

Having previously been introduced at the **November 27, 2023**, council meeting, Council Member PATE moved the adoption of the following Ordinance, which was seconded by Council Member RAKESTRAW :



ORDINANCE NUMBER 24-188

AN ORDINANCE TO REZONE PROPERTY OF LARRY & PATRICIA EDMONDSON AT 8365 HWY 119 FROM B-3 (BUSINESS COMMUNITY 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, Wedgworth Brothers on behalf of owner, **Larry & Patrica Edmondson**, as Owner of land located at **8365 Highway 119**, Alabaster, Alabama, petitioned the City to rezone 1.05 ac portion said property (PID: 23 6 14 3 002 008.001) from B-3 (Business Community District) to **B-4 (General Business District)**, and

WHEREAS, the Planning and Zoning Commission held a public hearing on this matter on **October 24, 2023** and found the petition in conformity with the Comprehensive Plan and did recommend to the Council that said property be rezoned to **B-4 (General Business 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 **8th day of January, 2024 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.

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:

PART OF CONN SURVEY PARCEL ONE 05-26-86

PART OF PARCEL ONE DESCRIPTION:

AN ACREAGE TRACT SITUATED IN THE SOUTHWEST 1\4 OF THE SOUTHWEST 1\4 OF SECTION 14, T-21-S, R-3-W, SHELBY COUNTY, ALABAMA. THIS DESCRIPTION BASED ON A SURVEY BY JOSEPH E. CONN, JR., DATED MAY26, 1986. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SW 1\4 OF THE SW 1 \4 OF SECTION 14 AND RUN N02"30'00"W ALONG THE EAST LINE OF SAID 1\4-1\4 LINE FOR 295.00 FEET TO A POINT; THENCE RUN S88O33'00"W FOR 85.00 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ALABAMA HIGHWAY NO 119; THENCE RUN N33O05'00"W ALONG SAID WESTERLY RIGHT OF WAY LINE FOR 172.50 FEET TO A POINT AT A SOUTHEASTERLY CORNER OF PARCEL ONE OF SAID CONN SURVEY; THENCE RUN N33O05'00"W ALONG THE LAST STATED COURSE FOR 247.83 FEET TO A COMMON CORNER OF PARCELS ONE AND TWO OF SAID CONN SURVEY; THENCE RUN S68O52'18"W ALONG THE COMMON LINE BETWEEN SAID PARCELS ONE AND TWO FOR 220.03 FEET TO A POINT; THENCE RUN N34O34'31"W ALONG SAID COMMON LINE FOR 62.40 FEET TO A POINT ON THE SOUTH LINE OF THE CHURCH OF HIGHLANS ADDITION TO ALABASTER SURVEY AS RECORDED IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA IN MAP BOOK 54, PAGE 59; THENCE RUN S85O30'17"W ALONG SAID SOUTH LINE OF THE CHURCH OF THE HIGHLANDS SURVEY AND THE NORTH LINE OF SAID PARCEL ONE FOR 113.15 FEET TO THE POINT OF BEGINNING OF THE PARCEL DESCRIBED HEREIN; THENCE RUN S85O30'17"W ALONG THE LAST DESCRIBED COURSE FOR 51.27 FETT TO THE NORTHWEST CORNER OF SAID PARCEL ON OF THE CONN SURVEY; THENCE RUN S02O26'55"E ALONG

THE WEST LINE OF SAID PARCEL ONE FOR 327.57 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL ONE; THENCE RUN N88O37'45"E FOR 226.68 FEET TO A POINT; THENCE RUN N30O26'06"W FOR 167.43 FEET TO A POINT; THENCE RUN N30O26'06"W ALONG THE LAST STATED COURSE FOR 210.43 FEET TO THE POINT OF BEGINNIN. SAID PARCEL CONTAINS 45,826 SF OR 1.05 ACRES MORE OR LESS.

to **B-4 (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, execution and publication as provided by law.

ADOPTED AND APPROVED THIS 8TH DAY OF JANUARY 2024.

ATTEST:

CITY OF ALABASTER, ALABAMA




J. Mark Frey, City Clerk



Sophie Martin, Council President

APPROVED:



Scott Brakefield, Mayor