



20220525000212090 1/3 \$28.00
Shelby Cnty Judge of Probate, AL
05/25/2022 02:29:53 PM FILED/CERT

CITY OF MONTEVALLO ORDINANCE NO. 05092022-700

An Ordinance Rezoning Certain Property From R2 - Special District to the Agricultural - Residential District

WHEREAS, certain property located within the limits of the City of Montevallo, Alabama, Parcel ID Number 58.27.1.11.1.001.001.000 and is currently owned by Daniel Sealy and Courtney Sealy and

WHEREAS, after holding a public hearing on the matter, the Montevallo Planning Commission has recommended that, at the request of the property owner, this parcel be rezoned from the R2 Special District to the Agricultural - Residential District, subject to certain conditions; and

WHEREAS, the Montevallo City Council has held a public hearing on the Planning Commission's recommendation and carefully considered the said recommendation and the comments thereon;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MONTEVALLO, ALABAMA, AS FOLLOWS:

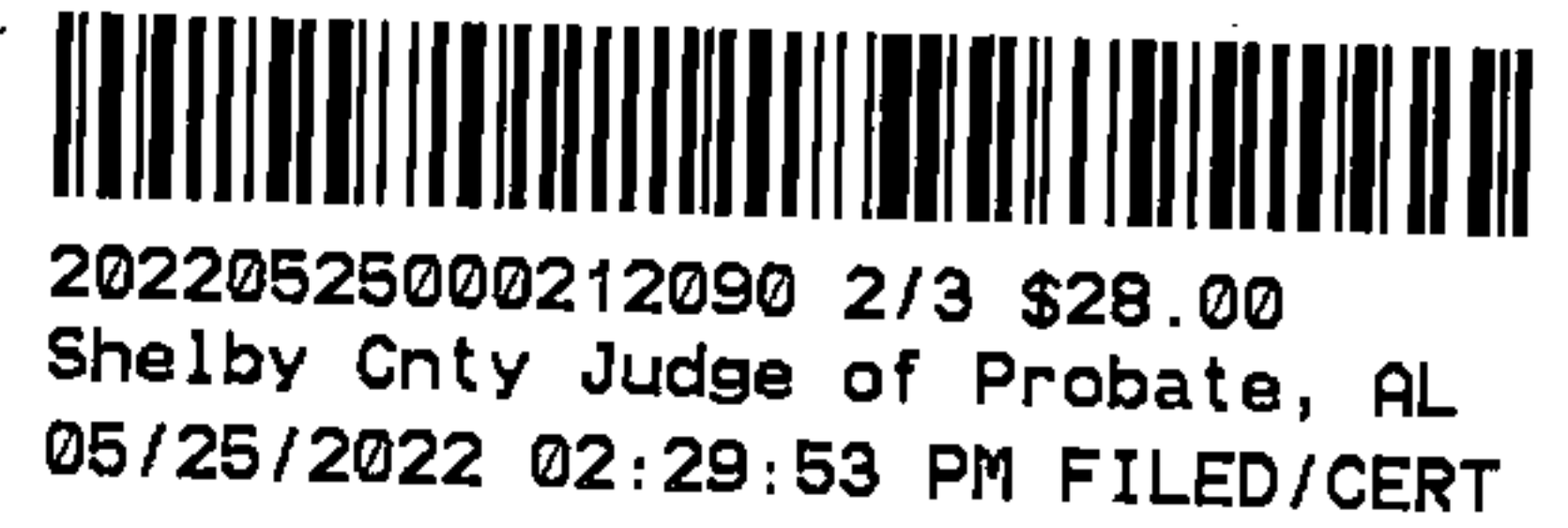
Section 1. That the zoning district boundaries be amended so as to rezone the following property from R2 Special District to Agricultural - Residential District, and that such rezoning be reflected on the Zoning Map of the City of Montevallo:

[See Attached Exhibit A]

