Walk
- ~ Camp David RV Park
- ~ Return to City Services Center

*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 January 24, 2023 Council Meeting and Executive Session.

# COUNCIL OF COLUMBUS, GEORGIA

## CITY COUNCIL MEETING

### MINUTES

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

January 24, 2023  
5:30 PM  
Regular Meeting

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#### **M A Y O R ' S   A G E N D A**

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**PRESENT:** Mayor B. H. "Skip" Henderson, III and Mayor Pro Tem R. Gary Allen and Councilors Joanne Cogle, Charmaine Crabb, Glenn Davis, R. Walker Garrett (via Microsoft Teams), John M. House (via Microsoft Teams), Bruce Huff, Judy W. Thomas and Toyia Tucker. City Manager Isaiah Hugley, City Attorney Clifton Fay, Clerk of Council Sandra T. Davis, and Deputy Clerk of Council Lindsey G. McLemore were present.

**ABSENT:** Councilor Jerry "Pops" Barnes was absent.

<p><b><u>The following documents have been included as a part of the electronic Agenda Packet:</u></b> (1) Animal Care &amp; Control Internal Audit Presentation; (2) Proposed Short Term Rental Ordinance Revisions Presentation; (3) FFY 2023 HUD Grant Cycle Presentation</p>
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<p><b><u>The following documents were distributed around the Council table:</u></b> (1) Internal Audit Report for Public Works Department; (2) Transitional Internal Audit of the Public Works Department Presentation; (3) Audit Report for Animal Care and Control of Columbus (ACCC); (4) Correspondence, Re: 931 5<sup>th</sup> Avenue; (5) Correspondence. Re: 615 8<sup>th</sup> Street Demolition; (6) Public Agenda #2 Presentation; (7) Public Agenda #3 Timeline; (8) Response from Muscogee County Tax Commissioner, Re: Property Tax 2<sup>nd</sup> Notices</p>
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**CALL TO ORDER:** Mayor B. H. "Skip" Henderson, III, Presiding

**INVOCATION:** Offered by Dr. Valerie Thompson, Revelation Missionary Baptist Church of Columbus, Georgia

**PLEDGE OF ALLEGIANCE:** Led by Mayor Henderson

#### **MINUTES**

1. Approval of minutes for the January 3, 2023, Council Meeting. Mayor Pro Tem Allen made a motion to approve the minutes, seconded by Councilor Crabb and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### **PROCLAMATION:**

2. **Proclamation: Four Chaplains Sunday**

**Receiving:** American Legion Post 35

**Councilor Toyia Tucker** read the proclamation into the record, proclaiming Sunday, February 5, 2023, as *Four Chaplains Sunday*, recognizing the sacrifice of the four chaplains of different

denominations who lost their lives while rescuing civilian and military personnel as the American Troup Ship SS Dorchester sank on February 3, 1943.

### **RESOLUTION**

#### **3. Gertrude “Ma” Rainey, Mother of the Blues**

A resolution honoring local music legend, Gertrude “Ma” Rainey, upon the occasion of her posthumous receipt of the Lifetime Achievement Award from the Recording Academy. (*NOTE: This item was delayed.*)

### **EXECUTIVE SESSION:**

At the request of Councilor Crabb, Mayor Henderson entertained a motion to go into executive session to discuss matters of personnel and Mayor Henderson included litigation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting, and the time being 5:41 p.m.

The Regular Meeting reconvened at 6:45 p.m., at which time, Mayor Henderson announced that the Council did meet in executive session to discuss matters of personnel and litigation; however, there were no votes taken.

### **PRESENTATION:**

4. Audit Report on Public Works (Presented by Donna McGinnis, Internal Auditor/Compliance Officer)

**Internal Auditor/Compliance Officer Donna McGinnis** approached the rostrum to provide a presentation on the transitional audit that was conducted on the Public Works Department. She provided information on the divisions of Rainwater Management, Fleet Maintenance, Animal Control, and Waste Management. She offered audit recommendations on potential grant funding, additional personnel and the separation of budget line items.

5. Audit, Animal Care and Control Center (Presented by Elizabeth Barfield, Forensic Auditor)

**Forensic Auditor Elizabeth Barfield** approached the rostrum to provide a presentation on the internal audit conducted on the Animal Care and Control Center. She stated the full audit scope focused on the operations and administrative aspects of Animal Care and Control, with that information being available in the audit report. She explained the presentation would be focusing on statistics, staffing, complaints, Animal Care and Control Advisory Board, and volunteers.

### **REFERRAL(S):**

#### **FOR THE INTERNAL AUDITOR:**

- Provide a timeline for follow-up. (*Request of Councilor Tucker*)

#### **FOR THE CITY MANAGER:**

- Locate funding for a development study and how much funding is needed to build additional runs at Animal Care and Control. (*Request of Councilor Davis*)
- Consider providing car allowance for internal auditors. (*Request of Councilor Davis*)

## **CITY MANAGER’S AGENDA**

### **7. Atlanta Humane Society – Capital Improvement Grant**

**Resolution (018-23):** A resolution authorizing the City Manager or his designee to submit an application and accept, if awarded, a grant from the Atlanta Humane Society in the amount of approximately \$10,000-\$30,000, or as otherwise awarded, for Columbus Animal Care and Control Center, with no local match required, and to amend the Multi-Governmental Fund by the amount of the award. Councilor Crabb made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting. (*NOTE: This item was called up as the next order of business as listed on the City Manager’s Agenda Item 7*)

**Public Works Director Drale Short** approached the rostrum to respond to a question asked by Councilor Crabb, stating there is a need to have a washing station to prepare the animals for adoption and a meet-and-greet area to allow citizens the opportunity to spend time with the animals they are considering adopting.

## **CITY ATTORNEY’S AGENDA**

### **ORDINANCES**

1. **1st Reading-** REZN-11-22-2066: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **1200 / 1226 6th Avenue** (parcel # 018-009-005 / 0T18-009-004A) from LMI (Light Manufacturing / Industrial) Zoning District to UP (Uptown) Zoning District. Planning Department and PAC recommend approval. (Councilor Cogle)
2. **1st Reading-** REZN-11-22-2067: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **1947 Wynnton Road** (parcel # 184-019-001A) from RO (Residential Office) Zoning District to GC (General Commercial) Zoning District. Planning Department and PAC recommend approval.) (Councilor Huff)

**Attorney Chandler Riley** approached the rostrum to explain the purpose for the requested rezoning. He explained the plan for the property located at 1947 Wynnton Road is for a high-end market.

3. **1st Reading-** REZN-11-22-2068: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; to change certain boundaries of a district located at **8215 Cooper Creek Road** (parcel # 080-001-004) from RO (Residential Office) Zoning District to SFR1 (Single Family Residential 1) Zoning District. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

**Planning Director Will Johnson** approached the rostrum to explain the purpose for the requested rezoning.

4. **1st Reading-** REZN-11-22-2069 An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4030 Veterans Court** (parcel # 072-010-028) from RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Davis)

5. **1st Reading-** REZN-11-22-2070: An ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) Zoning District with conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Davis)
6. **1st Reading-** REZN-11-22-2158: An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia to add certain definitions and provide standards for various uses. (Planning Department and PAC recommend approval.) (Mayor Pro Tem)

**Planning Director Will Johnson** approached the rostrum to explain the purpose for the requested amendments. He explained one of the reasons for amendment is to restrict crypto mining in the community due to the noise issues experienced by other communities around the nation.

7. **1st Reading-** REZN-11-22-2184: An ordinance amending the Unified Development Ordinance (UDO) of the Columbus Code to revise the text of certain sections of Chapter 4 Article 9 – Short-Term Rentals. (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)  
Councilor Cogle made a motion to amend the ordinance to limit the number of short-term rentals to thirty-five for the Downtown Historic District and twenty to the St. Elmo Historic District, and to limit the occupancy to no more than two (2) occupants per bedroom plus one additional occupant per unit, seconded by Councilor Davis and carried by a seven-to-two vote, with Mayor Pro Tem Allen and Councilors Cogle, Davis, Garrett, House, Huff and Tucker voting in favor, Councilors Crabb and Thomas voting in opposition, and Councilor Barnes being absent for the meeting. Councilor Crabb made a motion to amend the previous motion to limit the occupancy of short-term rentals to three persons per room, seconded by Mayor Pro Tem Allen and resulted in an inconclusive three-to-six vote, with Councilor Cogle, Davis and Tucker voting in favor, Mayor Pro Tem Allen and Councilors Crabb, Garrett, House, Huff and Thomas voting in opposition, and Councilor Barnes being absent for the meeting.

**Inspections & Code Director Ryan Pruett** approached the rostrum to provide a presentation on the proposed revisions to the Unified Development Ordinance pertaining to short-term rentals. He explained the changes would require permit applicants to notify adjacent property owners of the proposed short-term rental and provide contact information, the displaying of a short-term rental door sticker, limiting the number of occupants to no more than sixteen, and not allowing short-term rentals to be rented for a period of less than twenty-four hours. He stated the proposed revisions would introduce a cap on the number of short-term rentals in Historic Districts, including the Downtown Historic District and the Weracoba/St. Elmo Historic District.

**Ms. Nancy Gordy** approached the rostrum to share her concerns with short-term rentals in the St. Elmo and Weracoba Historic District.

**Ms. Verona Campbell** approached the rostrum share her concerns with short-term rentals in the Downtown Historic District and the proposed sixteen occupant maximum.

**Ms. Robin Trimarchi** approached the rostrum to express her concerns as the current President of the Historic District Preservation Society. She stated the society supports the 5% cap for historic districts.

**Mr. John Stuart** approached the rostrum to express his concerns as the Chairman of the Board of Directors of the Park District.

**Ms. Fran Carpenter** approached the rostrum to express her concerns regarding short-term rentals in the Downtown Historic District.

Councilor Cogle made a motion for a 90-day moratorium on the issuance of permits for short-term rentals to be brought forward on 1<sup>st</sup> Reading, seconded by Councilor Davis and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

### **CHANGE IN COUNCIL MEETING TYPE FOR JANUARY 31, 2023:**

Councilor Thomas made a motion to change the January 31, 2023 Consent Agenda and Work Session to a Regular Meeting, seconded by Councilor Davis and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

### **CONTINUATION OF 1<sup>ST</sup> READING FOR CITY ATTORNEY AGENDA ITEM #7- SHORT TERM RENTALS:**

**Mr. Chance Chancellor** approached the rostrum to express his concerns regarding short-term rentals in the Downtown Historic District.

### **REFERRAL(S):**

#### **FOR THE CITY MANAGER:**

- Require permit applicants applying to operate short-term rentals to apply for a special rezoning to include notifying neighbors. (*Request of Mayor Pro Tem Allen*)

### **RESOLUTIONS**

- 10. Resolution (019-23):** A resolution authorizing the Columbus Water Works to accept a \$8,869,800 Clean Water State Revolving Fund Loan from the Georgia Environmental Finance Authority and authorizing the City Manager to sign necessary documents to facilitate the transaction. (Request of Columbus Water Works) Councilor Davis made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilor Cogle being absent for the vote and Councilor Barnes being absent for the meeting.
- 11. Resolution (020-23):** A resolution authorizing the Columbus Water Works to accept a \$11,230,200 Clean Water State Revolving Fund Loan from the Georgia Environmental Finance Authority and authorizing the City Manager to sign necessary documents to facilitate the transaction. (Request of Columbus Water Works) Councilor Davis made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilor Cogle being absent for the vote and Councilor Barnes being absent for the meeting.
- 12. Resolution (021-23):** A resolution authorizing the Columbus Water Works to accept a \$7,526,000 Clean Water State Revolving Fund Loan from the Georgia Environmental Finance Authority and authorizing the City Manager to sign necessary documents to facilitate the transaction. (Request of Columbus Water Works) Councilor Davis made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the eight members present, with Councilor Cogle being absent for the vote and Councilor Barnes being absent for the meeting.

**President Steve Davis (Columbus Water Works)** approached the rostrum to respond to questions from Councilor Crabb.

**8. 1st Reading-** An ordinance providing for the demolition of various structures located at:

- 1) 2947 Schatulga Road (Linda Brantly Hood & Virginia S Hood, Owner)
- 2) 931 5th Avenue (Luel LLC, Owner)
- 3) 615 8th Street (Lula Lunsford Huff et al, Owner)
- 4) 926 Lawyers Lane (926 Lawyers Lane LLC, Owner)
- 5) 4110 2nd Avenue (Arguello Victor Manwell Rodriguez, Owner)
- 6) 2501 Hamilton Road (Joan Dannelly, Owner)
- 7) 21 Mathews Street (George Kebe Jr, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet. (Mayor Pro-Tem) Councilor Thomas made a motion to grant a 60-day delay on the demolition of 931 5<sup>th</sup> Avenue, seconded by Councilor Cogle and carried by a seven-to-one vote, with Mayor Pro Tem Allen and Councilors Cogle, Davis, Garrett, House, Thomas and Tucker voting in favor, Councilor Crabb voting in opposition, Councilor Huff being absent for the vote, and Councilor Barnes being absent for the meeting.

**Inspections & Code Director Ryan Pruett** approached the rostrum to present the properties on the demolition list.

**Ms. Lula Huff** approached the rostrum to speak as the Attorney-in-Fact for the property at 931 5<sup>th</sup> Avenue and a Trustee for the property at 615 8<sup>th</sup> Street. She explained the property located at 931 5<sup>th</sup> Avenue has historical significance to the City of Columbus with it being the home of the late Elizabeth Canty and requested a 60-day delay.

**Mr. Chance Chancellor** approached the rostrum to voice his concerns regarding the demolition of properties in historic districts.

**9. 1st Reading-** An ordinance amending the new Classification and Pay Plan for the Consolidated Government (as adopted by Ordinance 22-045) to establish step-based career ladder advancement provisions for Official Superior Court Reporters; authorizing up to \$15,000.00 in transcript page charges per fiscal year when authorized by a Superior Court Judge; adopting Policies and Procedures for Court Reporters; and for other purposes. (Mayor Pro Tem)

**Human Resources Director Reather Hollowell** approached the rostrum to explain the purpose for the amendment.

## **RESOLUTIONS (continued)**

**13. Resolution (022-23):** A resolution authorizing Sunday sale of alcoholic beverages at all on-premises locations within Columbus on Sunday February 12, 2023. (Councilor Cogle) Councilor Davis made a motion to approve the resolution, seconded by Councilor Cogle and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

## **ADD-ON RESOLUTION**

**Resolution (023-23):** A resolution authorizing the Tax Commissioner of Muscogee County to waive penalties and interest on certain taxes due for the 2022 Tax Year. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

## **PUBLIC AGENDA**

1. Mr. Jack Rosenhammer, Re: The state of hockey in Columbus.
2. Ms. Lisa Pyburn, Re: Homelessness, illegal dumping, arson and infrastructure.
3. Mrs. Lori Greeff, Re: ARP Grant.

## **CITY MANAGER'S AGENDA**

### **1. Power Easement Request from Georgia Power**

**Resolution (024-23):** A resolution authorizing the City Manager to enter into a power easement to be in the vicinity of the “Follow Me Trail” Pedestrian Bridge crossing Victory Drive for Georgia Power to replace a power pole on city property and re-route underground service in said area in preparation to cross Victory Drive, underground. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Huff and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

### **2. Event Coordinators, Inc. Agreement**

**Resolution (025-23):** A resolution authorizing the City Manager to execute a five-year agreement between the Columbus Civic Center and Event Coordinators, Inc. Councilor Crabb made a motion to approve the resolution, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

### **3. Lease Agreement – Fox Community Center: 3720 5th Avenue, Columbus, Georgia 31904 – U-Grow Inc.**

**Resolution (026-23):** A resolution authorizing the City Manager to execute a lease with the U-Grow, Inc. to lease space at the Fox Community Center located at 3720 5<sup>th</sup> Avenue, Columbus, Georgia 31901 for a shared kitchen project. Mayor Pro Tem Allen made a motion to allow Councilor Davis to recuse himself from voting on this item, seconded by Councilor Tucker and carried unanimously by the eight members present with Councilor Davis being absent for the vote and Councilor Barnes being absent for the meeting. Mayor Pro Tem Allen then made a motion to approve the resolution, seconded by Councilor Thomas and carried unanimously by eight members present, with Councilor Davis being recused and Councilor Barnes being absent for the meeting.

### **4. \$10,000 Donation from Flint Energies Foundation Grant for Muscogee County Sheriff’s Office**

**Resolution (027-23):** A resolution authorizing the acceptance of the \$10,000 donation from Flint Energies Foundation Grant for the Muscogee County Sheriff’s Office for tools and equipment. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 5. Apply for Additional Funds from METRA's FY23 FTA Sec. 5339 Formula Grant

**Resolution (028-23):** A resolution of the Council of Columbus, Georgia, authorizing the City Manager to apply and accept a \$331,352 amendment to the FY23 FTA Sec. 5339 Formula Grant and amend the Transportation Fund for the awarded amount. The funds will be used to replace 2 Paratransit Buses for Metra Transit System's Dial-A-Ride Service and to procure additional bus support amenities. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 6. Georgia Trauma Commission – Georgia Trauma Care Network

**Resolution (029-23):** A resolution authorizing the City Manager to accept a grant of \$7,659.60, or as otherwise awarded, from the Georgia Trauma Commission – Georgia Trauma Care Network Commission Grant, with no local match requirement and to amend the Multi-Governmental Fund by the amount awarded. Funds will be utilized for the purchase of trauma equipment to aid the citizens of Columbus and surrounding counties. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 7. Atlanta Humane Society – Capital Improvement Grant

Approval is requested to submit and accept an animal welfare grant from \$10,000 - \$30,000 from the Atlanta Humane Society. This grant will pay for capital improvements to the facility. If granted an outside Animal Washing Station and Meet and Greet Area will be created. (*NOTE: This item was called upon earlier in the meeting during the Mayor's Agenda.*)

## 8. FY23- FY24 – Solicitor General Crime Victim Assistance Grant

**Resolution (030-23):** A resolution authorizing the Solicitor General to accept a VOCA Grant award of \$201,950 or as otherwise awarded to operate the Solicitor General's Victim Witness Assistance Program from October 1, 2022 to September 30, 2023. Amend the Multi-Governmental Fund 0216 by the amount awarded. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 9. 2022-23 Victims of Crime Act (VOCA) Base Grant

**Resolution (031-23):** A resolution authorizing the City Manager to submit an application, on behalf of the District Attorney and, if approved, to accept a VOCA Grant of \$408,804 or as otherwise awarded from the Criminal Justice Coordinating Council of Georgia along with \$102,201 from the 5% Crime Victim Assistance Surcharge Fund allocated in the FY23 Budget, to provide funding for crime victim assistance in the Chattahoochee Judicial Circuit from October 1, 2022 through September 30, 2023, and amend the Multi-Governmental Fund by like amount. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 10. 2022-23 Victims of Crime Act (VOCA) Compensation Grant

**Resolution (032-23):** A resolution authorizing the City Manager to submit an application, on behalf of the District Attorney and, if approved, to accept a VOCA Grant of \$50,049 or as otherwise awarded

from the Criminal Justice Coordinating Council of Georgia along with \$12,512 from the 5% Crime Victim Assistance Surcharge Fund allocated in the FY23 Budget, to provide funding for crime victim assistance in the Chattahoochee Judicial Circuit from October 1, 2022 through September 30, 2023, and amend the Multi-Governmental Fund by like amount. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 11. State Criminal Alien Assistance Program Grant Application

**Resolution (033-23):** A resolution authorizing the City Manager, the Mayor, or their designee to submit and accept, if awarded, the Fiscal Year 2023 State Criminal Alien Assistance Program (SCAAP) Funding from the U.S. Department of Justice, in the amount of \$30,000 to \$35,000, or as otherwise awarded, with no local match required, and amend the SCAAP Project Budget by the amount awarded. Mayor Pro Tem Allen made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 12. PURCHASES

### A. Bus Vacuum System – RFB No. 22-0012

**Resolution (034-23):** A resolution approving the purchase of a bus vacuum system from N/S Corporation (Inglewood, CA), for use in the Department of Transportation / METRA Lower Bus Shop, in the amount of \$350,676.00. Councilor Huff made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

### B. Collection Services for Returned Checks – Res. No. 25-17

**Resolution (035-23):** A resolution authorizing the extension of the annual contract for collection services for returned checks with Envision Payment Solutions, Inc. (Duluth, GA), for a period of six (6) months, through July 23, 2023. Councilor Huff made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

### C. Upgrade of Juvenile Court Case Management System (JCATS)

**Resolution (036-23):** A resolution authorizing the upgrade to the Juvenile Court Automated Tracking System (JCATS) provided by Canyon Solutions (Phoenix, AZ), in an amount not to exceed \$100,000.00. Councilor Huff made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the eight members present, with Councilor Davis being absent for the vote, and Councilor Barnes being absent for the meeting.

## 13. UPDATES AND PRESENTATIONS

### A. Tax Commissioner Update – Lula Huff, Tax Commissioner

**Tax Commissioner Lula Huff** approached the rostrum to provide an update on the second notice for payment of taxes due not being sent to taxpayers on December 1, 2022. She explained that the Tax Commissioner's Office relies on an outside software vendor to calculate and process property tax

bills in a timely manner, but a software update caused an unforeseen issue during the property tax billing period. She also explained the reason for the delay in providing financial data to the external auditors was due to short staffing.

- B. River Valley Regional Commission Update - Jim Livingston, River Valley Regional Commission Executive Director. *Delayed*
- C. NCDA Audrey Nelson Award- Kim Mitchell, Assistant Director, Community Reinvestment. *Delayed*
- D. FY 2024 HUD Grant Cycle Announcement- Kim Mitchell, Assistant Director, Community Reinvestment

**Community Reinvestment Assistant Director Kim Mitchell** approached the rostrum to provide an announcement regarding the FY 2024 HUD Grant Cycle.

### **BID ADVERTISEMENT**

#### **January 25, 2023**

**1. Dumpster/Roll Off Container Rental and Servicing (Annual Contract) – RFB No. 23-0016**

**Scope of Bid**

The Consolidated Government of Columbus, Georgia (the City) is seeking vendors to provide dumpsters/roll-off containers on a rental basis, to include servicing the equipment on an “as needed” basis. Services will be procured both during the week and on weekends.

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

**2. Risk Management Information System – RFP No. 23-0006**

**Scope of RFP**

Columbus Consolidated Government is seeking proposals from qualified vendors to provide a Risk Management Information System (RMIS). The RMIS will communicate with the Workers Compensation and Accident Reporting systems currently in use to produce reports that will enable Risk Management Staff to work with other City Departments in an effort to reduce accidents and injuries.

#### **January 27, 2023**

**1. Workplace Ergonomics Training and Consulting Services (Annual Contract) – RFP No. 23-0005**

**Scope of RFP**

Columbus Consolidated Government is requesting proposals for workplace ergonomics training and consulting services for the Risk Management Program. The successful firm shall assist with development of an ergonomics policy and provide training services on an-as needed basis.

The contract term will be for two years, with the option to renew for three additional twelve-month periods. Contract renewal shall be contingent upon the mutual agreement of the City and the Contractor.

**January 30, 2023**

**1. Workers' Compensation Claims Management Services (Annual Contract) – RFP No. 23-0020**

**Scope of RFP**

Columbus Consolidated Government invites qualified firms to submit proposals to provide workers' compensation claim management services to its workforce of approximately 3000 employees in various occupations, ranging from public safety to field force to administrative positions. The services shall commence on March 1, 2024.

The contract term will be for two years, with the option to renew for three additional twelve-month periods.

**CLERK OF COUNCIL'S AGENDA**

**ENCLOSURES - ACTION REQUESTED**

1. **RESOLUTION (037-23)**- A resolution excusing Councilor Jerry "Pops" Barnes from the January 24, 2023 Council Meeting. Councilor Crabb made a motion to approve the resolution, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

2. Travel Authorization Request for Councilor Joanne Cogle to attend the Newly Elected Officials Training in March of 2023. Councilor Crabb made a motion to approve the request, seconded by Councilor Huff and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

457 Deferred Compensation Board, October 20, 2022

Board of Tax Assessors, #39-22

Board of Zoning Appeals, December 7, 2022

Building Authority of Columbus, June 29, 2022

Civic Center Advisory Board, May 19, July 21 & September 15, 2022

Convention & Visitors Board of Commissioners, November 16, 2022

Employees' Pension Fund, Board of Trustees, August 10 & September 14, 2022

Historic & Architectural Review Board, September 12, October 11 & November 14, 2022

Keep Columbus Beautiful Commission, January 11, 2023

Medical Center Hospital Authority, April 27, 2022

Planning Advisory Commission, October 5 & December 7, 2022

Retiree Health Benefits Committee, February 16, May 18, August 17 & November 16, 2022

River Valley Regional Commission, October 26 & December 7, 2022

Mayor Pro Tem Allen made a motion to receive the minutes of various boards, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### **BOARD APPOINTMENTS - ACTION REQUESTED**

#### **4. MAYOR'S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

##### **A. PUBLIC SAFETY ADVISORY COMMISSION:**

A nominee for the seat of Pete Temesgen (*Vacant seat*) for a term that expires on October 31, 2023, on the Public Safety Advisory Commission (*Mayor's Appointment*). Mayor Henderson nominated Chuck McClure to succeed Pete Temesgen on the Public Safety Advisory Commission. Mayor Pro Tem Allen made a motion for confirmation, seconded by Councilor Tucker and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### **5. COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:**

**A. LAND BANK AUTHORITY:** Ms. Lauren Chambers was nominated to succeed Mr. Tyler Pritchard. (*Councilor Davis' nominee*) Term expires: October 31, 2026. Councilor Crabb made a motion for confirmation, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

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

##### **A. COMMUNITY DEVELOPMENT ADVISORY COUNCIL:**

A nominee for the seat of John Partin (*Interested in service another term*) for a term expiring on March 27, 2022, as the District 6 Representative on the Community Development Advisory Council (*District 6 – Mayor Pro Tem Allen*). Mayor Pro Tem Allen renominated John Partin to serve another term on the Community Development Advisory Council. Councilor Thomas made a motion for confirmation, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

##### **B. RECREATION ADVISORY BOARD:**

A nominee for the seat of Lonnie Boyd (*Seat declared vacant*) for a term expiring on December 31, 2025, as the District 1 Representative on the Recreation Advisory Council (*District 1 – Barnes*). Clerk of Council Davis stated Councilor Barnes is nominating Lane Ogletree-Battle to succeed Lonnie Boyd on the Recreation Advisory Board. Councilor Tucker made a motion for confirmation, seconded by Mayor Pro Tem Allen and carried unanimously by the nine members present, with Councilor Barnes being absent for the meeting.

#### **7. COUNCIL APPOINTMENTS- ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:**

##### **A. BUILDING AUTHORITY OF COLUMBUS:**

A nominee for the seat of Vincent Allen (*Resigned*) for a term that expires on March 24, 2023, on the Building Authority of Columbus (*Council's Appointment*). There were none.

**B. COLUMBUS AQUATICS COMMISSION:**

A nominee for the seat of David Helmick (*Not eligible to succeed*) for term a that expired on June 30, 2022, on the Columbus Aquatics Commission (*Council's Appointment*). There were none.

A nominee for the seat of Bruce Samuels (*Not eligible to succeed*) for a term that expired on June 30, 2022, on the Columbus Aquatics Commission (*Council's Appointment*). There were none.

A nominee for a vacant seat with a term that expired on June 30, 2022, on the Columbus Aquatics Commission (*Council's Appointment*). Councilor Cogle nominated Jensen Melton to fill the vacant seat on the Columbus Aquatics Commission.

**C. PERSONNEL REVIEW BOARD:**

A nominee for the seat of Dr. Shanita Pettaway (*Resigned*) as Alternate Member 5 for a term that expires on December 31, 2022, on the Personnel Review Board (*Council's Appointment*). There were none.

**D. TREE BOARD:**

A nominee for the seat of Chris Henson (*Does not desire reappointment*) for a term that expired on July 1, 2022, as the Environmental Advocacy Representative on the Tree Board (*Council's Appointment*). There were none.

A nominee for the seat of Troy Keller (*Not eligible to succeed*) for a term that expired on December 31, 2020, as the Educator Representative on the Tree Board (*Council's Appointment*). There were none.

A nominee for the seat of Frank Tommey (*Not eligible to succeed*) for a term that expired December 31, 2020, as the Residential Development Representative on the Tree Board (*Council's Appointment*). There were none.

**UPCOMING BOARD APPOINTMENTS:**

- A. Board of Zoning Appeals (Council Appointment)
- B. Building Authority of Columbus (Mayor and Council Appointments)
- C. Commission on International Relations & Cultural Liaison Encounters (Mayor and Council Appointments)
- D. Civic Center Advisory Board (Mayor and Council Appointments)
- E. Crime Prevention Advisory Board (Mayor Appointments)
- F. Historic & Architectural Review Board (Council Appointment)
- G. Planning Advisory Commission (Council Appointment)

With there being no further business to discuss, Mayor Henderson entertained a motion for adjournment. Motion by Mayor Pro Tem Allen to adjourn the January 24, 2023 Regular Council Meeting, seconded by Councilor Cogle and carried unanimously by the eight members present, with Councilor Tucker being absent for the vote, Councilor Barnes being absent for the meeting, and the time being 11:39 p.m.

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Sandra T. Davis, CMC  
Clerk of Council  
Council of Columbus, Georgia

**File Attachments for Item:**

**1. 2nd Reading-** REZN-11-22-2066: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at 1200 / **1226 6th Avenue** (parcel # 018-009-005 / 0T18-009-004A) from LMI (Light Manufacturing / Industrial) Zoning District to UP (Uptown) 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 **1200 / 1226 6<sup>th</sup> Avenue** (parcel # 018-009-005 / OT18-009-004A) from LMI (Light Manufacturing / Industrial) Zoning District to UP (Uptown) 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 properties described below from LMI(Light Manufacturing Industrial) Zoning District to UPT(Uptown) Zoning District.

**Parcel I:**

All that lot, tract or parcel of land situate, lying and being in part of Lots 10, 11, 14 and 15 of Commons Block 21, Columbus, Muscogee County, Georgia, as is more particularly shown on a map or plat entitled "Survey of: THE CENTRAL OF GA. RAILWAY CO. DEPOT", prepared by Department of Engineering, Columbus, Georgia, # C-163, doted April 8, 1988, and duly recorded in the Office of the Clerk of Superior Court, Muscogee County, Georgia, in Plat Book 106, Folio 6. The parcel herein conveyed is denominated as Parcel "A", 0.6595 acres on said map or plat where reference should be made for the exact metes and bounds description of said Parcel "A" herein conveyed.

The above described Parcel "A" is the same identical property conveyed to the Central of Ga. Railway CO. by Deed dated March 8, 1901, which latter Deed is duly recorded in the Office of the aforesaid Clerk in Deed Book "NN", Page 150, being also the same identical property conveyed to Grantor by the Central of Georgia Railroad Company by Deed dated September 17, 1984, which latter Deed was duly recorded in the Office of the aforesaid Clerk in Deed Book 2368, Page 102, as rerecorded on September 26, 1984 in Deed Book 2370, Page 163.

Said Parcel "A" is conveyed herein together with an easement for maintenance of the load bearing columns and the roof overhang as it presently exists with respect to the structure shown on said map or plat aforesaid, said easement being located over and upon the adjoining parcel denominated as Parcel "C" on said map or plat where reference should be made for the exact metes and bounds description of said Parcel "C" and being the same identical easement conveyed in the aforesaid Deed from the Central of Georgia Railroad Company dated September 17, 1984. Said easement denominated as Parcel "C" said map or plat contains 0.0429 acres. 99110964 al.

**Parcel II:**

In addition, Grantor conveys to Grantee, as part of the consideration hereof, a 20 foot strip of land being denominated as Parcel "D", 2,160 square feet, and 0.05 acres on said map or plat recorded in Net Book 106, Page 6, in the Office of the Clerk of the Superior Court of Muscogee County, Georgia, and to which map or plat reference is hereby made for a more particular description of the exact metes and bounds of said Parcel "D" conveyed hereby.

**Parcel III:**

All that tract or parcel of land situate, lying and being in the State of Georgia, County of Muscogee and City of Columbus, which is known and designated as Parts of Lots 7 and 10 both in Block 21, of the Commons property of the City of Columbus, Georgia, said tract or parcel hereby conveyed being more particularly described as beginning at an iron pin on the east line of Sixth Avenue, which iron pin is 266 feet, as measured along the east line of Sixth Avenue, north of the intersection of the east side of Sixth Avenue, a distance of 48.01 feet, more or less, to a point between two existing buildings; running thence north 89 degrees 55 minutes 40 seconds east, along the south face of the wall of the existing building owned by Grantor known as 1228 Sixth Avenue, a distance of 96.0 feet to an iron pin; running thence south 00 degrees 00 minutes west a distance of 15.44 feet to a point located just inside the north wall of the existing building known as 1226 Sixth Avenue; running thence south 89 degrees 48 minutes 45 seconds east a distance of 12 feet to an iron pin; running thence south 00 degrees 00 minutes west a distance of 33 feet to an iron pin; and mining thence north 89 degrees 48 minutes 45 seconds west a distance of 108 feet to the point of beginning.

