

ORDINANCE NO. 671-2024

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT ESTABLISHING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY AS B-2, LOCAL BUSINESS DISTRICT

WHEREAS, the owner of the property, Mag 7 LLC, has requested the property described below be pre-zoned in accordance with Ala. Code § 11-52-85 (1975); and

WHEREAS, the owner has submitted a request in writing that the subject property be zoned B-2, Local Business District, upon its annexation into the corporate limits of the City of Spanish Fort; and

WHEREAS, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on June 10, 2024, and the City Council of the City of Spanish Fort held a meeting on July 1, 2024, for the purpose of receiving public comments on the proposed zoning classification.

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

SECTION 1. Establishment of Zoning Classification.

In accordance with Ala. Code § 11-52-85 (1975), upon annexation of that certain property, or portion thereof, bearing Baldwin County Tax Parcel No. 05-29-05-16-0-000-001.004, 05-29-05-21-0-000-001.004 and 05-29-05-22-0-000-008.000 into the corporate limits of the City of Spanish Fort, said property being more particularly described as set forth in the legal description in Exhibit “A” which is attached hereto and made a part of this Ordinance as though set forth fully herein, the said property, or any portion thereof annexed into the City, shall be zoned B-2, Local Business District. A map of the subject property is attached as Exhibit “B” hereto.

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 establishment of the zoning classification of 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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 "A" TO ORDINANCE NO. 671-2024

LEGAL DESCRIPTION:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1, WHITEHOUSE CREEK ACRES SUBDIVISION, AS RECORDED IN A MAP OR PLAT THEREOF, IN SLIDE 1262-B, IN THE OFFICE OF THE JUDGE OF PROBATE COURT, BALDWIN COUNTY, ALABAMA:

THENCE RUN SOUTHERLY ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 938 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;

THENCE RUN WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 22 AND ALSO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 21, BOTH BEING IN TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA, A DISTANCE OF 3960 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA;

THENCE RUN NORTHERLY, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA,, A DISTANCE OF 1827, MORE OR LESS, TO A POINT ON THE SOUTHERN BOUNDARY OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE;

THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERN BOUNDARY, A DISTANCE OF 166 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE;

THENCE RUN NORTHEASTERLY, ALONG THE EASTERN BOUNDARY OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE, A DISTANCE OF 228 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE;

THENCE RUN NORTHWESTERLY, ALONG THE NORTHERN BOUNDARY OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE, A DISTANCE OF 118 FEET, TO THE SOUTHEAST CORNER OF PARCEL NUMBER 05-29-05-21-0-000-001.001, CURRENT OWNER BEING DARYL LEE- LIFE ESTATE;

THENCE RUN NORTHEASTERLY, ALONG THE EASTERN BOUNDARY OF PARCEL NUMBER 05-29-05-21-0-000-001.001, CURRENT OWNER BEING DARYL LEE- LIFE ESTATE, A DISTANCE OF 243 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL NUMBER 05-29-05-16-0-000-006.000, CURRENT OWNER BEING THOMAS EUGENE COOK SR.;

THENCE RUN NORTHERLY, ALONG THE EASTERN BOUNDARY OF PARCEL NUMBER 05-29-05-16-0-000-006.000, CURRENT OWNER BEING THOMAS EUGENE COOK SR., A DISTANCE OF 275 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PARCEL NUMBER 05-29-05-16-0-000-006.000, CURRENT OWNER BEING THOMAS EUGENE COOK SR.;

THENCE RUN NORTHWESTERLY, ALONG THE NORTHERN BOUNDARY OF PARCEL NUMBER 05-29-05-16-0-000-006.000, CURRENT OWNER BEING THOMAS EUGENE COOK SR., A DISTANCE OF 334 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL NUMBER 05-29-05-16-0-000-005.002, CURRENT OWNER BEING MILDRED DIANNE TENNANT;

THENCE RUN NORTHEASTERLY, ALONG THE EASTERN BOUNDARY OF PARCEL NUMBER 05-29-05-16-0-000-005.002, CURRENT OWNER BEING MILDRED DIANNE TENNANT, A DISTANCE OF 370 FEET, MORE OR LESS, TO THE SOUTHERN RIGHT-OF-WAY OF WHITEHOUSE FORK ROAD EXTENSION;

