

ORDINANCE NO. 686-2024

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 6625 SPANISH FORT BLVD, SPANISH FORT, ALABAMA, AND BEARING TAX PARCEL NO. 05-32-09-30-1-002-002.003 FROM B-2 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 B-2 to B-3; and

WHEREAS, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Monday, October 14, 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 B-2 to B-3, General Business District; and

WHEREAS, the City Council of the City of Spanish Fort held a meeting on Monday, November 18, 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 6625 Spanish Fort Blvd., bearing tax parcel number 05-32-09-30-1-002-002.003, 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 B-2 Local Business 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 B-2, Local Business 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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. 686-2024

LEGAL DESCRIPTION:

STATE OF ALABAMA
BALDWIN COUNTY

The Land referred to herein below is situated in the County of Baldwin, State of Alabama, and is described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 23 OF GENERAL ROBERT E. LEE CIRCLE AS RECORDED IN MAP BOOK 5, PAGE 237 IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 29°32'05" WEST A DISTANCE OF 50.59 FEET TO A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 69°13'45" EAST, PARALLEL WITH AND 50 FEET NORTH OF SAID LOT 23 SOUTH LINE PROLONGATION, A DISTANCE OF 340.22 FEET TO THE WEST LINE OF LOT 1, BARNES SUBDIVISION AS RECORDED IN SLIDE 2213-A IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 20°46'03" EAST, ALONG SAID WEST LINE OF LOT 1, A DISTANCE OF 200.40 FEET TO THE NORTH MARGIN OF U.S. HIGHWAY 31, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 69°16'00" WEST, ALONG SAID NORTH MARGIN, A DISTANCE OF 277.51 FEET TO THE EAST LINE OF A PARCEL DESCRIBED IN INSTRUMENT 1210400, A POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE NORTH 20°43'45" WEST, ALONG SAID EAST PARCEL LINE, A DISTANCE OF 150.21 FEET TO THE NORTHEAST CORNER OF SAID PARCEL, SAID POINT MARKED BY A CAPPED IRON ROD (REBAR); THENCE SOUTH 69°13'45" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 55.09 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 58522.3 SQUARE FEET (1.3 ACRES), MORE OR LESS.



Maxar, Microsoft, KCS

ZONING CLASSIFICATION

- B-1: Professional Business
- B-2: Local Business

- B-3: General Business
- B-4: Major Business District
- B-5: Hotel/Motel
- M-1: Light Industrial

- T-1: Telecommunication Tower District
- 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-3: Multi-Family Residential
- R-3D: Medium Density Multi-Family Residential

- R-4: Manufactured/Mobile Home Residential
- <all other values>
- Lot Lines