The above-described property is shown as Parcel 'B' 0.116 Ac." On a plat entitled "Replat of Part of Lots 6, 7 & 10, Block 21, Commons, Columbus, Muscogee County, Georgia", dated 2 November 1987, prepared by Moon, Meeks & Patrick, Inc., said plat being recorded in Plat Book 104, Folio 47, in the Office of the Clerk of Superior Court of Muscogee County, Georgia.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 24th day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

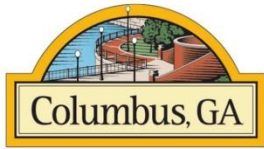
Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Tucker	voting _____
Councilor Thomas	voting _____

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**Sandra T Davis**  
Clerk of Council

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



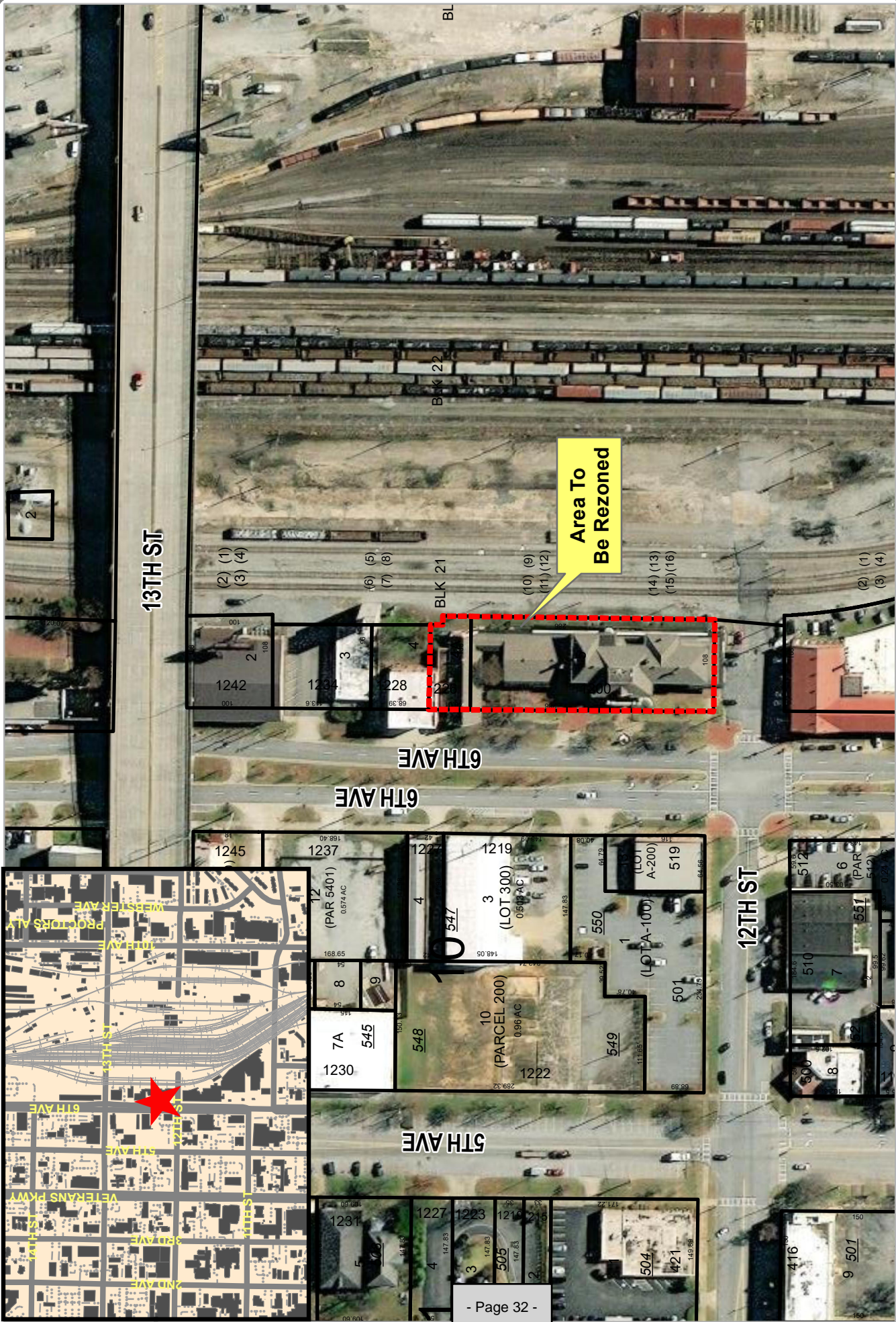
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

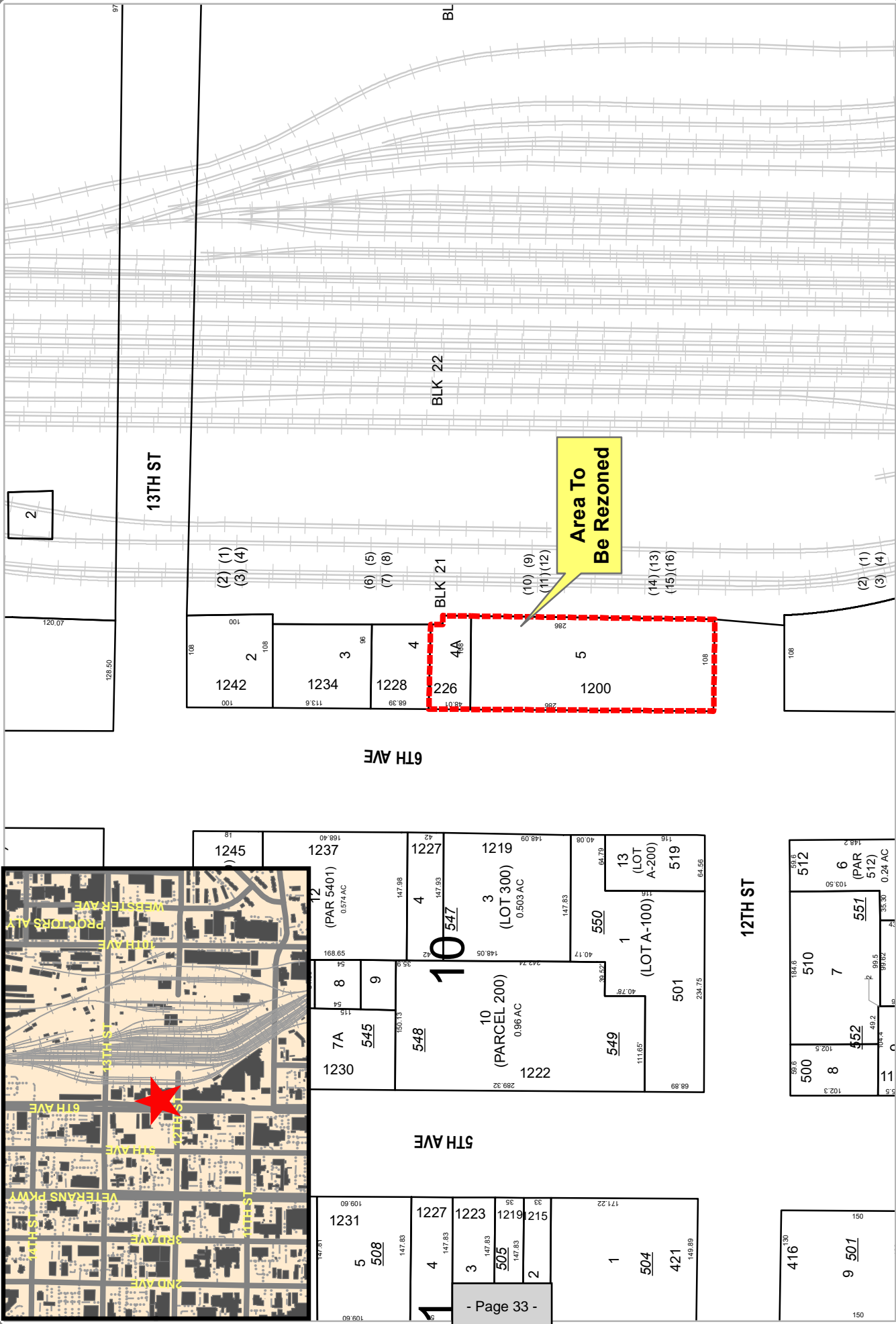
## COUNCIL STAFF REPORT

### REZN-11-22-2066

<b>Applicant:</b>	Jack Hayes
<b>Owner:</b>	Columbus Depot, LLC
<b>Location:</b>	1200 / 1226 6 <sup>th</sup> Avenue
<b>Parcel:</b>	018-009-005 / 018-009-004A
<b>Acreage:</b>	0.83 Acres
<b>Current Zoning Classification:</b>	LMI (Light Manufacturing / Industrial)
<b>Proposed Zoning Classification:</b>	UPT (Uptown)
<b>Current Use of Property:</b>	Office, Business & Professional
<b>Proposed Use of Property:</b>	Office, Business & Professional
<b>Council District:</b>	District 7 (Cogle)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	Public / Institutional
<b>Future Land Use Designation:</b>	High Density Mixed Use

<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase to 118 trips up from 63 trips if used for commercial use. The Level of Service (LOS) will remain at level A.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>UPT (Uptown)</td></tr> <tr> <td><b>South</b></td><td>LMI (Light Manufacturing / Industrial)</td></tr> <tr> <td><b>East</b></td><td>LMI (Light Manufacturing / Industrial)</td></tr> <tr> <td><b>West</b></td><td>LMI (Light Manufacturing / Industrial)</td></tr> </table>	<b>North</b>	UPT (Uptown)	<b>South</b>	LMI (Light Manufacturing / Industrial)	<b>East</b>	LMI (Light Manufacturing / Industrial)	<b>West</b>	LMI (Light Manufacturing / Industrial)
<b>North</b>	UPT (Uptown)								
<b>South</b>	LMI (Light Manufacturing / Industrial)								
<b>East</b>	LMI (Light Manufacturing / Industrial)								
<b>West</b>	LMI (Light Manufacturing / Industrial)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<b>Fifteen (15)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) calls and/or emails regarding the rezoning.								
	<table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>0</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>0</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								
<b>Additional Information:</b>	N/A								
<b>Attachments:</b>	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Flood Map								





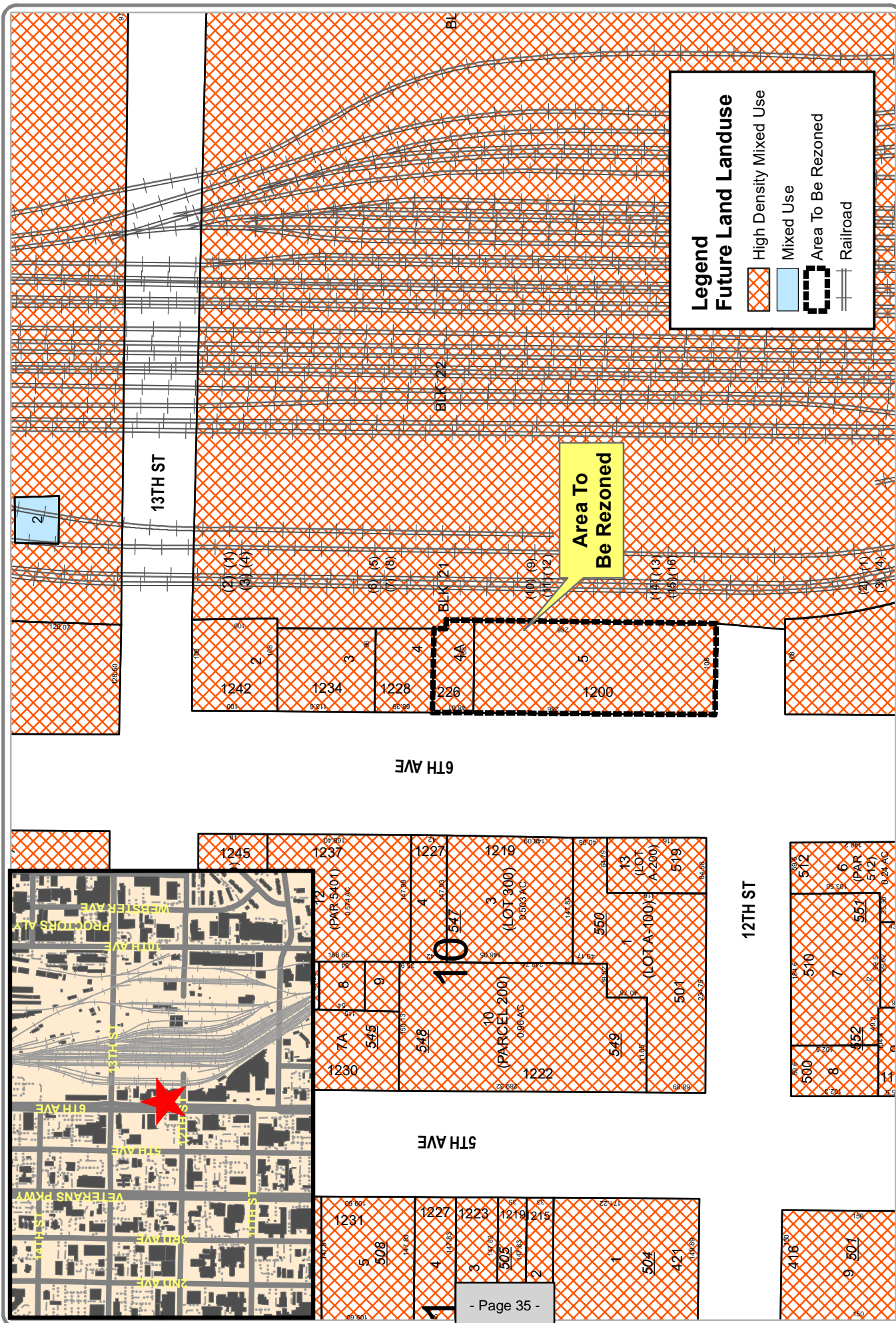


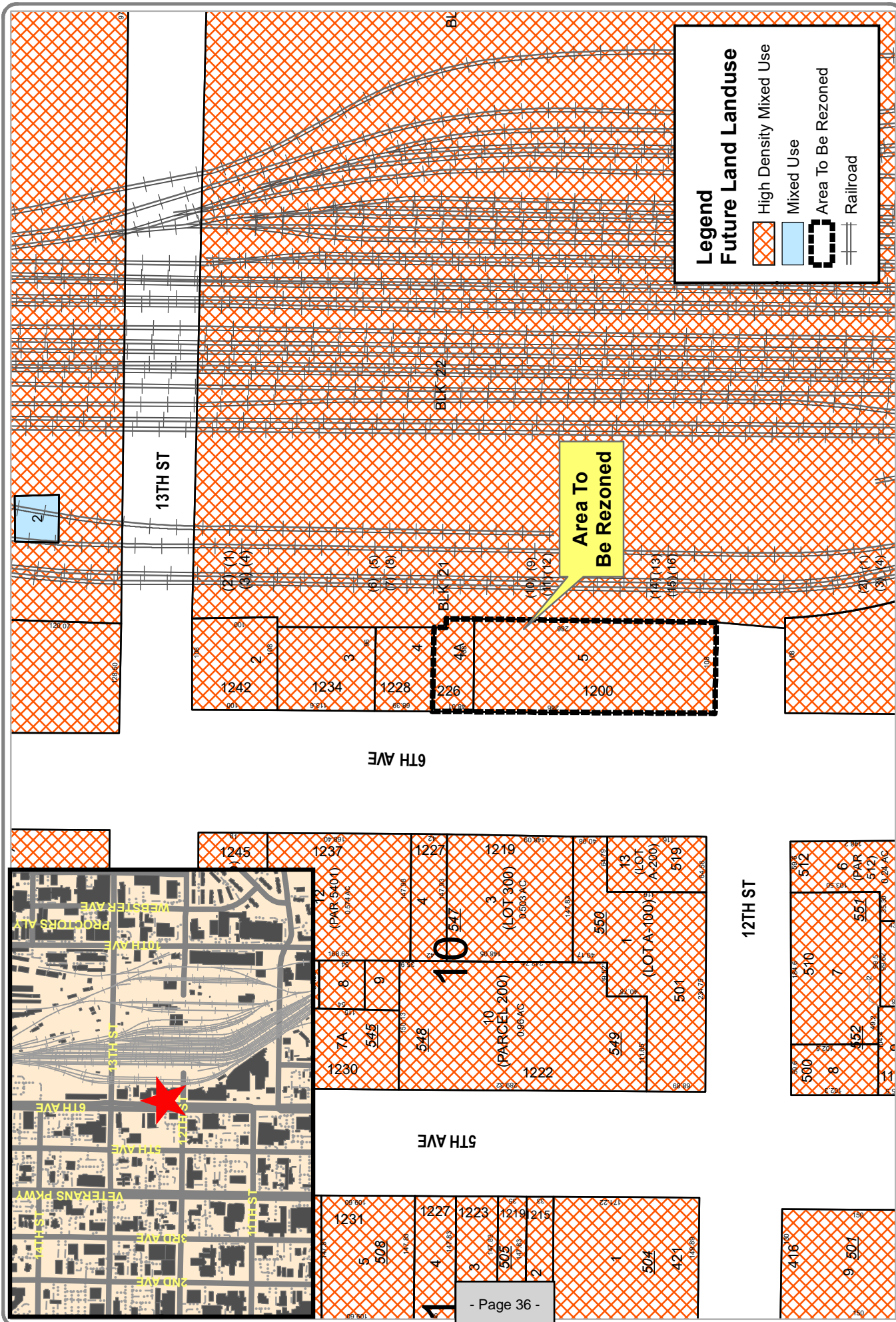
**Zoning Map for REZN 11-22-2066  
Map 018 Block 009 Lots 004A & 005  
Planning Department-Planning Division  
Prepared By Planning GIS Tech**

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: 11/14/2022





Item #1.

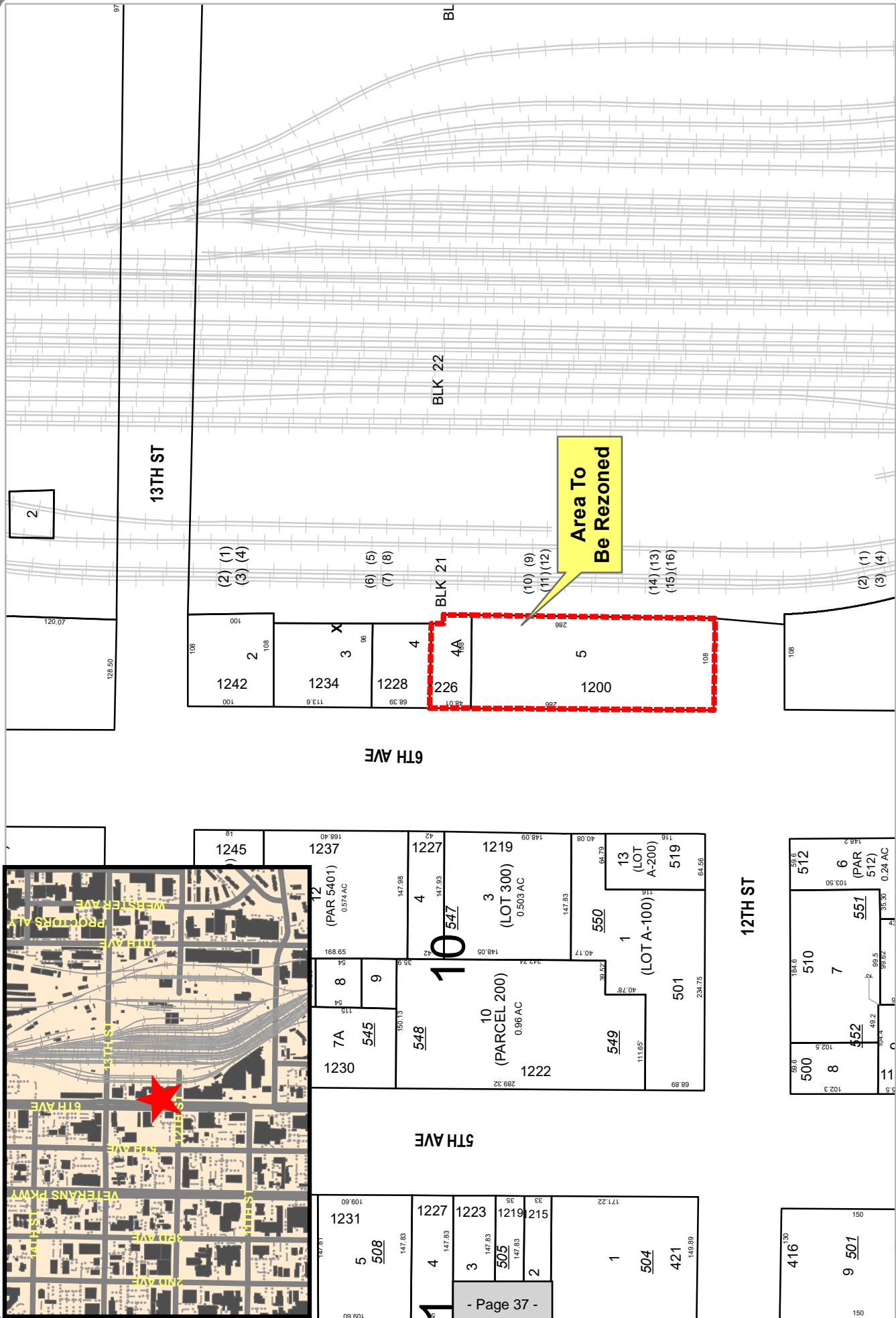
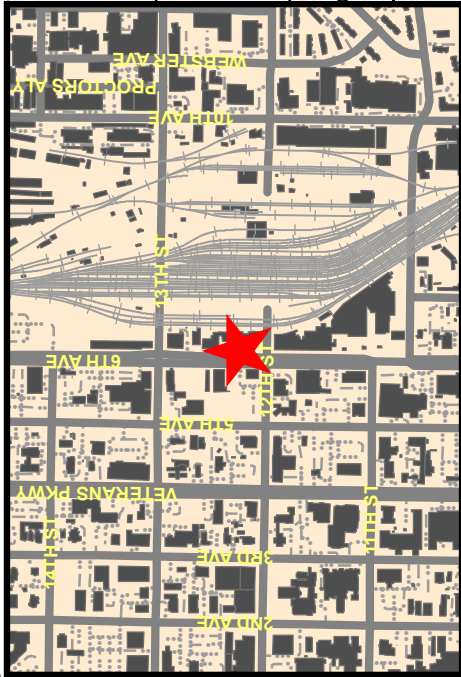


Future Land Use Map for REZN 11-22-2066  
 Map 018 Block 009 Lots 004A & 005  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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Date: 11/14/2022



**Area To  
Be Rezoned**

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ZONING CASE NO.	REZN 11-22-2066
PROJECT	1200 & 1226 6th Avenue
CLIENT	LMI to UPT
REZONING REQUEST	

REZN 11-22-2066

1200 & 1226 6th Avenue

LMI to UPT

Trip Generation Land Use Code*	715
Existing Land Use	Light Manufacturing - Industrial - (LMI)
Proposed Land Use	Uptown - (UPT)
Existing Trip Rate Unit	LMI - Acreage converted to square footage.
Proposed Trip Rate Unit	UPT - Acreage converted to square footage.

715

Light Manufacturing - Industrial - (LMI)

Uptown - (UPT)

**LMI - Acreage converted to square footage.**

UPT - Acreage converted to square footage.

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Tenant Office Building	715	LMI	0.83 Acres	13.07	63
				<b>Total</b>	<b>63</b>
<b>Daily (Proposed Zoning)</b>					
Single Tenant Office Building	715	UPT	0.83 Acres	13.07	118
				<b>Total</b>	<b>118</b>

**Note:** \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

**EXISTING ZONING (LMI)**

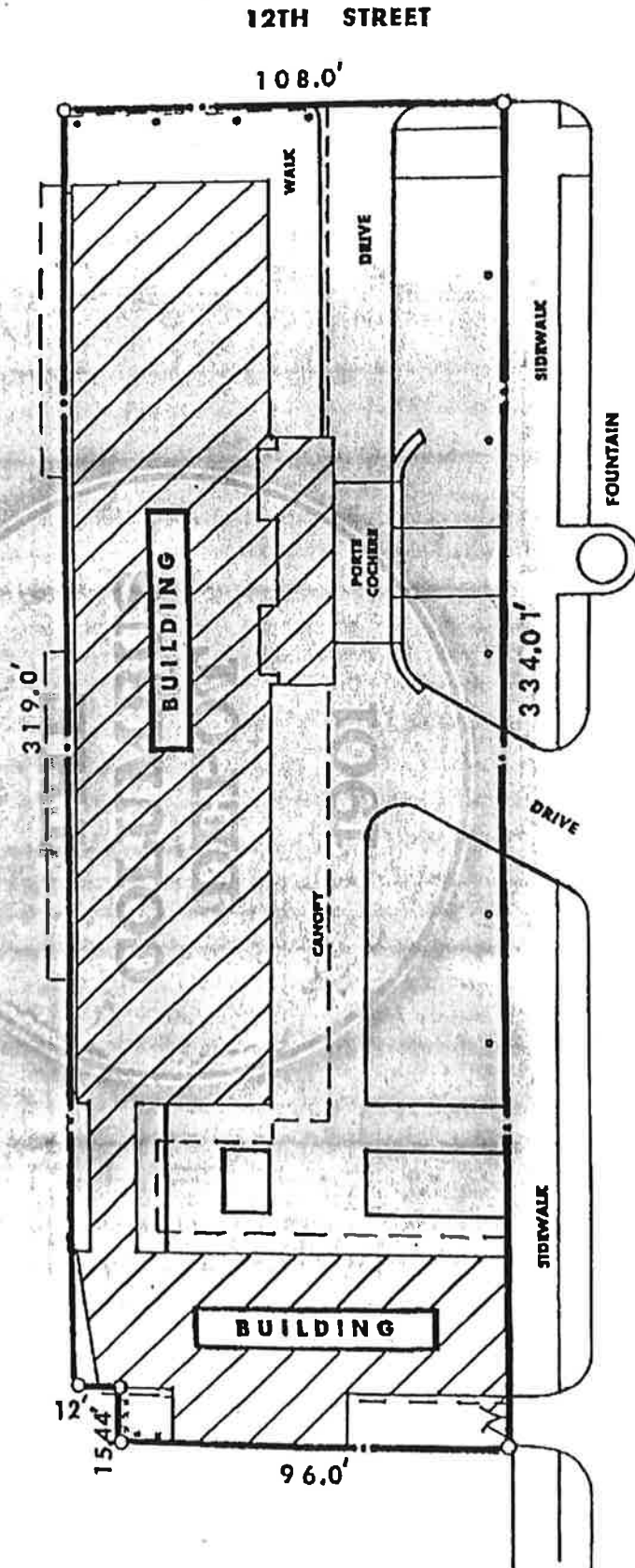
General Information (Summary)	
Name of Street	6th Avenue
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count ( <b>2021</b> )	4,070
Existing Level of Service (LOS)**	A
Additional Traffic due to Existing Zoning	63
Total Projected Traffic (2021)	4,133
Projected Level of Service (LOS)**	A

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

Name of Street	6th Avenue
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	4,070
Existing Level of Service (LOS)**	A
Additional Traffic due to Proposed	118
Total Projected Traffic (2021)	4,188
Projected Level of Service (LOS)**	A

# Land Sketch

NOT A SURVEY



APR 26 1961

FILED FOR RECORD  
JAMES L. STUBBS  
CLERK OF SUPERIOR COURT  
MUSCOGEE COUNTY, GEORGIA

PARCEL "C" IS A PERPETUAL EASEMENT,  
GIVEN BY THE SOUTHERN RAILWAY CO., FOR  
THE HORIZONTAL PROJECTION OF THE ROOF  
OVERHANG.

Survey of: THE CENTRAL of GA. RAILWAY CO  
AND ADJOINING PARCELS TO THE NORTH AT 12th ST. E  
Commons Block No. 21, Part Lots 7, 10, 11, 14, & 15

*Item #1.*

THIS PIAL APPROVED FOR FILING BY:..

GRAPHIC SCALE

A horizontal scale bar with alternating black and white segments. The segments are labeled 0, 10, 20, and 40, indicating a scale of 40 units. The bar is oriented vertically in the image.

**GRAPHIC SCALE**

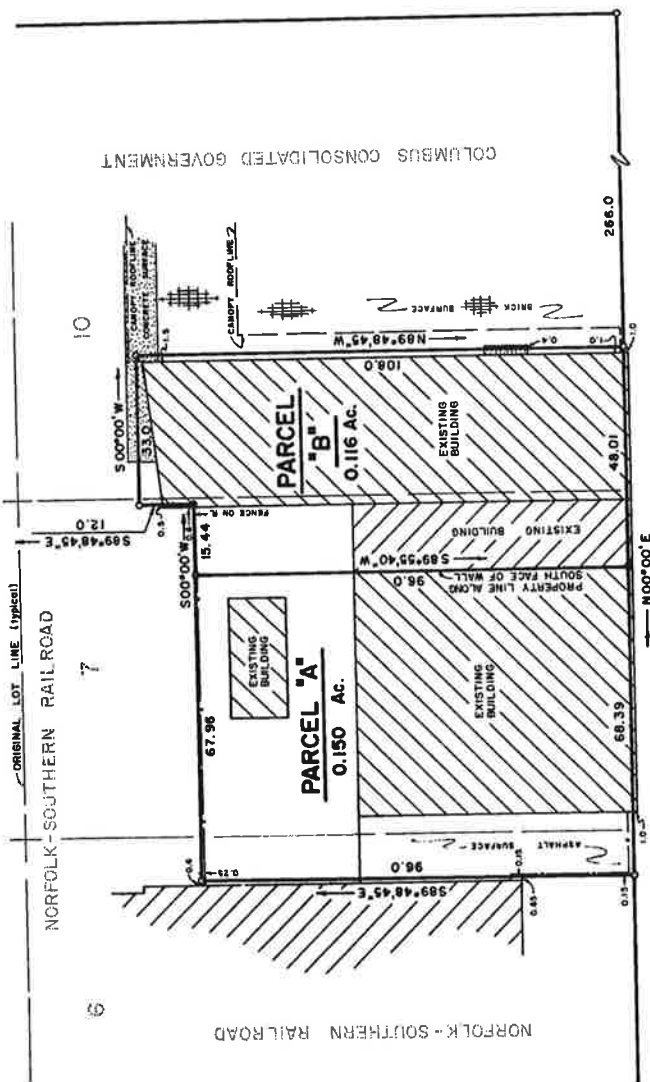
DEPARTMENT  
COLUMBUS

THIS PLAT WAS MADE FROM DEEDS OF RECORD  
AND CONFIRMED BY FIELD SURVEY.

Charles Rambo  
DB 314-283 recorded 5-6-49

Central of Georgia Railway Co.  
D 3.179-46 recorded 12-18-41  
**PARCEL "A"**  
06595 Ac.

1164



LEGEND  
 Iron Stake  
 Point in Building  
 Wire Fence

6th AVENUE 132'

12th STREET 99'

FILED FOR RECORD 11-13-87  
 JAMES L. STUBBS  
 CLERK OF SUPERIOR COURT  
 MUSCOGEE COUNTY, GEORGIA

REPLAT OF  
 PART OF LOTS 6, 7 & 10  
 BLOCK 21  
 COMMONS  
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
 Scale: 1" = 20'  
 2 November 1987  
 MOON, MEES & PATRICK, INC.  
 Civil Engineers  
 Columbus, Ga

Item #1.

THE DIMENSIONS OF THE LAND SHOWN ON THIS PLAT AND WHICHEVER DATE IS SUBSCRIBED HEREON, THROUGH THE SURVEYOR, ARE TRUE AND CORRECT, AND THE SURVEYOR HAS BEEN PAID FOR HIS SERVICES IN THE CITY AND COUNTY OF MUSCOGEE COUNTY, GEORGIA, AND THE CITY AND COUNTY OF MUSCOGEE COUNTY, GEORGIA, HAVE BEEN PAID FOR HIS SERVICES.

DATE 11-4-87  
 CHARLES B. BERRY

CERTIFICATES  
 IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING OF GEORGIA.

DATE NOV. 10, 1987  
 CHARLES F. BERRY

IN MY OPINION, THIS IS A CORRECT REPRESENTATION OF THE LAND PLATED AND HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING OF GEORGIA.

DATE Nov 16, 1987  
 RICHARD T. MILLER

**File Attachments for Item:**

**2. 2nd Reading-** REZN-11-22-2067: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **1947 Wynnton Road** (parcel # 184-019-001A) from RO (Residential Office) Zoning District to GC (General Commercial) Zoning District. Planning Department and PAC recommend approval.) (Councilor Huff)

## AN ORDINANCE

NO. \_\_\_\_\_

An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; this amendment changes certain boundaries of a district located at **1947 Wynnton Road** (parcel # 184-019-001A) from RO (Residential Office) Zoning District to GC (General Commercial) 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 RO(Residential Office) Zoning District to GC(General Commercial) 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 being known and designated as ALL OF LOT NUMBERED SIX (6) and PART OF LOT NUMBERED FIVE (5), IN BLOCK LETTERED 'E', OF WYNNTON HEIGHTS SUBDIVISION OF THE C. N. MUNRO PLACE, as shown by a map or plat of said subdivision recorded in DEED BOOK 5, FOLIO 96, of the records in the Office of the Clerk of Superior Court of Muscogee County, Georgia to which reference is made for the more complete and accurate description of the real property herein described, PLUS that land lying between the southern line of said Loth and Part of Lot 5, on the north, and the northern line of Wynnton Road, on south, said tract or parcel hereby being more particularly described within the following metes and bounds, to-wit:

Beginning at: an iron stake located at the northwest corner of the intersection of Wynnton Road and Eberhart Avenue, and from said beginning point running south 72 degrees 00 minutes west, along the northwestern line of Wynnton Road, 90 feet to another iron stake; thence running north 02 degrees 50 minutes west 194.74 feet to another iron stake located on the northwestern line of said Lot 5 and the southeastern line of an alley; thence running north 72 degrees 29 minutes east, along the southeastern line of said alley, 90 feet to another iron stake located on the western side of Eberhart Avenue; and thence, running south 02 degrees 47 minutes east, along the western line of Eberhart Avenue, 194 feet to the beginning point.

Said property is presently assigned street address of 1947 Wynnton Road, Columbus, Georgia 31906 according to the present system of assigning street addresses in Muscogee County, Georgia.

Muscogee County Tax Parcel: 184-019-011A.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_ day of \_\_\_\_\_, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

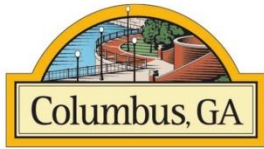
Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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**Sandra T Davis**  
Clerk of Council

---

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

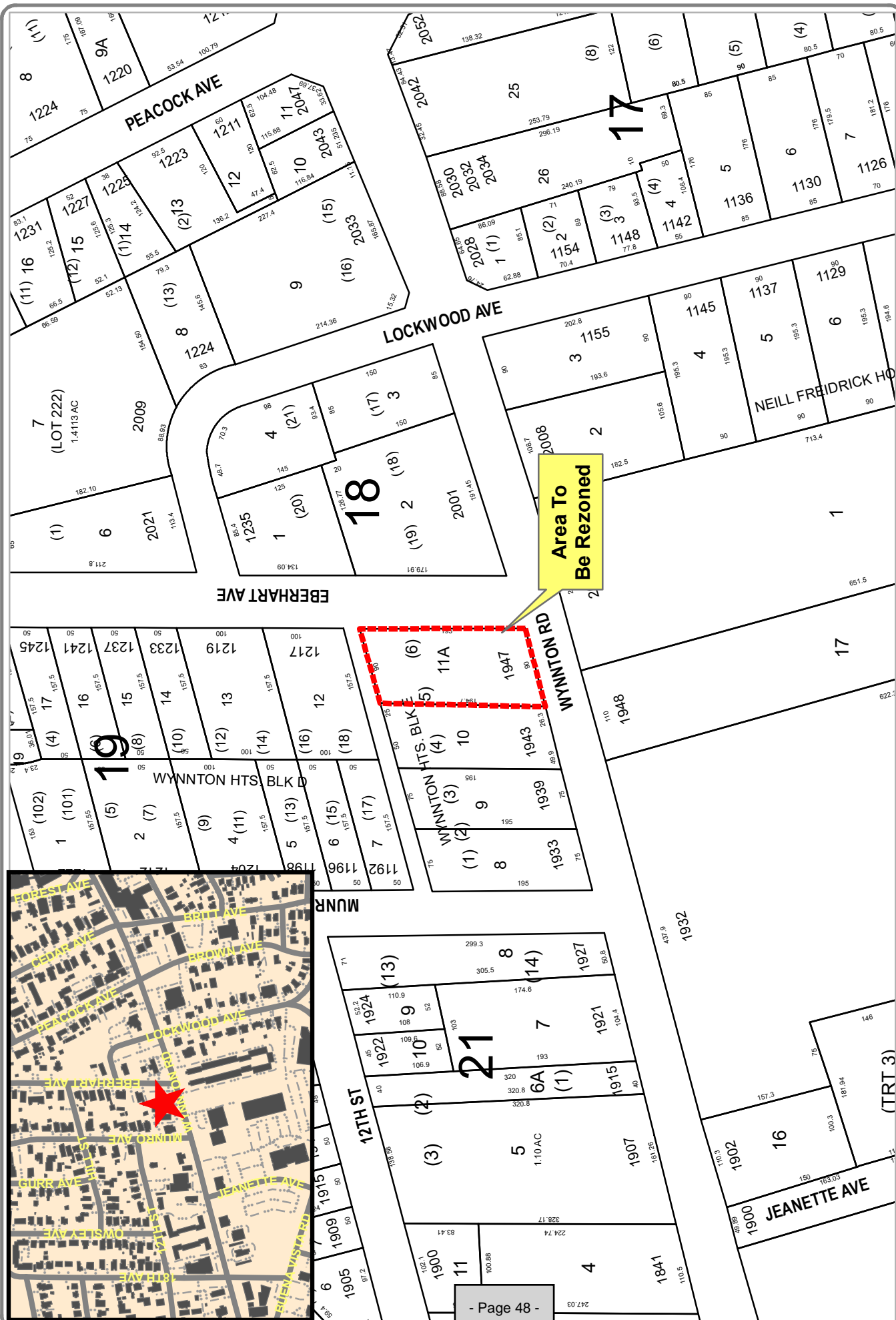
## COUNCIL STAFF REPORT

### REZN-11-22-2067

<b>Applicant:</b>	Wesley Godwin
<b>Owner:</b>	Same
<b>Location:</b>	1947 Wynnton Road
<b>Parcel:</b>	194-019-001A
<b>Acreage:</b>	0.40 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Vacant Building
<b>Proposed Use of Property:</b>	Market
<b>Council District:</b>	District 3 (Huff)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area D
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	Mixed Use

<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase to 153 trips up from 23 trips if used for commercial use. The Level of Service (LOS) will remain at level B.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>RO (Residential Office)</td></tr> <tr> <td><b>South</b></td><td>RO (Residential Office)</td></tr> <tr> <td><b>East</b></td><td>GC (General Commercial)</td></tr> <tr> <td><b>West</b></td><td>RO (Residential Office)</td></tr> </table>	<b>North</b>	RO (Residential Office)	<b>South</b>	RO (Residential Office)	<b>East</b>	GC (General Commercial)	<b>West</b>	RO (Residential Office)
<b>North</b>	RO (Residential Office)								
<b>South</b>	RO (Residential Office)								
<b>East</b>	GC (General Commercial)								
<b>West</b>	RO (Residential Office)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<b>Thirty (30)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received three (3) calls and/or emails regarding the rezoning.								
	<table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>3</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>3</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>3</b> Responses								
<b>Additional Information:</b>	N/A								
<b>Attachments:</b>	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Flood Map								





