

AN ORDINANCE ²⁰⁻¹¹⁷
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-1 (Neighborhood Mixed-Use Business)
TO : C-2 (General Mixed-Use Business)
LOCATION : 1900 & 1904 N. Slappey Blvd.
APPLICANT : Lanier Engineering, Inc.
OWNER : ACG BBQ Realty Co.; LLC.
ZONING CASE : #20-012

All that tract or parcel of land lying and being in Land Lot 366 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows: Commencing at the intersection of the east right-of-way of North Slappey Boulevard (120 foot right-of-way) with the north right-of-way of Eleventh Avenue, run thence due north along the east right-of-way of North Slappey Boulevard for a distance of 215.0 feet to a point on the north right-of-way of Eleventh Avenue Alley, which is the Point of Beginning; from said Point of Beginning, run thence due north along the east right-of-way of North Slappey Boulevard for a distance of 135,000 feet to a point; leaving the east right-of-way of North Slappey Boulevard, run thence north 89 degrees 04 minutes 00 seconds east for a distance of 100.00 feet to a point; run thence due north for a distance of 80.00 feet to a point; run thence north 89 degrees 04 minutes 00 seconds east for a distance of 320.00 feet to a point; run thence due south for a distance of 5.00 feet to a point; run thence north 89 degrees 04 minutes 00 seconds east for a distance of 130.30 feet to a point; run thence south 00 degrees 56 minutes 00 seconds east for a distance of 210.00 feet to the intersection of the west right-of-way of Cleveland Street (extended) with the north right-of-way of Eleventh Avenue Alley; run thence south 89 degrees 04 minutes 00 seconds west along the north right-of-way of Eleventh Avenue Alley for a distance of 553.70 feet to the east right-of-way of North Slappey Boulevard and the Point of Beginning. This tract contains 2.526 acres, is the same property described in those two certain deeds between Murray M. Webb and George D. Wier, Jr., recorded in Deed Book 63, pages 431 and 432, Dougherty County Land Records; and is more particularly described according to that certain plat of survey for Sonny's Real Pit Bar-B-Q, dated July 19, 2004, as prepared by Gene W. Webb, Georgia registered land surveyor of Lanier Engineering, Inc.

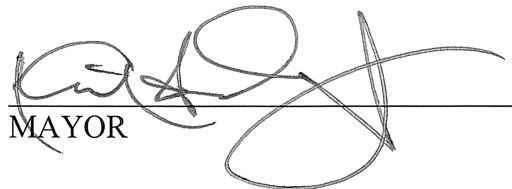
Also known as:

All that tract or parcel of land situate, lying and being in the City of Albany and in Land Lot No. 366 of the First Land District of Dougherty County, Georgia and more particularly described as follows: To obtain the Point of Beginning, commence at a ½" rebar found at the intersection of the east right-of-way of North Slappey Boulevard (120' R/W) and the north right-of-way of Eleventh Avenue Alley (20' R/W), which point is the ***POINT OF BEGINNING***; thence N 00° E along the east right-of-way of North Slappey Boulevard a distance of 134.93' to a nail found on line 0.27' east of right-of-way at the southwest corner of property now or formerly owned by Albany Goods, Inc.; thence N 89°56'49" E along the south property line of said property a distance of 100.27' to a ½" rebar found at the southwest corner of said property; thence N 00°39'00" E along the east property line of said property a distance of 79.28' to a 5/8" rebar found on the south property line of now or formerly property owned by Janet Faircloth Woodward; thence S 89°58'55" E along the south property line of said property and now or formerly property owned by SOWEGA Warehouse, LLC, a distance of 320.37' to a ½" rebar set; thence S 00°29'05" W a distance of 5.00' to a ½" rebar set; thence S 00°29'05" to a ½" rebar set; thence N 89°30'52" E along the south property line of property now or formerly owned by Michael C. Carlos and Andrew C. Carlos a distance of 130.17' to a ½" rebar found on the west property line of property now or formerly owned by said owners; thence S 00°20'29" E along the west property line of said owners a distance of 209.10' to a 5/8" rebar found on the north right-of-way of Eleventh Avenue Alley; thence S 89°52'37" W along said right-of-way a distance of 554.74' back to the ***POINT OF BEGINNING***. Having an area of 109,541 square feet, 2.515 acres.

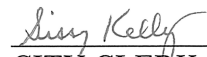
And all that tract or parcel of land lying and being in Land Lot 366 in the First Land District, City of Albany, Dougherty County, Georgia, and being more particularly described as follows: Commencing at the northeast corner of the intersection of North Slappey Boulevard with Eleventh Avenue Alley as said intersection is shown on the plat of Rawson Circle 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, and run thence due north along the east right-of-way of said North Slappey Boulevard a distance of 135 feet to the Point of Beginning; continue thence due North along the east right-of-way of said North Slappey Boulevard a distance of eighty (80) feet to a point; run thence north 89 degrees 04 minutes east a distance of 100 feet to a point; run thence due south a distance of eighty (80) feet to a point; run thence south 89 degrees 04 minutes west a distance of 100 feet to the Point of Beginning; said property being known as 1904 North Slappey Boulevard according to the present system of numbering in the City of Albany, and being more particularly described according to a plat of the property of Robert S. Yarborough III, Robert S. Yarborough IV and James Thad Joiner, Jr., dated September 15, 1996, by Malcolm Burnsed, registered land surveyor, together with all fixtures and personal property attached to and constituting a part of said property, and replacement and additions.

Also known as: all that tract or parcel of land situate, lying and being in the City of Albany and in Land Lot No. 366 of the First Land District of Dougherty County, Georgia, and more particularly described as follows: to obtain the Point of Beginning, commence at a ½" rebar found at the intersection of the east right-of-way of North Slappey Boulevard (120' R/W) and the north right-of-way of Eleventh Avenue Alley (20' R/W), thence N 00°46'50" E along the east right-of-way of North Slappey Boulevard a distance of 134.93' to a nail found on line 0.27' east of the right-of-way which point is the ***POINT OF BEGINNING***; thence continuing along said right-of-way N 00°46'50" E a distance of 79.41' to a drilled hole in concrete set at the southwest corner of property now or formerly owned by Janet Faircloth Woodward; thence S 89°58'55" E along the south property line of said property a distance of 100.09' to a 5/8 rebar found on the property line of now or formerly Albany Foods Realty, LLC; thence S 00°39'00" W along the property line of said property a distance of 79.28' to a ½" rebar found; thence S 89°56'49" W along the property line of said property a distance of 100.27' back to the ***POINT OF BEGINNING***. Having an area of 7948 square feet, 0.182 acres.

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


MAYOR

ATTEST:


CITY CLERK ASST.
ADOPTED: November 24, 2020

