

AN ORDINANCE 24-114

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-2 (General Mixed-Use Business District)
TO	: C-3 (Commercial District)
LOCATION	: 2325 Gillionville Road
OWNER	: South Georgia Premier Logistics, LLC
APPLICANT	: Milan Patel
ZONING CASE	: #24-029

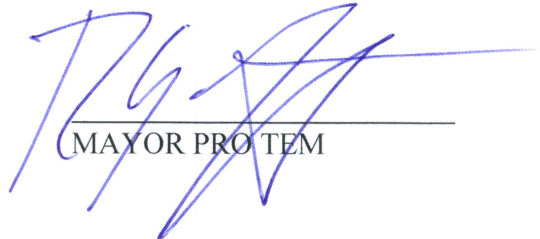
Tract 1: All that tract or parcel of land situate, lying and being in the City of Albany, County of Dougherty, State of Georgia, and being part of Land Lot 412 in the First Land District of Dougherty County, Georgia, being more particularly described as follows: Commence at the intersection of the south right of way of Manor Lane and the east right of way of Meadowlark Drive and from this point go south 1 degree 57 minutes 16 seconds east along the east right of way of Meadowlark Drive for a distance of 683.80 feet to the point of beginning; from this point of beginning, go south 73 degrees 59 minutes 16 seconds east along the south right of way of a drainage easement for a distance of 384.75 feet to a point; thence go south 1 degree 57 minutes 16 seconds east for a distance of 183.07 feet to a point on the south land lot line of Land Lot 412; thence go south 87 degrees 33 minutes 48 seconds west along the south line of said Land Lot 412 for a distance of 190.99 feet to a point; thence go north 1 degree 57 minutes 16 seconds west for a distance of 163.03 feet to a point; thence go south 88 degrees 02 minutes 44 seconds west for a distance of 175.00 feet to the east right of way of Meadowlark Drive; thence go north 1 degrees 57 minutes 16 seconds west along the east right of way of Meadowlark Drives for a distance of 140.33 feet to the point of beginning. Said tract contains 1.392 acres. Said property being Parcel 9 shown on plat of survey of Lake Park Addition Inc. residual Areas, dated April 3, 1979, by Marbury Engineering Company, an excerpt of which is hereto attached as Exhibit A-1 and made a part hereof.

Tract 2: All that tract or parcel of land lying and being in the City of Albany, in Land Lot 413 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Commencing at the intersection of the north right of way of Gillionville Road with the east right of way of Meadowlark Drive, run thence in an easterly direction along the north margin line of Gillionville Road around a curve to the right (radius of 1,959.86 feet, chord bearing of south 78 degrees 49 minutes 32 seconds east, chord distance of 179.69 feet) for an arc distance of 179.75 feet to the southeast corner of the property described in that certain deed from Lake Park Addition, Inc. dated August 14, 1970, recorded in Deed Book 430, Page 537, Dougherty County land records, which point if the Point of Beginning; from said point of beginning, run thence North 01 degrees 57 minutes 16 seconds West for a distance of 28.19 feet to a point on the north land lot line of Land Lot 413; run thence North 87 degrees 35 minutes 44 seconds East along the north line of Land Lot 413 for a distance of 119.34 feet to a point; run thence

South 19 degrees 21 minutes 03 seconds West for a distance of 63.33 feet to a point on the north margin line of Gillionville Road; run thence in a westerly direction along the north margin line of Gillionville Road around a curve to the left (chord bearing of North 74 degrees 43 minutes 23 seconds West; chord distance of 100.86 feet) for an arc distance of 100.87 feet to the point of beginning. This being the same property conveyed by Warranty Deed from Mary Helen Sperry Rogers, John H. Sperry, Harold W. Todd, Jr. and Mary Whinery Todd to S. Thomas Walden and W. Lawence Walden, dated September 29, 1988 and recorded at Deed Book 948, Page 204, in the Dougherty County Land Records.

Tract 3: all that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, City of Albany, being part of Land Lots 412 and 413 of the First Land District of Dougherty County, Georgia, being more particularly described as follows: Begin at the intersection of the North right of way of the Gillionville Road and the East right of way of Meadowlark Drive; from this point go North 1 degree 53 minutes West along the East right of way of Meadowlark Drive for a distance of 150.0 feet; thence go North 88 degrees 07 minutes East for a distance of 175.0 feet; thence go South 1 degree 53 minutes East parallel to Meadowlark Drive for a distance of 191.11 feet to the North right of way of the Gillionville Road; thence go in a Northwesterly direction along the curved right of way of the Gillionville Road, the chord being North 78 degrees 39 minutes 48 seconds West for a distance of 179.76 feet to the point of beginning. Said tract contains 0.6795 acre. Being a the same property conveyed by Warranty Deed from Lake Park Addition, Inc. to Standard Oil Company a division of Chevron Oil Company, dated August 14, 1970, filed for record August 14, 1970, recorded in Deed Book 430, Page 537, in the Office of the Clerk of Superior Court of Dougherty County, Georgia; and conveyed by Chevron U.S.A., Inc., a Pennsylvania Corporation (successor to Standard Oil Company, a division of Chevron Oil Company, by mergers and name changes) to Pecan Haven, Inc., by Warranty Deed dated November 12, 1986, also being the same property conveyed by Warranty Deed from Pecan Haven, Inc., to William L. Walden and Spencer T. Walden, recorded at Deed Book 824, Page 246, in the Dougherty County land records.

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


MAYOR PRO TEM

ATTEST:


CITY CLERK

Adopted: July 23, 2024

