

AN ORDINANCE *21-110*
ENTITLED

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND MAP OF THE
CITY OF ALBANY (ORDINANCE NO. 09-102) SO AS TO CHANGE THE
STATUS OF THE PROPERTY HEREINAFTER DESCRIBED

BE IT ORDAINED by the Board of City Commissioners of the City of Albany, Georgia,
and it is hereby ordained by the authority of same:

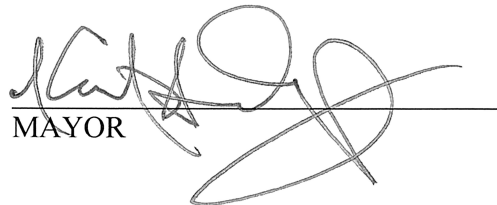
SECTION I: That from and after the passage of this Ordinance the official Zoning
Ordinance and Map of the City of Albany, Ordinance No. 09-102, adopted January 27,
2009, as amended, and the same hereby is further amended so as to change the status of
the property hereinafter described as follows:


CHANGE FROM : C-7c (Mixed-Use Planned-Development District)
TO : C-5 (Office-Institutional-Residential District)
LOCATION : 223 Philema Rd.
OWNER/APPLICANT : ARMJ Investments, LLC
ZONING CASE : #21-016

All that certain tract or parcel of land lying and being in Land Lot 327, First Land District, City of
Albany, Dougherty County, Georgia and being more particularly described as follows: Begin at
the southwest corner of Lot 1 of Lake Worth Subdivision as recorded in Plat Cabinet 1 Slide
C84C of the public records of Dougherty County and go North 15 degrees 53 minutes 41 seconds
West a distance of 216.68 feet; go thence North 49 degrees 47 minutes 26 seconds East a distance
of 114.99 feet; go thence South 40 degrees 12 minutes 34 seconds East a distance of 135.26 feet;
go thence South 46 degrees 22 minutes 07 seconds East a distance of 59.79 feet; go thence South
45 degrees 01 minute 34 seconds East a distance of 70.77 feet to a point on the northwest right-
of-way line of Philema Road; thence follow said right-of-way line of Philema Road South 74
degrees 07 minutes 12 seconds West a distance of 33.80 feet to a jog in the right-of-way line;
thence follow said jog South 15 degrees 52 minutes 49 seconds East a distance of 31.25 feet to a
point on the northwest right-of-way line of Philema Road; thence follow said right-of-way line of
Philema Road South 75 degrees 15 minutes 03 seconds West a distance of 191.49 feet to the
Point of Beginning. Said tract contains 0.950 acres.

SECTION II: That all Ordinances or parts of Ordinances in conflict herewith be, and the
same hereby are repealed.




MAYOR


CITY CLERK
ADOPTED: *April 27, 2021*