



Michael M. McMillan
Mayor
Rebecca A. Gaines
City Clerk/Treasurer

CITY OF SPANISH FORT

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City Council

Carl L. Gustafson, Jr.
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PUBLIC NOTICE

The Spanish Fort City Council will hold public hearings on Monday, June 3, 2024, beginning at 6:00 p.m. at the Spanish Fort Community Center, 7361 Spanish Fort Boulevard, Spanish Fort, Alabama. The purpose of this hearing is to receive public comments on the following:

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

The public is invited to attend these hearings, and at such time, all persons who desire shall have an opportunity to be heard in opposition to or in favor of the proposed Ordinance. Persons who require assistance due to disability may contact the City Clerk at (251)626-4884.

"A City of Spirit"

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 May 14, 2024, and the City Council of the City of Spanish Fort held a meeting on June 3, 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 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;

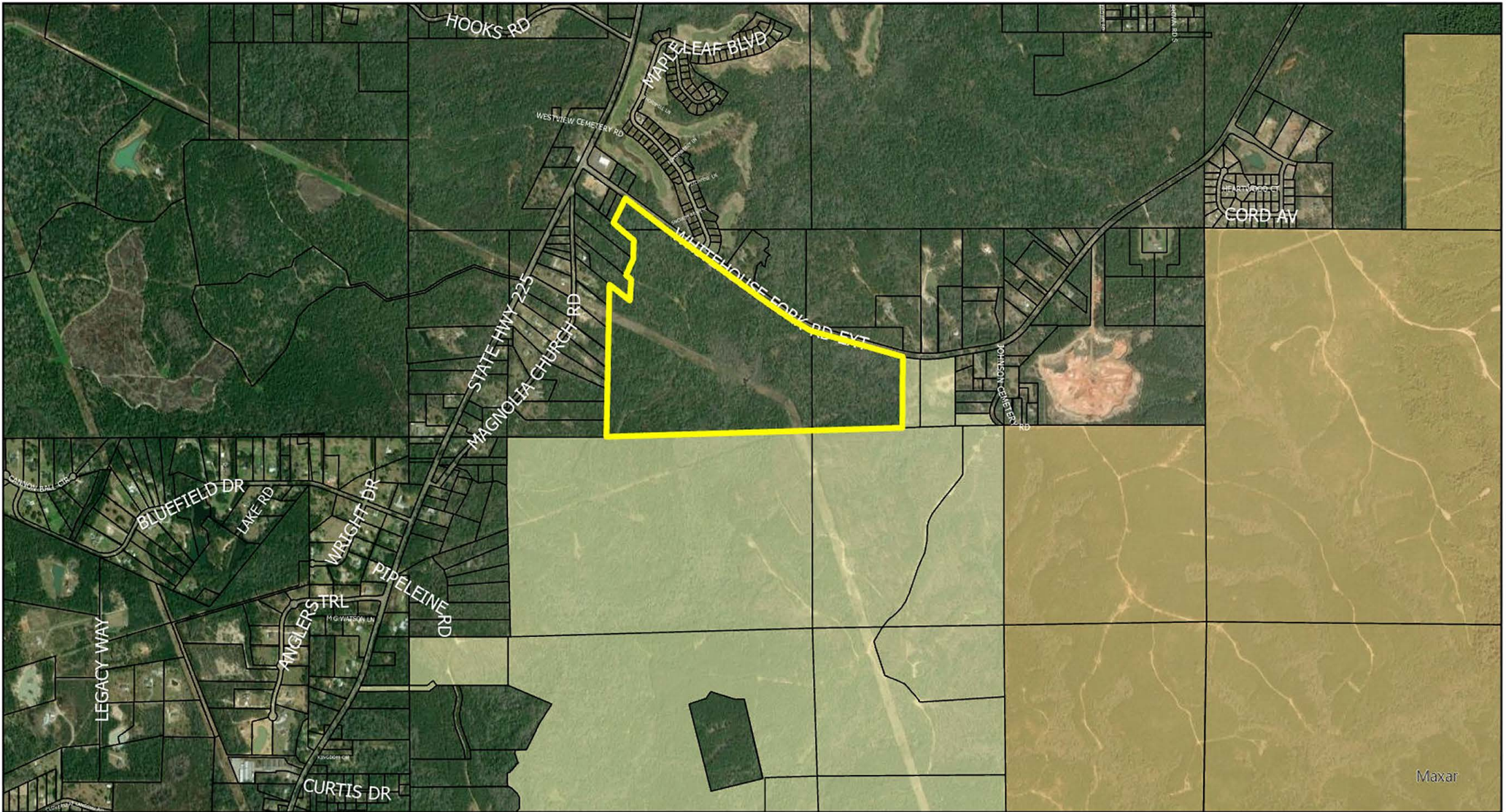
THENCE RUN SOUTHEASTERLY, ALONG SAID SOUTHERN BOUNDARY, A DISTANCE OF 166 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF PARCEL NUMBER 05-29-05-21-0-000-001.002, CURRENT OWNER BEING DARYL LEE - LIFE ESTATE;

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 PARCEL NUMBER 05-29-05-16-0-000-006.000, CURRENT OWNER BEING THOMAS EUGENE COOK SR.;



Spanish_Fort_Zoni ZONING CLASSIFICATION	B-3: General Business	State of Alabama	R-2: Medium-Density Single-Family Residential	R-4: Manufactured/Mobile Home Residential
	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
	B-1: Professional Business	PUD: Planned Unit Development		RoadCenterlines_08172
	B-2: Local Business	M-1: Light Industrial		
	T-1: Telecommunication Tower District	R-1: Low-Density Single-Family Residential		