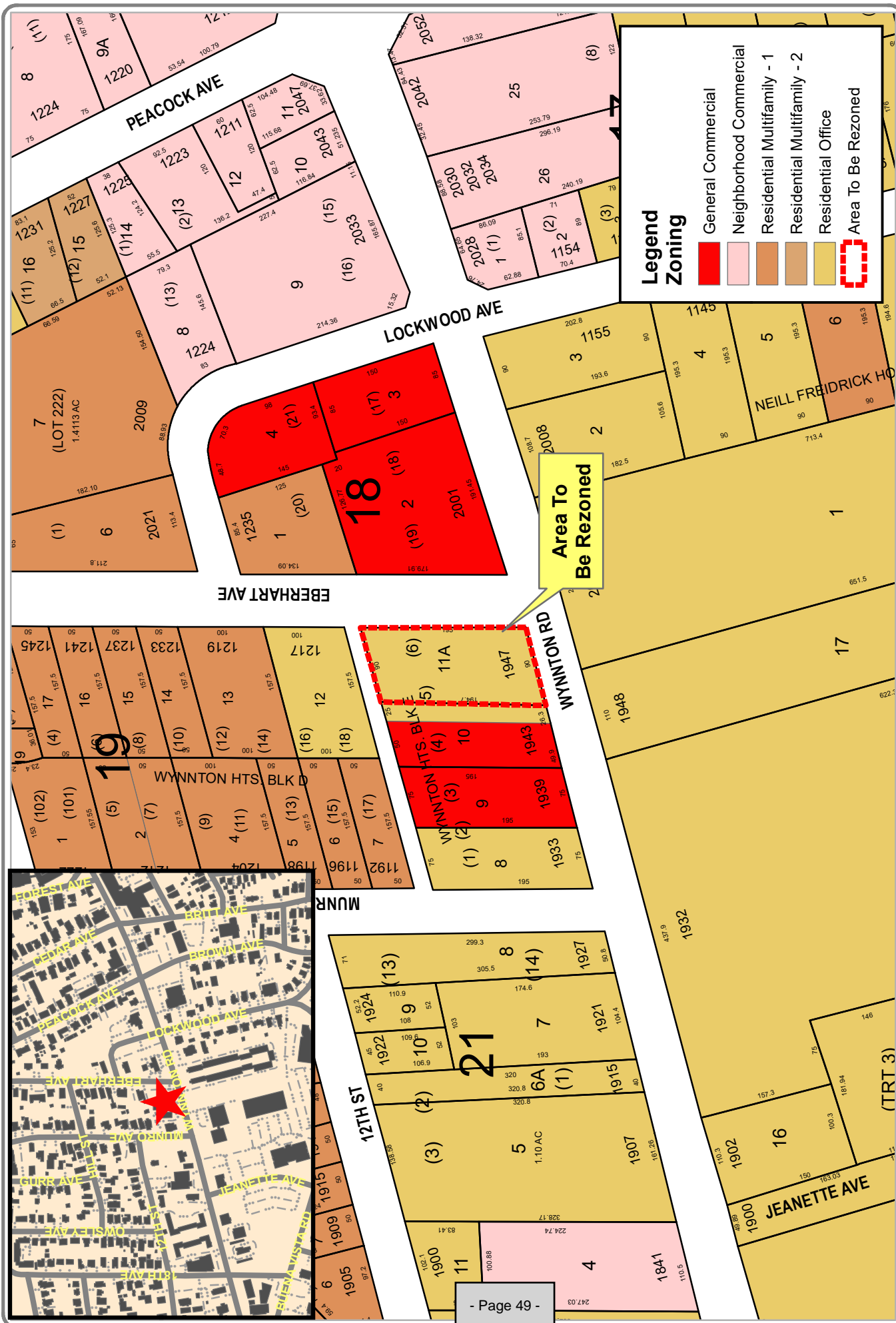
0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

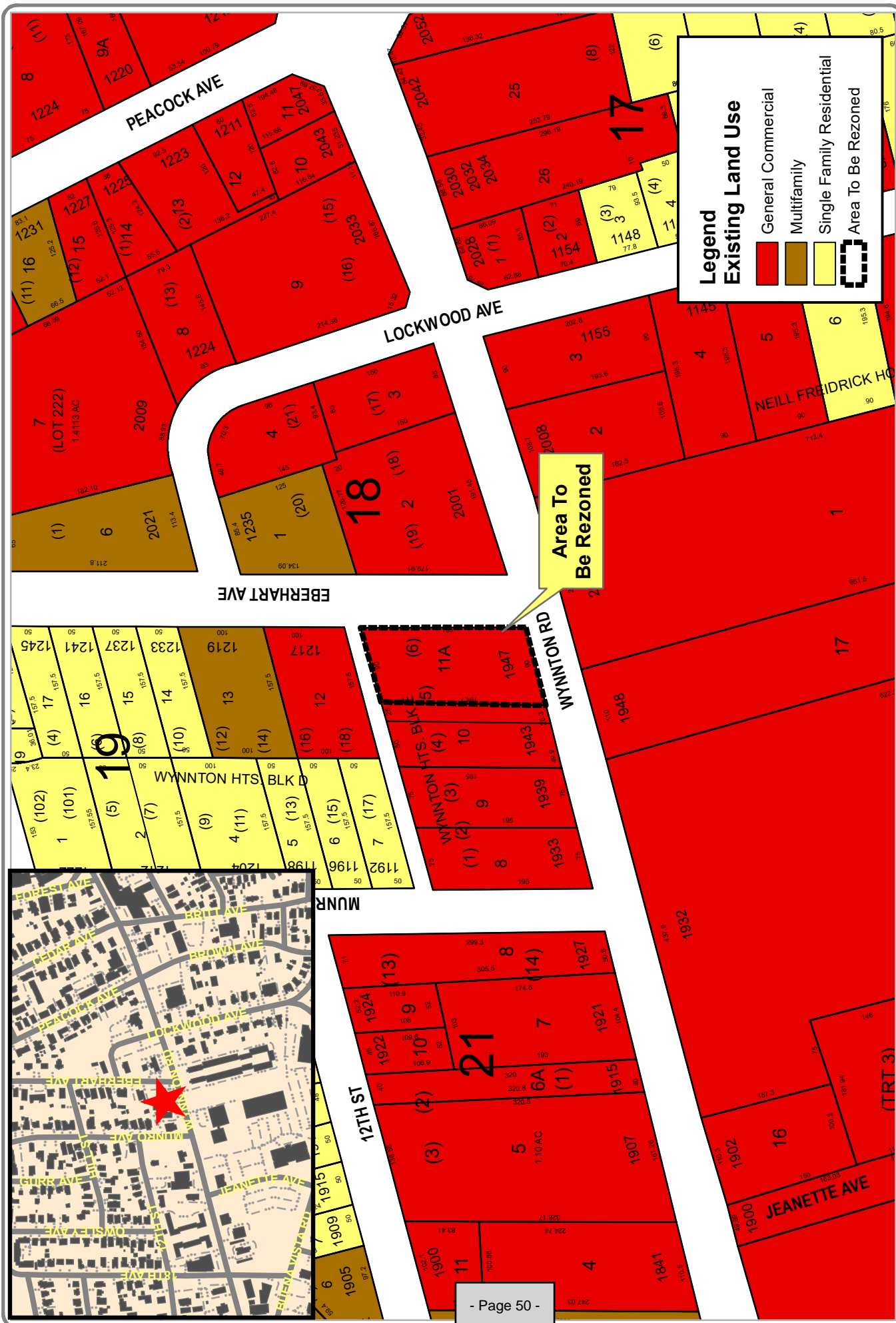
Location Map for REZN 11-22-2067  
Map 184 Block 019 Lot 011A  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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: 11/14/2022





Item #2.

0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS

Author: David Cooper

Existing Land Use Map for REZN 11-22-2067

Map 184 Block 019 Lot 011A

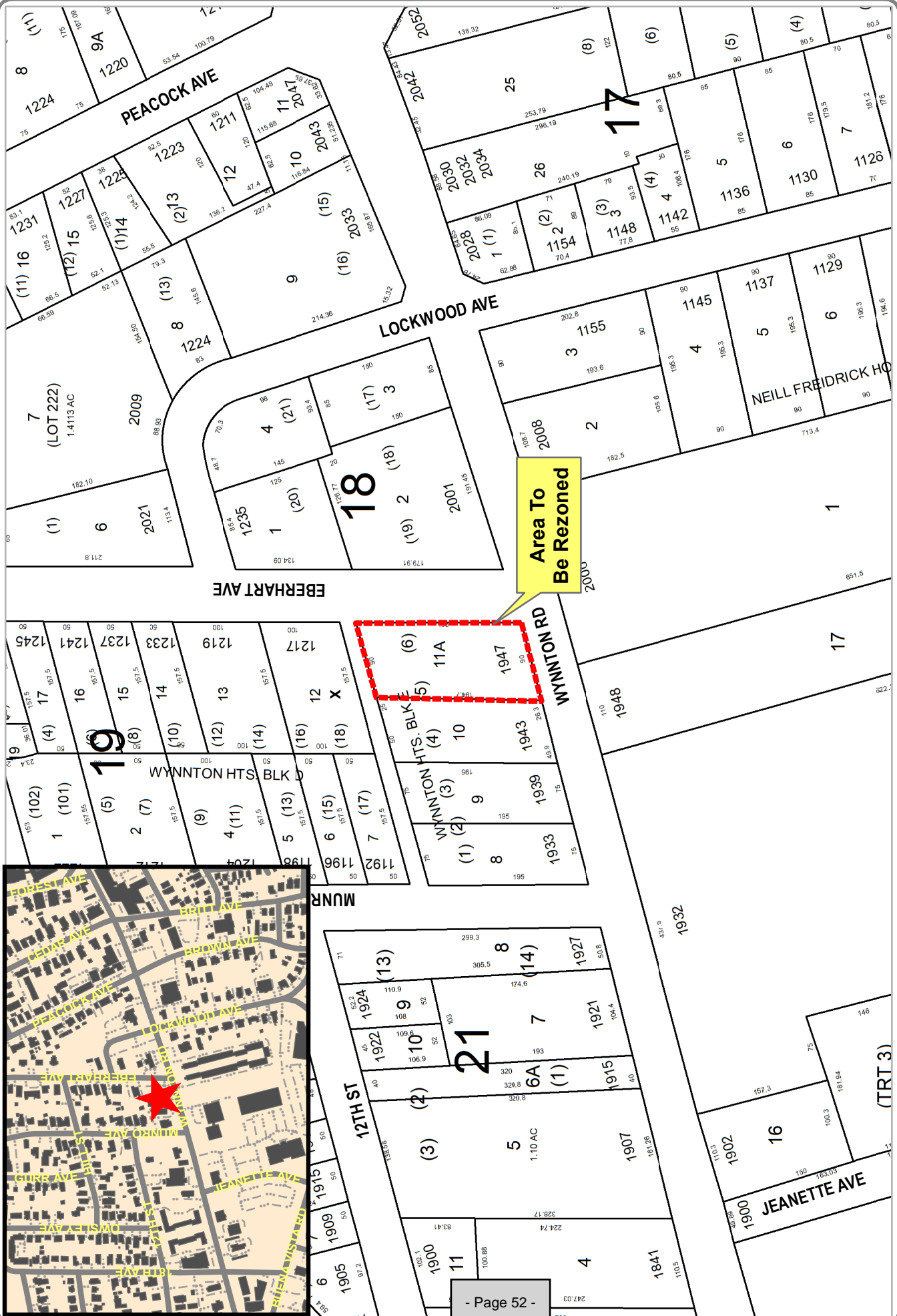
Planning Department-Planning Division

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: 11/14/2022





0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Floodzone Map for REZN 11-22-2067  
Map 184 Block 019 Lot 011A  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

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.



ZONING CASE NO.	REZN 11-22-2067
PROJECT	1947 Wynnton Road
CLIENT	RO to GC
REZONING REQUEST	

Trip Generation Land Use Code*	715 & 850
Existing Land Use	Residential-Office - (RO)
Proposed Land Use	General Commercial - (GC)
Existing Trip Rate Unit	RO - Acreage converted to square footage.
Proposed Trip Rate Unit	GC - Acreage converted to square footage.

[illegible]

## TRAFFIC PROJECTIONS

Name of Street	Wynnton Road
Street Classification	Undivided Arterial
No. of Lanes	4
City Traffic Count ( <b>2021</b> )	11,600
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	23
Total Projected Traffic (2021)	11,623
Projected Level of Service (LOS)**	B

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

Project Details		Wynnton Road
Name of Street		Undivided Arterial
Street Classification		
No. of Lanes		4
City Traffic Count (2021)		11,600
Existing Level of Service (LOS)**		B
Additional Traffic due to Proposed		153
Total Projected Traffic (2021)		11,753
Projected Level of Service (LOS)**		B

**ZONING PLAT**

PROPERTY OF AFLAC INCORPORATED  
 ALL OF LOT 6 & PART OF LOT 5, BLOCK E,  
 WYNNTON HEIGHTS SUBDIVISION  
 COLUMBUS, MUSCOGEE COUNTY, GEORGIA

Prepared for:  
 DREW GODWIN

PROJECT NO.: 22-7099  
 DRAWN BY: MDR  
 DESIGNED BY: JRW  
 SURVEYED BY: JRW  
 SURVEY DATE: 10/31/2022  
 CHECKED BY: CFR  
 SCALE: 1" = 30'  
 DATE: 11/01/2022

**SHEET**  
**1**  
 OF 1

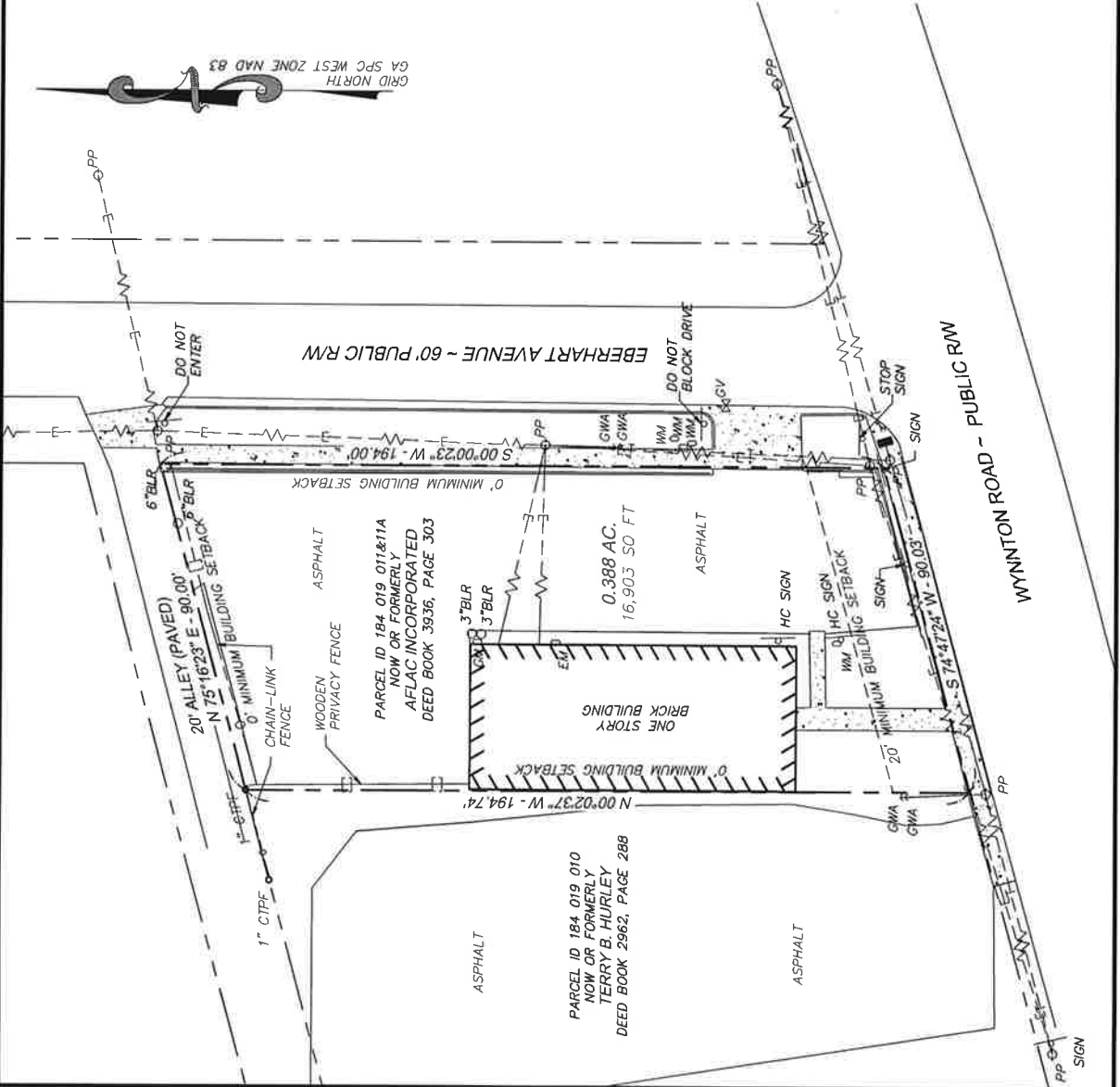
Item #2.

**PROJECT NOTES**

1. TOTAL AREA IN TRACT = 0.388 ACRES.
2. PROPERTY ADDRESS: 1947 WYNNTON ROAD COLUMBUS, GA
3. THIS PROPERTY IS ZONED: C3 (COMMERCIAL) THE MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS: FRONT = 20' REAR = 0'/15' SIDE = 0'/15'
4. \* 15' WHEN ABUTTING A RESIDENTIAL DISTRICT.
5. THIS SURVEY WAS MADE USING A GEOMAX ZOOM 90 ROBOTIC TOTAL STATION TO OBTAIN LINEAR AND ANGULAR MEASUREMENTS.
6. THERE IS NO KNOWN NATIONAL GEODETIC SURVEY MONUMENT WITHIN 500 FEET OF ANY POINT ON THE PROPERTY PLATTED, OR ANY POINT OF REFERENCE THEREON.
7. CERTAIN DATA SHOWN ON THIS PLAT WAS OBTAINED UTILIZING GPS (GLOBAL POSITIONING SYSTEMS). IT INCLUDES: BASIS OF BEARINGS, HORIZONTAL CONTROL, HORIZONTAL DISTANCES, HORIZONTAL ANGLES, HORIZONTAL THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A LEICA 201L GPS RECEIVER WITH A MESA 3 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A MOBILE DATA CONNECTION TO A REAL TIME NETWORK OPERATED BY EPOS SOLUTIONS, INC.
8. THIS PROPERTY IS IN FLOOD ZONE "X" AS PER FLOOD INSURANCE RATE MAP FOR CITY OF COLUMBUS - MUSCOGEE COUNTY, GEORGIA, PANEL 47 OF 76, AS SHOWN ON MAP NUMBER 1301590047, WITH AN EFFECTIVE DATE OF SEPTEMBER 3, 2007.

**LEGEND**

SYMBOLS	
CRIMP TOP PIPE FOUND	○ CTRF
GUY WIRE ANCHOR	○ GWA
POWER POLE	○ PP
ELECTRIC METER	○ EM
WATER METER	○ WM
WATER VALVE	○ WV
GAS METER	○ GM
GAS VALVE	○ GV
STREET SIGN	○ SIGN
BOLLARD	○ BLR
LINE TYPES	
PROPERTY LINE	---
ADJOINING PROPERTY LINE	---
RIGHT-OF-WAY LINE	---
OVERHEAD ELECTRICAL	---
OVERHEAD TELEPHONE	---
CHAIN LINK FENCE	---
WOOD PRIVACY FENCE	---



**File Attachments for Item:**

**3. 2nd Reading-** REZN-11-22-2068: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia; to change certain boundaries of a district located at **8215 Cooper Creek Road** (parcel # 080-001-004) from RO (Residential Office) Zoning District to SFR1 (Single Family Residential 1) Zoning District. (Planning Department and PAC recommend approval.) (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 **8215 Cooper Creek Road** (parcel # 080-001-004) from RO (Residential Office) Zoning District to SFR1 (Single Family Residential 1) 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 RO(Residential Office) Zoning District to SFR1(Single Family Residential 1) Zoning District.

Commence at an iron stake marking the intersection of the southerly line of Veterans Parkway and the easterly line of Cooper Creek Road; thence along Cooper Creek Road, 440.27 feet to an iron stake and the POINT OF BEGINNING; thence South 11 degrees 56 minutes 09 seconds East, 53.59 feet to an iron stake; thence along the arc of a counterclockwise curve (said arc having a radius of 573.69 feet and being subtended by a 6.41 foot chord bearing South 12 degrees 13 minutes 17 seconds East), 6.41 feet to an iron stake; thence leaving Cooper Creek Road, South 78 degrees 06 minutes 55 seconds West, 261.20 feet to an iron stake; thence North 04 degrees 26 minutes 41 seconds West, 60.51 feet to an iron stake; thence North 78 degrees 06 degrees 55 seconds East, 253.28 feet to an iron stake on the easterly line of Cooper Creek Road and the POINT OF BEGINNING, containing 0.35 acres.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 24th day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____

Councilor Huff  
Councilor Thomas  
Councilor Tucker

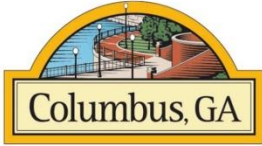
voting \_\_\_\_\_  
voting \_\_\_\_\_  
voting \_\_\_\_\_

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**Sandra T Davis**  
Clerk of Council

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-11-22-2068

<b>Applicant:</b>	Bernard Jones
<b>Owner:</b>	Same
<b>Location:</b>	8223 Cooper Creek Road
<b>Parcel:</b>	080-001-004
<b>Acreage:</b>	0.35 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office)
<b>Proposed Zoning Classification:</b>	SFR1 (Single Family Residential 1)
<b>Current Use of Property:</b>	Vacant / Undeveloped
<b>Proposed Use of Property:</b>	Single Family, Dwelling
<b>Council District:</b>	District 6 (Allen)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	Rural Residential
<b>Future Land Use Designation:</b>	Single Family Residential

<b>Compatible with Existing Land-Uses:</b>	Yes
<b>Environmental Impacts:</b>	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.
<b>City Services:</b>	Property is served by all city services.
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will decrease to 10 trips down from 20 trips if used for residential use. The Level of Service (LOS) will remain at level B.
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for residential usage.
<b>Surrounding Zoning:</b>	<div> <div> <b>North</b>  <b>South</b>  <b>East</b>  <b>West</b> </div> <div> NC (Neighborhood Commercial)  SFR1 (Single Family Residential 1)  SFR1 (Single Family Residential 1)  RO (Residential Office) </div> </div>
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.
<b>School Impact:</b>	N/A
<b>Buffer Requirement:</b>	<p>The site shall include a Category A buffer along all property lines bordered by the NC zoning district. The 3 options under Category A are:</p> <ol style="list-style-type: none"> <li>1) <b>5 feet</b> with a certain amount of canopy trees, under story trees, and shrubs / ornamental grasses per 100 linear feet.</li> <li>2) <b>10 feet</b> with a certain amount of shrubs / ornamental grasses per 100 linear feet and a wood fence or masonry wall.</li> <li>3) <b>20 feet</b> undisturbed natural buffer.</li> </ol>
<b>Attitude of Property Owners:</b>	<b>Fifteen (15)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) calls and/or emails regarding the rezoning.
<b>Approval</b>	<b>0 Responses</b>
<b>Opposition</b>	<b>0 Responses</b>

**Additional Information:**

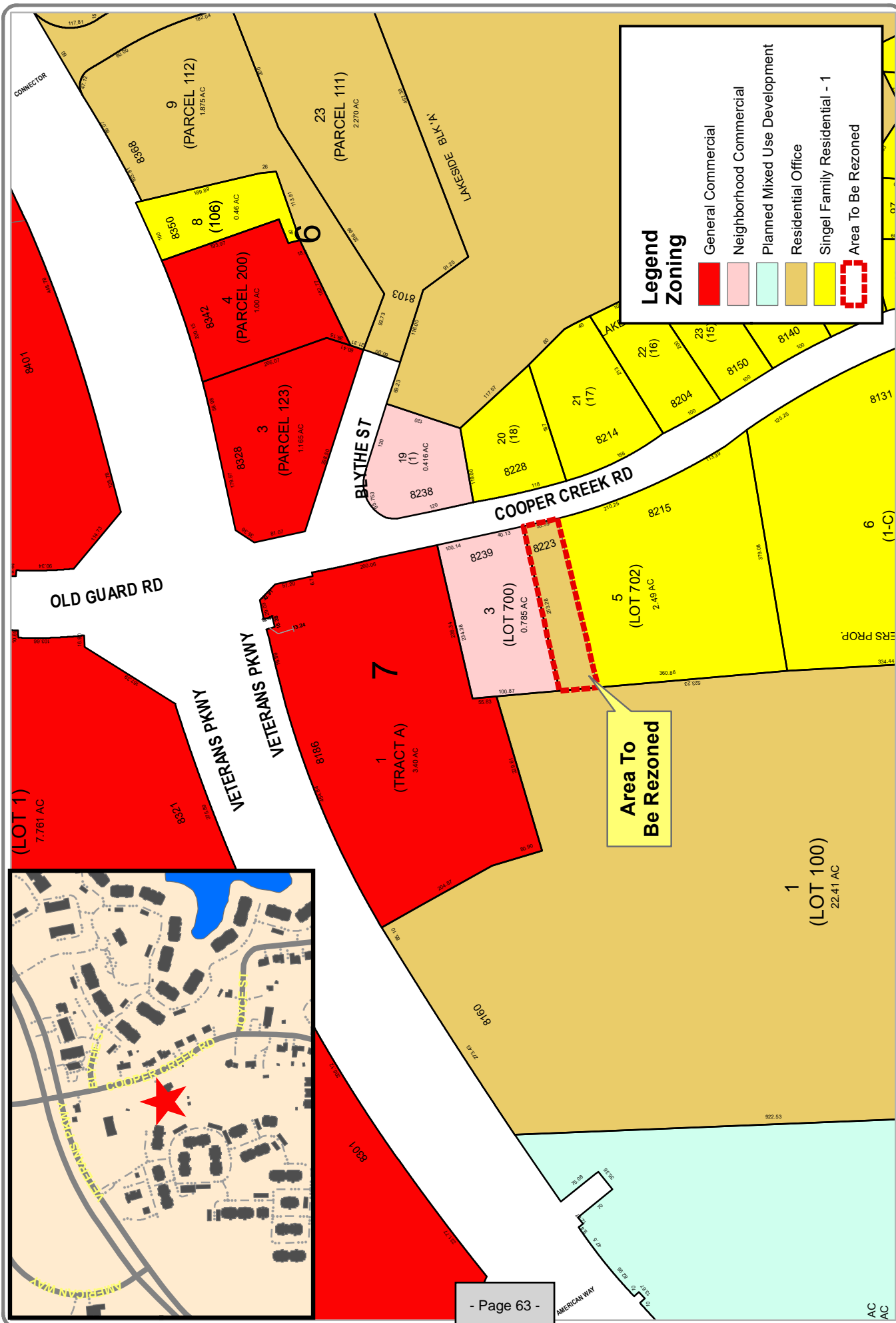
N/A

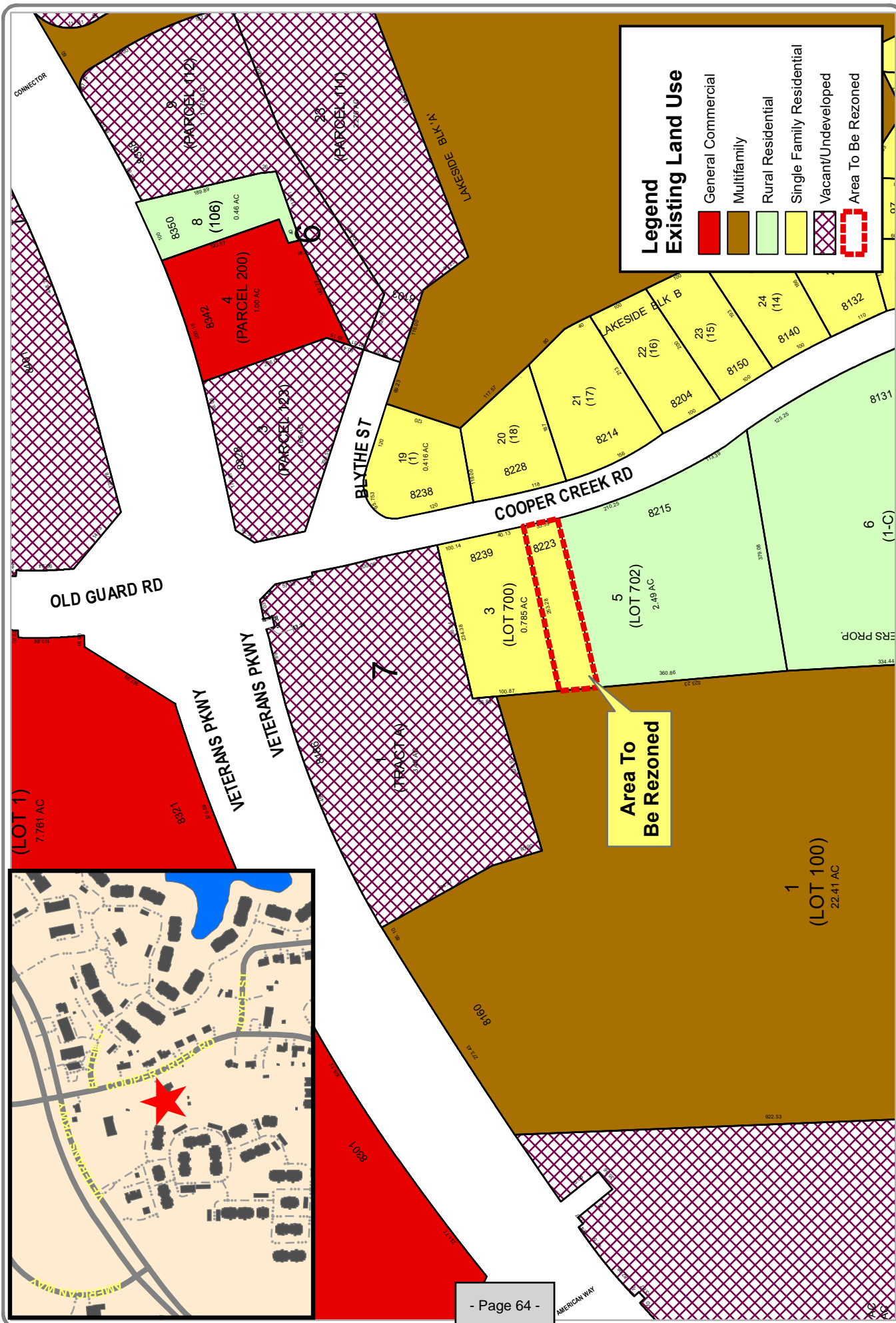
**Attachments:**

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









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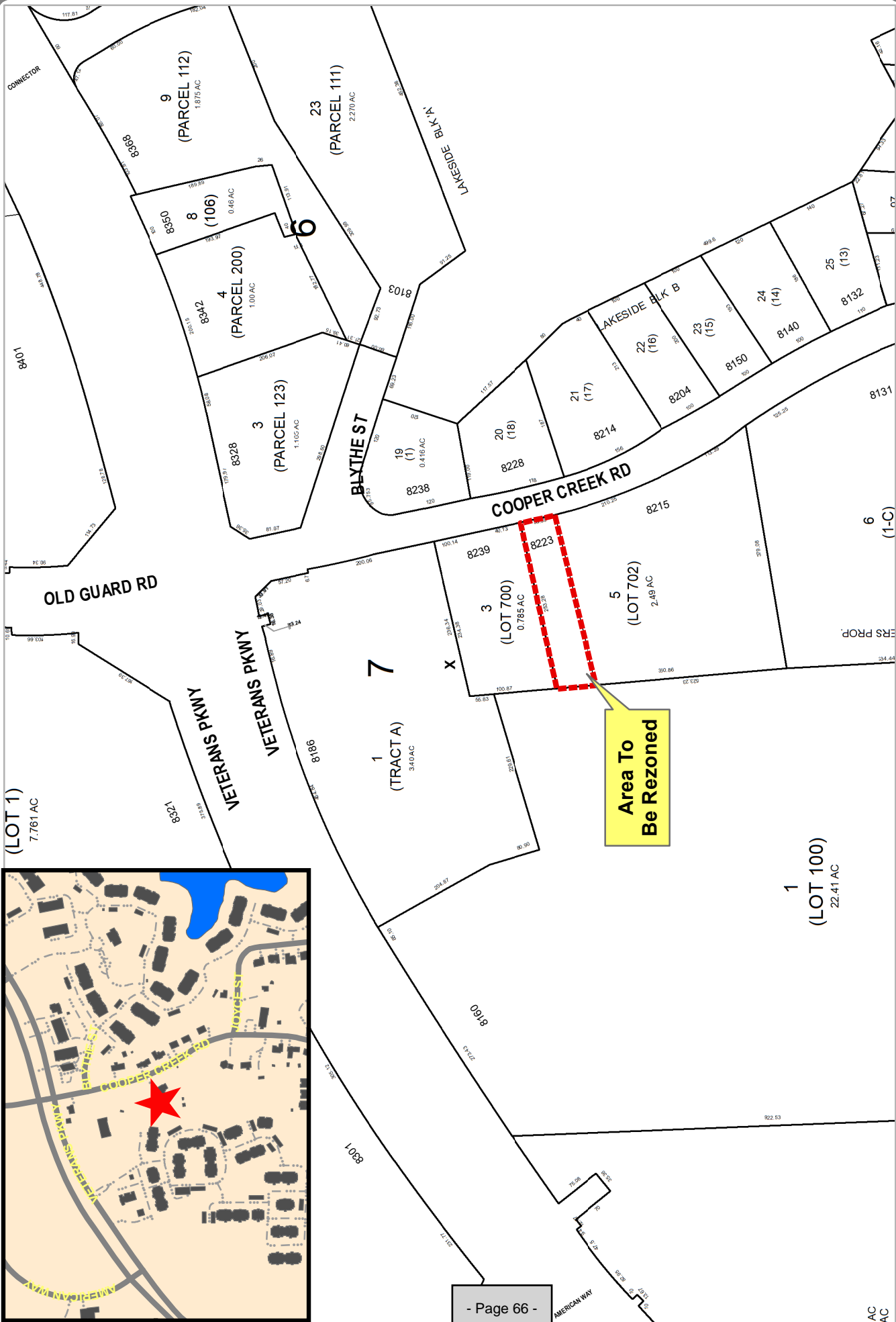
Date: 11/14/2022

Existing Land Use Map for REZN 11-22-2068  
 Map 080 Block 001 Lot 004  
 Planning Department-Planning Division  
 Prepared By Planning GIS Tech

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

Item #3.





Item #3.

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: 11/14/2022

Floodzone Map for REZN 11-22-2068  
Map 080 Block 001 Lot 004

Planning Department-Planning Division  
Prepared By Planning GIS Tech

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

REZONING TRAFFIC ANALYSIS FORM

ZONING CASE NO. REZN 11-22-2068  
PROJECT 8223 Cooper Creek Road  
CLIENT  
REZONING REQUEST RO to SFR1

LAND USE

Trip Generation Land Use Code\* 715 & 210  
Existing Land Use Residential-Office - (RO)  
Proposed Land Use Single Family Residential 1 - (SFR1)  
Existing Trip Rate Unit RO - Acreage converted to square footage.  
Proposed Trip Rate Unit SFR1 - Acreage converted to square footage.

TRIP END CALCULATION\*

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b>Daily (Existing Zoning)</b>					
Single Tenant Office Building	715	RO	0.35 Acres	13.07	20
				Total	20
<b>Daily (Proposed Zoning)</b>					
Single Family Detached Housing	210	SFR1	0.35 Acres	9.43	10
				Total	10

Note: \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

TRAFFIC PROJECTIONS

EXISTING ZONING (RO)

Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	18,500
Existing Level of Service (LOS)**	B
Additional Traffic due to Existing Zoning	20
Total Projected Traffic (2021)	18,520
Projected Level of Service (LOS)**	B

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

PROPOSED ZONING (SFR1)

Name of Street	Veterans Parkway
Street Classification	Divided Arterial
No. of Lanes	4
City Traffic Count (2021)	18,500
Existing Level of Service (LOS)**	B
Additional Traffic due to Proposed	10
Total Projected Traffic (2021)	18,510
Projected Level of Service (LOS)**	B

(PLAT BOOK 164  
PAGE 242)

**VICINITY MAP**  
**NOT TO SCALE**

0.35 Ac.  
EXISTING ZONING RO  
PROPOSED ZONING SFR1

ZONE SFR1  
LOT 1-B  
BERNARD F. & MISILIZA R. JONES  
(DEED BOOK 13706, PAGE 182)  
(PLAT BOOK 54, PAGE 110)

ZONE SFR1  
LOT 1-C  
BILLIE FRANKIE POLLOCK  
(DEED BOOK 5386, PAGE 42)  
(DEED BOOK 54, PAGE 110)

**OWNERS' INFORMATION:**  
BERNARD & MISILIZA REDONDO JONES  
8215 COOPER CREEK ROAD  
COLUMBUS GA, 31909  
334-338-2687

REZONE PLAT OF  
LOT 701  
REPLAT OF LOT 1

**PROPERTY OF ADA BORDERS  
AND AUBREY BORDERS**

PART OF LAND LOT 269, 19th DISTRICT  
COLUMBUS, MUSCOGEE COUNTY, GEORGIA  
Scale 1" = 50'- 24 October 2022  
MOON WEEKS & ASSOCIATES, INC.

