

AN ORDINANCE 23-102
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 : R-2 ((Single-Family Residential District)
 TO : C-3 (Commercial District)
 LOCATION : 1920 Ledo Road (Wilmar Lane Portion)
OWNER/APPLICANT : Drake Properties of SWGA/Sherri Smith
ZONING CASE : #23-005

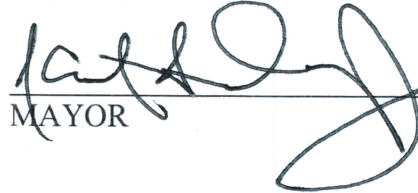
All that certain tract or parcel of land situate lying and being part of Land Lot 408 of the First Land District, Albany, Dougherty County, Georgia and being more particularly described as follows: Begin at the northeast corner of Lot 14 of Hidden Court Subdivision as recorded in Plat Book 1D, Page 9H of the public land records of Dougherty County. From this Point of Beginning go North 00 degrees 59 minutes 01 seconds East for a distance of 466.67 feet; thence go North 88 degrees 57 minutes 52 seconds West for a distance of 455.11 feet to the East right-of-way line of Wilmar Lane; thence follow said right-of-way line North 00 degrees 57 minutes 53 seconds East for a distance of 60.00 feet; thence, leaving said right-of-way line, go South 88 degrees 52 minutes 50 seconds East for a distance of 262.06 feet; thence go North 00 degrees 58 minutes 54 seconds West for a distance of 286.96 feet; thence go North 85 degrees 08 minutes 23 seconds West for a distance of 252.90 feet to the East right-of-way line of Wilmar Lane; thence follow said right-of-way line North 00 degrees 57 minutes 53 seconds East for a distance of 30.21 feet; thence, leaving said right-of-way line, go South 85 degrees 08 minutes 23 seconds East for a distance of 318.94 feet; thence go North 00 degrees 54 minutes 45 seconds East for a distance of 93.17 feet; thence go South 89 degrees 34 minutes 11 seconds East for a distance of 115.83 feet; thence go South 01 degree 00 minutes 00 seconds West for a distance of 239.90 feet; thence go South 58 degrees 45 minutes 00 seconds East for a distance of 297.42 feet; thence go South 88 degrees 53 minutes 00 seconds East for a distance of 197.74 feet; thence go North 00 degrees 56 minutes 00 seconds East for a distance of 391.62 feet; thence go South 89 degrees 11 minutes 14 seconds East for a distance of 28.74 feet; thence go South 00 degrees 56 minutes 45 seconds West for a distance of 467.46 feet; thence go South 89 degrees 08 minutes 17 seconds East for a distance of 467.20 feet; thence go South 00 degrees 56 minutes 45 seconds West for a distance of 467.46 feet; thence go North 89

#23-005

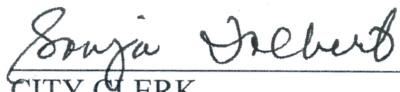
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degrees 03 minutes 56 seconds West for a distance of 929.44 feet to the Point of Beginning. Said tract or parcel contains 12.802 acres.

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


MAYOR

ATTEST:


CITY CLERK
ADOPTED: February 28, 2023