Provided, however, that such rezoning is subject to the following condition: that the uses of the property are restricted to the following uses:

- A. Any Use in existence at the time of zoning the property Agricultural Residential District.
- B. Single family structures located on a minimum of three acres
- C. Garage Apartment
- D. Accessory structures and uses which are an ancillary function of the primary use of the subject property, including garage apartments and not more than one accessory dwelling for persons employed on the premises.
- E. Farm
- F. Home Occupations

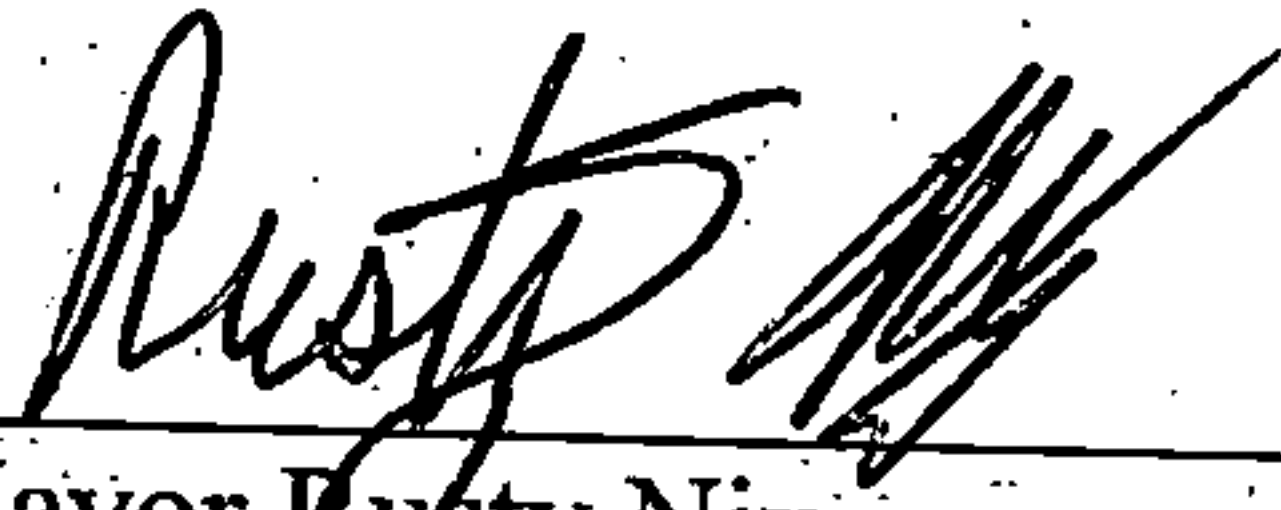
Conditional Uses as allowed under the Montevallo Zoning Ordinance.



Section 2. That the City Clerk is directed to file a copy of this ordinance, including a description of the property in the office of the Judge of Probate of Shelby County, and to advertise this ordinance as provided by law.

