

AN ORDINANCE 24-102
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 : C-7 and R-1 (Mixed-Use Planned-Development District)
TO : C-3 (Commercial District)
LOCATION : 2406 Westgate Dr.
OWNER : 229 Investments, LLC
APPLICANT : Lanier Engineering, Inc.
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With the conditions being as follows:

- 1) Only uses permitted in C-2 are allowed, except for a car wash**
- 2) Outside storage over 1,000 square feet is permitted**
- 3) The screening fence is to be six-foot-tall, black chain link with black slabs**
- 4) Barbed or razor wire is not allowed**
- 5) the crepe myrtles on the property's north side along Westgate shall be maintained. Additional landscape buffering shall be provided on the street side of the fence**
- 6) Materials stored outdoors cannot exceed the height of the fence.**

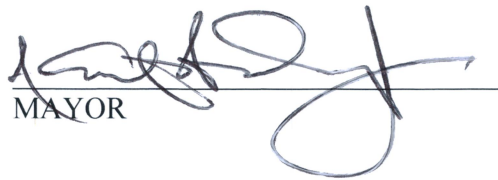
All that tract or parcel of land lying and being in Land Lot 411, First Land District and Land Lot 41, Second Land District, City of Albany, Dougherty, County, Georgia and being more particularly described as follows: Commence at the intersection of the southwest right-of-way line of Dawson Road and the southeast right-of-way line of Westgate Drive and follow said right-of-way line of Westgate Drive S 49 degrees 22 minutes 14 seconds W for a distance of 133.00 feet; thence continue along said right-of-way line S 40 degrees 37 minutes 46 seconds E for a distance of 3.00 feet; thence continue along said right-of-way line S 49 degrees 22 minutes 14 seconds W for a distance of 200.00 feet to the POINT OF BEGINNING. From this POINT OF BEGINNING go S 40 degrees 37 minutes, 46 seconds E for a distance of 197.00 feet; thence go N 49 degrees 22 minutes 14 seconds E for a distance of 333.00 feet to a point on the southwest right-of-way line of Dawson Road; thence follow said right-of-way line S 40 degrees 37 minutes 46 seconds E for a distance of 69.00 feet; thence, leaving said right-of-way line, go S 49 degrees 22 minutes 14 seconds W for a distance of 333.00 feet; thence go S 40 degrees 37 minutes 46 seconds E for a distance of 111.52 feet; thence go S 49 degrees 22 minutes 14 seconds W for a distance of 300.00 feet; thence go N 40

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degrees 37 minutes 46 seconds W for a distance of 377.52 feet to a point on the southeast right-of-way line of Westgate Drive; thence follow said right-of-way line N 49 degrees 22 minutes 14 seconds E for a distance of 300.00 feet to the POINT OF BEGINNING. Said tract contains 3.128 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: January 23, 2024

