

**ORDINANCE NO. 696-2025**

**AN ORDINANCE AMENDING ORDINANCE NO. 51-96 OF THE CITY OF SPANISH FORT CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 10284 US HIGHWAY 31, SPANISH FORT, ALABAMA, FROM R-1 TO B-1**

**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-1; and

**WHEREAS**, the Planning Commission of the City of Spanish Fort, Alabama, held a meeting on Monday, January 13, 2025, and the City Council of the City of Spanish Fort held a meeting on February 17, 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 10284 US Highway 31, bearing tax parcel number 05-32-07-26-0-000-018.000, 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-1, Professional Business District. A map of the subject property 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-1, Professional 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adopted by the City Council of the City of Spanish Fort, Alabama, which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.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 \_\_\_\_\_, 2025.***

\_\_\_\_\_  
Michael M. McMillan  
Mayor

ATTEST:

\_\_\_\_\_  
Rebecca A. Gaines  
City Clerk

**EXHIBIT "1" TO ORDINANCE NO. 696-2025**

LEGAL DESCRIPTION:

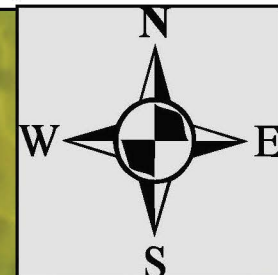
Beginning at a point where the South line of the paved highway known as U.S. Highway 31 intersects with the West line of the Northeast Quarter of the Northwest Quarter of Section 26, Township 4 South, Range 2 East, Baldwin County, Alabama; run thence South 140 yards to a point on the West line of said Northeast Quarter of the Northwest Quarter; thence East and parallel with the North line of said section, 70 yards to a point; thence North 140 yards, more or less, to a point on the South line of said highway; thence West 70 yards, more or less, to the POINT OF BEGINNING.

LESS AND EXCEPT:

A part of NE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 26, Township 4 South Range 2 East, identified as Tract No, 91 on Project No. EB-0003(521) in Baldwin County, Alabama and being more fully described as follows:

Parcel 1 of 1: Commencing at a found concrete R/W monument on the present south R/W line of US Highway 31 and is shown on the R/W map of Project No. EB-0003(521) right of centerline of project at Station 225+38.05; thence in an easterly direction along the said present r/w line a distance of 1200 feet, more or less, to a point on the said present R/W line (said point also on the acquired R/W line (said point tie to present at offset 61.93' RT and perpendicular to centerline of project at Station 237+37.39)) and the Point of Beginning of the property herein to be conveyed; thence S 89°52'16" E and along said present R/W line a distance of 15.00 feet to a point on the grantor's east property line; thence S 03°11'00" E and along the grantor's said property line a distance of 15.00 feet to a point on the acquired R/W line (said point tie to present at offset 76.86' RT and perpendicular to centerline of project at station 237+53.30); thence N 46°31'38" W and along the acquired R/W line a distance of 21.82 feet to the POINT AND PLACE OF BEGINNING,

**Exhibit 2**



**Rockwell Elementary**

**Gulf Coast Drive Train**

**Marathon**

**Thompson Tractor Company**

EASTERN SHORE BLVD

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