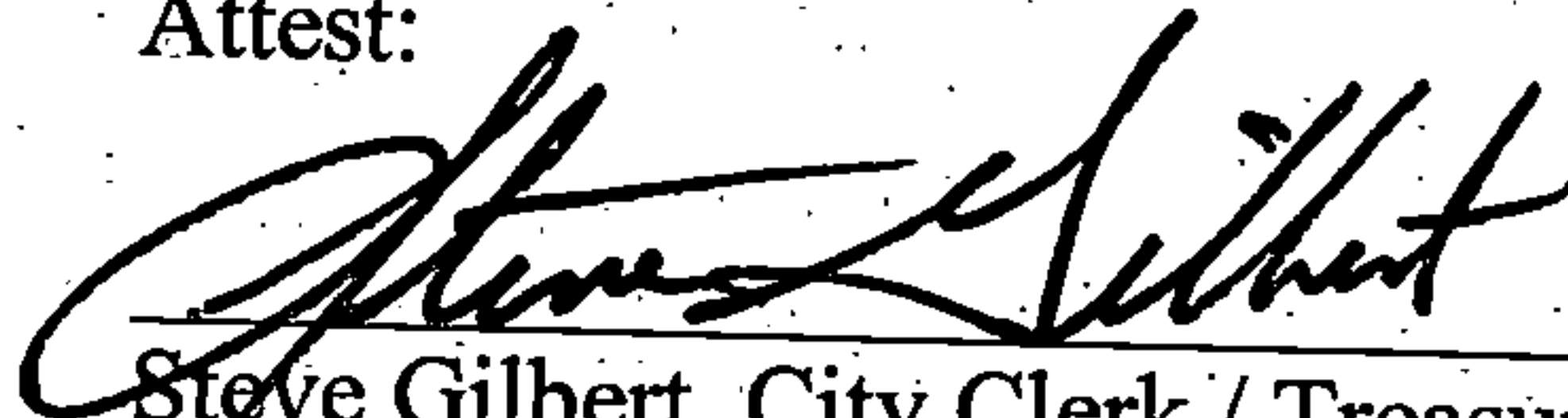
This ordinance shall become effective upon its passage and advertisement as provided by law.

Approved and adopted this day, May 23, 2022.

