

**CITY OF DAPHNE, ALABAMA
ORDINANCE 2024-30**

**Ordinance to Re-Zone Property Located
Southeast of Main Street and Adams Avenue**

WHEREAS, John Tolbert, as the owner of certain real property located within the City of Daphne, has requested that said property that is currently zoned as B-2(a), General Business, be re-zoned as R-2, Medium Density Single Family Residential; and

WHEREAS, said real property is located Southeast of Main Street and Adams Avenue and more particularly described as follows:

Legal Description of Property to be Re-Zoned to R-2, Medium Density Single Family Residential:

From the Northwest Corner of Section 29, Township 5 South, Range 2 East, run South along the section line, 627 feet to the Northwest corner of the property of Willie Adams; thence continue North 89 degrees 31 minutes East along said Adams North boundary 277.1 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes East, 146.6 feet; thence run North 104.5 feet to the Point of Beginning. Lot lines in the Northwest Quarter of the Northwest Quarter of Section 29, Township 5 South, Range 2 East, Baldwin County, Alabama.

WHEREAS, at the regular Planning Commission meeting on June 27, 2024, the Commission considered said request and set forth an unanimously favorable recommendation; and,

WHEREAS, due notice of said proposed re-zoning has been provided to the public as required by law through publication and open display at the Daphne Public Library and City Hall, and a public hearing was held before the City Council on August 19, 2024; and,

WHEREAS, the City Council of the City of Daphne, after due consideration and upon consideration of the recommendation and notes of the Planning Commission, deemed that said application for re-zoning of the above described real property is proper and in the best interest of the health, safety, and welfare of the citizens of the City of Daphne, Alabama; and

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

SECTION I: ZONING

The above described real property is hereby re-zoned from B-2(a), General Business to R-2, Medium Density Single Family Residential, and the zoning ordinance and zoning map shall be amended to reflect the said zoning change.

SECTION II: REPEALER.

All other City Ordinances or parts thereof in conflict with the provisions of this Ordinance, in so far as they conflict, are hereby repealed.

SECTION III: SEVERABILITY.

The provisions of this Ordinance are severable. If any provision, section, paragraph, sentence, or part thereof shall be held unconstitutional or invalid, such decision shall not affect or impair the remainder of said Ordinance, it being the legislative intent to ordain and enact each provision, section, paragraph, sentence, and part thereof separately and independently of each other.

SECTION IV: EFFECTIVE DATE AND REVERSION.

This Ordinance shall take effect and be in force from and after the date of its approval by the City Council of the City of Daphne and after publication as required by law. This zoning classification is subject to a two (2) year reversionary clause. Two years from the date this Ordinance is enacted, if the site development has not started for the purpose listed herein, the zoning shall be null and void and the property shall revert to the prior zoning district. Refer to Section 22-2, Reversionary Clause, of the Daphne Land Use and Development Ordinance.

ADOPTED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF DAPHNE, ALABAMA, THIS 19th DAY OF August, 2024.

Attest:



Robin LeJeune, Mayor



Candace G. Antinarella, MMC, City Clerk