


ORDINANCE NO. 2025-02-04-1035


20250206000037540 1/7 \$40.00
Shelby Cnty Judge of Probate, AL
02/06/2025 02:06:25 PM FILED/CERT

AN ORDINANCE REZONING PROPERTY FROM HC, EC-O, and RR TO EC-I

WHEREAS, the City of Westover adopted a comprehensive zoning ordinance on December 21, 2004, which has been subsequently amended; and

WHEREAS, certain property located on U.S. Highway No. 280 is currently owned by Westervelt Realty Inc.; and

WHEREAS, after holding a public hearing on the matter, the Westover Planning Commission has recommended that, at the request of the property owner, this property be rezoned from HC Highway Commercial District, EC-O Employment Center-Office District, and RR Rural Residential District to EC-I Employment Center- Industrial District; and

WHEREAS, the City Council has held a public hearing on the Westover 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 WESTOVER, ALABAMA, AS ATTACHED PER EXHIBIT A:

Section 1. That the zoning district boundaries be amended so as to rezone the following property from HC, EC-O, and RR to EC-I, and that such rezoning be reflected on the Zoning Map of the City of Westover:

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTIONS 23, 24, 25, AND 26, TOWNSHIP 19 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, CITY OF WESTOVER, SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH REBAR SET (LSCA 50299) AT THE INTERSECTION OF THE EAST LINE OF SECTION 25 WITH THE SOUTHERLY RIGHT OF WAY LIMITS OF U.S. HIGHWAY 280 MARKING THE DIVISION LINE BETWEEN THE LANDS OF WESTERVELT REALTY, INC. (DOC. NO. 20030429000262940 AND 200116522) AND THE LANDS OF HAROLD D. WORTHAM (DOC. NO. 20001109000390621), THENCE LEAVING SAID RIGHT OF WAY LIMITS, ALONG SAID DIVISION LINE;

1. SOUTH 00° 10' 36" WEST FOR A DISTANCE OF 1367.83 FEET TO A OPEN TOP PIPE FOUND MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE RUNNING IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID QUARTER - QUARTER SECTION, BEING THE DIVISION LINE BETWEEN THE LANDS OF WESTERVELT REALTY, INC (DOC. NO. 20030429000262940) AND THE LANDS OF R. DEWEY MCCARLEY

AND PATRICIA O. MCCARLEY (DEED BOOK 288 PAGE 88);

2. NORTH 89° 49' 24" WEST FOR A DISTANCE OF 1301.67 FEET TO A 1/2 INCH OPEN TOP PIPE FOUND MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE RUNNING IN A NORTHERLY DIRECTION ALONG THE WESTERLY LINE OF SAID QUARTER-QUARTER SECTION, BEING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF HANBURY PROPERTIES, LLC (DOC. NO. 20191218000469820);
3. NORTH 00° 57' 08" WEST FOR A DISTANCE OF 276.38 FEET TO A POINT ON A 1/2 INCH REBAR FOUND (CA114LS), THENCE DEPARTING SAID WESTERLY LINE WITH SAID DIVISION LINE AND FURTHER CONTINUING ALONG THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF LONG LOOP PROPERTIES, LLC (DOC NO. 20191218000469800), THE FOLLOWING EIGHT (8) COURSES AND DISTANCES;
4. SOUTH 88° 47' 59" WEST FOR A DISTANCE OF 8077.34 FEET TO 1/2 INCH REBAR FOUND, THENCE;
5. NORTH 50° 32' 29" EAST FOR A DISTANCE OF 166.67 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
6. NORTH 44° 55' 53" EAST FOR A DISTANCE OF 328.49 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
7. NORTH 42° 47' 44" EAST FOR A DISTANCE OF 150.37 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
8. NORTH 28° 12' 56" EAST FOR A DISTANCE OF 104.87 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
9. NORTH 13° 39' 13" EAST FOR A DISTANCE OF 118.14 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
10. NORTH 09° 45' 22" EAST FOR A DISTANCE OF 348.00 FEET TO A 5/8 INCH IRON ROD FOUND, THENCE;
11. SOUTH 89° 27' 52" WEST A DISTANCE OF 455.26 FEET TO A 4"X4" CONCRETE MONUMENT FOUND MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF EDWIN BROOKS LUMPKIN (DOC. NO. 20201223000589880), THENCE ALONG SAID DIVISION LINE;
12. NORTH 00° 09' 38" WEST FOR A DISTANCE OF 1167.39 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE