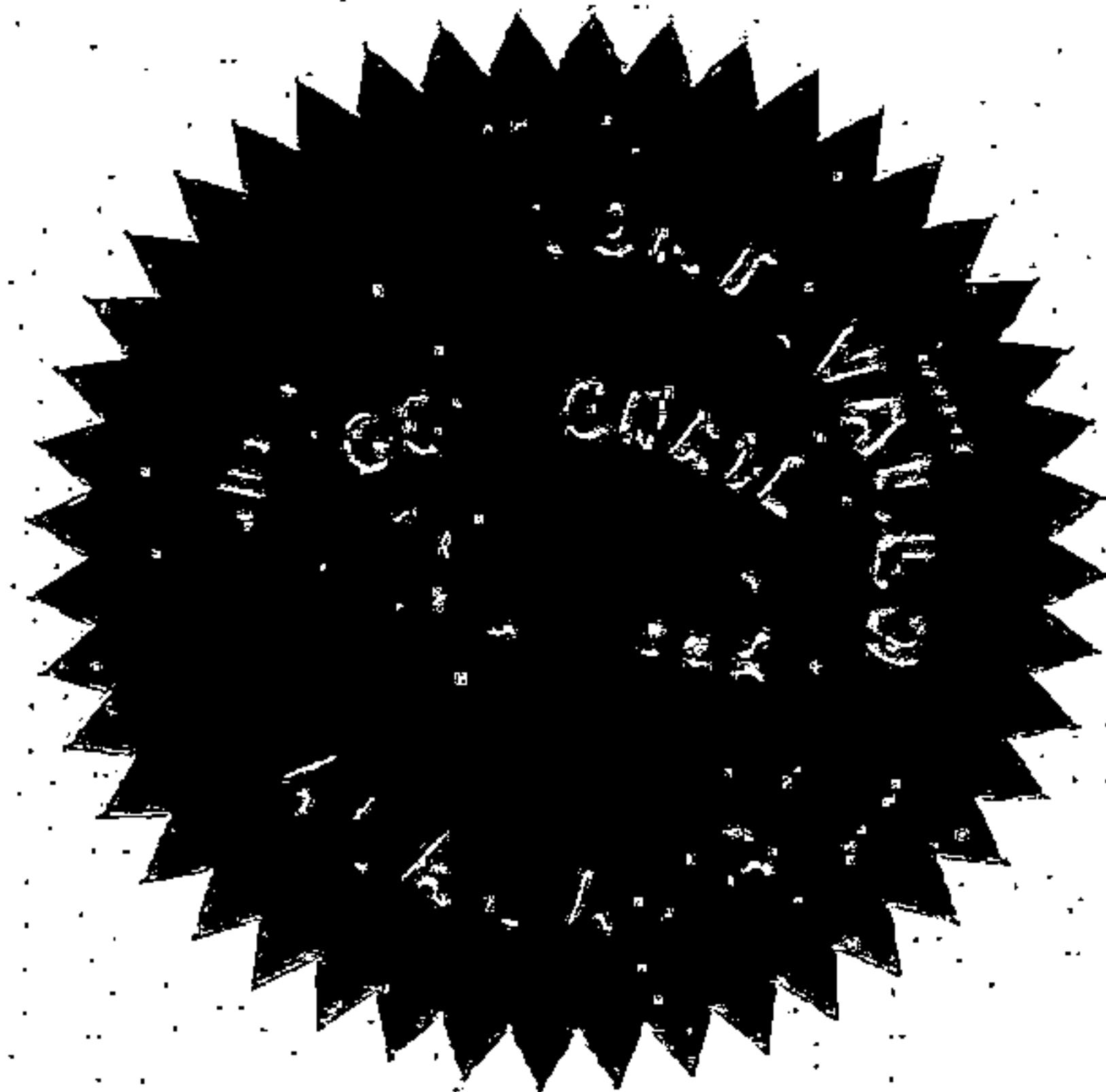


Mayor Rusty Nix

Attest:

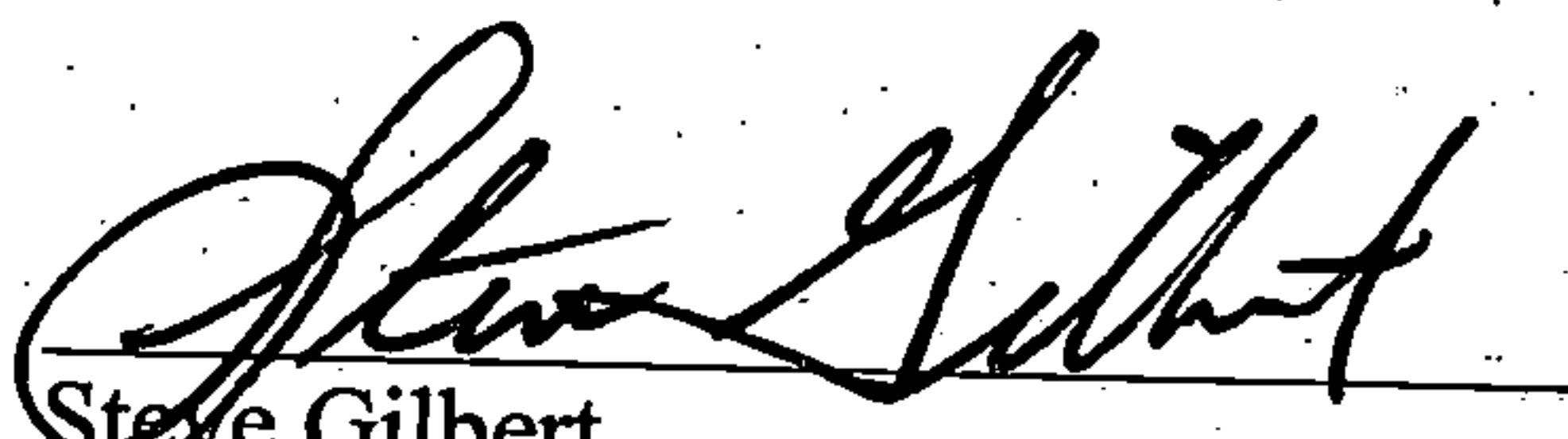


Steve Gilbert, City Clerk / Treasurer



I certify that the attached Ordinance 05092022-700, adopted by the Montevallo City Council on (insert date), was pursuant to §11-45-8(b) of the 1975 Alabama Code, posted in conspicuous places within the community:

1. Public Outdoor Bulletin Board, City Hall, 541 Main Street, Montevallo.
2. The City Shop, 445 Selma Road, Montevallo
3. The Park and Recreation Building/Senior Center, Orr Park, 420 Vine Street, Montevallo.
4. The Parnell Memorial Library, 277 Park Drive, Montevallo, beginning May 24, 2022 and continuing for more than four weeks thereafter.



