

ORDINANCE NO. 657-2024

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 7080 SPANISH FORT BLVD., SPANISH FORT, ALABAMA, FROM R-1 TO B-2

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-2; and

WHEREAS, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Monday, February 12, 2024, and the City Council of the City of Spanish Fort held a meeting on _____, 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 7080 Spanish Fort Blvd., Spanish Fort, Alabama, bearing tax parcel number 05-32-09-29-2-001-031.000, 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-2, Local 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-2, Local 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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, CMC
City Clerk

EXHIBIT "1" TO ORDINANCE NO. 643-2023

LEGAL DESCRIPTION:

FROM THE SOUTHEAST CORNER OF LOT 12 IN THE FIRST ADDITION TO SPANISH FORT, ACCORDING TO THE OFFICIAL MAP OR PLAT THEREOF WHICH IS RECORDED IN MAP BOOK 3, PAGE 8, BALDWIN COUNTY, ALABAMA RECORDS, RUN THENCE NORTH ALONG THE EAST LINE OF LOT 12 A DISTANCE OF 440 FEET TO A POINT; RUN THENCE NORTH ALONG THE EAST LINE OF LOT 12 A DISTANCE OF 324.9 FEET TO THE NORTHEAST CORNER OF SAID LOT 12; RUN THENCE IN A WESTERLY DIRECTION ALONG THE NORTH LINE OF THE SAID LOT A DISTANCE OF 202.4 FEET TO THE NORTHWEST CORNER OF SAID LOT 12; RUN THENCE SOUTHERLY ALONG THE WEST LINE OF LOT 12 A DISTANCE OF 288.6 FEET TO A POINT; RUN THENCE EAST 200 FEET TO THE POINT OR PLACE OF BEGINNING, SUBJECT TO EASEMENTS AND RESTRICTIONS CONTAINED IN THE DEED TO THE PARTIES HERETO, WHICH DEED IS DATED APRIL 16, 1962, RECORDED IN DEED BOOK 317 N.S., PAGES 282-3, AND ALSO SUBJECT TO MORTGAGE FROM THE PARTIES TO BALDWIN COUNTY SAVINGS AND LOAN ASSOCIATION WHICH MORTGAGE IS DATED MAY 7, 1962, AND RECORDED IN MORTGAGE BOOK 390, PAGES 328-9.



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ZONING_CLA

- B-1: Professional Business
- B-2: Local Business
- B-3: General Business
- B-4: Major Business District
- Baldwin County
- City of Spanish Fort
- M-1: Light Industrial

- PUD: Planned Unit Development
- R-1: Low-Density Single-Family Residential
- R-2: Medium-Density Single-Family Residential

- R-3: Multi-Family Residential
- R-3D: Medium Density Multi-Family Residential
- R-4: Manufactured/Mobile Home Residential
- State of Alabama

- T-1: Telecommunication Tower District
- B-5: Hotel/Motel
- <all other values>
- SF_City_Limits_0124

- T-1: Telecommunication Tower District
- B-5: Hotel/Motel
- <all other values>
- SF_City_Limits_0124

