

AN ORDINANCE 19-104
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

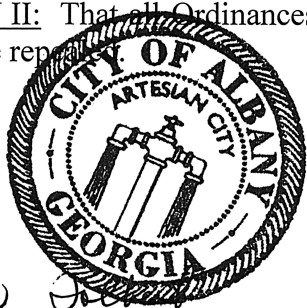
BE IT ORDAINED by the Board of City Commissioners of the City of Albany, Georgia, and it is hereby ordained by the authority of same:

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-6 (Transitional Business District) **Conditional**
LOCATION : 1817 & 1819 Dawson Road
APPLICANT : Still Waters Engineering
OWNER : Harris Leveson VI
ZONING CASE : #19-006

With the following conditions: 1) use of the property is restricted to a professional office or a total of three single family residences each sited on a lot that meets R-1 District requirements; 2) Future development must retain residential character of the adjacent area, including landscaped front yard and traditional setbacks. All that certain tract or parcel of land situate lying and being in Land Lots 405 and 406 of the First Land District of Dougherty County, Georgia and being more particularly described as follows: Begin at the intersection of the southeast R/W of Forest Glen Drive (60' R/W) and the northeast R/W of Dawson Road (84' R/W) and from the point go along said northeast R/W of Dawson Road S 49°24'43"E a distance of 135.42' to the beginning of a curve; go thence along said northeast R/W of Dawson Road around a curve to the right with an arc distance of 94.01', having a radius of 4599.69', whose chord is S 48°49'35"E, a distance of 94.01'; go thence N 38°18'00"E a distance of 207.81' to a point; go thence N 62°02'35"W a distance of 234.64' to said southeast R/W of Forest Glen Drive; go thence around a curve to the right with an arc distance of 65.47', having a radius of 272.10', whose chord is S 33°41'41"W a distance of 65.32'; go thence S 40°35'17"W along said southeast R/W of Forest Glen Drive a distance of 90.53' to said northeast R/W of Dawson Road and the point of beginning. Said tract contains 0.948 acres.

SECTION II: That all Ordinances or parts of Ordinances in conflict herewith be, and the same hereby are repealed.



Dorothy Hubbard
MAYOR

ATTEST:

Sonja
CITY CLERK

ADOPTED: February 26, 2019