SOUTHERLY RIGHT OF WAY LIMITS OF U. S. HIGHWAY 280,
THENCE WITH SAID SOUTHERLY RIGHT OF WAY LIMITS THE
FOLLOWING THIRTEEN (13) COURSE AND DISTANCES;

13. NORTH 71° 09' 54" EAST FOR A DISTANCE OF 222.96 FEET
TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

14. 168.41 FEET ALONG A CURVE TO THE RIGHT, HAVING A
RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 01° 43' 46",
AND A CHORD BEARING AND DISTANCE OF NORTH 72° 01' 46"
EAST 168.40 FEET TO A CONCRETE MONUMENT FOUND WITH
DISK, THENCE;

15. SOUTH 63° 50' 42" EAST FOR A DISTANCE OF 158.14 FEET
TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

16. 254.23 FEET ALONG A CURVE TO THE LEFT HAVING A
RADIUS OF 431.97 FEET, A CENTRAL ANGLE OF 33° 43' 13", AND
A CHORD BEARING AND DISTANCE OF SOUTH 53° 25' 28" EAST
250.58 FEET TO A CONCRETE MONUMENT FOUND
(DISTURBED), THENCE;

17. 213.36 FEET ALONG A CURVE TO THE LEFT HAVING A
RADIUS OF 382.15 FEET, A CENTRAL ANGLE OF 31° 59' 20", AND
A CHORD BEARING AND DISTANCE OF SOUTH 86° 16' 59" EAST
210.60 FEET TO A CONCRETE MONUMENT FOUND, THENCE;

18. NORTH 12° 16' 39" WEST FOR A DISTANCE OF 110.00 FEET
TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;

19. 151.94 FEET ALONG A CURVE TO THE RIGHT, HAVING A
RADIUS OF 272.15 FEET, A CENTRAL ANGLE OF 31° 59' 20", AND
A CHORD BEARING AND DISTANCE OF NORTH 86° 16' 59" WEST
149.98 FEET TO A CONCRETE MONUMENT FOUND WITH DISK,
THENCE;

20. 100.98 FEET ALONG A CURVE TO THE RIGHT, HAVING A
RADIUS OF 321.97 FEET, A CENTRAL ANGLE OF 17° 58' 10", AND
A CHORD BEARING AND DISTANCE OF NORTH 61° 17' 57" WEST
100.56 FEET TO A CONCRETE MONUMENT FOUND
(DISTURBED), THENCE;

21. NORTH 16° 15' 16" EAST FOR A DISTANCE OF 109.21 FEET
TO A CONCRETE MONUMENT FOUND WITH DISK, THENCE;

22. 205.02 FEET ALONG A CURVE TO THE RIGHT, HAVING A
RADIUS OF 5529.58 FEET, A CENTRAL ANGLE OF 02° 07' 28",
AND A CHORD BEARING AND DISTANCE OF NORTH 77° 16' 06"
EAST FOR A DISTANCE OF 205.01 FEET TO A CONCRETE
MONUMENT FOUND, THENCE;



20250206000037540 4/7 \$40.00
Shelby Cnty Judge of Probate, AL
02/06/2025 02:06:25 PM FILED/CERT