**MOON ENGINEERING & ASSOCIATES, INC.**  
(GA. REG. NO. H206465)  
Civil Engineers - Land Surveyors  
100 Southern Way, Suite A, Columbus, Georgia 31904  
(706) 327-8306

**LEGEND**

— IRON STAKE FOUND



SURVEY/22S115/COOPER CREEK ROAD/LOT 701 &amp; 1B REZONE DWG (NW) 22S115JONES.CRD

**File Attachments for Item:**

**4. 2nd Reading-** REZN-11-22-2069 An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **4030 Veterans Court** (parcel # 072-010-028) from RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District. (Planning Department and PAC recommend approval.) (Councilor Davis)

**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 **4030 Veterans Court** (parcel # 072-010-028) from RO (Residential Office) Zoning District with conditions to GC (General Commercial) 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 RO (Residential Office) Zoning District with conditions to GC (General Commercial) Zoning District.

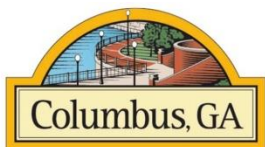
All that tract of parcel of land situate, lying and being in Land Lot 39, 8th District, Columbus, Muscogee County, Georgia, being known and designated as LOT 511, 7.99 Acres, as said lot is shown upon a map or plat entitled "Replat of Lots 5, 6 & 11 of Veterans Court Center, Lying in Part of Land Lots 39 & 42, 8th District, Columbus, Muscogee County, Georgia", dated September 8, 2016, prepared by Moon, Meeks, Mason & Vinson, Inc., recorded in Plat Book 165, Page 93, in Office of the Clerk of the Superior Court of Muscogee County, Georgia, to which reference is made for a more specific location and dimensions of said lot.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

\_\_\_\_\_  
**Sandra T Davis**  
Clerk of Council

\_\_\_\_\_  
**B. H. "Skip" Henderson, III**  
Mayor



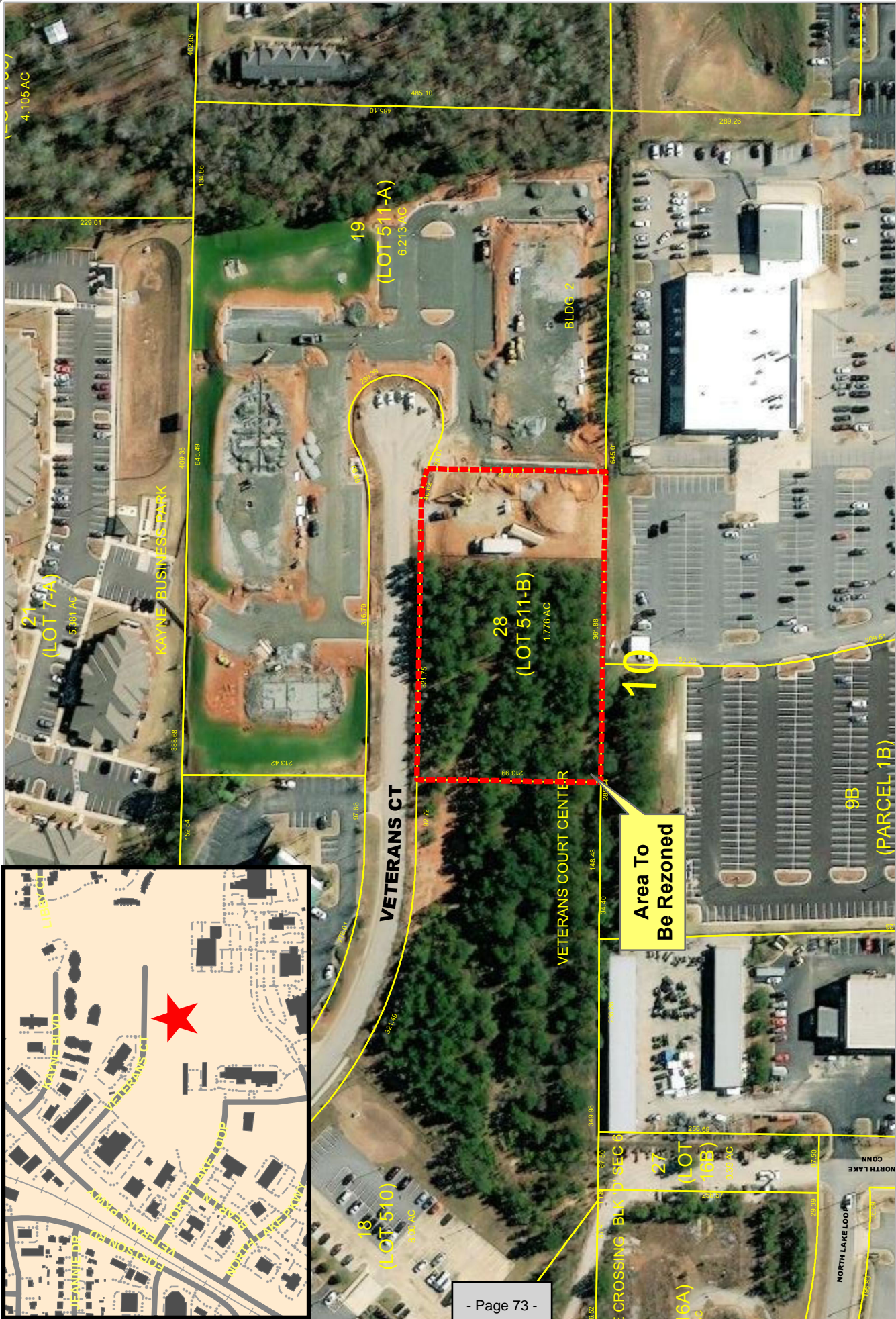
CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
 PLANNING DEPARTMENT


## COUNCIL STAFF REPORT

### REZN-11-22-2069

<b>Applicant:</b>	Jon Rasmussen
<b>Owner:</b>	SAAB Investments & Hospitality, LLC
<b>Location:</b>	4030 Veterans Court
<b>Parcel:</b>	072-010-028
<b>Acreage:</b>	1.78 Acres
<b>Current Zoning Classification:</b>	RO (Residential Office) with conditions (ORD # 13-21)
<b>Proposed Zoning Classification:</b>	GC (General Commercial)
<b>Current Use of Property:</b>	Vacant / Undeveloped
<b>Proposed Use of Property:</b>	Auto/Truck Paint & Body Shop
<b>Council District:</b>	District 2 (Davis)
<b>PAC Recommendation:</b>	<b>Approval</b> based on the Staff Report and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>	<b>Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>	N/A
<b>DRI Recommendation:</b>	N/A
<b>General Land Use:</b>	Consistent Planning Area A
<b>Current Land Use Designation:</b>	General Commercial
<b>Future Land Use Designation:</b>	General Commercial

<b>Compatible with Existing Land-Uses:</b>	Yes								
<b>Environmental Impacts:</b>	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.								
<b>City Services:</b>	Property is served by all city services.								
<b>Traffic Impact:</b>	Average Annual Daily Trips (AADT) will increase to 123 trips up from 101 trips if used for commercial use. The Level of Service (LOS) will remain at level C.								
<b>Traffic Engineering:</b>	This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.								
<b>Surrounding Zoning:</b>	<table> <tr> <td><b>North</b></td><td>RO (Residential Office)</td></tr> <tr> <td><b>South</b></td><td>GC (General Commercial)</td></tr> <tr> <td><b>East</b></td><td>RO (Residential Office)</td></tr> <tr> <td><b>West</b></td><td>GC (General Commercial)</td></tr> </table>	<b>North</b>	RO (Residential Office)	<b>South</b>	GC (General Commercial)	<b>East</b>	RO (Residential Office)	<b>West</b>	GC (General Commercial)
<b>North</b>	RO (Residential Office)								
<b>South</b>	GC (General Commercial)								
<b>East</b>	RO (Residential Office)								
<b>West</b>	GC (General Commercial)								
<b>Reasonableness of Request:</b>	The request is compatible with existing land uses.								
<b>School Impact:</b>	N/A								
<b>Buffer Requirement:</b>	N/A								
<b>Attitude of Property Owners:</b>	<b>Ten (10)</b> property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) calls and/or emails regarding the rezoning.								
	<table> <tr> <td><b>Approval</b></td><td><b>0</b> Responses</td></tr> <tr> <td><b>Opposition</b></td><td><b>0</b> Responses</td></tr> </table>	<b>Approval</b>	<b>0</b> Responses	<b>Opposition</b>	<b>0</b> Responses				
<b>Approval</b>	<b>0</b> Responses								
<b>Opposition</b>	<b>0</b> Responses								
<b>Additional Information:</b>	N/A								
<b>Attachments:</b>	Aerial Land Use Map Location Map Zoning Map Existing Land Use Map Future Land Use Map Traffic Report Flood Map								






Date: 11/15/2022

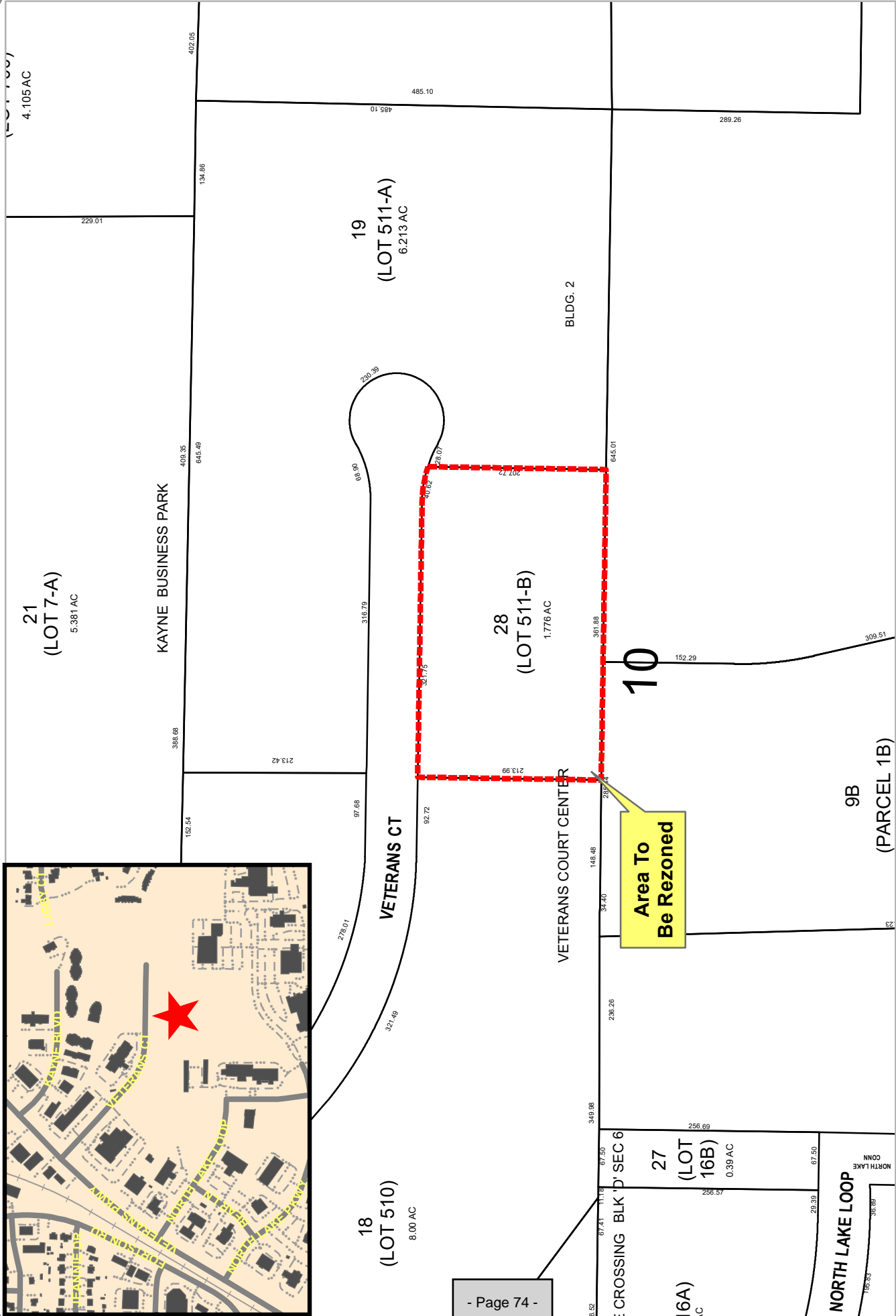
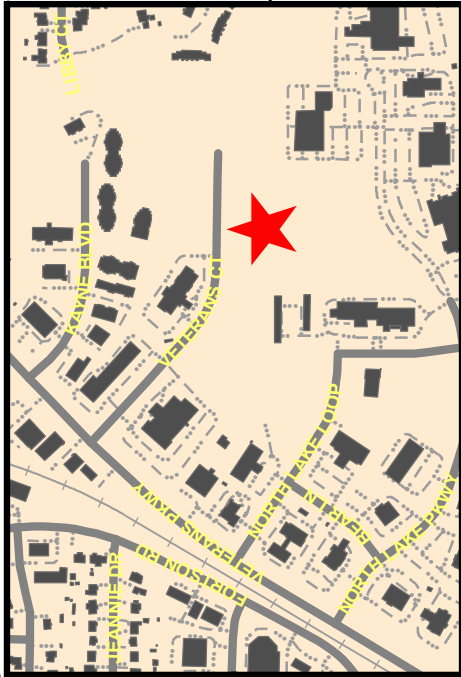
This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

Aerial Map for REZN 11-22-2069  
Map 072 Block 010 Lot 028  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

Item #4.





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: 11/15/2022

Location Map for REZN 11-22-2069  
Map 072 Block 010 Lot 028

Planning Department-Planning Division  
Prepared By Planning GIS Tech

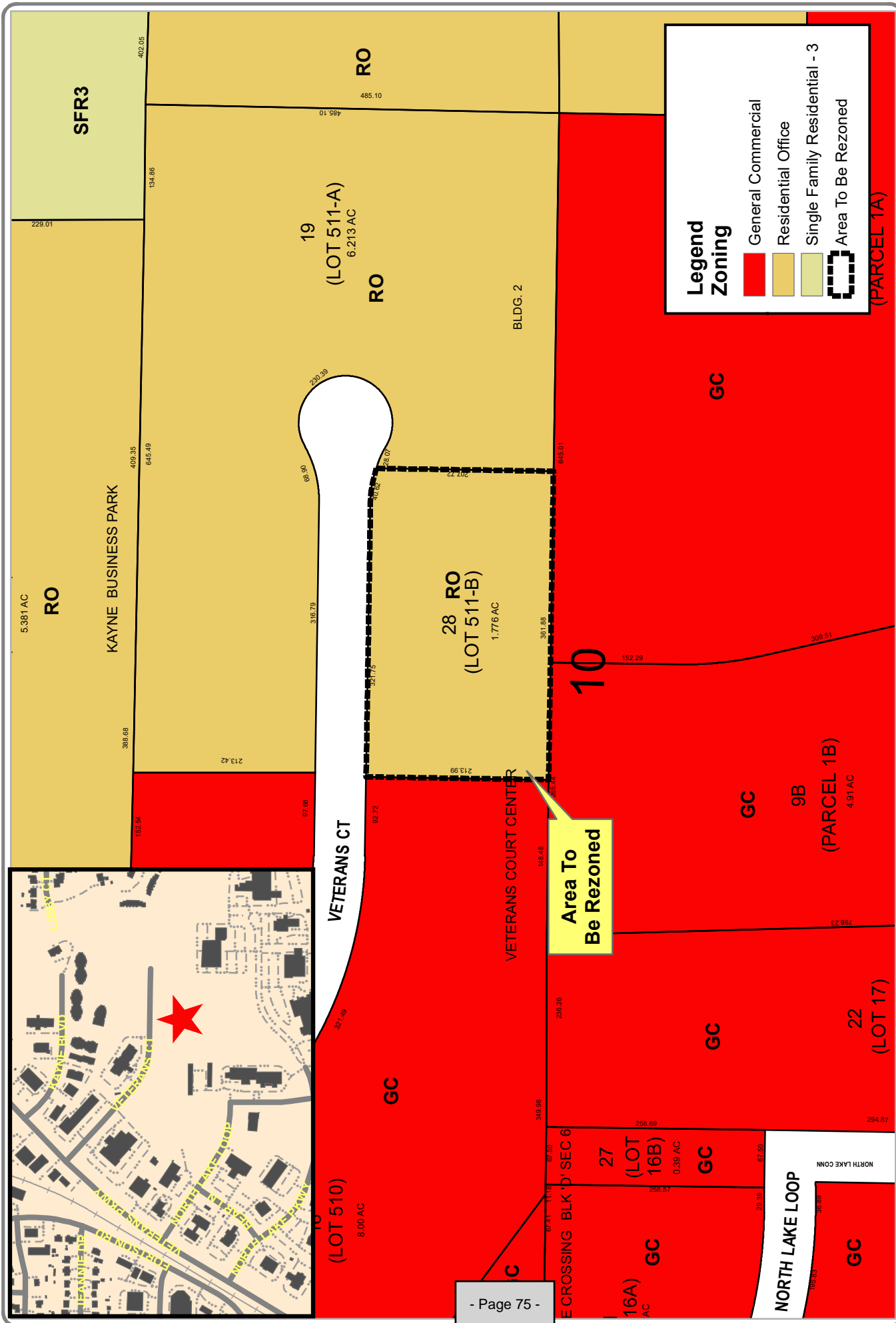
Item #4.

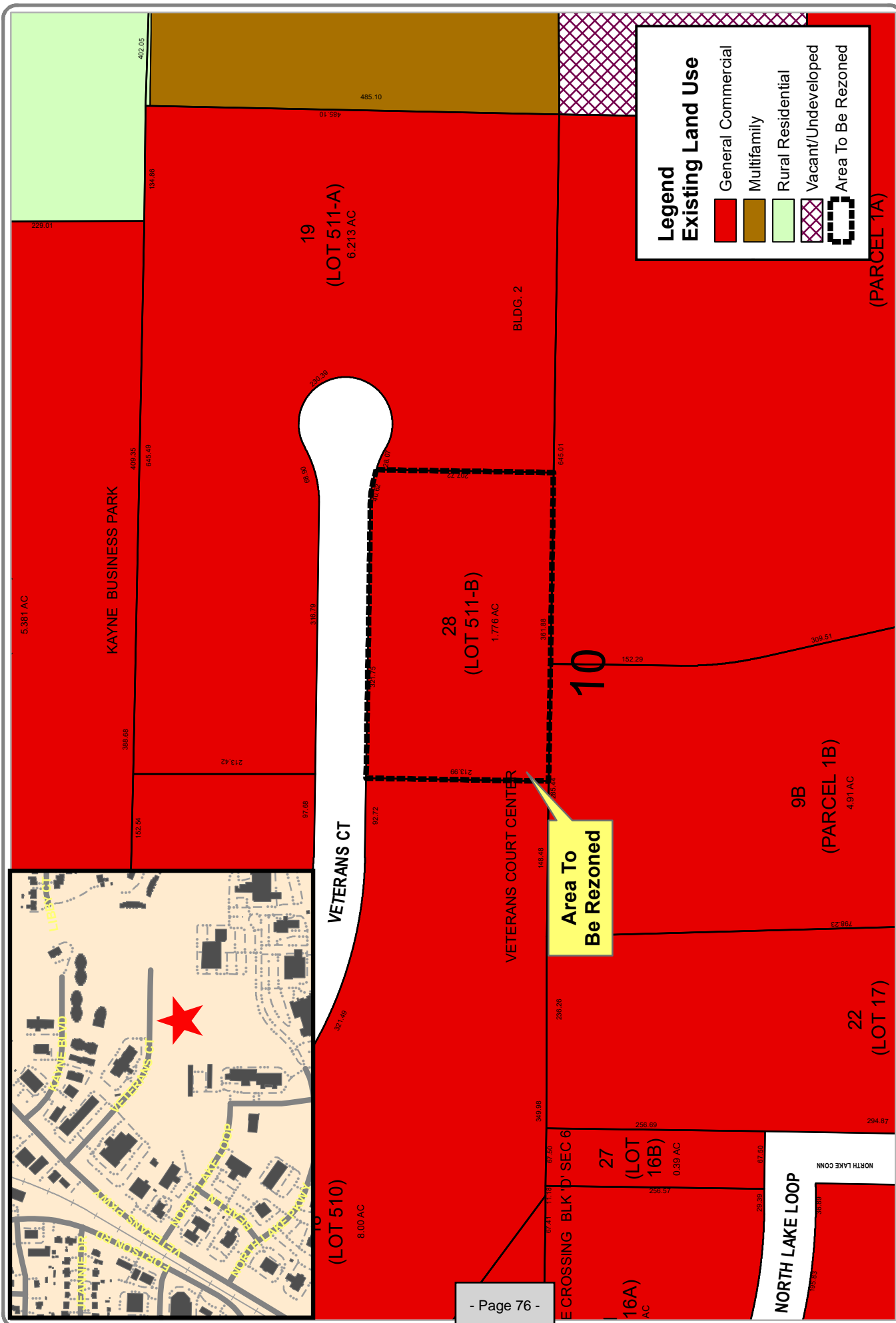
0 75 150 Feet

1 inch = 150 feet

Data Source: IT/GIS

Author: DavidCooper





Item #4.

Existing Land Use Map for REZN 11-22-2069  
Map 072 Block 010 Lot 028

Planning Department-Planning Division  
Prepared By Planning GIS Tech

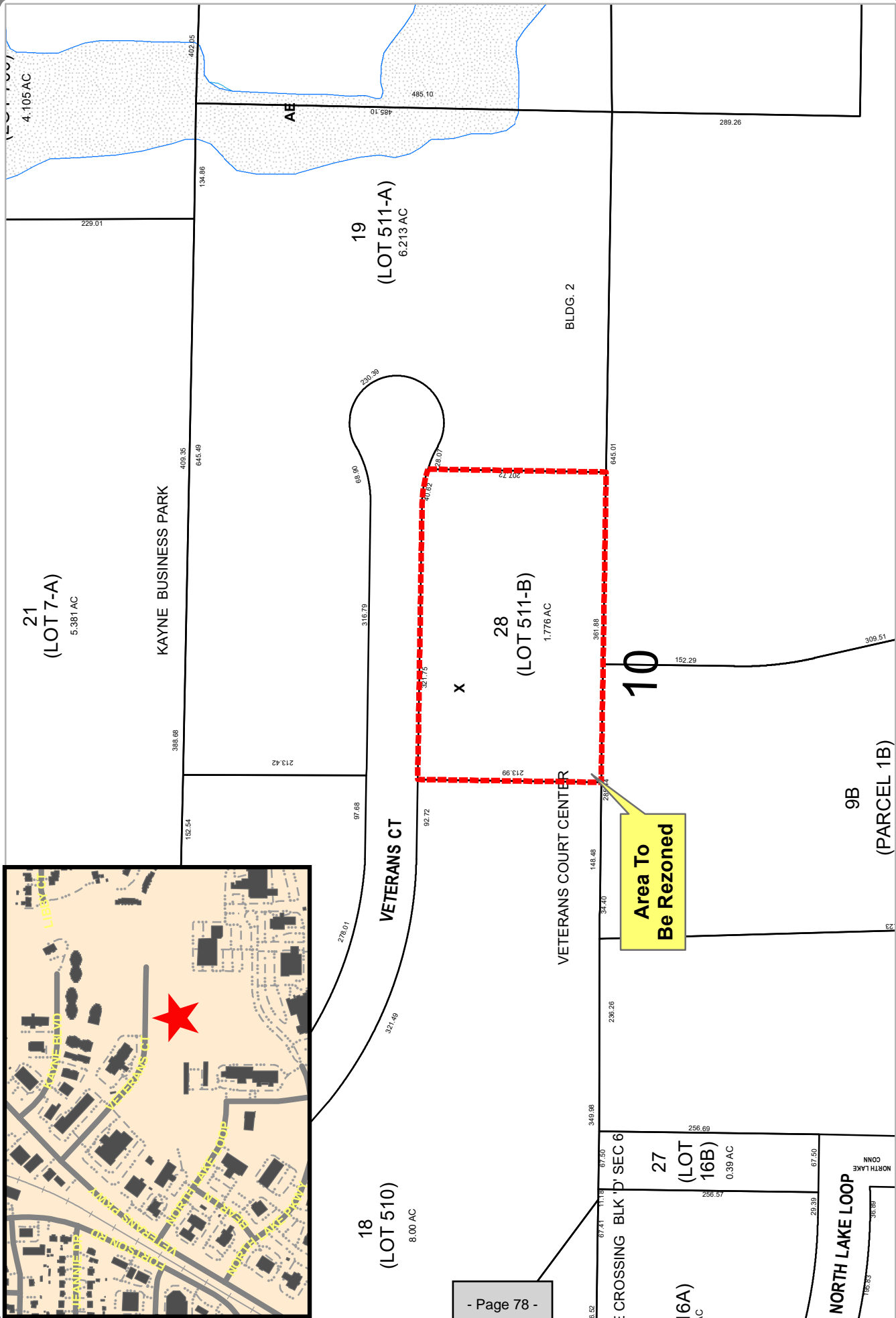
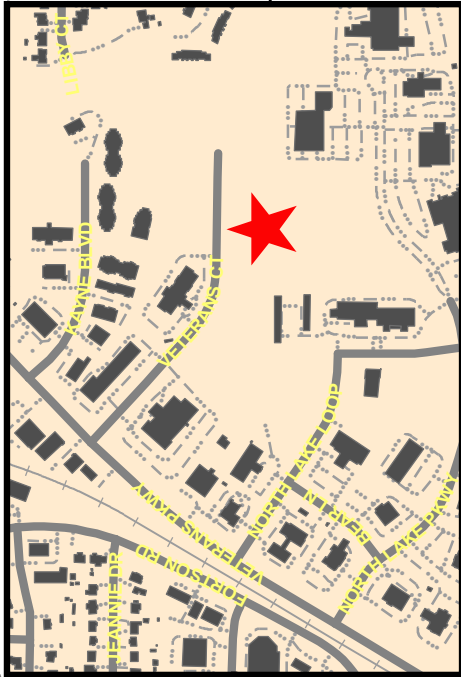
This material is made available as a public service.  
Maps and data are to be used for reference purposes only.  
The data contained is subject to constant change.  
Map information is believed to be correct but is not guaranteed.

Date: 11/15/2022

0 75 150 Feet  
1 inch = 150 feet

Data Source: IT/GIS  
Author: David Cooper





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: 11/15/2022

**Flood Zone Map for REZN 11-22-2069**  
**Map 072 Block 010 Lot 028**  
**Planning Department-Planning Division**  
**Prepared By Planning GIS Tech**

**Item #4.**

0 75 150 Feet  
1 inch = 150 feet  
Data Source: IT/GIS  
Author: David Cooper

REZONING CASE NO.  
PROJECT  
CLIENT  
REZONING REQUEST

REZN 11-22-2069  
4030 Veterans Cou

RO to GC

Trip Generation Land Use Code*	715 & 942
Existing Land Use	Residential-Office - (RO)
Proposed Land Use	General Commercial - (GC)
Existing Trip Rate Unit	RO - Acreage converted to square footage.
Proposed Trip Rate Unit	GC - Acreage converted to square footage.

715 &amp; 942

Residential-Office - (RO)

General Commercial - (GC)

RO - Acreage converted to square footage.

GC - Acreage converted to square footage.

Land Use	ITE Code	Zone Code	Quantity	Trip Rate	Total Trips
<b><i>Daily (Existing Zoning)</i></b>					
Single Tenant Office Building	715	RO	1,776 Acres	13.07	101
				<b>Total</b>	<b>101</b>
<b><i>Daily (Proposed Zoning)</i></b>					
Automobile Care Center	942	GC	1,776 Acres	2.83	55
				3.51	68
				<b>Total</b>	<b>123</b>

**Note:** \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

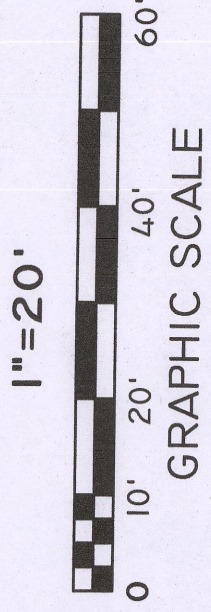
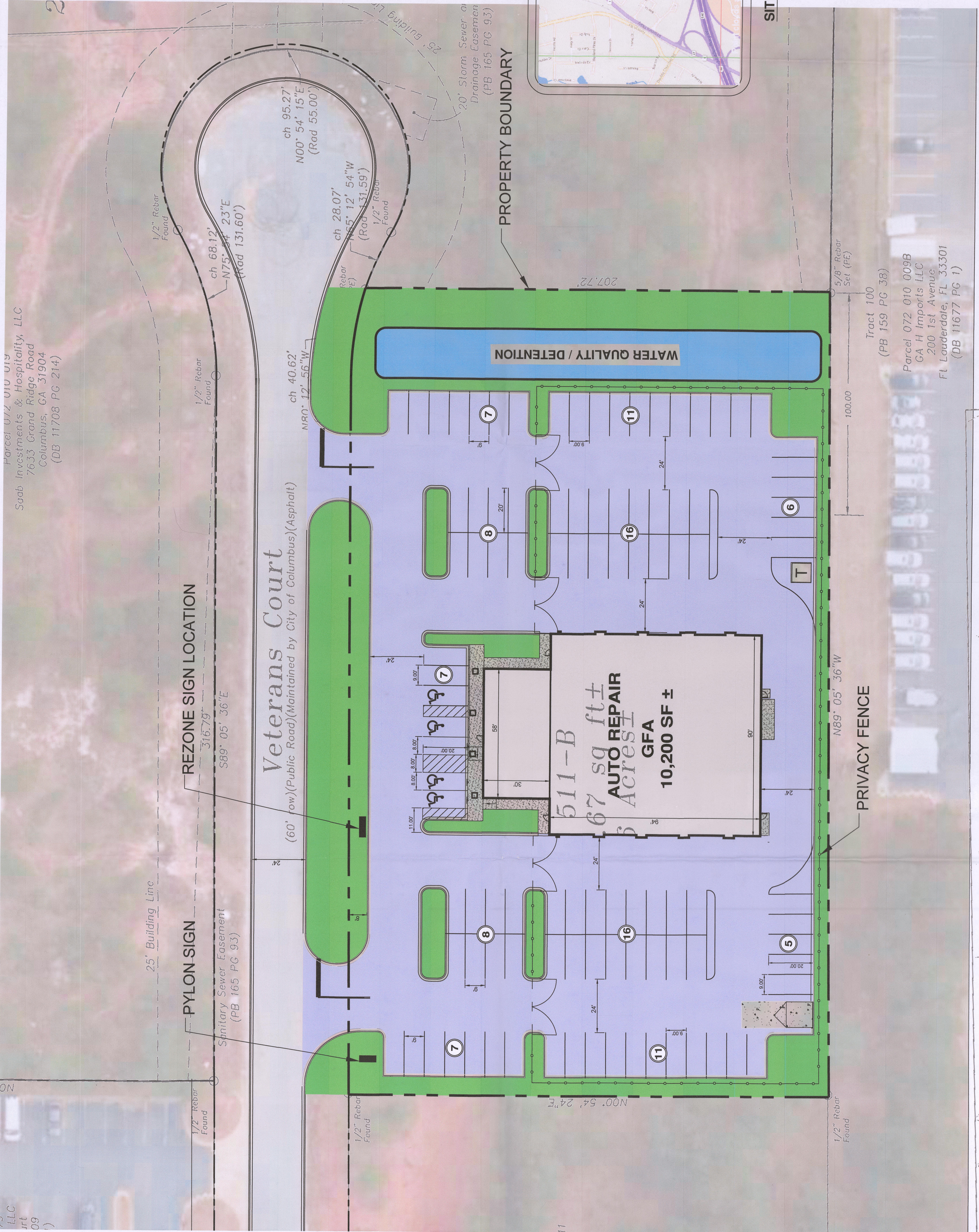
**EXISTING ZONING (RO)**

Name of Street	Veterans Parkway
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2021)	19,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	101
Total Projected Traffic (2021)	19,501
Projected Level of Service (LOS)**	C

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

Name of Street	Veterans Parkway
Street Classification	Undivided Arterial w/center In
No. of Lanes	4
City Traffic Count (2021)	19,400
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	123
Total Projected Traffic (2021)	19,523
Projected Level of Service (LOS)**	C

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)



SITE ANALYSIS TABLE			
PROPERTY AREA:	JOE HUDSON CC	±1.78 ACRES	CITY OF COLUMBUS
LOCAL JURISDICTION:			
ZONING:			
EXISTING USE:			
PROPOSED USE:			
BUILDING AREA:			
AUTO REPAIR			
PARKING:			
REQUIRED (CITY):			
1 SPACE/150GSF = 68 SPACES			
PARKING PROVIDED:			
103			
BUILDING SETBACKS:			
FRONT: 25' (PLAT)			
SIDE: 0'			
REAR: 0'			
LANDSCAPING BUFFERS:			
FRONT: 8'			
REAR: NA			
UTILITY PROVIDERS:			
WATER SERVICE: COLUMBUS WATER WORKS			
SEWER SERVICE: COLUMBUS WATER WORKS			
NATURAL GAS: LIBERTY			
POWER: GEORGIA POWER			
DATUM: NAD 83			
SUBDIVISION PLAT: LOT 511 VETERANS COURT			
CENTER, PLAT BOOK 168, PAGE 517			
ADDRESS: 4030 VETERANS COURT, COLUMBUS, GA			

REVISIONS

NO.

DESCRIPTION

DATE

**FLOOD • CON**

209 Oxmoor Circle, Suite 710 Homewood, AL 35209

www.Flood-Con.com

205-874-9444

ENGINEER

JER

MANAGER

JER

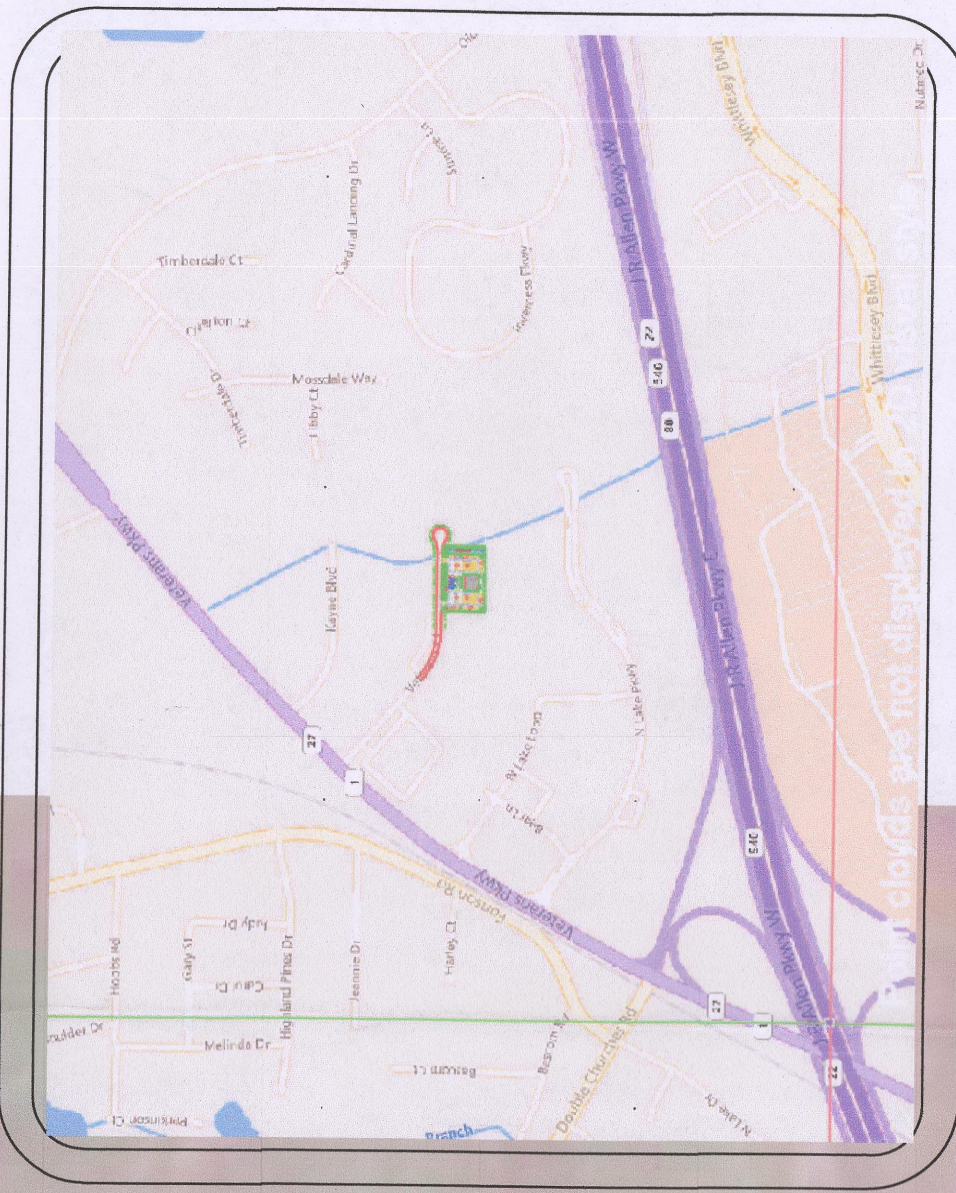
SCALE

1"=20'

JOE HUDSON COLLISION CENTER

VETERANS COURT

COLUMBUS, GA



SITE LOCATION MAP  
NOT TO SCALE

PRELIMINARY  
NOT FOR  
CONSTRUCTION

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SHEET NUMBER

**C101**

JOB NUMBER

22.HCC04

DATE

11-7-22

## REZONE CONCEPT PLAN

**File Attachments for Item:**

**5. 2nd Reading-** REZN-11-22-2070: An Ordinance amending the Zoning Atlas of the Consolidated Government of Columbus, Georgia to change certain boundaries of a district located at **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) Zoning District with proposed amended conditions. (Planning Department and PAC recommend approval with conditions.) (Councilor Davis)

**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 **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) 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 SFR3 (Single Family Residential 3) Zoning District with conditions to RO (Residential Office) Zoning District with conditions.

