

Having previously been introduced at the June 12, 2023, council meeting, Council Member \_\_\_\_\_ moved the adoption of the following Ordinance, which was seconded by Council Member \_\_\_\_\_:



**ORDINANCE 23-179**

**AN ORDINANCE TO REZONE PROPERTY AT 580 14<sup>th</sup> Avenue SW FROM B-3 (BUSINESS COMMUNITY DISTRICT) TO I (INSTITUTION DISTRICT)**

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

**WHEREAS**, Jeff Bentley & Lori Winford Bentley Trustees of the Bentley Living Trust, as Owner of land located at 580 14<sup>th</sup> Avenue SW, Alabaster, Alabama, (PID: 23 1 11 2 002 005.000) petitioned the City to rezone said property from B-3 (Business Community District) to I (Institution District), and

**WHEREAS**, the Planning and Zoning Commission held a public hearing on this matter on May 23, 2023 and found the petition in conformity with the Comprehensive Plan and did recommend to the Council that said property be rezoned to I (Institution District), and

**WHEREAS**, required by law this proposed Ordinance was advertised for two (2) weeks in the Shelby County Reporter, a newspaper of general circulation within the City's limits, and that the City Council of the City of Alabaster, at its Public Hearing on the 10th day of July, 2023 at 7:00 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.

**NOW, THEREFORE, 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:

Lot 8 and part of Lots 3, 4, 5, 6, 7 and 9, in Block 4, according to the Survey of Buck Creek Cotton Mills, as shown recorded in Map Boo 3, Page 8, in the Office of the Judge of Probate, Shelby County, Alabama, and more particularly described by metes and bounds as follows:

Begin at the intersection of the West line of the East half of Block 4 with the South right of way line of the CSX Transportation Railroad R.O.W. and thence run South 00 degrees 11 minutes 17 seconds West, a distance of 321.73 feet (meas) 321.00 feet (map) to a point on the North line of 14<sup>th</sup> Avenue SW (60 ft. R.O.W.); thence South 87 degrees 48 minutes 56 seconds East and along said R.O.W. a distance of 160.00 feet (map) to a point on the Westerly R.O.W. line of Alabama Highway #119 (50 ft R.O.W.); thence North 00 degrees 10 minutes 46 seconds East, leaving said 14<sup>th</sup> Avenue SW R.O.W, and along said Highway #119 R.O.W. a distance of 103.08 feet (meas) 103.17 feet (map) to a point on the South R.O.W. line of CSX Transportation Railroad, said point also being the beginning of a non tangent curve to the right, having a radius of 1,903.53 feet a central angle of 08 degrees 17 minutes 49 seconds a chord bearing of North 35 degrees 18 minutes 22 seconds West, and a chord distance of 275.40 feet (meas & map); thence along the arc of said curve and said R.O.W. a distance of 275.64 feet to the POINT OF BEGINNING. According to the survey of Robert C. Parmer, dated November 19, 2002

to I (Institution 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, execution and publication as provided by law.

**ADOPTED AND APPROVED THIS 10TH DAY OF JULY 2023.**

ATTEST:

CITY OF ALABASTER

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

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

APPROVED:

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