23. NORTH 51° 32' 55" EAST FOR A DISTANCE OF 109.08 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;
24. 1118.54 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5729.58 FEET, A CENTRAL ANGLE OF 11° 11' 08", AND A CHORD BEARING AND DISTANCE OF NORTH 85° 15' 40" EAST 1116.77 FEET TO A CONCRETE MONUMENT FOUND (DISTURBED), THENCE;
25. SOUTH 89° 09' 51" EAST FOR A DISTANCE OF 547.48 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE INTERSECTION OF SAID SOUTHERLY RIGHT-OF-WAY WITH THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF GARDNER-KKS PROPERTIES, LLC (DOC. NO. 20130211000059700), THENCE LEAVING SAID RIGHT OF WAY LIMITS AND ALONG SAID DIVISION LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES;
26. SOUTH 01° 10' 56" WEST FOR A DISTANCE OF 157.10 FEET TO A 4"X4" CONCRETE MONUMENT FOUND ON THE SOUTHERLY LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 23, THENCE RUNNING IN A NORTH EASTERLY DIRECTION ALONG SAID SOUTH QUARTER-QUARTER SECTION;
27. NORTH 88° 22' 12" EAST FOR A DISTANCE OF 1295.20 FEET TO THE COMMON CORNER OF SECTIONS 23, 24, 25, AND 26, THENCE;
28. NORTH 88° 29' 11" EAST FOR A DISTANCE OF 1028.04 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) ON THE SOUTHERLY RIGHT OF WAY LIMITS OF U. S. HIGHWAY 280, THENCE DEPARTING SAID QUARTER-QUARTER SECTION AND WITH SAID SOUTHERLY RIGHT OF WAY LIMITS THE FOLLOWING FOUR (4) COURSE AND DISTANCES;
29. SOUTH 89° 13' 07" EAST FOR A DISTANCE OF 330.79 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;
30. NORTH 77° 20' 25" EAST FOR A DISTANCE OF 257.10 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;
31. SOUTH 89° 09' 51" EAST FOR A DISTANCE OF 66.87 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;
32. 194.32 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 01° 59' 44", AND A CHORD BEARING AND DISTANCE OF SOUTH 88° 08' 58" EAST 194.31 FEET TO A 5/8 INCH REBAR FOUND 0.4 FEET



20250206000037540 5/7 \$40.00
Shelby Cnty Judge of Probate, AL
02/06/2025 02:06:25 PM FILED/CERT

SOUTH, SAID POINT MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. AND THE LANDS OF DAVID E. FOLEY, BISHOP OF BIRMINGHAM IN ALABAMA (DOC. NO. 2001-29468), THENCE LEAVING SAID RIGHT OF WAY LIMITS AND WITH SAID DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

33. SOUTH 31° 46' 46" WEST FOR A DISTANCE OF 651.34 FEET TO A 5/8 INCH REBAR FOUND (KENNEDY), THENCE;

34. SOUTH 17° 24' 33" WEST FOR A DISTANCE OF 158.96, THENCE;

35. SOUTH 84° 00' 57" EAST FOR A DISTANCE OF 1247.69 FEET TO A 5/8 INCH REBAR FOUND (KENNEDY), THENCE;

36. NORTH 17° 24' 33" EAST FOR A DISTANCE OF 711.53 FEET TO A A 5/8 INCH REBAR FOUND 0.8 FEET SOUTH, SAID POINT BEING ON THE SOUTHERLY RIGHT OF WAY LIMITS OF U. S. HIGHWAY 280, THENCE WITH SAID SOUTHERLY RIGHT OF WAY LIMITS, THE FOLLOWING FIVE (5) COURSE AND DISTANCES;

37. 982.96 FEET ALONG A CURVETO THE RIGHT HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 10° 05' 38", , AND A CHORD BEARING AND DISTANCE OF SOUTH 71° 03' 09" EAST 981.69 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

38. SOUTH 66° 00' 20" EAST FOR A DISTANCE OF 819.44 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

39. SOUTH 35° 03' 31" EAST FOR A DISTANCE OF 291.55 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

40. SOUTH 66° 01' 21" EAST FOR A DISTANCE OF 200.00 FEET TO CONCRETE MONUMENT FOUND WITH DISK, THENCE;

41. SOUTH 76° 06' 11" EAST FOR A DISTANCE OF 364.00 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING TRACT OR PARCEL OF LAND;

