

ORDINANCE NO. 2024-25

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE CITY OF LOXLEY, ALABAMA

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 M-1 (Light Industrial) to PUD (Planned Unit Development).

PARCEL NO: 05-33-02-09-0-000-002.000
PIN: 83598

Beginning at a 2" capped pipe at the Northwest corner of Section 9, Township 4 South, Range 3 East, Baldwin County, Alabama; thence run North 89°50'02" East, along the north line of said Section, a distance of 3,106.97 feet to a set 5/8" capped rebar on the west side of an apparent overhead electric easement; thence South 00°04'09" West, along the west side of said apparent easement, a distance of 2,324.58 feet to a 5/8" capped rebar "26623"; thence South 64°22'47" West, a distance of 2,301.92 feet to a 5/8" capped rebar "26623" on the Northeasterly R-O-W of us Highway 31-State Highway 59; thence North 33°18'47" West, along said R-O-W, a distance of 551.12 feet to a 5/8" capped rebar "CA-0728" on said R-O-W; thence along a R-O-W curve to the right a distance of 972.21 feet, with a radius of 6,696.64 feet a chord bearing of North 29°09'14" West, and a chord distance of 971.36 feet to a to a 5/8" capped rebar "CA-0728" on said R-O-W, thence North 24°36'54" West, along said ROW, a distance of 602.22 feet to a 5/8" capped rebar "CA-0728" at the intersection of said R-O-W and the west line of aforementioned Section 9; thence North 00°04'20" West, leaving said R-O-W and along said Section line, a distance of 1,454.58 feet to the Point of Beginning.

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 29th day of July, 2024.


Richard Tea
Mayor

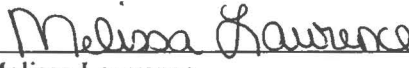
Attest:


Melissa Lawrence
City Clerk/Treasurer

CERTIFICATION

I, Melissa Lawrence, City Clerk of the City of Loxley, Alabama hereby certify the above to be true and correct copy of an ordinance adopted by the City Council of the City of Loxley at its meeting held on the 29th day of July, 2024, as same appears in the minutes or record of said meeting.

I further certify that copies of the ordinance above were published by posting copies thereof in the Loxley Post Office, the Loxley City Hall, the Loxley Public Library, and the Loxley Police Station beginning August 08, 2024, and took effect five days thereafter.



Melissa Lawrence
City Clerk/Treasurer



TO: Mayor Richard Teal and
Members of the City Council

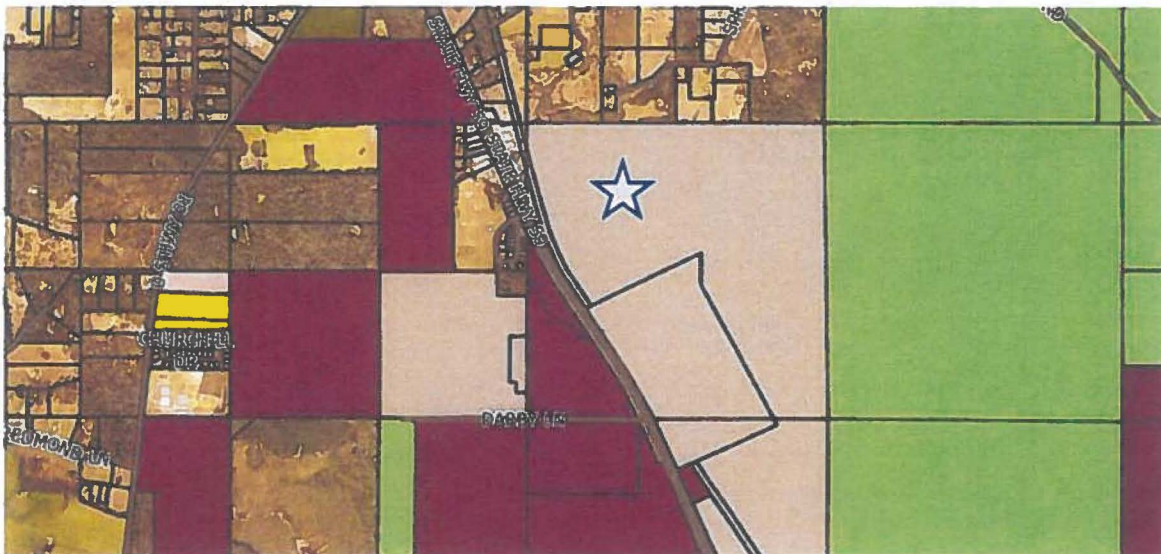
DATE: June 24, 2024

FROM: Jonathan I. Smith
Community Development Director

SUBJECT: ZC24-02– Roans Creek PUD – Zoning Change

OVERVIEW: Arron Colins of S.E. Civil seeks zoning change approval from Light Industrial (M-1) to Planned Unit Development (PUD). The subject property is located just east of the intersection of State Highway 59 and Steelwood Dr E . (PIN – 83598). A public hearing is required; appropriate notice has been given.

 **SUBJECT PROPERTY**



ADJACENT ZONING: The subject property is in The City of Loxley’s corporate limits and zoned Light Industrial (M-1). To the east is property in the City of Loxley zoned Agricultural Open Space (A-O). West lies property in the City of Loxley zoned Planned Unit Development (PUD). South is property in the City of Loxley zoned M-1. To the north is property in Unincorporated Baldwin County, in which we do not have zoning authority over.

ANALYSIS: The subject property consists of approximately 192.45 acres. As described by the applicant the subject property is intended to be developed into a mixed-use development consisting of approximately 314 lots on 139.87 acres as single family residential, 39.48 acres as