

ORDINANCE NO. 2020 - 5335

**AN ORDINANCE AMENDING ORDINANCE NO. 79-516 TO
REZONE FROM R-A TO O-1 CERTAIN PROPERTY
LOCATED WITHIN THE CITY LIMITS OF
THE CITY OF PELL CITY, ALABAMA**

WHEREAS, Thomas F. & Miriam L. Finch, the owners of the hereinafter described real estate situated in Pell City, St. Clair County, Alabama, did file with the Clerk of the City of Pell City, Alabama, a written petition duly signed by Thomas F. & Miriam L. Finch, requesting that said described property located within the corporate limits of the City of Pell City be rezoned from R-A (Residential Agricultural District) to O-1 (Office Building District) under the provisions of section 11-52-70, *et seq*, *Code of Alabama*, 1975, as amended; and

WHEREAS, said petition did have attached thereto an accurate description of said territory proposed to be rezoned, together with a map of said property, all as is required under the provisions of said section 11-52-70, *et seq*; and

WHEREAS, the City Council of the City of Pell City has heretofore given notice of and convened a public hearing on July 27, 2020 pertaining to said rezoning; and has examined the aforesaid petition and exhibits attached thereto and finds that the said described lands are located within the corporate limits of the City of Pell City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PELL CITY, ALABAMA, as follows:

Section 1. The petition of Thomas F. & Miriam L. Finch, the owners of the following described lands situated in the City of Pell City, Alabama, requesting that the same be rezoned from R-A (Residential Agricultural District) to O-1 (Office Building District) be and the same is hereby approved, to-wit:

A parcel located in the Northeast Quarter of the Southwest Quarter of Section 18, Township 17 South, Range 4 East in Pell City, St. Clair County, Alabama and being more particularly described as follows: Commence at the Northeast corner of said quarter-quarter section and run South along the East line of said quarter-quarter section for 1311.98 feet to an existing ½” rebar on the North right-of-way of Mays Bend Road. Thence North 89° 30’ 00” West along said North right-of-way for 120.79 feet to an existing 1” solid iron at the Point of Beginning. Thence (leaving right-of-way) run North 00° 42’ 25” East for 454.79 feet to a 5/8” rebar set, thence North 72° 06’ 16” West for 397.19 feet to an existing 3/8” rebar, thence South 19° 55’ 00” West for 490.84 feet to a 5/8” rebar set on the North right-of-way of Alabama Highway 34, thence South 77° 56’ 05” East along said North right-of-way for 551.76 feet to the Point of Beginning. The above containing 5.06 acres, more or less. Parcel ID: 29-04-18-3-000-014.000

According to the survey by Derrol D. Luker, License No. 23006, dated June 19, 2004.

Section 2. The Zoning District Map of the City of Pell City shall be amended by rezoning the aforesaid described parcel of land from R-A (Residential Agricultural District) to O-1 (Office Building District).

Section 3. This Ordinance shall become effective upon approval, passage and publication as required by law.

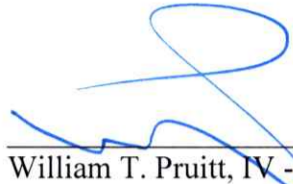
ADOPTED AND APPROVED this 27th day of July, 2020.


James McGowan - Council President

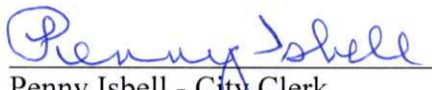
ATTEST:


Penny Isbell - City Clerk

APPROVED this 27th day of July, 2020.


William T. Pruitt, IV - Mayor

ATTEST:


Penny Isbell - City Clerk

CERTIFICATION

I, Penny Isbell, Clerk of the City of Pell City, hereby certify that the above Ordinance was duly adopted by the City Council of the City of Pell City at a regular meeting held on the 27th day of July, 2020, and that the same has been published by posting in accordance with §11-45-8, Ala. Code 1975, by posting a copy of the Ordinance in three public places within the municipality, one of which was the Mayor's office in the City, on this the 28th day of July, 2020. I further certify and confirm that the City shall take reasonable steps to maintain the posting for not less than 30 days. In addition, the City shall include a copy of this Ordinance on its website for 30 days.


