

AN ORDINANCE NO 24- 116

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-R (Community Residential Multiple Dwelling District)
TO	: C-2 (General Business District) Conditional
LOCATION	: 1010 11 th Ave.
OWNER	: Krupali Bodar and Vishal Bodar
APPLICANT	: Vishal Bodar
ZONING CASE	: #24-013

With the following condition: 1) An 8-ft opaque fence or wall and 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.

1010 Eleventh Avenue

All that tract or parcel of land lying and being in the City of Albany, Dougherty County, Georgia, and being more particularly described as follows:

All of Lot 11 in block 37 of Rawson Circle Subdivision, according to a map or plat of said subdivision as the 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.

SECTION II: That all Ordinances or parts of Ordinances in conflict herewith be, and the same hereby are repealed.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

