

ORDINANCE NO. 2023-26

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF LOXLEY, ALABAMA
(Scott Dahlberg – 33516 Highway 31 North)

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 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) to B-1 (General Business District).

Parcel No.: 05-33-03-07-0-000-005.000
PIN: 75502

PARCEL A:

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, 2652.61 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, 611.88 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 10 MINUTES 38 SECONDS WEST, 206.46 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS WEST, 654.36 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY 31, IN A CURVE WHICH IS CONCAVE TO THE EAST HAVING A RADIUS OF 10,709.75 FEET FROM SAID RIGHT-OF-WAY; THENCE NORTHEASTERLY, 210.00 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 11 DEGREES 02 MINUTES 38 SECONDS EAST, 210.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, 614.77 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL B:

BEING A PARCEL OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA, AND ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 7; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS WEST, 2239.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS WEST, 1301.78 FEET TO THE EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 31, IN A CURVE WHICH IS CONCAVE TO THE EAST, HAVING A RADIUS OF 10,709.75 FEET; THENCE NORTHEASTERLY 210.00 FEET ALONG THE ARC OF SAID CURVE, A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 55 MINUTES 14 SECONDS EAST 210.00 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST 654.38 FEET; THENCE NORTH 00 DEGREES 10 MINUTES 38 SECONDS EAST, 206.46 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, 611.88 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 38 SECONDS


WEST, 413.19 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

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 25th day of September, 2023.



Richard Teal
Mayor


Attest:



Melissa Lawrence
City Clerk/Treasurer

CLERK'S CERTIFICATION

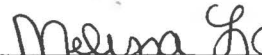
I, the undersigned qualified and acting Clerk of the City of Loxley, Alabama, do hereby certify that the above and foregoing is a true copy of an ordinance lawfully passed and adopted by the City of Loxley Council, at a regular meeting of such council, held on the 25th day of September, 2023, and that said ordinance is on file in the office of the City of Loxley Clerk.



Melissa Lawrence
City Clerk/Treasurer

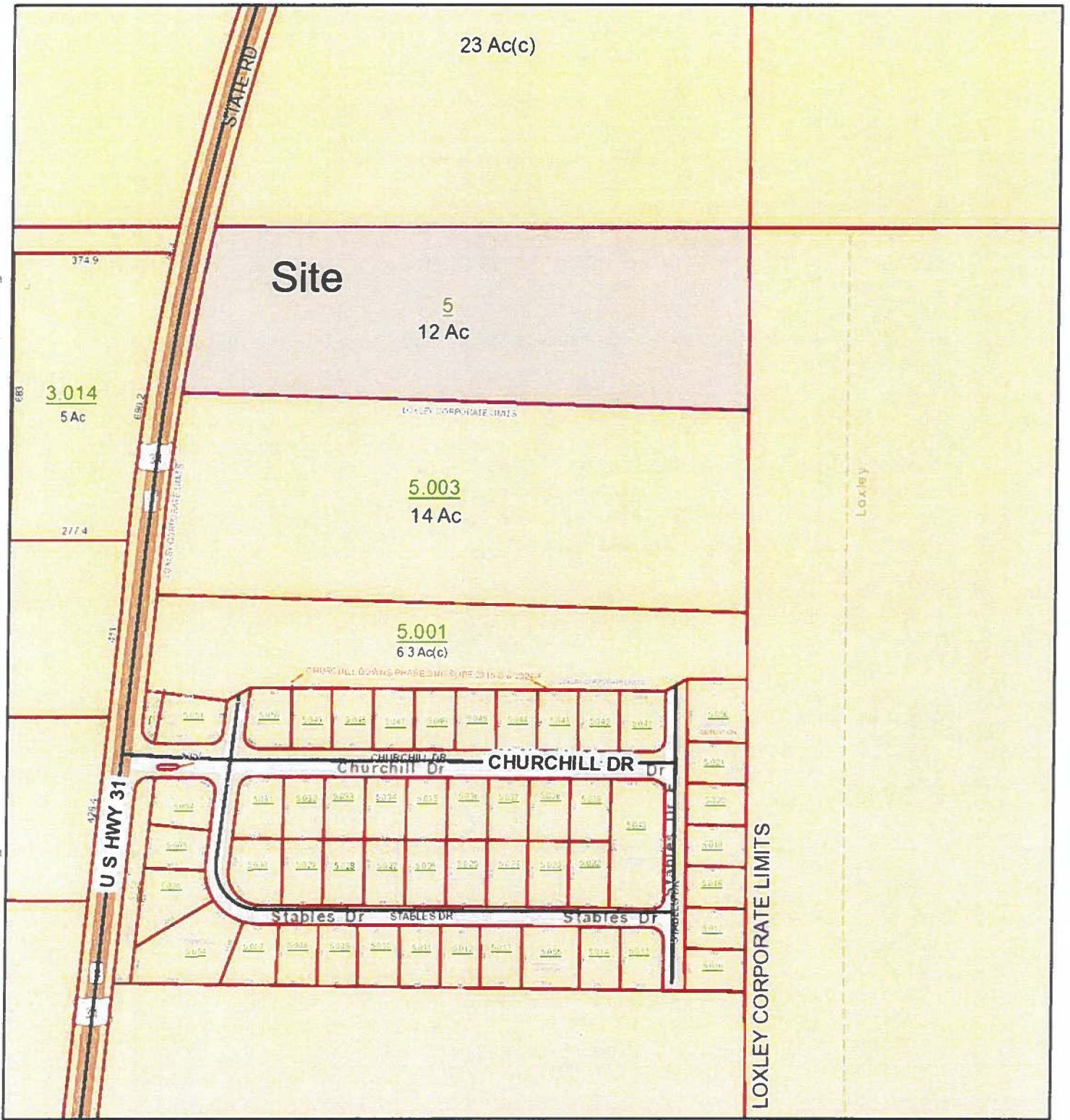
CERTIFICATION OF POSTING

I, Melissa Lawrence, City Clerk/Treasurer of the City of Loxley, Alabama, hereby certify that the above noted ordinance numbered 2023-26 was published by posting copies thereof in the Loxley Post Office, Loxley Police Station, Loxley Public Library, and Loxley City Hall beginning September 27, 2023 and took effect five (5) days thereafter.



Melissa Lawrence
City Clerk/Treasurer

Scott Dahlberg - 33516 Hwy 31 North



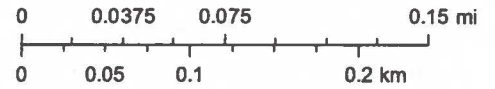
September 22, 2023

polygonLayer

- Override 1
- Misc
- Parcels
- Centerlines

- Coastal Control Line
- Lot Lines
- Conflicts
- County Boundary

1:4,514



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