

ORDINANCE 1059

AN ORDINANCE OF THE CITY COUNCIL OF BAY MINETTE, REGARDING
Case No. Z-25001, Rezoning of the Sellers Property,
AS AUTHORIZED PURSUANT TO SECTION 11-52-1 THROUGH 11-52-85, CODE OF ALABAMA (1975).

WHEREAS, Susan Sellers, has petitioned the City of Bay Minette to rezone certain property located within the municipal limits along N Dobson Avenue, said property containing approximately 5.4 acres, identified herein and described as follows:

Parcel A

Begin at the Northeast corner of Block 210, Hand Land Company's Addition to Bay Minette, Alabama as per plat thereof recorded in the Office of the Judge of Probate, Baldwin County, Alabama, in Deed Book 4, N.S., Pages 158 et. Seq.; run thence Southeast along the East line of Said Block, 160 feet to a point; which is the Point of Beginning; run thence Southeast along the East line of said Block 157.5 feet to a point; run thence Southwest and parallel to the South line of said Block 710 feet, more or less, to the West line of said Block; run thence Northwest along the West line of said Block, 441.5 feet, more or less, to the Northwest Corner of said Block; run thence Eastwardly along the North line of said Block, 520 feet to a point which is the Northwest Corner of property now owned by John P. B. Weinacker, run thence Southeast and parallel to the East line of said Block 160 feet to a point which is the Southwest Corner of said John P. B. Weinacker property; run thence Eastwardly 180 feet to the Point of Beginning.

Parcel B

Beginning at the Northeast corner of Block 210, Hand Land Company's Addition to Bay Minette, Alabama, as per plat there recorded in the Office of the Judge of Probate, Baldwin County, Alabama; thence run South 22 degrees, 30 minutes, 00 seconds East, along the West right-of-way of Dobson Avenue, 160.00 feet to a point; thence run South 67 degrees 43 minutes 14 seconds West, 180.82 feet to a point; thence run North 22 degrees 30 minutes 00 seconds West, 160.00 feet to a point; thence run North 67 degrees 43 minutes 14 seconds East, 180.82 feet to the point of beginning.

The recording references refer to the records in the Office of the Judge of Probate of Baldwin County, Alabama, unless otherwise indicated.

Otherwise known as Parcel A tax parcel number 05-23-04-17-1-000-027.000 (PIN# 35843) and Parcel B tax parcel number 05-23-04-17-1-000-023.000 (PIN# 49942) as found in the office of the Revenue Commissioner of Baldwin County, Alabama. Said property further identified as set forth on a map of the property attached hereto and made a part of this Ordinance as Exhibit "A"; and

WHEREAS, the petitioner has requested that property herein identified be rezoned from R-2, Medium Density Single Family Residential District to B-2, General Business District; and

WHEREAS, the Planning Commission of the City of Bay Minette held a public hearing in a regular meeting on March 13, 2025, and voted to recommend to the City Council approval of the rezoning request from R-2, Medium Density Single Family Residential District to B-2, General Business District; and

WHEREAS, due notice of said proposed rezoning has been provided to the public as required by and in accordance with Section 11-45-8 of the *Code of Alabama* (1975), upon 15 or more days' notice of the time, place and purpose of the public hearing, and the City Council held a public hearing on April 7, 2025; and

WHEREAS, the City Council of Bay Minette after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for rezoning of the above described real property and as set forth in Exhibit "A" is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Bay Minette, Alabama;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BAY MINETTE, ALABAMA, IN REGULAR MEETING ASSEMBLED, AS FOLLOWS:

SECTION I: ZONING.

That above-described real property is hereby rezoned from R-2, Medium Density Single Family Residential District to B-2, General Business District. Upon adoption and publication as required by law, the properties shall be assigned the zoning district in accordance with the rezoning; and the zoning ordinance and zoning map shall be amended to reflect said zoning.

SECTION II: REPEALER.

Any ordinance or resolution heretofore adopted by the Council which is in conflict with this Ordinance is hereby repealed to the extent of such conflict.

SECTION III: SEVERABILITY.

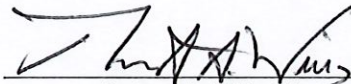
The provisions of this Ordinance are severable. If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

SECTION IV: EFFECTIVE DATE.

This Ordinance shall be in full force and effect upon its adoption by the City Council of the City of Bay Minette and publication as required by law.


FURTHER, BE IT RESOLVED AND ORDAINED, BY THE CITY COUNCIL OF BAY MINETTE, ALABAMA IN REGULAR MEETING ASSEMBLED, in the interest of public health, safety and welfare of the general public, determined that Ordinance 1059, Case Z-25001, Rezoning of the Sellers Property, is hereby ADOPTED AND IMPLEMENTED.

Done this the 21st day of April, 2025.



Robert A. Wills, Mayor
City of Bay Minette, Alabama

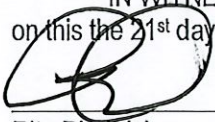
ATTEST:



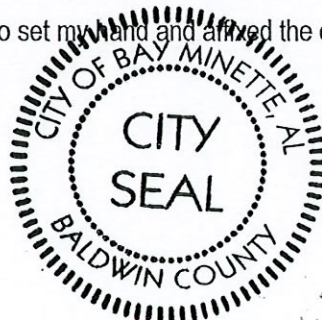
Rita Diedtrich, City Clerk

I, the undersigned qualified and acting Clerk of the City of Bay Minette, Alabama, do hereby certify that the above and foregoing is a true copy of an Ordinance lawfully passed and adopted by the Bay Minette City Council, at a regular meeting of such council, held on the 21st day of April, 2025 and that said Ordinance is on file in the office of the Bay Minette City Clerk.














IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Bay Minette, on this the 21st day of April, 2025.



