

**ORDINANCE NO. 663-2024**

**AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED ON BATTLESHIP PARKWAY, SPANISH FORT, ALABAMA, AND BEARING TAX PARCEL NO. 05-31-08-27-0-000-007.000 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-3; and

**WHEREAS**, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Monday, March 11, 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-2, Local Business District; and

**WHEREAS**, the City Council of the City of Spanish Fort held a meeting on Monday, April 1, 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 on Battleship Parkway, bearing tax parcel number 05-31-08-27-0-000-007.000, 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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  
City Clerk

**EXHIBIT "1" TO ORDINANCE NO. 663-2024**

LEGAL DESCRIPTION:

BEGINNING AT A POINT ON THE WEST BANK OF THE WEST FORK OF APPALACHEE RIVER WHERE SAME IS INTERSECTED BY THE SOUTH RIGHT OF WAY LINE OF COCHRANE BRIDGE (U.S. HIGHWAY 90) THENCE NORTH 79 DEGREES 06 MINUTES WEST ALONG SAID RIGHT OF WAY 200 FEET TO A POINT; SAID POINT BEING DUE SOUTH FROM A POINT ON THE SOUTH EDGE OF THE PAVED ROADWAY, 265 FEET WEST FROM THE WEST END OF THE CONCRETE BRIDGE ACROSS THE ABOVE NAME RIVER; THENCE SOUTH 230 FEET MORE OR LESS TO THE WESTERN MARGIN OF SAID RIVER, ALONG THE MARGIN THEREOF 285 FEET MORE OR LESS, TO THE POINT OF BEGINNING AND BEING PART OF THE NORTHWEST QUARTER OF TRACT SECTION 26, TOWNSHIP 4 SOUTH, RANGE 1 EAST, BALDWIN COUNTY, ALABAMA, ACCORDING TO . PLAT OF SURVEY BY DURANT ENGINEERING.

Exhibit 2 to Ordinance No. 663-2024



Spanish\_Fort\_Zoni

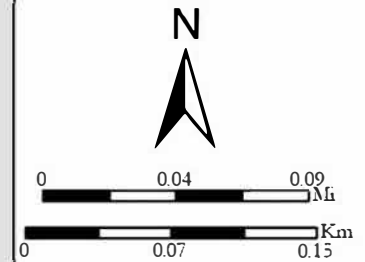
ZONING\_CLA

- 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



Maxar, Microsoft