All that tract or parcel of land located, lying and being in Muscogee County, Georgia and being in a Subdivision of part of Land Lot Number Thirty-Seven (37) in the Eighth District and known as Sunshine Acres, being known and distinguished in the plan of Sunshine Acres as Lot Numbered Four (4), in Block Lettered "C", in said Sunshine Acres Subdivision as shown by a map thereof appearing of record in the Office of the Clerk of Superior Court, Muscogee County, Georgia in Plat Book 3, Page 42. Situated upon said property is dwelling numbered 6330 Lynridge Avenue, Columbus, GA 31909, according to the present system of numbering dwellings in Columbus, Georgia.

Said property is conveyed subject to all valid and enforceable easement and restrictions of record and to applicable zoning ordinances and regulations promulgated pursuant thereto for so long as same shall remain of binding force and effect.

Section 2.

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

- 1) Office, Business & Professional only permitted.
- 2) Hours of operation limited to 7:00AM to 6:00PM.
- 3) Reduce minimum lot width to 50'.
- 4) Reduce minimum lot size to 8,000 sf.
- 5) No dumpster permitted.
- 6) Property owner shall not alter the structure. Said structure and property shall remain in appearance as a single-family structure.
- 7) Only 4 parking shall be permitted.
- 8) No parking shall be permitted in the front yard.
- 9) No business signage or lettering shall be permitted, except that the property owner may place a small sign on or adjacent to the front door for identification purposes.
- 10) 6' wood fence shall be required along the side and rear property lines.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23<sup>rd</sup> day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

\_\_\_\_\_  
**Sandra T Davis**  
Clerk of Council

\_\_\_\_\_  
**B. H. “Skip” Henderson, III**  
Mayor

## 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 **6330 Lynridge Avenue** (parcel # 071-009-003) from SFR3 (Single Family Residential) Zoning District to RO (Residential Office) 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 SFR3 (Single Family Residential 3) Zoning District with conditions to RO (Residential Office) Zoning District with conditions.

All that tract or parcel of land located, lying and being in Muscogee County, Georgia and being in a Subdivision of part of Land Lot Number Thirty-Seven (37) in the Eighth District and known as Sunshine Acres, being known and distinguished in the plan of Sunshine Acres as Lot Numbered Four (4), in Block Lettered "C", in said Sunshine Acres Subdivision as shown by a map thereof appearing of record in the Office of the Clerk of Superior Court, Muscogee County, Georgia in Plat Book 3, Page 42. Situated upon said property is dwelling numbered 6330 Lynridge Avenue, Columbus, GA 31909, according to the present system of numbering dwellings in Columbus, Georgia.

Said property is conveyed subject to all valid and enforceable easement and restrictions of record and to applicable zoning ordinances and regulations promulgated pursuant thereto for so long as same shall remain of binding force and effect.

#### Section 2.

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

- 1) Office, Business & Professional only permitted.
- 2) Hours of operation limited to 7:00AM to 6:00PM.
- 3) Reduce minimum lot width to 50'.
- 4) Reduce minimum lot size to 8,000 sf.
- 5) No dumpster permitted.
- 6) Property owner shall not alter the structure. Said structure and property shall remain in appearance as a single-family structure.
- 7) Only 4 parking shall be permitted.
- 8) No parking shall be permitted in the front yard.
- 9) No pole signage or lettering shall be permitted.
- 10) 6' wood fence shall be required along both sides and rear property lines.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 23<sup>rd</sup> day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

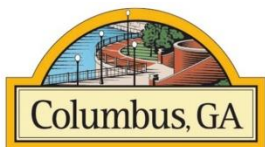
Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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**Sandra T Davis**  
Clerk of Council

---

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



CONSOLIDATED GOVERNMENT  
*What progress has preserved.*  
PLANNING DEPARTMENT

## COUNCIL STAFF REPORT

### REZN-11-22-2070

<b>Applicant:</b>	Columbus Botanical Gardens, Inc.
<b>Owner:</b>	Same
<b>Location:</b>	6330 Lynridge Avenue
<b>Parcel:</b>	071-009-003
<b>Acreage:</b>	0.18 Acres
<b>Current Zoning Classification:</b>	SFR3 (Single Family Residential 3)
<b>Proposed Zoning Classification:</b>	RO (Residential Office) with conditions: <ol style="list-style-type: none"><li>1) Office, Business &amp; Professional only permitted.</li><li>2) Hours of operation limited to 7:00AM to 6:00PM.</li><li>3) Reduce minimum lot width to 50'.</li><li>4) Reduce minimum lot size to 8,000 sf.</li><li>5) No dumpster permitted.</li><li>6) Property owner shall not alter the structure. Said structure and property shall remain in appearance as a single family structure.</li><li>7) Only 4 parking shall be permitted.</li><li>8) No parking shall be permitted in the front yard.</li><li>9) No pole signage or lettering shall be permitted.</li><li>10) 6' wood fence shall be required along both sides and rear property lines.</li></ol>
<b>Current Use of Property:</b>	Single Family Residence
<b>Proposed Use of Property:</b>	Office, Business & Professional
<b>Council District:</b>	District 2 (Davis)
<b>PAC Recommendation:</b>	<b>Conditional Approval</b> based on the Staff Report

		and compatibility with existing land uses.
<b>Planning Department Recommendation:</b>		<b>Conditional Approval</b> based on compatibility with existing land uses.
<b>Fort Benning's Recommendation:</b>		N/A
<b>DRI Recommendation:</b>		N/A
<b>General Land Use:</b>		Inconsistent Planning Area A
<b>Current Land Use Designation:</b>		Multifamily
<b>Future Land Use Designation:</b>		Single Family Residential
<b>Compatible with Existing Land-Uses:</b>		Yes
<b>Environmental Impacts:</b>		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.
<b>City Services:</b>		Property is served by all city services.
<b>Traffic Impact:</b>		Average Annual Daily Trips (AADT) will increase to 10 trips up from 9 trips if used for commercial use. The Level of Service (LOS) will remain at level C.
<b>Traffic Engineering:</b>		This site shall meet the Codes and regulations of the Columbus Consolidated Government for commercial usage.
<b>Surrounding Zoning:</b>	<b>North</b> <b>South</b> <b>East</b> <b>West</b>	SFR3 (Single Family Residential 3) SFR3 (Single Family Residential 3) SFR3 (Single Family Residential 3) SFR3 (Single Family Residential 3)
<b>Reasonableness of Request:</b>		The request is compatible with existing land uses.
<b>School Impact:</b>		N/A
<b>Buffer Requirement:</b>		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:  1) <b>20 feet</b> 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:**

**Twenty (20)** property owners within 300 feet of the subject properties were notified of the rezoning request. The Planning Department received no (0) calls and/or emails regarding the rezoning.

<b>Approval</b>	<b>0</b> Responses
<b>Opposition</b>	<b>0</b> Responses

**Additional Information:**

N/A

**Attachments:**

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

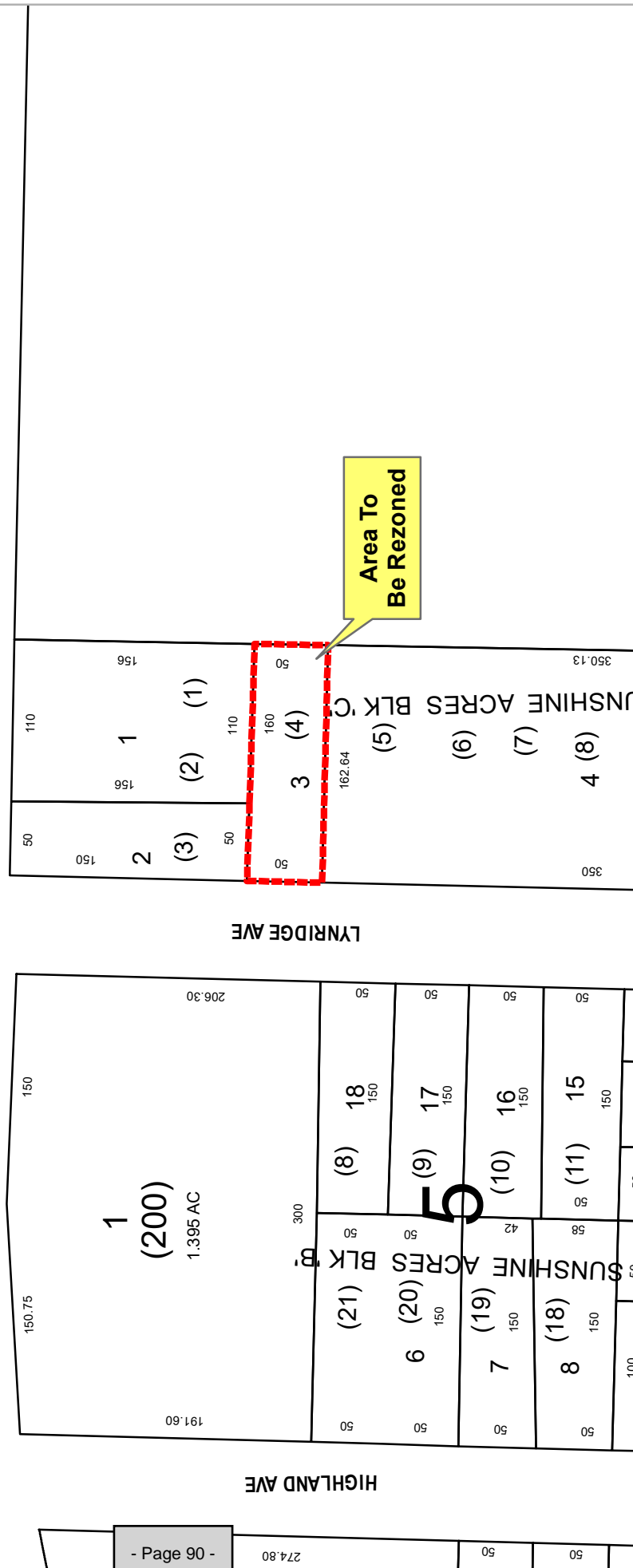
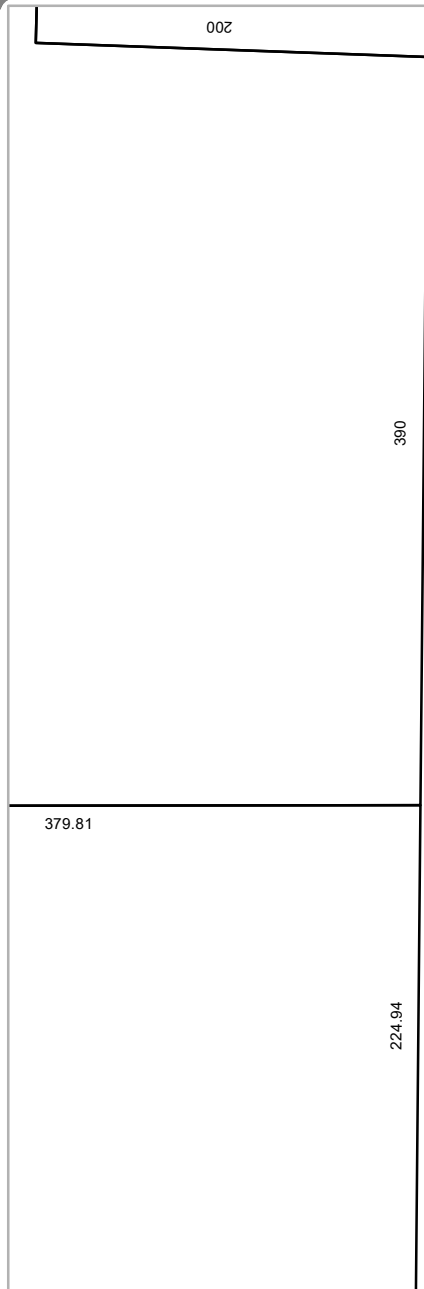


This material is made available as a public service. Maps and data are to be used for reference purposes only. The data contained is subject to constant change. Map information is believed to be correct but is not guaranteed.

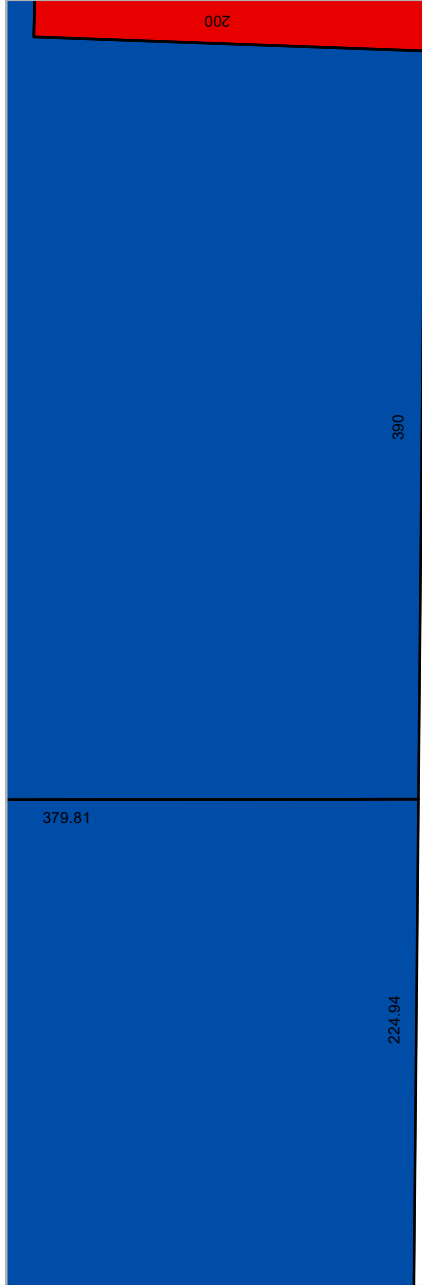
Aerial Map for REZN 11-22-2070  
Map 071 Block 009 Lot 003  
Planning Department-Planning Division  
Prepared By Planning GIS Tech

0 50 100 Feet  
1 inch = 100 feet  
Data Source: IT/GIS  
Author: David Cooper

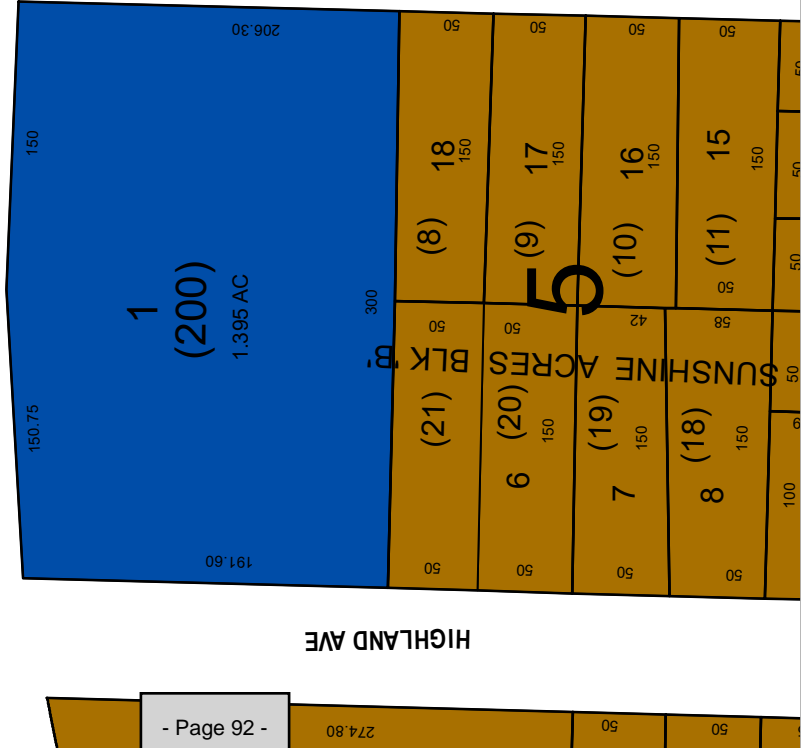






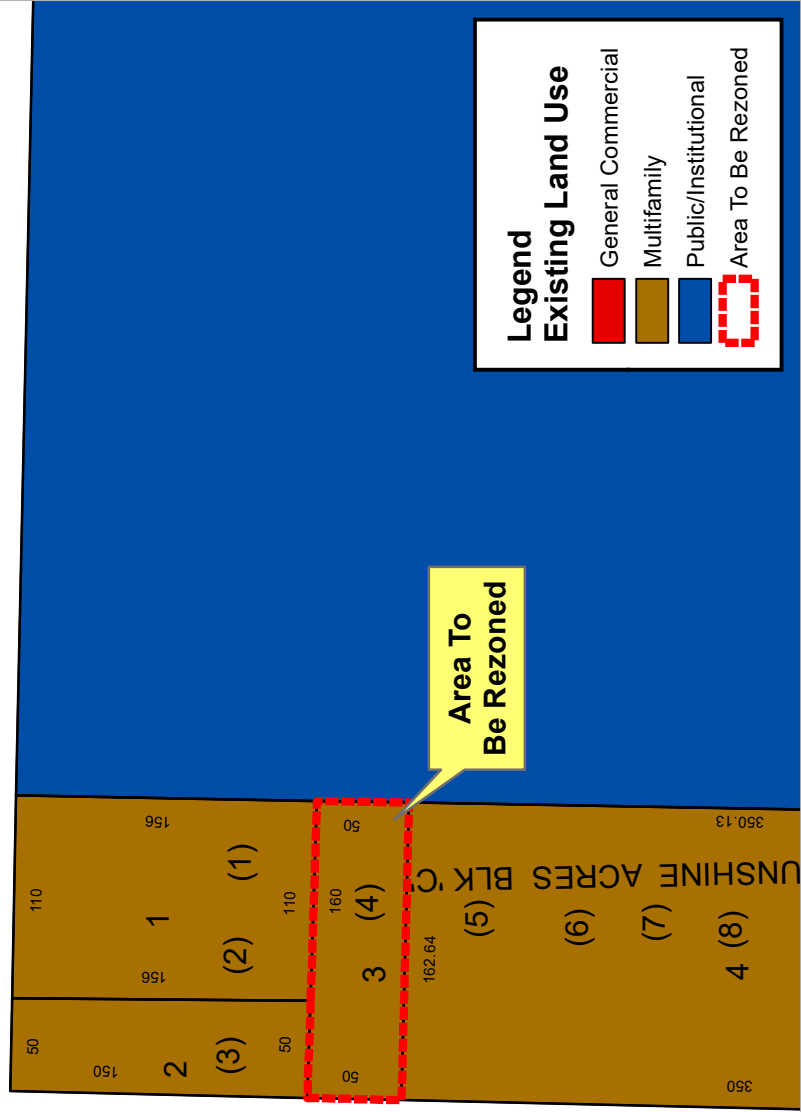


WEEMS RD



LYNRIDGE AVE

HIGHLAND AVE



Area To Be Rezoned

**Legend**  
**Existing Land Use**

- General Commercial
- Multifamily
- Public/Institutional
- Area To Be Rezoned



Date: 11/15/2022

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.

Existing Land Use Map for REZN 11-22-2070

Map 071 Block 009 Lot 003

Planning Department-Planning Division

Prepared By Planning GIS Tech

0 50 100 Feet

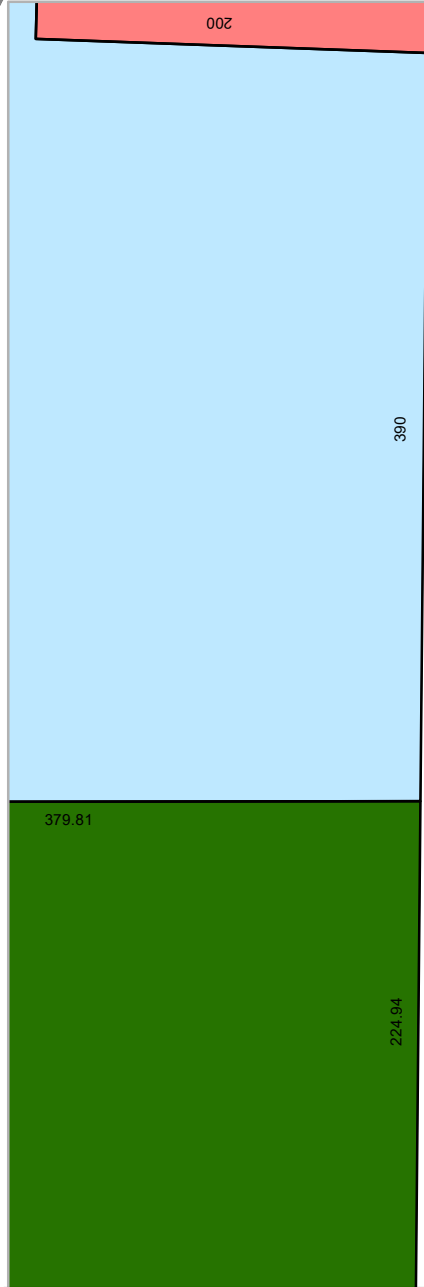
1 inch = 100 feet

Data Source: IT/GIS

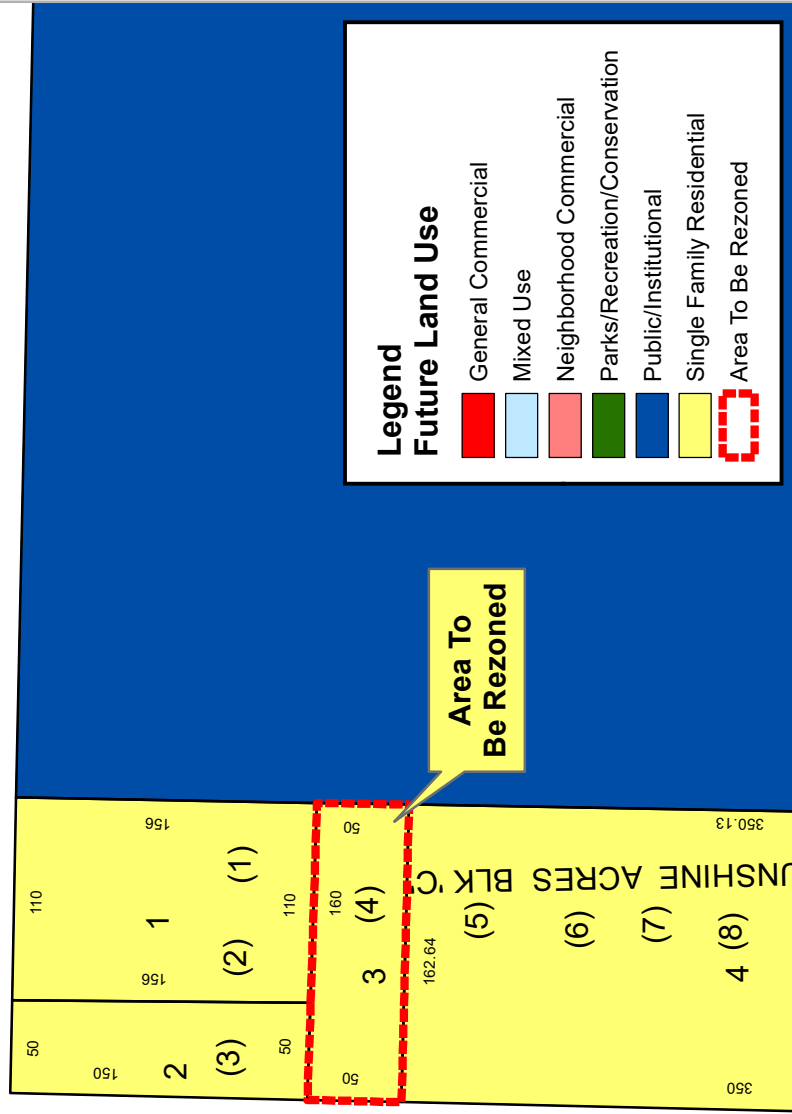
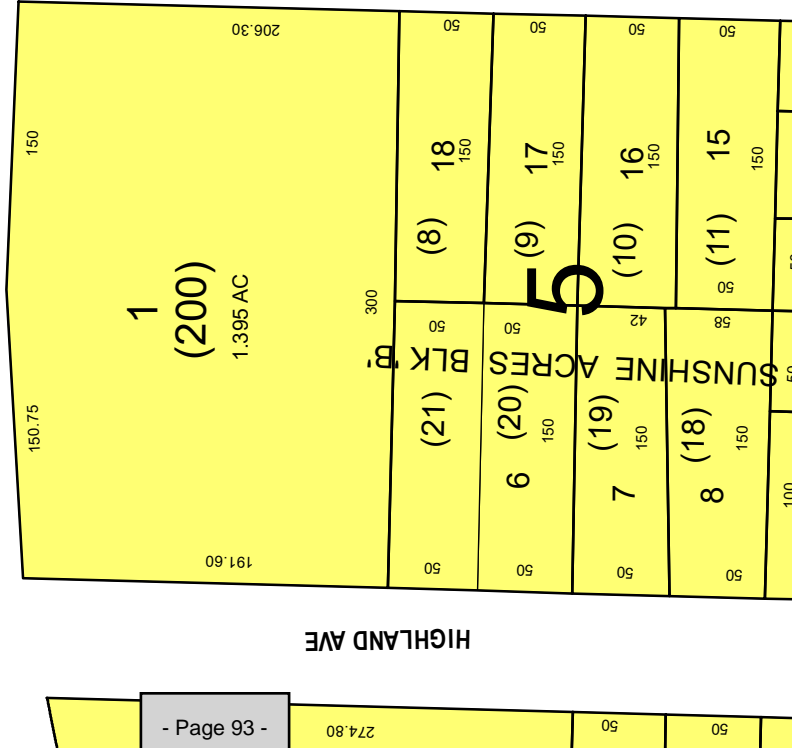
Author: David Cooper



Item #5.



WEEMS RD



### Legend Future Land Use

- General Commercial
- Mixed Use
- Neighborhood Commercial
- Parks/Recreation/Conservation
- Public/Institutional
- Single Family Residential
- Area To Be Rezoned

Area To  
Be Rezoned



Date: 11/15/2022

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.

Future Land Use Map for REZN 11-22-2070

Map 071 Block 009 Lot 003

Planning Department-Planning Division

Prepared By Planning GIS Tech

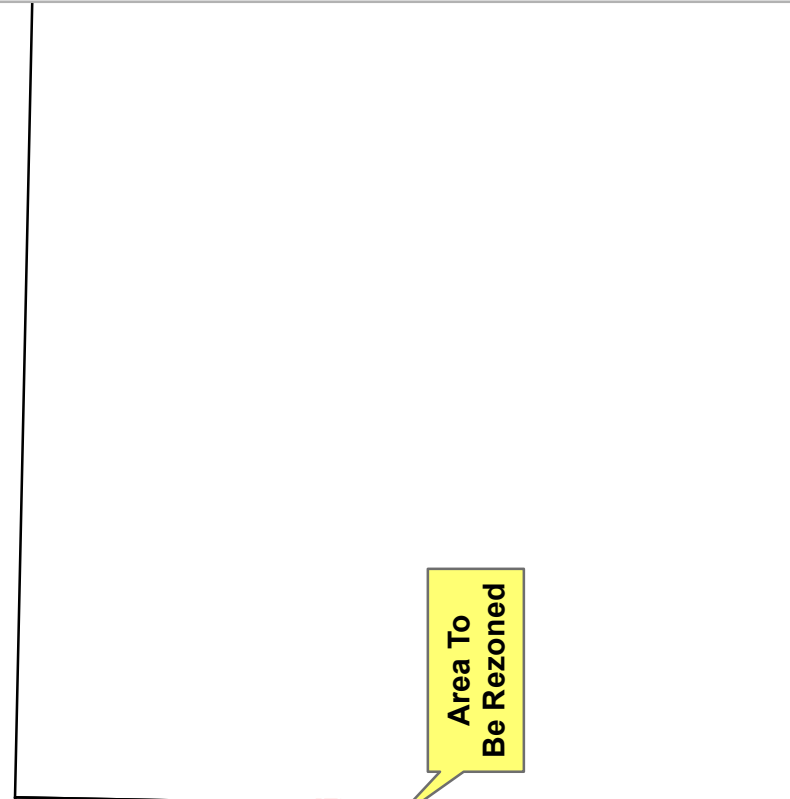
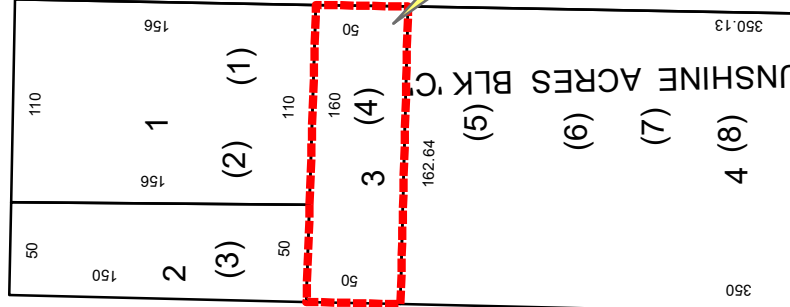
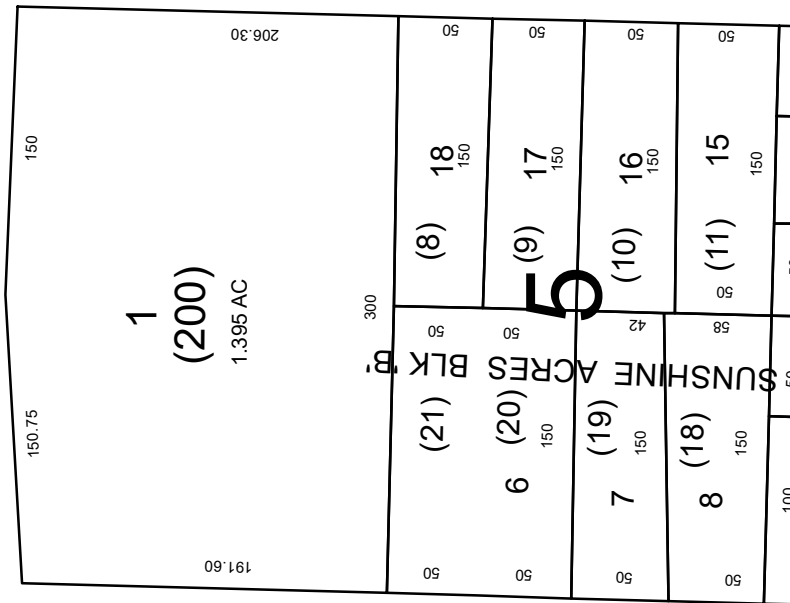
0 50 100 Feet

1 inch = 100 feet

Data Source: IT/GIS

Author: David Cooper





**Area To  
Be Rezoned**

REZONING CASE NO.  
PROJECT  
CLIENT  
REZONING REQUEST

REZN 11-22-2070  
6330 Lynridge Ave

SFR3 to RO

210 & 715  
Single Family Residential 3 - (SFR3)  
Residential Office - (RO)  
SFR3 - Acreage converted to square footage.  
RO - Acreage converted to square footage.

[illegible]

**Note:** \* Denotes calculation are based on Trip Generation, 8th Edition by Institute of Transportation Engineers

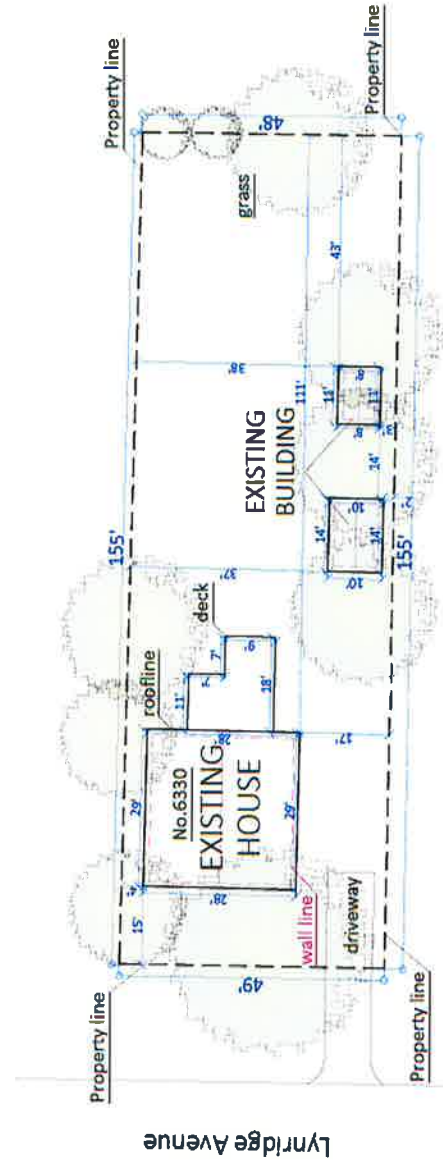
**EXISTING ZONING (SFR3)**

Existing Zoning (SRM)	
Name of Street	Weems Road
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	6,540
Existing Level of Service (LOS)**	C
Additional Traffic due to Existing Zoning	9
Total Projected Traffic (2021)	6,549
Projected Level of Service (LOS)**	C

Note: \*\* Denotes Level of Service Based on National Standards for Different Facility Type (TABLE1- General Highway Capacities by Facility Type)

PROJECTS LOCATED (m/s)	
Name of Street	Weems Road
Street Classification	Collector
No. of Lanes	2
City Traffic Count (2021)	6,540
Existing Level of Service (LOS)**	C
Additional Traffic due to Proposed	10
Total Projected Traffic (2021)	6,550
Projected Level of Service (LOS)**	C

**SITE PLAN**  
**6330 Lynridge Avenue**  
**Columbus, GA 31909**  
**Parcel ID: 071 009 003**  
**Lot area: 0.18 Acres**  
**Paper Size: 11"x17"**





# 6330 Lynridge Avenue

## REZN – 11-22-2070

APPLICANT: COLUMBUS BOTANICAL GARDENS, INC.

