

AN ORDINANCE 18-111  
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 : R-3 (Single-Family & Two Family Residential District and C-3  
(Commercial District)  
TO : M-2 (Heavy Industrial District)  
LOCATION : SW Quadrant Liberty Expressway/E. Oglethorpe Blvd.  
APPLICANT : The Estate of Wallace A. Binns  
OWNER : Ryan Sanders/Beltline Energy LLC  
ZONING CASE : #18-035

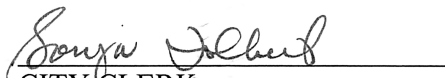
**With the following condition: The use of the property is restricted to a solar power generating facility.** All that tract or parcel of land lying in or being in Land Lot 202 of the First Land District of the City of Albany and Dougherty County, Georgia and being more particularly described as follows: Beginning at an iron pin located at the intersection of the West line of said Land Lot 202 and the South right of way of East Lincoln Avenue (a 50' wide right of way) this point also lies on the East right of way of a 20' wide city alley; thence North 89 degrees 55 minutes 28 seconds East for a distance of 165.62 feet along the South right of way of East Lincoln Avenue to an iron pin; thence along a curve to the left having a radius of 75.00 feet and an arc length of 110.52 feet being subtended by a chord of North 47 degrees 42 minutes 33 seconds East for a distance of 100.79 feet along the Southeast right of way of East Lincoln Avenue to an iron pin; thence North 05 degrees 29 minutes 38 seconds East for a distance of 112.24 feet along the East right of way of East Lincoln Avenue to an iron pin; thence South 89 degrees 09 minutes 05 seconds East for a distance of 243.71 feet to an iron pin located on the West right of way of Liberty Expressway (a variable width right of way) and also known as U.S. Highway 19 and State Route 3; thence along a curve to the left having a radius of 454.95 feet and an arc length of 270.11 feet, being subtended by a chord of South 25 degrees 18 minutes 39 seconds East for a distance of 266.16 feet along the West right of way of Liberty Expressway to an iron pin; thence South 42 degrees 19 minutes 10 seconds East for a distance of 416.16 feet along the West right of way of Liberty Expressway to an iron pin; thence along a curve to the right having a radius of 354.98 feet and an arc length of 328.88 feet; being subtended by a chord of South 15 degrees 46 minutes 40 seconds East for a distance of 317.24 feet along the West right of way of Liberty Expressway to an iron pin; thence South 08 degrees 40 minutes 18 seconds West for a distance of 831.89 feet along the West right of way of Liberty Expressway to an iron pin; thence North 78 degrees 05 minutes 22 seconds West for a distance of 10.00 feet along the West right of way of Liberty Expressway to an iron pin; thence South 11 degrees 54 minutes 38 seconds West for a distance of 605.96 feet along the West right of way of Liberty Expressway to an iron pin; thence North 61 degrees 50 minutes 22 seconds West for a distance

of 441.75 feet to an iron pin; thence South 28 degrees 09 minutes 38 seconds West for a distance of 262.14 feet to a point located on the North right of way of the Georgia Northern Railway (a 100' wide right of way) said point being witnessed by an iron pin located on the line and 1.14' Northeast of said point; thence along a curve to the right having a radius of 1382.69 feet and an arc length of 244.57 feet, being subtended by a chord of North 54 degrees 28 minutes 26 seconds West for a distance of 244.25 feet along the North right of way of the Georgia Northern Railway to an iron pin located on the West line of said Land Lot 202 and the East right of way of a 20' wide City alley; thence North 00 degrees 04 minutes 32 seconds West for a distance of 731.38 feet along the West line of said Land Lot 202 and the East right of way of a 20' wide City alley to an iron pin; thence North 89 degrees 55 minutes 28 seconds East for a distance of 199.75 feet to an iron pin; thence North 07 degrees 58 minutes 44 seconds East for a distance of 856.45 feet to an iron pin; thence South 89 degrees 55 minutes 28 seconds West for a distance of 319.75 feet to an iron pin located on the West line of said Land Lot 202 and the East right of way of a 20' wide City alley; thence North 00 degrees 04 minutes 32 seconds West for a distance of 392.00 feet along the West line of said Land Lot 202 and the East right of way of a 20' wide City alley to an iron pin located at the POINT OF BEGINNING. Together with and subject to covenants, easements, and restrictions of record said property contains 35.258 acres more or less all according to a plat of survey for the Estate of Wallace A. Binns and Pine Development Partnership, L.P. prepared by Larry Burnsed, Georgia Registered Land Surveyor No. 2634 on the date of June 1, 2011 and said plat is incorporated herein by this express reference thereto.

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 24, 2018