

ORDINANCE NO. 687-2024

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT EXTENDING THE REZONING 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 requested that the zoning classification on the property be changed from R-1 to B-2, which request was approved by the Spanish Fort City Council in Ordinance No. 641-2023 on August 7, 2023; and

WHEREAS, by letter dated August 14, 2024, Sam Kearns, submitted a request for an extension of the rezoning approval on behalf of Pensco Trust Company, LLC, Custodian FBO, Nathan L. Cox, IRA, and

WHEREAS, the City Council of the City of Spanish Fort, Alabama, finds good cause exists to extend the time limit of the rezoning approval for a period not to exceed an additional twelve months from August 7, 2024.

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

SECTION 1. Extension of Change in Zoning Classification.

In accordance with Section 11.11 of Ordinance No. 51-96, as amended, of the City of Spanish Fort, Alabama, the rezoning of certain property described in Exhibit 1 attached hereto, 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, as approved by the Spanish Fort City Council on August 7, 2024, is hereby for an additional twelve months through August 7, 2025. A map of the surrounding area is attached as Exhibit 2.

SECTION 2. 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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, and Ordinance No. 641-2023, shall remain in full force and effect.

SECTION 3. 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 4. 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

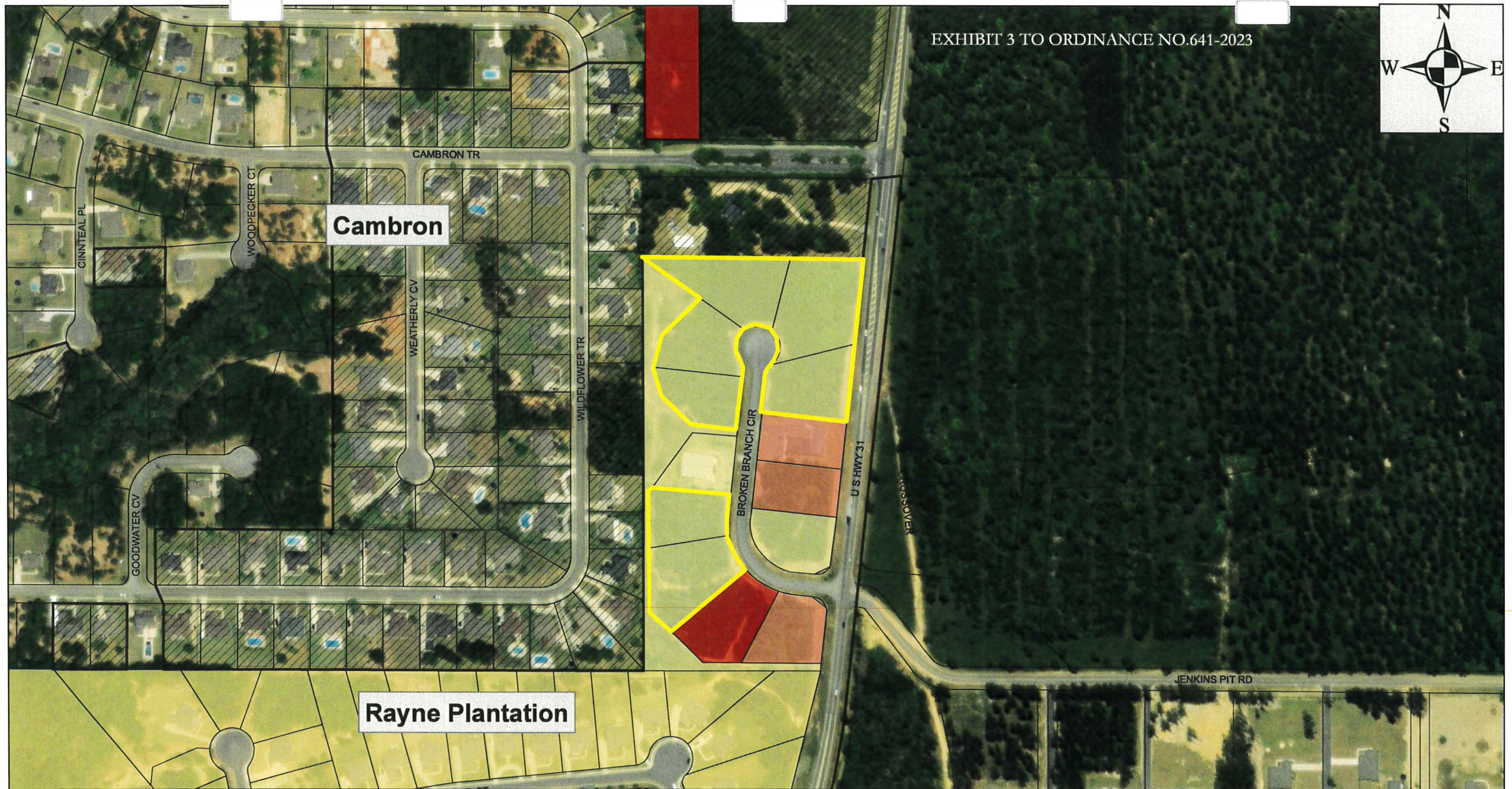
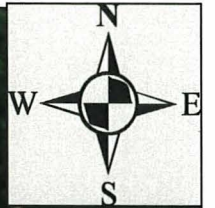
ATTEST:

Rebecca A. Gaines, CMC
City Clerk

EXHIBIT "1" TO ORDINANCE NO. 615-2022

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



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