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 19 SOUTH, RANGE 1 EAST, HUNTSVILLE MERIDIAN, IN SHELBY COUNTY, ALABAMA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



20250206000037540 6/7 \$40.00
Shelby Cnty Judge of Probate, AL
02/06/2025 02:06:25 PM FILED/CERT

COMMENCING AT A 1/2 INCH OPEN TOP PIPE FOUND MARKING SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, THENCE WITH A LINE THROUGH THE LANDS OF WESTERVELT REALTY, INC. (DOC. 2003040429000262940);

A. NORTH 43° 58' 41" EAST FOR A DISTANCE OF 415.06 FEET TO A 1/2 INCH REBAR SET (LSCA 50299) MARKING THE DIVISION LINE BETWEEN SAID LANDS OF WESTERVELT REALTY, INC. WITH THE LANDS OF SHELBY COUNTY, ALABAMA (DOC. NO. 20030520000313830), BEING THE POINT OF BEGINNING, THENCE WITH SAID DIVISION LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES;

1. NORTH 18° 29' 31" EAST FOR A DISTANCE OF 544.20 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

2. SOUTH 71° 30' 29" EAST FOR A DISTANCE OF 300.65 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

3. SOUTH 18° 29' 31" WEST A DISTANCE OF 544.24 FEET TO A 1/2 INCH REBAR SET (LSCA 50299), THENCE;

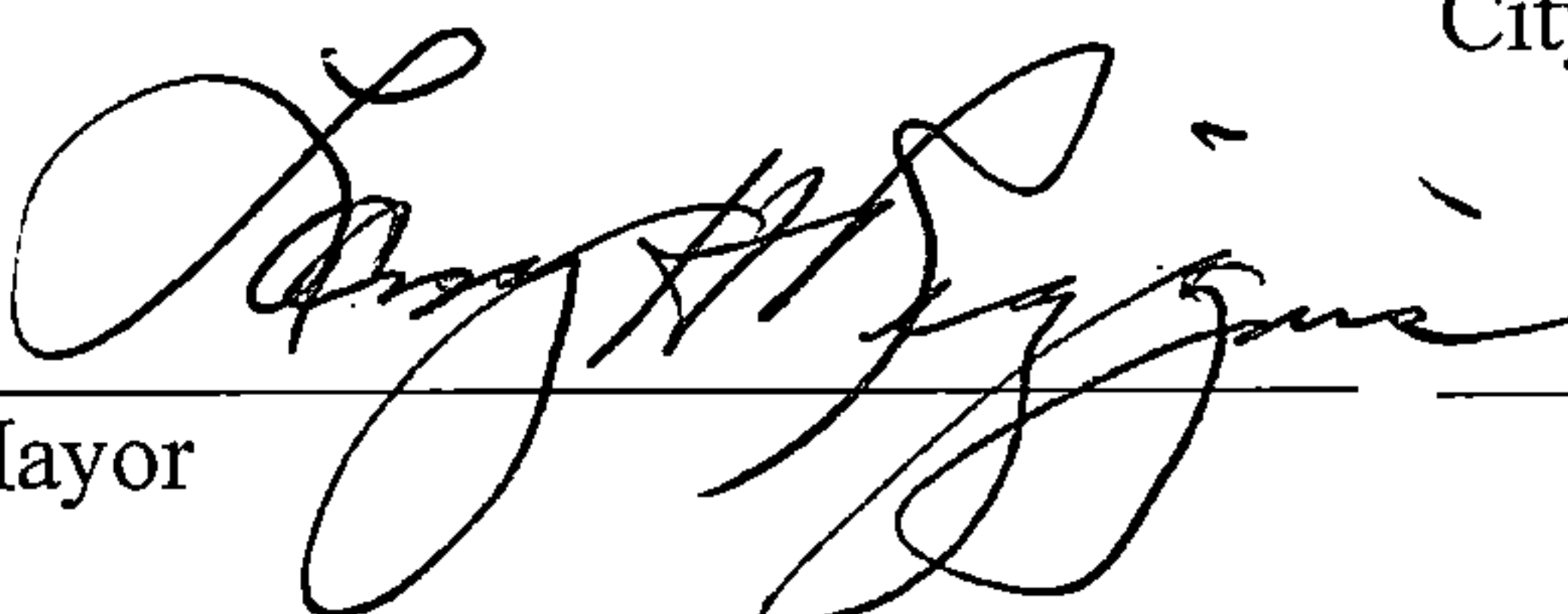
4. NORTH 71° 29' 58" WEST FOR A DISTANCE OF 300.65 FEET TO THE POINT OF BEGINNING.


