

The following Ordinance was adopted at the August 7, 2023, City Council Meeting.

ORDINANCE NO. 641-2023

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTIES DESCRIBED AS LOTS 4, 5, 6, 7, 8, 10 AND 11 OF WOODSIDE BUSINESS PARK, SPANISH FORT, ALABAMA, FROM R-1 TO B-2

WHEREAS, the owner of the properties made the subject of this change in zoning classification has requested that the zoning classification on the properties 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, July 10, 2023, and the City Council of the City of Spanish Fort held a meeting on August 7, 2023, 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 Broken Branch Circle, being further described as Lots 4, 5, 6, 7, 8, 10 and 11, Woodside Business Park, bearing tax parcel numbers described in Exhibit 1, and being more particularly described in Exhibit 2 which are 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 3.

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, General Business District, on the above referenced properties.

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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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 7th day of August, 2023.

Michael M. McMillan
Mayor

ATTEST:

Rebecca A. Gaines
City Clerk

EXHIBIT 1 TO ORDINANCE NO. 641-2023

Pensco Trust Company LLC, Custodian FBO, Nathan L. Cox, IRA Owned Lots
Woodside Business Park

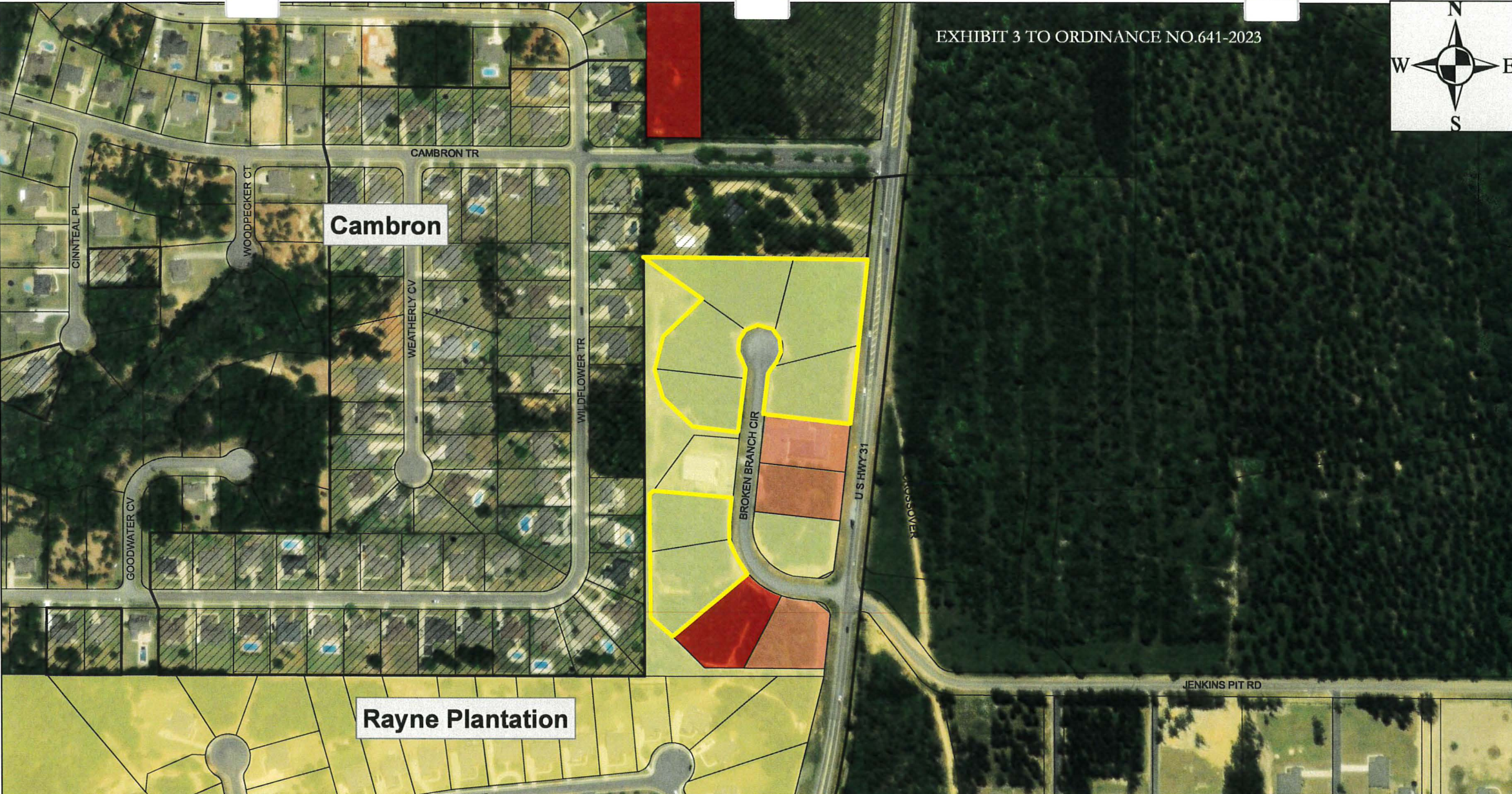
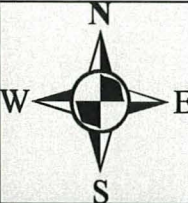
Lot Number	Parcel ID	PPIN
4	05-33-04-18-0-000-004.004	312192
5	05-33-04-18-0-000-004.005	312193
6	05-33-04-18-0-000-004.006	312194
7	05-33-04-18-0-000-004.007	312195
8	05-33-04-18-0-000-004.008	312196
10	05-33-04-18-0-000-004.010	312198
11	05-33-04-18-0-000-004.011	312199

EXHIBIT "2" TO ORDINANCE NO. 641-2023

LEGAL DESCRIPTION:

LOTS 4, 5, 6, 7, 8, 10 AND 11, WOODSIDE BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED ON SLIDE 2421-F IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA

Exhibit 2



Legend

- | | | | | |
|----------------------------|------------------------------|-------------------------------|---|---|
| RoadCenterlines_081721 | B-3: General Business | City of Spanish Fort | R-1: Low-Density Single-Family Residential | R-4: Manufactured/Mobile Home Residential |
| Parcel_2021_3_18 | B-4: Major Business District | Extraterritorial Jurisdiction | R-2: Medium-Density Single-Family Residential | State of Alabama |
| B-1: Professional Business | B-5: Hotel/Motel | M-1: Light Industrial | R-3: Multi-Family Residential | T-1: Telecommunication Tower District |
| B-2: Local Business | Baldwin County | PUD: Planned Unit Development | R-3D: Medium Density Multi-Family Residential | |