

**AN ORDINANCE NO 24- 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	: M-1 (Restricted Industrial District)
TO	: C-3 (Commercial District) <b>Conditional</b>
LOCATION	: 1629 Clark Ave.
OWNER	: Gauriben Patel
APPLICANT	: Jaymin Patel
ZONING CASE	: #24-019

**With the following conditions: Prohibit the following commercial uses allowed in a C-3 Zoning District:**

- 1) Automotive or motor vehicle-type services;**
- 2) Repair shops of any type;**
- 3) Bars or nightclubs;**
- 4) Wholesale or retail sales with outside storage**
- 5) Adult entertainment establishments or stores**

All that tract or parcel of land designated Tract "A" lying and being in Land Lot 200 in the First Land District, Dougherty County, Georgia, consisting of approximately 15.007 acres, more or less, and being more particularly described as follows: Beginning at the intersection of the east right-of-way of Maple Avenue and the north right-of-way of Clark Avenue, go north 88 degrees 56 minutes 00 seconds east a distance of 457.75 feet to a point; go thence north 26 degrees 40 minutes 01 seconds east a distance of 66.61 feet to a point; go thence north 01 degrees 04 minutes 01 seconds west a distance of 263.67 feet to a point; go thence along a curve having a delta angle of 20 degrees 22 minutes 18 seconds, a radius distance of 529.00 feet, an arc distance of 188.09 feet, a chord distance of 187.10 feet along a chord bearing north 09 degrees 06 minutes 53 seconds east; go thence south 87 degrees 25 minutes 30 seconds west a distance of 307.08 feet to a point; go thence north 02 degrees 34 minutes 30 seconds west a distance of 349.23 feet to a point; go thence north 43 degrees 41 minutes 30 seconds east a distance of 873.73 feet to a point; go thence north 20 degrees 30 minutes 27 seconds west a distance of 313.34 feet to a point; go thence along a curve having a delta angle of 04 degrees 29 minutes 22 seconds, a radius distance of 3669.72 feet, an arc distance of 287.54 feet along a chord

distance of 287.47 feet a chord bearing of north 28 degrees 37 minutes 47 seconds west to a point; go thence south 01 degrees 55 minutes 47 seconds east a distance of 354.21

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feet to a point; go thence south 87 degrees 59 minutes 13 seconds west a distance of 182.13 feet to a point; go thence south 02 degrees 33 minutes 40 seconds east a distance of 450.00 feet to a point; go thence south 87 degrees 59 minutes 13 seconds west a distance of 450.00 feet to a point; go thence south 02 degrees 33 minutes 40 seconds east a distance of 1204.50 feet to a point and the Point of Beginning. Said tract contains 15.007 acres, more or less. LESS AND EXCEPT: All that tract or parcel of land situate, lying and being in Land Lot 200 in the First Land District and being all of Tract A-1 comprising of 1.248 acres, more or less, as more particularly shown on that certain plat of survey drawn by Gene W. Webb, Georgia Registered Land Surveyor, under date of October 8, 2006, and recorded in Plat Cabinet 1-D, Slide 23C in the Office of the Clerk of Superior Court of Dougherty County, Georgia.

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

  
MAYOR

ATTEST:

  
CITY CLERK

Adopted: May 28, 2024

