

ORDINANCE NO. 2021-02

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
OF THE TOWN OF LOXLEY, ALABAMA  
(Loxley Triangle, LLC)

THE TOWN COUNCIL OF THE TOWN OF LOXLEY, ALABAMA finds as follows:

1. A proposed amendment to the Loxley Zoning Ordinance to re-zone two parcels of land was considered by the Loxley Planning Commission.
2. The Planning Commission has recommended to the Town Council that the subject property be re-zoned.
3. The report of the Chairman of the Planning Commission concerning the re-zoning has been received by the Town Council and the Town Council has held a Public Hearing on the same after giving notice as required by law.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF LOXLEY, ALABAMA, AS FOLLOWS:

SECTION 1. That the Zoning Ordinance of the Town of Loxley, Alabama be amended to re-zone the following described property from A-O (Agricultural – Open Space) to GPH-1 (Garden-Patio Homes).

Parcel Number: 05-33-03-07-0-000-005.003  
PPIN: 203347

Parcel Number: 05-33-03-07-0-000-005.001  
PPIN: 118756

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA AND RUN THENCE NORTH 00 DEGREES 06 MINUTES 40 SECONDS WEST, A DISTANCE OF 1597.32 FEET TO A CAPPED REBAR (EDS) AT THE NORTHEAST CORNER OF CHURCHILL DOWNS AMENDED, AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2329-F, BALDWIN COUNTY PROBATE RECORDS FOR THE POINT OF BEGINNING; THENCE RUN ALONG THE NORTH MARGIN OF SAID CHURCHILL DOWNS, THE FOLLOWING DESCRIBED COURSES: NORTH 89 DEGREES 40 MINUTES 20 SECONDS WEST, A DISTANCE OF 140.15 FEET TO A CAPPED REBAR (EDS); THENCE RUN SOUTH 55 DEGREES 05 MINUTES 55 SECONDS WEST, A DISTANCE OF 60.61 FEET TO A CAPPED REBAR (EDS); THENCE RUN NORTH 89 DEGREES 41 MINUTES 12 SECONDS WEST, A DISTANCE OF 961.90 FEET TO A CAPPED REBAR (EDS); THENCE RUN SOUTH 61 DEGREES 20 MINUTES 22 SECONDS WEST, A DISTANCE OF 61.43 FEET TO A CAPPED REBAR (EDS); THENCE RUN NORTH 83 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 185.60 FEET TO A CAPPED REBAR (EDS) AT THE NORTHWEST CORNER OF SAID CHURCHILL DOWNS, AND THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31; THENCE RUN NORTH 06 DEGREES 24 MINUTES 25 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 216.47 FEET TO A CONCRETE MONUMENT; THENCE CONTINUING ALONG SAID EAST RIGHT-OF-WAY, AND A CURVE TO THE RIGHT, HAVING A RADIUS OF 10709.75 FEET, AN ARC LENGTH OF 472.49 FEET, (CHORD BEARS NORTH 07 DEGREES 45 MINUTES 18 SECONDS EAST, A DISTANCE OF 472.45 FEET) TO A CONCRETE MONUMENT; THENCE DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 46 MINUTES 54 SECONDS EAST, A DISTANCE OF 1300.81 FEET TO A CONCRETE MONUMENT; THENCE RUN SOUTH 00 DEGREES 06 MINUTES 40 SECONDS EAST, A DISTANCE OF 642.09 FEET TO THE POINT OF BEGINNING, TRACT CONTAINS 20.88 ACRES, MORE OR LESS.

SECTION 2. That the official zoning map of the Town of Loxley be modified to reflect said zoning.

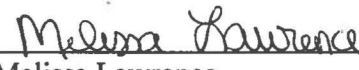
SECTION 3. That all other Articles and Sections thereof of said Zoning Ordinance remain in full force as originally adopted or subsequently duly amended.

SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 8<sup>th</sup> day of February, 2021.