Steve Gilbert
City Clerk / Treasurer

EXHIBIT A

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A part of the North 1/2 of the Northeast 1/4, Southwest 1/4 of the Northeast 1/4 and East 1/2 of Northwest 1/4 of Section 11, Township 22 South, Range 3 West, being more particularly described as follows:

Beginning at the Northeast corner of Section 11, Township 22 South, Range 3 West, Shelby County, Alabama, and run thence South 00 degrees 01 minutes 35 seconds West along the East line of said 1/4-1/4 section a distance of 913.89 feet to a found capped rebar corner; thence run South 79 degrees 39 minutes 59 seconds West a distance of 1,327.75 feet to a found capped rebar corner; thence run South 62 degrees 38 minutes 45 seconds West a distance of 254.66 feet to a set rebar corner; thence run South 65 degrees 08 minutes 18 seconds West a distance of 106.17 feet to a set rebar corner; thence run South 65 degrees 08 minutes 17 seconds West a distance of 163.29 feet to a set rebar corner; thence run South 69 degrees 36 minutes 37 seconds West a distance of 259.20 feet to a found capped rebar corner; thence run North 57 degrees 56 minutes 45 seconds West a distance of 922.84 feet to a found capped rebar corner; thence run North 67 degrees 27 minutes 08 seconds West a distance of 257.18 feet to a found capped rebar corner on the Easterly margin of Alex Mill Road, a chert surfaced public road in a curve to the left having a central angle of 10 degrees 46 minutes 43 seconds and a radius of 400.05 feet; thence run Northerly along the arc of said road an arc distance of 75.26 feet to the P. O. R. C. of a curve to the right having a central angle of 10 degrees 35 minutes 42 seconds and a radius of 780.00 feet; thence run Northerly along the arc of said curve an arc distance of 144.24 feet to the P. T. of said curves; thence run North 09 degrees 59 minutes 25 seconds East along the same said Easterly margin of same said Alex Mill Road a distance of 421.12 feet to the Intersection of the Easterly right of way of Alex Mill Road with the Easterly right of way of Alabama Highway No. 119 on a curve to the right having a central angle of 10 degrees 53 minutes 52 seconds and a radius of 1,574.14 feet; thence run Northerly along the arc of said curve an arc distance of 300.16 feet to the P. T. of said curve and a set rebar corner; thence run a tangent distance along said Easterly right of way of said Highway 119 on a bearing of North 06 degrees 03 minutes 05 seconds East a distance of 70.29 feet to a found capped rebar corner; thence run South 88 degrees 18 minutes 10 seconds East a distance of 297.09 feet to a set rebar corner; thence run South 87 degrees 42 minutes 12 seconds East a distance of 2,586.51 feet to the point of beginning, being situated in Shelby County, Alabama.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTIES:

The Entire Plat of Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 34, Page 114 in the Probate Office of Shelby County, Alabama.

The Entire Plat of The Resurvey of Lots 77 and 78, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 42, Page 36 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 1, Sector 2, as recorded in Map Book 35, Page 81 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 2 as recorded in Map Book 36, Page 71 in the Probate Office of Shelby County, Alabama.

The Entire Plat of Heritage Trace, Phase 3 as recorded in Map Book 39, Page 17 in the Probate Office of Shelby County, Alabama.

Entire Plat of the Resurvey of Lots 118 and 119, Heritage Trace, Phase 1, Sector 1, as recorded in Map Book 45, Page 94 in the Probate Office of Shelby County, Alabama.

Entire Plat of Jones Resurvey (Lots 174-176 Heritage Trace, Phase 1, Sector 1) as recorded in Map Book 47, Page 53 in the Probate Office of Shelby County, Alabama.