

AN ORDINANCE 16-114
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:

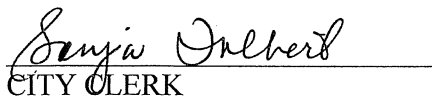
CHANGE FROM : C-2(N)c General Mixed-Use Business District, No On-Premise
Consumption of Alcohol, Conditional)
TO : C-2 (General Mixed-Use Business District)
LOCATION : 2726 Ledo Road
APPLICANT : Calvin King
OWNER : Ledo Place Condominium Association
ZONING CASE : #16-024

With the following conditions: 1) The building setback from the rear property line will be established at 25'; 2) Screening/fencing will be established within the 25' rear setback with a maintained vegetative buffer adjoining the C-5 District to the south. Planning staff must approve the location of fencing and the vegetative buffer, including plantings and materials to achieve the intended buffering effect. A concept plan showing the vegetative buffer and fencing must be submitted and approved by planning staff prior to issuance of a building permit. All that tract or parcel of land lying in or being in Land Lot 1 of the Second Land District of the City of Albany and Dougherty County, Georgia and being all of Tract 1 of the LAMAD MINISTRIES/SCCC, INC. SEASONS CHRISTIAN CARE CENTER Subdivision as per plat recorded in Plat Cabinet 1D Slide 19E, in the Office of the Clerk of the Superior Court of Dougherty County, Georgia and being more particularly described as follows: Beginning at a point on the South right-of-way of Ledo Road (an 80' wide right-of-way), which is the Northeast corner of said Tract 1; THENCE South 01 degree 58 minutes 12 seconds East for a distance of 165.01 feet to a point; THENCE South 87 degrees 16 minutes 10 seconds West for a distance of 298.42 feet to a point; THENCE South 02 degrees 43 minutes 50 seconds East for a distance of 88.66 feet to a point; THENCE South 88 degrees 21 minutes 39 seconds West for a distance of 33.90 feet to a point; THENCE North 01 degree 58 minutes 12 seconds West for a distance of 253.04 feet to a point on the South right-of-way of Ledo Road; THENCE North 87 degrees 16 minutes 10 seconds East for a distance of 331.15 feet along the South right-of-way of Ledo Road to the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record said property contains 1.322 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: June 29, 2016