

\*\*\*PLEASE CROSS INDEX TO DEED BOOK 144, PAGE 48\*\*\*

AN ORDINANCE 19-121  
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-1 (Single-Family Residential District)  
TO : C-1 (Neighborhood Mixed-Use Business District) **(conditional)**  
LOCATION : 417 Edgewood Ln.  
APPLICANT : Rev. Raymond C. Levreault V.F.  
OWNER : Catholic Diocese of Savannah  
ZONING CASE : #19-064

**With the following condition: No illuminated signage is allowed along Maryland Drive. Should the property cease to be used as a church/school, the property owner shall immediately remove the internally illuminated multi-message signage from the property.**

All that certain tract or parcel of land situate, lying and being in Land Lots 373 and 404 of the First Land District of Albany, Dougherty County, Georgia and being all of Block 7 of Florary Subdivision as shown on a Survey and Map by R. M. Marbury and C. Q. Wright dated March 1925 and recorded in Plat Book 1, Page 66 less property acquired by the State of Georgia for the widening of State Route 234 (Gillionville Road), said property generally being bounded by Maryland Drive on the north, Edgewood Lane on the west, State Route 234 (Gillionville Road) on the south and Baldwin Park on the east and being more particularly described as follows:

Commence at the intersection of the north right-of-way extension of State Route 234 (Gillionville Road) and the east right-of-way extension of Edgewood Lane and from this point go N 05° 01' E along the east right-of-way extension of said Edgewood Lane a distance of 10.0' to the end of a 10' miter located on the east right-of-way of said Edgewood Lane, said point being the Point of Beginning. From this point continue along the east right-of-way of said Edgewood Lane N 05° 01' E a distance of 284.62'; continue along the east right-of-way of said Edgewood Lane around a curve to the right having a radius of 1,713.52' an arc distance of 98.19' with a chord N 06° 39' 30" E a distance of 98.18'; continue along the east right-of-way of said Edgewood Lane N 08° 18' E a distance of 115.77'; continue along the east right-of-way of said Edgewood Lane around a curve to the right having a radius of 1,399.48' an arc distance of 449.42' whose chord is N 17° 29' 59" E a distance of 447.49' to the south right-of-way of Maryland Drive; from this point go S 60° 34' E a distance of 0.74'; continue along the south right-of-way of said Maryland Drive around curve to the left having a radius of 989.20' an arc distance of 352.49' whose chord is S 70° 46' 30" E a distance of 350.63'; continue along the south right-of-way of said Maryland Drive S 80° 59' E a distance of 189.53' to the west property line of Baldwin Park, property being owned by the

City of Albany, Georgia; go thence along the west property line of said Baldwin Park S 52° 01' W a distance of 61.72'; continue along the west property line of said Baldwin Park around a curve to the left having a radius of 440.74' an arc distance of 227.95' whose chord is S 37° 12' W a distance of 225.42'; continue along the west property line of said Baldwin Park S 22° 23' W a distance of 61.72'; continue thence along the west property line of said Baldwin Park around a curve to the left having a radius of 1,282.78' an arc distance of 351.88' whose chord is S 14° 31' 30" W a distance of 350.78'; continue along the west right-of-way of said Baldwin Park S 06° 40' W a distance of 184.39' to the north right-of-way of

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said State Route 234 (Gillionville Road); go thence along the north right-of-way of said State Route 234 (Gillionville Road) around a curve to the left having a radius of 2,894.79' an arc distance of 349.00' whose chord is N 88° 05' 46" W a distance of 348.79'; continue along the north right-of-way of said State Route 234 (Gillionville Road) S 88° 27' W a distance of 30.94' to a 10' miter; go thence along said 10' miter located at the intersection of said State Route 234 (Gillionville Road) and said Edgewood Lane N 43° 16' W a distance of 13.31' to the point of beginning.

Said tract contains approximately 8.66 acres.

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

  
MAYOR

ATTEST:

  
CITY CLERK

ADOPTED: *October 22, 2019*

