

ORDINANCE NO. 721-2025

AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 9917-A SPANISH FORT BLVD. FROM R-1 to B-4

WHEREAS, the owner of the property made the subject of this change in zoning classification has requested that the zoning classification on the property located at 9917-A Spanish Fort Blvd. and bearing tax parcel no. 05-32-05-22-0-000-081.001 be changed from R-1 to B-4; and

WHEREAS, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Monday, August 11, 2025, for the purpose of receiving public comments on the proposed change in zoning classification, and at such meeting, voted to forward a positive recommendation that the property be rezoned to B-3, General Business District; and

WHEREAS, the City Council of the City of Spanish Fort held a meeting on September 2, 2025, 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 9917-A Spanish Fort Blvd. and bearing tax parcel no. 05-32-05-22-0-000-081.001 from R-1, Single Family Low Density Residential District, to B-3 General Business District. Said property is more particularly described in Exhibit 1 which is attached hereto and made a part of this Ordinance as though set forth fully herein. A map of the property and 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 of the property described as 9917-A Spanish Fort Blvd and bearing tax parcel no. 05-32-05-22-0-000-081.001 from R-1, Single Family Low Density Residential District, to B-3 General Business District.

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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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 _____, 2025.

Michael M. McMillan
Mayor

ATTEST

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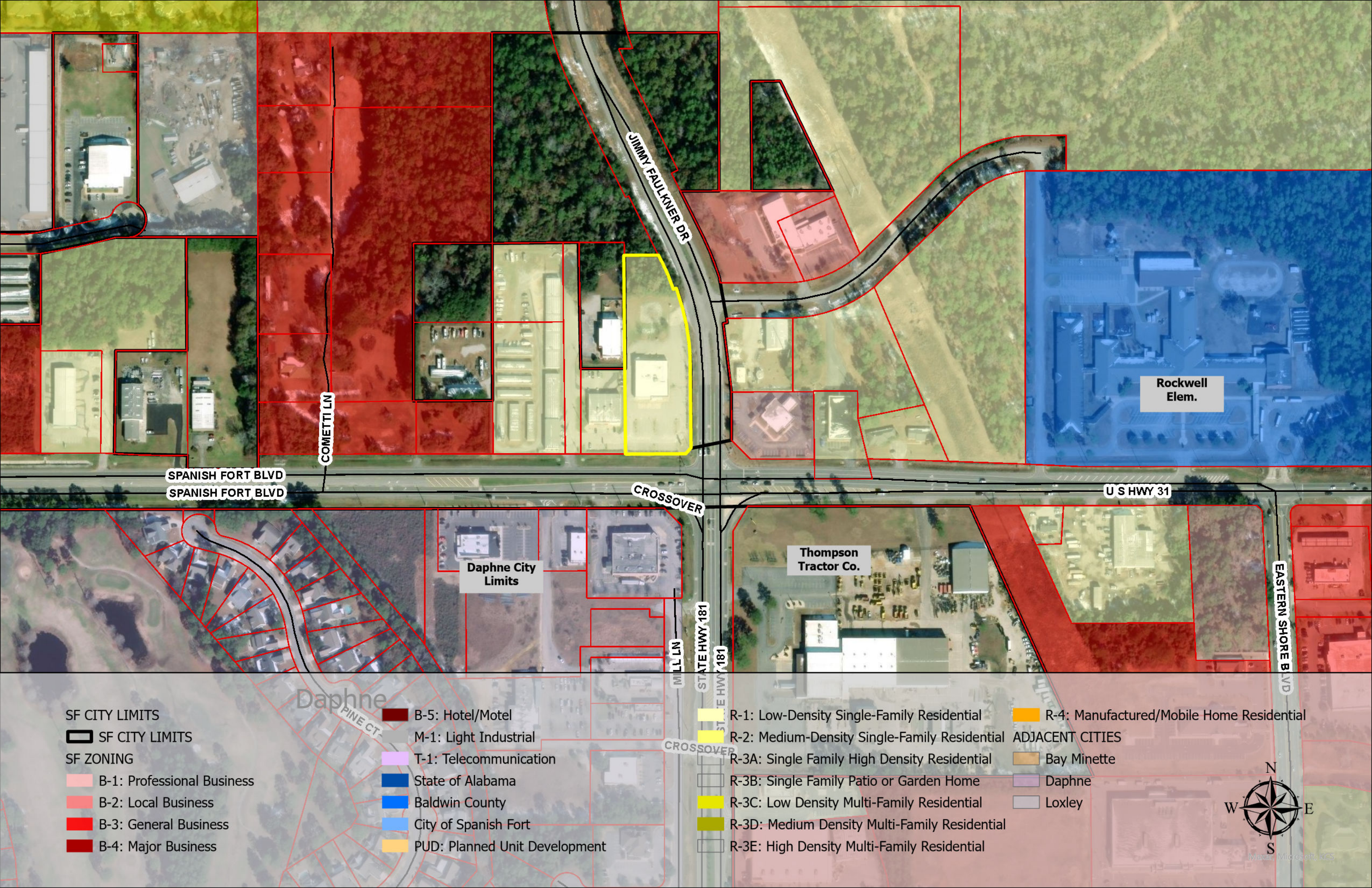
Rebecca A. Gaines, CMC
City Clerk