  
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Richard Teal  
Mayor

Attest:

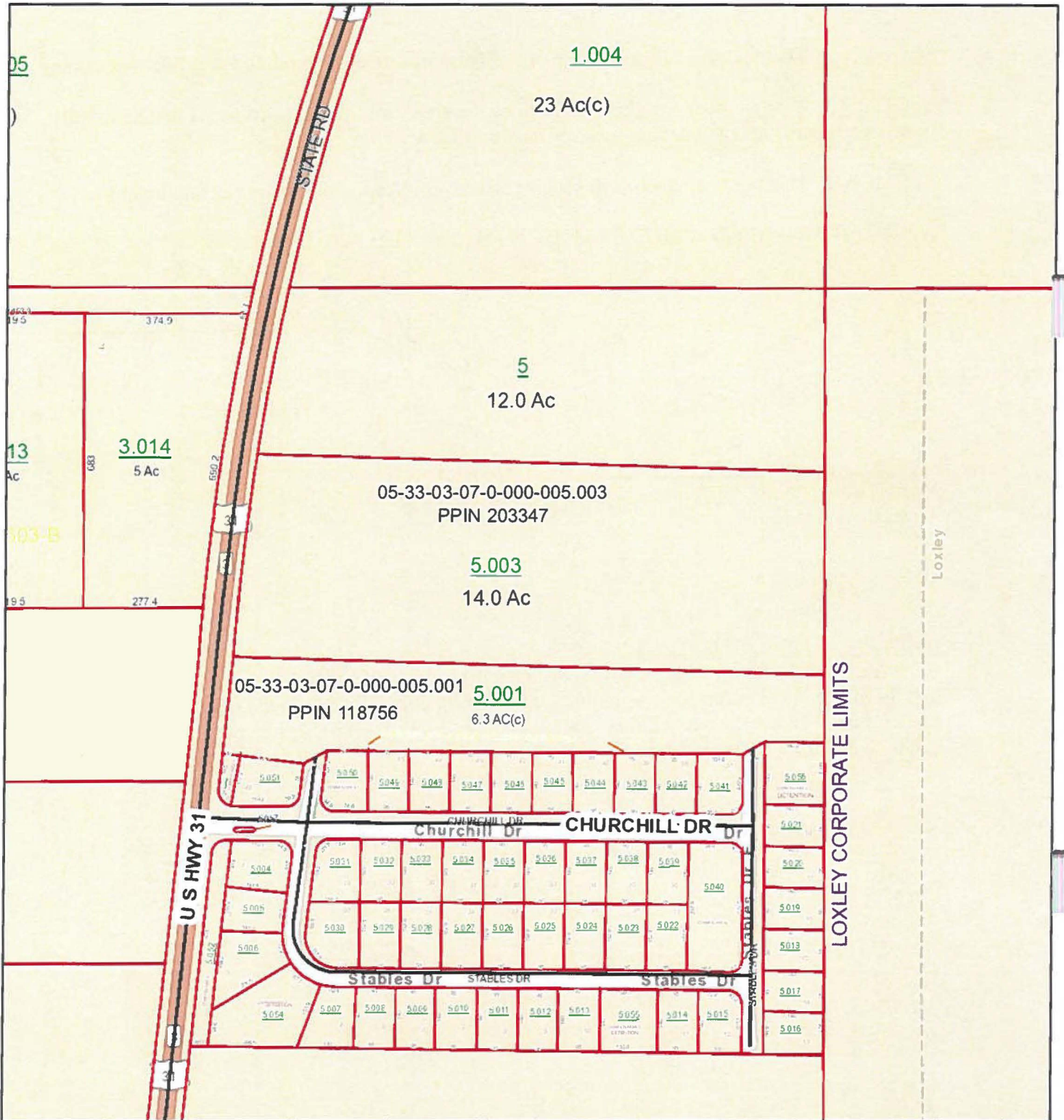
  
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Melissa Lawrence  
Town Clerk/Treasurer

CERTIFICATION OF POSTING







I, Melissa Lawrence, Town Clerk/Treasurer of the Town of Loxley, Alabama hereby certify that the above noted ordinance was published by posting copies thereof in the Loxley Post Office, Loxley Public Library, Loxley Police Station and Loxley Town Hall beginning February 9, 2021 and took effect five (5) days thereafter.

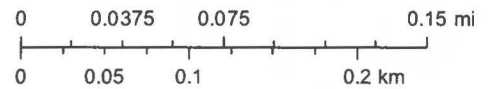
  
\_\_\_\_\_  
Melissa Lawrence  
Town Clerk/Treasurer

# Loxley Triangle, LLC



1:4,514

-  Misc
-  Parcels
-  Centerlines
-  Coastal Control Line
-  Lot Lines
-  County Boundary



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community KCS

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