

AN ORDINANCE 19-106
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	: R-MHS (Mobile Home Single-Family District), C-3 (Commercial District), C-8 (Commercial Recreation District)
TO	: AG (Agricultural District) Conditional
LOCATION	: 1901 W. Oakridge Dr.
APPLICANT	: Down Home Plantation, LLC
OWNER	: Clarence M. Pippin III
ZONING CASE	: #19-028

With the following conditions: 1) The application of pesticides, herbicides or other chemicals, compounds or substances to the crop trees shall be prohibited with 150' of the western boundary of 909 Willie Pitts, Jr. Rd. (Tax Parcel # 00242/00001/036; 2) The required 150' buffer must be shown on a survey or plat and submitted to Planning and Development within 30 days or before commencement of any chemical application, whichever occurs first. All that tract or parcel of land lying in or being in Land Lots 121 and 160 of the Second Land District of Dougherty County, Georgia and being more particularly described as follows: Beginning at an iron pin located at the Southwest corner of Lot 1, English Road Commercial Park as per plat recorded in Plat Book 5 Page 165; THENCE South 88 degrees 43 minutes 43 seconds East for a distance of 705.22 feet along the South line of said Lot 1 to an iron pin located at the Southeast corner of said Lot 1 on the West right of way of Willie Pitts Jr. Road (formerly known as English Road) (a 80' wide right of way); THENCE South 01 degrees 16 minutes 17 seconds West for a distance of 60.00 feet along the West right of way of Willie Pitts Jr. Road to an iron pin located at the Northeast corner of Lot 8, English Road Commercial Park as per plat recorded in Plat Book 5 Page 189; THENCE North 88 degrees 43 minutes 43 seconds West for a distance of 400.00 feet along the North line of said Lot 8 to an iron pin located at the Northwest corner of said Lot 8; THENCE South 01 degrees 16 minutes 17 seconds West for a distance of 1048.31 feet along the West line of Lots 8-14, English Road Commercial Park to an iron pin located at the Southwest corner of Lot 14, English Road Commercial Park; THENCE South 89 degrees 47 minutes 23 seconds West for a distance of 1043.59 feet to an iron pin; THENCE South 00 degrees 19 minutes 00 seconds West for a distance of 499.39 feet to an iron pin located on the North right of way of Oakridge Drive (a 100' wide right of way); THENCE South 89 degrees 48 minutes 42 seconds West for a distance of 79.06 feet along the North right of way of Oakridge Drive to an iron pin; THENCE North 00 degrees 09 minutes 26 seconds West for a distance of 1789.60 feet to an iron pin; THENCE South 89 degrees 51 minutes 55 seconds West for a distance of 1159.00 feet to an iron pin; THENCE North 01 degrees 05 minutes 54 seconds East for a distance of 228.68 feet to a concrete marker; THENCE North 15 degrees 58 minutes 15 seconds West for a distance of

198.93 feet to an iron pin; THENCE North 43 degrees 44 minutes 25 seconds West for a distance of 245.00 feet to an iron pin; THENCE North 86 degrees 16 minutes 17 seconds West for a distance of 174.92 feet to an iron pin; THENCE South 77 degrees 59 minutes 34 seconds West for a distance of 150.18 feet to an iron pin; THENCE South 50 degrees 22 minutes 55 seconds West for a distance of 146.91 feet to an iron pin located on the West line of said Land Lot 160; THENCE North 00 degrees 58 minutes 14 seconds East for a distance of 768.10 feet along the West line of said Land Lot 160 to an iron pin located on the Southeast right of way of a 100' wide drainage canal; THENCE North 46 degrees 02 minutes 12 seconds East for a distance of 1862.85 feet along the Southeast right of way of said drainage canal to a point; THENCE along a curve to the left having a radius of 622.96 feet and an arc length of 132.84 feet, being subtended by a chord of North 39 degrees 55 minutes 40 seconds East for a distance of 132.59 feet along the Southeast right of way of said drainage canal to a point; THENCE South 18 degrees 22 minutes 08 seconds West for a distance of 473.86 feet to an iron pin; THENCE South 41 degrees 15 minutes 20 seconds West for a distance of 660.00 feet to an iron pin; THENCE South 35 degrees 59 minutes 55 seconds West for a distance of 369.94 feet to an iron pin; THENCE South 21 degrees 14 minutes 49 seconds West for a distance of 122.00 feet to an iron pin; THENCE South 02 degrees 29 minutes 57 seconds West for a distance of 83.02 feet to an iron pin; THENCE South 15 degrees 38 minutes 55 seconds East for a distance of 135.58 feet to an iron pin; THENCE North 68 degrees 38 minutes 15 seconds East for a distance of 280.79 feet to an iron pin; THENCE North 64 degrees 09 minutes 17 seconds East for a distance of 304.11 feet to an iron pin; THENCE North 20 degrees 32 minutes 24 seconds East for a distance of 400.00 feet to an iron pin; THENCE North 33 degrees 52 minutes 14 seconds East for a distance of 241.11 feet to an iron pin; THENCE North 52 degrees 45 minutes 44 seconds East for a distance of 349.96 feet to an iron pin; THENCE North 61 degrees 30 minutes 17 seconds East for a distance of 343.45 feet to an iron pin; THENCE North 53 degrees 46 minutes 54 seconds East for a distance of 501.80 feet to a concrete marker; THENCE South 75 degrees 00 minutes 26 seconds East for a distance of 822.18 feet to an iron pin; THENCE South 11 degrees 46 minutes 50 seconds West for a distance of 560.40 feet to an iron pin; THENCE North 88 degrees 40 minutes 02 seconds West for a distance of 186.74 feet to an iron pin; THENCE along a curve to the right having a radius of 260.00 feet and an arc length of 309.55 feet, being subtended by a chord of South 22 degrees 06 minutes 35 seconds East for a distance of 291.59 feet to an iron pin; THENCE South 11 degrees 59 minutes 54 seconds West for a distance of 49.94 feet to an iron pin; THENCE along a curve to the left having a radius of 200.00 feet and an arc length of 209.44 feet, being subtended by a chord of South 18 degrees 00 minutes 06 seconds East for a distance of 200.00 feet to an iron pin; THENCE South 11 degrees 59 minutes 54 seconds West for a distance of 701.66 feet to an iron pin located on the North line of Lot 7, English Road Commercial Park, as per plat recorded in Plat Book 5, Page 165; THENCE North 89 degrees 28 minutes 12 seconds West for a distance of 102.44 feet to an iron pin located at the Northwest corner of said Lot 7, English Road Commercial Park; THENCE South 11 degrees 58 minutes 06 seconds West for a distance of 789.79 feet along the West line of Lots 7-1, English Road Commercial Park to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record said property contains 160.614 acres more or less all according to a plat of survey for Murray M. Webb, J. Lamar Reese, Jr. & Ben B. Barrow, prepared by Larry Burnsed, Georgia Registered Land Surveyor No. 2634 on the Date of August 14, 2014, and said plat is recorded in Plat Book 7 Page 40 and is incorporated herein by this express reference thereto.

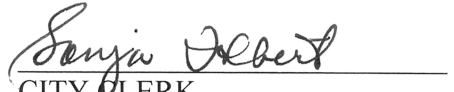
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SECTION II: That all Ordinances or parts of Ordinances in conflict herewith be, and the same hereby are repealed.


MAYOR

ATTEST:


CITY CLERK
ADOPTED: *March 26, 2019*

