

ORDINANCE NO. 689-2024

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 10880 U.S. HIGHWAY 31, SPANISH FORT, ALABAMA, AND BEARING TAX PARCEL NO. 05-32-07-26-0-000-001.001 FROM R-1 TO B-3

WHEREAS, the owner of the property made the subject of this change in zoning classification has requested that the zoning classification on the property be changed from R-1 to B-3; and

WHEREAS, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Tuesday, November 12, 2024, for the purpose of receiving public comments on the proposed change in zoning classification and, at such meeting, voted to forward a positive recommendation for rezoning the subject property from R-1 to B-3, General Business District; and

WHEREAS, the City Council of the City of Spanish Fort held a meeting on Monday, December 2, 2024, for the purpose of receiving public comments on the proposed change in zoning classification.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SPANISH FORT, ALABAMA, AS FOLLOWS:

SECTION 1. Change in Zoning Classification.

Ordinance No. 51-96, as amended, of the City of Spanish Fort, Alabama, is hereby amended by changing the zoning classification of certain property located at 10880 U.S. Highway 31 bearing tax parcel number 05-32-07-26-0-000-001.001, and being more particularly described in Exhibit 1 which is attached hereto and made a part of this Ordinance as though set forth fully herein, from R-1 Single Family Low Density Residential District, to B-3, General Business District. A map of the surrounding area is attached as Exhibit 2.

SECTION 2. Change in Zoning Map.

The official zoning map for the City of Spanish Fort is hereby amended, changed or altered to reflect the change in zoning classification from R-1, Single Family Low Density Residential District, to B-3, General Business District, on the above referenced property.

SECTION 3. Repealer Clause.

Any ordinance heretofore adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict. Except as expressly amended herein, all terms and provisions contained in Ordinance No. 51-96, as amended, shall remain in full force and effect.

SECTION 4. Severability Clause.

If any part, section or subdivision of this Ordinance shall be held unconstitutional or invalid for any reason, such holding shall not be construed to invalidate or impair the remainder of this Ordinance, which shall continue in full force and effect notwithstanding such holding.

SECTION 5. Effective Date.

This Ordinance shall become effective upon its adoption or as otherwise required by state law.

ADOPTED and APPROVED this ___ day of _____, 2024.

Michael M. McMillan
Mayor

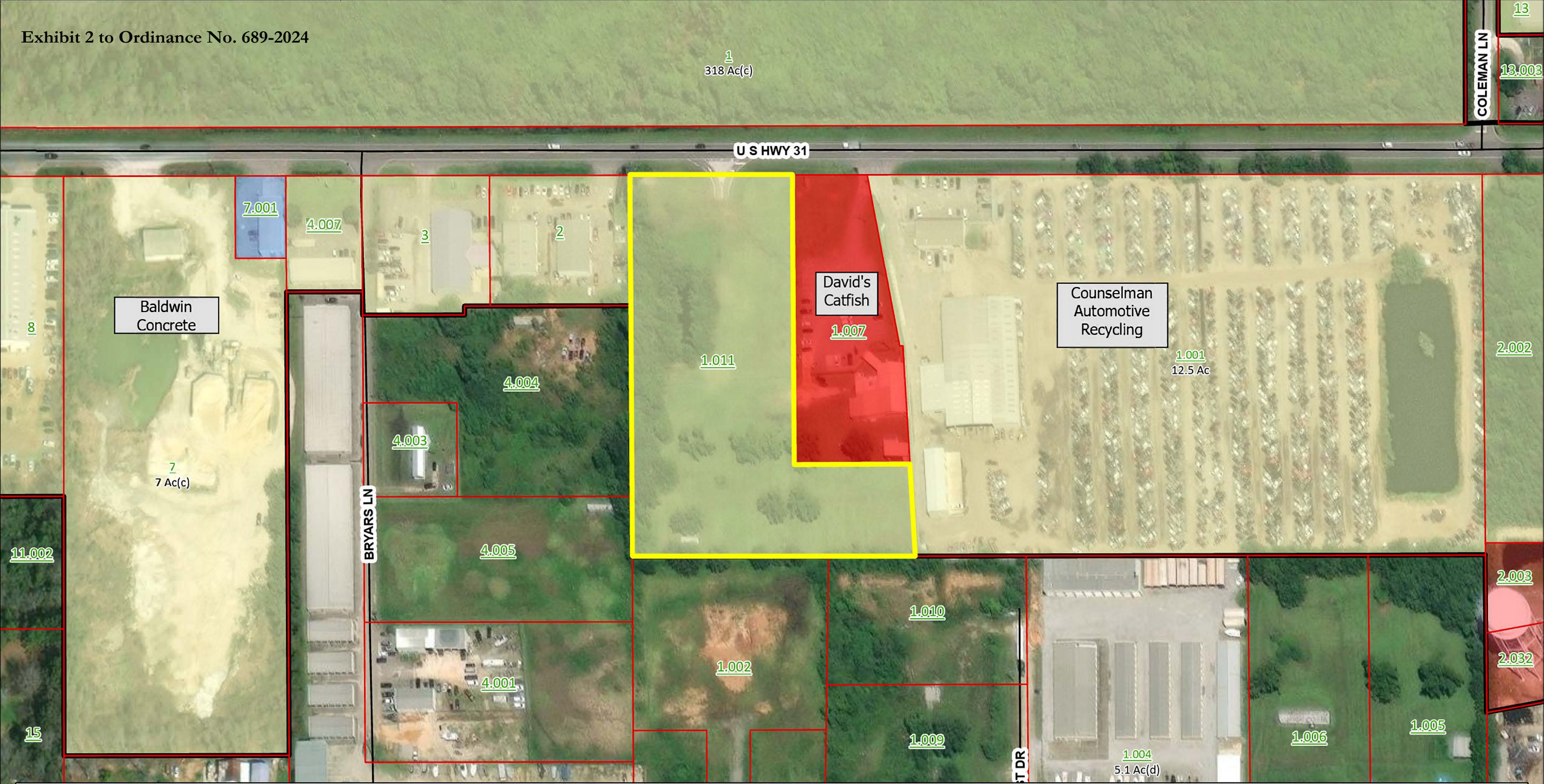
ATTEST:

Rebecca A. Gaines
City Clerk







EXHIBIT "1" TO ORDINANCE NO. 689-2024








LEGAL DESCRIPTION:






Lot 1 JAJ Subdivision, according to the map or plat thereof, recorded on Slide 2617-C in the Office of the Judge of Probate, Baldwin County, Alabama.







SF CITY LIMITS

- SF CITY LIMITS 
- SF ZONING**
- B-1: Professional Business 
 - B-2: Local Business 
 - B-3: General Business 
 - B-4: Major Business 
 - B-5: Hotel/Motel 

- M-1: Light Industrial 
- T-1: Telecommunication 
- State of Alabama 
- Baldwin County 
- City of Spanish Fort 
- PUD: Planned Unit Development 
- R-1: Low-Density Single-Family Residential 

- R-2: Medium-Density Single-Family Residential 
- R-3A: Single Family High Density Residential 
- R-3B: Single Family Patio or Garden Home 
- R-3C: Low Density Multi-Family Residential 
- R-3D: Medium Density Multi-Family Residential 

- R-3E: High Density Multi-Family Residential 
 - R-4: Manufactured/Mobile Home Residential 
- ADJACENT CITIES**
- Bay Minette 
 - Daphne 
 - Loxley 