

Having previously been introduced at the May 12, 2025, council meeting, Council Member \_\_\_\_\_ moved the adoption of the following Ordinance, which was seconded by Council Member \_\_\_\_\_:



**ORDINANCE 25-234**

**AN ORDINANCE TO PRE-ZONE PROPERTY OWNED BY WESTERN REI LLC LOCATED AT 3 PARCELS ON WEST OF HIGHWAY 31 (FULTON CROSSING) TO B-3 (GENERAL BUSINESS DISTRICT)**

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

**WHEREAS** on January 15, 2025, **Western REI, LLC** as the property owner, did file with the City Planner a petition asking that should said tract or parcel of land be annexed to and become a part of the City of Alabaster, Alabama; then such property be pre-zoned to **B-3 (General Business District)** pursuant to Ala. Code § 11-52-85.

**WHEREAS** the Planning and Zoning Commission held a public hearing on this matter on April 22, 2025, and did recommend to the Council that said property located at 3 Parcels on West of Highway 31 (23 1 12 0 000 036.000, 23 1 12 0 000 036.001 & 23 1 12 0 000 036.004) be zoned to B-3 (General Business District) without condition should same be annexed.

**WHEREAS**, said property is identified as:

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

3 Parcels on West Highway 31 (Fulton Crossing)  
PID: 23 1 12 0 000 036.000; 23 1 12 0 000 036.001; & 23 1 12 0 000 036.004

A parcel of land lying in the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West and more particularly described as follows:

Starting at the Northwest corner of the NE 1/4 of SE 1/4, Section 12, Township 21 South, Range 3 West, run Easterly along the North boundary line of said NE 1/4 of SE 1/4 a distance of 143.0 feet to a point on the Southwest R/W line of U.S. Highway #31; thence run Southeasterly along said Southwest R/W of said U.S. Highway #31 along a curve to the left a distance of 272.0 feet to an iron marker at a fence, the POINT OF BEGINNING; thence continue along the said R/W of said U.S. Highway #31 along said fence a distance of 125.0 feet to an iron marker at a fence corner; thence turn an angle of 48 degrees 02 minutes to the right and run southerly along a fence a distance of 185.5 feet to an iron marker in said fence; thence turn an angle of 90 degrees 00 minutes to the right and run Westerly a distance of 96.57 feet to an iron marker; thence run an angle of 90 degrees 00 minutes to the right and run Northerly a distance of 272.3 feet to the POINT OF BEGINNING. Said parcel of land lies in the said NE 1/4 of the SE 1/4, Section 12, Township 21, Range 3 West, Shelby County, Alabama.

and

**TRACT A**

Commence at the SE Corner of the NE 1/4 of the SE 1/4 of Section 12, Township 21 South, Range 3 West, Shelby County, Alabama; thence N00°28'19"W for a distance of 299.90' to the Southwesterly R.O.W. line of U.S. Highway 31; thence N44°52'31"W and along said R.O.W. line for a distance of 431.60' to the Northwesterly R.O.W. line of Fulton Springs Road; thence leaving said U.S. Highway 31 and along said Fulton Springs R.O.W. line, 800°18'05"W for a distance of 85.31'; thence S44°56'50"W and along said R.O.W. line for a distance of 190.06'; thence N46°58'47"W and leaving said R.O.W. line a distance of 139.50' to the POINT OF BEGINNING; thence S19°11'11"W a distance of 78.14' thence N80°37'40"W a distance of 297.48' thence N12°43'58"W a distance of 278.99"; thence S89°16'26"W a distance of 116.21'; thence N21°18'01"W a distance of 61.04'; thence N17°22'30"W a distance of 53.15'; thence N04°20'57"W a distance of 89.48'; thence S85°15'16"E a distance of 17.05'; thence N12°43'41"E a distance of 99.89'; thence N06°07'15"W a distance of 55.14' thence N21°07'33"W a distance of 169.49'; thence N06°31'58"E a distance of 78.09'; thence N40°13'02"E a distance of 70.01'; to the Southwesterly R.O.W. line of U.S. Highway 31, to a curve to the left, having a radius of 3353.43', subtended by a chord bearing of S44°14'48"E, and a chord distance of 228.52' thence along the arc of said curve and along said RO.W. line for a distance

of 228.56' thence S01°09'15"W and leaving said R.O.W. line a distance of 274.21'; thence S88°50'45"E a distance of 100.84'; thence S00°19'45"E a distance of 213.42'; thence S84°39'02"E a distance of 118.01'; thence S08°25'49"W a distance of 210.24'; thence S86°44'26"E a distance of 173.22' to the POINT OF BEGINNING.

Said Parcel containing 4.10 acres, more or less.

to B-3 (General Business District) without condition should same be annexed.

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 as required by law, and that the City Council of the City of Alabaster, at its Public Hearing on June 9, 2025 at 6:30 PM, 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.

**THEREFOR, BE IT ORDAINED** that the Zoning Ordinance of the City of Alabaster, Alabama and the zoning map adopted therewith, is hereby amended to pre-zone the parcels of property recited herein to show that immediately upon annexation into the City of Alabaster said property shall be zoned to B-3 (General Business District).

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 9TH DAY OF JUNE 2025.**

ATTEST:

CITY OF ALABASTER

\_\_\_\_\_  
J. Mark Frey, City Clerk

\_\_\_\_\_  
Sophie Martin, Council President

APPROVED:

\_\_\_\_\_  
Scott Brakefield, Mayor