

ORDINANCE NO. 2025-40

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 as requested.
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 Unincorporated Baldwin County to General Business (B-1) on Lot 1 and Garden Patio Home (GPH-1) on Lot 2.

LOT 1:

COMMENCING AT A ONE-HALF INCH CAPPED REBAR FOUND (26014), BEING THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA: THENCE RUN NORTH 89 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 511.00 FEET, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 1047.74 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (26014), ON THE EAST RIGHT-OF-WAY OF US HIGHWAY 31; THENCE RUN NORTH 06 DEGREES 06 MINUTES 05 SECONDS EAST, ALONG SAID EAST RIGHT-OF-WAY, A DISTANCE OF 888.67 FEET TO A FIVE-EIGHTHS INCH CAPPED REBAR FOUND (0036), AT THE SOUTHWEST CORNER OF CHURCHILL DOWNS, PHASE ONE (AMENDED), AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2329-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE, DEPARTING SAID EAST RIGHT-OF-WAY, RUN SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, ALONG SOUTH LINE OF SAID CHURCHILL DOWNS, A DISTANCE OF 1132.73 FEET; THENCE RUN SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 477.46 FEET; THENCE RUN SOUTH 23 DEGREES 57 MINUTES 42 SECONDS WEST, A DISTANCE OF 443.89 FEET, TO THE POINT OF BEGINNING. TRACT CONTAINS 23.12 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.

LOT 2:

BEGINNING AT A ONE-HALF INCH CAPPED REBAR FOUND (26014), BEING THE SOUTHEAST CORNER OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA: THENCE RUN NORTH 89 DEGREES 40 MINUTES 31 SECONDS WEST, A DISTANCE OF 511.00 FEET; THENCE RUN NORTH 23 DEGREES 57 MINUTES 42 SECONDS EAST, A DISTANCE OF 443.89 FEET; THENCE RUN NORTH 00 DEGREES 05 MINUTES 59 SECONDS WEST, A DISTANCE OF 477.46 FEET, TO THE SOUTH LINE OF CHURCHILL DOWNS, PHASE ONE (AMENDED), AS SHOWN BY MAP OR PLAT THEREOF RECORDED AT SLIDE 2329-F, PROBATE RECORDS, BALDWIN COUNTY, ALABAMA; THENCE RUN SOUTH 89 DEGREES 40 MINUTES 20 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 330.01 FEET, TO A ONE-HALF INCH CAPPED REBAR FOUND (ILLEGIBLE), ON SAID SOUTH LINE; THENCE,

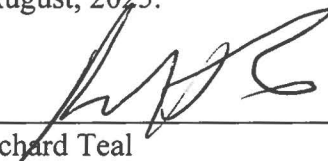
DEPARTING SAID SOUTH LINE, RUN SOUTH 00 DEGREES 05 MINUTES 59 SECONDS EAST, A DISTANCE OF 884.11 FEET, TO THE POINT OF BEGINNING. TRACT CONTAINS 7.54 ACRES, MORE OR LESS, AND IS LYING IN AND BEING A PART OF SECTION 7, TOWNSHIP 4 SOUTH, RANGE 3 EAST, BALDWIN COUNTY, ALABAMA.
(DESCRIPTION COMPOSED FROM PROBATE RECORDS AND AN ACTUAL FIELD SURVEY)

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.

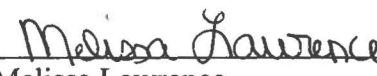
SECTION 4. That this ordinance shall become effective following the posting as required by law.

ADOPTED AND APPROVED THIS 25th day of August, 2025.



Richard Teal
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 25th day of August, 2025, 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 Public Works beginning August 27, 2025, and took effect five days thereafter.



Melissa Lawrence
City Clerk/Treasurer

