

AN ORDINANCE NO. 24- 115

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-2 (General Mixed-Use Business District)
TO	: C-2c (General Business District) Conditional
LOCATION	: 1706, 1708 & 1710 N. Slappey
OWNER	: 1500NSB Holding, LLC
APPLICANT	: Vishal & Krupali Bodar
ZONING CASE	: #24-036

With the following conditions: 1) An 8-ft opaque fence or wall and a 10-ft vegetative buffer must be installed along the eastern property line abutting the C-R District; 2) If a drive-through that includes a speaker is to be installed, a sound study must be performed to ensure it does not negatively impact the C-R District; 3) No bars or nightclubs; 4) No car sales or car wash.

1706 N, Slappey

All that tract or parcel of land lying and being in the County of Dougherty, State of Georgia, City of Albany, being a portion of Lots 9 & 10, Block 37 of Rawson Circle Subdivision according to a map or plat of same recorded in Plat Book 2, Page 17, in the Office of the Clerk of Superior Court of Dougherty County, Georgia, and known as the southern section of a re-division of said lots and being more particularly described as follows:

Begin at the southwest corner of said Lot No. 9, being also the northeast corner of the intersection of Slappey Drive and a 20-foot alley, and, with this as a beginning point, run thence north along the east side of Slappey Drive a distance of 64 feet; run thence east and parallel to said alley a distance of 150.65 feet to the east line of said Lot Number 10; run thence south along the east line of said Lot Number 10 a distance of 64 feet to the north line of said alley; thence west along the north line of said alley and the south line of said Lots 9 and 10 a distance of 151.7 feet to the point of beginning.

1708 N. Slappey

All that tract or parcel of land situated, lying and being in the City of Albany, Dougherty County, Georgia, and being a part of Lots 9 and 10, in Block 37, of Rawson Circle Subdivision, according to a map or plat of said subdivision, as same is recorded in Plat Book 2 Page 17, (Plat Cabinet 1, Slide A-39) in the Office of the Clerk of Superior Court, Dougherty County, Georgia, and being more particularly described as follows: COMMENCE at the northeast corner of the intersection of North Slappey Boulevard and a 20 foot alley lying North of Tenth Avenue, which point is the southwest corner of said Lot 9, and run thence northerly along the East margin line of North Slappey Boulevard a distance of 64 feet to the point of beginning; run thence easterly on a line parallel with the North line of said public alley a distance of 150.65 feet to the East line of said Lot 10; run thence northerly along the East line of said Lot 10 a distance of 64 feet to a point; run thence westerly on a line parallel with the north line of said

public alley a distance of 149.6 feet to the East margin line of North Slappey Boulevard; run thence southerly along the East margin line of North Slappey Boulevard a distance of 64 feet to the Point of Beginning; said property being known as 1708 North Slappey Boulevard according the present system of numbering in use in the City of Albany, Dougherty County, Georgia.

1710 N. Slappey

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, described as follows: A portion of Lots 9 and 10, Block 37, Rawson Circle Subdivision more particularly described as: BEGINNING at the northwest corner of Lot 9 being at the southeast corner of the intersection of easterly direction along the south side of Eleventh Avenue a distance of 138.5 feet to the northeast corner of said Lot 10; thence in a southerly direction along the east side of Lot 10 a distance of 67 feet; thence in a westerly direction across Lots 9 and 10 a distance of 139.5 feet to the east side of Slappey Drive a distance of 67 feet to the POINT OF BEGINNING. The aforesaid lots are, according to a map or plat of said subdivision, as same is recorded in Plat Book 2, Page 17, (Plat Cabinet 1, Slide A-39), In the office of the Clerk of Superior Court of Dougherty County, Georgia. The street address of said property is 1710 N. Slappey Boulevard.

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



MAYOR PRO TEM

ATTEST



CITY CLERK

Adopted: July 23, 2024