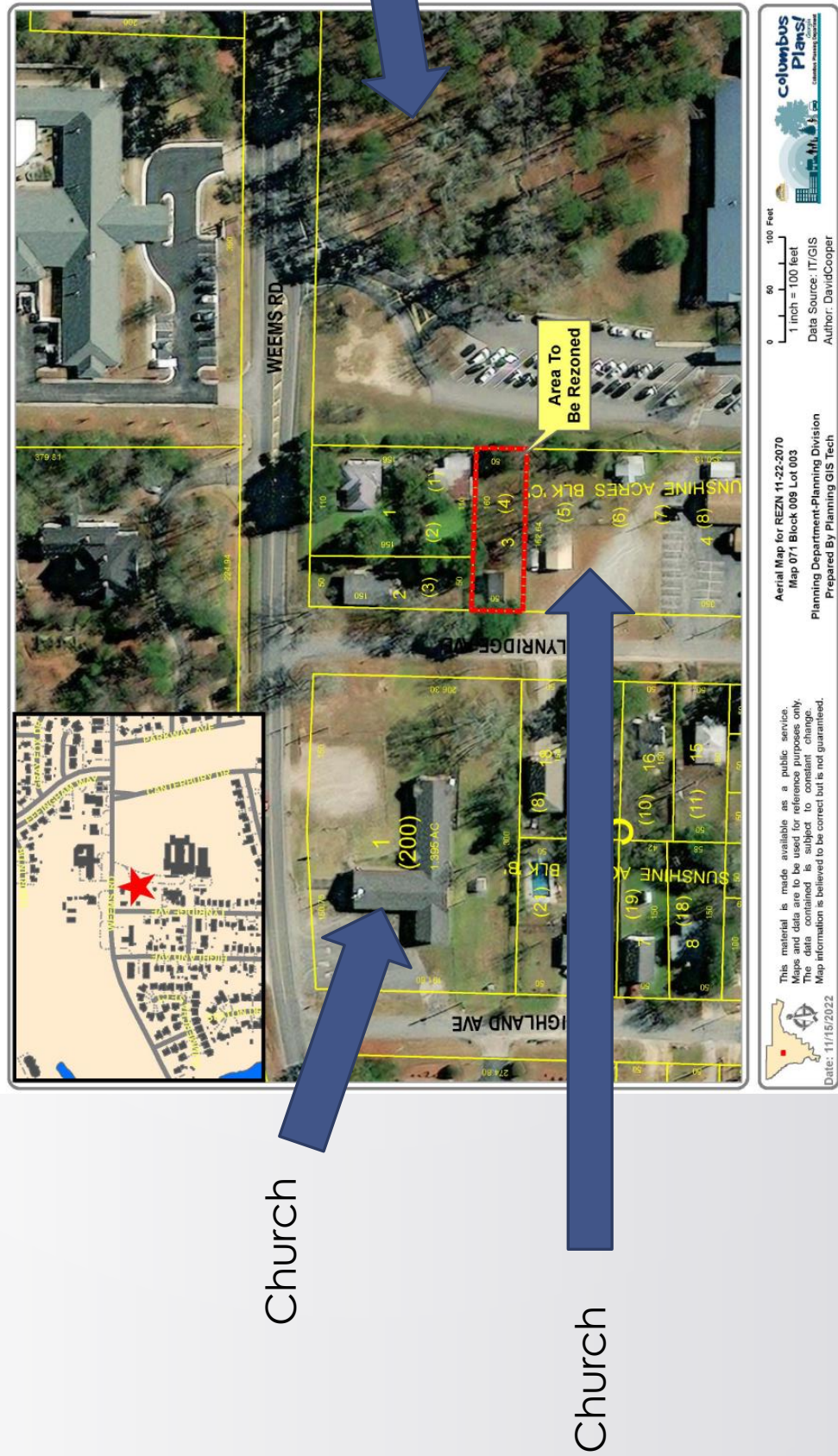
# COLUMBUS BOTANICAL GARDENS, INC.



Property to  
be rezoned

Item #5.

# SURROUNDING USES



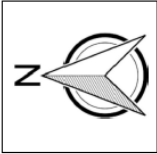
Church

Blanchard  
Elementary

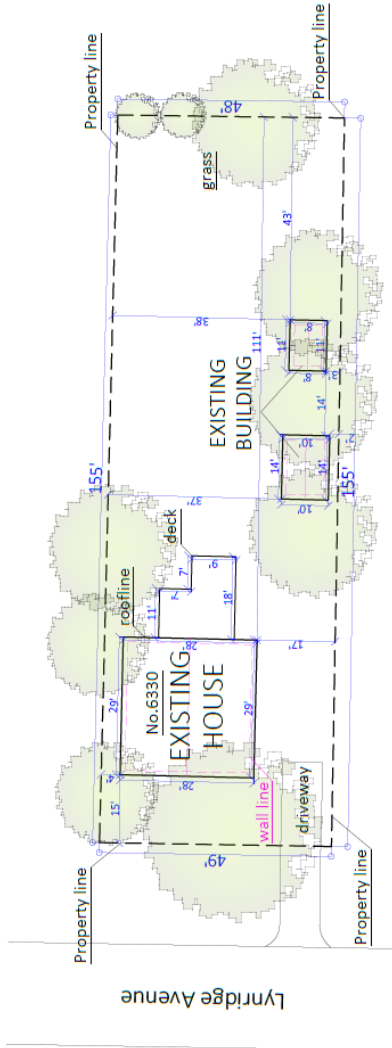
Church


# SITE PLAN/Variance Request

S I T E P L A N  
6330 Lynridge Avenue  
Columbus, GA 31909  
Parcel ID: 071 009 003  
Lot area: 0.18 Acres  
Paper Size: 11"x17"



scale 1"=20'





# RESIDENTIAL/OFFICE ZONING DISTRICT

C. *Intent.* The RO zoning district is intended to be applied in areas that are:

1. Suitable for transitional uses between more intense commercial districts and less dense residential districts;
2. Supportive of mixed residential and commercial uses;
3. Capable of supporting secondary uses that complement the residential and commercial components; and
4. Centers of related uses, such as medical, hospital, institutional and academic centers.

**File Attachments for Item:**

**6. 2nd Reading-** REZN-11-22-2158: An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia to add certain definitions and provide standards for various uses. (Planning Department and PAC recommend approval.)(Mayor ProTem)

# AN ORDINANCE

NO. \_\_\_\_\_

An ordinance amending the Unified Development Ordinance (UDO) for Columbus, Georgia to add certain definitions and provide standards for various uses:

## THE COUNCIL OF COLUMBUS, GEORGIA, HEREBY ORDAINS:

### SECTION 1.

Chapter 13 of the Unified Development Ordinance is hereby amended by adding a definition for Dwelling, condominium to read as follows:

#### “Sec. 13.1.1. Definitions.

*Dwelling, condominium* means a unit in a series or in multi-unit type structure which may be owned or leased by an individual, firm, or corporation who may have common use of all related activities associated with the structure.”

### SECTION 2.

Chapter 3 of the Unified Development Ordinance is hereby amended by adding Banquet Facilities and Assembly Halls as permitted uses in the Central River District (CRD) zoning district by revising Table 3.1.1 as shown below:

Use	H I S T	R E 1 0	R E 5	R E 1	R T	S F 1	S F 2	S F 3	S F 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Asse mbly Hall													P	P				P					
Banq uet Facili ties													P	P	P	S E		P					

### SECTION 3.

Chapter 3 of the Unified Development Ordinance is hereby amended by adding Cryptocurrency Mining as a Special Exception Use in the HMI zoning districts by revising Table 3.1.1 to add the entry shown below:

Use	HIST	RE10	RE5	RE1	RET	SFR1	SFR2	SFR3	SFR4	RMF1	RMF2	MHP	UPT	CRD	NC	RO	CO	GC	SAC	LM	HM	TECH	NOTES
Cryptocurrency Mining																					SE		*

#### SECTION 4.

Chapter 3 of the Unified Development Ordinance is hereby amended by adding a new Section 3.2.77 Cryptocurrency Mining to Chapter 3, Article 2. Additional Standards Applicable to Specific Uses to read as follows:

##### **“Section 3.2.77 Cryptocurrency Mining.**

Cryptocurrency Mining shall comply with the standards listed below:

- A. *Distance from Residential Dwellings and/or Residential Zones.* Cryptocurrency mining shall be a minimum of 750 feet from a residential dwelling, units, institutional dwelling units, and residentially zoned properties.
- B. *Special Exception Use.* Cryptocurrency mining shall only be permitted as Special Exception Use as approved by City Council.
- C. *Renewable Energy.* These facilities shall be required to develop or purchase sufficient new renewable energy (from the appropriate utility) to offset 100 percent of the electricity consumed by the cryptocurrency mining operation. To meet this condition, the cryptocurrency mining operation must be able to establish that their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.
- D. *Sound Limit.* A sound limit emitted from this operation as measured at the property line shall not exceed 60 decibels.
- E. *Storage units.* The use of cargo containers, semi-truck trailers, and other storage containers for any component of the operation shall be prohibited.
- F. *Structures.* Mining operations shall take place in a permanent structure with a valid Certificate of Operation.”

## SECTION 5.

Chapter 4 of the Unified Development Ordinance is hereby amended by adding parking requirements for Cryptocurrency Mining to Table 4.3.3:

## Off-Parking Street Parking Standards

Category of Use	Parking Spaces Required	Additional Standards
(GSF= Gross Square Feet)		
Recreation		
Cryptocurrency Mining	5 total spaces	N/A

## SECTION 6.

Chapter 13 of the Unified Development Ordinance is hereby amended by adding a new definition for Cryptocurrency mining to read as follows:

**“Sec. 13.1.1. Definitions.**

*Cryptocurrency mining* means the operation of specialized computer equipment for the purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware for mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.”

## SECTION 7.

Chapter 4 of the Unified Development Ordinance is hereby amended by adding *storage locations* requirements as a new paragraph E of Section 4.2.24 to read as follows:

**“Sec. 4.2.24 Storage of Recreational Vehicles, Boats, and Trailers**

E. *Storage Location.* Storage of Recreational Vehicles, Boats, and Trailers on the right-of-way is prohibited.”

Introduced at a regular meeting of the Council of Columbus, Georgia held on the 24\_ day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

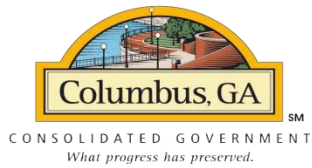
Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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**Sandra T Davis**  
Clerk of Council

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



*Planning Department*

January 18, 2023

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

This application comes at the request of the Columbus Consolidated Government.

Various requests to the UDO from staff.

**Subject:** (REZN-11-22-2158) A request to amend the text of the Unified Development Ordinance (UDO) for various uses.

UNIFIED DEVELOPMENT ORDINANCE REVISIONS  
(Explanation of Revisions)

**1. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Dwelling, condominium*.**

When the UDO was adopted in 2005, a definition was not included for this use. The 1984 Zoning Ordinance (the prior ordinance) included said definition. The verbiage below is taken from said previous ordinance.

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p><b>Sec. 13.1.1. Definitions.</b></p> <p>Section 13.1.1</p> <p>XXX</p>	<p><b>Sec. 13.1.1. Definitions.</b></p> <p>Section 13.1.1</p> <p><b><i>Dwelling, condominium</i></b> means a unit in a series or in multi-unit type structure which may be owned or leased by an individual, firm, or corporation who</p>

	may have common use of all related activities associated with the structure.
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**2. Explanation of Revisions: Amend Section 3.1.1 by adding Banquet Facilities and Assembly Halls as permitted uses in the Central River District (CRD) zoning district.**

Use	H I S T	R E 10	R E 5	R E 1	R T	S F R 1	S F R 2	S F R 3	S F R 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Assembly Hall													P	P				P					
Banquet Facilities													P	P	P	SE		P					

**3. Explanation of Revisions: Amend Table 3.1.1 by adding Cryptocurrency Mining as a Special Exception Use in the HMI zoning districts.**

This proposed use establishes locations where cryptocurrency mining operations may be sited in Muscogee County and conditions that must be met in order to protect the public health, safety, and general welfare of county residents. The high energy consumption of cryptocurrency mining operations runs can be disruptive. Equipment at these facilities has the potential to create noise pollution that negatively impacts nearby residents, businesses, and wildlife. In addition, electronic waste from cryptocurrency mining operations contains heavy metals and carcinogens that have the potential to damage human health, and air and water quality if not handled correctly.

Use	H I S T	R E 10	R E 5	R E 1	R T	S F R 1	S F R 2	S F R 3	S F R 4	R M F 1	R M F 2	M H P	U P T	C R D	N C	R O	C O	G C	S A C	L M I	H M I	T E C H	N O T E S
Cryptocurrency Mining																					SE		*

**4. Explanation of Revisions: Add new Section 3.2.77 Cryptocurrency Mining to Chapter 3, Article 2. Additional Standards Applicable to Specific Uses.**

**Section 3.2.77 Cryptocurrency Mining.**

Cryptocurrency Mining shall comply with the standards listed below:

- A. *Distance from Residential Dwellings and/or Residential Zones.* Cryptocurrency mining shall be a minimum of 750 feet from a residential dwelling, units, institutional dwelling units, and residentially zoned properties.
- B. *Special Exception Use.* Cryptocurrency mining shall only be permitted as Special Exception Use as approved by City Council.
- C. *Renewable Energy.* These facilities shall be required to develop or purchase sufficient new renewable energy (from the appropriate utility) to offset 100 percent of the electricity consumed by the cryptocurrency mining operation. To meet this condition, the cryptocurrency mining operation must be able to establish that their actions will introduce new renewable energy onto the electrical grid beyond what would have been developed otherwise.
- D. *Sound Limit.* A sound limit emitted from this operation as measured at the property line shall not exceed 60 decibels.
- E. *Storage units.* The use of cargo containers, semi-truck trailers, and other storage containers for any component of the operation shall be prohibited.
- F. *Structures.* Mining operations shall take place in a permanent structure with a valid Certificate of Operation.

**5. Explanation of Revisions: Table 4.3.3 by adding Cryptocurrency Mining parking requirements.**

Off-Parking Street Parking Standards

Category of Use	Parking Spaces Required	Additional Standards
(GSF= Gross Square Feet)		
Recreation		
Cryptocurrency Mining	5 total spaces	N/A

**6. Explanation of Revisions: Amend Section 13.1.1 by adding a definition for *Cryptocurrency mining*.**

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>Cryptocurrency mining</i> means the operation of specialized computer equipment for the purpose of mining one or more blockchain-based cryptocurrencies, such as Bitcoin. This activity typically involves the solving of algorithms as part of the development and maintenance of a blockchain which is a type of distributed ledger maintained on a peer-to-peer network. Typical physical characteristics of cryptocurrency mining include specialized computer hardware for mining operations as well as equipment to cool the hardware and operating space. For the purposes of the associated regulations, cryptocurrency mining does not include the exchange of cryptocurrency or any other type of virtual currency nor does it encompass the use, creation, or maintenance of all types of peer-to-peer distributed ledgers.</p>

**7. Explanation of Revisions: Amend Section 4.2.24 by adding *storage locations* requirements.**

ORIGINAL ORDINANCE	PROPOSED ORDINANCE CHANGE
<p>Sec. 4.2.24 Storage of Recreational Vehicles, Boats, and Trailers</p> <p>Section 4.2.24</p> <p>XXX</p>	<p>Sec. 4.2.24 Storage of Recreational Vehicles, Boats, and Trailers</p> <p>Section 4.2.24</p> <p>E. <i>Storage Location.</i> Storage of Recreational Vehicles, Boats, and Trailers on the right-of-way is prohibited.</p>

**ADDITIONAL INFORMATION:**

N/A

**Recommendations:**

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on December 07, 2022. PAC recommended **approval** by a vote of 7-0.

The Planning Department recommends **approval**.

Sincerely,

Will Johnson  
Planning Director

**File Attachments for Item:**

**7. 2nd Reading-** REZN-11-22-2184: An ordinance amending the Unified Development Ordinance (UDO) of the Columbus Code to revise the text of certain sections of Chapter 4 Article 9 – Short-Term Rentals. (As Amended) (Planning Department and PAC recommend approval.) (Mayor Pro-Tem)

**AN ORDINANCE****NO. \_\_\_\_\_**

An ordinance amending the Unified Development Ordinance (UDO) of the Columbus Code to revise the text of certain sections of Chapter 4 Article 9 – Short-Term Rentals:

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

Section 4.9.2 of the Unified Development Ordinance is hereby amended to add a definition of owner-occupied property to read as follows:

**Section 4.9.2. Definitions; general provisions.**

*“Owner-occupied property* refers to real property which contains one or more dwelling unit(s) where the principal dwelling unit must be occupied by the property owner and constitute his/her primary and usual place of residence. Proof of owner-occupancy requires proof of a valid homestead exemption submitted with the application for a short-term vacation rental certificate. In lieu of homestead exemption, a sworn affidavit and supporting documentation establishing proof of residency must be submitted by the applicant stating that the primary dwelling unit is the legal residence and domicile of the resident. Proof of residency is required in the form of two of the following: 1) a valid Georgia Driver's License or Georgia Identification Card; 2) registration for vehicles owned by and registered in the name of the applicant; 3) Muscogee County Voter's Registration Card or 4) other documentation of permanent residence satisfactory to the Director.”

**SECTION 2.**

Section 4.9.6 of the Unified Development Ordinance is deleted in its entirety and replaced with a new Section 4.9.6 to read as follows:

**“Section 4.9.6. Grant or denial of application.**

All of-record property owners adjacent to a proposed short-term vacation rental shall be notified of the use prior to the issuance of an initial short-term vacation rental certificate. Notification shall be issued by the short-term vacation rental applicant and proof of notification provided to the city. The notification to the property owners shall include:

1. Street address of the proposed short-term vacation rental;
2. Location of any on-site parking for short-term vacation rental occupants;
3. Maximum occupancy requirements;

4. Copy of the short-term vacation exemplar rental agreement;
5. Name of the property owner(s); and
6. Name of rental agent and contact information.

Review of an application shall be conducted in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state, or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.”

### SECTION 3.

Section 4.9.7 of the Unified Development Ordinance is amended by adding four new paragraphs to read as follows:

**“Section 4.9.7. Short-term rental units.**

- D. A window/door sticker, provided by the Inspections and Code Department, shall be placed on the front door of the short- term rental unit for public safety purposes.
- E. Each rental unit is limited to no more than two (2) occupants per bedroom plus one additional occupant per unit.
- F. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term rental unit.
- G. A minimum stay is considered twenty-four (24) hours. Short-term rental units shall not be rented for less than 24 hours.”

### SECTION 4.

Article IX of Chapter 4 of the Unified Development Ordinance is hereby amended to add new section 4.9.10. to read as follows:

**“Section 4.9.10. Historic District Limitations.**

- A. In areas designated as Historic Districts as defined in Section 9.3.7, for parcels of land that are not owner-occupied, as defined in Section 4.9.2, short-term vacation rentals are limited within each Historic District as provided below:

AS AMENDED

Downtown Historic District – 35

Weracoba/St. Elmo Historic District – 20

High Uptown Historic District – 5

Liberty Heritage Historic District – 7

Waverly Terrace Historic District – 16

Wildwood Circle Historic District – 11

Wynnton Village Historic District – 27

Peacock Woods/Dimon Circle – 12

Dinglewood Historic District – 2

Wynn's Hill Overlook Historic District – 26

- B. Permits for non-owner-occupied short term vacation rentals subject to the above stated limits shall be issued on a first come first served basis with a preference being given to any owner who has a current permit from the previous year that has remained in good standing. In the event the property owner fails to timely make application for a new annual permit, then this preference is lost, and that owner must wait for the next available space.”

#### SECTION 5.

Chapter 13 of the Unified Development Ordinance is amended to add a new definition of Short-term rental unit to read as follows:

*Short-term rental unit* means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, either the primary structure or any approved accessory dwelling is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all single family and multi-family housing types and shall exclude group living or other lodging uses, as described in Chapter 3 and defined in Chapter 13, respectively, of the Unified Development Ordinance of the Columbus Consolidated Government. A short-term rental unit may not include a motor vehicle as defined in Title 40 of the Official Code of Georgia Annotated. Such units shall be permitted and licensed in accordance with the requirements of Article 9 of Chapter 4 of this UDO.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 24th day of January, 2023; introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2023 and adopted as amended at said meeting by the affirmative vote of \_\_\_\_ members of said Council.

AS AMENDED

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

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**Sandra T Davis**  
Clerk of Council

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



## Planning Department

January 18, 2023

Honorable Mayor and Councilors  
City Manager  
City Attorney  
Clerk of Council

This application comes at the request of the Columbus Consolidated Government.

Various requests to the UDO from staff.

**Subject:** (REZN-11-22-2184) A request to amend the text of the Unified Development Ordinance (UDO) to revise the text of Chapter 4 Section 9 – Short-Term Rentals.

### UNIFIED DEVELOPMENT ORDINANCE REVISIONS (Explanation of Revisions)

#### **1. Explanation of Revisions: Amendments (shown in red) to UDO Chapter 4 Section 9 – Short-Term Rentals. (Explanation provided by Inspections & Codes Director Ryan Pruett)**

#### **ARTICLE 9. - SHORT-TERM RENTALS**

##### **Section 4.9.1. Intent; purpose.**

It is the purpose of this chapter to protect the public health, safety and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term units; and to implement rationally based, reasonably tailored regulations to protect the integrity of the city's neighborhoods.

##### **Section 4.9.2. Definitions; general provisions.**

*Code compliance verification form* is a document executed by a short-term unit owner certifying that the short-term unit complies with applicable zoning, building, health and life safety code provisions. No person shall allow occupancy or possession of any short-term rental unit if the premises is in violation of any applicable zoning, building, health or life safety code provisions.

*Owner-occupied property* refers to real property which contains one or more dwelling unit(s) where the principal dwelling unit must be occupied by the property owner and constitute his/her primary and usual place of residence. Proof of owner-occupancy requires proof of a valid homestead exemption submitted with the application for a short-term vacation rental certificate. In lieu of homestead exemption, a sworn affidavit and supporting documentation establishing proof of residency must be submitted by the applicant stating that the primary dwelling unit is the legal residence and domicile of the resident. Proof of residency is required in the form of two of the following: 1) a valid Georgia Driver's License or Georgia Identification Card; 2) registration for vehicles owned by and registered in the name of the applicant; 3) Muscogee County Voter's Registration Card or 4) other documentation of permanent residence satisfactory to the Director.

*Short-term rental unit* means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, either the primary structure or any approved accessory dwelling is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all single family and multi-family housing types and shall exclude group living or other lodging uses, as described in Chapter 3 and defined in Chapter 13, respectively, of the Unified Development Ordinance of the Columbus Consolidated Government. A short-term rental unit may not include a motor vehicle as defined in Title 40 of the Official Code of Georgia Annotated.

*Short-term rental permit* is the permit issued by the Director of the Department of Inspections and Code to applicants who have submitted the required documentation and met the requirements set for in this Article for the operation of a short-term rental unit.

*Short-term rental occupants* means guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed 30 consecutive days.

*Short-term rental agent* means a natural person designated by the owner of a short-term rental on the short-term rental permit application. Such person shall be available for and responsive to contact at all times and someone who is customarily present at a location within the city for purposes of transacting business.

#### **Section 4.9.3. Short-term rental permit.**

No person shall rent, lease or otherwise exchange for compensation all or any portion of a dwelling unit as short-term rental, as defined in Section 4.9.2, without first obtaining a short-term rental permit pursuant to the regulations contained in this Article and then obtaining a business license from the Revenue Division of the Department of Finance. No permit issued under this chapter may be transferred or assigned or used by any person other than the one to whom it is issued, or at any location other than the one for which it is issued.

#### **Section 4.9.4. Application for short-term rental permit.**

A. Applicants for a short-term rental permit shall submit, on an annual basis, an application for a short-term rental permit to the Director of Inspections and Code Enforcement. The application shall be furnished under oath on a form specified by the city manager, accompanied by a non-refundable application fee in the amount of \$40.00 or as may be revised in the city's annual budget ordinance or such other ordinance as may later be passed by Council. Both the applicant and short term rental agent will consent to a criminal background check which will be reviewed by the Department before the application is accepted for processing. If any required background check reveals felonies within the last ten (10) years or a misdemeanor involving moral turpitude within the last five (5) the application will not be accepted for processing. Such application should include:

1. The name, address, telephone and email address of the owner(s) of record of the dwelling unit for which a permit is sought. If such owner is not a natural person, the application shall identify all partners, officers and/or directors of any such entity, including personal contact information;
2. The address of the unit to be used as a short-term rental;
3. The name, address, telephone number and email address of the short-term rental agent, which shall constitute his or her 24-hour contact information;
4. The owner's sworn acknowledgement that he or she has received a copy of this section, has reviewed it and understands its requirements.
5. The number and location of parking spaces allotted to the premises;
6. The owner's agreement to use his or her best efforts to assure that use of the premises by short-term rental occupants will not disrupt the neighborhood, and will not interfere with the rights of neighboring property owners to the quiet enjoyment of their properties; and
7. Any other information that this chapter requires the owner to provide to the city as part of an application for a short-term rental permit. The city manager or his or her designee shall have the authority to obtain additional information from the applicant as necessary to achieve the objectives of this chapter.

B Attached to and concurrent with submission of the application described in this section, the owner shall provide:

1. The owner's sworn code compliance verification form;
2. A written exemplar agreement, which shall consist of the form of document to be executed between the owner and occupant(s) and which shall contain the following provisions:
  - (A) The occupant(s)' agreement to abide by all of the requirements of this chapter, any other Columbus Consolidated Government ordinances, state and federal law and acknowledgement that his or her rights under the agreement may not be transferred or assigned to anyone else;
  - (B) The occupant(s)' acknowledgement that it shall be unlawful to allow or make any noise or sound that exceeds the limits set forth in the City's noise ordinance;
  - (C) The owner and occupant(s)' acknowledgement that the unit is not being leased for and will not be advertised, promoted, or have any amenities provided for the purposes of providing any adult entertainment as defined in Article VI of Chapter 14 of the Columbus Code or providing Escort Services as defined in Article VII of Chapter 14the Columbus Code; and
  - (D) The occupant(s)' acknowledgement and agreement that violation of the agreement or this chapter may result in immediate termination of the agreement and eviction from the short-term rental unit by the owner or agent, as well as the potential liability for payments of fines levied by the city.

3. Proof of the owner's current ownership of the short-term rental unit;
  4. Proof of insurance satisfactory in accordance with administrative guidelines published by the Columbus Consolidated Government; and
  5. A written certification from the short-term agent that he or she agrees to perform the duties specified in Subsection 4.9.5.8.
  - 6.
- C. Permit holder shall publish a short-term rental permit number in every print, digital, or internet advertisement and any property listing in which the short-term rental is advertised.

#### **Section 4.9.5. -Short-term rental agent.**

- A. The owner of a short-term rental shall designate a short-term rental agent on its application for a short-term rental permit. A property owner may serve as the short-term rental agent. Alternatively, the owner may designate a natural person as his or her agent who is over age 18.
- B. The duties of the short-term rental agent are to:
1. Be reasonably available to handle any problems arising from use of the short-term rental unit;
  2. Appear on the premises of any short-term rental unit within two hours following notification from the city of issues related to the use or occupancy of the premises. This includes, but is not limited to, notification that occupants of the short-term rental unit have created unreasonable noise or disturbances, engaged in disorderly conduct or committed violations of the Columbus Consolidated Government Code of Ordinances or other applicable law pertaining to noise, disorderly conduct, overcrowding, consumption of alcohol or use of illegal drugs. Failure of the agent to timely appear to two or more complaints regarding violations may be grounds for penalties as set forth in this chapter. This is not intended to impose a duty to act as a peace officer or otherwise require the agent to place himself or herself in a perilous situation;
  3. Receive and accept service of any notice of violation related to the use or occupancy of the premises; and
  4. Monitor the short-term rental unit for compliance with this chapter.
- C. In the event the short-term rental agent is replaced by another agent, the Owner will apply for a new short term rental permit with the correct short-term rental agent designated within thirty (30) days of such change.

#### **Section 4.9.6. Grant or denial of application.**

~~Review of an application shall be conducted within two days and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.~~

All of-record property owners adjacent to a proposed short-term vacation rental shall be notified of the use prior to the issuance of an initial short-term vacation rental certificate. Notification shall be issued by the

short-term vacation rental applicant and proof of notification provided to the city. The notification to the property owners shall include:

1. Street address of the proposed short-term vacation rental;
2. Location of any on-site parking for short-term vacation rental occupants;
3. Maximum occupancy requirements;
4. Copy of the short-term vacation exemplar rental agreement;
5. Name of the property owner(s); and
6. Name of rental agent and contact information.

Review of an application shall be conducted in accordance with due process principles and shall be granted unless the applicant fails to meet the conditions and requirements of this chapter, or otherwise fails to demonstrate the ability to comply with local, state or federal law. Any false statements or information provided in the application are grounds for revocation, suspension and/or imposition of penalties, including denial of future applications.

#### **Section 4.9.7. Short-term rental units.**

- A. A legible copy of the short-term rental unit permit shall be posted within the unit and include all of the following information:
  1. The name, address, telephone number and email address of the short-term rental agent;
  2. The short-term rental unit permit number;
  3. The maximum occupancy of the unit;
  4. The maximum number of vehicles that may be parked at the unit; and
- B. Short-term rental units must be properly maintained and regularly inspected by the owner to ensure continued compliance with applicable zoning, building, health and life safety code provisions.
- C. The short-term rental unit current business license shall be posted within the unit.
- D. A window/door sticker, provided by the Inspections and Code Department, shall be placed on the front door of the short-term rental unit for public safety purposes.
- E. Each rental unit is limited to no more than 16 occupants.
- F. There shall be no change in the exterior appearance of the dwelling and premises, or other visible evidence of the conduct of a short-term rental unit.
- G. A minimum stay is considered twenty-four (24) hours. Short-term rental units shall not be rented for less than 24 hours.

#### **Section 4.9.8. Short-term rental unit regulation procedure.**

- A. To ensure the continued application of the intent and purpose of this chapter, the Columbus Georgia Convention and Visitor's Bureau ("the CCVB") shall maintain and make available to appropriate Consolidated Government officials a list of all short term rental units as defined by this Article, and the CCVB will also notify the owner of any short-term rental unit it identifies of the requirements of this Article and the permit application process.
- B. The Department of Inspections and Code shall maintain for each short-term rental location file a record of all code violation charges, founded accusations and convictions occurring at or relating to a short-term rental unit. When a property owner has accumulated three code violations for a particular property within a period of 12 consecutive months, the Department of Inspections and Code shall revoke any pending permits and reject all applications for the subject premises for a period of 12 consecutive months.
- C. If a short-term rental unit owner has been cited and found to be in violation of any zoning, building, health or life safety code or other violations, the owner must demonstrate compliance with the applicable code prior to being eligible to receive a short-term rental permit,.
- D. Citations for code violations and any other violation of the city code shall be heard by the recorder's court of Muscogee County. Violations of this chapter, including but not limited to operating a short term rental unit without obtaining a short term rental permit and a business license are subject to the following fines, which may not be waived or reduced and which may be combined with any other legal remedy available to the City:
  - (1) First violation: \$500.00.
  - (2) Second violation within the preceding 12 months: \$750.00.
  - (3) Third violation within the preceding 12 months: \$1,000.00.
- E. A person aggrieved by the city's decision to revoke, suspend or deny a short-term rental permit may appeal the decision to the city manager or his appointed designee. The appeal must be filed with the city manager's office in writing, within 30 calendar days after the adverse action and it shall contain a concise statement of the reasons for the appeal. Timely filing of an appeal shall stay the revocation, suspension or denial pending a decision by the city manager.
- F. The city manager or appointed designee shall consider the appeal within 30 days after receipt by the city manager of a request unless otherwise agreed in writing by the city and aggrieved party. All interested parties shall have the right to be represented by counsel, to present testimony and evidence, and to cross-examine witnesses. The city manager shall render a determination, which will constitute a final ruling on the application.
- G. Nothing in this section shall limit the city from enforcement of its code, state or federal law by any other legal remedy available to the city. Nothing in this section shall be construed to limit or supplant the power of any city inspector, police officer, or other duly empowered officer under the city's ordinances, rules and regulations and the authority granted under state law, as amended, to take necessary action, consistent with the law, to protect the public from property which constitutes a public nuisance or to abate a nuisance by any other lawful means of proceedings.

### Section 4.9.9. Taxes.

Short-term rental unit owners are subject to state sales tax, city taxes, including but not limited to the hotel/motel tax, and are liable for payment thereof as established by state law and the city code. The city may seek to enforce payment of all applicable taxes to the extent provided by law, including injunctive relief.

### Section 4.9.10. Historic District Limitations.

- A. In areas designated as Historic Districts as defined in Section 9.3.7, for parcels of land that are not owner-occupied, as defined in Section 4.9.2, short-term vacation rentals are limited within each Historic District as provided below:

Downtown Historic District – 44  
 Weracoba/St. Elmo Historic District – 49  
 High Uptown Historic District – 5  
 Liberty Heritage Historic District – 7  
 Waverly Terrace Historic District – 16  
 Wildwood Circle Historic District – 11  
 Wynnton Village Historic District – 27  
 Peacock Woods/Diamond Circle – 12  
 Dinglewood Historic District – 2  
 Wynn's Hill Overlook Historic District – 26

- B. Permits for non owner-occupied short term vacation rentals subject to the above stated limits shall be issued on a first come first served basis with a preference being given to any owner who has a current permit from the previous year that has remained in good standing . In the event the property owner fails to timely make application for a new annual permit, then this preference is lost, and that owner must wait for the next available space.

### 2. New definition: Add *Short-term rental unit* definition to Chapter 13.

*Short-term rental unit* means an accommodation for transient guests where, in exchange for compensation, a residential dwelling unit, either the primary structure or any approved accessory dwelling is provided for lodging for a period of time not to exceed 30 consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all single family and multi-family housing types and shall exclude group living or other lodging uses, as described in Chapter 3 and defined in Chapter 13, respectively, of the Unified Development Ordinance of the Columbus Consolidated Government. A short-term rental unit may not include a motor vehicle as defined in Title 40 of the Official Code of Georgia Annotated. Such units shall be permitted and licensed in accordance with the requirements of Article 9 of Chapter 4 of this UDO.

### ADDITIONAL INFORMATION:


CCG staff has worked with residents of the historic districts on this ordinance.

**Recommendations:**

The Planning Advisory Commission (PAC) considered this text amendment at their meeting on December 07, 2022. PAC recommended **conditional approval** by a vote of 7-0. The PAC recommended that the proposed cap of 10% be reduced to 5% and that any and all licenses be revoked permanently after three (3) ordinance violations.

The Planning Department recommends **approval as originally submitted**.

Sincerely,



Will Johnson  
Planning Director

# Proposed Short Term Rental Ordinance Revisions – January 24, 2023

# Current Short Term Rental Ordinance

- Current ordinance was adopted by Council on 10/09/2018.
- Ordinance was originally created to address issues with Short Term Rentals not paying appropriate taxes.
- Ordinance requires all short-term rentals to obtain an annual permit from the Inspections and Code Department.
- Short-Term Rental owners and agents must complete a background check prior to the issuance of the permit.

# Current Short Term Rental Ordinance

- Short-Term Rentals are permitted in all residential and commercial zoning districts.
- Ordinance allows Inspections and Code to revoke the license of any rental with three code violation convictions within a 12-month period.
- Ordinance has minimum fines of \$500.00 for first violation, \$750.00 for second violation, and \$1000.00 for third violation. Violations include operating a rental without a permit.

# Short Term Rental Issues

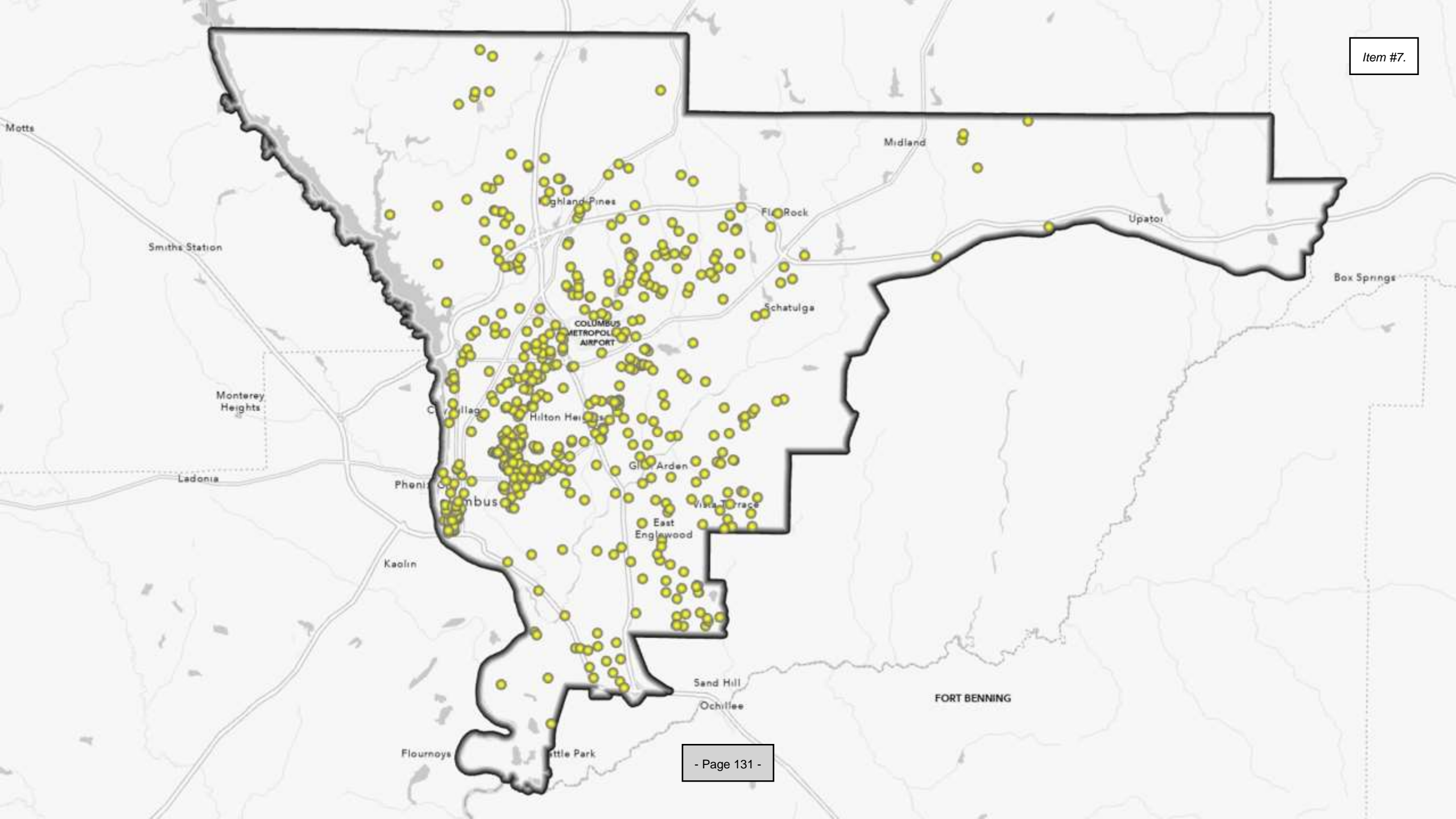
- Over the past year, staff has received an influx of complaints regarding the operation of certain rentals.
- Most common complaints have been:
  - Rentals being used as a party house
  - Lack of communication between neighbors and rental owner/agent.
  - Rentals are overrunning residential neighborhoods

# Proposed Short Term Rental Revisions

- Provisions of current ordinance such as permitting process, minimum fines, and license revocation process remain.
- During the application process, applicants will be required to notify adjacent property owners of the proposed short-term rental. Applicants will be required to provide contact information to adjoining property owners.