Rita Diedtrich
City Clerk

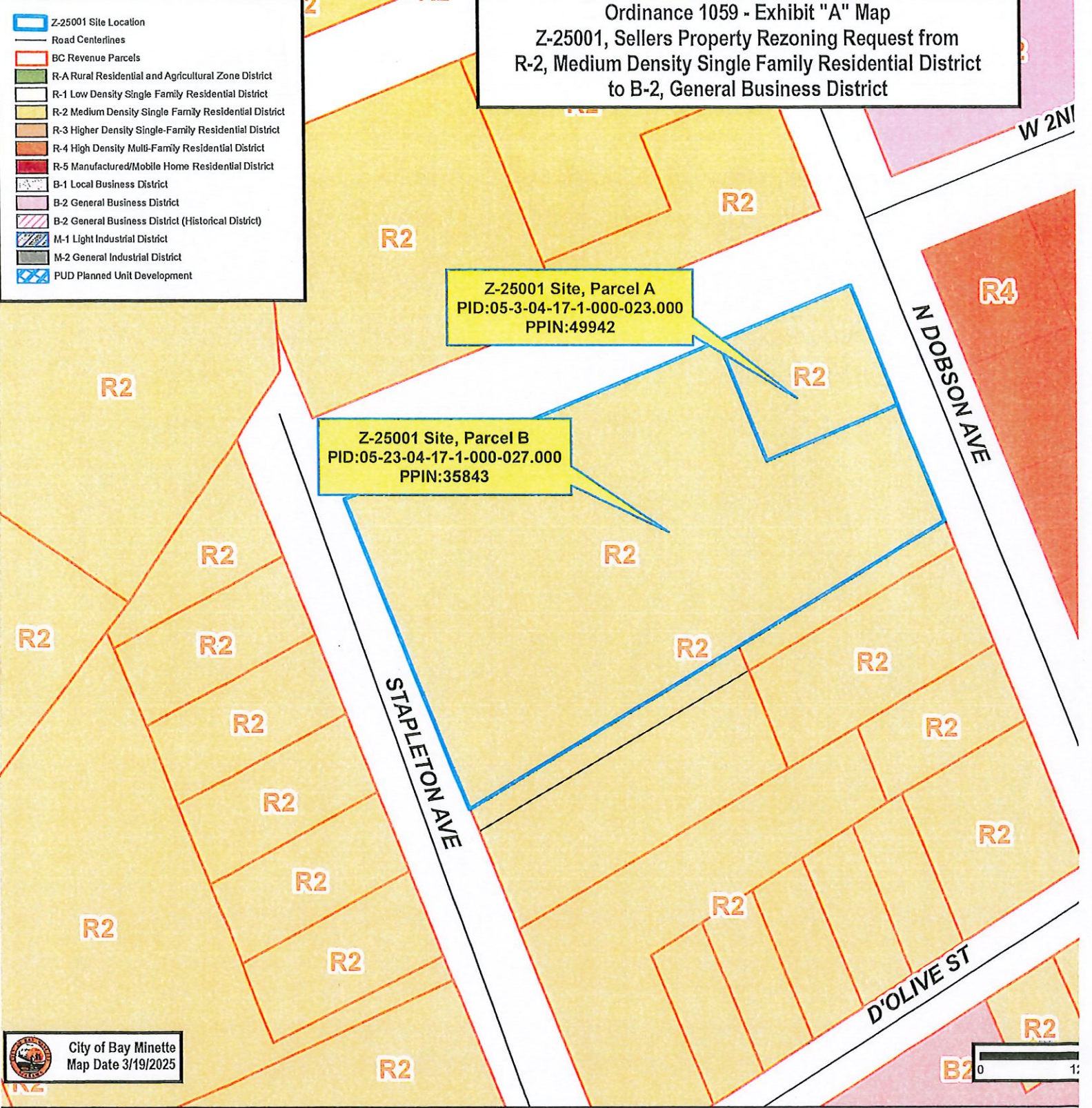


Ordinance 1059 - Exhibit "A" Map
 Z-25001, Sellers Property Rezoning Request from
 R-2, Medium Density Single Family Residential District
 to B-2, General Business District

-  Z-25001 Site Location
-  Road Centerlines
-  BC Revenue Parcels
-  R-A Rural Residential and Agricultural Zone District
-  R-1 Low Density Single Family Residential District
-  R-2 Medium Density Single Family Residential District
-  R-3 Higher Density Single-Family Residential District
-  R-4 High Density Multi-Family Residential District
-  R-5 Manufactured/Mobile Home Residential District
-  B-1 Local Business District
-  B-2 General Business District
-  B-2 General Business District (Historical District)
-  M-1 Light Industrial District
-  M-2 General Industrial District
-  PUD Planned Unit Development

Z-25001 Site, Parcel A
 PID:05-3-04-17-1-000-023.000
 PPIN:49942

Z-25001 Site, Parcel B
 PID:05-23-04-17-1-000-027.000
 PPIN:35843



BALDWIN COUNTY, ALABAMA
HARRY D'OLIVE, JR
PROBATE JUDGE

Receipt#: 20250429000096

Rcvd of: CITY OF BAY MINETTE
04/29/2025 10:41 AM
Cashier ID: Dana M
Status: ORIGINAL COPY

Fees

1. 0D-2184328 Pgs:3 \$19.00
Grantor:
Grantee:

Fund Distributions

001.00014.195II D P Fee \$5.00
001.00022.198II Archive \$5.00
001.00012.193II Recording Fees \$9.00

Total Fees: \$19.00

Payments

<u>Payment Type</u>	<u>Amount</u>
Cash	\$19.00
Total Payment:	\$19.00
Change:	\$0.00

Receipt Total: \$19.00

Thank You
Have a nice day