

ORDINANCE NO. 2023-07

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF LOXLEY, ALABAMA
(F.F. Corte I. Properties, LLC)

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

1. A proposed amendment to the Loxley Zoning Ordinance to re-zone a parcel of land was considered by the Loxley Planning Commission.
2. The Planning Commission has recommended approval to the City 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 City Council and the City Council has held a Public Hearing on the same after giving notice as required by law.

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

SECTION 1. That the Zoning Ordinance of the City of Loxley, Alabama be amended to re-zone the following described property from A-O (Agricultural – Open Space District) and (B-1A (General Business Interstate District) to M-1 (Light Industrial District).

Parcel Number: 05-42-02-03-0-000-016.001

PPIN: 8614

Parcel Number: 05-42-02-04-0-000-002.000

PPIN: 8615

Parcel Number: 05-42-02-04-0-000-001.000

PPIN: 8616

Parcel Number: 05-42-02-03-0-000-016.004 (*Less and Except – See Legal Description)

PPIN: 210087

Parcel Number: 05-33-08-33-0-000-004.001 (*Less and Except – See Legal Description)

PPIN: 59059

Legal Description

BEGINNING AT 3" IRON PIPE WITH CAP PURPORTED TO THE SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 3 EAST AND THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 5 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA; THENCE RUN S-00°20'09"-W, 2665.99 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN N-89°55'09"-E, 2091.02 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 59 MARKED BY A 5/8" CAPPED REBAR (PLS 20364); THENCE RUN SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 59 AND A CURVE TO THE LEFT HAVING A RADIUS OF 1969.86 FEET, A CHORD OF WHICH BEARS S-21°31'39"-E, 396.23 FEET, AN ARC DISTANCE OF 396.90 FEET TO A 6"X6" CONCRETE MONUMENT (TOP BROKEN); THENCE RUN S-27°19'59"-E ALONG SAID WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 59, 781.13 FEET TO A 6"X6" CONCRETE MONUMENT (TOP BROKEN) MARKING THE INTERSECTION OF SAID WEST RIGHT-OF-WAY OF ALABAMA HIGHWAY NO. 59 AND THE WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NO. 49; THENCE RUN S-00°14'43"-W ALONG SAID WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NO. 49, 236.06 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN S-44°45'17"-E ALONG SAID WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NO/49, 21.21 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN S-00°14'43"-W ALONG SAID WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NO.49, 1248.76 FEET TO A 6"X6" CONCRETE MONUMENT; THENCE RUN S-65°10'14"-W LEAVING SAID WEST RIGHT-OF-WAY OF BALDWIN COUNTY HIGHWAY NO. 49, 125.76 FEET TO A 6"X6" CONCRETE MONUMENT AND A POINT ON THE NORTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 90; THENCE RUN S-89°59'00"-W ALONG SAID NORTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 90, 782.00 FEET TO A 6"X6" CONCRETE MONUMENT; THENCE RUN S-44°57'21"-W ALONG SAID NORTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 90, 76.33 FEET TO A 6"X6" CONCRETE MONUMENT; THENCE RUN N-89°57'55"-W ALONG SAID NORTH RIGHT-OF-

WAY OF U.S. HIGHWAY NO. 90, 5364.63 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN N-00°04'09"-E LEAVING ALONG SAID NORTH RIGHT-OF-WAY OF U.S. HIGHWAY NO. 90, 1591.21 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN N-89°56'11"-W, 1630.27 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN N-00°19'00"-E, 3691.25 FEET TO A POINT NOT FOUND OR SET BUT REFERENCED BY A 3" IRON PIPE WITH CAP 15.65 FEET NORTH OF POINT; THENCE RUN N-01°02'08"-E, 1388.50 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF INTERSTATE NO. 10 MARKED BY A 1/2" REBAR; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE NO. 10 AND A CURVE TO THE LEFT HAVING A RADIUS OF 11639.16 FEET, A CHORD OF WHICH BEARS S-88°30'25"-E, 532.94 FEET, AN ARC DISTANCE OF 532.99 FEET TO A 5/8" CAPPED REBAR (THOMPSON); THENCE RUN S-89°55'44"-E ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE NO. 10, 4178.69 FEET TO A 6"X6" CONCRETE MONUMENT; THENCE RUN S-80°45'52"-E, 243.51 FEET TO A 6"X6" CONCRETE MONUMENT; THENCE RUN S-89°37'43"-E ALONG SAID SOUTH RIGHT-OF-WAY OF INTERSTATE NO. 10, 389.84 FEET TO A 1/2" REBAR; THENCE RUN S-01°22'39"-W LEAVING SAID SOUTH RIGHT-OF-WAY OF INTERSTATE NO. 10, 1325.25 FEET TO THE POINT OF BEGINNING, CONTAINING 904.58 ACRES, MORE OR LESS.

LESS AND EXCEPT

PARCEL B OF WATER TREATMENT PLANT NUMBER THREE AND WELL NUMBER FOUR, EASEMENT & WELL LOCATIONS AS RECORDED ON SLIDE NO. 2313 A IN THE OFFICE OF THE JUDGE OF PROBATE BALDWIN COUNTY, ALABAMA, CONTAINING 1.033 ACRES, MORE OR LESS MAKING THE TOTAL ACREAGE BEING 903.55 ACRES.


THAT PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 4 SOUTH, RANGE 3 EAST OWNED BY LESSOR AND LYING ALONG THE NORTH AND SOUTH RIGHT OF WAY LINE OF INTERSTATE 10 AND ZONED BY THE CITY OF LOXLEY FOR OUTDOOR ADVERTISING STRUCTURES.

SECTION 2. That the official zoning map of the City 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 8th day of May, 2023.



Richard Teal
Mayor

Attest:


Melissa Lawrence
City Clerk/Treasurer

CERTIFICATION OF POSTING

I, Melissa Lawrence, City Clerk/Treasurer of the City of Loxley, Alabama hereby certify that the above noted ordinance numbered 2023-07 was published by posting copies thereof in the Loxley Post Office, Loxley Public Library, Loxley Police Station and Loxley City Hall beginning May 10, 2023 and took effect five (5) days thereafter.


Melissa Lawrence
City Clerk/Treasurer