# Proposed Short Term Rental Revisions

- A door sticker, provided by Inspections and Code, must be placed on the front door of each unit. The sticker will readily identify the property as a short-term rental to any responding Officer.
- Proposed ordinance clearly limits the number of occupants to no more than 16 occupants.
- Proposed ordinance clarifies that a minimum stay is 24 hours. Short-Term rentals are not to be rented for a period less than 24 hours.





Item #7.

# Proposed Short Term Rental Revisions

- Proposed ordinance introduces a cap on the number of short-term rentals in Historic Districts, including the Downtown Historic District and the Weracoba/St. Elmo Historic District.
  - Additional caps can be added later at Council's discretion.
- Owner occupied rentals would be exempt from the cap.

# Proposed Short Term Rental Revisions

- Examples of the proposed cap
  - Downtown Historic District:
    - 10% Cap: 44 Rentals
      - PAC recommended 5% cap
    - Approximately 50 rentals currently operating; 35 operating legally
  - Weracoba/St. Elmo Historic District:
    - 10% Cap: 49 Rentals
      - PAC recommended 5% cap
    - Approximately 20 rentals currently operating

# Questions?

**File Attachments for Item:**

**8. 2nd Reading-** An ordinance providing for the demolition of various structures located at:

- 1) 2947 Schatulga Road (Linda Brantly Hood & Virginia S Hood, Owner)
- 2) 931 5th Avenue (Luel LLC, Owner)
- 3) 615 8th Street (Lula Lunsford Huff et al, Owner)
- 4) 926 Lawyers Lane (926 Lawyers Lane LLC, Owner)
- 5) 4110 2nd Avenue (Arguello Victor Manwell Rodriguez, Owner)
- 6) 2501 Hamilton Road (Joan Dannelly, Owner)
- 7) 21 Mathews Street (George Kebe Jr, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet. (Mayor Pro-Tem)

## ORDINANCE

NO.

An ordinance providing for the demolition of various structures located at:

- 1) **2947 Schatulga Road** (Linda Brantly Hood & Virginia S Hood, Owner)
- 2) **931 5th Avenue** (Luel LLC, Owner)
- 3) **615 8th Street** (Lula Lunsford Huff et al, Owner)
- 4) **926 Lawyers Lane** (926 Lawyers Lane LLC, Owner)
- 5) **4110 2nd Avenue** (Arguello Victor Manwell Rodriguez, Owner)
- 6) **2501 Hamilton Road** (Joan Dannelly, Owner)
- 7) **21 Mathews Street** (George Kebe Jr, Owner)

and for demolition services for the Inspections and Code Department in accordance with the attached Tabulation of Bid sheet.

**WHEREAS**, Sections 8-81 through 8-90 of the Columbus Code specify the procedure and requirements for removal of buildings unsafe or unfit for human habitation; and

**WHEREAS**, these provisions and requirements have been and are fully complied with for the properties listed below; and

**WHEREAS**, administrative implementation instructions pertaining to this Ordinance are on file in the Finance Department, Accounting Division, the Inspections and Code Department, the Clerk of Council's Office, and the City Manager's Office; and

**WHEREAS**, W.T. Miller is the contractor for the demolition of all structures located at:

- 1) **2947 Schatulga Road** (Linda Brantly Hood & Virginia S Hood, Owner)
- 2) **931 5th Avenue** (Luel LLC, Owner)
- 3) **615 8th Street** (Lula Lunsford Huff et al, Owner)
- 4) **926 Lawyers Lane** (926 Lawyers Lane LLC, Owner)
- 5) **4110 2nd Avenue** (Arguello Victor Manwell Rodriguez, Owner)
- 6) **2501 Hamilton Road** (Joan Dannelly, Owner)
- 7) **21 Mathews Street** (George Kebe Jr, Owner)

in the total amount of **\$144,542.10** for demolition services; and

**WHEREAS**, funds are budgeted in the FY23 Budget, Community Development Block Grant-Neighborhood Redevelopment-Site Improvements. (Demolitions under City contracts are funded by the Community Development Block Grant Program (CDBG) and the General Fund (0101-240-2200-6381).

**NOW, THEREFORE, THE COUNCIL OF COLUMBUS, GEORGIA HEREBY  
ORDAINS:**

SECTION 1.

After adoption and approval of this Ordinance and compliance with such required procedures, including the notices and hearing set forth, the demolition of the structures listed above, and for the total costs listed above, in accordance with Sections 8-81 through 8-90 of the Columbus Code, is hereby authorized.

SECTION 2.

After validation by signature of duly appointed officials, the City's Chief Accountant shall cause the assessments to be entered in the Demolition Lien Book located in the Office of the Clerk of Superior Court.

SECTION 3.

A copy of this Ordinance shall be mailed to each property owner immediately after entry with a noted date, page, and line number of the Demolition Lien Book.

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Introduced at a regular meeting of the Council of Columbus, Georgia, held on the 24th day of January, 2023; introduced a second time at a regular meeting of said council held on the 14th day of February, 2023 and adopted at said meeting by the affirmation vote of \_\_\_\_\_ members of Council.

Councilor	Allen	voting	_____
Councilor	Barnes	voting	_____
Councilor	Cogle	Voting	_____
Councilor	Crabb	voting	_____
Councilor	Davis	voting	_____
Councilor	Garrett	voting	_____
Councilor	House	voting	_____
Councilor	Huff	voting	_____
Councilor	Thomas	voting	_____
Councilor	Tucker	voting	_____

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Sandra T. Davis  
Clerk of Council

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B.H. "Skip" Henderson, III  
Mayor

January 2023 Demolition Bid Tabulation	
Address	Demolition Amount
1) 2947 Schatulga Road (Linda Brantly Hood & Virginia S Hood, Owner)	\$13,812.10
2) 931 5th Avenue (Luel LLC, Owner)	\$49,149.80
3) 615 8th Street (Lula Lunsford Huff Etal, Owner)	\$19,988.50
4) 926 Lawyers Lane ( 926 Lawyers Lane LLC, Owner)	\$10,240.40
5) 4110 2nd Avenue (Arguello Victor Manwell Rodriguez, Owner)	\$14,675.40
6) 2501 Hamilton Road ( Joan Dannelly, Owner)	\$25,866.90
7) 21 Mathews Street (George Kebe Jr, Owner)	\$10,809.00
<b>TOTAL</b>	<b>\$144,542.10</b>

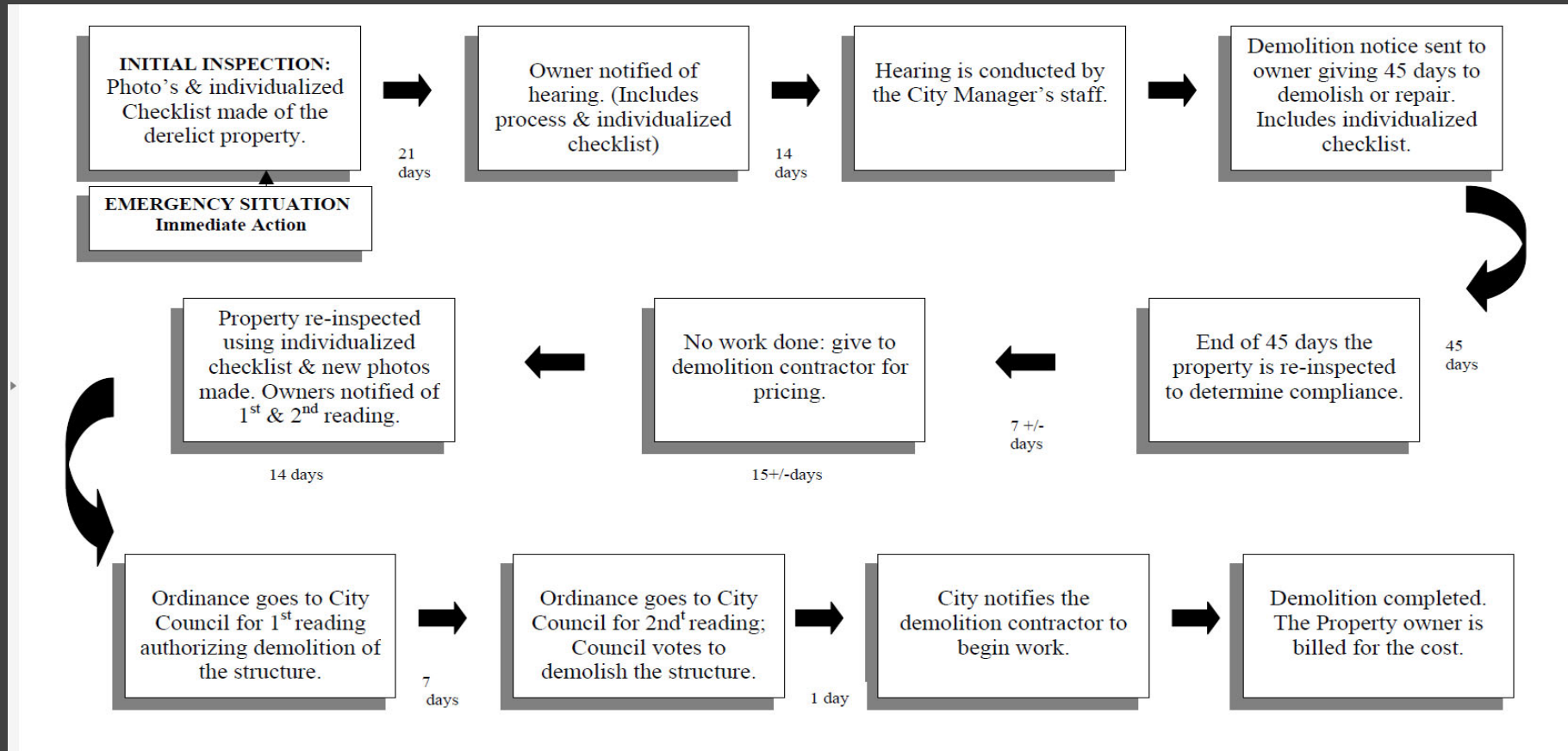


INSPECTIONS & CODE DEPARTMENT

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# Demolition Properties

# Demolition Process



Proposed  
Properties to  
be Demolished

## Tabulation Bid Sheet – WT Miller January 2023

January 2023 Demolition Bid Tabulation	
Address	Demolition Amount
1) 2947 Schatulga Road (Linda Brantly Hood & Virginia S Hood, Owner)	\$13,812.10
2) 931 5th Avenue (Luel LLC, Owner)	\$49,149.80
3) 615 8th Street (Lula Lunsford Huff Etal, Owner)	\$19,988.50
4) 926 Lawyers Lane ( 926 Lawyers Lane LLC, Owner)	\$10,240.40
5) 4110 2nd Avenue (Arguello Victor Manwell Rodriguez, Owner)	\$14,675.40
6) 2501 Hamilton Road ( Joan Dannelly, Owner)	\$25,866.90
7) 21 Mathews Street (George Kebe Jr, Owner)	\$10,809.00
<b>TOTAL</b>	<b>\$144,542.10</b>

# 2947 Schatulga Road (Linda Brantly Hood & Virginia Hood, Owner)



# 931 5<sup>th</sup> Avenue (Luel, LLC Owner)



# 615 8<sup>th</sup> Street (Lula Lunsford Huff Etal, Owner)



# 926 Lawyers Lane (926 Lawyers Lane LLC, Owner)



# 4110 2<sup>nd</sup> Avenue (Arguello Victor Manwell Rodriguez, Owner)



## 2501 Hamilton Road (Joan Dannelly, Owner)



## 21 Mathews Street (George Kebe Jr., Owner)





INSPECTIONS & CODE DEPARTMENT

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# Questions?

**File Attachments for Item:**

**9. 2nd Reading-** An Ordinance amending the new Classification and Pay Plan for the Consolidated Government (as adopted by Ordinance 22-045) to establish step-based career ladder advancement provisions for Official Superior Court Reporters; authorizing up to \$15,000.00 in transcript page charges per fiscal year when authorized by a Superior Court Judge; adopting Policies and Procedures for Court Reporters; and for other purposes. (Mayor Pro Tem)

**AN ORDINANCE**  
**NO. \_\_\_\_\_**

An Ordinance amending the new Classification and Pay Plan for the Consolidated Government (as adopted by Ordinance 22-045) to establish step-based career ladder advancement provisions for Official Superior Court Reporters; authorizing up to \$15,000.00 in transcript page charges per fiscal year when authorized by a Superior Court Judge; adopting Policies and Procedures for Court Reporters; and for other purposes.

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

SECTION 1.

- (a) The Human Resources Department is authorized to make changes to the new Classification and Pay Plan for the Consolidated Government which was adopted by Ordinance 22-045 to implement career ladder advancement provisions for Official Superior Court Reporters as follows:

**Official Court Reporter Career Ladder**

<b>Position Classification</b>	<b>Pay Grade</b>	<b>Position Requirement (Career Ladder)</b>
Official Court Reporter I	126	Minimum requirements to obtain employment as Official Superior Court Reporter
Official Court Reporter II	127	Upon 5 years of experience with CCG as Official Superior Court Reporter
Official Court Reporter III	128	10 years of experience with CCG as Official Superior Court Reporter

- (b) The salaries authorized within the pay grades referenced in paragraph (a) above shall be in lieu of appearance fees and per page charges mandated by the state for contract court reporters. Appearance fees and per page charges, if any, shall not be calculated in or included as salary for any purpose. However, all Superior Court Reporters may receive up to \$15,000.00 , in addition to the salary authorized within the pay grades referenced in subsection (a), in transcript page charges per fiscal year as authorized by a Superior Court Judge in accordance with attached Policies and Procedures for Court Reporters.
- (c) Authorized staffing for the total number of Official Superior Court Reporters I, II or III is set at seven.

SECTION 2.

The attached Policies and Procedures for Court Reporters are hereby adopted and incorporated herein by reference.

### SECTION 3.

This ordinance shall be effective as of the Pay Plan Implementation Date, which was established as November 12, 2022, by Resolution No. 350-22 with respect to the career ladder provisions established herein. The \$10,000 transcript page charge provided by Ordinance No. 14-23 will increase to \$15,000 as of January 7, 2023.

### SECTION 4.

Ordinance No. 12-02, Ordinance No.13-57, Ordinance No. 14-23 and all other Ordinances or parts of Ordinances in conflict with this ordinance are repealed as of the effective date of this ordinance.

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First introduced at a regular meeting of the Council of Columbus, Georgia held on the 24<sup>th</sup> day of January, 2023, and introduced on second reading at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2022 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting	_____
Councilor Barnes	voting	_____
Councilor Cogle	voting	_____
Councilor Crabb	voting	_____
Councilor Davis	voting	_____
Councilor Garrett	voting	_____
Councilor House	voting	_____
Councilor Huff	voting	_____
Councilor Thomas	voting	_____
Councilor Tucker	voting	_____

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Sandra T. Davis, Clerk of Council

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

## SUPERIOR COURT - COURT REPORTERS POLICIES AND PROCEDURES

Official Superior Court Reporter classifications and salaries, as provided by ordinance, shall be subject to the following conditions:

- Basis for pension calculation, no transcript or per diems included.
- Included as part of the pay plan and will receive pay increases the same as other City employees.
- Not included in the merit system
- Fiscal year shall be from July 1<sup>st</sup> to June 30<sup>th</sup>.
- Include all City benefits to include pension, health insurance, life insurance, except that there shall be no sick and vacation time accrual.

Payment **up to \$15,000** in transcript page charges per fiscal year per Court Reporter shall be permitted (in 12 equal monthly installments if total amount utilized) subject to the following conditions:

- All transcripts and invoices must be checked and stamped by the Clerk of Superior Court or his/her representative, then signed by the authorized Superior Court Judge.
- Paid out of Accounts Payable (does not include FICA).
- Shall be reported on 1099.
- A business license and compliance with the Occupation Tax ordinance (Chapter 19, Article IV) may be required if work is performed outside the scope of employment with the Columbus Consolidated Government
- Not included in pension calculation.
- Excludes capital cases where notice of intent to seek the death penalty has been given by the District Attorney or other capital cases as specified by the Chief Superior Court Judge.
- All transcripts over \$15,000 for each Court Reporter will be completed at no cost to the City (included in the base salary).
- Copies of transcripts for City or State departments or agencies (i.e. District Attorney, Public Defender) will be furnished at no additional cost to the City.

The primary duty of Court Reporters paid by the City shall be to service the Muscogee County Superior Court. Court Reporters shall be individually responsible for providing and, if necessary, paying from allocated transcript funds, a replacement Court Reporter approved by an appointing Judge when they cannot report for court in Muscogee County. Court Reporters shall be required to work for senior and other non-Chattahoochee Circuit Judges handling Muscogee County matters unless previously engaged in criminal court.

Expenses to include City standardized equipment, maintenance agreements on City equipment and supplies for City work, license renewal, and training as included in the Superior Court judges' budgets annually procured through City bid/RFP/purchasing process and within city guidelines (only for City of Columbus/Muscogee County Superior Court criminal work)

- All expenses must - Page 154 - and approved by the Superior Court Judge hiring said re 1ses must be in the adopted budget.

- City of Columbus equipment shall not be used outside of Muscogee County or for private use, including civil cases.
- City equipment may be leased by the Court Reporters on a daily basis for private work, including civil cases as well as work performed outside of Muscogee County, at a rate of \$50.00 per day.
- Equipment remains property of the City.
- Other City equipment not being used for a city purpose may be used by other court reporters if their assigned equipment is in need of repair
- Any jobs utilizing the City print shop must be for City business only, initiated through a print shop work order and approved by a Superior Court Judge.

**File Attachments for Item:**

**10. 1st Reading-** An Ordinance providing a moratorium not to exceed 90 days on the consideration or approval of any application for a short-term rental permit submitted pursuant to Section 4.9.4 of the Unified Development Ordinance; that said moratorium shall expire no later than 11:59 on Saturday, April 15, 2023; and for other purposes. (Request of Council)

AN ORDINANCE  
No. \_\_\_\_\_

An Ordinance providing a moratorium not to exceed 90 days on the consideration or approval of any application for a short-term rental permit submitted pursuant to Section 4.9.4 of the Unified Development Ordinance; that said moratorium shall expire no later than 11:59 on Saturday, April 15, 2023; and for other purposes.

THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

There is hereby enacted a 90-day moratorium on the consideration or approval of any application for a short-term rental permit submitted pursuant to Section 4.9.4 of the Unified Development Ordinance. This 90-day moratorium will expire at 11:59 pm on Saturday, April 15, 2023 unless lifted earlier by resolution of the Columbus Council.

SECTION 2.

The purpose of this moratorium is to allow evaluation of a further amendments to Article 9 of Chapter 4 of the Uniform Development Ordinance which would provide additional guidelines to minimize any negative impact of short term rental uses on neighboring properties and insure the accountability of those operating such businesses. This moratorium shall not be construed to prevent or excuse current permit holders from renewing existing permits that are in good standing on the date such renewal comes due.

SECTION 3.

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

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 31st day of January, 2023; introduced a second time at a regular meeting of said Council held on the 14th day of February, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

**Sandra T Davis**  
Clerk of Council

**B. H. “Skip” Henderson, III**  
Mayor

**File Attachments for Item:**

11. A resolution authorizing the Tax Commissioner of Muscogee County to waive penalties and interest on certain taxes due for the 2022 tax year. **(Add-On)**

**RESOLUTION**  
**NO. \_\_\_\_\_**

**A RESOLUTION AUTHORIZING THE TAX COMMISSIONER OF  
MUSCOGEE COUNTY TO WAIVE PENALTIES AND INTEREST ON CERTAIN TAXES  
DUE FOR THE 2022 TAX YEAR.**

**WHEREAS**, ad valorem tax bills for the 2022 tax year were sent on August 17, 2022; providing that taxes for the 2022 year would be due on October 17, 2022 and taxpayers would have the option to pay in installments before December 1, 2022; and,

**WHEREAS**, it has been the long-time practice of the Tax Commissioner's Office to send a second notice indicating the remainder shall become due December 1; and,

**WHEREAS**, in the tax year 2022 there were technical issues which prevented the Tax Commissioner's Office from sending the second notice; and

**WHEREAS**, Official Code of Georgia Annotated §48-5-380 authorizes the governing authority of each county the authority to order a refund where the tax has been determined to be voluntarily or involuntarily paid by the taxpayer; and,

**WHEREAS**, pursuant to O.C.G.A. § 48-5-380(e), the local governing authority may delegate the power to the Tax Commissioner to approve refunds where the reason for the claim is based on an obvious clerical error.

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

- (1) Pursuant to the authority granted by O.C.G.A. §48-5-380(e), this Council finds that failure to send second notices of taxes due on December 1, 2022, was an obvious clerical error warranting a refund of any interest or penalty paid by a taxpayer due to the failure to timely pay the second installment of 2022 ad valorem taxes.
- (2) This Council hereby grants the Tax Commissioner the limited authority, on its behalf, to refund interest and penalties actually paid on the second installment of ad valorem taxes that was due December 1, 2022; provided that such refund shall only be granted to taxpayers who timely paid their first installment of taxes by October 17, 2022 and who pay all taxes owed for any tax year 2022 or prior and request this refund prior to March 1, 2023.

Introduced at a regular meeting of the council of Columbus, Georgia, held the 31st day of January, 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**File Attachments for Item:**

**1. CCG Employee Health & Wellness Facility Lease Agreement**

Approval is requested to continue a 10-month lease agreement for medical office space identified as 2000 10<sup>th</sup> Avenue, Suite 410 for a CCG Health, and Wellness facility. The monthly rental rate for the property lease is \$2,914 including utilities.

**Columbus Consolidated Government  
Council Meeting Agenda Item**

Item #1.

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	<b>CCG Employee Health &amp; Wellness Facility Lease Agreement</b>
<b>AGENDA SUMMARY:</b>	Approval is requested to continue a 10-month lease agreement for medical office space identified as 2000 10 <sup>th</sup> Avenue, Suite 410 for a CCG Health, and Wellness facility. The monthly rental rate for the property lease is \$2,914 including utilities.
<b>INITIATED BY:</b>	<b>Human Resources Department</b>

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**Recommendation:** Approval is requested to continue a 10-month lease agreement for medical office space identified as 2000 10th Avenue, Suite 410 for a CCG Health and Wellness facility.

**Background:** City Council approved a lease agreement on February 5, 2013, with Resolution No. 44-13. At that time the 2000 building was owned by Columbus Regional Healthcare Systems, Inc. In February 2015 the 2000 building was purchased by Physicians Realty Trust, Resolution No. 36-15. In February 2017, with Resolution No. 54-17, the terms and conditions of the lease agreement were amended to incorporate an additional 797 square feet for a total of 2,951 square feet added to the Health and Wellness Center facility, Suite 410. In May 2018, the 2000 building was purchased by ROA Investments, LLC.

Effective on January 28, 2022, a new company took up lease of building 2000 that was purchased by ROA Investments, LLC. The term of the lease of the premises and the lease is the period which commenced in May 2018 and ended on November 15, 2022. The lease of the 2000 building does not change the terms or conditions of the lease with ROA Investments, LLC. The terms and conditions of the lease with ROA Investments, LLC, for the Health and Wellness Center remain unchanged.

The lease agreement with ROA Investments, LLC ended on November 15, 2022. Resolution No. 126-22 approved a notice of non-renewal of and to negotiate a month to month continuation lease agreement as needed up to May 31, 2023. The negotiated lease agreement as amended ends on September 30, 2023, at which time the Health and Wellness Center will relocate to the new City Hall Building.

**Financial Considerations:** The monthly rental rate for the property lease is \$2,914 including utilities. The lease of the Health and Wellness Center is included in the facility's overall operations costs.

**Legal Considerations:** : Authorization of Council is requested to continue this rental contract agreement with the new leasing company. Requesting permission to extend this lease agreement until September 30, 2023.

**Recommendation/Action:** The City Manager, Community Reinvestment, Human Resources, and Finance recommend continuing the contract agreement.

**A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTIVE A TEN (10) MONTH AGREEMENT TO CONTINUE A LEASE OF THE EMPLOYEE HEALTH AND WELLNESS CENTER OFFICE AND MEDICAL SPACE WITH ROA INVESTMENTS, LLC. AND KAGR2 COLUMBUS, GA, LLC.**

**WHEREAS**, the lease agreement with ROA Investment, LLC ended on November 15, 2022, the Columbus Consolidated Government would like to continue the lease agreement until September 30, 2023, at which time the Health and Wellness Center will relocate to the new City Hall Building.

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

That the City Manager is hereby authorized to execute the amendment to the medical office lease agreement for specified medical/office space identified as 2000 Tenth Avenue, Suite 410 which will expire on September 30, 2023.

Introduced at a regular meeting of the Council of Columbus, Georgia held on the \_\_\_\_\_ day of \_\_\_\_\_, 2023, and adopted at said meeting by the affirmative vote of ten members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

\_\_\_\_\_  
B.H. "Skip" Henderson, Mayor

## SECOND AMENDMENT TO MEDICAL OFFICE LEASE AGREEMENT

**THIS SECOND AMENDMENT TO MEDICAL OFFICE LEASE AGREEMENT** (this “**Amendment**”) is made and entered into as of January 24, 2023, but effective as of November 16, 2022 (the “**Effective Date**”), by and between **KAGR2 COLUMBUS GA 2000, LLC**, a Delaware limited liability company (“**Landlord**”), and **THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA**, a Georgia political subdivision (“**Tenant**”).

### RECITALS

A. Landlord’s predecessor-in-interest and Tenant entered into that certain Medical Office Lease Agreement dated as of February 13, 2013 (the “**Original Lease**”) for premises containing approximately 2,154 rentable square feet known as Suite 410 (the “**Original Premises**”) in that certain building located at 2000 10<sup>th</sup> Avenue, Columbus, Georgia (the “**Building**”), commonly known as Columbus - 2000 10th Ave. The Original Lease was amended by that certain First Amendment to Medical Office Lease Agreement dated as of March 30, 2017 (the “**First Amendment**”). The Original Lease as amended by the First Amendment shall be referred to herein as the “**Lease**”.

B. Pursuant to the First Amendment, (i) the Original Premises were modified to include additional premises containing approximately 797 rentable square feet known as Suite 405 (the “**Expansion Premises**”), and (ii) the Original Premises and the Expansion Premises collectively contain approximately 2,951 rentable square feet known as Suite 410 (the “**Premises**”).

C. The term (the “**Term**”) of the Lease was due to expire on November 16, 2022, and Tenant has continued to lease the Premises on a month-to-month basis pursuant to Section 31 of the Original Lease. The parties desire to make certain revisions to the Lease and extend the Term of the Lease on the following terms and conditions.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants and agreements herein contained and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, Landlord and Tenant hereby agree as follows:

1. **Extension.** The Term of the Lease is hereby extended for a ten (10) full month period commencing on November 17, 2022 (the “**Extended Commencement Date**”) and terminating on September 30, 2023 (the “**Extended Term**”), unless sooner terminated in accordance with the terms of the Lease. Tenant shall have no option or right to further renew or extend the Extended Term beyond November 30, 2023.

2. **Annual Rent.** As of the Extended Commencement Date, Tenant shall pay monthly installments of Annual Rent during the Extended Term in accordance with the following schedule:

Period:	Monthly Installment of Annual Rent:
11/17/2022 – 11/30/2022	\$2,295.22 (14 days)
12/1/2022 – 9/30/2023	\$4,918.33

3. **Additional Rent.** In addition to the Annual Rent as set forth above, Tenant shall remain obligated for the payment to Landlord of Additional Rent, including without limitation, Tenant’s Proportionate Share of Operating Costs in excess of the Base Year Operating Costs Stop and any other charges or amounts due under the Lease, in accordance with the provisions of the Lease.

4. **Condition of Premises.** Tenant is currently in possession of the Premises and accepts the same “as is”, “where is”, and “with all faults” without any agreements, representations, understandings or obligations on the part of Landlord, it being agreed that Landlord shall not be required to perform any work or incur any costs in connection with the construction or demolition of any improvements in the Premises.

5. **Force Majeure.** Notwithstanding anything to the contrary in Section 45 of the Original Lease, the provisions of the Lease shall not be applicable at all to excuse or permit delay of the time for Tenant to pay Annual Rent or Additional Rent or other money or to obtain and maintain insurance policies.

6. **Deleted Provisions.** Sections 2(b)-(c), 6(c), and 28 of the Original Lease and the second (2<sup>nd</sup>) grammatical paragraph following Section 4(E)(iii)(14) of the First Amendment are hereby terminated in their entirety and rendered null and void and of no further force or effect.

7. **Landlord’s and Tenant’s Addresses.** Landlord’s address for notice shall be: KAGR2 Columbus GA 2000, LLC, c/o Remedy Medical Properties, 800 West Madison Street, Suite 400, Chicago, Illinois 60607, Attn: Chris Dilley. All Rent shall be paid to KAGR2 Columbus GA 2000, LLC, c/o Remedy Medical Properties, PO Box 25517, Tampa, Florida 33622, or such other parties and addresses as to which Landlord shall provide advance notice. As of the Effective Date, Tenant’s address for notices pursuant to Section 35 of the Original Lease shall be: The Consolidated Government of Columbus, Georgia, P. O. Box 1340, Columbus, GA 31902.

8. **Representations and Warranties.**

a. Tenant hereby represents, warrants and agrees that: (i) there exists no breach, default, or event of default by Tenant under the Lease, or any event or condition which, with notice or passage of time or both, would constitute a breach, default or event of default by Tenant under the Lease; (ii) the Lease continues to be a legal, valid and binding agreement and obligation of Tenant; (iii) there exists no breach, default, or event of default by Landlord under the Lease, or any event or condition which, with notice or passage of time or both, would constitute a breach, default or event of default by Landlord under the Lease and Tenant does not have any current offset or defense to its performance or obligations under the Lease; and (iv) Tenant has not assigned, sublet, transferred, mortgaged or in any other way encumbered its interest in the Lease.

b. To Tenant’s knowledge, Tenant represents and warrants to Landlord that Tenant and/or the occupant of the Premises (as applicable) (i) is not currently excluded, debarred or otherwise ineligible to participate in Medicare or any federal health care program under section 1128 and 1128A of the Social Security Act, as amended or as defined in 42 U.S.C. § 1320a-7b(f), as amended (the “**Federal Health Care Programs**”); (ii) has not been convicted of a criminal offense related to the provision of healthcare items or services but has not yet been excluded, debarred, or otherwise declared ineligible to participate in any Federal Health Care Program; and (iii) is not under investigation or otherwise aware of any circumstances which may result in Tenant being excluded from participation in any Federal Health Care Program.

c. Tenant hereby represents and warrants that neither Tenant, nor any persons or entities holding any legal or beneficial interest whatsoever in Tenant, are (a) the target of any sanctions program that is established by Executive Order of the President or published by the Office of Foreign Assets Control, U.S. Department of the Treasury (“**OFAC**”); (b) designated by the President or OFAC pursuant to the Trading with the Enemy Act, 50 U.S.C. App. § 5, the International Emergency Economic Powers Act, 50 U.S.C. §§ 1701-06, the Patriot Act, Public Law 107-56, Executive Order 13224 (September 23, 2001) or any Executive Order of the President issued pursuant to such statutes; or (c) named on the following list that is published by OFAC: “List of Specially Designated Nationals and Blocked Persons” (collectively, “**Prohibited Persons**”). Tenant hereby represents and warrants to Landlord that no funds tendered to Landlord by Tenant under the terms of this Amendment are or will be directly or indirectly derived from activities that may contravene U.S. federal, state or international laws

and regulations, including anti-money laundering laws. Tenant will not during the Extended Term engage in any transactions or dealings, or be otherwise associated with, any Prohibited Persons in connection with the use or occupancy of the Premises.

The foregoing representations shall be ongoing representations and warranties during the Extended Term and Tenant shall immediately notify Landlord of any change in the status of the representations and warranties set forth in this Section. In the event any representation and warranty set forth in this Section is or becomes untrue at any time it shall be a default under the Lease and Landlord shall have the right to immediately terminate the Lease and shall entitle Landlord to any and all remedies available hereunder or at law or in equity.

9. **Miscellaneous.**

a. This Amendment sets forth the entire agreement between the parties with respect to the matters set forth herein. The parties further agree that, except as provided herein, any free rent, rent abatement, improvement allowance, leasehold improvements, or other work to the Premises, or any similar economic incentives that may have been provided Tenant in connection with entering into the Lease or any prior amendment thereto have now expired and such incentives as were granted under the Lease or any prior Amendment hereto shall have no application going forward.

b. The parties hereby ratify the Lease, including each of any prior Amendments thereto. Except as herein modified or amended, the provisions, conditions and terms of the Lease shall remain unchanged and in full force and effect. In the case of any inconsistency between the provisions of the Lease and this Amendment, the provisions of this Amendment shall govern and control. From and after the date hereof, references to the "Lease" (including, without limitation, any and all references contained in this Amendment) shall mean the Lease as amended by this Amendment.

c. Time is of the essence with respect to this Amendment.

d. The capitalized terms used in this Amendment shall have the same definitions as set forth in the Lease to the extent that such capitalized terms are defined therein and not redefined in this Amendment. The above recitals are hereby incorporated by reference into this Amendment.

e. Tenant hereby represents to Landlord that Tenant has not dealt with any broker in connection with this Amendment.

f. The undersigned signatories of Tenant each represent and warrant to Landlord, and agree, that such individual executing this Amendment on behalf of Tenant is authorized to do so on behalf of Tenant.

g. This Amendment may be executed in one or more counterparts, each of which will constitute an original, and all of which together shall constitute one and the same agreement.

h. In order to expedite the execution of this Amendment, signatures sent by electronic mail or signed electronically may be used in the place of original signatures on this Amendment. The parties intend to be bound by the signatures of the electronically mailed or signed signatures, and hereby waive any defenses to the enforcement of the terms of this Amendment based on the form of the signature. Without limiting or otherwise affecting the validity of executed copies hereof that have been sent by electronic mail or signed electronically, the parties will use reasonable efforts to deliver originals as promptly as possible after execution if requested by the other party.

- i. If the Building is not fully occupied and assessed during a calendar year, Operating Costs for such calendar year shall be determined as if the Building had been fully occupied and assessed during such period.

**[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]**

**IN WITNESS WHEREOF**, Landlord and Tenant have duly executed this Amendment as of the day and year first above written.

**LANDLORD:**

**KAGR2 COLUMBUS GA 2000, LLC,**  
a Delaware limited liability company

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**TENANT:**

**THE CONSOLIDATED GOVERNMENT OF COLUMBUS, GEORGIA,**  
a Georgia political subdivision

By: \_\_\_\_\_

Name: \_\_\_\_\_

Its: \_\_\_\_\_

**File Attachments for Item:**

A. Side Loader Refuse Truck Bodies (Re-Bid) – RFB No. 22-0042 – Additional Options – Sourcewell Contract Cooperative Purchase

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Side Loader Refuse Truck Bodies (Re-Bid) – RFB No. 22-0042 – Additional Options – Sourcewell Contract Cooperative Purchase
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the purchase of additional options for refuse truck bodies at \$5,993.11 per unit, and a total additional cost of \$239,724.40 for forty (40) units, from Sansom Equipment Company (Stonecrest, GA). The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #091219-NWY.

