

AN ORDINANCE *16-103*
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:

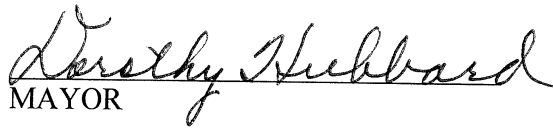
SECTION I: That from and after the passage of this Ordinance the official Zoning Ordinance and Map of the City of Albany, Ordinance No. 09-102, adopted January 27, 2009, as amended, and the same hereby is further amended so as to change the status of the property hereinafter described as follows:

CHANGE FROM : C-2 (General Mixed-Use Business District)
TO : C-3 (Commercial District)
LOCATION : 1908 N. Slappey Blvd.
APPLICANT : Todd Davis
OWNER : SOWEGA Warehousing, LLC
ZONING CASE : #16-002

All that tract or parcel of land lying and being in Land Lot 366 of the First Land District of Dougherty County, Georgia, and being more particularly described as follows: Commence at the intersection of the East right-of-way margin of Slappey Boulevard and the North right-of-way margin of Eleventh Avenue Alley. From said intersection go North along the East right-of-way of Slappey Boulevard a distance of 415 feet to the POINT OF BEGINNING. From said point of beginning, continue North along the Eastern right-of-way of Slappey Boulevard a distance of 85 feet to a point; go thence North 89 degrees 04 minutes East a distance of 100 feet to a point; go thence North 100 feet to a point; go thence North 89 degrees 04 minutes East 320 feet to a point; go thence South 385.0 feet to a point; go thence South 89 degrees 04 minutes West 180.0 feet to the Southeast corner of the Sambo's Restaurant Property; go thence North 200 feet along the Eastern boundary of the restaurant property, formerly Sambo's Restaurant to a point; go thence South 89 degrees 04 minutes West a distance of 240 feet to the point of beginning. Said property is subject to an easement in favor of Murray M. Webb, his heirs, and assigns, for ingress and egress an even 20 feet in width across the described property, said easement being an easement appurtenant to and existing for the benefit of other property now or formerly owned by Murray M. Webb lying adjacent to and south of the described property. Said property is further conveyed subject to an existing and/or laid out and in place on the property, a drainage ditch, or drainage system located therein, approximately 30 feet wide running across the Northern portion of the described property from the Western boundary to the Northeast corner of said described property, in a generally northeasterly direction, and this conveyance is additionally made subject to the rights of parties in said drainage ditch. Said property is further conveyed subject to a covenant that with respect to storm drainage of surface water and sanitary sewer, the

within described property, property now or formerly owned by Murray M. Webb lying adjacent to and south to the described property, and property lying adjacent to the described property now or formerly owned by Sambo's of Georgia, Inc., will be developed in a coordinated manner. Further, the described property will be developed in such a manner as to provide storm drainage of surface water from said property now or formerly owned by Sambo's of Georgia, Inc. property and from the adjacent property now or formerly owned by Murray M. Webb over and across the described property. This covenant is the same as that contained in the Deed from Murray M. Webb to D.L. Jordan dated June __, 1977, which conveyed the subject property. Being the same property described in that certain Warranty Deed dated February 1987, from D.L. Jordan to C.T. Rouse, and recorded in Deed Book 866, Page 35, 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: February 23, 2016