

**AN ORDINANCE NO. 24- 117**

**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:

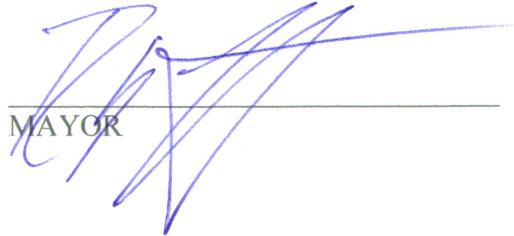
SECTION I: That from and after the passage of this Ordinance the official Zoning Ordinance and Map of the City of Albany, Ordinance No. 09-102, adopted January 27, 2009, as amended, and the same hereby is further amended so as to change the status of the property hereinafter described as follows:

CHANGE FROM : C-R (Community Residential Multiple-Dwelling District)  
TO : M-1 (Restricted Industrial District) **Conditional**  
LOCATION : 420 South Mock Road  
OWNER/APPLICANT : Blue Folder, LLC (James D Wallace)  
ZONING CASE : #24-034

**With the following condition: The use be restricted to a solar farm only with no access to Brierwood.**

All that certain tract or parcel of land situate, lying, and being part of Land Lot 163 of the First Land District of Dougherty County, Georgia and being more particularly described as follows: Commence at northeast right of way intersection of South Mock Road (86' R/W) and CSX Rail Road (100' R/W) and go Northerly 121.49 feet along the arc of a curve to the right, having a radius of 11,416.16 feet, and a chord bearing and distance of N00°01'52"W, a distance of 121.49 feet; go thence N00°16'25"E, a distance of 243.24 feet; go thence S88°14'35"E, a distance of 314.80 feet; thence continue Easterly along said line, a distance of 240.00 feet; go thence N01°43'28"E, a distance of 35.00 feet to the POINT OF BEGINNING. From this point go N01°20'27"E, a distance of 200.06 feet; thence continue Northerly along said line, a distance of 200.06 feet; go thence S88°15'14"E, a distance of 233.00 feet; go thence N12°00'38"E, a distance of 430.31 feet; go thence N05°25'46"W, a distance of 189.49 feet; go thence Northeasterly 312.08 feet along the arc of a curve to the left having a radius of 539.29 feet and a chord bearing a distance of N58°35'03"E, a distance of 307.75 feet; go thence N42°00'20"E, a distance of 717.79 feet; go thence S48°00'12"E, a distance of 1,026.66 feet; go thence S41°59'48"W, a distance of 373.49 feet; go thence S03°29'53"W, a distance of 772.23 feet; go thence N86°31'55"W, a distance of 269.76 feet; go thence S03°30'03"W, a distance of 15.00 feet; go thence N88°16'32"W, a distance of 1,253.22 feet, returning to the POINT OF BEGINNING. Said tract or parcel of land contains 44.27 acres more or less.

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

  
MAYOR

ATTEST

  
CITY CLERK

Adopted: July 23, 2024