Forty (40) New Way 31-Yard Sidewinder ASL refuse truck bodies were purchased from Sansom Equipment Company (Stonecrest, GA) via RFB No. 22-0042 on August 23, 2022, per Resolution No. 237-22 for the Public Works Department as replacement equipment for picking up refuse. The requested additional options include an arm spill shield, hinged front cylinder splash shield, full hopper cover, integrated strobes lower tailgate, integrated strobes front of cab below windshield, arm not stowed audible alarm, arm control switches under seat, large custom decal on tailgate (custom), and change order fee. The truck bodies were originally purchased at a unit price of \$159,741.77, and a total price of \$6,389,670.80. The additional options total \$5,993.11 per unit, bringing the new unit cost to \$165,734.88, and the grand total cost to \$6,629,395.20 for forty (40) units.

The purchase will be accomplished by Cooperative Purchase via Request for Proposal (RFP) Contract #091219, initiated by Sourcewell, whereby Scranton Manufacturing Company/New Way Trucks was one of the successful vendors contracted to provide Waste & Recycling Vehicles. The contract, which commenced November 21, 2019, is good through November 15, 2023, with an option to renew for a fifth year. Sourcewell is a State of Minnesota local government agency and service cooperative created under the laws of the State of Minnesota (Minnesota Statutes Section 123A.21) that offers cooperative procurement solutions to government entities. Participation is open to federal, state/province, and municipal governmental entities, higher education, K-12 education, nonprofit, tribal government, and other public entities located in the United States and Canada. The RFP process utilized by Sourcewell meets the requirements of the City's Procurement Ordinance; additionally, Cooperative Purchasing is authorized per Article 3-118 of the Procurement Ordinance. Sansom Equipment Company is an authorized dealer of New Way trucks.

Funds are budgeted in the FY23 Budget as follows: American Rescue Plan-Fiscal Recovery Funds – Federal ARP – Federal Public Health & Safety H&W – Heavy Trucks – Automation of Garbage Collection-Trucks; 0218-691-1000-ARPH-7723-40301-20220.

Funds for the additional options will be charged to: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Solid Waste Collection – Automation of Garbage Collection-Trucks; 0207-260-3510-GARB-7723.

**A RESOLUTION**

NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE PURCHASE OF ADDITIONAL OPTIONS FOR REFUSE TRUCK BODIES AT \$5,993.11 PER UNIT, AND A TOTAL ADDITIONAL COST OF \$239,724.40 FOR FORTY (40) UNITS, FROM SANSOM EQUIPMENT COMPANY (STONECREST, GA). THE PURCHASE WILL BE ACCOMPLISHED BY COOPERATIVE PURCHASE VIA SOURCEWELL CONTRACT #091219-NWY.**

**WHEREAS**, forty (40) New Way 31-Yard Sidewinder ASL refuse truck bodies were purchased from Sansom Equipment Company (Stonecrest, GA) via RFB No. 22-0042 on August 23, 2022, per Resolution No. 237-22 for the Public Works Department as replacement equipment for picking up refuse; and,

**WHEREAS**, the requested additional options include an arm spill shield, hinged front cylinder splash shield, full hopper cover, integrated strobes lower tailgate, integrated strobes front of cab below windshield, arm not stowed audible alarm, arm control switches under seat, large custom decal on tailgate (custom), and change order fee. The truck bodies were purchased at a unit price of \$159,741.77, and a total price of \$6,389,670.80. The additional options total \$5,993.11 per unit, bringing the new unit cost to \$165,734.88, and the grand total cost to \$6,629,395.20 for forty (40) units.

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

That the City Manager is hereby authorized to purchase additional options for refuse truck bodies at \$5,993.11 per unit, and a total additional cost of \$239,724.40 for forty (40) units, from Sansom Equipment Company (Stonecrest, GA). The purchase will be accomplished by Cooperative Purchase via Sourcewell Contract #091219-NWY. Funds are budgeted in the FY23 Budget as follows: American Rescue Plan-Fiscal Recovery Funds – Federal ARP – Federal Public Health & Safety H&W – Heavy Trucks – Automation of Garbage Collection-Trucks; 0218-691-1000-ARPH-7723-40301-20220.

Funds for the additional options will be charged to: Integrated Waste Management Fund – Public Works – Solid Waste Collection – Solid Waste Collection – Automation of Garbage Collection-Trucks; 0207-260-3510-GARB-7723.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of members of said Council.

Councilor Allen voting \_\_\_\_\_.  
 Councilor Barnes voting \_\_\_\_\_.  
 Councilor Cogle voting \_\_\_\_\_.  
 Councilor Crabb voting \_\_\_\_\_.

Councilor Davis voting \_\_\_\_\_.

Councilor Garrett voting \_\_\_\_\_.

Councilor House voting \_\_\_\_\_.

Councilor Huff voting \_\_\_\_\_.

Councilor Thomas voting \_\_\_\_\_.

Councilor Tucker voting \_\_\_\_\_.

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Sandra T. Davis, Clerk of Council

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B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

B. Annual Membership Dues for Association County Commissioners of Georgia (ACCG)

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Annual Membership Dues for Association County Commissioners of Georgia (ACCG)
<b>INITIATED BY:</b>	Finance Department

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It is requested that Council approve payment to the Association County Commissioners of Georgia (ACCG) in the amount of \$26,259.89 the annual membership dues.

ACCG serves as the consensus building, training, and legislative organization for all county governments in the State of Georgia.

Funds are budgeted in the FY23 Budget: General Fund – Legislative – City Council – Membership Dues and Fees; 0101-100-1000-CNCL-6657.

**A RESOLUTION****NO. \_\_\_\_\_****A RESOLUTION AUTHORIZING PAYMENT TO THE ASSOCIATION  
COUNTY COMMISSIONERS OF GEORGIA (ACCG) IN THE AMOUNT OF \$26,259.89  
THE ANNUAL MEMBERSHIP DUES.**

**WHEREAS**, ACCG serves as the consensus building, training, and legislative organization for all county governments in the State of Georgia.

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

That the City Manager is hereby authorized to render payment to the Association County Commissioners of Georgia (ACCG) in the amount of \$26,259.89 the annual membership dues. Funds are budgeted in the FY23 Budget: General Fund – Legislative – City Council – Membership Dues and Fees; 0101-100-1000-CNCL-6657.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.
Councilor Huff voting	_____.
Councilor Thomas voting	_____.
Councilor Tucker voting	_____.

\_\_\_\_\_  
Sandra T. Davis, Clerk of Council

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

**File Attachments for Item:**

C. Comprehensive Camera System/Phases II and III – Federal GSA Cooperative Purchase

**Columbus Consolidated Government  
Council Meeting Agenda Item**

<b>TO:</b>	Mayor and Councilors
<b>AGENDA SUBJECT:</b>	Comprehensive Camera System/Phases II and III – Federal GSA Cooperative Purchase
<b>INITIATED BY:</b>	Finance Department

It is requested that Council approve the purchase of Phases II and III of the comprehensive camera system from Adapttosolve, Inc., (Lagrange, GA) in the amount of \$8,403,398.61 (Phase II - \$4,419,153.03 and Phase III - \$3,984,245.58), via Federal GSA contract #GS-07F-0482W.

The vendor will install security cameras in various locations of the City to cover illegal dumping sites, crime hot spots, etc. Phase II includes: Public Safety, Muscogee County Sheriff's Office. Fire/EMS and Health Department. Phase III includes: METRA, Civic Center, Public Works and Trade Center.

The comprehensive camera system will allow the cameras to be networked, with the ability for necessary parties to view camera transmission from any location. The camera capabilities include: 360 degree viewing capability, Tag reading, network access for Public Safety, VPN Access to view on cell phones/iPad etc.

To fund the purchase, General Fund Reserves and the American Rescue Plan Act Funds will be utilized as follows:

\$6,564,906.41 will be charged to: American Rescue Plan/Fiscal Recovery Funds – Federal Public Health & Safety – Capital Expenditures – Over \$5,000 – Community Safeguard Cameras; 0218 – 691 – 1100 – ARPS – 7761 – 40311 – 20230.

\$1,838,492.20 will be charged to: General Fund – Miscellaneous – Non-Categorical – Capital Expenditures – Over \$5,000; 0101 – 590 – 3000 – NCAT - 7761.

**A RESOLUTION**

NO. \_\_\_\_\_

**A RESOLUTION AUTHORIZING THE PURCHASE OF PHASES II AND III OF THE COMPREHENSIVE CAMERA SYSTEM FROM ADAPTTOSOLVE, INC., (LAGRANGE, GA) IN THE AMOUNT OF \$8,403,398.61 (PHASE II - \$4,419,153.03 AND PHASE III - \$3,984,245.58), VIA FEDERAL GSA CONTRACT #GS-07F-0482W.**

**WHEREAS**, the vendor will install security cameras in various locations of the City to cover illegal dumping sites, crime hot spots, etc. Phase II includes: Public Safety, Muscogee County Sheriff's Office. Fire/EMS and Health Department. Phase III includes: METRA, Civic Center, Public Works and Trade Center; and,

**WHEREAS**, the comprehensive camera system will allow the cameras to be networked, with the ability for necessary parties to view camera transmission from any location. The camera capabilities include: 360 degree viewing capability, Tag reading, network access for Public Safety, VPN Access to view on cell phones/iPad etc.

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

That the City Manager is hereby authorized to purchase Phases II and III of the comprehensive camera system from Adapttosolve, Inc., (Lagrange, GA) in the amount of \$8,403,398.61 (Phase II - \$4,419,153.03 and Phase III - \$3,984,245.58), via Federal GSA contract #GS-07F-0482W. To fund the purchase, General Fund Reserves and the American Rescue Plan Act Funds will be utilized as follows:

\$6,564,906.41 will be charged to: American Rescue Plan/Fiscal Recovery Funds – Federal Public Health & Safety – Capital Expenditures – Over \$5,000 – Community Safeguard Cameras; 0218 – 691 – 1100 – ARPS – 7761 – 40311 – 20230.

\$1,838,492.20 will be charged to: General Fund – Miscellaneous – Non-Categorical – Capital Expenditures – Over \$5,000; 0101 – 590 – 3000 – NCAT - 7761.

Introduced at a regular meeting of the Council of Columbus, Georgia, held the \_\_\_\_\_ day of \_\_\_\_\_, 2023 and adopted at said meeting by the affirmative vote of members of said Council.

Councilor Allen voting	_____.
Councilor Barnes voting	_____.
Councilor Cogle voting	_____.
Councilor Crabb voting	_____.
Councilor Davis voting	_____.
Councilor Garrett voting	_____.
Councilor House voting	_____.

Councilor Huff voting \_\_\_\_\_.  
Councilor Thomas voting \_\_\_\_\_.  
Councilor Tucker voting \_\_\_\_\_.

---

Sandra T. Davis, Clerk of Council

---

B.H. "Skip" Henderson III, Mayor

**File Attachments for Item:**

**DATE:** January 31, 2023

**TO:** Mayor and Councilors

**FROM:** Finance Department

**SUBJECT:** Advertised Bids/RFPs/RFOs

**February 8, 2023****Oil & Lubricants for METRA (Annual Contract) – RFB No. 23-0030****Scope of Bid**

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by METRA Transit System. The contract term will be for three (3) years.

**February 15, 2023****Alternator & Starters for METRA (Annual Contract) – RFP No. 23-0031****Scope of Bid**

Provide alternators and starters to METRA Transit System on an “as needed” basis. The contract term will be for three (3) years.

**DATE:** January 31, 2023  
**TO:** Mayor and Councilors  
**FROM:** Finance Department  
**SUBJECT:** Advertised Bids/RFPs/RFQs

**February 8, 2023**

**1. Oil & Lubricants for METRA (Annual Contract) – RFB No. 23-0030**

Scope of Bid

Provide various types of oil & lubricants on an “as needed” basis to the Columbus Consolidated Government (the City) to be utilized by METRA Transit System. The contract term will be for three (3) years.

**February 15, 2023**

**1. Alternator & Starters for METRA (Annual Contract) – RFP No. 23-0031**

Scope of Bid

Provide alternators and starters to METRA Transit System on an “as needed” basis. The contract term will be for three (3) years.

**File Attachments for Item:**

1. RESOLUTION - A resolution excusing Councilor Jerry “Pops” Barnes from the January 31, 2023 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 Jerry “Pops” Barnes is hereby excused from attendance of the January 31, 2023 Council Meeting for the following reasons:

Personal Business:

\_\_\_\_\_  
Introduced at a regular meeting of the Council of Columbus, Georgia held on the 31<sup>st</sup> day of January 2023 and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting _____
Councilor Barnes	voting _____
Councilor Cogle	voting _____
Councilor Crabb	voting _____
Councilor Davis	voting _____
Councilor Garrett	voting _____
Councilor House	voting _____
Councilor Huff	voting _____
Councilor Thomas	voting _____
Councilor Tucker	voting _____

\_\_\_\_\_  
**Sandra T. Davis**  
Clerk of Council

\_\_\_\_\_  
**B. H. “Skip” Henderson, III**  
Mayor

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

**File Attachments for Item:**

2. Email Correspondence from Attorney Jack Schley advising of the selection of Betty Tatum and Cynthia Williams Jordan to serve another term on the Hospital Authority of Columbus.

**From:** Jack P. Schley <[jschley@pagescrantom.com](mailto:jschley@pagescrantom.com)>  
**Sent:** Friday, January 13, 2023 4:30 PM  
**To:** Sandra T Davis <[Davis.Sandra@columbusga.org](mailto:Davis.Sandra@columbusga.org)>; Rhonda Anderson <[rhonda@kenhensonjr.com](mailto:rhonda@kenhensonjr.com)>  
**Cc:** Ken Henson <[ken@kenhensonjr.com](mailto:ken@kenhensonjr.com)>; Lindsey Mclemore <[Mclemore.Lindsey@columbusga.org](mailto:Mclemore.Lindsey@columbusga.org)>  
**Subject:** RE: [EXTERNAL] Hospital Authority Minutes for June, July, and August 2022

Ms. Davis,

I apologize for the delay. Our last meeting for 2022 was in October and we have not met yet for 2023. However, the authority would like to renew Ms. Cynthia Jordan and Ms. Betty Tatum's terms. I will follow-up with you about the third seat.

Thank you,

**JACK P. SCHLEY** | Page, Scrantom, Sprouse, Tucker & Ford, P.C.

**File Attachments for Item:**

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

Civic Center Advisory Board, December 1, 2022

Housing Authority of Columbus, December 14, 2022

Personnel Review Board, January 18, 2023



## COLUMBUS CIVIC CENTER & COLUMBUS ICE RINK ADVISORY BOARD MINUTES

**DECEMBER 1, 2022**

Chairman: Jed Harris

Civic Center Director: Rob Landers

Managers Present: Kanise Wiggins, Jennifer McVay, Brian Giffin, Jeremy Ackles,

Members Present: Terrance Little, Jenny Teague, Trawick Johnson, Jessica Hergott

Members Absent: John Boyd, Nicole Adderly, Danielle Edwards,  
Latasha Lee, Keith Higgins,

Meeting called to order at 10:00am  
September 2022 minutes approved

Director Rob Landers:

- Good morning. Thank you everyone for getting on this call this morning. Reverend Gregory Blue was assigned to district 3 replacing Roester Coles. He will or should be on the next meeting.
- The Liberty Theater has been relinquished to the city. I'm optimistic that it will come under the Columbus Civic Center as we would be the managing partners for the day-to-day operations. I am working on two grants right now that will be submitted by the end of the year and those grants could probably raise close to 500 to \$750,000. We are super excited about that.
- We have a Thanksgiving food give away in partnership with feeding the valley and Community Warriors. They continue to do the food give away every 3<sup>rd</sup> Saturday of the month.

Events: Jeremy

- Good morning, everyone. Glad to be here again, super excited for what we have coming up and some of the great things that we've done lately, but I want to highlight our team and guest services team and just let you really understand what we do from event to event. The thing that keeps events rolling and keep these events World class is the effort that we put into Training and just cultivating our culture within our team. We have Lieutenant Dunlap, who is a retired police officer. He's our head of security and he's recruited a nice team of dependable security guards, security team members. They are our eyes and ears and also to their willing to jump into action whenever we have a situation. ushers are also one of the first people you see when you're going to your seat. So, you're coming into an event, you're super excited to watch your show And so you get that world class guest service from the moment you park your car. And walk in front of our bricks, through our security, and then going right into your seat. So just know that those are the things that keep our venue world class. And let's not forget about the ice rink.
- You know, the ice rink has programming every single day and we're doing some amazing new programs there. One of the ones I'm happy to see come to fruition is the urban learn to skate program. we've been getting so many great reviews on just kids being exposed to ice skating and learning how to skate and just developing a new passion. This is just some of the work that we do in the Community that have a lasting impact. We've already done over six weeks of teaching children how to learn to skate who may not have that opportunity. We're going to continue that six weeks here in January, as we get started with the first quarter. Another thing about the ice rink, we've been getting a lot of traction lately on our birthday parties and even our public skate.
- Since we opened the ice rink back up for this season, we've done over 30 birthday parties.
- Umm, we have some great people on our team. That's why we continue to do the great events and that just goes into the client retention. these shows based off of what their execution was like in the past come back. One example is WWE.

- We are working on WWE and Disney on Ice.
- The river dragons have kicked off their season and fans are excited. We have a rodeo scheduled for January and Monster trucks in February.

Item #3.

Operations: Brian

- I called this a rebuilding year. Literally our operation team is literally rebuilding from the ground up again as far as staffing after COVID. We probably have maybe one to two season guys that actually know about the building that are still with us. There are some are newbies, so we're learning as we go again. Yes, Rob is running me ragged to include telling me about a new building that we're getting now. Thank you, Rob. We are busy with events back-to-back to back and also maintaining the two buildings and also doing new projects and things of that nature, sprucing things up.

Finance: Jennifer McVay

- Good morning everyone. I hope that you all had a wonderful Thanksgiving last week. I did e-mail over the finance reports for October to everyone yesterday for your review. These reports do not reflect the fair, Within this week I should have everything finalized so and I could send you out a separate report for the fair if you would like to see it. If you have any questions, feel free to give me a call or shoot an email to me. You will notice our expenses out waying the revenue at this time but we are back in our busy season so you will see a flip in that.
- One of the other things I wanted to point out is that we are almost to the point where we have upgraded everything for our point-of-sale system and the concession stands, we have new iPads and we have new credit card terminals on order. We hope to receive within the next couple of weeks and we will be switching over to lightspeed for our credit card processor as well. it'll all be within one unit. So that will allow us to add the mobile ordering and things of that nature that we would like to add to our concessions to have more.

Marketing Manager Kanise Wiggins:

- Hey everyone. For our marketing update, as Rob mentioned, we're always looking for volunteers for our various Community events. We would love to see the Advisory Board and businesses that you represent come out to service the community. I will send you more information on how you can get involved in our December events after this meeting.
- As Jeremy already mentioned, we have a holiday food drive that's going to be December 17th. We also have skate with Santa. That'll be December 17th. We have our AutoNation rodeo, which is January 14th. Nitro monster trucks is February 11th. The presale is taking place now. If you would like to receive 10% off of your ticket, you can use code trucks. I'll also send this information with our newsletter that will go out tomorrow.

Respectfully submitted,

*Rae McConnell*

Rae McConnell, Board Secretary

Meeting adjourned at 11:00am

RECEIVED

Item #3.

JAN 26 2023

3606 CLERK OF COUNCIL  
Columbus, Georgia

**THE HOUSING AUTHORITY OF COLUMBUS, GEORGIA**

**Regular Meeting**

**December 14, 2022**

**9:00 AM**

**Columbus, Georgia**

**Meeting was Held by Both Telephone Conferencing and In-Person  
Due to the COVID-19 Virus**

The Commissioners of the Housing Authority of Columbus, Georgia met in a regular session in Columbus, Georgia.

Chairman Larry Cardin called the meeting to order and on roll call the following Directors answered present:

Ed Burdeshaw  
John Greenman  
Linda Hadley  
Jeanella Pendleton  
John Sheftall  
Tiffani Stacy

In attendance from the Housing Authority staff was Lisa Walters, Chief Executive Officer, Sabrina Richards, Chief of Property Management, Sheila Crisp, Chief Financial Officer, Laura Johnson, Chief Real Estate Officer, Rickey Miles, Modernization Manager, Carla Godwin, MTW Coordinator and Resident Services Administrator, Denise L. Thompson-Mosley, Executive Assistant, and Attorney Chandler Riley.

**INVOCATION:**

Chairman Cardin offered the invocation.

**ADOPTION OF AGENDA:**

Motion for approval of the agenda was made by Commissioner Pendleton, seconded by Commissioner Stacy. Motion carried.

3607

**APPROVAL OF THE SEPTEMBER 28, 2022 BOARD MEETING MINUTES:**

Chairman Cardin called for a motion to approve the minutes of the September 28, 2022 Board meeting.

Motion for approval of the minutes was made by Commissioner Greenman, seconded by Commissioner Stacy. The motion carried.

**FINANCIAL REPORT:**

Sheila Crisp, CFO, provided a report of agency finances month-to-date and year-to-date actual to budget results and the explanation of the top factors of the variances. In summary, we are tracking behind budget by about \$574K.

The top factors for both MTD and YTD variances for excess of revenue before Capitalized Expenditures and Transfers:

- The delay in construction at The Banks of Mill Village has resulted in a postponement of payment of Developer Fees to HACG.
- Each program is tracking ahead of budget except for the Affordable Housing Program.
- This is the only fifth month of the fiscal year.

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES FOR MONTH ENDING SEPTEMBER 30, 2022:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3431**

**RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING SEPTEMBER 30, 2022**

Motion for approval was made by Commissioner Greenman, seconded by Commissioner Stacy. Motion carried.

3608

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES  
FOR MONTH ENDING OCTOBER 31, 2022:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3432**

**RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING OCTOBER 31, 2022**

Motion for approval was made by Commissioner Greenman, seconded by  
Commissioner Burdeshaw. Motion carried.

**CHARGE-OFF OF FORMER RESIDENT ACCOUNT BALANCES  
FOR MONTH ENDING NOVEMBER 30, 2022:**

The following Resolution was introduced and duly considered:

**RESOLUTION NO. 3433**

**RESOLUTION AUTHORIZING THE CHARGE-OFF OF FORMER  
RESIDENT ACCOUNT BALANCES TO COLLECTION LOSS FOR  
THE AUTHORITY'S HOUSING DEVELOPMENTS  
FOR THE MONTH ENDING NOVEMBER 30, 2022**

Motion for approval was made by Commissioner Burdeshaw, seconded by  
Commissioner Pendleton. Motion carried.

**CONSTRUCTION CONTRACT TO REPAIR TERMITE DAMAGE  
AT GENTIAN OAKS APARTMENTS:**

The Housing Authority of Columbus, GA (HACG) received bids on December 6, 2022, at 11 AM for rehabilitation work at Gentian Oaks Apartments to repair termite damage in two units. The Pre-Bid meeting was held on November 15, 2022, with three contractors in attendance.

The purpose of this project is to make repairs to apartments 801 and 804 at Gentian Oaks Apartments. Major work items include replacement of termite damaged wood, kitchen repairs, living room and bedroom finishes including painting and flooring, mechanical and electrical repairs.

3609

Weber Construction, Inc of Buena Vista, Georgia, delivered the apparent low bid for \$68,500.00. Weber Construction, Inc. has performed modernization work for the Buena Vista Housing Authority and HACG for several years and provided satisfactory results.

Motion to approve this contract for the repair of termite damage at Gentian Oaks Apartments in the amount of \$68,500.00 was made by Commissioner Stacy, seconded by Commissioner Burdeshaw. Motion carried.

#### REPORT FROM THE GOVERNANCE COMMITTEE:

No report.

#### REPORT FROM THE AUDIT AND FINANCE COMMITTEE:

The Audit and Finance Committee reported earlier on the approval of the fiscal year 2023 CSG Residential and RAD I budgets.

#### REPORT FROM THE REAL ESTATE COMMITTEE:

Commissioner Burdeshaw reported on the December 8, 2022 Real Estate Committee Meeting. The Committee approved purchase, of up to \$10,000, of a piece of property near The Banks at Mill Village from the Mill District. HACG was approached with an offer to sell the Moon Road property and declined. Len Williams presented about the Faircloth-to-RAD Conversions opportunities available for HACG to increase the number of affordable housing in Columbus. The Real Estate Committee would like to explore this option and asked Mr. Williams to draft an RFP for a partnership with a non-profit organization. Finally, Ken Henson asked HACG to consider working with him on an adaptive reuse project using the old Tom's Food Factory. The Real Estate Committee has requested additional information to study the matter further.

#### PUBLIC SAFETY TASK FORCE:

Commissioner Stacy gave a report on the November 16, 2022 Public Safety Task Force Meeting and listed areas of concern for some of the sites:

- Arbor Pointe, Warren Williams, and Farley – complaints of school-aged children loitering and fighting.
- Canty – Someone who was not a resident was shooting in the air and was arrested.
- Nicholson Terrace – The doors to the stairwells have been left propped open and people have been sleeping in there. Management has addressed the issue.
- Wilson – a shooting occurred.

3610

MOVING TO WORK (MTW) CORRECTIVE ACTIVE PLAN  
UPDATE:

Lisa Walters gave an update on the MTW Corrective Action Plan. The lease up at Warren Williams is 96% and 93% for Canty Homes for an average of 94%. Section 8 voucher utilization is 79% or 3,078 vouchers.

The Section 8 wait list will be opening in mid-January 2023. The payment standard was increased to 110% of Fair market Rent (FMR) in February 2022. We are currently working with the HUD Atlanta Field Office to increase the payment standard to 120%. This expansion should boost our residents' chances of finding landlords willing to take housing vouchers.

EXECUTIVE DIRECTOR'S REPORT:

Mrs. Walters reported lease up across all developments is 97%, including the remote Housing Authorities.

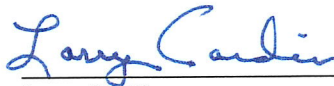
The fiscal year 2023 MTW report was approved by HUD.

Mrs. Walters received a letter from the Affordable Housing Accreditation Board (AHAB) that they are dissolving the organization as of January 1, 2023. Although HACG will no longer have to work to maintain the AHAB accreditation, Mrs. Walters stated the process was good for the agency and identified some areas that needed work.

The 2023 Point in Time Homeless Count is being led by Home for Good, a United Way of Chattahoochee Valley agency. It will take place in Columbus on January 23, 2023 and January 24, 2023. Home for Good is looking for volunteers and anyone interested in participating should contact Pat Frey.

ADJOURN:

There being no further business, Chairman Cardin adjourned the meeting.



Larry Cardin  
Chairman



Lisa L. Walters, CPM  
Secretary-Treasurer





**REATHER D. HOLLOWELL**  
Director

**Columbus, Georgia**  
**Georgia's First Consolidated Government**  
**Department of Human Resources**

P. O. Box 1340  
Columbus, Georgia 31902-1340  
Phone 706-653-4059 • FAX 706-225-4076

Item #3.

To: Clerk of Council

From: Reather D. Hollowell, Director

Date: January 19, 2023

Subject: Personnel Review Board Minutes, January 18, 2023

**Human Resources**

The Personnel Review Board met on January 18, 2023, at 3:30PM, Council Chambers-City Services Center. Members Present: Torrance Goodwin, Tracy Walker, Delano Leftwich, Michael Forte, and Dennis Walsh. The board heard one (1) appeal from an employee of the Columbus Consolidated Government.

<b><u>NAME</u></b>	<b><u>DEPARTMENT</u></b>	<b><u>INCIDENT</u></b>	<b><u>BOARD ACTION</u></b>
Nixon Patterson	Columbus Civic Center	Employee was terminated for violating the following policies:  a. CCG "Work Rules" Policy 220-501	Torrance Goodwin served as chairperson.  The chair announced to uphold the Administration's decision to terminate. Affirmed by 5 of 5 voting members.  The following Board Members voted to uphold the Administration's decision to terminate Nixon Patterson: Torrance Goodwin, Tracy Walker, Delano Leftwich, Michael Forte, Dennis Walsh

**File Attachments for Item:**

**. MAYOR'S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

**BUILDING AUTHORITY OF COLUMBUS:**

**Renee Sturkie**- Interested in serving another term *(Mayor's Appointment)*  
*Eligible to succeed*

Term Expires: March 24, 2023

*This is a two-year term. Board meets as needed.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

**COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS (CIRCLE):**

**Eric Spears** *(Mayor's Appointment)*

*Eligible to succeed*

Term Expires: March 1, 2023

**Akear Mewborn** *(Mayor's Appointment)*

*Does not desire reappointment*

Term Expired: March 1, 2022

*These are four-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**CRIME PREVENTION BOARD:**

**Joyce Dent-Fitzpatrick**- Interested in serving *(Mayor's Appointment)*

**(Law Enforcement Agency)**

*Eligible to succeed*

Term Expires: March 31, 2023

*These are three-year terms. Board meets monthly.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 5**

**COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:**

**COLUMBUS AQUATICS COMMISSION:** Ms. Jensen Melton was nominated to fill the unexpired term of the vacant seat. *(Councilor Cogle's nominee)* Term expires: June 30, 2024

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

**CIVIC CENTER ADVISORY BOARD:**

**Jennifer Teague-** Interested in serving another term (District 6- Allen)

*Eligible to succeed*

Term Expires: March 1, 2023

**Latasha Lee-** Interested in serving another term (District 10- House)

*Eligible to succeed*

Term Expires: March 1, 2023

**Keith Higgins** (District 5- Crabb)

*Not Eligible to serve another term*

Term Expires: March 1, 2023

**John Boyd** (District 9- Thomas)

*Not Eligible to serve another term*

Term Expires: March 1, 2023

**Councilor Crabb is nominating Mr. Jacob Greer to succeed Mr. Keith Higgins.**

***These are three-year terms. Board meets every other month.***

**COUNCIL APPOINTMENTS- ANY NOMINATIONS WOULD BE LISTED FOR THE  
NEXT MEETING:**

**BOARD OF ZONING APPEALS:**

**Alfred Hayes, Jr.** - Interested in serving another term      **Open for Nominations**  
*Eligible to succeed*      **(Council's Appointment)**

Term Expires: March 31, 2023

*This is a three-year term. Board meets monthly.*

**Women: 2**

**Senatorial District 15: 1**

**Senatorial District 29: 4**

**BUILDING AUTHORITY OF COLUMBUS:**

**Leila Carr**      **Open for Nominations**      *Does not desire*  
*reappointment*      **(Council's Appointment)**

Term Expires: March 24, 2023

**Vincent Allen**      **Open for Nominations**  
*Resigned*      **(Council's Appointment)**

Term Expires: March 24, 2023

*This is a two-year term. Board meets as needed.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

**COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON  
ENCOUNTERS (CIRCLE):**

**John Jackson**- Interested in serving another term

**Open for Nominations**

*Eligible to succeed*

**(Council's Appointment)**

Term Expires: March 1, 2023

**Mary Quiller**- Interested in serving another term

**Open for Nominations**

*Eligible to succeed*

**(Council's Appointment)**

Term Expires: March 1, 2023

*These are four-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**HISTORIC & ARCHITECTURAL REVIEW BOARD:**

**Fran Poole Carpenter**- Interested in serving

**Open for Nominations**

*Eligible to succeed*

**(Council's Appointment)**

Term Expires: January 31, 2023

**Emily Flourney**- Interested in serving another term

**Open for Nominations**

**(Uptown Business Association)**

**(Council's Appointment)**

*Eligible to succeed*

Term Expires: January 31, 2023

**Katie Bishop**

*Not Eligible to succeed*

Term Expires: January 31, 2023

**Open for Nominations**

**(Council's Appointment)**

**Claire Berry**

**(Board of Realtors)**

*Not Eligible to succeed*

Term Expires: January 31, 2023

**Open for Nominations**

**(Council's Appointment)**

**Councilor Crabb is nominating Jennifer Lamb for the seat of Claire Berry as the Board of Realtors representative.**

*These are three-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 9**

**Senatorial District 29: 2**

**PLANNING ADVISORY COMMISSION:**

**John P. Steed- Interested in serving another term**

*Eligible to succeed*

Term Expires: March 31, 2023

**Open for Nominations**

**(Council's Appointment)**

*The terms are three years. Board meets twice a month.*

**Women: 3**

**Senatorial District 15: 6**

**Senatorial District 29: 3**



**Columbus Consolidated Government  
Board Appointments – Action Requested**

4. **MAYOR’S APPOINTMENTS- ANY NOMINATIONS MAY BE CONFIRMED FOR THIS MEETING:**

**A. BUILDING AUTHORITY OF COLUMBUS:**

**Renee Sturkie**- Interested in serving another term *(Mayor’s Appointment)*  
*Eligible to succeed*  
 Term Expires: March 24, 2023

*This is a two-year term. Board meets as needed.*

**Women: 3**  
**Senatorial District 15: 2**  
**Senatorial District 29: 3**

**B. COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS (CIRCLE):**

**Eric Spears** *(Mayor’s Appointment)*  
*Eligible to succeed*  
 Term Expires: March 1, 2023

**Akear Mewborn** *(Mayor’s Appointment)*  
*Does not desire reappointment*  
 Term Expired: March 1, 2022

*These are four-year terms. Board meets monthly.*

**Women: 6**  
**Senatorial District 15: 5**  
**Senatorial District 29: 5**

**C. CRIME PREVENTION BOARD:**

**Joyce Dent-Fitzpatrick**- Interested in serving  
(Law Enforcement Agency)

(Mayor's Appointment)

*Eligible to succeed*

Term Expires: March 31, 2023

*These are three-year terms. Board meets monthly.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 5**

5. **COUNCIL APPOINTMENTS- READY FOR CONFIRMATION:**

- A. **COLUMBUS AQUATICS COMMISSION:** Ms. Jensen Melton was nominated to fill the unexpired term of the vacant seat. (*Councilor Cogle's nominee*) Term expires: June 30, 2024

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

A. **CIVIC CENTER ADVISORY BOARD:**

**Jennifer Teague**- Interested in serving another term

(District 6- Allen)

*Eligible to succeed*

Term Expires: March 1, 2023

**Latasha Lee**- Interested in serving another term

(District 10- House)

*Eligible to succeed*

Term Expires: March 1, 2023

**Keith Higgins**

(District 5- Crabb)

*Not Eligible to serve another term*

Term Expires: March 1, 2023

**John Boyd**

(District 9- Thomas)

*Not Eligible to serve another term*

Term Expires: March 1, 2023

**Councilor Crabb is nominating Mr. Jacob Greer to succeed Mr. Keith Higgins.**

*These are three-year terms. Board meets every other month.*

7. **COUNCIL APPOINTMENTS- ANY NOMINATIONS WOULD BE LISTED FOR THE NEXT MEETING:**

**A. BOARD OF ZONING APPEALS:**

**Alfred Hayes, Jr.** - Interested in serving another term

*Eligible to succeed*

Term Expires: March 31, 2023

Open for Nominations  
(Council's Appointment)

*This is a three-year term. Board meets monthly.*

**Women: 2**

**Senatorial District 15: 1**

**Senatorial District 29: 4**

**B. BUILDING AUTHORITY OF COLUMBUS:**

**Leila Carr**

*Does not desire reappointment*

Term Expires: March 24, 2023

Open for Nominations  
(Council's Appointment)

**Vincent Allen**

*Resigned*

Term Expires: March 24, 2023

Open for Nominations  
(Council's Appointment)

*This is a two-year term. Board meets as needed.*

**Women: 3**

**Senatorial District 15: 2**

**Senatorial District 29: 3**

**C. COMMISSION ON INTERNATIONAL RELATIONS & CULTURAL LIAISON ENCOUNTERS (CIRCLE):**

**John Jackson**- Interested in serving another term  
*Eligible to succeed*  
 Term Expires: March 1, 2023

Open for Nominations  
**(Council's Appointment)**

**Mary Quiller**- Interested in serving another term  
*Eligible to succeed*  
 Term Expires: March 1, 2023

Open for Nominations  
**(Council's Appointment)**

*These are four-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 5**

**Senatorial District 29: 5**

**D. HISTORIC & ARCHITECTURAL REVIEW BOARD:**

**Fran Poole Carpenter**- Interested in serving  
*Eligible to succeed*  
 Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Emily Flournoy**- Interested in serving another term  
**(Uptown Business Association)**  
*Eligible to succeed*  
 Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Katie Bishop**  
*Not Eligible to succeed*  
 Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Claire Berry**  
**(Board of Realtors)**  
*Not Eligible to succeed*  
 Term Expires: January 31, 2023

Open for Nominations  
**(Council's Appointment)**

**Councilor Crabb is nominating Jennifer Lamb for the seat of Claire Berry as the Board of Realtors representative.**

*These are three-year terms. Board meets monthly.*

**Women: 6**

**Senatorial District 15: 9**

**Senatorial District 29: 2**

**E. PLANNING ADVISORY COMMISSION:**

**John P. Steed**- Interested in serving another term

*Eligible to succeed*

Term Expires: March 31, 2023

Open for Nominations  
(Council's Appointment)

*The terms are three years. Board meets twice a month.*

**Women: 3**

**Senatorial District 15: 6**

**Senatorial District 29: 3**