SAID TRACT OR PARCEL OF LAND CONTAINING 437.160 ACRES, OR 19,042,705 SQUARE FEET.

Section. 2. That the clerk be directed to post this ordinance as required by law.

This ordinance was adopted and passed by the City Council of the City of Westover, Alabama, this the 4th day of February, 2025.

City of Westover, Alabama

By: 
Mayor

Attest: 
City Clerk - Treasurer

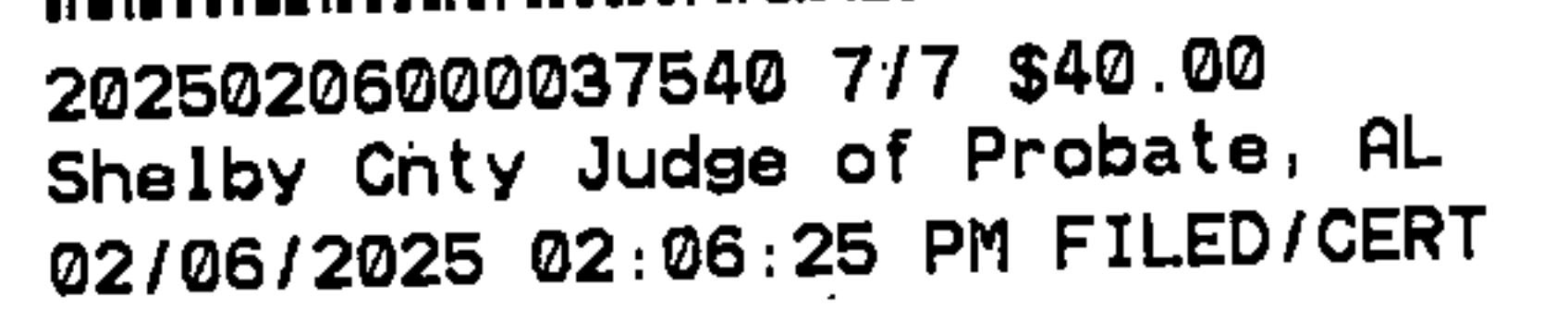
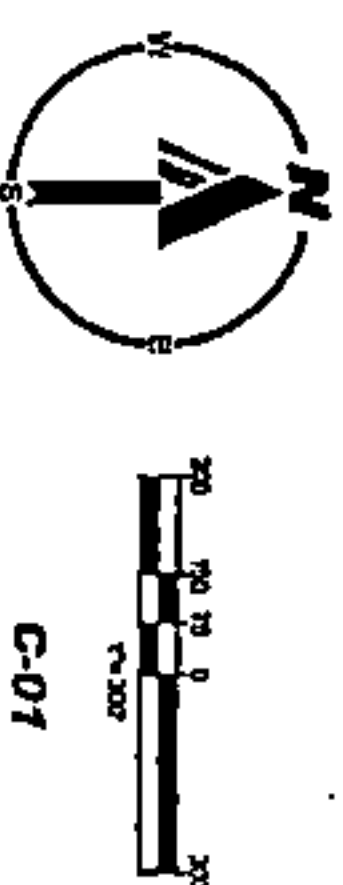
[illegible]

Exhibit A



11/21/2024 | CAA240103.D0 | CNPTJ