

AN ORDINANCE 16-106
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 Mixed-Use Planned Development District)
TO : C-2 (General Mixed-Use Business District)
LOCATION : 2816 & 2818 Nottingham Way
OWNER/APPLICANT : Sherwood Properties, LLC
ZONING CASE : #16-009

Legal Description Lot 5 The Shops at Walden Place

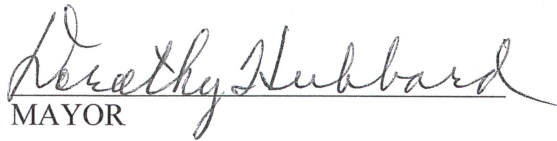
All that certain tract or parcel of land lying and being a part of Land Lot 409, 1st Land District, Albany, Dougherty County, Georgia and being all of Lot 5 of the Shops at Walden Place as recorded in Plat Cabinet "1D" Slide "48A" of the public records of the Clerk of Superior Court Dougherty County, Georgia and being more particularly described as follows: Commence at a point at the mitered right-of-way corner of the intersection of the eastern right-of-way line of Nottingham Way (right-of-way varies) with the southern right-of-way line of Ledo Road (80' right-of-way) and thence go along the eastern right-of-way line of Nottingham Road south 02 degrees, 37 minutes, 52 seconds east for a distance of 397.15 feet to a point, said point being the intersection of the eastern right-of-way line of Nottingham Road with the southernmost line of a 30' access and utility easement and the POINT OF BEGINNING. From said POINT OF BEGINNING, thence leave the eastern right-of-way line of Nottingham Way and go along the southern line of a 30' access & utility easement north 87 degrees, 17 minutes, 41 seconds east for a distance of 266.59 feet to a point; thence leave the southern line of the access & utility easement and go south 02 degrees 37 minutes 46 seconds east for a distance of 171.82 feet along the western line of Lot 7 to a point; thence go south 87 degrees 22 minutes 14 seconds west along the northern line of Lot 6 for a distance of 235.88 feet to a point on the eastern right-of-way line of Nottingham Way (right-of-way varies); thence go along the eastern right-of-way line of Nottingham Way north 7 degrees 33 minutes 38 seconds west for a distance of 159.41 feet to a concrete right-of-way monument; thence go south 87 degrees 22 minutes 08 seconds west for a distance of 17.00 feet to a point; thence go north 02 degrees 37 minutes 52 seconds west for a distance of 12.64 feet to a point, said point being the POINT OF BEGINNING. Said tract contains 0.963 acres, 41,958 square feet.

Legal Description Lot 6 The Shops at Walden Place

All that certain tract or parcel of land lying and being a part of Land Lot 409, 1st Land District, Albany, Dougherty County, Georgia and being all of Lot 6 of The Shops at Walden Place as recorded in Plat Cabinet "1D" Slide "48A" of the public records of the Clerk of Superior Court Dougherty County, Georgia and being more particularly described as follow: Commence at a point at the mitered right-of-way corner of the intersection of the eastern right-of-way line of Nottingham Way (right-of-way varies) with the southern right-of-way line of Ledo Road (80' right-of-way) and thence go along the eastern right-of-way line of Nottingham Road South 02

degrees, 37 minutes, 52 seconds east for a distance of 397.15 feet to a point; said point being the intersection of the eastern right-of-way line of Nottingham Road with the southernmost line of a 30' access and utility easement; thence leave the eastern right-of-way line of Nottingham Way and go along the southern line of a 30' access & utility easement north 87 degrees, 17 minutes, 41 seconds east for a distance of 266.59 feet to a point; thence leave the southern line of the access & utility easement and go south 02 degrees, 37 minutes, 46 seconds east for a distance of 171.82 feet along the eastern line of Lot 5 to a point; said point being THE POINT OF BEGINNING. From said POINT OF BEGINNING, thence go south 02 degrees, 37 minutes, 46 seconds east for a distance of 155.00 feet to a point; thence go south 87 degrees, 22 minutes, 14 seconds west for a distance of 224.60 feet to a point on the eastern right-of-way line of Nottingham Way; thence go along the eastern right-of-way line of Nottingham Way north 02 degrees, 37 minutes, 52 seconds west for a distance of 24.17' to a concrete monument found on the eastern right-of-way line of Nottingham Way; thence continue along the eastern right-of-way line of Nottingham Way north 07 degrees, 33 minutes, 38 seconds west for a distance of 131.32 feet to a point on the eastern right-of-way line of Nottingham Way; thence leave said eastern right-of-way line and go north 87 degrees, 22 minutes, 14 seconds east for a distance of 235.88 feet along the southern line of Lot 5 to a point, THE POINT OF BEGINNING. Said tract contains 0.816 acres, 35,550 square feet.

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


MAYOR

ATTEST:


CITY CLERK

ADOPTED: *March 22, 2016*