City Clerk

DEADLINE FOR SUBMITTAL IS
NOON ON _____

HEARING DATE 6/25/20
CASE# PL 2020-00301



APPLICATION FOR REZONING

CITY OF PELL CITY PLANNING DEPARTMENT
1905 First Avenue North, Pell City, AL 35125
(205) 338-2244 ext 3 (205) 814-9088 fax

PLEASE READ ALL INFORMATION CAREFULLY AND COMPLETE FULLY

APPLICANT NAME: THOMAS F. FINCH
ADDRESS: 1005 old collins ferry road CITY PELL CITY STATE AL. ZIP 35128
PHONE NUMBER 205-338-2494 CELL NUMBER 205-362-0404 FAX NUMBER N/A
EMAIL ADDRESS: fincht.f@yahoo.com

NOTE:

1. (A COPY OF THE DEED TO THE SUBJECT PROPERTY MUST BE SUBMITTED WITH THIS APPLICATION.) If the applicant is not the current owner, then a signed statement allowing the applicant to act as an "authorized agent" must be on file. All associated fees will be charged to the applicant.
2. The applicant must provide a plat or certified survey of the subject property, including a written legal description matching the area to be rezoned (tax ID# may not be used as a legal description).
3. The applicant is responsible for providing the Planning Department with the names and addresses of all adjoining and adjacent property owners.
4. The Planning Commission's decision regarding this request will be based on the entire range of permitted uses in the requested zoning district and not solely on the applicant's proposed use(s).

Current Owner: THOMAS F. FINCH

General Location or Address of Subject Property: 2918 STEMLEY BRIDGE ROAD

Parcel Number: 14 Rezoning Request 01

Current Use: VACANT

Prior Action(s) on Subject Property: _____

Describe briefly the proposed use and any proposed development: OFFICE BUILDING

If development is proposed on the property, what other approvals from the City are required?

Subdivision Site Plan Conditional Use Variance Other _____

I, the applicant, certify that all of the above facts are true and correct to the best of my knowledge. I hereby agree to allow the City of Pell City to post a sign on the subject property notifying the general public of this request. I also agree to pay all fees associated with this application.

