

Having previously been introduced at the October 14, 2024, council meeting, Council Member _____ moved the adoption of the following Ordinance, which was seconded by Council Member _____:



ORDINANCE 24-211
AN ORDINANCE TO REZONE PROPERTY OF 2025 BUTLER OWNED BY WEDGEWORTH
BROTHERS, LLC
FROM B-3 (COMMUNITY BUSINESS DISTRICT) TO B-4 (GENERAL BUSINESS DISTRICT)

THE PUBLIC GOOD REQUIRING IT, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ALABASTER, ALABAMA AS FOLLOWS:

WHEREAS Wedgeworth Brothers LLC, as Owners of land located 2025 Butler Rd with property being Parcels 23 6 14 3 002 013.000, petitioned the City to rezone said property to B-4 (General Business District).

WHEREAS the Planning and Zoning Commission held a public hearing on this matter on September 24, 2024, and did recommend to the Council that said property be zoned B-4 (General Business District) with permitted use only being Service and repair business of pest control and that the zoning will revert back to B-3 (Community Business District) with ownership change.

That this proposed Ordinance was advertised for two (2) weeks in the Shelby County Reporter, a newspaper of general circulation within the City Limits of the City of Alabaster, and that the City Council of the City of Alabaster, at its Public Hearing on November 25th at 6:30 p.m., considered said proposed Ordinance and that at such time and place all persons who desired had an opportunity to be heard in favor of or in opposition to such Ordinance.

Be it Ordained that the Zoning Ordinance of the City of Alabaster, Alabama and the zoning map adopted therewith, is hereby amended to rezone the property described as:

A Parcel of land to being more particularly described as follows:

2025 Butler Road
PIN: 23 6 14 3 002 013.000

Description of the parcel surveyed:

An Acreage tract situated in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 14, T-21-S, R-2-W, Shelby County, Alabama, and being more particularly described as follows:

Commence at a 2 inch open top iron found at the Southwest corner of said SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 14, said point begin on the North Right of Way line of Shelby County Road Number 12 (Butler Road); thence run N87°55'52"E along said Right of Way line for 603.34 feet to a 6" concrete ALDOT Right of Way Monument; thence run S37°55'22"E along said Right of Way line for 11.59 feet to a 6 inch concrete ALDOT Right of Way monument; thence run N76°36'28"E along said Right of Way line for 66.49 feet to an ALDOT nail and 3 inch cap; thence run N85°28'08"E along said Right of Way line for 55.64 feet to a 5/8 inch rebar set at the new Southwest corner of the parcel of land herein described; thence run N07°33'16"W along the West line of the subject property for 257.76 feet to a found 5/8" rebar with a JAH cap; thence run N88°35'44"E for 125.59 feet to a found 2 inch open top iron; thence run S07°24'07"E for 252.38 feet to a 5/8 inch rebar set at the new Southeast corner of the parcel herein described, said point of begin on the North Right of way line of said Butler Road; thence run S88°25'31"W along said Right of Way line for 30.06 feet to a 6 inch concrete ALDOT Right of Way monument; thence run S85°28'08"W for 94.37 feet to the point of beginning.

Said Parcel contains 31,683 Square Feet or 0.727 Acres, more or less.

The above-described parcel of land is one and the same as the parcel described in Deed No. 20110126000027230 as recorded in the Probate Office of Shelby County, Alabama, less and except the Right of Way acquired by ALDOT for Butler Road improvements.

to B-4 (General Business District) with permitted use only being Service and repair business of pest control and that the zoning will revert back to B-3 (Community Business District) with ownership change.

All other items and provisions of the Zoning Ordinance of the City of Alabaster not herein specifically amended shall remain in full force and effect.

This Ordinance shall become effective upon its passage and execution as provided by law.

ADOPTED AND APPROVED THIS 25th DAY OF NOVEMBER 2024.

ATTEST:

CITY OF ALABASTER

J. Mark Frey, City Clerk

Sophie Martin, Council President

APPROVED:

Scott Brakefield, Mayor