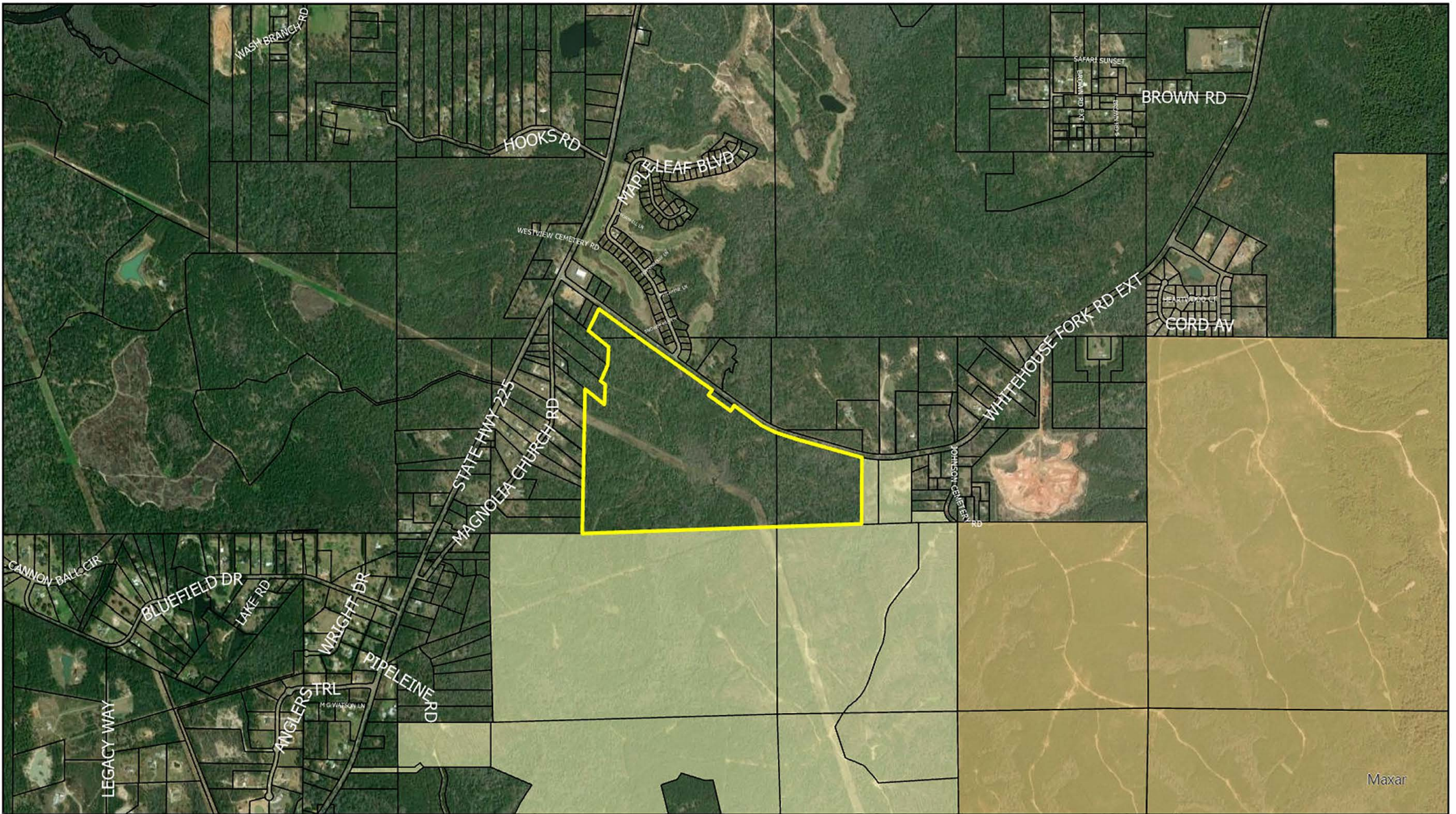
THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 1964 FEET, MORE OR LESS, TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY, BEING A DISTANCE OF 50 FEET, MORE OR LESS, FROM THE WESTERN BRIDGE END CROSSING WHITEHOUSE CREEK;

THENCE RUN SOUTHWESTERLY, LEAVING SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 100 FEET, MORE OR LESS;

THENCE RUN SOUTHEASTERLY A DISTANCE OF 332 FEET, MORE OR LESS;

THENCE RUN NORTHEASTERLY, A DISTANCE OF 100 FEET, MORE OR LESS, TO A POINT ON SAID SOUTHERN RIGHT-OF-WAY, BEING A DISTANCE OF 50 FEET, MORE OR LESS, FROM THE EASTERN BRIDGE END CROSSING WHITEHOUSE CREEK;

THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERN RIGHT-OF-WAY, A DISTANCE OF 2131 FEET, MORE OR LESS, TO THE POINT OF BEGINNING. SAID ANNEXATION PARCEL, CONTAINING 162 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTIONS 16, 21, AND 22, ALL BEING IN TOWNSHIP 3 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.



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ZONING
CLASSIFICATION

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

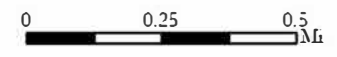
- B-3: General Business
- B-4: Major Business District
- B-5: Hotel/Motel
- M-1: Light Industrial
- T-1: Telecommunication Tower District

- 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>
- Parcels

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