

AN ORDINANCE 16-112
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-3 (Single Family & Two-Family Residential District)
TO : C-2 (General Mixed-Use Business District)
LOCATION : 968 South St.
OWNER/APPLICANT : Carlton Davis
ZONING CASE : #16-022

With the following conditions: 1) Due to possible high traffic volume, noise, and/or late hours of operation, the following uses will not be permitted at this location: bars, night clubs, event centers, motor vehicle repair shops, and automated car washes; 2) Any outdoor lighting must be approved by Director of Planning, Development & Code Enforcement and will be designed to minimize effect on neighboring residences; 3) A screening barrier shall be located at or near the rear property line (adjoining 964 South St.) that is a minimum height of six (6) feet and constructed of brick, wood, or similar material. Evergreen trees, with a minimum mature height of sixty (60) feet shall be planted and maintained inside the screening barrier. The southeast side property line must meet this requirement to a point determined by the Planning Director that will offer protection to 511 Moultrie Rd. Required screening and evergreen buffer must be shown on the site plan and approved by the Planning Director prior to issuance of a building permit. All that certain tract or parcel of land situate lying and being part of lot 47, Dixie Heights as recorded in plat book 1 page 73 and being part of land lot 241 of the First Land District, being in the City of Albany, Dougherty County, Georgia and being more particularly described as follows: Begin at the intersection of the northeast right-of-way of Moultrie Road (100' r/w) and the southeast right-of-way of South Street (50' r/w) and go north 32 degrees 50 minutes 00 seconds east along the southeast right-of-way of South Street a distance of 145.25 feet; go thence south 58 degrees 15 minutes 44 seconds east a distance of 208.84 feet; go thence south 32 degrees 50 minutes 00 seconds west a distance of 145.25 feet to the northeast right-of-way of Moultrie Road; go thence north 58 degrees 15 minutes 44 seconds west along the northeast right-of-way of Moultrie Road a distance of

#16-022

Pg. 2

208.84 feet to the southeast right-of-way of South Street and the point of beginning. Said tract or parcel contains 0.696 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: June 29, 2016