EXHIBIT 1

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

COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE GO NORTH 00° 31' 01" WEST ALONG THE EAST LINE OF SAID SECTION 22 FOR A DISTANCE OF 60.58 FEET; THENCE GO SOUTH 89° 36' 10" WEST FOR A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 89° 36' 10" WEST FOR A DISTANCE OF 210.00 FEET; THENCE GO NORTH 00° 30' 40" WEST FOR A DISTANCE OF 63.68 FEET TO NORTH RIGHT-OF-WAY LINE OF HIGHWAY 31 (R/W WIDTH UNDETERMINED) AND THE POINT OF BEGINNING; THENCE GO NORTH 89° 50' 47" EAST FOR A DISTANCE OF 165.93 FEET; THENCE GO NORTH 44° 40' 31" EAST FOR A DISTANCE OF 23.30 FEET TO THE WEST RIGHT-OF-WAY LINE OF JIMMY FAULKNER ROAD (R/W WIDTH UNDETERMINED); THENCE GO NORTH 00° 30' 11" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 216.20 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 740.00 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY HAVING A RADIUS OF 740.00 FEET FOR AN ARC DISTANCE OF 241.43 FEET (DELTA = 18° 41' 35", CHORD BEARING = NORTH 09° 50' 59" WEST, CHORD DISTANCE = 240.36 FEET); THENCE GO SOUTH 70° 48' 14" WEST ALONG SAID WEST RIGHT-OF-WAY FOR A DISTANCE OF 10.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 730.00 FEET; THENCE GO NORTHERLY ALONG THE ARC OF SAID CURVED RIGHT-OF-WAY HAVING A RADIUS OF 730.00 FEET FOR AN ARC DISTANCE OF 97.26 FEET (DELTA= 07° 59' 33", CHORD BEARING=NORTH 23° 11' 33" WEST, CHORD DISTANCE= 97.19 FEET) TO A POINT OF TANGENCY; THENCE GO NORTH 26° 22' 50" WEST ALONG SAID WEST RIGHT-OF-WAY LINE FOR A DISTANCE OF 4.45 FEET; THENCE GO SOUTH 89° 36' 10" WEST FOR A DISTANCE OF 94.59 FEET; THENCE GO SOUTH 00° 30' 40" EAST FOR A DISTANCE OF 324.29 FEET; THENCE GO SOUTH 89° 59' 58" WEST FOR A DISTANCE OF 122.99 FEET; THENCE GO SOUTH 00° 16' 00" WEST FOR A DISTANCE OF 235.46 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 31; THENCE GO NORTH 89° 50' 59" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY: COMMENCE AT A RAILROAD SPIKE MARKING THE SOUTHEAST CORNER OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA; THENCE GO NORTH 00° 31' 01" WEST ALONG THE EAST LINE OF SAID SECTION 22 FOR A DISTANCE OF 60.58 FEET; THENCE GO SOUTH 89° 36' 10" WEST FOR A DISTANCE OF 60.00 FEET; THENCE GO SOUTH 89° 36' 10" WEST FOR A DISTANCE OF 210.00 FEET; THENCE GO NORTH 00° 30' 40" WEST FOR A DISTANCE OF 63.68 FEET TO THE NORTH RIGHT-OF-WAY LINE OF HIGHWAY 31 (R/W WIDTH UNDETERMINED) AND THE POINT OF BEGINNING; THENCE GO NORTH 00° 30' 40" WEST FOR A DISTANCE OF 235.13 FEET; THENCE GO SOUTH 89° 59' 58" WEST FOR A DISTANCE OF 122.99 FEET; THENCE GO SOUTH 00° 16' 00" WEST FOR A DISTANCE OF 235.46 FEET TO THE AFORESAID NORTH RIGHT-OF-WAY LINE OF HIGHWAY 31; THENCE GO NORTH 89° 50' 59" EAST FOR A DISTANCE OF 126.20 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 22, TOWNSHIP 4 SOUTH, RANGE 2 EAST, BALDWIN COUNTY, ALABAMA AND CONTAINS 0.67 ACRES MORE OR LESS.



SF CITY LIMITS

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SF ZONING

- B-1: Professional Business
- B-2: Local Business
- B-3: General Business
- B-4: Major Business

- B-5: Hotel/Motel
- M-1: Light Industrial
- T-1: Telecommunication
- 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-3A: Single Family High Density Residential
- R-3B: Single Family Patio or Garden Home
- R-3C: Low Density Multi-Family Residential
- R-3D: Medium Density Multi-Family Residential
- R-3E: High Density Multi-Family Residential

- R-4: Manufactured/Mobile Home Residential
- ADJACENT CITIES
- Bay Minette
- Daphne
- Loxley



Map: Microsoft, RCS