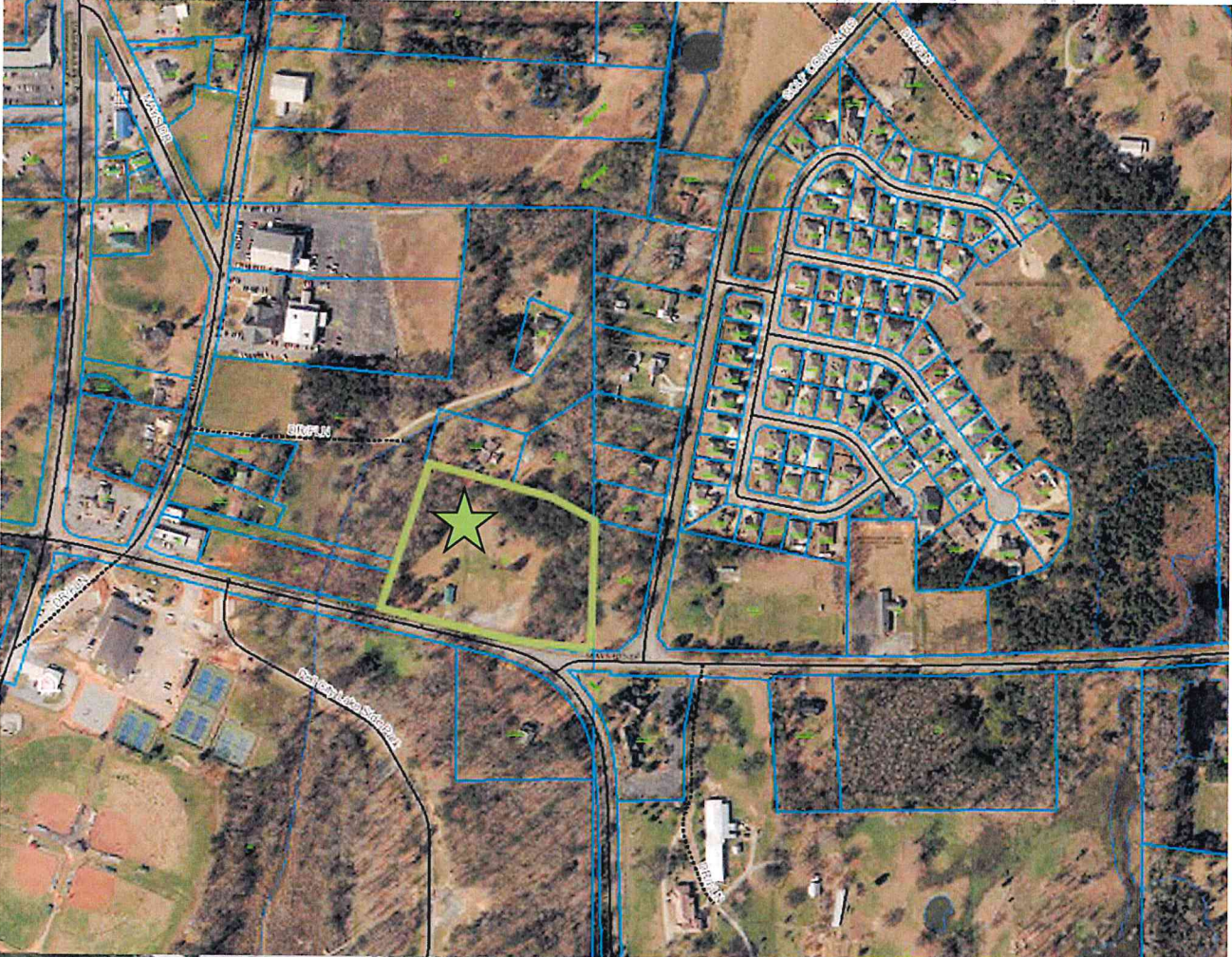
Applicants Signature Thomas F. Finch Date JUNE 09, 2020
Print Name THOMAS F. FINCH

Owners Signature Thomas F. Finch Date JUNE 09, 2020
Print Name THOMAS F. FINCH

FOR OFFICE USE ONLY		
Required Documents Attached:	<input checked="" type="checkbox"/> Deed	<input checked="" type="checkbox"/> Plat/Survey
	<input checked="" type="checkbox"/> Legal Description	<input checked="" type="checkbox"/> APO List
Date Received: _____	Received By: _____	Reviewed By: _____



2020 8190
Recorded in the Above
DEED Book & Page
07-28-2020 10:48:40 AM
Mike Bowling - Judge of Probate



