

**ORDINANCE NO. 673-2024**

**AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT  
CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT  
30810 STATE HIGHWAY 181 FROM R-1 TO B-3**

**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, July 8, 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-3, General Business District; and

**WHEREAS**, the City Council of the City of Spanish Fort held a meeting on Monday, August 5, 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 at 30810 State Highway 181, 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-3, General 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-3, General 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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.*

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Michael M. McMillan  
Mayor

ATTEST:

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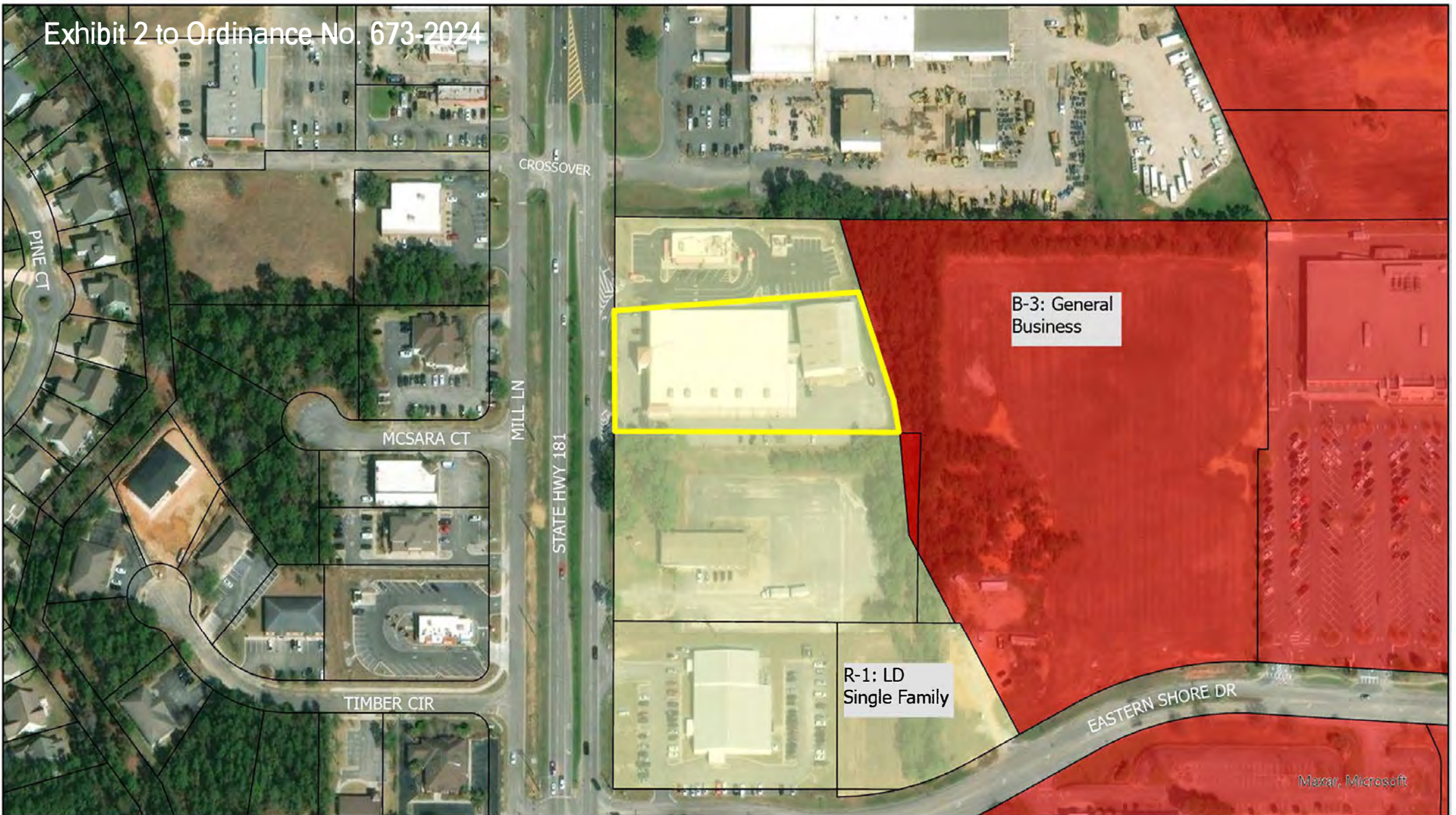
Rebecca A. Gaines  
City Clerk

**EXHIBIT "1" TO ORDINANCE NO. 673-2024**

LEGAL DESCRIPTION:




















LOT 2 W. AND R. SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED ON SLIDE 2566-F AND RATIFICATION THEREOF, RECORDED AS INSTRUMENT NUMBER 1656754, OF THE RECORDS IN THE OFFICE OF THE JUDGE OF PROBATE, BALDWIN COUNTY, ALABAMA.

Exhibit 2 to Ordinance No. 673-2024



Spanish\_Fort\_Zoni

ZONING CLASSIFICATION

 B-1: Professional Business	 B-3: General Business	 State of Alabama	 R-2: Medium-Density Single-Family Residential	 R-4: Manufactured/Mobile Home Residential
 B-2: Local Business	 B-4: Major Business District	 Baldwin County	 R-3: Multi-Family Residential	 <all other values>
	 B-5: Hotel/Motel	 City of Spanish Fort	 R-3D: Medium Density Multi-Family Residential	 Parcels
	 M-1: Light Industrial	 PUD: Planned Unit Development		 RoadCenterlines_08172
	 T-1: Telecommunication Tower District	 R-1: Low-Density Single-Family Residential		

Maxar, Microsoft