PL2020-00301

2020 B190.001

Recorded in the Above

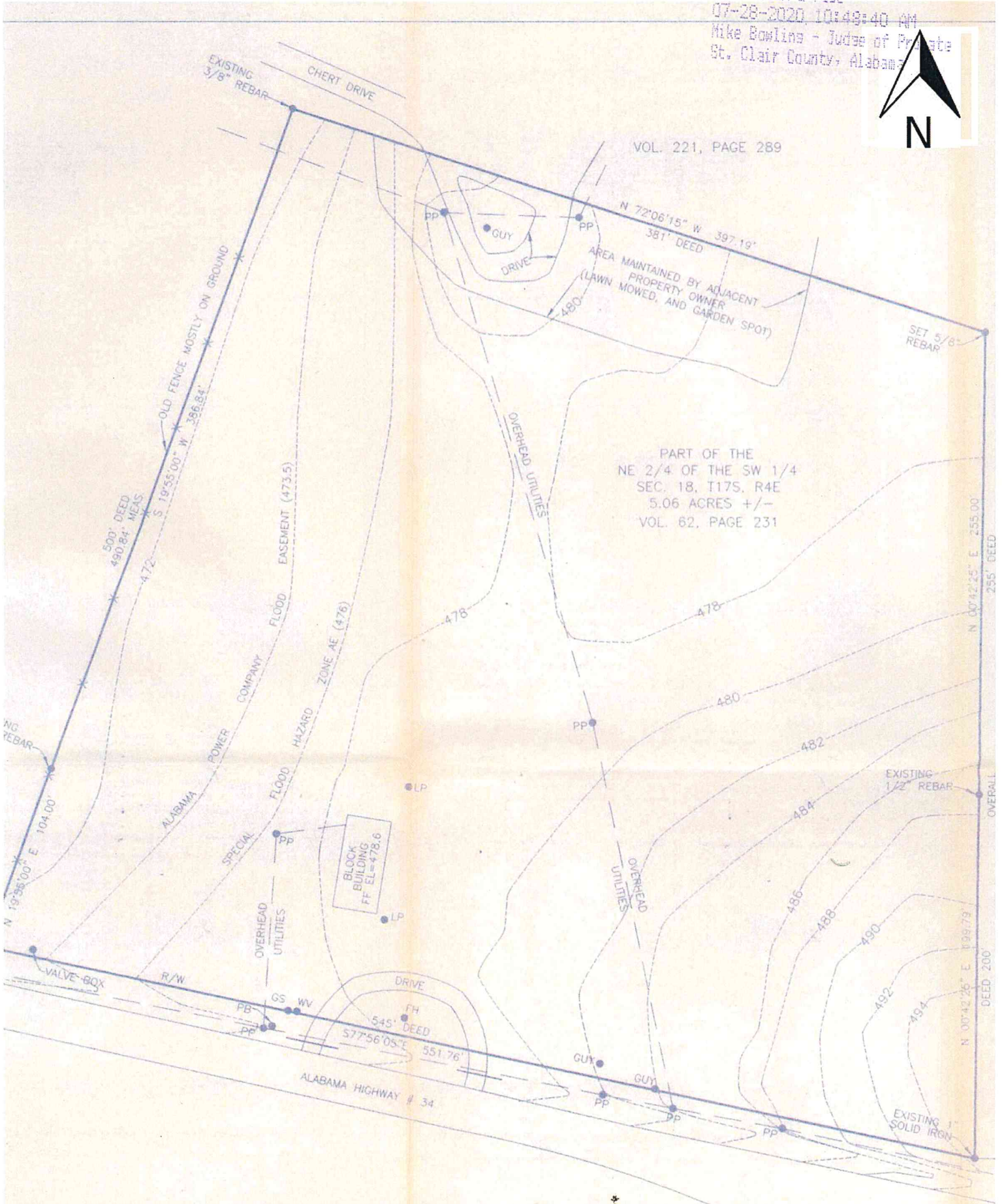
DEED Book & Page

07-28-2020 10:49:40 AM

Mike Bowling - Judge of Probate
St. Clair County, Alabama



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PART OF THE
NE 2/4 OF THE SW 1/4
SEC. 18, T17S, R4E
5.06 ACRES +/-
VOL. 62, PAGE 231

- NOTES:
- PP POWER POLE
 - WV WATER VALVE
 - PH LIGHT POLE
 - PB PHONE BOX
 - FH FIRE HYDRANT
 - R/W RIGHT-OF-WAY
 - MEASURED

Book/Pla: 2020/8186
 Term/Cashier: S PC-PROB-REC-01 / evann
 Tran: 11604.305388.436130
 Recorded: 07-28-2020 10:50:02
 CER Certification Fee
 PJF Special Index Fee
 REC Recording Fee
 Total Fees: \$ 23.50

PL2020-00901-20
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